

KRAMERIA & WOOD - ORANGECREST

RIVERSIDE | CA

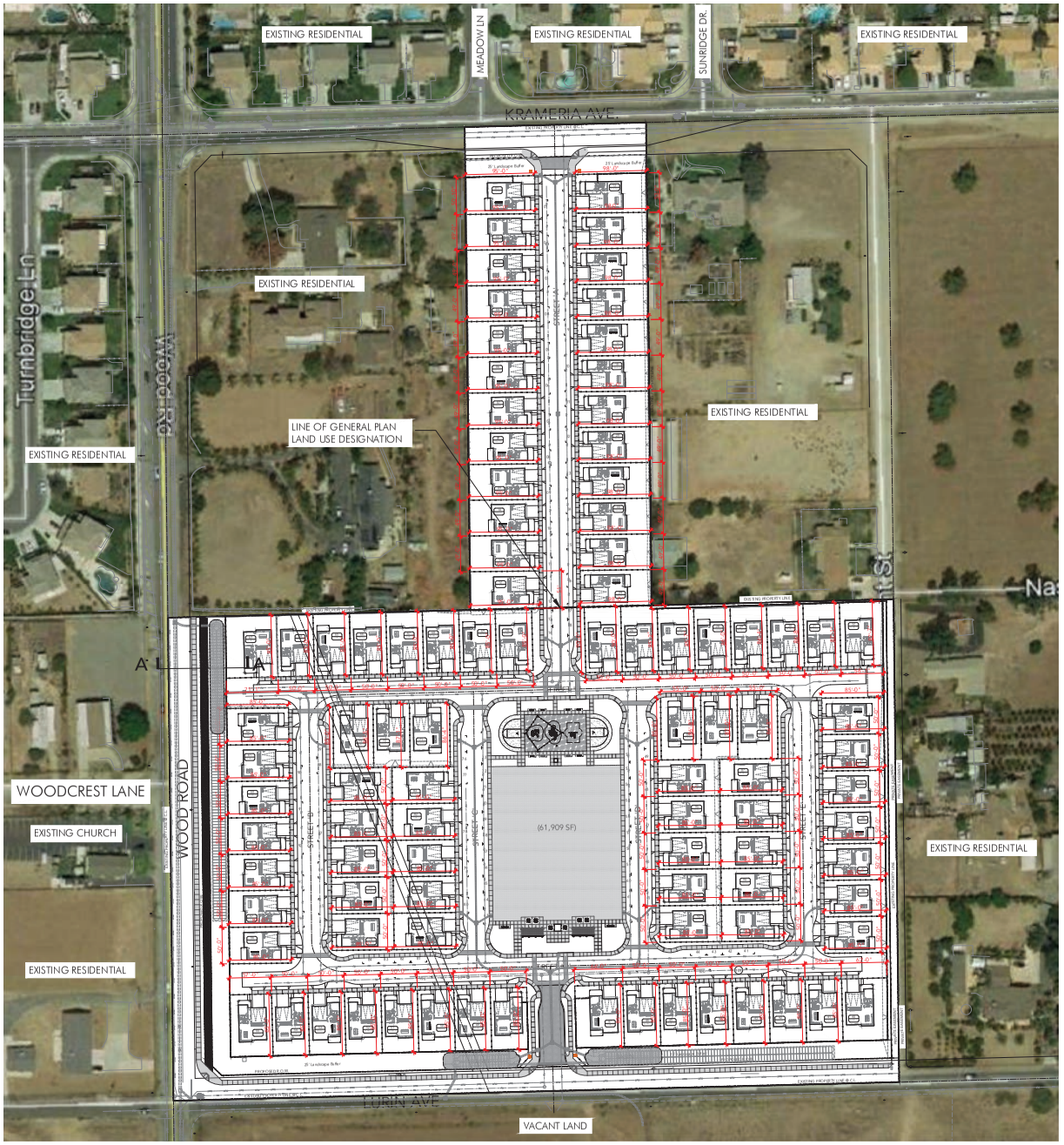
COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

1"=60'-0" SCALE 0 60 120 NORTH

ILLUSTRATIVE SITE PLAN | SP-0

URBAN ARENA



SITE SUMMARY

SITE SUMMARY - KRAMERIA

SITE "A" (NORTHERLY SITE)	
Gross Site Area:	**3.783 AC**
Total Unit Count:	**24 Units**
Density (Site A):	**6.34 DU/AC**
SITE "B" (SOUTHERLY SITE)	
Gross Site Area:	**15.136 AC**
Total Unit Count:	**72 Units**
Density (Site A):	**4.76 DU/AC**
TYPICAL LOT SIZE	
Site "A":	49' x 95' Min.
Site "B":	50' x 85' Min.
MINIMUM SETBACKS	
FRONT:	
Front Porch to ROW/PL	6' Min.
Bldg (Living Space) to ROW/PL	13' Min.
Garage (Front) to ROW/PL	18' Min.
SIDE:	
Bldg to PL/ROW	5 Min.
Bldg. to Bldg.	10 Min.
REAR:	
Bldg. to PL	15' Min.
Bldg. to Public ROW	25' Min.

OPEN SPACE SUMMARY

Required Common Open Space: (500 sf x 96 units)=	48,000
Provided Common Open Space =	61,909

UNIT MIX SUMMARY

Single Family Detached Residential

Plan Type	SF	BR	BA	GAR	HT	TOTAL
Plan 1	2,651	4	3.5	2		32
Plan 2	2,844	4	3.5	2		32
Plan 3	3,121	5	4	2		32
Average:	2,872					**96**

Elevation types (Modern Agrarian, Santa Barbara, Coastal)

PARKING SUMMARY

Parking Required:	
Enclosed Garage Space (2 per unit) =	192
Guest Parking Space (1 per 3 units) =	32
Total Parking Required =	**224**
Parking Provided:	
Enclosed Garage Space =	192
Private Driveway Space =	192
On-Street Guest Space =	110
Total Parking Provided =	**494**

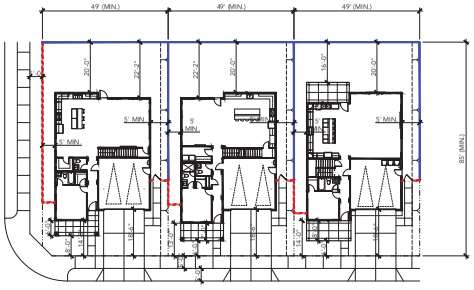
SEE SHEETS SP2 & SP3
FOR 30 SCALE ENLARGEMENTS

LOT COVERAGE SUMMARY

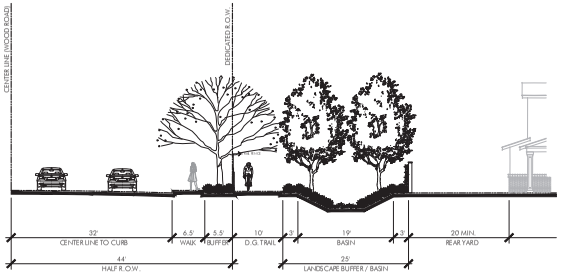
LOT COVERAGE SUMMARY (PROPOSED MAX. LOT COVERAGE = 55%)

LOT #	PLAN #	LOT SIZE (SF)	BLDG FP (SF)	LOT COVERAGE (%)
1	3	4,908	1,914	39
2	2	4,668	1,953	42
3	1	4,668	2,066	44
4	2	4,668	1,953	42
5	1	4,668	1,914	41
6	3	4,668	2,066	44
7	1	4,668	1,914	41
8	3	4,668	2,066	44
9	2	4,668	1,953	42
10	3	4,668	2,066	44
11	2	4,668	1,953	42
12	1	4,933	1,914	39
13	2	5,229	1,953	37
14	1	4,783	1,914	40
15	3	4,783	2,066	43
16	1	4,783	1,914	40
17	3	4,783	2,066	43
18	2	4,783	1,953	41
19	1	4,783	1,914	40
20	2	4,783	1,953	41
21	3	4,783	2,066	43
22	2	4,783	1,953	41
23	1	4,780	1,914	40
24	3	4,845	2,066	43
25	3	4,499	2,066	46
26	2	4,463	1,953	44
27	1	4,274	1,914	45
28	3	4,316	2,066	48
29	2	4,335	1,953	45
30	1	4,373	1,914	44
31	2	4,412	1,953	44
32	1	5,254	1,914	36
33	3	4,250	2,066	49
34	2	4,250	1,953	46
35	1	4,250	1,914	45
36	3	4,250	2,066	49
37	2	4,250	1,953	46
38	1	4,289	1,914	45
39	3	4,250	2,066	49
40	1	5,260	1,914	36
41	3	4,250	2,066	49
42	2	4,250	1,953	46
43	1	4,250	1,914	45
44	3	4,250	2,066	49
45	2	4,250	1,953	46
46	1	4,247	1,914	45
47	3	5,607	2,066	37
48	2	4,250	1,953	46
49	1	4,250	1,914	45
50	3	4,250	2,066	49
51	2	4,247	1,953	46
52	1	4,250	1,914	45
53	3	4,250	2,066	49
54	2	4,245	1,953	46
55	1	4,907	1,914	39
56	3	4,250	2,066	49
57	2	4,250	1,953	46
58	1	4,248	1,914	45
59	2	4,250	1,953	46
60	3	4,253	2,066	49
61	1	4,252	1,914	45
62	3	4,250	2,066	49
63	2	5,995	1,953	33
64	1	4,250	1,914	45
65	3	4,250	2,066	49
66	2	4,250	1,953	46
67	1	4,250	1,914	45
68	2	4,250	1,953	46
69	3	4,250	2,066	49
70	1	4,250	1,914	45
71	3	4,824	2,066	43
72	2	4,354	1,953	45
73	1	4,747	1,914	40
74	3	4,250	2,066	49
75	2	4,250	1,953	46
76	1	4,250	1,914	45
77	3	4,250	2,066	49
78	2	4,250	1,953	46
79	3	4,250	2,066	49
80	1	4,250	1,914	45
81	2	4,250	1,953	46
82	3	4,250	2,066	49
83	1	4,250	1,914	45
84	3	4,765	2,066	43
85	1	4,353	1,914	44
86	2	4,824	1,953	40
87	3	4,250	2,066	49
88	2	4,250	1,953	46
89	1	4,250	1,914	45
90	3	4,250	2,066	49
91	2	4,250	1,953	46
92	1	4,250	1,914	45
93	2	4,250	1,953	46
94	3	4,250	2,066	49
95	1	4,250	1,914	45
96	2	4,250	1,953	46

AVERAGE LOT SIZE: 4,474 SF
AVERAGE HOME SIZE: 2,872 SF



TYPICAL LOT ENLARGEMENT



SECTION A-A

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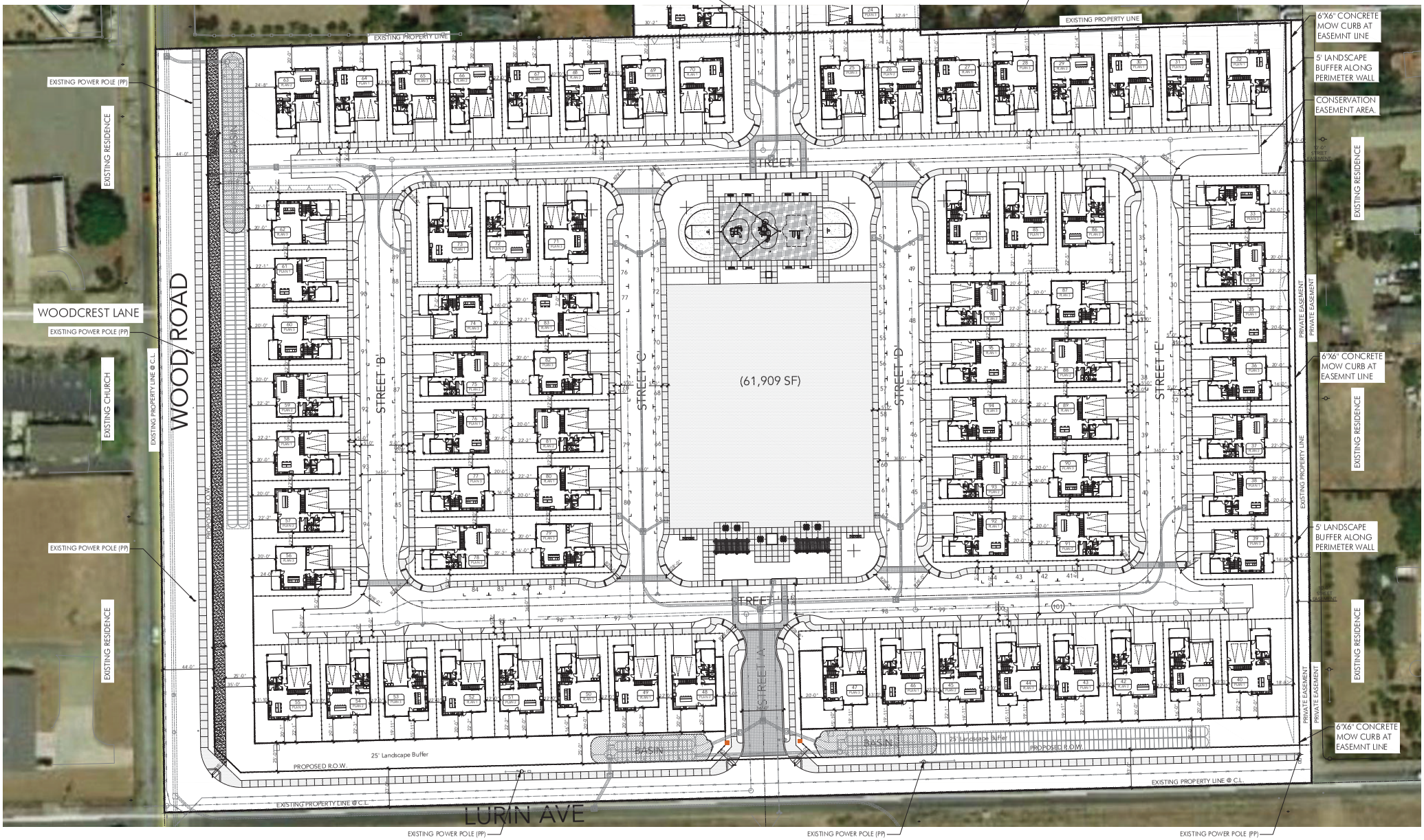
1"=60'-0" SCALE
0 60 120

NORTH

URBAN ARENA

OVERALL PLAN | SP1

SEE SHEETS SP1
FOR PROJECT SUMMARY



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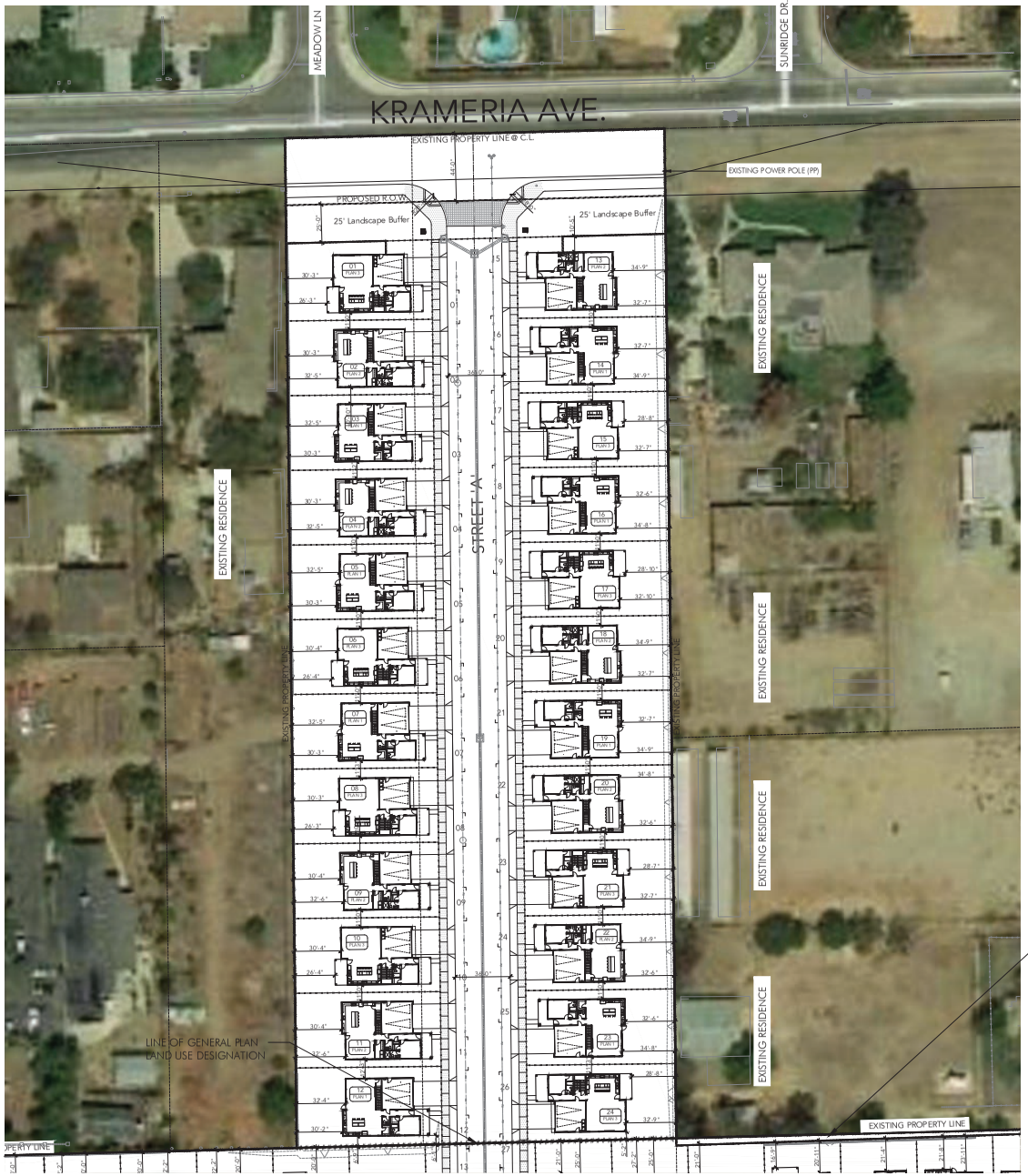
DATE 03 | 25 | 22

1"=30'-0" SCALE 0 30 60

NORTH

URBAN ARENA

CONCEPTUAL SITE PLAN - SOUTH SIDE | SP2



SEE SHEET SP-2

LINE OF ENCROACHMENT FROM ADJACENT EXISTING HOMEOWNER. PROPOSED PERIMETER WALL TO BE ADJUSTED TO THE ENCROACHMENT LINE. (THE ENCROACHMENT AREA TO BE AN ACCESS EASEMENT)

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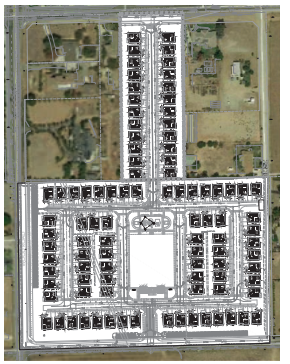
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1" = 30'-0" SCALE

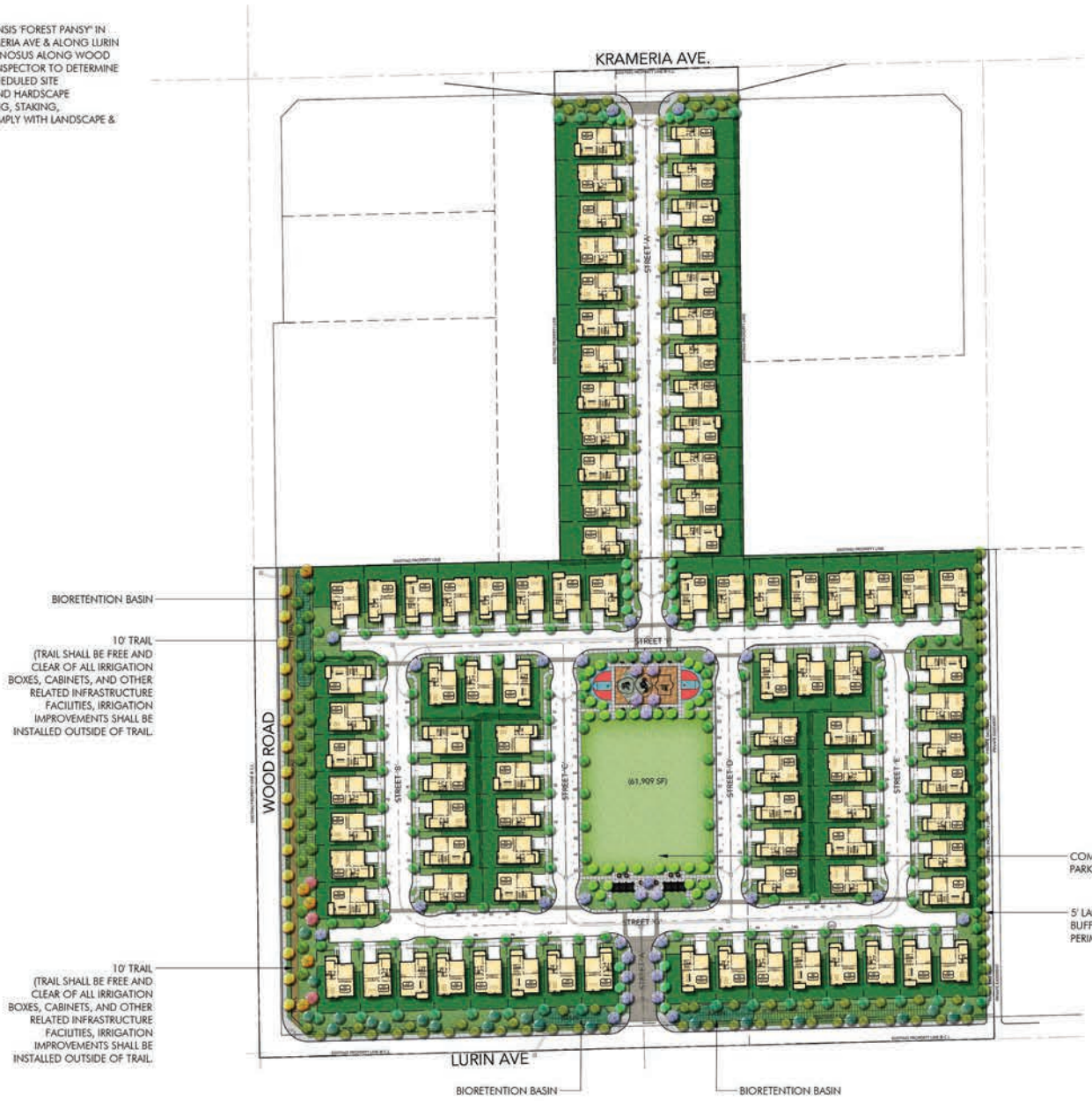
0 30 60

NORTH

CONCEPTUAL SITE PLAN - NORTH SIDE | SP3

URBAN ARENA

NOTE:
PLANT 24" BOX SIZE CERCIS CANADENSIS 'FOREST PANSY' IN PUBLIC RIGHT-OF-WAY ALONG KRAMERIA AVE & ALONG LURIN AVE; AND HANDROANTHUS IMPETIGINOSUS ALONG WOOD RD. PRIOR TO ANY PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING, IRRIGATION, ROOT BARRIERS TO COMPLY WITH LANDSCAPE & FORESTRY SPECIFICATIONS.



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	24" BOX
	CUPANIOPSIS ANACARDIOIDES / CARROT WOOD	24" BOX
	HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE	24" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	36" BOX
	PINUS ELDARICA / AFGHAN PINE	24" BOX
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	48" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	24" BOX
	RHUS LANCEA / AFRICAN SUMAC	24" BOX

SHRUBS	BOTANICAL / COMMON NAME	CONT
	AGAVE DESMETTIANA / SMOOTH AGAVE	5 GAL
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL
	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	5 GAL
	CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ROCK ROSE	1 GAL
	DIANELLA CAERULEA CASSA BLUE / BLUE FLAX LILY	1 GAL
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL
	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL
	HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA	1 GAL
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL
	SALVIA GREGGII / AUTUMN SAGE	1 GAL

BIORETENTION_PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK	24" BOX
	UMBELLULARIA CALIFORNICA / BAY LAUREL	24" BOX

BIORETENTION_PLANT_SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
	CEANOTHUS GRISEUS 'SANTA ANA' / SANTA ANA CARMEL CEANOTHUS	5 GAL
	JUSTICIA CALIFORNICA / CHUPAROSA	5 GAL
	MAHONIA NEVINII / NEVIN MAHONIA	5 GAL
	MIMULUS CARDINALIS / SCARLET MONKEY FLOWER	5 GAL

SEE SHEETS L2 & L3
FOR 30 SCALE ENLARGEMENTS

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1"=60'-0" SCALE 0 60 120 NORTH

URBAN ARENA

OVERALL CONCEPTUAL LANDSCAPE SITE PLAN | L1



PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	24" BOX
	COPAIFERA ANACARDIOIDES / CARROT WOOD	24" BOX
	HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE	24" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	36" BOX
	PINUS ELDARICA / AFGHAN PINE	24" BOX
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	48" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	24" BOX
	RHUS LANCEA / AFRICAN SUMAC	24" BOX

SHRUBS	BOTANICAL / COMMON NAME	CONT
	AGAVE DESMETTIANA / SMOOTH AGAVE	5 GAL
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL
	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	5 GAL
	CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ROCK ROSE	1 GAL
	DIANELLA CAERULEA 'CASSA BLUE' / BLUE FLAX LILY	1 GAL
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL
	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL
	HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA	1 GAL
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL
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BIORETENTION_PLANT_SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
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BIORETENTION_PLANT_SCHEDULE

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	MAHONIA NEVINII / NEVIN MAHONIA	5 GAL

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0 30 60

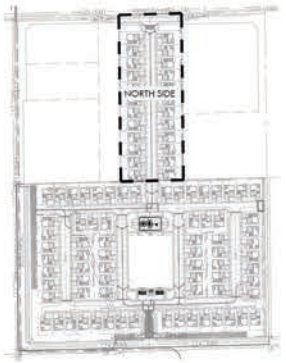
URBAN ARENA

CONCEPTUAL LANDSCAPE SITE PLAN - SOUTH SIDE | L2



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT
	CERCIS CANADENSIS 'FOREST PANSY' / 'FOREST PANSY EASTERN REDBUD	24" BOX
	COPAIFERA ANACARDIOIDES / CARROT WOOD	24" BOX
	HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE	24" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24" BOX
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	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	48" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	24" BOX
	RHUS LANCEA / AFRICAN SUMAC	24" BOX
SHRUBS	BOTANICAL / COMMON NAME	CONT
	AGAVE DESMETTIANA / SMOOTH AGAVE	5 GAL
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL
	BOUGAINVILLEA X 'TORCH GLOW' / 'TORCH GLOW BOUGAINVILLEA	5 GAL
	CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ROCK ROSE	1 GAL
	DIANELLA CAERULEA 'CASSA BLUE' / BLUE FLAX LILY	1 GAL
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL
	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL
	HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA	1 GAL
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL
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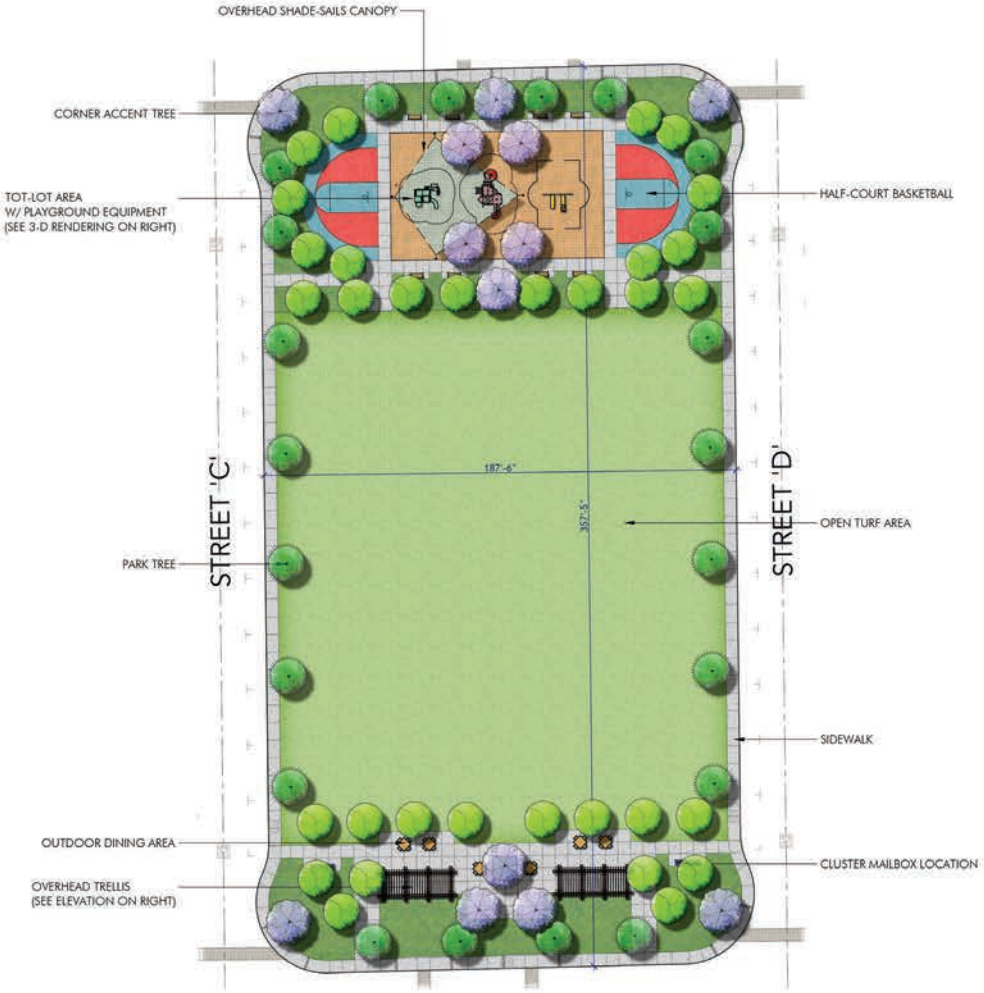
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1"=30'-0" SCALE 0 30 60 NORTH

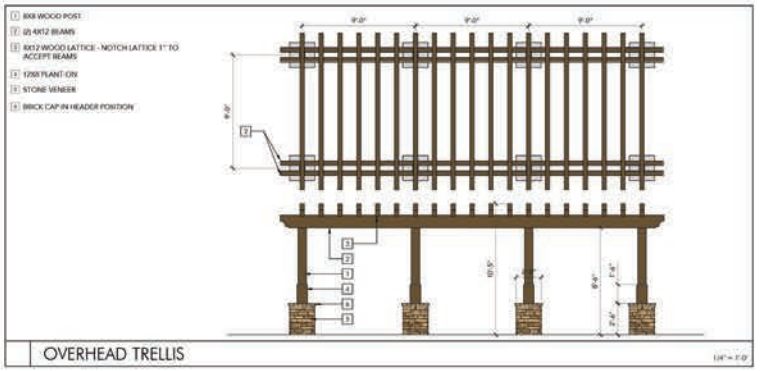
URBAN ARENA

CONCEPTUAL LANDSCAPE SITE PLAN - NORTH SIDE | L3



AMENITIES:

- TOT-LOT AREA & PLAYGROUND EQUIPMENT
- BASKETBALL COURTS
- PARK BENCH
- OVERHEAD TRELLISES
- DINING AREA
- LARGE MULTI-PURPOSE EVENT LAWN AREA

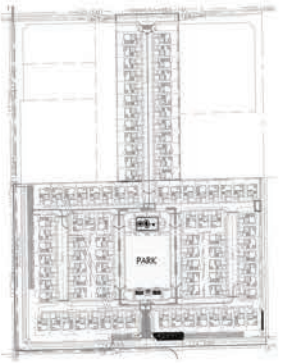




PLAYGROUND EQUIPMENT



SHADE SAILS SAMPLE



KRAMERIA & WOOD - ORANGECREST

RIVERSIDE | CA

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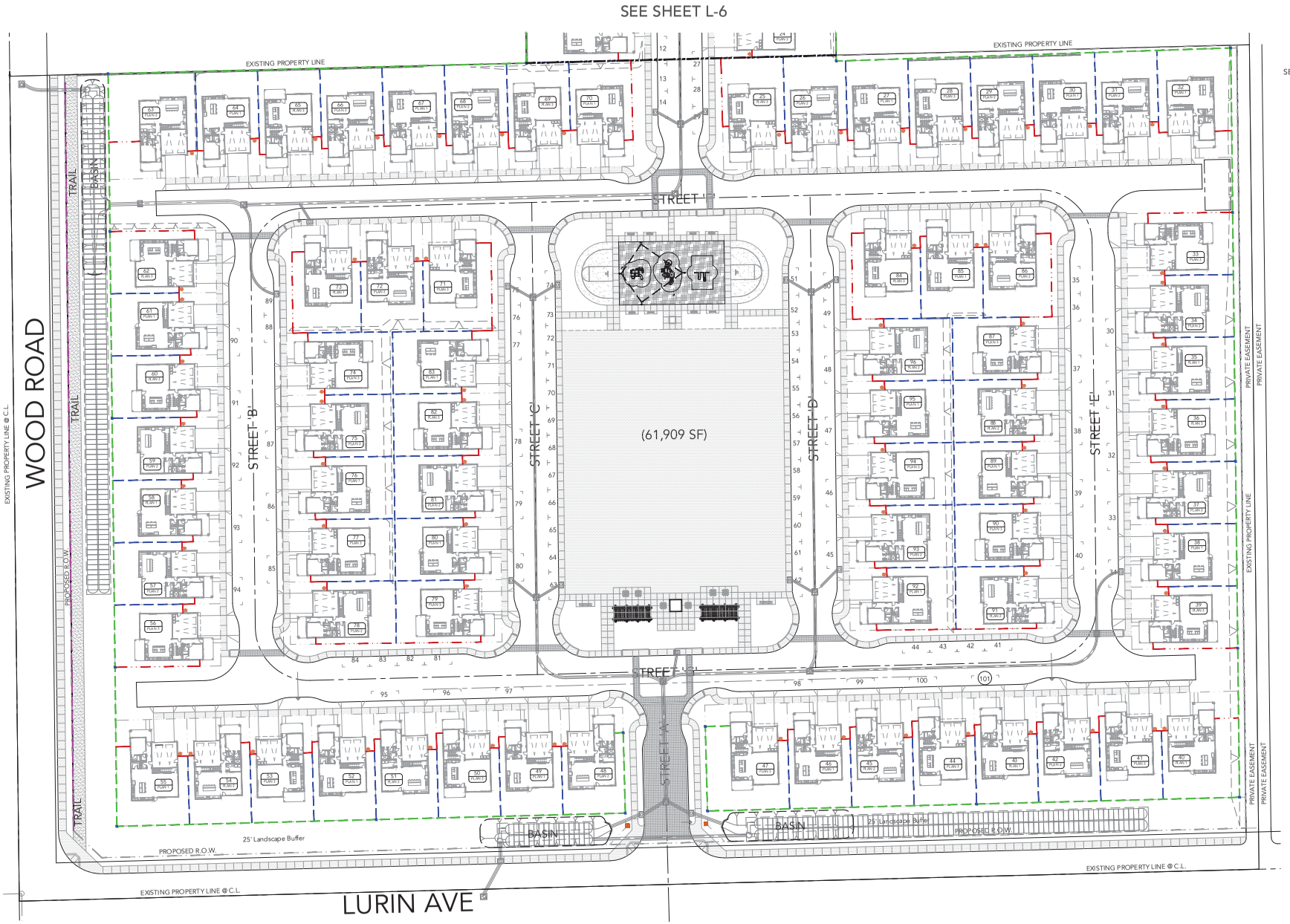
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1"=30'-0" SCALE NORTH

0 30 60

PARK ENLARGEMENT | L4

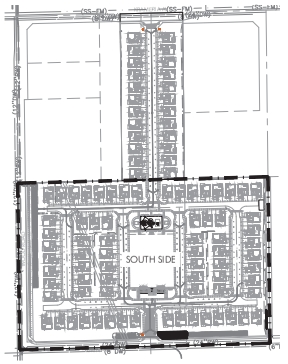
URBAN ARENA



FENCE AND WALL LEGEND

SYMBOL	DESCRIPTION
	PERIMETER WALL: 6'-0" HIGH CMU WALL. WALL TO BE 1 SIDED SPLIT FACE BLOCK WALL WITH PRECISION BLOCK CAP. BLOCK TO BE ARM-R-WALL®, COLOR TO BE SLATESTONE. CAP TO BE ANGELUS PRECISION CAP	BRUSH, COLOR: NATURAL GRAY
	INTERIOR WALL: 6'-0" HIGH CMU WALL. WALL TO BE 1 SIDED SPLIT FACE BLOCK WALL WITH PRECISION BLOCK CAP. BLOCK TO BE ARM-R-WALL®, COLOR TO BE SLATESTONE. CAP TO BE ANGELUS PRECISION CAP	BRUSH, COLOR: NATURAL GRAY
	LOT ENCHG: 6'-0" HIGH PRIVACY STEEL VINYL FENCE - (DETAIL # 1/ L6.1). COLOR TO BE TAN - AVAILABLE THROUGH PETERSEN MFG. CO. (1-800-350-6483). INSTALL PER MANUFACTURERS RECOMMENDATIONS
	5'-6" HIGH TWO-RAIL RANCH STYLE RECYCLED PLASTIC COMPOSITE LUMBER FENCE. SUBMIT MATERIAL CUT SHEETS, SHOP DRAWINGS, AND INSTALLATION DETAILS TO CITY OF RIVERSIDE PARKS, RECREATION, AND COMMUNITY SERVICES DEPARTMENT FOR APPROVAL PRIOR TO START OF TRAIL FENCE WORK.
	PLASTER: 6'-0" HIGH CMU PLASTER. PLASTER TO BE SUNWASHED FINISH WITH PRECISION BLOCK CAP. BLOCK TO BE ARM-R-WALL®, COLOR TO BE NATURAL GRAY. CAP TO BE ANGELUS PRECISION CAP	BRUSH, COLOR: NATURAL GRAY
	PEDESTRIAN SIDEYARD GATE TO BE VINYL, COLOR TO BE TAN TO MATCH VINYL FENCE - AVAILABLE THROUGH PETERSEN MFG. CO. (1-800-350-6483). INSTALL PER MANUFACTURERS RECOMMENDATIONS
	PROJECT ENTRANCE MONUMENT WALL (SEPARATE REVIEW AND PERMIT REQUIRED)

SEE SHEET L-6 FOR FENCE & WALL DETAILS



KRAMERIA & WOOD - ORANGECREST

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COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

1" = 30'-0" SCALE

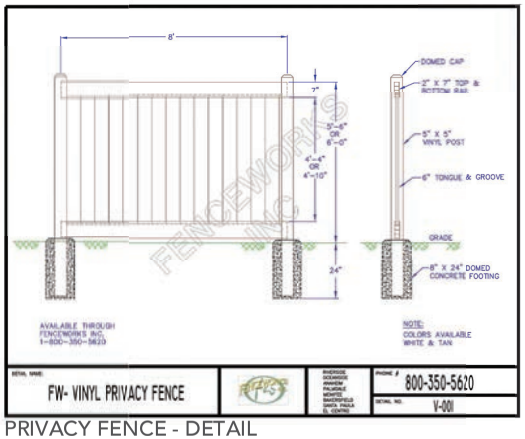
0 30 60

NORTH

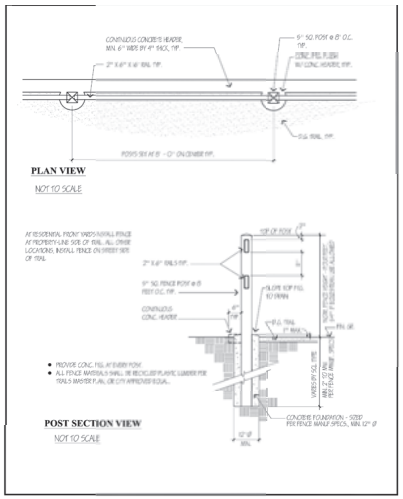
URBAN ARENA

CONCEPTUAL FENCE & WALL PLAN - SOUTH SIDE | L5



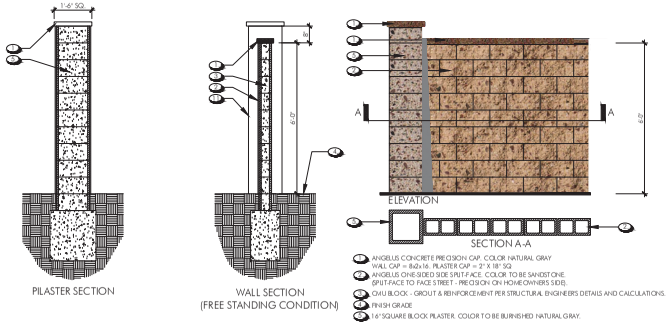


PRIVACY FENCE - DETAIL

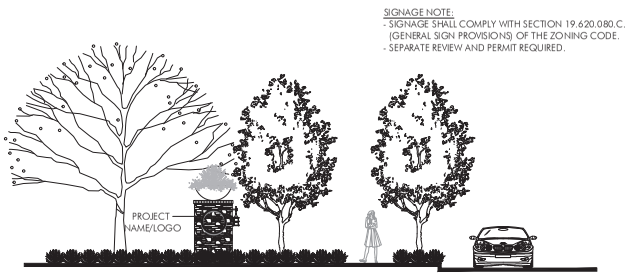


Approved BJ	Date 04/02/18	Park and Recreation Department CITY OF RIVERSIDE	Detail No. 9
Revised AS	Date 12/07/21	TRAIL FENCE	

TRAIL FENCE - DETAIL

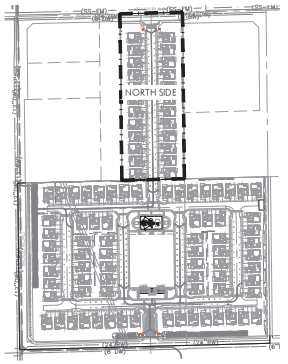


PERIMETER CMU WALL & PILASTER - DETAIL



PROJECT MONUMENT/SIGNAGE - DETAIL





KRAMERIA & WOOD - ORANGECREST

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

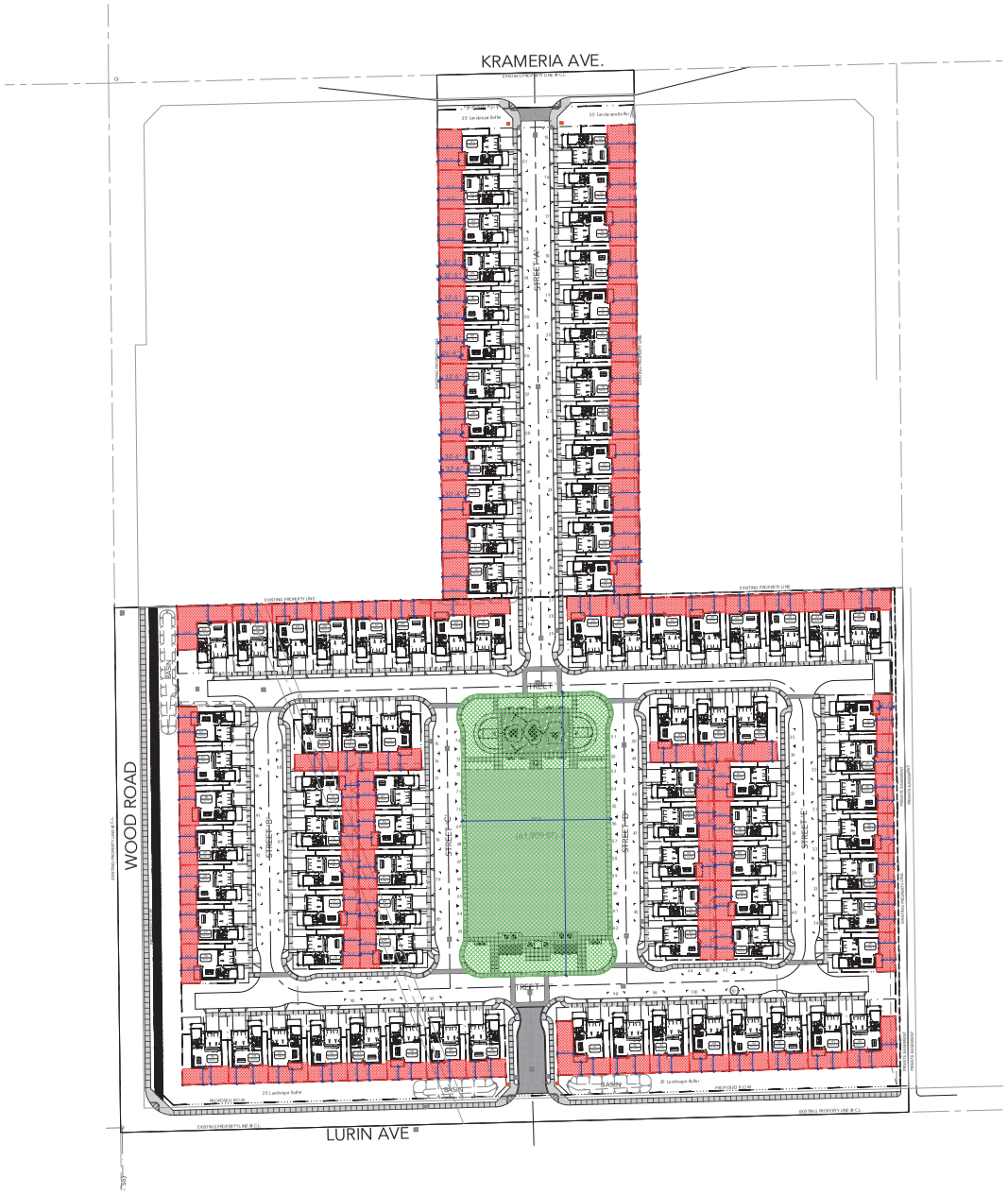
1" = 30'-0" SCALE

0 30 60

NORTH

URBAN ARENA

CONCEPTUAL FENCE & WALL PLAN - NORTH SIDE | L6



COMMON OPEN SPACE SUMMARY

Common Open Space Required:

500 sf/unit = (500 x 96 units)= 48,000 Required

Common Open Space Provided: 67,255 Provided

PRIVATE OPEN SPACE SUMMARY

Private Open Space Required (sf): 200 sf/unit Required

200 sf min. per unit (10' min.)

Private Open Space Provided (sf):

Lot #	SF	Lot #	SF	Lot#	SF	Lot#	SF
1	1,634	25	1,337	49	1,059	73	1,233
2	1,531	26	1,267	50	1,088	74	1,096
3	1,544	27	1,128	51	1,051	75	1,047
4	1,531	28	1,190	52	1,065	76	1,060
5	1,541	29	1,181	53	1,099	77	1,091
6	1,573	30	1,225	54	1,054	78	1,047
7	1,548	31	1,244	55	1,228	79	1,093
8	1,570	32	1,534	56	1,086	80	1,061
9	1,535	33	1,100	57	1,047	81	1,047
10	1,575	34	1,045	58	1,060	82	1,088
11	1,535	35	1,060	59	1,045	83	1,055
12	1,637	36	1,088	60	1,087	84	1,298
13	1,819	37	1,047	61	1,060	85	1,164
14	1,650	38	1,060	62	1,093	86	1,296
15	1,690	39	1,088	63	2,324	87	1,088
16	1,652	40	2,107	64	1,060	88	1,047
17	1,699	41	1,086	65	1,088	89	1,060
18	1,645	42	1,046	66	1,047	90	1,088
19	1,653	43	1,053	67	1,060	91	1,045
20	1,643	44	1,088	68	1,088	92	1,060
21	1,686	45	1,047	69	1,088	93	1,047
22	1,646	46	1,059	70	1,055	94	1,088
23	1,650	47	2,343	71	1,357	95	1,060
24	1,704	48	1,052	72	1,145	96	1,047

KRAMERIA & WOOD - ORANGECREST

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COASTAL COMMERCIAL PROPERTIES | 20-128

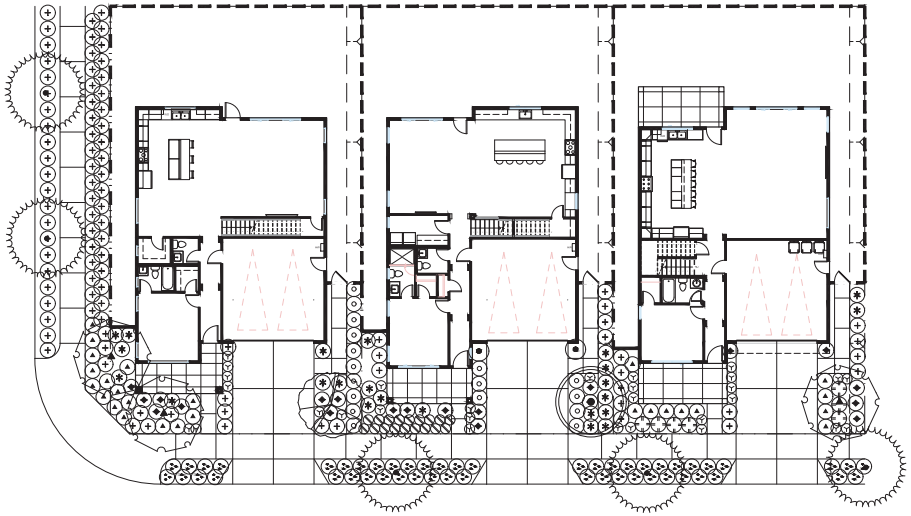
DATE 03 | 25 | 22

1"=60'-0" SCALE NORTH

0 60 120

OPEN SPACE EXHIBIT | L7

URBAN ARENA



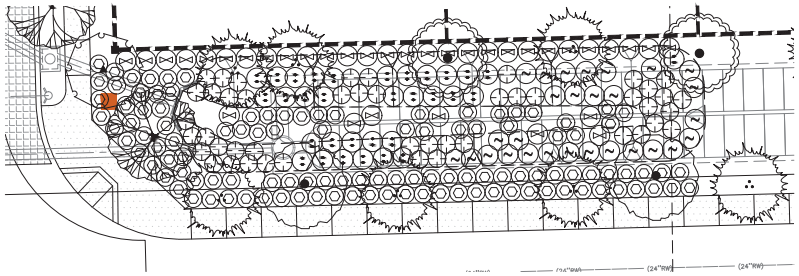
PLAN 1 - TYPICAL PLAN 2 - TYPICAL PLAN 3 - TYPICAL

PLANT_SCHEDULE

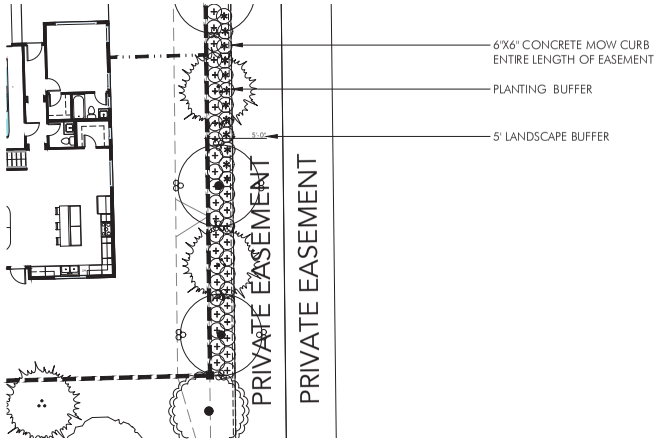
TREES	BOTANICAL / COMMON NAME	CONT
	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	24" BOX
	CUPANIOPSIS ANACARDIOIDES / CARROT WOOD	24" BOX
	HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE	24" BOX
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	24" BOX
	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	36" BOX
	PINUS ELDARICA / AFGHAN PINE	24" BOX
	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE	48" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM	24" BOX
	RHUS LANCEA / AFRICAN SUMAC	24" BOX
SHRUBS	BOTANICAL / COMMON NAME	CONT
	AGAVE DESMETTIANA / SMOOTH AGAVE	5 GAL
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL
	BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA	5 GAL
	CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ROCK ROSE	1 GAL
	DIANELLA CAERULEA 'CASSA BLUE' / BLUE FLAX LILY	1 GAL
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL
	FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE	1 GAL
	HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA	1 GAL
	JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER	5 GAL
	SALVIA GREGGII / AUTUMN SAGE	1 GAL

BIORETENTION_PLANT_SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT
	CEANOTHUS GRISEUS 'SANTA ANA' / SANTA ANA CARMEL CEANOTHUS	5 GAL
	JUSTICIA CALIFORNICA / CHUPAROSA	1 GAL
	MAHONIA NEVINII / NEVIN MAHONIA	5 GAL
	MIMULUS CARDINALIS / SCARLET MONKEY FLOWER	5 GAL
	RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY	5 GAL
	ROSA CALIFORNICA / CALIFORNIA WILD ROSE	5 GAL



TYPICAL BASIN PLANTING



TYPICAL LANDSCAPE PLANTING
IN THE 5' BUFFER ALONG THE PRIVATE
EASEMENT (EASE SIDE OF PROPERTY)

KRAMERIA & WOOD - ORANGECREST

RIVERSIDE | CA

COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

1" = 10'-0" SCALE 0 10 20 NORTH

URBAN ARENA

TYPICAL PLANTING | L8

PARKING SUMMARY

TOTAL UNIT COUNT : 96 UNITS

GUEST PARKING:
- On Street Parking - Public = 96
- Total guest spaces: = 96 (1.06/ unit)

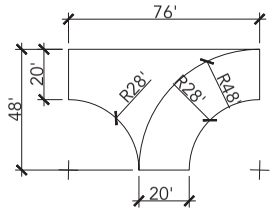
TOTAL PARKING REQUIRED
- Fully enclosed garage (2 per unit) = **192 garage spaces Req'd +**
- Guest parking (1 space per 3 units) = **32 guest spaces Req'd**
- **Total Parking Required:** = **224 spaces Req'd**

TOTAL PARKING PROVIDED
- Fully enclosed garage = **192 garage spaces Prov'd**
- Guest parking (On-Street) = **101 guest spaces Prov'd**
- **Total Parking Provided:** = **293 spaces Prov'd**
  (Note: An additional 192 private driveway spaces not included in summary)

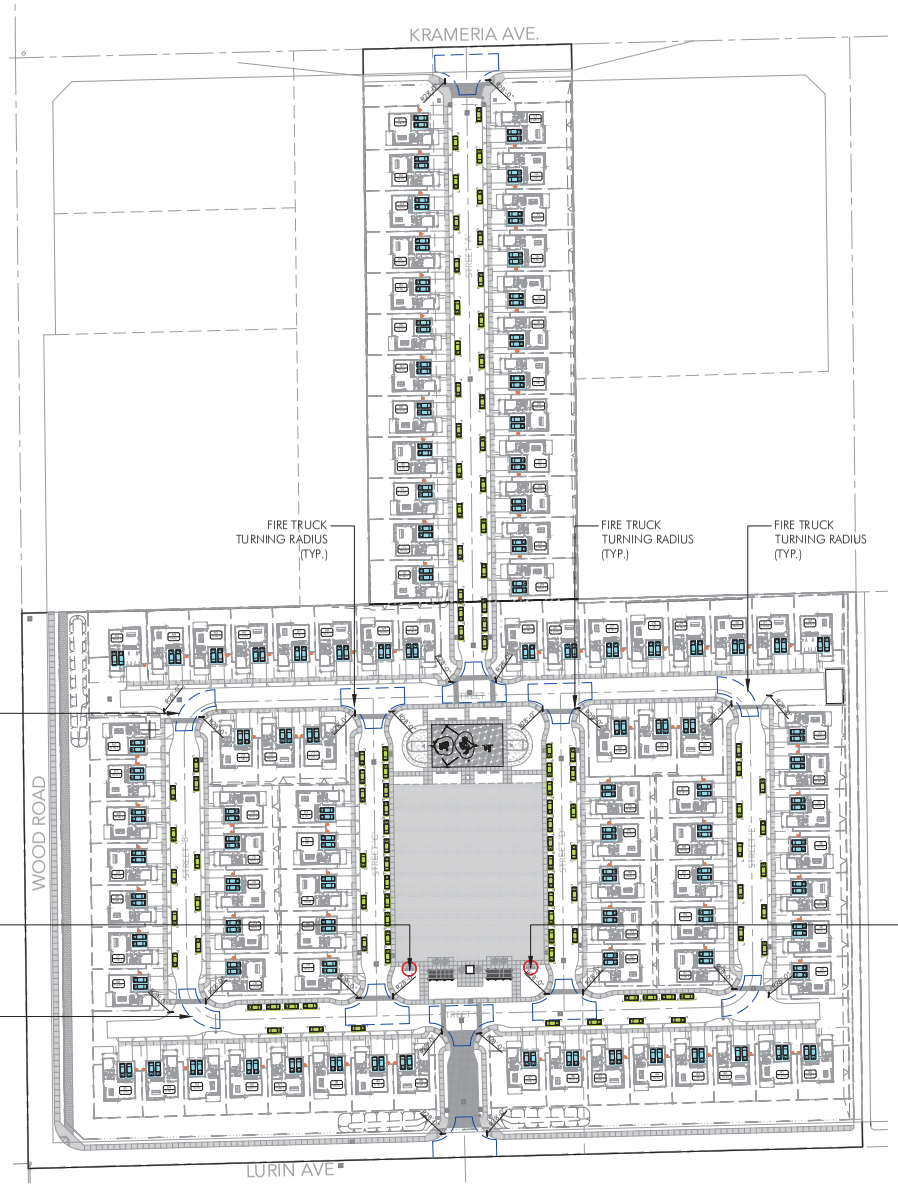
PARKING PROVIDED

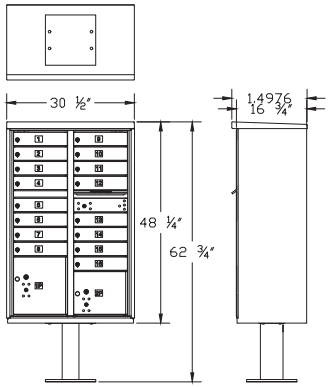
SYMBOL	PARKING SPACE (TYPE)	STALL WIDTH	STALL DEPTH	PROV'D QTY.
	PRIVATE GARAGE PARKING SPACE (OFF-STREET)	10 FEET	20 FEET	192
	ON-STREET GUEST PARKING (GUEST PARKING - COMMON AREA)	8 FEET	22 FEET	101

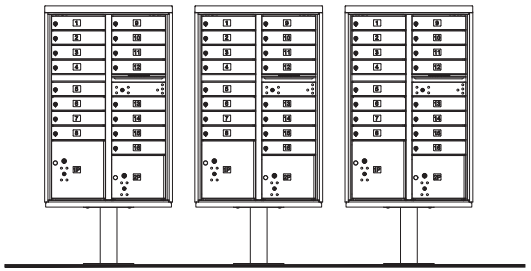
NOTE: 192 OFF-STREET PRIVATE DRIVEWAY SPACES NOT INCLUDED IN THIS CALCULATION



FIRE TRUCK TURNING RADIUS







3-CLUSTER MAILBOX GROUPING

KRAMERIA & WOOD - ORANGECREST

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COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

1"=60'-0" SCALE 0 60 120 NORTH

MAILBOX, PARKING & CIRCULATION EXHIBIT | L9

URBAN ARENA



CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD



CUPANIOPSIS ANACARDIOIDES / CARROT WOOD



HANDROANTHUS IMPETIGINOSUS / PINK TRUMPET TREE



LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ / NATCHEZ CRAPE MYRTLE



OLEA EUROPAEA 'WILSONII' / WILSON OLIVE



PINUS ELDARICA / AFGHAN PINE



PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE



PROSOPIS CHILENSIS 'THORNLESS' / THORNLESS CHILEAN MESQUITE



PRUNUS CERASIFERA 'ATROPURPUREA' / PURPLE-LEAF PLUM



RHUS LANCEA / AFRICAN SUMAC



AGAVE DESMETTIANA / SMOOTH AGAVE



ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA



BOUGAINVILLEA X 'TORCH GLOW' / TORCH GLOW BOUGAINVILLEA



CISTUS X PURPUREUS 'BRILLIANCY' / BRILLIANCY ROCK ROSE



DIANELLA CAERULEA CASSA BLUE / BLUE FLAX LILY



FESTUCA OVINA GLAUCA 'ELIJAH BLUE' / ELIJAH BLUE FESCUE



HESPERALOE PARVIFLORA 'CORAL GLOW' / CORAL GLOW RED YUCCA



JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER



SALVIA GREGGII / AUTUMN SAGE



FESTUCA MAIREI / ATLAS FESCUE

KRAMERIA & WOOD - ORANGECREST

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COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

PLANTING IMAGES | L10

URBAN ARENA



CHILOPSIS LINEARIS / DESERT WILLOW



PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK



UMBELLULARIA CALIFORNICA / BAY LAUREL



JUSTICIA CALIFORNICA / CHUPAROSA



CEANOTHUS GRISEUS 'SANTA ANA' / SANTA ANA CARMEL CEANOTHUS



MAHONIA NEVINII / NEVIN MAHONIA



MIMULUS CARDINALIS / SCARLET MONKEY FLOWER



RIBES SPECIOSUM / FUCHSIA FLOWERING GOOSEBERRY



ROSA CALIFORNICA / CALIFORNIA WILD ROSE

KRAMERIA & WOOD - ORANGECREST

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COASTAL COMMERCIAL PROPERTIES | 20-128

DATE 03 | 25 | 22

BIORETENTION PLANTING IMAGES | L11

URBAN ARENA