



**PROJECT LOCATION**



VICINITY MAP NTS



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**  
NOVEMBER 08, 2024

**TITLE SHEET**  
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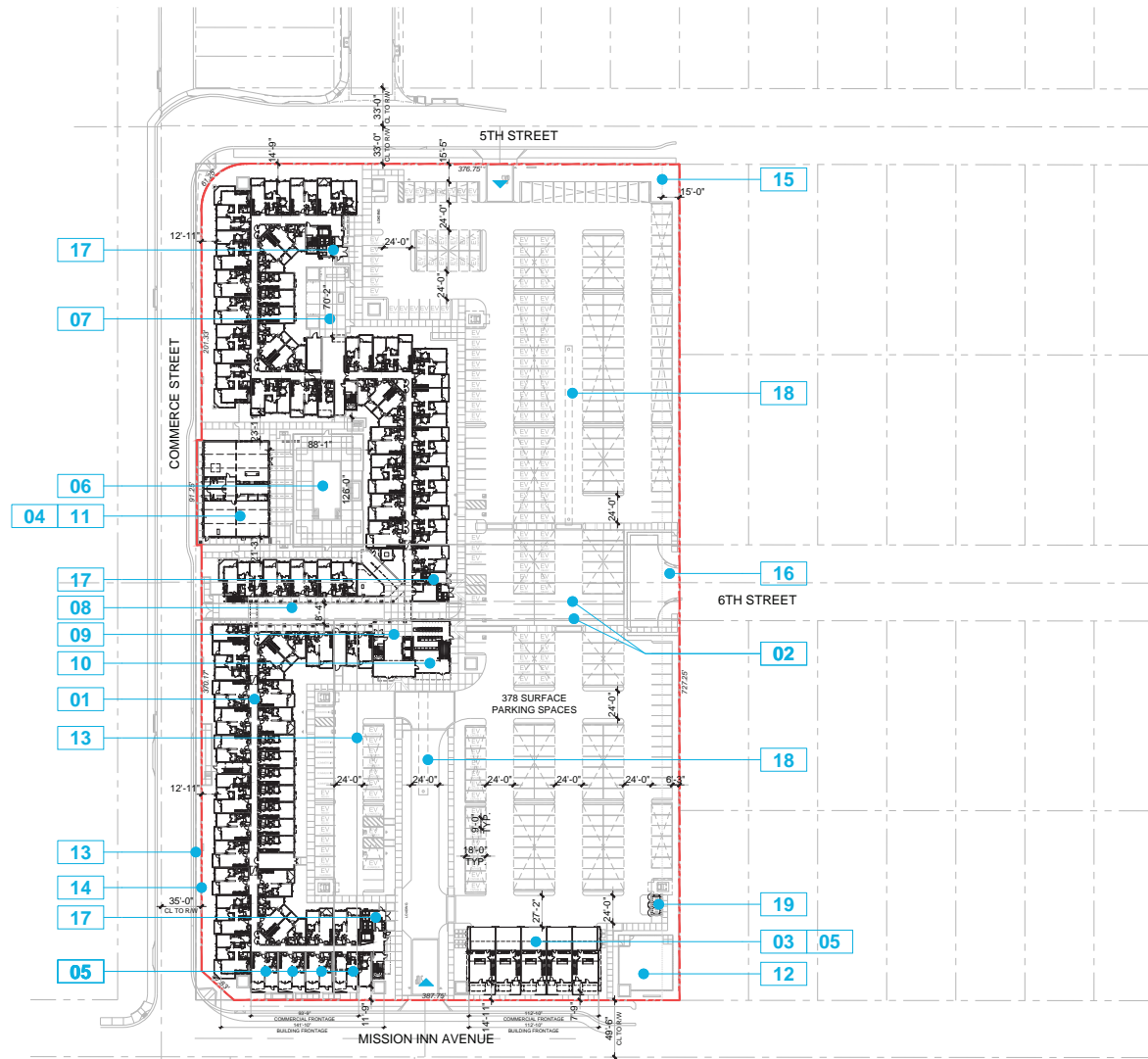
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03	CONCEPTUAL FENCE AND WALL PLAN
04	COURTYARD A - POOL AREA ENLARGEMENT
05	COURTYARD B & C ENLARGEMENTS



**PROJECT SUMMARY**

COMMERCE ST AND MISSION INN AVE  
RIVERSIDE, CALIFORNIA

**ZONING**  
CURRENT: BMP (BUSINESS MANUFACTURING AND PARK ZONE)  
PROPOSED: MU-U (MIXED-USE URBAN)

**AREA**  
PRE-DEDICATION: 7.03 AC (306,100 SF)  
POST-DEDICATION: 6.94 AC (302,131 SF)  
TOTAL DWELLING UNITS: 300 DU  
DENSITY: 42.7 DU/AC  
FAR: 0.95:1 (292,250 SF)

**UNIT MIX**  
STUDIO: 51 UNITS (17%)  
1-BED: 147 UNITS (49%)  
2-BED: 93 UNITS (31%)  
LIVE/WORK: 9 UNITS (3%)  
TOTAL: 300 UNITS  
AVG. UNIT SIZE: 713 SF

**VEHICLE PARKING**  
RESIDENTIAL REQUIRED: 474 SPACES  
(1 SP/STUDIO + 1.5 SP/1-BED + 2 SP/2-BED)  
RESIDENTIAL PROVIDED: 388 SPACES  
(1.29 SP/DU)

378 SURFACE SPACES  
10 GARAGE SPACES (2 SP/TH)  
\*COVERED: 301 SPACES (1 SP/DU)

**CALLOUT LEGEND**

- 01 BUILDING A (4-STORY ON GRADE)
- 02 AT&T EASEMENT
- 03 BUILDING C (2-STORY TOWNHOMES)
- 04 BUILDING D (HISTORIC)
- 05 LIVE-WORK UNITS
- 06 COURTYARD A (ACTIVE - POOL)
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- 08 OPEN AIR BREEZEWAY
- 09 LOBBY
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- 11 AMENITIES
- 12 DOG PARK
- 13 EXISTING PROPERTY LINE
- 14 NEW PROPERTY LINE
- 15 PROPOSED SETBACK
- 16 6TH STREET HAMMERHEAD
- 17 IN-BUILDING TRASH ROOM
- 18 STORMWATER TREATMENT TANK & AQUA-SWIRL
- 19 ON-GRADE TRASH ENCLOSURE

**COMMERCIAL FRONTAGE**

MIXED-USE COMMERCIAL FRONTAGE COMPLIANCE  
(PER SECTION 19.120.050)

LOCATION	FRONTAGE LENGTH*	80% LINEAL GROUND FLOOR FRONTAGE REQUIRED	COMMERCIAL FRONTAGE PROPOSED
MISSION INN AVENUE	254.67 FT	203.73 FT	206.58 FT (81.1%)

\* EXCLUDING NON-BUILDING SITE AREA (DRIVEWAYS OR PEDESTRIAN ENTRANCES)

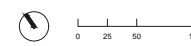


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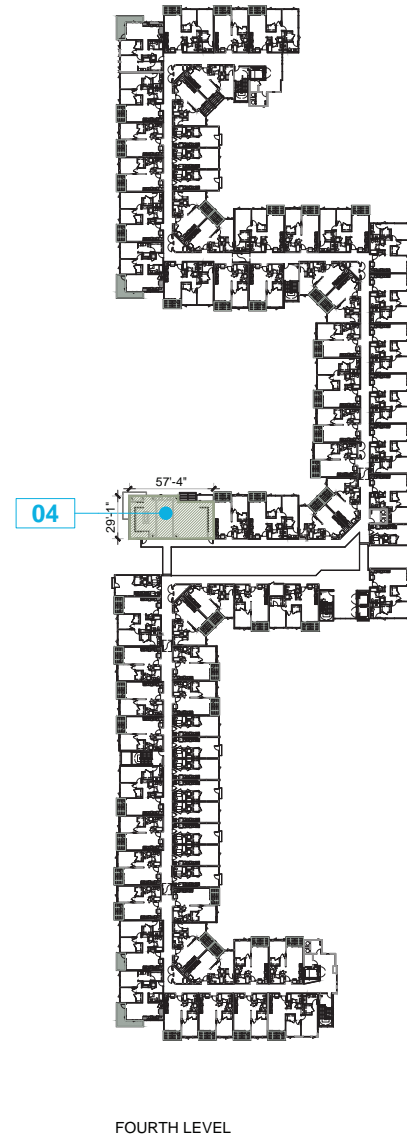
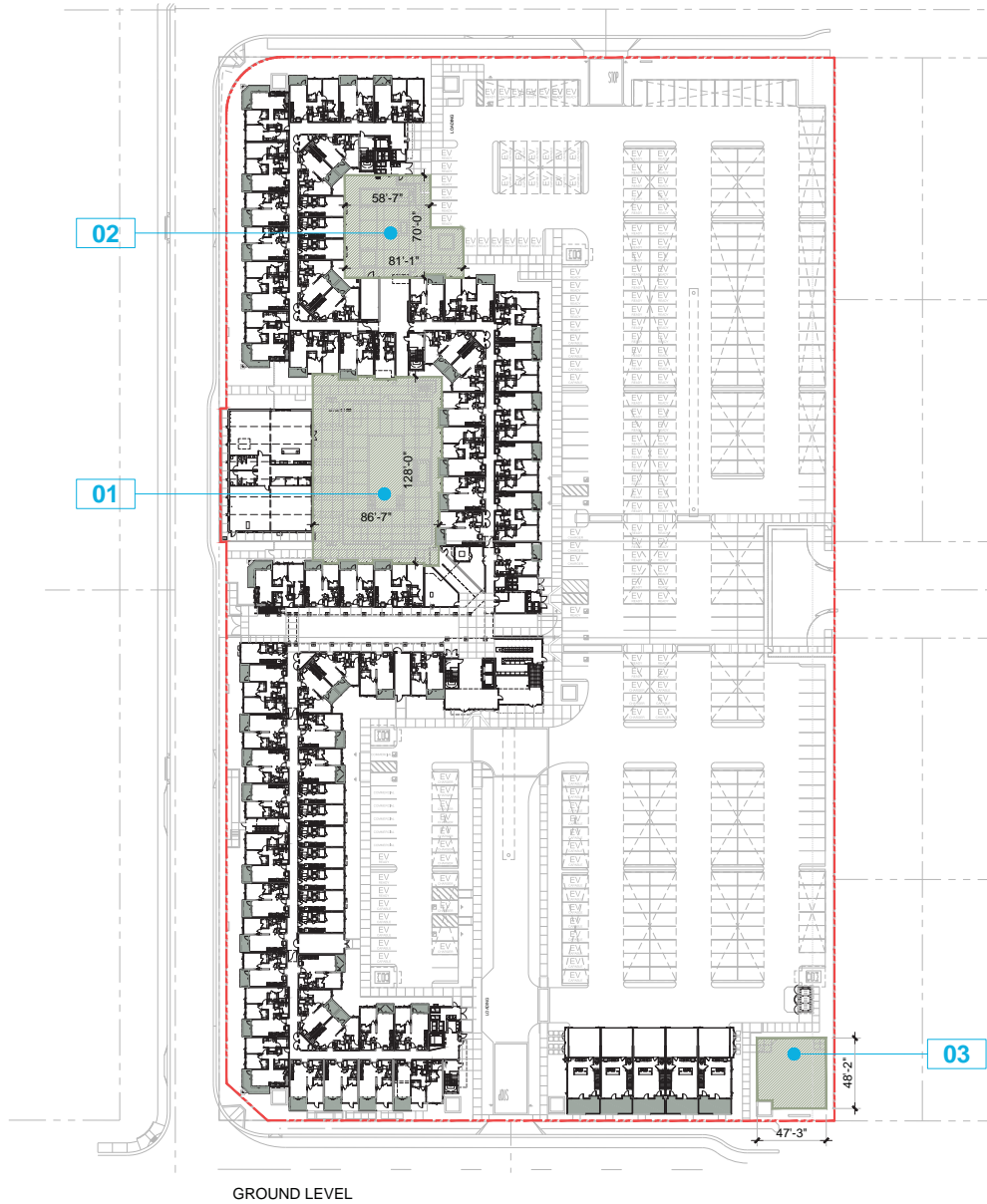
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**SITE PLAN**  
PROJECT SUMMARY

**A1-0**



**OPEN SPACE**

**REQUIRED**

COMMON OPEN SPACE: (>50 SF/DU)	15,000 SF
PRIVATE OPEN SPACE: (50 SF/DU FOR AT LEAST 50% OF THE UNITS)	7,500 SF
<b>TOTAL REQUIRED:</b>	<b>22,500 SF</b>

**PROVIDED**

COMMON OPEN SPACE:	19,650 SF
PRIVATE OPEN SPACE:	17,120 SF
<b>TOTAL PROVIDED:</b>	<b>36,770 SF</b>

**COLOR LEGEND**

- COMMON OPEN SPACE
- PRIVATE OPEN SPACE

**AREA LEGEND**

01	COURTYARD A	11009 SQ. FT.
02	COURTYARD B	4850 SQ. FT.
03	DOG PARK	2218 SQ. FT.
04	ROOF DECK	1572 SQ. FT.



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OPEN SPACE EXHIBIT

A1-2

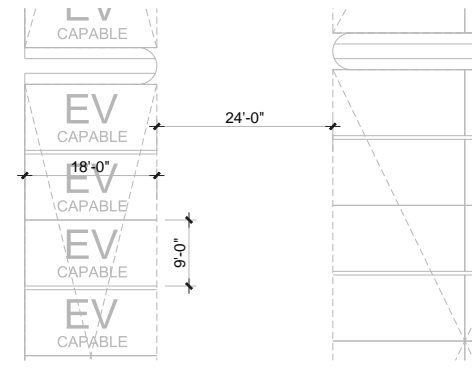
**PARKING PLAN**

**RESIDENTIAL**  
 74 STANDARD - OPEN  
 288 STANDARD - COVERED  
 6 ACCESSIBLE - OPEN  
 3 ACCESSIBLE - COVERED  
 10 GARAGE - COVERED  
**381 TOTAL SPACES PROVIDED**

\*301 COVERED SPACES  
 (1 SPACE PER DWELLING UNIT MIN.)

**LEASING / COMMERCIAL**  
 6 STANDARD - OPEN  
 1 ACCESSIBLE - OPEN  
**7 TOTAL SPACES PROVIDED**

**388 TOTAL PARKING SPACES ON SITE**



TYPICAL PARKING SPACE



GROUND LEVEL

**COLOR LEGEND**

- RESIDENTIAL PARKING
- LEASING / COMMERCIAL PARKING
- CARPORT SPACES



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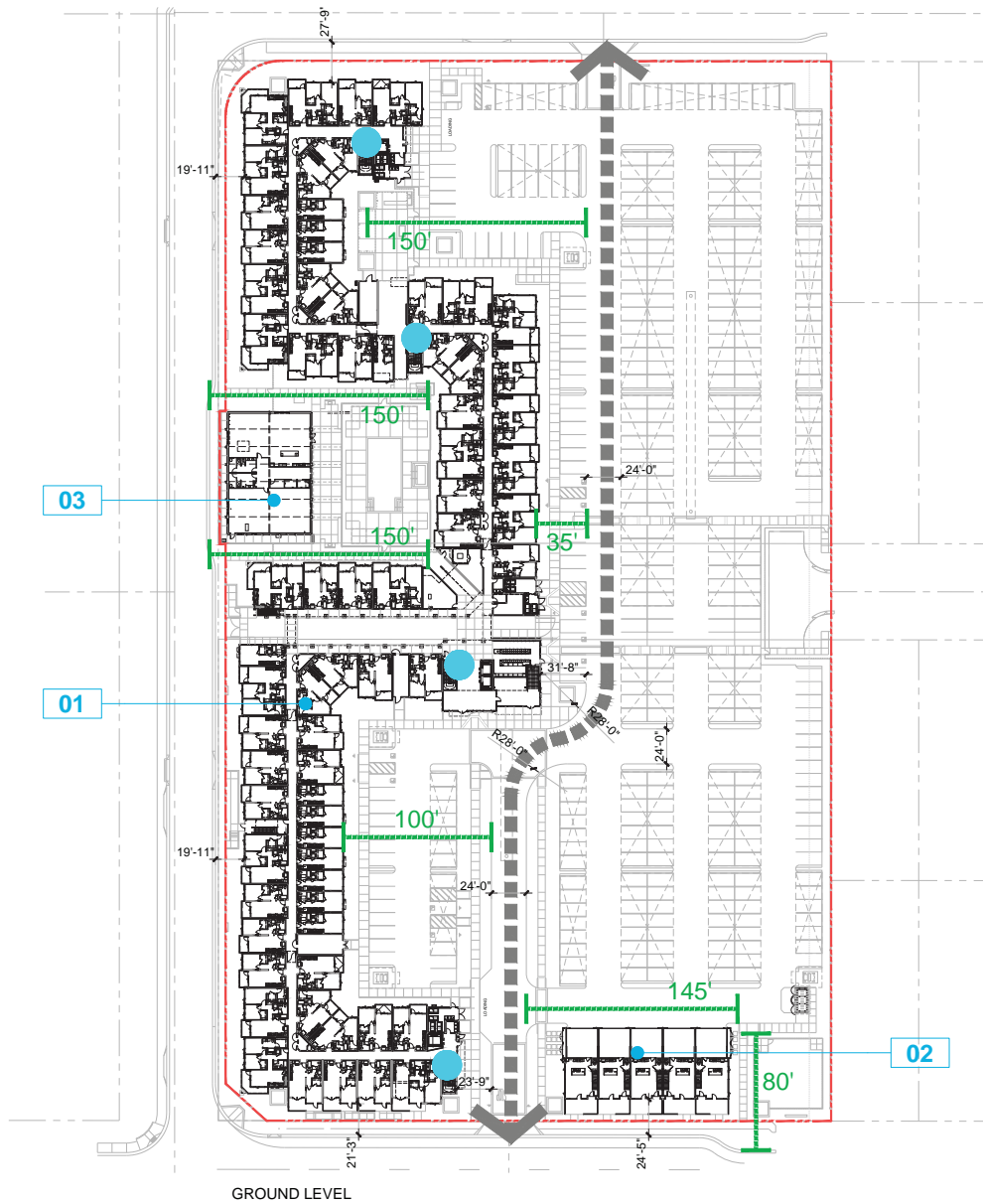
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PARKING EXHIBIT

A1-3



**ARROW LEGEND**

-  FIRE ACCESS  
(20' WIDTH MIN.)
-  FIRE LANE  
(20' WIDTH MIN.)
-  STANDPIPE  
(AT ALL LEVELS / ROOF ACCESS)
-  HOSE PULL BUILDING COVERAGE  
(EXTERIOR)

**BUILDING LEGEND**

- 01 BLDG A - TYPE V 4-STORIES ON GRADE
- 02 BLDG C - TYPE V 2 STORIES ON GRADE
- 03 BLDG D - TYPE V 1 STORY ON GRADE



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FIRE ACCESS PLAN

A1-4

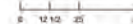


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STREET ELEVATIONS

A2-0



1. BUILDING A - SOUTH ELEVATION



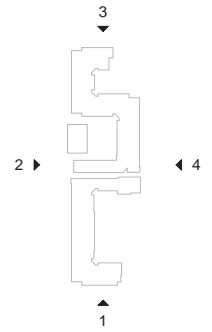
2. BUILDING A - WEST ELEVATION



3. BUILDING A - NORTH ELEVATION



4. BUILDING A - EAST ELEVATION

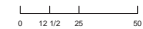


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BUILDING ELEVATIONS  
BUILDING A

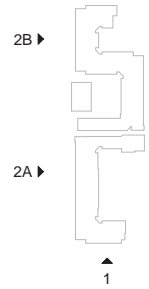
A2-1

**NOTE**

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



1. BUILDING A - SOUTH ELEVATION



2A. BUILDING A - PARTIAL WEST ELEVATION (RIGHT)



2B. BUILDING A - PARTIAL WEST ELEVATION (LEFT)

**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

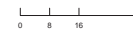


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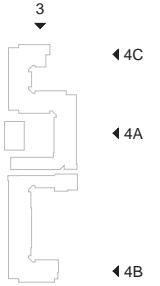
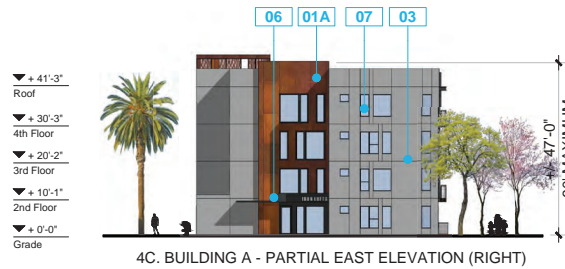
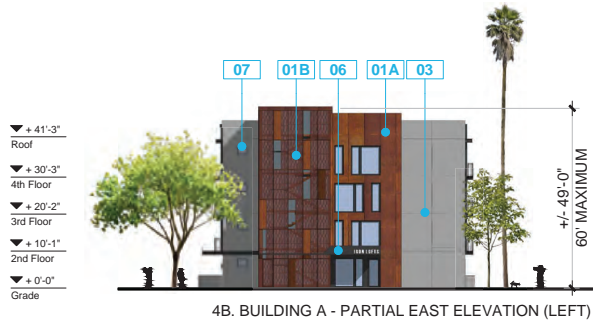
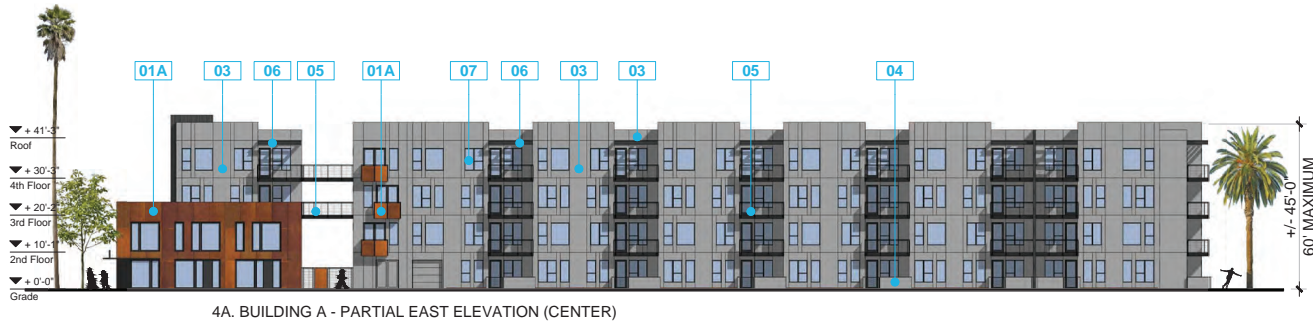


**BUILDING ELEVATIONS**  
BUILDING A

**A2-2**

**NOTE**

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



**CALLOUT LEGEND**

- 01A WEATHERED STEEL - FLAT
- 01B WEATHERED STEEL - PERFORATED
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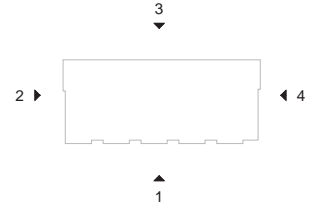
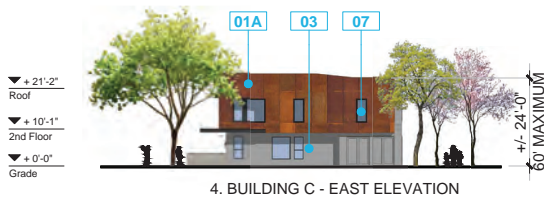
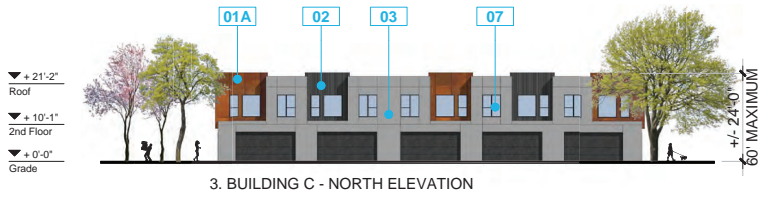
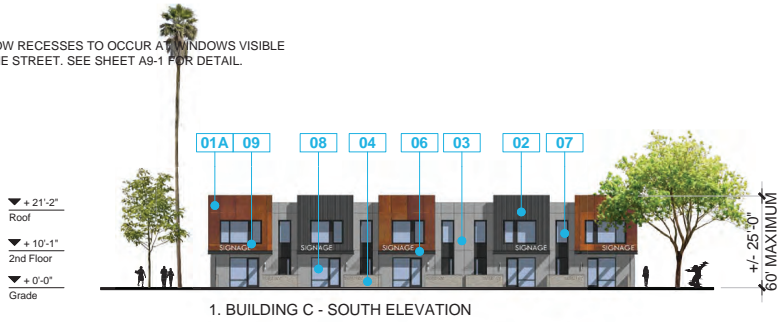


BUILDING ELEVATIONS  
BUILDING A

A2-3

**NOTE**

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



**CALLOUT LEGEND**

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- 01B WEATHERED STEEL - PERFORATED
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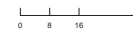


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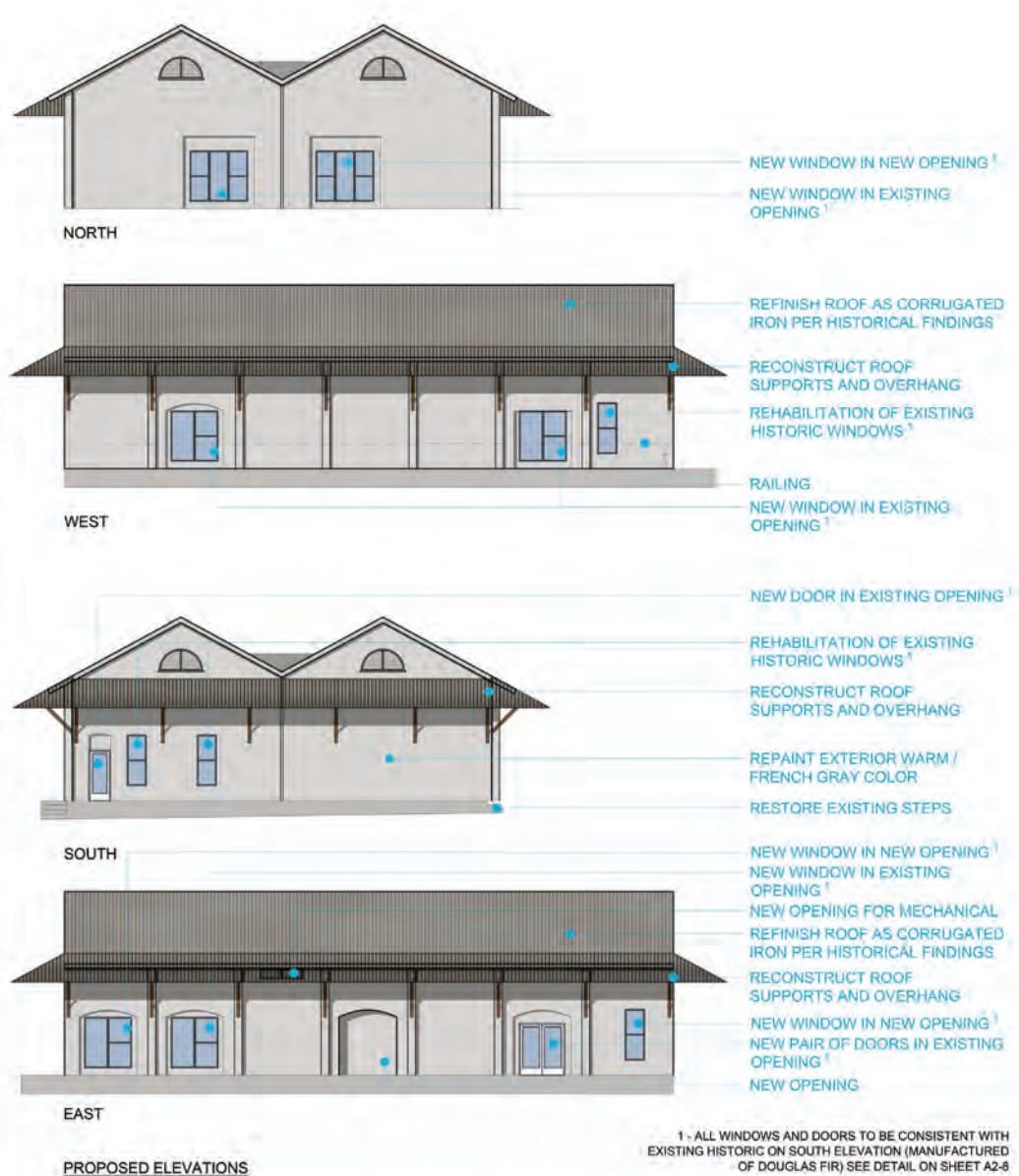
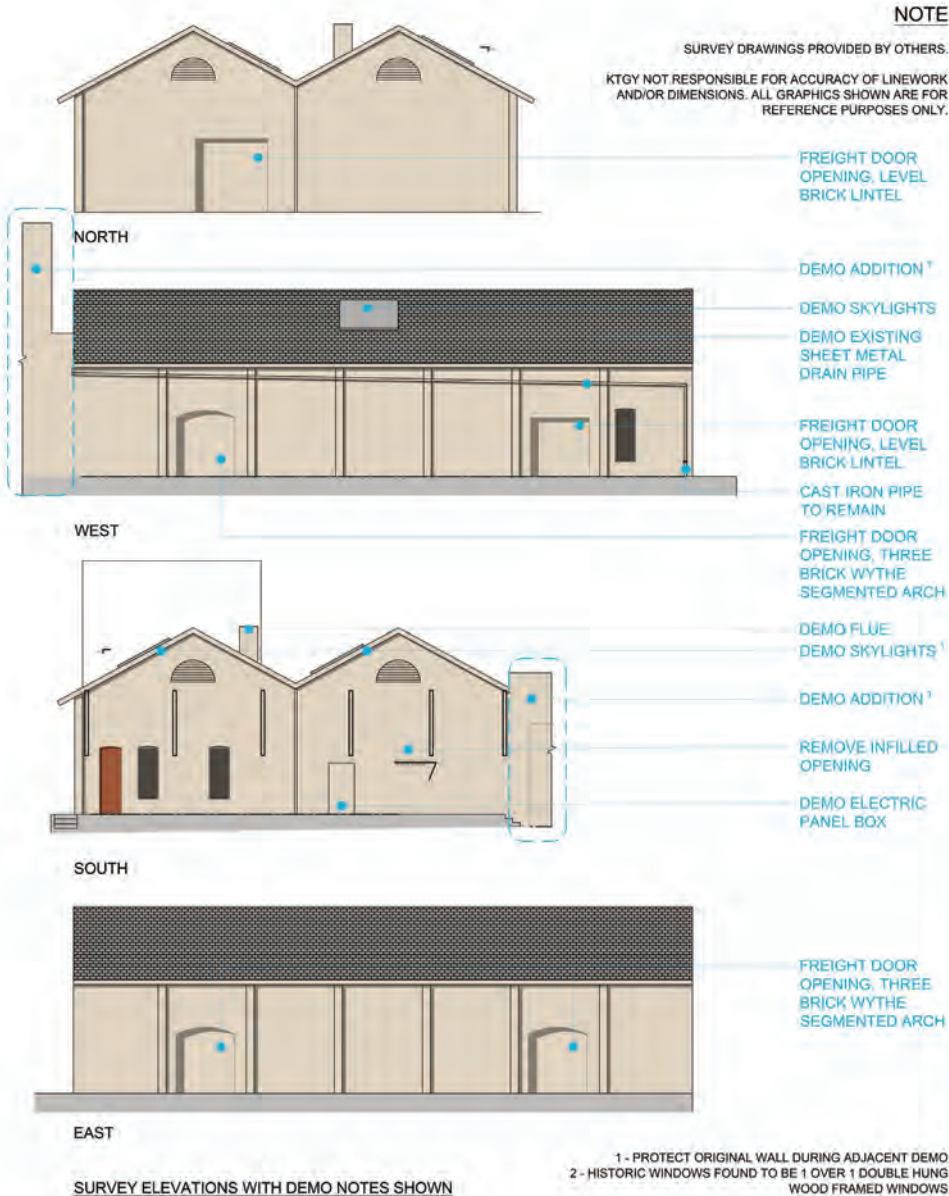
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BUILDING ELEVATIONS  
BUILDING C

A2-4



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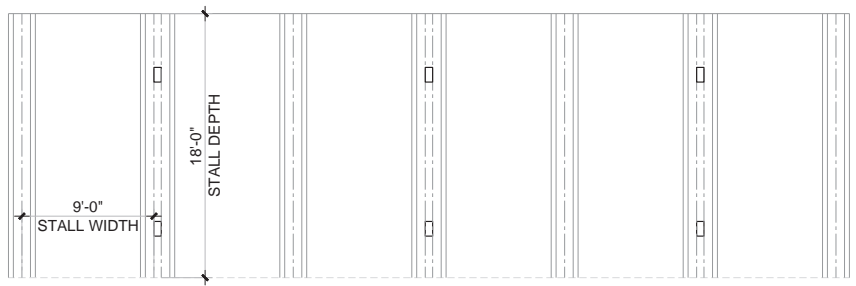
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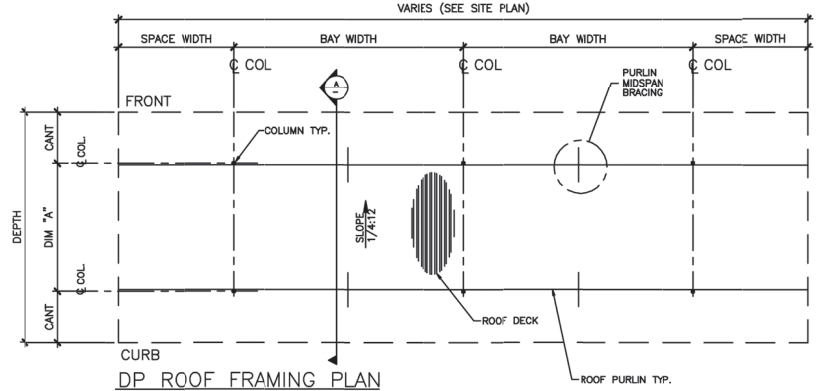
**BUILDING ELEVATIONS**  
 EXISTING HISTORIC BUILDING D - 3596 COMMERCE ST

**A2-5**

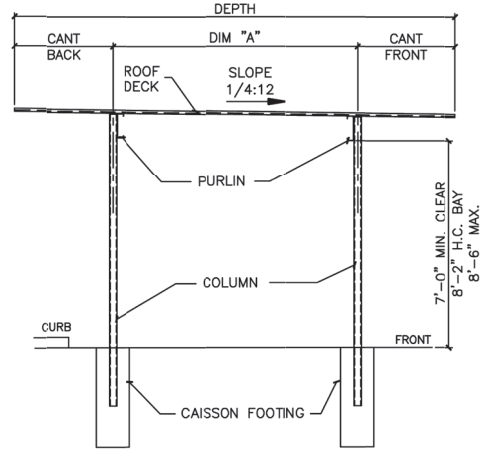


DRIVE AISLE

TYPICAL PARKING DIMENSIONS AND LAYOUT

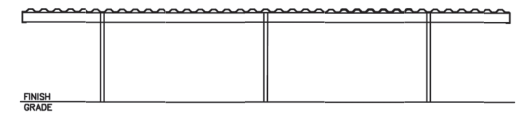


DP ROOF FRAMING PLAN



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

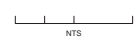


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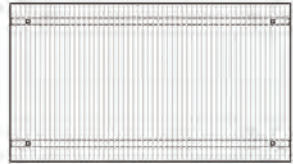
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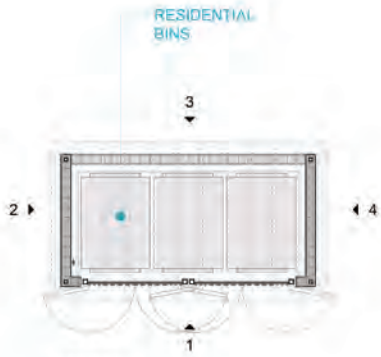
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BUILDING ELEVATIONS  
CARPORTS



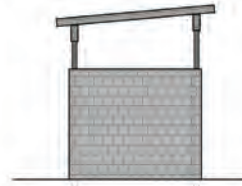
OVERHEAD TRELLIS



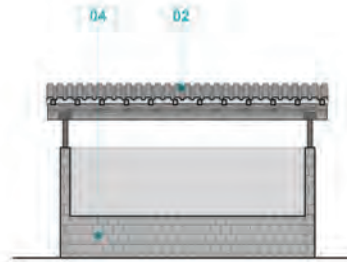
FLOOR PLAN



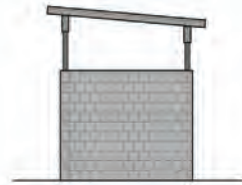
1. SOUTH ELEVATION



2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

**CALLOUT LEGEND**

- 01A WEATHERED STEEL - FLAT
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**BUILDING ELEVATIONS**  
TRASH ENCLOSURE

**A2-7**