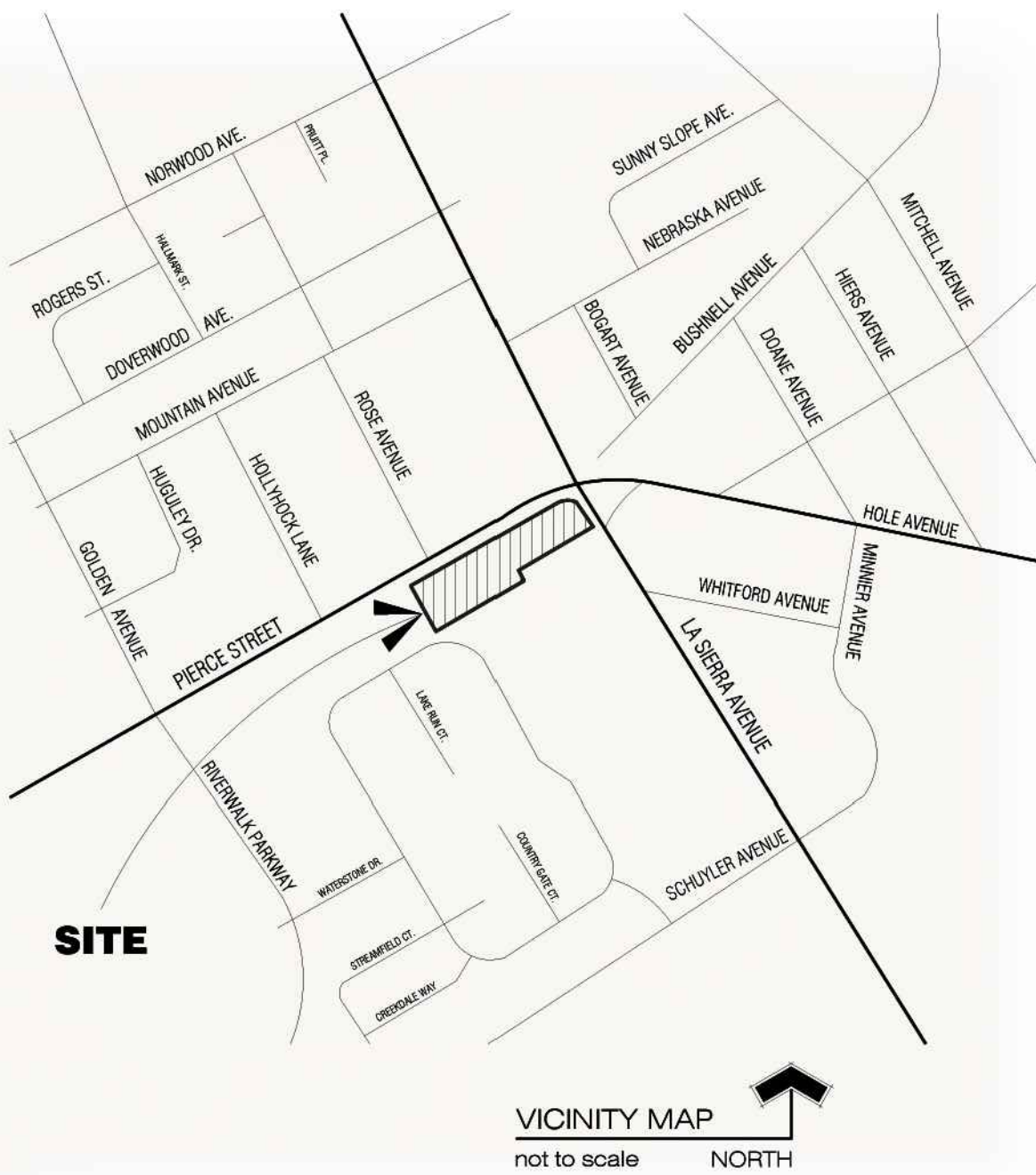


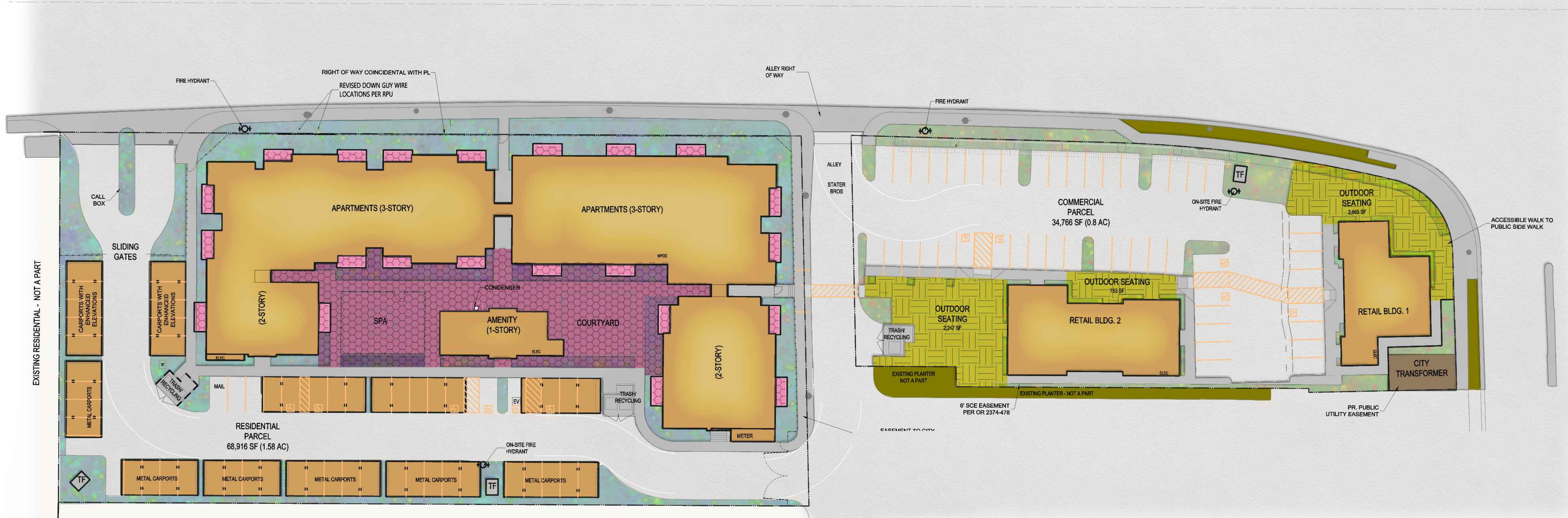
Five Points - Mixed Use Development

OPEN SPACE EXHIBIT

11124 & 11144 Pierce Street
Riverside, CA 92505

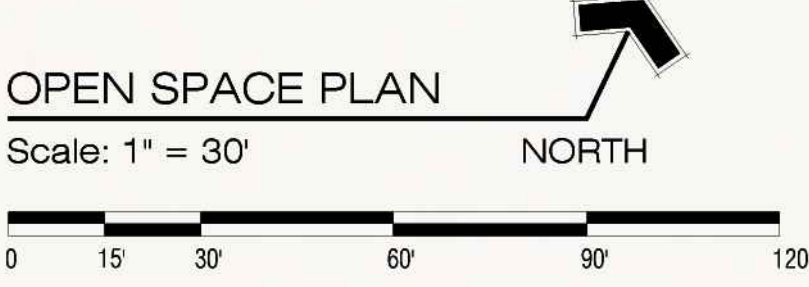


PIERCE STREET



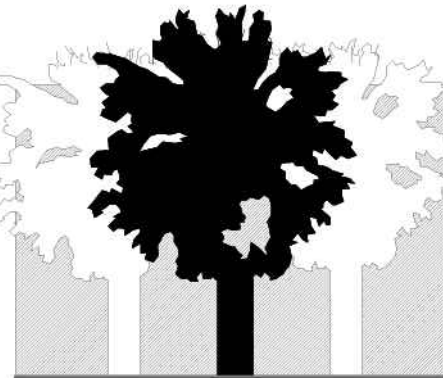
LA SIERRA AVE

	EXISTING LANDSCAPE AREA - NOT A PART	
	RETAIL LANDSCAPE AREA:	4,901 Sq. Ft.
	RESIDENTIAL LANDSCAPE AREA:	17,700 Sq. Ft.
	TOTAL LANDSCAPE AREA:	19,616 Sq. Ft.
	RETAIL OPEN SPACE REQUIRED: (15%)	5,215 Sq. Ft.
	RETAIL OPEN SPACE AREA PROVIDED:	5,675 Sq. Ft.
	COMMON OPEN SPACE REQUIRED (50 SQ. FT/ UNIT) 60 UNITS:	3,000 Sq. Ft.
	PRIVATE OPEN SPACE REQUIRED (50 SQ. FT/ UNIT) 60 UNITS:	3,000 Sq. Ft.
	RESIDENTIAL COMMON OPEN SPACE AREA PROVIDED:	7,608 Sq. Ft.
	RESIDENTIAL PRIVATE OPEN SPACE AREA PROVIDED:	3,420 Sq. Ft.
	TOTAL RESIDENTIAL OPEN SPACE AREA PROVIDED:	11,028 Sq. Ft.



JOB: 18-74 LKD CKE
October 4, 2019

RICHARD
POPE
AND ASSOCIATES
Landscape Architecture
Urban Design & Planning



Applicant:
RC HOBBS COMPANY
1428 E. Chapman Ave,
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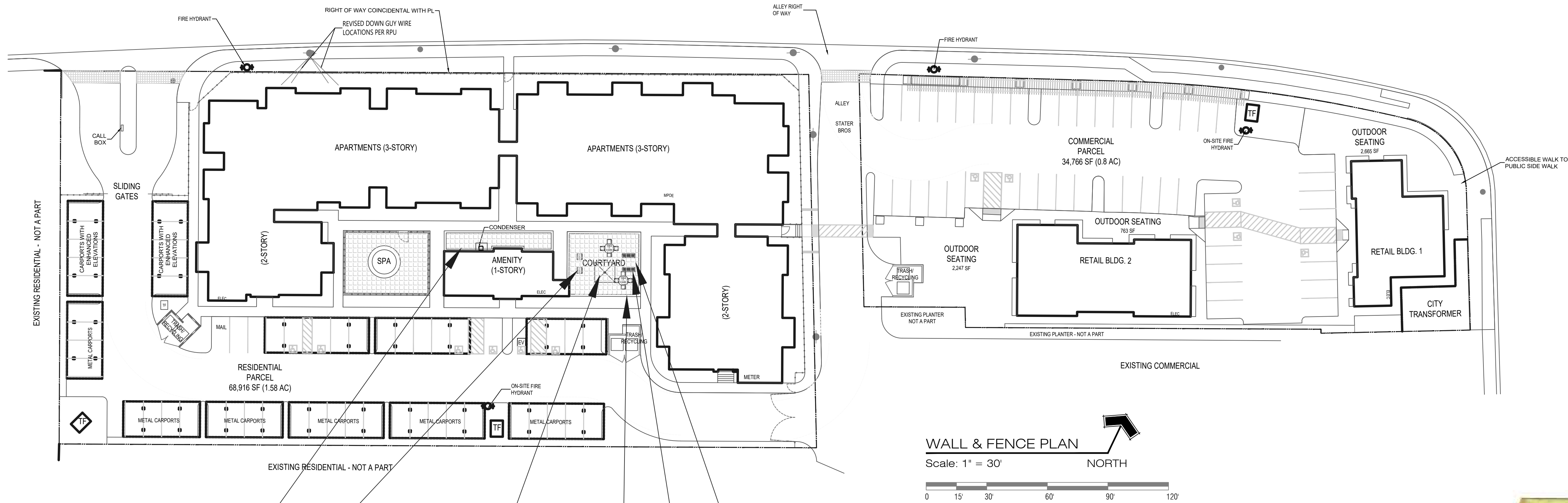
SHEET 2 OF 5

1585 South 'D' Street, Suite 103
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e-mail: rpa.la@verizon.net
Richard Pope
Landscape Architect CA# 2664

Five Points - Mixed Use Development

AMENITIES PLAN

11124 & 11144 Pierce Street
Riverside, CA 92505



F: SOFA



B: FIRE TABLE



C: GARDEN BED



A: GAS GRILL

AMENITIES LEGEND - SEE SHEET L-9 FOR CUTSHEETS

DETAIL	ITEM	QTY.	DESCRIPTION	Source
A	Gas BBQ Grill C430 Patio Post Mount Grill	2	45"H x 54"W x 29"D	1-877-474-5578 https://www.firemagicstore.com/
B	Aura Rectangle Fire Table	1	78" L x 32" W x 20" H	https://archpot.com
C	Raised Garden Beds w/ Seat Edges	2	12' L x 4' W x 22" H	1-541.368.7935 http://www.durablegreenbed.com
D	Meridian Gazebo Wood w/ Solid Roof	1	10' L x 10' W x 10'6" H	https://yardistrystructures.com
E	La Jolla 48" Round Dining Table w/4 Chairs (401-T48-SET)	2	Table: 48"W x 48"D x 30"H Chair: 23"W x 25"D x 36"H	https://www.patioproductions.com/ 1-888-994-9196
F	La Jolla Outdoor Sofa (401-23)	2	76"W x 33"D x 36"H	https://www.patioproductions.com/ 1-888-994-9196



D: GAZEBO
E: DINING TABLE & CHAIRS



JOB: 18-74 LKD CKE
October 4, 2019

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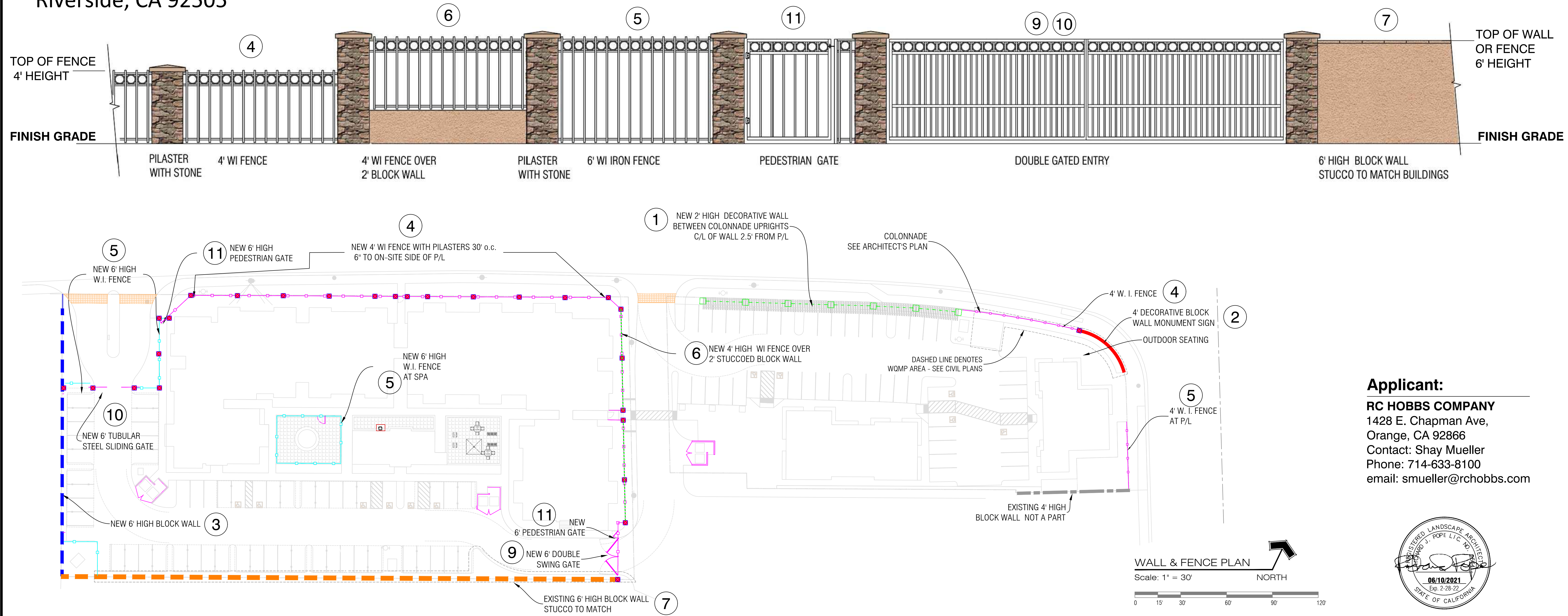
SHEET 3 OF 5

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Five Points - Mixed Use Development

WALL & FENCE PLAN

11124 & 11144 Pierce Street
Riverside, CA 92505



WALL & FENCE LEGEND

- | | | | |
|--|--|--|---|
| | 1. 2' HIGH BLOCK WALL W/STONE VENEER BY CORONADO - ITALIAN VILLA STONE - CHABLIS - SEE ARCHITECT'S PLAN | | 7. EXISTING 6' HIGH BLOCK WALL - TO BE STUCCOED TO MATCH BUILDING - OMEGA - 425 SENSATIONAL SAND |
| | 2. 4' BLOCK MONUMENT WALL W/ STONE VENEER BY CORONADO - ITALIAN VILLA STONE - CHABLIS & SIGN | | 8. EXISTING 4' HIGH BLOCK WALL - TO BE STUCCOED TO MATCH BUILDINGS - OMEGA - 425 SENSATIONAL SAND |
| | 3. 6' PRECISION BLOCK WALL - TO BE STUCCOED TO MATCH BUILDINGS - OMEGA - 425 SENSATIONAL SAND | | 9. DOUBLE GATED VEHICLE ENTRY - 24' WIDE TO MATCH TUBULAR STEEL FENCE |
| | 4. TUBULAR STEEL FENCE (WROUGHT IRON) 4' HIGH WITH PILASTERS 30" O.C. PILASTER W/ STONE VENEER BY CORONADO - ITALIAN VILLA STONE & PYRAMID FLAGSTONE CAP - CHABLIS | | 10. DOUBLE SLIDE GATE WITH ENTRY PAD - TO MATCH TUBULAR STEEL FENCE |
| | 5. TUBULAR STEEL FENCE (WROUGHT IRON) 6' HIGH WITH PILASTERS 30" O.C. PILASTER W/ STONE VENEER BY CORONADO - ITALIAN VILLA STONE & PYRAMID FLAGSTONE CAP - CHABLIS | | 11. PEDESTRIAN GATE - TO MATCH TUBULAR STEEL FENCE |
| | 6. 4' TUBULAR STEEL FENCE OVER 2' HIGH BLOCK WALL W/ STUCCO TO MATCH - OMEGA - 425 SENSATIONAL SAND | | 12. TEXTURED PAVEMENT AT ENTRY & COMMUNAL SPACES- DAVIS COLORS - 5084 HARVEST GOLD |

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October 4, 2019

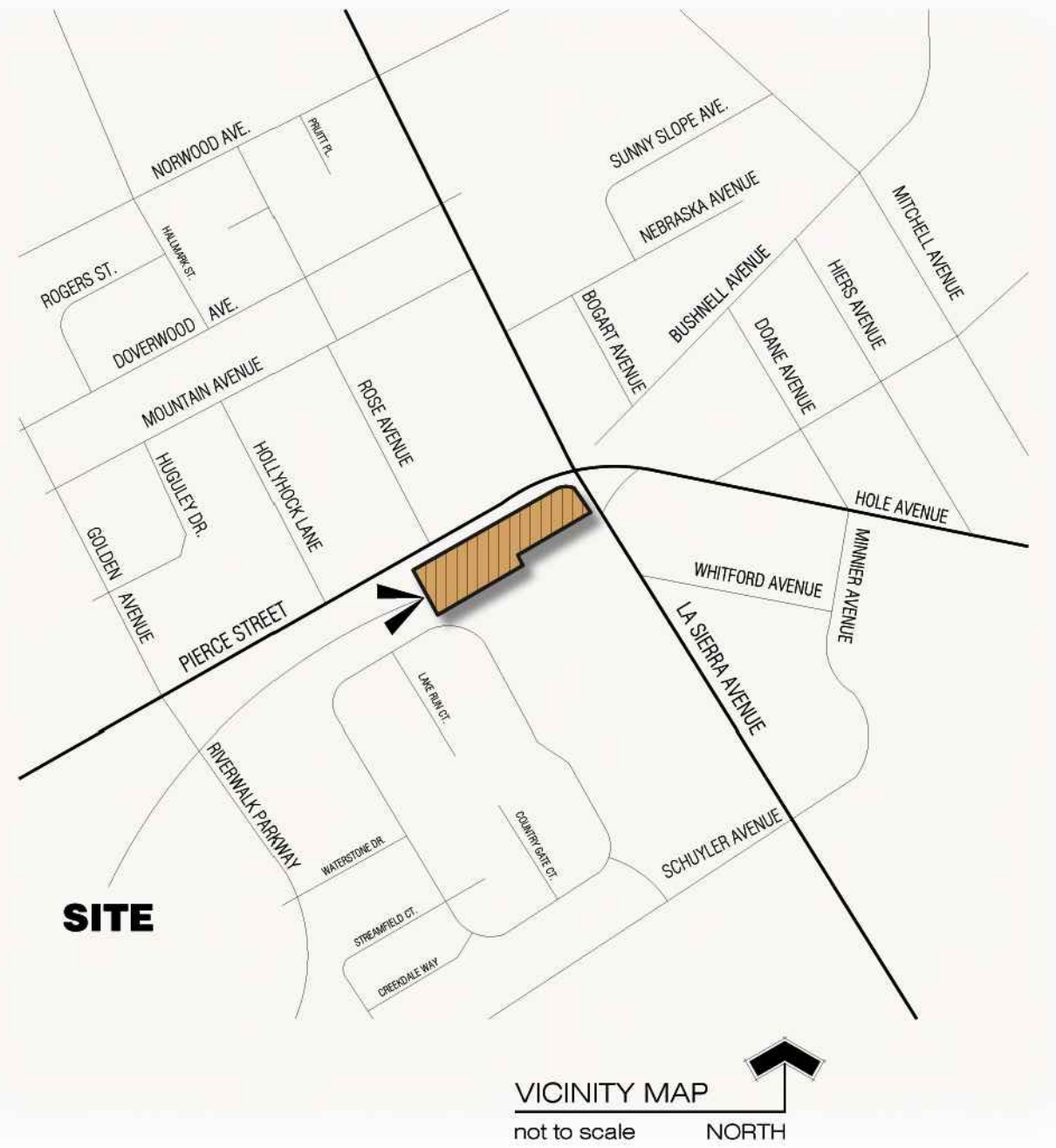


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Five Points - Mixed Use Development

CONCEPTUAL LANDSCAPE PLAN

11124 & 11144 Pierce Street
Riverside, CA 92505



PLANTING LEGEND

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)	SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS IV WATER USAGE	INTENDED MATURE SIZE (H x W)
EXISTING STREET TREES													
	5	Existing	Washingtonia robusta	Mexican Fan Palm	Low	40' H, Ø 15'		194	5 Gal.	Anigozanthos flavidus 'Bushranger'	Dwarf Red Kangaroo Paw	Low	4' H, Ø 2'
	13	8' Brown Trunk	Washingtonia robusta	Mexican Fan Palm	Low	40' H, Ø 15'		92	5 Gal.	Asparagus densifolium 'Meyeri'	Foxtail Fern	Mod	2' H, Ø 2'
	8	8' Brown Trunk	Syagrus romanzoffianum	Queen Palm	Mod	30'H, Ø 15'		66	5 Gal.	Azalea - Brooks Series Hybrid 'Madonna'	Brooks Madonna Azalea	High	4' H, Ø 4'
	27	24" Box multi-trunk	Phoenix roebelenii	Pygmy Date Palm	Mod	8' H, Ø 8'		40	5 Gal.	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	Mod	3' H, Ø 4'
	7	24" Box	Chilopsis linearis 'Burgundy' - Standard	Burgundy Desert Willow	Low	20' H, Ø 20'		159	1 Gal/36" o.c.	Buxus microphylla japonica	Japanese Boxwood	Mod	2' H, Ø 2'
	10	24" Box	Magnolia grandiflora 'DD Blanchard'	Magnolia	Low	20' H, Ø 20'		41	5 Gal.	Hesperaloe parviflora	Red Yucca	Low	3' H, Ø 3'
	13	24" Box	Magnolia grandiflora 'DD Blanchard'	Magnolia	Mod	40' H, Ø 15'		28	5 Gal.	Hydrangea serrata 'Preziosa'	Mountain Hydrangea	High	3' H, Ø 3'
	10	15 Gal. mult-trunk	Tristania conferta	Brisbane Box Tree	Mod	50'H, Ø 15'		166	5 Gal.	Justicia californica	Chuparosa	Low	3' H, Ø 4'
	19	24" Box	Citrus ssp. Dwarf Varieties	Citrus ssp. TBD	Mod	8' H, Ø 8'		218	1 Gal/36" o.c.	Limonium perezii	Sea Lavender	Mod	2' H, Ø 2'
	10	24" Box	Tabebuia impetiginosa	Pink Tabebuia	Mod	25' H, Ø 18'		104	5 Gal.	Photinia fraseri	Photinia	Mod	8'H, Ø3'
	6	15 Gal.	Magnolia grandiflora 'Samuel Sommers'	Samuel Sommers Magnolia	Mod	35' H, Ø 30'		91	5 Gal.	Tulbaghia violacea	Society Garlic	Low	2' H, Ø 2'
	79	15 Gal.	Magnolia grandiflora 'Timeless Beauty'	Southern Magnolia	Mod	20' H, Ø 18'		55	5 Gal.	Rosa 'Red Iceberg'	Red Shrub Rose	Mod	4' H, Ø 3'
	309	Flats 12" o.c.	Cupressus sempervirens 'Tiny Tower'	Dwarf Italian Cypress	Low	10' H, Ø 3'		12	5 Gal.	Strelitzia reginae	Bird of Paradise	Mod	5' H, Ø 4'
	1,696	Flats 12" o.c.	Achillea millefolium 'Paprika'	Paprika Common Yarrow	Low	2' H, Ø 3'		14	5 Gal.	Tecoma alata	Orange Bells	Low	5' H, Ø 5'
	830	1 Gal/36" o.c.	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	Low	1' H, Ø 12'		10	5 Gal.	Tecoma stans	Yellow Trumpet Flower	Low	5' H, Ø 5'
	1,123	Flats 12" o.c.	Lantana camara 'New Gold'	Compact Yellow Lantana	Low	2' H, Ø 4'		9	5 Gal.	Bougainvillea 'San Diego Red'	Bougainvillea (Red)	Low	Climbing
	1,982	1 Gal/36" o.c.	Lippia repens (Phyla nodiflora)	Lippia Grass	Low	2" H, Spreading		58	5 Gal.	Clytostoma callistegiodes	Violet Trumpet Vine	Mod	Climbing
	1,382	Flats/12" o.c.	Rosa 'Flower Carpet'	Groundcover Rose	Mod	2' H, Ø 3'		22	5 Gal.	Ficus pumila - 10' o.c.	Creeping Fig	Mod	Climbing
			Gazania Species	Gazania	Mod	1' H, Ø 3'		456	5 Gal.	Gelsemium sempervirens	Carolina Jessamine	Mod	Climbing
								2,902					
								1,975					

SITE DATA:

COMMERCIAL LANDSCAPE AREA.....	4,901	SQ. FT.
COMMERCIAL PARKING AREA (48 SPACES 9' x 18').....	15,401	SQ. FT.
TREE COVERAGE (1 TREE / 4 SPACES REQUIRED 12).....	28	TREES PROVIDED
LANDSCAPE AREA REQUIRED AT PARKING (5%).....	770	SQ. FT.
LANDSCAPE AREA PROVIDED AT PARKING (9%).....	1,452	SQ. FT.
RESIDENTIAL LANDSCAPE AREA.....	14,715	SQ. FT.
RESIDENTIAL PARKING AREA.....	17,700	SQ. FT.
LANDSCAPE AREA REQUIRED AT PARKING (5%).....	885	SQ. FT.
LANDSCAPE AREA PROVIDED AT PARKING (17%).....	3,071	SQ. FT.
TOTAL LANDSCAPE AREA.....	19,616	SQ. FT.

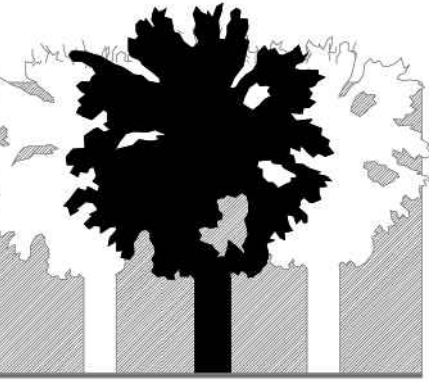


JOB: 18-74 LKD CKE
October 4, 2019

Applicant:

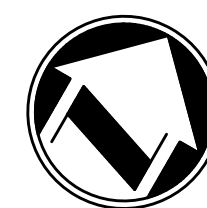
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SHEET 1 OF 5



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PR-2021-000787 (PPE) Exhibit 8 - Project Plans



GRADING PLAN

SHEET 2 OF 5

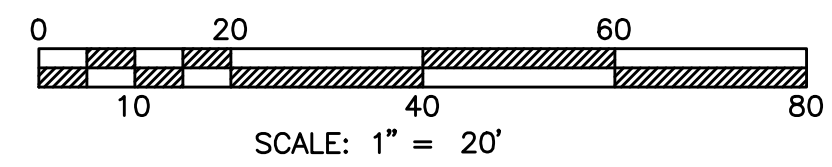
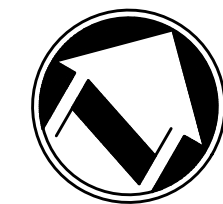
PREPARATION DATE: OCTOBER 2019

PLANS PREPARED BY:

adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

REVISIONS			
DELTA	DESCRIPTION	INT.	DATE

SEE SHEET 2



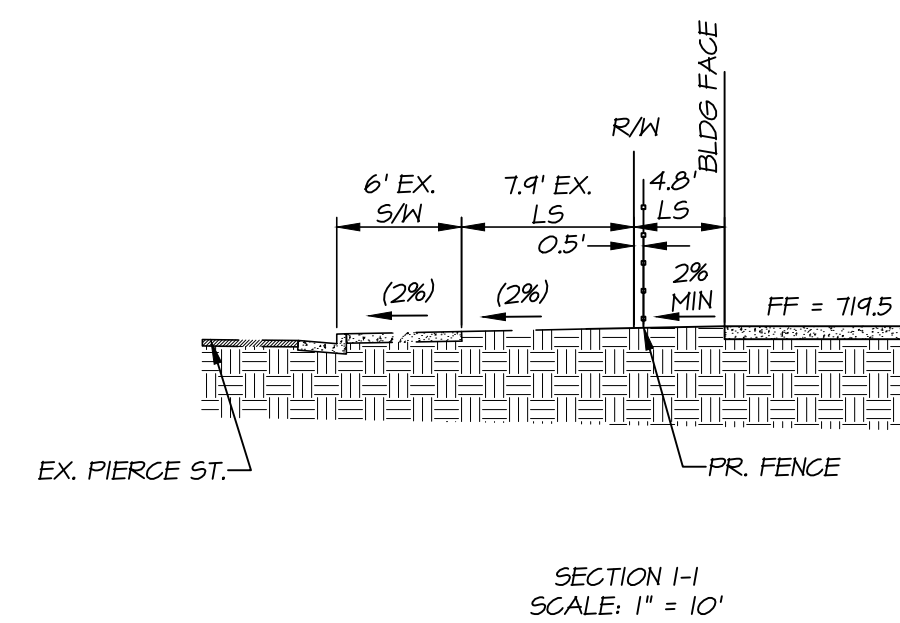
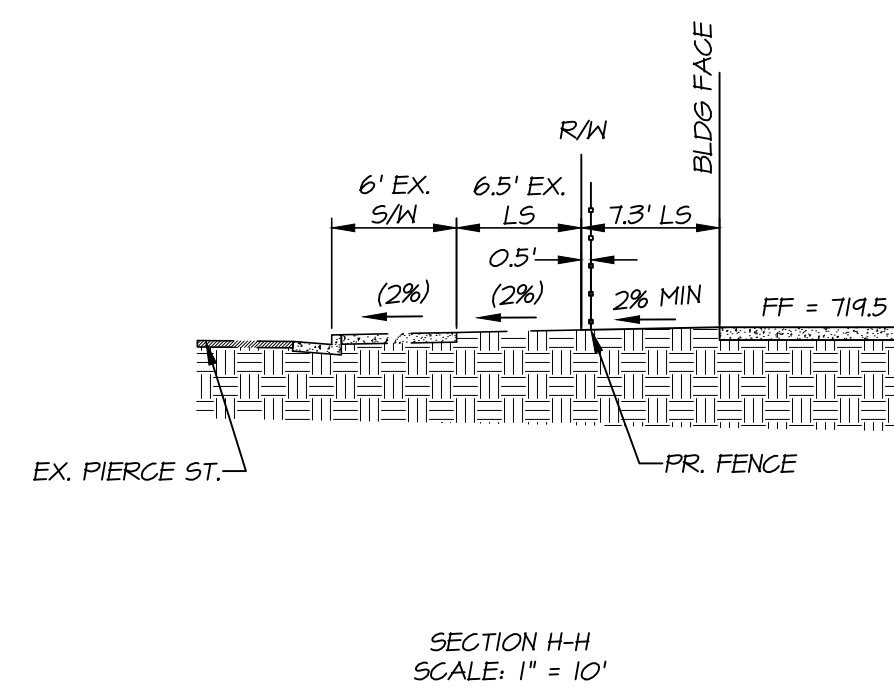
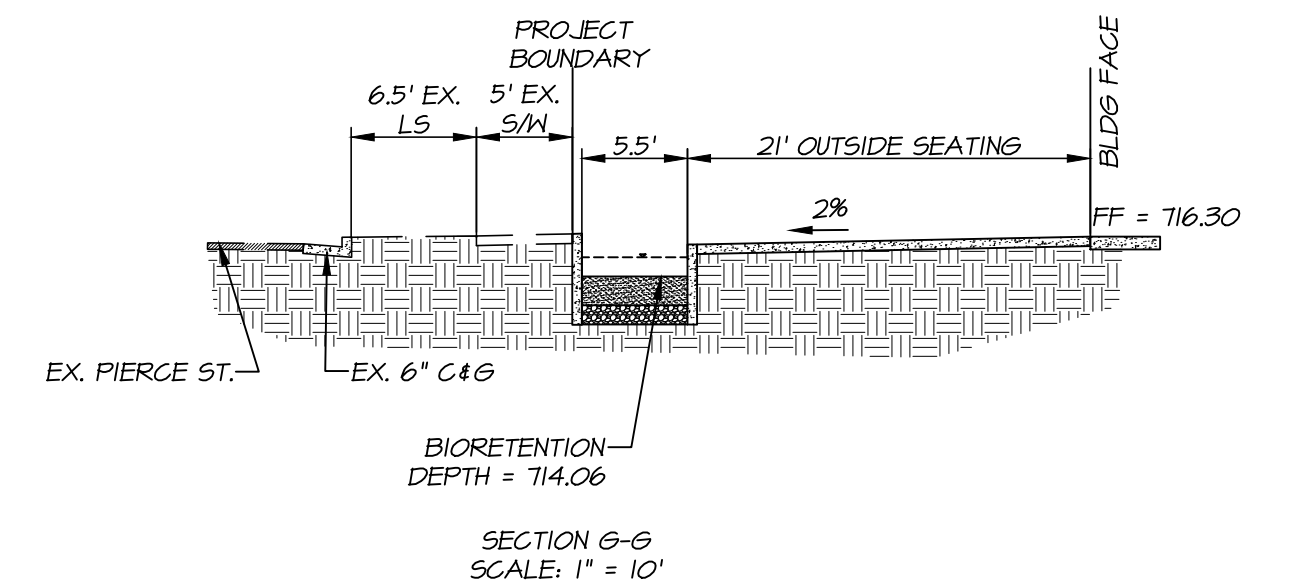
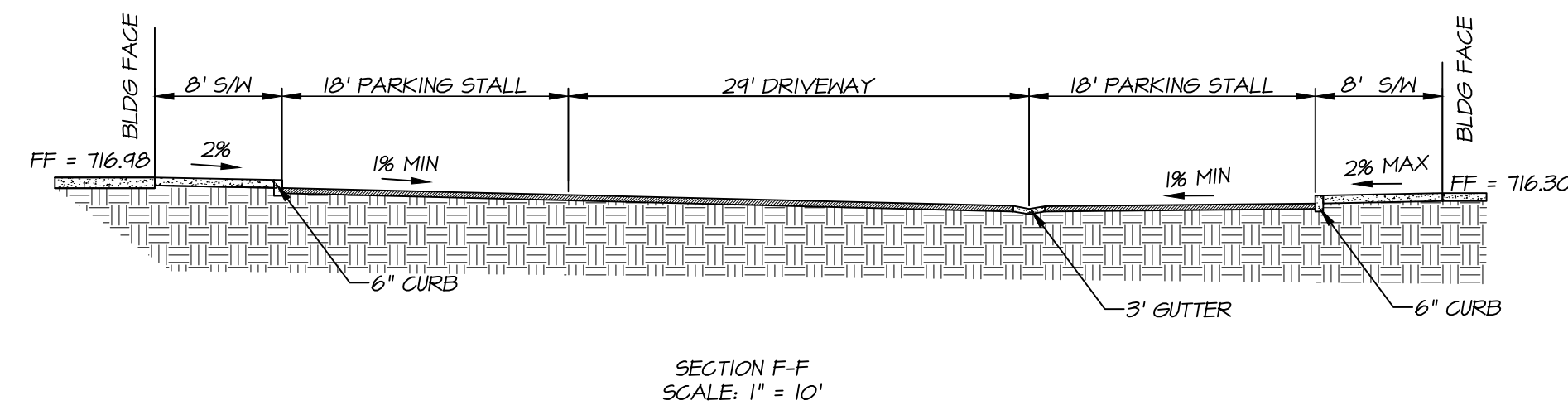
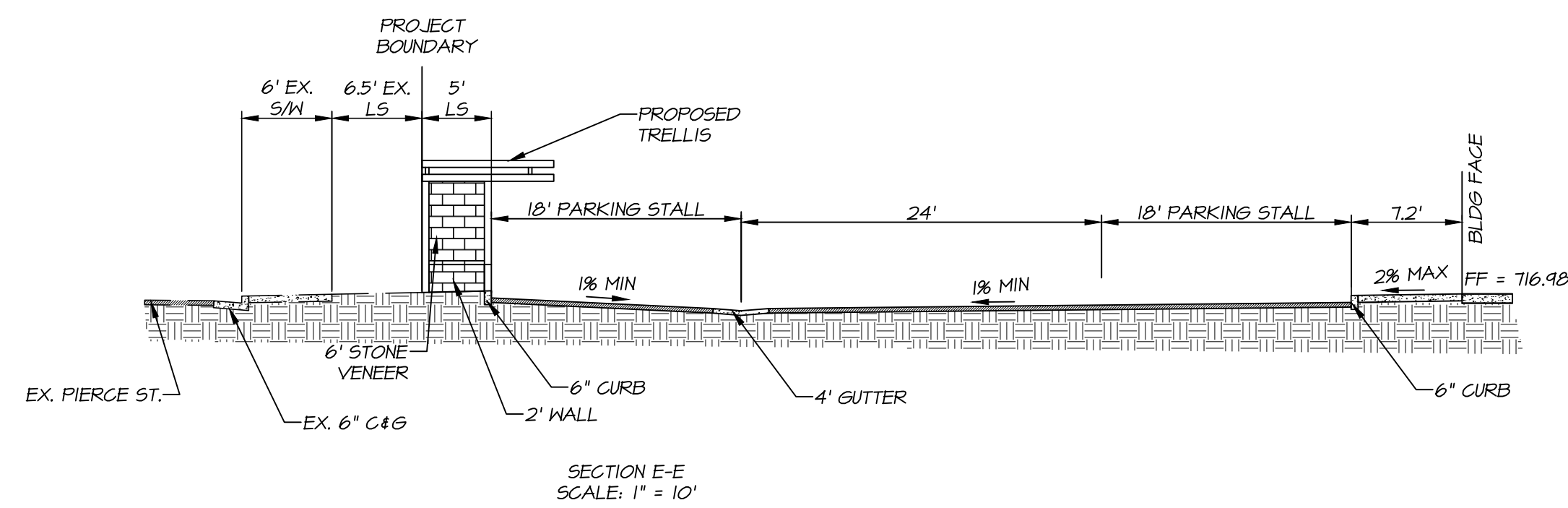
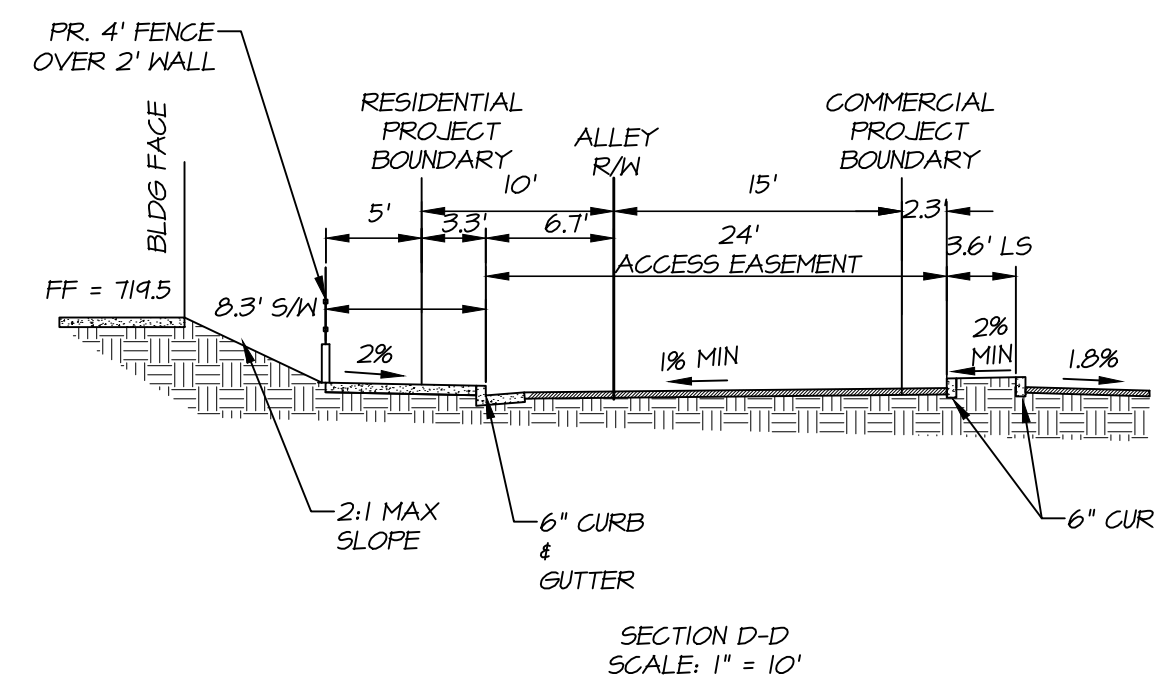
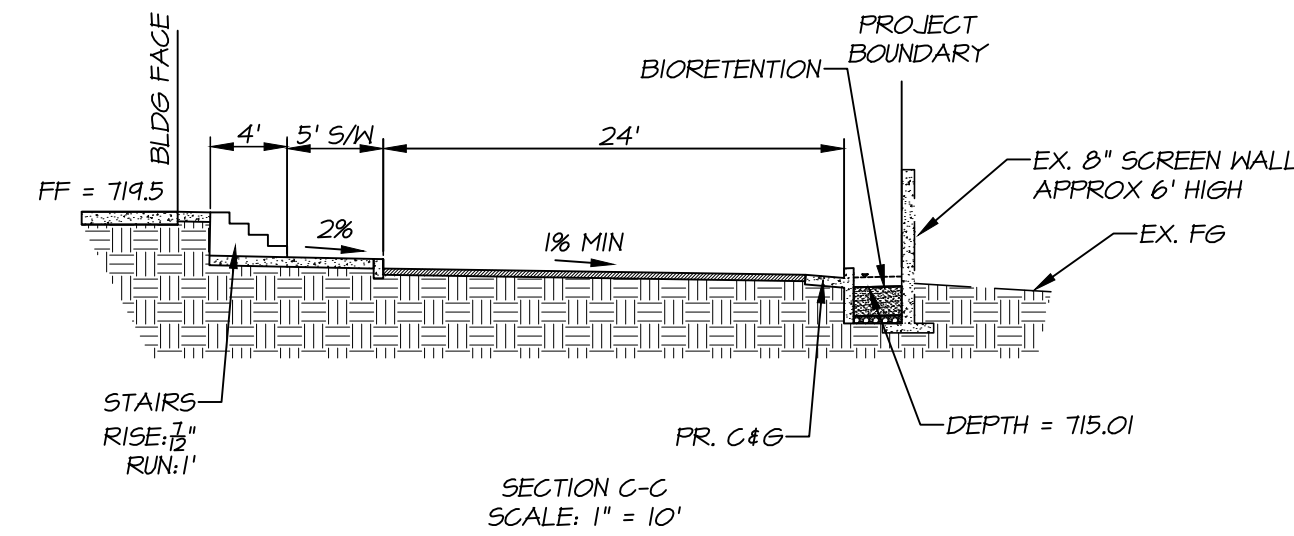
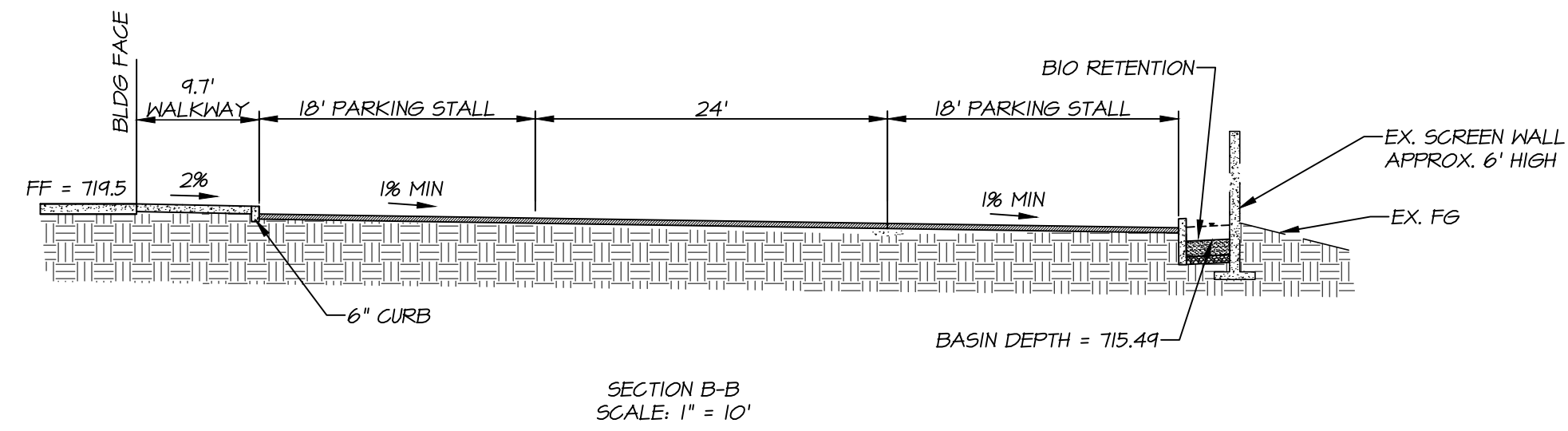
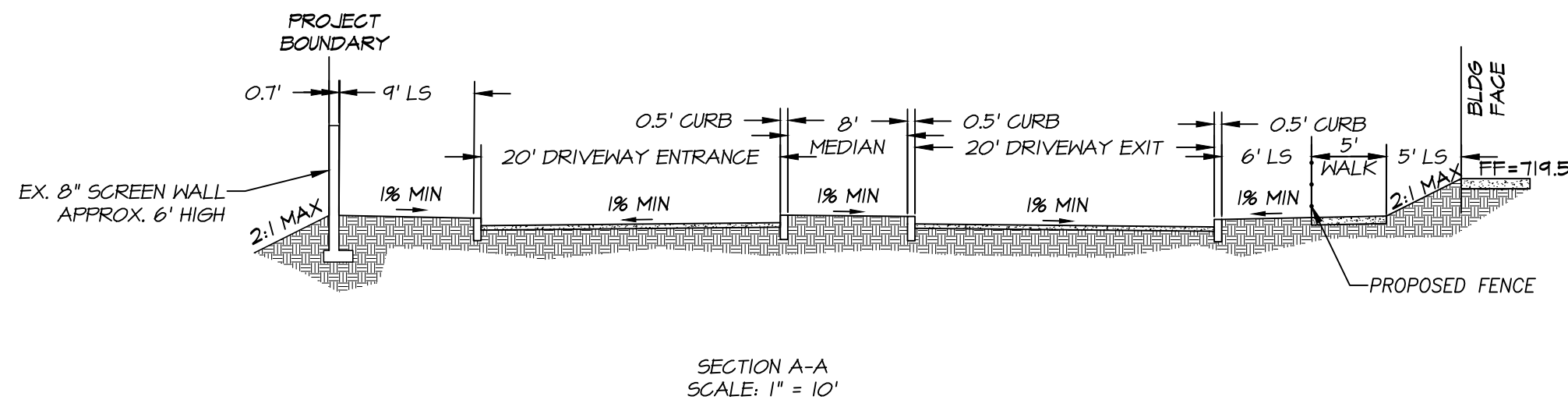
GRADING PLAN

SHEET 3 OF 5

REVISIONS			
NO.	DESCRIPTION	INT.	DATE

PREPARATION DATE: OCTOBER 2019

PLANS PREPARED BY:
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CROSS SECTIONS

REVISIONS			
NO.	DESCRIPTION	INT.	DATE

SHEET 4 OF 5

PREPARATION DATE: OCTOBER 2019

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