Appendix I

Project Plans



PROJECT LOCATION



VICINITY MAP NTS

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CIVIL

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04	COURTYARD A - POOL AREA ENLARGEMENT
05	COURTYARD B & C ENLARGEMENTS

ktgy

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
AUGUST 09, 2024

NTS

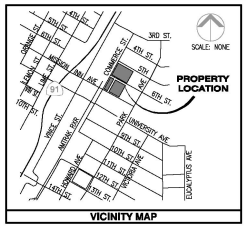
TITLE SHEET
TABLE OF CONTENTS

TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

PROPOSED SITE PLAN

0 35 70 140 210
SCALE: 1"=70' DATE: 08/09/2024



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, 7, 22 THROUGH 37 IN BLOCK 8 OF WHITES ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY.

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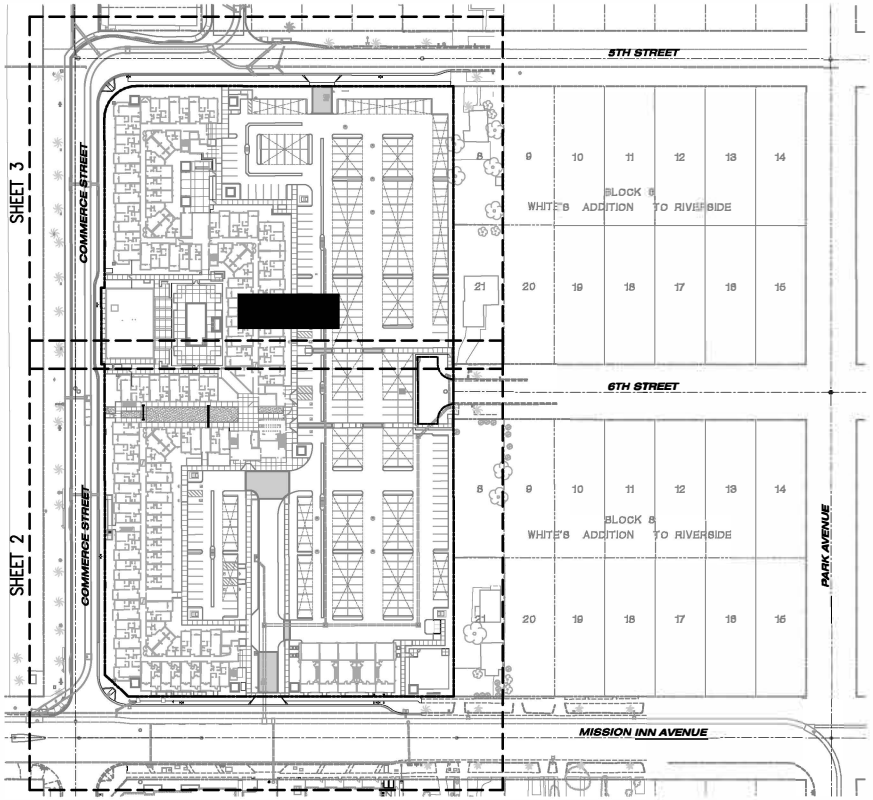
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NOTES

1. EXISTING NUMBER OF LOTS: 46
2. EXISTING HISTORIC STRUCTURES WILL REMAIN ON SITE. ALL OTHER IMPROVEMENTS WILL BE REMOVED/DEMOLISHED.
3. REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
4. THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
5. VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATERMAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THAT SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFFSITE UPGRADES OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
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9. DATE OF SURVEY: JULY 22, 2020



OWNER/SUBDIVIDER

IRON LOFTS, LLC
1201 DOVE STREET, SUITE 520
NEWPORT BEACH, CALIFORNIA 92660
ATTN: DARRIN OLSON
PHONE NO. (949) 975-1122 EXT. 1

CIVIL ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA
R.C.E. NO. 30560
PHONE NO. (949) 756-6440

JAMES H. KAWAMURA R.C.E. 30560

REGISTERED PROFESSIONAL ENGINEER JAMES H. KAWAMURA No. 30560 Expiration: 03/31/25 CIVIL STATE OF CALIFORNIA

ADDRESS/THOMAS GUIDE

ADDRESS:	VACANT COMMERCIAL PROPERTY
ASSESSORS PARCEL NOS.:	211-071-001, 002, 004, 005, 023, 024 211-072-001, 002, 004, 020, 021, 022

AREA

TOTAL EXISTING AREA OF THE PROPERTIES CONSISTS OF:	271,711 S.F. (6.24 ACRES)
PROPOSED STREET DEDICATIONS:	3,629 S.F. (0.08 ACRES)
PROPOSED STREET VACATION:	27,446 S.F. (0.63 ACRES)
PROPOSED ALLEY VACATION:	6,808 S.F. (0.15 ACRES)
PROPOSED LOT 1:	302,138 S.F. (6.94 ACRES)

ABBREVIATIONS

ABAND.	ABANDONED
BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
DOM.	DOMESTIC WATER
ELEC.	ELECTRICAL
EX.	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
FS	FIRE SERVICE LINE
G	GAS
GV	GAS VALVE
HC	HANDICAP
P/L	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
S.F.	SQUARE FEET
SD	STORM DRAIN
SL	STREETLIGHT
SMH	SEWER MANHOLE
SDMH	STORMDRAIN MANHOLE
TC	TOP OF CURB
TRANS.	TRANSFORMER
TYP.	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

LEGEND

- BOUNDARY
- RIGHT OF WAY
- CENTERLINE
- BUILDING
- CURB AND GUTTER
- STREET LIGHT
- SIGN
- FIRE HYDRANT
- FENCE
- POWER POLE/ UTILITY POLE
- PROPOSED CATCH BASIN
- PROPOSED FIRE HYRANT POINT OF CONNECTION
- PROPOSED SEWER POINT OF CONNECTION
- PROPOSED STORM DRAIN CONNECTION POINT
- PROPOSED WATER SERVICE POINT OF CONNECTION

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
Irvine, California 92614

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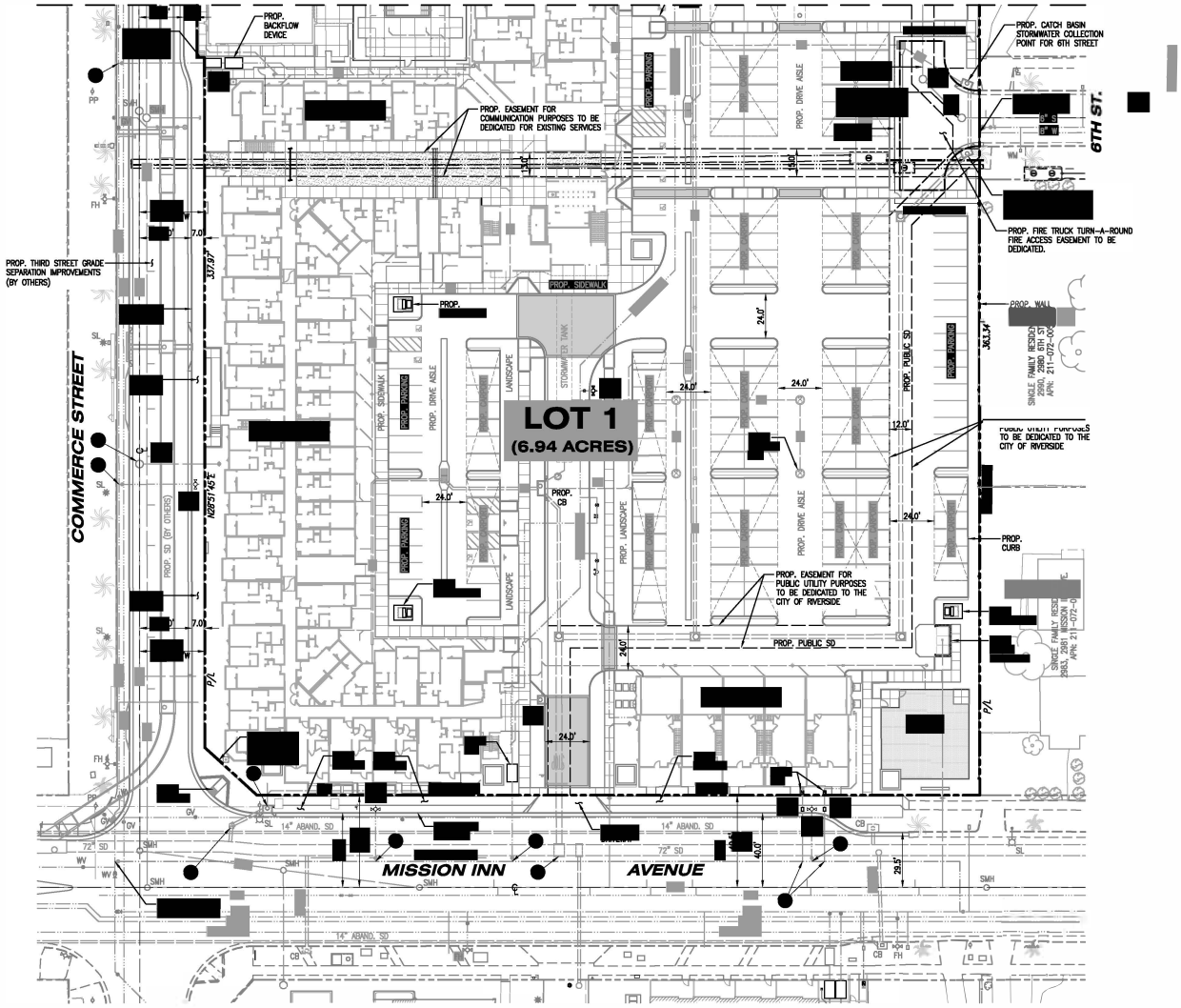
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

PROPOSED SITE PLAN

0 15 30 60 90
SCALE: 1"=30' DATE: 08/09/2024

SEE SHEET 3 FOR CONTINUATION



KHA ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
Irvine, California 92614

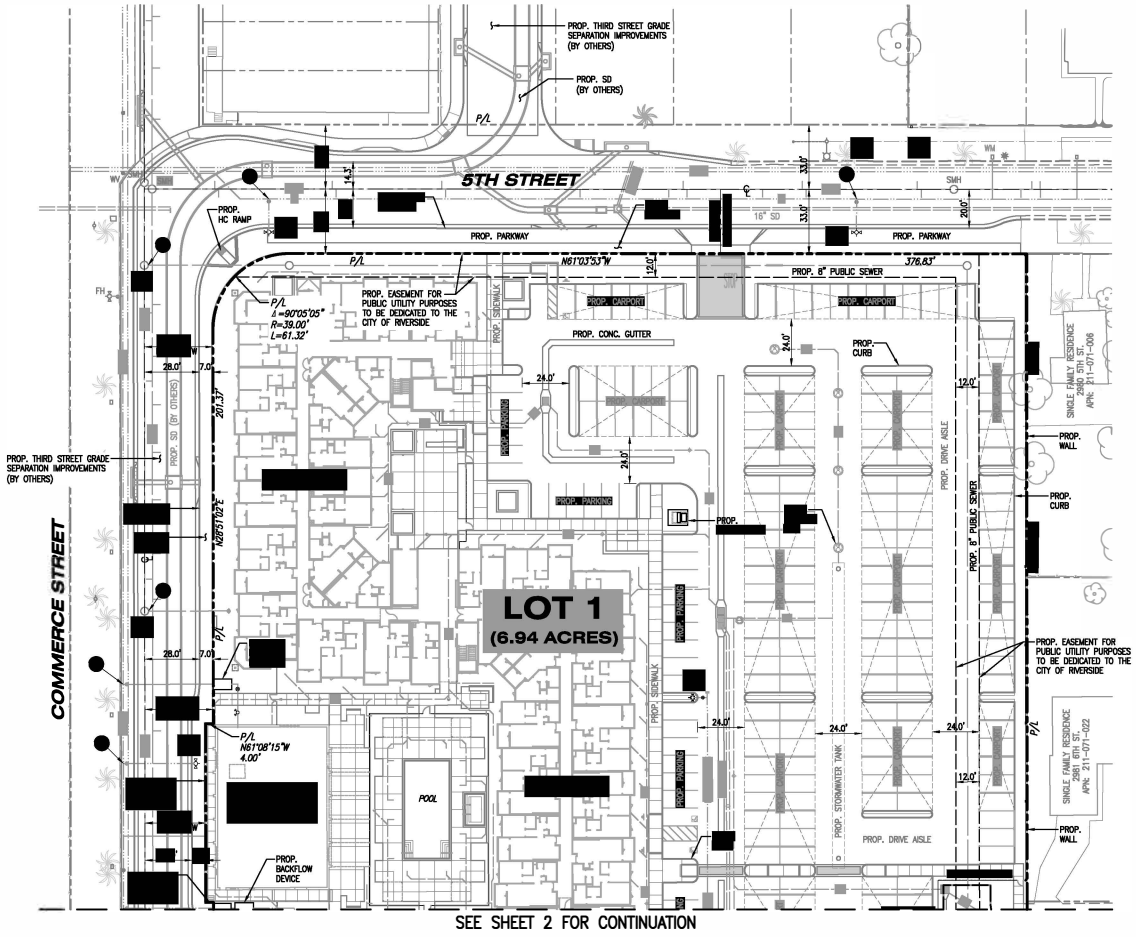
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TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

PROPOSED SITE PLAN

0 15 30 60 90
SCALE: 1"=30' DATE: 08/09/2024



SEE SHEET 2 FOR CONTINUATION

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
Irvine, California 92614

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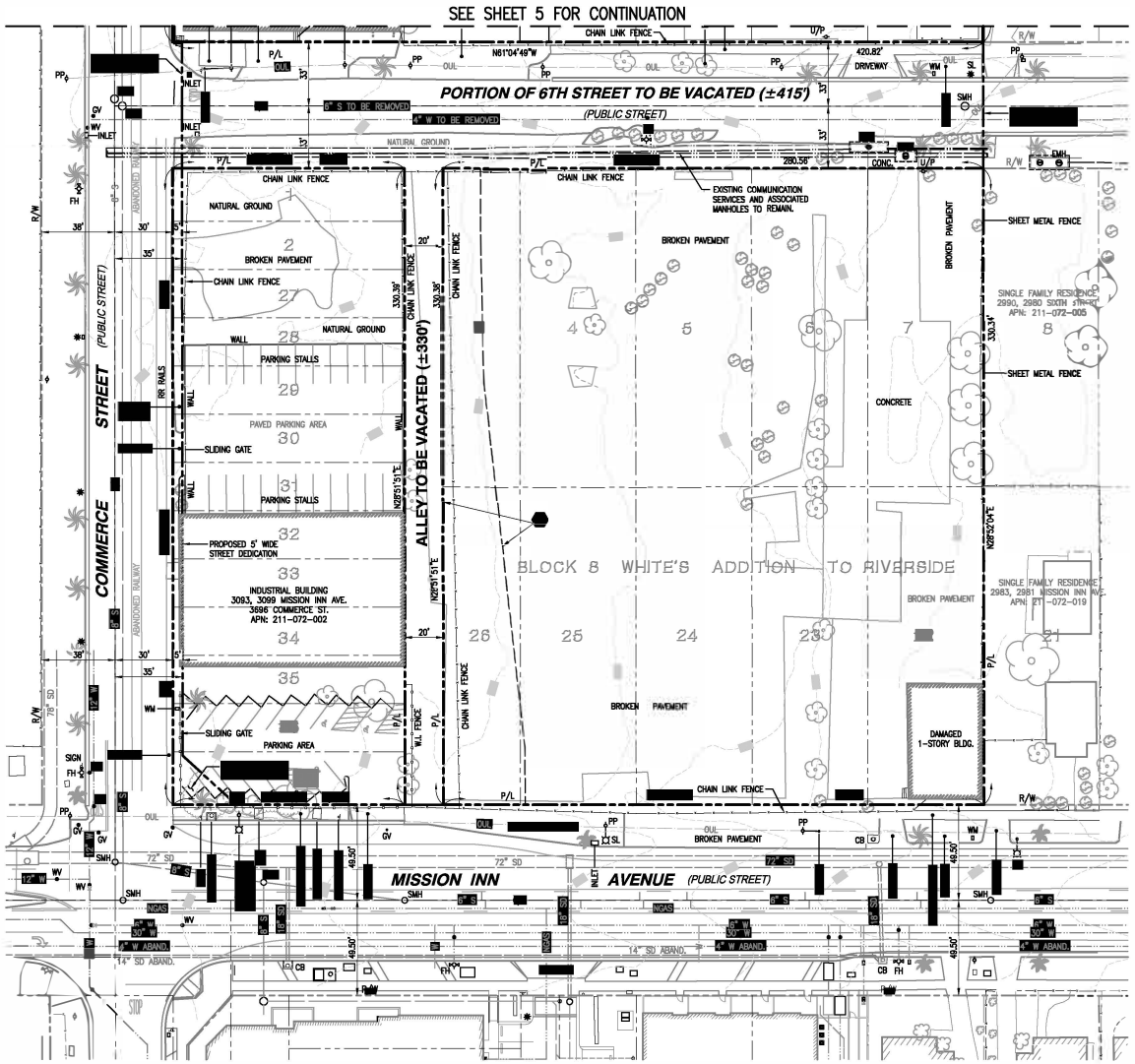
TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

EXISTING SITE CONDITIONS

0 15 30 60 180

SCALE: 1"=30' DATE: 08/09/2024



ABBREVIATIONS

APN.	ASSESSOR'S PARCEL NUMBER
ABAND	ABANDON
B	BOLLARDS
BFD	BACKFLOW DEVICE
BLDG.	BUILDING
C/L	CENTERLINE
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CHLK.	CHAIN LINK
CLR.	CLEAR
CMH	COMMUNICATION MANHOLE
COMM.	COMMUNICATION
CONC.	CONCRETE
COR.	CORNER
ELEC.	ELECTRICAL
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FD.	FOUND
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UPB	UTILITY PULL BOX
UTIL.	UTILITY
W	WATER
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WV	WATER VALVE
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- FIRE HYDRANT
- SIGN
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BENCHMARK

INDEX 6647 PAGE 42 DATED JANUARY 20, 2005

FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95± EASTERLY OF CENTERLINE OF PARK AVENUE.

ELEVATION: 891.353 FEET

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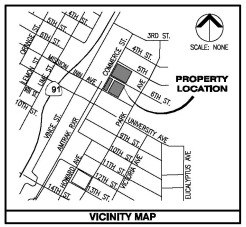
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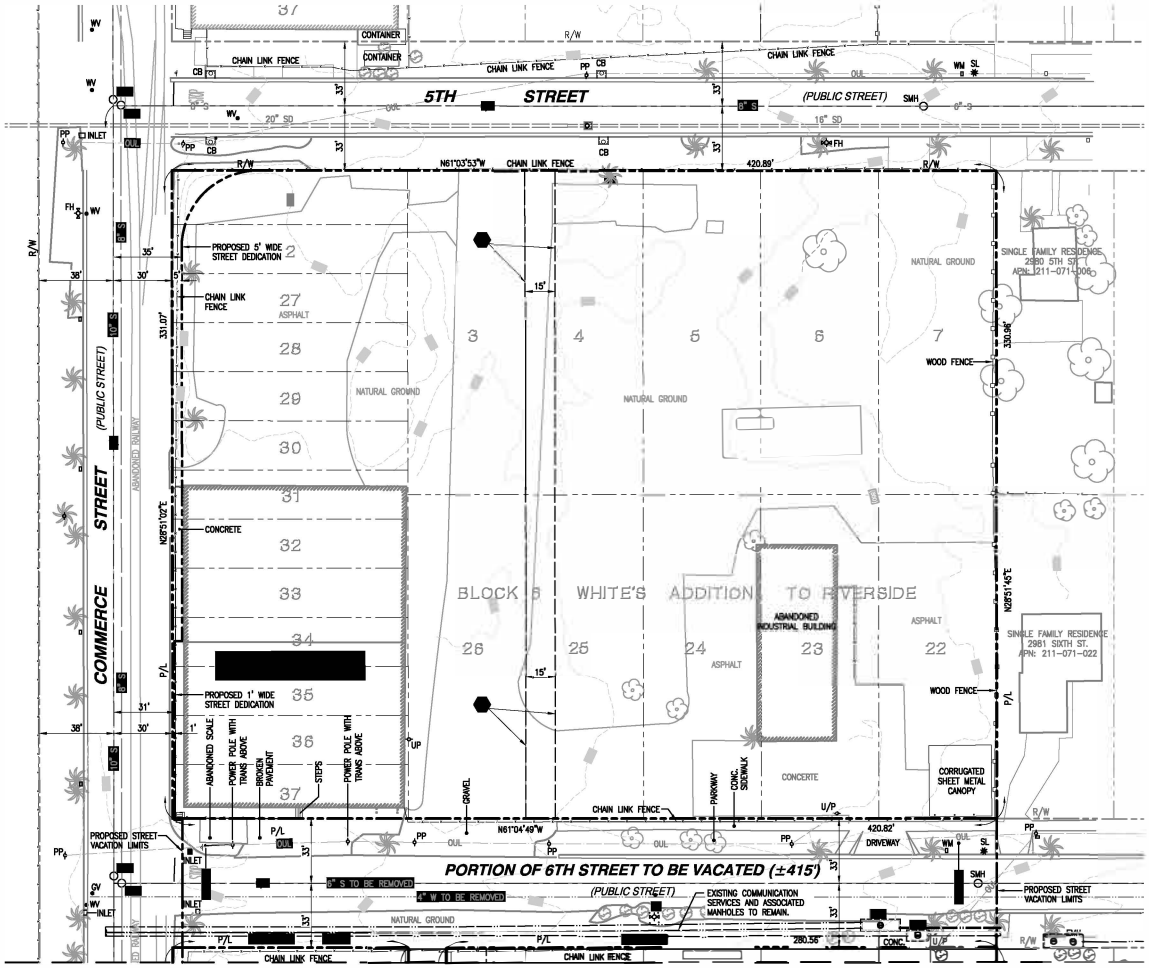
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TENTATIVE TRACT MAP NO. 38624

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AUGUST 9, 2024

EXISTING SITE CONDITIONS





SEE SHEET 4 FOR CONTINUATION

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PP	POWER POLE
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SD	STORM DRAIN
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S.F.	SQUARE FEET
SL	STREET LIGHT
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UTIL.	UTILITY
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BENCHMARK

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⬢ EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAILROAD PURPOSES AS RESERVED IN A DOCUMENT RECORDED DECEMBER 17, 1985 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.

AFFECTS: OVER, ACROSS AND UPON THE NORTHWESTERLY 15.00 FEET OF SAID LOTS 4 AND 25. *AFFECTS, TO BE QUITCLAIMED.*

⬢ EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND COMMUNICATIONS AND PIPELINES, LINES AND FACILITIES OF EVERY KIND AND NATURE INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 1990 AS INSTRUMENT NO. 326250, OF OFFICIAL RECORDS. *AFFECTS, TO BE QUITCLAIMED.*

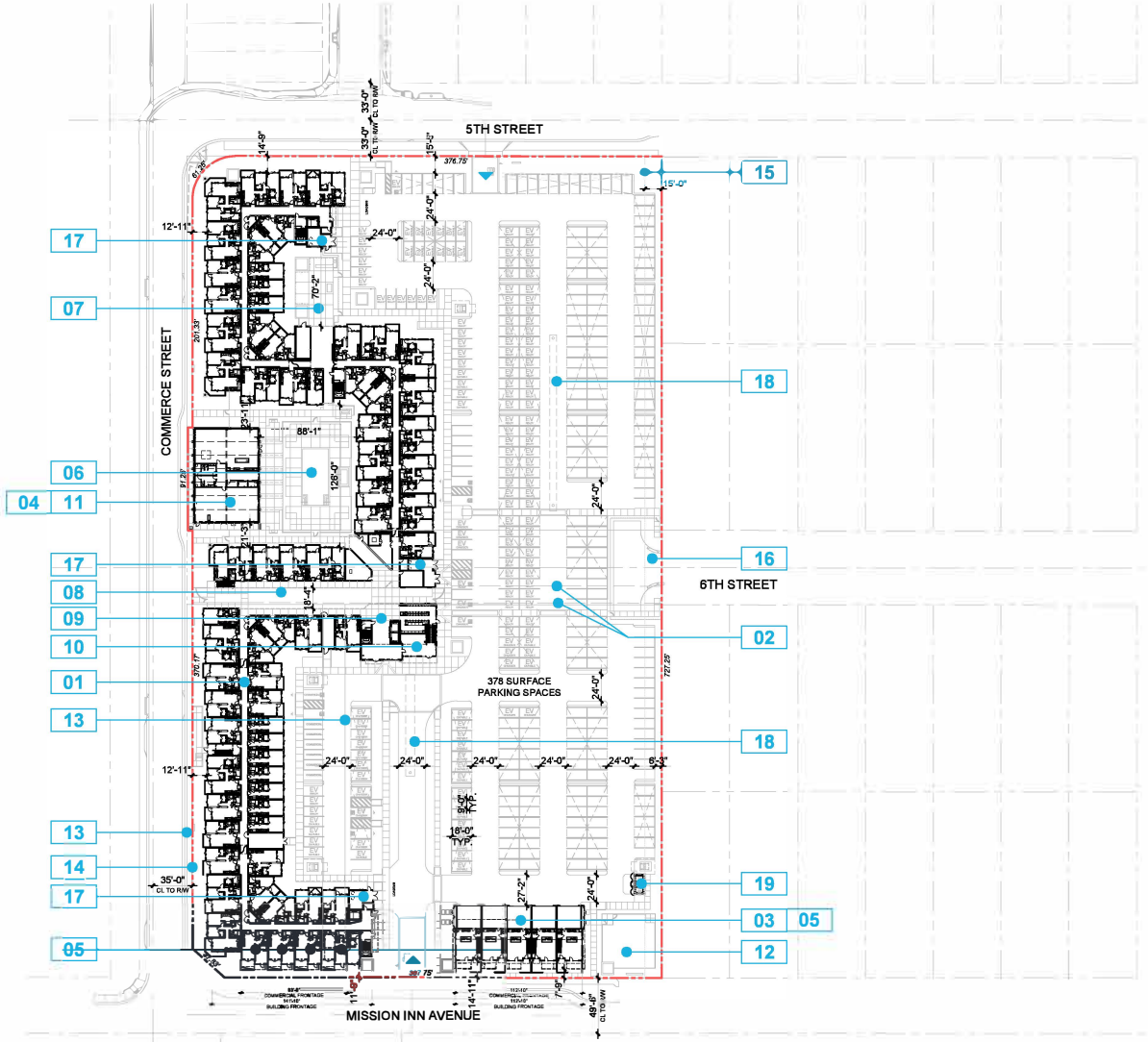
5. EASEMENT(S) FOR TELECOMMUNICATIONS PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO QWEST COMMUNICATIONS COMPANY, LLC IN A DOCUMENT RECORDED DECEMBER 16, 2013 AS INSTRUMENT NO. 2013-0581753 OF OFFICIAL RECORDS. *AFFECTS PARCEL 2, NOT PLOTTABLE PER RECORD, TO BE QUITCLAIMED.*

NOTES

1. EXISTING NUMBER OF LOTS: 46
2. EXISTING HISTORIC STRUCTURES WILL REMAIN ON SITE. ALL OTHER IMPROVEMENTS WILL BE REMOVED/DEMOLISHED.
3. REMOVAL OR RELOCATION OF EXISTING UTILITIES TO BE COORDINATED WITH UTILITY COMPANIES, CITY OF RIVERSIDE, AND THE COUNTY OF RIVERSIDE.
4. THERE ARE NO PROPOSED PUBLIC STREETS AS A PART OF THIS DEVELOPMENT/SUBDIVISION.
5. VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATERMAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSIS WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THAT SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFFSITE UPGRADES OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
6. 8" WATER MAIN IN MISSION INN REQUIRES UPGRADE TO 12" FROM COMMERCE ACROSS THE FRONTAGE AT A MINIMUM, AND POSSIBLY UP TO PARK DEPENDING ON REQUIRED FIRE FLOW VOLUME.
7. ON-SITE STORMWATER WILL BE TREATED BY WAY INFILTRATION THROUGH UNDERGROUND PERFORATED CORRUGATED METAL PIPE.
8. THE PROPOSED PROJECT WILL REQUIRE REMOVAL OF A PORTION OF THE EXISTING SEWER MAIN LOCATED WITHIN 6TH STREET. A PUBLIC SEWER MAIN WILL BE CONSTRUCTED TO COLLECT EXISTING SEWER AND PROPOSED PROJECT DISCHARGE TO THE EXISTING CITY SEWER SYSTEM.
9. DATE OF SURVEY: JULY 22, 2020

PREPARED BY:
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel (949) 756-6440
Irvine, California 92614

R:\Projects\Victoria-Riverside-Inn Lots\Subdivision & Legals\Victoria Tract Map\DWG\~VTM_EXISTING.dwg Aug 20, 2024 - 12:59pm



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)
07 COURTYARD B (PASSIVE)
08 OPEN AIR BREEZEWAY
09 LOBBY
10 LEASING
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	254.67FT	203.73 FT	**206.58FT (81.1%)**
* EXCLUDING NON-BUILDING SITE AREA (DRIVEWAYS OR PEDESTRIAN ENTRANCES)			

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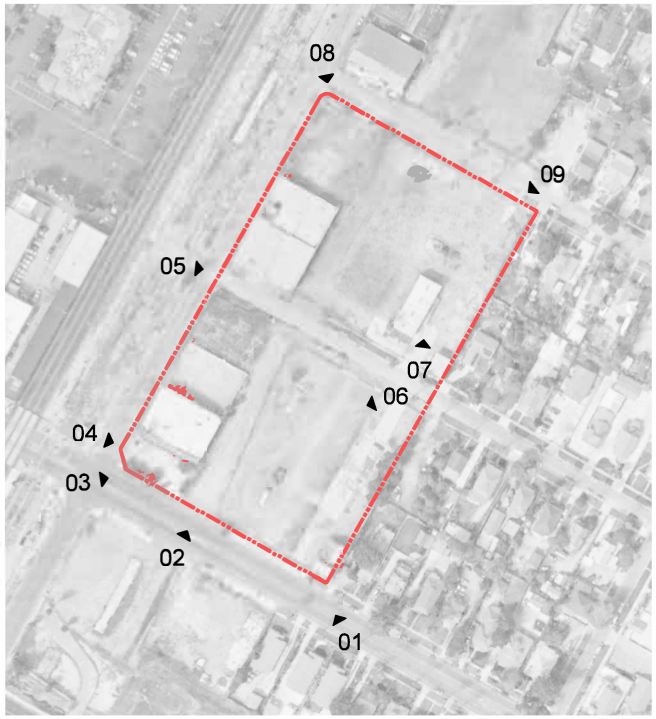
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Newport Beach, CA 92660

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RIVERSIDE, CALIFORNIA # 2020-0844

SCHEMATIC DESIGN
AUGUST 09, 2024

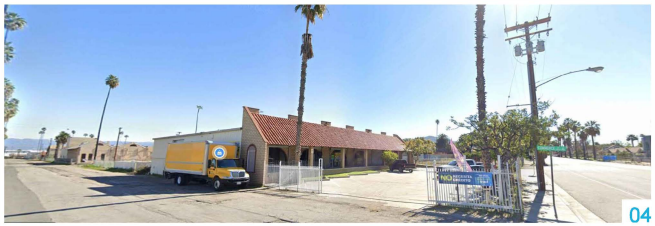
SITE PLAN
PROJECT SUMMARY

A1-0

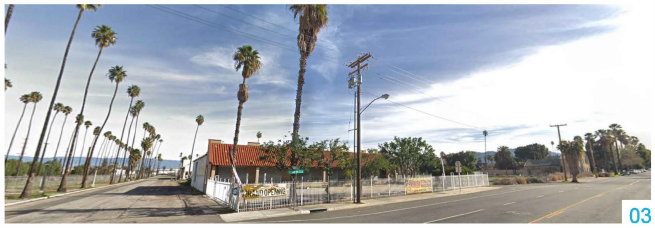



05


09


04


08


03


07


02



06


01

*AS A RESULT OF THE 11/20/2023 COLLAPSE, THE REMAINDER OF THE SODA WORKS BUILDING HAS BEEN DEMOLISHED

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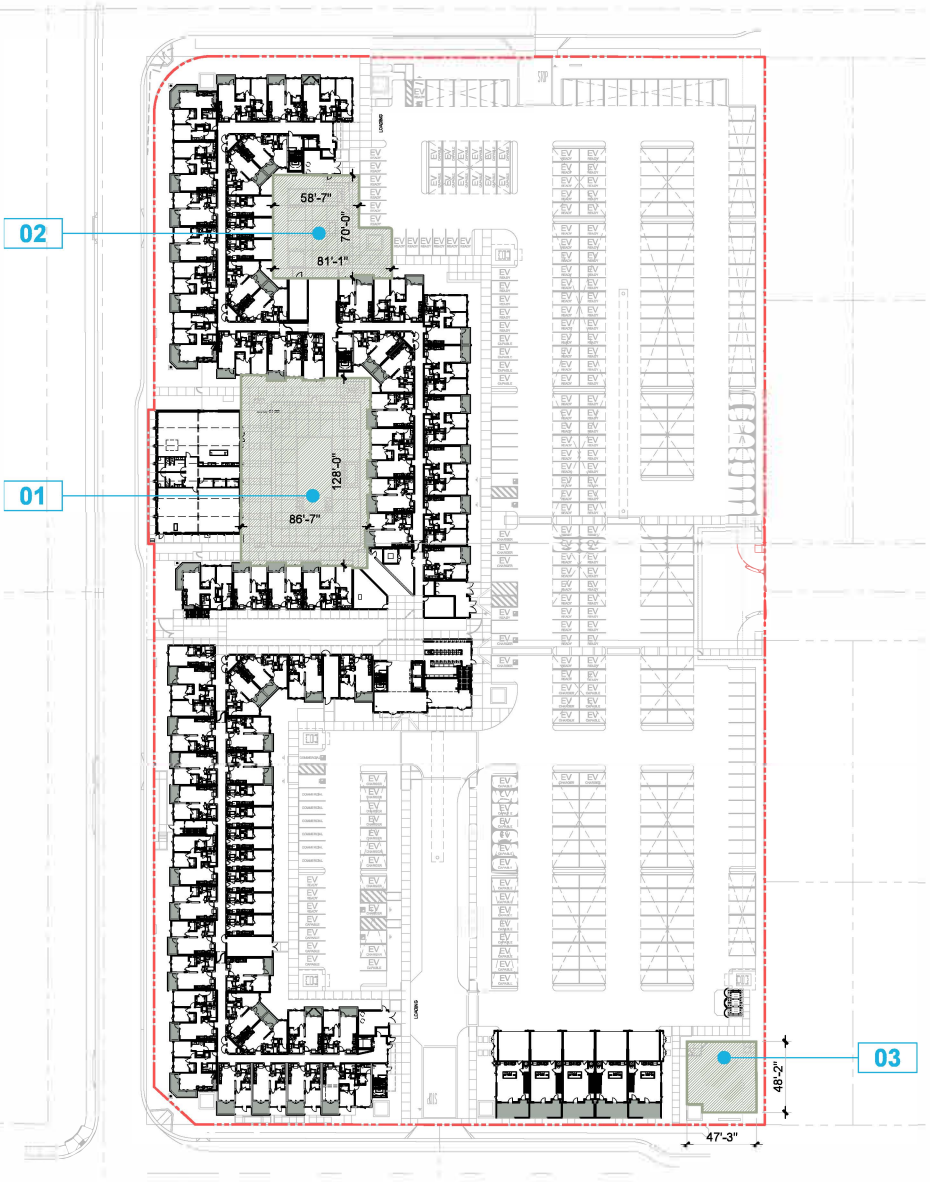
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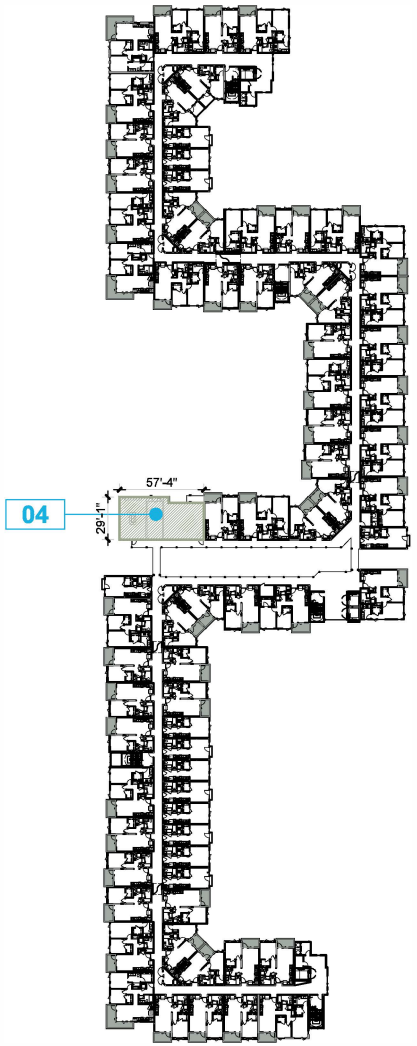
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SITE CONTEXT

A1-1



GROUND LEVEL



FOURTH LEVEL

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
TOTAL REQUIRED:	**22,500 SF**

PROVIDED

COMMON OPEN SPACE:	19,650 SF
PRIVATE OPEN SPACE:	17,120 SF
TOTAL PROVIDED:	**36,770 SF**

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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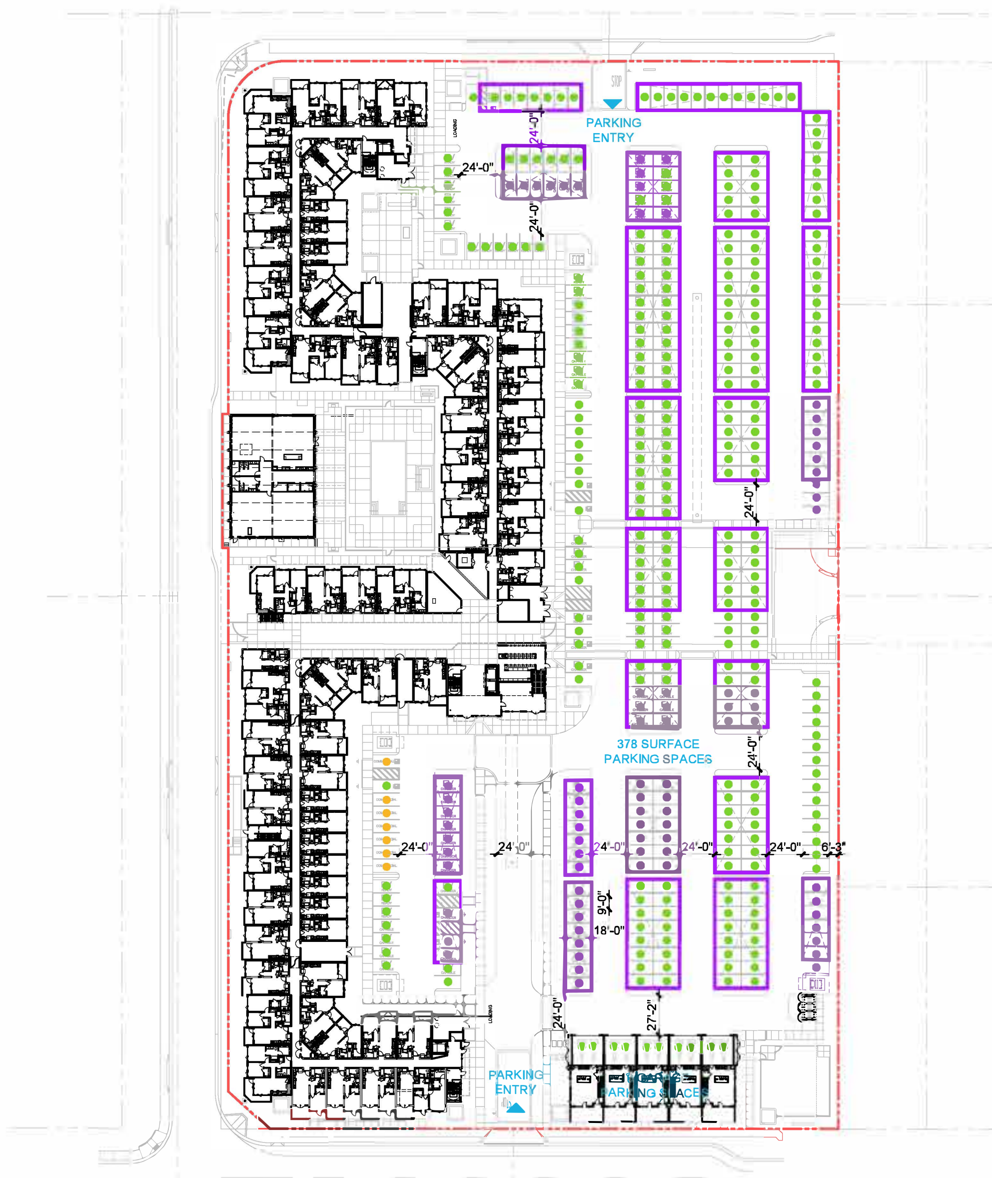
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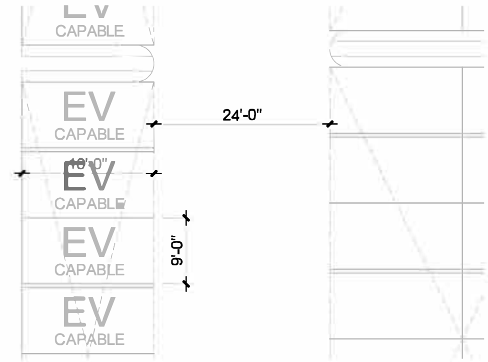
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OPEN SPACE EXHIBIT

A1-2



GROUND LEVEL



TYPICAL PARKING SPACE

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

COLOR LEGEND

- RESIDENTIAL PARKING
- LEASING / COMMERCIAL PARKING
- CARPORT SPACES

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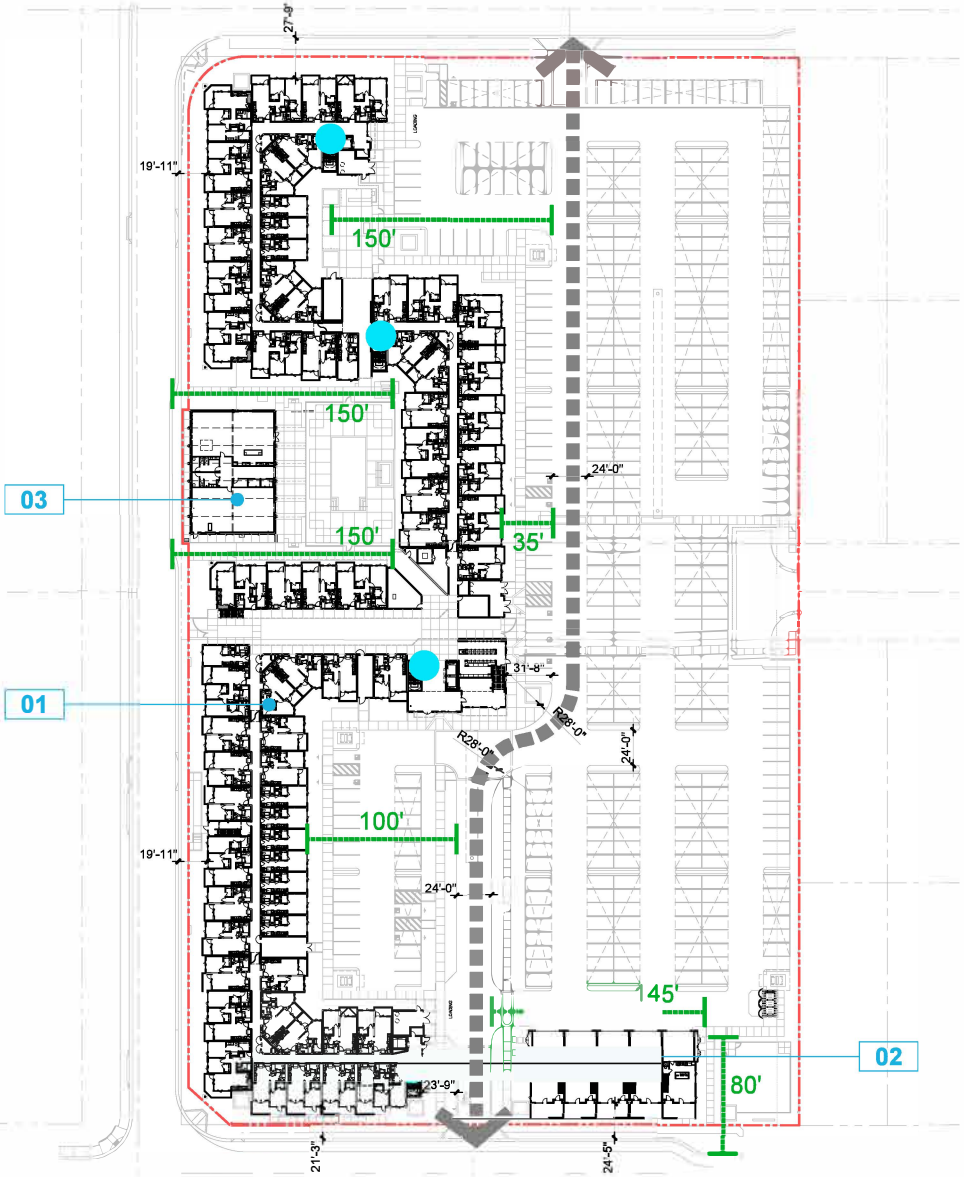
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SCHEMATIC DESIGN
AUGUST 09, 2024

0 20 40 80

PARKING EXHIBIT

A1-3



GROUND LEVEL

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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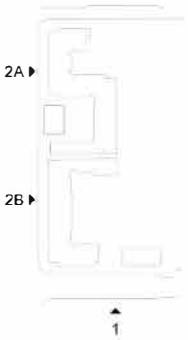
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SCHEMATIC DESIGN
AUGUST 09, 2024

0 20 40 80

FIRE ACCESS PLAN

A1-4





1. MISSION INN AVENUE ELEVATION



2A. PARTIAL COMMERCE STREET ELEVATION



2B. PARTIAL COMMERCE STREET ELEVATION

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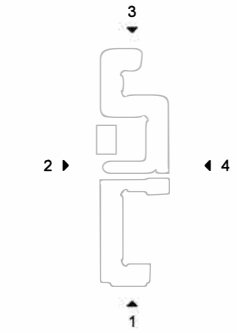
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SCHEMATIC DESIGN
JUNE 7, 2024

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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SCHEMATIC DESIGN
JULY 23, 2024

0 12 1/2 25 50

BUILDING ELEVATIONS
BUILDING A

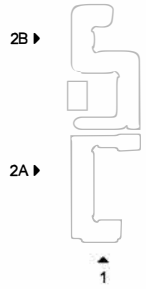
A2-1

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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SCHEMATIC DESIGN
JULY 23, 2024

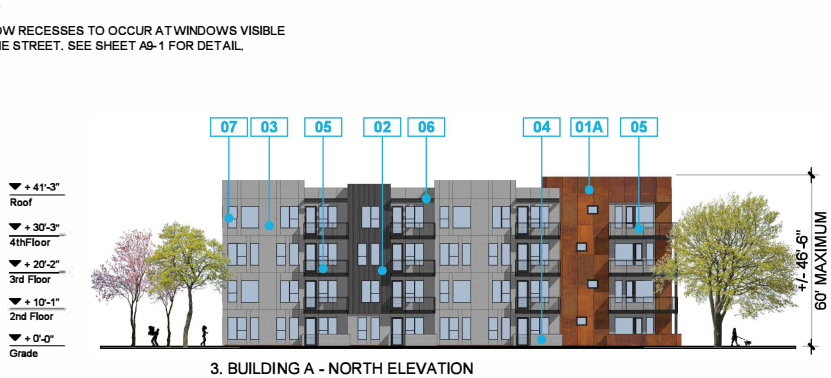
0 8 16 32

BUILDING ELEVATIONS
BUILDING A

A2-2

NOTE

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



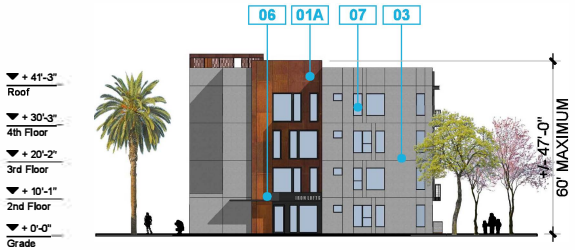
3. BUILDING A - NORTH ELEVATION



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



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



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

3
4C
4A
4B

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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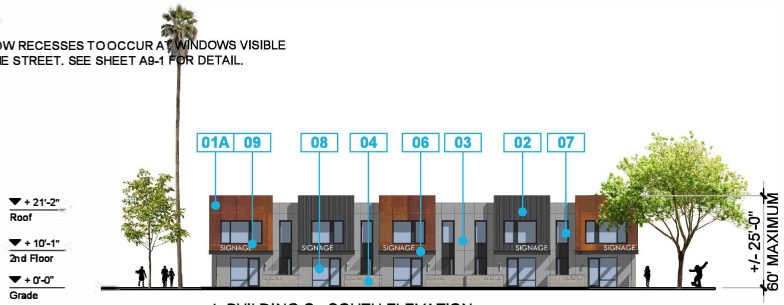
SCHEMATIC DESIGN
JULY 23, 2024

0 8 16 32

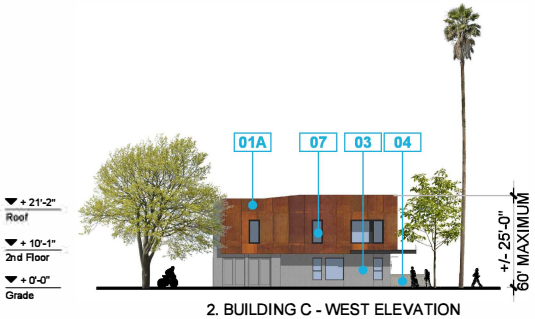
BUILDING ELEVATIONS
BUILDING A

NOTE

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



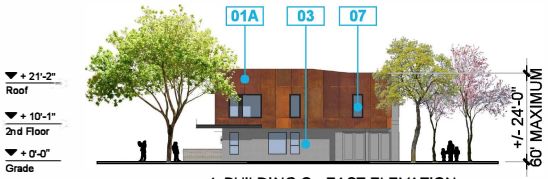
1. BUILDING C - SOUTH ELEVATION



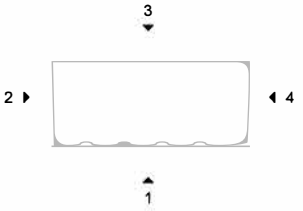
2. BUILDING C - WEST ELEVATION



3. BUILDING C - NORTH ELEVATION



4. BUILDING C - EAST ELEVATION



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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JULY 23, 2024

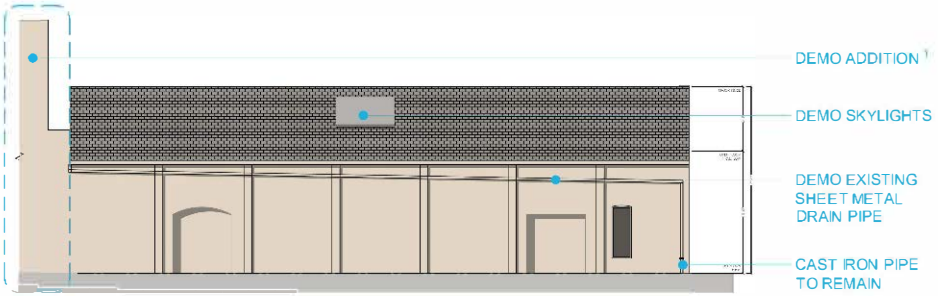
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BUILDING ELEVATIONS
BUILDING C

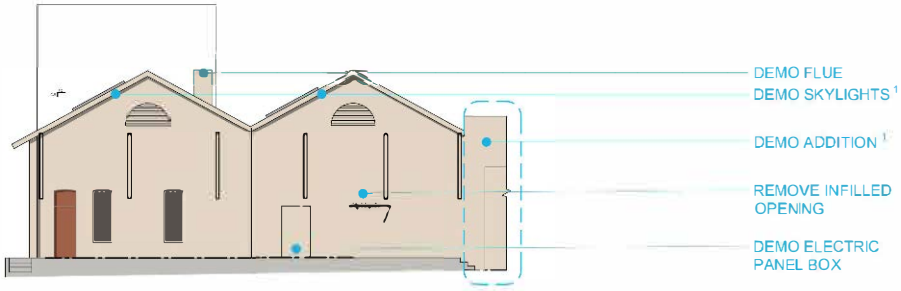
NOTE

SURVEY DRAWINGS PROVIDED BY OTHERS.

KTGY NOT RESPONSIBLE FOR ACCURACY OF LINEWORK AND/OR DIMENSIONS. ALL GRAPHICS SHOWN ARE FOR REFERENCE PURPOSES ONLY.



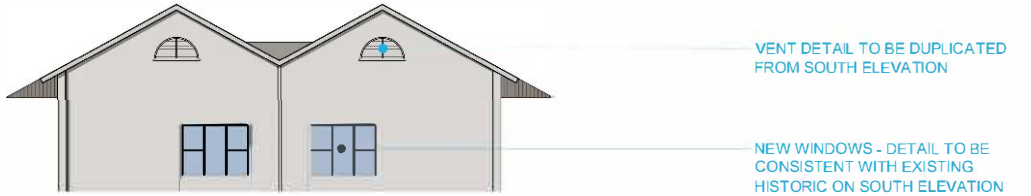
WEST



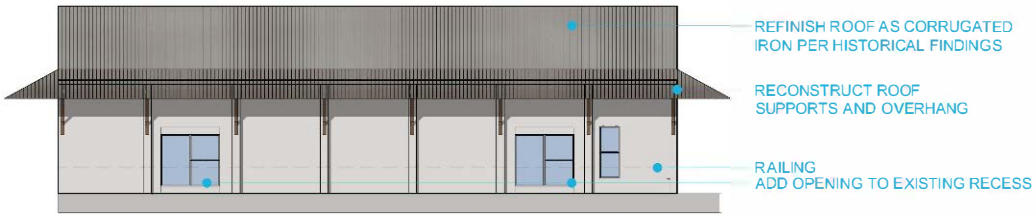
SOUTH

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

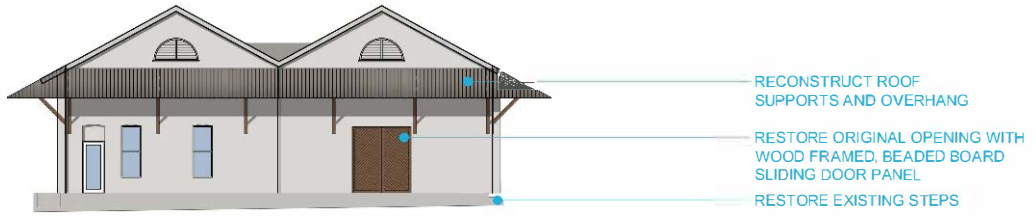
SURVEY ELEVATIONS WITH DEMO NOTES SHOWN



NORTH



WEST

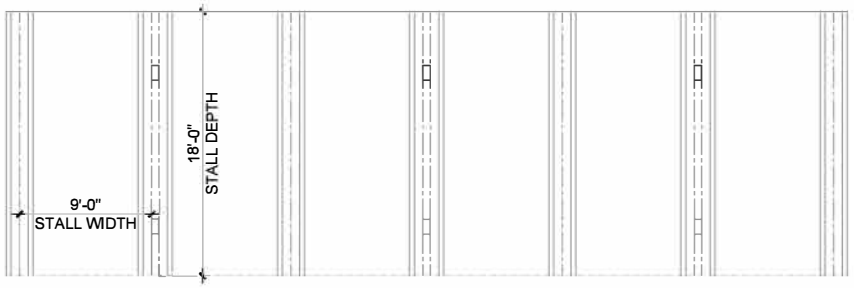


SOUTH



EAST

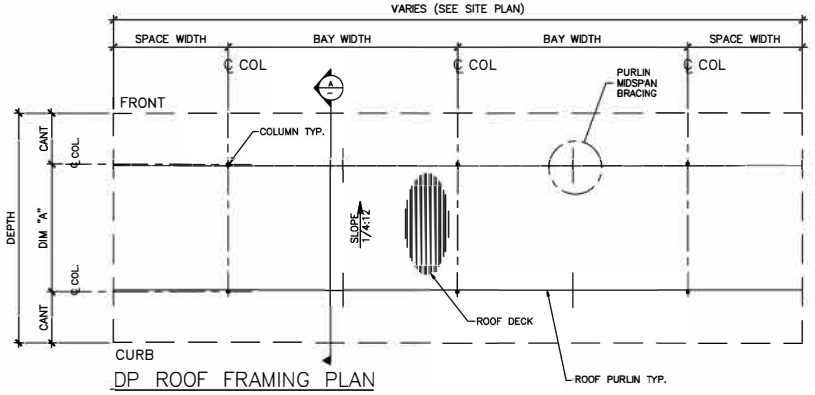
PROPOSED ELEVATIONS



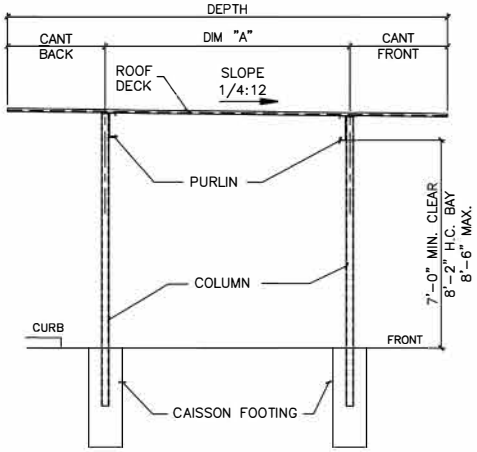
DRIVE AISLE

TYPICAL PARKING DIMENSIONS AND LAYOUT



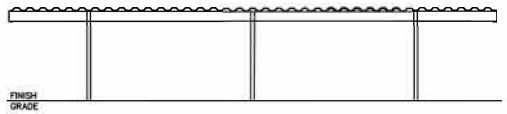


DP ROOF FRAMING PLAN



A — 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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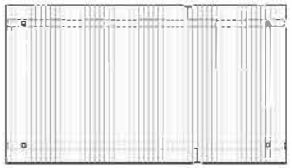
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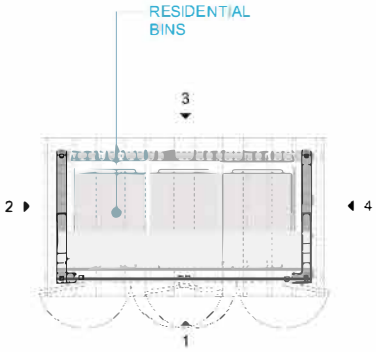
SCHEMATIC DESIGN
JULY 23, 2024

NTS

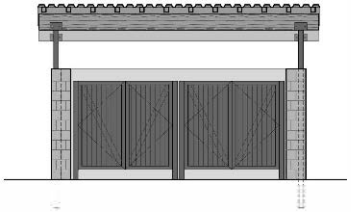
BUILDING ELEVATIONS
CARPORTS



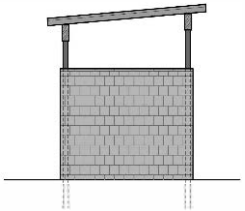
OVERHEAD TRELLIS



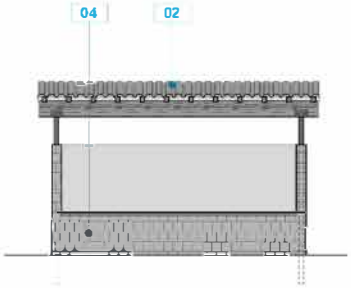
FLOOR PLAN



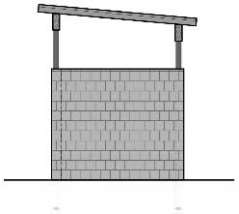
1. SOUTH ELEVATION



2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

CALLOUT LEGEND

01A	WEATHERED STEEL - FLAT
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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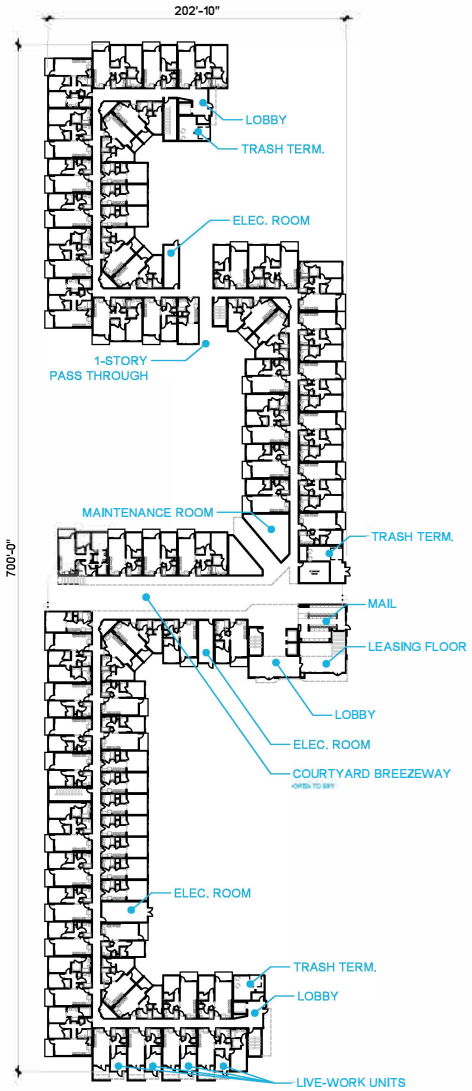
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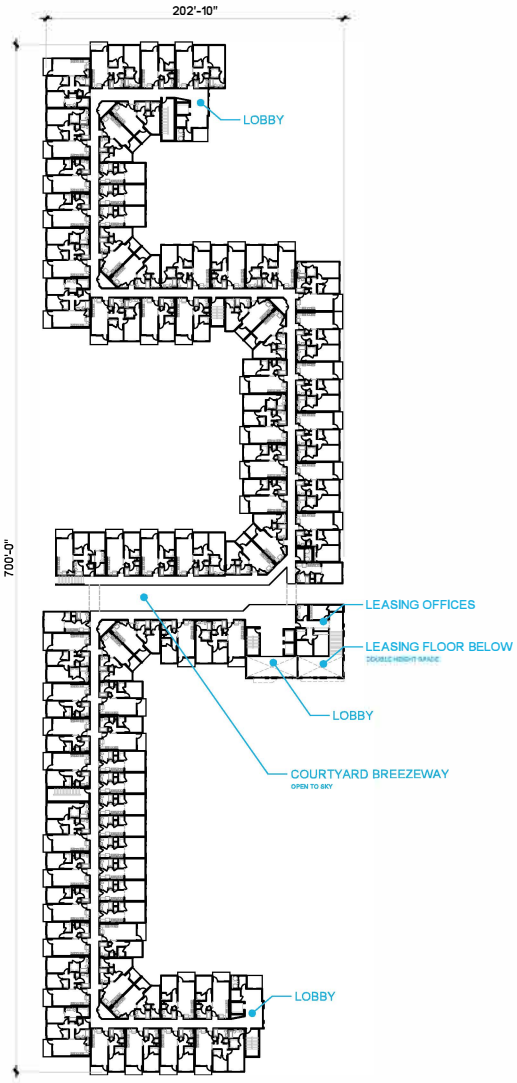
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BUILDING ELEVATIONS
TRASH ENCLOSURE

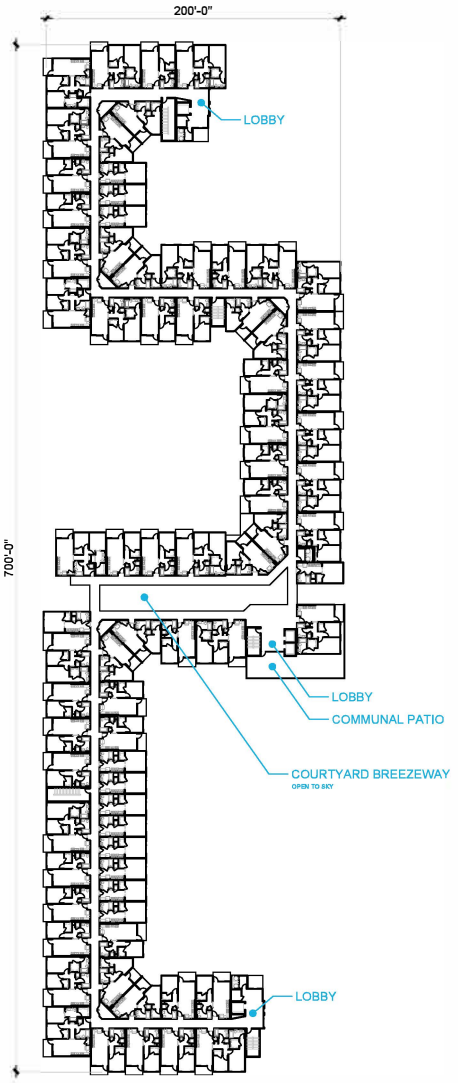
A2-7



GROUND LEVEL



SECOND LEVEL



THIRD LEVEL

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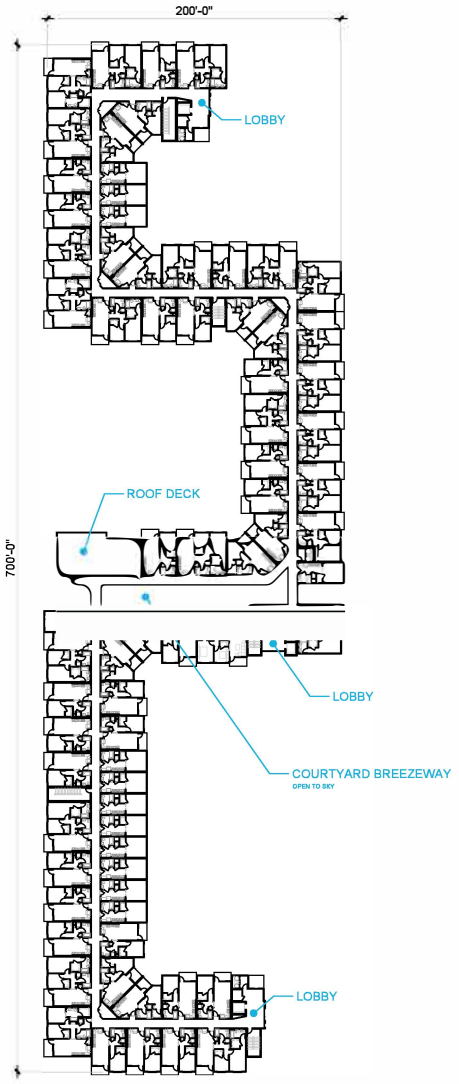
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SCHEMATIC DESIGN
JULY 23, 2024

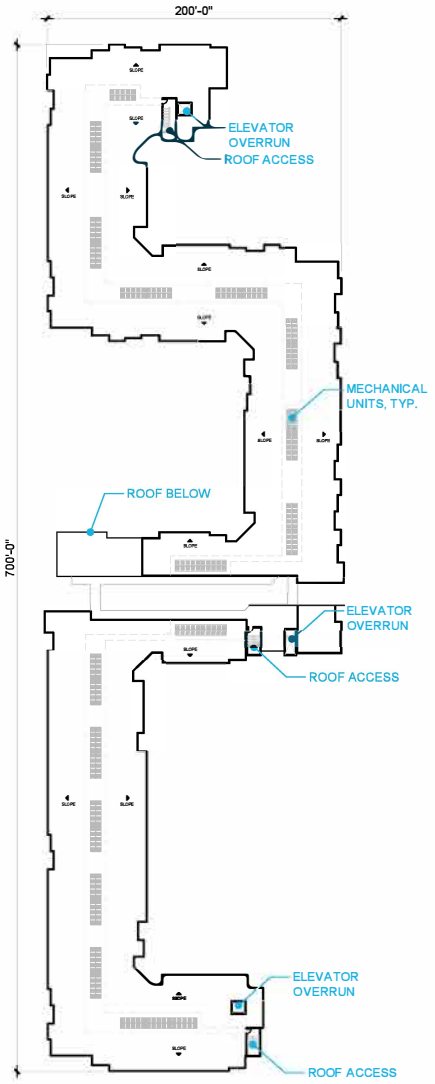
0 20 40 80

BUILDING PLANS
BUILDING A - FIRST, SECOND & THIRD FLOORS

A3-0



FOURTH LEVEL



ROOF

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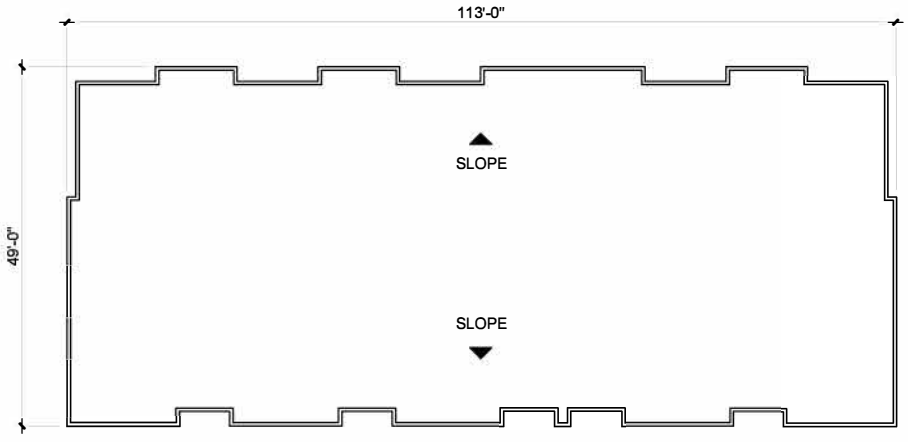
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SCHEMATIC DESIGN
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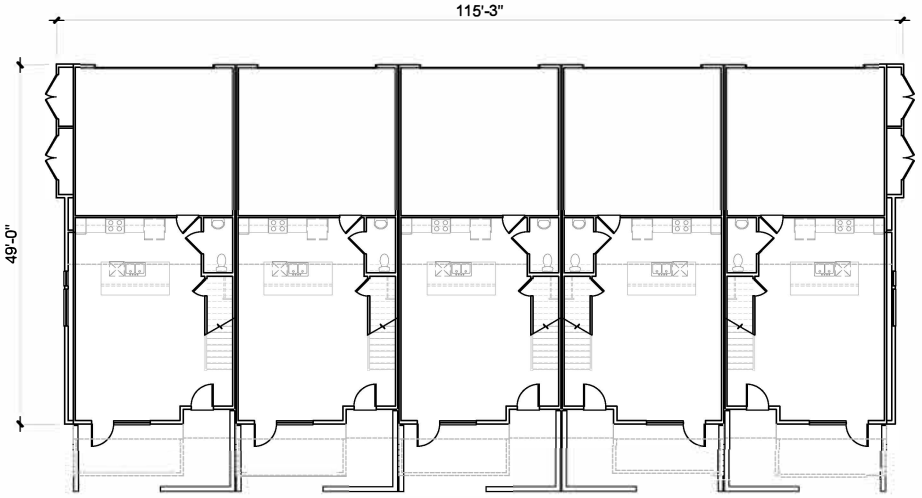
0 20 40 80

BUILDING PLANS
BUILDING A - FOURTH FLOOR & ROOF

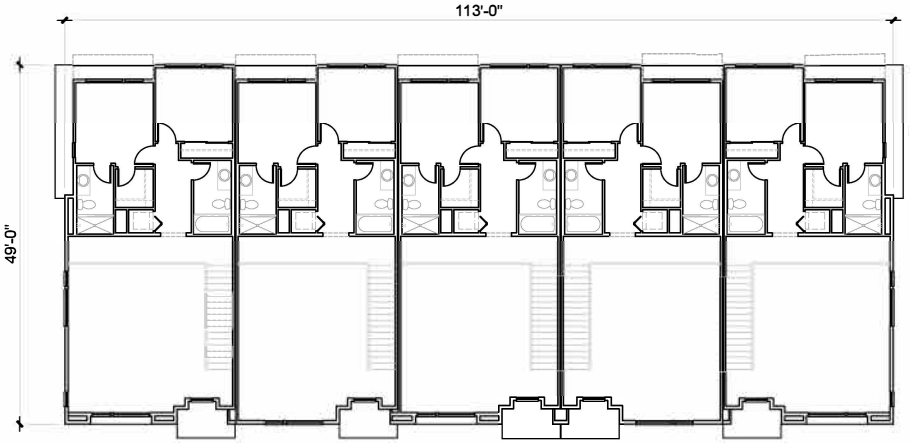
A3-1



ROOF PLAN



GROUND LEVEL



SECOND LEVEL

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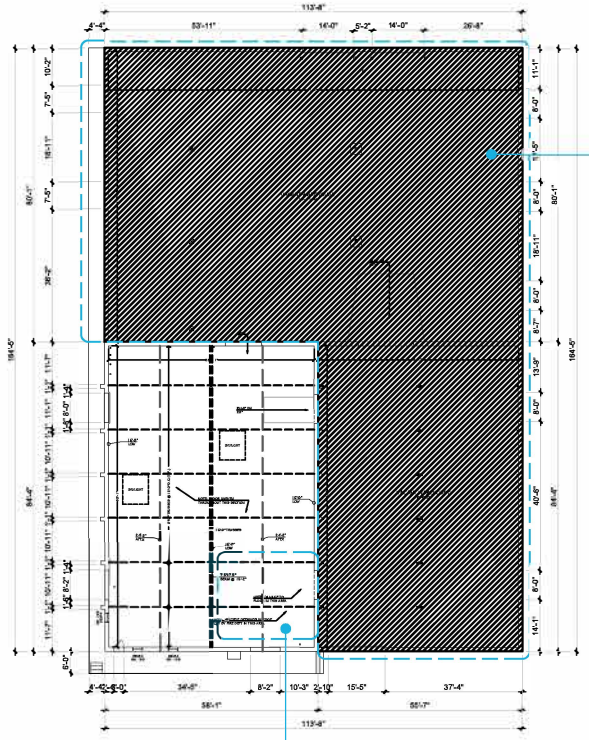
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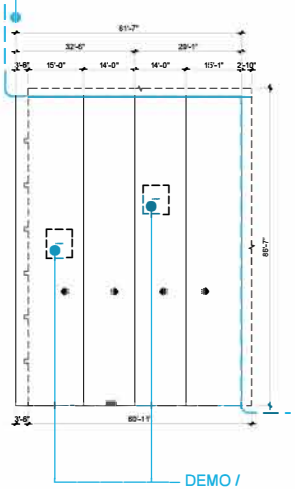
SCHEMATIC DESIGN
JULY 23, 2024

BUILDING PLANS
BUILDING C - FIRST AND SECOND FLOORS & ROOF

A3-2



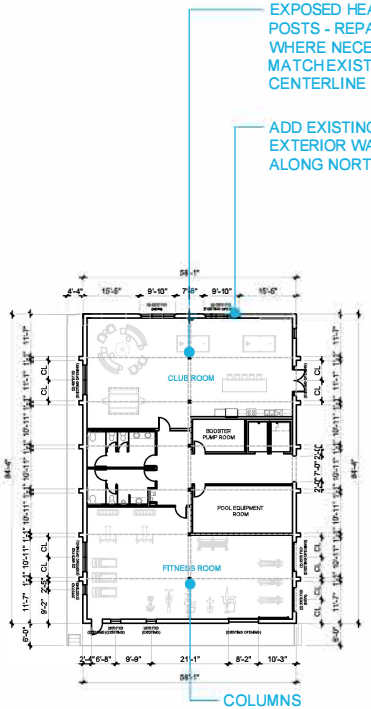
GROUND LEVEL



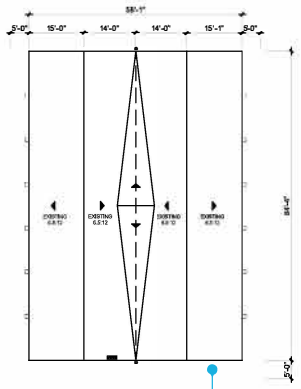
ROOF PLAN

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.



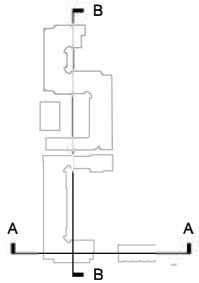
GROUND LEVEL

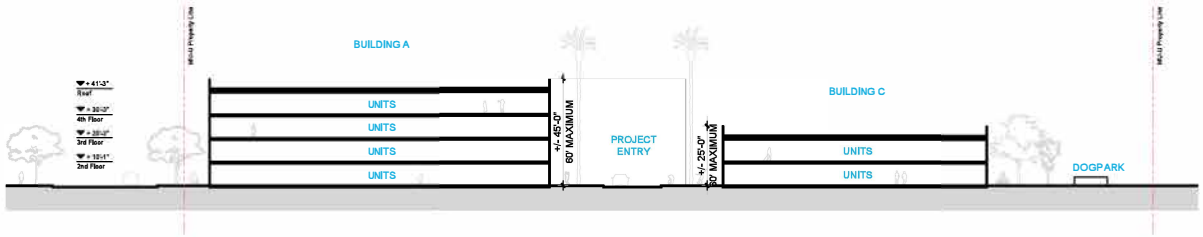


ROOF PLAN

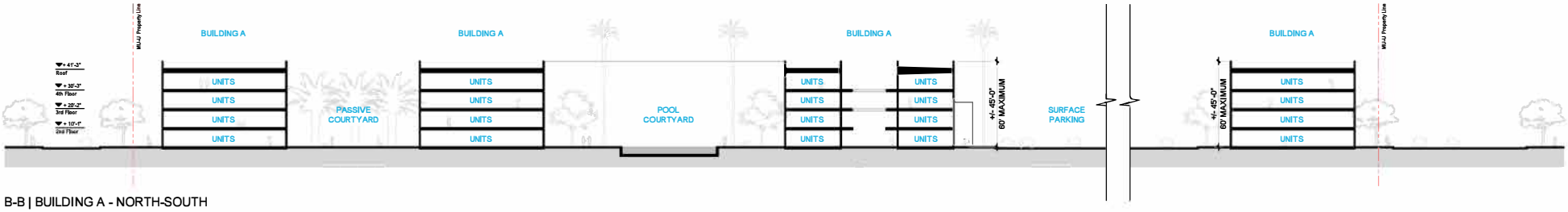
PROPOSED PLANS

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.





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



B-B | BUILDING A - NORTH-SOUTH

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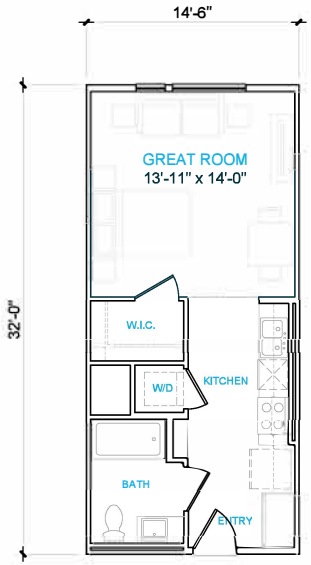
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JULY 23, 2024

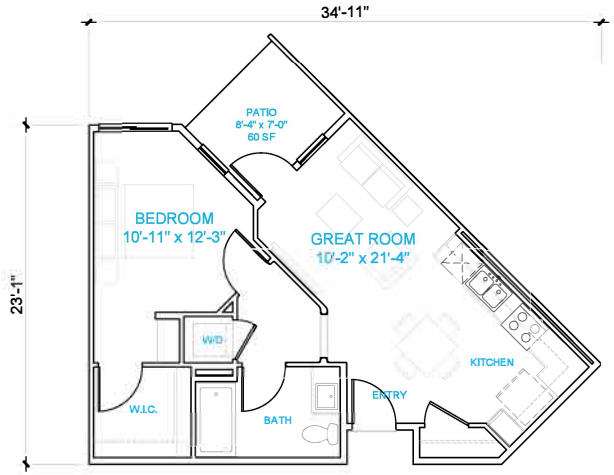
0 12 1/2 25 50

BUILDING SECTIONS

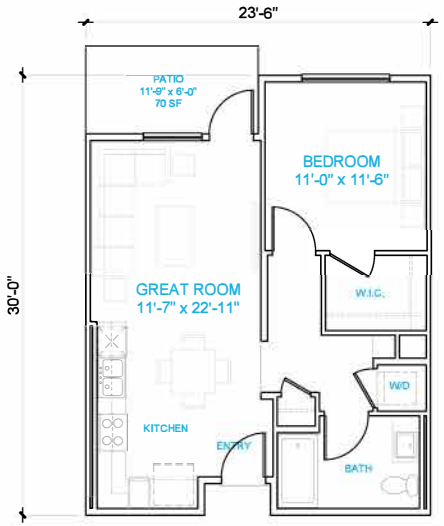
A4-0



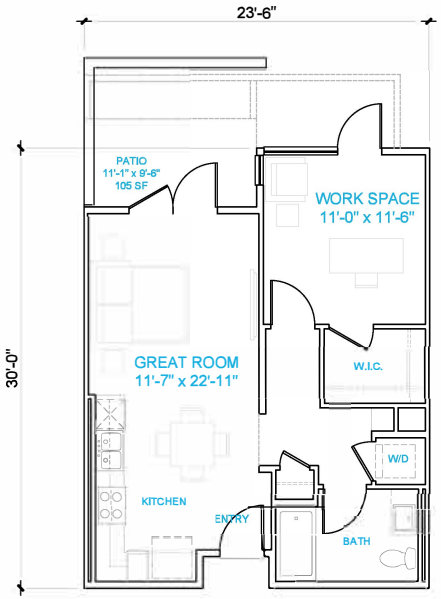
PLAN 0-1
STUDIO
1 BATH
447 SF



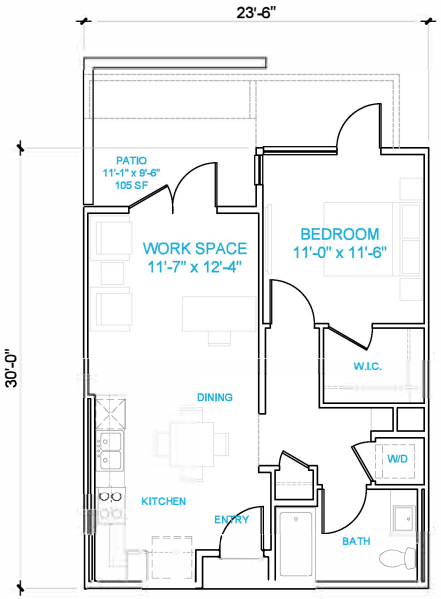
PLAN 1-1
1 BEDROOM
1 BATH
609 SF



PLAN 1-2
1 BEDROOM
1 BATH
636 SF



LIVE-WORK - OPTION A



LIVE-WORK - OPTION B

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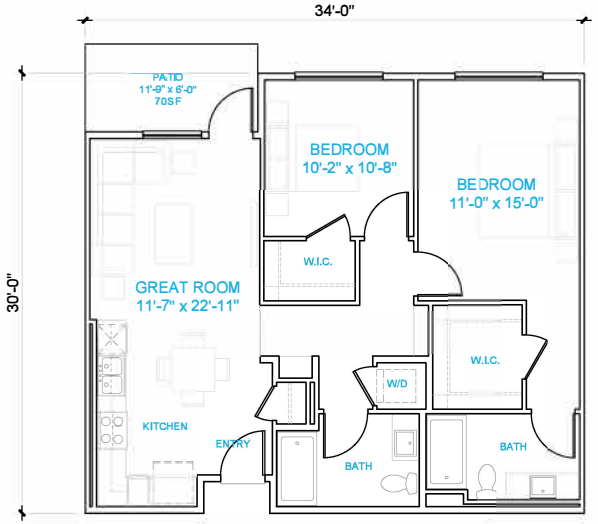
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SCHEMATIC DESIGN
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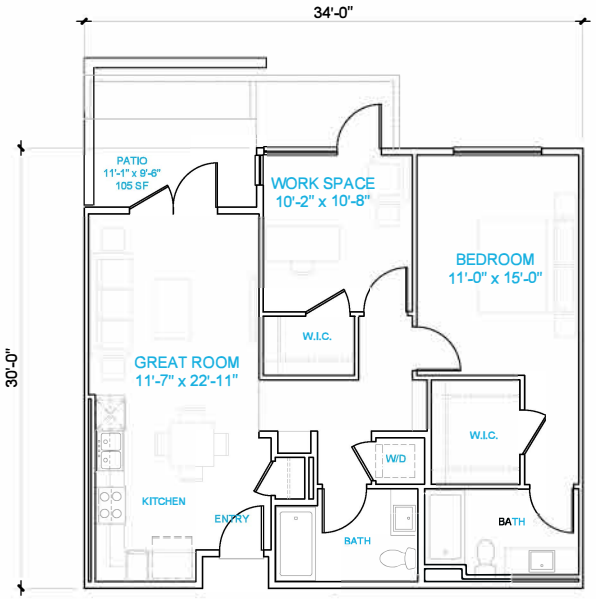
0 2 4 8

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

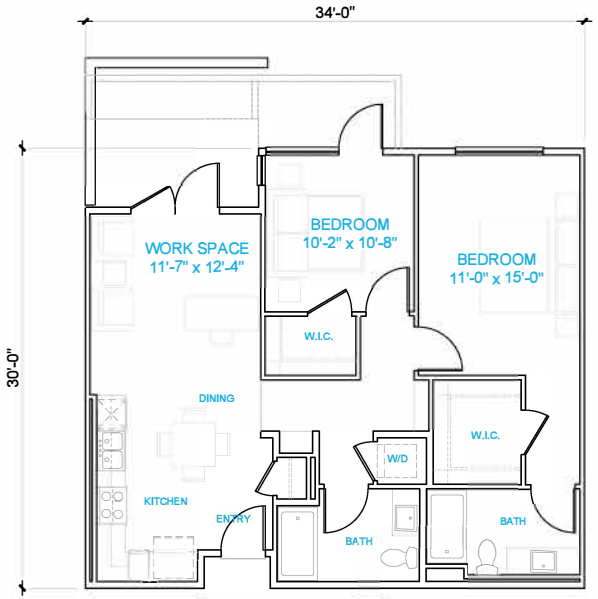
A5-1



PLAN 2-1
2 BEDROOM
2 BATH
949 SF



LIVE-WORK - OPTION A



LIVE-WORK - OPTION B

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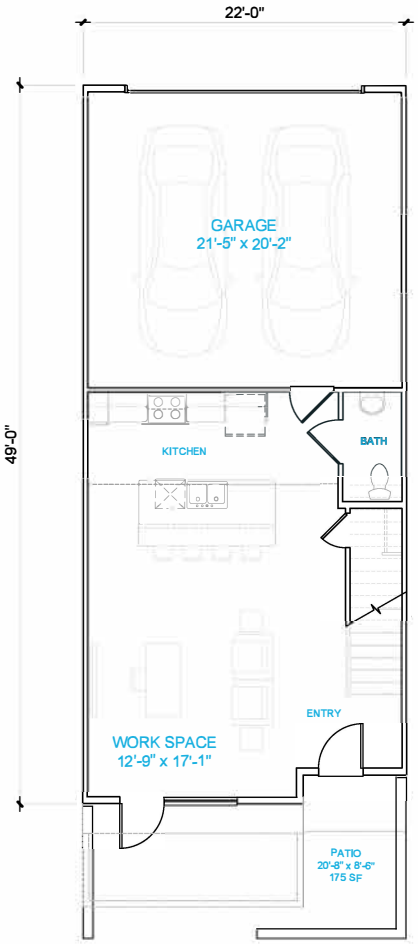
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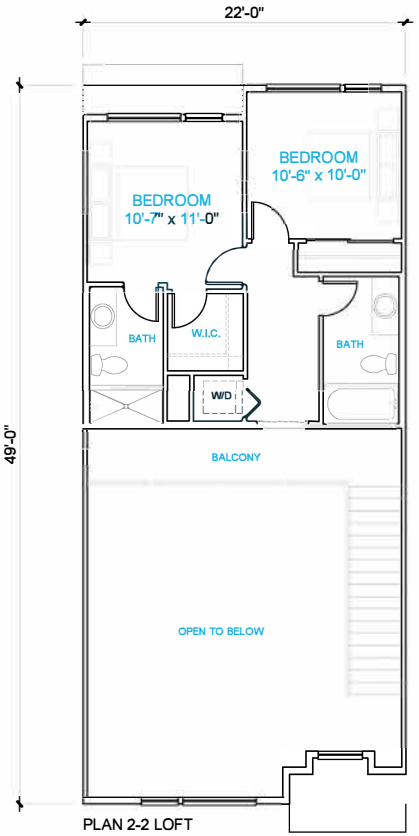
0 2 4 8

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

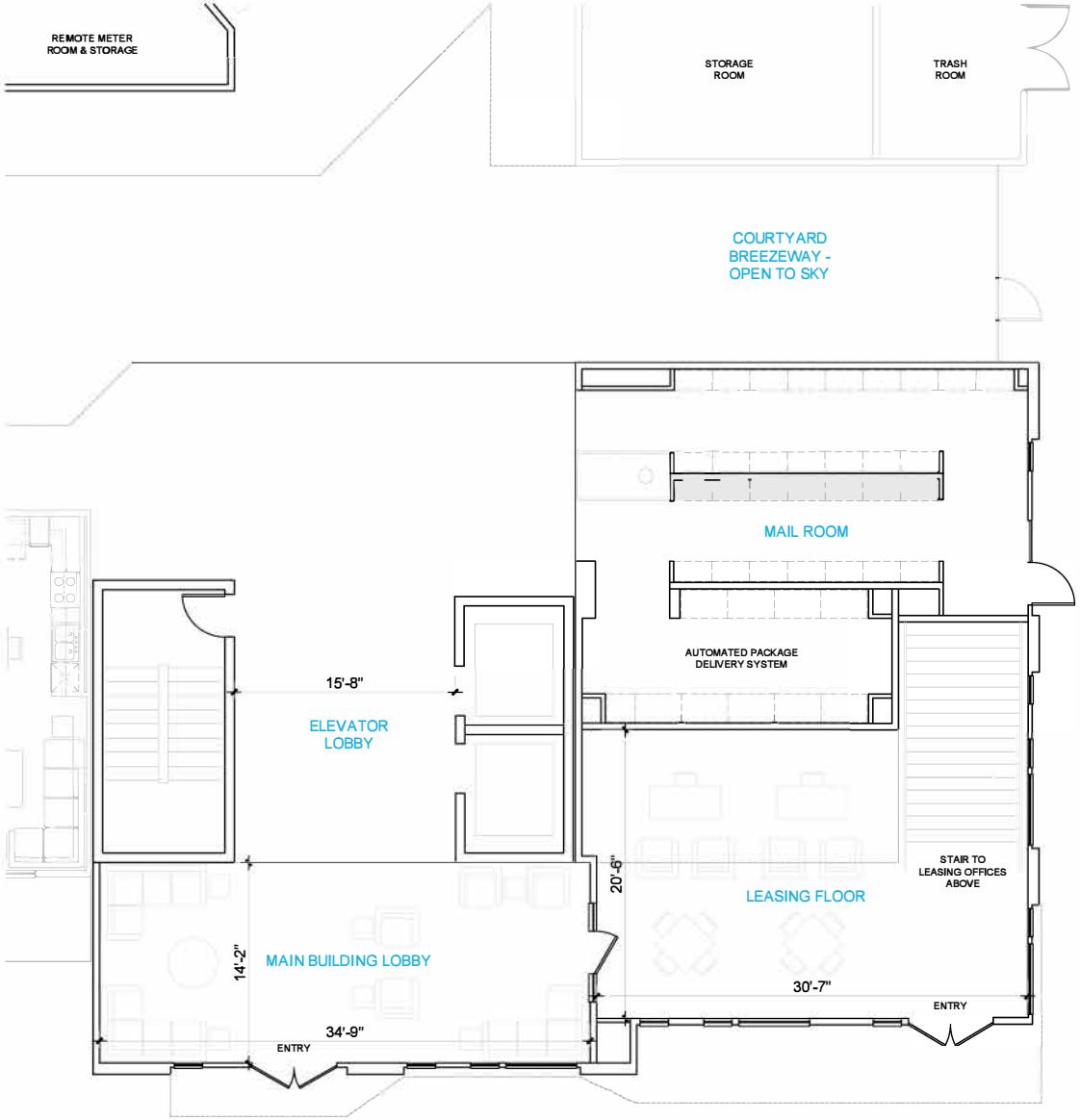
A5-2



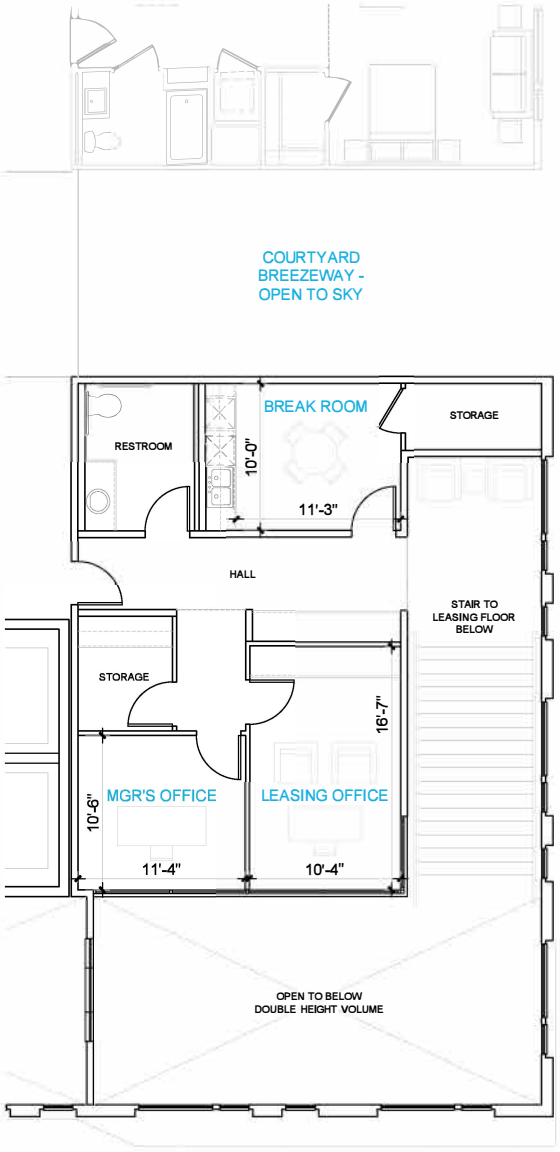
PLAN 2-2
2 BEDROOM
2.5 BATH
1186 SF



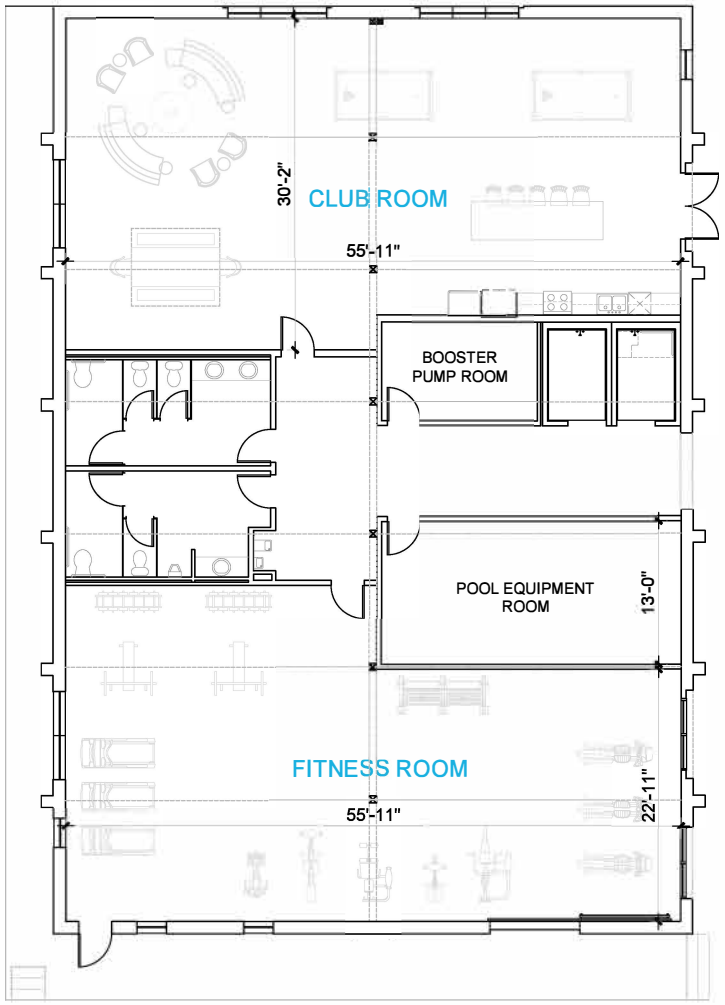
PLAN 2-2 LOFT



BUILDING A - GROUND LEVEL



BUILDING A - SECOND LEVEL



BUILDING D - GROUND LEVEL



STREET SCENE FROM MISSION INN AVENUE | BUILDINGS A & C



CORNER OF MISSION INN AVENUE AND COMMERCE STREET | BUILDING A

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SCHEMATIC DESIGN
JULY 23, 2024

NTS

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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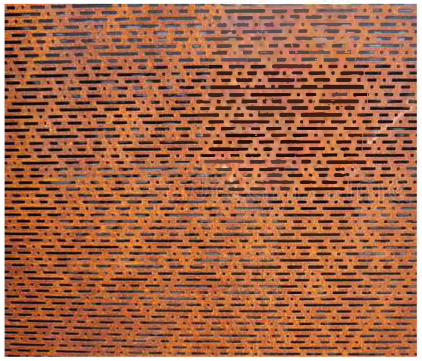
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CONCEPTUAL PERSPECTIVES

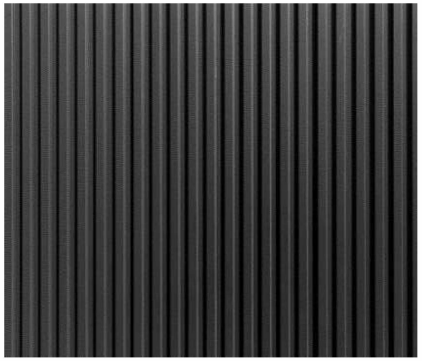
A6-1



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



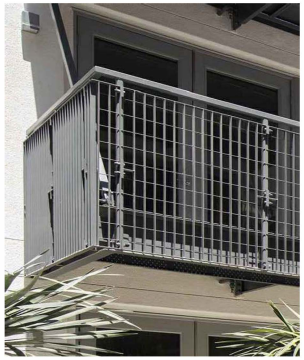
CORRUGATED METAL
DARK GRAY
OCCURS AT RESIDENTIAL - FLOORS 2-4



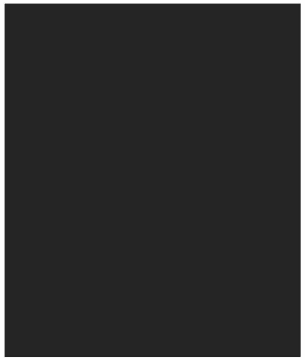
STUCCO
LIGHT GRAY
OCCURS AT RESIDENTIAL - ALL LEVELS



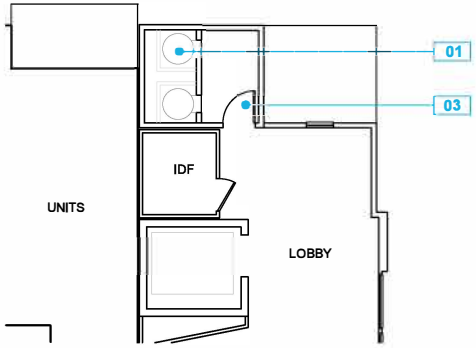
BURNISHED CMU
LIGHT GRAY
OCCURS AT RESIDENTIAL PATIOS - GROUND LEVEL



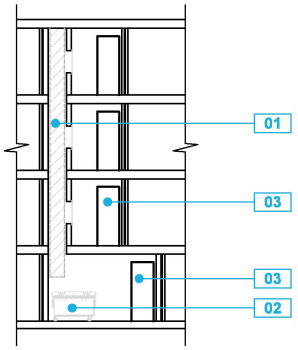
STEEL GRATE RAILINGS
DARK GRAY
OCCURS AT RESIDENTIAL - ALL LEVELS



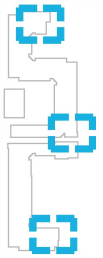
VINYL & STOREFRONT
DARK GRAY
OCCURS AT RESIDENTIAL - ALL LEVELS, LOBBIES AND AMENITY AREAS



TYPICAL RESIDENTIAL TRASH ACCESS

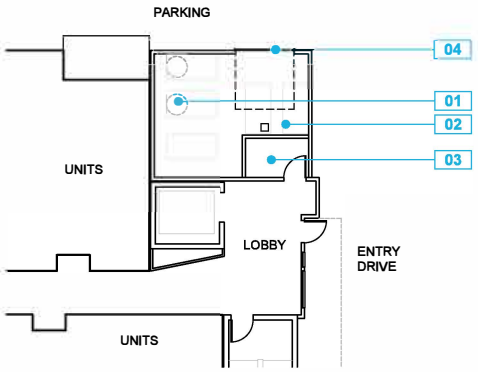


EXAMPLE TRASH CHUTE BUILDING SECTION

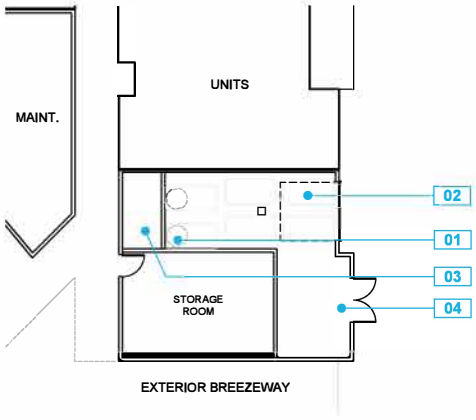


TRASH PLAN

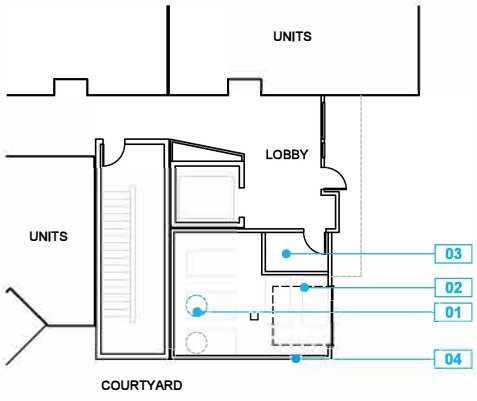
- RESIDENTS DEPOSIT TRASH INTO TRASH CHUTES ON EACH FLOOR.
- TRASH IS COLLECTED INTO TRASH BINS ON TRASH TERMINATION FLOOR.
- BINS ARE RETRIEVED ON TRASH PICKUP DAY FROM THE TRASH TERMINATION ROOMS AND BROUGHT TO A STAGING AREA ON SITE DETERMINED IN COMPLIANCE WITH THE APPROVED TRASH COLLECTION AGENCY
- 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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ktgy.com

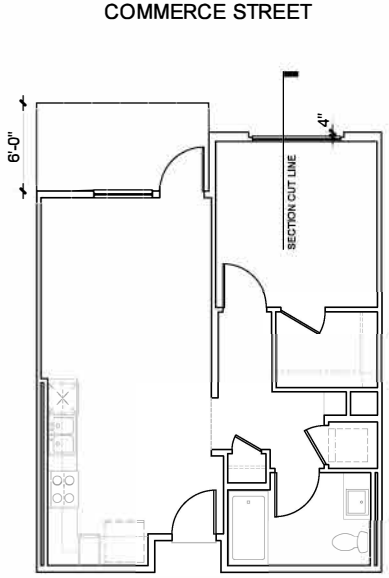
Iron Lofts, LLC
1201 Dove Street, Suite 520
Newport Beach, CA 92660

IRON LOFTS
RIVERSIDE, CALIFORNIA # 2020-0844

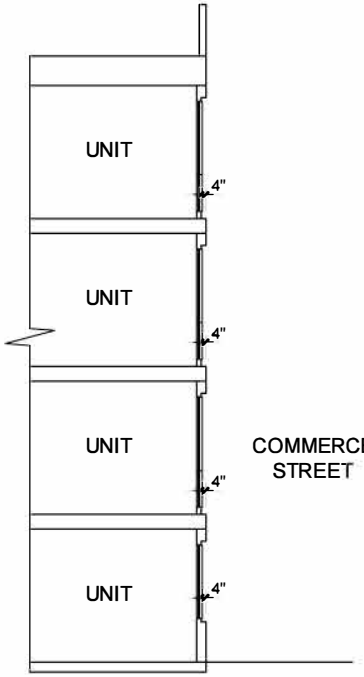
SCHEMATIC DESIGN
JULY 23, 2024

TRASH EXHIBIT

A9-0



TYPICAL STREET-FRONTING PLAN SHOWING
RECESSED WINDOW CONDITION



TYPICAL STREET-FRONTING SECTION
SHOWING RECESSED WINDOW CONDITION

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RIVERSIDE, CALIFORNIA # 2020-0844

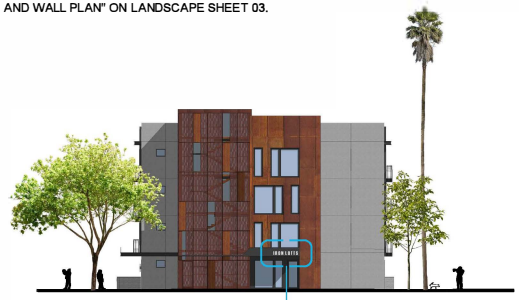
SCHEMATIC DESIGN
JULY 23, 2024

WINDOW RECESS EXHIBIT

A9-1

NOTE

FOR MORE INFORMATION ON LOCATION AND DIMENSIONS, PLEASE REFER TO "CONCEPTUAL FENCE AND WALL PLAN" ON LANDSCAPE SHEET 03.



BUILDING A - PARTIAL EAST ELEVATION



BUILDING A - NORTH ELEVATION

CARPORT POSTS TO BE SIMILAR COLOR AND SHAPE AS CORNER DECK ELEMENTS

09

01A

02



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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SCHEMATIC DESIGN
JULY 23, 2024

0 2 4 8

5TH STREET EXHIBIT
CARPORT ENHANCEMENT



IRON LOFTS

LANDSCAPE ENTITLEMENT PACKAGE

RIVERSIDE, CALIFORNIA

LandStudio360
LandscapeArchitecture

CLIENT

REALM

ARCHITECT

ktgy

REGIONAL CONTEXT



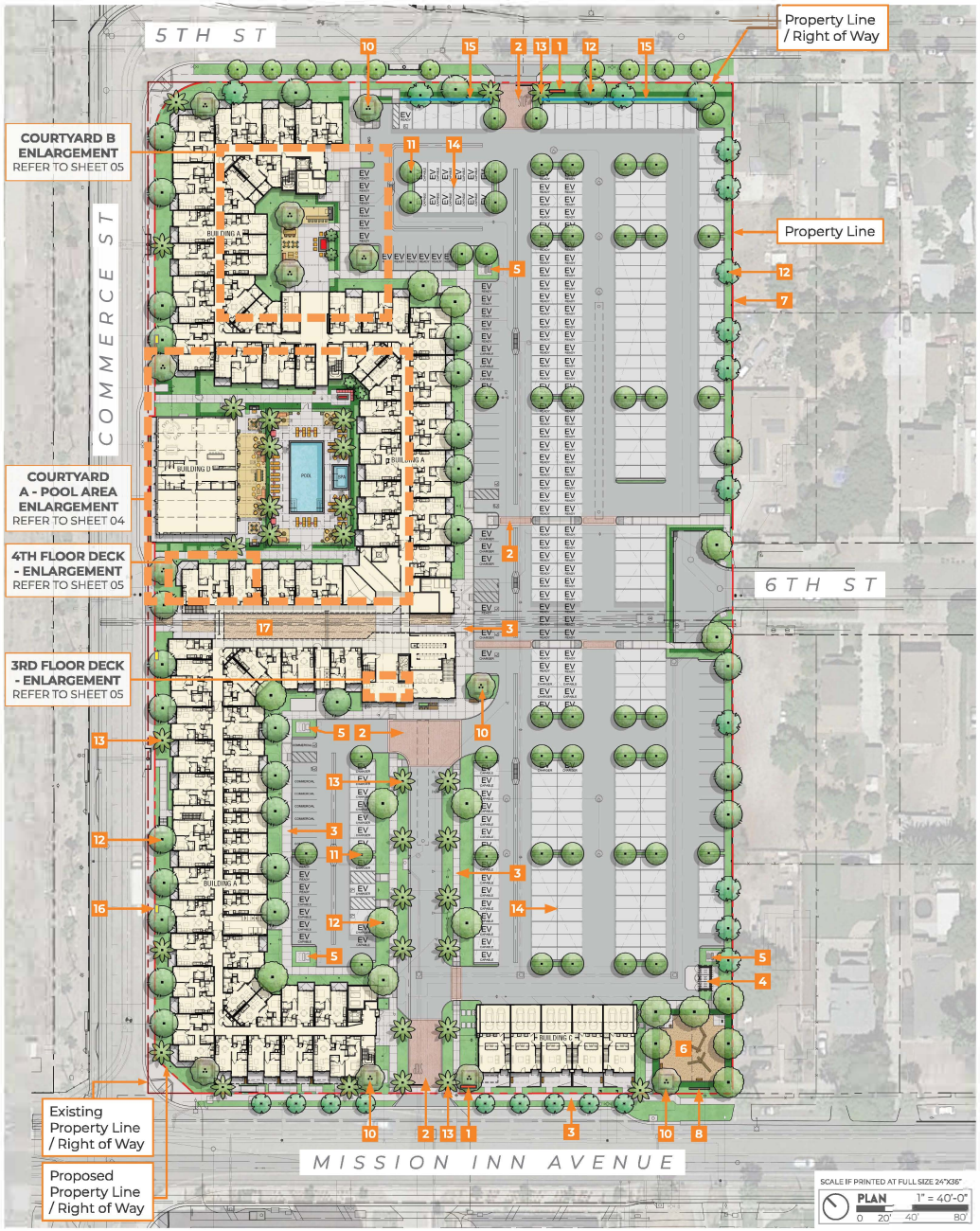
LOCAL CONTEXT



Sheet Index

01 Title Sheet
02 Conceptual Landscape Plan
03 Conceptual Fence and Wall Plan
04 Courtyard A - Pool Area Enlargement
05 Courtyard B, and Building A 3rd & 4th Floor Enlargements

AUGUST 20, 2024



PALMS AND TREE LEGEND

SYM	NAME	SIZE
PALMS AND VERTICAL SCREEN		
	Phoenixdactylifera 'Medjool' Medjool DatePalm	25'BTH
	Quercusagrifolia CoastLiveOak	24" Box AsShown
	Quercusshumardii ShumardOak	24" Box 25'O.C.
CANOPY TREE		
	Koelreuteria bipinnata ChineseFlame Tree	24" Box
	Tristaniaconferta Brisbane Box	24" Box
STREET TREES		
	Magnolia grandiflora 'St.Mary' Saint MaryMagnolia	24" Box 25' O.C.
	Celtissinensis Chinese Hackberry	24" Box 25' O.C.
ACCENT TREE		
	Oleaeuropaea (FruitlessVar.) FruitlessOlive Tree	36" Box
	Dracaena draco Dragon Tree	24"Box

VINES LEGEND

NAME	SIZE/ SPACING	WUCOLS
Dolichandra unguis-cati Cat'sClawVine	5 GAL 20'O.C.	Low
Distictis buccinatoria Blood Red trumpetVine	5GAL 20' O.C.	Medium

SHRUBS AND GROUNDCOVERS LEGEND

SYM	NAME	SIZE/ SPACING	WUCOLS
3'H MIN. SCREENING SHRUBS			
	Dodonea v. 'Purpurea' Purple Hopseed Bush	15GAL 8'-0" O.C.	Low
	Leucophyllum f. 'WhiteCloud' White Cloud Texas Sage	15GAL 4'-0" O.C.	VeryLow
	Olea europaea 'Montra' LittleOllie DwarfOlive	15GAL 3'-0"O.C.	Low
	Podocarpus e. 'Monmal' Icee BlueYellow-Wood	15GAL 4'-0" O.C.	Medium
BIOFILTRATION SHRUBS AND G.C.			
	Chilopsislinearis Desert Willow	15GAL 15'-0"O.C.	Low
	Juncuspatens California Gray Rush	1GAL 3'-0"O.C.	Low
	Mahonia nevinii Nevin's Barberry	5GAL 8'-0"O.C.	Low
	Muhlenbergiaspp. Muhly Grass	1GAL 2'-0"O.C.	Low/ Medium
SHRUBS			
	Agave 'Blue Glow' BlueGlow Agave	15GAL 3'-6"O.C.	Low
	Aloe 'Leo3711' Super RedAloe	5GAL. PerPlan	Low
	Callistemonv.'Little John' Little John Bottlebrush	5GAL. 3'-0"O.C.	Low
	Cordyline baueri Bauer's Dracaena	15GAL 3'-0"	Medium
	Dasylirion longissimum Silver Desert Spoon	15GAL PerPlan	Low
	Dianella r. 'DRS000' PP#17,779 Little Rev FlaxLily	5GAL 2'-6"O.C.	Low
	Furcraea foetida MauritiusHemp	15GAL PerPlan	Low
	Hesperaloe parviflora Red Yucca	15GAL 3'-0"O.C.	Low
	Muhlenbergia rigens DeerGrass	5GAL 3'-0"O.C.	Low
	Salvia greggii Autumn Sage	5 GAL 2'-0" O.C.	Low
	Salvia leucantha Mexican Sage	5 GAL 4'-0"O.C.	Very Low
	Westringia fruticosa Coast Rosemary	5GAL 4'-0" O.C.	Low
	Yucca aloifolia Spanish Dagger	15GAL 4'-0" O.C.	Very Low
SHRUBS/G.C. NORTH/EAST EXPOSURE			
	Echinocactusgrusonii Golden Barrel Cactus	5GAL PerPlan	Low
	Lantana m. 'White' WhiteLantana	1GAL 5'-0"O.C.	Low
	Rosmarinuso. 'Lockwoodde Forest' Lockwood De Forest Rosemary	1GAL 4'-0"O.C.	Low
	Senecio mandraliscae BlueChalkSticks	1GAL 1'-0"O.C.	Low
	Westringiafruticosa Coast Rosemary	5GAL 4'-0"O.C.	Low

PARKING LOT LANDSCAPE TABULATIONS

REQUIREMENT	PARKING LOT QTY.	REQUIRED	PROVIDED
Parking Lot Landscape Area is required to be 5% or greater of total Parking Lot Area	154,847SF	7,742 SF	15,556 SF
Parking Lot Tree - One shade tree is required per 4 uncovered parking stalls	92 Uncovered P.S.	23	28

PROPOSED IMPROVEMENTS

1. Project monumentation signage
2. Enchanced vehiculars pavers at entry drive aisle
3. Natural grey concrete with retardant finish and sawcut joints at walkways
4. Trash enclosure
5. Transformer
6. Fenced dog park area
7. 6'H CMU wall at property line
8. Decorative wall made from salvaged CMU blocks
9. Enchanced pedestrian pavers
10. Raised planter with accent tree
11. Parking lot tree
12. Shade tree
13. Accent palm tree
14. Carport
15. 5'H Decorative weathered steel panel wall
16. Bench
17. Decomposed granite

GENERAL NOTES

A. Final Landscape Plans shall accurately show placement of trees, shrubs, and groundcovers.

B. Landscape Architect shall verify utility, sewer, storm drain easement and place planting locations accordingly to meet City of Riverside requirements.

C. All required landscape areas shall be maintained by owner per the City of Riverside requirements.

D. No existing trees on-site shall be protected.

E. All existing street tree shall be protected in place; additional 24" boxsize Magnolia grandiflora may be required if existing street trees are dead or in poor condition. Planting, staking, irrigation, and root barriers shall conform to Landscape & Forestry specifications. Tree inspector will make final determination of precise locations after fine grading and hardscape installation is complete.

F. Any off-site improvement plans to be approved by Public Works prior to issuance of construction permit.

TRANSFORMER AND UTILITIES NOTE

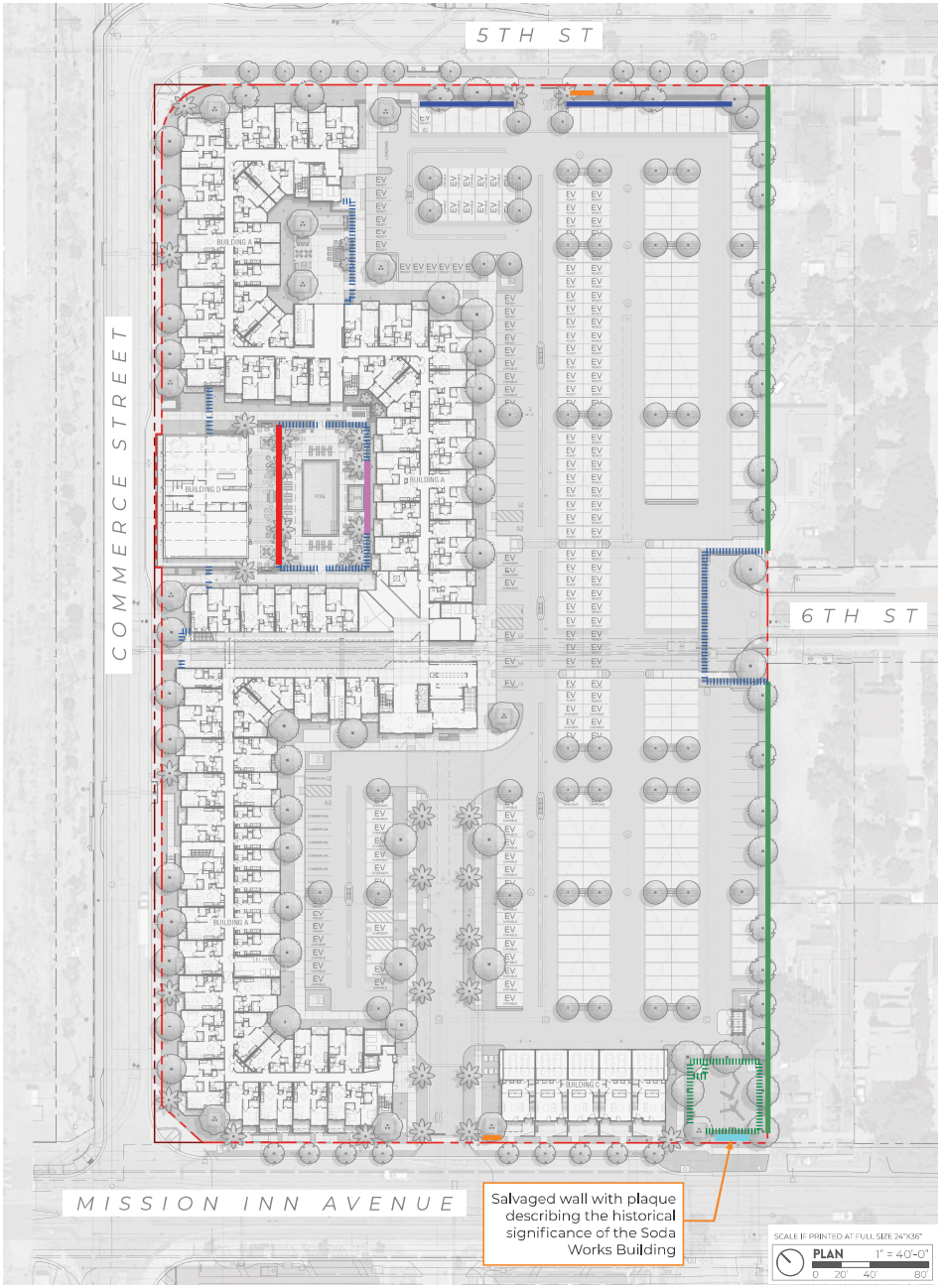
Visible transformer and utilties shall be screened by landscape in order to improve the aesthetics from the public right-of-way per City of Riverside code No. RMC 19.555.020.B1.

PLANTING NOTES

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or gravel mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be gravel mulched to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Riverside Guidelines.

IRRIGATION NOTES

An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Riverside Guidelines for water efficient landscapes. The estimated applied water use allowed for the landscape area shall not exceed the MAWA calculation.



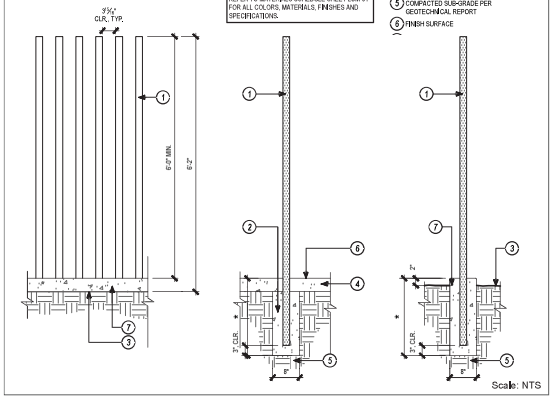
FENCES AND WALLS LEGEND

- 6'-0" High CMU wall with burnish finish with columns at Property Line (refer to detail 01 for reference.) Columns to be at MAX distance of 50' O.C. from each other. Any section of the wall that is within the 15' Setback is to be 4'-0"H.
- 6'-0" Decorative metal post fencing at pool area (refer to detail 02 for reference.)
- 6'-0" High decorative spa wall
- 6'-0" High tubular steel fence (refer to detail 03 for reference.)
- 3'-6" High tubular steel dog park enclosure fence.
- Monumentation Signage by Signage Consultant. To be design and submitted to the City for approval at a later phase.
- 5'-0" High Decorative weathered steel panel wall
- Salvaged Wall (36"H to 42"H and 15'-0" Max length, verified by field condition and salvaged material.)

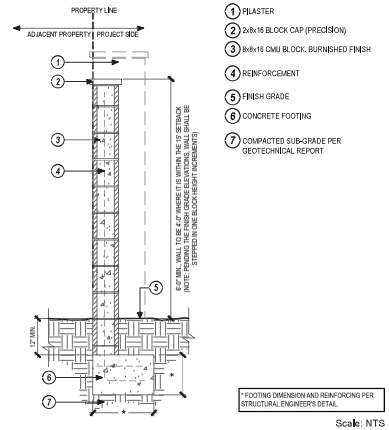
WALL AND FENCE MATERIAL AND COLOR NOTE

All walls to match the Architecture - material, finish, and color. All fence match the Architecture metal work finish and color.

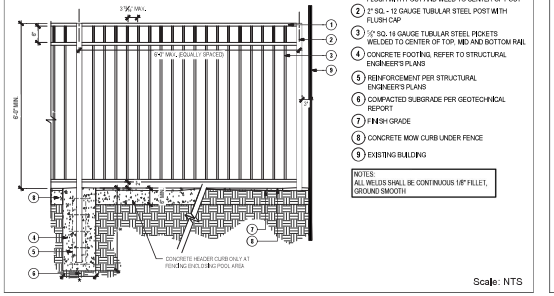
DETAIL 02: DECORATIVE METAL POST FENCING



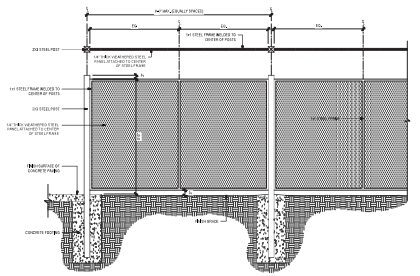
DETAIL 01: PERIMETER AND POOL CMU WALL



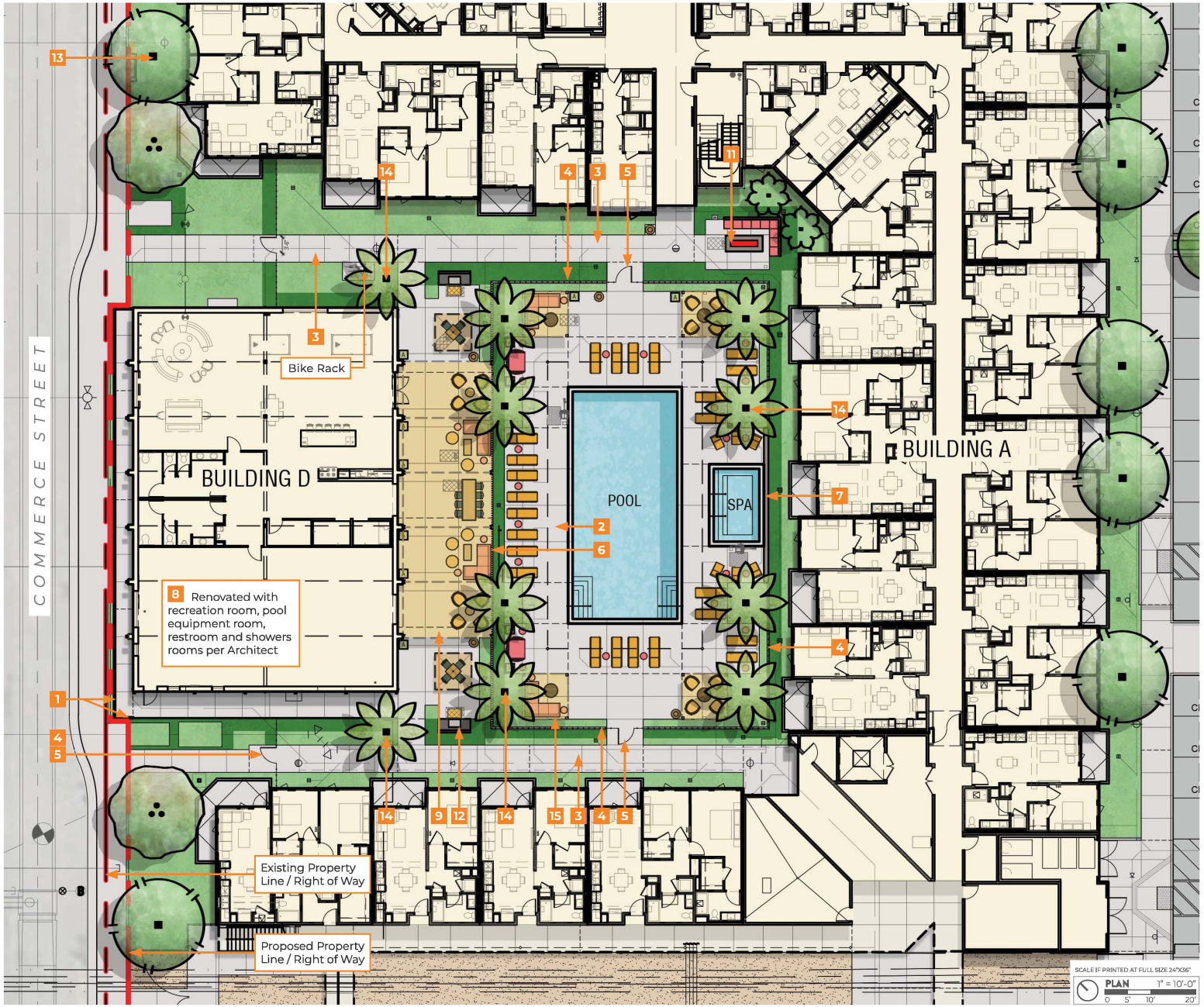
DETAIL 03: PERIMETER AND POOL FENCE



DETAIL 04: DECORATIVE WEATHERED STEEL WALL



CONCEPTUAL FENCE AND WALL PLAN



PROPOSED IMPROVEMENTS

1. New Handrails along elevated pathway of historic building per Historic Prevservation Consultant
2. Natural grey concrete with retardant finish and sawcut joints at pool deck area
3. Natural grey concrete with retardant finish and sawcut joints at walkways
4. 6'H tubular steel security fencing
5. 6'H tubular steel secured gate
6. 6'H decorative metal post fencing
7. 6'H spa accent wall
8. Historic Building renovation per Architect
9. Shade trellis over mixed seating areas
10. Raised planter with accent tree
11. Fire pit with banquette seating area
12. BBQ counter with grill
13. Shade tree
14. Accent palm tree
15. Cabana with soft seating

PLANT LIST NOTE

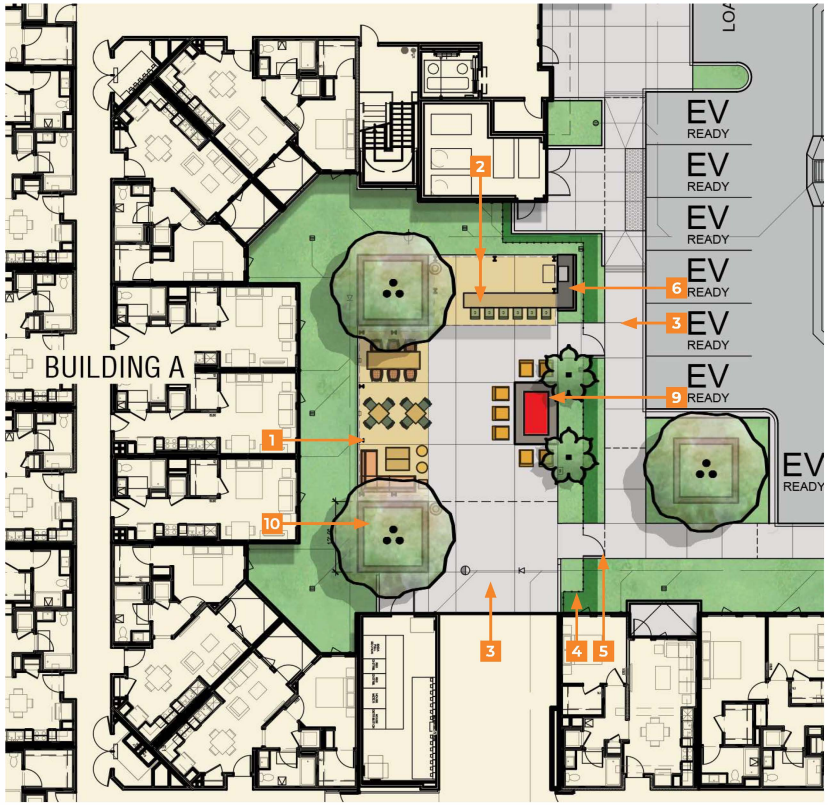
For trees, shrubs, and groundcovers information - refer to Sheet 01, 'Conceptual Landscape Plan - Ground Level.'

LandStudio360 LandscapeArchitecture

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LANDSCPAE CONCEPTUAL DESIGN | AUGUST 20, 2024

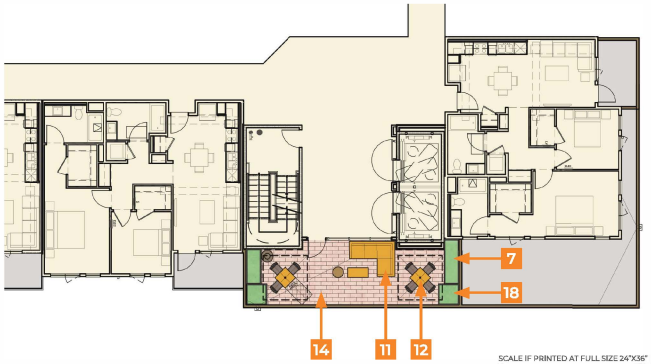
COURTYARD A - POOL AREA ENLARGEMENT

04



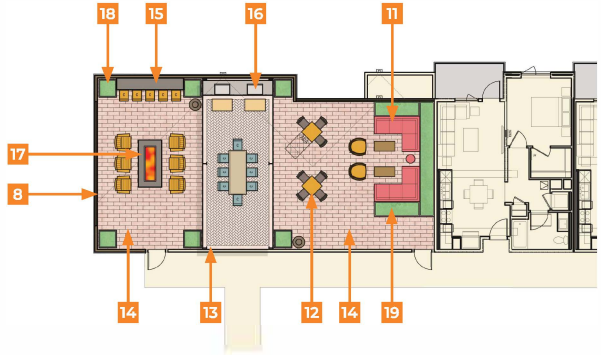
COURTYARD B ENLARGEMENT

SCALE IF PRINTED AT FULL SIZE 24"X36"
PLAN 1" = 10'-0"
0 5' 10' 20'



LEVEL 03 ROOF TERRACE ENLARGEMENT

SCALE IF PRINTED AT FULL SIZE 24"X36"
PLAN 1" = 10'-0"
0 5' 10' 20'



LEVEL 04 ROOF TERRACE ENLARGEMENT

SCALE IF PRINTED AT FULL SIZE 24"X36"
PLAN 1" = 10'-0"
0 5' 10' 20'

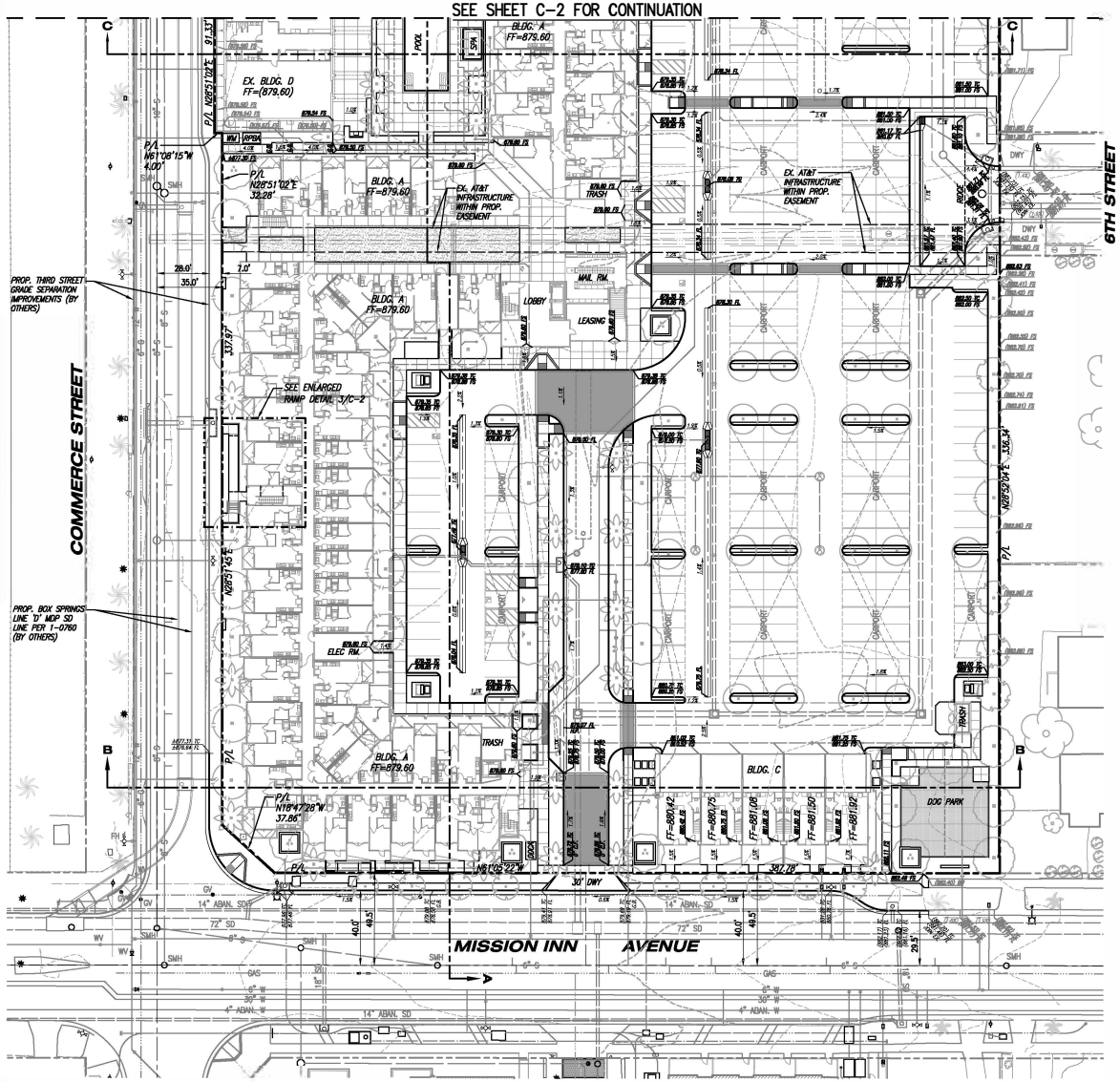
PROPOSED IMPROVEMENTS

1. Shade trellis over mixed seating areas
2. Shade trellis with counter bar
3. Natural grey concrete with retardant finish and sawcut joints at walkways
4. 6'H tubular steel security fencing
5. 6'H tubular steel secured gate
6. BBQ counter connected to breakfast base at Courtyard B
7. 2'H Fiberglass planter with 3'H shrubs to screen private patio
8. Proposed part the parapet wall to be glass instead of a solid wall.
9. Fire pit with lounge seating
10. Raised planter with accent tree
11. Sectional lounge seating
12. Dining table and chairs
13. Shade Trellis attached to the building
14. Accent paver field
15. ADA accessible counter along roof deck edge
16. BBQ grill and counter on roof terrace
17. 4'x8' Fire Pit with Adirondack chairs
18. 3'-6" SQ x3'H Fiberglass tree planter
19. 2'H Fiberglass planter

PLANT LIST NOTE

For trees, shrubs, and groundcovers information - refer to Sheet 01, 'Conceptual Landscape Plan - Ground Level.'

COURTYARD B, AND BUILDING A 3RD & 4TH FLOOR ENLARGEMENTS



EARTHWORK QUANTITY ESTIMATE

CUT/EXPORT (REMEDIATION)	20,000 CY
FILL/IMPORT	10,000 CY

FORESTRY NOTES

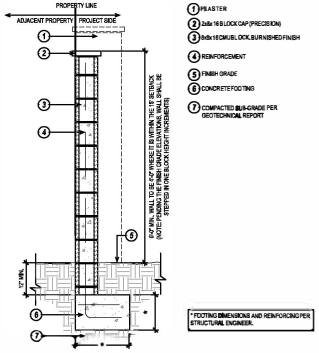
1. PROTECT IN PLACE EXISTING STREET TREES IN PUBLIC RIGHT-OF-WAY ALONG MISSION INN AVE. (WASHINGTONIA FILIFERA).
2. IF EXISTING STREET TREES ARE FOUND BY TREE INSPECTOR AT TIME OF SCHEDULED SITE INSPECTION (AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE) TO BE MISSING, DEAD, DAMAGED, OR IN POOR CONDITION, THEY WILL BE REQUIRED TO BE REMOVED AND REPLACED WITH 24" BOX SIZE TREES TO TREE INSPECTOR'S SPECIFICATIONS. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.
3. PLANT IN PUBLIC RIGHT-OF-WAY, 24" BOX SIZE CELTIS SINENSIS ALONG MISSION INN AVE., LOPHESTEMON CONFERTUS (BRISBANE BOX) ALONG COMMERCE ST., AND MAGNOLIA GRANDIFLORA (ST. MARY) ALONG 5TH ST. AT TYPICAL SPACING 25' O.C.
4. PRIOR TO ANY PLANTING, TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING, IRRIGATION, AND ROOT BARRIERS TO LANDSCAPE & FORESTRY SPECIFICATIONS.

BENCHMARK

INDEX 6647 PAGE 42 DATED JANUARY 20, 2005

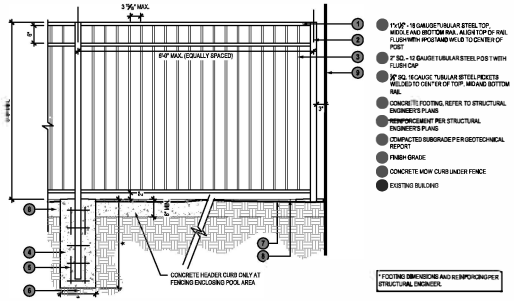
FOUND PK NAIL AND CITY SURVEYOR TAG IN WESTERLY END OF CATCH BASIN ON THE SOUTHERLY SIDE OF UNIVERSITY AVENUE, 95'± EASTERLY OF CENTERLINE OF PARK AVENUE.

ELEVATION: 891.353 FEET



1 - PERIMETER AND POOL CMU WALL

SCALE: NONE



2 - PERIMETER AND POOL FENCE

SCALE: NONE

LOT AREA

PROPOSED LOT 1: 302,137 S.F. (6.94 ACRES)

LEGAL DESCRIPTION

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

LOTS 1, 2, 3 THROUGH 7, INCLUSIVE, 22 THROUGH 37 INCLUSIVE, IN BLOCK 8 OF WHITE'S ADDITION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 48 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

EASEMENTS

1. EASEMENT(S) FOR INGRESS, EGRESS AD PARKING PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN PACIFIC COMPANY RECORDED MARCH 13, 1928 IN BOOK 755, PAGE 184 OF DEEDS.

   THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD. *NO MENTIONED EASEMENTS WITHIN SAID DOCUMENT, DOES NOT AFFECT.*

2. EASEMENT(S) FOR RIVERSIDE WATER COMPANY CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE RECORDED IN BOOK 42, PAGES 294 AND 296, OF DEEDS, SAN BERNARDINO COUNTY RECORDS.
   THE EXACT LOCATION IS UNDETERMINED FROM RECORD, DOCUMENT ILLEGIBLE.

⬢ EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAILROAD PURPOSES AS RESERVED IN A DOCUMENT RECORDED DECEMBER 17, 1985 AS INSTRUMENT NO. 283346, OF OFFICIAL RECORDS.

AFFECTS: OVER, ACROSS AND UPON THE NORTH-WESTERLY 15.00 FEET OF SAID LOTS 4 AND 25. *AFFECTS, TO BE QUITCLAIMED.*

⬢ EASEMENT(S) GRANTED TO SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION FOR RAIL AND RAILROAD RELATED EQUIPMENT FACILITIES AND COMMUNICATIONS AND PIPELINES, LINES AND FACILITIES OF EVERY KIND AND NATURE INCLUDING BUT NOT LIMITED TO ALL EXISTING FACILITIES, TELEPHONE, TELEGRAPH, TELEVISION AND FIBER OPTIC LINES AND RELATED EQUIPMENT AND RIGHTS INCIDENTAL THERETO RECORDED AUGUST 31, 1990 AS INSTRUMENT NO. 328250, OF OFFICIAL RECORDS. *AFFECTS, TO BE QUITCLAIMED.*

5. EASEMENT(S) FOR TELECOMMUNICATIONS PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO QWEST COMMUNICATIONS COMPANY, LLC IN A DOCUMENT RECORDED DECEMBER 18, 2013 AS INSTRUMENT NO. 2013-0581753 OF OFFICIAL RECORDS. *AFFECTS PARCEL 2, NOT PLOTTABLE PER RECORD, TO BE QUITCLAIMED.*

*NOTE
SEE SHEETS C-12 THRU C-14 FOR SITE SECTIONS.

0 15 30 60 90

SCALE: 1"=30' DATE: 08/09/24

IRON LOFTS

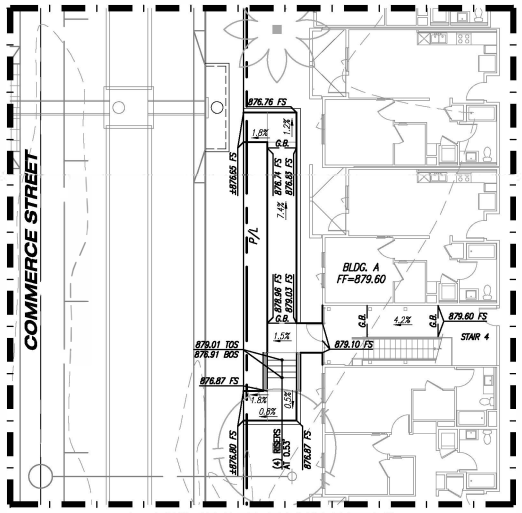
IRON LOFTS, LLC

C-1: PRELIMINARY GRADING PLAN

RIVERSIDE, CALIFORNIA

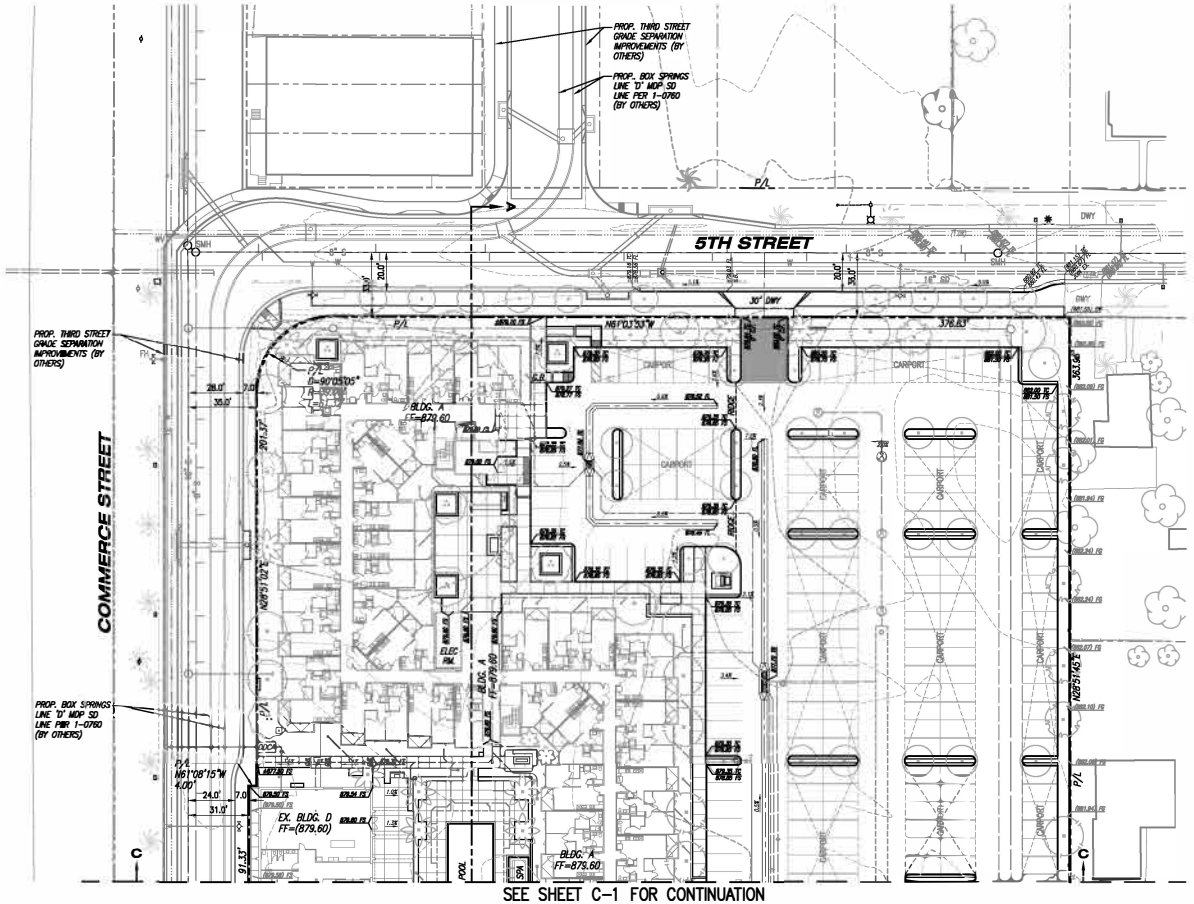
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200 Tel(949)756-6440
Irvine, California 92614

R:\Wasm\Work-in-Progress-Irons Lofts\Civil\Preliminary\WM-01-01-GRAD.dwg Aug 30, 2024 - 12:23pm



3 - ENLARGED RAMP DETAIL

SEE SHEET C-1
SCALE: 1"=10'



SEE SHEET C-1 FOR CONTINUATION

*NOTE
SEE SHEETS C-12 THRU C-14 FOR SITE SECTIONS.

0 15 30 60 90

SCALE: 1"=30' DATE: 08/09/24

IRON LOFTS

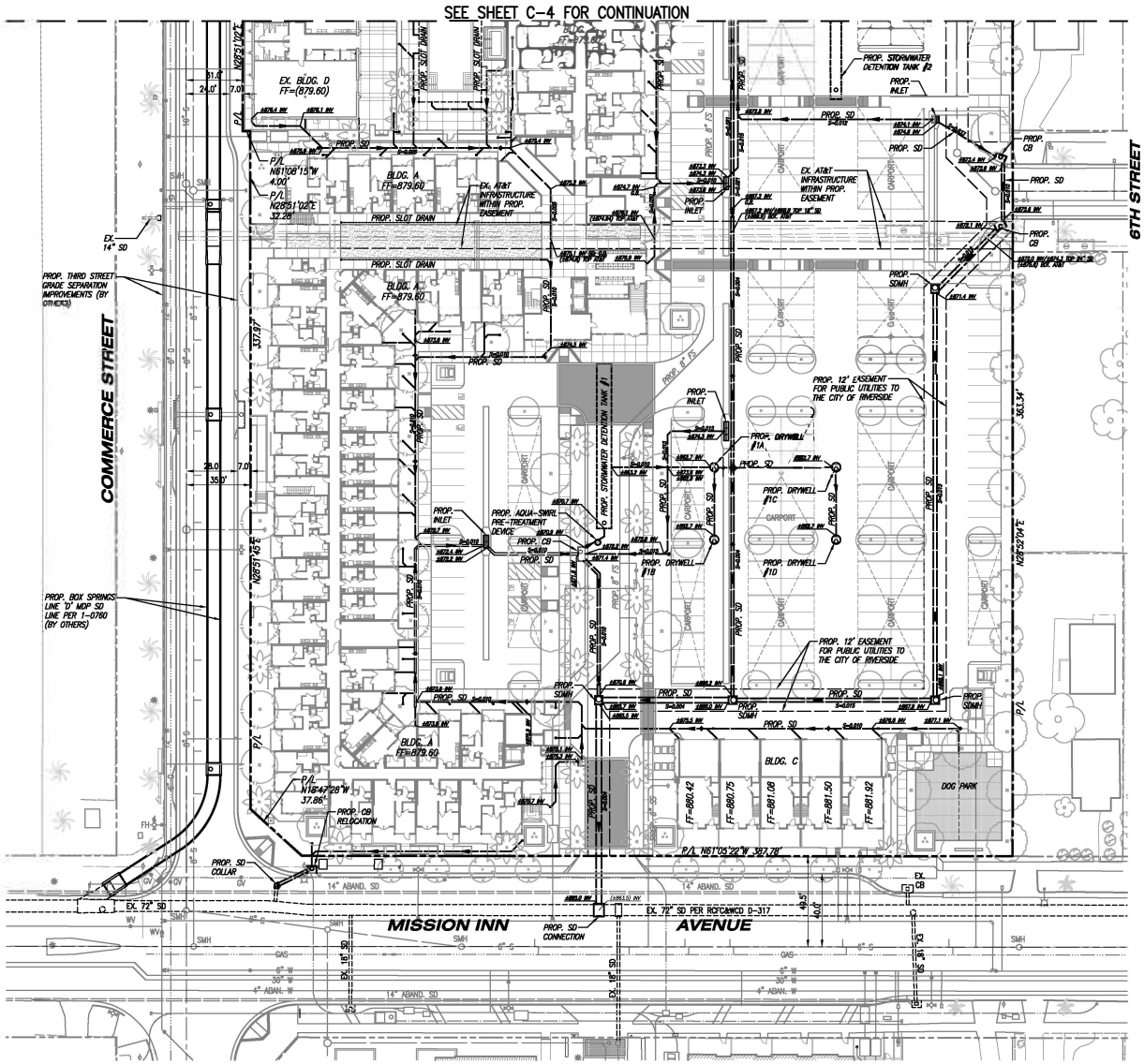
IRON LOFTS, LLC

C-2: PRELIMINARY GRADING PLAN

RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. - Suite 200
Irvine, California 92614
Tel(949)756-6440

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NOTE

THE PROPOSED STORM DRAIN CONNECTION TO THE EXISTING 72" STORM DRAIN LINE IN MISSION INN AVE. REQUIRES AN ENCROACHMENT PERMIT AND IS CONTINGENT UPON RCFC AND WATER CONSERVATION DISTRICT APPROVAL.

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SCALE: 1"=30' DATE: 08/09/24

IRON LOFTS

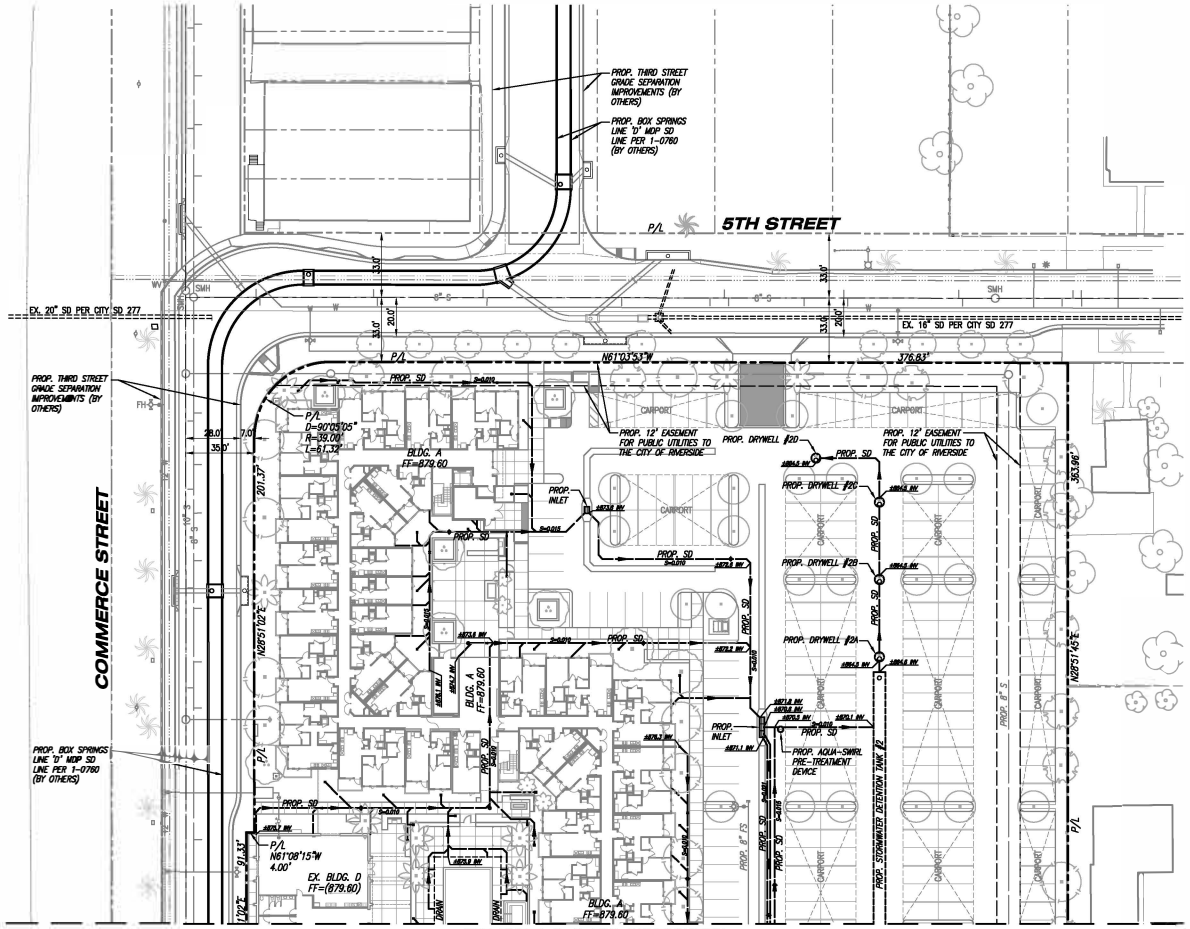
IRON LOFTS, LLC

C-3: PRELIMINARY STORM DRAIN PLAN

RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. -Suite200 Tel(949) 756-6440
Irvine, California 92614

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IRON LOFTS

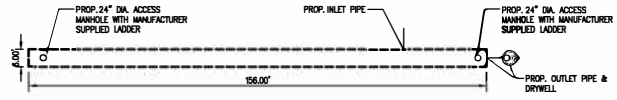
IRON LOFTS, LLC

C-4: PRELIMINARY STORM DRAIN PLAN

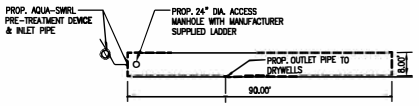
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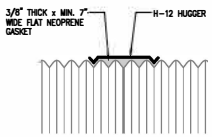
72" DIA. SOLID WALL CMP TANK (SYSTEM #2) TO HOLD A MINIMUM VOLUME OF 4,412 CF



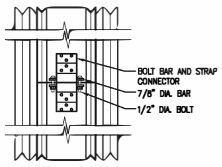
96" DIA. SOLID WALL CMP TANK (SYSTEM #1) TO HOLD A MINIMUM VOLUME OF 4,495 CF

HUGGER BAND GENERAL NOTES

1. REFER TO CONTECH BAND SELECTION GUIDE FOR BAND WIDTH, GAGE, AND FASTENER TYPES.
2. BANDS FOR PIPE-ARCH ARE THE SAME AS FOR EQUIVALENT DIAMETER ROUND PIPE.
3. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   12" THRU 48" 1-PIECE
   54" THRU 96" 2-PIECE
   102" THRU 144" 3-PIECES
4. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.



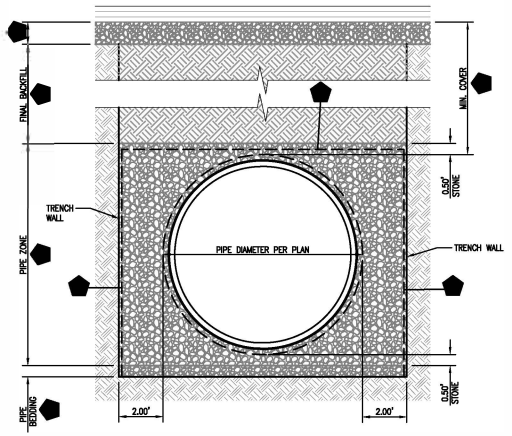
FLAT GASKET



HUGGER BAND CONNECTION DETAIL

UNDERGROUND DETENTION PIPE DETAILS

SCALE: NONE



TANK BACKFILL SECTION A-A

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

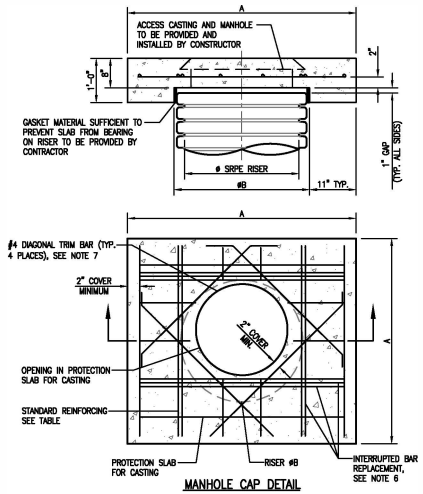
HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.



MANHOLE CAP DETAIL

FOUNDATION/BEDDING PREPARATION

PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, THE 4-6 INCHES OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

BACKFILL

THE BACKFILL MATERIAL SHALL BE FREE-DRAINING ANGULAR WASHED STONE ¾"-2" PARTICLE SIZE. MATERIAL SHALL BE PLACED IN 8"-10" MAXIMUM LIFTS. MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL - SLICING, RODDING, AIR-TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE PROJECT ENGINEER OR HIS REPRESENTATIVE IS SATISFIED WITH THE LEVEL OF COMPACTION. INADEQUATE COMPACTION CAN LEAD TO EXCESSIVE DEFLECTIONS WITHIN THE SYSTEM AND SETTLEMENT OF THE SOILS OVER THE SYSTEM. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO-LIFT DIFFERENTIAL BETWEEN THE SIDES OF ANY PIPE IN THE SYSTEM AT ALL TIMES DURING THE BACKFILL PROCESS. BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON ANY PIPES IN THE SYSTEM.

EQUIPMENT USED TO PLACE AND COMPACT THE BACKFILL SHALL BE OF A SIZE AND TYPE SO AS NOT TO DISTORT, DAMAGE, OR DISPLACE THE PIPE. ATTENTION MUST BE GIVEN TO PROVIDING ADEQUATE MINIMUM COVER FOR SUCH EQUIPMENT, AND MAINTAINING BALANCED LOADING ON ALL PIPES IN THE SYSTEM, DURING ALL SUCH OPERATIONS.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS. REFER TO TYPICAL BACKFILL DETAIL FOR MATERIAL REQUIRED.

KEY

1. AGGREGATE ROAD BASE PER GRADING PLANS.
2. 12" MIN. FOR DIAMETERS THROUGH 96"; 18" MIN. FOR DIAMETERS FROM 102" TO 144"; 24" MIN. FROM 150" TO 192"; AND 30" MIN. FROM 198" TO 234", MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.
3. FREE DRAINING ANGULAR WASHED STONE 3/4" TO 2" PARTICLE SIZE. DENSIFIED PER GEOTECHNICAL REPORT.
4. WELL GRADED GRANULAR BEDDING, ROUGHLY SHAPED TO FIT THE BOTTOM OF PIPE 4" TO 8" IN DEPTH.
5. CONTECH C-40 NON-WOVEN GEOTEXTILE REQUIRED, WRAPPING AROUND TOP AND SIDES OF TRENCH.
6. FINAL BACK FILL MATERIAL PLACED IN 8" LIFTS AND COMPACTED TO 90% PER PROJECT SOILS REPORT, GRADING PLANS AND SPECIFICATIONS.

GENERAL NOTES

1. REFER TO CONTECH BAND SELECTION GUIDE FOR BAND WIDTH, GAGE, AND FASTENER TYPES.
2. BANDS FOR PIPE-ARCH ARE THE SAME AS FOR EQUIVALENT DIAMETER ROUND PIPE.
3. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   12" THRU 48" 1-PIECE
   54" THRU 96" 2-PIECES
   102" THRU 144" 3-PIECES
4. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
5. REROLLED ANNULAR END CORRUGATIONS ARE NORMALLY 2-2/3" X 1/2".
6. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.

MANHOLE CAP NOTES

1. DESIGN IN ACCORDANCE WITH AASHTO, LATEST EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 PSI
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTIVE SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

REINFORCING TABLE

ØSRPE RISER	A	ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	ø 4' 4' X 4'	28"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,110

** ASSUMED SOIL BEARING CAPACITY

DATE: 08/09/24

IRON LOFTS

IRON LOFTS, LLC

C-5: PRELIMINARY LID BMP DETAILS

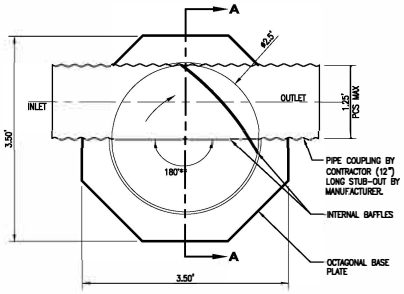
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Tel (949) 756-6440

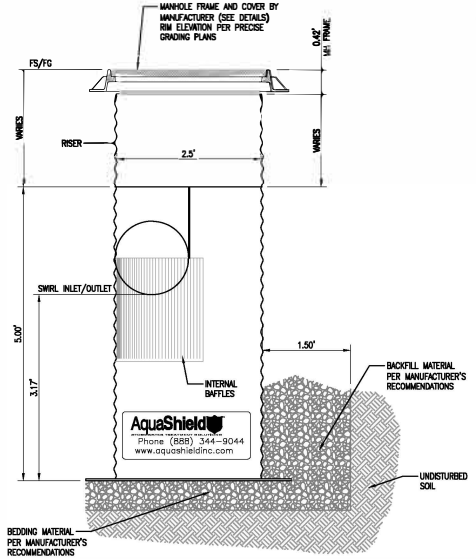
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GENERAL NOTES

1. BACKFILL SHALL EXTEND AT LEAST 18 INCHES OUTWARD FROM SWIRL CONCENTRATOR AND FOR THE FULL HEIGHT OF THE SWIRL CONCENTRATOR (INCLUDING RISER) EXTENDING LATERALLY TO UNDISTURBED SOILS. (SEE MANHOLE DETAIL BELOW)
2. AS AN ALTERNATIVE, 42-INCH OD, HS-20/25 RATED PRECAST CONCRETE RINGS MAY BE SUBSTITUTED, 14-INCH THICKNESS MUST BE MAINTAINED.
3. SEE MANUFACTURER'S SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. SEE SITE PLAN FOR ACTUAL SYSTEM ORIENTATION, WHICH MAYVARY FROM 90°, 180°, OR CUSTOM ANGLES TO MEET SITE CONDITIONS.



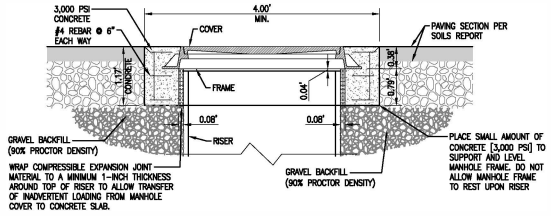
PLAN VIEW



SECTION A-A

NOTE

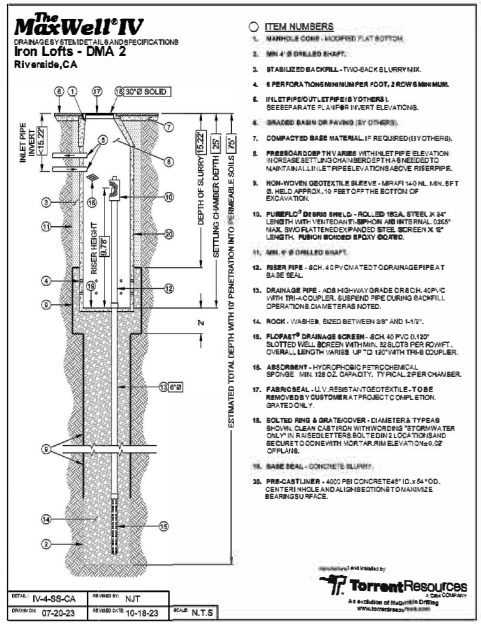
IF TRAFFIC LOADING (HS-25) IS REQUIRED OR ANTICIPATED, A 4-FOOT [1.22 M] DIAMETER, 14-INCH [356 MM] THICK REINFORCED CONCRETE PAD MUST BE PLACED OVER THE STORMWATER TREATMENT SYSTEM RISER TO SUPPORT AND LEVEL THE MANHOLE FRAME, AS SHOWN. THE TOP OF RISER PIPE MUST BE WRAPPED WITH COMPRESSIBLE EXPANSION JOINT MATERIAL TO A MINIMUM 1-INCH [25 MM] THICKNESS TO ALLOW TRANSFER OF WHEEL LOADS FROM MANHOLE COVER TO CONCRETE SLAB. MANHOLE COVER SHALL BEAR ON CONCRETE SLAB AND NOT ON RISER PIPE. THE CONCRETE SLAB SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI [20 MPA] AND BE REINFORCED WITH #4 [13 MM] REINFORCING STEEL, AS SHOWN. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 1-INCH [25 MM]. TOP OF MANHOLE COVER AND CONCRETE SLAB SHALL BE LEVEL WITH FINISH GRADE.

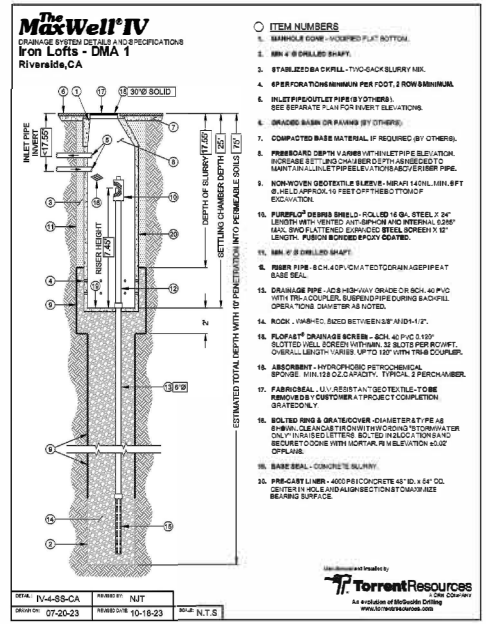


MANHOLE FRAME AND COVER DETAIL FOR TRAFFIC AREAS ONLY

AQUA-SWIRL MODEL AS-2 BYP PCS

SCALE: NONE





DRYWELL & DETENTION DESIGN CALCULATIONS

Drywell #2

Mitigation Volume, V_{BMP}	3,691 C.F.	From BMP Design Worksheet
Infiltration Rate, $K_{test\,measured}$	1.60 in/hr	Test Well W-18
Factor of Safety, FS	3	
Number of Drywells, $DW_{quantity}$	4 each	
DW Chamber s:	4 feet	
DW Chamber Area, DW_{Area}	12.57 square feet per foot	
DW Chamber Volume, DW_{Volume}	12.57 cubic feet per foot	
$DW_{chamber\,depth}$ (from invert down):	9.78 linear feet	
DW Rock Shaft s:	4 feet	
DW Rock Shaft Area, DW_{Area}	12.57 square feet per foot	
DW Rock Shaft Volume, DW_{Volume}	12.57 cubic feet per foot	
$DW_{rock\,depth}$	50.00 linear feet	
$DW_{infiltration\,depth}$	50.78 linear feet	
DW Bottom Area, DWB_{Area}	12.57 square feet per foot	
T (Maximum Drawdown Time):	48 hr	
CMP Diameter (detention):	6 feet	
CMP_{Volume}	28.2 cubic feet per foot	
CMP_{Length}	150 linear feet	

Determine Design Infiltration Rate: $K_{test\,design}$

$K_{test\,design} = K_{test\,measured} \div FS$

$K_{test\,design}$ = 0.53 in/hr 0.000012 ft/sec

Determine Minimum Infiltration Surface Area, A_{min}

$A_{min} = (V_{BMP} \times 12\ in/ft) \div (T \times K_{test\,design})$

A_{min} = 2,797 S.F.

Determine Infiltration Surface Area, A_{actual}

$A_{actual} = (DW_{infiltration\,depth} \times DWR_{Area} + DWB_{Area}) \times DW_{quantity}$

A_{actual} = 3,088 S.F.

Determine Volume of Drywell, $V_{drywell}$

$V_{drywell} = (DWC_{Volume} \times DW_{chamber\,depth}) + (DWR_{Volume} \times DW_{rock\,depth} \times 0.40) \times DW_{quantity}$

$V_{drywell}$ = 1,497 C.F.

Determine Volume Remaining to Detain in CMP, V_{detain}

$V_{detain} = V_{BMP} - V_{drywell}$

V_{detain} = 4,384 C.F.

Determine CMP Detention Volume, $V_{CMP\,detain}$

$V_{CMP\,detain} = CMP_{Volume} \times CMP_{Length}$

$V_{CMP\,detain}$ = 4,412 C.F.

Determine DW & CMP Volume, V_{design}

$V_{design} = V_{CMP\,detain} + V_{drywell}$

V_{design} = 5,909 C.F.

Determine Drawdown Time, T_{actual}

$T_{actual} = (V_{design} \times 12\ in/ft) \div (A_{actual} \times K_{test\,design})$

T_{actual} = 43.61 hr

DRYWELL & DETENTION DESIGN CALCULATIONS

Drywell #1

Mitigation Volume, V_{BMP}	5,605 C.F.	From BMP Design Worksheet
Infiltration Rate, $K_{test\,measured}$	1.60 in/hr	Test Well W-9
Factor of Safety, FS:	3	
Number of Drywells: $DW_{quantity}$	4 each	
DW Chamber s:	4 feet	
DW Chamber Area, DWC_{Area}	12.57 square feet per foot	
DW Chamber Volume, DWC_{Volume}	12.57 cubic feet per foot	
$DW_{chamber\,depth}$ (from invert down):	7.45 linear feet	
DW Rock Shaft s:	4 feet	
DW Rock Shaft Area, DWR_{Area}	12.57 square feet per foot	
DW Rock Shaft Volume, DWR_{Volume}	12.57 cubic feet per foot	
$DW_{rock\,depth}$	50.00 linear feet	
$DW_{infiltration\,depth}$	57.45 linear feet	
DW Bottom Area, DWB_{Area}	12.57 square feet per foot	
T (Maximum Drawdown Time):	48 hr	
CMP Diameter (detention):	8 feet	
CMP_{Volume}	50.2 cubic feet per foot	
CMP_{Length}	60 linear feet	

Determine Design Infiltration Rate: $K_{test\,design}$

$K_{test\,design} = K_{test\,measured} \div FS$

$K_{test\,design}$ = 0.53 in/hr 0.000012 ft/sec

Determine Minimum Infiltration Surface Area, A_{min}

$A_{min} = (V_{BMP} \times 12\ in/ft) \div (T \times K_{test\,design})$

A_{min} = 2,730 S.F.

Determine Infiltration Surface Area, A_{actual}

$A_{actual} = (DW_{infiltration\,depth} \times DWR_{Area} + DWB_{Area}) \times DW_{quantity}$

A_{actual} = 2,939 S.F.

Determine Volume of Drywell, $V_{drywell}$

$V_{drywell} = (DWC_{Volume} \times DW_{chamber\,depth}) + (DWR_{Volume} \times DW_{rock\,depth} \times 0.40) \times DW_{quantity}$

$V_{drywell}$ = 1,380 C.F.

Determine Volume Remaining to Detain in CMP, V_{detain}

$V_{detain} = V_{BMP} - V_{drywell}$

V_{detain} = 4,445 C.F.

Determine CMP Detention Volume, $V_{CMP\,detain}$

$V_{CMP\,detain} = CMP_{Volume} \times CMP_{Length}$

$V_{CMP\,detain}$ = 4,495 C.F.

Determine DW & CMP Volume, V_{design}

$V_{design} = V_{CMP\,detain} + V_{drywell}$

V_{design} = 5,875 C.F.

Determine Drawdown Time, T_{actual}

$T_{actual} = (V_{design} \times 12\ in/ft) \div (A_{actual} \times K_{test\,design})$

T_{actual} = 44.98 hr

MAXWELL IV DRAINAGE SYSTEM (TORRENT RESOURCES)

SCALE: NONE

DATE: 08/09/24

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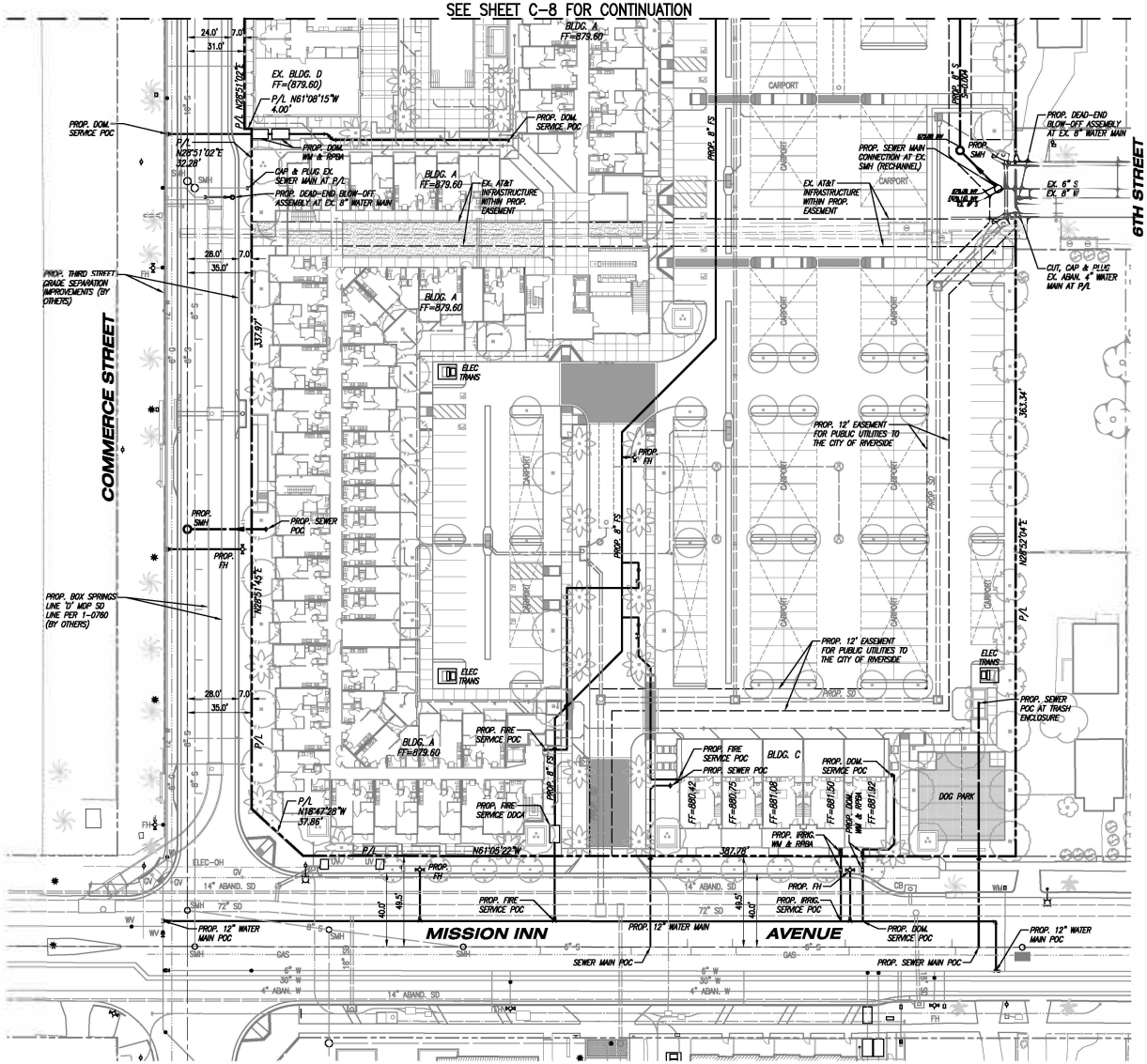
IRON LOFTS, LLC

C-6: PRELIMINARY LID BMP DETAILS

RIVERSIDE, CALIFORNIA

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Irvine, California 92614

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NOTES

1. VACATION OF 6TH ST. WILL REQUIRE THE ABANDONMENT OF THE EXISTING 8" WATER MAIN IN THE EXISTING STREET RIGHT OF WAY. ADDITIONAL ANALYSES WILL BE NEEDED TO DETERMINE IF THE ABANDONMENT OF THAT SECTION OF MAIN WILL TRIGGER ANY ADDITIONAL OFF-SITE UPGRADES OR THE NEED TO LOOP THE MAIN THROUGH AN EASEMENT WITHIN THE PROJECT.
2. THE 8" WATER MAIN IN MISSION INN AVE. REQUIRES UPGRADE TO 12" FROM COMMERCE ST. ACROSS THE PROJECT FRONTAGE AT A MINIMUM, AND POSSIBLY UP TO PARK AVE. DEPENDING ON REQUIRED FIRE FLOW VOLUME AND IMPACTS FROM POTENTIAL ABANDONMENT OF THE 6TH ST. WATER MAIN.

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SCALE: 1"=30' DATE: 08/09/24

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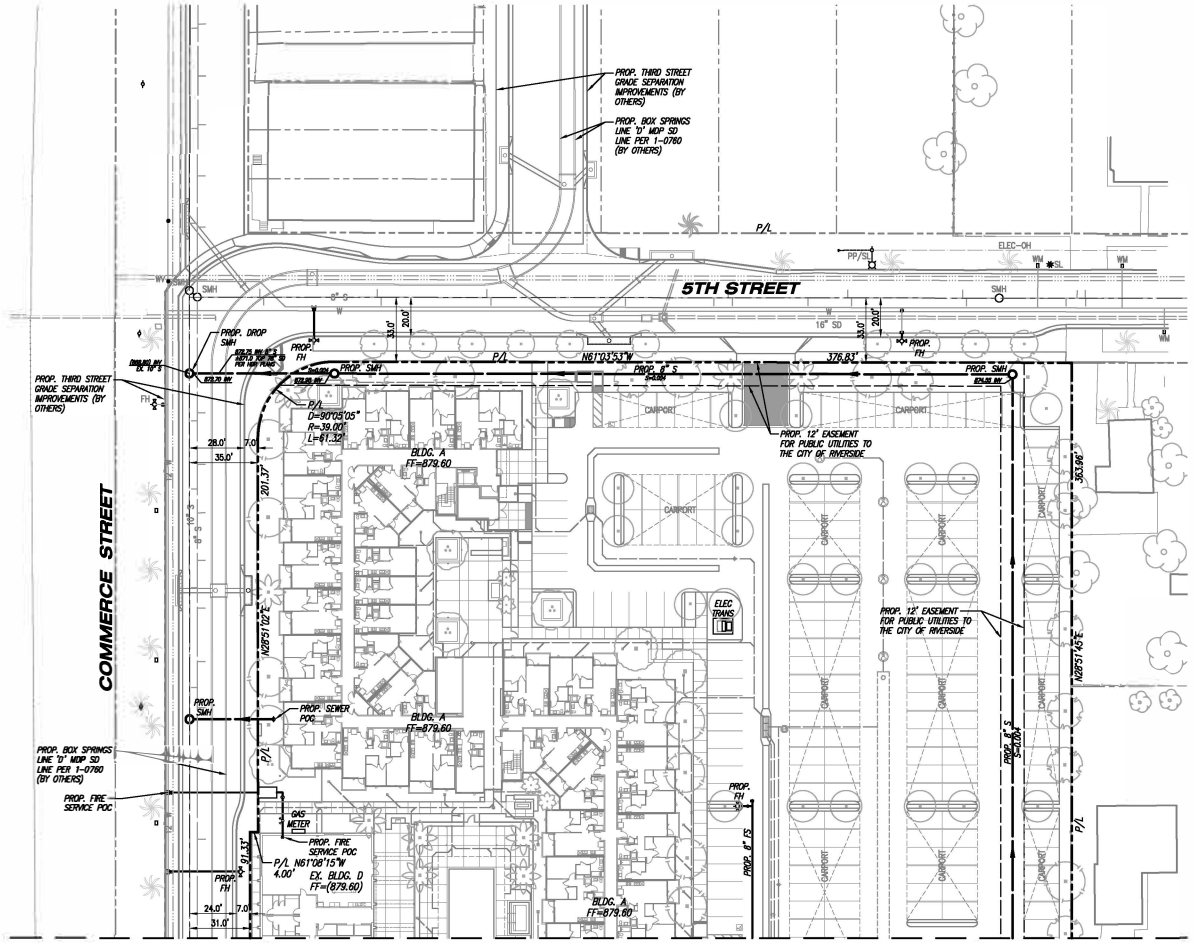
IRON LOFTS, LLC

C-7: PRELIMINARY WET UTILITY PLAN

RIVERSIDE, CALIFORNIA

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17530 Von Karman Ave. -Suite200 Tel(949) 756-6440
Irvine, California 92614

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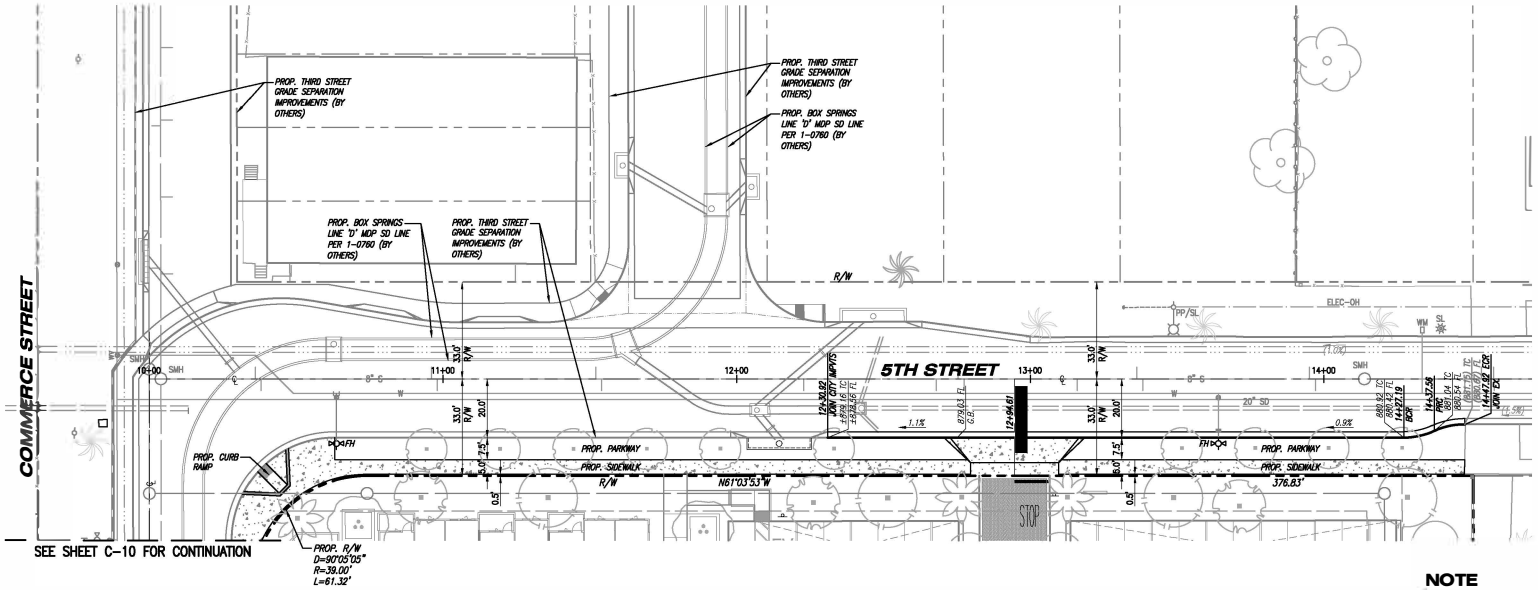
IRON LOFTS

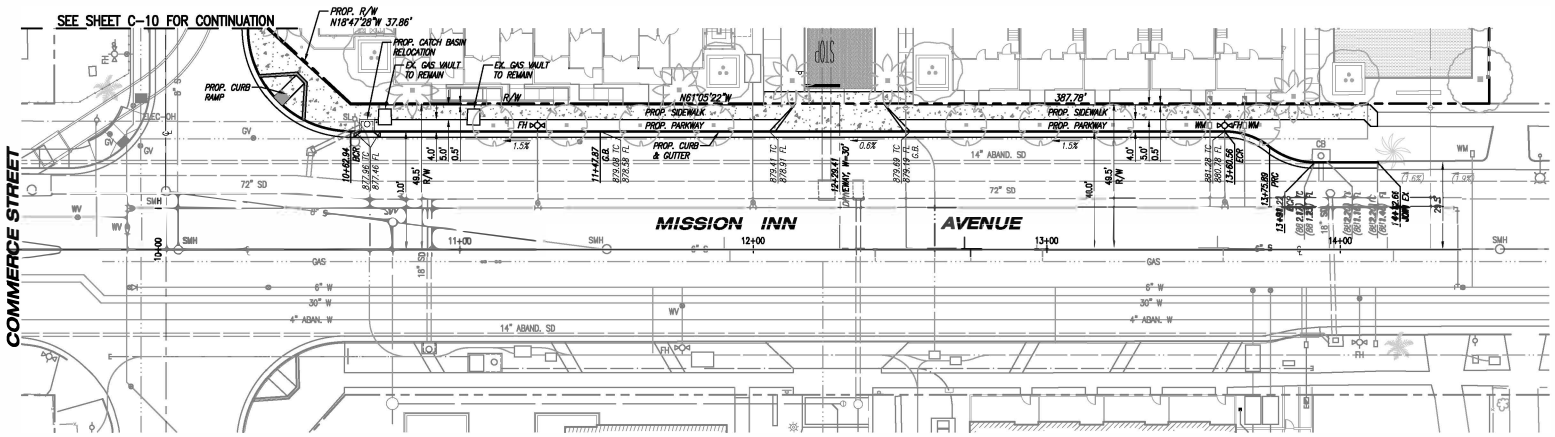
IRON LOFTS, LLC

C-8: PRELIMINARY WET UTILITY PLAN

RIVERSIDE, CALIFORNIA

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CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. -Suite 200 Tel (949)756-6440
Irvine, California 92614





NOTE

REHABILITATION OF EXISTING PAVEMENT TO A MINIMUM OF STREET CENTERLINE ALONG ALL PROJECT FRONTAGES TO PUBLIC WORKS SPECIFICATIONS.

0 10 20 40 60

SCALE: 1"=20' DATE: 08/09/24

IRON LOFTS

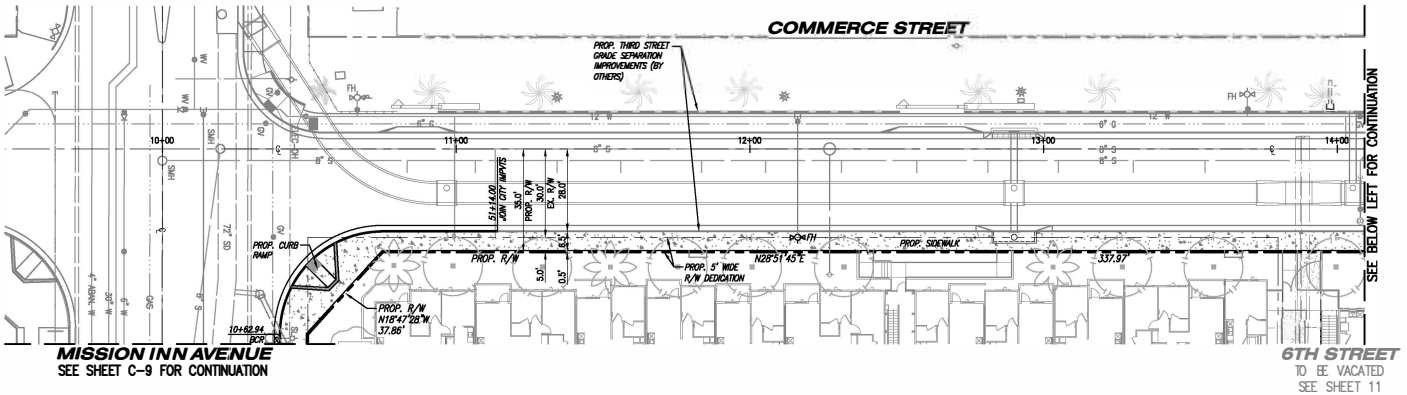
IRON LOFTS, LLC

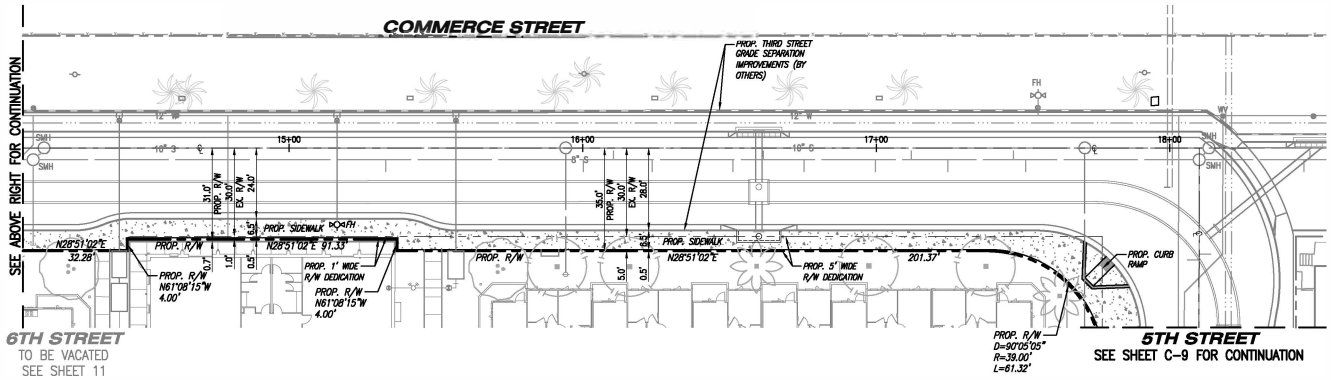
C-9: PRELIMINARY STREET PLAN

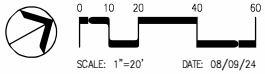
RIVERSIDE, CALIFORNIA

KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Ave. -Suite200 Tel(949) 756-6440
Irvine, California 92614

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SCALE: 1"=20' DATE: 08/09/24

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IRON LOFTS, LLC

C-10: PRELIMINARY STREET PLAN

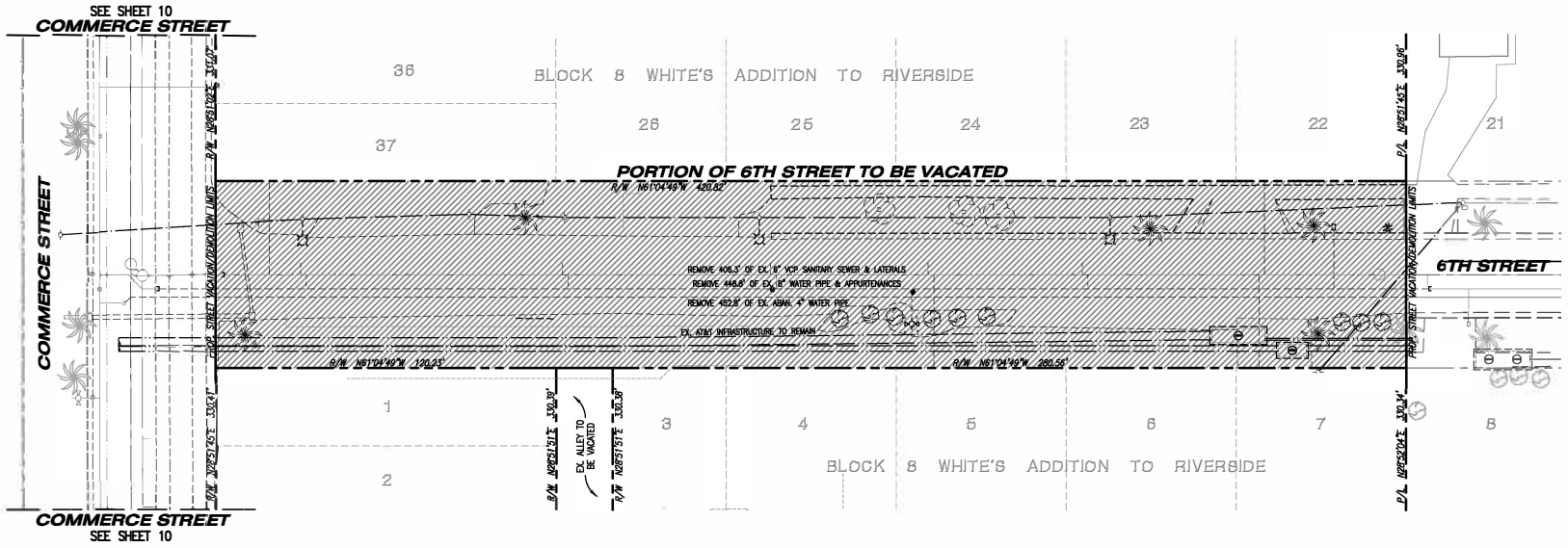
RIVERSIDE, CALIFORNIA

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Irvine, California 92614

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NOTES

1. ALL EXISTING IMPROVEMENTS (I.E., HARDSCAPE, LANDSCAPE, UTILITIES, ETC.) WITHIN THAT PORTION OF 6TH STREET TO BE VACATED SHALL BE DEMOLISHED AND REMOVED.
2. ALL EXISTING OVERHEAD POWER LINES ALONG THAT PORTION OF 6TH STREET TO BE VACATED SHALL BE UNDERGROUNDED.



0 10 20 40 60

SCALE: 1"=20' DATE: 08/09/24

IRON LOFTS

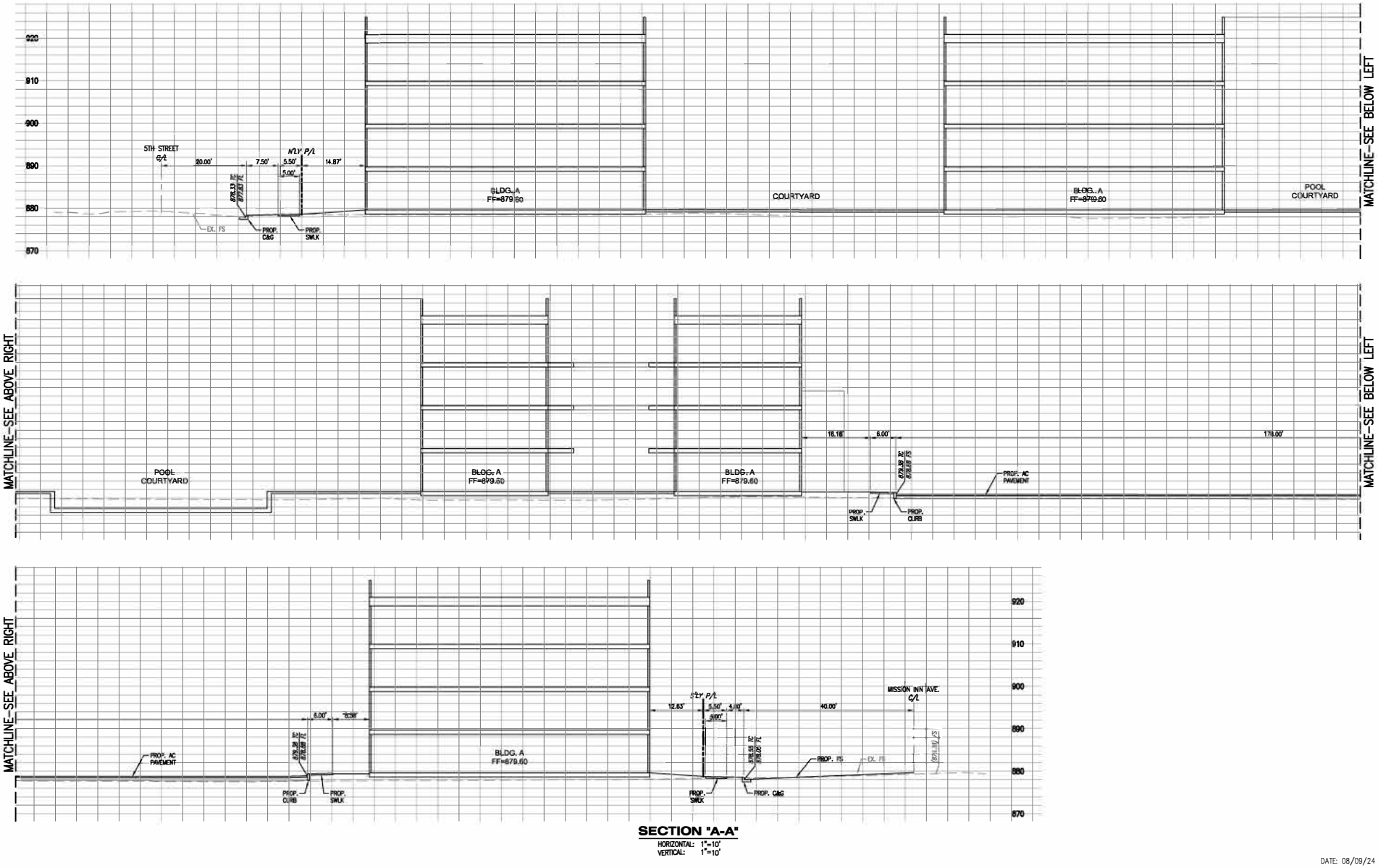
IRON LOFTS, LLC

C-11: PRELIMINARY 6TH STREET VACATION & DEMOLITION PLAN

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SECTION "A-A"

HORIZONTAL: 1"=10'
VERTICAL: 1"=10'

DATE: 08/09/24

IRON LOFTS

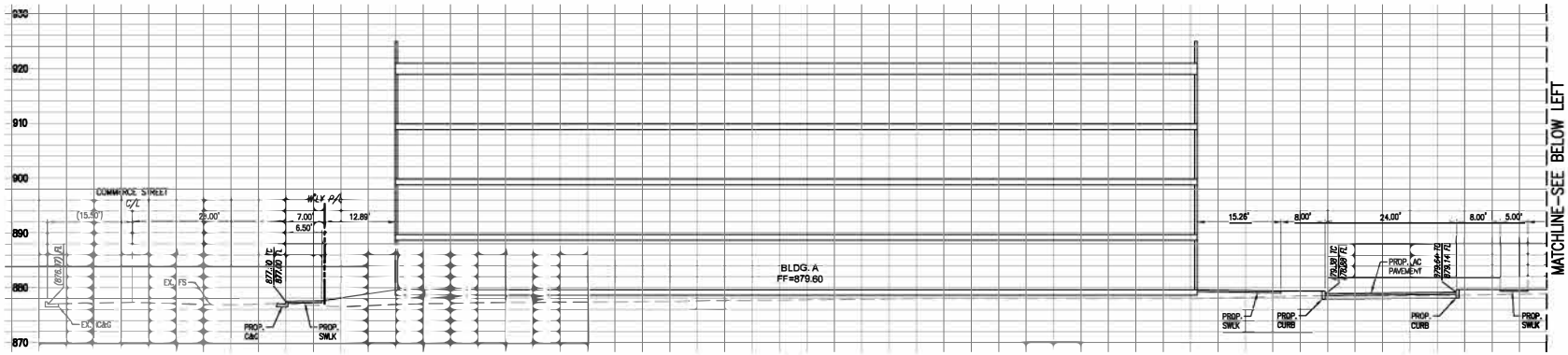
IRON LOFTS, LLC

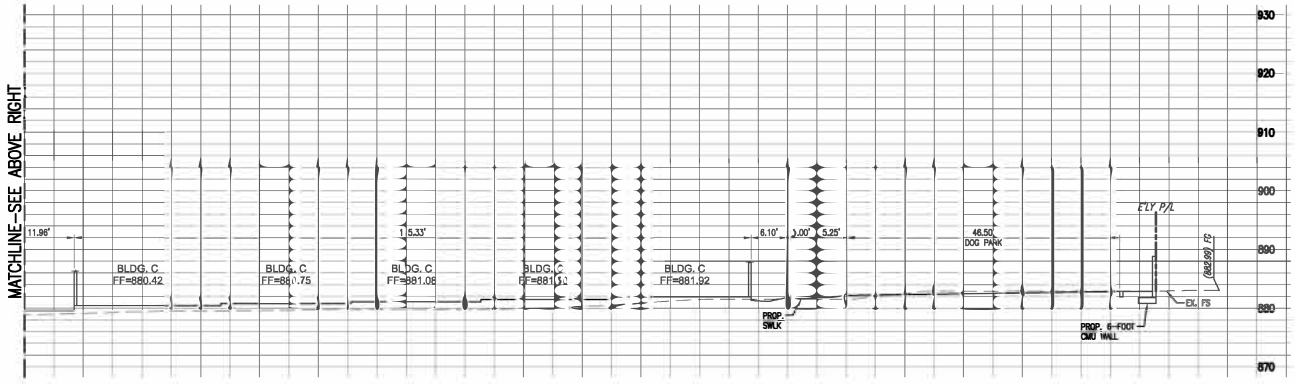
C-12: PRELIMINARY SITE SECTIONS

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SECTION "B-B"

HORIZONTAL: 1"=10'
VERTICAL: 1"=10'

DATE: 08/09/24

IRON LOFTS

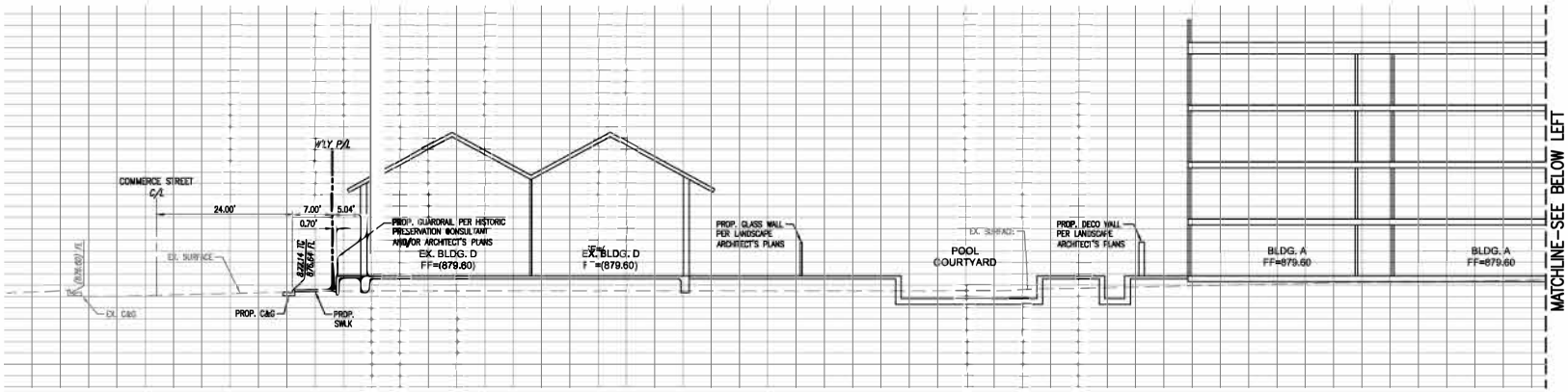
IRON LOFTS, LLC

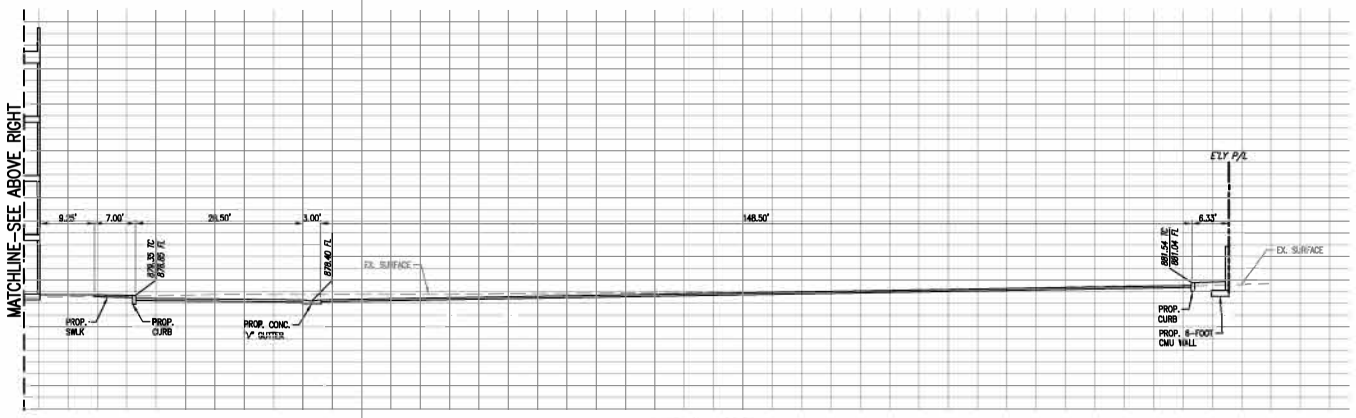
C-13: PRELIMINARY SITE SECTIONS

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SECTION "C-C"

HORIZONTAL: 1"=10'
VERTICAL: 1"=10'

DATE: 08/09/24

IRON LOFTS

IRON LOFTS, LLC

C-14: PRELIMINARY SITE SECTIONS

RIVERSIDE, CALIFORNIA

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