

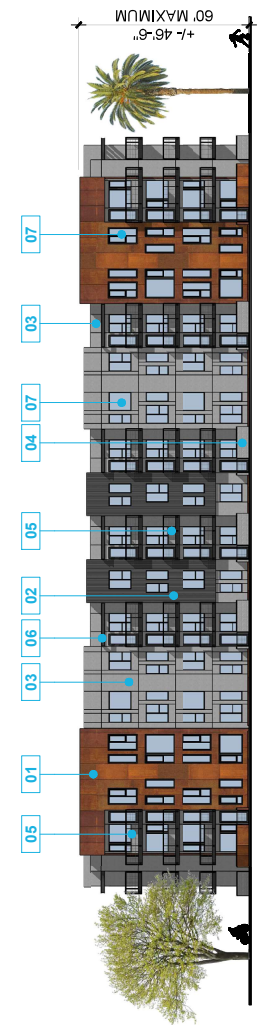
1. BUILDING A - SOUTH ELEVATION

- ▼ + 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)

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

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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1201 Dove Street, Suite 520
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IRON LOFTS
RIVERSIDE, CALIFORNIA

2020-0644

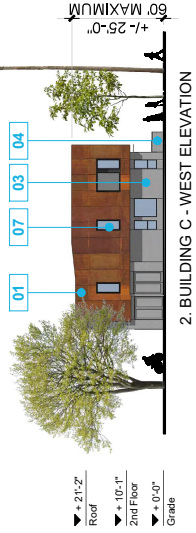
SCHEMATIC DESIGN
DECEMBER 9, 2022



BUILDING ELEVATIONS
BUILDING A



1. BUILDING C - SOUTH ELEVATION



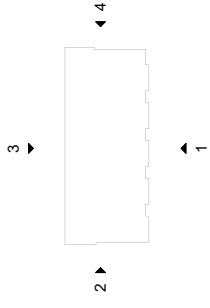
2. BUILDING C - WEST ELEVATION



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



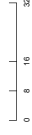
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2020-0844

SCHEMATIC DESIGN
DECEMBER 9, 2022



BUILDING ELEVATIONS
BUILDING C

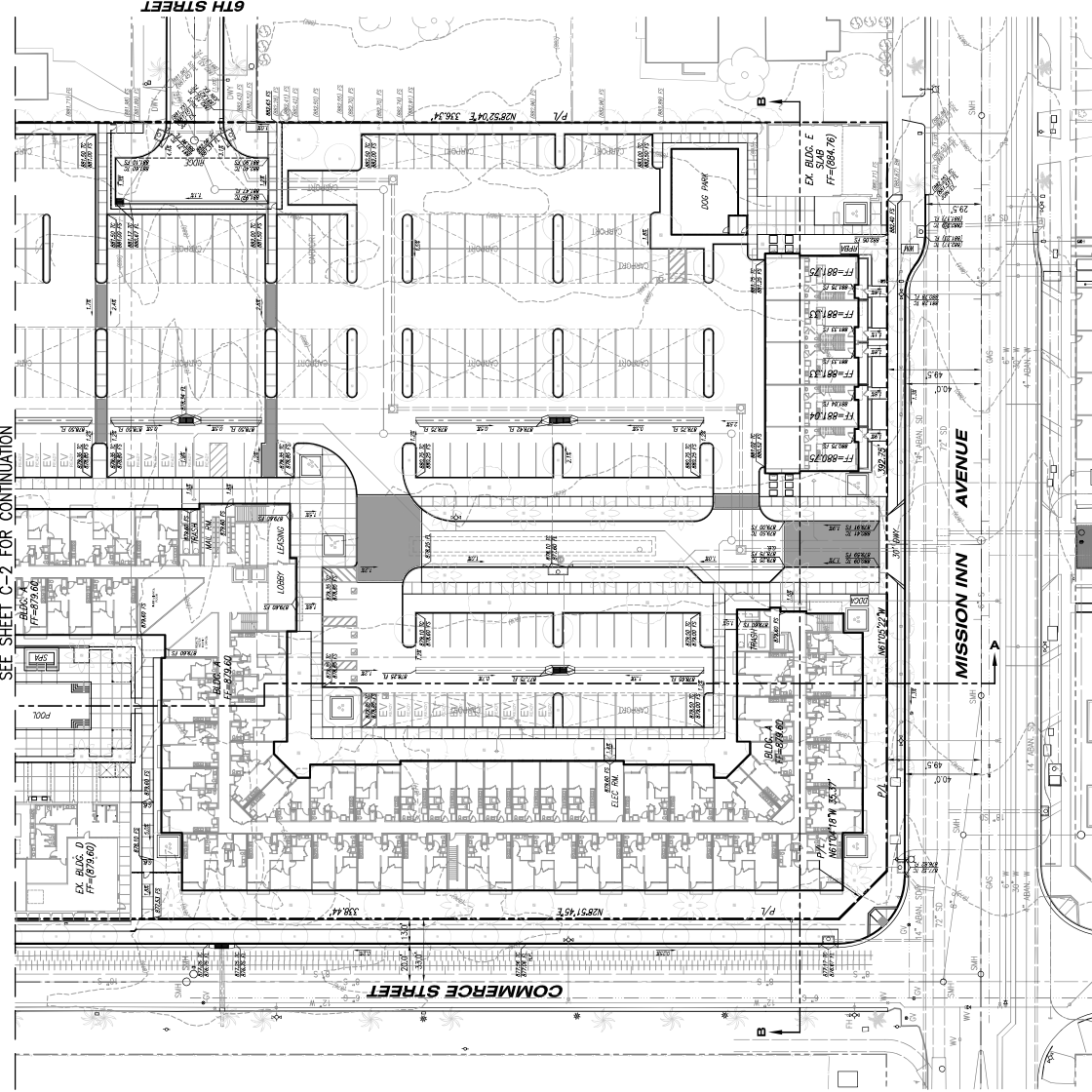
EARTHWORK QUANTITY ESTIMATE

IMPORT 0 CY
EXPORT 0 CY
THIS WILL BE A BALANCED SITE.

FORESTRY NOTES

- PROJECT IN PLACE CONTAINS STREET TREES IN PUBLIC RIGHT-OF-WAY ALONG 6TH ST. (MUNICIPALITY ROBERTA AND ALONG MISSION INN AVE. (MUNICIPALITY FLEMING).
- F EXISTING STREET TREES ARE FOUND BY TREE INSPECTOR AT TIME OF SCHEDULED SITE INSPECTION AFTER THE GRADING AND HARDSHIP INSTALLATION IS COMPLETE. TREES TO BE REMOVED AND REPLACED WITH 24" DBH SIZE TREES TO TREE INSPECTOR'S SPECIFICATIONS. PAINTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & HARDSHIP SPECIALISTS.
- ALL TREE REMOVALS SHALL BE DONE BY TREE REMOVAL SPECIALISTS. TREE REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH CALIFORNIA TREE LAWS AND REGULATIONS. TREE REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH CALIFORNIA TREE LAWS AND REGULATIONS. TREE REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH CALIFORNIA TREE LAWS AND REGULATIONS.
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SEE SHEET C-2 FOR CONTINUATION



LOT AREAS

PROPOSED LOT 1: 303,549 S.F. (6.97 ACRES)
PROPOSED LOT 2: 68,633 S.F. (1.60 ACRES)
TOTAL PROPOSED PROJECT AREA: 372,182 S.F. (8.57 ACRES)

LEGAL DESCRIPTION

LOTS 1, 2, 3 THROUGH 6 INCLUSIVE AND LOTS 21 THROUGH 26 INCLUSIVE, IN BLOCK 4, WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

AGENCY: SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, COMPANY DOCUMENT RECORDED APRIL 27, 2009 AS INSTRUMENT NO. 15905 OF OFFICIAL RECORDS, IN A COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 6 OF WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

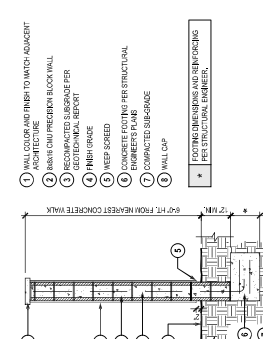
LOTS 1, 2, 3 THROUGH 4 INCLUSIVE, 22 THROUGH 23 INCLUSIVE, IN BLOCK 8 OF WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS

- EASEMENTS FOR INTERESTS, EGRESS AND PARKING (RECORDED) AND RIGHTS INCIDENTAL THEREOF, GRANTED TO SOUTHERN PACIFIC COMPANY RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF RECORDS.
- EASEMENTS FOR RIVERSIDE WATER COMPANY CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, TUNNELS AND APPURTENANCES FOR THE PURPOSES OF THE SAN BERNARDINO COUNTY RECORDS.
- EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR BARRIERS PURPOSES AS RECORDED IN A DOCUMENT RECORDED DECEMBER 17, 1989 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.
- EASEMENTS GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR BARRIERS PURPOSES AS RECORDED IN A DOCUMENT RECORDED DECEMBER 17, 1989 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.
- EASEMENTS FOR TELECOMMUNICATIONS (RECORDED) AND RIGHTS INCIDENTAL THEREOF, AS GRANTED TO ONET COMMUNICATIONS COMPANY, LLC IN A DOCUMENT RECORDED, AS ACCESS PARCEL, IS NOT PLOTTED FOR RECORD, TO BE OBTAINED.

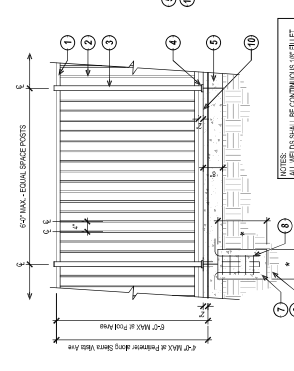
BENCHMARK

INDEX 6417 PAGE 42 DATED JANUARY 20, 2005
FOUND ON WALL AND CITY SURVEYOR TAG IN WESTERN END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 102' EASTERLY OF CENTERLINE OF PARK AVENUE.
ELEVATION: 891.553 FEET



1 - PERIMETER AND POOL CMU WALL

SCALE: NONE



NOTES:
ALL REFS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.

2 - PERIMETER AND POOL FENCE

SCALE: NONE



NOTES:
ALL REFS SHALL BE CONTINUOUS UNLESS OTHERWISE NOTED.



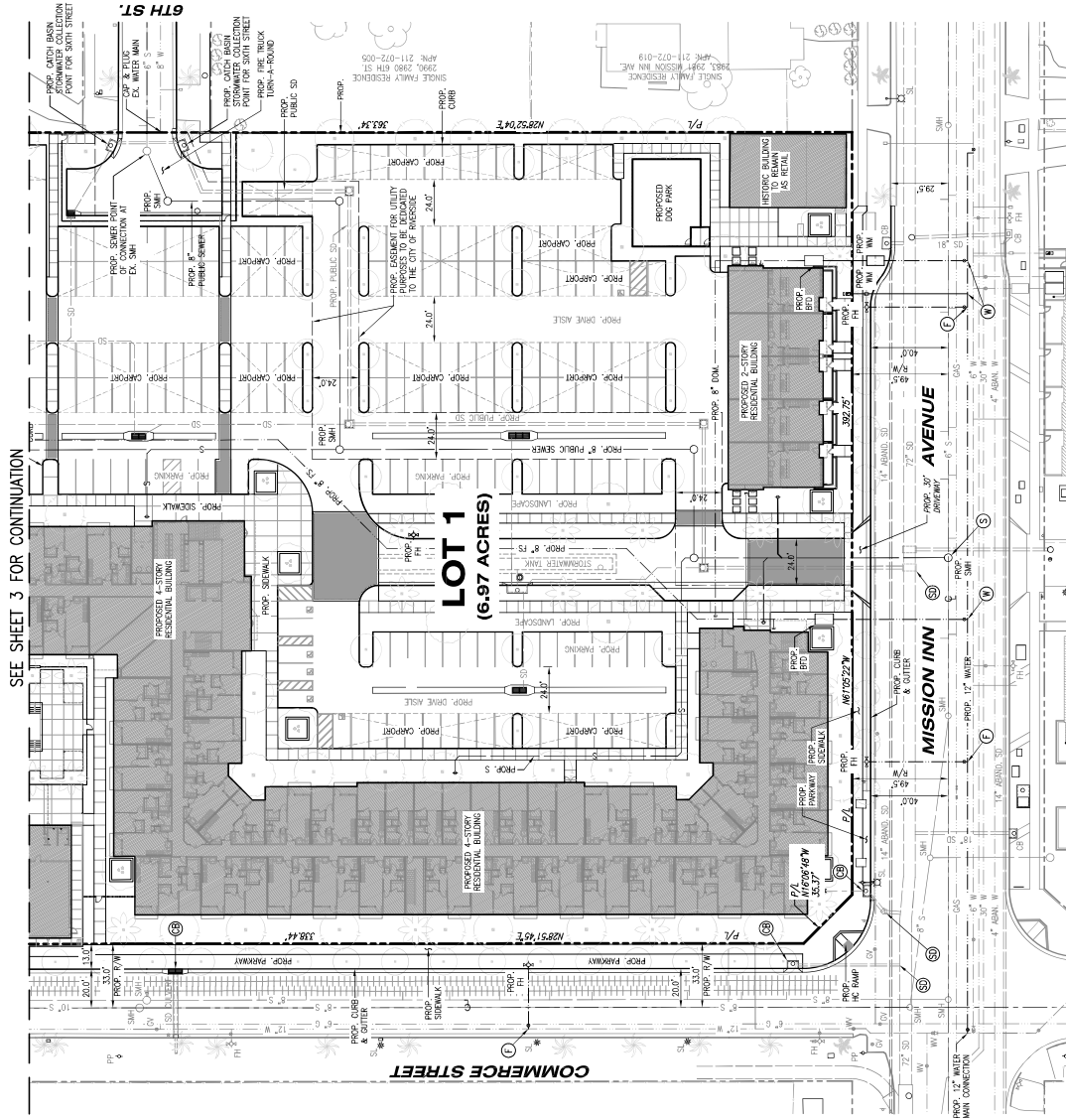
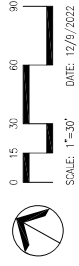
SCALE: 1"=30'
DATE: 12/09/22

C-1: PRELIMINARY GRADING PLAN
RIVERSIDE, CALIFORNIA

TENTATIVE TRACT MAP NO. 38624

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

PROPOSED SITE PLAN



SEE SHEET 3 FOR CONTINUATION

LOT 1
(6.97 ACRES)

