



JACKSON STREET DEVELOPMENT

R I V E R S I D E , C A L I F O R N I A

DEVELOPER INFORMATION

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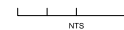
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JACKSON STREET DEVELOPMENT
Riverside, CA KGTG # 2021-1091

Plot Date: 11/2/2022
1st Submittal: 07-01-2022
2nd Submittal: 09-20-2022
3rd Submittal: 11-04-2022



COVER

A0.00

SHEET INDEX

ARCHITECTURE

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COMMUNITY CONTEXT (1:300)



LANDSCAPE

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- L-2 ENTRY OPEN SPACE
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PHOTOMETRIC

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SITE SUMMARY			
APN	233-180-014 233-180-015 233-180-016 233-180-017 233-180-018 233-180-019		
STREET ADDRESS	JACKSON ST RIVERSIDE, CA		
COUNTY	RIVERSIDE		
RIVERSIDE MUNICIPAL CODE			
ZONING	R-3-1500		
SITE AREA (ACRES)	4.464 AC	186,331 SF	
	PROVIDED		
DENSITY (GROSS)	15.61 DU/AC	2% DU/AC MAX	
NUMBER OF HOMES	70 UNITS		
OCCUPANCY	A-3		
TYPE OF CONSTRUCTION	V-D		
SPRINKLER SYSTEM	NFPA 130		
NUMBER OF STORIES	2 STOREYS MAX		
BUILDING HEIGHT	33 MAX		
BUILDING SHAPES	15		
SETBACKS: PER PERM. TABLE 19.100.040			
FRONT	15'		
FRONT FACING ALTERNATE	(110' ±) 25'		
REAR	15'		
STREET SIDE	15'		

UNIT SUMMARY											
TOWNHOMES											
PLAN TYPE	DESCRIPTION	# OF UNITS	MR	GROSS UNIT	TOTAL GROSS	NET UNIT	TOTAL NET	GARAGE	PRIVATE OPEN	RATIO	TOTAL PRIVATE OPEN SPACE
PLAN 1	2 BDRS, 2 BATHS	32 UNITS	45%	1,473 SF	47,136 SF	1,325 SF	42,400 SF	460 SF	102 SF		3,264 SF
PLAN 2	3 BDRS + LOFT (1 BDR) 2.5 BATHS	38 UNITS	64%	1,881 SF	71,388 SF	1,580 SF	69,808 SF	500 SF	185 SF		6,534 SF
	TOTAL	70 UNITS	53%		118,524 SF						
	10% ACCESSIBLE UNITS	7 UNITS									

BUILDING SUMMARY			
BUILD #	DESCRIPTION / UNIT MR	GROSS SF	NET SF
BUILD 1	3 PLEX (1: P1 + 12: P2)	4,715 SF	4,445 SF
BUILD 2	3 PLEX (1: P1 + 12: P2)	4,715 SF	4,445 SF
BUILD 3	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 4	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 5	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 6	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 7	3 PLEX (2: P1 + 12: P2)	4,715 SF	4,445 SF
BUILD 8	3 PLEX (2: P1 + 12: P2)	4,715 SF	4,445 SF
BUILD 9	3 PLEX (2: P1 + 12: P2)	4,715 SF	4,445 SF
BUILD 10	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 11	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 12	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 13	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 14	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 15	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 16	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 17	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 18	4 PLEX (2: P1 + 12: P2)	6,125 SF	5,770 SF
BUILD 19	3 PLEX (2: P1 + 12: P2)	4,715 SF	4,445 SF
	TOTAL BUILDING SF	107,954 SF	101,585 SF

OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE PER PERM. TABLE 19.100.070			
COMMON	200	x	70' =
PRIVATE	100	x	70' =
	TOTAL	24,000 SF	
PROVIDED OPEN SPACE (SEE OPEN SPACE CALCULATIONS ON LANDSCAPE SHEET L-1 FOR BREAKDOWN)			
COMMON		11,133 SF	
PRIVATE		16,795 SF	
	TOTAL	27,928 SF	482 SF UNIT

PARKING SUMMARY			
REQUIRED PARKING PER TABLE 19.100.050			
RESIDENTIAL (2+ BEDROOMS)	70 UNITS	x	2 SPACES / DU = 140 SPACES
			TOTAL REQUIRED PARKING 140 SPACES
PROVIDED PARKING			
TOWNHOMES (GARAGE SPACES)	70 UNITS	x	2 SPACES / DU = 140 SPACES
			GUEST = 13 SPACES
			TOTAL PARKING PROVIDED 153 SPACES
			* 1 ADA STALL REQUIRED 2.2 SPACES/UNIT



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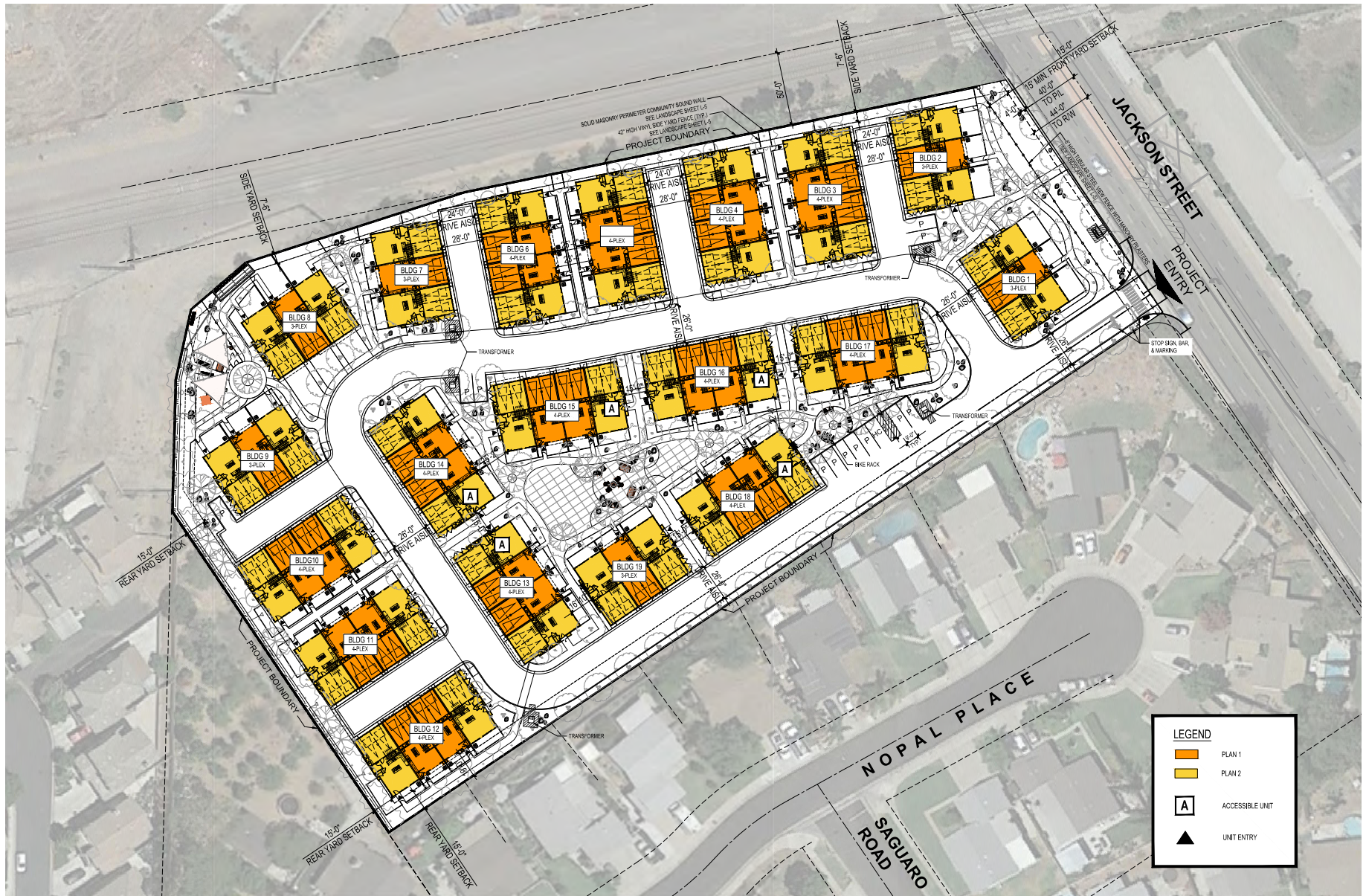
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NTS

SHEET INDEX & PROJECT SUMMARY

A0.10



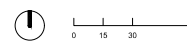
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SITE PLAN

A1.00

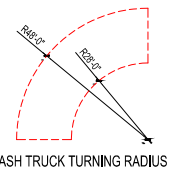
NOTES:

1. PER 19.554.020 - Design and development standards in THE CITY OF RIVERSIDE'S MUNICIPAL CODE:
A. Centralized trash/recyclable materials collection areas shall be provided for all development projects, with the exception of detached and attached single-family subdivisions and planned communities and any multi-family development containing three or fewer units. All such required areas shall be enclosed and screened pursuant to the requirements of this section.

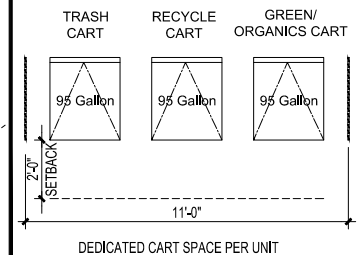
TRASH TRUCK CIRCULATION

1. TRASH TRUCK WILL PROCEED THROUGH PROJECT ENTRY AND MAKE A RIGHT ONTO STREET D TO START MAKING COLLECTION ON PASSENGER SIDE OF THE STREET (NOTE, COLLECTIONS REFER TO PASSENGER SIDE).
2. ROUND THE CORNER ONTO STREET C AND CONTINUE TO MAKE COLLECTION DOWN THE STREET.
3. ROUND THE CORNER ONTO STREET B AND MAKE COLLECTION.
4. ROUND CORNER ONTO STREET A AND MAKE COLLECTION DOWN THE STREET UNTIL IT HITS STREET D.
5. TURN LEFT INTO STREET D TO BACK OUT ONTO STREET A AND DRIVE TOWARDS STREET B.
6. ROUND CORNERS ONTO STREET B AND STREET C, MAKING COLLECTION.
7. ROUND CORNER ONTO STREET D AND MAKE COLLECTION.
8. TURN LEFT ONTO STREET A AND EXIT SITE.

LEGEND



TRASH TRUCK TURNING RADIUS



REFUSE PLAN

A1.01



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0 15 30 60



3-PLEX (INTERIOR OF SITE)



3-PLEX (FRONTING JACKSON STREET)

NOTE: COLOR SCHEME 1 DEMONSTRATED



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PERSPECTIVE
3-PLEX

A2.00



3 - REAR

4 - RIGHT



1 - FRONT

2 - LEFT

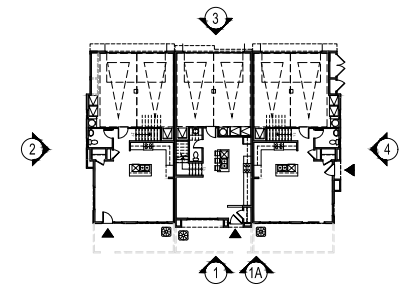


1A - FRONT - JACKSON STREET

NOTE: COLOR SCHEME 1 DEMONSTRATED

MATERIAL LEGEND

- | | | | |
|-------------------------------|---------------------------------------|--|--|
| 1. STUCCO, LIGHT SAND FINISH | 7. METAL SECTIONAL GARAGE DOOR | 13. DECORATIVE GABLE END DETAIL | 19. WOOD CORBELS |
| 2. FLAT CONCRETE TILE ROOFING | 8. STUCCO O/ FOAM HEADER | 14. AWNING W/ WOOD OUTLOOKERS | 20. 4" RECESSED WINDOWS (TYPICAL FOR ALL WINDOWS FACING JACKSON ST.) |
| 3. VINYL WINDOWS | 9. STUCCO SILL TRIM | 15. PATIO LOW WALL PER LANDSCAPE SPECS | |
| 4. FIBERGLASS ENTRY DOOR | 10. STUCCO O/ FOAM CORNICE EAVE | 16. UTILITY CLOSET DOORS | |
| 5. ILLUMINATED ADDRESS SIGN | 11. DECORATIVE STUCCO O/ FOAM SHUTTER | 17. STONE VENEER | |
| 6. DECORATIVE LIGHTING | 12. STUCCO O/ FOAM CORBELS | 18. WOOD BAY WINDOWS | |



KEY PLAN 1/16" = 1'-0"



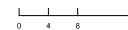
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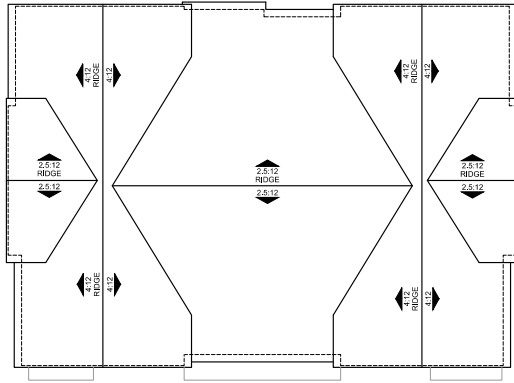
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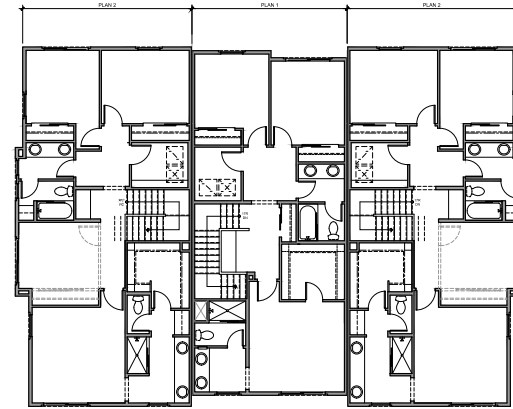


ELEVATIONS
3-PLEX

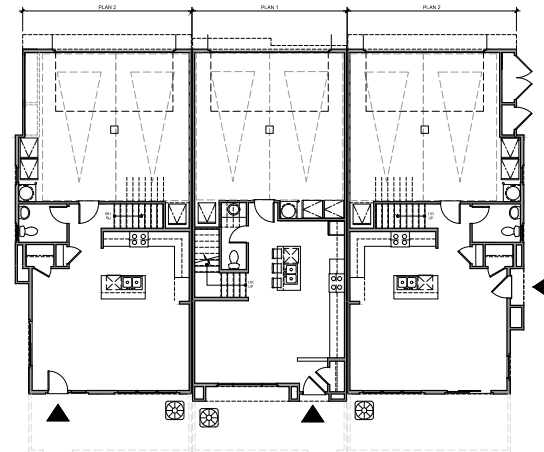
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ROOF PLAN



SECOND FLOOR



FIRST FLOOR



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0 4 8 16

BUILDING PERSPECTIVE
3-PLEX

A2.20



NOTE: COLOR SCHEME 2 DEMONSTRATED



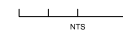
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PERSPECTIVE
4-PLEX

A3.00



4 - RIGHT



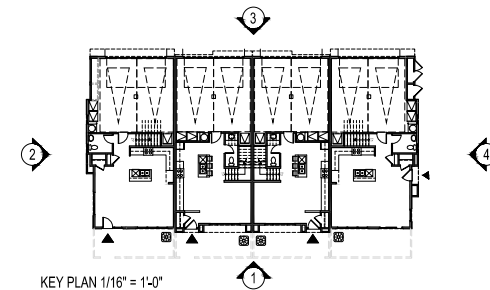
2 - LEFT

1 - FRONT

NOTE: COLOR SCHEME 2 DEMONSTRATED

MATERIAL LEGEND

- | | | | |
|-------------------------------|---------------------------------------|--|--|
| 1. STUCCO, LIGHT SAND FINISH | 7. METAL SECTIONAL GARAGE DOOR | 13. DECORATIVE GABLE END DETAIL | 19. WOOD CORBELS |
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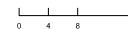
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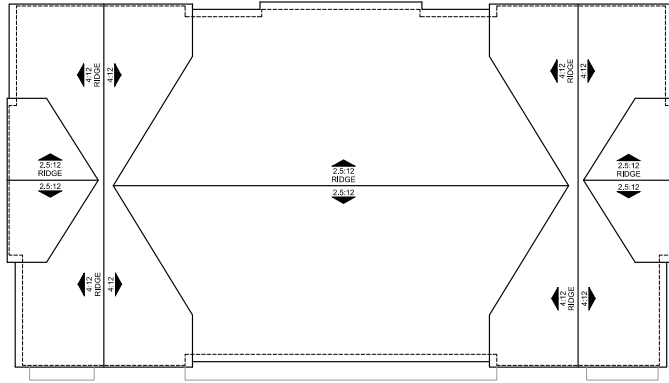
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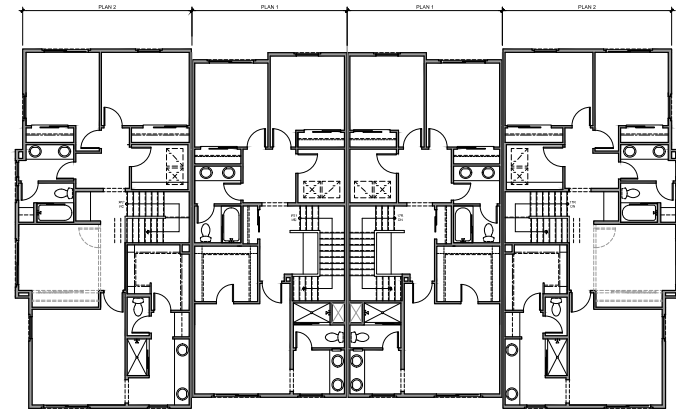


ELEVATIONS
4-PLEX

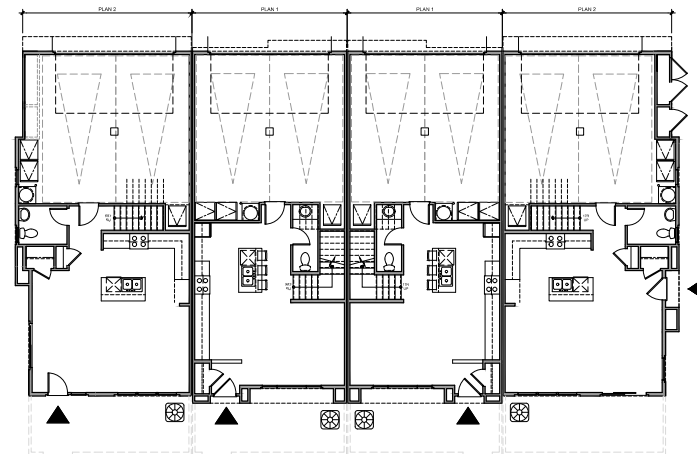
A3.10



ROOF PLAN



SECOND FLOOR



FIRST FLOOR



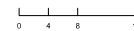
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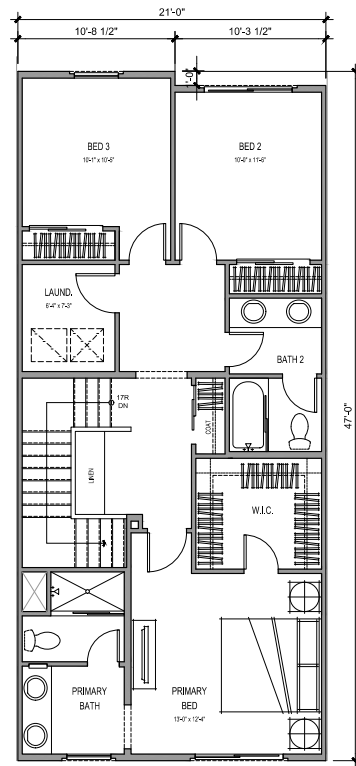
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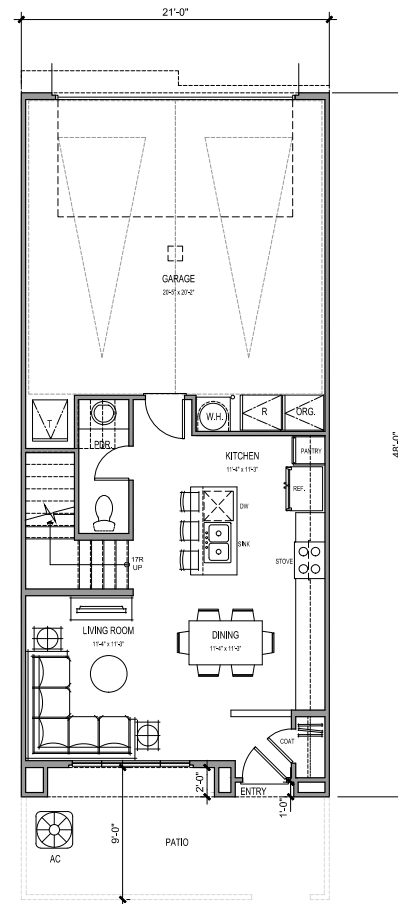


BUILDING PLANS
4-PLEX

A3.20



SECOND FLOOR



FIRST FLOOR

3 BEDS/ 2.5 BATHS

GROSS SF	
1ST FLOOR	504 SQ. FT.
2ND FLOOR	909 SQ. FT.
TOTAL LIVING	1413 SQ. FT.
GARAGE	400 SQ. FT.
PATIO	102 SQ. FT.

NET SF	
1ST FLOOR	475 SQ. FT.
2ND FLOOR	851 SQ. FT.
TOTAL LIVING	1326 SQ. FT.



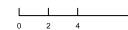
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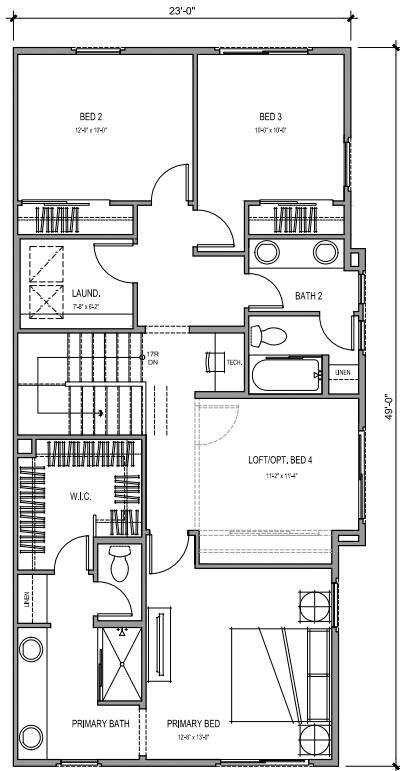
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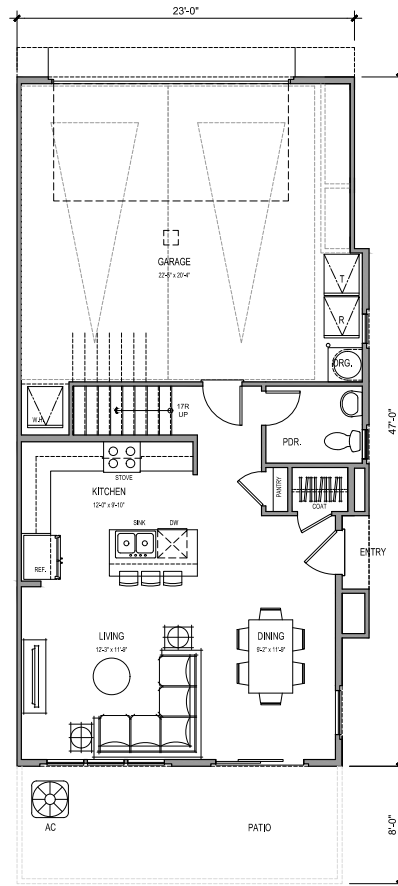


PLAN 1
UNIT PLANS

A4.00



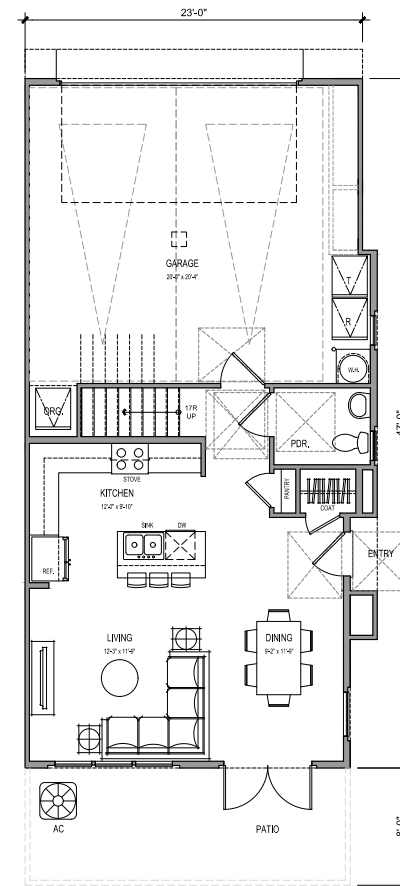
SECOND FLOOR



FIRST FLOOR - SIDE ENTRY



FIRST FLOOR - FRONT ENTRY



ACCESSIBLE

3 BEDS + LOFT (OPT. BED 4)/ 2.5 BATHS

GROSS SF	
1ST FLOOR	582 SQ. FT.
2ND FLOOR	1098 SQ. FT.
TOTAL LIVING	1651 SQ. FT.
GARAGE	500 SQ. FT.
PATIO	165 SQ. FT.

NET SF	
1ST FLOOR	544 SQ. FT.
2ND FLOOR	1016 SQ. FT.
TOTAL LIVING	1560 SQ. FT.



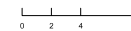
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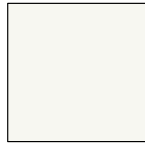
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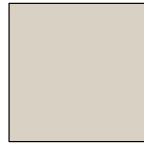
PLAN 2
UNIT PLANS

A4.10

COLOR SCHEME 1



STUCCO BODY 1
SW 7757 HIGH
REFLECTIVE WHITE



STUCCO BODY 2
SW 7567 NATURAL TAN



HEADER / AWNING /
CORBELS
SW 7505 MANOR HOUSE



ENTRY DOOR
SW 6054 CANYON CLAY



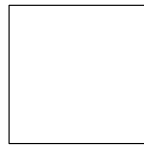
GARAGE DOOR
SW 7630 RAISIN



DECORATIVE SHUTTER
SW 7605 GALE
FORCE



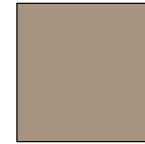
ROOF
EAGLE ROOFING
PRODUCTS, BEL AIR -
TUCSON BLEND, SCB 8806



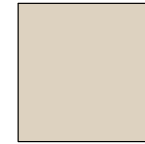
WINDOW FRAME
WHITE



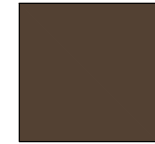
COLOR SCHEME 2



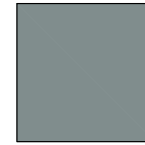
STUCCO BODY 1
SW 7513 SANDERLING



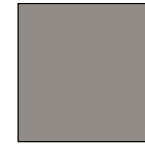
STUCCO BODY 2
SW 7531 CANVAS TAN



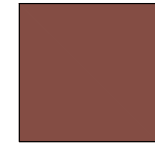
HEADER / AWNING /
CORBELS
SW 7041 VAN DYKE
BROWN



ENTRY DOOR
SW 9133 JASPER STONE



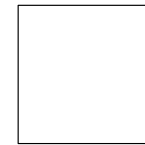
GARAGE DOOR
SW 7018 DOVETAIL



DECORATIVE SHUTTER
SW 0006 TOILE RED



ROOF
EAGLE ROOFING
PRODUCTS, BEL AIR -
BROWN RANGE, 4689



WINDOW FRAME
WHITE



Architecture + Planning
17911 Von Karman Ave.
Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com



Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626
714.434.4439

JACKSON STREET DEVELOPMENT
Riverside, CA KTGY # 2021-1091

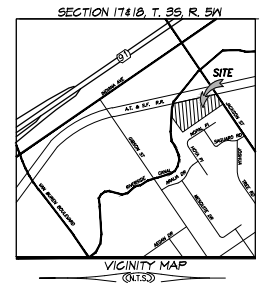
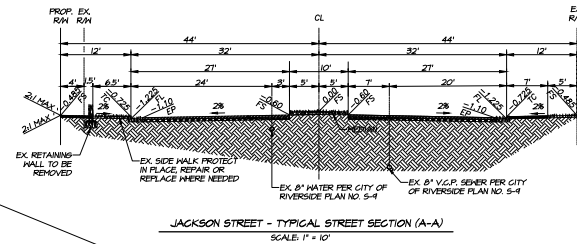
Plot Date: 11/2/2022
1st Submittal: 07-01-2022
2nd Submittal: 09-20-2022
3rd Submittal: 11-04-2022



COLOR BOARD

A5.00

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 38489
FOR CONDOMINIUM PURPOSES



OWNER/APPLICANT
WARMINGTON RESIDENTIAL
 3040 FULLMAN STREET,
 COSTA MESA, CA 92626
 TEL: 714-434-4325

CIVIL ENGINEER
ROCKWELL ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA. 92504
951-688-0241

ASSESSORS PARCEL NUMBERS

233-180-014, 233-180-015,
233-180-016, 233-180-017,
233-180-018, 233-180-019

TENTATIVE TRACT SUMMARY

TOTAL AREA GROSS (ACRE):	4.18
EXISTING ZONING:	R-3-1500
EXISTING LAND USE:	HDR
ZONING OF SURROUNDING PROPERTY:	R-3-1500
LAND USE OF SURROUNDING PROPERTY:	HDR, VHDR

UTILITY PURVEYORS

WATER:	CITY OF RIVERSIDE
SEWER:	CITY OF RIVERSIDE
GAS:	SOCAL GAS
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
SCHOOL DISTRICT:	RIVERSIDE UNIFIED SCHOOL DISTRICT

SCHOOL

RIVERSIDE UNIFIED SCHOOL DISTRICT
3380 14TH STREET
RIVERSIDE, CA 92501
(951)788-7135

PROJECT NOTES

1. THOMAS BRIDGE, QUEPSE ROAD 1/4 D7 ET.
2. ALL CUT SLOPES SHALL BE 2:1 RATIO AND FILL SLOPES 3:1, UNLESS OTHERWISE NOTED.
3. THE LOCATIONS OF SLOPES SHALL BE SHOWN BY DOTTED LINES TO THE CITY OF RIVERSIDE MUNICIPAL CODE AND ANY VARIATIONS APPROVED BY THE CITY IN THE PROJECT SPECIFIC CONDITIONS OF APPROVAL.
4. THIS TENTATIVE MAP ENCOMPASSES THE ENTIRE CONTIGUOUS QUARTER OF THE LAND LIES.
5. PROPERTY NOT LOCATED IN A FLOODPLAIN.
6. PROPERTY IS IN HIGH RISK AREA.
7. PROPERTY IS IN A SUSCEPTIBLE AREA.
8. PROPERTY IS IN A FAULT AREA.
9. PROPERTY IS NOT IN A FAULT LINE.
10. PROPERTY IS NOT LOCATED IN A HIGH HAZARD ZONE.
11. SANITARY SEWER SYSTEM PROPOSED FOR PROJECT SITE.
12. SEWERAGE TO BE INSTALLED SHALL COMPLY WITH THE CITY OF RIVERSIDE MUNICIPAL CODE.

EARTHWORK RAW QUANTITIES

THE QUANTITIES SHOWN BELOW ARE FOR DISCUSSION PURPOSES ONLY. SHRINKAGE, SUBSIDENCE, AND SURFACE LOSS FACTORS ARE NOT INCLUDED. CONTRACTOR IS TO BUILD THE PROJECT PER PLAN AND BID THEIR OWN QUANTITY "TAKE-OFF."
LOT PULLS ASSUMED AT 100 CY PER LOT.

CUT: 114.82 CY
FILL: 18240.02 CY
NET: 18125.20 CY (FILL)

LEGEND

TRACT BOUNDARY —————

LOT LINE —————

CENTER LINE —————

FLOW DIRECTION →

EX GAS LINE ————— EX. GAS LINE

EX. WATER LINE ————— EX. W

GL = CENTER LINE
PL = PROPERTY LINE
R/W = RIGHT OF WAY
O.S. = OPEN SPACE
EX = EXISTING
N.A.P. = NOT A PART
PROP. = PROPOSED
SW = SIDEWALK
SP = STORM DRAIN
SWR = SEWER
WTR = WATER

EASEMENT NOTE

- 1 AN EASEMENT IN FAVOR OF R.D. MIKEL, ET AL FOR ACCESS TO PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED FEBRUARY 24, 1955 AS INSTRUMENT NO. 12265, OF OFFICIAL RECORDS.

[illegible]

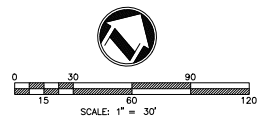
SHEET 1 OF 2

TENTATIVE TRACT NO. 38484
PREPARATION DATE: AUG 2022

PLANS PREPARED BY:

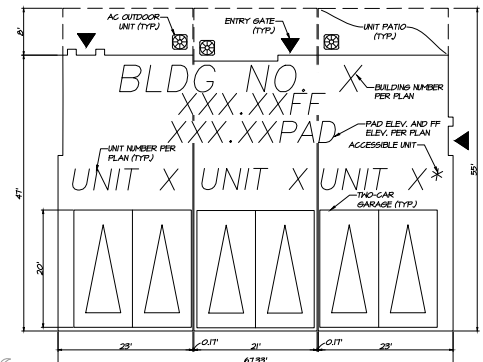
adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504

FILE NAME: \\F:\PROJECTS\HARRINGTON\Q2\ENGINEERING\T1M\Q2\T1M Q1.DWG

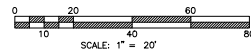
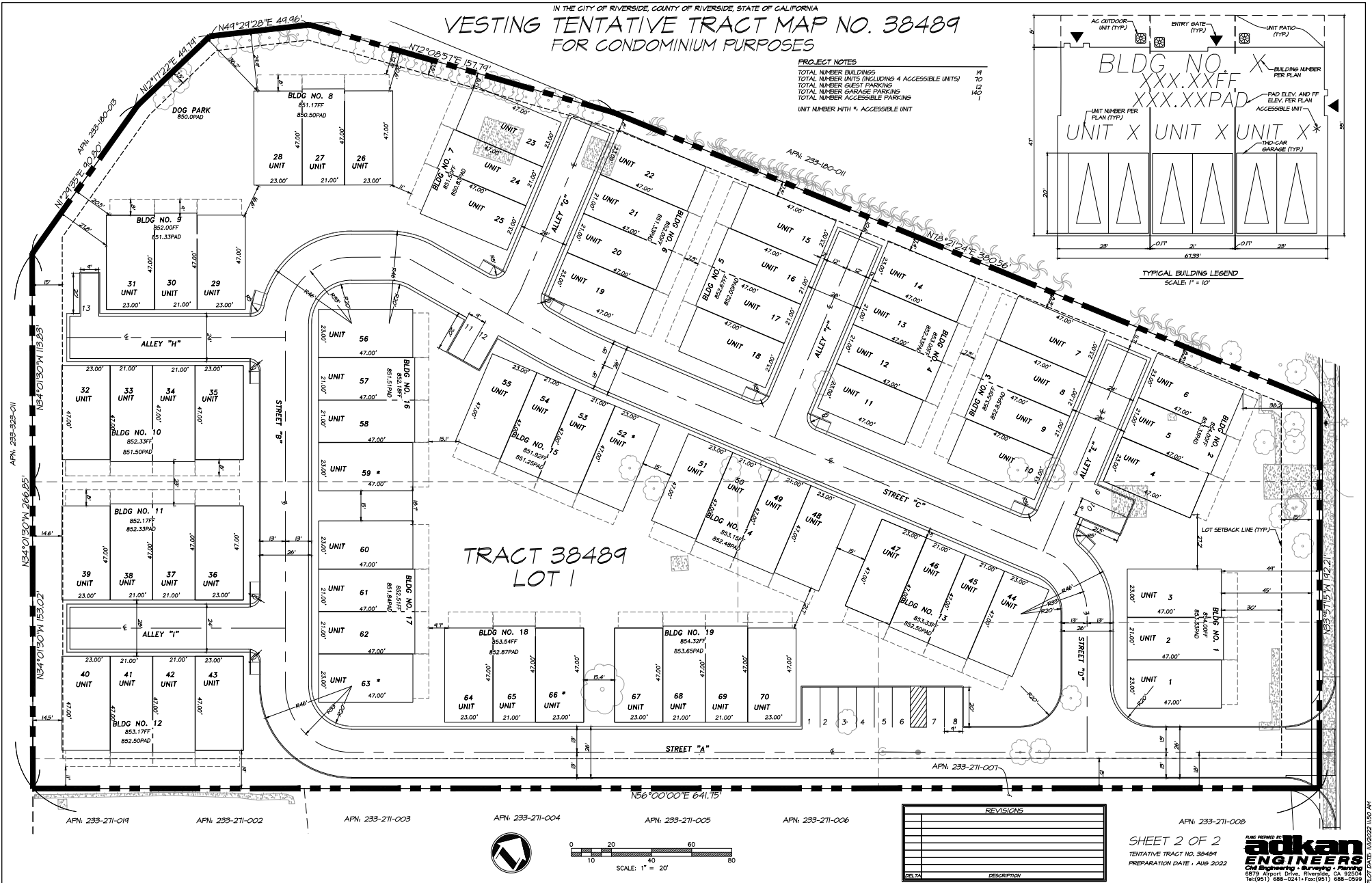


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
VESTING TENTATIVE TRACT MAP NO. 38489
FOR CONDOMINIUM PURPOSES

PROJECT NOTES
 TOTAL NUMBER BUILDINGS
 TOTAL NUMBER UNITS (INCLUDING 4 ACCESSIBLE UNITS)
 TOTAL NUMBER GUEST PARKINGS
 TOTAL NUMBER GARAGE PARKINGS
 TOTAL NUMBER ACCESSIBLE PARKINGS
 UNIT NUMBER WITH * ACCESSIBLE UNIT



TRACT 38489
LOT 1



REVISIONS	
NO.	DESCRIPTION

SHEET 2 OF 2
 TENTATIVE TRACT NO. 38489
 PREPARATION DATE: AUG 2022

adkan ENGINEERS
 Civil Engineering • Planning • Surveying
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0559

FILE NAME: \\PROJECTS\HARRINGTON\2021\ENGINEERING\TH1\2022\TH_02.DWG

GENERAL NOTES

1. ALL GRADING SHALL CONFORM TO THE RIVERSIDE MUNICIPAL CODE, TITLE 17 AND THE CURRENT CITY ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT PREPARED BY GEOTECH, INC., DATED 06/03/2022 SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIFICATE NO. 005883, EXP. DATE 1/1/2023.
3. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING ON-SITE OR OFF-SITE IMPROVEMENTS. THE ISSUANCE OF A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRIVEWAY LOCATIONS OR SIZES, PARKING LOT STRUCTURAL SECTIONS OR ANY ASSOCIATED REQUIREMENTS, BUILDING LOCATIONS OR FOUNDATIONS, WALLS, CURBING, OFF-SITE DRAINAGE FACILITIES OR OTHER ITEMS NOT RELATED DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM PLANS APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.

4. CERTIFICATION FROM THE REGISTERED (CIVIL ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT) STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.
5. CONTRACTOR IS RESPONSIBLE FOR EROSION DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.

- 5.1. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING ROUGH GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUND COVER. (SEE LANDSCAPE PLANS FOR FINAL GROUND COVER).
- 5.2. ALL SLOPE PROTECTION SNAILES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.

- 5.3. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWEEP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, GRAVEL-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC STREETS AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO ADDITIONAL EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.
- 5.4. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS. THIS REQUIREMENT SHALL REMAIN IN EFFECT UNTIL CITY ACCEPTANCE OF THIS PROJECT.

6. ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW. APPROVAL OF THE BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERIMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1/2:1 MAXIMUM SLOPES TO WITHIN 2 FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERIMETER RETAINING WALLS.

7. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.
8. ANY WALLS, FENCES, STRUCTURES AND/OR APPEARANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR AND/OR DEVELOPER IS RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).

9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.
10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTATION HAS BEEN ATTAINED ON THE ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.

11. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL FILL SLOPES.
12. EARTHWORK QUANTITIES ARE SHOWN FOR GRADING PERMIT PURPOSES ONLY, AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.

13. FOR GRADING OF AREAS OF 1 ACRE OR MORE, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) - SANTA ANA REGION AND/OR THE CITY OF RIVERSIDE.
14. GRADING OPERATIONS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7 A.M. AND 7 P.M. ON WEEKDAYS AND BETWEEN 8 A.M. AND 5 P.M. ON SATURDAYS. NO GRADING WILL BE PERMITTED ON SUNDAY OR FEDERAL HOLIDAYS. (RIVERSIDE MUNICIPAL CODE, 7.15.010, ORDINANCE NO. 6273)

UTILITIES

WATER: RIVERSIDE PUBLIC UTILITIES (951)782-0330
SEWER: RIVERSIDE PUBLIC UTILITIES (951)782-0330
ELECTRIC: RIVERSIDE PUBLIC UTILITIES (951)782-0330
TELEPHONE: AT&T (800)886-3000
CABLE: CHARTER SPECTRUM (833)257-6997
GAS: SOUTHERN CALIFORNIA GAS (800)447-2200

LEGEND

TRACT BOUNDARY
LOT LINE
CENTER LINE
FLOW DIRECTION
STORM PIPE
RETAINING WALL
ACCESSIBLE UNIT

CL = CENTER LINE
P/L = PROPERTY LINE
R/W = RIGHT OF WAY
S = OPEN SPACE
EX = EXISTING
N.A.P. = NOT A PART
WTR = WATER
PROP = PROPOSED
S/W = SIDEWALK
EG = EXISTING GROUND
RW = RETAINING WALL

7500 INCH ACCESSIBILITY
SIGN PER SECTION 11B-502.6
HANDICAP PARKING STALL
AS DESIGNATED PER PLAN

STRIPES AT 36" MAX.
ON CENTER PAINTED A
COLOR CONTRASTING
WITH THE PARKING
SURFACE, PREFERABLY
BLUE OR WHITE.

TYPICAL
PAVEMENT
SMOOTH PER
SECTION
11B-502.6.4

PARKING STALL DETAIL
SEE PLAN

PAINT THE WORDS "NO PARKING"
IN 12" HIGH MIN. WHITE LETTERS
ON THE SURFACE OF THE
ACCESSIBLE PARKING STRIPING DETAIL
PER CBC 2019 SECTION 11B-502

EARTHWORK RAW QUANTITIES

THE QUANTITIES SHOWN BELOW
ARE FOR DISCUSSION PURPOSES
ONLY. SHRINKAGE, SUBSIDENCE,
AND SURFACE LOSS FACTORS
ARE NOT INCLUDED. CONTRACTOR
IS TO BUILD THE PROJECT PER
PLAN AND BID THEIR OWN
QUANTITY TAKE-OFF.
LOT PULLS ASSUMED AT 100 CY
PER LOT.

CUT: 114.82 CY
FILL: 18240.02 CY
NET: 18125.20 CY (FILL)

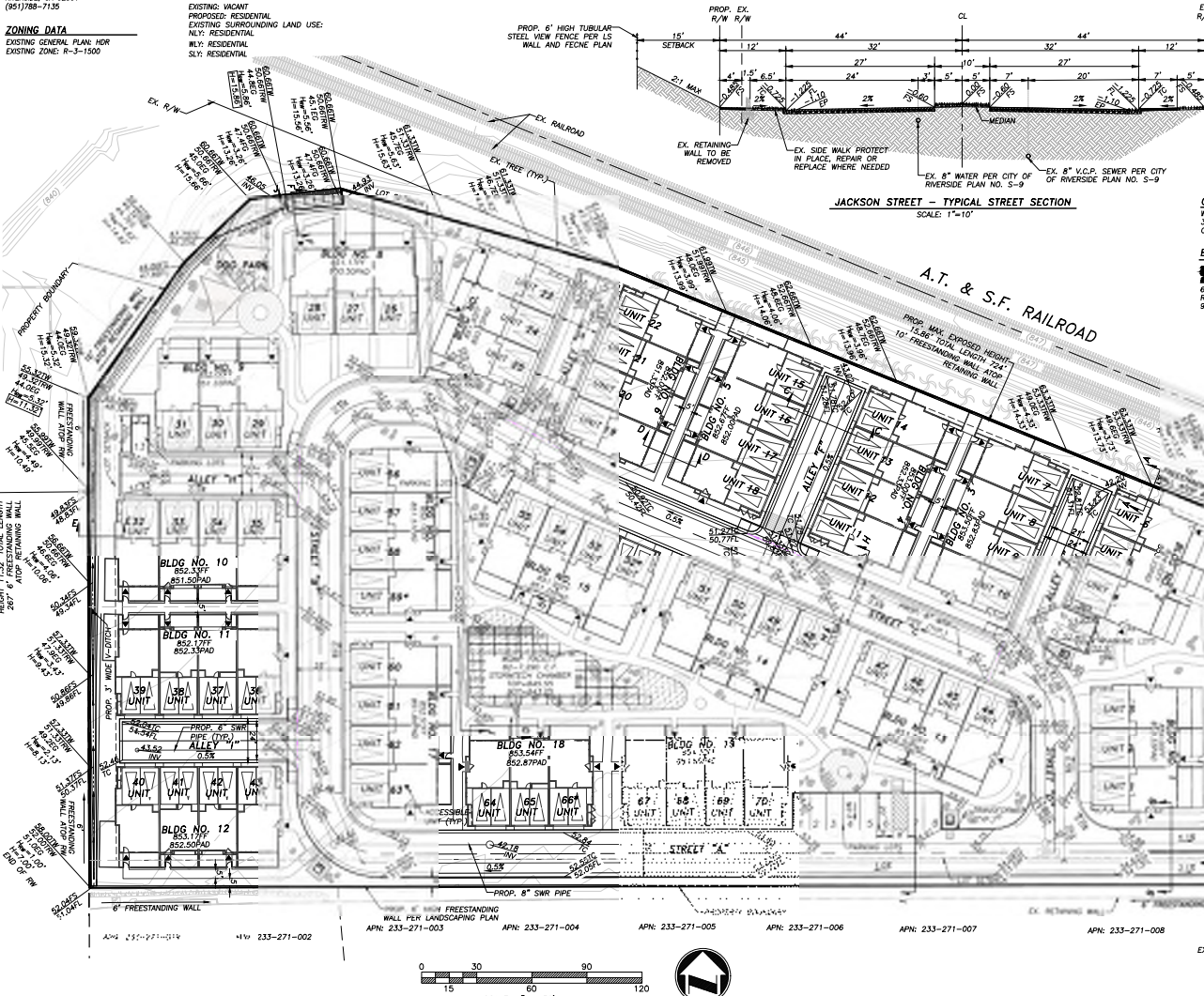
SCHOOL
RIVERSIDE UNITED SCHOOL DISTRICT
3380 14TH STREET
RIVERSIDE, CA 92501
(951)788-7135

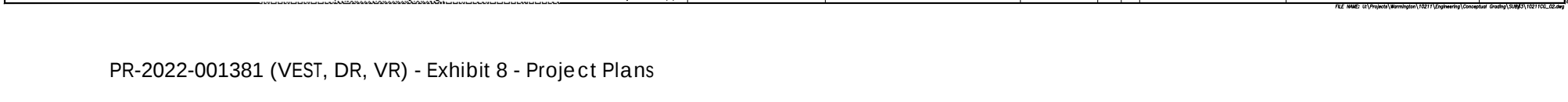
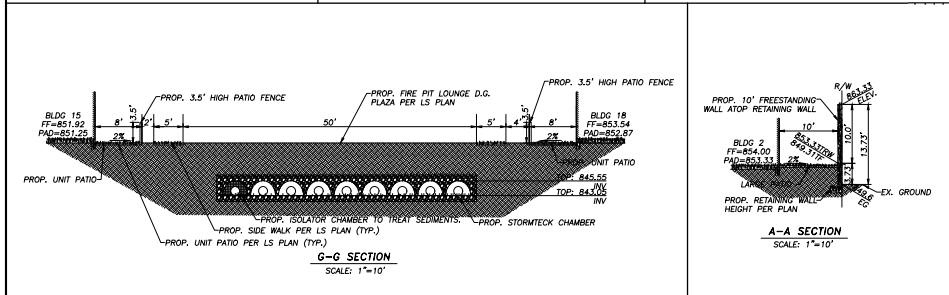
ACREAGE
GROSS: 195.149 S.F. / 4.48 A.C.

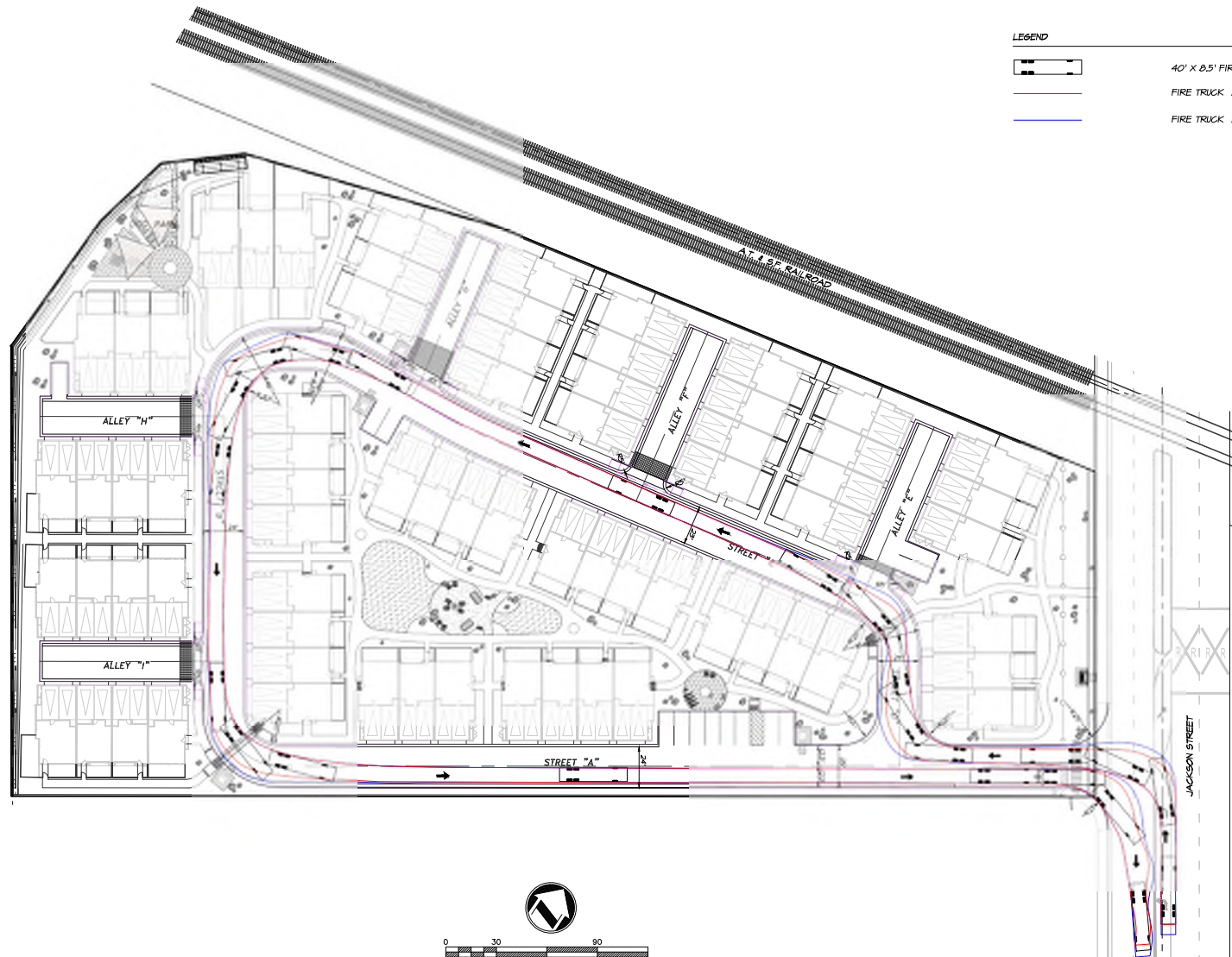
LAND USE
EXISTING: VACANT
PROPOSED: RESIDENTIAL
EXISTING SURROUNDING LAND USE:
NLY: RESIDENTIAL
NW: RESIDENTIAL
SW: RESIDENTIAL
SE: RESIDENTIAL

ZONING DATA
EXISTING GENERAL PLAN HDR
EXISTING ZONE: R-3-1500

PRELIMINARY GRADING PLAN VTTM 38489 3198 JACKSON STREET, RIVERSIDE







JACKSON 70
WARMINGTON RESIDENTIAL
 3090 PULLMAN ST, COSTA MESA, CA 92626

RIVERSIDE, CA

FIRE ACCESS EXHIBIT

PLANS PREPARED BY:
adkan
ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599
 FOR WARMINGTON RESIDENTIAL
 SCALE: AS NOTED
 DATE: 8/2022

WALL AND FENCE LEGEND:

- 10'-0" HIGH SOLID MASONRY PERIMETER COMMUNITY SOUND WALL, ATOP RETAINING WALL
- 6'-0" HIGH SOLID SPLIT FACE CMU MASONRY PERIMETER COMMUNITY WALL
- 6'-0" HIGH SOLID SPLIT FACE CMU MASONRY PERIMETER COMMUNITY WALL, ATOP RETAINING WALL
- 6' HIGH TUBULAR STEEL VIEW FENCE WITH MASONRY PILASTERS
- 6' HIGH VINYL COATED LEGI DOG PARK FENCE
- 42" HIGH VINYL SIDE YARD FENCE
- ◻ 6'-6" HIGH ENHANCED SOLID MASONRY PILASTER
- ◉ 42" HIGH PEDESTRIAN VINYL GATE
- ◉ 5'-6" HIGH VINYL COATED LEGI DOG PARK GATE



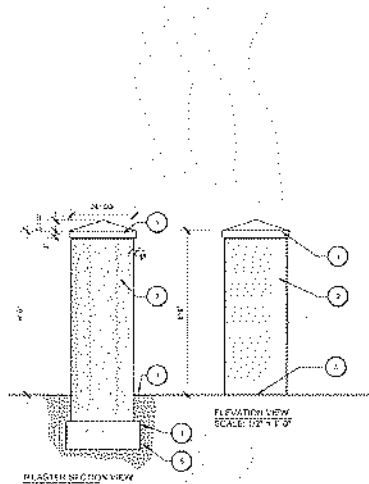
JACKSON STREET DEVELOPMENT | Preliminary Landscape Plan | Wall and Fence Plan

Warmington Residential - 3090 Palms St. Costa Mesa, 92408 | Riverside, CA | Tract #: 38469 | November 02, 2022
PR-2022-001381 (VEST, DR, VR) - Exhibit 8 - Project Plans



SCALE: 1" = 20'-0"
0 20 40 60 80

SMP
ENVIRONMENTAL DESIGN
PLANNING & ARCHITECTURE, INC.
3000 COSTA MESA BLVD. STE. 200
COSTA MESA, CA 92626
(714) 440-1111



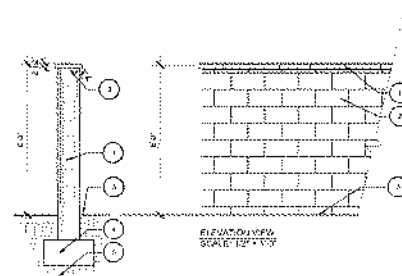
PLASTER SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. 2" PEAK SQUARE VALOR PRECISION WALL CAP (1/2")
2. ENHANCED SOLID MASONRY PILASTER
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT FILL

6'-6" HIGH ENHANCED SOLID MASONRY PILASTER

SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"

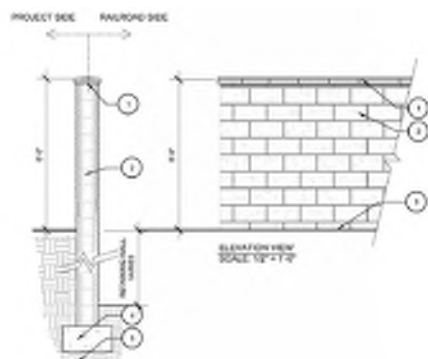
LEGEND

1. 2" PEAK SQUARE VALOR PRECISION WALL CAP (1/2")
2. 8" X 16" COLORED CMU SPLIT FACE BLOCK
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT FILL

6'-0" HIGH SOLID MASONRY COMMUNITY WALL

SCALE: 1/2" = 1'-0"

PROJECT SIDE HAILROAD SIDE



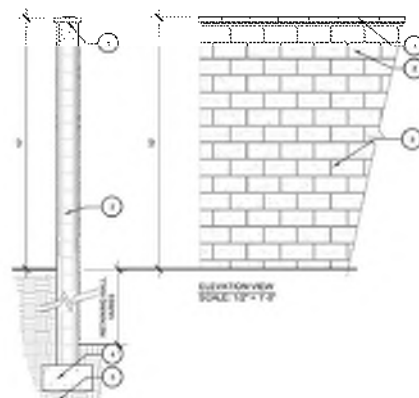
SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

1. 2" PEAK SQUARE VALOR PRECISION WALL CAP (1/2")
2. 8" X 16" COLORED CMU SPLIT FACE BLOCK
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT FILL

6'-0" HIGH SOLID MASONRY COMMUNITY WALL W/
RETAINING WALL VARIES

SCALE: 1/2" = 1'-0"



SECTION VIEW
SCALE: 1/2" = 1'-0"

LEGEND

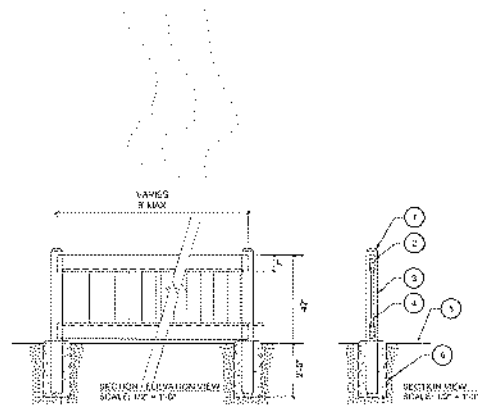
1. 2" PEAK SQUARE VALOR PRECISION WALL CAP (1/2")
2. 8" X 16" COLORED CMU SPLIT FACE BLOCK
3. FINISH GRADE
4. CONCRETE FOOTING
5. COMPACT FILL

10'-0" HIGH SOLID MASONRY COMMUNITY WALL
WIRETAINING WALL VARIES

SCALE: 1/2" = 1'-0"

JACKSON STREET DEVELOPMENT | Preliminary Landscape Details | Wall and Fence

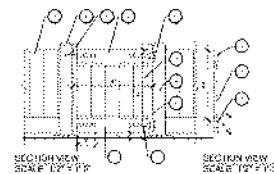
Warmington Residential - 3090 Palms St. Costa Mesa, 92408 | Riverside, CA | Tract #: 38489 | November 02, 2022
PR-2022-001381 (VEST, DR, VR) - Exhibit 8 - Project Plans



LEGEND

1. VINYL CAP
2. 2X4 TOP & BOTTOM RAIL
3. 2X4 VINYL POST
4. 8" CHANNEL & GROOVE
5. FINISH GRADE
6. 4X4 CONCRETE FOOTING (REFER TO STRUCTURAL DRAWINGS)

AVAILABLE THROUGH FCHADADIS INC.
(855-350-5873)



LEGEND

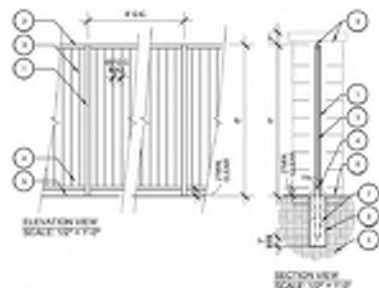
1. NO METAL INSERTS USED TO UPRIGHT AND PEX SCREWED AT PEXES
2. 2X4 TOP & BOTTOM RAIL
3. 2X4 VINYL POST
4. 2X4 PEX SCREW
5. 2X4 PEX SCREW
6. 2X4 PEX SCREW
7. 2X4 PEX SCREW
8. 2X4 PEX SCREW
9. 2X4 PEX SCREW
10. 2X4 PEX SCREW
11. 2X4 PEX SCREW
12. 2X4 PEX SCREW
13. 2X4 PEX SCREW
14. 2X4 PEX SCREW
15. 2X4 PEX SCREW
16. 2X4 PEX SCREW
17. 2X4 PEX SCREW
18. 2X4 PEX SCREW
19. 2X4 PEX SCREW
20. 2X4 PEX SCREW
21. 2X4 PEX SCREW
22. 2X4 PEX SCREW
23. 2X4 PEX SCREW
24. 2X4 PEX SCREW
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88. 2X4 PEX SCREW
89. 2X4 PEX SCREW
90. 2X4 PEX SCREW
91. 2X4 PEX SCREW
92. 2X4 PEX SCREW
93. 2X4 PEX SCREW
94. 2X4 PEX SCREW
95. 2X4 PEX SCREW
96. 2X4 PEX SCREW
97. 2X4 PEX SCREW
98. 2X4 PEX SCREW
99. 2X4 PEX SCREW
100. 2X4 PEX SCREW

42" HIGH TUBULAR PEDESTRIAN VINYL GATE

SCALE: 1/2" = 1'-0"

42" HIGH VINYL SIDE YARD FENCE

SCALE: 1/2" = 1'-0"



LEGEND

1. 2X4 TUBULAR STEEL POST
2. 2X4 TUBULAR STEEL TOP RAIL
3. 2X4 TUBULAR STEEL FENCE @ 42" MINIMUM C.C.
4. 2X4 TUBULAR STEEL BOTTOM RAIL
5. CONCRETE SUBGRADE
6. FINISH GRADE
7. 2X4 POST INTO FOOTING
8. CONCRETE FOOTING
9. PLASTER

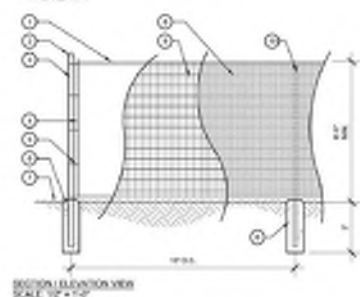
6' HIGH TUBULAR STEEL VIEW FENCE WITH MASONRY PLASTER

SCALE: 1/2" = 1'-0"

LEGEND

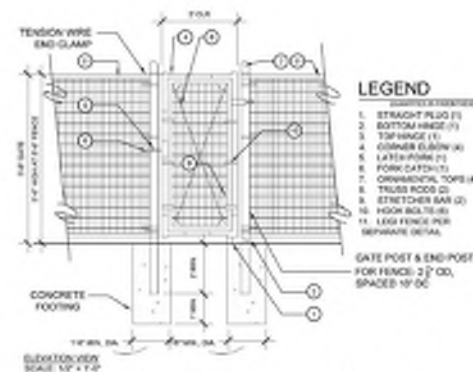
1. 1-1/2" GALVANIZED TOP RAIL
2. TERMINAL GALVANIZED BOWE CAP
3. 1-1/2" GALVANIZED TERMINAL POST
4. GALVANIZED TENSION BOWE
5. GALVANIZED TENSION BOWE
6. 1-1/2" GALVANIZED CONCRETE FOOTING
7. FINISH GRADE, TOP
8. 1-1/2" GALVANIZED MESH PRIVACY FABRIC, TYP.
9. LEG, TYP.
10. 1-1/2" GALVANIZED POST & CAP

NOTES:
ALL MATERIAL TO BE VINYL COATED



6'-0" HIGH VINYL COATED LEGI DOG PARK FENCE

SCALE: 1/2" = 1'-0"



LEGEND

1. STRAIGHT PEG (1)
2. BOTTOM HINGE (1)
3. TOP HINGE (1)
4. CORNER BUSH (4)
5. LATCH (1)
6. PEX CAP (1)
7. ORNAMENTAL TOP (1)
8. TRUSS ROD (2)
9. STRETCHER BAR (2)
10. HOOK ROD (1)
11. LEG FENCE FOR SEPARATE DETAIL

GATE POST & END POST FOR FENCE 2'-0" O.C. SPACED 1'-0" O.C.

6'-0" HIGH VINYL COATED LEGI DOG PARK GATE

SCALE: 1/2" = 1'-0"

JACKSON STREET DEVELOPMENT | Preliminary Landscape Details | Wall and Fence

Warmington Residential - 3090 Palms St. Costa Mesa, 92408 | Riverside, CA | Tract #: 38489 | November 02, 2022
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FINISH



LEXUS
EXPOSITION 45 GALLON TRASH
RECEPTACLE/RECYCLER, SIDE DOOR
44"X22"X24"
FROM ANOVA
(ANOVAFURNISHING.COM)

TRASH RECEPTACLE



STANDARD PARK GRILL, 300 SQ.
MODEL: JTA 1000K
3279
FROM NATIONAL OUTDOOR FURNITURE
(NATIONALOUTDOORFURNITURE.COM)

BBQ



PLANK ADIRONACK CHAIR
48"X28"X30"
\$1,015 EACH
FROM ANOVA
(ANOVAFURNISHING.COM)

LOUNGE CHAIR



APK 40 FIRE PIT TABLE
39.4"X38.4"X13.3"
COLOR: NATURAL
\$2,995 EACH
FROM ECOSMART FIRE
(ECOSMARTFIRE.COM)

FIREPIT



FINISH



RENDEZVOUS TABLE, 4 FLAT SEATS
36"X37"
FROM ANOVA
(ANOVAFURNISHING.COM)

PICNIC TABLE



FINISH



LEXUS
EXPOSITION 8' CONTOUR BENCH
33"X22"X18"
FROM ANOVA
(ANOVAFURNISHING.COM)

BENCH

JACKSON STREET DEVELOPMENT | Amenity Program Imagery | CENTRAL PARK

Warmington Residential - 3090 Pullman St. Costa Mesa, 92408 | Riverside, CA | Tract #: 38489 | November 02, 2022
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Netplex®

This configurable complex of climbing cables creates a challenging, yet safe, climbing experience.

- Start with a Netplex 7-Post, 13-Post or 18-Post mainstructure with or without roofs, then attach your choice of fun, unique Playbooster® components that spin, slide or swing
- Netplex can stand on its own or attach to another Playbooster playstructure to extend the fun
- U.S. Patent numbers 9,375,609 and 10,260,558

Netplex 14-Post

- Optional 3-, 5- or 7-roof configurations available (3-roof shown)
- Mainstructure only; additional components not included
- Maximum fall height 96" (2.44 m)
- #193169

NETPLEX - TOT LOT PLAY AREA

FROM LANDSCAPE STRUCTURE
(PLAYSL.COM)



SkyWays Triangle Sail

This three-post design covers a large space and provides a unique look with varying column heights and entries.

- Multiple sails can be joined to share posts
- Typical individual size: Up to 40' with standard fabric
- Larger sizes also available
- Entry heights: Any
- Rapid Release® available

- A. Individual Triangle Sail
- B. Joined Triangle Sails

SHADE SAIL

FROM LANDSCAPE STRUCTURE
(PLAYSL.COM)



DOG RECEPTACLE

DOG WASTE STATION WITH SQUARE STEEL
CAN AND ONEPULL BAG SYSTEM
73"X18"X12"
COLOR: GREEN
FROM ANOVA
(ANOVAFURNISHINGS.COM)

JACKSON STREET DEVELOPMENT | Amenity Program Imagery | TOT LOT

Warmington Residential - 3090 Pullman St. Costa Mesa, 92408 | Riverside, CA | Tract #: 38489 | November 02, 2022
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SMP
ENVIRONMENTAL DESIGN

SHERRILL & PARTNERS, INC.
3000 EAST 10TH AVENUE, SUITE 200
DENVER, CO 80202
(303) 733-1000



PERCENTAGE OF LANDSCAPE AREA

SHRUB AREA: TOTAL: 0.79 ACRE OR 34,223 SQ. FT
 TURF AREA TOTAL: 0.11 ACRES OR 4,918 SQ. FT
 TOTAL LANDSCAPE AREA: 0.89 ACRES OR 39,141 SQ. FT
 TOTAL SITE AREA: 4.48 ACRES OR 195,341 SQ. FT.
 PERCENTAGE OF LANDSCAPE AREA PROPOSED: 20%

OPEN SPACE CALCULATIONS

COMMON OPEN SPACE REQUIREMENT: 14,000 SQ.FT. (FOR 70 HOMES)

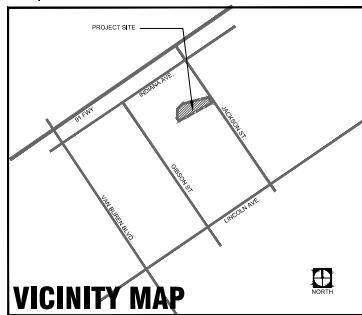
CHILDREN'S PLAY AREA & DOG PARK: 4,144 SQ.FT.
 CENTRAL PARK: 9,992 SQ.FT.

COMMON OPEN SPACE TOTAL: 14,136 SQ. FT.

PRIVATE PATIO REQUIREMENT: 7,000 SQ.FT. (FOR 70 HOMES)

TOTAL PRIVATE PATIO: 16,786 SQ. FT.
 PATIO 100 SQFT., - 8' MIN. DIM.

JACKSON STREET



OPEN SPACE PATIO DIAGRAM

UNIT 1	297 SQFT
UNIT 2	287 SQFT
UNIT 3	297 SQFT
UNIT 4	297 SQFT
UNIT 5	288 SQFT
UNIT 6	635 SQFT
UNIT 7	431 SQFT
UNIT 8	165 SQFT
UNIT 9	165 SQFT
UNIT 10	166 SQFT
UNIT 11	166 SQFT
UNIT 12	164 SQFT
UNIT 13	164 SQFT

UNIT 14	418 SQFT
UNIT 15	411 SQFT
UNIT 16	165 SQFT
UNIT 17	165 SQFT
UNIT 18	168 SQFT
UNIT 19	168 SQFT
UNIT 20	163 SQFT
UNIT 21	165 SQFT
UNIT 22	411 SQFT
UNIT 23	407 SQFT
UNIT 24	165 SQFT
UNIT 25	168 SQFT
UNIT 26	870 SQFT
UNIT 27	574 SQFT
UNIT 28	404 SQFT

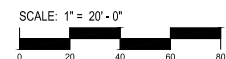
UNIT 29	276 SQFT
UNIT 30	268 SQFT
UNIT 31	632 SQFT
UNIT 32	329 SQFT
UNIT 33	165 SQFT
UNIT 34	163 SQFT
UNIT 35	166 SQFT
UNIT 36	167 SQFT
UNIT 37	165 SQFT
UNIT 38	164 SQFT
UNIT 39	369 SQFT
UNIT 40	424 SQFT
UNIT 41	165 SQFT
UNIT 42	165 SQFT
UNIT 43	168 SQFT

UNIT 44	167 SQFT
UNIT 45	165 SQFT
UNIT 46	165 SQFT
UNIT 47	167 SQFT
UNIT 48	167 SQFT
UNIT 49	165 SQFT
UNIT 50	165 SQFT
UNIT 51	167 SQFT
UNIT 52	167 SQFT
UNIT 53	165 SQFT
UNIT 54	165 SQFT
UNIT 55	167 SQFT
UNIT 56	168 SQFT
UNIT 57	165 SQFT
UNIT 58	165 SQFT

UNIT 59	168 SQFT
UNIT 60	168 SQFT
UNIT 61	165 SQFT
UNIT 62	165 SQFT
UNIT 63	168 SQFT
UNIT 64	168 SQFT
UNIT 65	165 SQFT
UNIT 66	168 SQFT
UNIT 67	168 SQFT
UNIT 68	165 SQFT
UNIT 69	165 SQFT
UNIT 70	168 SQFT

JACKSON STREET DEVELOPMENT | Preliminary Landscape Plan | Open Space Diagram

Warmington Residential - 3090 Pullman St. Costa Mesa, 92408 | Riverside, CA | Tract #: 38489 | November 02, 2022
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SYMBOL		QUANTITY		LIGHTING FIXTURE SCHEDULE	
		8		1. 8' x 8' LED Flood Light	1. 8' x 8' LED Flood Light
		71		2. 1' x 1' LED Flood Light	2. 1' x 1' LED Flood Light
		19		3. 1' x 1' LED Flood Light	3. 1' x 1' LED Flood Light

NO.	SYMBOL	DESCRIPTION	QTY	UNIT	AMOUNT	DATE	BY	CHKD	APPD
1	8' x 8' LED Flood Light	8' x 8' LED Flood Light	8						
2	1' x 1' LED Flood Light	1' x 1' LED Flood Light	71						
3	1' x 1' LED Flood Light	1' x 1' LED Flood Light	19						

SYMBOL	DESCRIPTION	QTY	UNIT	AMOUNT	DATE	BY	CHKD	APPD
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1	8' x 8' LED Flood Light	8' x 8' LED Flood Light	8						
2	1' x 1' LED Flood Light	1' x 1' LED Flood Light	71						
3	1' x 1' LED Flood Light	1' x 1' LED Flood Light	19						

Site Photometric Plan

scale: 1" = 30'-0"

