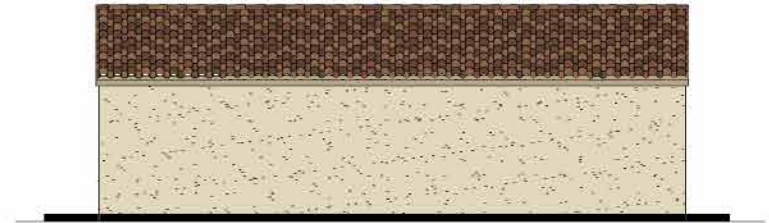


PRELIMINARY FRONT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PRELIMINARY REAR ELEVATION

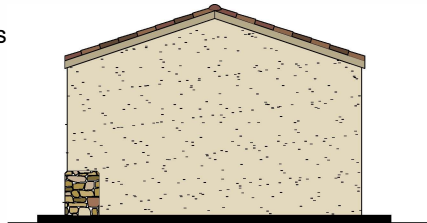
SCALE: 1/4" = 1'-0"

ROOF TILES

MANUFACTURE: WESTLAKE ROYAL ROOFING SOLUTIONS
/US TILE CLAY ROOFING TILES
STYLE/ TYPE: 1-PIECE "S" TILE
SKU: 1USDU6073
COLOR: EL CAMINO BLEND

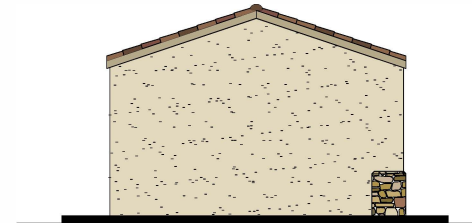
STONE VENEER

MANUFACTURE: EL DORADO STONE
STYLE/ TYPE: FEILDLEDGE
COLOR: VENETO



PRELIMINARY RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



PRELIMINARY LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR PAINT

MANUFACTURE: LA HABRA STUCCO
STYLE/ TYPE: X-434 (42) BASE 200
COLOR: FALLBROOK

EXTERIOR PAINT

MANUFACTURE: LA HABRA STUCCO
STYLE/ TYPE: X-820 (48) BASE 200
COLOR: SILVERADO

STONE CORNER PRECAST QUOINS

MANUFACTURE: RAVACAST
STYLE/ TYPE: SANDSTONE FINISH
COLOR: RUSTIC CHARM

CHRISTIAN BERGUM AIA

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14450 Park Ave. • Suite 140 • Victorville, CA 92392

ROOF TILES

MANUFACTURE: WESTLAKE ROYAL ROOFING SOLUTIONS
/US TILE CLAY ROOFING TILES
STYLE/ TYPE: 1-PIECE "S" TILE
SKU: 1USDU6073
COLOR: EL CAMINO BLEND

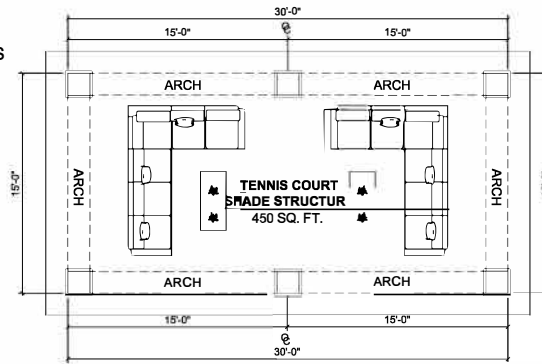
STONE VENEER

MANUFACTURE: EL DORADO STONE
STYLE/ TYPE: FEILDLEDGE
COLOR: VENETO

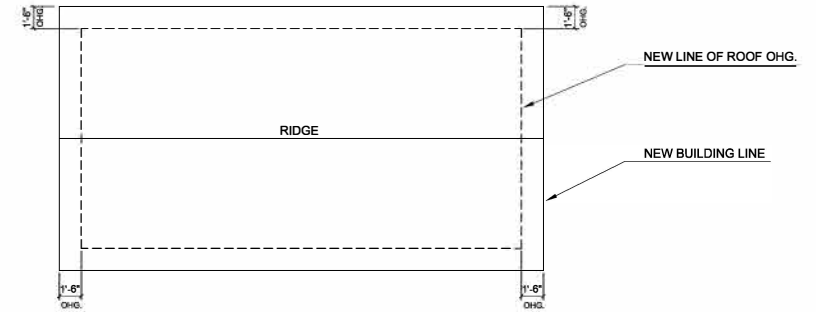
EXTERIOR PAINT

MANUFACTURE: LA HABRA STUCCO
STYLE/ TYPE: X-434 (42) BASE 200
COLOR: FALLBROOK

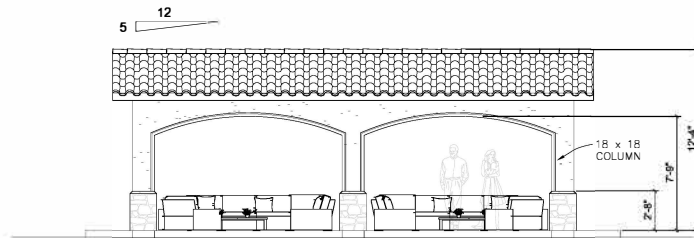
MANUFACTURE: LA HABRA STUCCO
STYLE/ TYPE: X-820 (48) BASE 200
COLOR: SILVERADO



SHADE STRUCTURE FLOOR PLAN
SCALE: 1/4" = 1'-0" 450 SQ. FT.



SHADE STRUCTURE ROOF PLAN
SCALE: 1/4" = 1'-0"

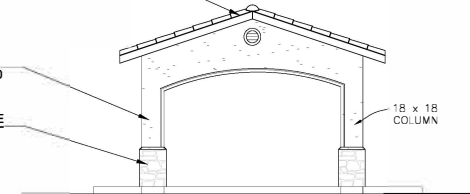


SHADE STRUCTURE ELEVATION
SCALE: 1/4" = 1'-0" FRONT SIDE

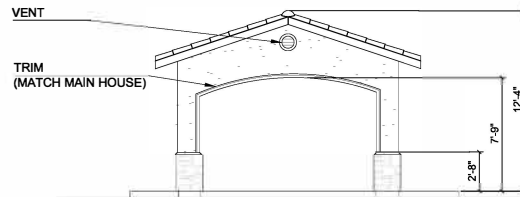
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/US TILE CLAY ROOFING TILES
STYLE/ TYPE: 1-PIECE "S" TILE
SKU: 1USDU6073
COLOR: EL CAMINO BLEND

MANUFACTURE: LA HABRA STUCCO
STYLE/ TYPE: X-434 (42) BASE 200
COLOR: FALLBROOK

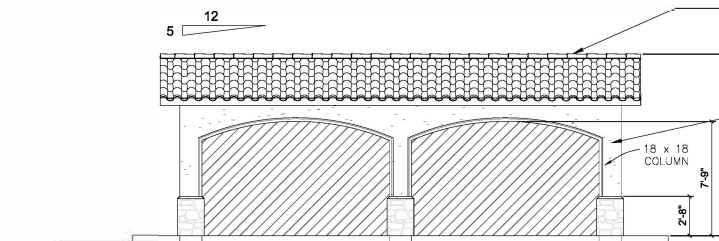
MANUFACTURE: EL DORADO STONE
STYLE/ TYPE: FEILDLEDGE
COLOR: VENETO



SHADE STRUCTURE ELEVATION
SCALE: 1/4" = 1'-0" RIGHT SIDE



SHADE STRUCTURE ELEVATION
SCALE: 1/4" = 1'-0" LEFT SIDE



SHADE STRUCTURE ELEVATION
SCALE: 1/4" = 1'-0" BACK SIDE

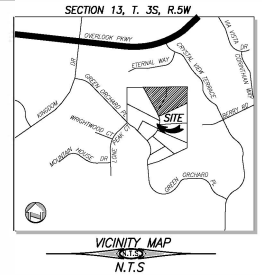
MANUFACTURE: WESTLAKE ROYAL ROOFING SOLUTIONS
/US TILE CLAY ROOFING TILES
STYLE/ TYPE: 1-PIECE "S" TILE
SKU: 1USDU6073
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CHRISTIAN BERGUM AIA

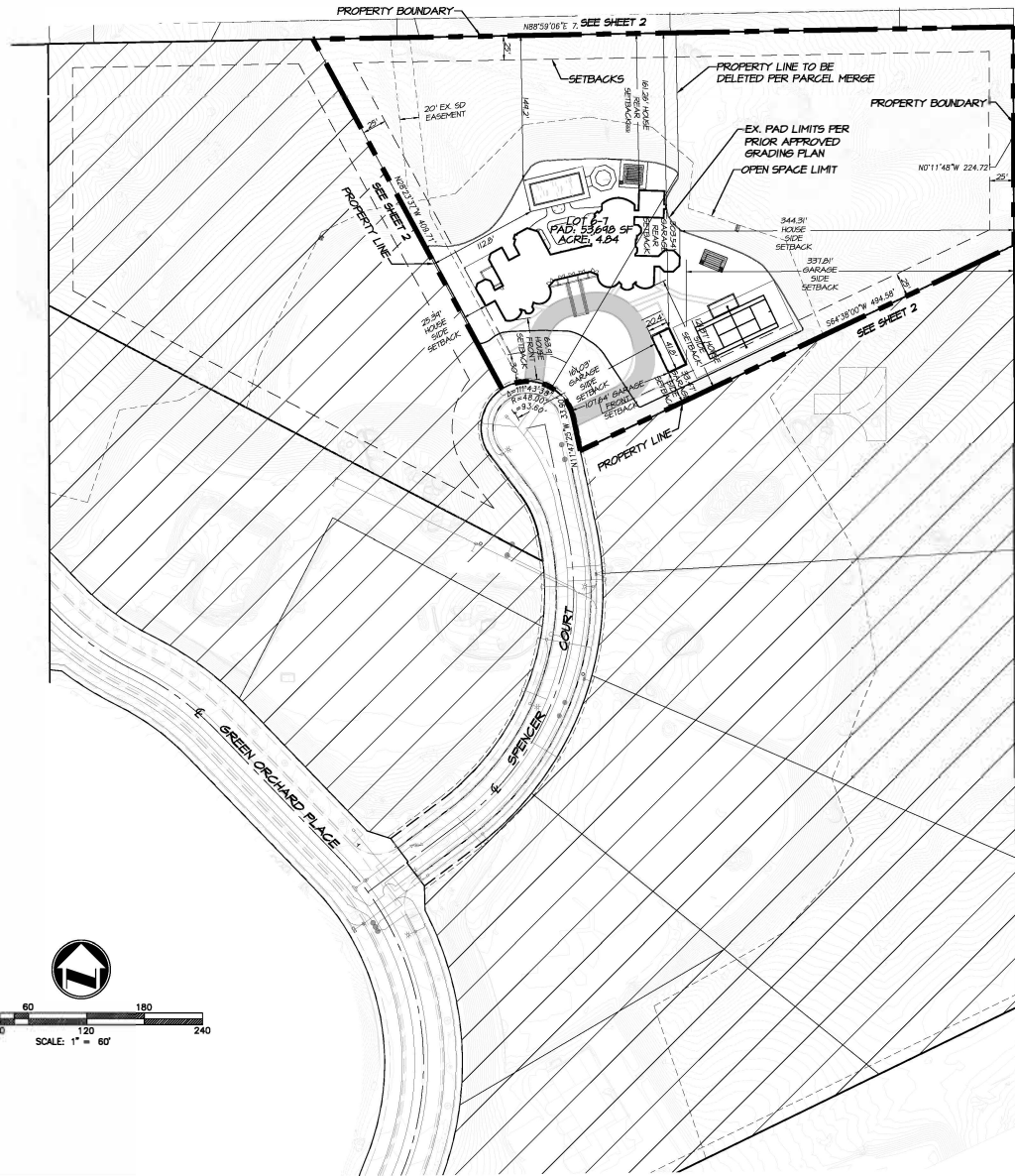
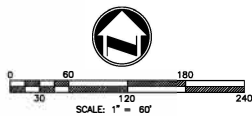
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CONCEPTUAL GRADING PLAN TRACT 31502 SPENCER COURT LOTS 6-7



LEGEND

- TO = TOP OF CURB
- TI = TOP OF GRATE
- WB = WRADE BREAK
- IE = INVERSE ELEVATION
- FL = DRAINAGE FLOW LINE
- FS = FINISH SURFACE
- FP = BUILDING FINISH FLOOR
- GL = CENTER LINE
- FB = FINISH GROUND
- DRIVEWAY
- PATIO CONCRETE
- DOOR ACCESS CONC.
- COVERED PATIO
- RIP-RAP PAD
- PAD LIMITS
- EX. PL.



ENGINEER
ADKAN ENGINEERS
2000 14TH STREET
RIVERSIDE, CA 92504
(951) 688-0241

OWNER/APPLICANT
VAN BUREN LAND INVESTMENT INC.
3595 VAN BUREN BLVD. SUITE 212
RIVERSIDE, CA 92503
MIKE SADEGHIAN (PRESIDENT)
(951) 356-5351
MIKE@VBILIC.COM

SCHOOLS
RIVERSIDE UNIFIED SCHOOL DISTRICT
3900 14TH STREET
RIVERSIDE, CA 92504
(951) 782-1135

ACREAGE
4.84 ACRES

ZONING DATA
EXISTING ZONE: R1, RESIDENTIAL

LAND USE
EXISTING: R1, RESIDENTIAL

ASSESSOR'S PARCEL NUMBER
243-220-054, 243-220-060

TOPOGRAPHY SOURCE
CITY OF RIVERSIDE

UTILITIES

CABLE
CHARTER SPECTRUM
(951) 267-6041

ELECTRIC
RIVERSIDE PUBLIC UTILITIES
(951) 782-0330

GAS
SOUTHERN CALIFORNIA GAS COMPANY
(951) 421-2200

TELEPHONE
ATT
(951) 288-2020

WATER
RIVERSIDE PUBLIC UTILITIES
(951) 782-0330

SEWER
RIVERSIDE PUBLIC UTILITIES
(951) 782-0330

INDEX

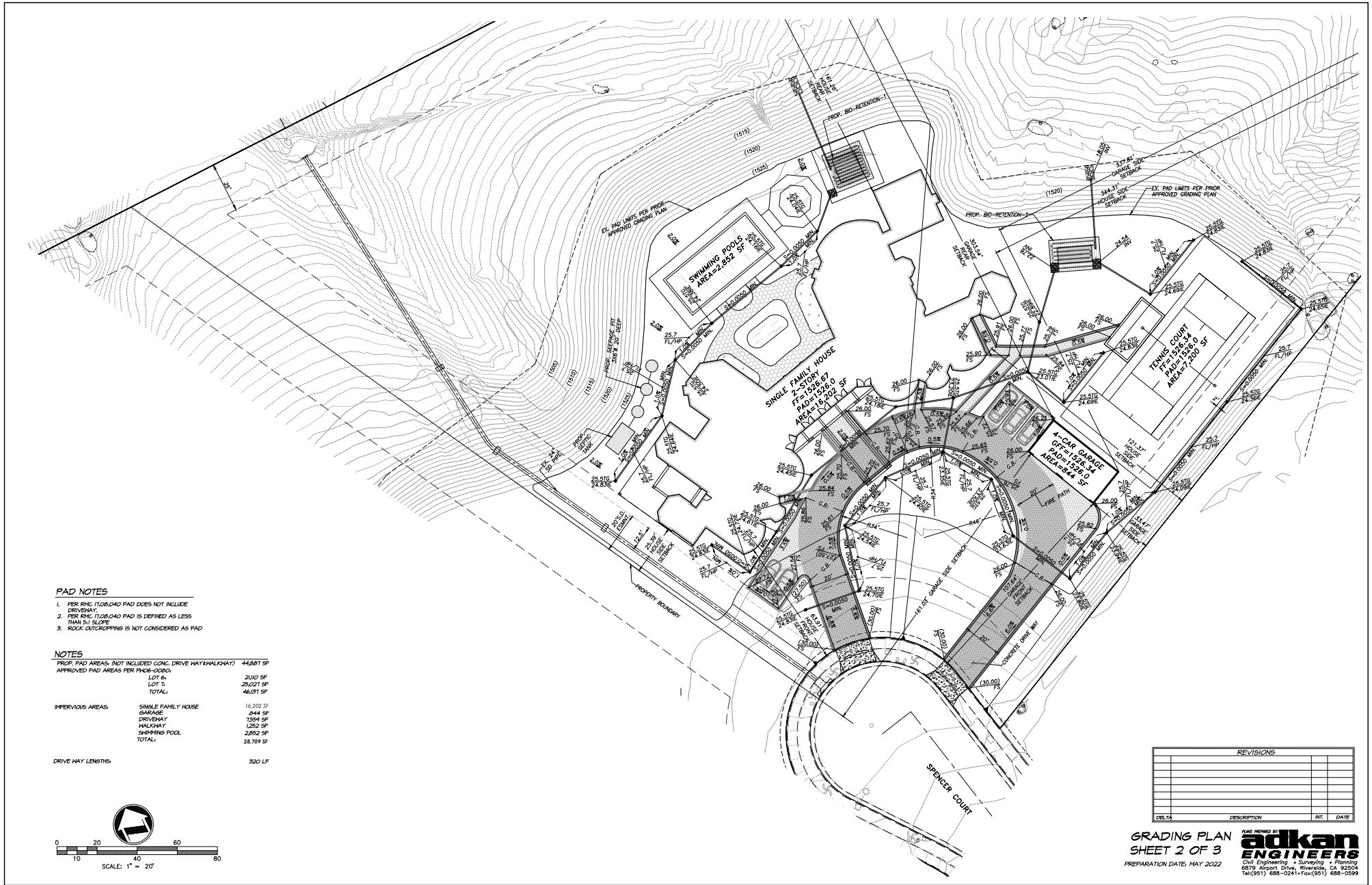
SHEET 1: TITLE SHEET
SHEET 2: GRADING PLAN
SHEET 3: SECTION DETAILS

**TITLE SHEET
SHEET 1 OF 3**

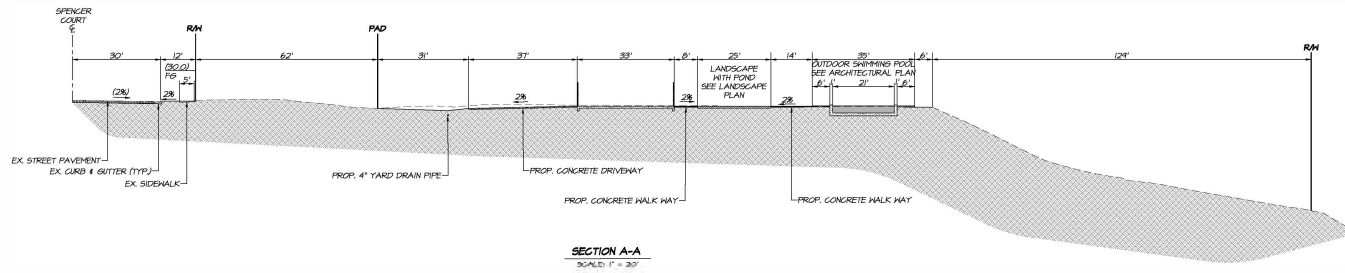
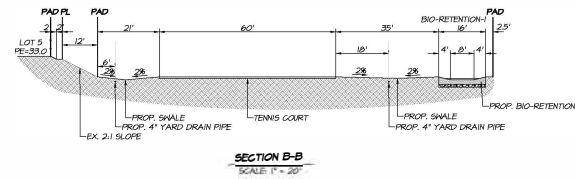
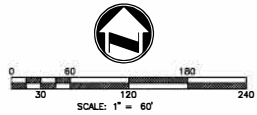
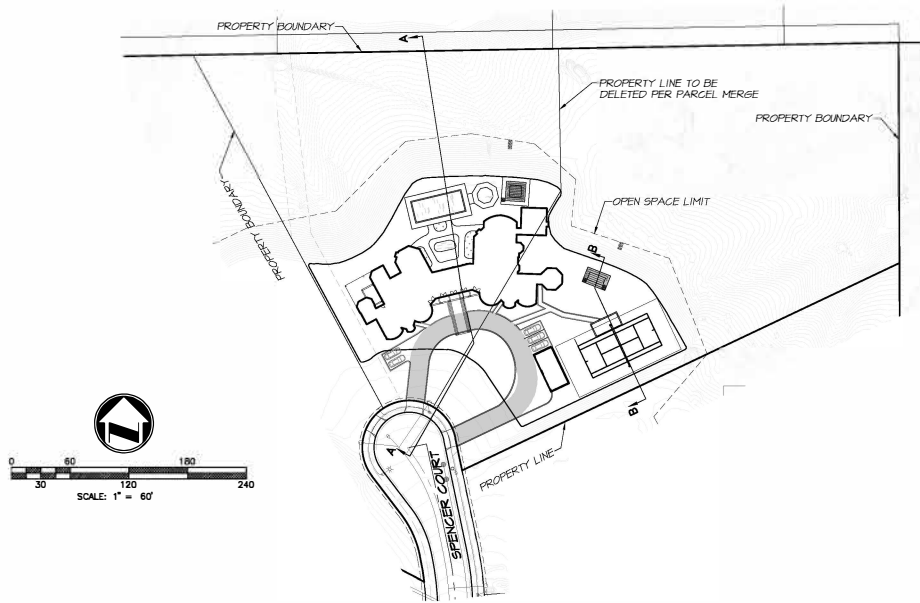
PREPARATION DATE: AUG 2023

PLANS PREPARED BY
adkan ENGINEERS
Civil Engineering • Surveying • Planning
6875 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



PR-2022-001345 (DR, VR, VR, GE, GE), Exhibit 7 - Project Plans

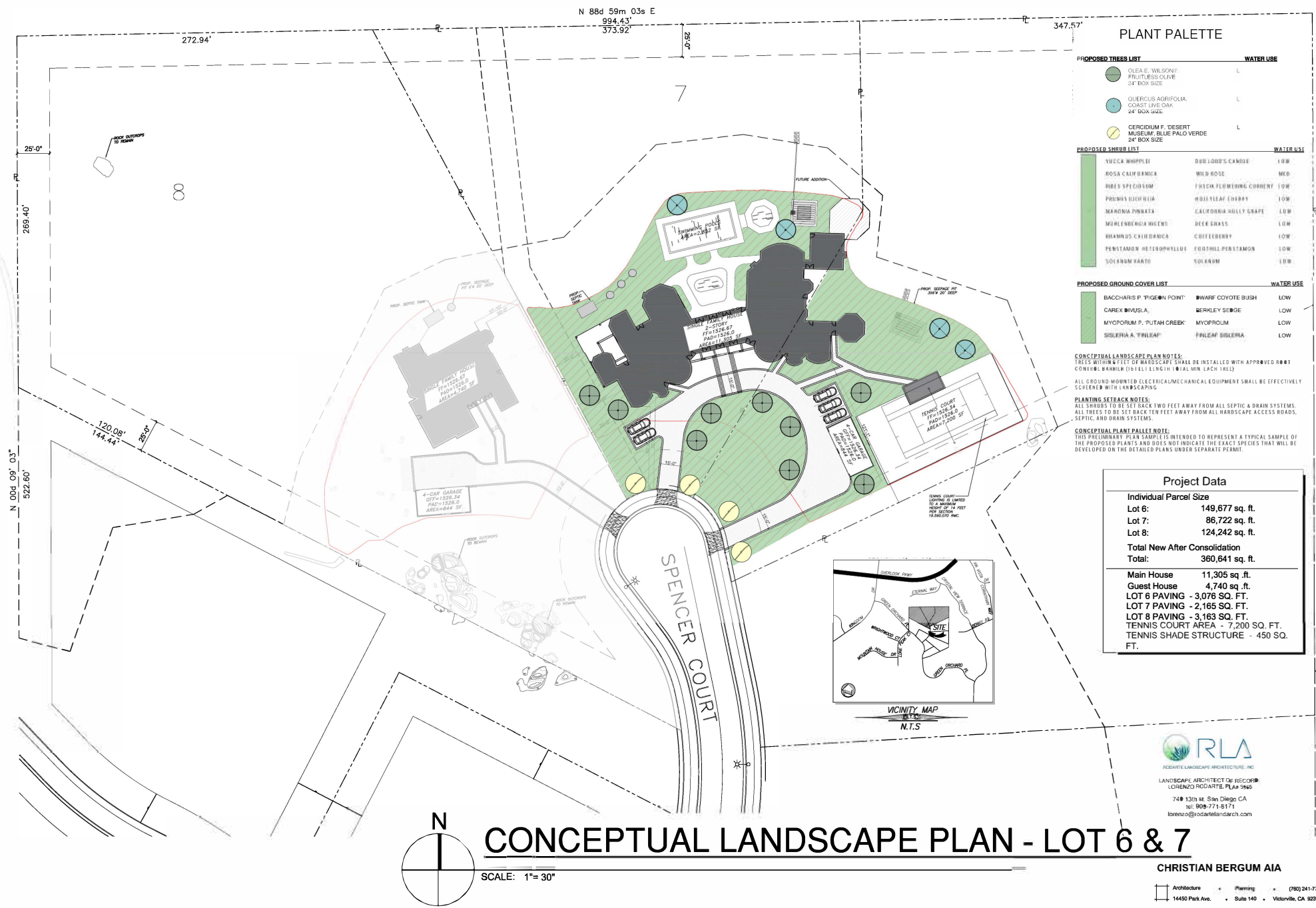


SECTION DETAILS
SHEET 3 OF 3

PREPARATION DATE: AUG 2023

PLANS PREPARED BY
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Civil Engineering • Surveying • Planning
6873 Airport Drive, Riverside, CA 92504
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REVISIONS		
NO.	DESCRIPTION	DATE
DEL 1		

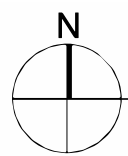


PLANT PALETTE		
PROPOSED TREES LIST		WATER USE
	OLEA E. WILSONII FRUITLESS OLIVE 24" BOX SIZE	L
	QUERCUS AGRIFOLIA COAST LIVE OAK 24" BOX SIZE	L
	CERCIDIUM F. DESERT MUSEUM BLUE PALM VERDE 24" BOX SIZE	L
PROPOSED SHRUBS LIST		WATER USE
	YUCCA WHIPPLEI	DEERLOVER'S CANDICE LOW
	ROSA CALIFORNICA	WILD ROSE MED
	RIESES SPECIOSUM	FUSCA FLOWERING CORRENT LOW
	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY LOW
	MARONIA PINNATA	CALIFORNIA HOLLY GRAPE LOW
	MULBERRIGIA ROSEA	DEER GRASS LOW
	RIHANNUS CRISTATA	CHERRYBERRY LOW
	PENSTAMON HYPERICIFOLUS	FOOTBALL PENSTAMON LOW
	SOLANUM XANTH	SOLANUM LOW
PROPOSED GROUND COVER LIST		WATER USE
	BACCHARIS P. PIGEON POINT	WARF COYOTE BUSH LOW
	CAREX INVULSA	BERKLEY SEDGE LOW
	MYOPORUM P. PUTAH CREEK	MYOPORUM LOW
	SISYRACHIA A. TWILIGHT	PRILEAF SISYRACHIA LOW
CONCEPTUAL LANDSCAPE PLAN NOTES: TREES WITHIN 10 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (10" TALL LENGTH TOTAL MIN. EACH TREE) ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING PLANTING SETBACK NOTES: ALL SHRUBS TO BE SET BACK TWO FEET AWAY FROM ALL SEPTIC & DRAIN SYSTEMS. ALL TREES TO BE SET BACK TEN FEET AWAY FROM ALL HARDSCAPE ACCESS ROADS, SEPTIC, AND DRAIN SYSTEMS. CONCEPTUAL PLANT PALETTE NOTE: THIS PRELIMINARY PLAN SAMPLE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS AND DOES NOT INDICATE THE EXACT SPECIES THAT WILL BE DEVELOPED ON THE DETAILED PLANS UNDER SEPARATE PERMIT.		

Project Data	
Individual Parcel Size	
Lot 6:	149,677 sq. ft.
Lot 7:	86,722 sq. ft.
Lot 8:	124,242 sq. ft.
Total New After Consolidation	
Total:	360,641 sq. ft.
Main House	11,305 sq. ft.
Guest House	4,740 sq. ft.
LOT 6 PAVING	- 3,076 SQ. FT.
LOT 7 PAVING	- 2,165 SQ. FT.
LOT 8 PAVING	- 3,163 SQ. FT.
TENNIS SHADE STRUCTURE	- 450 SQ. FT.

RODARTE LANDSCAPE ARCHITECTURE, INC.
LANDSCAPE ARCHITECT OF RECORD
LORENZO RODARTE, PLAS 5946
748 13th St. San Diego CA
tel: 909-771-8171
lorenzor@rodatelandscape.com

CONCEPTUAL LANDSCAPE PLAN - LOT 6 & 7



SCALE: 1"=30"

CHRISTIAN BERGUM AIA

Architecture Planning (760) 241-7742
14450 Park Ave. Suite 140 Victorville, CA 92392