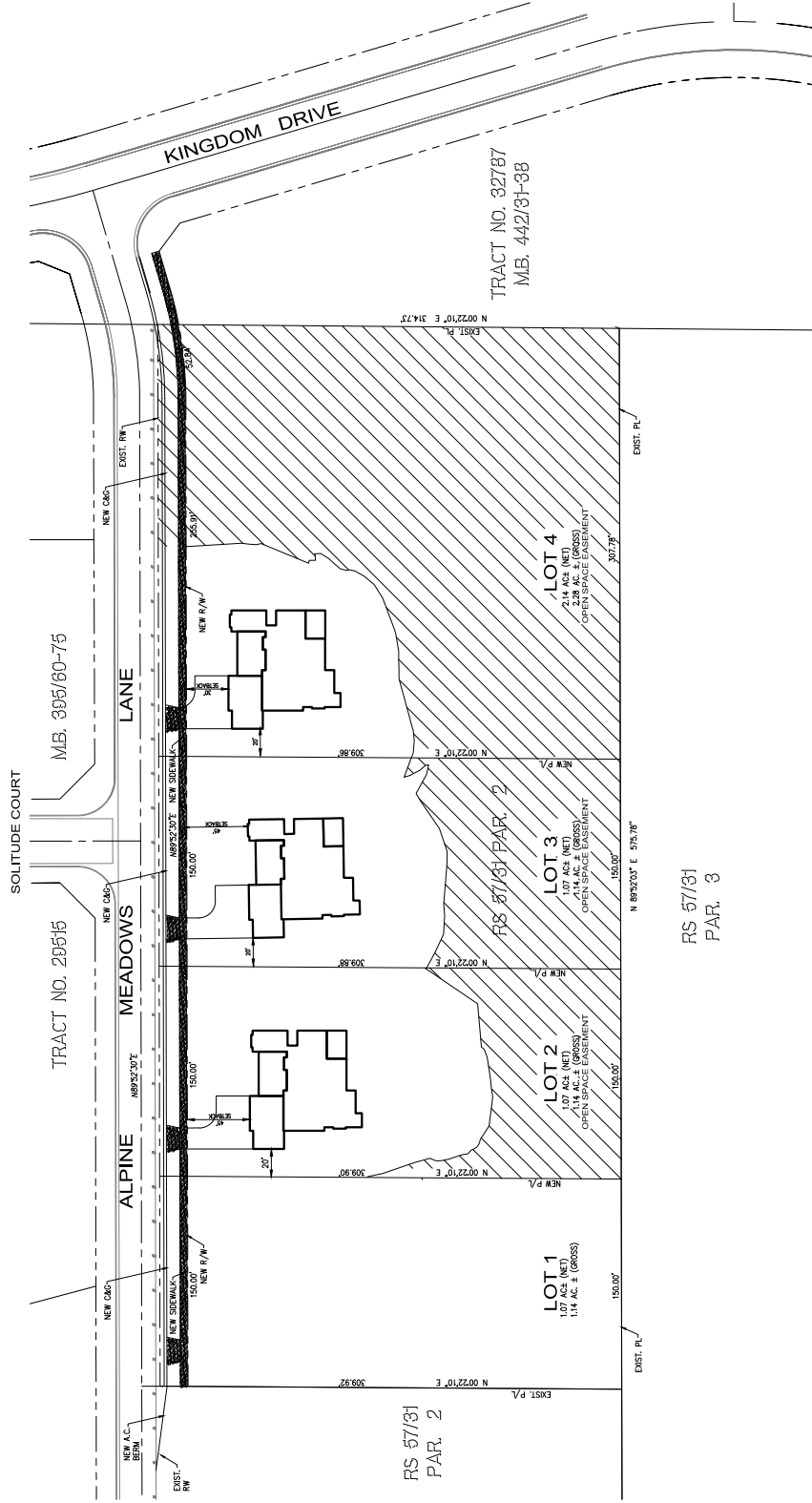
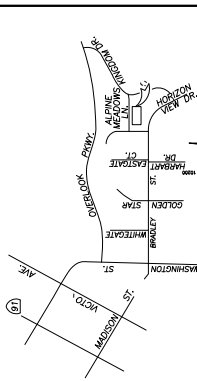


TENTATIVE PARCEL MAP NO. 38174



LEGEND

INDICATES OPEN SPACE EASEMENT

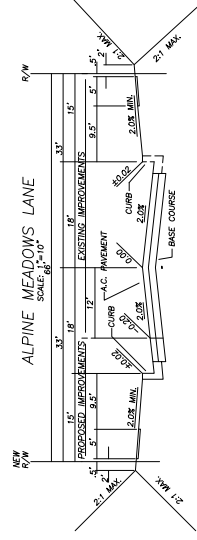
NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIFIC PLAN.
2. THOMAS GUIDE, 2006, PAGE 715, J-7.
3. NO PROTECTED OR ENDANGERED TREES EXIST ON THE PROPERTY.
4. SUBJECT PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.
5. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
6. SUBJECT PROPERTY IS NOT SUBJECT TO LIQUIDATION, OR OTHER GEOLOGIC HAZA



GRAPHIC SCALE 1" = 40'

2288 MARICIA CALIFORNIA STREET
RIVERSIDE, CA 92506
PH: 951-504-1869
FAX: 951-735-0645



AMENDMENT		SHEET 1 OF 1	
DATE	NO. DESCRIPTION	SCALE	1" = 40'

PROPOSED 90' FOOTAGE (PER RESIDENCE).	
EXISTING RESIDENCE LOT 1:	72.03 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
DETACHED GARAGE AREA:	2,731 SQ.FT.
TOTAL LOT AREA:	4,454 SQ.FT.
TOTAL FOOTPRINT AREA:	3,452 SQ.FT.
LOT COVERAGE:	81.3%
NEW RESIDENCE 1, LOT 2:	33.40 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
COVERED PATIO 1: AREA:	18.50 SQ.FT.
COVERED PATIO 2: AREA:	18.50 SQ.FT.
UNCOVERED COURT AND AREA:	6.00 SQ.FT.
DETACHED BLANK TO BE DETOL. (4-ED.)	6.00 SQ.FT.
TOTAL LOT AREA:	4,473 SQ.FT.
TOTAL FOOTPRINT AREA:	4,173 SQ.FT.
LOT COVERAGE:	93.3%
NEW RESIDENCE 2, LOT 3:	33.40 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
COVERED PATIO 1: AREA:	18.50 SQ.FT.
COVERED PATIO 2: AREA:	18.50 SQ.FT.
UNCOVERED COURT AND AREA:	6.00 SQ.FT.
TOTAL LOT AREA:	4,473 SQ.FT.
TOTAL FOOTPRINT AREA:	4,173 SQ.FT.
LOT COVERAGE:	93.3%
NEW RESIDENCE 3, LOT 4:	33.40 SQ.FT.
LIVING AREA:	1,000 SQ.FT.
COVERED PATIO 1: AREA:	18.50 SQ.FT.
COVERED PATIO 2: AREA:	18.50 SQ.FT.
UNCOVERED COURT AND AREA:	6.00 SQ.FT.
TOTAL LOT AREA:	4,473 SQ.FT.
TOTAL FOOTPRINT AREA:	4,173 SQ.FT.
LOT COVERAGE:	93.3%
NEW OPEN SPACE LOT 5:	43,732 SQ.FT.
LOT COVERAGE:	0.00%
NEW ROAD DEDICATION AREA:	1,000 SQ.FT.
LOT COVERAGE:	0.00%

[illegible]

T-1	PLOT PLAN
T-2	PARCEL INFORMATION
T-3	GRADING PLAN BY OTHERS
T-4	GENERAL NOTES
T-5	CHAPTER 7A NOTES
T-6	FIRE ACCESS PLAN
T-7	LANDSCAPE PLAN BY OTHERS
T-8	EXISTING SITE UTILITIES
A-1	RESIDENCE 1, 2, 4 th FLOOR PLAN
A-2	RESIDENCE 1 & 4 ELEVATIONS
A-3	RESIDENCE 2 ELEVATIONS
S-0	HOLDOWN & SHEAR PANEL SCHEDULE
S-1	FOUNDATION PLAN
S-2	ROOF TRACING PLAN
S-3	SECTIONAL PLAN
E-1	ENERGY CALCULATIONS
E-2	ENERGY CALCULATIONS
P-1	PLUMBING WASTE ISO-METRIC
P-2	PLUMBING WASTE ISO-METRIC
P-3	GAS SUPPLY ISO-METRIC
D-1	MECHANICAL PLAN
D-2	DETAILS
AS-1	STRONG WALL DETAILS
AS-2	STRONG WALL DETAILS

LOT: 25 / PARCEL 2
BLOCK: 600
TRACT: 33664 (TRINITAYEL)
MAP BOOK: 447 / 31-36
CITY: RIVERSIDE
COUNTY: RIVERSIDE
STATE: CALIFORNIA
APN: 213-600-013

PARCEL MAP TO CREATE FOUR PARCELS FROM ORIGINAL SINGLE PARCEL CONSTRUCT STREET IMPROVEMENTS, CONSTRUCT THREE SINGLE-STORY SINGLE-FAMILY HOMES, ONE EACH ON THREE PARCELS EACH WITH 3,340 SQFT. LIVING AREA, 982 SQ. FT. 3-CAR GARAGE 610 SQFT. ENTRANCE COURT AND 282 SQFT. REAR COVERED PATIO AND 55 SQFT. SIDE COVERED PATIO.

30 60 90 120

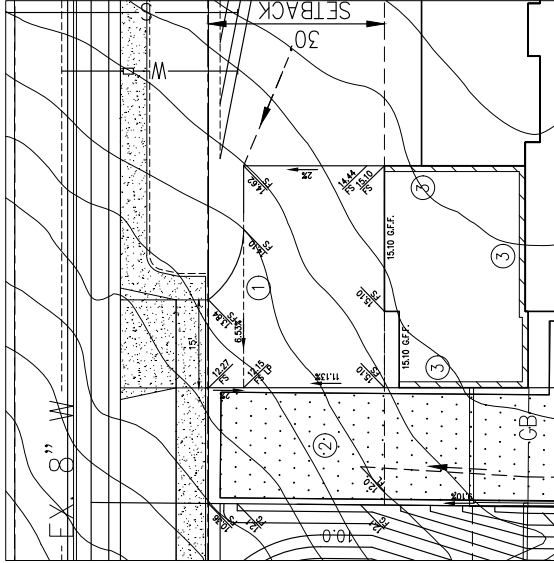
SCALE IN FEET
SCALE: 1"=30'

1. PROJECT NAME: _____ 2. PROJECT LOCATION: _____ 3. PROJECT NUMBER: _____ 4. PROJECT TYPE: _____ 5. PROJECT STATUS: _____ 6. PROJECT DATE: _____ 7. PROJECT OWNER: _____ 8. PROJECT CONTACT: _____ 9. PROJECT PHONE: _____ 10. PROJECT FAX: _____ 11. PROJECT E-MAIL: _____ 12. PROJECT WEBSITE: _____ 13. PROJECT DESCRIPTION: _____ 14. PROJECT SCOPE: _____ 15. PROJECT BUDGET: _____ 16. PROJECT RISK: _____ 17. PROJECT IMPACT: _____ 18. PROJECT BENEFIT: _____ 19. PROJECT CHALLENGE: _____ 20. PROJECT OPPORTUNITY: _____ 21. PROJECT THREAT: _____ 22. PROJECT STRATEGY: _____ 23. PROJECT TACTICS: _____ 24. PROJECT TOOLS: _____ 25. PROJECT RESOURCES: _____ 26. PROJECT TEAM: _____ 27. PROJECT ROLES: _____ 28. PROJECT RESPONSIBILITIES: _____ 29. PROJECT DELIVERABLES: _____ 30. PROJECT MILESTONES: _____ 31. PROJECT TIMELINE: _____ 32. PROJECT Gantt Chart: _____ 33. PROJECT PERT Chart: _____ 34. PROJECT Network Diagram: _____ 35. PROJECT Organizational Chart: _____ 36. PROJECT Stakeholder Map: _____ 37. PROJECT Communication Plan: _____ 38. PROJECT Risk Register: _____ 39. PROJECT Issue Log: _____ 40. PROJECT Change Log: _____ 41. PROJECT Configuration Management: _____ 42. PROJECT Quality Management: _____ 43. PROJECT Human Resource Management: _____ 44. PROJECT Procurement Management: _____ 45. PROJECT Contract Management: _____ 46. PROJECT Financial Management: _____ 47. PROJECT Legal Management: _____ 48. PROJECT Environmental Management: _____ 49. PROJECT Safety Management: _____ 50. PROJECT Health Management: _____ 51. PROJECT Security Management: _____ 52. PROJECT Compliance Management: _____ 53. PROJECT Governance Management: _____ 54. PROJECT Ethics Management: _____ 55. PROJECT Sustainability Management: _____ 56. PROJECT Social Responsibility Management: _____ 57. PROJECT Corporate Citizenship Management: _____ 58. PROJECT Stakeholder Engagement Management: _____ 59. PROJECT Relationship Management: _____ 60. PROJECT Partnership Management: _____ 61. PROJECT Alliance Management: _____ 62. PROJECT Joint Venture Management: _____ 63. PROJECT Strategic Alliance Management: _____ 64. PROJECT Cooperative Management: _____ 65. PROJECT Consortium Management: _____ 66. PROJECT Network Management: _____ 67. PROJECT Ecosystem Management: _____ 68. PROJECT Platform Management: _____ 69. PROJECT Ecosystem Management: _____ 70. PROJECT Platform Management: _____ 71. PROJECT Ecosystem Management: _____ 72. PROJECT Platform Management: _____ 73. PROJECT Ecosystem Management: _____ 74. PROJECT Platform Management: _____ 75. PROJECT Ecosystem Management: _____ 76. PROJECT Platform Management: _____ 77. PROJECT Ecosystem Management: _____ 78. PROJECT Platform Management: _____ 79. PROJECT Ecosystem Management: _____ 80. PROJECT Platform Management: _____ 81. PROJECT Ecosystem Management: _____ 82. PROJECT Platform Management: _____ 83. PROJECT Ecosystem Management: _____ 84. PROJECT Platform Management: _____ 85. 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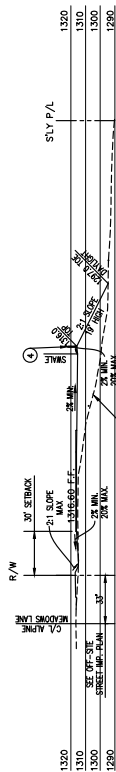
NOTE: THESE TO BE A DEFERRED SUBMITTAL. THE ENGINEER/ARCHITECT ON RECORDING REVIEWAL WITH A CATCHING COMMENTS AND RETURN THEM TO THE ENGINEER/ARCHITECT ON RECORDING WITHIN 10 BUSINESS DAYS. THE ENGINEER/ARCHITECT ON RECORDING SHALL BE RESPONSIBLE FOR THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE PROJECT. THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

NOTE: SEE GRADING PLAN DONE BY OTHERS FOR FINISH FLOOR ELEVATIONS, GRADE ELEVATIONS, AND ALL OTHER GRADE CONDITIONS.

NOTE: CONSTRUCTION FOR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE INSPECTION SHALL BE CONDUCTED IN SUCH A MANNER AS TO BE ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. APPROVAL AS A RESULT OF AN INSPECTION SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE JURISDICTION CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE JURISDICTION CODE OR OF



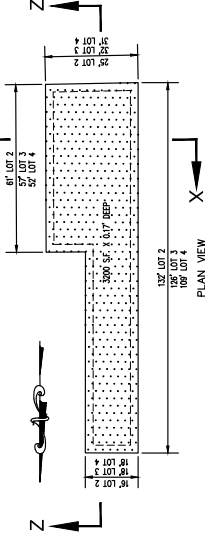
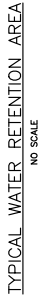
LOT 4 DRIVEWAY DETAIL
SCALE 1" = 10'



SECTION D-D PARCEL 4



1

109' LOT 4
PLAN VIEW

**Know what's below.
Call before you dig.**

Section 4216a217 of the Government Code requires a DIG ALERT Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number Call Underground Service Alert TOLL FREE 811

Two working days before you dig

BENCH MARK: F7-K3
 PK OF RIVERSIDE LL47/
 CK NAIL AND CITY ENGINEER TAG IN THE BASE OF A
 STREET LIGHT ALONG THE SOUTHERLY CURB OF OVERLOOK
 PARKWAY 175 FEET EAST OF CHATEAU RIDGE. TRANSFER
 FROM F7-C2 CITY SURVEY CREW 6/10/2002
 ELEVATION : 1426.960



A-TEAM
CORPORATION
2001 INC.

2001 INC.
2001 CORP. CA 92626
PH: 909 441-9999
FAX: 909 441-9999

REGISTERED
MECHANICAL ENGINEER
R.C.E. 04483
CIVIL
STATE OF CALIFORNIA

[illegible]

PRECISE GRADING PLAN
PARCEL MAP NO. 38174

Three Single Family Homes

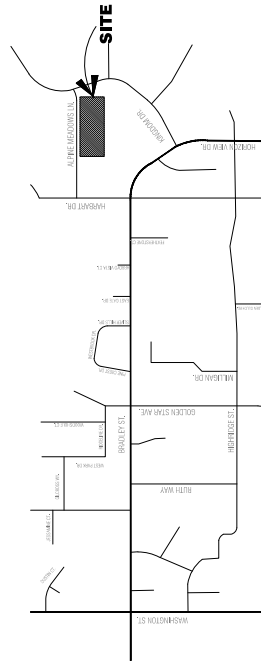
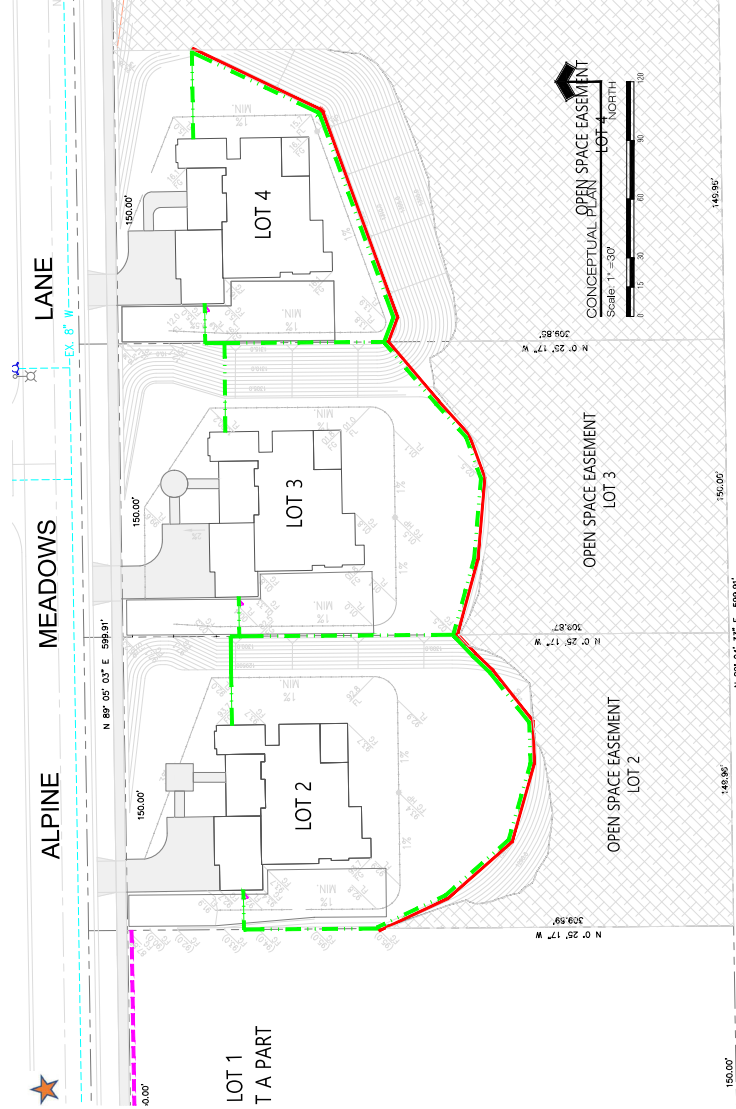
WALL & FENCE PLAN

Tract 38174
Alpine Meadows Lane
Riverside, CA 92506
APN: 243-230-027-0000

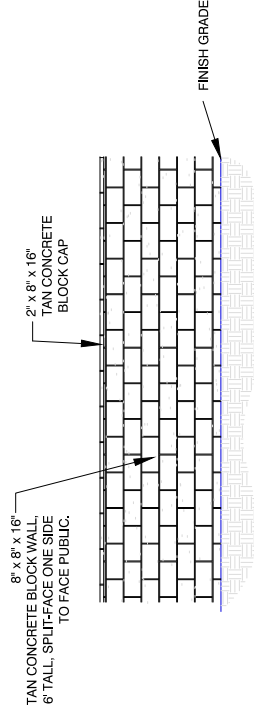
Applicant:
Ryan Williams
1649 Harrison Ln.
Redlands CA 92374
Contact: Ryan Williams
Phone: (909) 471-0808
Email: ryanwilliams1987@gmail.com

WALL & FENCE LEGEND

- ①  PROPOSED 6' HIGH DECORATIVE CMU WALL
- ②  ALTERNATE OPTION AT SLOPE
6' HIGH DECORATIVE BLOCK AND/OR TEMPERED GLASS WALL RADIANT HEAT BARRIER
-  EXISTING APPROX. 3' HIGH WHITE 3 RAIL FENCE - NOT A PART



Vicinity Map
not to scale



① 6' HIGH BLOCK WALL



Fire-Rated Glasswall

- ② 6' HIGH DECORATIVE BLOCK AND/OR
TEMPERED GLASS WALL RADIANT HEAT BARRIER



JOB: 22-04 OKE LKD
August 23, 2022



1585 South 'D' Street, Suite 202
San Bernardino, CA 92408
phone: (909) 888-5568
e-mail: richardpopeandassociates.com
www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664

SHEET 1 OF 1