



PROJECT LOCATION



VICINITY MAP NTS



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Iron Lofts, LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
NOVEMBER 08, 2024

TITLE SHEET
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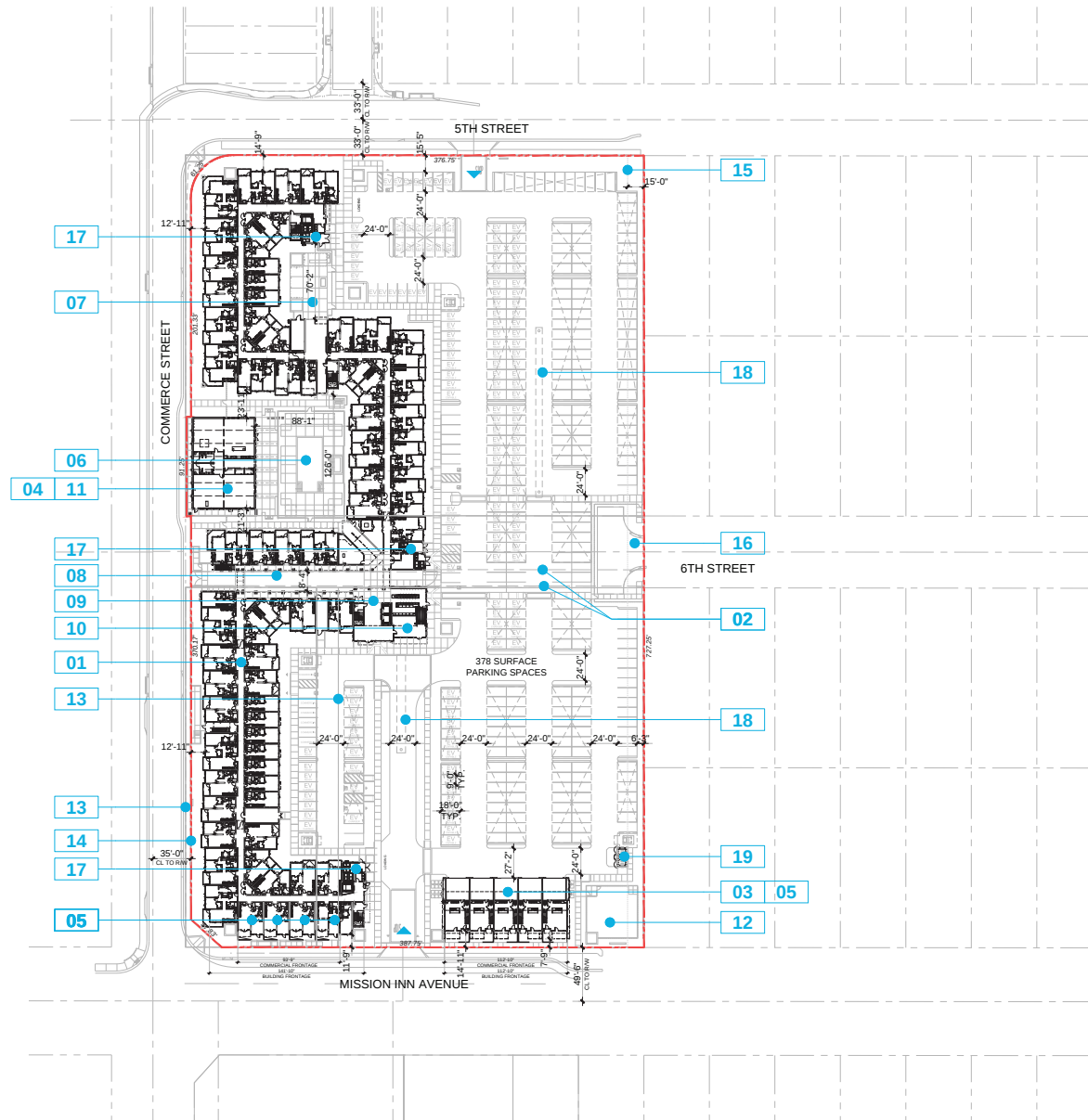
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CIVIL

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LANDSCAPE

01	TITLE SHEET
02	CONCEPTUAL LANDSCAPE PLAN
03	CONCEPTUAL FENCE AND WALL PLAN
04	COURTYARD A - POOL AREA ENLARGEMENT
05	COURTYARD B & C ENLARGEMENTS



PROJECT SUMMARY

COMMERCE ST AND MISSION INN AVE
RIVERSIDE, CALIFORNIA

ZONING
CURRENT: BMP (BUSINESS MANUFACTURING
AND PARK ZONE)
PROPOSED: MU-U (MIXED-USE URBAN)

AREA
PRE-DEDICATION: 7.03 AC (306,100 SF)
POST-DEDICATION: 6.94 AC (302,131 SF)
TOTAL DWELLING UNITS: 300 DU
DENSITY: 42.7 DU/AC
FAR: 0.95:1 (292,250 SF)

UNIT MIX
STUDIO: 51 UNITS (17%)
1-BED: 147 UNITS (49%)
2-BED: 93 UNITS (31%)
LIVE/WORK: 9 UNITS (3%)
TOTAL: 300 UNITS
AVG. UNIT SIZE: 713 SF

VEHICLE PARKING

RESIDENTIAL REQUIRED: 474 SPACES
(1 SP/STUDIO + 1.5 SP/1-BED + 2 SP/2-BED)

RESIDENTIAL PROVIDED: 388 SPACES
(1.29 SP/DU)

378 SURFACE SPACES
10 GARAGE SPACES (2 SP/TH)

*COVERED: 301 SPACES (1 SP/DU)

CALLOUT LEGEND

- 01 BUILDING A (4-STORY ON GRADE)
- 02 AT&T EASEMENT
- 03 BUILDING C (2-STORY TOWNHOMES)
- 04 BUILDING D (HISTORIC)
- 05 LIVE-WORK UNITS
- 06 COURTYARD A (ACTIVE - POOL)
- 07 COURTYARD B (PASSIVE)
- 08 OPEN AIR BREEZEWAY
- 09 LOBBY
- 10 LEASING
- 11 AMENITIES
- 12 DOG PARK
- 13 EXISTING PROPERTY LINE
- 14 NEW PROPERTY LINE
- 15 PROPOSED SETBACK
- 16 6TH STREET HAMMERHEAD
- 17 IN-BUILDING TRASH ROOM
- 18 STORMWATER TREATMENT TANK & AQUA-SWIRL
- 19 ON-GRADE TRASH ENCLOSURE

COMMERCIAL FRONTAGE

MIXED-USE COMMERCIAL FRONTAGE COMPLIANCE
(PER SECTION 19.120.050)

LOCATION	FRONTAGE LENGTH*	80% LINEAL GROUND FLOOR FRONTAGE REQUIRED	COMMERCIAL FRONTAGE PROPOSED
MISSION INN AVENUE	254.67 FT	203.73 FT	206.58 FT (81.1%)

* EXCLUDING NON-BUILDING SITE AREA (DRIVEWAYS OR PEDESTRIAN ENTRANCES)



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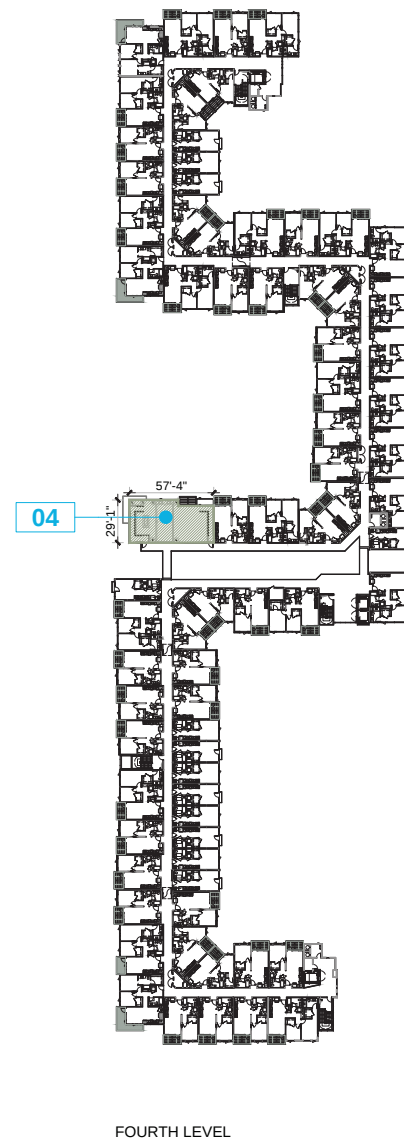
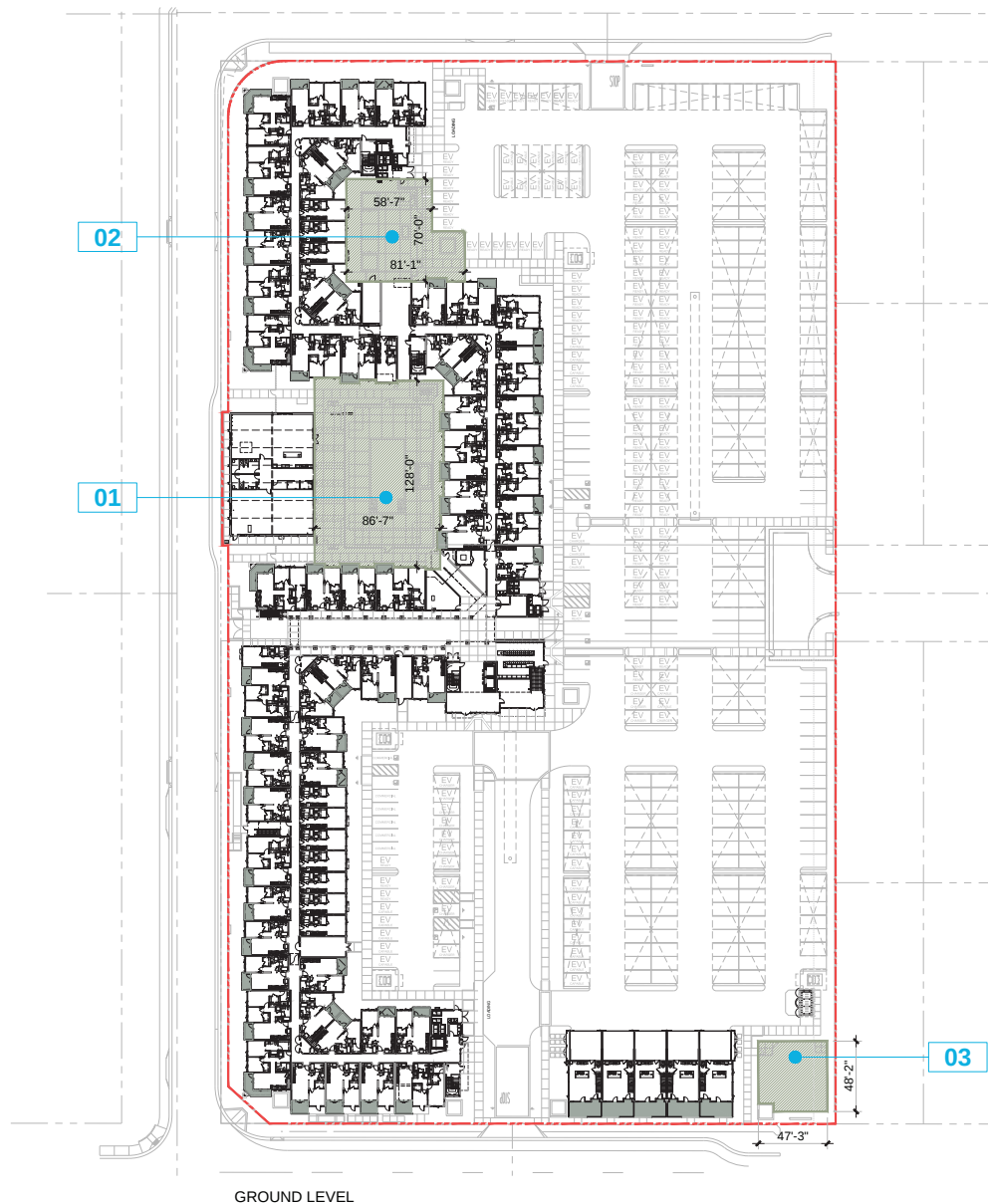
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SITE PLAN
PROJECT SUMMARY

A1-0



OPEN SPACE

REQUIRED

COMMON OPEN SPACE: 15,000 SF
(>50 SF/DU)

PRIVATE OPEN SPACE: 7,500 SF
(50 SF/DU FOR AT LEAST 50% OF THE UNITS)

TOTAL REQUIRED: 22,500 SF

PROVIDED

COMMON OPEN SPACE: 19,650 SF
PRIVATE OPEN SPACE: 17,120 SF

TOTAL PROVIDED: 36,770 SF

COLOR LEGEND

	COMMON OPEN SPACE
	PRIVATE OPEN SPACE

AREA LEGEND

01	COURTYARD A	11009 SQ. FT.
02	COURTYARD B	4850 SQ. FT.
03	DOG PARK	2218 SQ. FT.
04	ROOF DECK	1572 SQ. FT.



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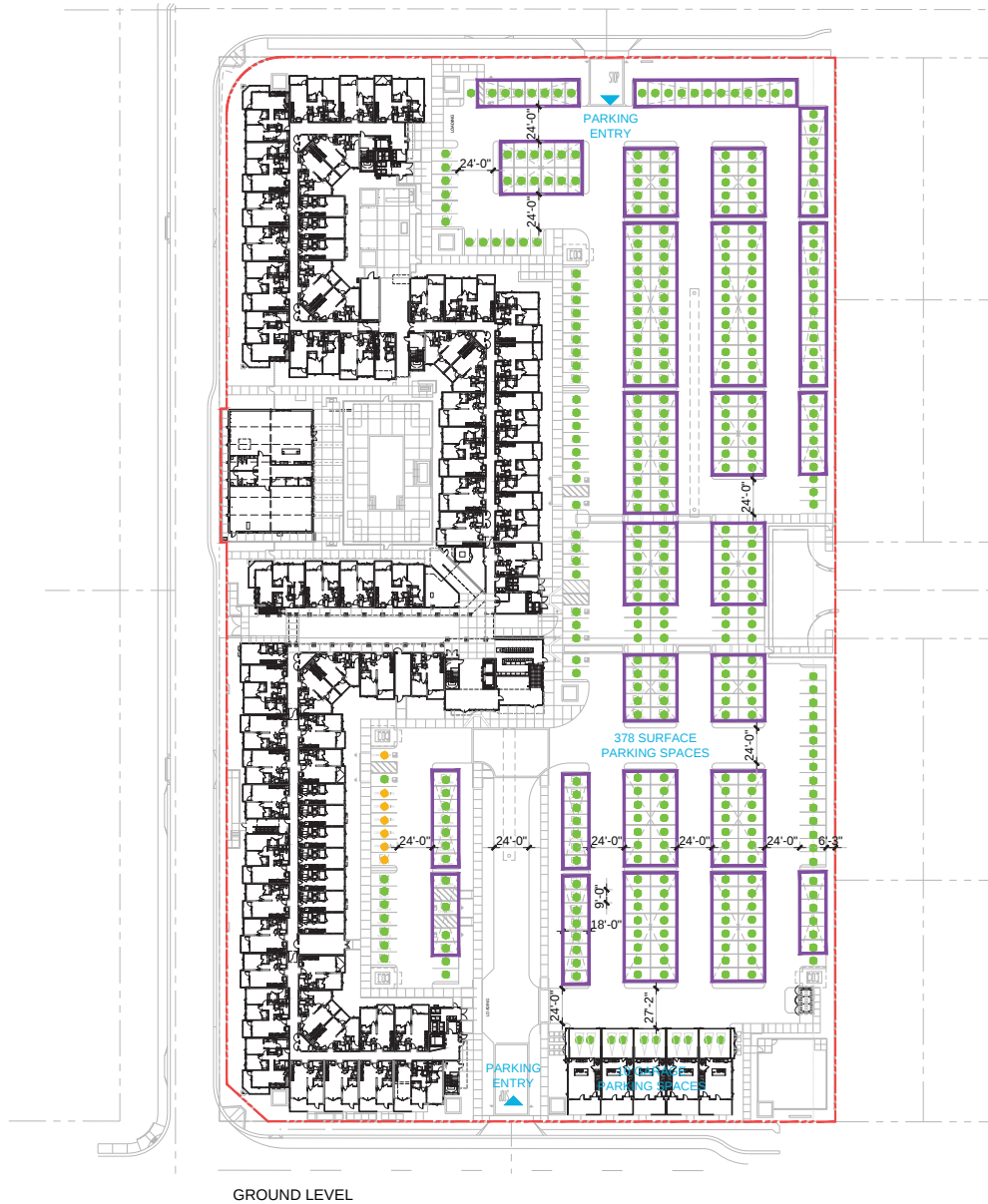
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OPEN SPACE EXHIBIT

A1-2



PARKING PLAN

RESIDENTIAL

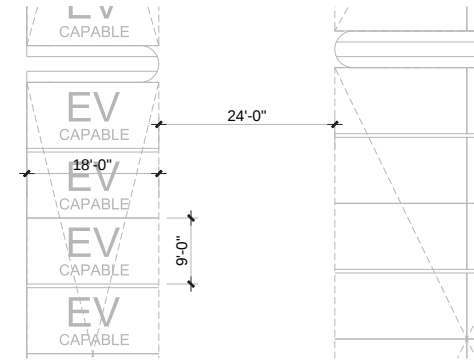
74 STANDARD - OPEN
 288 STANDARD - COVERED
 6 ACCESSIBLE - OPEN
 3 ACCESSIBLE - COVERED
 10 GARAGE - COVERED
381 TOTAL SPACES PROVIDED

*301 COVERED SPACES
 (1 SPACE PER DWELLING UNIT MIN.)

LEASING / COMMERCIAL

6 STANDARD - OPEN
 1 ACCESSIBLE - OPEN
7 TOTAL SPACES PROVIDED

388 TOTAL PARKING SPACES ON SITE



TYPICAL PARKING SPACE

COLOR LEGEND

- RESIDENTIAL PARKING
- LEASING / COMMERCIAL PARKING
- CARPORT SPACES



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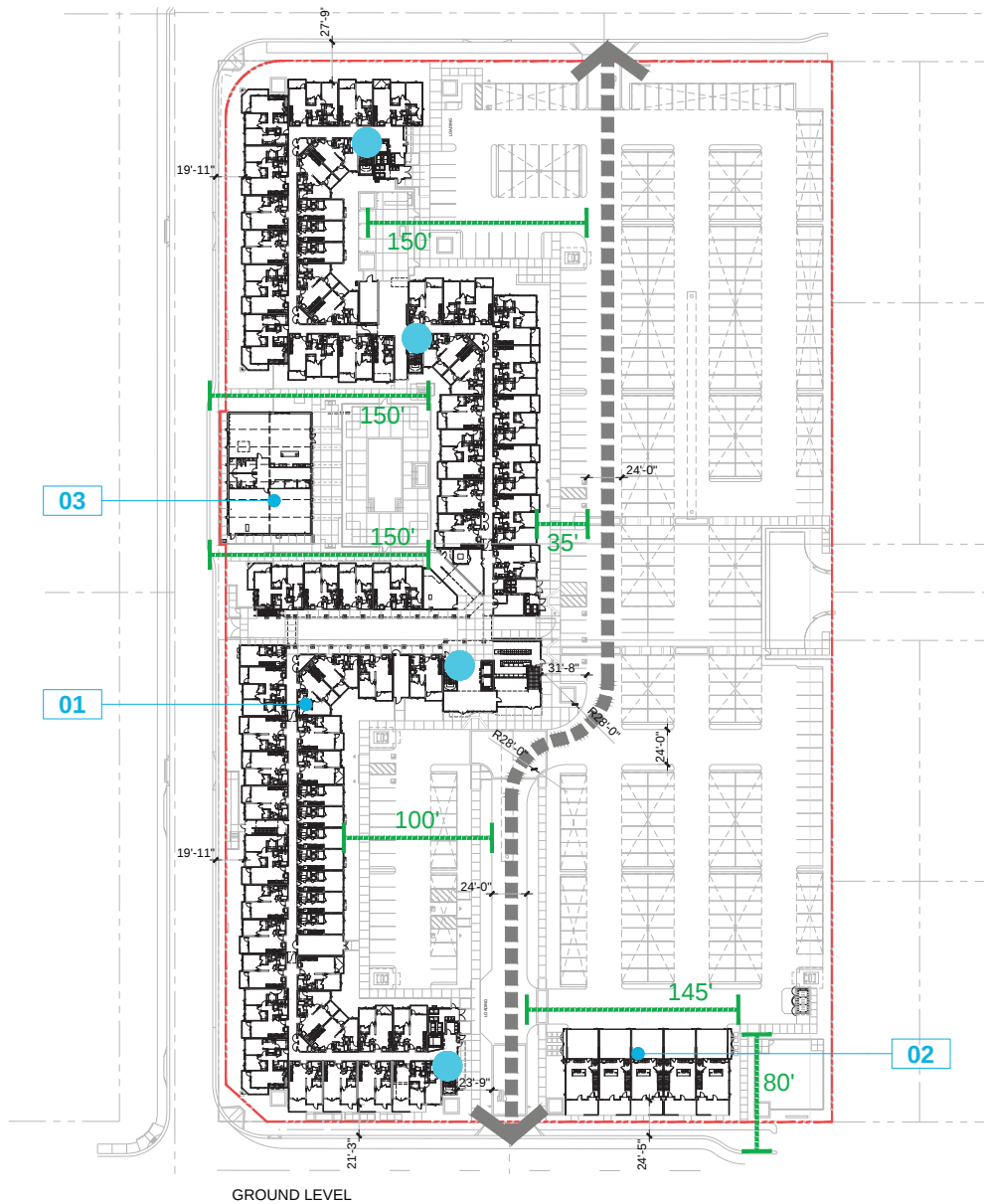
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PARKING EXHIBIT

A1-3



ARROW LEGEND

-  FIRE ACCESS
(20' WIDTH MIN.)
-  FIRE LANE
(20' WIDTH MIN.)
-  STANDPIPE
(AT ALL LEVELS / ROOF ACCESS)
-  HOSE PULL BUILDING COVERAGE
(EXTERIOR)

BUILDING LEGEND

- 01 BLDG A - TYPE V 4-STORIES ON GRADE
- 02 BLDG C - TYPE V 2 STORIES ON GRADE
- 03 BLDG D - TYPE V 1 STORY ON GRADE



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FIRE ACCESS PLAN

A1-4



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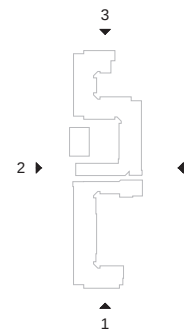
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STREET ELEVATIONS

A2-0



1. BUILDING A - SOUTH ELEVATION



2. BUILDING A - WEST ELEVATION



3. BUILDING A - NORTH ELEVATION



4. BUILDING A - EAST ELEVATION

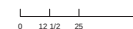


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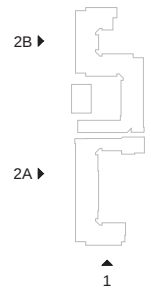


BUILDING ELEVATIONS
BUILDING A

A2-1

NOTE

4" WINDOW RECESSES TO OCCUR AT WINDOWS VISIBLE FROM THE STREET. SEE SHEET A9-1 FOR DETAIL.



CALLOUT LEGEND

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
- 02 CORRUGATED METAL
- 03 STUCCO
- 04 BURNISHED CMU
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 STOREFRONT
- 09 SIGNAGE

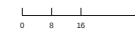


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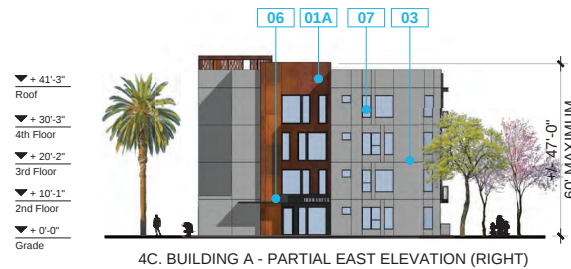
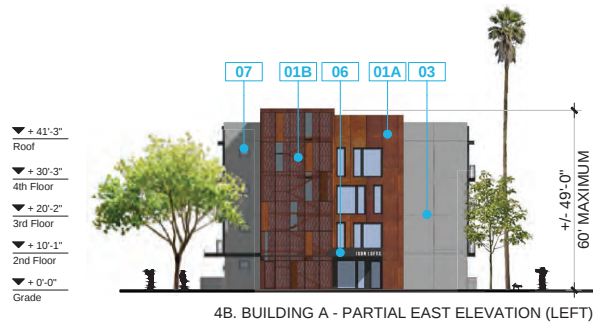
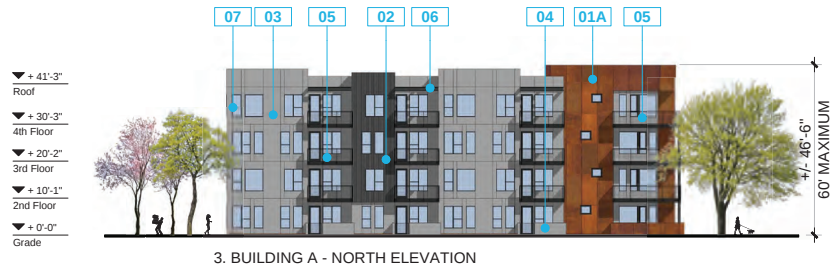


BUILDING ELEVATIONS
BUILDING A

A2-2

NOTE

4" WINDOW RECESSES TO OCCUR AT WINDOWS VISIBLE FROM THE STREET. SEE SHEET A9-1 FOR DETAIL.



CALLOUT LEGEND

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
- 02 CORRUGATED METAL
- 03 STUCCO
- 04 BURNISHED CMU
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 STOREFRONT
- 09 SIGNAGE

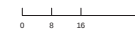


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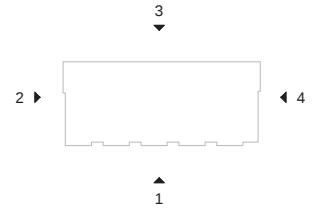
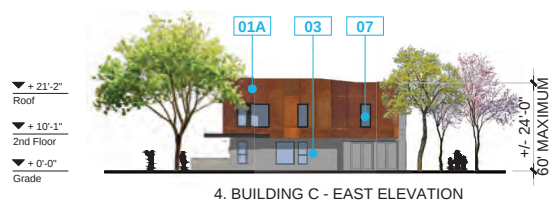
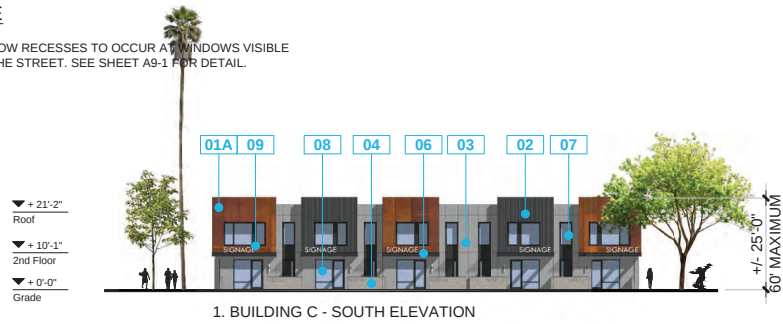


BUILDING ELEVATIONS
BUILDING A

A2-3

NOTE

4" WINDOW RECESSES TO OCCUR AT ALL WINDOWS VISIBLE FROM THE STREET. SEE SHEET A9-1 FOR DETAIL.



CALLOUT LEGEND

01A	WEATHERED STEEL - FLAT
01B	WEATHERED STEEL - PERFORATED
02	CORRUGATED METAL
03	STUCCO
04	BURNISHED CMU
05	STEEL GRATE RAILING
06	AWNING
07	VINYL WINDOW
08	STOREFRONT
09	SIGNAGE

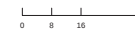


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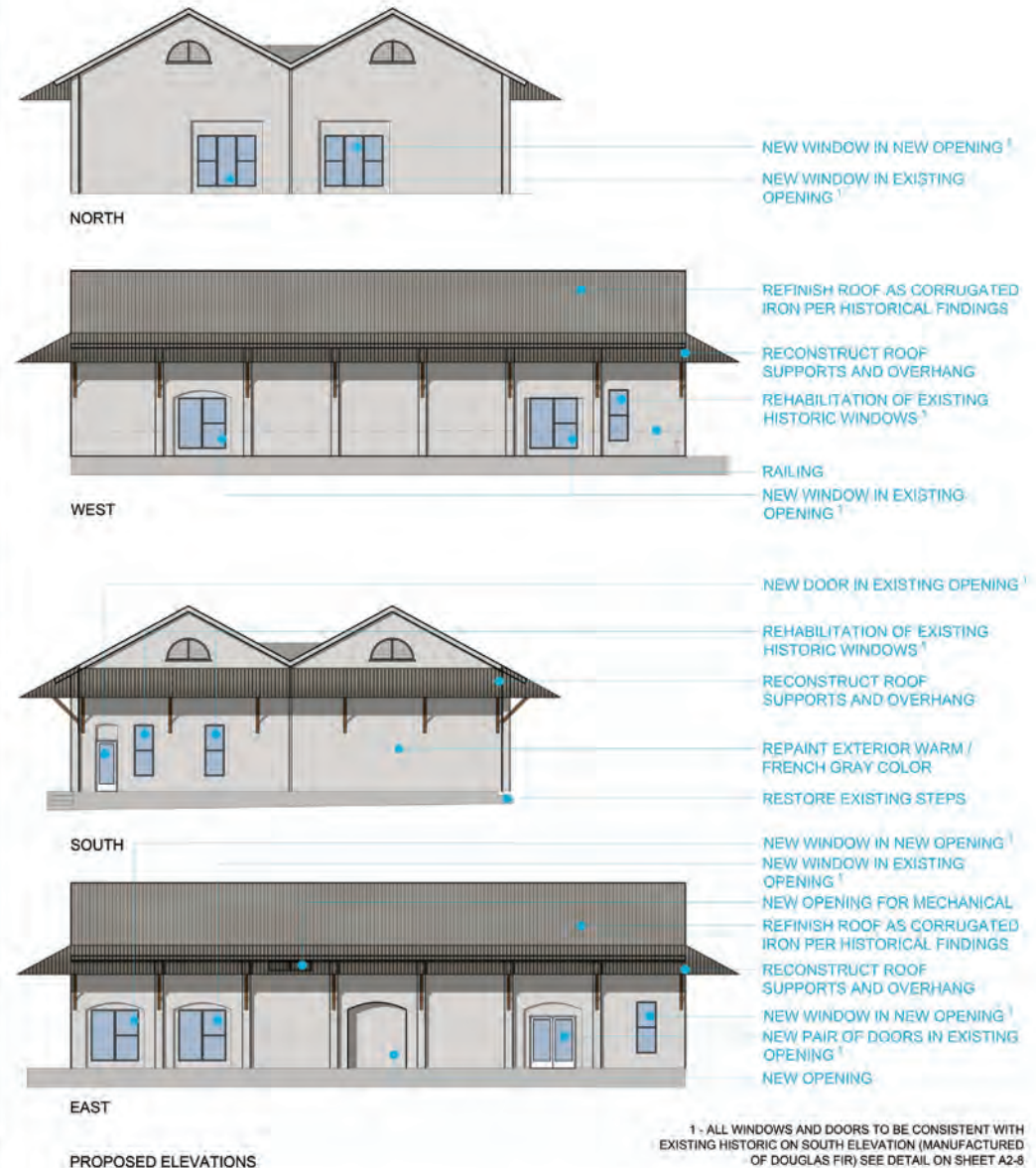
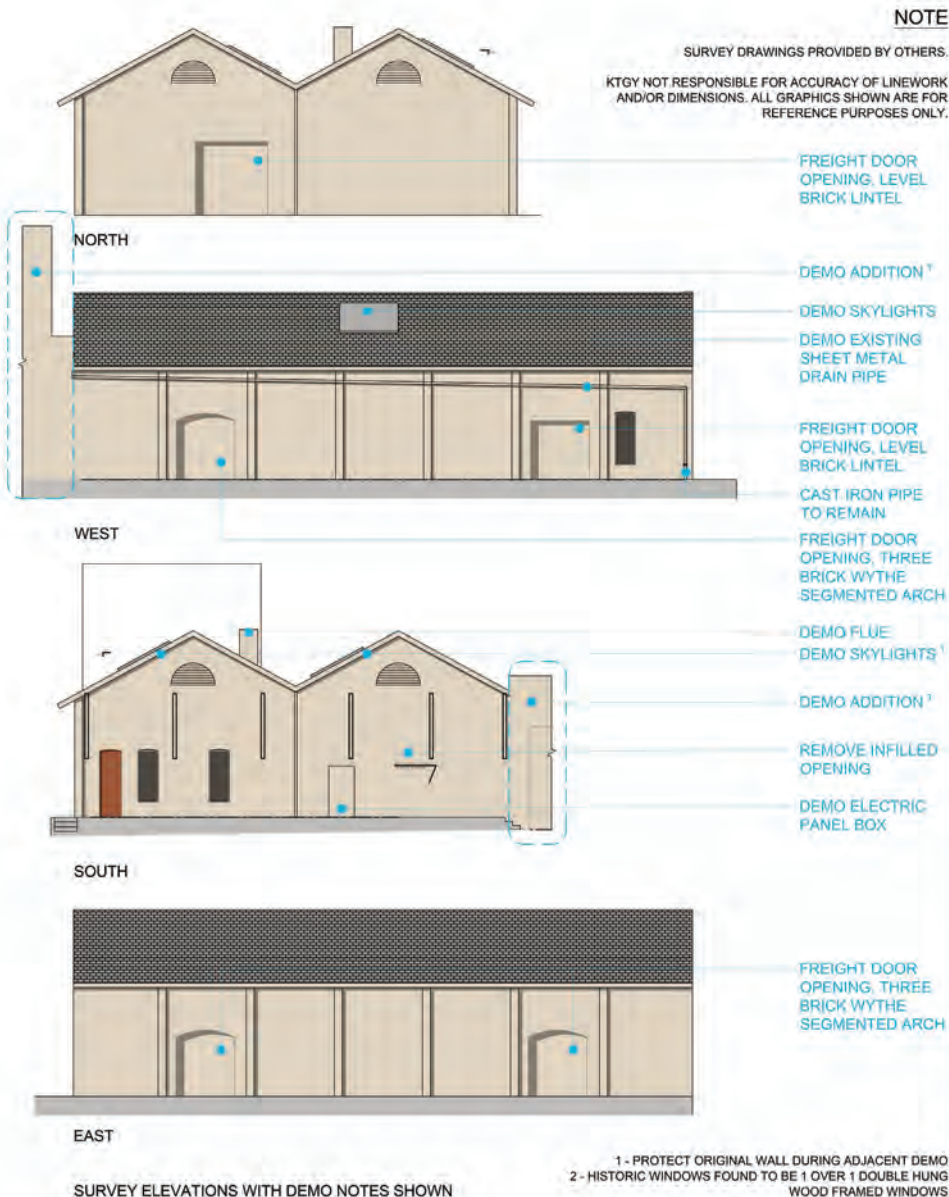
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BUILDING ELEVATIONS
BUILDING C

A2-4



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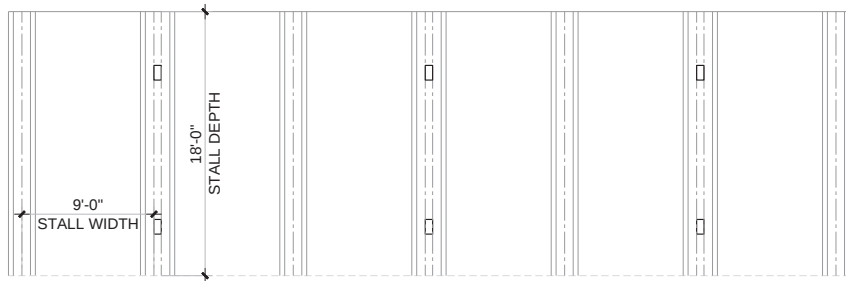
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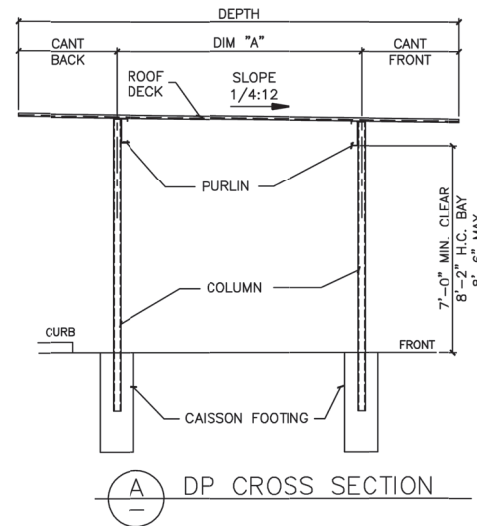
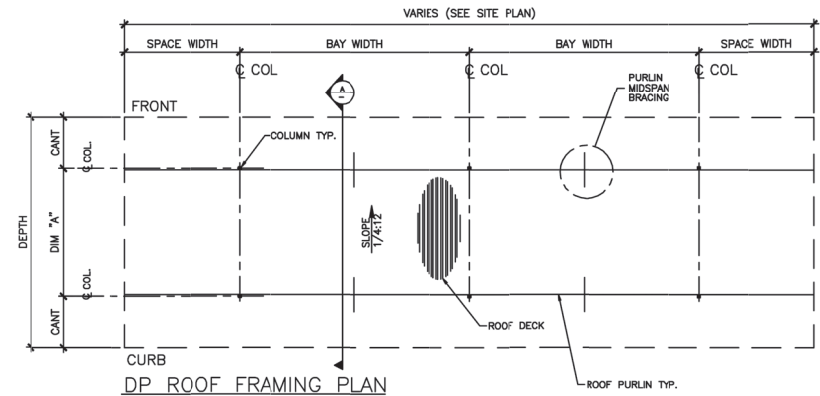
BUILDING ELEVATIONS
EXISTING HISTORIC BUILDING D - 3596 COMMERCE ST

A2-5

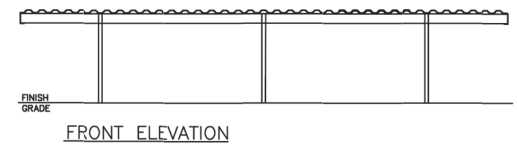


DRIVE AISLE

TYPICAL PARKING DIMENSIONS AND LAYOUT



SCHEDULE					
SIZE	DEPTH	SPACE WIDTH	"A" DIM	CANT Front DIM	CANT Back DIM
9'x18'	18'	9'	10'	4'	4'
9'x20'	20'	9'	11'	4'-6"	4'-6"
9.25'x18'	18'	9'-3"	10'	4'	4'
10'x20'	20'	10'	11'	4'-6"	4'-6"
10.5'x16'	16'	10'-6"	9'	3'-6"	3'-6"



* CARPORTS BY BAJA CARPORTS OR EQUAL



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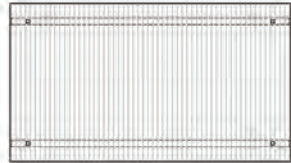
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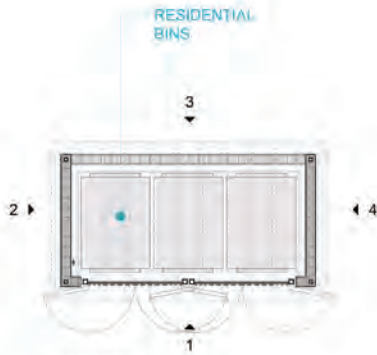


BUILDING ELEVATIONS
CARPORTS

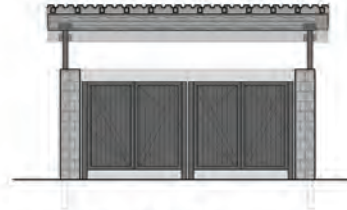
A2-6



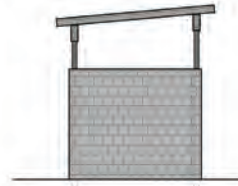
OVERHEAD TRELLIS



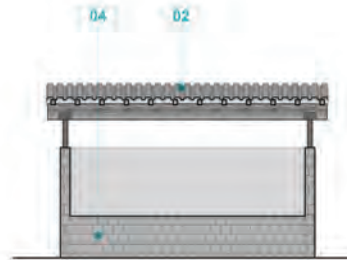
FLOOR PLAN



1. SOUTH ELEVATION



2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

CALLOUT LEGEND

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
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BUILDING ELEVATIONS
TRASH ENCLOSURE

A2-7