



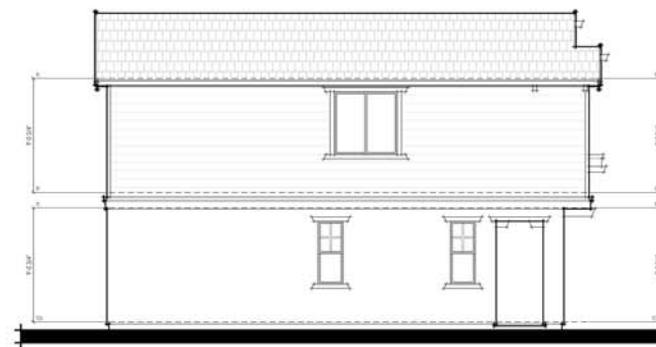
2B - ALLEY (CRAFTSMAN)
(FRONT)



2B - RIGHT (CRAFTSMAN)



2B - REAR (CRAFTSMAN)



2B - LEFT (CRAFTSMAN)

PLAN 2

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



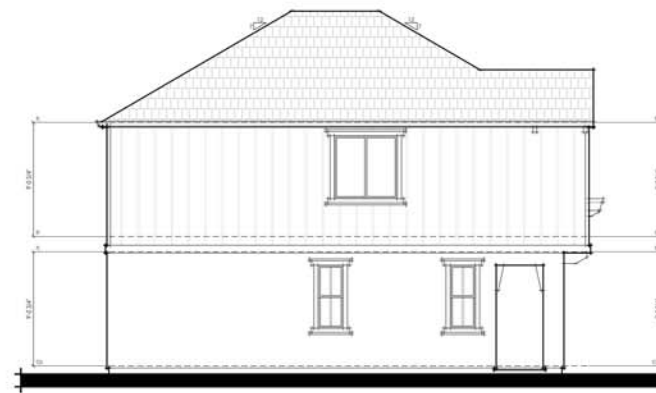
2C - ALLEY (FARMHOUSE)
(FRONT)



2C - RIGHT (FARMHOUSE)



2C - REAR (FARMHOUSE)



2C - LEFT (FARMHOUSE)

PLAN 2

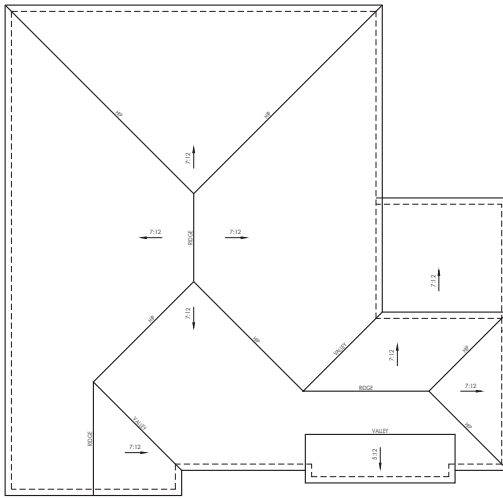
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RIVERPOINTE

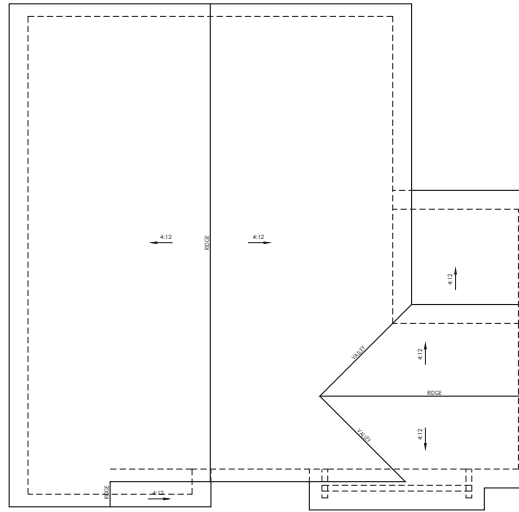
RIVERSIDE, CA

February 26, 2019

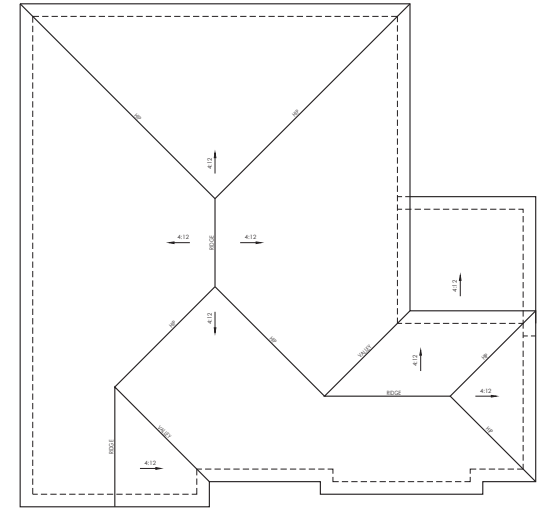
DESIGN DEVELOPMENT ELEVATIONS



2C - FARMHOUSE



2B - CRAFTSMAN



2A - SPANISH

PLAN 2

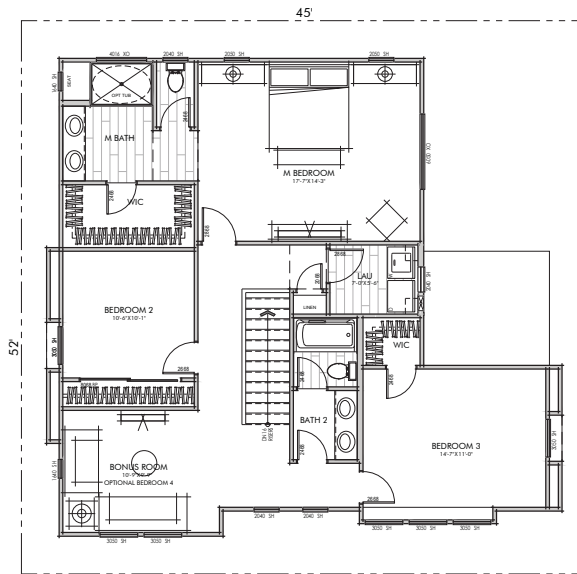
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RIVERPOINTE

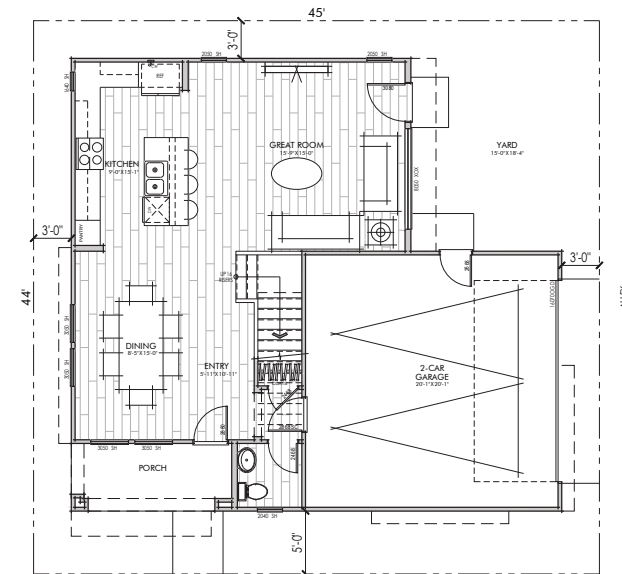
RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ROOF PLAN



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 2S

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 2S 1,893 SQFT 3 BED/2.5 BATH

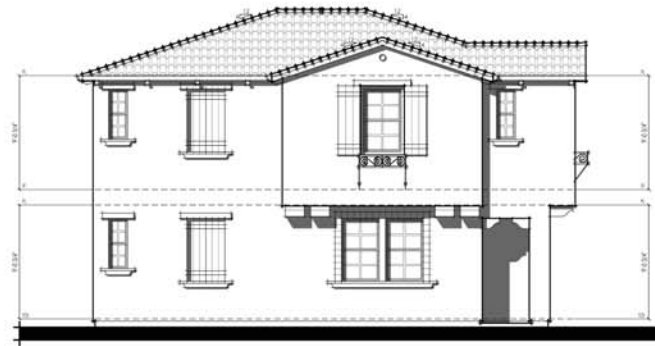
SCALE: 1/4" = 1'-0"

RIVERPOINTE

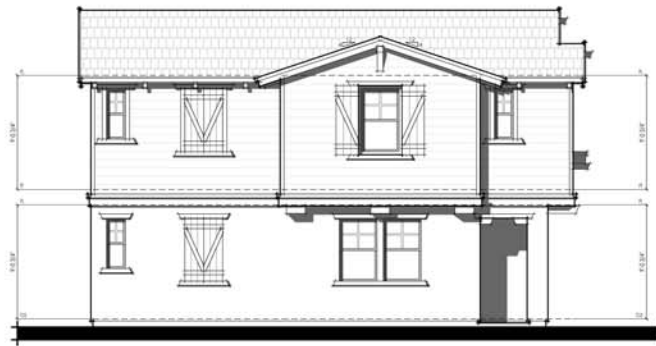
RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT FLOOR PLANS



2S-A - STREET (SPANISH)
(FRONT)



2S-B - STREET (CRAFTSMAN)
(FRONT)



2S-C - STREET (FARMHOUSE)
(FRONT)

PLAN 2S

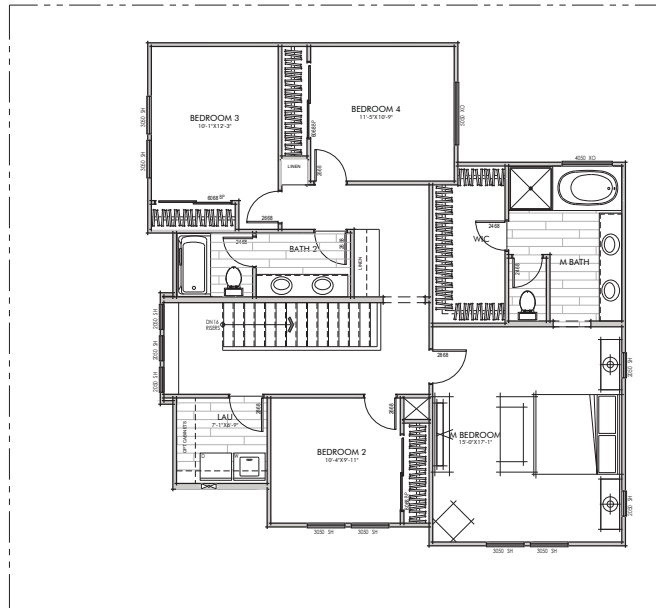
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RIVERPOINTE

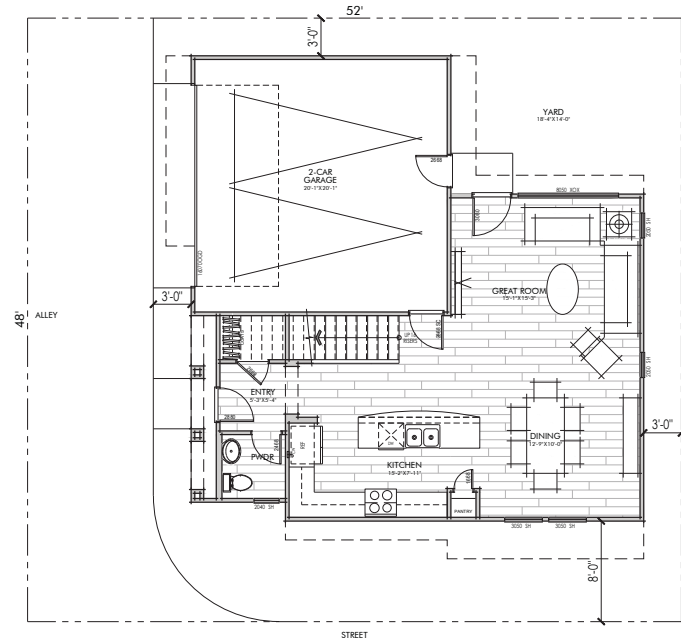
RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 3

LIVING AREA:
 FIRST FLOOR LIVING: 711.7 SQ. FT.
 SECOND FLOOR LIVING: 1235.0 SQ. FT.
 TOTAL LIVING AREA: 1947 SQ. FT.

OTHER AREAS:
 GARAGE: 418 SQ. FT.

PLAN 3 1,947 SQFT 3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

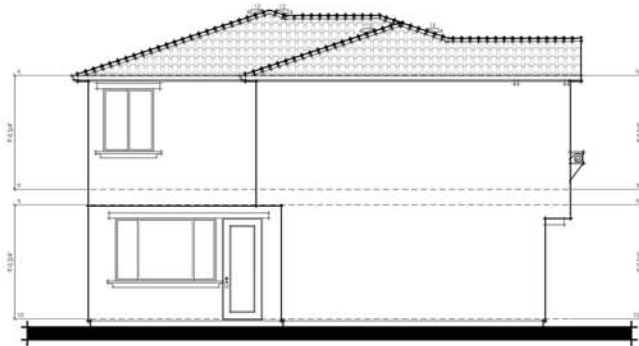
DESIGN DEVELOPMENT FLOOR PLANS



3A - STREET (SPANISH)
(FRONT)



3A - RIGHT (SPANISH)



3A - REAR (SPANISH)



3A - ALLEY (SPANISH)
(LEFT)

PLAN 3

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



3B - STREET (CRAFTSMAN)
(FRONT)



3B - RIGHT (CRAFTSMAN)



3B - REAR (CRAFTSMAN)



3B - ALLEY (CRAFTSMAN)
(LEFT)

PLAN 3

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



3C - STREET (FARMHOUSE)
(FRONT)



3C - RIGHT (FARMHOUSE)



3C - REAR (FARMHOUSE)



3C - ALLEY (FARMHOUSE)
(LEFT)

PLAN 3

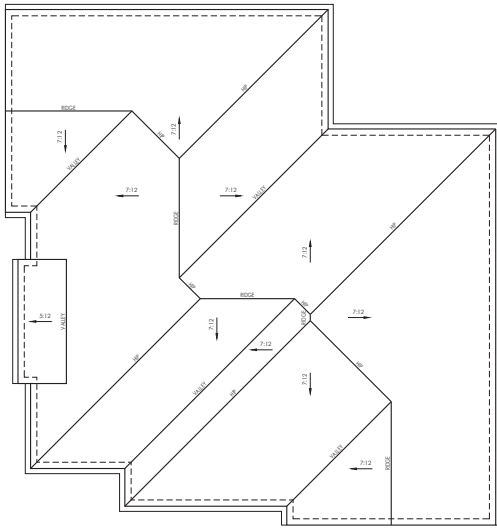
SCALE: 1/4" = 1'-0"

RIVERPOINTE

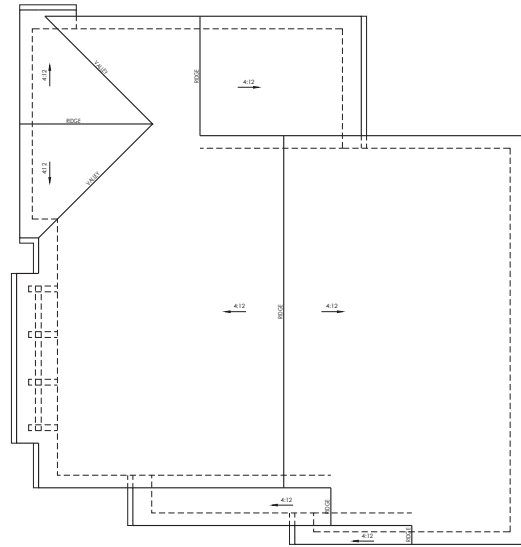
RIVERSIDE, CA

February 26, 2019

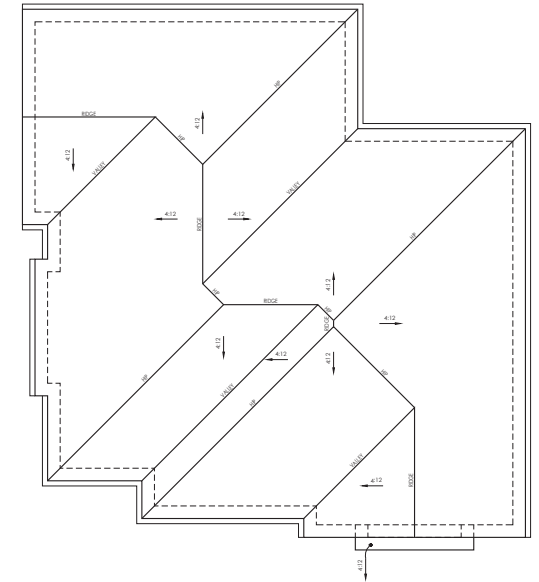
DESIGN DEVELOPMENT ELEVATIONS



3C - FARMHOUSE



3B - CRAFTSMAN



3A - SPANISH

PLAN 3

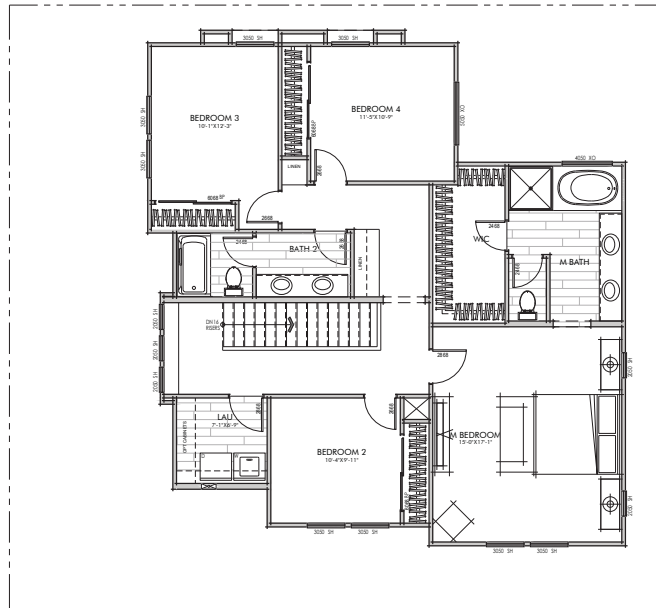
SCALE: 1/4" = 1'-0"

RIVERPOINTE

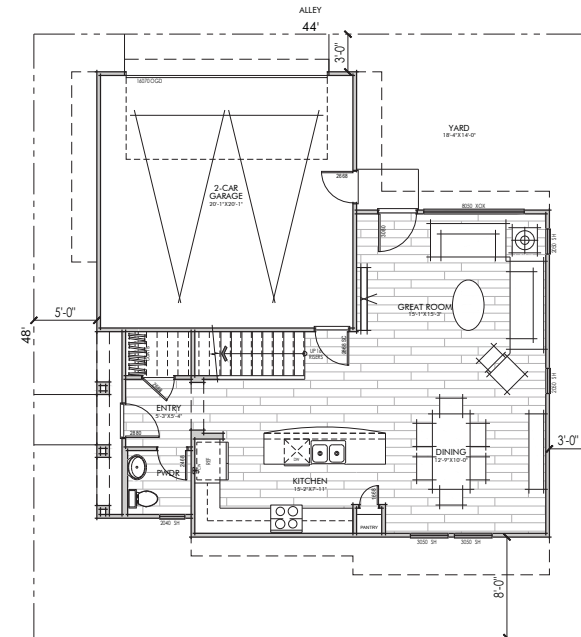
RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ROOF PLAN



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 3S

LIVING AREA:
 FIRST FLOOR LIVING: 711.7 SQ. FT.
 SECOND FLOOR LIVING: 1235.0 SQ. FT.
 TOTAL LIVING AREA: 1947 SQ. FT.

OTHER AREAS:
 GARAGE: 418 SQ. FT.

PLAN 3S
1,947 SQFT
3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT FLOOR PLANS



17848 SKY PARK CIRCLE, SUITE D
 IRVINE, CA 92614
 949.335.6056

A20



3S-A - STREET (SPANISH)
(FRONT)



3S-B - STREET (CRAFTSMAN)
(FRONT)



3S-C - STREET (FARMHOUSE)
(FRONT)

PLAN 3S

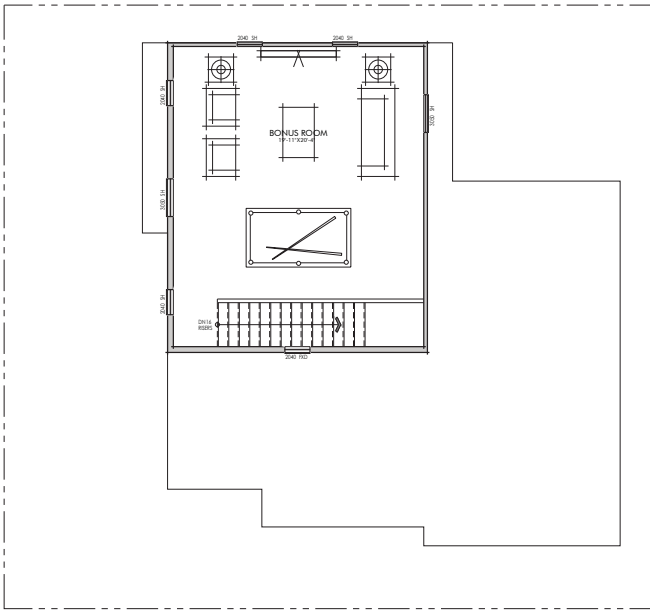
SCALE: 1/4"=1'-0"

RIVERPOINTE

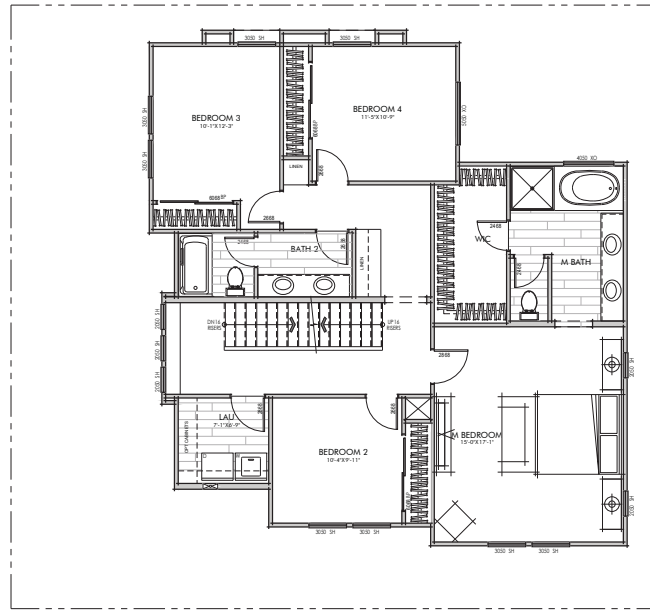
RIVERSIDE, CA

February 26, 2019

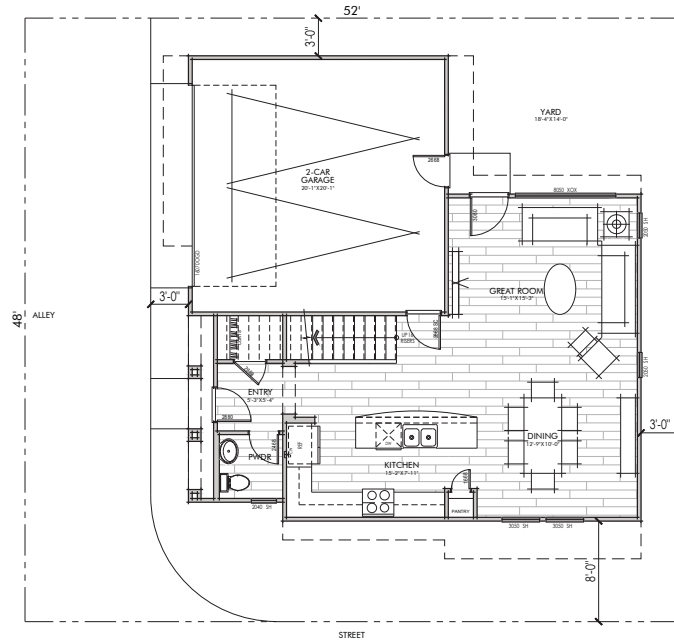
DESIGN DEVELOPMENT ELEVATIONS



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 3X

LIVING AREA:	
FIRST FLOOR LIVING:	711.7 SQ. FT.
SECOND FLOOR LIVING:	1235.0 SQ. FT.
THIRD FLOOR LIVING:	442.8 SQ. FT.
TOTAL LIVING AREA:	2389 SQ. FT.
OTHER AREAS:	
GARAGE:	418 SQ. FT.

PLAN 3X 2,390 SQFT 3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT FLOOR PLANS



3X-A - STREET (SPANISH)
(FRONT)



3X-A - RIGHT (SPANISH)



3X-A - REAR (SPANISH)



3X-A - ALLEY (SPANISH)
(REAR)

PLAN 3X

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



3X-B - STREET (CRAFTSMAN)
(FRONT)



3X-B - RIGHT (CRAFTSMAN)



3X-B - REAR (CRAFTSMAN)



3X-B - ALLEY (CRAFTSMAN)
(REAR)

PLAN 3X

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



3X-C - STREET (FARMHOUSE)
(FRONT)



3X-C - RIGHT (FARMHOUSE)



3X-C - REAR (FARMHOUSE)



3X-C - ALLEY (FARMHOUSE)

PLAN 3X

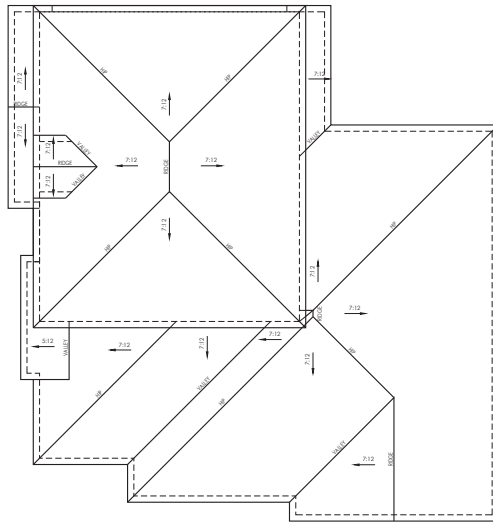
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RIVERPOINTE

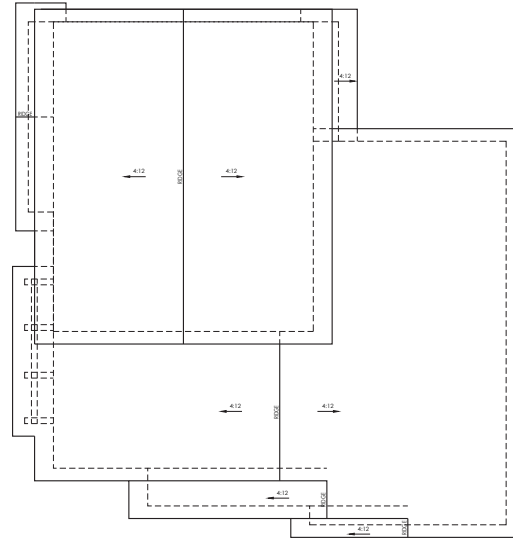
RIVERSIDE, CA

February 26, 2019

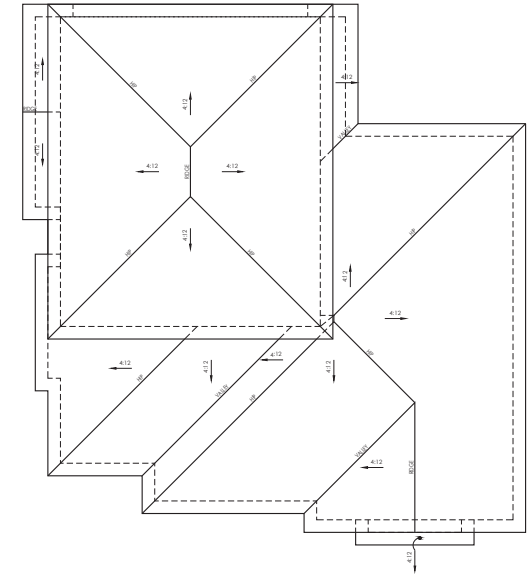
DESIGN DEVELOPMENT ELEVATIONS



3X-C - FARMHOUSE



3X-B - CRAFTSMAN



3X-A - SPANISH

PLAN 3X

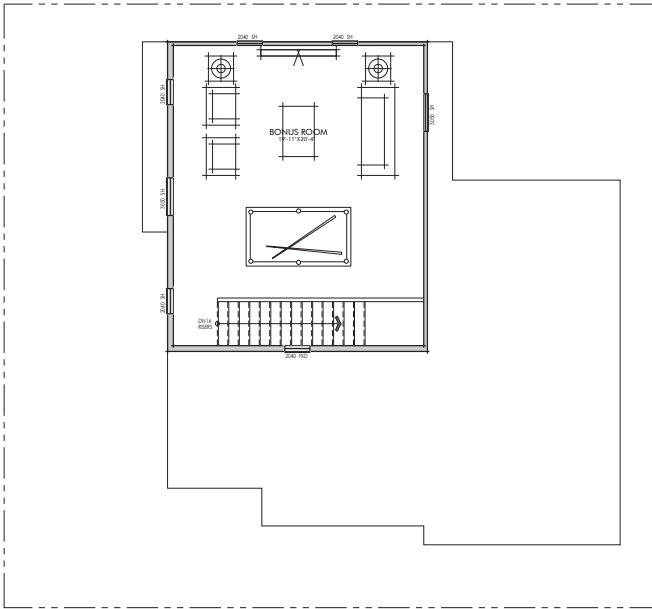
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RIVERPOINTE

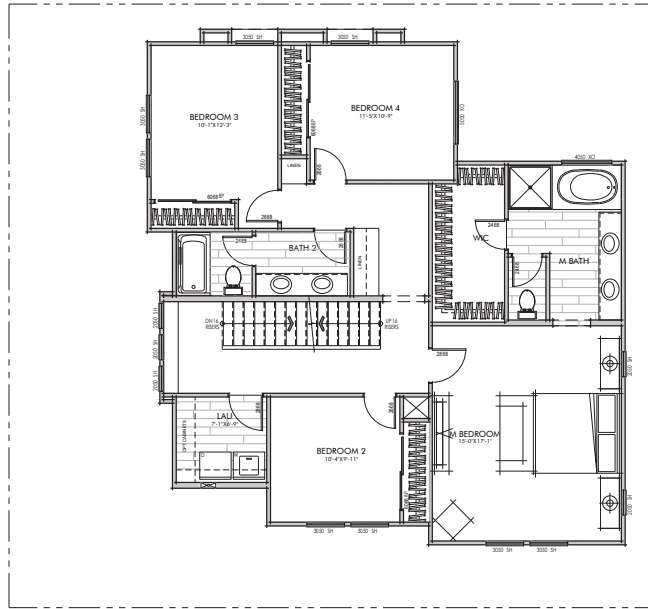
DESIGN DEVELOPMENT ROOF PLAN

RIVERSIDE, CA

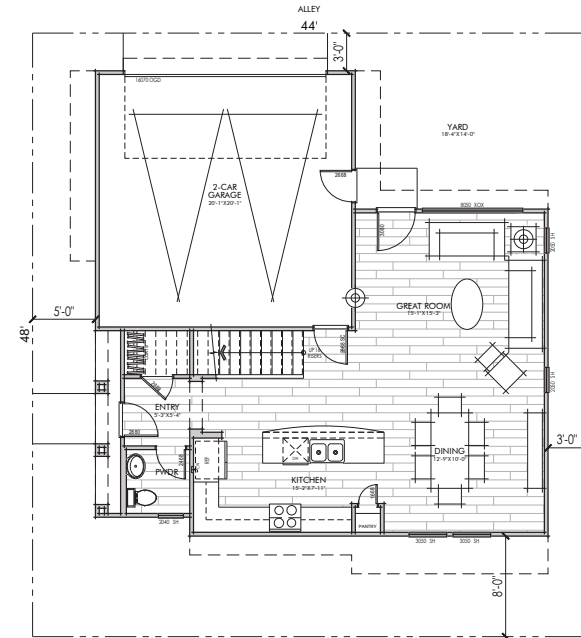
February 26, 2019



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

Floor Area: Plan 3XS

LIVING AREA:	
FIRST FLOOR LIVING:	711.7 SQ. FT.
SECOND FLOOR LIVING:	1235.0 SQ. FT.
THIRD FLOOR LIVING:	442.8 SQ. FT.
TOTAL LIVING AREA:	2389 SQ. FT.
OTHER AREAS:	
GARAGE:	418 SQ. FT.

PLAN 3SX
2,390 SQFT
3 BED/2.5 BATH

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

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT FLOOR PLANS



A27



3XS-A - STREET (SPANISH)
(FRONT)



3XS-B - STREET (CRAFTSMAN)
(FRONT)



3XS-C - STREET (FARMHOUSE)
(FRONT)

PLAN 3SX

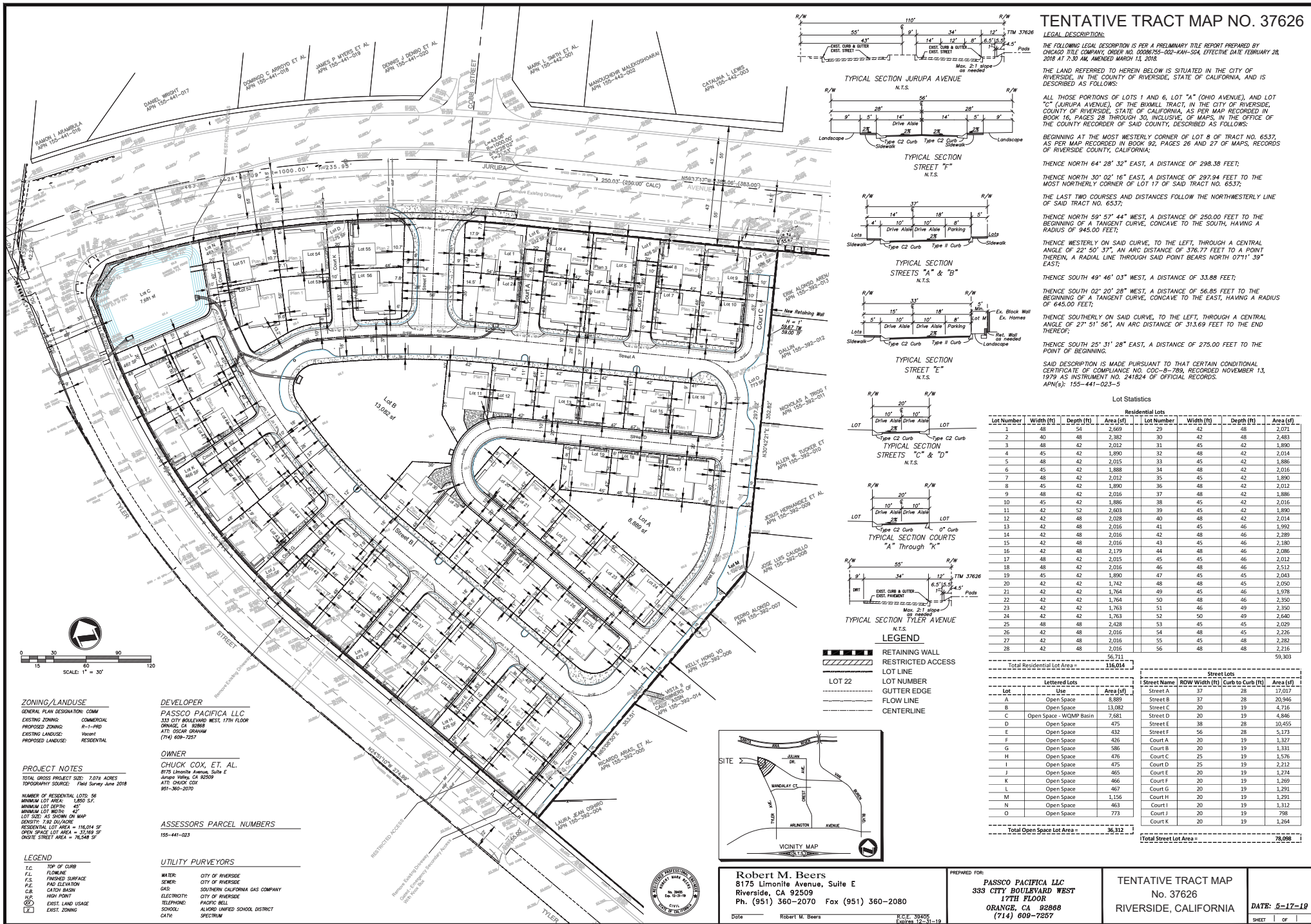
SCALE: 1/4"=1'-0"

RIVERPOINTE

RIVERSIDE, CA

February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS



Preliminary Grading Plan for Tentative Tract Map No. 37626

Legend

- Block Wall
- Retaining Wall
- Centerline
- Lot Line
- Lot Number
- Pad Elevation
- Area of Lot
- Gutter Edge
- Existing Fence (to be removed)

Lot 22
P.E. = 60.8
2,016 S.F.

Typical Section Jurupa Avenue

N.T.S.

Typical Section Street "E"

N.T.S.

Typical Section Streets "A" & "B"

N.T.S.

Typical Section Tyler Avenue

N.T.S.

Typical Section Court C

N.T.S.

Section A-A

N.T.S.

Section B-B

N.T.S.

Section C-C

N.T.S.

Section D-D

N.T.S.

Section E-E

N.T.S.

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: COMM
EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: R-1-PD
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: RESIDENTIAL

DEVELOPER

PASSCO PACIFICA LLC
133 CITY BOULEVARD WEST, 17TH FLOOR
ORANGE, CA 92668
ATTN: OSCAR GRAYAN
(714) 609-7257

OWNER

CHUCK COX, ET AL.
8715 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
ATTN: CHUCK COX
951-360-2070

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 7,076 ACRES
TOPOGRAPHY SOURCE: Field Survey June 2018

ASSESSORS PARCEL NUMBERS

155-441-023

UTILITY PURVEYORS

WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: CITY OF RIVERSIDE
TELEPHONE: PACIFIC BELL
SCHOOL: ALVORD UNIFIED SCHOOL DISTRICT
CABLE: SPECTRUM

Robert M. Beers
8175 Limonite Avenue, Suite E
Riverside, CA 92509
Ph. (951) 360-2070 Fax (951) 360-2080

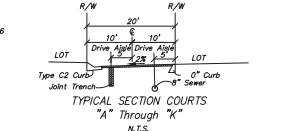
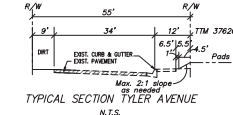
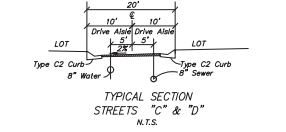
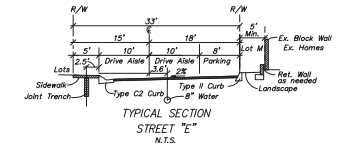
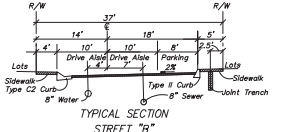
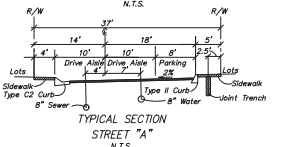
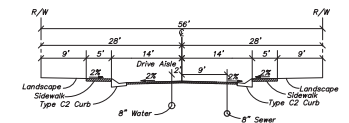
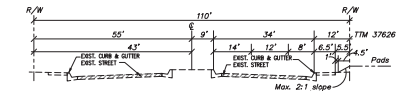
PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST
17TH FLOOR
ORANGE, CA 92668
(714) 609-7257

**Preliminary Grading Plan for
Tentative Tract Map No. 37626
RIVERSIDE, CALIFORNIA**

DATE: 08-28-19

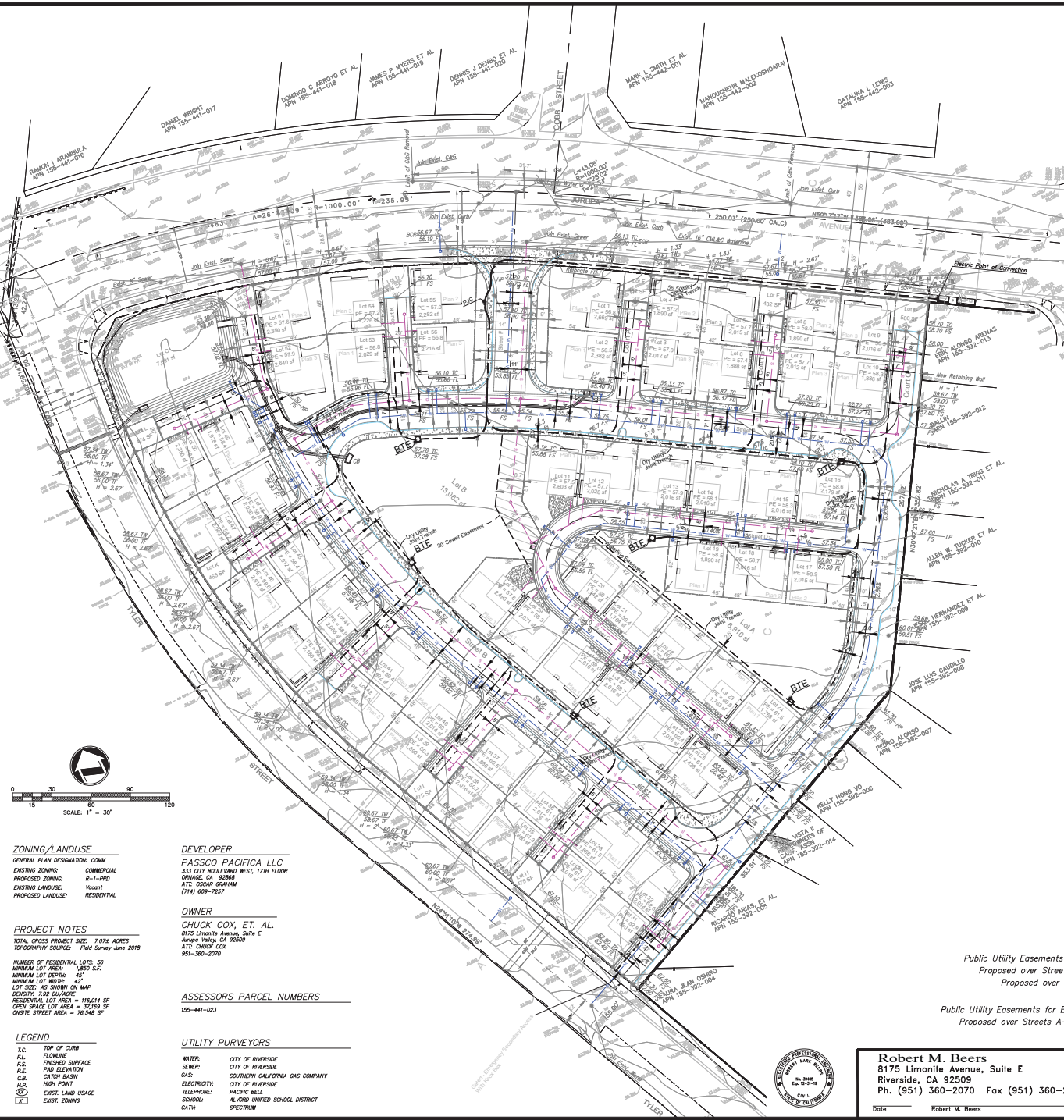
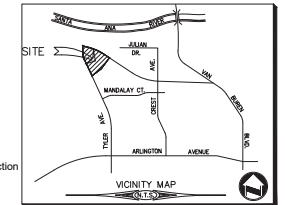
P18-0970, -0971, -0972, -0973, -0974, -0975, Exhibit 6 - Project Plans

TENTATIVE TRACT MAP NO. 37626



LEGEND

- BLOCK WALL
- CENTERLINE
- LOT LINE
- LOT NUMBER
- PAD ELEVATION
- AREA OF LOT
- GUTTER EDGE
- SEWER LINE
- WATER LINE
- DRY UTILITIES
- ⊠ Pad Mounted Junction
- ⊠ BTE - 4' x 4'



ZONING/LANDUSE
GENERAL PLAN DESIGNATION: COMM
EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: R-1-PD
EXISTING LANDUSE: Vacant
PROPOSED LANDUSE: RESIDENTIAL

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ASSESSORS PARCEL NUMBERS
155-441-023

UTILITY PURVEYORS
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SEWER: CITY OF RIVERSIDE
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICITY: CITY OF RIVERSIDE
TELEPHONE: PACIFIC BELL
SCHOOL: ALOND UNITED SCHOOL DISTRICT
CABLE: SPECTRUM

PROJECT NOTES
TOTAL GROSS PROJECT SIZE: 7,078 ACRES
TOPOGRAPHY SOURCE: TBM Survey June 2018
NUMBER OF RESIDENTIAL LOTS: 348
MINIMUM LOT AREA: 1,850 S.F.
MINIMUM LOT DEPTH: 45'
MINIMUM LOT WIDTH: 42'
LOT SIZE AS SHOWN ON MAP
DENSITY: 7.86 DENSITY
RESIDENTIAL LOT AREA = 116,014 S.F.
OPEN SPACE LOT AREA = 17,162 S.F.
ON-SITE STREET AREA = 76,548 S.F.

LEGEND
T.C. TOP OF CURB
F.L. FLOWLINE
F.S. FINISHED SURFACE
P.E. PAD ELEVATION
C.B. CATCH BASIN
H.P. HIGH POINT
H.C. EXIST. LAND USAGE
E.Z. EXIST. ZONING

Robert M. Beers
8175 Limonite Avenue, Suite E
Riverside, CA 92509
Ph. (951) 360-2070 Fax (951) 360-2080

PREPARED FOR:
PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST
17TH FLOOR
ORANGE, CA 92668
(714) 609-7257

Preliminary Utility Plan for
TTM No. 37626
RIVERSIDE, CALIFORNIA

DATE: 06-27-19
SHEET 1 OF 1

