

NOTE

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



3. BUILDING A - NORTH ELEVATION



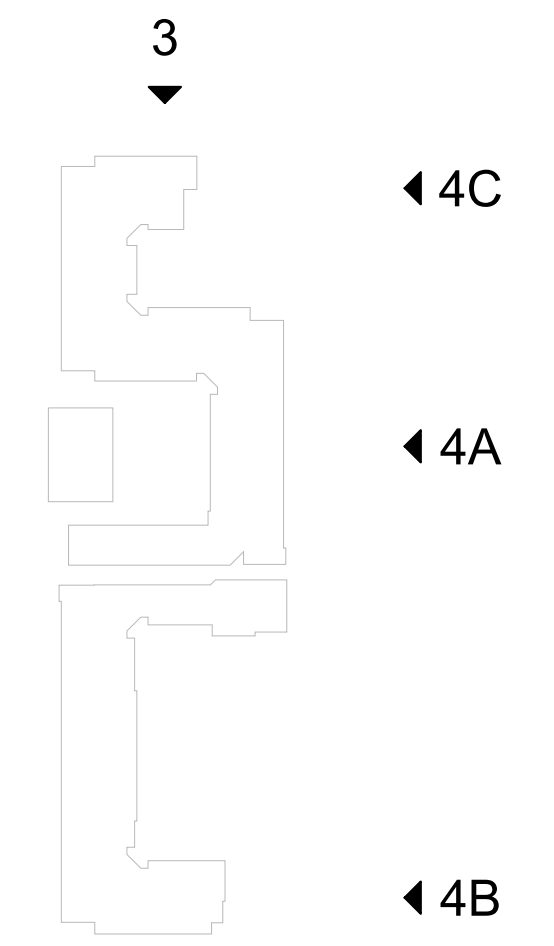
4A. BUILDING A - PARTIAL EAST ELEVATION (CENTER)



4B. BUILDING A - PARTIAL EAST ELEVATION (LEFT)



4C. BUILDING A - PARTIAL EAST ELEVATION (RIGHT)



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

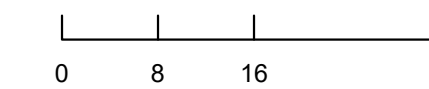


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IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
NOVEMBER 08, 2024



BUILDING ELEVATIONS
BUILDING A

A2-3

NOTE

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

▼ + 21'-2"
Roof
▼ + 10'-1"
2nd Floor
▼ + 0'-0"
Grade



1. BUILDING C - SOUTH ELEVATION

▼ + 21'-2"
Roof
▼ + 10'-1"
2nd Floor
▼ + 0'-0"
Grade



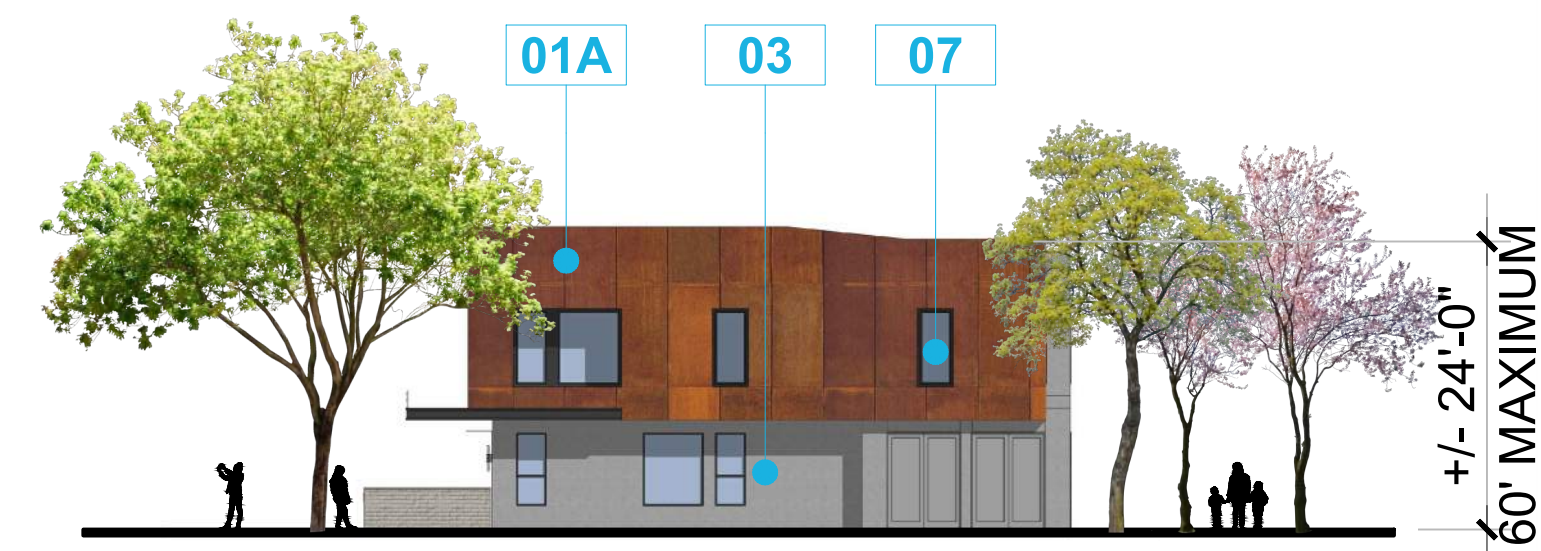
2. BUILDING C - WEST ELEVATION

▼ + 21'-2"
Roof
▼ + 10'-1"
2nd Floor
▼ + 0'-0"
Grade

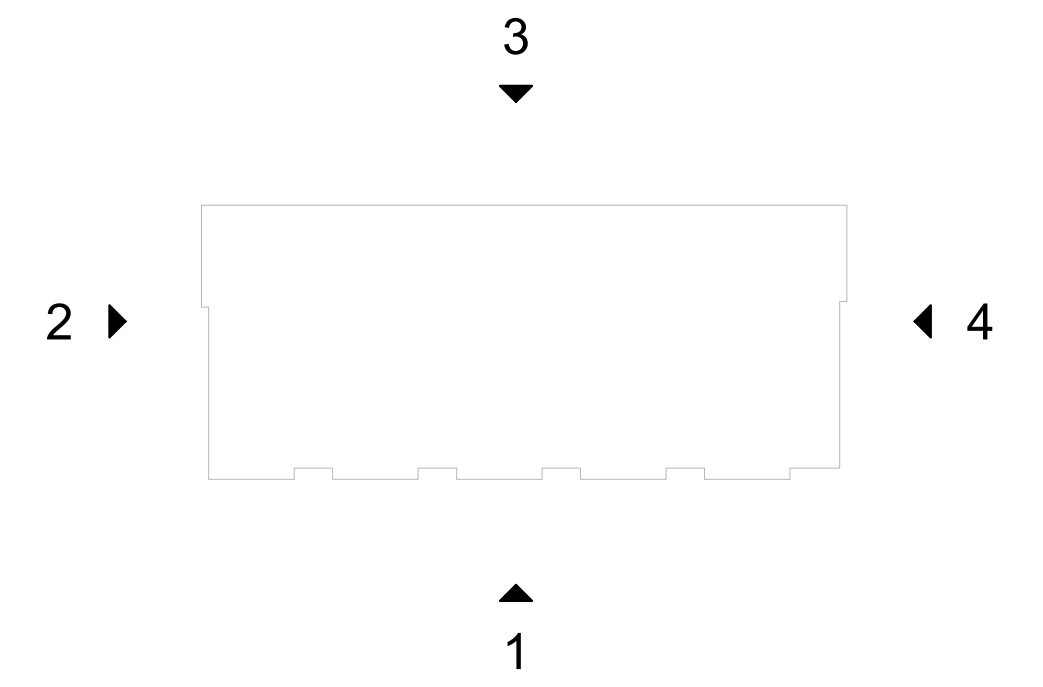


3. BUILDING C - NORTH ELEVATION

▼ + 21'-2"
Roof
▼ + 10'-1"
2nd Floor
▼ + 0'-0"
Grade



4. BUILDING C - EAST ELEVATION



CALLOUT LEGEND

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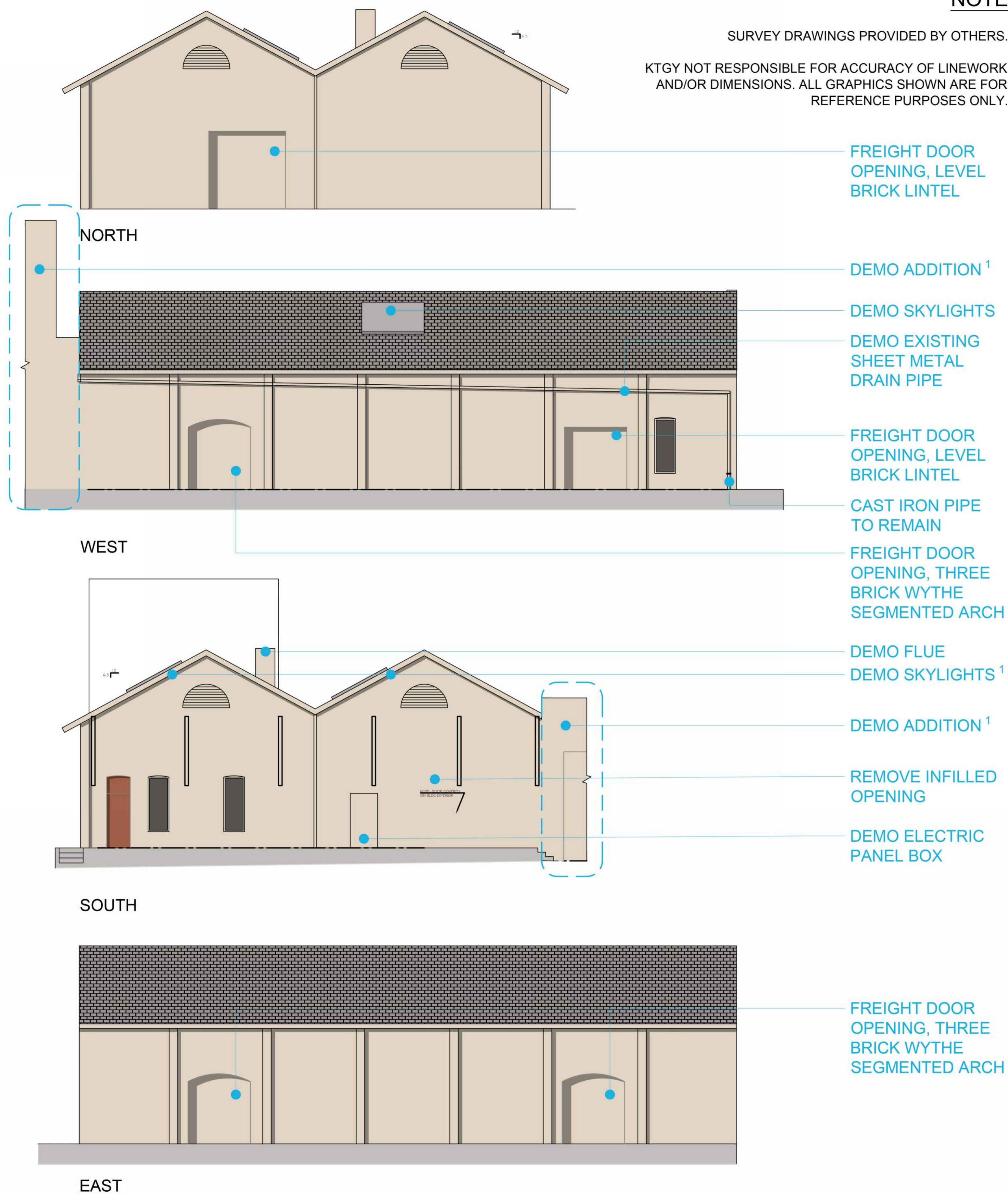


BUILDING ELEVATIONS
BUILDING C

A2-4

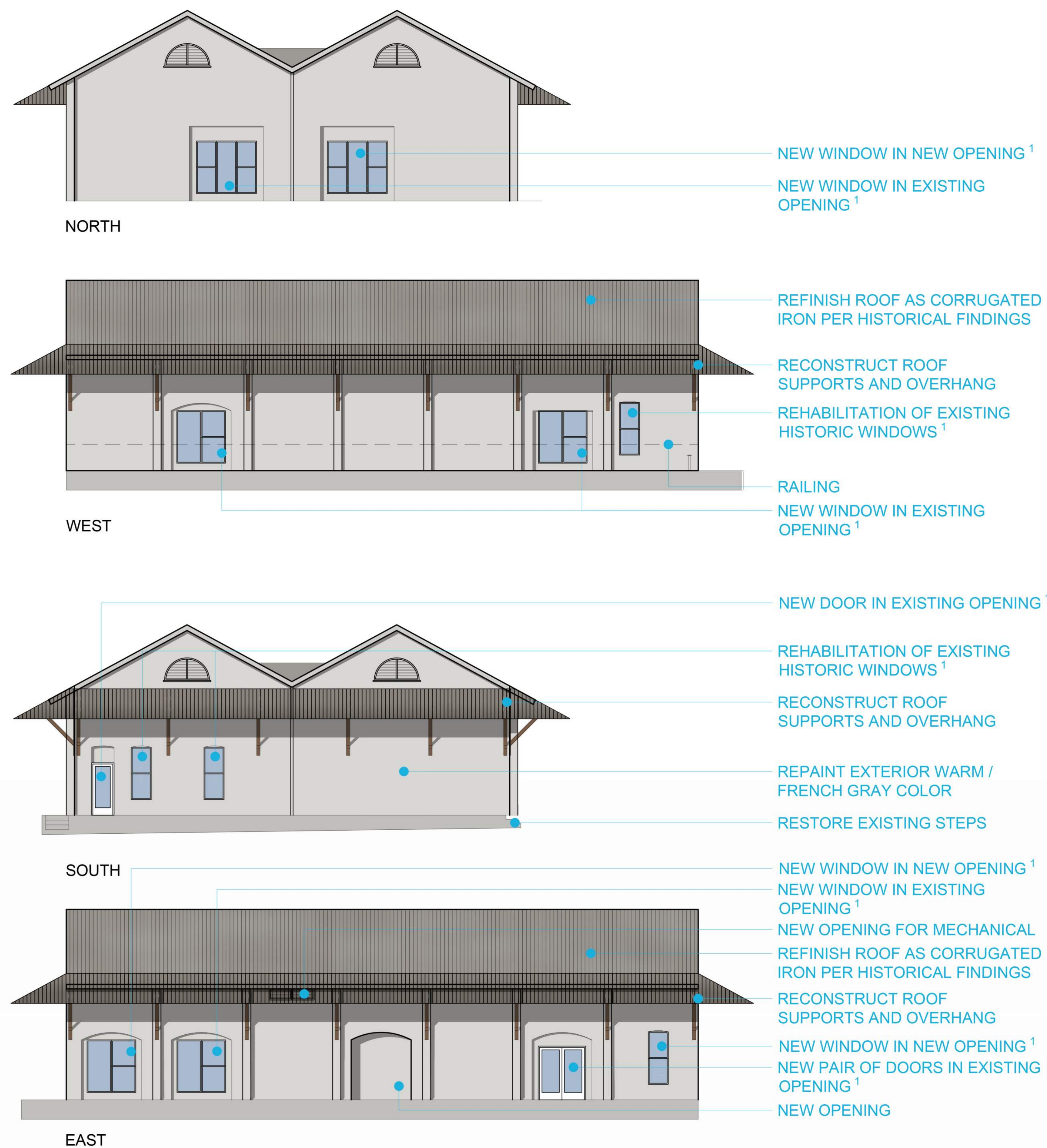
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SURVEY ELEVATIONS WITH DEMO NOTES SHOWN

1 - PROTECT ORIGINAL WALL DURING ADJACENT DEMO
 2 - HISTORIC WINDOWS FOUND TO BE 1 OVER 1 DOUBLE HUNG WOOD FRAMED WINDOWS



PROPOSED ELEVATIONS

1 - ALL WINDOWS AND DOORS TO BE CONSISTENT WITH EXISTING HISTORIC ON SOUTH ELEVATION (MANUFACTURED OF DOUGLAS FIR) SEE DETAIL ON SHEET A2-8

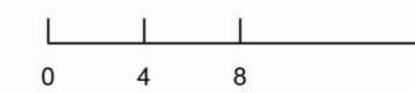


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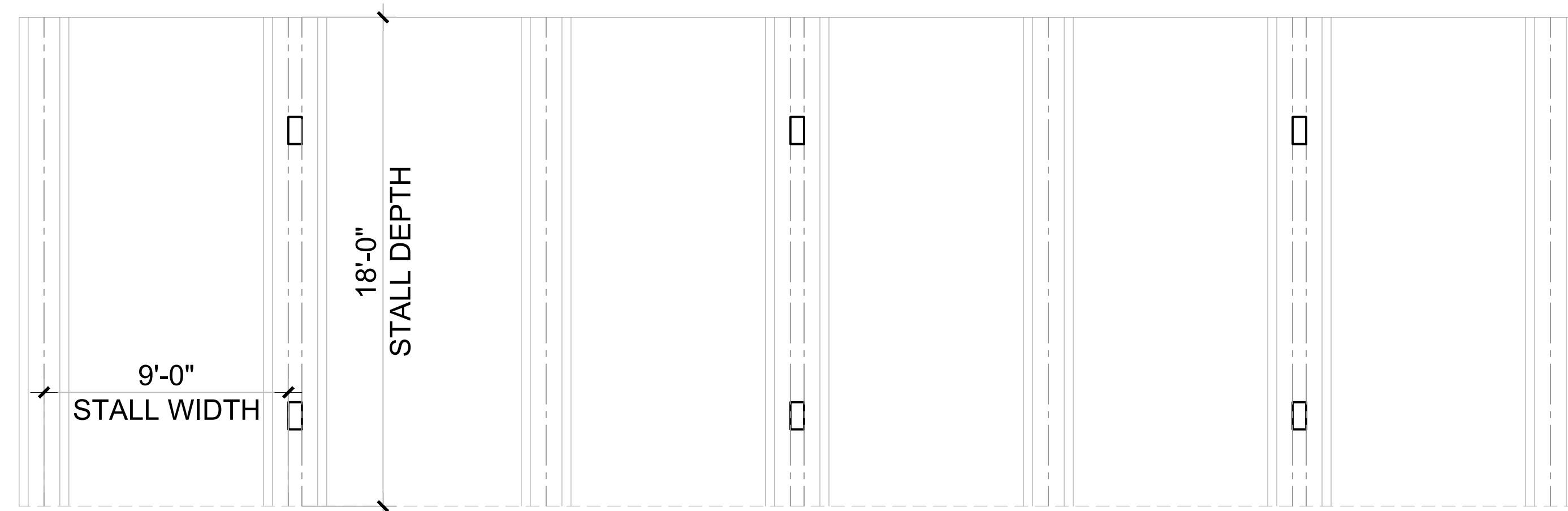
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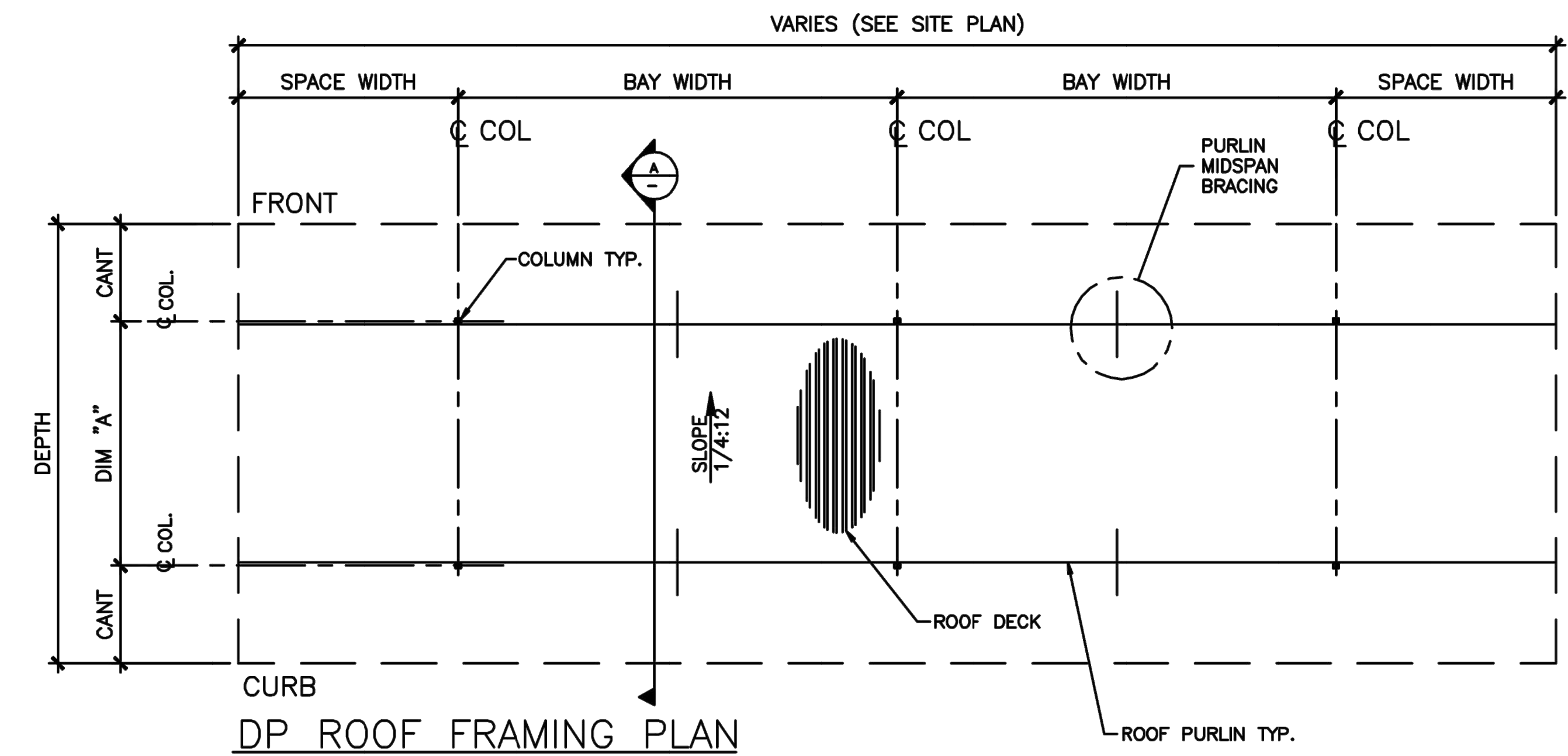
BUILDING ELEVATIONS
 EXISTING HISTORIC BUILDING D - 3596 COMMERCE ST

A2-5

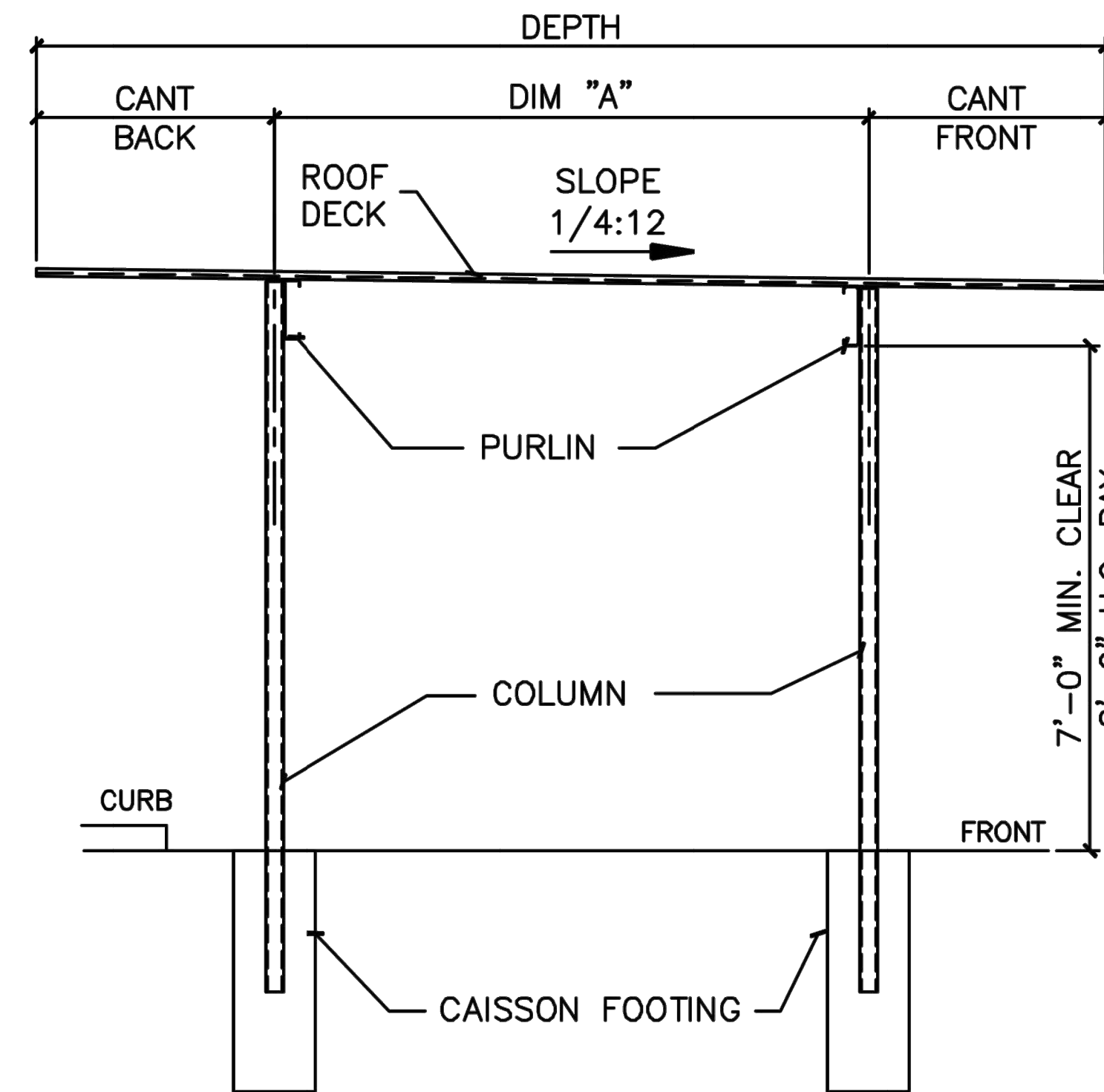


DRIVE AISLE

TYPICAL PARKING DIMENSIONS AND LAYOUT

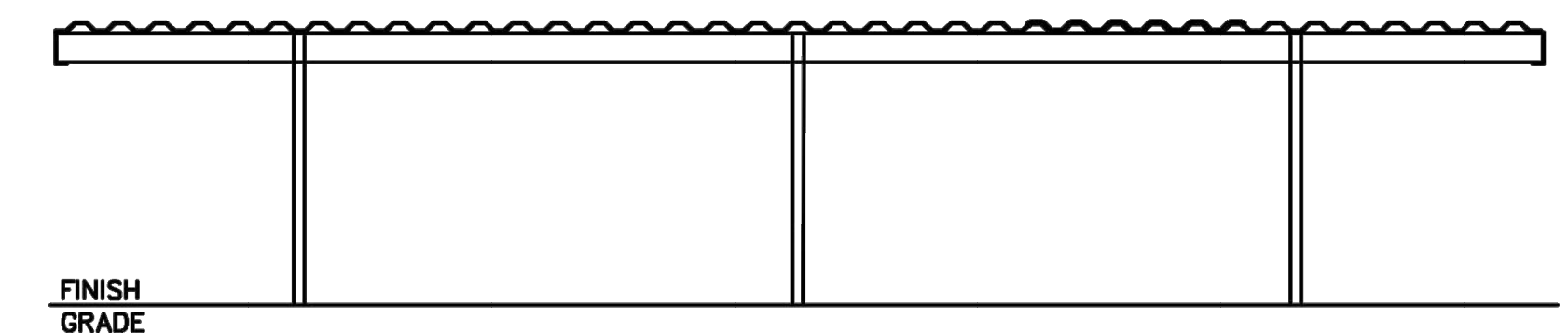


DP ROOF FRAMING PLAN



DP CROSS SECTION

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"



FRONT ELEVATION

* CARPORTS BY BAJA CARPORTS OR EQUAL



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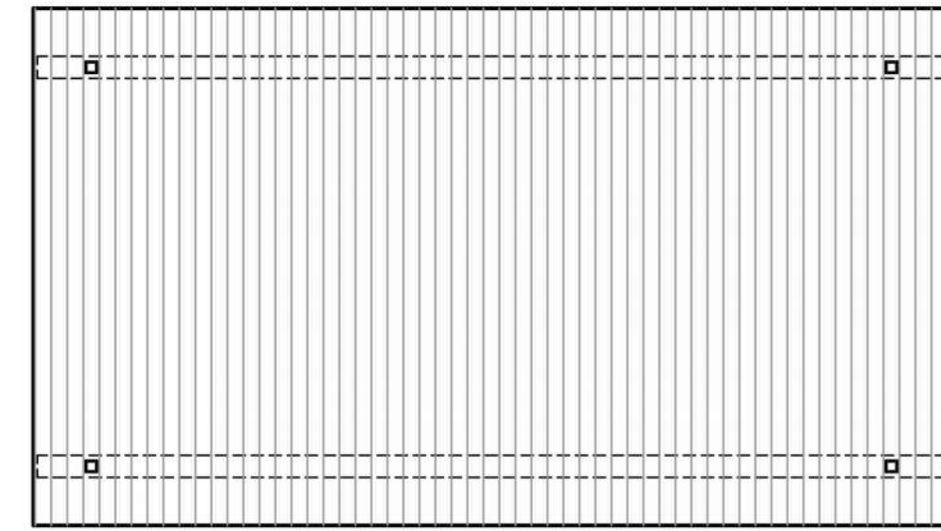
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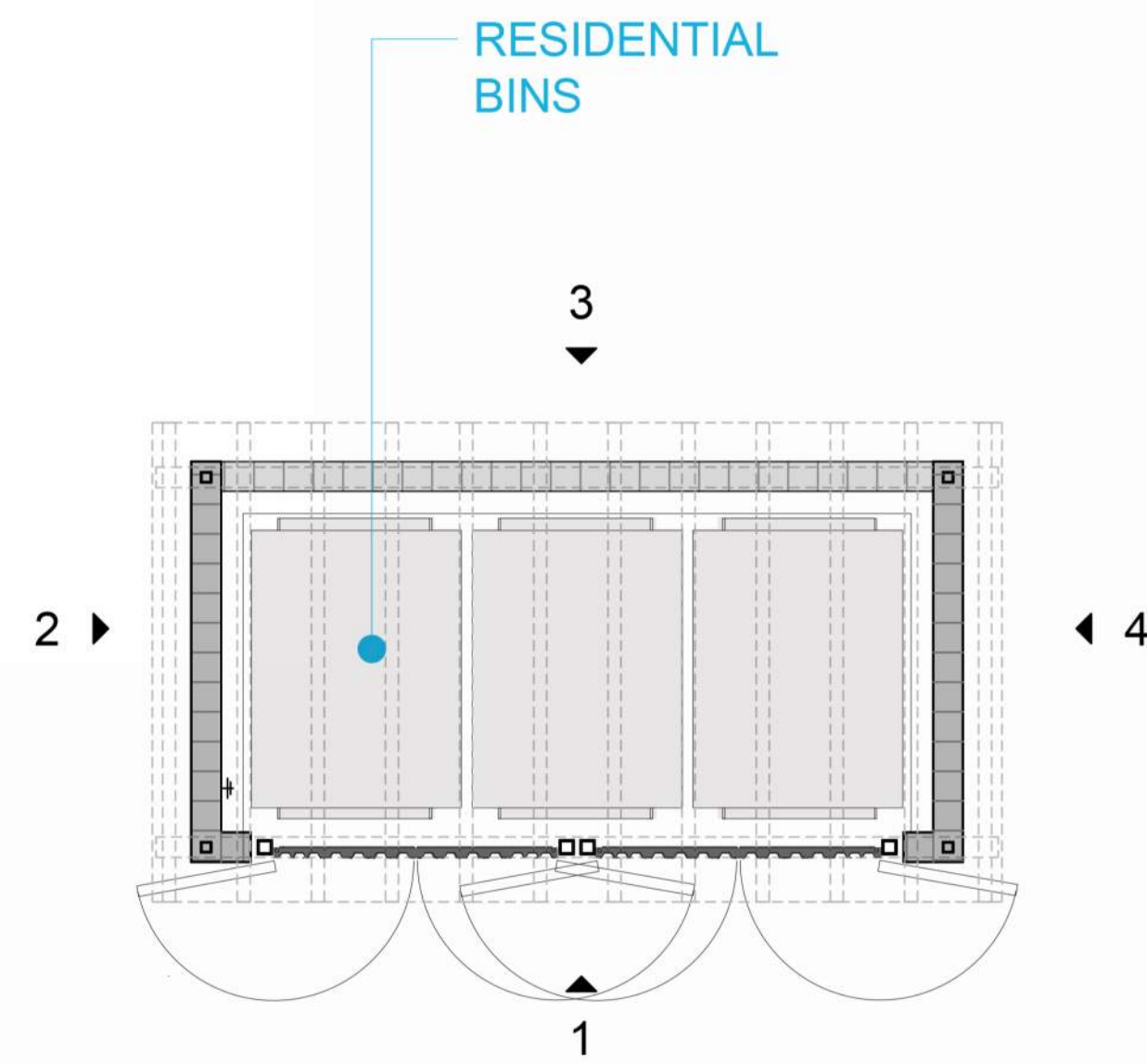
NTS

BUILDING ELEVATIONS
CARPORTS

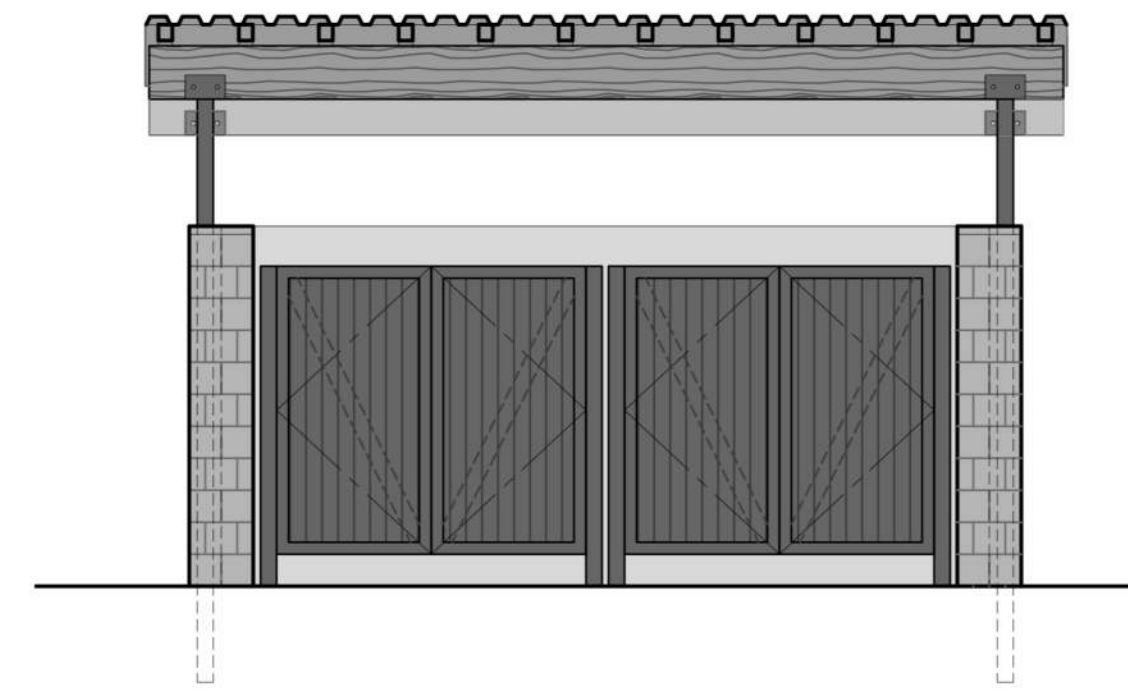
A2-6



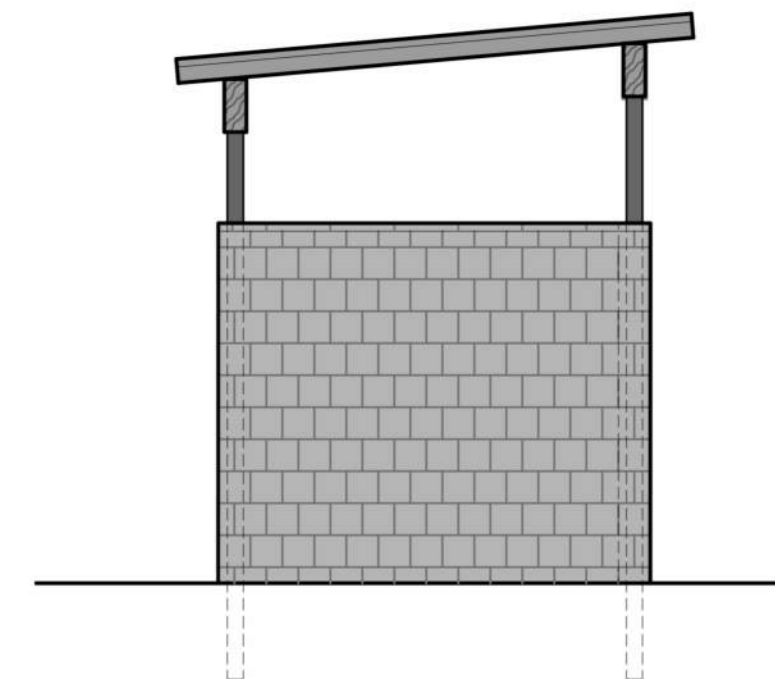
OVERHEAD TRELLIS



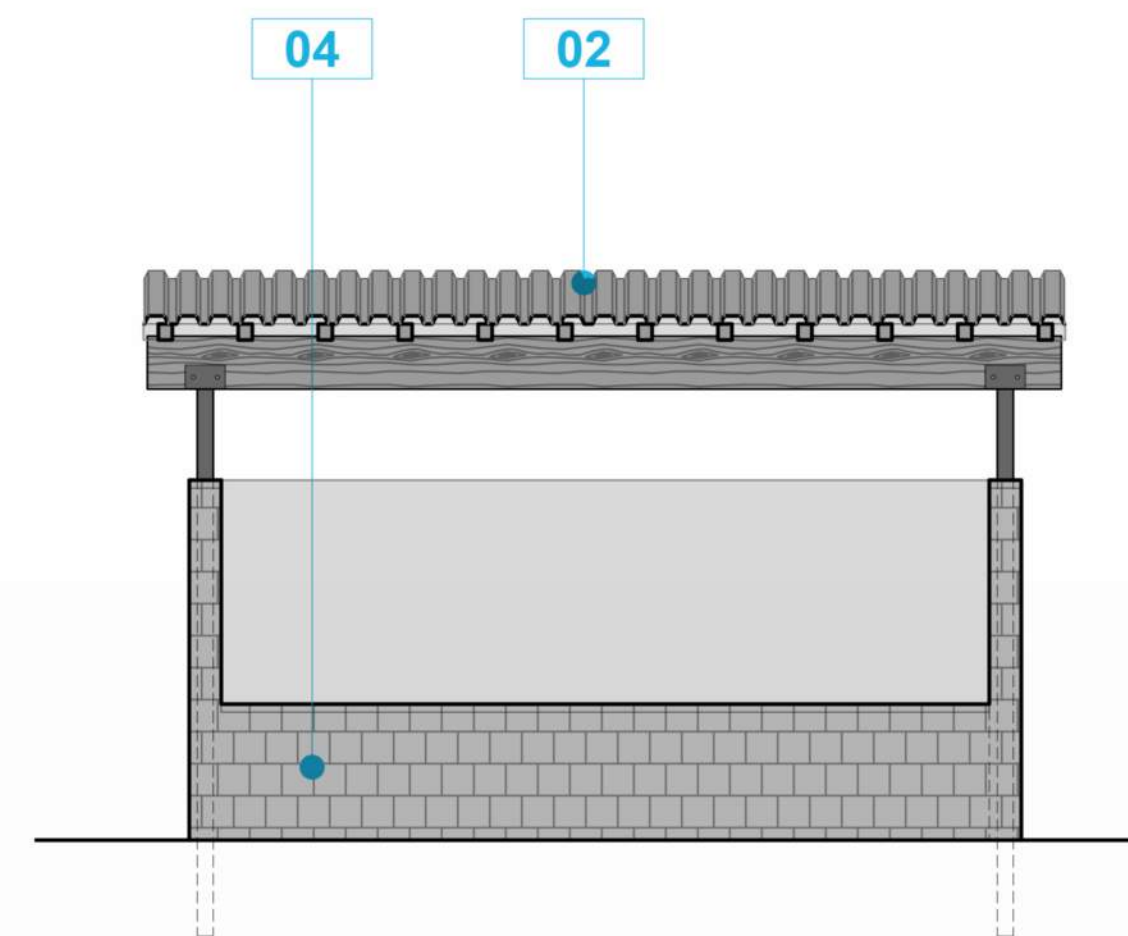
FLOOR PLAN



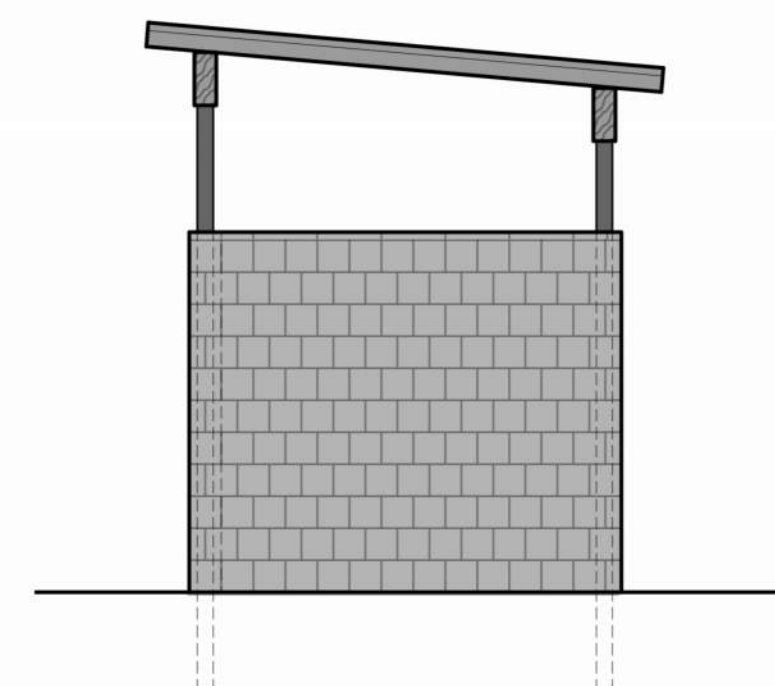
1. SOUTH ELEVATION



2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

CALLOUT LEGEND

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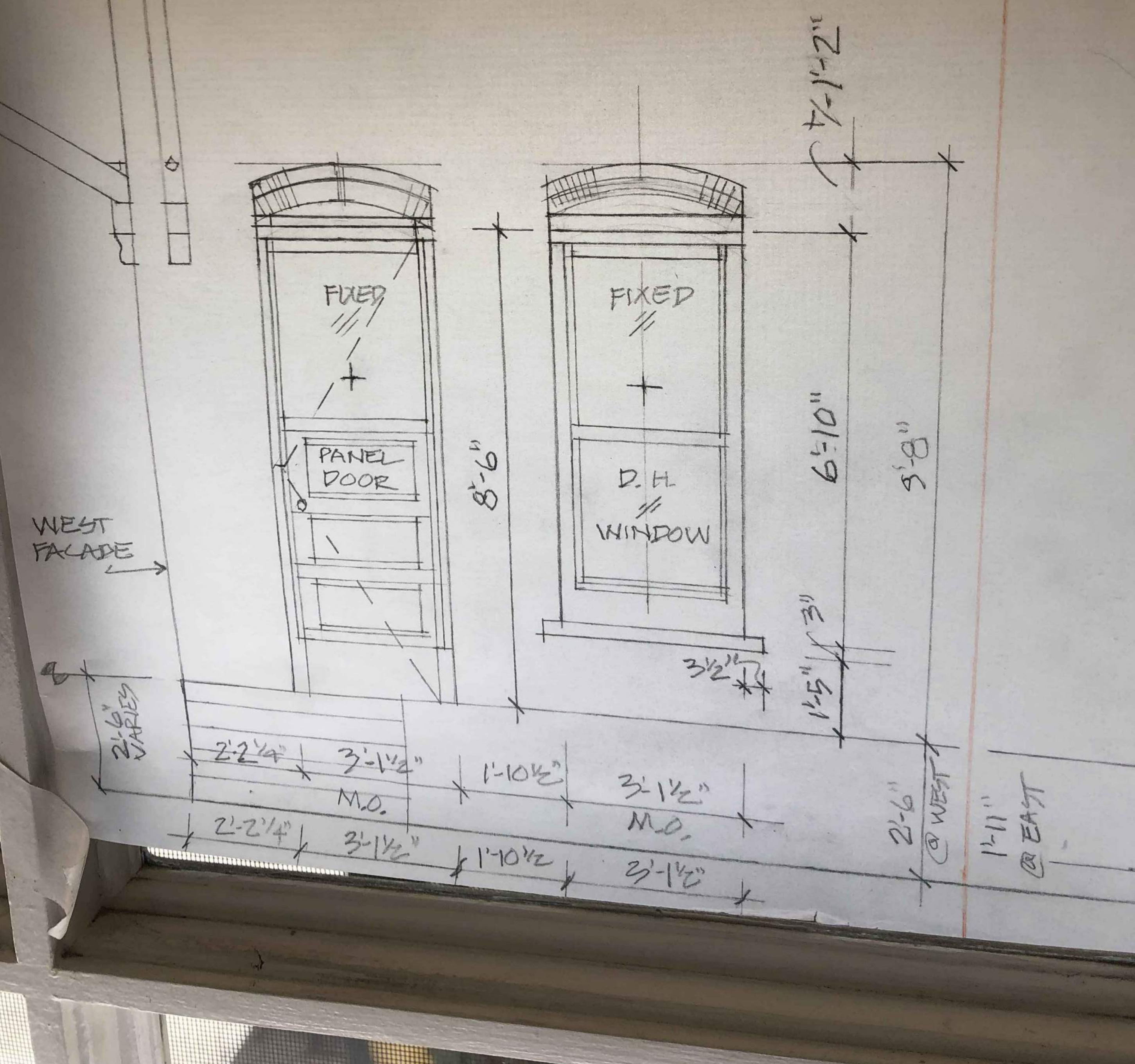
SCHEMATIC DESIGN
NOVEMBER 08, 2024



BUILDING ELEVATIONS
TRASH ENCLOSURE

A2-7

BARLY MILLS BUILDING
 SOUTH FACADE DETAIL 1/2"=1'-0"
 RECONSTRUCTION, DOOR & WINDOWS
 REFERENCE KTGY SHEETS A2-5, A3-3



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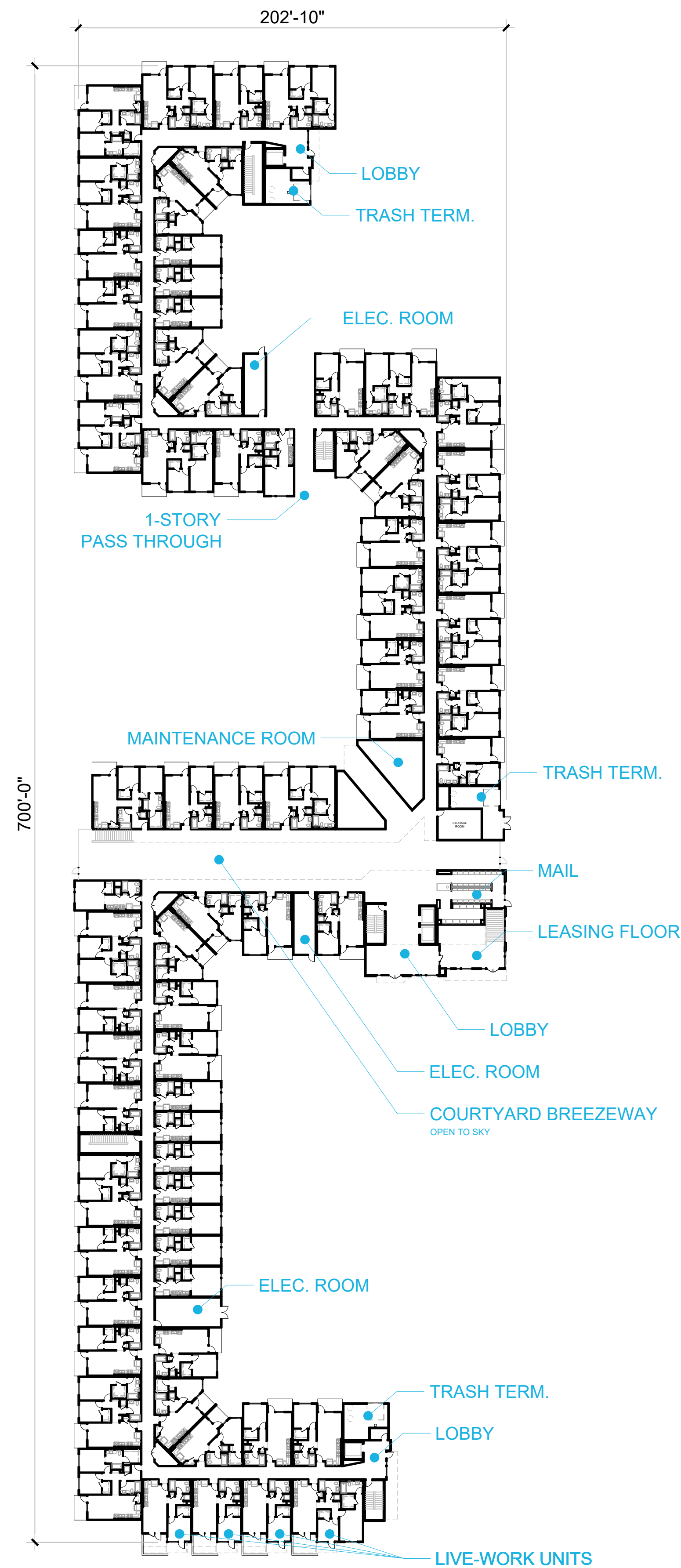
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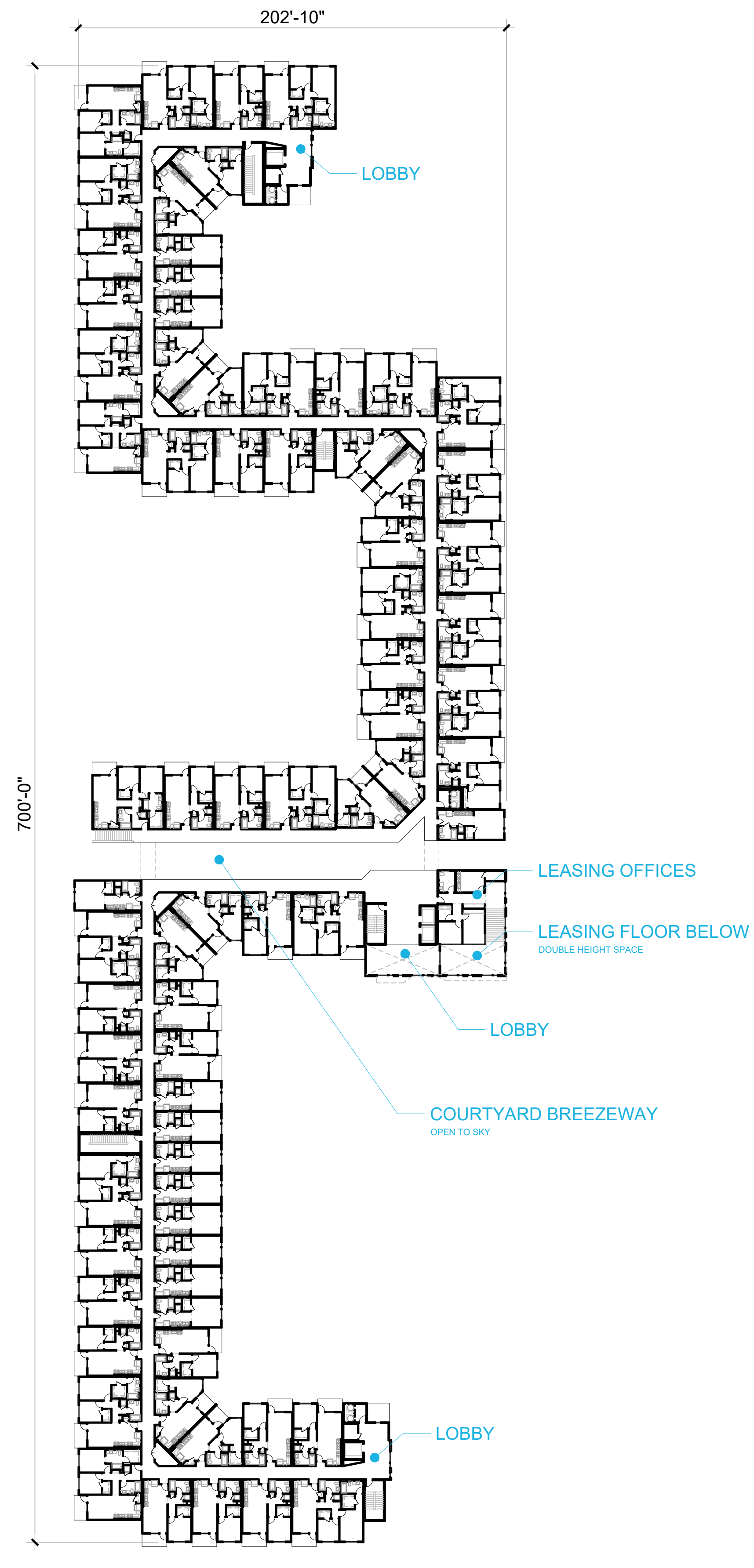
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HISTORIC DETAILS

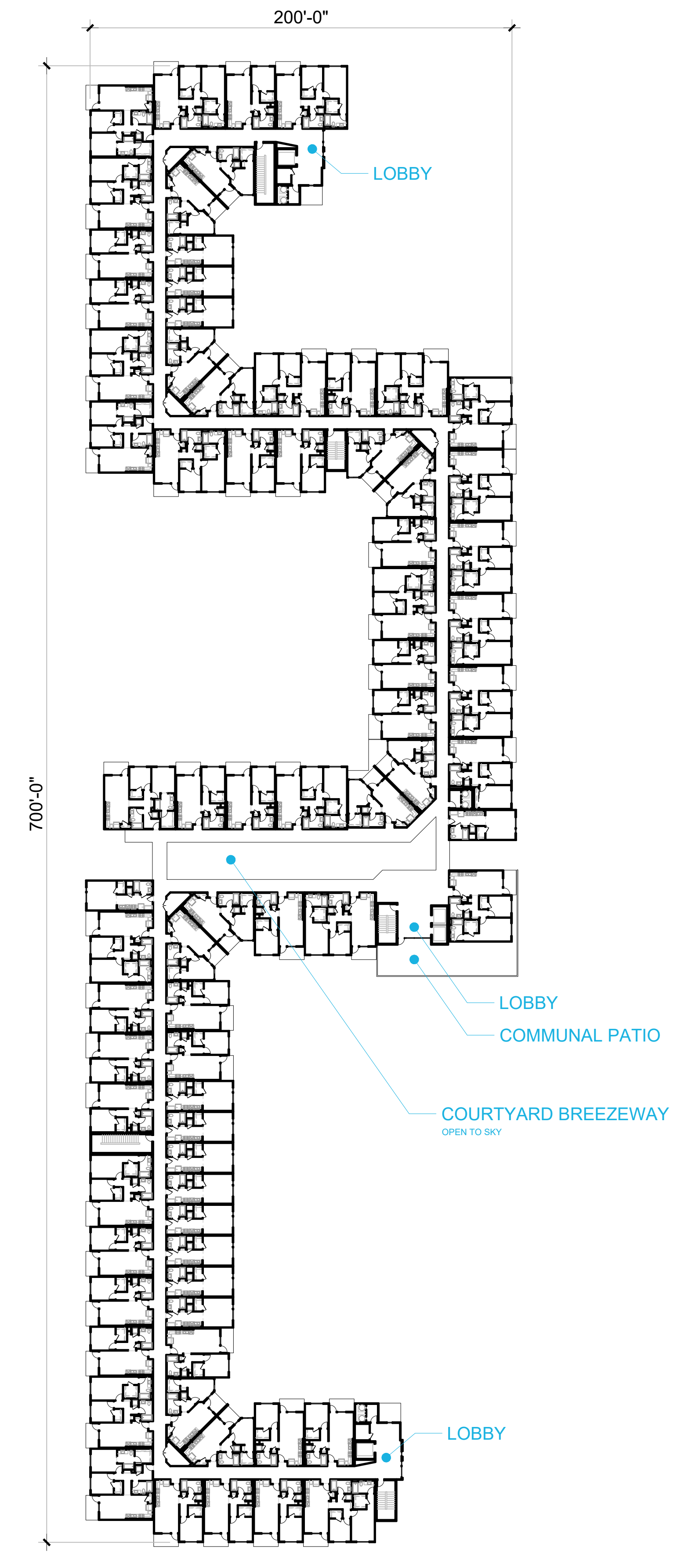
A2-8



GROUND LEVEL



SECOND LEVEL



THIRD LEVEL

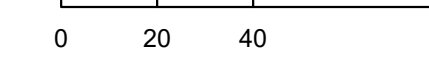
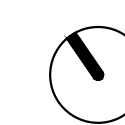


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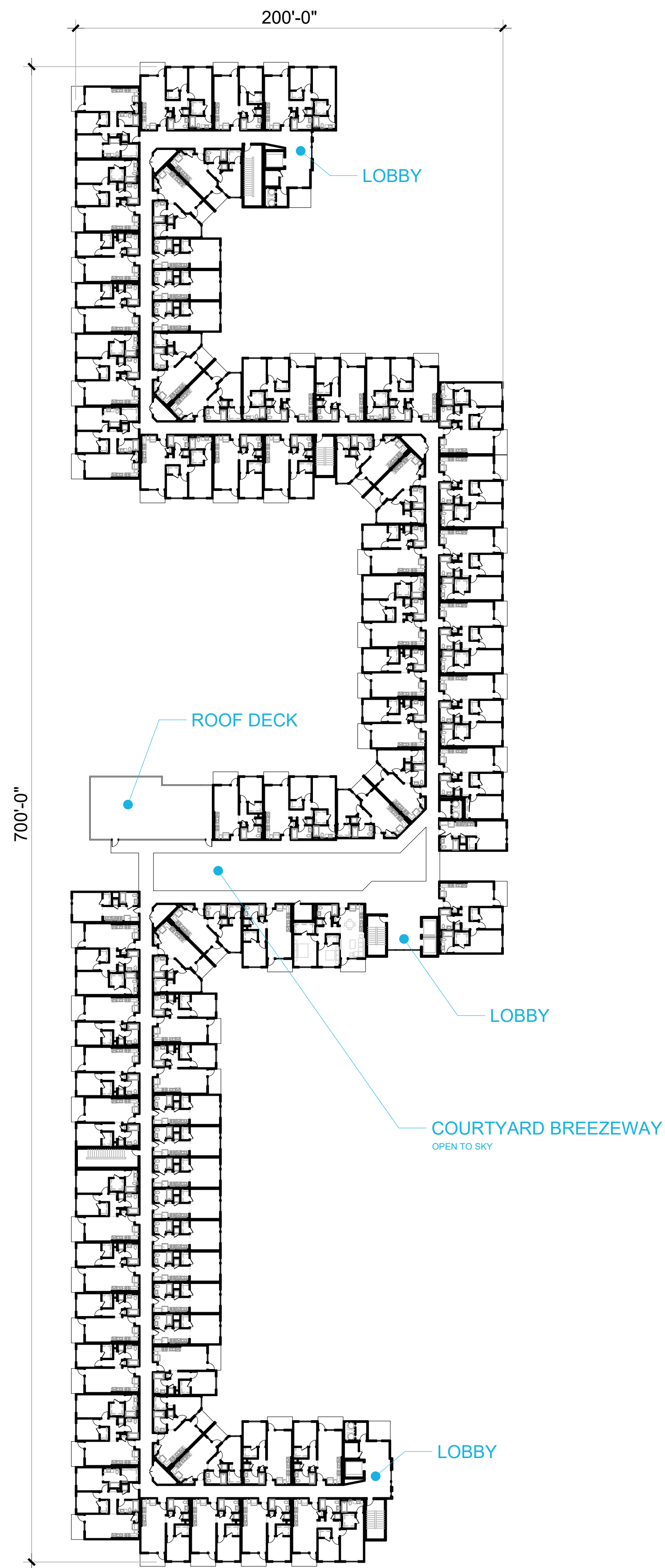
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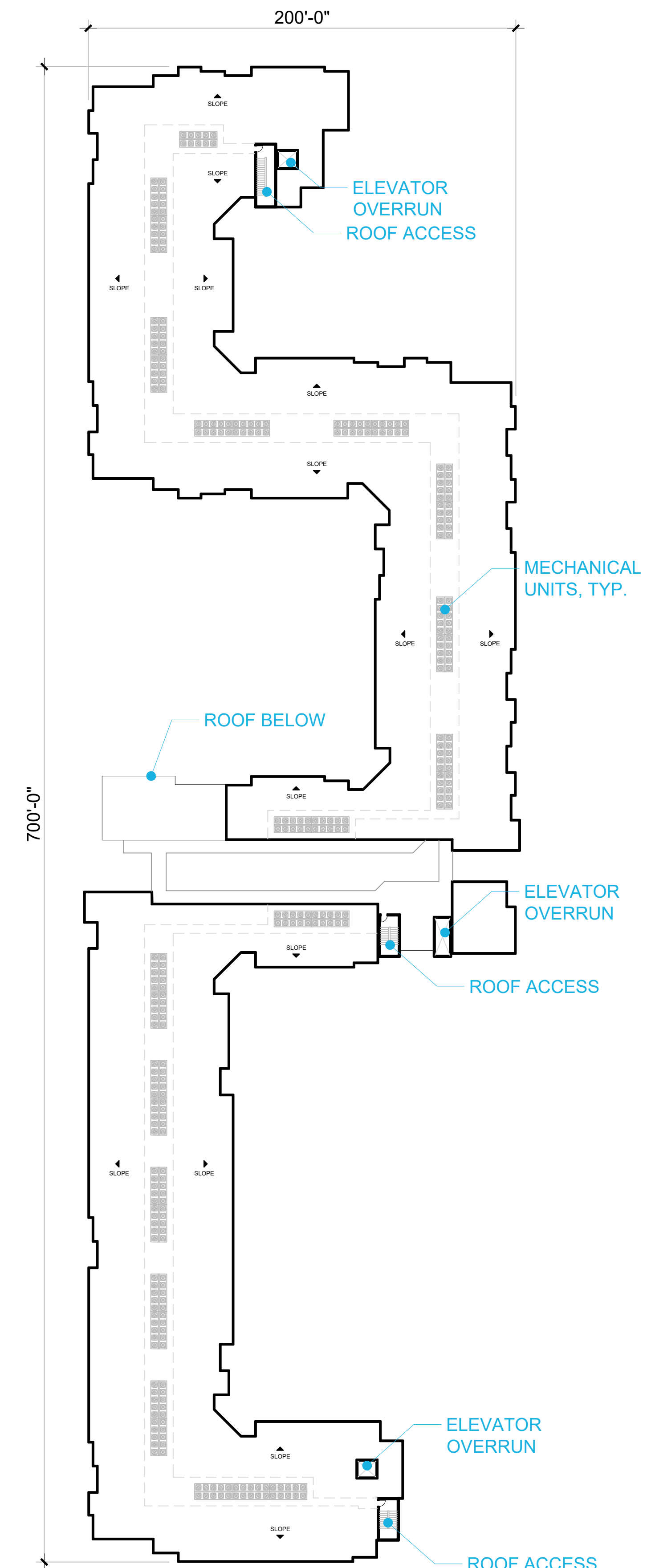


BUILDING PLANS
BUILDING A - FIRST, SECOND & THIRD FLOORS

A3-0



FOURTH LEVEL



ROOF

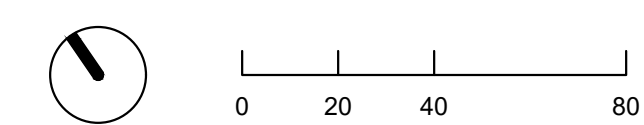


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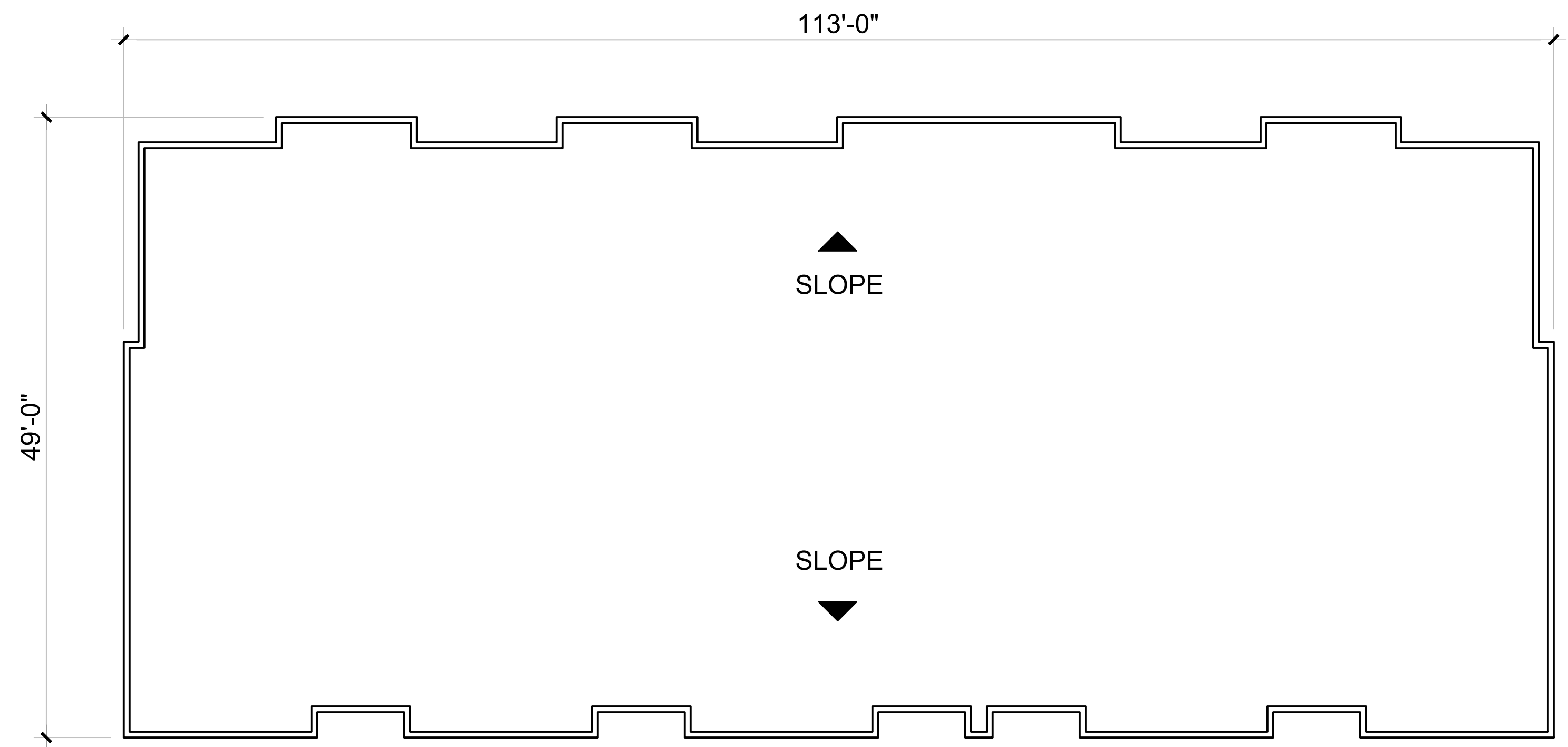
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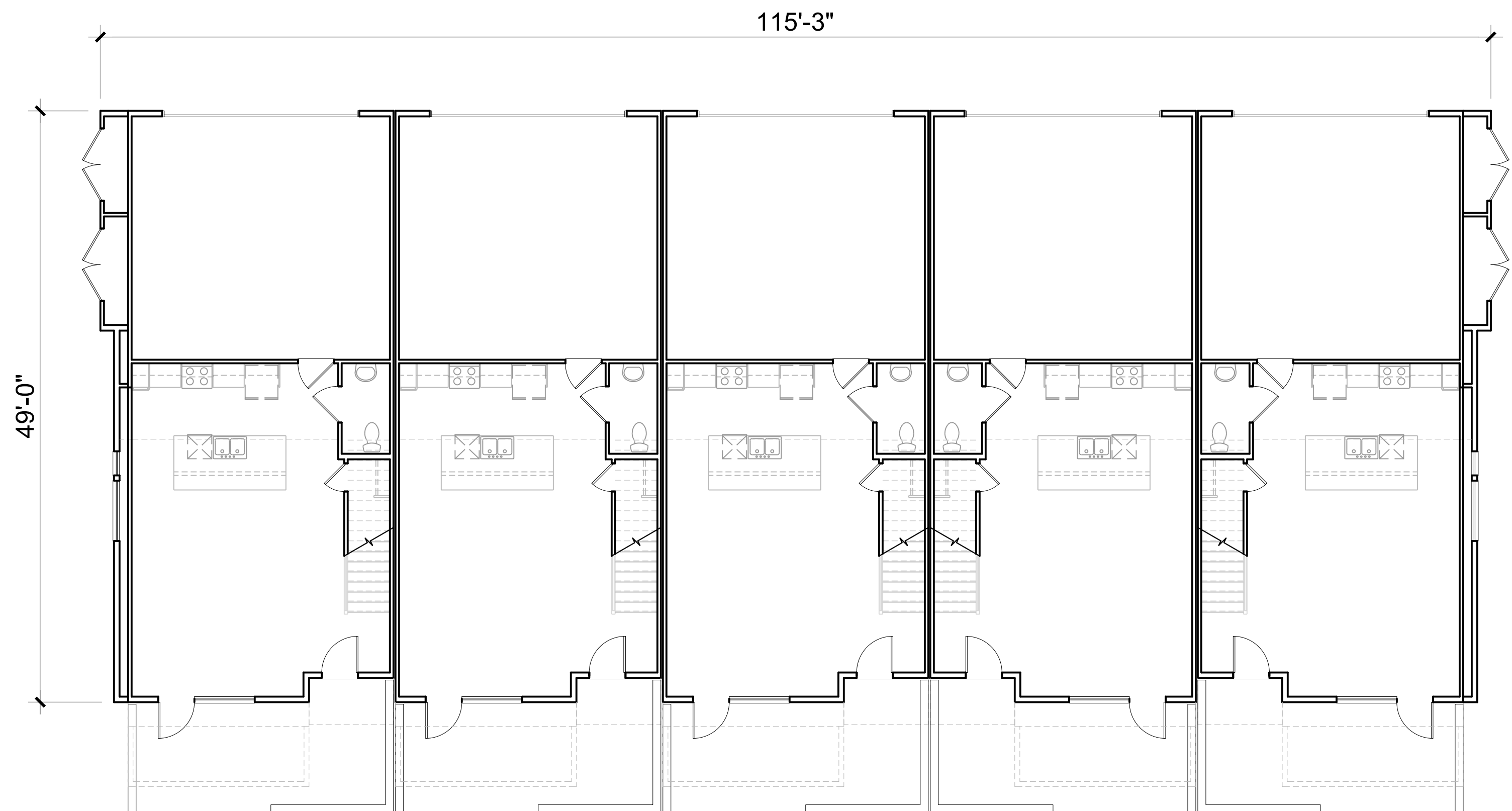


BUILDING PLANS
BUILDING A - FOURTH FLOOR & ROOF

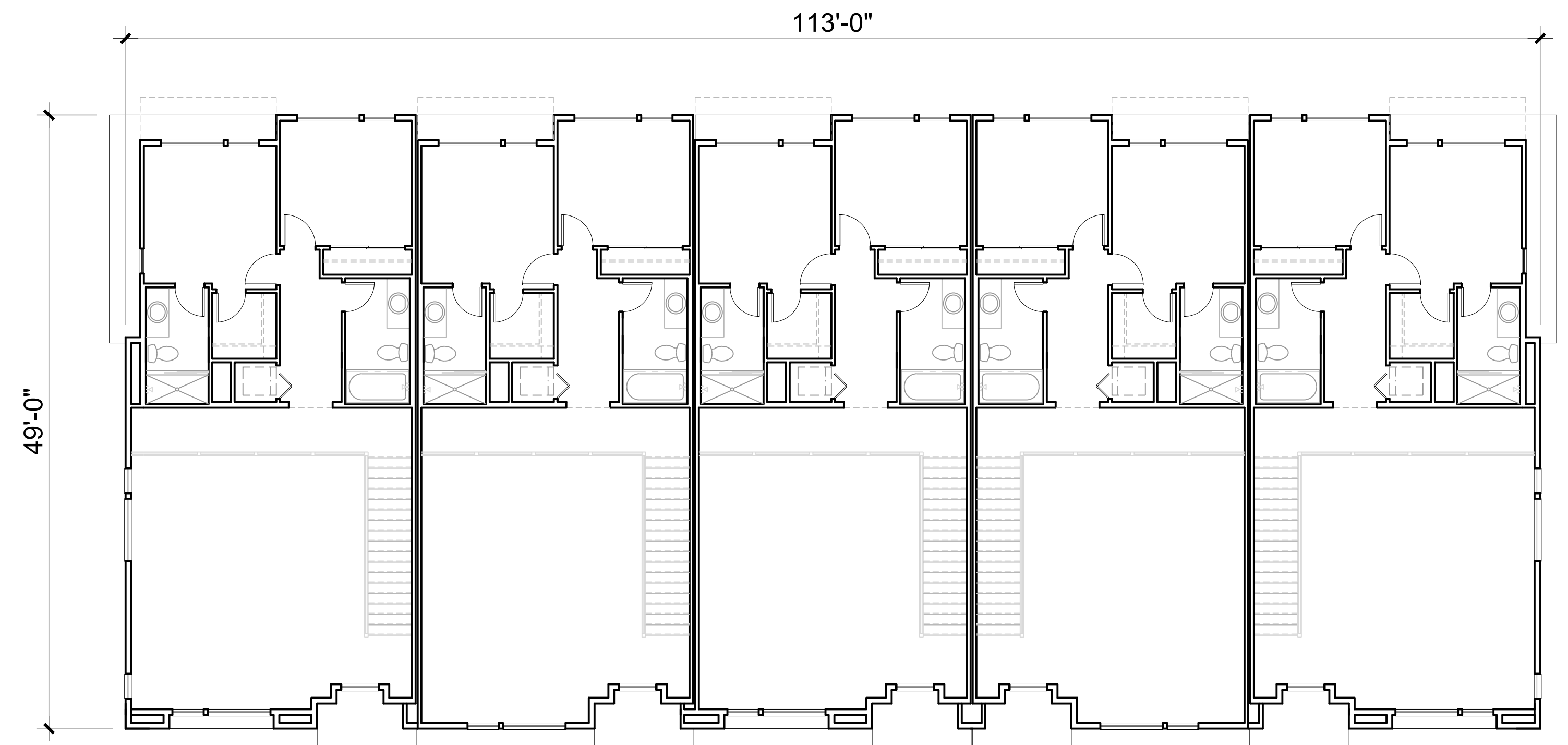
A3-1



ROOF PLAN



GROUND LEVEL



SECOND LEVEL

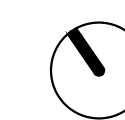


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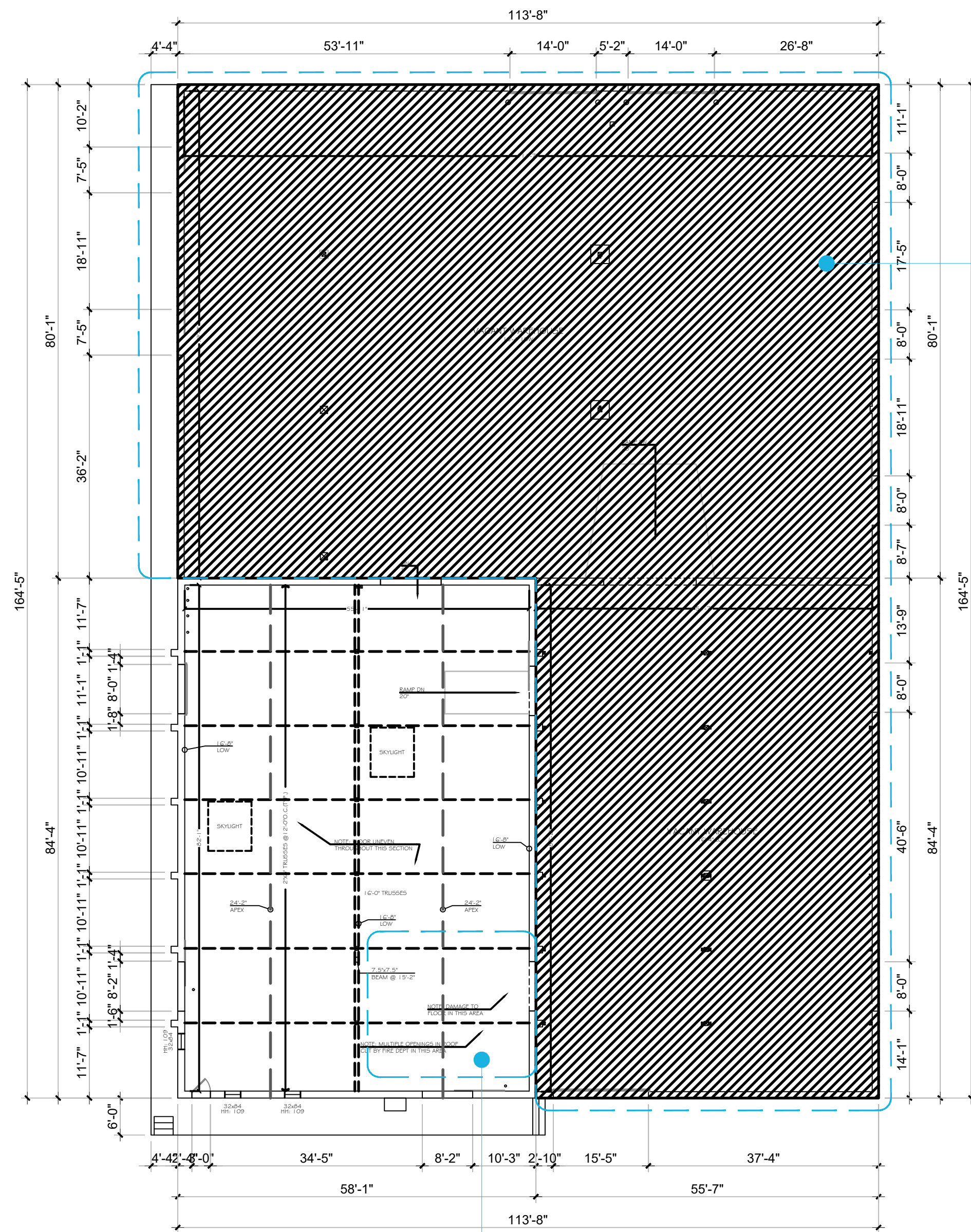


BUILDING PLANS
BUILDING C - FIRST AND SECOND FLOORS & ROOF

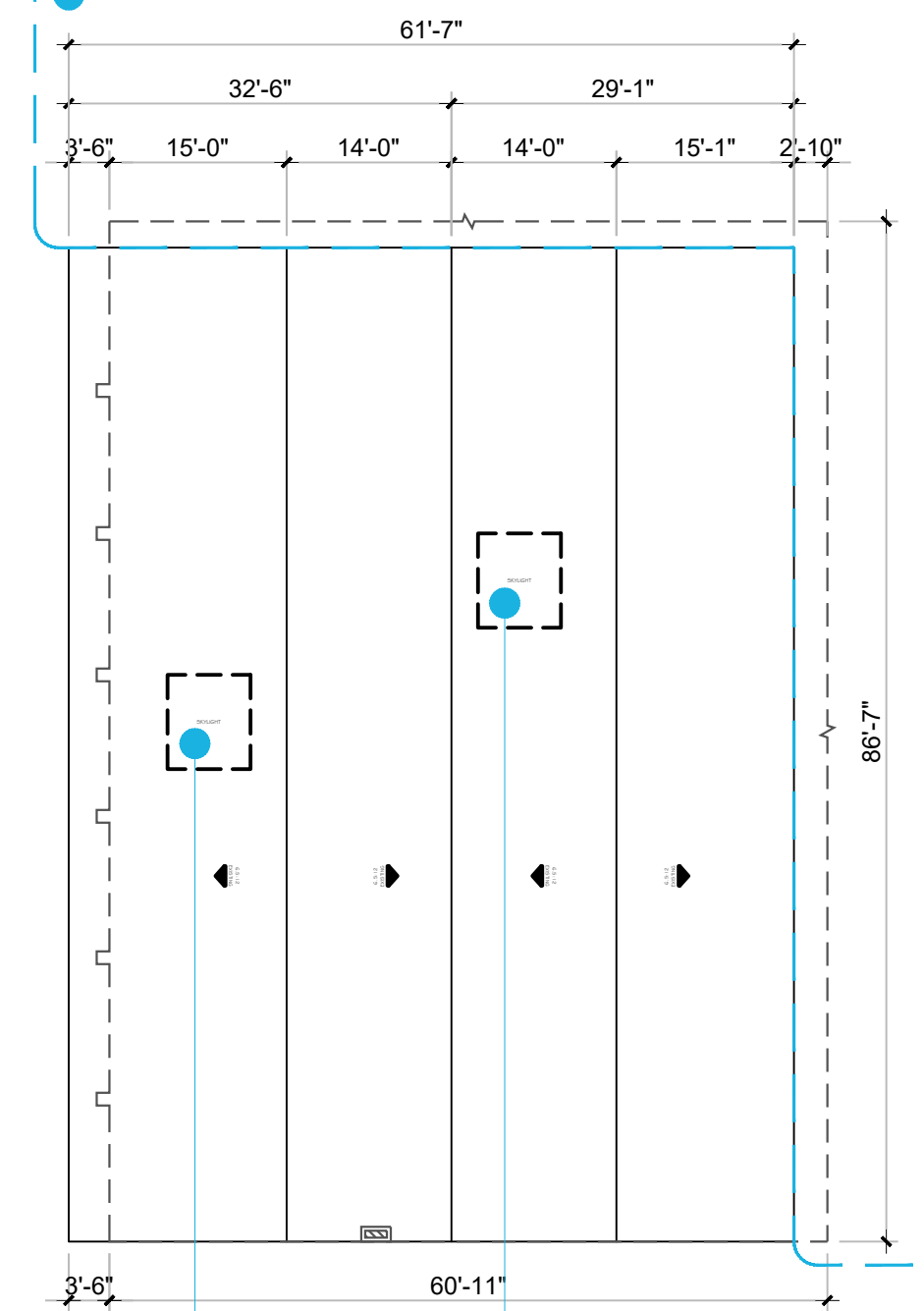
A3-2

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DEMO VACANT WAREHOUSE: WALLS, FOUNDATION, AND ROOF (NOT A PART OF HISTORIC BUILDING SCOPE) ²



DEMO / REMOVE LATER SKYLIGHTS (NOT A PART OF HISTORIC BUILDING APPROACH)

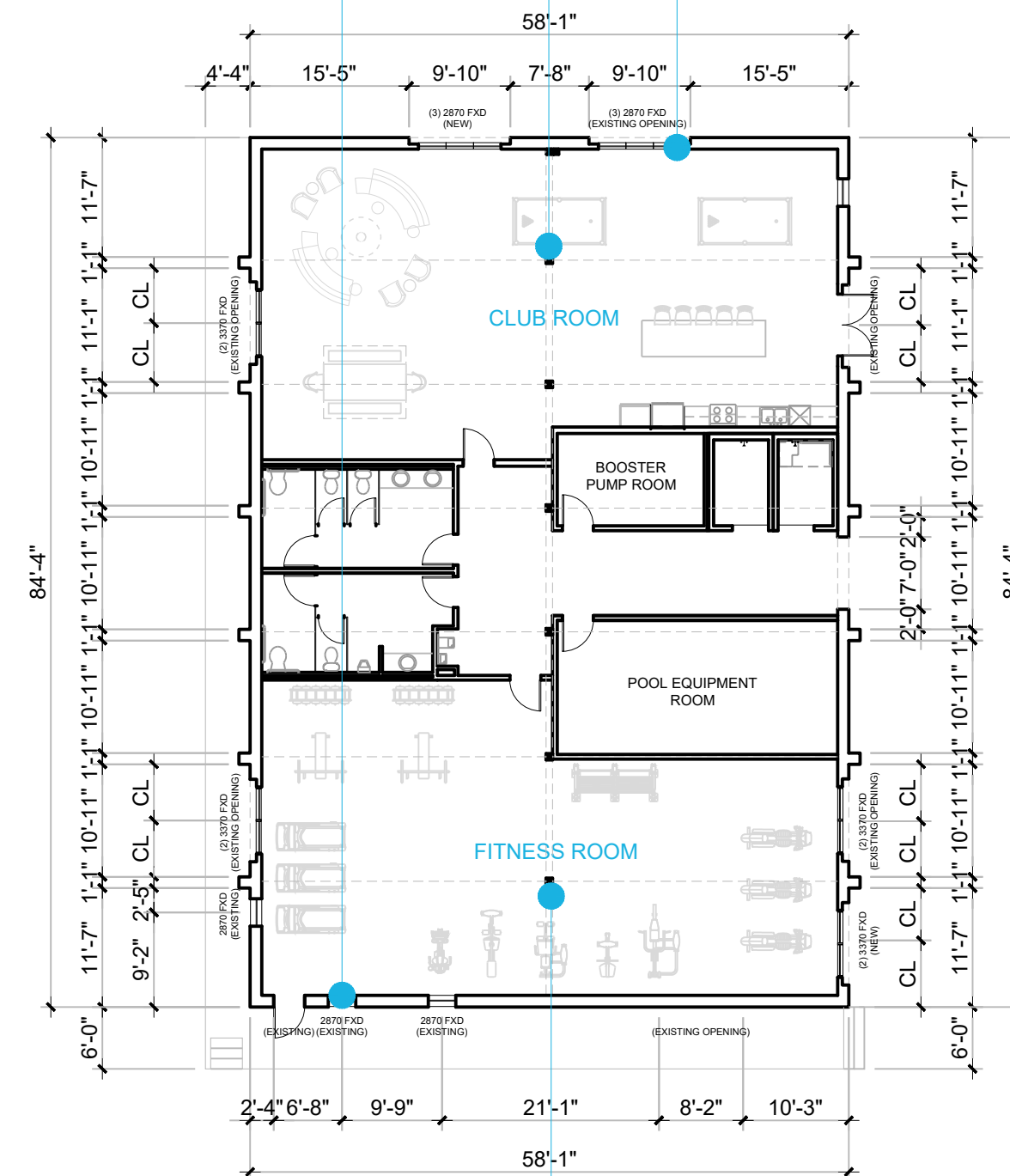
FLOOR: AREA OF LOSS FROM FIRE ¹

SURVEY PLANS WITH DEMO NOTES SHOWN

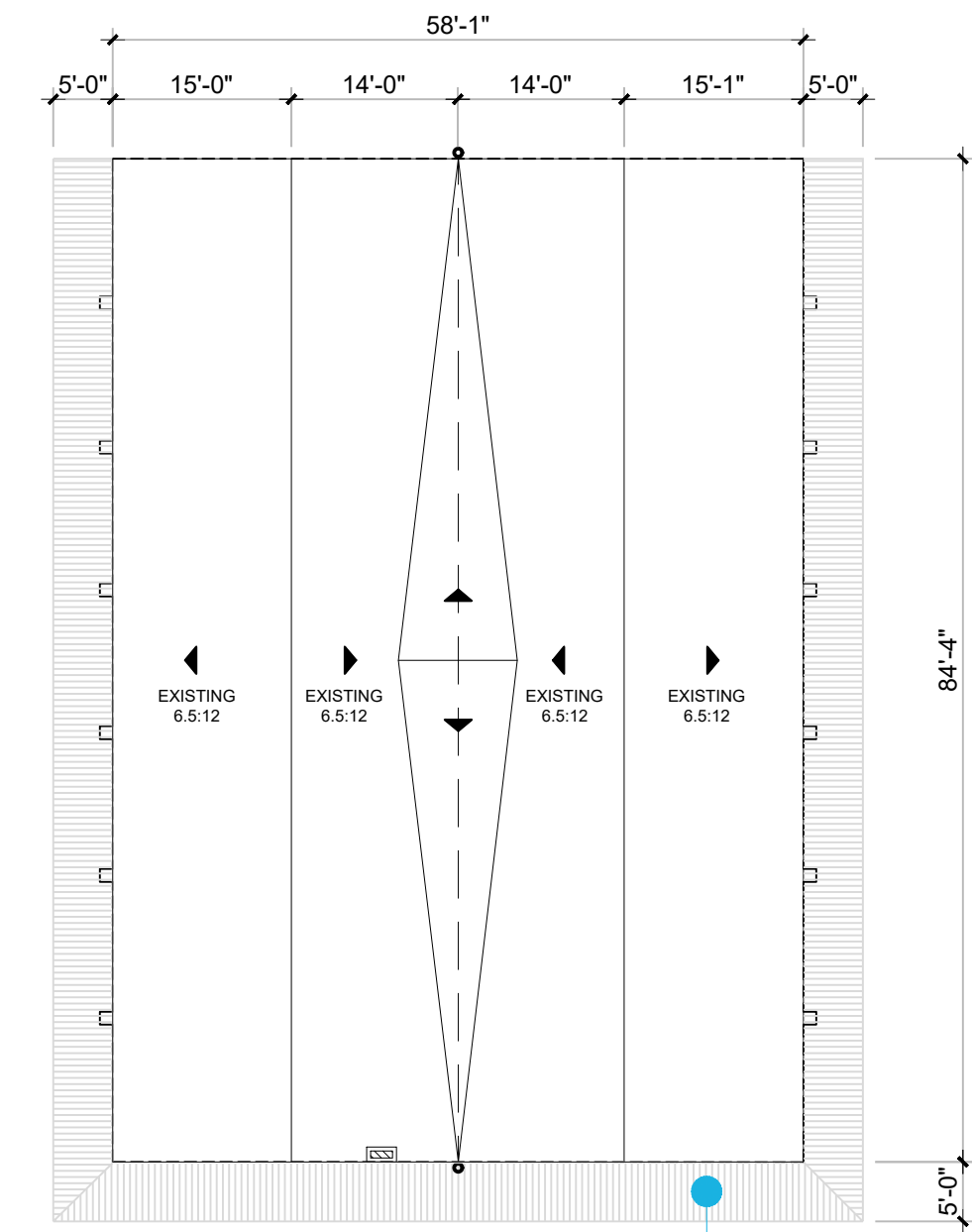
NOTES:

- 1 - REPLACE WOOD AND HEAVY TIMBER CONSTRUCTION, RECONSTRUCT AREA WITH DIMENSIONAL MATERIAL TO MATCH EXISTING HISTORIC STRUCTURE AND FINISHES.
- 2 - CONTROL DEMOLITION OF ADJACENT CONCRETE STRUCTURES TO BE REMOVED. PROVIDE PROTECTION FROM DAMAGE.
- 3 - REFER TO STRUCTURAL DRAWINGS FOR COORDINATING DETAIL APPROACH: URM EXTERIOR WALL REPAIRS AND DETAILS, WOOD TRUSSES, SHEAR WALL PANELS, HEAVY TIMBER CONSTRUCTION, ETC.

- REHABILITATION OF EXISTING HISTORIC WINDOWS (MANUFACTURED OF DOUGLAS FIR) SEE DETAIL ON SHEET A2-8
- EXPOSED HEAVY TIMBER POSTS - REPAIR OR REPLACE WHERE NECESSARY, TO MATCH EXISTING. TYPICAL AT CENTERLINE COLUMN GRID
- ADD EXISTING HISTORICAL EXTERIOR WALL AND OPENINGS ALONG NORTH AND EAST



COLUMNS TO REMAIN



RECONSTRUCT THE HISTORIC PROJECTING CANOPIES AT THE EAST, SOUTH, AND WEST ELEVATIONS

PROPOSED PLANS

NOTES:

- 1 - THE PROPOSED NEW OPENINGS FOR WINDOWS, DOORS AND MECHANICAL PENETRATIONS AT THE NORTH AND EAST FACADES WILL COORDINATE WITH ANY EXISTING OPENINGS AND THE ORIGINAL BRICK MASONRY COURSING, AND AT AREAS OF DAMAGES AND PREVIOUSLY MODIFIED OPENINGS. WINDOWS AND DOORS AT THE HISTORICAL OPENINGS AT THE WEST AND SOUTH CORNER FACADES WERE CONSTRUCTED WITH WOOD. AS A METHOD OF DIFFERENTIATING ORIGINAL FROM NEW, THE NEW OPENINGS COULD BE FABRICATED WITH STEEL MATERIALS. ALSO RECOMMEND TO REPAIR AND REHABILITATE EXISTING WIDE DOORS AND DOORWAY OPENINGS, EVEN IF THE SLIDING DOORS MAY NO LONGER BE OPERATING.

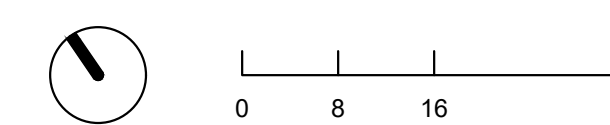


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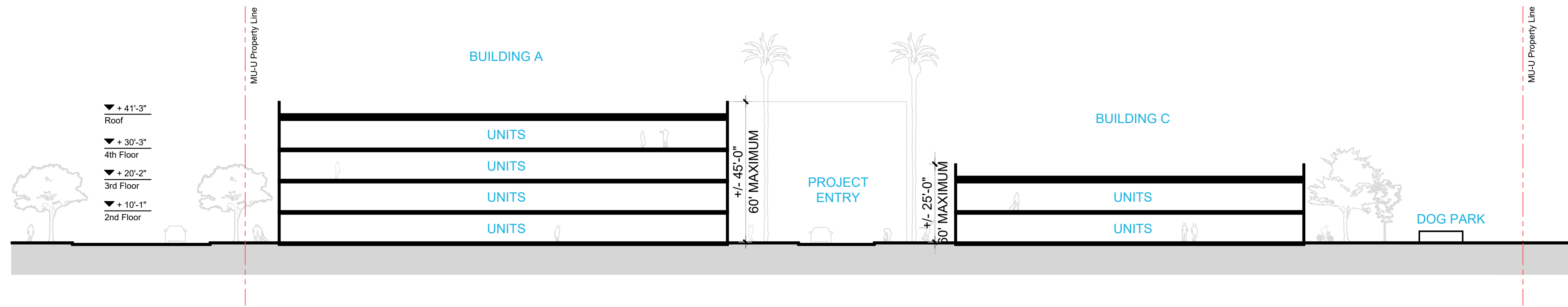
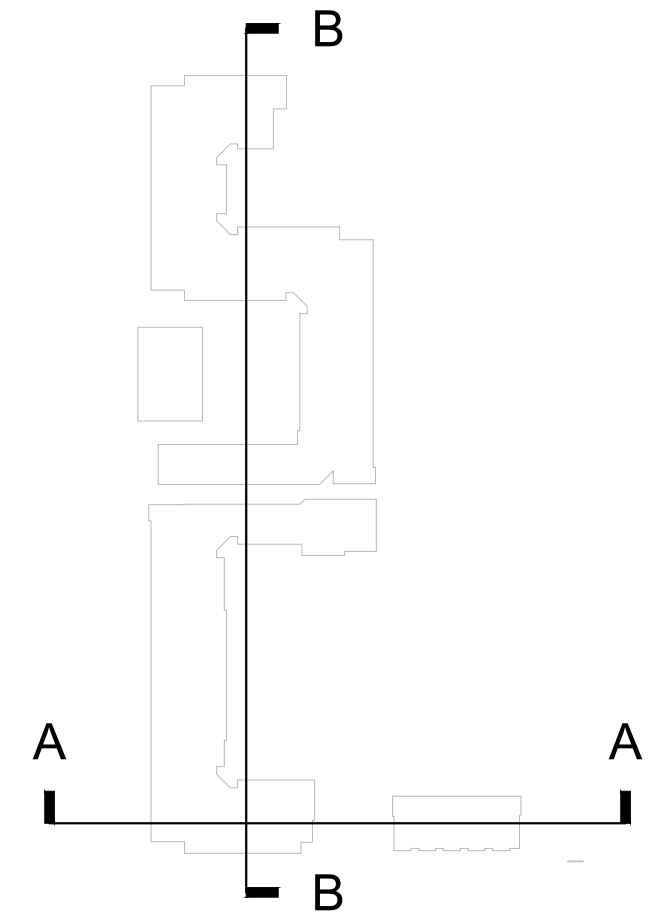
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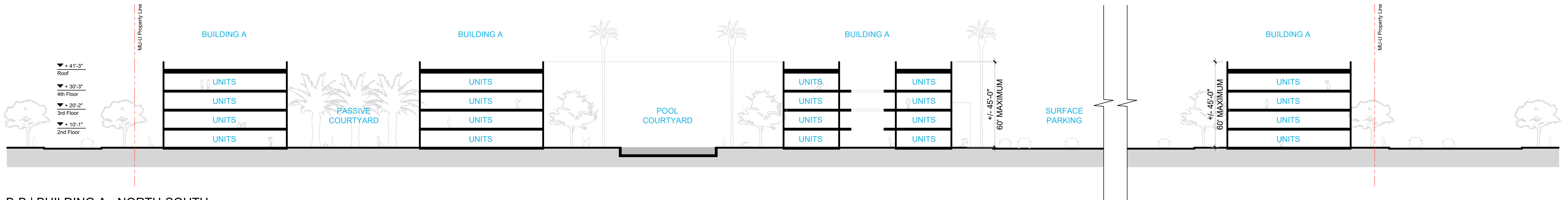


BUILDING PLANS
 EXISTING HISTORIC BUILDING D - 3596 COMMERCE ST

A3-3



A-A | BUILDINGS A, C & E - EAST-WEST



B-B | BUILDING A - NORTH-SOUTH

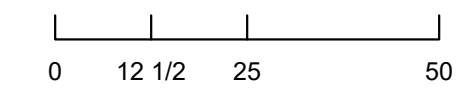


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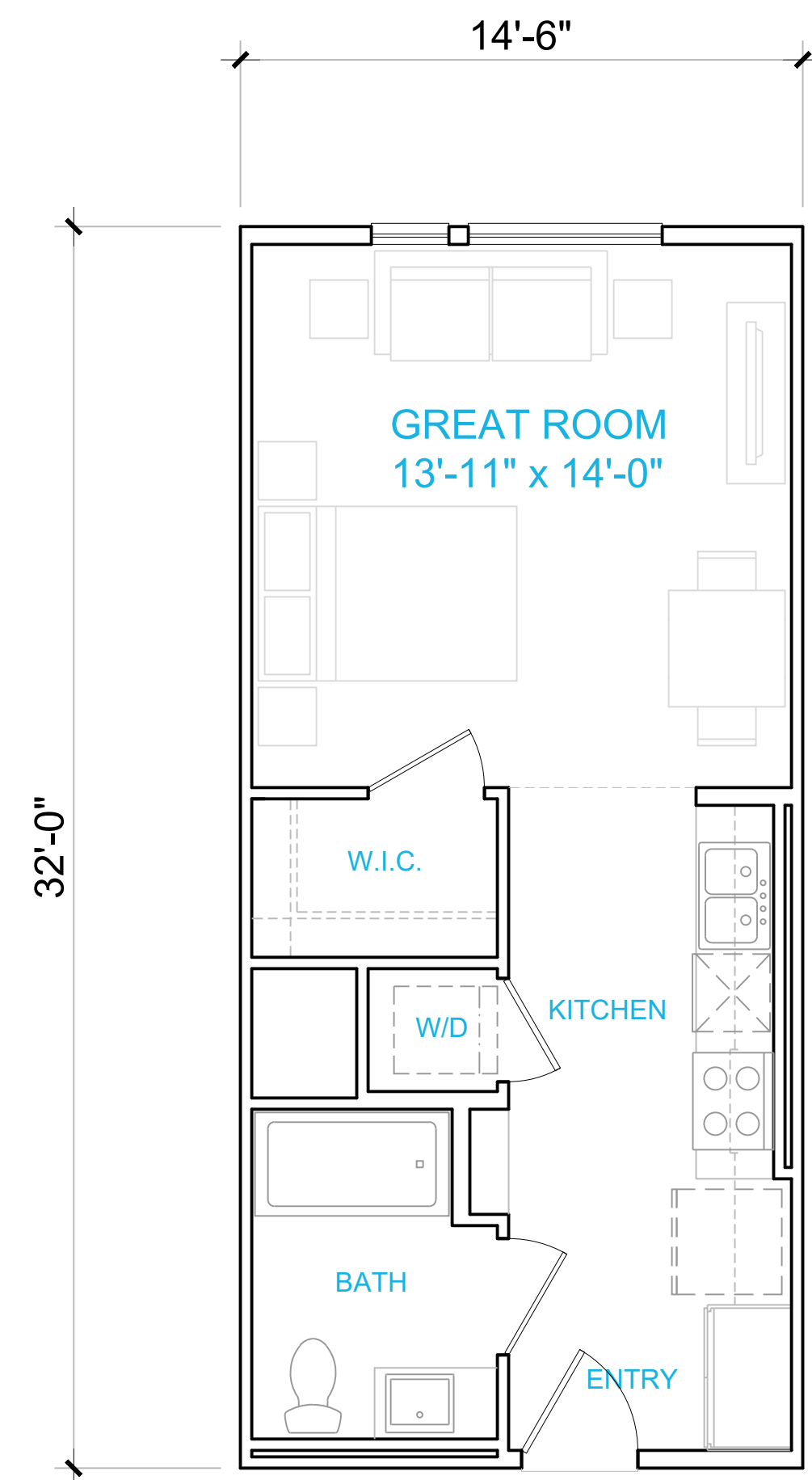
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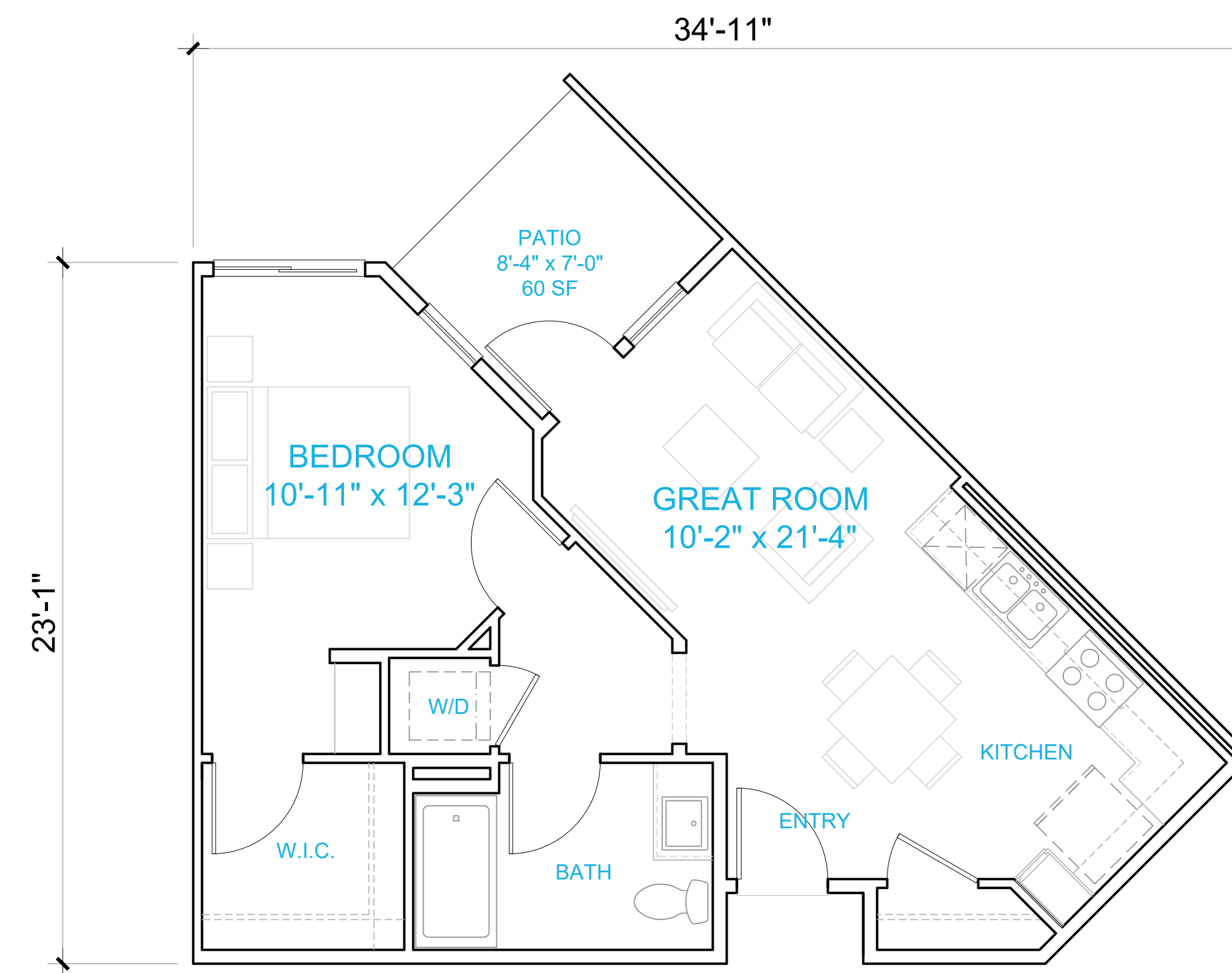


BUILDING SECTIONS

A4-0



PLAN 0-1
 STUDIO
 1 BATH
 447 SF



PLAN 1-1
 1 BEDROOM
 1 BATH
 609 SF

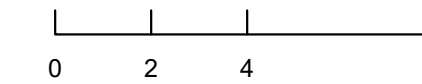


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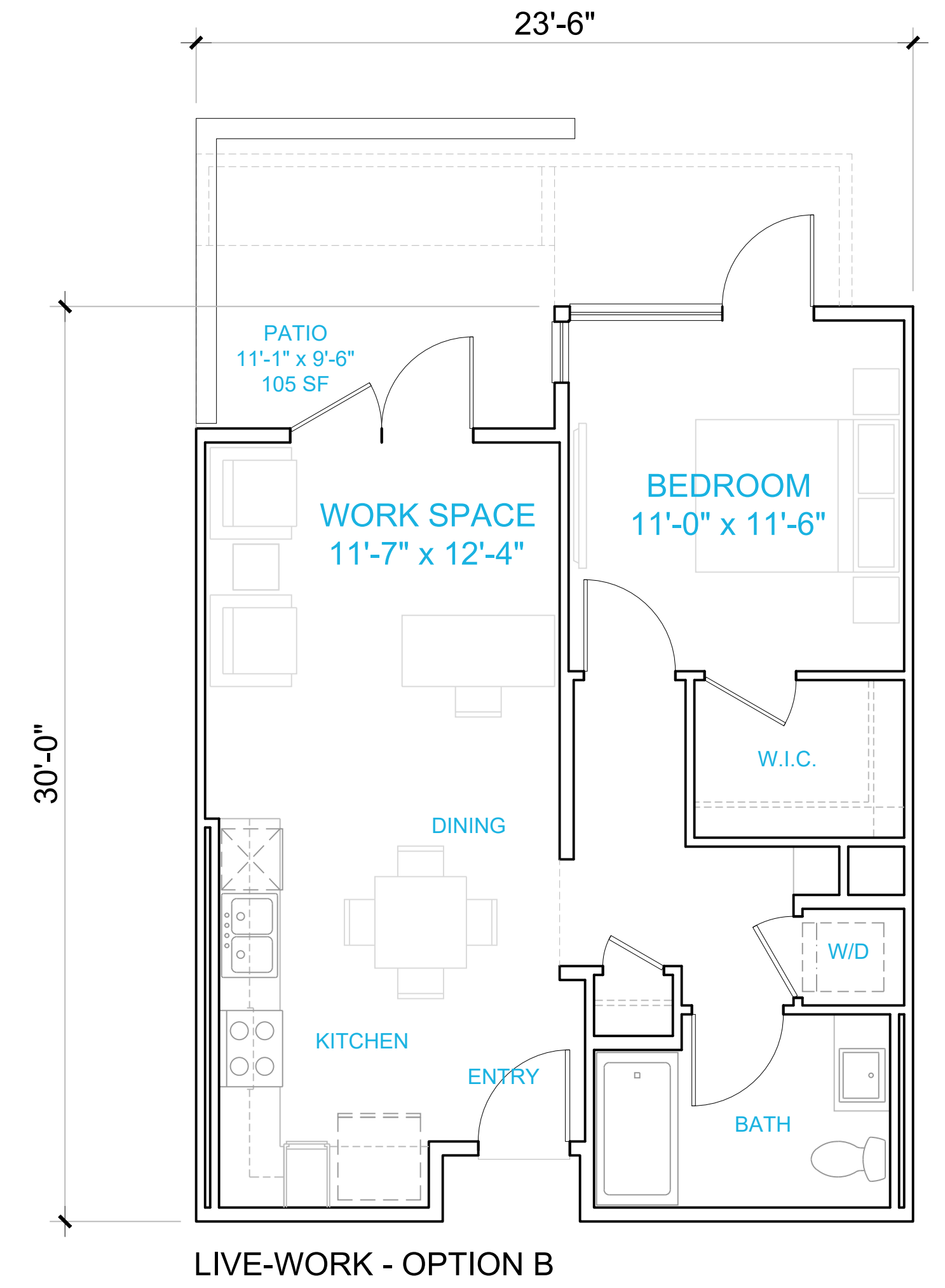
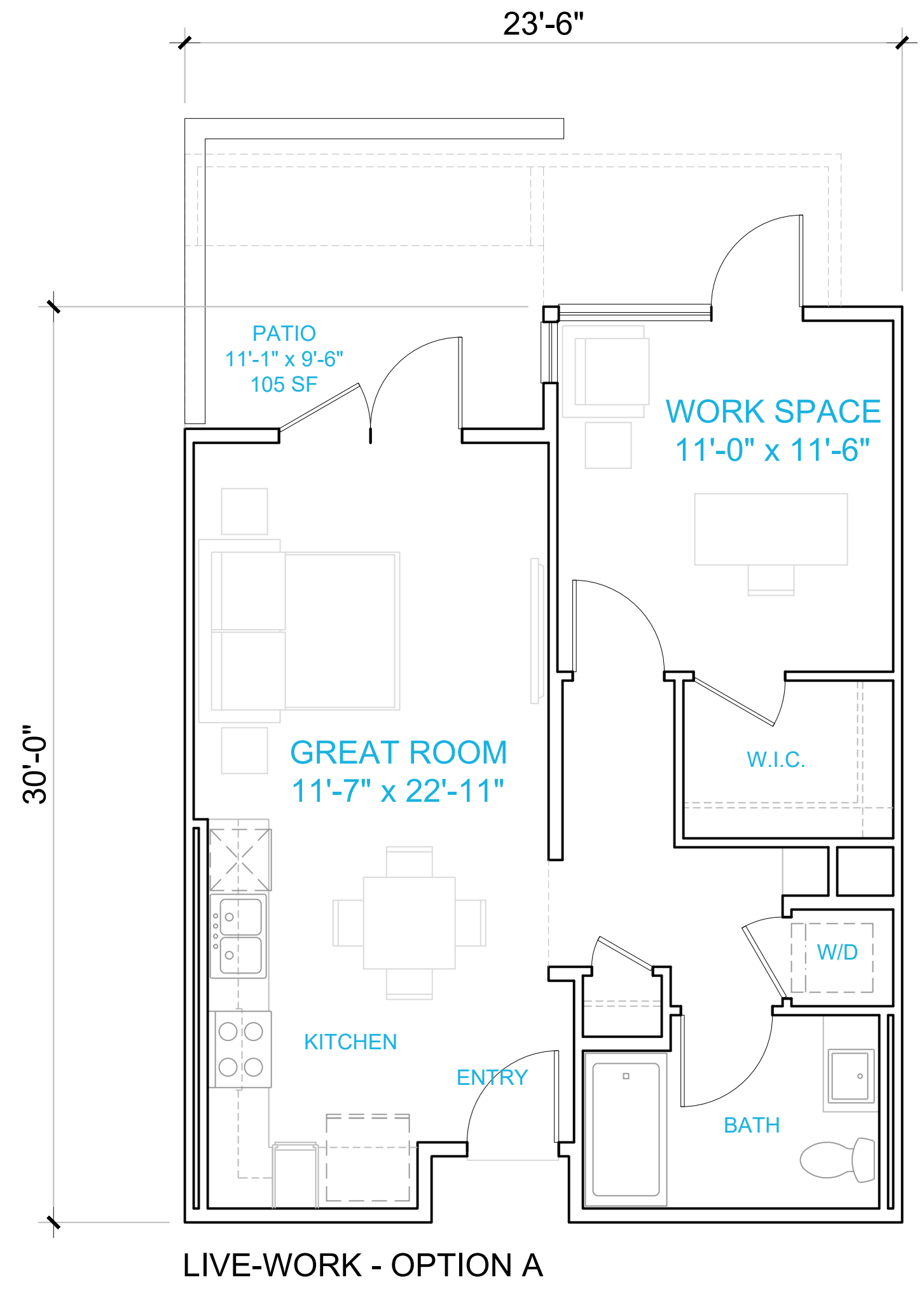
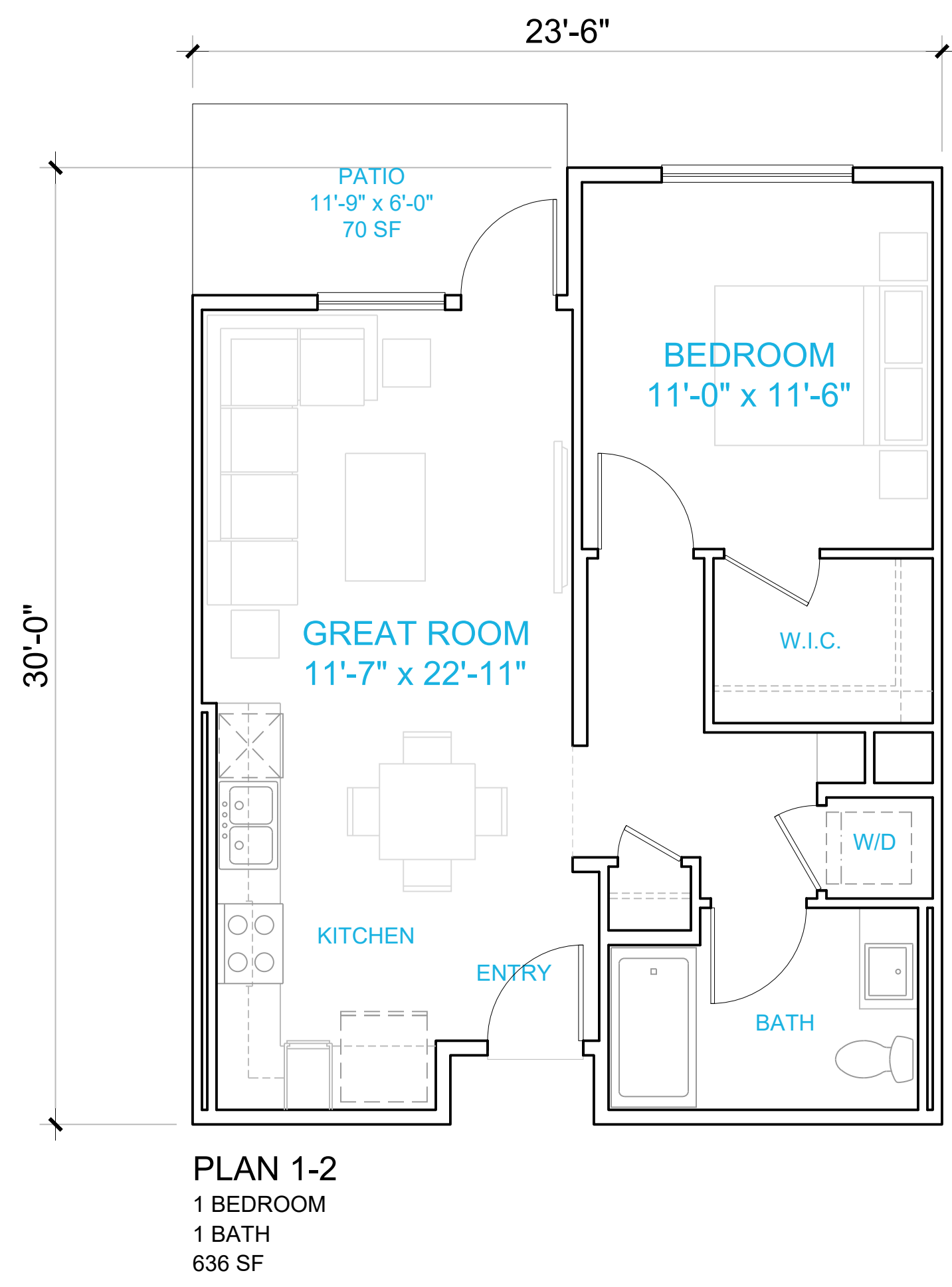
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UNIT PLANS
 STUDIO AND 1-BEDROOM

A5-0

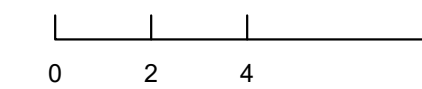


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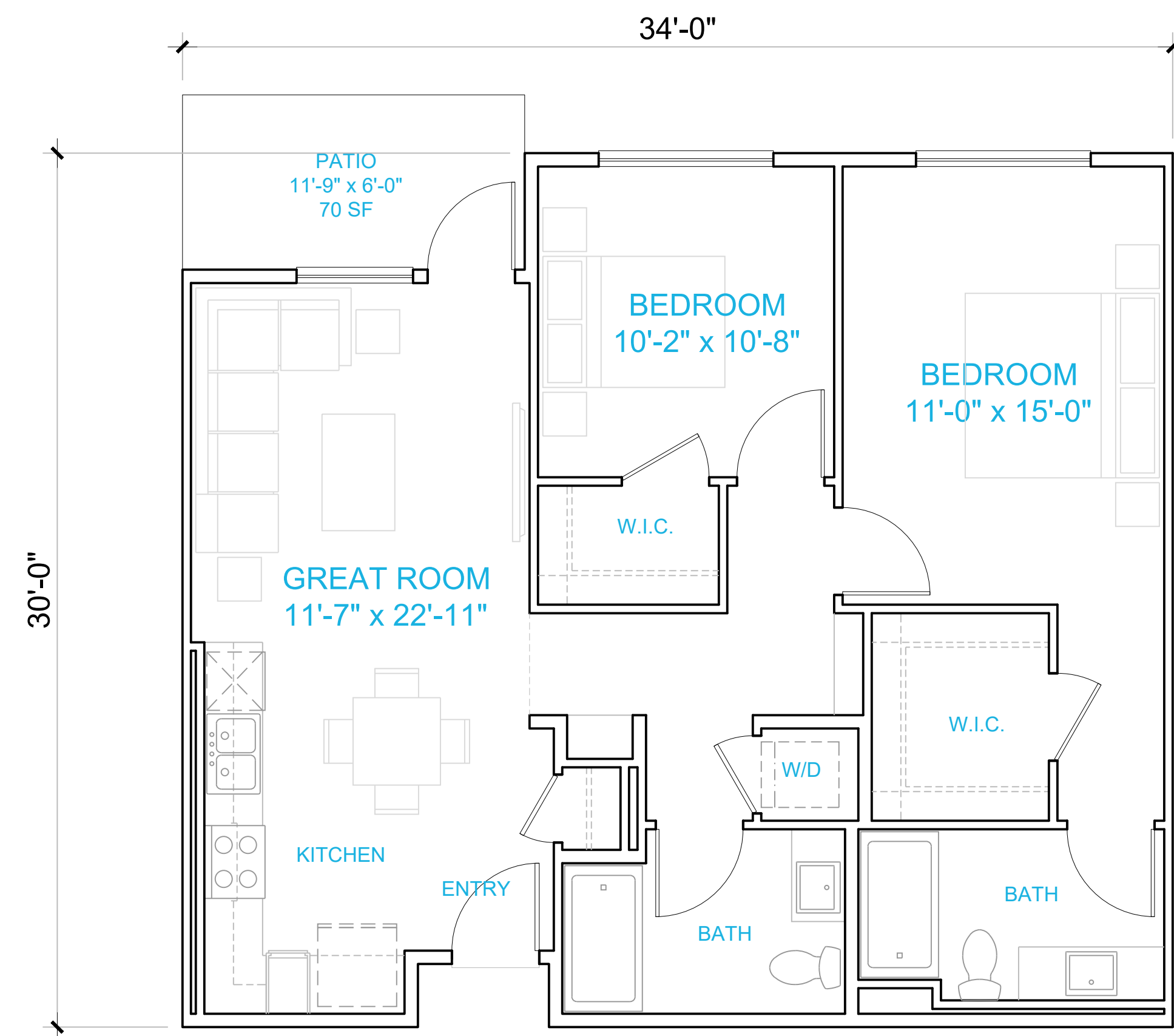
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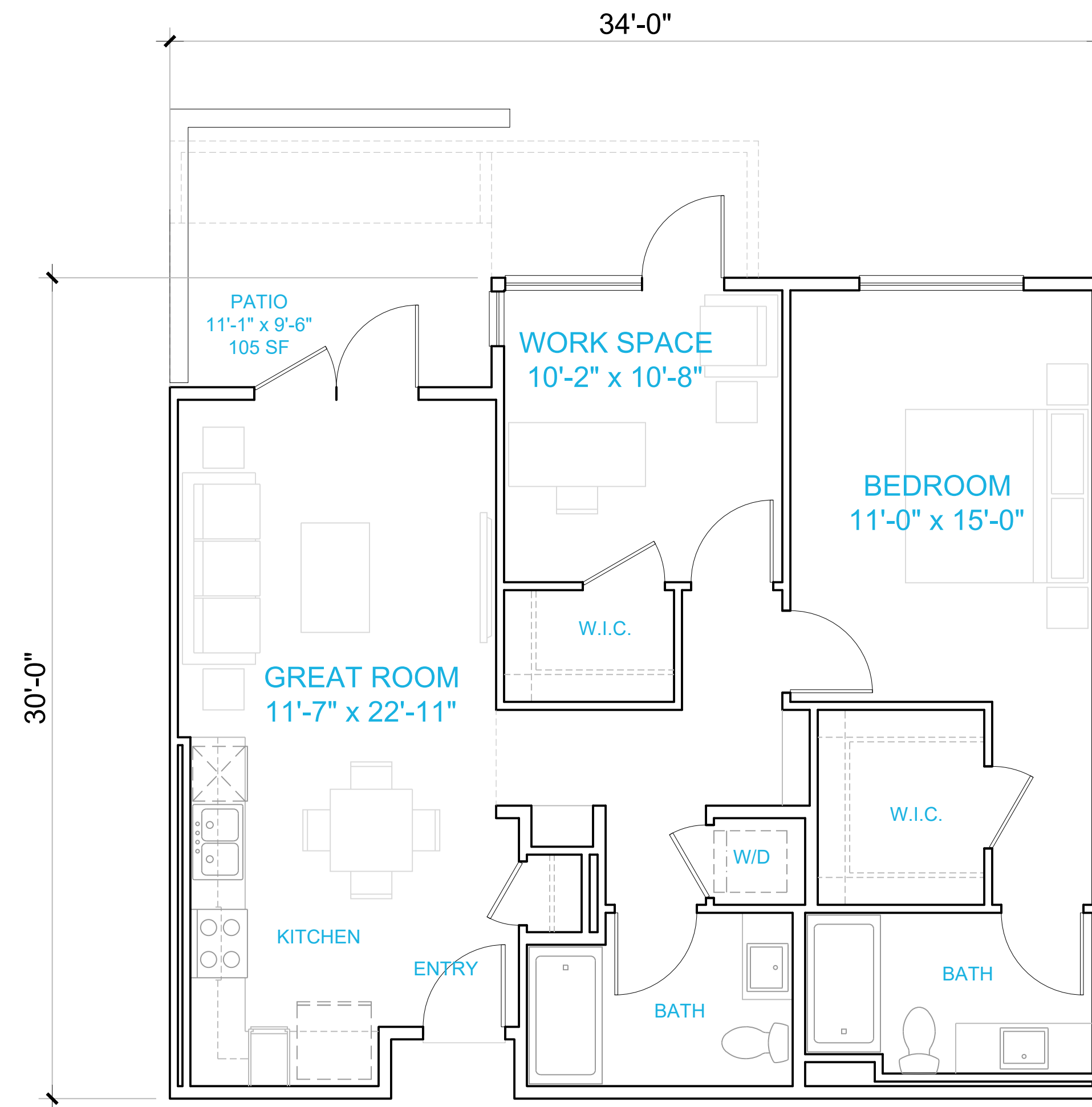


UNIT PLANS
 1-BEDROOM STANDARD PLAN & LIVE-WORK PLAN

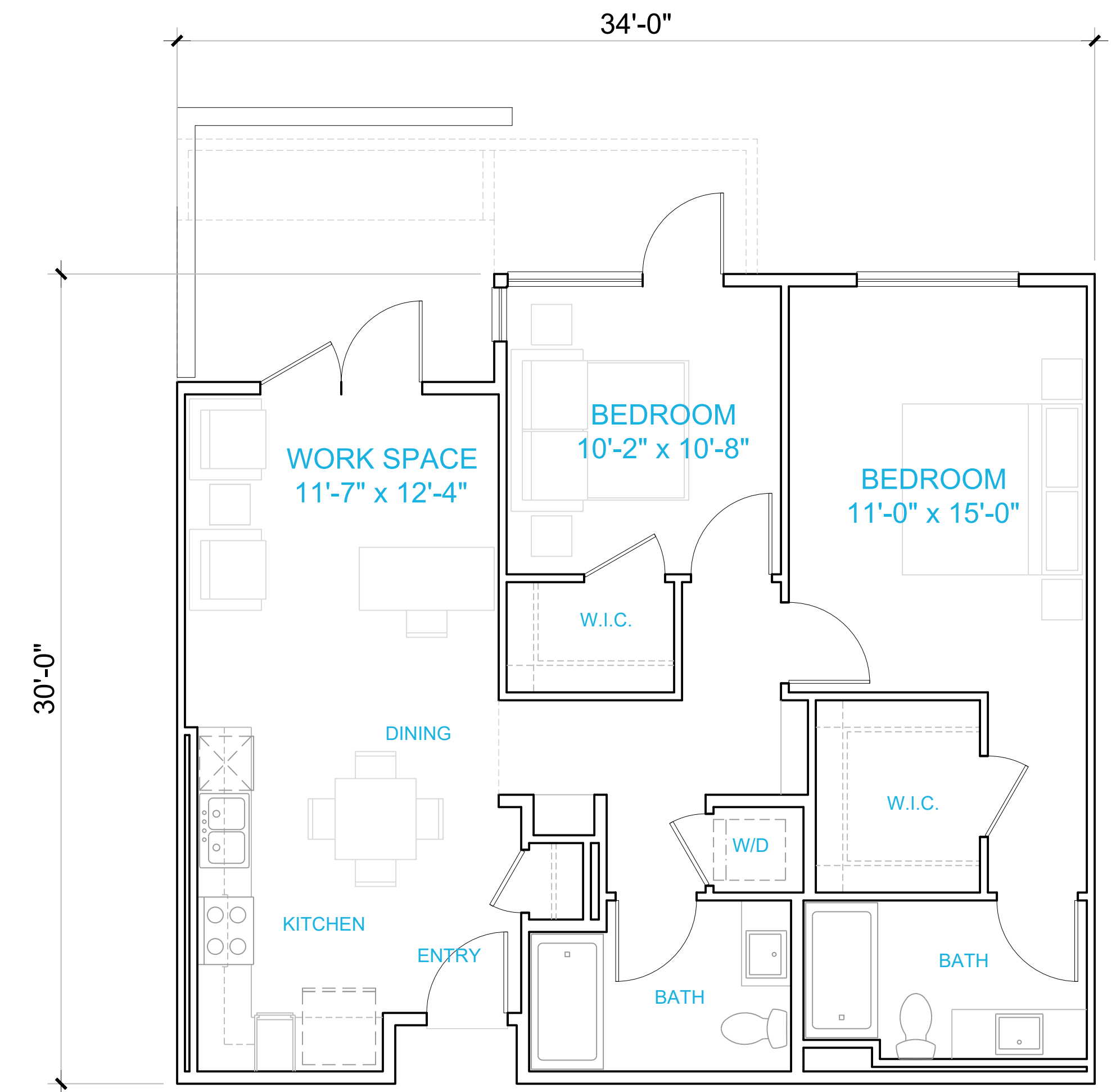
A5-1



PLAN 2-1
2 BEDROOM
2 BATH
949 SF



LIVE-WORK - OPTION A



LIVE-WORK - OPTION B

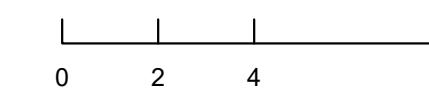


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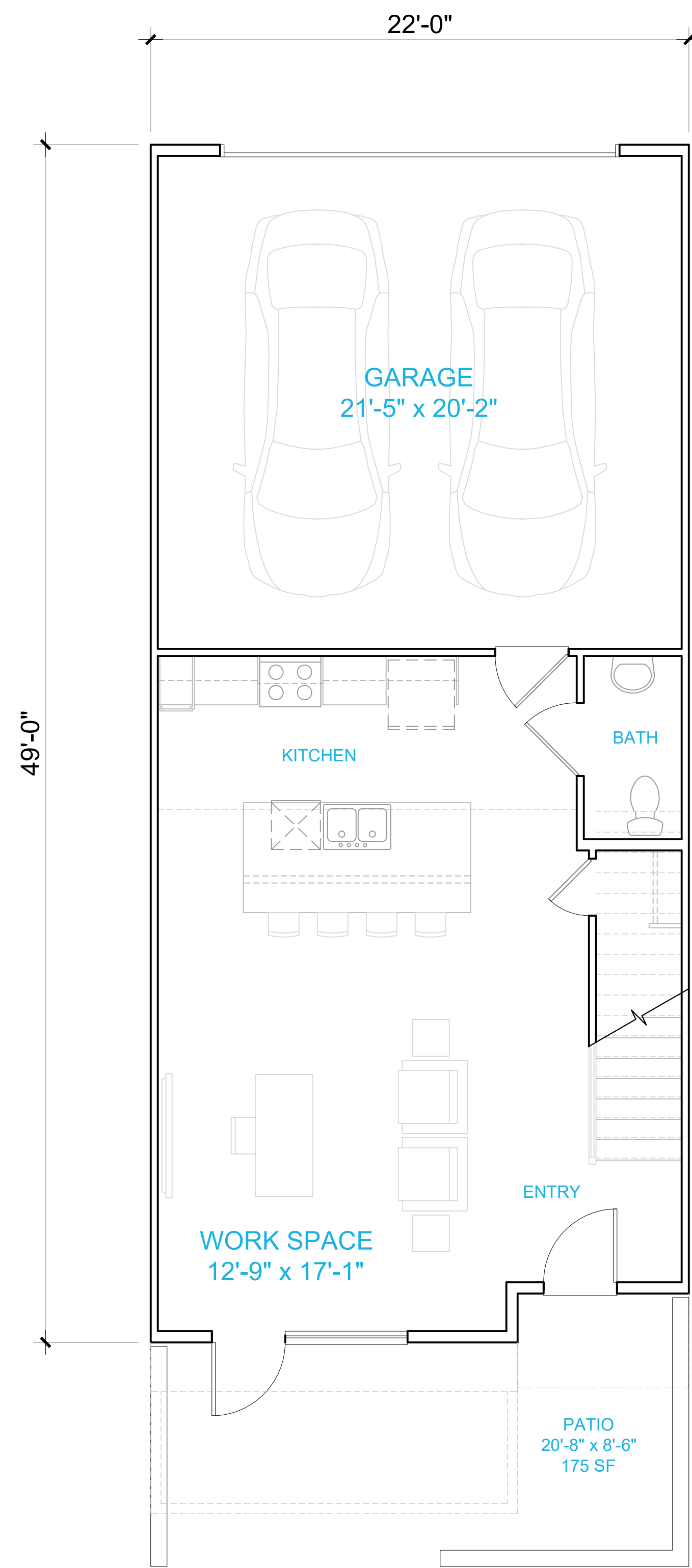
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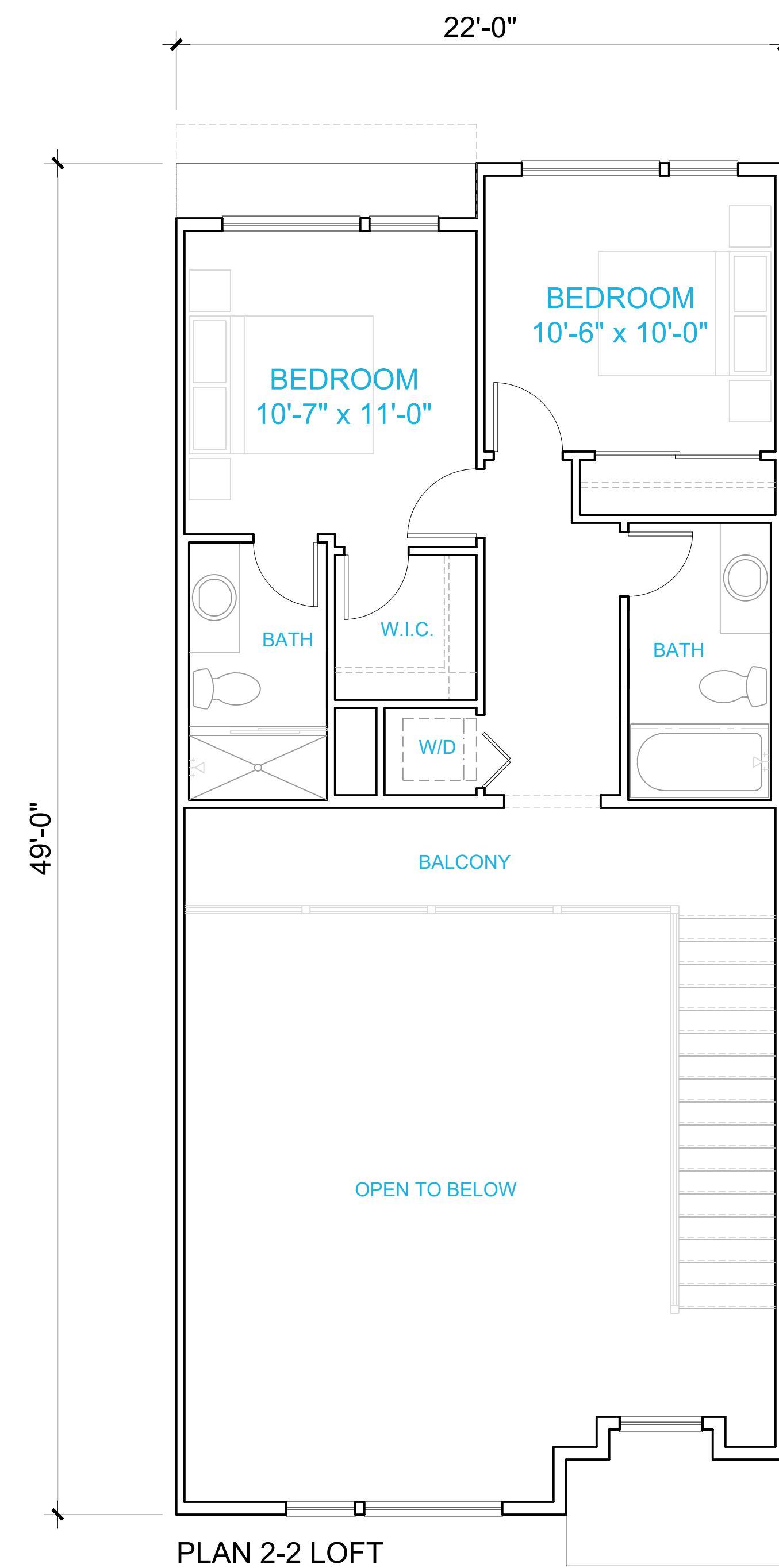


UNIT PLANS
2-BEDROOM STANDARD PLAN & LIVE-WORK PLAN

A5-2



PLAN 2-2
2 BEDROOM
2.5 BATH
1186 SF



PLAN 2-2 LOFT

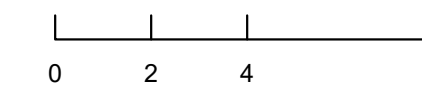


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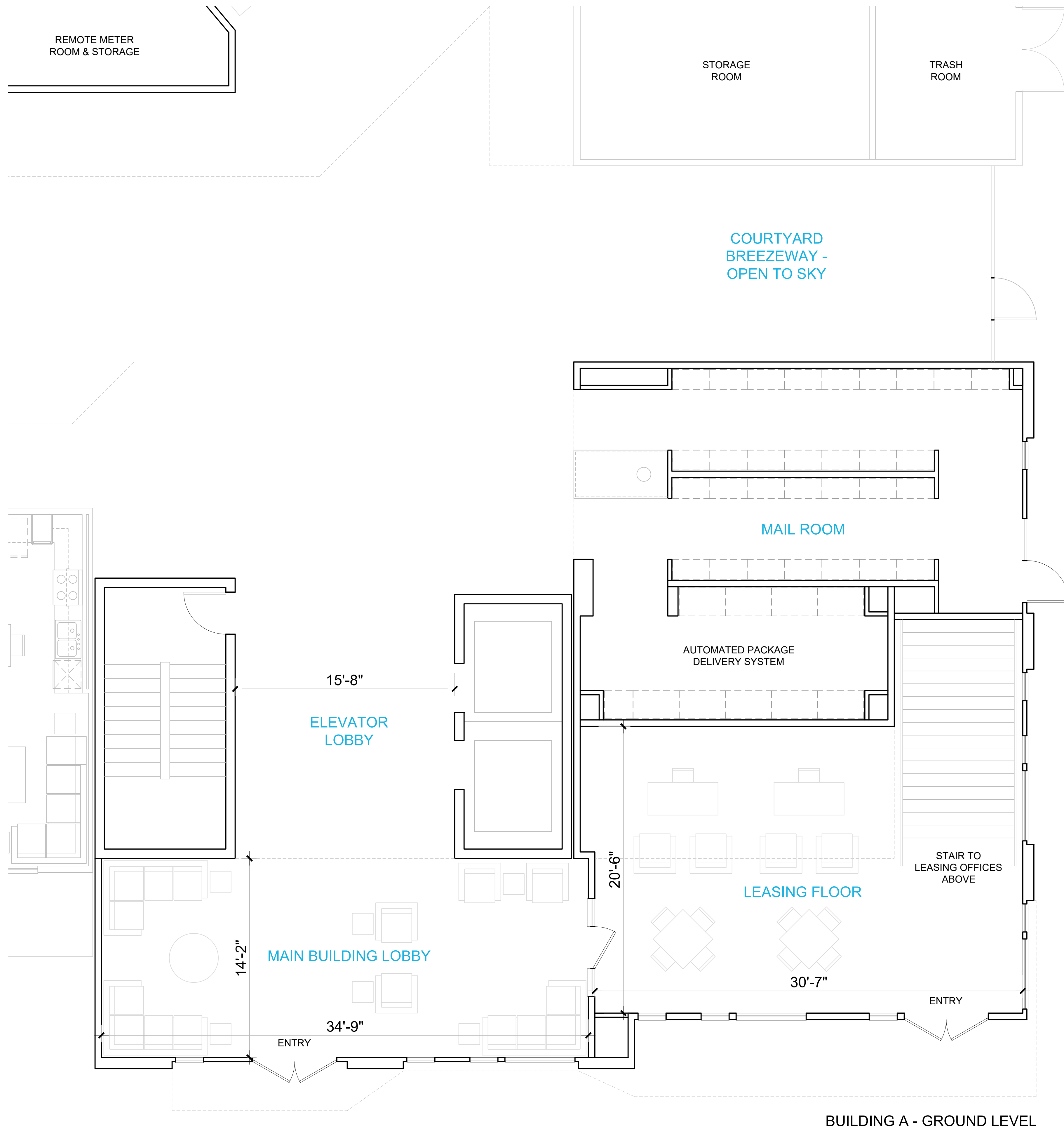
IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

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NOVEMBER 08, 2024

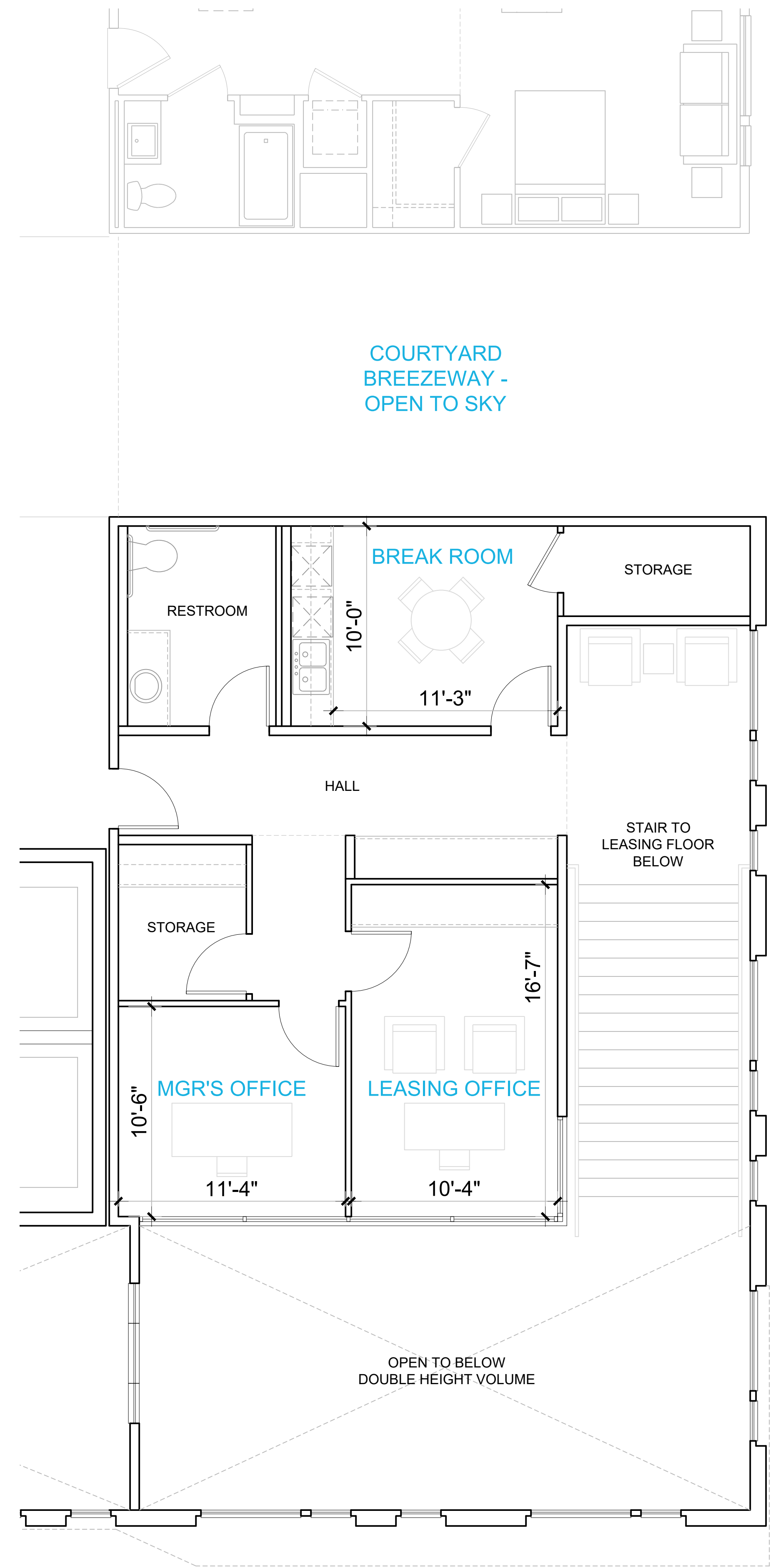


UNIT PLANS
2-BEDROOM LIVE-WORK TOWNHOME

A5-3



BUILDING A - GROUND LEVEL



BUILDING A - SECOND LEVEL

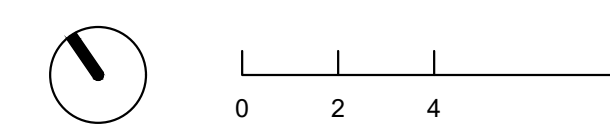


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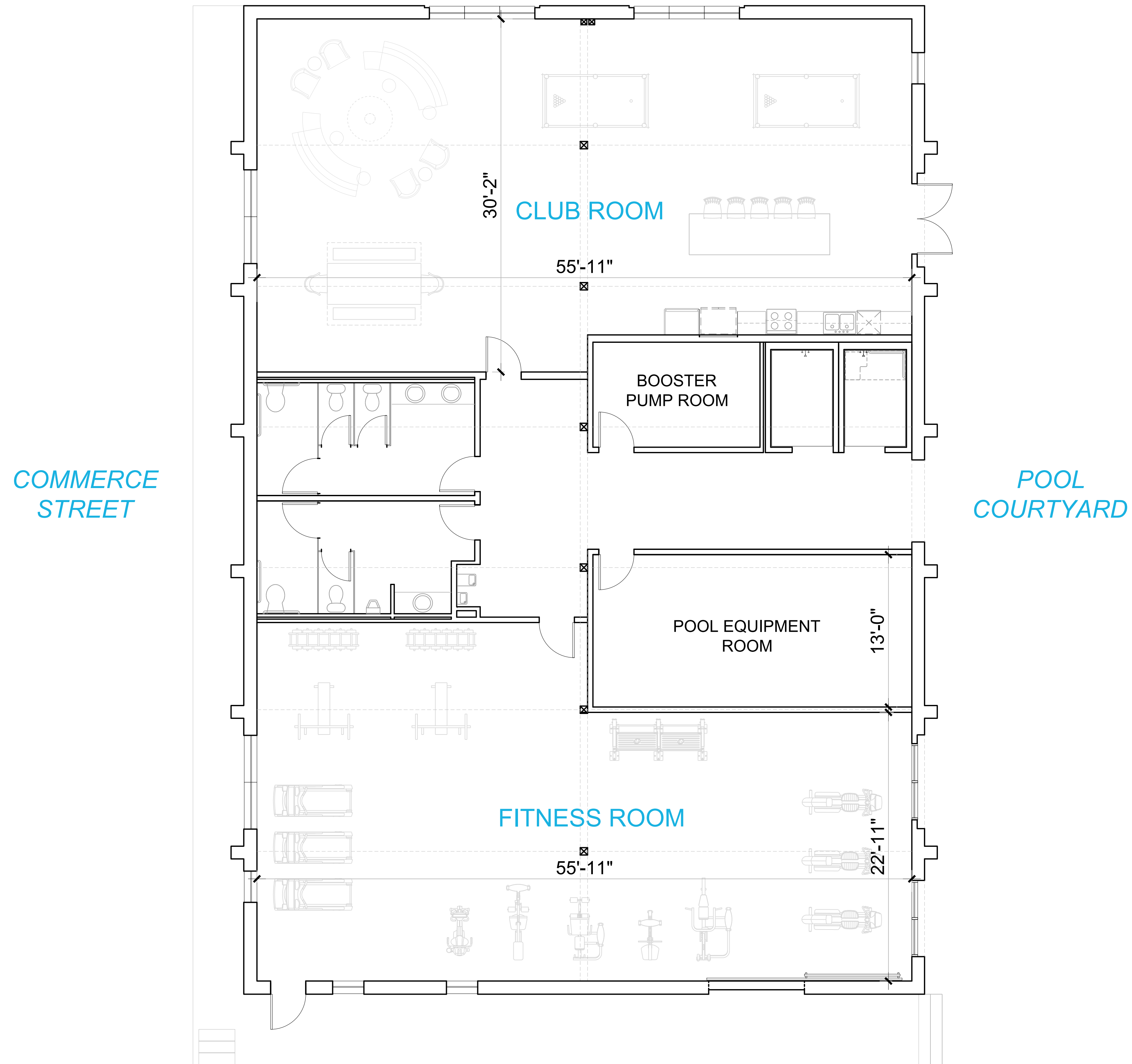
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ENLARGED PLANS
BUILDING A | LEASING, LOBBY & MAIL

A5-4



BUILDING D - GROUND LEVEL



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ENLARGED PLANS
BUILDING D

A5-5



STREET SCENE FROM MISSION INN AVENUE | BUILDINGS A & C



CORNER OF MISSION INN AVENUE AND COMMERCE STREET | BUILDING A

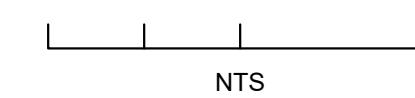


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CONCEPTUAL PERSPECTIVES

A6-0



LEASING LOBBY PROJECT ARRIVAL | BUILDING A



EYE LEVEL VIEW OF MISSION INN AVENUE | BUILDINGS A & C



STREET SCENE ALONG COMMERCE STREET | BUILDING A

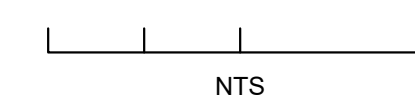


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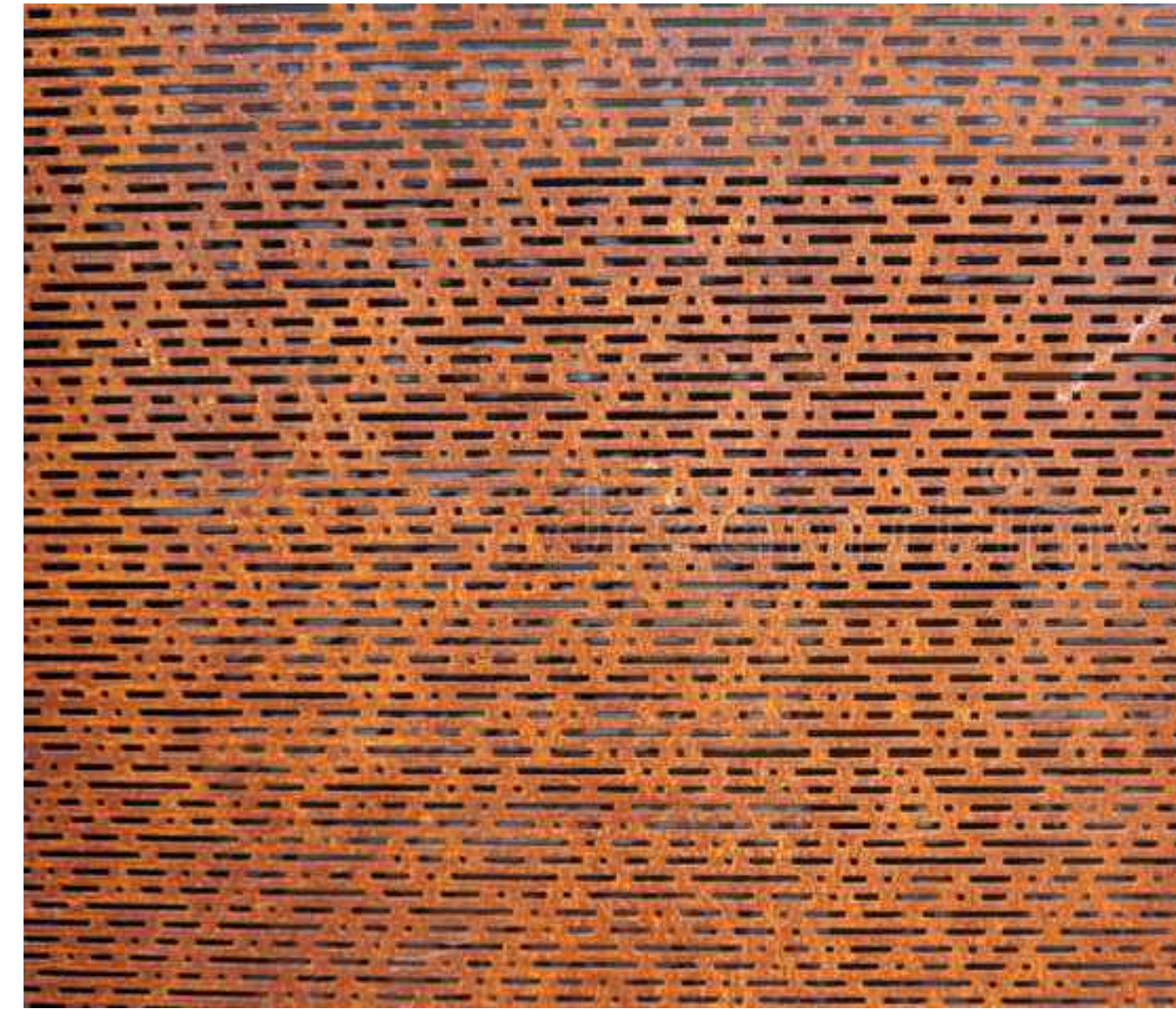
NTS

CONCEPTUAL PERSPECTIVES

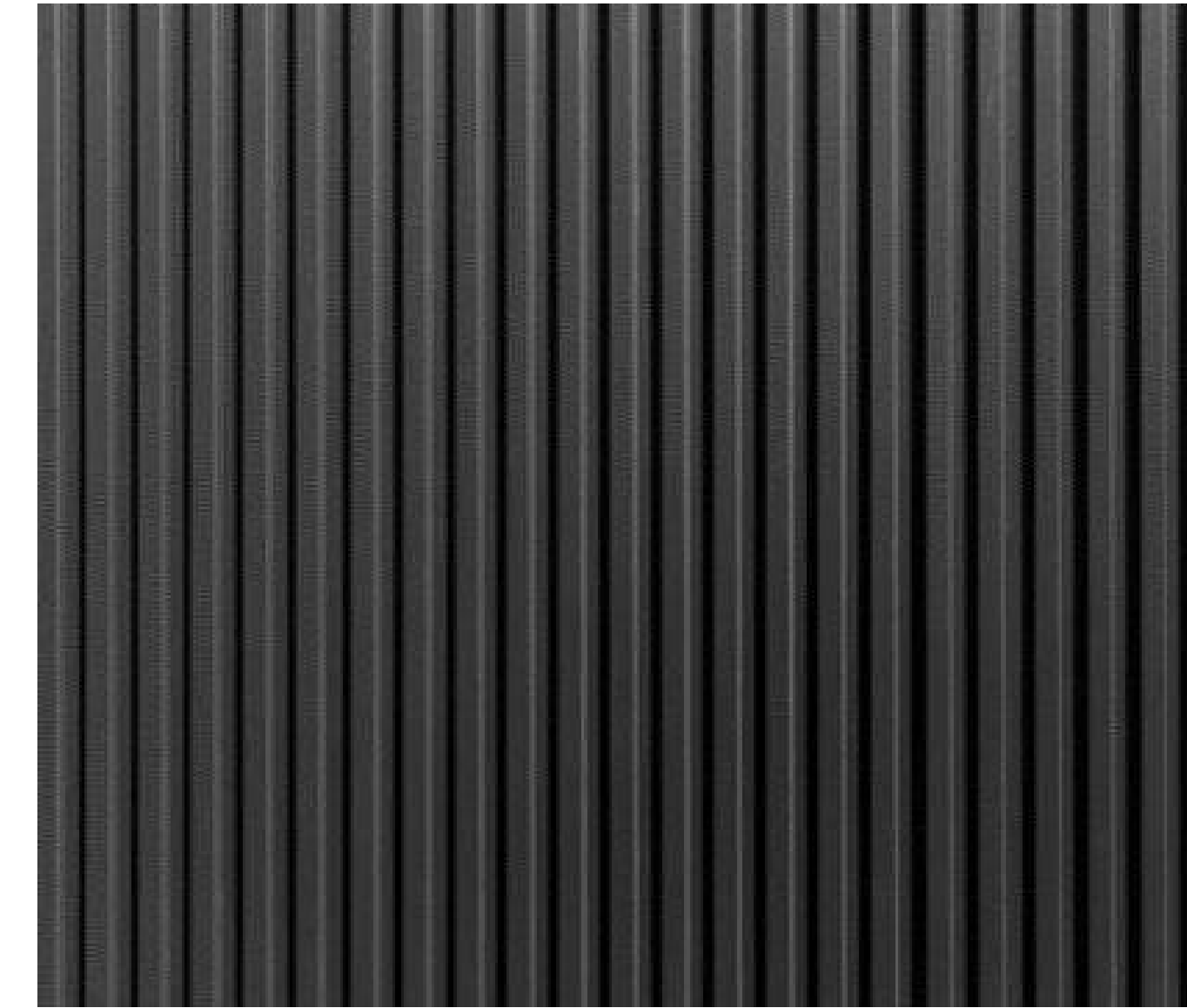
A6-1



WEATHERED STEEL
HUES OF RUSTED RED & BROWN
*OCCURS AT RESIDENTIAL
 STREET CORNER FRONTAGES -
 ALL LEVELS, LOBBIES AND AMENITY AREAS*



PERFORATED STEEL
HUES OF RUSTED RED & BROWN
*OCCURS AT STAIR TOWERS -
 ALL LEVELS*



CORRUGATED METAL
DARK GRAY
*OCCURS AT RESIDENTIAL -
 FLOORS 2-4*



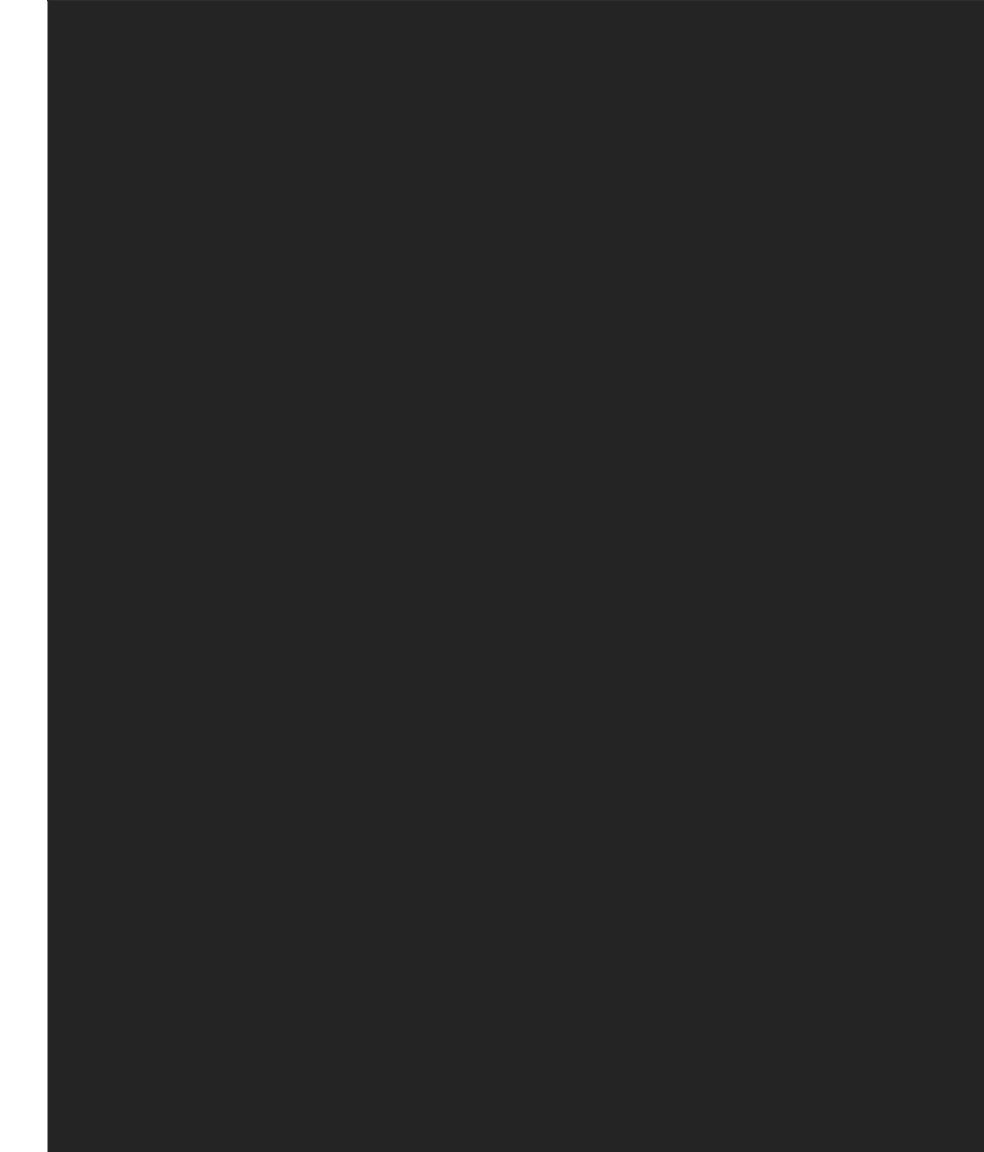
STUCCO
LIGHT GRAY
*OCCURS AT RESIDENTIAL -
 ALL LEVELS*



BURNISHED CMU
LIGHT GRAY
*OCCURS AT RESIDENTIAL PATIOS -
 GROUND LEVEL*



STEEL GRATE RAILINGS
DARK GRAY
*OCCURS AT RESIDENTIAL -
 ALL LEVELS*



VINYL & STOREFRONT
DARK GRAY
*OCCURS AT RESIDENTIAL -
 ALL LEVELS, LOBBIES AND
 AMENITY AREAS*

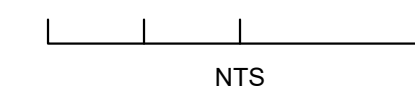


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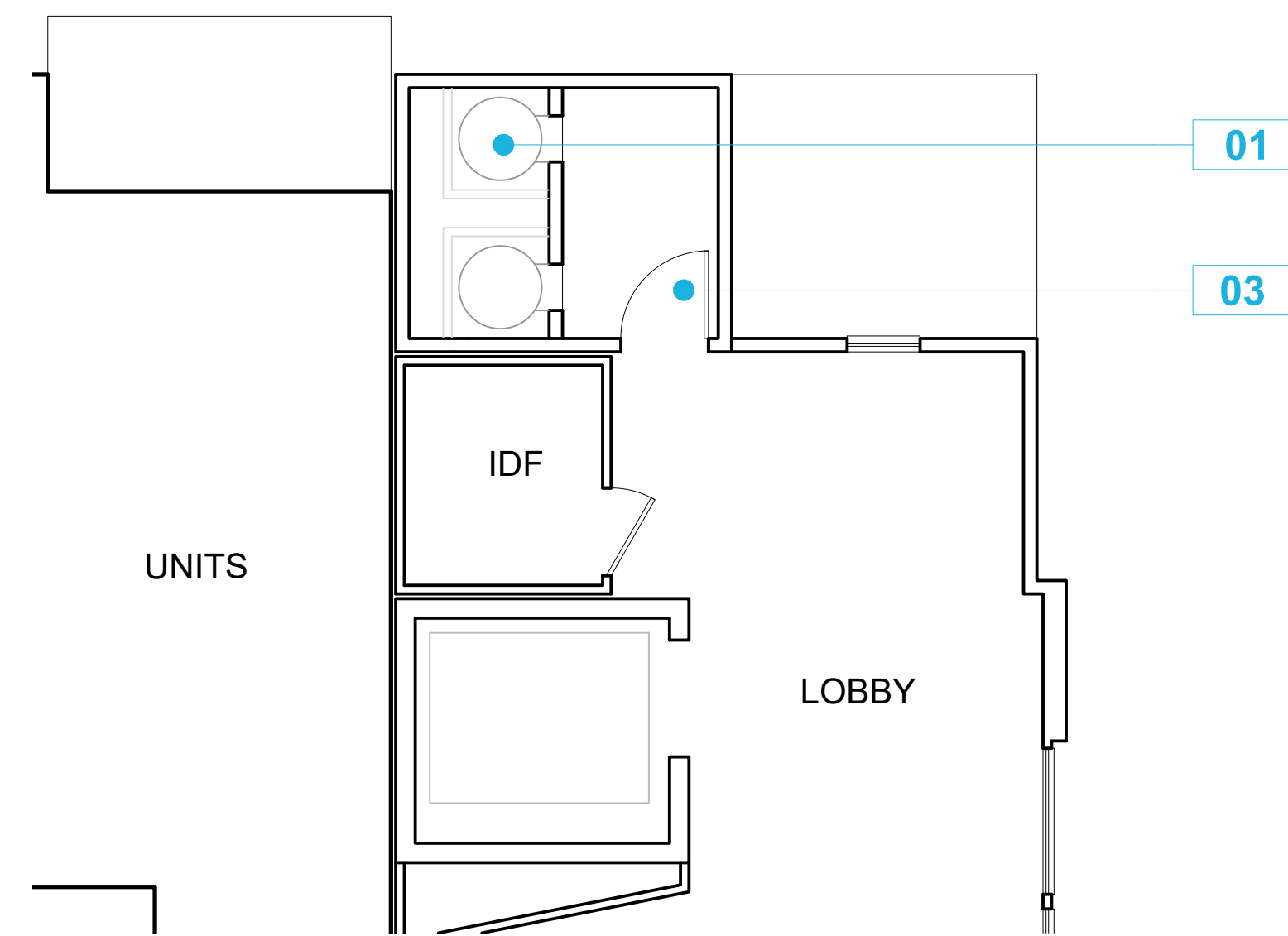
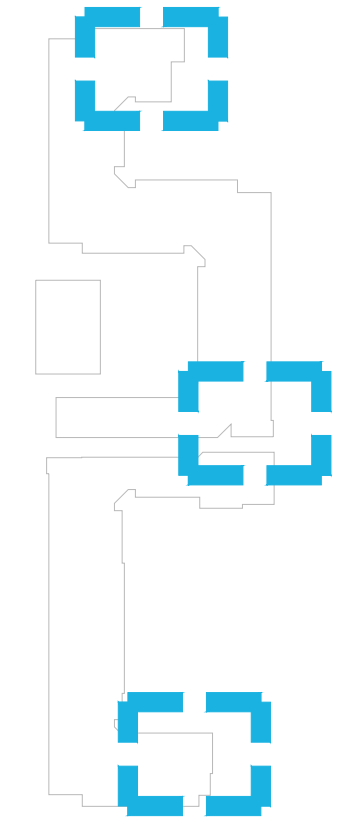
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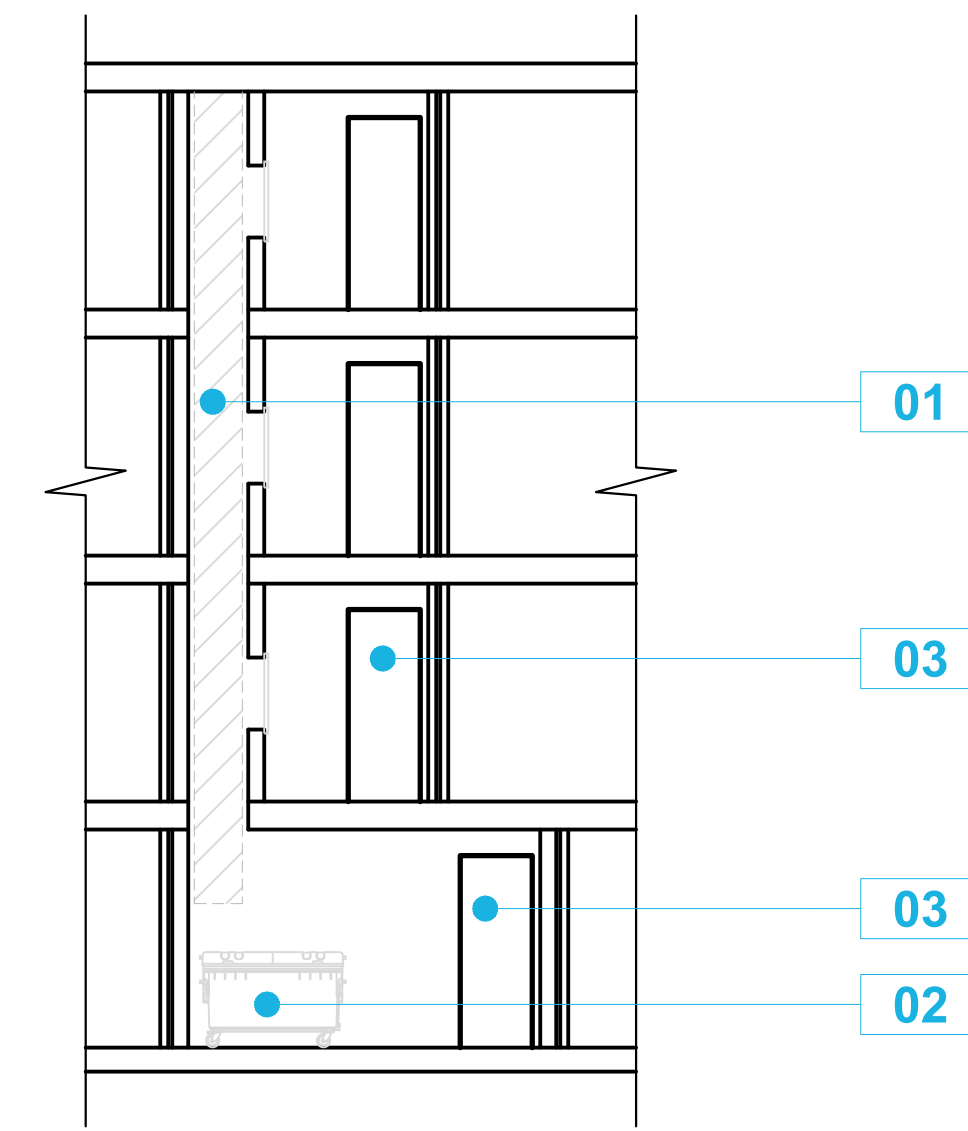


COLOR AND MATERIALS

A8-0



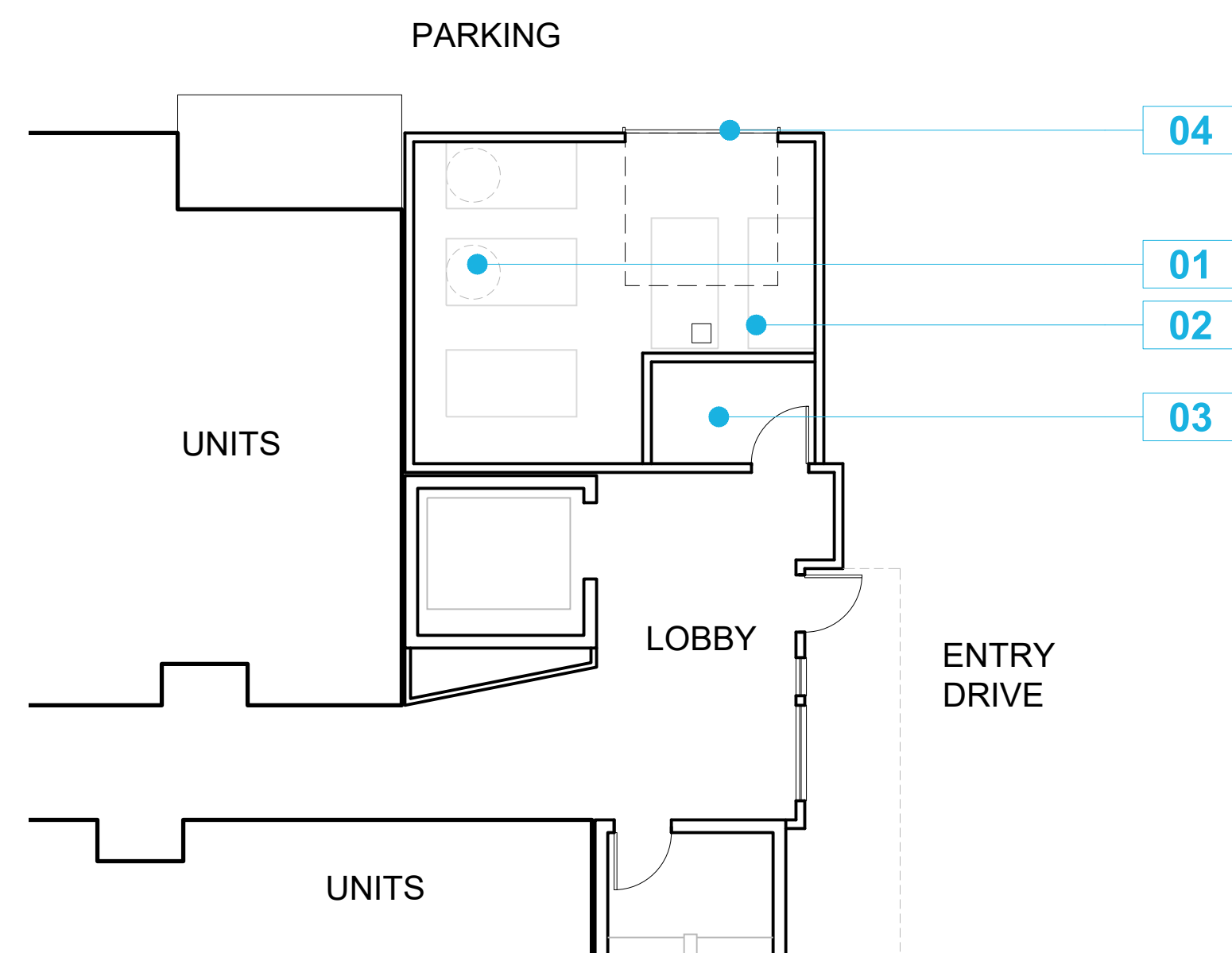
TYPICAL RESIDENTIAL TRASH ACCESS



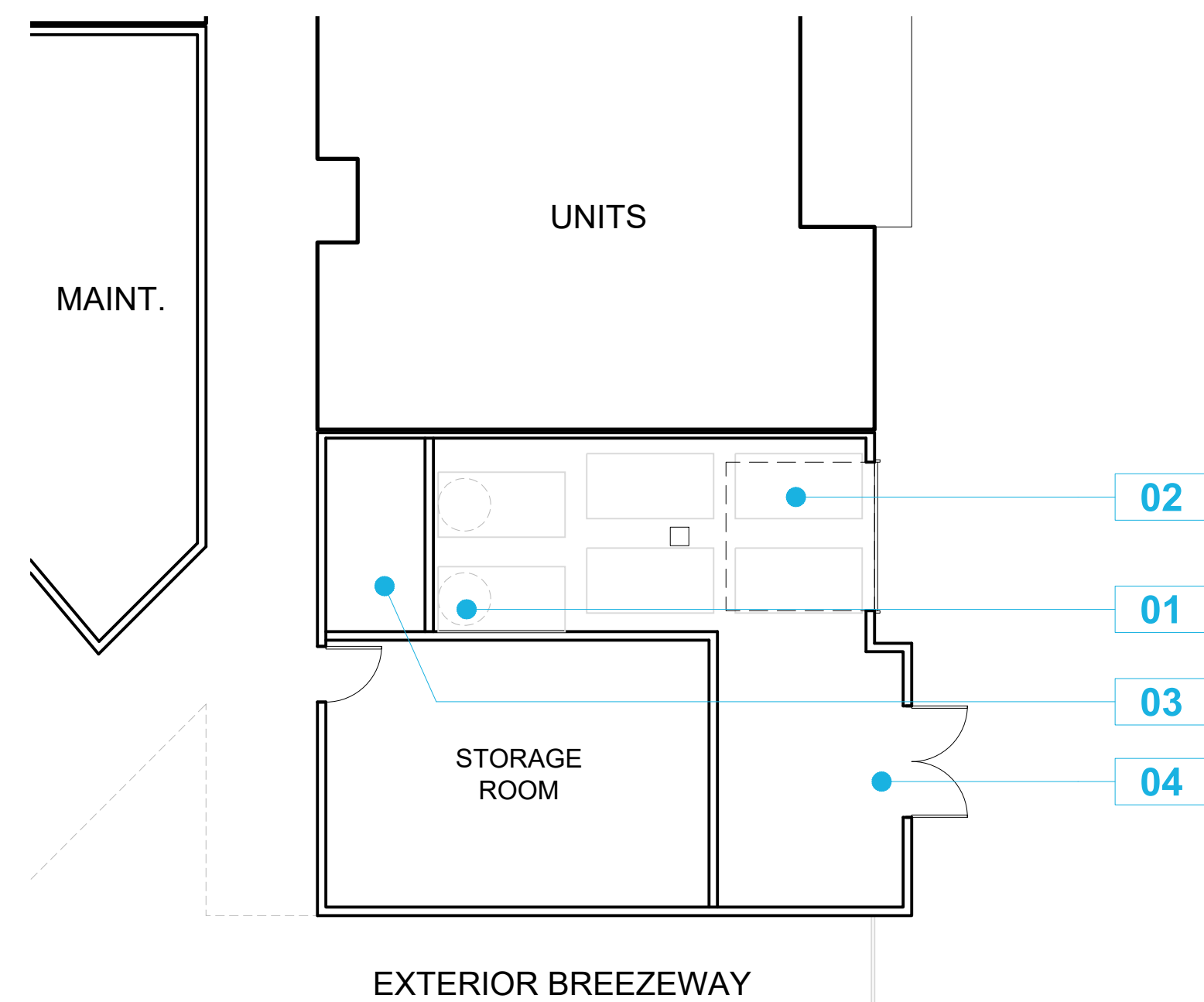
EXAMPLE TRASH CHUTE BUILDING SECTION

TRASH PLAN

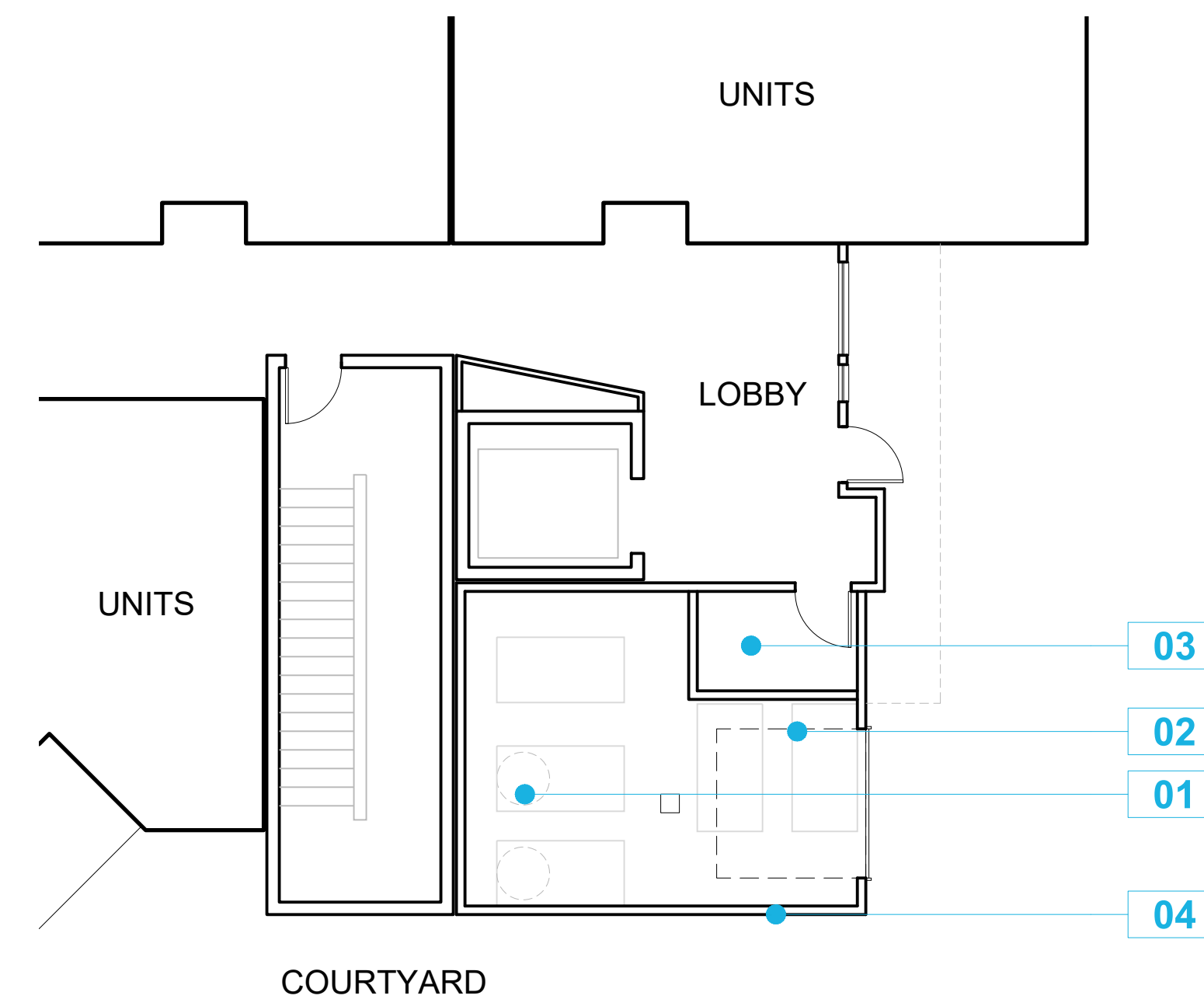
- RESIDENTS DEPOSIT TRASH INTO TRASH CHUTES ON EACH FLOOR.
- TRASH IS COLLECTED INTO TRASH BINS ON TRASH TERMINATION FLOOR.
- BINS ARE RETRIEVED ON TRASH PICKUP DAY FROM THE TRASH TERMINATION ROOMS AND BROUGHT TO A STAGING AREA ON SITE DETERMINED IN COMPLIANCE WITH THE APPROVED TRASH COLLECTION AGENCY
- TRASH ROOMS AND CHUTES ARE CONVENIENTLY LOCATED NEAR ELEVATOR LOBBIES AND MAIN BUILDING ENTRIES, AND/OR CENTRALIZED WITHIN THE BUILDING. ALL RESIDENTS HAVE EQUAL ACCESS FROM THEIR UNITS, OR THEIR PARKING SPACES BELOW AND ON GRADE. TRASH ACCESS IS LOCATED NO FURTHER THAN 325' FROM ANY FRONT DOOR WITHIKN THE PROJECT



FIRST FLOOR TERMINATION ROOM SOUTH BUILDING A



FIRST FLOOR TERMINATION ROOM CENTRAL BUILDING A



FIRST FLOOR TERMINATION ROOM NORTH BUILDING A

CALLOUT LEGEND

- 01 TRASH CHUTE
- 02 TRASH BIN
- 03 RESIDENT ACCESS
- 04 APPROVED TRASH AGENCY ACCESS (VIA ROLL-UP GARAGE DOOR)



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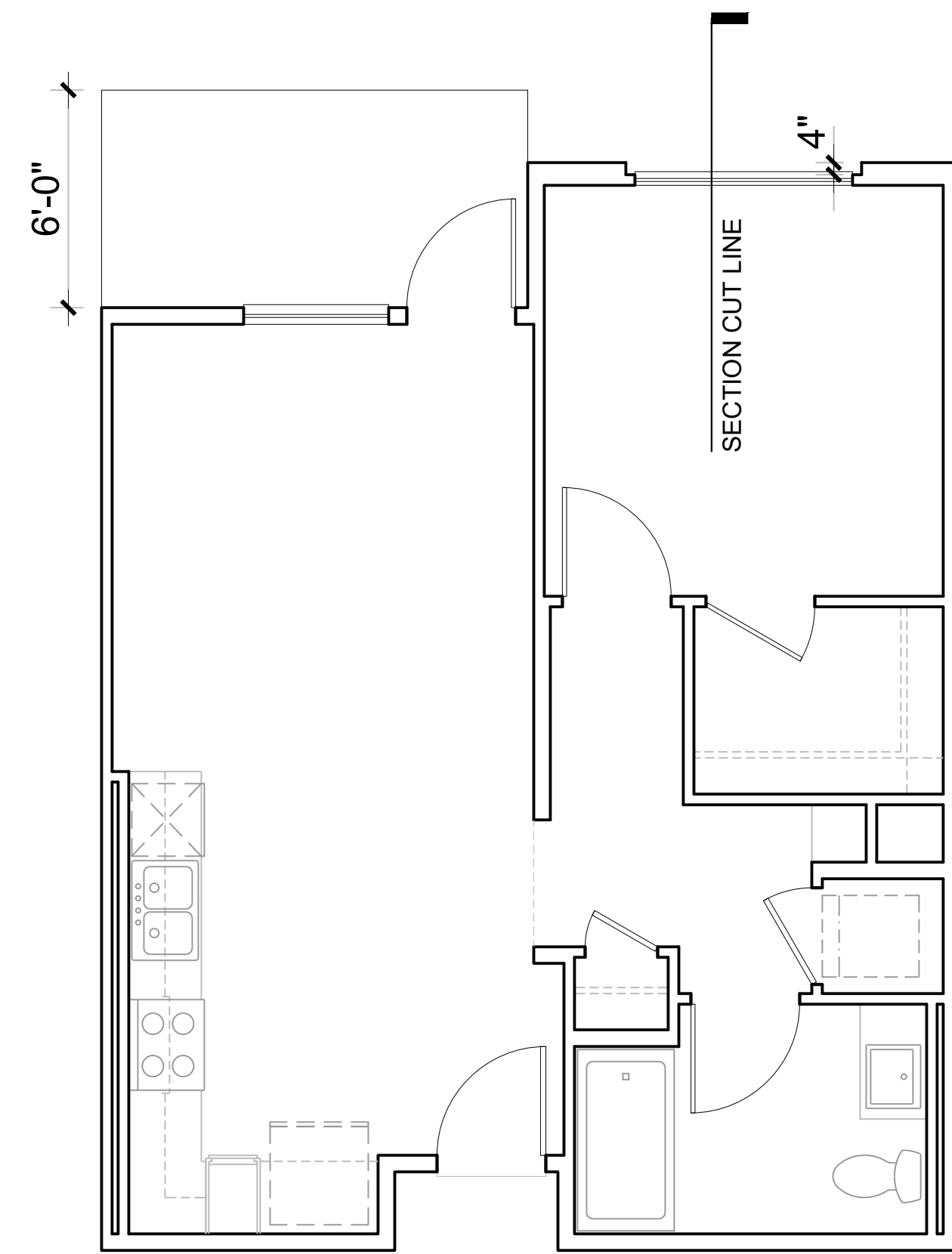
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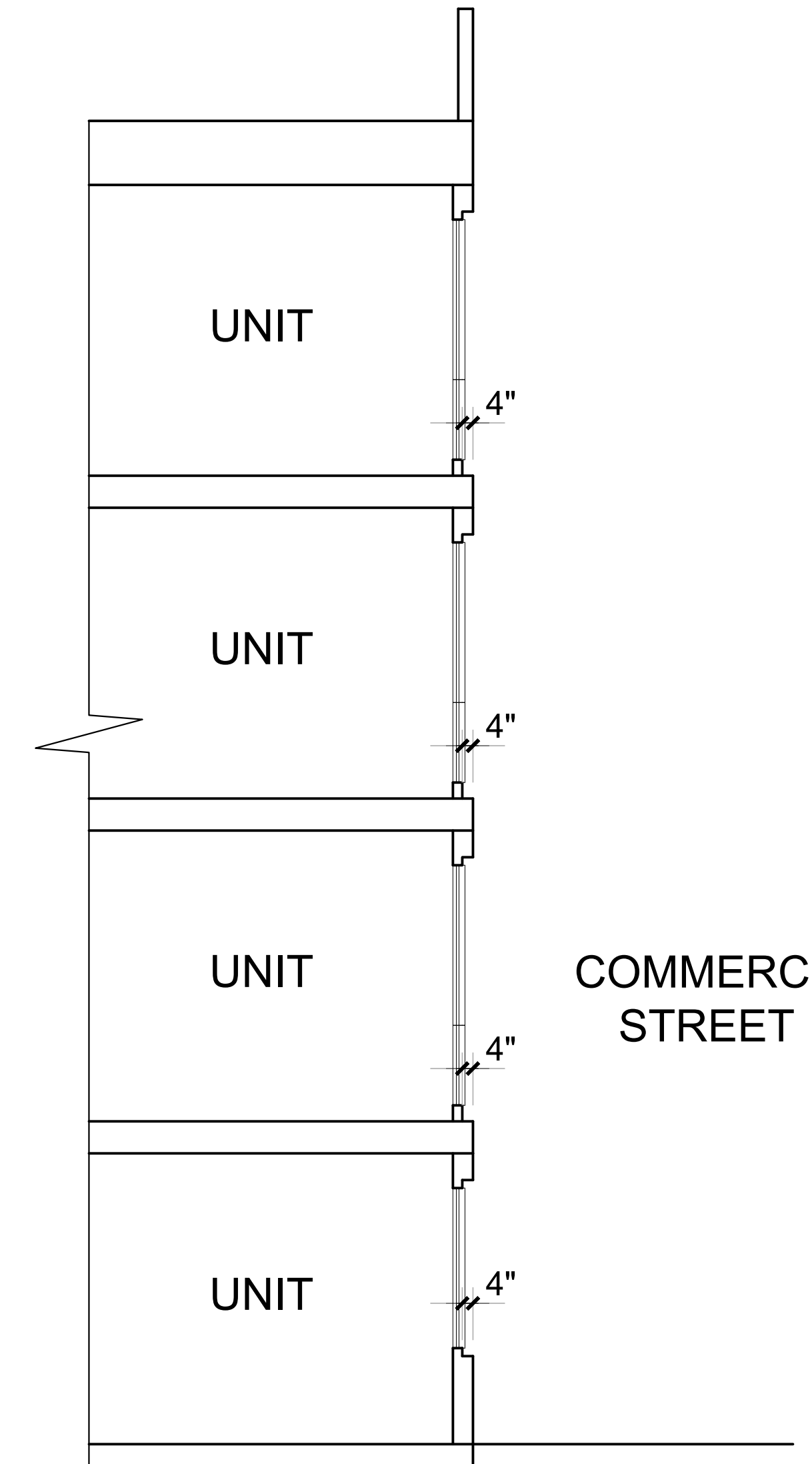
TRASH EXHIBIT

A9-0

COMMERCE STREET



TYPICAL STREET-FRONTING PLAN SHOWING RECESSED WINDOW CONDITION



TYPICAL STREET-FRONTING SECTION SHOWING RECESSED WINDOW CONDITION

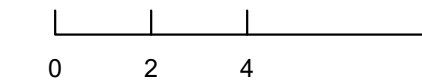


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WINDOW RECESS EXHIBIT

A9-1