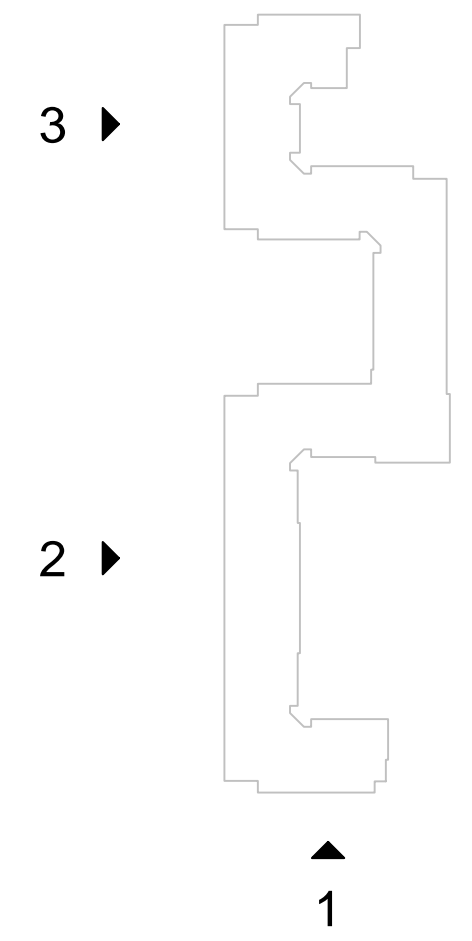


▼ + 41'-3"  
Roof  
▼ + 30'-3"  
4th Floor  
▼ + 20'-2"  
3rd Floor  
▼ + 10'-1"  
2nd Floor  
▼ + 0'-0"  
Grade



1. BUILDING A - SOUTH ELEVATION

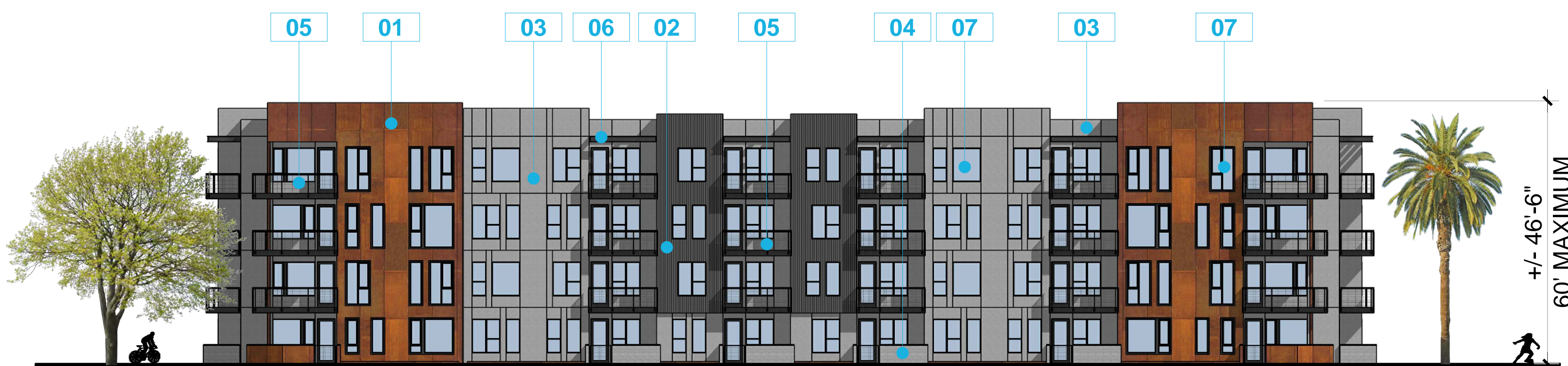


▼ + 41'-3"  
Roof  
▼ + 30'-3"  
4th Floor  
▼ + 20'-2"  
3rd Floor  
▼ + 10'-1"  
2nd Floor  
▼ + 0'-0"  
Grade



2. BUILDING A - PARTIAL WEST ELEVATION (RIGHT)

▼ + 41'-3"  
Roof  
▼ + 30'-3"  
4th Floor  
▼ + 20'-2"  
3rd Floor  
▼ + 10'-1"  
2nd Floor  
▼ + 0'-0"  
Grade



3. BUILDING A - PARTIAL WEST ELEVATION (LEFT)

**CALLOUT LEGEND**

- 01 FLAT METAL PANEL
- 02 CORRUGATED METAL PANEL
- 03 STUCCO
- 04 CMU BLOCK
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 PERFORATED METAL PANEL

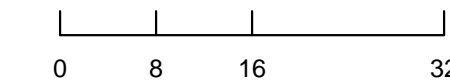


Architecture + Planning  
888.456.5849  
ktgy.com

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

**IRON LOFTS**  
RIVERSIDE, CALIFORNIA # 2020-0844

**SCHEMATIC DESIGN**  
DECEMBER 9, 2022

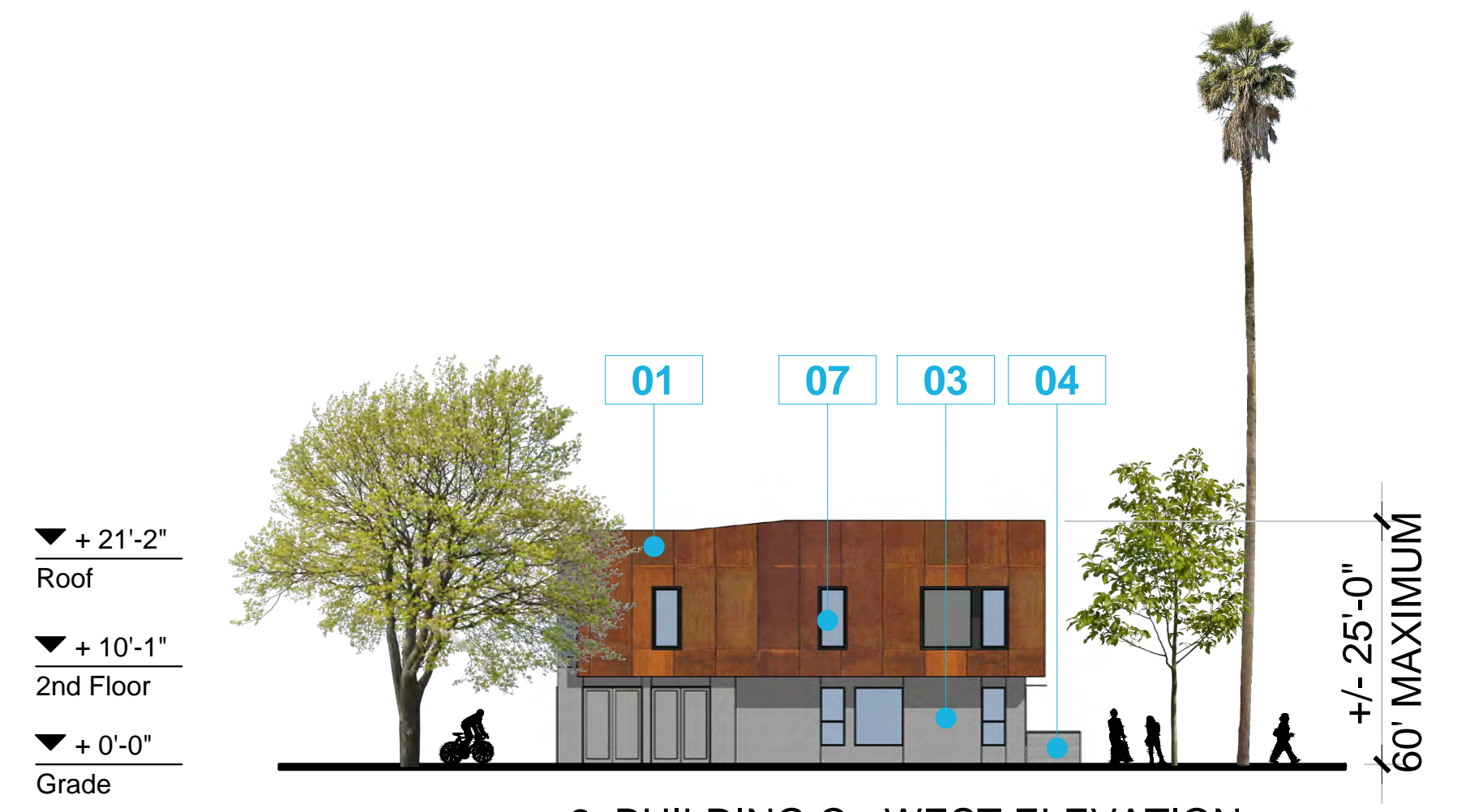


**BUILDING ELEVATIONS**  
BUILDING A

**A2-1**



1. BUILDING C - SOUTH ELEVATION



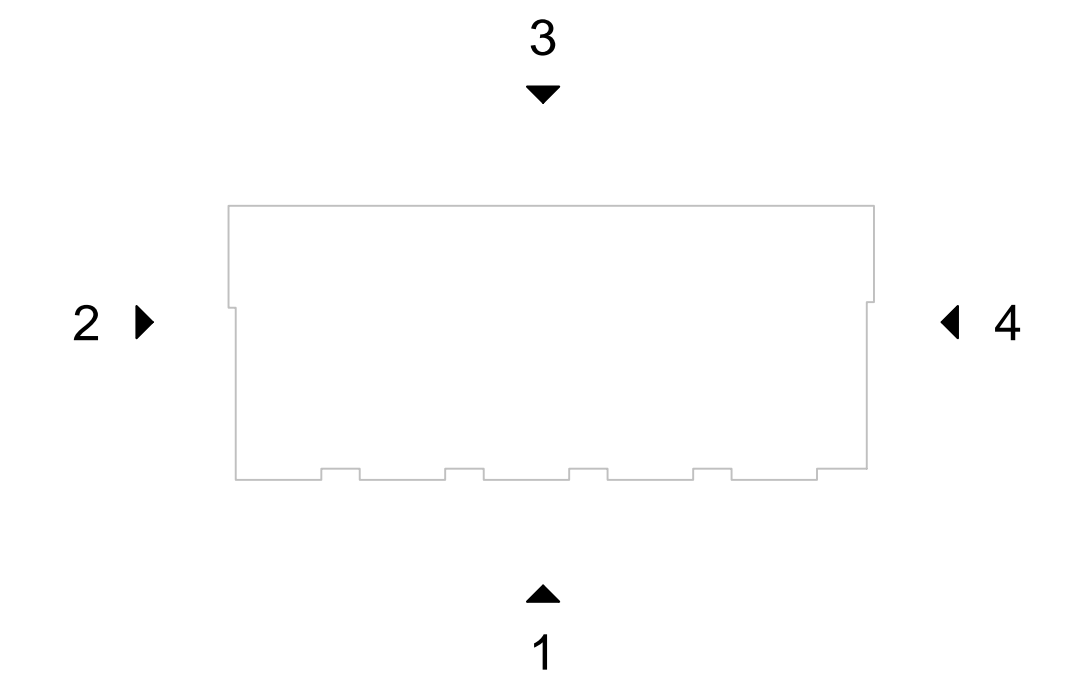
2. BUILDING C - WEST ELEVATION



3. BUILDING C - NORTH ELEVATION



4. BUILDING C - EAST ELEVATION



**CALLOUT LEGEND**

- 01 FLAT METAL PANEL
- 02 CORRUGATED METAL PANEL
- 03 STUCCO
- 04 CMU BLOCK
- 05 STEEL GRATE RAILING
- 06 AWNING
- 07 VINYL WINDOW
- 08 PERFORATED METAL PANEL

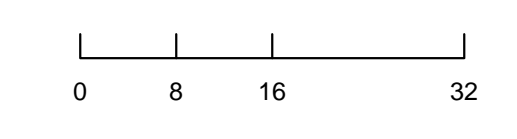


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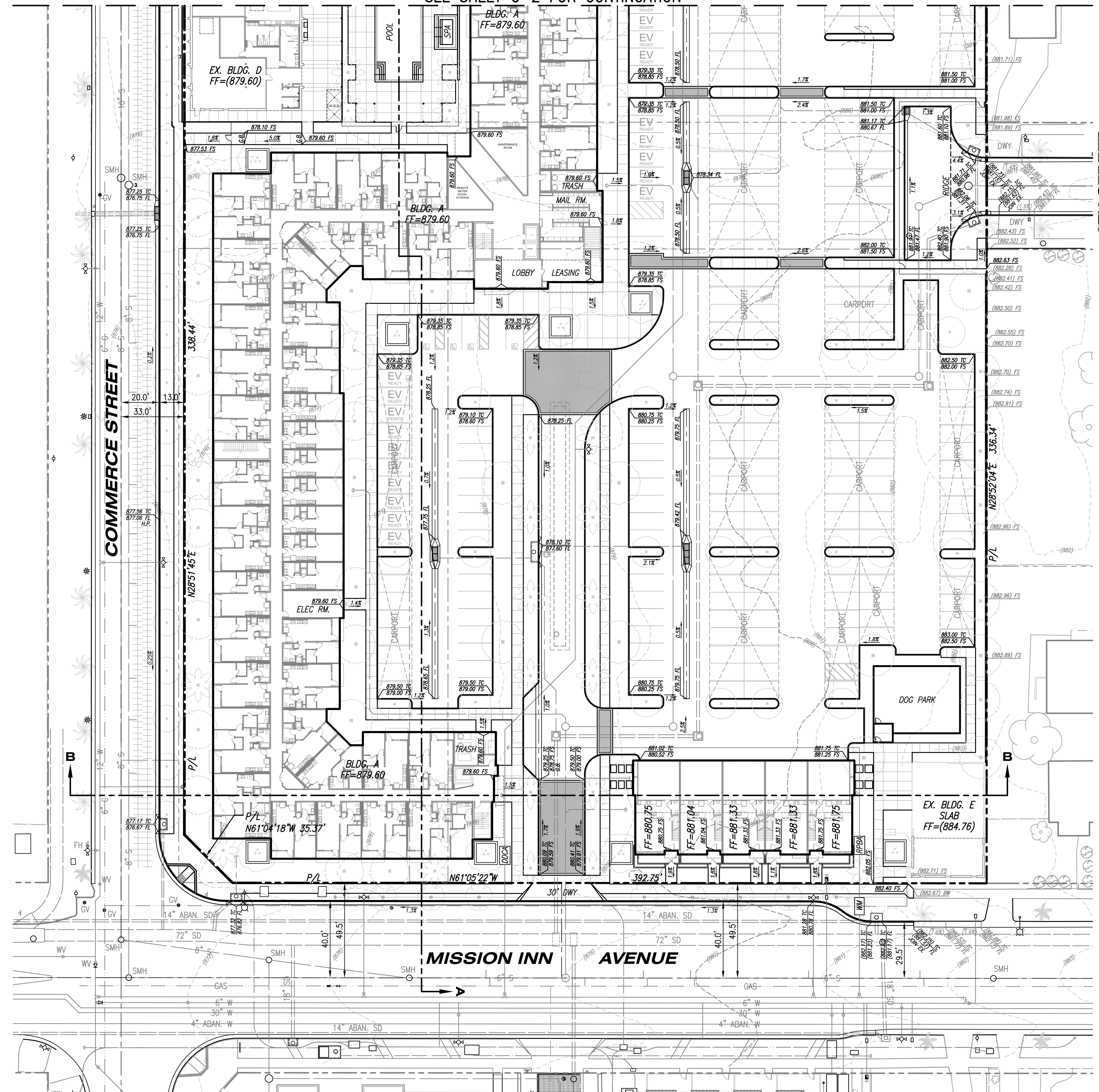
**IRON LOFTS**  
RIVERSIDE, CALIFORNIA # 2020-0844

**SCHEMATIC DESIGN**  
DECEMBER 9, 2022



**BUILDING ELEVATIONS**  
BUILDING C

SEE SHEET C-2 FOR CONTINUATION



**EARTHWORK QUANTITY ESTIMATE**

IMPORT	0 CY
EXPORT	0 CY

\*THIS WILL BE A BALANCED SITE.

**LOT AREAS**

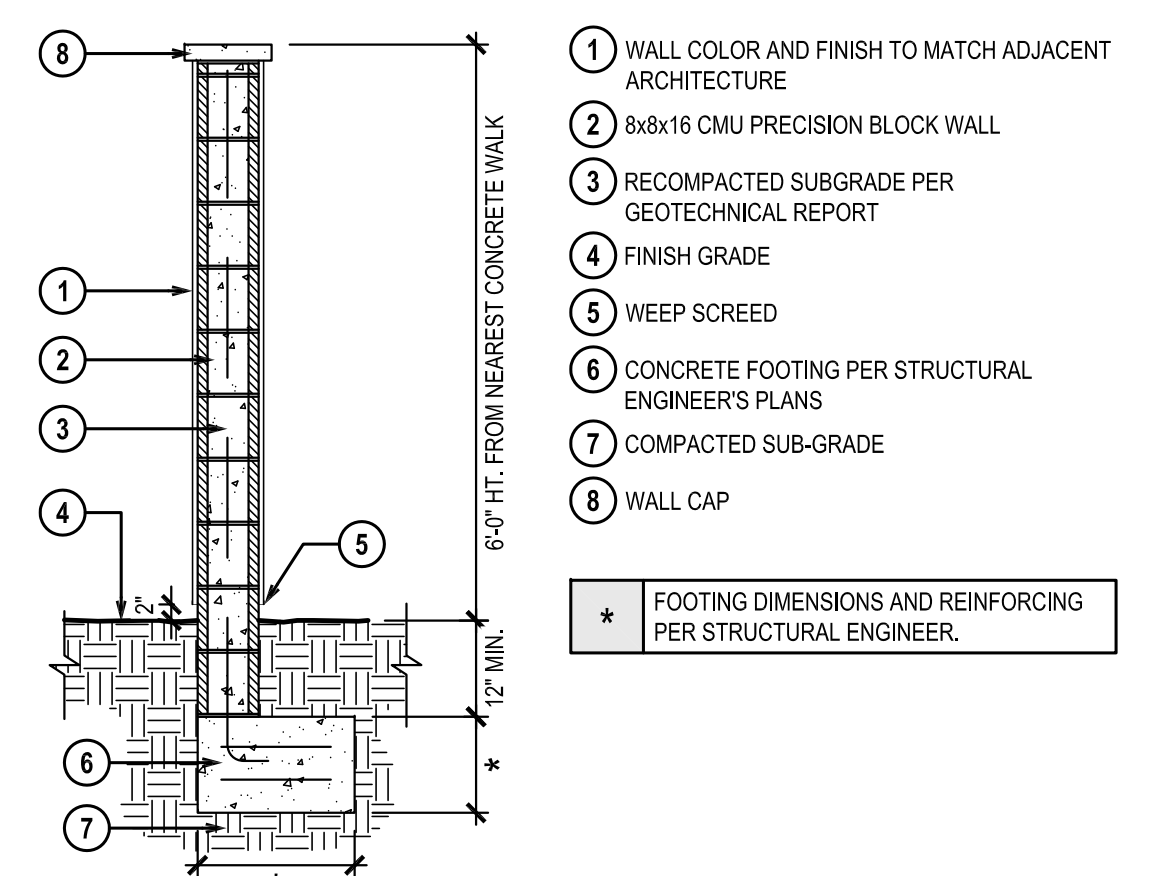
PROPOSED LOT 1:	303,549 S.F. (6.97 ACRES)
PROPOSED LOT 2:	69,553 S.F. (1.60 ACRES)
TOTAL PROPOSED PROJECT AREA:	373,102 S.F. (8.57 ACRES)

**FORESTRY NOTES**

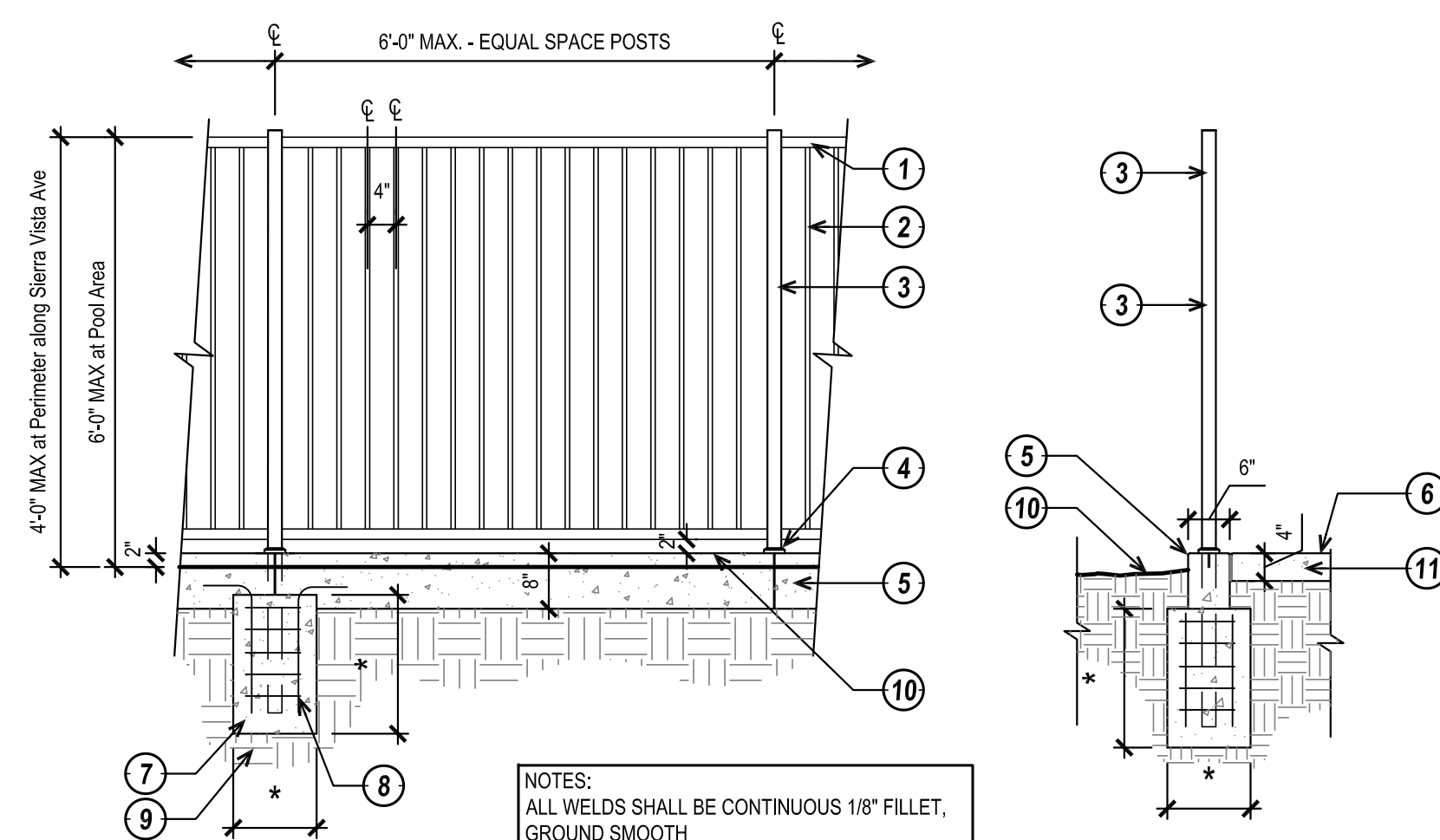
- PROTECT IN PLACE EXISTING STREET TREES IN PUBLIC RIGHT-OF-WAY ALONG 4TH ST. (WASHINGTON ROBUSTA) AND ALONG MISSION INN AVE. (WASHINGTON FILIFERA).
- IF EXISTING STREET TREES ARE FOUND BY TREE INSPECTOR AT TIME OF SCHEDULED SITE INSPECTION (AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE), TO BE MISSING, DEAD, DAMAGED, OR IN POOR CONDITION, THEY WILL BE REQUIRED TO BE REMOVED AND REPLACED WITH 24" BOX SIZE TREES TO TREE INSPECTOR'S SPECIFICATIONS. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.
- PLANT IN PUBLIC RIGHT-OF-WAY, 24" BOX SIZE CELTIS SINENSIS ALONG MISSION INN AVE., LOPHSTEMON CONFERTUS (BRISBANE BOX) ALONG COMMERCE ST., AND MAGNOLIA GRANDIFLORA (ST. MARY) ALONG 5TH ST. AT TYPICAL SPACING 25' O.C.
- PRIOR TO ANY PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

**BENCHMARK**

INDEX 6647 PAGE 42 DATED JANUARY 20, 2005  
 FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95± EASTERLY OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.353 FEET



**1 - PERIMETER AND POOL CMU WALL**  
SCALE: NONE



**2 - PERIMETER AND POOL FENCE**  
SCALE: NONE

**LEGAL DESCRIPTION**

LOTS 3 THROUGH 5 INCLUSIVE AND LOTS 23 THROUGH 26 ALL INCLUSIVE, IN BLOCK 4 WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.  
 AS RESERVED TO UNION PACIFIC RAILROAD COMPANY, A DELAWARE CORPORATION, FORMERLY KNOWN AS SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, IN A DOCUMENT RECORDED APRIL 27, 2000 AS INSTRUMENT NO. 156950 OF OFFICIAL RECORDS.  
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**EASEMENTS**

- EASEMENT(S) FOR INGRESS, EGRESS AD PARKING PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN PACIFIC COMPANY RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF DEEDS.  
 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. **NO MENTIONED EASEMENTS WITHIN SAID DOCUMENT. DOES NOT AFFECT.**
- EASEMENT(S) FOR RIVERSIDE WATER COMPANY CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE RECORDED IN BOOK 42, PAGES 294 AND 296, OF DEEDS, SAN BERNARDINO COUNTY RECORDS.  
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**IRON LOFTS**  
IRON LOFTS, LLC

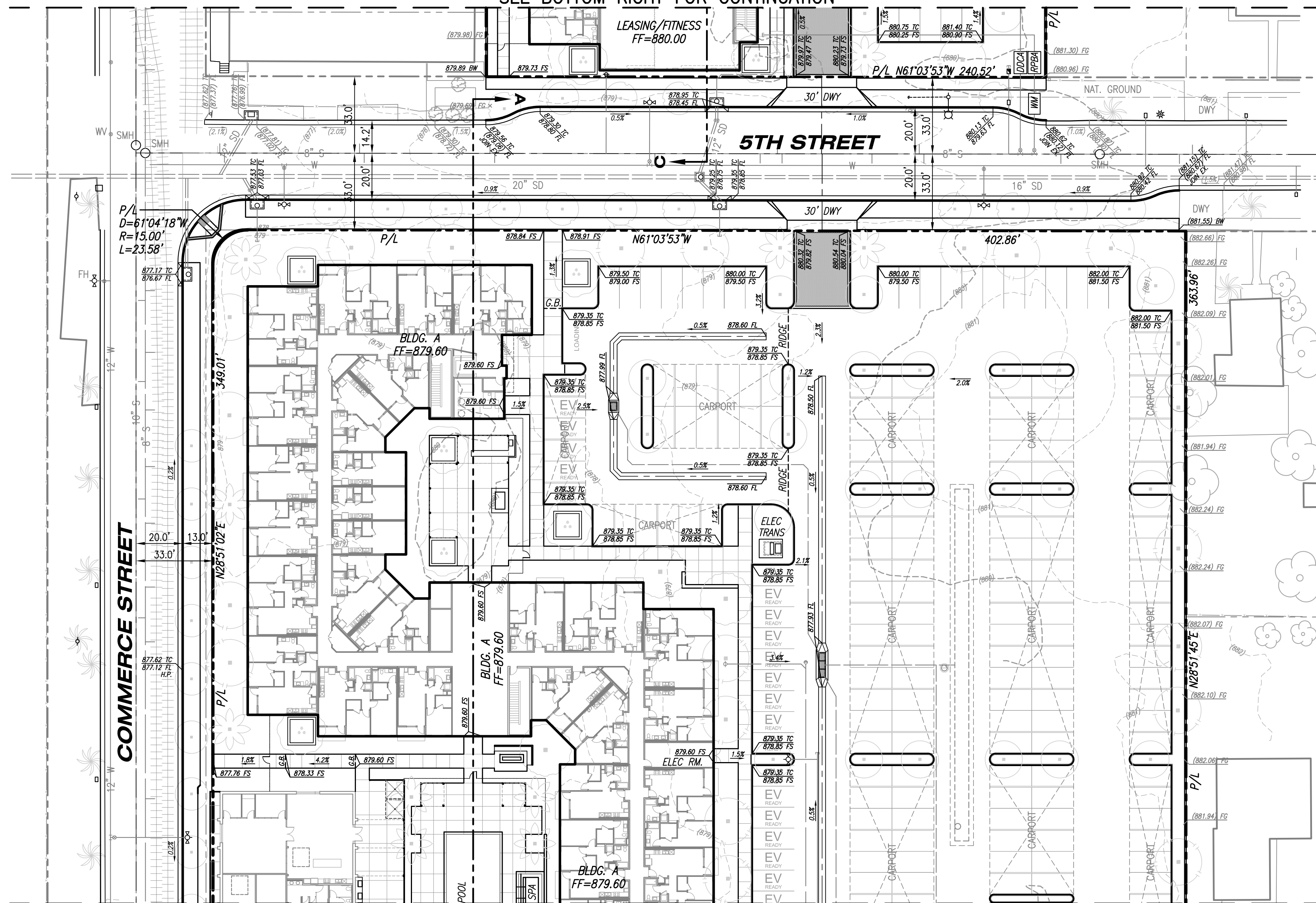
**C-1: PRELIMINARY GRADING PLAN**  
RIVERSIDE, CALIFORNIA



**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman Ave. - Suite 200  
Irvine, California 92614  
Tel (949) 756-6440

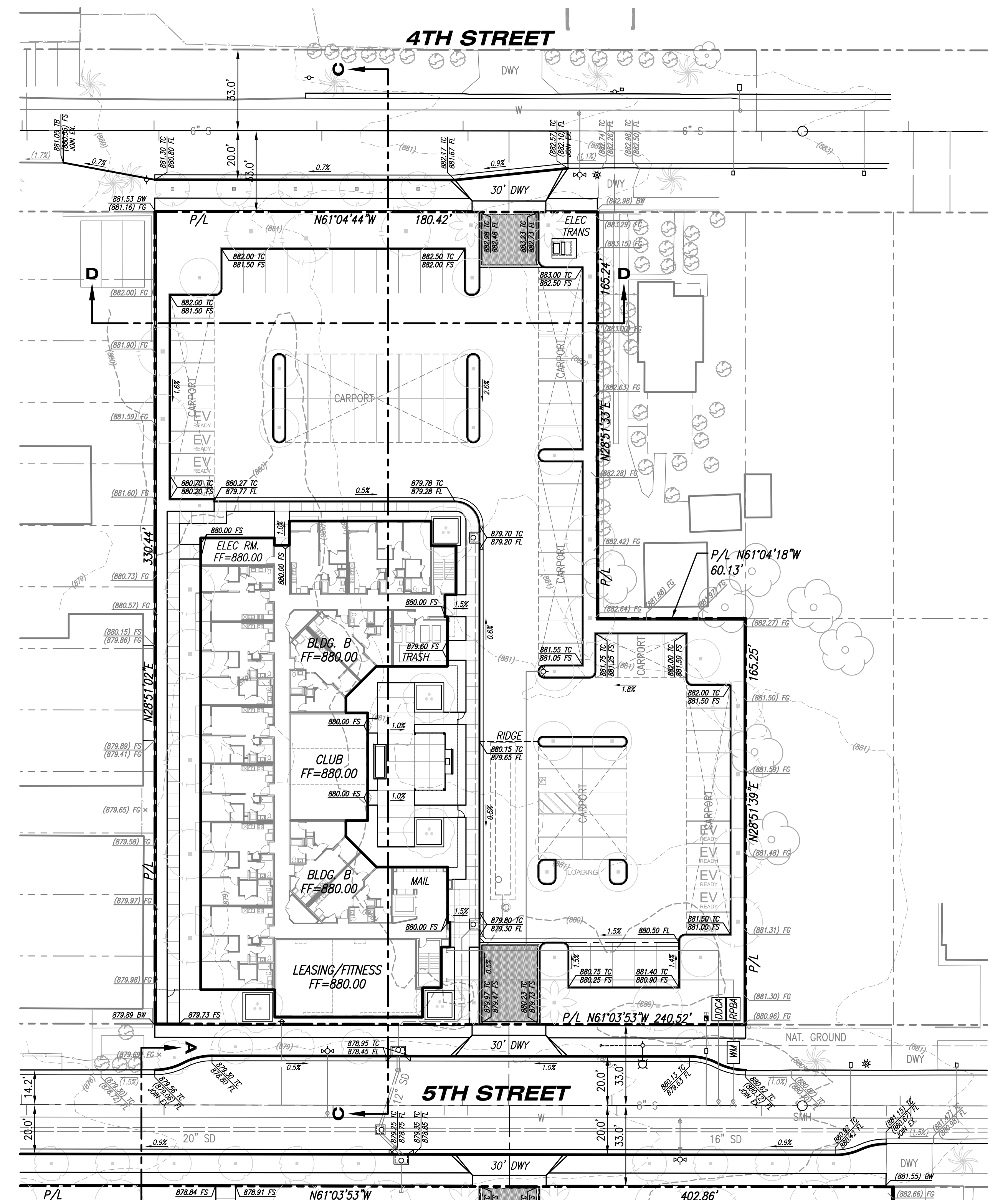
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SEE BOTTOM RIGHT FOR CONTINUATION



SEE SHEET C-1 FOR CONTINUATION

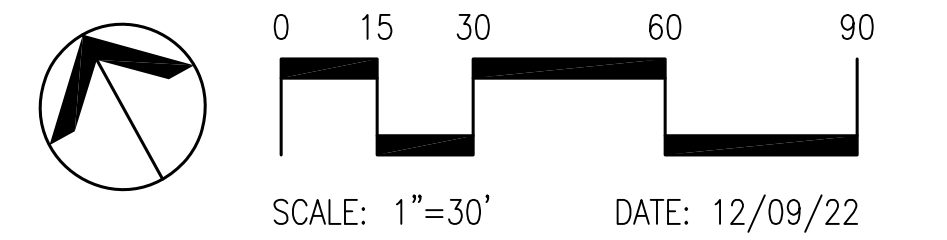
4TH STREET



SEE TOP LEFT FOR CONTINUATION

**IRON LOFTS**  
**IRON LOFTS, LLC**

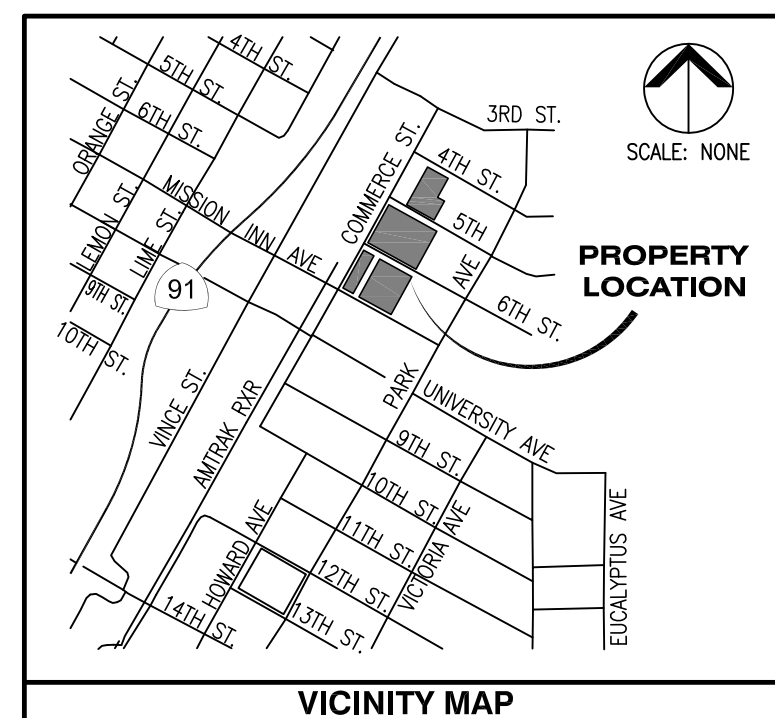
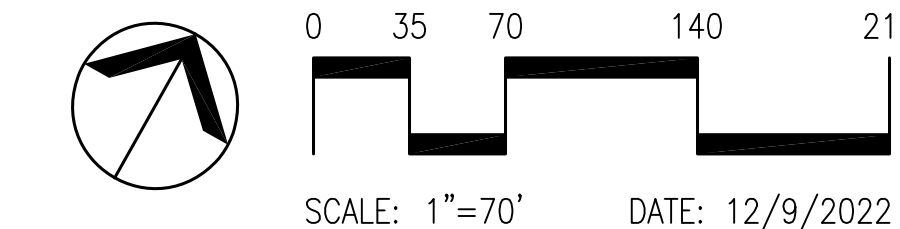
**C-2: PRELIMINARY GRADING PLAN**  
**RIVERSIDE, CALIFORNIA**



**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
 17530 Von Karman Ave. - Suite 200  
 Irvine, California 92614  
 Tel (949) 756-6440

# TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 DECEMBER 9, 2022  
 PROPOSED SITE PLAN



## LEGAL DESCRIPTION

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APN: 211-022-026-4 AND 211-022-027-5

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APN: 211-07-024-4, 211-071-005-7, 211-071-023-3, 211-071-004-6, 211-071-001-3 AND 211-071-002-4

LOTS 1, 2, 3 THROUGH 7, INCLUSIVE, 22 THROUGH 37 INCLUSIVE, IN BLOCK 8 OF WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

APN: 211-072-021-4; 211-072-022-5, 211-072-004-9 AND 211-072-020-3, 211-072-001, 211-072-002

## EASEMENTS

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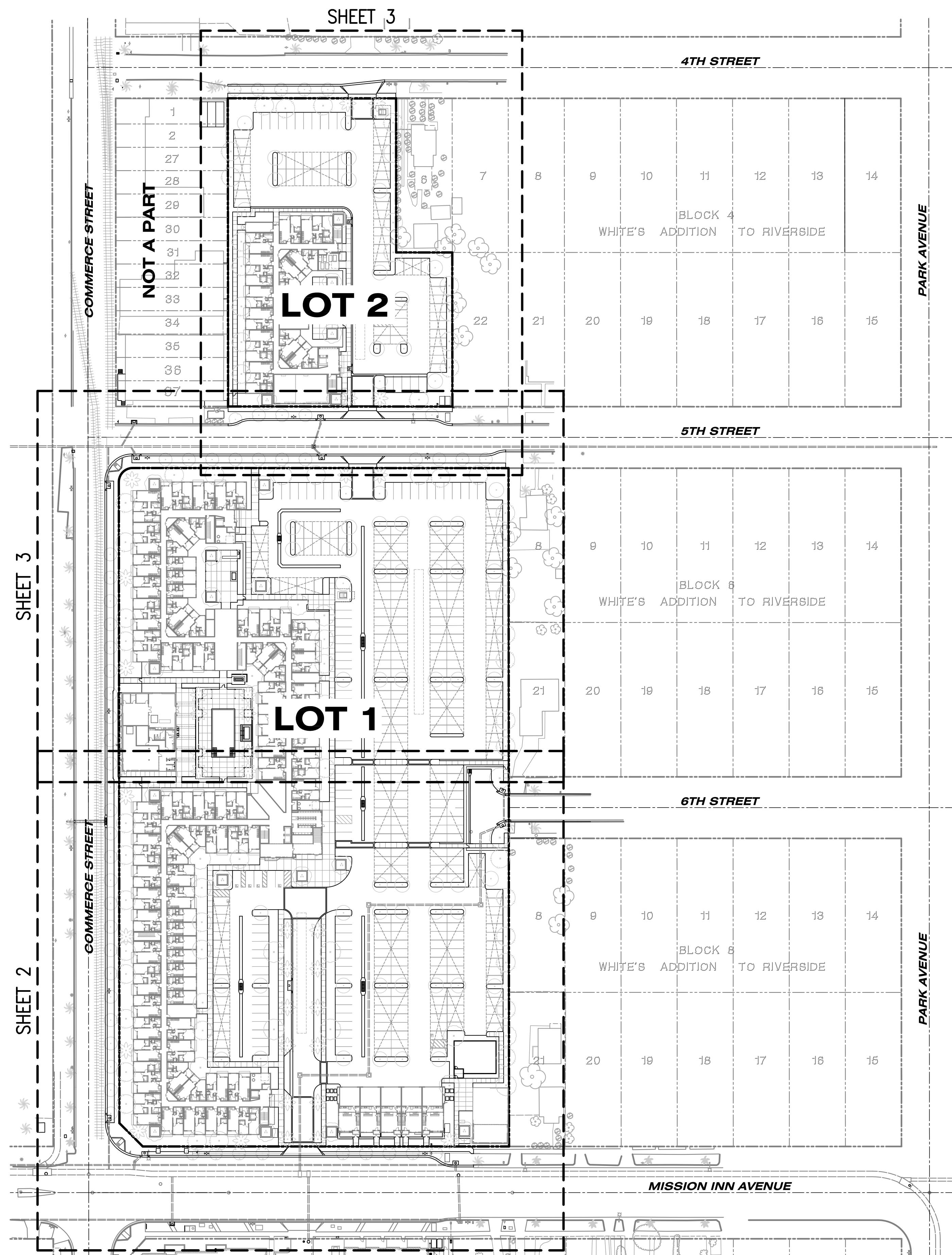
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## NOTES

- EXISTING NUMBER OF LOTS: 53
- ALL EXISTING ON-SITE IMPROVEMENTS ARE TO BE REMOVED/ DEMOLISHED.
- REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
- VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATERMAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THAT SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFFSITE UPGRADES OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
- 6" WATER MAIN IN MISSION INN REQUIRES UPGRADE TO 12" FROM COMMERCE ACROSS THE FRONTAGE AT A MINIMUM, AND POSSIBLY UP TO PARK DEPENDING ON REQUIRED FIRE FLOW VOLUME.
- ON-SITE STORMWATER WILL BE TREATED BY WAY INFILTRATION THROUGH UNDERGROUND PERFORATED CORRUGATED METAL PIPE.
- THE PROPOSED PROJECT WILL REQUIRE REMOVAL OF A PORTION OF THE EXISTING SEWER MAIN LOCATED WITHIN 6TH STREET. A PUBLIC SEWER MAIN WILL BE CONSTRUCTED TO COLLECT EXISTING SEWER AND PROPOSED PROJECT DISCHARGE TO THE EXISTING CITY SEWER SYSTEM.
- DATE OF SURVEY: JULY 22, 2020



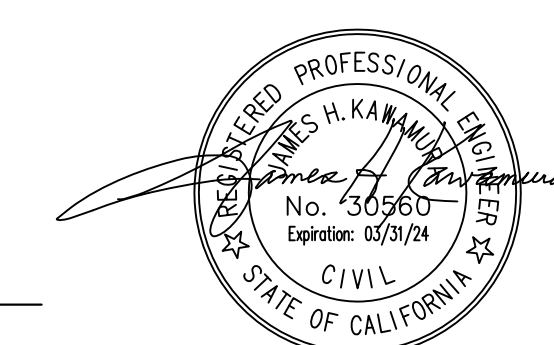
## OWNER/SUBDIVIDER

IRON LOFTS, LLC  
 1201 DOVE STREET, SUITE 520  
 NEWPORT BEACH, CALIFORNIA 92660  
 ATTN: DARRIN OLSON  
 PHONE NO. (949) 975-1122 EXT. 1

## CIVIL ENGINEER

KHR ASSOCIATES  
 17530 VON KARMAN AVENUE, SUITE 200  
 IRVINE, CALIFORNIA 92614  
 ATTN: JAMES H. KAWAMURA  
 R.C.E. NO. 30560  
 PHONE NO. (949) 756-6440

*James H. Kawamura*  
 JAMES H. KAWAMURA R.C.E. 30560



## ADDRESS/THOMAS GUIDE

ADDRESS:	VACANT COMMERCIAL PROPERTY
ASSESSORS PARCEL NOS.:	211-022-026, 027
	211-071-001, 002, 004, 005, 023, 024
	211-072-001, 002, 004, 020, 021, 022

## AREA

TOTAL EXISTING AREA OF THE PROPERTIES CONSISTS OF:	341,265 S.F. (7.83 ACRES)
PROPOSED STREET DEDICATIONS:	2,345 S.F. (0.54 ACRES)
PROPOSED STREET VACATION:	27,575 S.F. (0.63 ACRES)
PROPOSED ALLEY VACATION:	6,608 S.F. (0.15 ACRES)
PROPOSED LOT 1:	303,549 S.F. (6.97 ACRES)
PROPOSED LOT 2:	69,553 S.F. (1.60 ACRES)
TOTAL PROPOSED PROJECT AREA:	373,102 S.F. (8.57 ACRES)

## ABBREVIATIONS

ABAND.	ABANDONED
BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
DOM.	DOMESTIC WATER
ELEC.	ELECTRICAL
EX.	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
FS	FIRE SERVICE LINE
G	GAS
GV	GAS VALVE
HC	HANDICAP
P/L	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
S.F.	SQUARE FEET
SD	STORM DRAIN
SL	STREETLIGHT
SMH	SEWER MANHOLE
SDMH	STORMDRAIN MANHOLE
TC	TOP OF CURB
TRANS.	TRANSFORMER
TYP.	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

## LEGEND

	BOUNDARY
	RIGHT OF WAY
	CENTERLINE
	BUILDING
	CURB AND GUTTER
	STREET LIGHT
	SIGN
	FIRE HYDRANT
	FENCE
	POWER POLE/ UTILITY POLE
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT POINT OF CONNECTION
	PROPOSED SEWER POINT OF CONNECTION
	PROPOSED STORM DRAIN CONNECTION POINT
	PROPOSED WATER SERVICE POINT OF CONNECTION

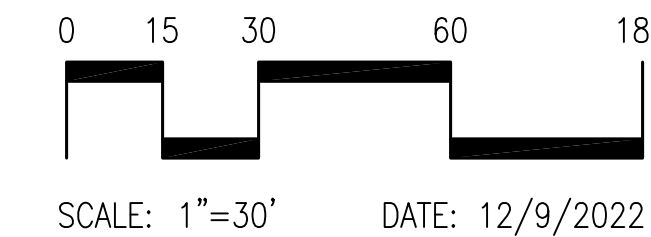
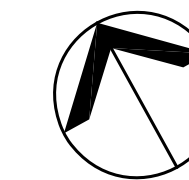




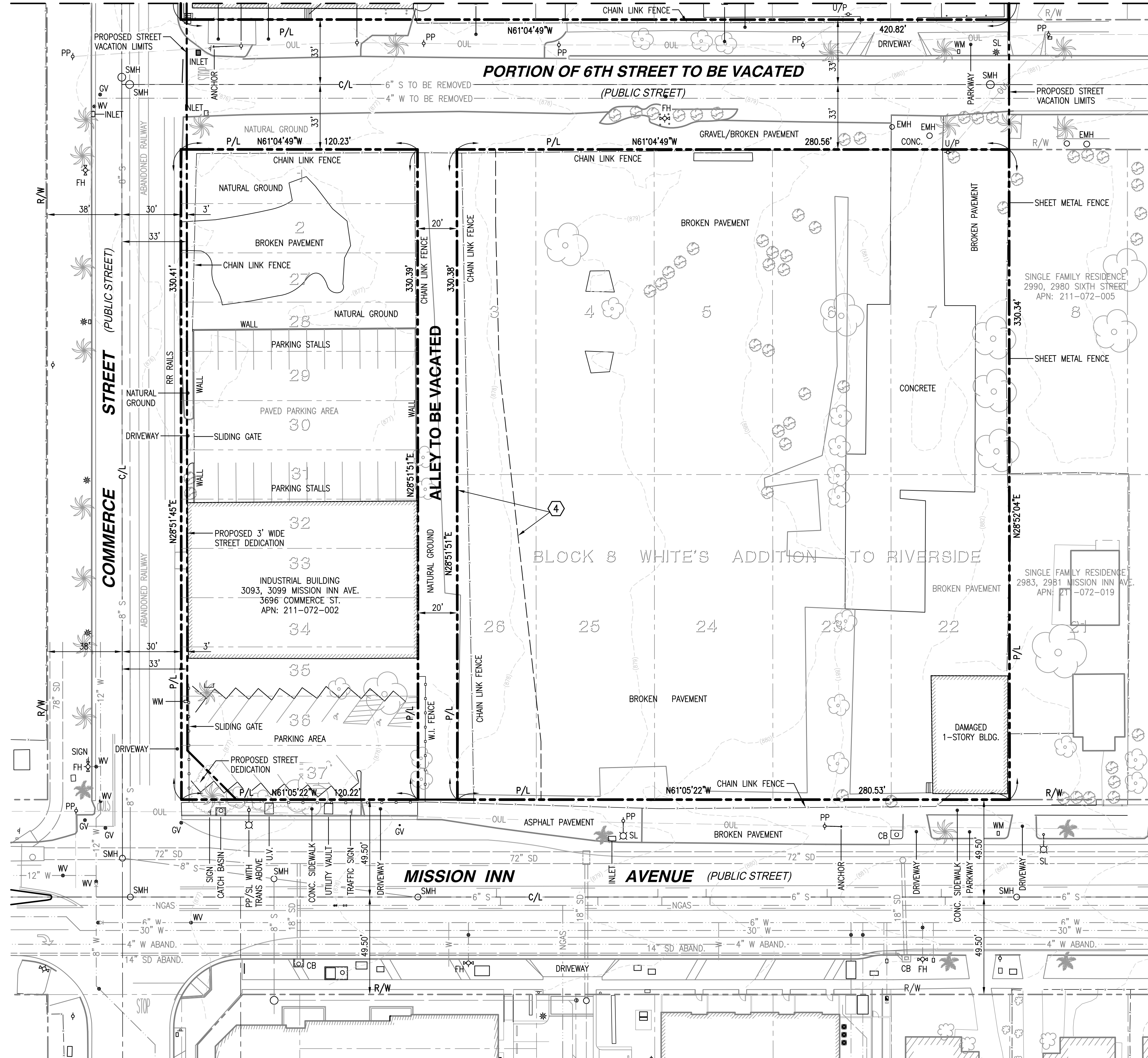
# TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
DECEMBER 9, 2022

## EXISTING SITE CONDITIONS



SEE SHEET 5 FOR CONTINUATION



### ABBREVIATIONS

APN.	ASSESSOR'S PARCEL NUMBER
ABAND.	ABANDON
B.	BOLLARDS
BFD.	BACKFLOW DEVICE
BLDG.	BUILDING
C/L.	CENTERLINE
CATV.	CABLE TELEVISION BOX
CB.	CATCH BASIN
CHLK.	CHAIN LINK
CLR.	CLEAR
COMM.	COMMUNICATION
CONC.	CONCRETE
COR.	CORNER
ELEC.	ELECTRICAL
EPB.	ELECTRICAL PULL BOX
EMH.	ELECTRICAL MANHOLE
EV.	ELECTRICAL VAULT
FD.	FOUND
FDC.	FIRE DEPARTMENT CONNECTION
FH.	FIRE HYDRANT
GI.	GREASE INTERCEPTOR
GM.	GAS METER
MON.	MONUMENT
MH.	MANHOLE
MW.	MONITOR WELL
NE.	NORTH EAST
NGAS.	NATURAL GAS
OUL.	OVERHEAD UTILITY LINE
P/L.	PROPERTY LINE
PV.	POST INDICATOR VALVE
PP.	POWER POLE
R/W.	RIGHT OF WAY
S.	SEWER
SD.	STORM DRAIN
SE.	SOUTH EAST
S.F.	SQUARE FEET
SL.	STREET LIGHT
SMH.	SEWER MANHOLE
TE.	TRASH ENCLOSURE
TELE.	TELEPHONE
TMH.	TELEPHONE MANHOLE
TRANS.	TRANSFORMER
TS.	TRAFFIC SIGNAL
TYP.	TYPICAL
UPB.	UTILITY PULL BOX
UTIL.	UTILITY
W.	WATER
WM.	WATER METER
WV.	WATER VALVE
W.I.	WROUGHT IRON (FENCE)
YL.	YARD LIGHT

### LEGEND

	BOUNDARY
	LOT LINE
	RIGHT OF WAY
	BUILDING
	CENTERLINE
	W.I. FENCE
	CONTOUR
	CURB AND GUTTER
	FIRE HYDRANT
	SIGN
	WATER VALVE
	YARD LIGHT
	POWER POLE/ UTILITY POLE
	STREET LIGHT

### BENCHMARK

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ELEVATION: 891.353 FEET

### AREA

TOTAL AREA OF THE SUBJECT PROPERTIES CONSISTS OF: 341,265 S.F. (7.834 ACRES)

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### NOTES

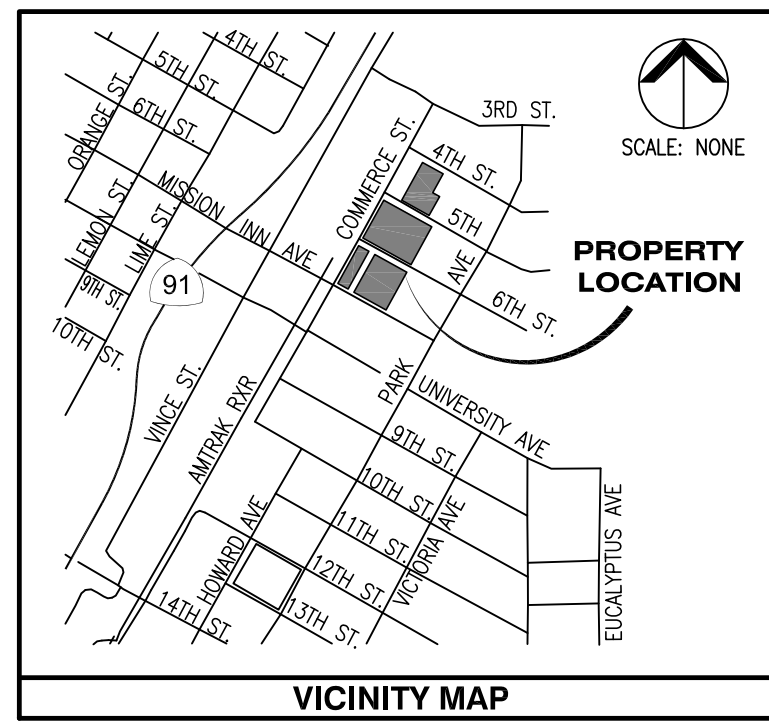
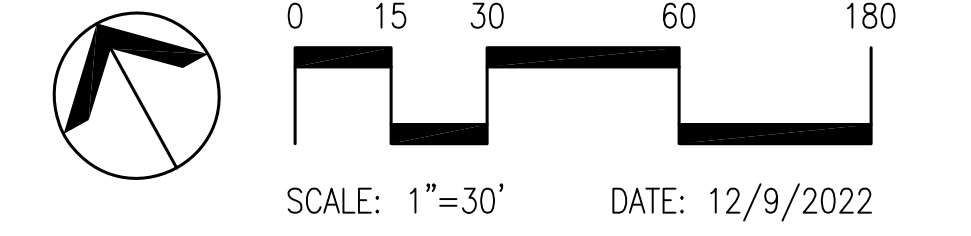
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- THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
- VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATERMAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THAT SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFFSITE UPGRADES OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
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- DATE OF SURVEY: JULY 22, 2020

PREPARED BY:  
**KHR ASSOCIATES**  
CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
17530 Von Karman Ave. - Suite 200  
Irvine, California 92614  
Tel (949) 756-6440

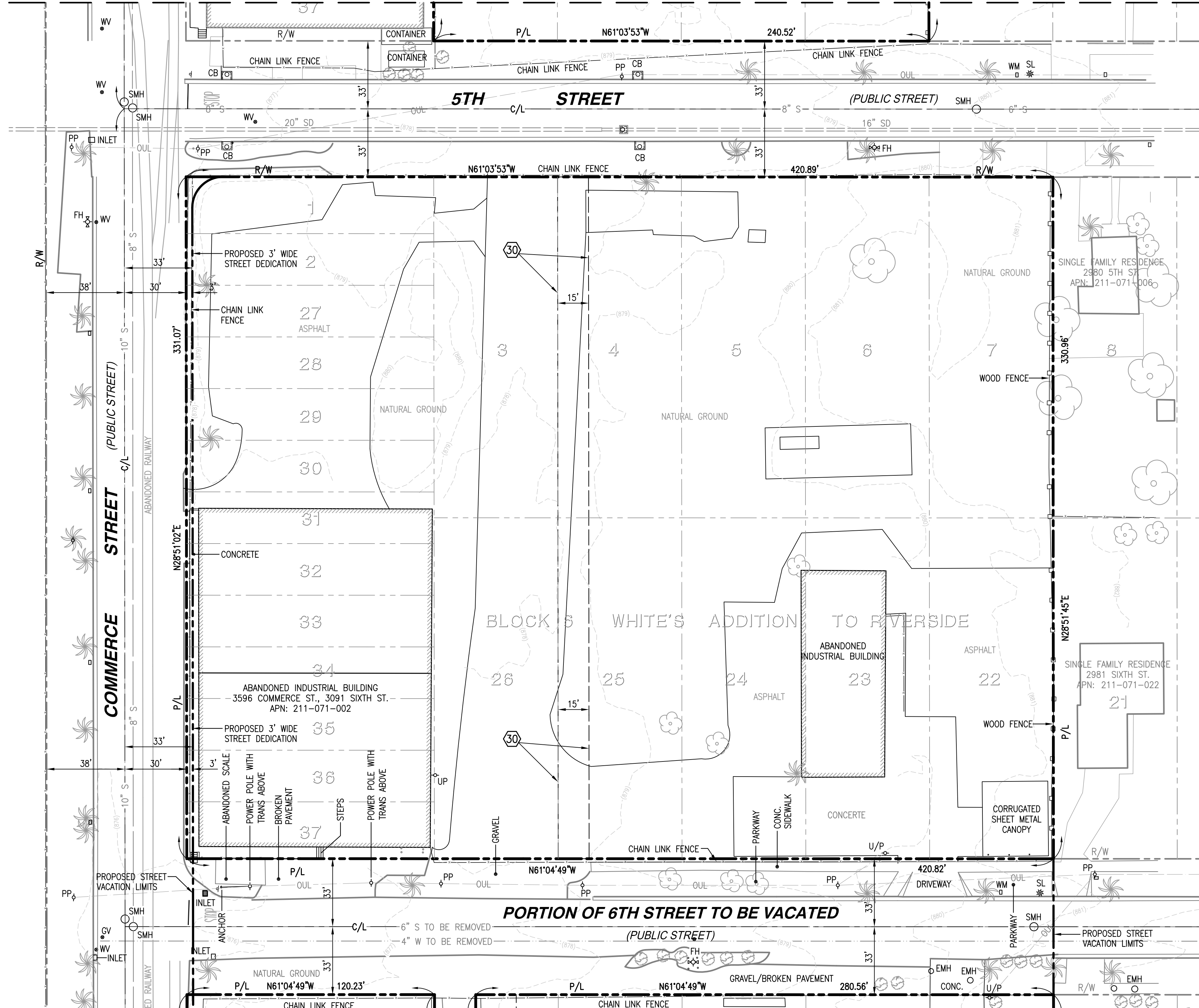
R:\Vroom\beam-riverside-iron Lots\Subdivision & Legal\Vendor Trac Map\WRL-VTLM-EXISTING.dwg Dec 07, 2022 - 12:10pm

# TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 DECEMBER 9, 2022  
 EXISTING SITE CONDITIONS



SEE SHEET 6 FOR CONTINUATION



SEE SHEET 4 FOR CONTINUATION

### ABBREVIATIONS

APN.	ASSESSOR'S PARCEL NUMBER
ABAND	ABANDON
B	BOLLARDS
BFD	BACKFLOW DEVICE
BLDG.	BUILDING
C/L	CENTERLINE
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CHLK.	CHAIN LINK
CLR.	CLEAR
COMM.	COMMUNICATION
CONC.	CONCRETE
COR.	CORNER
ELEC.	ELECTRICAL
EPB	ELECTRICAL PULL BOX
EMH	ELECTRICAL MANHOLE
EV	ELECTRICAL VAULT
FD.	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
GI	GREASE INTERCEPTOR
GM	GAS METER
MON	MONUMENT
MH	MANHOLE
MW	MONITOR WELL
NE	NORTH EAST
NGAS	NATURAL GAS
OUL	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
P/V	POST INDICATOR VALVE
PP	POWER POLE
R/W	RIGHT OF WAY
S	SEWER
SD	STORM DRAIN
SE	SOUTH EAST
S.F.	SQUARE FEET
SL	STREET LIGHT
SMH	SEWER MANHOLE
TE	TRASH ENCLOSURE
TELE.	TELEPHONE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP.	TYPICAL
UPB	UTILITY PULL BOX
UTIL.	UTILITY
W	WATER
WM	WATER METER
WV	WATER VALVE
W.I.	WROUGHT IRON (FENCE)
YL	YARD LIGHT

### LEGEND

	BOUNDARY
	LOT LINE
	RIGHT OF WAY
	BUILDING
	CENTERLINE
	W.I. FENCE
	CONTOUR
	CURB AND GUTTER
	FIRE HYDRANT
	SIGN
	WATER VALVE
	YARD LIGHT
	POWER POLE/ UTILITY POLE
	STREET LIGHT

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INDEX 6647 PAGE 42 DATED JANUARY 20, 2005  
 FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95± EASTERLY OF CENTERLINE OF PARK AVENUE.  
 ELEVATION: 891.353 FEET

### AREA

TOTAL AREA OF THE SUBJECT PROPERTIES CONSISTS OF: 341,265 S.F. (7.834 ACRES)

### LEGAL DESCRIPTION

LOTS 3 THROUGH 5 INCLUSIVE AND LOTS 23 THROUGH 26 ALL INCLUSIVE, IN BLOCK 4 WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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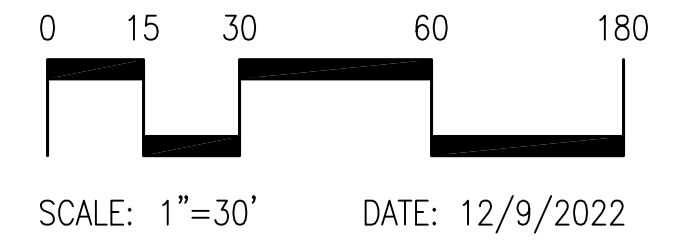
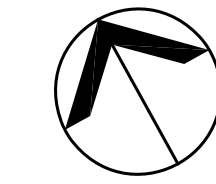
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PREPARED BY:  
  
**KHR ASSOCIATES**  
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS  
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 Irvine, California 92614

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IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
DECEMBER 9, 2022

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TELE.	TELEPHONE
TMH	TELEPHONE MANHOLE
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP.	TYPICAL
UPB	UTILITY PULL BOX
UTIL	UTILITY
W	WATER
WM	WATER METER
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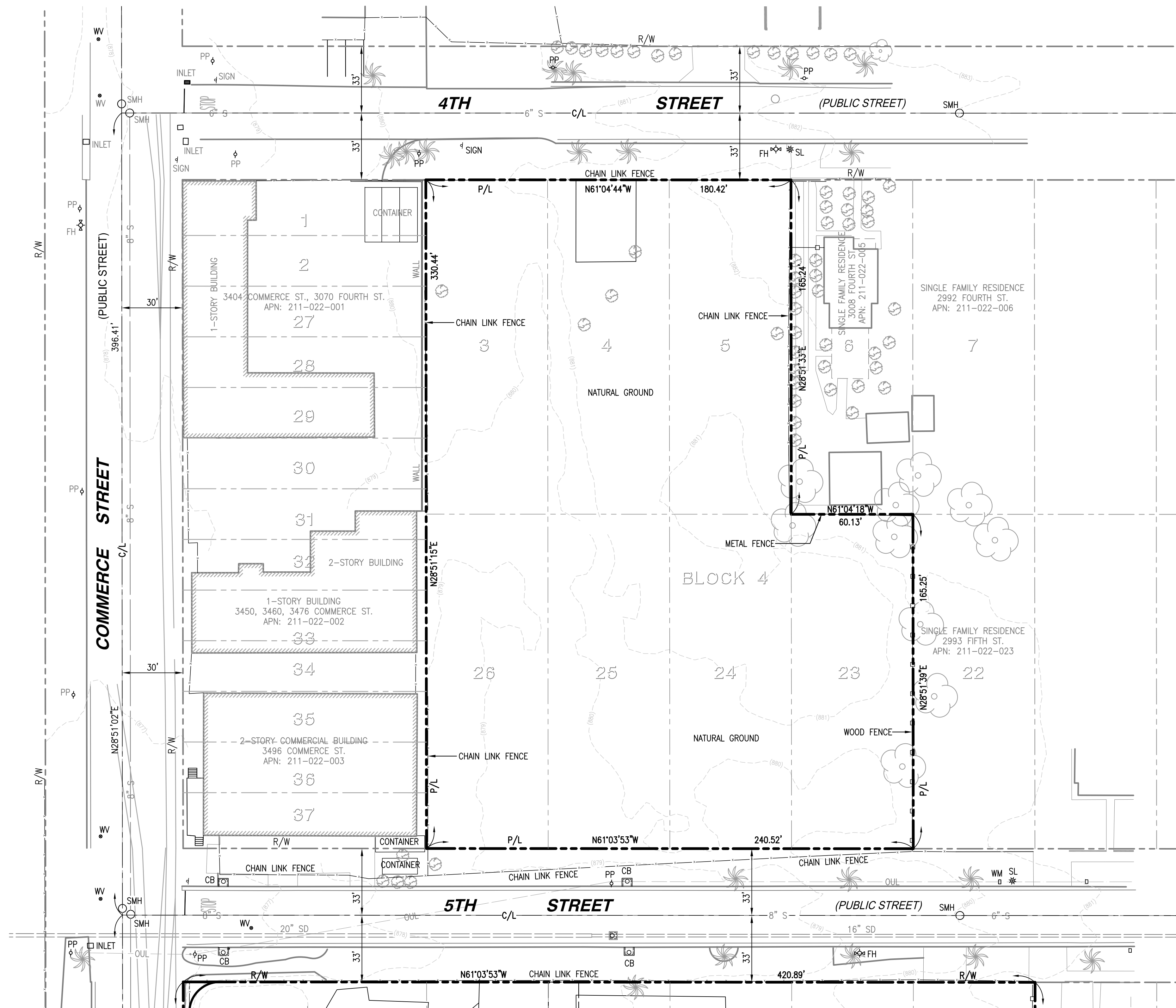
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SEE SHEET 5 FOR CONTINUATION

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