1575 University Mixed Use

REVISED ON NOVEMBER 30 2022

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APN # 250-170-036

1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

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COVER SHEET
G000

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OPEN SPACE (SEE **G101** OPEN SPACE DIAGRAM FOR DETAILS)

MU-U PRIVATE OPEN SAPCE REQUIRED: (RMC19.120.050)

50 SQ. FT./DU FOR AT LEAST 50% OF THE UNITS = 129 UNITS

PRIVATE OPEN SPACE PROVIDED: 251 UNITS.
TOTAL AREA PROVIDED: **16,130 S.F.**

R4 COMMON OPEN SPACE REQUIRED: (RMC 19.120.050)
50 SQ. FT./DU = 12,850 S.F. MIN.

COMMON OPEN SPACE PROVIDED: 37,063 S.F

OUTDOOR COMMON OPEN SPACE:
1. SOUTH COURTYARD= 9,325 S.F.
2. POOL COURTYARD= 14,974 S.F.
3. NORTH COURTYARD= 9,160 S.F.

INDOOR AMENITY SPACE:
1. BUSINESS CENTER: 762 S.F.
2. GYM: 2,080 S.F.
3. GATHERING SPACE: 762 S.F.

SHEET INDEX:

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A202	EAST ELEVATION - SOUTH
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L-4	POOL COURTYARD LANDSCAPE ENLARGEMENT PLAN
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L-6	FENCE AND WALL EXHIBIT
CIVIL	
	ALTA SURVEY
C 6.0	GRADING AND DRAINAGE PLAN-OVERALL
C 7.0	UTILITY PLAN
C 8.0	CROSS SECTIONS

DENSITY

MU-U: 60 DU/AC (RMC 19.120.050.A.4)
257 UNITS/ 4.2 ACRES= **52.4** DU/AC

HEIGHT LIMIT

MU-U: MAXIMUM BUILDING HEIGHT= 60' (RMC 19.120.050.A)

SETBACK (RMC 19.120.050.A & 19.120.050.A.2)

MU-U: 0' SETBACK @ FRONT YARD, 15' SETBACK @ REAR YARD,
15' SIDEYARD SETBACK WHEN ADJCENT TO RESIDENTIAL USE

UNIT MIX

STUDIO: 27 UNITS
1 BEDROOM: 142 UNITS
2 BEDROOM: 74 UNITS
3 BEDROOM: 14 UNITS

TOTAL: 257 UNITS

RESIDENTIAL UNIT TABULATION

Unit Type	Net Leasible Area	No. of Units		Unit Description	%
ST A-1	565 S.F.	27	15,255 S.F.	STUDIO	
TOTAL STUDIO		**27**			10.51 %
1A-1	741 S.F.	77	56,980 S.F.	1BR 1BA	
1A-2	741 S.F.	2	1,480 S.F.	1BR 1BA	
1A-3	741 S.F.	2	1,480 S.F.	1BR 1BA	
1A-4	741 S.F.	3	2,220 S.F.	1BR 1BA	
1A-5	738 S.F.	4	2,948 S.F.	1BR 1BA	
1A-6	747 S.F.	3	2,241 S.F.	1BR 1BA	
1A-7	751 S.F.	1	751 S.F.	1BR 1BA	
1B-1	741 S.F.	2	1,480 S.F.	1BR 1BA	
1C-1	783 S.F.	40	31,280 S.F.	1BR 1BA	
1C-2	769 S.F.	8	6,152 S.F.	1BR 1BA	
TOTAL 1BD		**142**			55.25 %
2A-1	1,084 S.F.	53	57,399 S.F.	2BR 2BA	
2A-2	1,084 S.F.	2	2,166 S.F.	1BR 1BA	
2A-3	1,084 S.F.	2	2,166 S.F.	1BR 1BA	
2A-4	1,084 S.F.	1	1,083 S.F.	1BR 1BA	
2A-5	1,087 S.F.	12	13,044 S.F.	1BR 1BA	
2B-1	1,277 S.F.	2	2,552 S.F.	2BR 2BA	
2C-1	1,243 S.F.	2	2,486 S.F.	2BR 2BA	
TOTAL 2BD		**74**			28.79 %
3A-1	1,315 S.F.	4	5,256 S.F.	3BR 2BA	
3B-1	1,415 S.F.	2	2,828 S.F.	3BR 2BA	
3C-1	1,231 S.F.	4	4,924 S.F.	3BR 2BA	
3D-1	1,332 S.F.	3	3,993 S.F.	3BR 2BA	
3D-2	1,332 S.F.	1	1,331 S.F.	3BR 2BA	
TOTAL 2BD		**14**			5.45 %
TOTAL		**257**	**216,171 S.F.**		
AVERAGE UNIT AREA			**841 S.F.**		

PARKING SUMMARY (MU-U)

- **RESTAURANTS PARKING:** (RMC19.580.060)

REQUIRED:
(4,918 S.F./100)= 50
15% REDUCTION= **43** (PER RMC 19.580.060.C.2)

PROVIDED:
PARKING IN GRADE: 5
PARKING IN GARAGE: 40

RESTAURANT **TOTAL PROVIDED: 45**
COMPACT= 6 (13% < 15%)

- **RESDENTIAL PARKING:** (RMC19.580.060)

REQUIRED:
27 STUDIO/1.5= 41
142 1BD/2= 214
88 2-3BD/2= 176

TOTAL REQUIRED= 431
15% REDUCTION= **367** (PER RMC 19.580.060.C.2)

PROVIDED:
PARKING IN GRADE: 0
PARKING IN GARAGE: 371
RESIDENTIAL **TOTAL PROVIDED: 371**
COMPACT= 48 (7.7% < 15%)

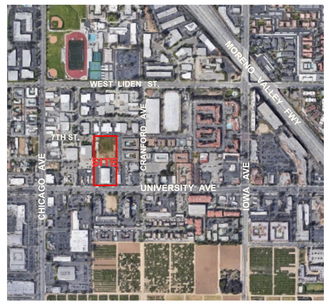
- **PUBLIC PARKING PROVIDED: 2**
1 USPS
1 SHARED/UBER

TOTAL PARKING PROVIDED: 418

PROJECT ADDRESS

1575 UNIVERSITY AVENUE
RIVERSIDE, CA 92507

APN# 250-170-036



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE WESTERLY RECTANGULAR 301 FEET OF LOT 58 IN SECTION 19, TOWNSHIP 2 SOUTH RANGE 4 WEST, SAN BERNARDINO. BASE AND MERIAIN, AS SHOWN BY MAP OF LANDS OF THE EAST EIVERSIDE LAND AND WATER COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIAN, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

TOGETHER WITH THAT PORTION OF LAND VACATED BY THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA IN DOCUMENT RECORDED JULY 10, 1987 AS INITRUMENT NO. 179897, OF OFFICIAL RECORDS.

EXCEPTING THERFROM THE SOUTHERLY 17 FEET THEREOF CONVEYED OT THE STATE CALIFORNIA BY DOCUMENT RECORDED OCTOBER 17, 1941 IN BOOK 518, PAGE 440 OF OFFICIAL RECORDS.

PROJECT DESCRIPTION

4 STORY TYPE V RESIDENTIAL AND COMMERCIAL MIXED USE PROJECT CONSISTING OF 257 APARTMENT UNITS AND 4,431 SQUARE FEET OF COMMERCIAL AREA. PARKING WILL BE PROVIDED IN BOTH A 6 STORY TYPE I PARKING GARAGE AND ON GRADE.

ZONING DESIGNATION

MIXED USE URBAN (MU-U)
UNIVERSITY AVENUE SPECIFIC PLAN

PROPOSED USE: (MU-U)

1.MULTIPLE-FAMILY DWELLING
2.RESTAURANTS (SIT DOWN AND TAKE-OUT)

FAR

MU-U: FAR MAXIMUM: 4 (RMC 19.120.050.A)

LOT SIZE: 186,254 S.F. ; **4.28 ACRES**

RESIDENTIAL BUILDING AREA: 284,561 S.F. FAR = 1.53
COMMERCIAL BUILDING AREA: 4,918 S.F. FAR = 0.02

TOTAL BUILDING AREA: 288,992 S.F.

FAR= 1.55

APN # 250-170-036

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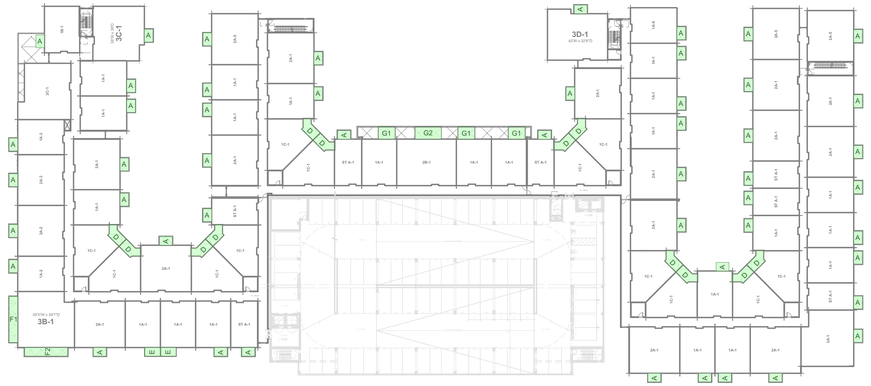
LEVEL G EL.962.79

A - 54 S.F. X 13 UNITS = 702 S.F.
B - 72 S.F. X 4 UNITS = 288 S.F.
C - 45 S.F. X 8 UNITS = 360 S.F.
D - 95 S.F. X 4 UNITS = 380 S.F.

TOTAL **29** UNITS OF 29 PROVIDE PRIVATE OPEN SPACE

TOTAL PRVIATE OPEN SPACE AREA= **1,730 S.F.**



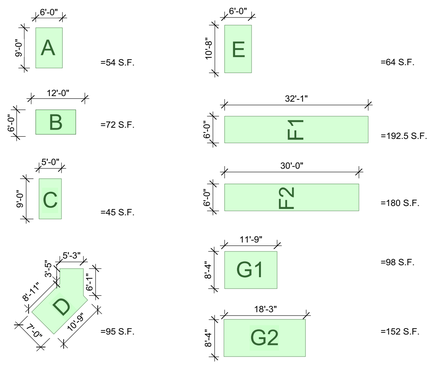
LEVEL 3 EL.993.42

A - 54 S.F. X 50 UNITS = 2,700 S.F.
D - 95 S.F. X 12 UNITS = 1,140 S.F.
E - 64 S.F. X 2 UNITS = 128 S.F.

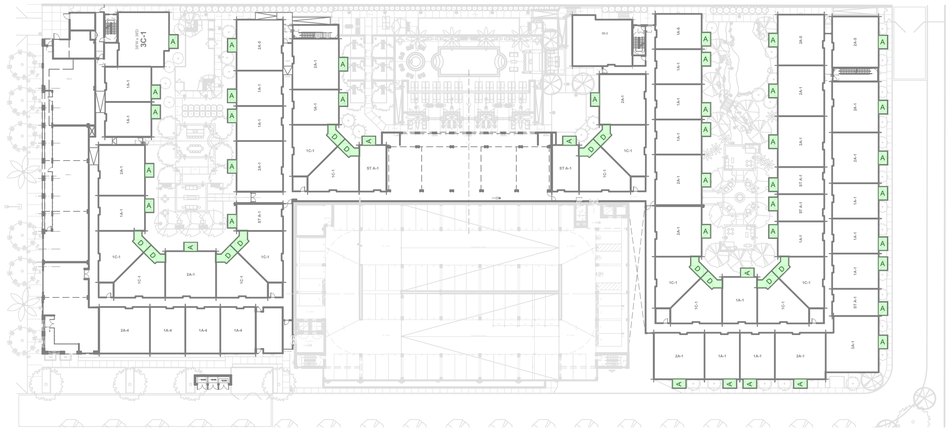
F1 - 192 S.F. X 1 UNIT = 192 S.F.
F2 - 180 S.F. X 1 UNIT = 180 S.F.
G1 - 98 S.F. X 3 UNIT = 294 S.F.
G2 - 152 S.F. X 1 UNIT = 152 S.F.

TOTAL **60** UNITS OF 70 PROVIDE PRIVATE OPEN SPACE
(One unit has two private open space)

TOTAL PRVIATE OPEN SPACE AREA= **4,786 S.F.**



BALCONY DIMENSIONS AND AREAS

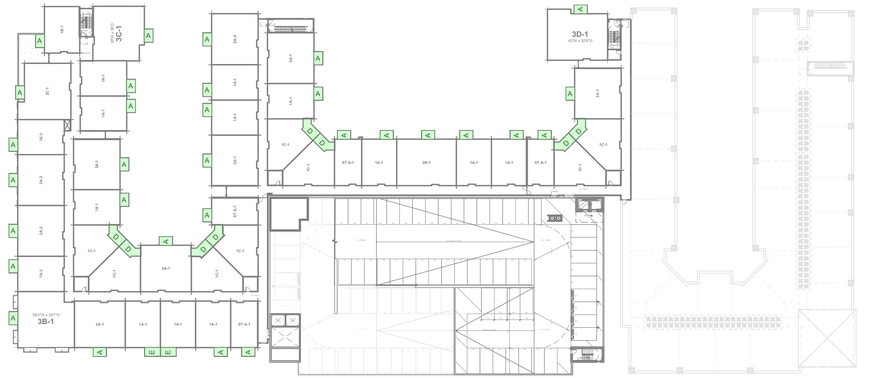


LEVEL 1 EL.973.00

A - 54 S.F. X 41 UNITS = 2,214 S.F.
D - 95 S.F. X 12 UNITS = 1,140 S.F.

TOTAL **53** UNITS OF 58 PROVIDE PRIVATE OPEN SPACE

TOTAL PRVIATE OPEN SPACE AREA= **3,354 S.F.**



LEVEL 4 EL.1003.63

A - 54 S.F. X 31 UNITS = 1,674 S.F.
D - 95 S.F. X 8 UNITS = 760 S.F.
E - 64 S.F. X 2 UNITS = 128 S.F.

TOTAL **41** UNITS OF 41 PROVIDE PRIVATE OPEN SPACE

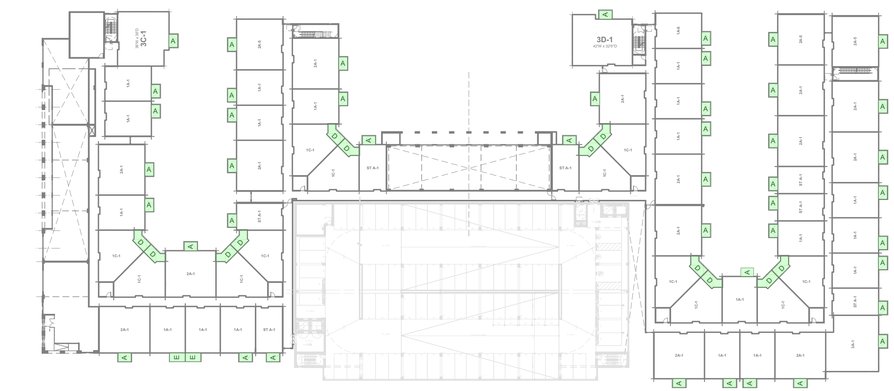
TOTAL PRVIATE OPEN SPACE AREA= **2,562 S.F.**

PRIVATE OPEN SPACE SUMMARY (RMC 19.120.050)

TYPE	S.F.	NO.	UNIT COUNT	TOTAL S.F.
A	54 S.F.	180	180	9,720 S.F.
B	72 S.F.	4	4	288 S.F.
C	45 S.F.	8	8	360 S.F.
D	95 S.F.	48	48	4,560 S.F.
E	64 S.F.	6	6	384 S.F.
F1	192 S.F.	1	1	192 S.F.
F2	180 S.F.	1	-	180 S.F.
G1	98 S.F.	3	3	294 S.F.
G2	152 S.F.	1	1	152 S.F.
TOTAL PROVIDED	252		**251**	**16,130 S.F.**

TOTAL REQUIRED 50 % OF UNITS= **257/2= 129**

TOTAL PROVIDED > TOTAL REQUIRED

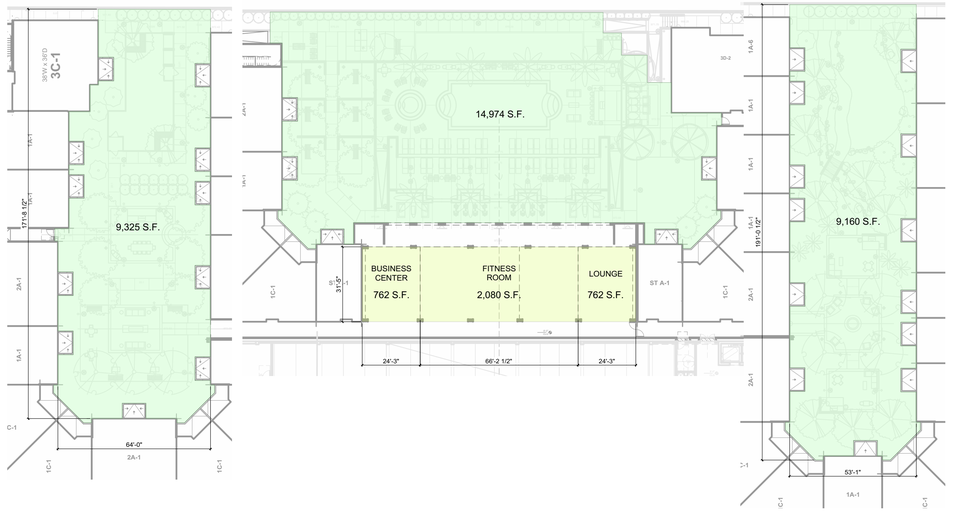


LEVEL 2 EL.983.21

A - 54 S.F. X 45 UNITS = 2,430 S.F.
D - 95 S.F. X 12 UNITS = 1,140 S.F.
E - 64 S.F. X 2 UNITS = 128 S.F.

TOTAL **59** UNITS OF 59 PROVIDE PRIVATE OPEN SPACE

TOTAL PRVIATE OPEN SPACE AREA= **3,698 S.F.**



SOUTH COURT = 9,325 S.F.

POOL COURT = 14,974 S.F.

NORTH COURT = 9,160 S.F.

COMMON OPEN SPACE SUMMARY (RMC 19.120.050)

OUTDOOR COMMON OPEN SPACE

LOCATION	AREA
SOUTH COURTYARD	9,325 S.F.
POOL COURTYARD	14,974 S.F.
NORTH COURTYARD	9,160 S.F.

INDOOR AMENITY SPACE

BUSINESS CENTER	762 S.F.
FITNESS ROOM	2,080 S.F.
LOUNGE	762 S.F.

	MIN. S.F.	UNIT NO.	
TOTAL PROVIDED			**37,063 S.F.**
TOTAL REQUIRED 50 S.F. MIN. PER DU	50 S.F.	257	**12,850 S.F.**

TOTAL PROVIDED > TOTAL REQUIRED

APN # 250-170-036

1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

OPEN SPACE CALCULATION
G101

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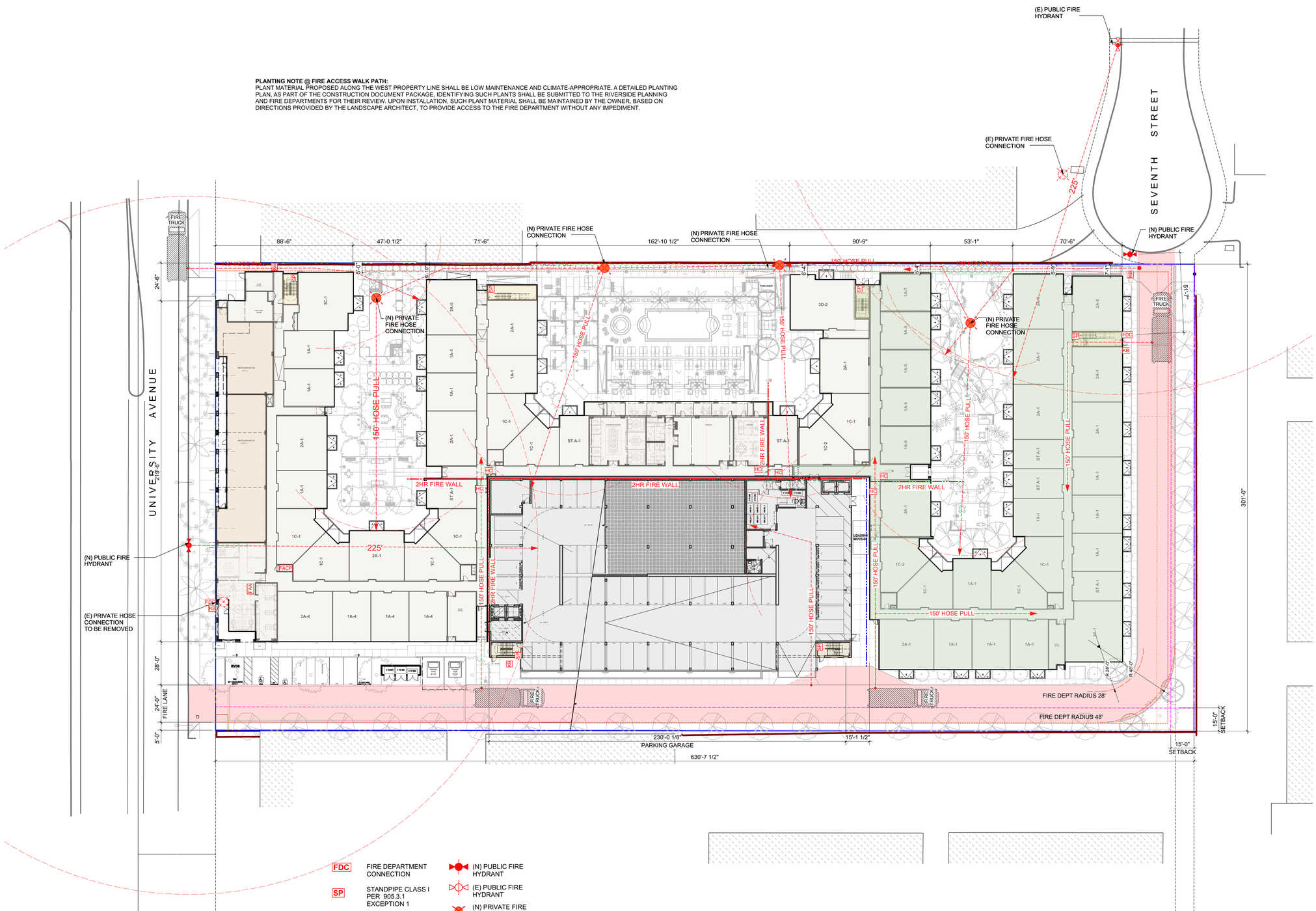
PLANTING NOTE @ FIRE ACCESS WALK PATH:
PLANT MATERIAL PROPOSED ALONG THE WEST PROPERTY LINE SHALL BE LOW MAINTENANCE AND CLIMATE-APPROPRIATE. A DETAILED PLANTING PLAN, AS PART OF THE CONSTRUCTION DOCUMENT PACKAGE, IDENTIFYING SUCH PLANTS SHALL BE SUBMITTED TO THE RIVERSIDE PLANNING AND FIRE DEPARTMENTS FOR THEIR REVIEW. UPON INSTALLATION, SUCH PLANT MATERIAL SHALL BE MAINTAINED BY THE OWNER, BASED ON DIRECTIONS PROVIDED BY THE LANDSCAPE ARCHITECT, TO PROVIDE ACCESS TO THE FIRE DEPARTMENT WITHOUT ANY IMPEDIMENT.



FDC	FIRE DEPARTMENT CONNECTION
SP	STANDPIPE CLASS I PER 905.3.1 EXCEPTION 1
HC	HOSE CONNECTION PER CBC 905.4.2
KB	KNOX BOX
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONCTROL PANEL

(N) PUBLIC FIRE HYDRANT
(E) PUBLIC FIRE HYDRANT
(N) PRIVATE FIRE HOSE CONNECTION
(E) PRIVATE FIRE HOSE CONNECTION
FIRE LANE
ROOF ACCESS STAIR

APN # 250-170-036

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FIRE ACCESS PLAN_GROUND LEVEL
G201

SCALE : 1" = 30'-0"

0 15 30 60 120 FEET

N

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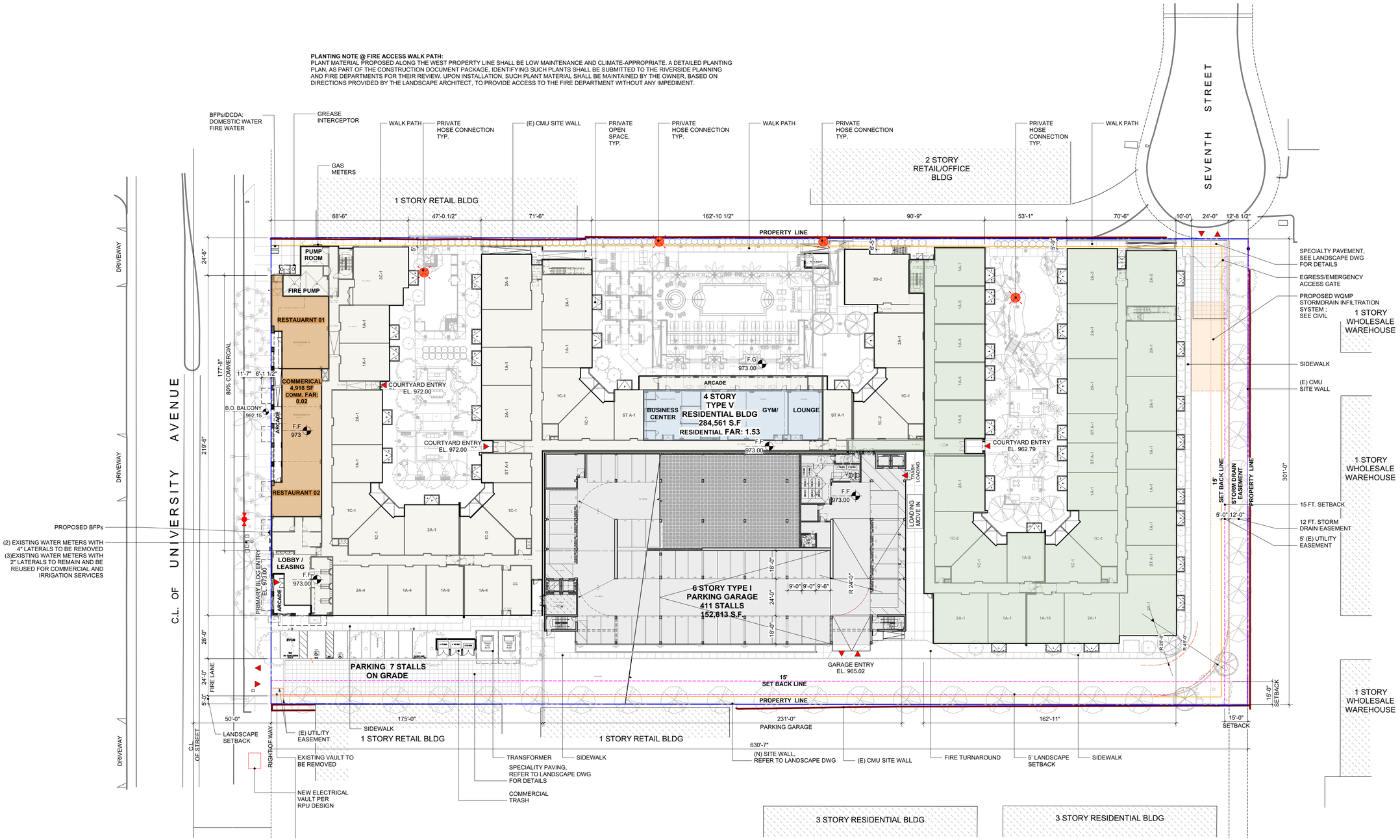

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SITE PLAN
AS01

SCALE : 1" = 30'-0"

0 15 30 60 120 FEET

N

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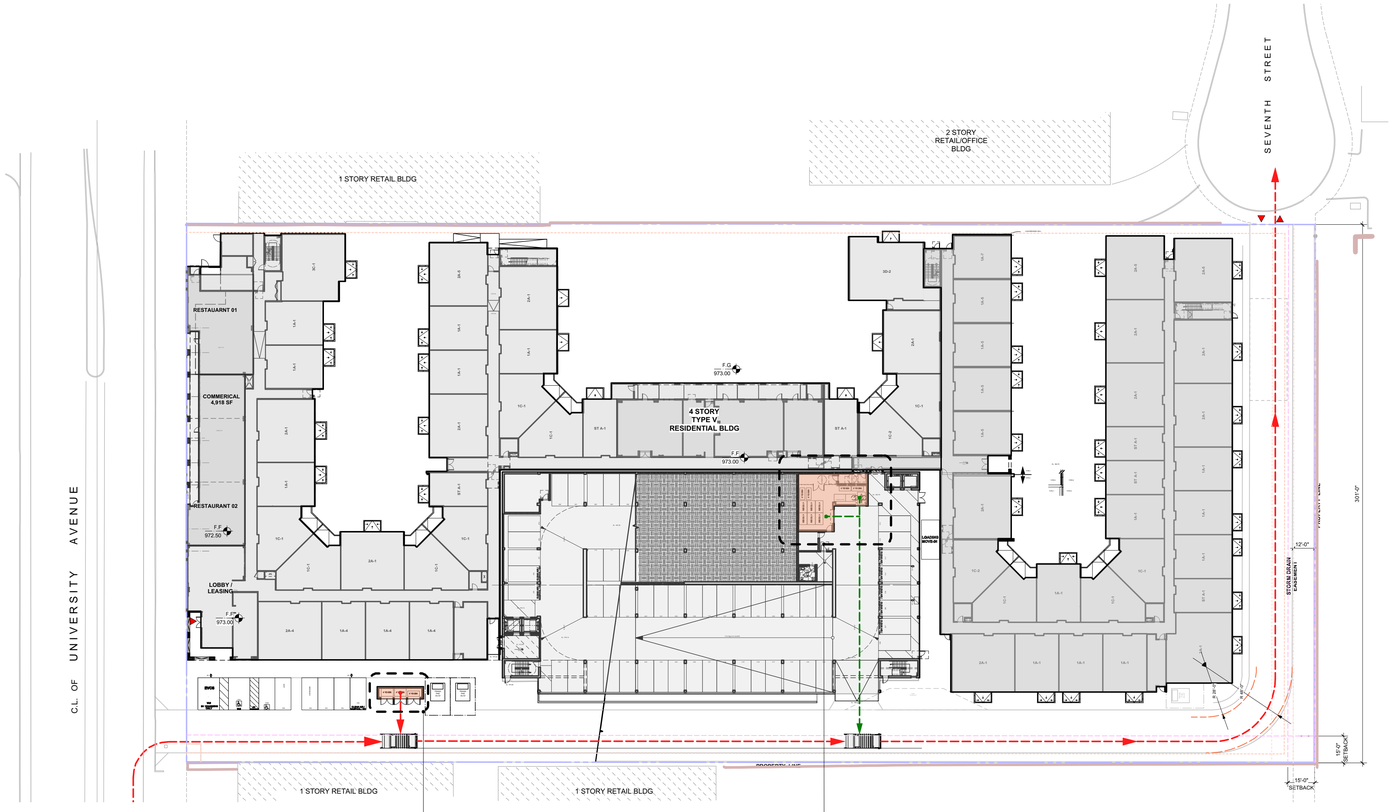
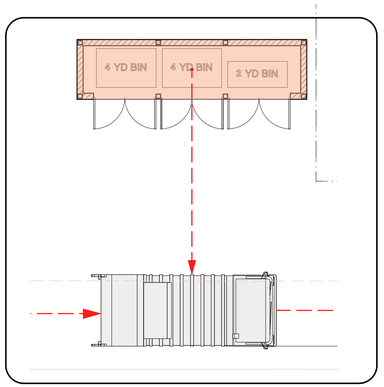
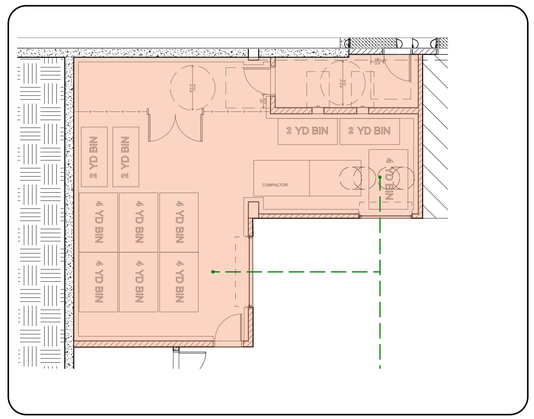


TRASH TRUCK ROUTE

LEGENDS:

- TRASH TRUCK ROUTE
- SCOUT (BIN) TRUCK ROUTE
- TRASH TRUCK
- TRASH ROOM / ENCLOSURE





COMMERCIAL TRASH:

TRASH: (1) 4 CY BIN @ 4X/WK
RECYCLING: (1) 4 CY BIN @ 4X/WK
FOOD WASTE: (1) 2 CY BIN @ 4X/WK

RESIDENTIAL TRASH:

TRASH: (4) 4 CY BIN @ 4X/WK
RECYCLING: (3) 4 CY BIN @ 4X/WK (WITH A COMPACTOR)
ADA GROUND LEVEL: (4) 2 CY BIN @ 4X/WK
(TRASH & RECYCLING)
FOOD WASTE: (5) 23 GA. "SLIM JIM "@ 4X/WK

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TRASH SERVICES & CALCULATIONS PROVIDED BY:
BURRTEC WASTE INDUSTRIES
Gary Koontz
951 786 0639

WASTE MANAGEMENT
G301

N

SCALE : 1" = 30'-0"

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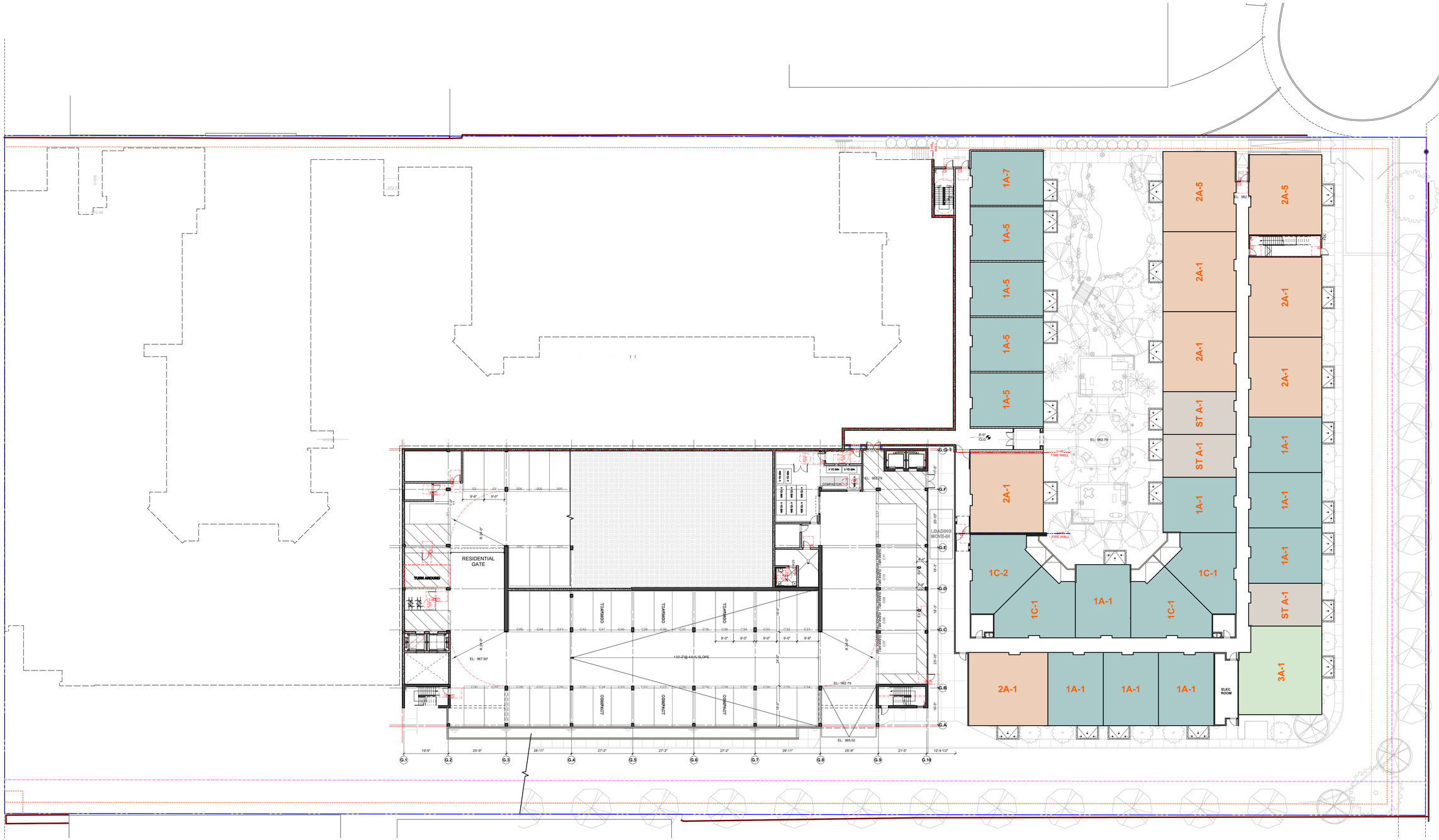

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LEVEL G, EL. 962.79

A101

SCALE : 1" = 20'-0"

0 10 20 40 80 FEET

N

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LEVEL 1, EL. 973.00

A102

SCALE : 1" = 20'-0"

0 10 20 40 80 FEET

N

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CGI+ | REAL ESTATE INVESTMENT STRATEGIES

LEVLE 2, EL. 983.21

A103

SCALE : 1" = 20'-0"

0 10 20 40 80 FEET

N

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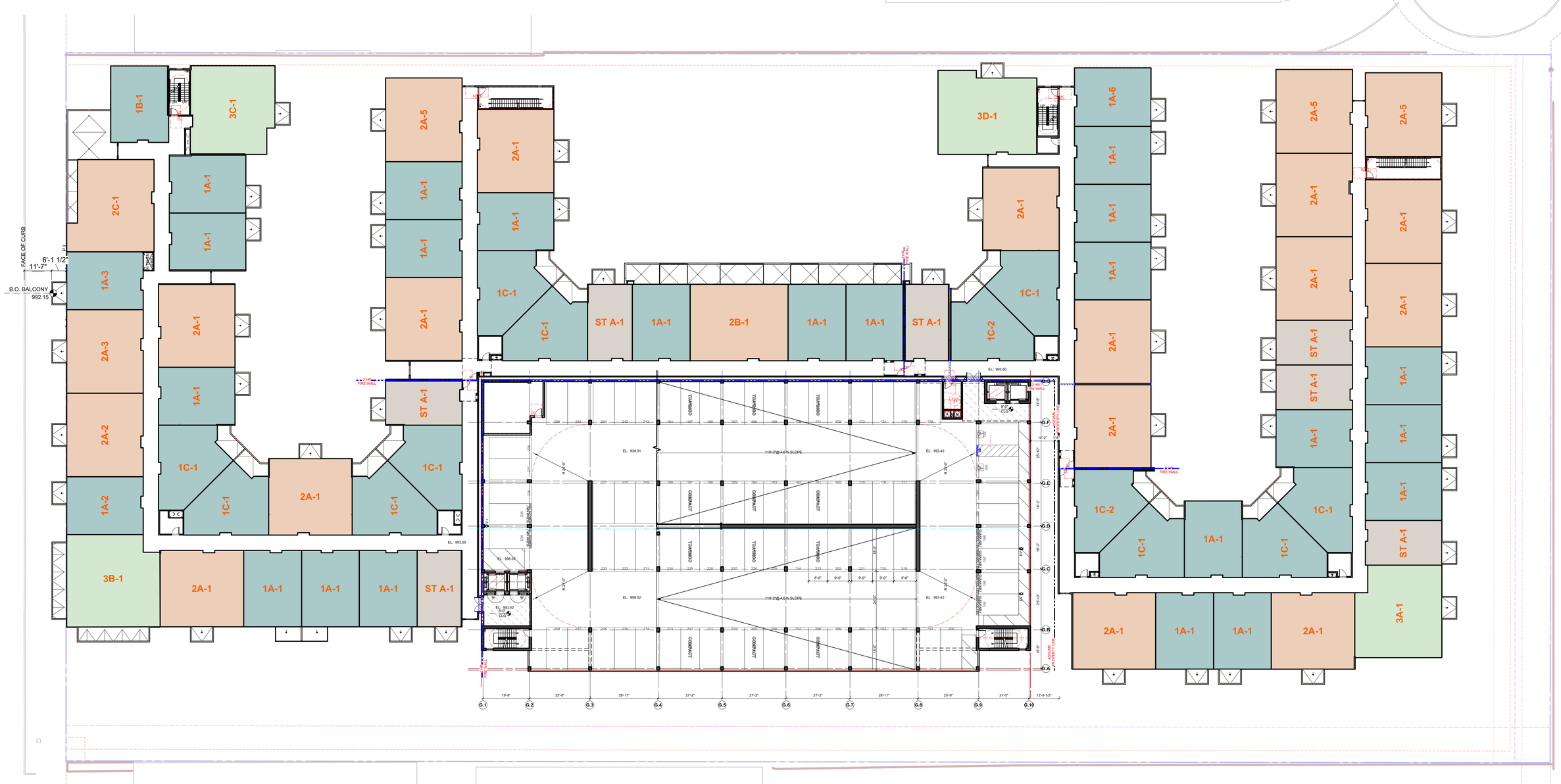

APN # 250-170-036

1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

CGI+ | REAL ESTATE INVESTMENT STRATEGIES

LEVEL 3, EL. 993.42

A104

SCALE : 1" = 20'-0"

0 10 20 40 80 FEET

N

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RIVERSIDE, CALIFORNIA

CGI+ | REAL ESTATE INVESTMENT STRATEGIES

LEVEL 4, EL. 1003.63

A105

SCALE : 1" = 20'-0"

0 10 20 40 80 FEET

N

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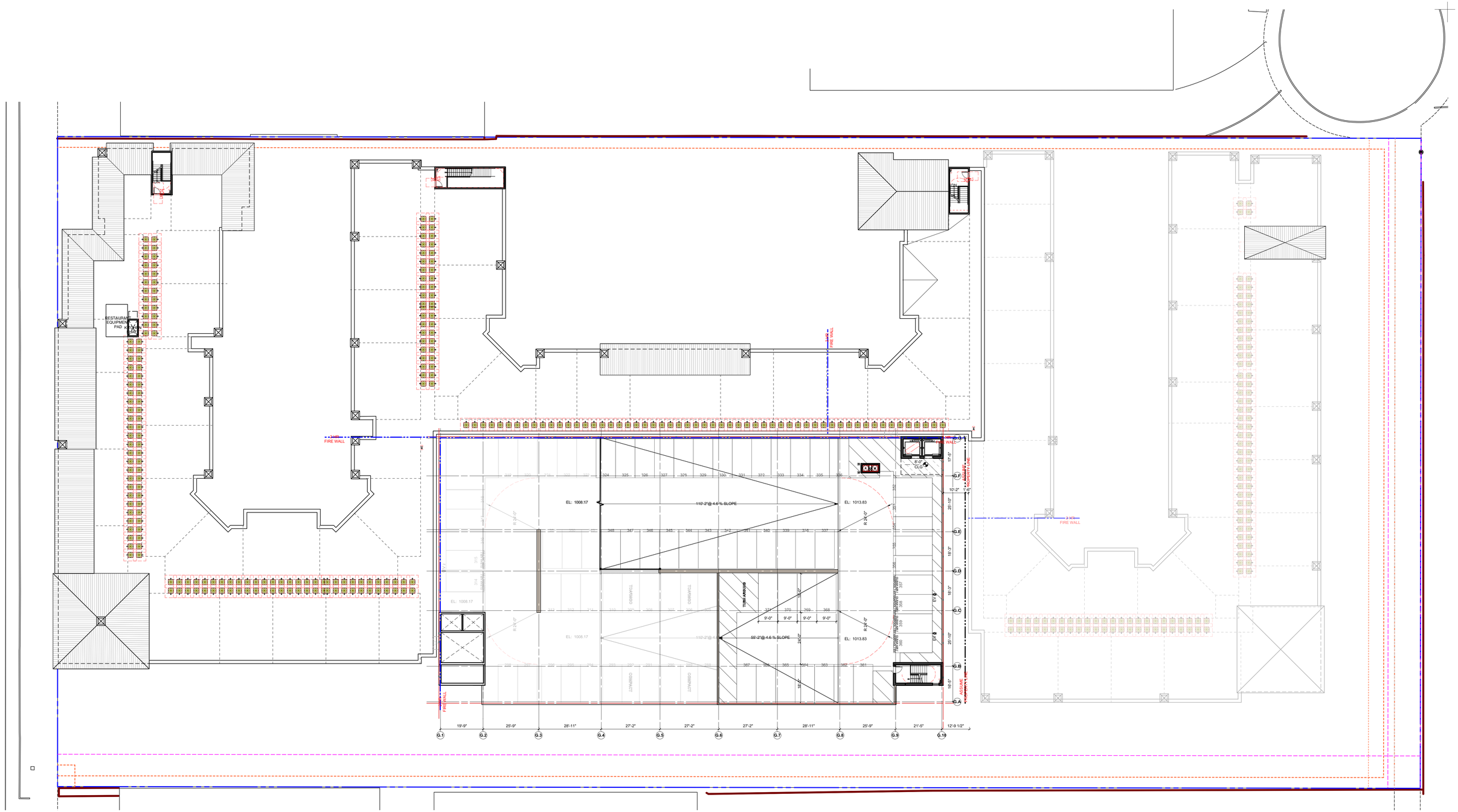

APN # 250-170-036

1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

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ROOF, EL. 1013.83

A106

SCALE : 1" = 20'-0"

0 10 20 40 80 FEET

N

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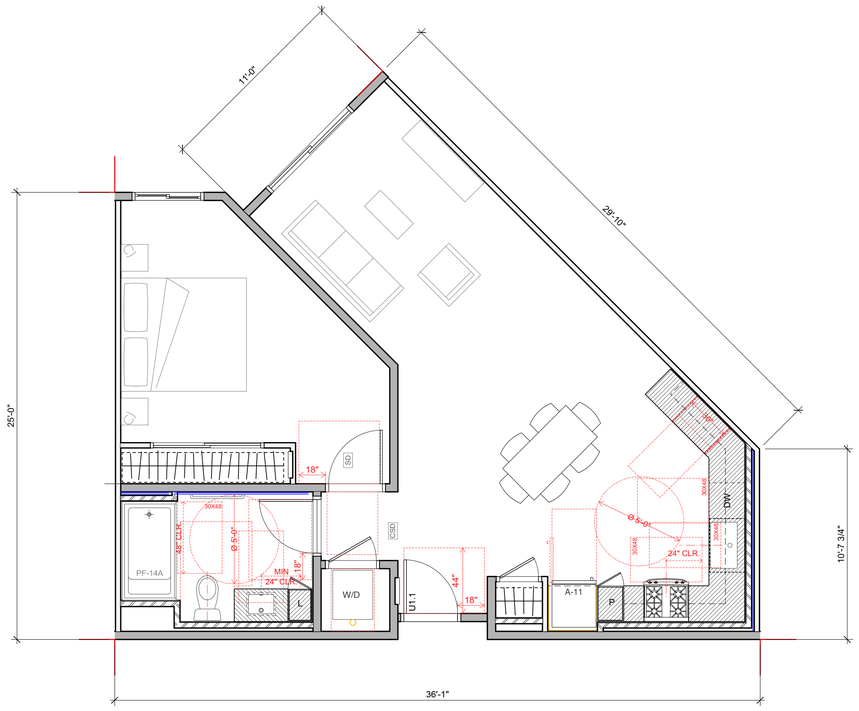
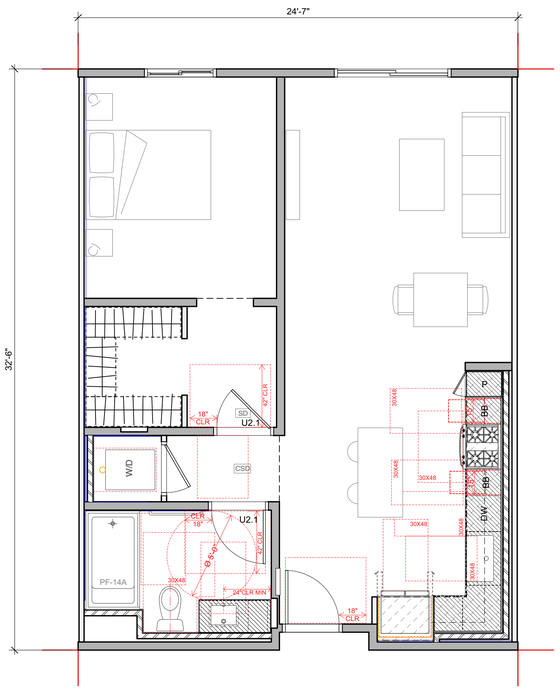
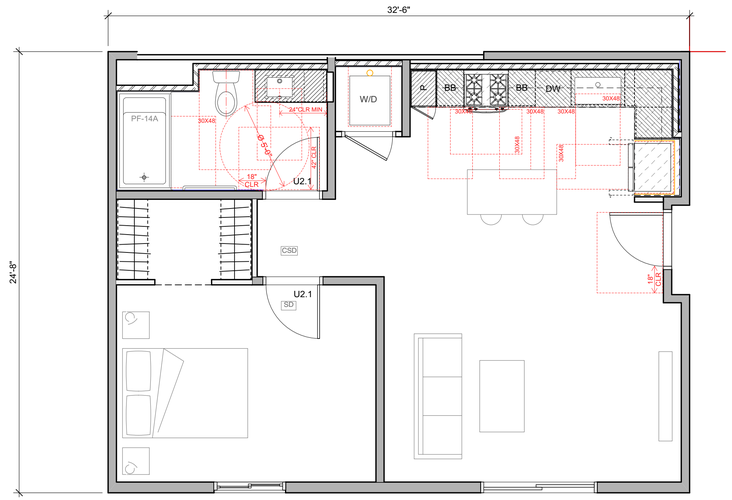


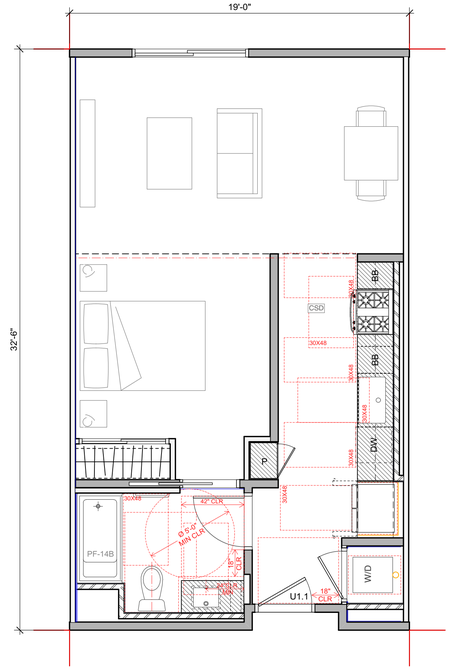
UNIT 1C-1 4



UNIT 1A-1 2



UNIT 1B-1 3



UNIT STA-1 1

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UNIT PLANS
A301

SCALE : 1/4" = 1'-0"

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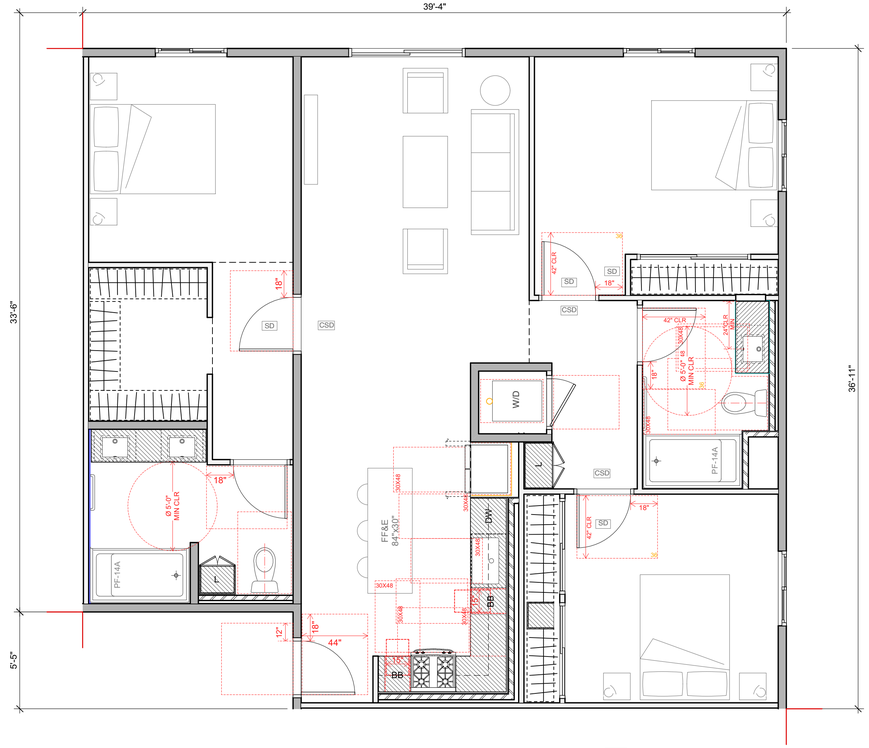
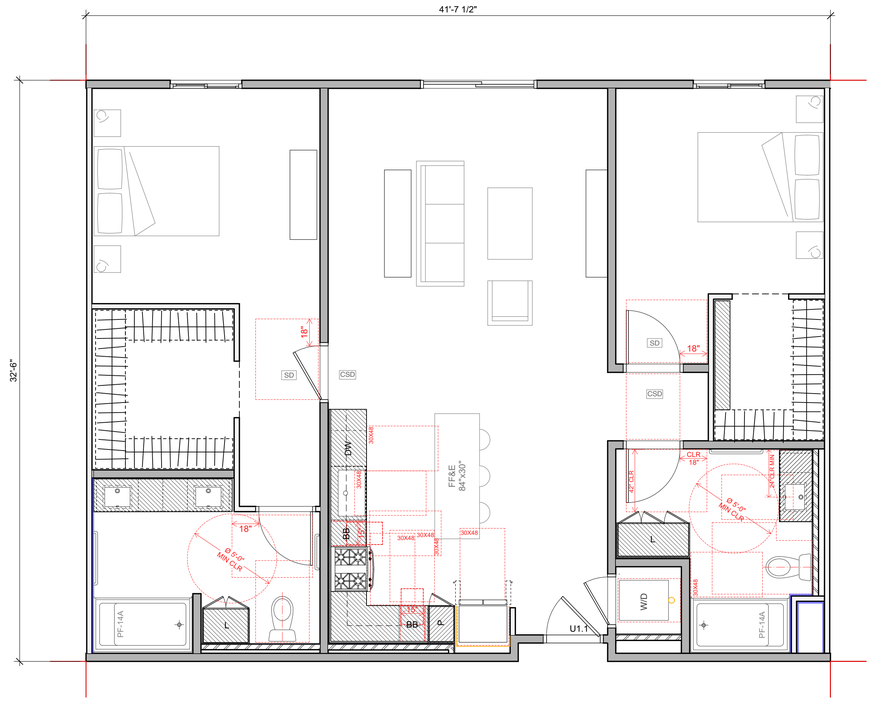
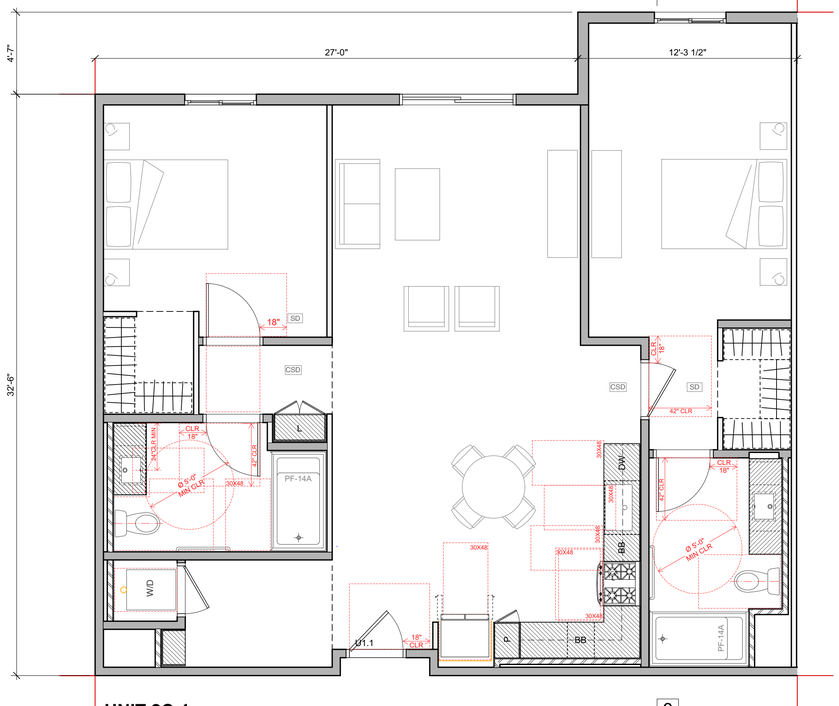


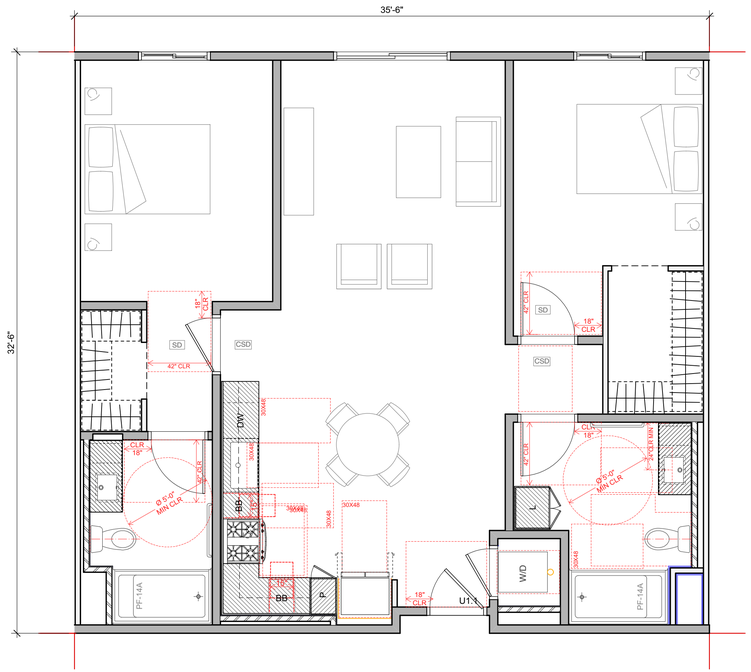
UNIT3A-1 4



UNIT 2B-1 2



UNIT 2C-1 3



UNIT 2A-1 1

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CGI+ | REAL ESTATE INVESTMENT STRATEGIES

UNIT PLANS
A302

SCALE : 1/4" = 1'-0"

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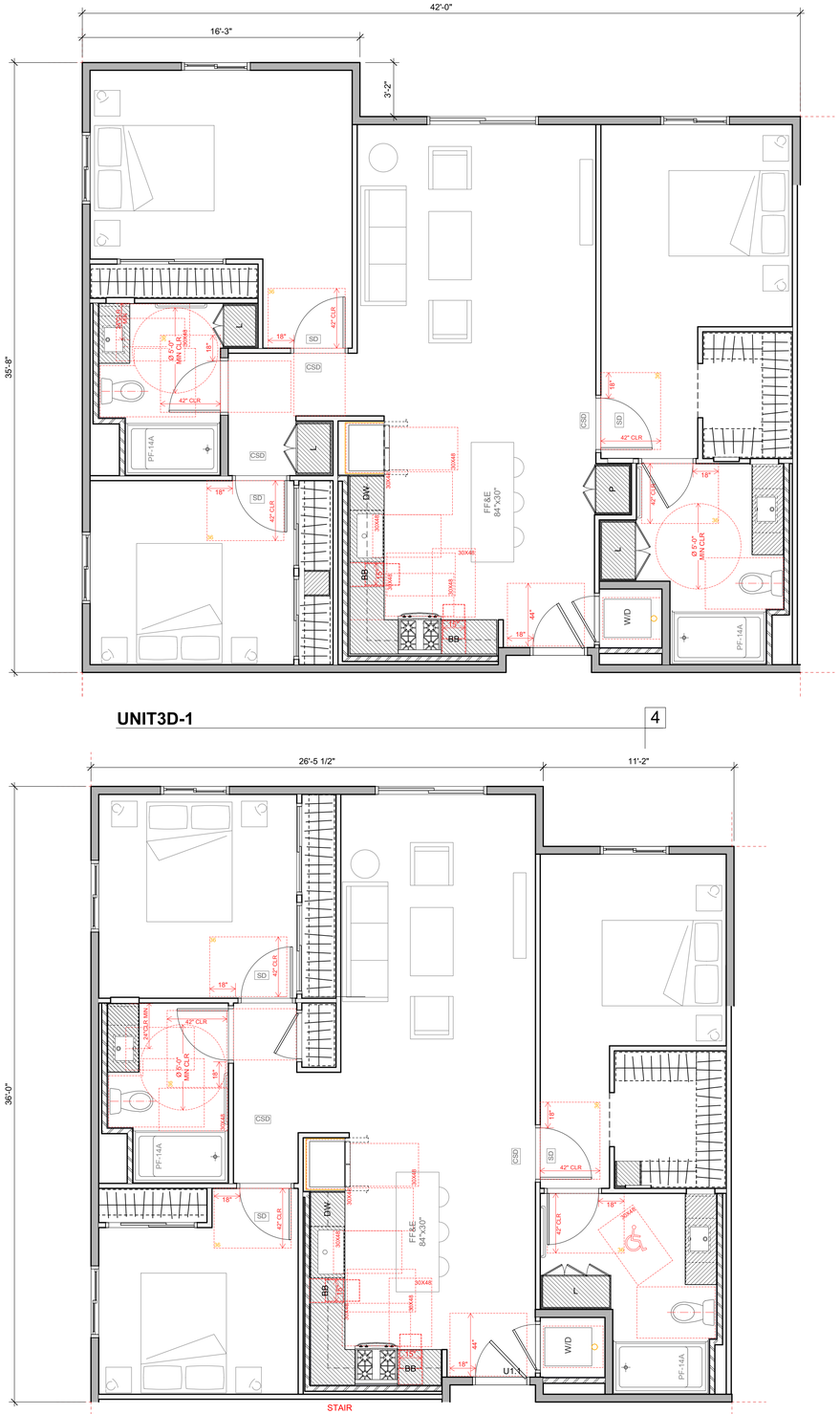
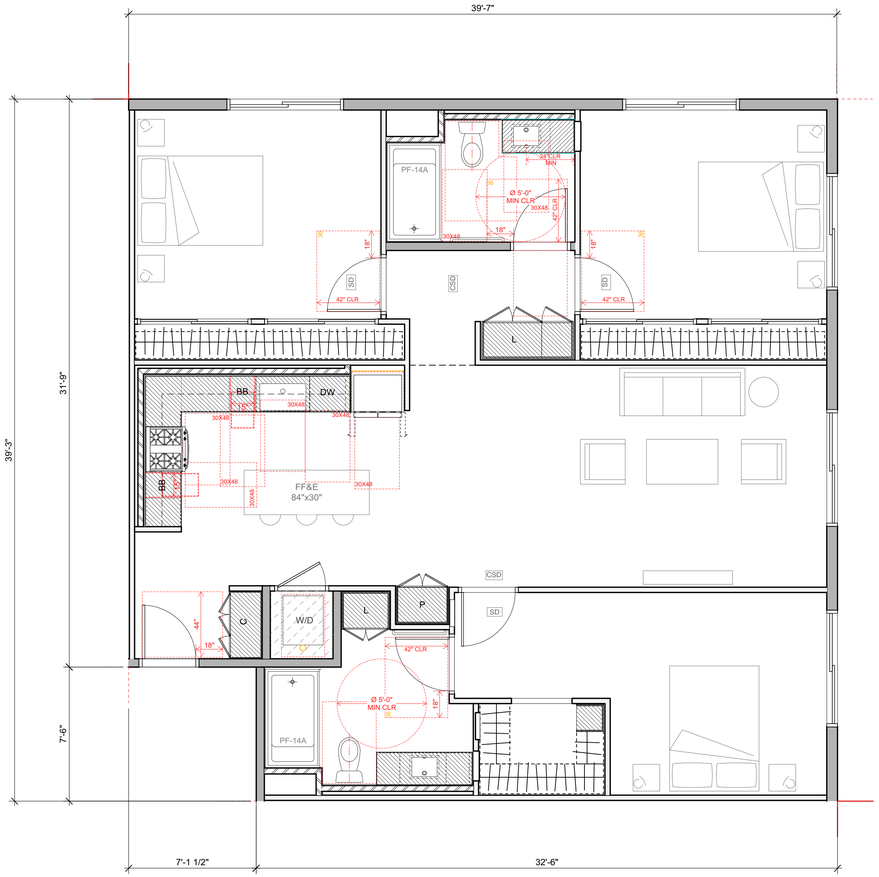


UNIT3D-1 4

UNIT 3C-1 3



UNIT 3B-1 1

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CGI+ | REAL ESTATE INVESTMENT STRATEGIES

UNIT PLANS
A303

SCALE : 1/4" = 1'-0"

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GENERAL NOTES:

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF RIVERSIDE REQUIREMENTS.
3. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF RIVERSIDE.
5. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
6. THERE ARE NO SIGNIFICANT TREES TO BE REMOVED ON THE SITE.
7. THERE ARE NO PROTECTED TREES ON THE SITE.

WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.

APN # 250-170-036

1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

SITE PLAN
L-1

NORTH

SCALE: 1" = 20'

0 10' 20' 40' 80'

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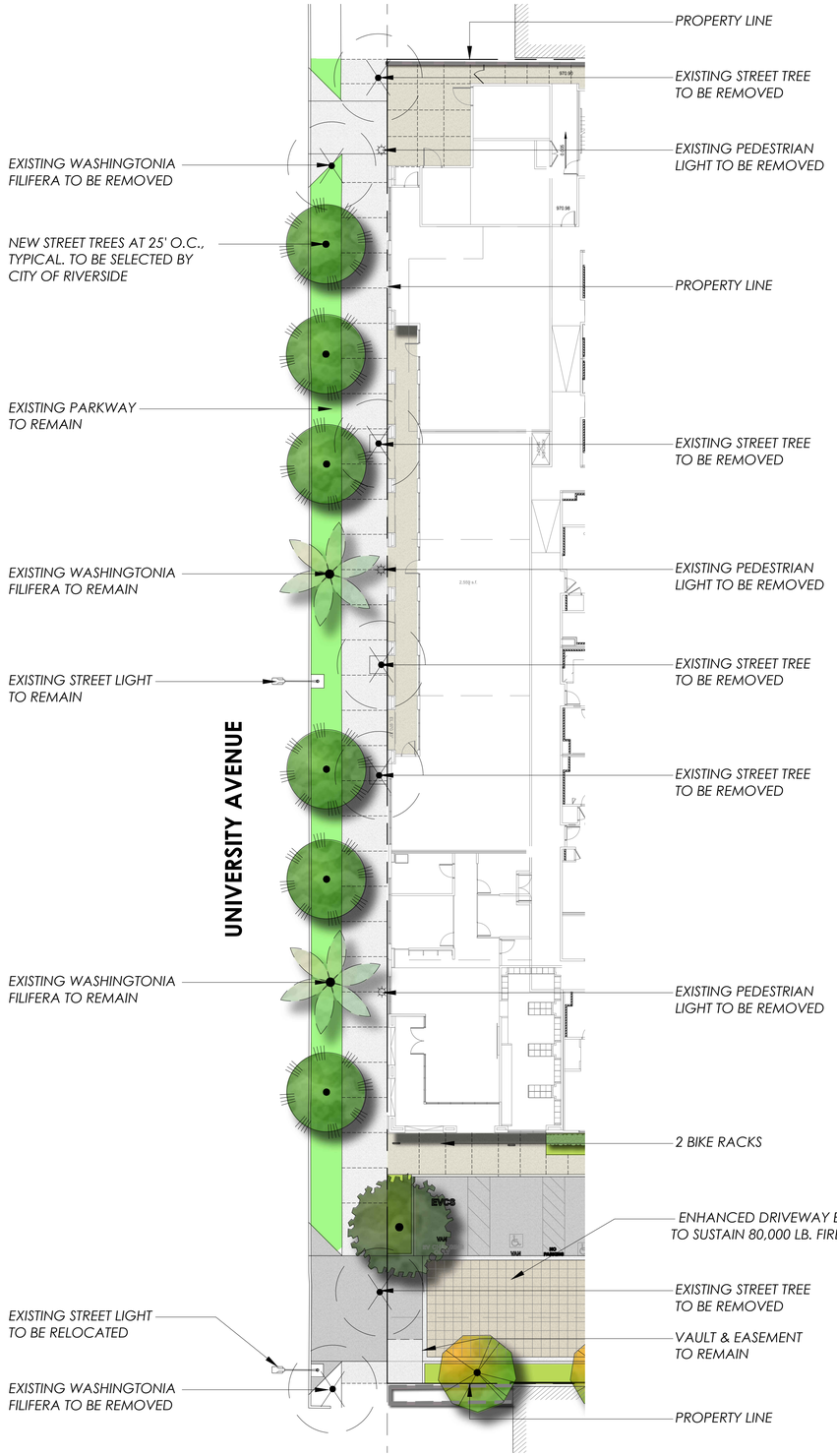

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

PLANT LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	CUPANIOPSIS ANACARDIOIDES "CARROT WOOD"
	MAGNOLIA GRANDIFLORA "MAGNOLIA"
	PINUS CANARIENSIS "CANARY ISLAND PINE"
	PLATANUS RACEMOSA "SYCAMORE"
	PODOCARPUS GRACILIOR "FERN PINE"
	QUERCUS AGRIFOLIA "COAST LIVE OAK"
	CERCIDIUM 'DESERT MUSEUM' 'DESERT MUSEUM PALO VERDE"
	CITRUS SPECIES "CITRUS"
	OLEA EUROPAEA "COMMON OLIVE"
	CERCIS CANADENSIS "EASTERN REDBUD"
	CHITALPA TASHKENTENSIS "CHITALPA"
	LAGERSTROEMIA INDICA SPECIES "CRAPE MYRTLE"
	MAGNOLIA SOULANGEANA "SAUCER MAGNOLIA"
	LAURUS NOBILIS "BAY LAUREL"
	MELALEUCA QUINQUENERVIA "BROAD-LEAVED PAPERBARK"
	PODOCARPUS HENKELII "LONG-LEAFED YELLOWWOOD"
	PODOCARPUS GRACILIOR 'CRYSTAL BLUE' "FERN PINE"
	ARBUTUS 'MARINA' "STRAWBERRY TREE"
	CALLISTEMON CITRINUS "BOTTLEBRUSH"
	METROSIDEROS EXCELSUS "NEW ZEALAND CHRISTMAS TREE"
	AGONIS FLEXUOSA "PEPPERMINT"
	MELALEUCA QUINQUENERVIA "BROAD-LEAVED PAPERBARK"
	RHUS LANCEA "AFRICAN SUMAC"
	ARCTOSTAPHYLOS SPECIES "MANZANITA"
	ARBUTUS UNEDO 'COMPACTA' "DWARF STRAWBERRY TREE"
	CAESALPINIA PULCHERRIMA "PEACOCK FLOWER"
	CEANOTHUS 'RAY HARTMAN' "CALIFORNIA LILAC"
	HETEROMELES ARBUTIFOLIA "TOYON"
	LIGUSTRUM JAPONICUM "WAXLEAF PRIVET"
	FEIJOA SELLOWIANA "PINEAPPLE GUAVA"
	LAGERSTEMIA INDICA SPECIES "CRAPE MYRTLE"
	RHAPHIOLEPIS INDICA "INDIAN HAWTHORN"
	ACACIA BAILEYANA "WATTLE"
	BRACHYCHITON POPULNEUS "KURRAJONG"
	TRISTANIA CONFERTA "BRISBANE BOX"
	ARCHONTOPHOENIX CUNNINGHAMIANA "KING PALM"
	PHOENIX DACTYLIFERA "DATE PALM"
SCREENING SHRUBS	
	DODONAEA VISCOSA "HOPSEED BUSH"
	PHOTINIA FRASERI "CHRISTMAS BERRY"
	PITTOSPORUM 'SILVER SHEEN' "SILVER SHEEN KOHUHU"
	PRUNUS 'BRIGHT N TIGHT' "CAROLINA LAUREL CHERRY"
SHRUBS, GRASSES AND GROUND COVERS	
	ACACIA REDOLENS "PROSTRATE ACACIA"
	ACHILLEA SPECIES "YARROW"
	AGAVE SPECIES "AGAVE"
	ALOE SPECIES "ALOE"
	ANIGOZANTHOS SPECIES "KANGAROO PAW"
	BAMBUSA SPECIES "BAMBOO"
	BERGENIA SPECIES "BERGENIA"
	BRUGMANSIA SPECIES "ANGLE'S TRUMPET"
	BUXUS SPECIES "BOXLEAF"
	CARISSA MACROCARPA "NATAL PLUM"
	CALANDRINIA GRANDIFLORA "ROCK PURSLANE"
	CEANOTHUS SPECIES "CALIFORNIA LILAC"
	DIETES SPECIES "FORTNIGHT LILY"
	DIANELLA SPECIES "FLAX LILY"
	DRACAENA DRACO "DRAGON TREE"
	ERIGERON KARVINSKIANUS "MEXICAN DAISY"
	EUPHORBIA INGENS "CANDELABRA TREE"
	FESTUCA OVINA GLAUCA "BLUE FESCUE"
	GAURA LINDHEIMERI "WHITE GAURA"
	GREVILLEA SPECIES "GREVILLEA"
	HEUCHERA SPECIES "CORAL BELLS"
	HELICTOTRICHON SEMPERVIRENS "BLUE OAT GRASS"
	JUNIPERUS SPECIES "JUNIPER"
	LANTANA SPECIES "LANTANA"
	LAVANDULA SPECIES "LAVENDER"
	LIRIOPE SPECIES "LILY TURF"
	LOROPETALUM CHINENSE "CHINESE FRINGE FLOWER"
	MYRTUS COMMUNIS "MYRTLE"
	NANDINA DOMESTICA SPECIES "HEAVENLY BAMBOO"
	PHLOMIS FRUTICOSA "JERUSALEM SAGE"
	PHORMIUM TENAX "NEW ZEALAND FLAX"
	PEROVSKIA ATRIPLICIFOLIA "RUSSIAN SAGE"
	ROSA BANKSIAE "LADY BANKS' ROSE"
	ROSMARINUS SPECIES "ROSEMARY"
	SALVIA SPECIES "SAGE"
	SENECIO MANDRALISCAE "CHALK STICKS"
	STRELITZIA REGINAE "BIRD OF PARADISE"
	TEUCRIUM FRUTICANS "GERMANDER"
	WESTRINGIA SPECIES "COAST ROSEMARY"

APN # 250-170-036

1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

STREETSCAPE ENLARGEMENT PLAN
L-2

NORTH

SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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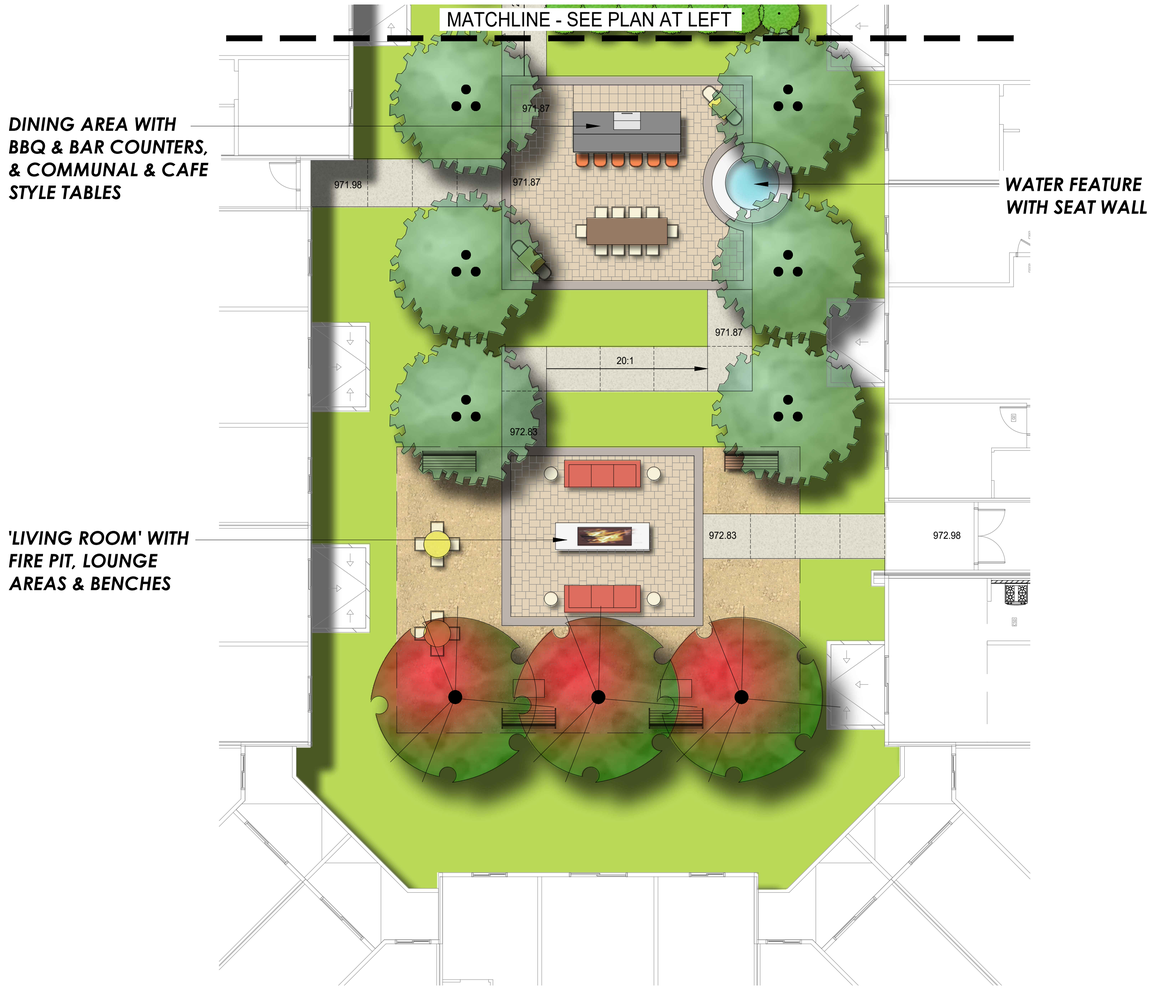

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1575 UNIVERSITY AVENUE,
RIVERSIDE, CALIFORNIA

SOUTH COURTYARD LANDSCAPE ENLARGEMENT PLAN

L-3

NORTH

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 32'

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POOL COURTYARD LANDSCAPE ENLARGEMENT PLAN

L-4

NORTH

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 32'

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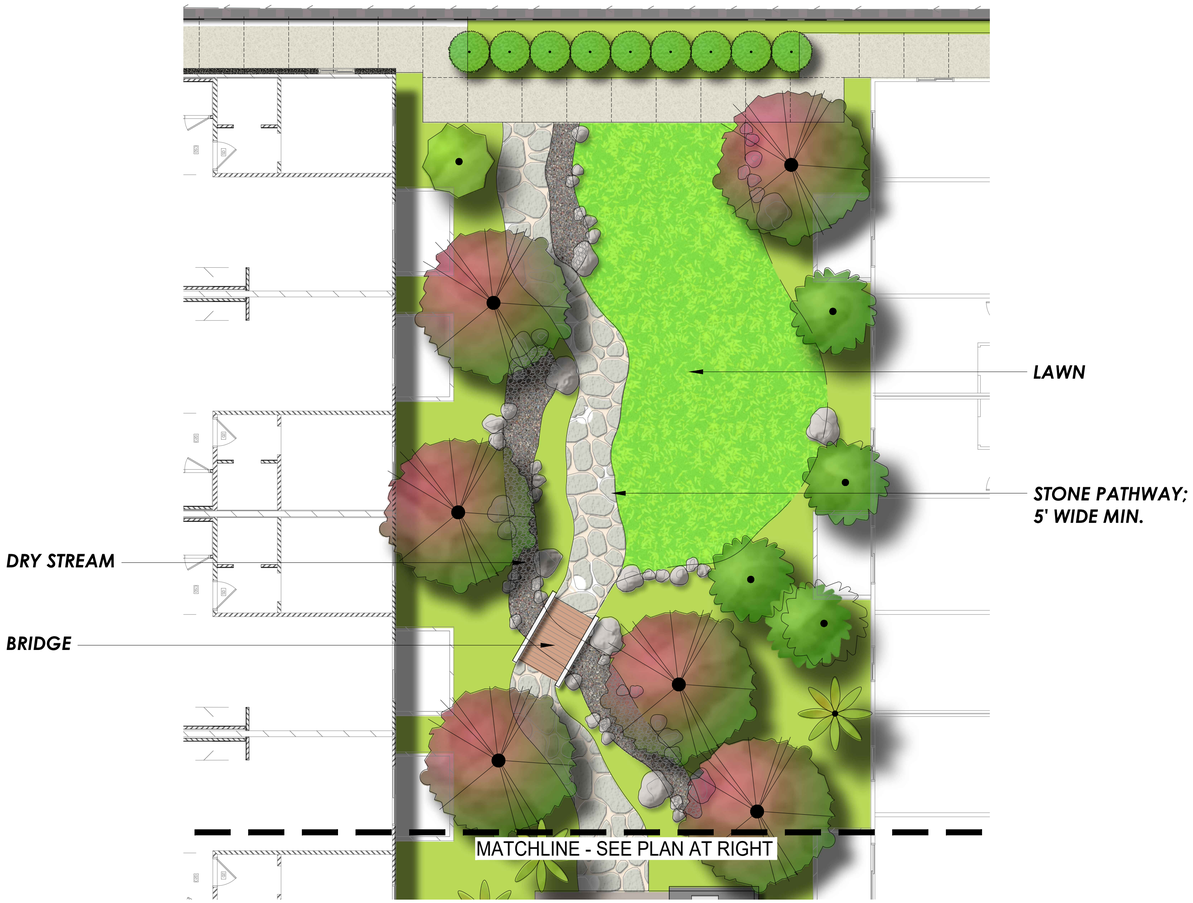

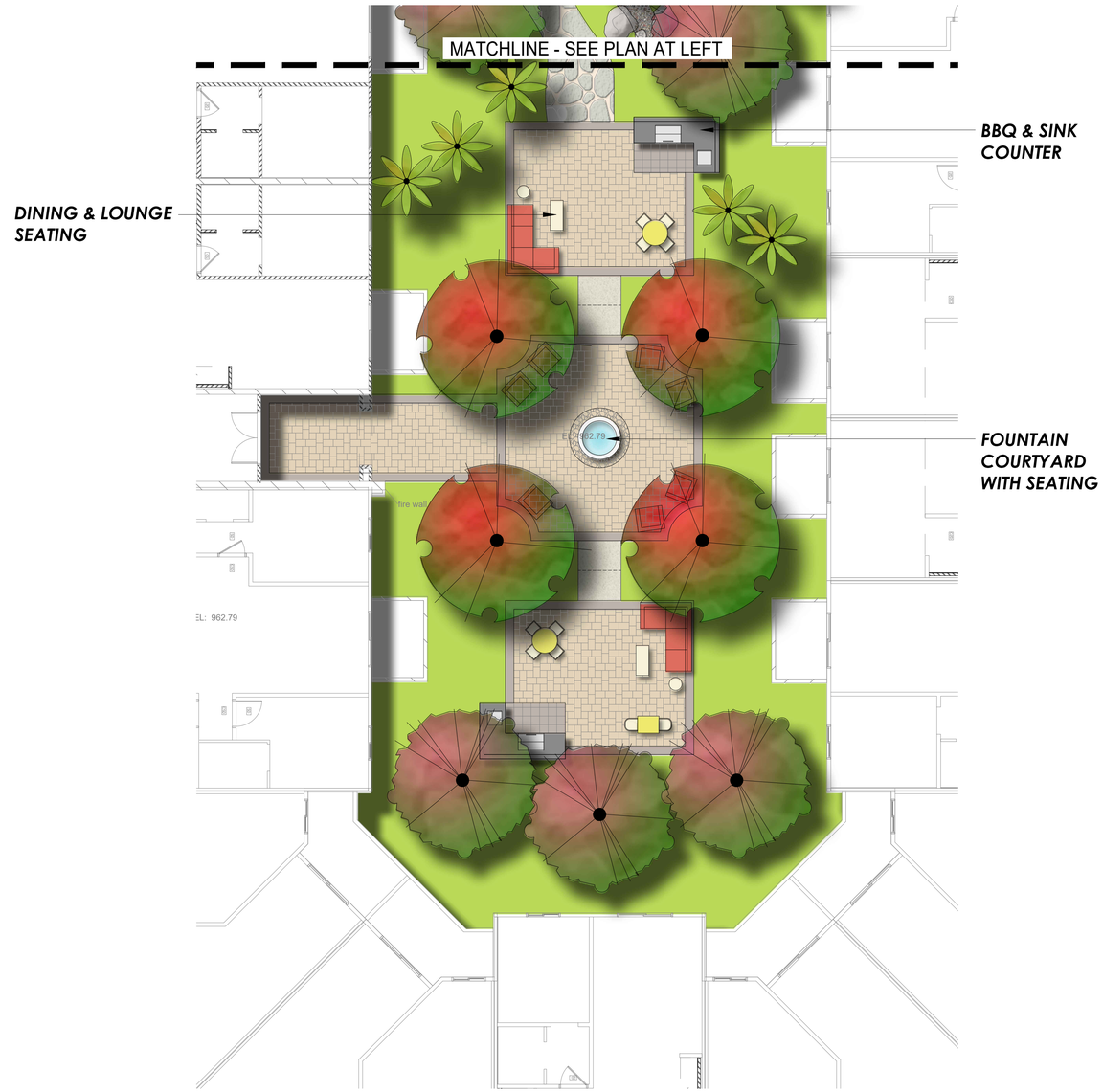

APN # 250-170-036

1575 UNIVERSITY AVENUE,
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NORTH COURTYARD LANDSCAPE ENLARGEMENT PLAN

L-5

NORTH

SCALE: 1/8" = 1'-0"

0 4' 8' 16' 32'

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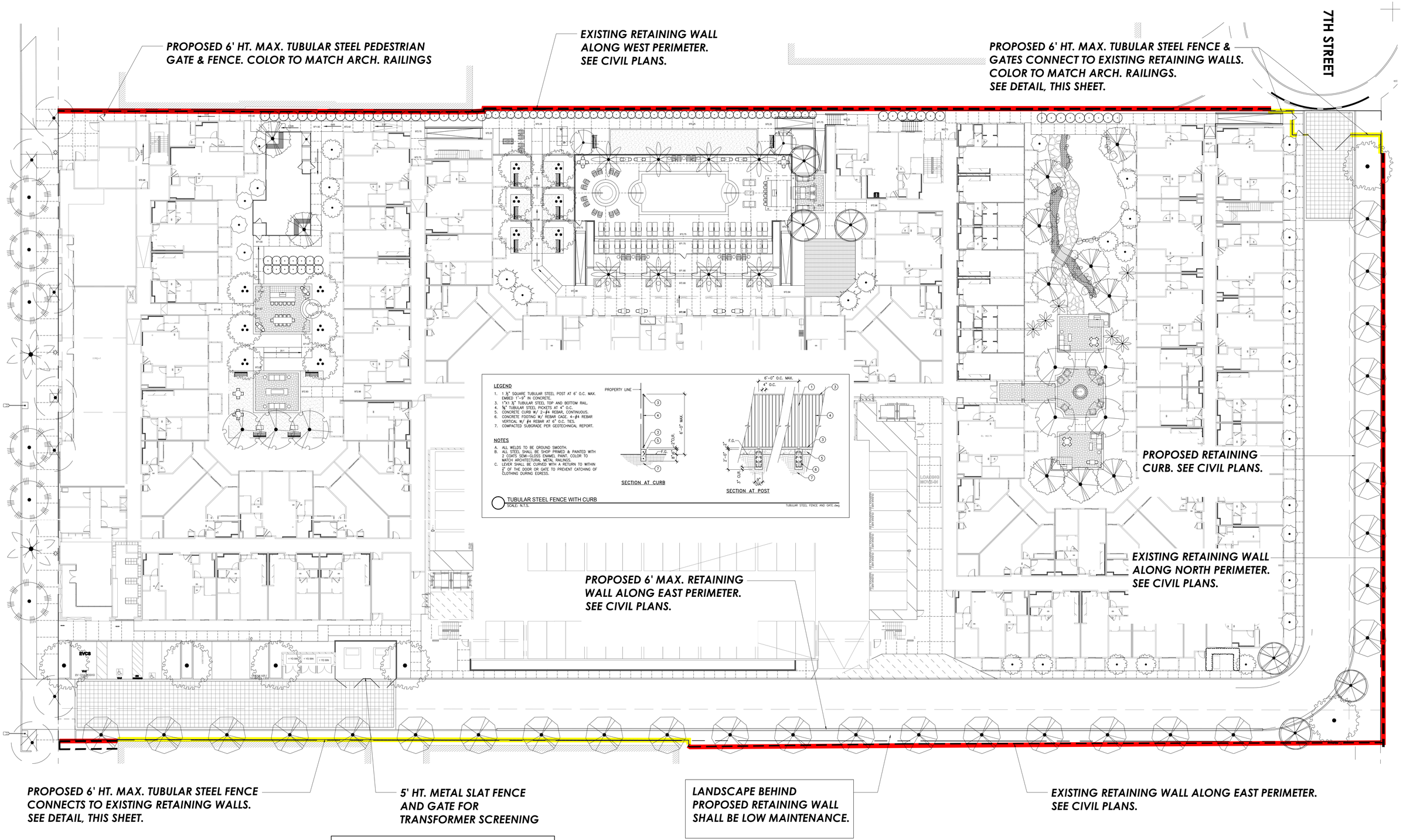

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FENCE & WALL EXHIBIT
L-6

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