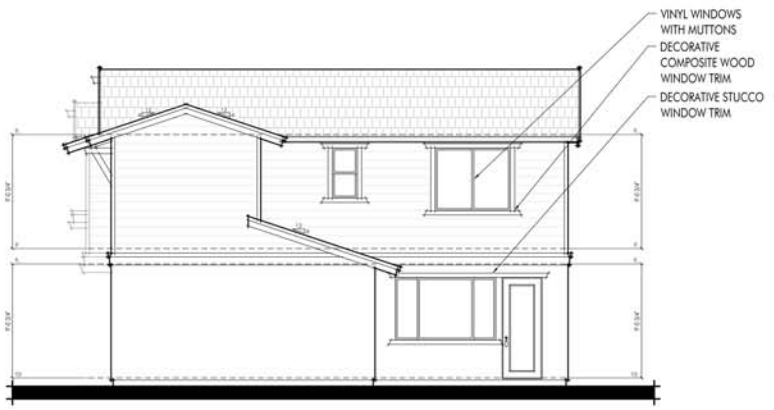


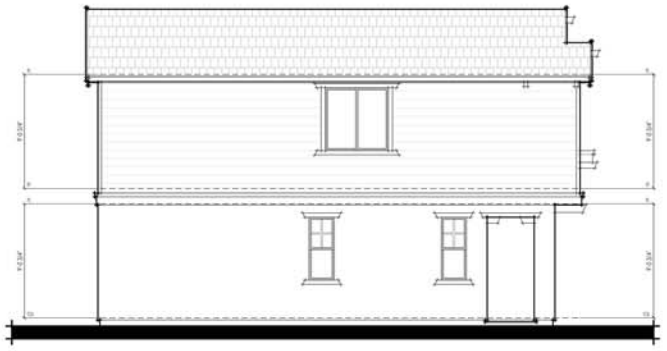
2B - ALLEY (CRAFTSMAN)
(FRONT)



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

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A10



2C - ALLEY (FARMHOUSE)
(FRONT)



2C - RIGHT (FARMHOUSE)



2C - REAR (FARMHOUSE)



2C - LEFT (FARMHOUSE)

PLAN 2

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

RIVERPOINTE
RIVERSIDE, CA

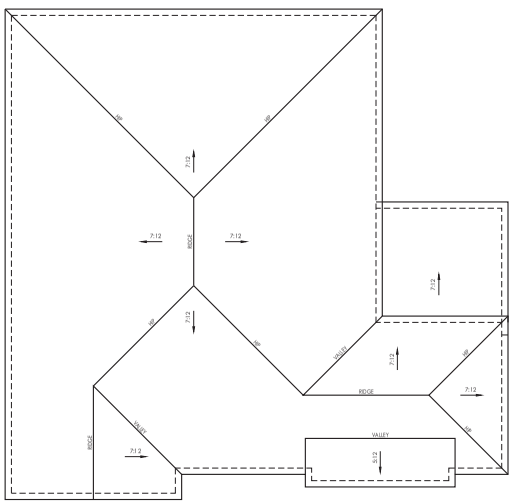
February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS

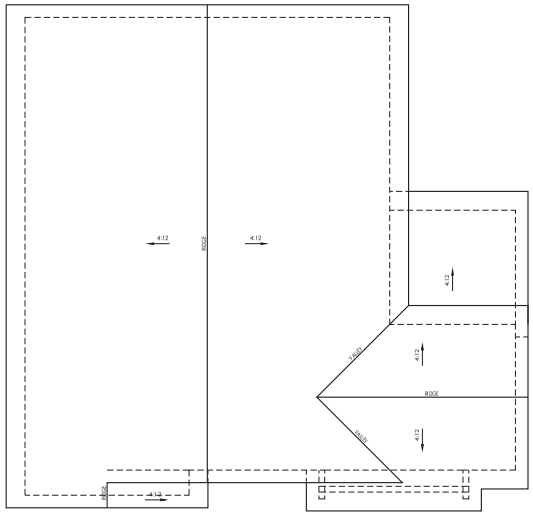
PASSCO
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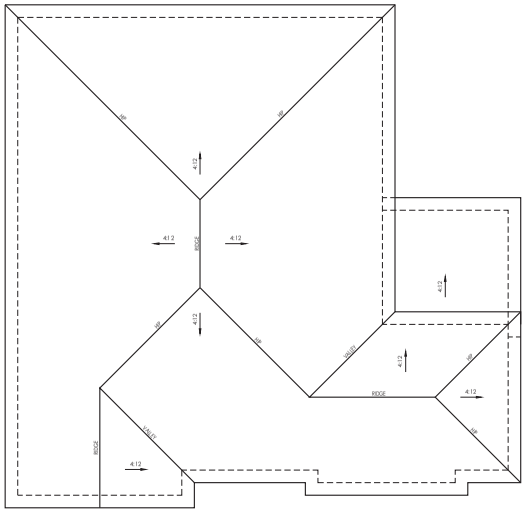
A11



2C - FARMHOUSE



2B - CRAFTSMAN



2A - SPANISH

PLAN 2

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

RIVERPOINTE

RIVERSIDE, CA

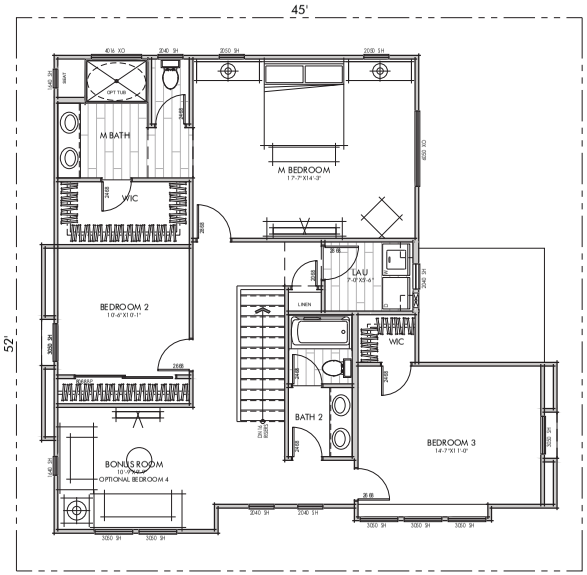
February 26, 2019

DESIGN DEVELOPMENT ROOF PLAN

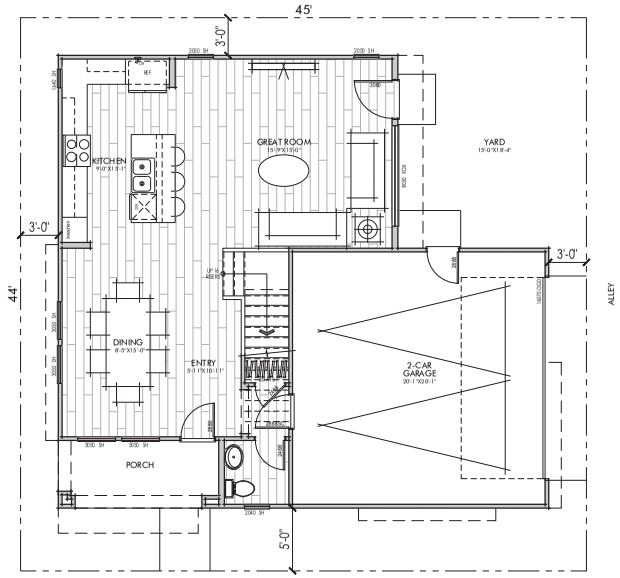
A12

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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

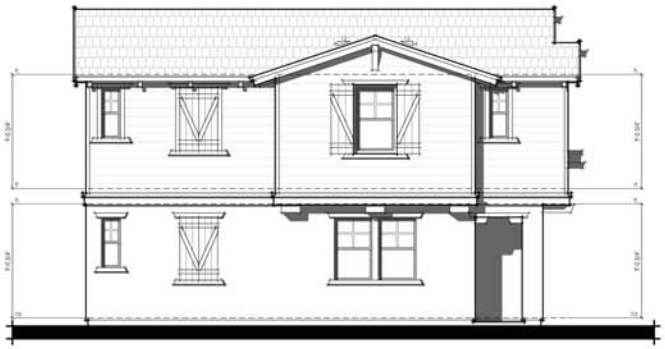
DESIGN DEVELOPMENT FLOOR PLANS

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



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



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

PLAN 2S

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

RIVERPOINTE

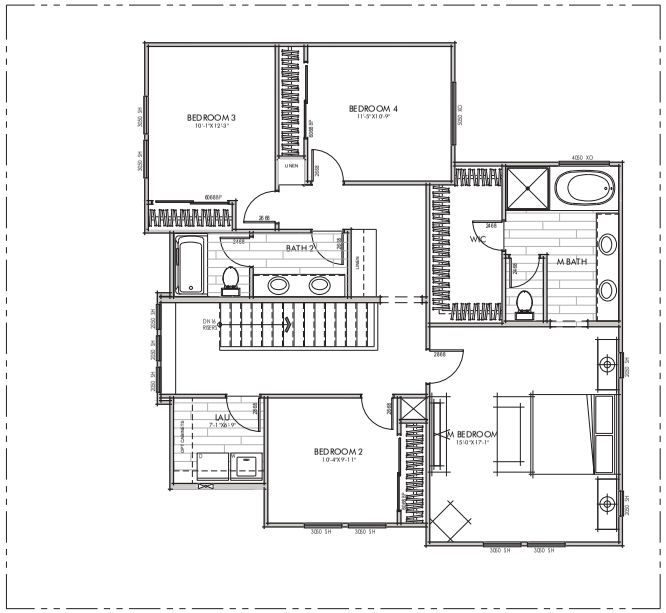
RIVERSIDE, CA

February 26, 2019

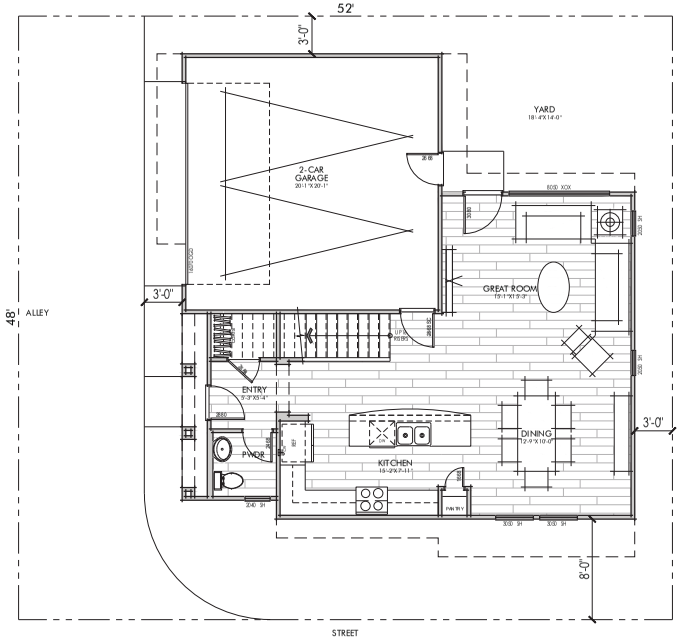
DESIGN DEVELOPMENT ELEVATIONS

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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

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DESIGN DEVELOPMENT FLOOR PLANS

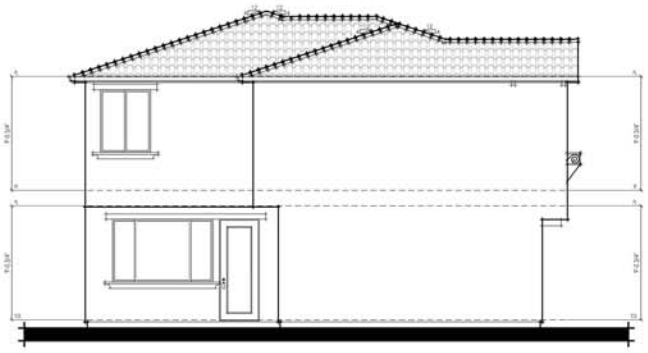
A15



3A - STREET (SPANISH)
(FRONT)



3A - RIGHT (SPANISH)



3A - REAR (SPANISH)



3A - ALLEY (SPANISH)
(LEFT)

PLAN 3

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

RIVERPOINTE
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February 26, 2019

DESIGN DEVELOPMENT ELEVATIONS

A16

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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

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3C - STREET (FARMHOUSE)
(FRONT)



3C - RIGHT (FARMHOUSE)



3C - REAR (FARMHOUSE)



3C - ALLEY (FARMHOUSE)
(LEFT)

PLAN 3

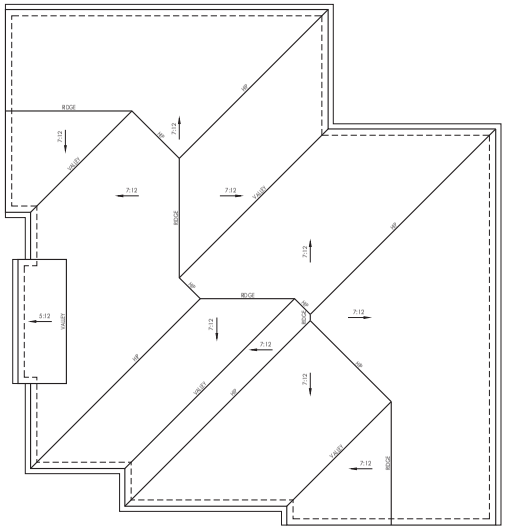
SCALE: 1/4"=1'-0"

RIVERPOINTE
RIVERSIDE, CA
February 26, 2019

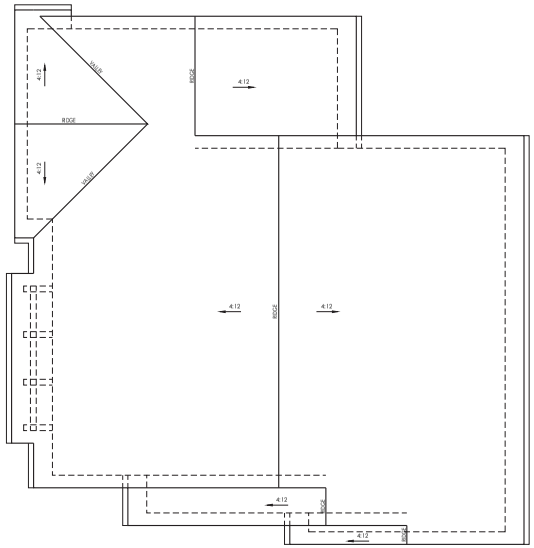
DESIGN DEVELOPMENT ELEVATIONS

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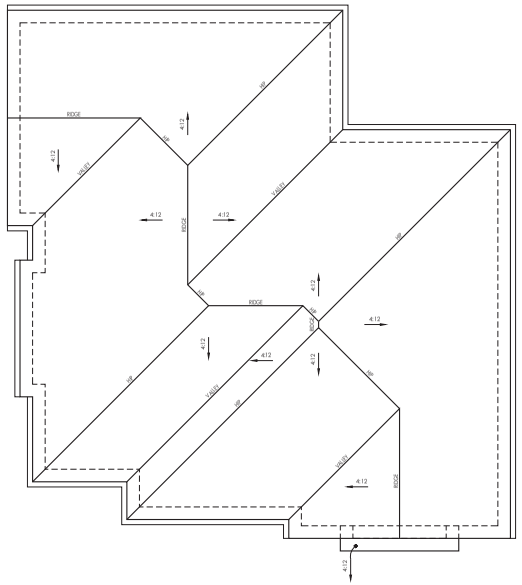
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3C - FARMHOUSE



3B - CRAFTSMAN



3A - SPANISH

PLAN 3

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

RIVERPOINTE

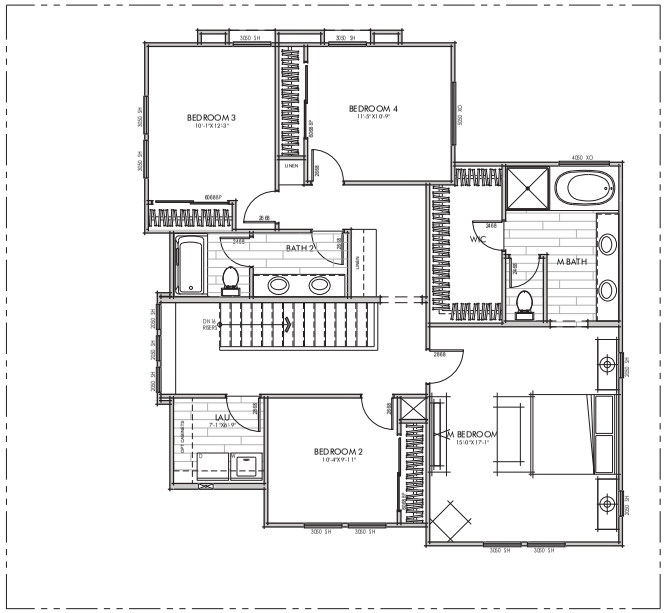
RIVERSIDE, CA

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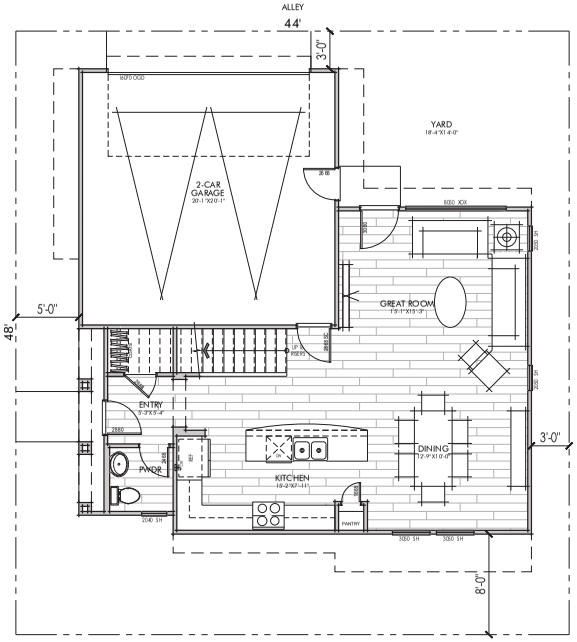
DESIGN DEVELOPMENT ROOF PLAN

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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

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DESIGN DEVELOPMENT FLOOR PLANS

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A20



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



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



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

PLAN 3S

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

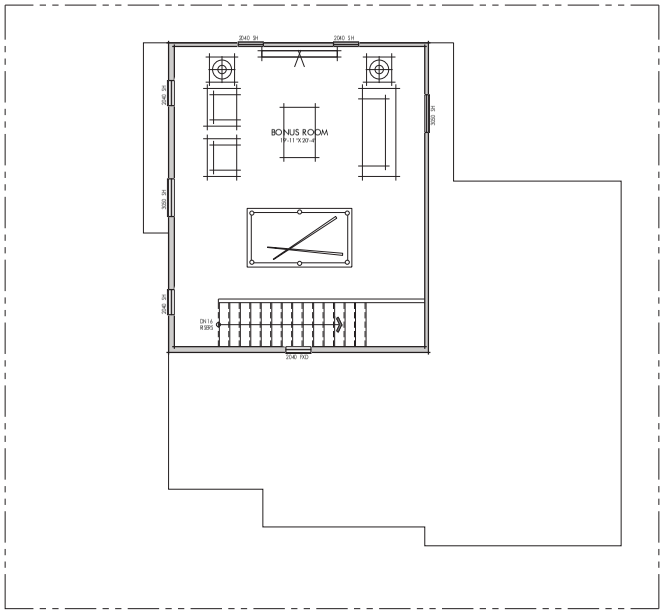
RIVERPOINTE
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DESIGN DEVELOPMENT ELEVATIONS

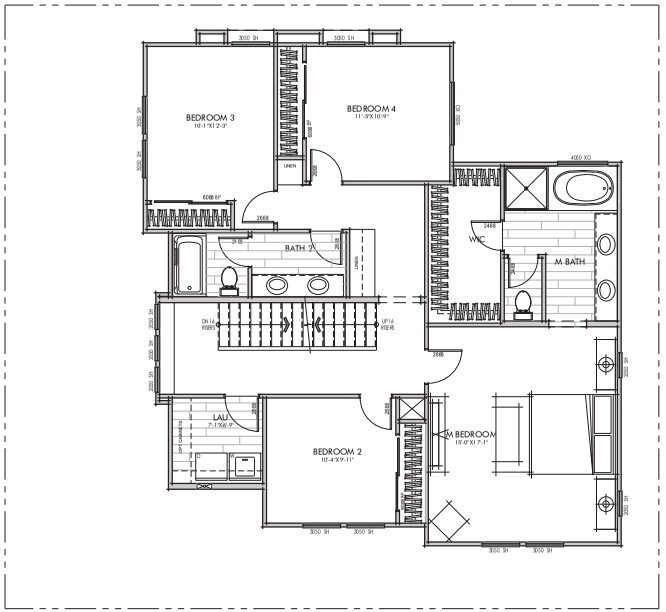
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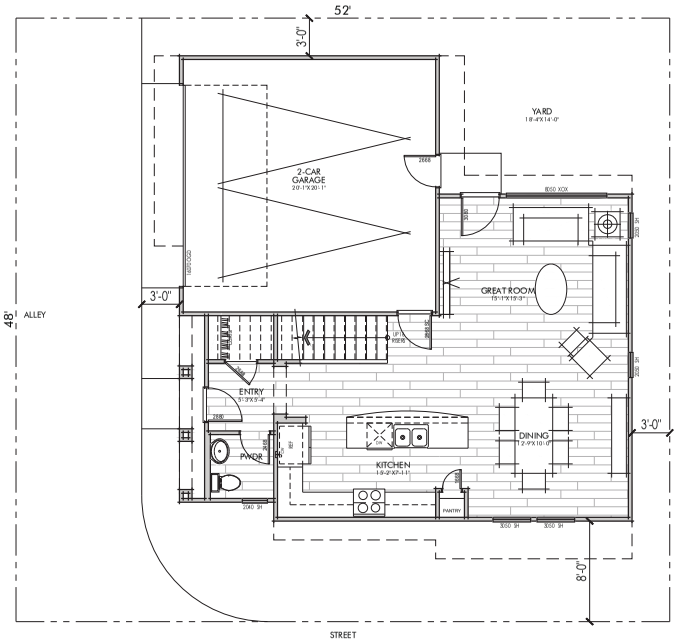
A21



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"

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DESIGN DEVELOPMENT FLOOR PLANS

A22



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"

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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"

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



3X-C - RIGHT (FARMHOUSE)



3X-C - REAR (FARMHOUSE)



3X-C - ALLEY (FARMHOUSE)
(REAR)

PLAN 3X

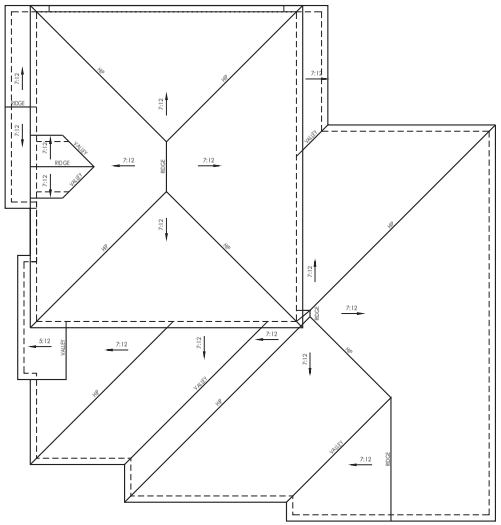
SCALE: 1/4"=1'-0"

RIVERPOINTE
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February 26, 2019

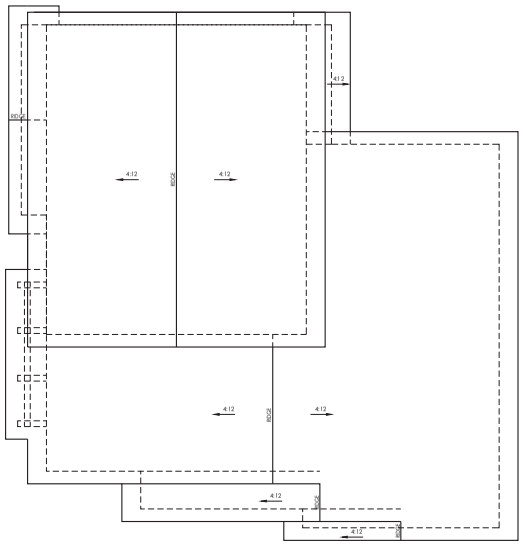
DESIGN DEVELOPMENT ELEVATIONS

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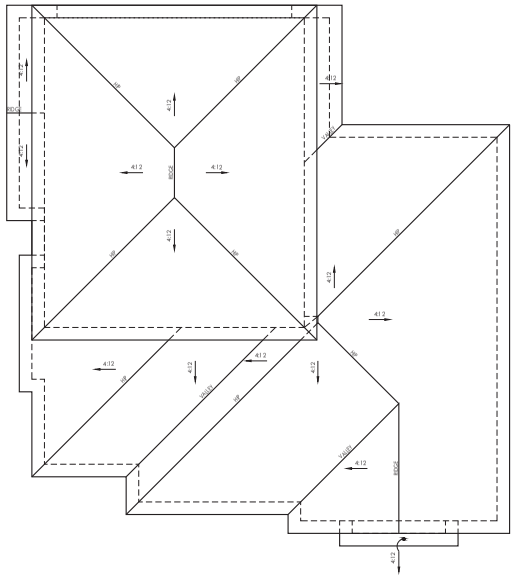
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3X-C - FARMHOUSE



3X-B - CRAFTSMAN



3X-A - SPANISH

PLAN 3X

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

RIVERPOINTE

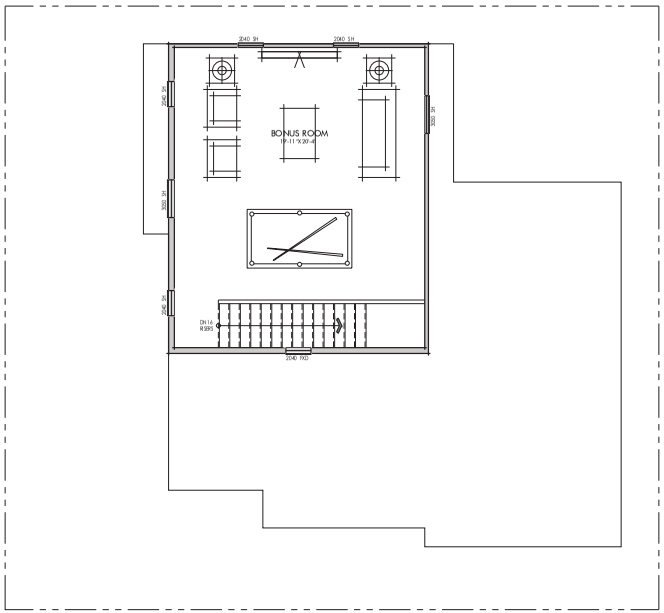
RIVERSIDE, CA

February 26, 2019

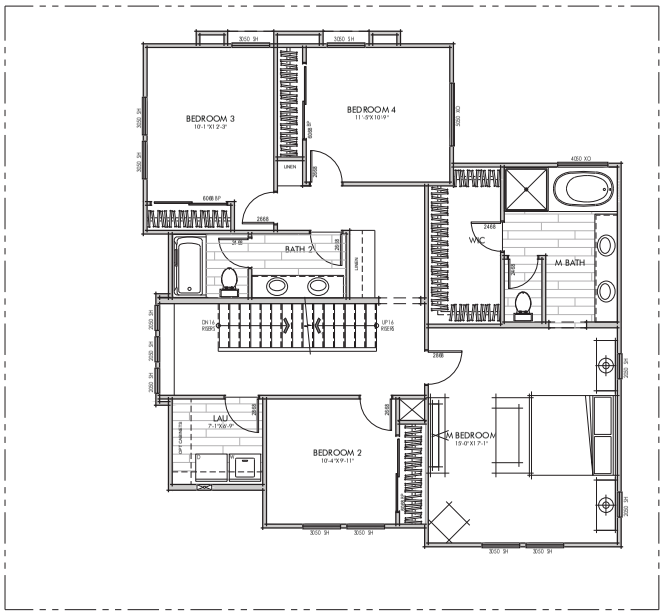
DESIGN DEVELOPMENT ROOF PLAN

IDEArc
ARCHITECTURE + PLANNING
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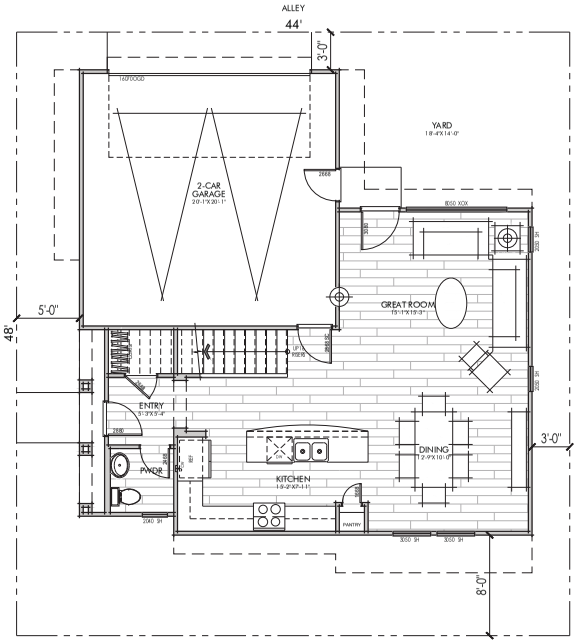
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THIRD FLOOR



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

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A27



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



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



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

PLAN 3SX

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

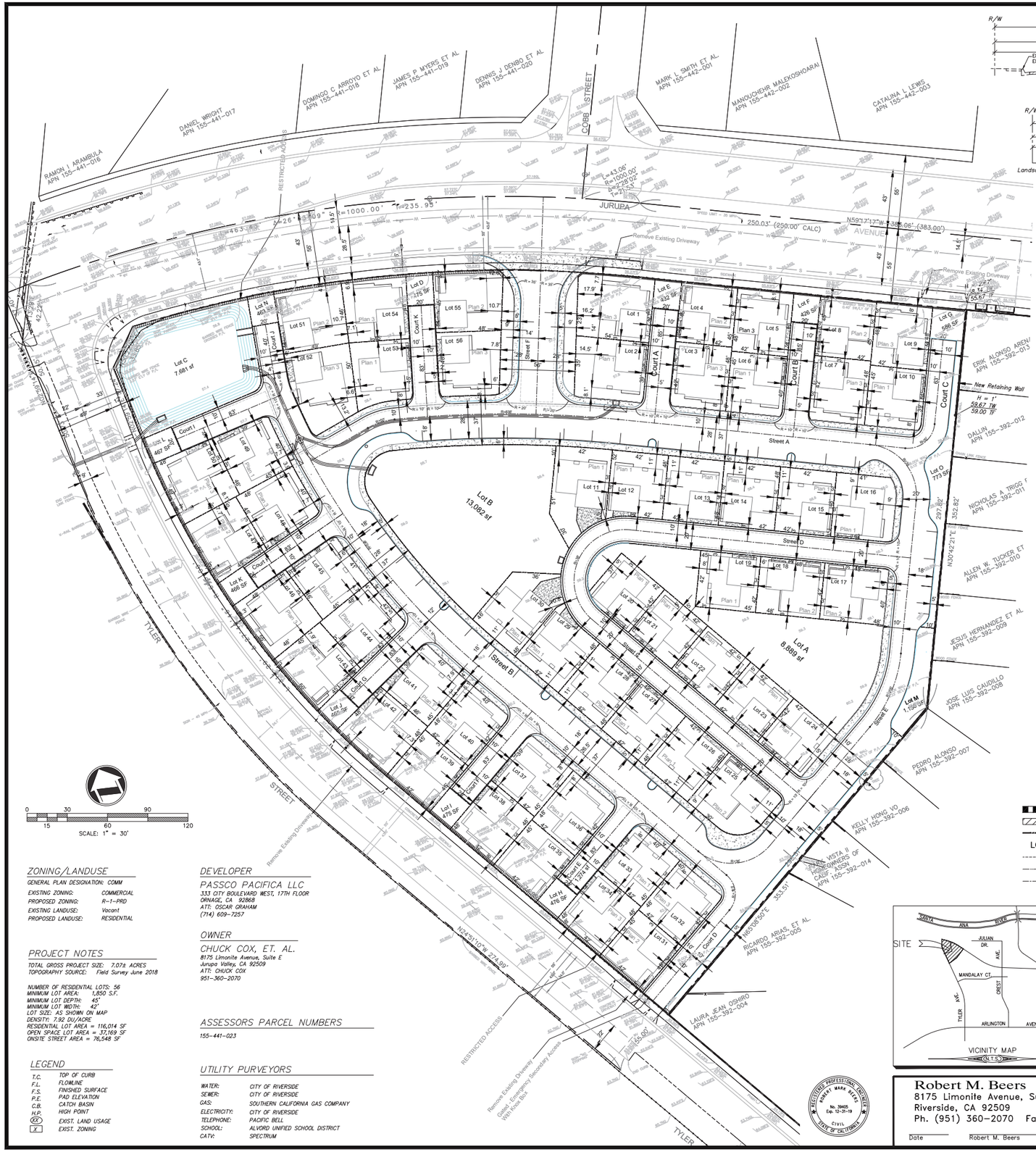
RIVERPOINTE
RIVERSIDE, CA
February 26, 2019

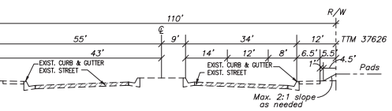
DESIGN DEVELOPMENT ELEVATIONS

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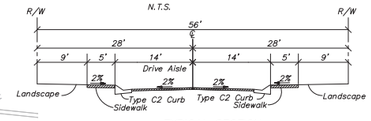
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TENTATIVE TRACT MAP NO. 37626

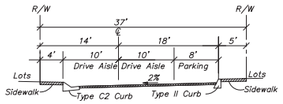




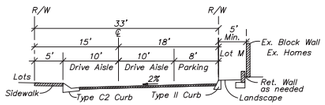
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N.T.S.



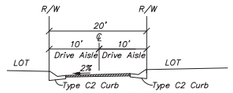
TYPICAL SECTION
STREET "F"
N.T.S.



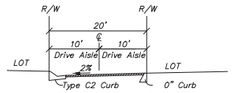
TYPICAL SECTION
STREETS "A" & "B"
N.T.S.



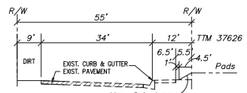
TYPICAL SECTION
STREET "E"
N.T.S.



TYPICAL SECTION
STREETS "C" & "D"
N.T.S.



TYPICAL SECTION COURTS
"A" Through "K"



TYPICAL SECTION TYLER AVENUE
N.T.S.

LEGEND

- RETAINING WALL
- RESTRICTED ACCESS
- LOT LINE
- LOT 22 — LOT NUMBER
- GUTTER EDGE
- FLOW LINE
- CENTERLINE

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: COMM

EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	R-1-PRD
EXISTING LANDUSE:	Vacant
PROPOSED LANDUSE:	RESIDENTIAL

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 7.07± ACRES
TOPOGRAPHY SOURCE: Field Survey June 2018

NUMBER OF RESIDENTIAL LOTS: 56
MINIMUM LOT AREA: 1,850 S.F.
MINIMUM LOT DEPTH: 45'
MINIMUM LOT WIDTH: 42'
LOT SIZE: AS SHOWN ON MAP
DENSITY: 7.92 DU/ACRE
RESIDENTIAL LOT AREA = 116,014 SF
OPEN SPACE LOT AREA = 37,169 SF
ONSITE STREET AREA = 76,548 SF

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
(XX)	EXIST. LAND USAGE
X	EXIST. ZONING

DEVELOPER

PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST, 17TH FLOOR
ORNAGE, CA 92868
ATT: OSCAR GRAHAM
(714) 609-7257

OWNER

CHUCK COX, ET. AL.
8175 Limonite Avenue, Suite E
Jurupa Valley, CA 92509
ATT: CHUCK COX
951-360-2070

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
CATV:	SPECTRUM

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION IS PER A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 00086755-002-KAH-SG4, EFFECTIVE DATE FEBRUARY 28, 2018 AT 7:30 AM, AMENDED MARCH 13, 2018.

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:

ALL THOSE PORTIONS OF LOTS 1 AND 6, LOT "A" (OHIO AVENUE), AND LOT "C" (JURUPA AVENUE), OF THE BIXMILL TRACT, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 28 THROUGH 30, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 8 OF TRACT NO. 6537, AS PER MAP RECORDED IN BOOK 92, PAGES 26 AND 27 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 64° 28' 32" EAST, A DISTANCE OF 298.38 FEET;

THENCE NORTH 30° 02' 16" EAST, A DISTANCE OF 297.94 FEET TO THE MOST NORTHERLY CORNER OF LOT 17 OF SAID TRACT NO. 6537;

THE LAST TWO COURSES AND DISTANCES FOLLOW THE NORTHWESTERLY LINE OF SAID TRACT NO. 6537;

THENCE NORTH 59° 57' 44" WEST, A DISTANCE OF 250.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 945.00 FEET;

THENCE WESTERLY ON SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22° 50' 37", AN ARC DISTANCE OF 376.77 FEET TO A POINT THEREIN, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 07°11' 39" EAST;

THENCE SOUTH 49° 46' 03" WEST, A DISTANCE OF 33.88 FEET;

THENCE SOUTH 02° 20' 28" WEST, A DISTANCE OF 56.85 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 645.00 FEET;

THENCE SOUTHERLY ON SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27° 51' 56", AN ARC DISTANCE OF 313.69 FEET TO THE END THEREOF;

THENCE SOUTH 25° 31' 28" EAST, A DISTANCE OF 275.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CONDITIONAL CERTIFICATE OF COMPLIANCE NO. COC-8-789, RECORDED NOVEMBER 13, 1979 AS INSTRUMENT NO. 241824 OF OFFICIAL RECORDS.
APN(S): 155-441-023-5

Lot Statistics

Residential Lots

Lot Number	Width (ft)	Depth (ft)	Area (sf)	Lot Number	Width (ft)	Depth (ft)	Area (sf)
1	48	54	2,669	29	42	48	2,071
2	40	48	2,382	30	42	48	2,483
3	48	42	2,012	31	45	42	1,890
4	45	42	1,890	32	48	42	2,014
5	48	42	2,015	33	45	42	1,886
6	45	42	1,888	34	48	42	2,016
7	48	42	2,012	35	45	42	1,890
8	45	42	1,890	36	48	42	2,012
9	48	42	2,016	37	48	42	1,886
10	45	42	1,886	38	45	42	2,016
11	42	52	2,603	39	45	42	1,890
12	42	48	2,028	40	48	42	2,014
13	42	48	2,016	41	45	46	1,992
14	42	48	2,016	42	48	46	2,289
15	42	48	2,016	43	45	46	2,180
16	42	48	2,179	44	48	46	2,086
17	48	42	2,015	45	45	46	2,012
18	48	42	2,016	46	48	46	2,512
19	45	42	1,890	47	45	45	2,043
20	42	42	1,742	48	48	45	2,050
21	42	42	1,764	49	45	46	1,978
22	42	42	1,764	50	48	46	2,350
23	42	42	1,763	51	46	49	2,350
24	42	42	1,763	52	50	49	2,640
25	48	48	2,428	53	45	45	2,029
26	42	48	2,016	54	48	45	2,226
27	42	48	2,016	55	45	48	2,282
28	42	48	2,016	56	48	48	2,216
							59,303

Total Residential Lot Area =	56,711
	116,014

Lettered Lots

Lot	Use	Area (sf)
A	Open Space	8,889
B	Open Space	13,082
C	Open Space - WQMP Basin	7,681
D	Open Space	475
E	Open Space	432
F	Open Space	426
G	Open Space	586
H	Open Space	476
I	Open Space	475
J	Open Space	465
K	Open Space	466
L	Open Space	467
M	Open Space	1,156
N	Open Space	463
O	Open Space	773

Total Open Space Lot Area =	**36,312**

Street Lots

Street Name	ROW Width (ft)	Curb to Curb (ft)	Area (sf)
Street A	37	28	17,017
Street B	37	28	20,946
Street C	20	19	4,716
Street D	20	19	4,846
Street E	38	28	10,455
Street F	56	28	5,173
Court A	20	19	1,327
Court B	20	19	1,331
Court C	25	19	1,576
Court D	25	19	2,212
Court E	20	19	1,274
Court F	20	19	1,269
Court G	20	19	1,291
Court H	20	19	1,291
Court I	20	19	1,312
Court J	20	19	798
Court K	20	19	1,264

Total Street Lot Area =	**78,098**

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

Date Robert M. Beers R.C.E. 39405 Expires 12-31-19

REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS No. 39405 Exp. 12-31-19 CIVIL STATE OF CALIFORNIA

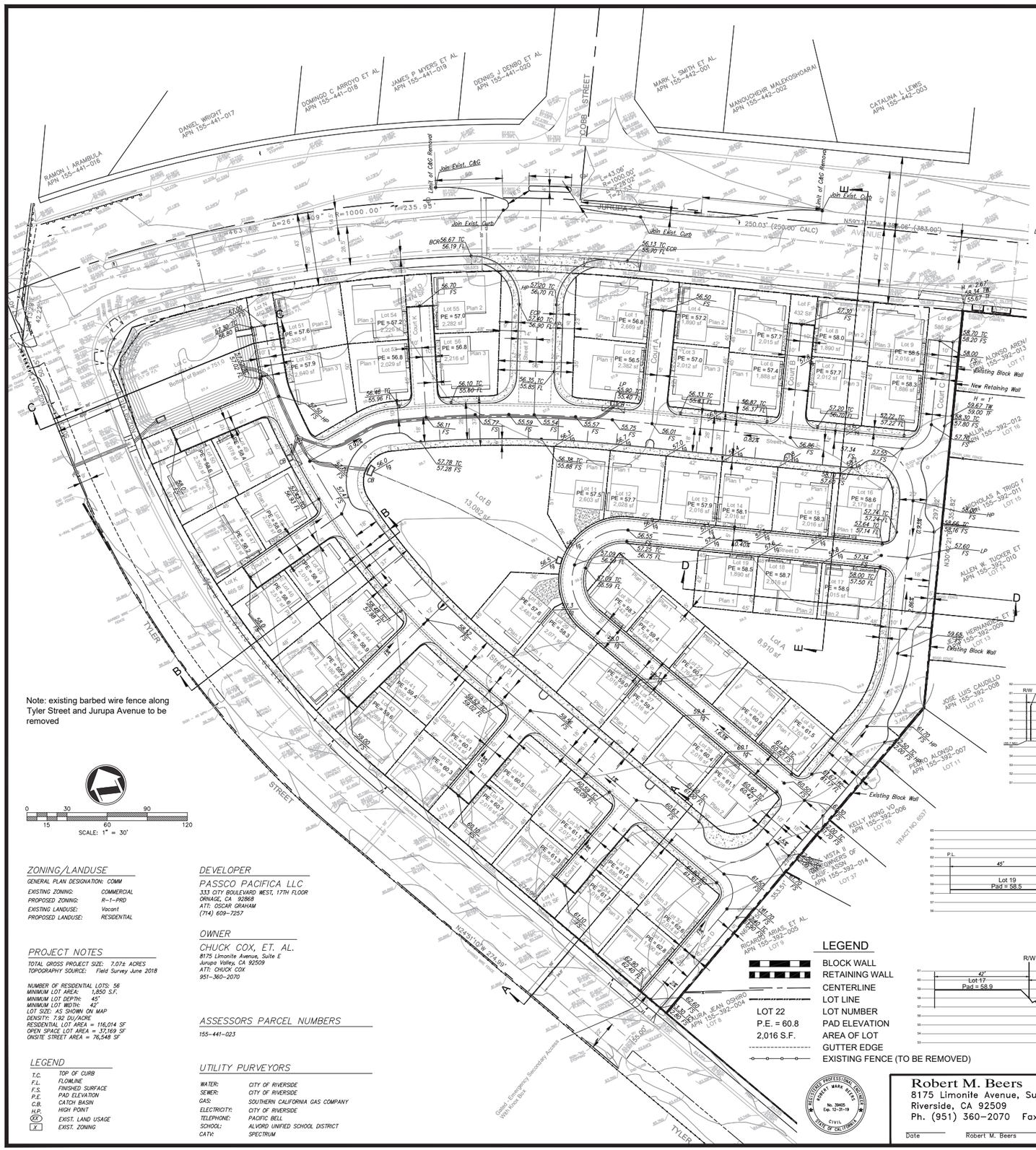
PREPARED FOR:
PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST
17TH FLOOR
ORANGE, CA 92868
(714) 609-7257

TENTATIVE TRACT MAP
No. 37626
RIVERSIDE, CALIFORNIA

DATE: 5-17-19

SHEET | OF

PRELIMINARY GRADING PLAN FOR TENTATIVE TRACT MAP NO. 37626



ZONING/LANDUSE

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

PROJECT NOTES

TOTAL GROSS PROJECT SIZE: 7.07± ACRES
TOPOGRAPHY SOURCE: Field Survey June 2018

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

DEVELOPER

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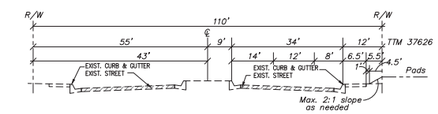
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UTILITY PURVEYORS

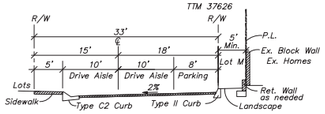
WATER:	CITY OF RIVERSIDE
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ELECTRICITY:	CITY OF RIVERSIDE
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SCHOOL:	ALVORD UNIFIED SCHOOL DISTRICT
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LEGEND

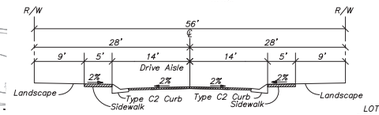
- BLOCK WALL
- RETAINING WALL
- CENTERLINE
- LOT LINE
- LOT NUMBER (LOT 22)
- PAD ELEVATION (P.E. = 60.8)
- AREA OF LOT (2,016 S.F.)
- GUTTER EDGE
- EXISTING FENCE (TO BE REMOVED)



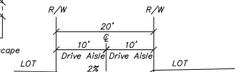
TYPICAL SECTION JURUPA AVENUE
N.T.S.



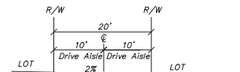
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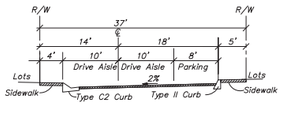
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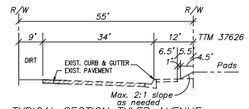
TYPICAL SECTION STREETS "C" & "D"
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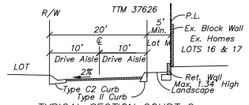
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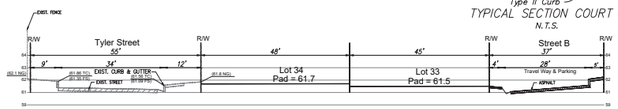
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N.T.S.



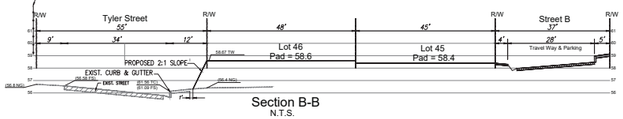
TYPICAL SECTION TYLER AVENUE
N.T.S.



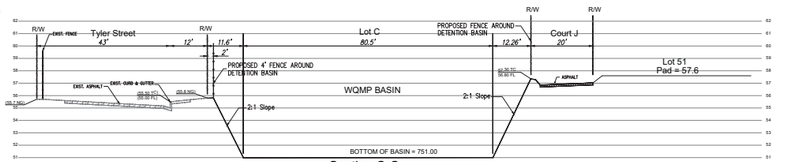
TYPICAL SECTION COURT C
N.T.S.



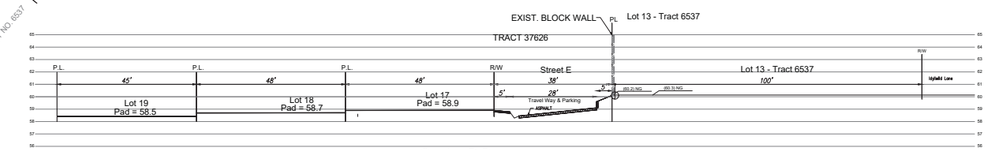
Section A-A
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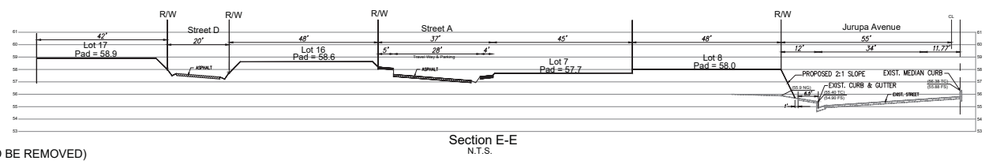
Section B-B
N.T.S.



Section C-C
N.T.S.



Section D-D
N.T.S.



Section E-E
N.T.S.

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

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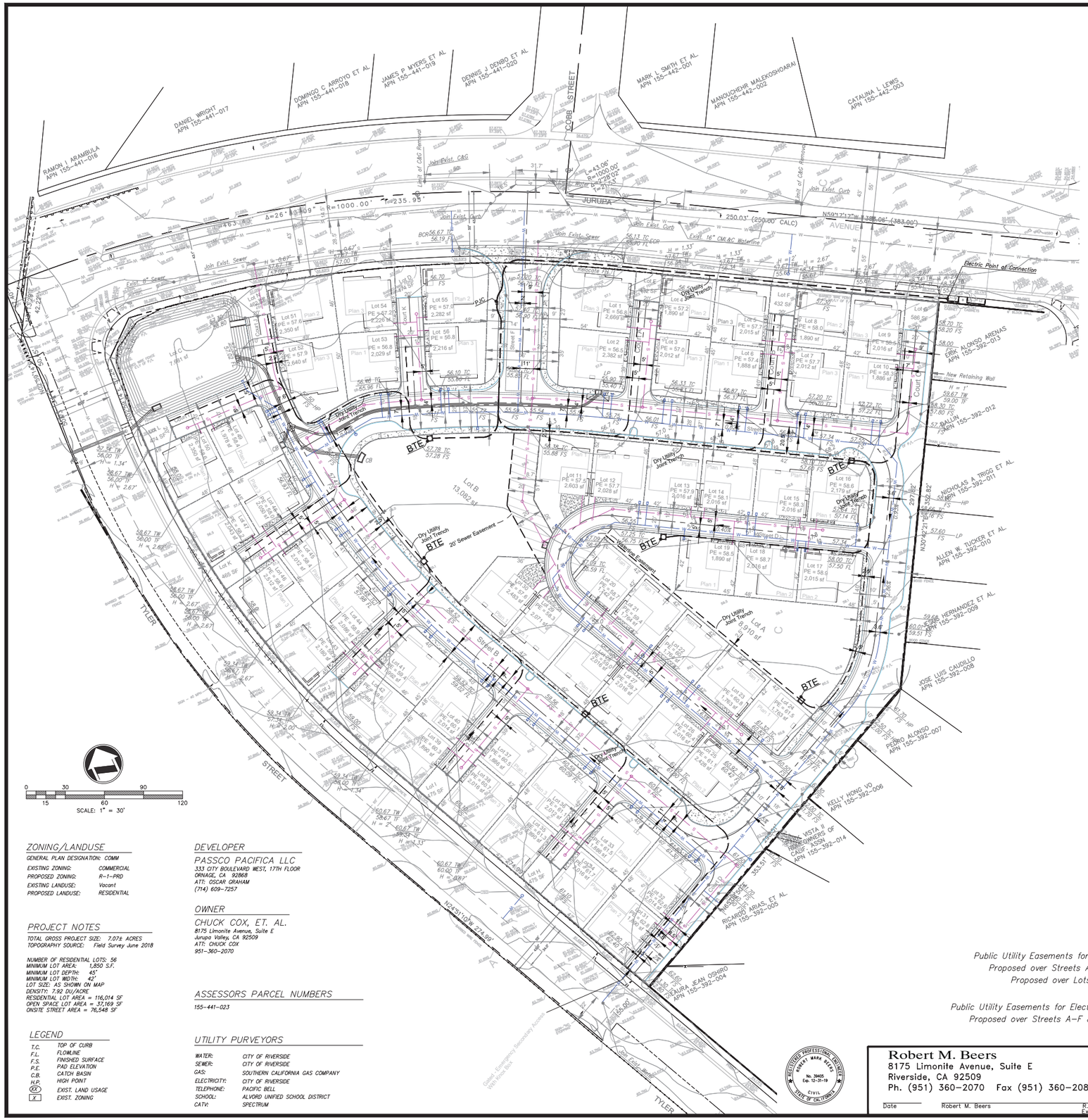
PREPARED FOR:
PASSCO PACIFICA LLC
333 CITY BOULEVARD WEST
17TH FLOOR
ORANGE, CA 92868
(714) 609-7257

Preliminary Grading Plan for
TTM No. 37626
RIVERSIDE, CALIFORNIA

DATE: 06-28-19

SHEET | OF |

TENTATIVE TRACT MAP NO. 37626



0 30 90
15 60 120
SCALE: 1" = 30'

ZONING/LANDUSE

GENERAL PLAN DESIGNATION: COMM

EXISTING ZONING:	COMMERCIAL
PROPOSED ZONING:	R-1-PRD
EXISTING LANDUSE:	Vacant
PROPOSED LANDUSE:	RESIDENTIAL

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T.C.	TOP OF CURB
F.L.	FLOWLINE
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H.P.	HIGH POINT
(XX)	EXIST. LAND USAGE
[X]	EXIST. ZONING

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OWNER

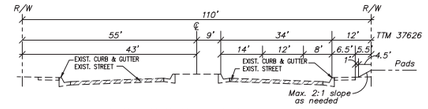
CHUCK COX, ET. AL.
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ASSESSORS PARCEL NUMBERS

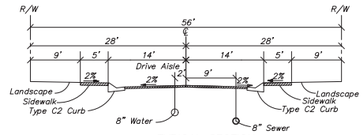
155-441-023

UTILITY PURVEYORS

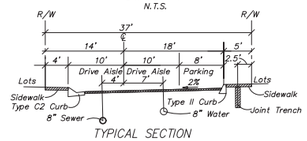
WATER:	CITY OF RIVERSIDE
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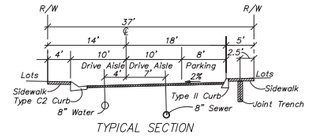
TYPICAL SECTION JURUPA AVENUE
N.T.S.



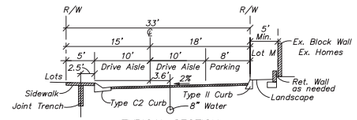
TYPICAL SECTION
STREET "F"
N.T.S.



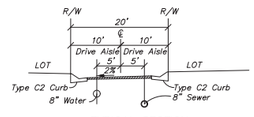
TYPICAL SECTION
STREET "A"
N.T.S.



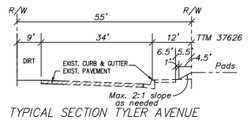
TYPICAL SECTION
STREET "B"
N.T.S.



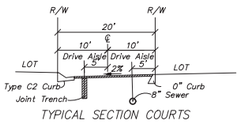
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STREET "E"
N.T.S.



TYPICAL SECTION
STREETS "C" & "D"
N.T.S.



TYPICAL SECTION TYLER AVENUE
N.T.S.



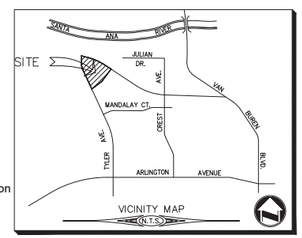
TYPICAL SECTION COURTS
"A" Through "K"
N.T.S.

LEGEND

	BLOCK WALL
	CENTERLINE
	LOT LINE
LOT 22	LOT NUMBER
P.E. = 60.8	PAD ELEVATION
2,016 S.F.	AREA OF LOT
	GUTTER EDGE
S S	SEWER LINE
W W	WATER LINE
	DRY UTILITIES
	Pad Mounted Junction (PJC)
	BTE - 4' x 4'

Public Utility Easements for Sewer – Water – SD
Proposed over Streets A–F & Courts A–K
Proposed over Lots A – B – C

Public Utility Easements for Electric – Gas – Telco – Cable
Proposed over Streets A–F & Courts A–K & Lot A



VICINITY MAP
(N.T.S.)

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REGISTERED PROFESSIONAL ENGINEER ROBERT MARK BEERS No. 39405 Exp. 12-31-19 CIVIL STATE OF CALIFORNIA

Date Robert M. Beers R.C.E. 39405 Expires 12-31-19

PREPARED FOR:
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333 CITY BOULEVARD WEST
17TH FLOOR
ORANGE, CA 92868
(714) 609-7257

Preliminary Utility Plan for
TTM No. 37626
RIVERSIDE, CALIFORNIA

DATE: 06-27-19
SHEET | OF |