





EXTERIOR LIGHTING LEGEND		
SYMBOL	TYPE/TECHNIQUE	LOCATION
	BOLLARD	COMMON AREA WALKWAYS
	POLE LIGHT	PRIVATE STREETS
	DOWN LIGHT	MOUNTED ON OVERHEAD PAVILION AT CENTRAL GREEN
	PALM TREE UPLIGHT	ENTRY DRIVE & CENTRAL GREEN

**LIGHTING CONCEPT:**

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS.

WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE LED 4000K - 6000K.

LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE-GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

#### BOLLARD



#### DOWN LIGHT



#### POLE LIGHT



#### PALM TREE UPLIGHT



RIVERPOINTE - RIVERSIDE, CA

PASSCO PACIFICA

JULY 17, 2019

P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 6 - Project Plans

LANDSCAPE LIGHTING PLAN - L.7







### PROJECT SUMMARY:

#### COMMON OPEN SPACE:

REQUIRED COMMON OPEN SPACE =  
500 SF / UNIT x 56 UNITS = 28,000 SF

PROVIDED COMMON OPEN SPACE =  
29,073 SF (SEE LETTERED LOTS TABLE)  
(DETENTION BASIN NOT INCLUDED)

#### PRIVATE OPEN SPACE:

REQUIRED PRIVATE OPEN SPACE =  
200 SF / UNIT x 56 UNITS = 11,200 SF

PROVIDED PRIVATE OPEN SPACE =  
AVERAGE 270 SF / UNIT = 14,586 SF

#### DETENTION BASIN:

DETENTION BASIN = 7,681 SF

TOTAL = 51,340 SF

#### OPEN SPACE:

COMMON OPEN SPACE  
(29,073 SF)

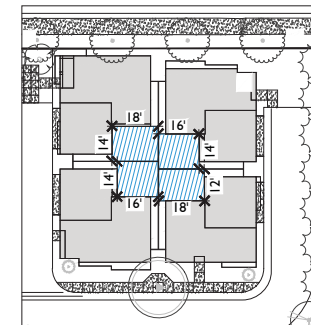
PRIVATE OPEN SPACE  
(14,586 SF)

### LETTERED LOTS

LETTER	DESCRIPTION	AREA (SF)
A	OPEN SPACE	8,190 SF
B	OPEN SPACE	13,082 SF
C	DETENTION BASIN (not included in common open space)	7,681 SF
D	OPEN SPACE	474 SF
E	OPEN SPACE	432 SF
F	OPEN SPACE	432 SF
G	OPEN SPACE	586 SF
H	OPEN SPACE	475 SF
I	OPEN SPACE	475 SF
J	OPEN SPACE	474 SF
K	OPEN SPACE	465 SF
L	OPEN SPACE	474 SF
M	OPEN SPACE	3,052 SF
N	OPEN SPACE	462 SF
TOTAL OPEN SPACE =		36,754 SF

### NUMBERED LOTS

LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE
1	750 SF	29	216 SF
2	631 SF	30	216 SF
3	224 SF	31	252 SF
4	253 SF	32	224 SF
5	216 SF	33	228 SF
6	224 SF	34	238 SF
7	224 SF	35	252 SF
8	253 SF	36	224 SF
9	224 SF	37	228 SF
10	216 SF	38	238 SF
11	288 SF	39	252 SF
12	216 SF	40	224 SF
13	216 SF	41	228 SF
14	216 SF	42	280 SF
15	216 SF	43	322 SF
16	208 SF	44	252 SF
17	252 SF	45	273 SF
18	288 SF	46	280 SF
19	216 SF	47	308 SF
20	216 SF	48	234 SF
21	216 SF	49	260 SF
22	216 SF	50	294 SF
23	216 SF	51	350 SF
24	216 SF	52	280 SF
25	210 SF	53	240 SF
26	216 SF	54	280 SF
27	216 SF	55	350 SF
28	216 SF	56	294 SF
TOTAL OPEN SPACE =		14,586 SF	



PRIVATE OPEN SPACE TYPICAL DIMENSIONS

PICNIC TABLE

TRASH RECEPTACLE & BENCH

PEDESTAL GRILL



## BIKE RACK

PARK TABLES

PARK PAVILION

SIDE SECTION / ELEVATION 'B'



3B - CRAFTSMAN  
COLOR PALETTE: B3

2A - SPANISH  
COLOR PALETTE: A2

3C - FARMHOUSE  
COLOR PALETTE: C3

2B - CRAFTSMAN  
COLOR PALETTE: B2

3XA - SPANISH  
COLOR PALETTE: A1

JURUPA AVE

SCALE: 1/8" = 1'-0"  
**RIVERPOINTE**  
RIVERSIDE, CA  
DESIGN DEVELOPMENT STREET SCENE  
February 26, 2019





#### PROJECT SUMMARY:

PROJECT AREA: +/- 7.07 GROSS ACRES  
 DENSITY: +/- 7.92 LOTS PER ACRE  
 NUMBER OF RESIDENTIAL LOTS: 56

AVERAGE RESIDENTIAL LOT AREA = 2,071 SF

RESIDENTIAL LOT COVERAGE = 2.66 ACRES PER 38%

COMMON OPEN SPACE = 28,031 SF  
 PRIVATE OPEN SPACE = 14,319 SF  
 DETENTION BASIN = 7,681 SF

#### PARKING SUMMARY:

REQUIRED: 112 ENCLOSED Parking Spaces  
 19 Guest Spaces  
 131 TOTAL

PROVIDED: 112 ENCLOSED Parking Spaces  
 35 Guest Spaces  
 1 USPS Space  
 148 TOTAL

\*Note:  
 Per Section 19.780/060 of the Riverside Municipal Code, Planned Residential Development requires:  
 - Two (2) fully enclosed (garage) spaces/dwelling unit  
 - One (1) guest space per three (3) dwelling units

**RIVERPOINTE**

RIVERSIDE, CA

ARCHITECTURAL SITE PLAN

July 10, 2019

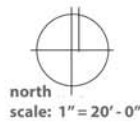
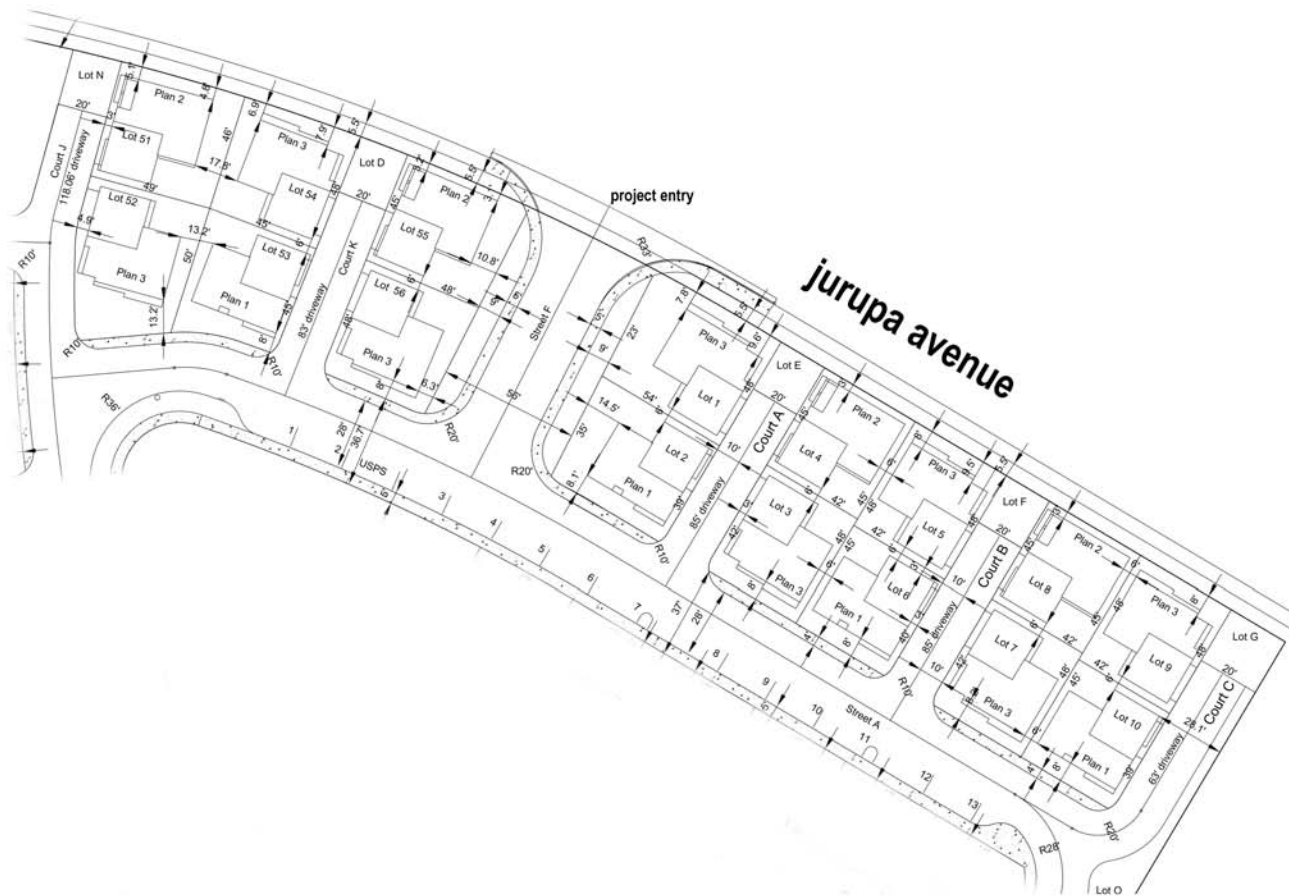


# RIVERPOINTE

RIVERSIDE, CA

May 7, 2019

AREA PLAN



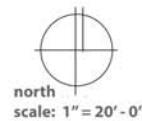
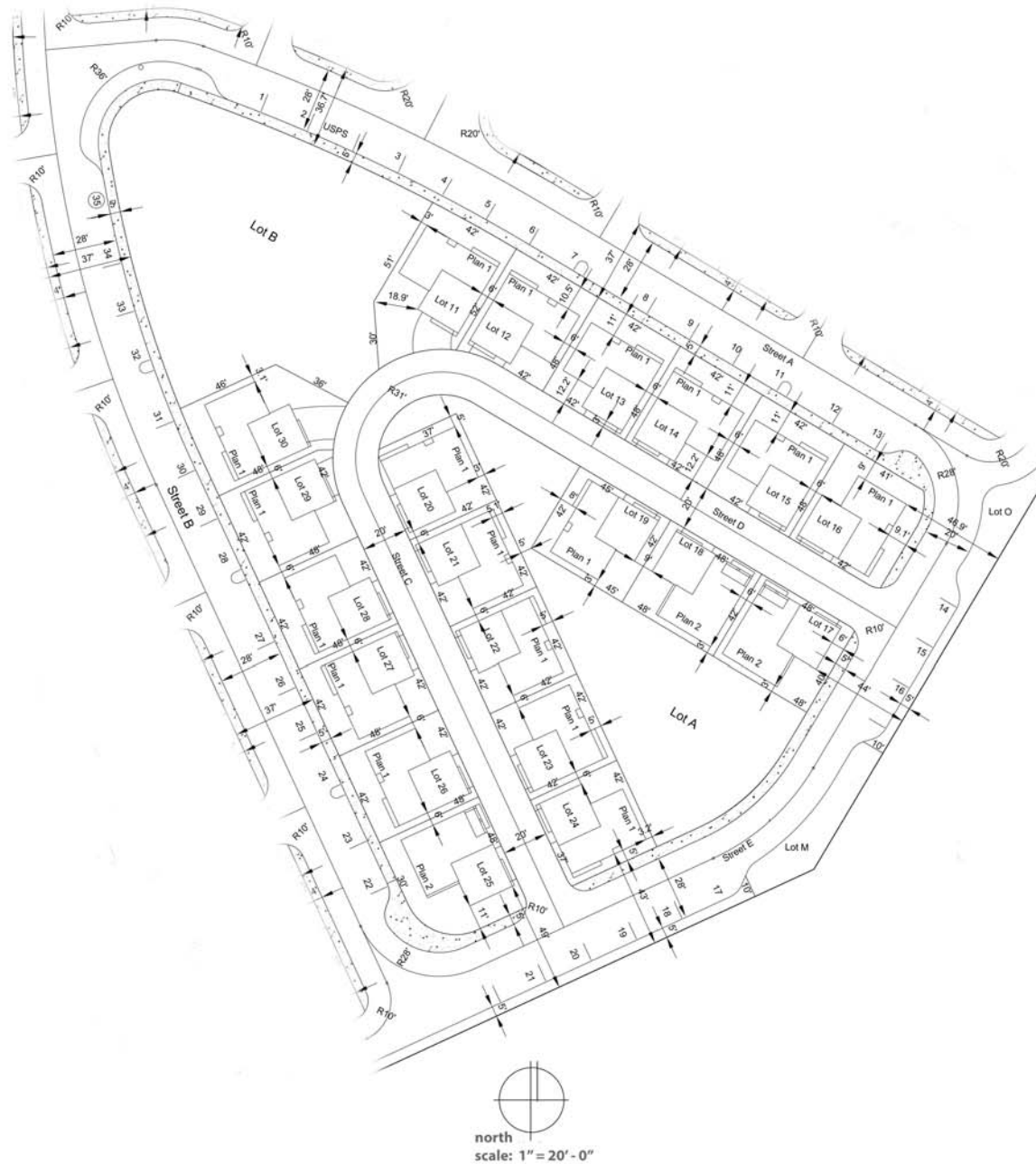
# RIVERPOINTE

RIVERSIDE, CA

AREA 1 PLAN

May 7, 2019



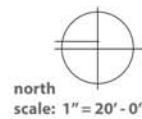
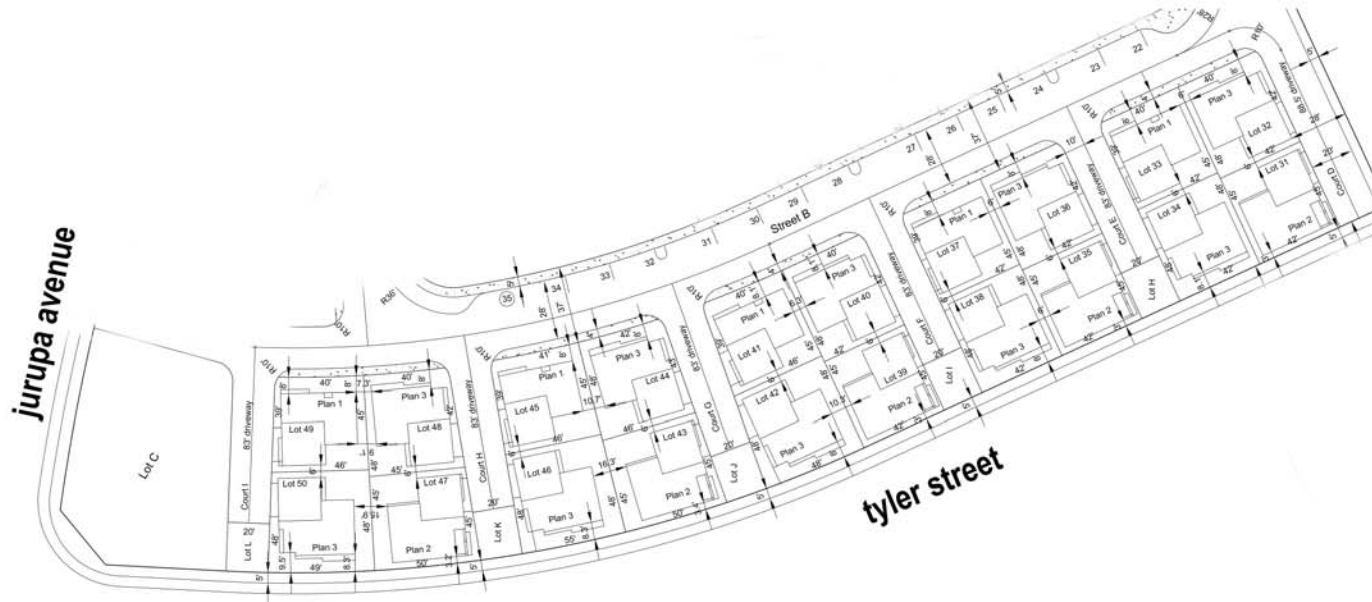


# RIVERPOINTE

RIVERSIDE, CA

AREA 2 PLAN

May 7, 2019

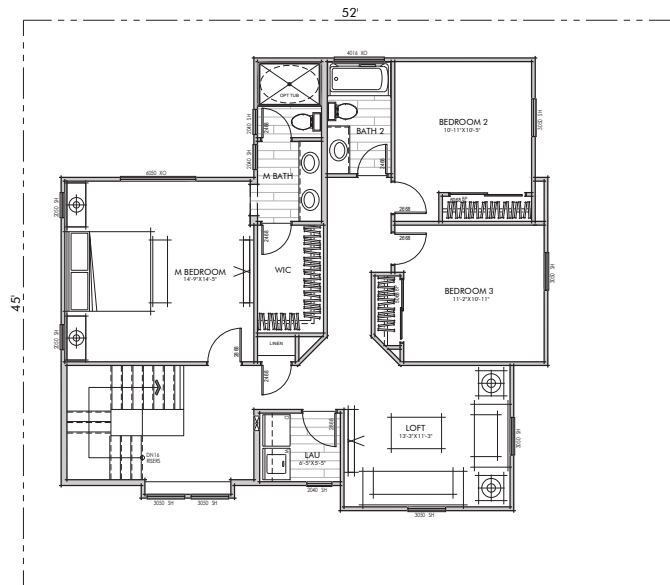


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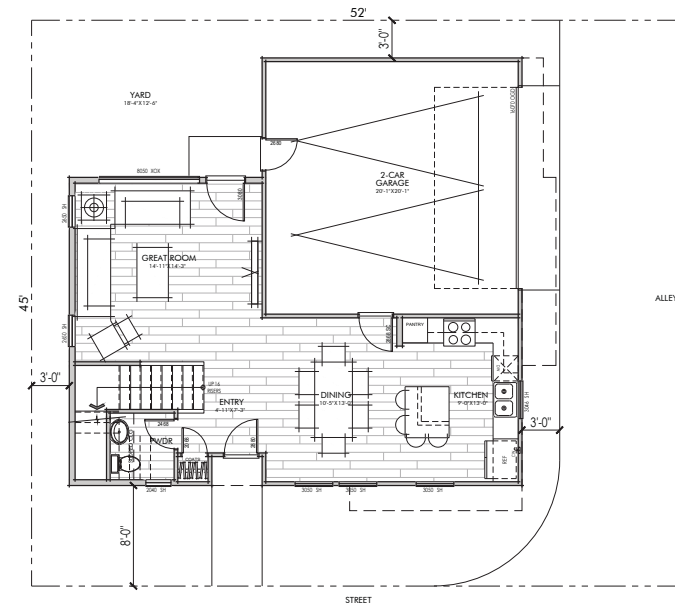
RIVERSIDE, CA

AREA 3 PLAN

May 7, 2019



SECOND FLOOR



FIRST FLOOR

#### Floor Area: Plan 1

LIVING AREA:  
 FIRST FLOOR LIVING: 651.3 SQ. FT.  
 SECOND FLOOR LIVING: 1080.8 SQ. FT.  
 TOTAL LIVING AREA: 1732 SQ. FT.

OTHER AREAS:  
 GARAGE: 418 SQ. FT.  
 COVERED PORCH: 9 SQ. FT.

## PLAN 1 1,732 SQFT 3 BED/2.5 BATH

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

# RIVERPOINTE

RIVERSIDE, CA

February 26, 2019



17848 SKY PARK CIRCLE, SUITE D  
 RIVERSIDE, CA 92511  
 TEL: 951.400.5555

DESIGN DEVELOPMENT FLOOR PLANS

P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 6 - Project Plans

A01

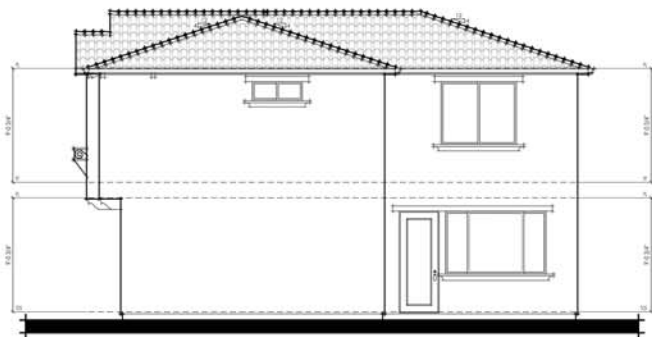




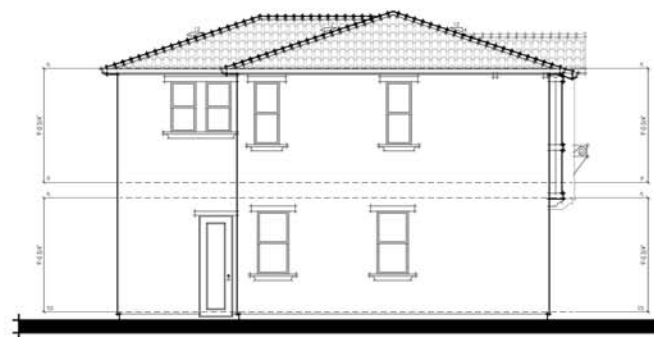
1A - STREET (SPANISH)  
(FRONT)



1A - ALLEY (SPANISH)  
(RIGHT)



1A - REAR (SPANISH)



1A - LEFT (SPANISH)

## PLAN 1

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

# RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



1B - STREET (CRAFTSMAN)  
(FRONT)



1B - ALLEY (CRAFTSMAN)  
(RIGHT)



1B - REAR (CRAFTSMAN)



1B - LEFT (CRAFTSMAN)

## PLAN 1

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

# RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



1C - STREET (FARMHOUSE)  
(FRONT)



1C - ALLEY (FARMHOUSE)  
(RIGHT)



1C - REAR (FARMHOUSE)



1C - LEFT (FARMHOUSE)

## PLAN 1

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

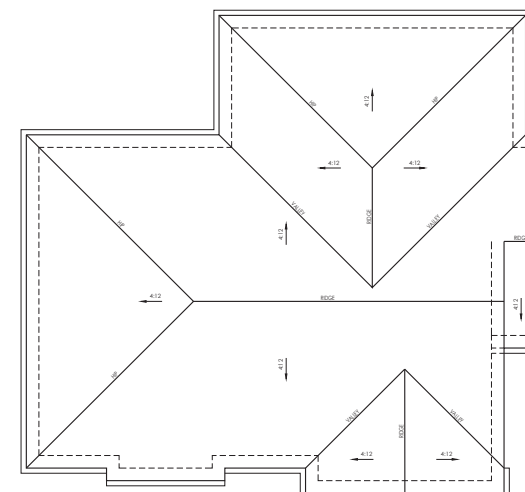
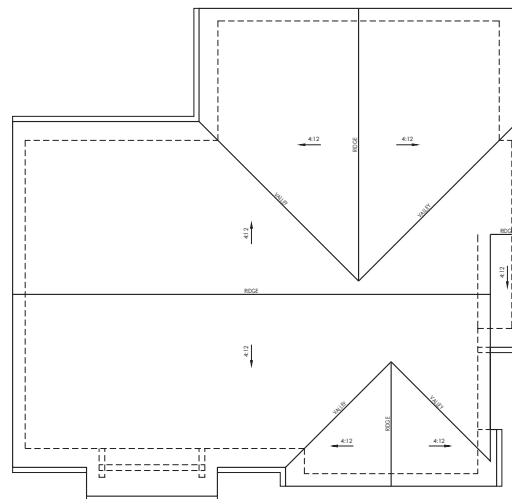
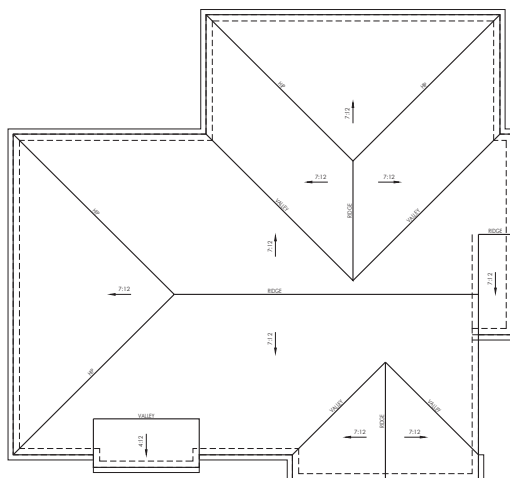
# RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS





## PLAN 1

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

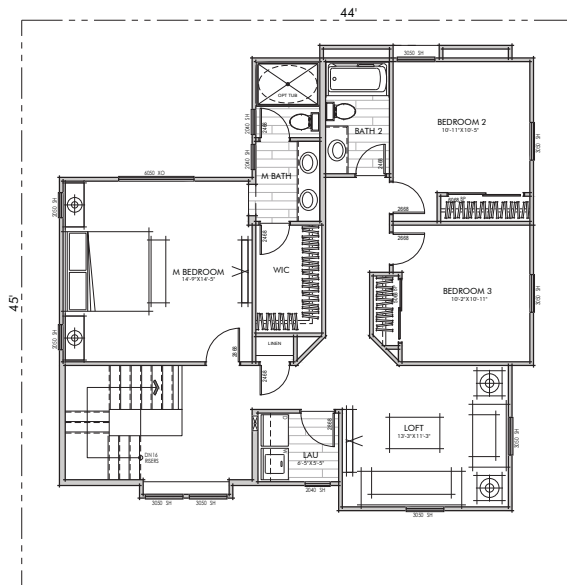
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RIVERSIDE, CA

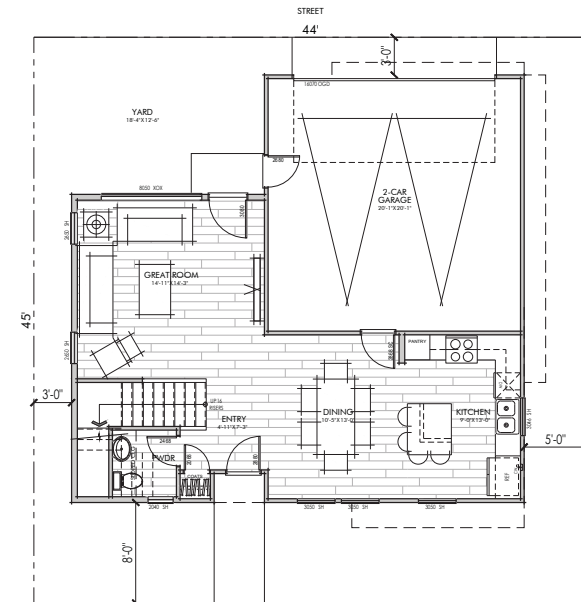
February 26, 2019

## DESIGN DEVELOPMENT ROOF PLAN





SECOND FLOOR



FIRST FLOOR

#### Floor Area: Plan 1S

LIVING AREA:  
FIRST FLOOR LIVING: 651.3 SQ. FT.  
SECOND FLOOR LIVING: 1069.3 SQ. FT.  
TOTAL LIVING AREA: 1721 SQ. FT.

OTHER AREAS:  
GARAGE: 418 SQ. FT.  
COVERED PORCH: 9 SQ. FT.

### PLAN 1S 1,721 SQFT 3 BED/2.5 BATH

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

## RIVERPOINTE

RIVERSIDE, CA

February 26, 2019



1S-A - STREET (SPANISH)  
(FRONT)



1S-B - STREET (CRAFTSMAN)  
(FRONT)



1S-C - STREET (FARMHOUSE)  
(FRONT)

## PLAN 1S

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

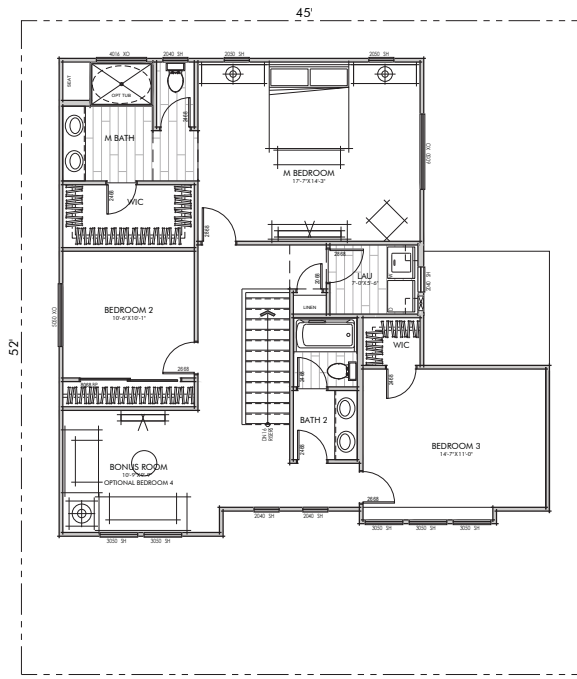
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RIVERSIDE, CA

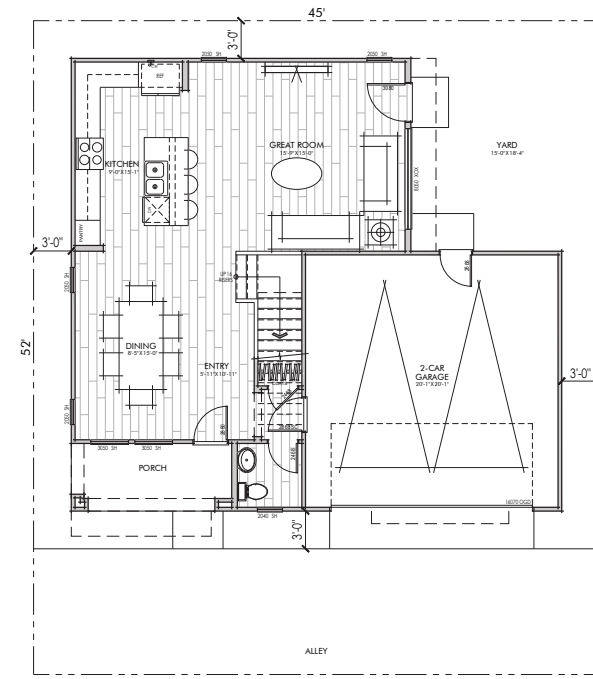
February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS





SECOND FLOOR



FIRST FLOOR

#### Floor Area: Plan 2

LIVING AREA:	
FIRST FLOOR LIVING:	732.8 SQ. FT.
SECOND FLOOR LIVING:	1160.1 SQ. FT.
TOTAL LIVING AREA:	1893 SQ. FT.
OTHER AREAS:	
GARAGE:	419 SQ. FT.
COVERED PORCH:	69 SQ. FT.

### PLAN 2 1,893 SQFT 3 BED/2.5 BATH

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

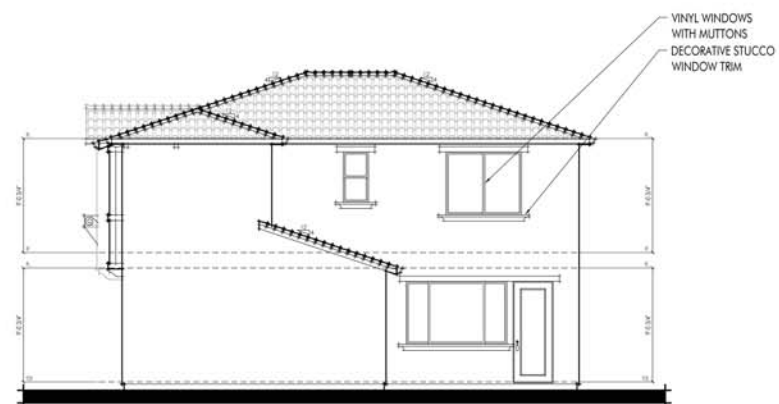
## RIVERPOINTE

RIVERSIDE, CA

February 26, 2019



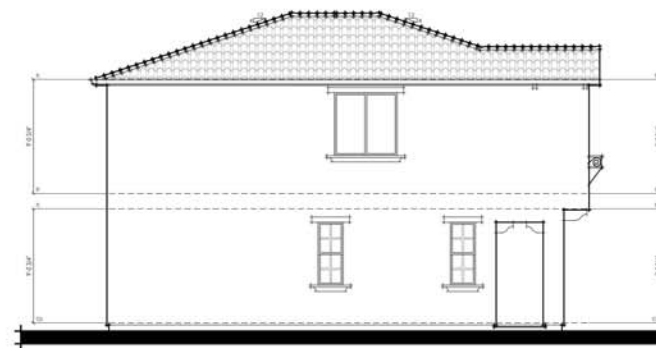
2A - ALLEY (SPANISH)  
(FRONT)



2A - RIGHT (SPANISH)



2A - REAR (SPANISH)



2A - LEFT (SPANISH)

## PLAN 2

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

# RIVERPOINTE

RIVERSIDE, CA

February 26, 2019