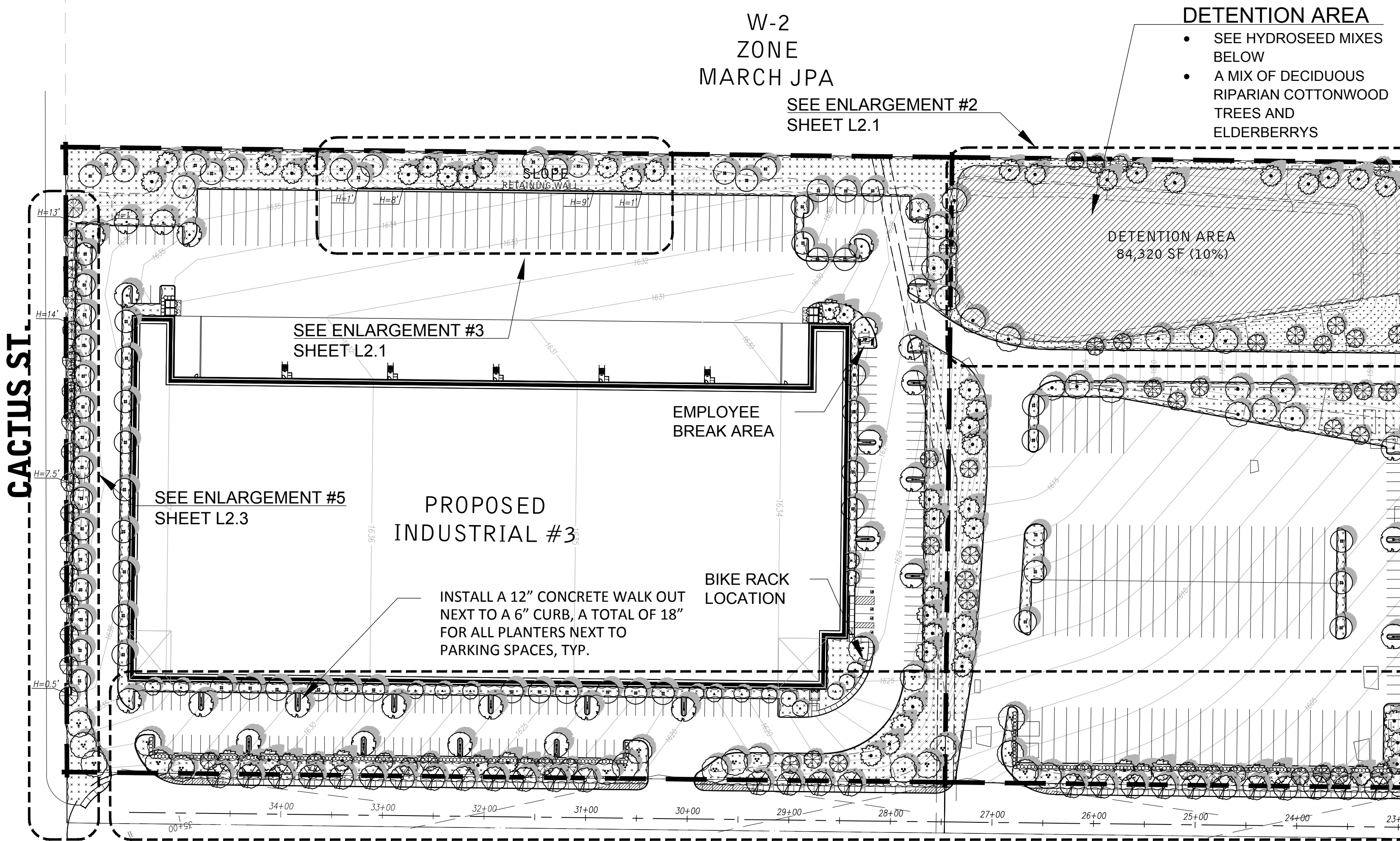
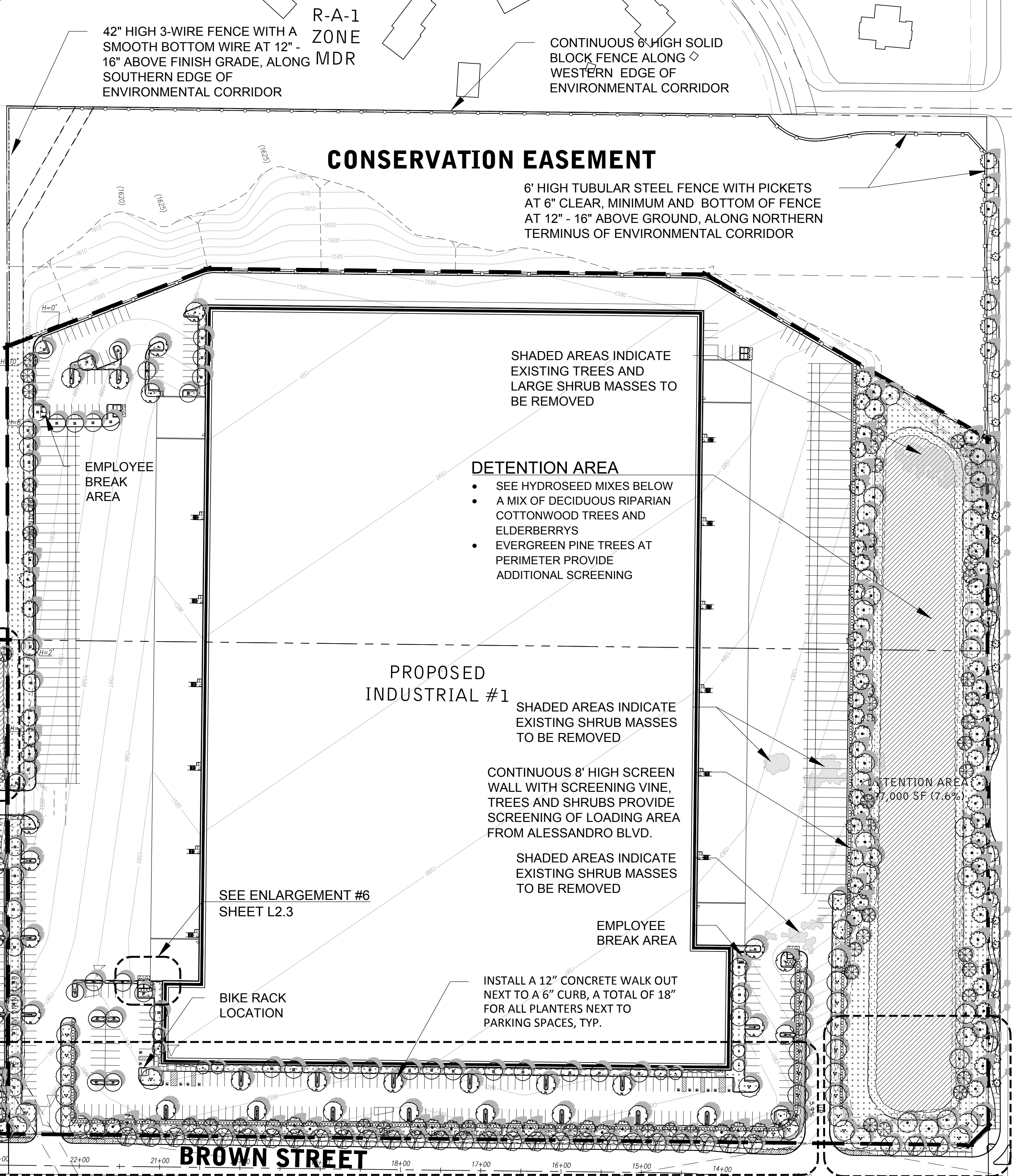


LANDSCAPE DESIGN CONCEPT STATEMENT

THE LANDSCAPE DESIGN WILL INCORPORATE THE PROJECT INTO THE NEIGHBORHOOD, SCREEN PROJECT EDGES, AND REINFORCE VEHICULAR CIRCULATION ROUTES. WHILE THE PROJECT DOES NOT FALL WITHIN A DESIGNATED COMMUNITY OR SPECIFIC PLAN AREA, THE DESIGN WAS PREPARED IN CONFORMANCE WITH ORDINANCE NO. 859.2 AND COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING. LANDSCAPE AREAS WILL BE PLANTED WITH WATER-EFFICIENT PLANTS WHICH WILL HELP CONSERVE WATER AND BE APPROPRIATE FOR THE CLIMATIC CONDITIONS OF THE SITE. THE PLANT MATERIAL WILL BE CONSISTENT WITH THE "CALIFORNIA FRIENDLY" PLANT LIST, AND WILL INCORPORATE SEVERAL NATIVE AND ADAPTIVE SPECIES THAT WILL BLEND WITH THE ADJACENT RESIDENTIAL AND COMMERCIAL DEVELOPMENTS WHILE ALSO RECOGNIZING THE ADJACENT OPEN SPACE AND RURAL CHARACTER ALONG ALESSANDRO BOULEVARD.

TREES ARE USED TO DEFINE THE MAJOR CIRCULATION ROUTES, WITH MEXICAN FAN PALMS AND PINES ALONG ALESSANDRO BOULEVARD, LONDON PLANE TREES LINING BROWN STREET AND OLIVE TREES MARKING THE PROJECT ENTRY AND MAJOR DRIVE ENTRIES.

THE EXISTING LANDSCAPE IN THE ENVIRONMENTAL CORRIDOR TO THE WEST OF THE PROJECT WILL REMAIN PRIMARILY UNDISTURBED, AND WALLS AND/OR FENCING WILL BE USED TO PROVIDE THE REQUIRED SEPARATION FROM THE PROPOSED DEVELOPMENT WHILE ALLOWING THE CORRIDOR TO STAY CONNECTED WITH THE OPEN SPACE AREAS TO THE NORTH AND SOUTH OF THE PROJECT.



R-R ZONE MARCH JPA

W-2 ZONE MARCH JPA

SYCAMORE CANYON WILDERNESS PARK

BMP ZONE B/OP

CR ZONE B/OP

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	COMMENTS	WATER USE
[Symbol]	RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL.	4' O.C.	720	BACKGROUND	VERY LOW
[Symbol]	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL.	2' O.C.	PER PLAN	FLOWERING GROUNDCOVER	LOW
[Symbol]	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	30" O.C.	507	MIDGROUND	LOW
[Symbol]	SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL.	42" O.C.	293	BACKGROUND	LOW
[Symbol]	WESTRINGIA F. 'WYNABBIE GEM'	COAST ROSEMARY	5 GAL.	42" O.C.	932	SCREENING HEDGE	LOW
[Symbol]	DETENTION BASIN HYDROSEED MIX AT BOTTOM OF BASIN:						
[Symbol]	4 LBS / AC	ARTEMISIA CALIFORNICA / YERBA MANS					
[Symbol]	5 LBS / AC	ARTEMISIA DOUGLASSIANA / MUGWORT					
[Symbol]	3 LBS / AC	BROMUS CARINATUS / CALIFORNIA BROME GRASS					
[Symbol]	3 LBS / AC	HORDEUM BRACHYANTHERUM / MEADOW BARLEY					
[Symbol]	2 LBS / AC	JUNCUS ACUTUS / SPINY RUSH					
[Symbol]	5 LBS / AC	RUMEX SALICIFOLIUS / WILLOW DOCK					
[Symbol]	2 LBS / AC	TYPHA LATIFOLIA / COMMON CATTAIL					
[Symbol]	2 LBS / AC	PLUCHEA ODORATA / MARSH FLEABANE					
[Symbol]	DETENTION BASIN HYDROSEED MIX AT SLOPE:						
[Symbol]	4 LBS / AC	ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH					
[Symbol]	5 LBS / AC	ENCELIA FARINOSA / BRITTLERUSH					
[Symbol]	5 LBS / AC	ERIOGONUM FASCICULATUM / CALIFORNIA BUCKWHEAT					
[Symbol]	3 LBS / AC	ERIODICTYPN TRICHOCALYX / HAIRY YERBA SANTA					
[Symbol]	2 LBS / AC	ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY					
[Symbol]	5 LBS / AC	LASTHENIA CALIFORNICA / DWARF GOLDFIELDS					
[Symbol]	2 LBS / AC	LOTUS SCOPARIUS / DEERWEED					
[Symbol]	2 LBS / AC	LUPINUS HIRSUSSIMUS / STINGING LUPINE					
[Symbol]	2 LBS / AC	NASSELLA PULCHRA / PURPLE NEEDLEGRASS					
[Symbol]	2 LBS / AC	PHACELIA CILIATA / GREAT VALLEY PHACELIA					
[Symbol]	2 LBS / AC	SALVIA APIANA / WHITE SAGE					
[Symbol]	2 LBS / AC	SALVIA MELLIFERA / BLACK SAGE					

NOTE: WATER USE BASED ON WUCOLS III SPECIES EVALUATION LIST 1999 FOR REGION 4.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	COMMENTS	WATER USE
[Symbol]	ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL.	6' O.C.	PER PLAN	SHRUB GROUNDCOVER	LOW
[Symbol]	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL.	30" O.C.	52	SUCCULENT ACCENT	LOW
[Symbol]	ANIGOZANTHOS 'BUSH GOLD'	DWARF YELLOW KANGAROO PAW	1 GAL.	2' O.C.	101	STRAPPY ACCENT	LOW
[Symbol]	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL.	36" O.C.	1,586	SHRUB GROUNDCOVER	LOW
[Symbol]	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL.	30" O.C.	1,995	FLOWERING SHRUB	LOW
[Symbol]	CEANOTHUS T. 'SKYLARK'	CALIFORNIA LILAC	5 GAL.	5' O.C.	484	FLOWERING GROUNDCOVER	LOW
[Symbol]	CISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	5 GAL.	4' O.C.	186	FLOWERING SHRUB	LOW
[Symbol]	DIETES BICOLOR	FORTNIGHT LILY	5 GAL.	30" O.C.	2,272	FLOWERING ACCENT	MOD
[Symbol]	DODONAEA VISCOSA 'PURPUREA'	PURPLE HOP BUSH	5 GAL.	6' O.C.	393	LARGE SCREENING SHRUB	MOD
[Symbol]	FICUS PUMILA	CREeping FIG	5 GAL.	PER PLAN	109	SCREENING VINE	MOD
[Symbol]	LANTANA 'GOLD RUSH'	YELLOW TRAILING LANTANA	5 GAL.	3' O.C.	577	FLOWERING GROUNDCOVER	LOW
[Symbol]	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS RANGER	5 GAL.	42" O.C.	521	MIDGROUND	LOW
[Symbol]	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS	5 GAL.	42" O.C.	392	ORNAMENTAL GRASS	MOD
[Symbol]	MAHONIA 'GOLDEN ABUNDANCE'	GOLDEN ABUNDANCE OREGON GRAPE	5 GAL.	4' O.C.	121	LARGE FLOWERING SHRUB	MOD
[Symbol]	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	3' O.C.	1,089	ORNAMENTAL GRASS	LOW
[Symbol]	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	FLATS	3' O.C.	PER PLAN	LOW EVERGREEN GROUNDCOVER	LOW

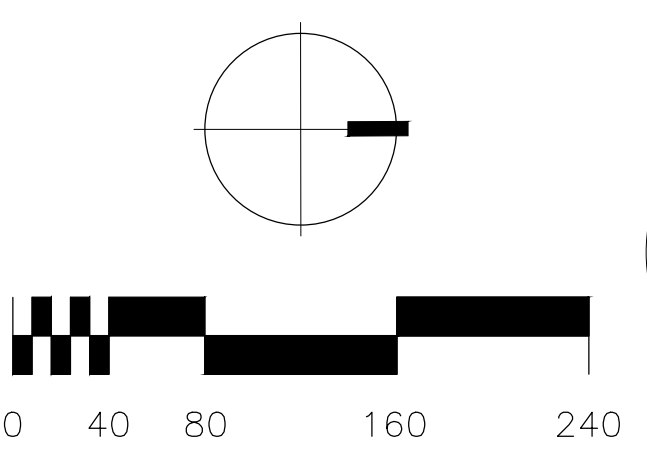
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	COMMENTS	WATER USE
[Symbol]	AGONIS FLEXUOSA 'AFTER DARK'	PEPPERMINT WILLOW	24" BOX MULTI	17	STREET TREE ON CACTUS STREET	MOD
[Symbol]	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX MULTI	24	BUILDING ENTRY ACCENT FLOWERING TREE	MOD
[Symbol]	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX MULTI	54	ENTRY ACCENT TREE	LOW
[Symbol]	PINUS ELДАРICA	AFGHAN PINE	24" BOX 15 GAL.	97	PERIMETER TREE - EVERGREEN	LOW
[Symbol]	SAMBUCUS MEXICANA	BLUE ELDERBERRY	15 GAL. STD.	97	DECIDUOUS CANOPY TREE	MOD
[Symbol]	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX STD.	60	PARKING LOT SHADE TREE	MOD
[Symbol]	RHUS LANCEA	AFRICAN SUMAC	24" BOX STD.	125	PARKING LOT SHADE TREE	LOW
[Symbol]	POPULUS FREMONTII	WESTERN COTTONWOOD	15 GAL. STD.	45	DETENTION AREA TREE	MOD
[Symbol]	PLATANUS ACERIFOLIA	LONDON PLANE TREE	24" BOX STD.	58	STREET TREE ON BROWN STREET	MOD
[Symbol]	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH	17	STREET TREE	LOW

I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.2, ORDINANCE 348, INCLUDING OFF-STREET PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES.

James L. Ridge
 JAMES L. RIDGE, LANDSCAPE ARCHITECT
 LIC. NO. 2809
 12/19/2014
 DATE

FOR ADDITIONAL NOTES, SEE SHEET L1.2.



CASE: PP25422 AMD. NO. 2
 EXHIBITS: L (SHEETS 1-6)
 DATE: 4/17/15
 PLANNER: M. Stratte

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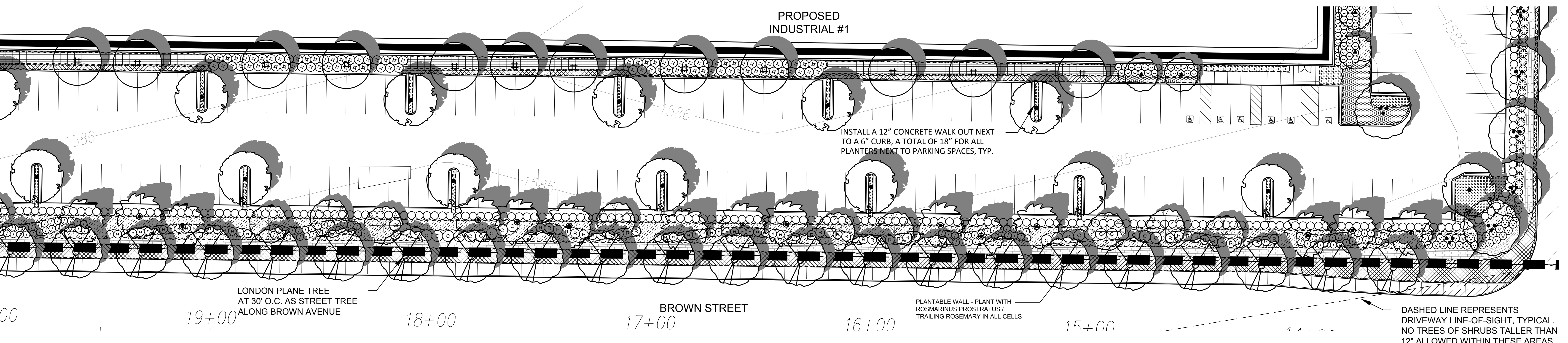
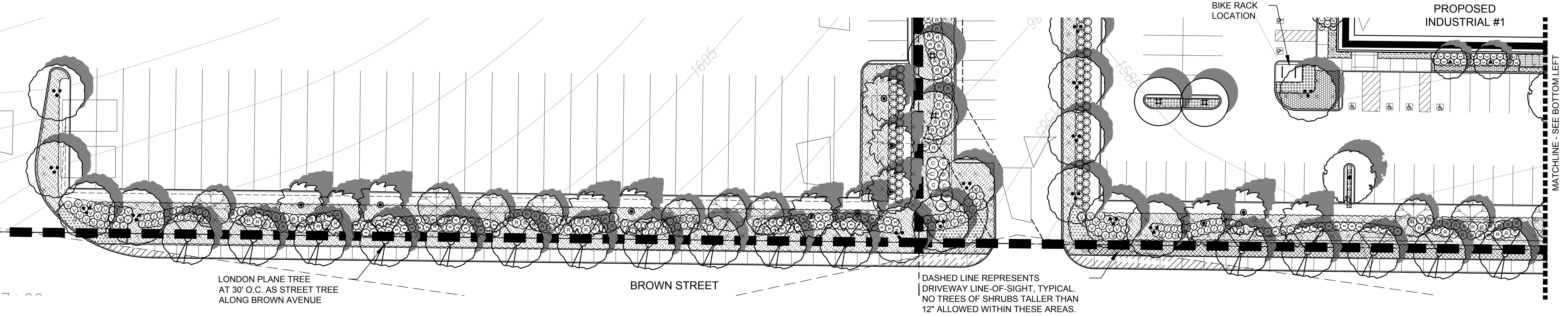
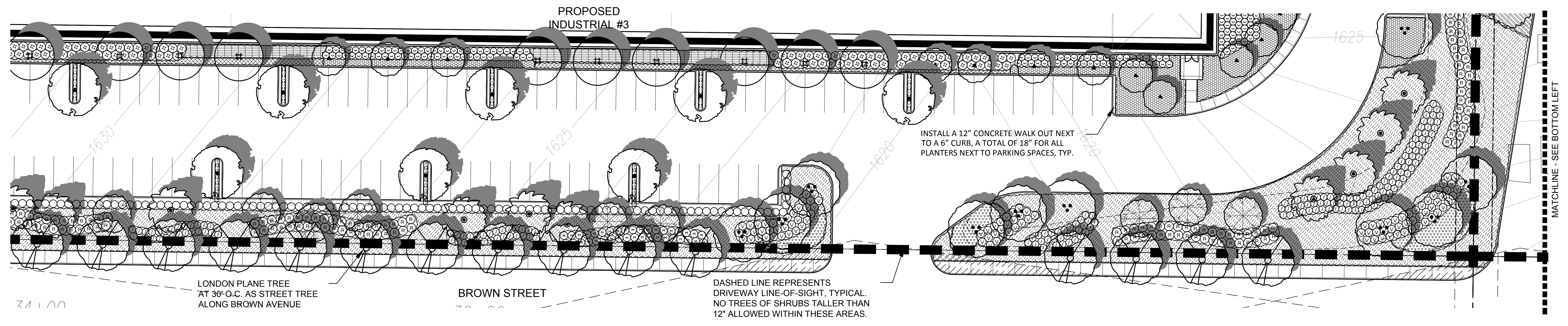
AMSTAR

LANDSCAPE CONCEPT PLAN

DATE	REVISIONS	REMARKS

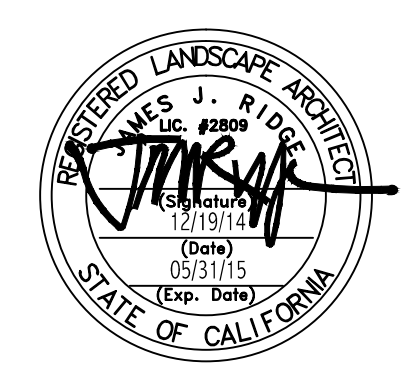
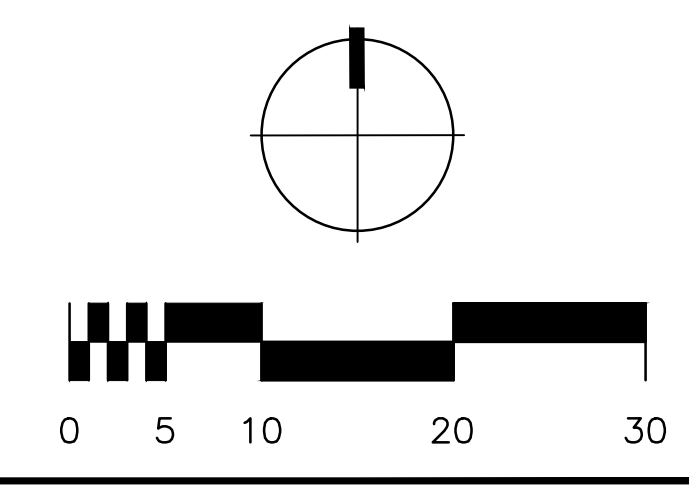
PA / PM: TOM MYERS
 DRAWN BY:
 JOB NO.: IRV12-0157-00

SHEET
L1.1



ENLARGEMENT #2
BROWN STREET DRIVE ENTRIES, R.O.W. & EAST BUILDING EDGES
 SCALE: 1" = 20'-0"

NOTE:
 SEE SHEET L2.1 FOR PROPOSED PLANT PALETTE



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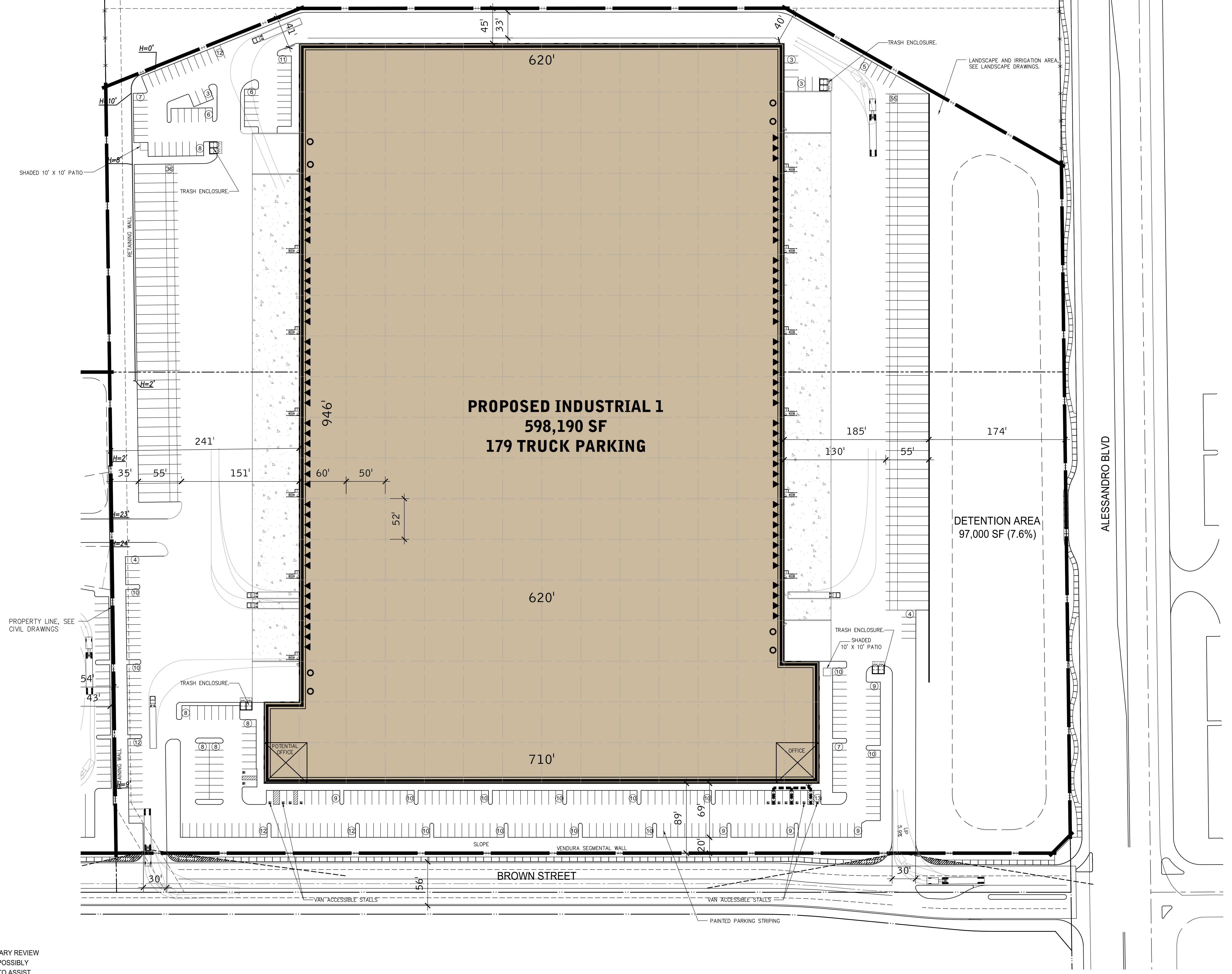
LANDSCAPE CONCEPT PLAN ENLARGEMENTS	
DATE	REMARKS

PA / PM:	TOM MYERS
DRAWN BY:	
JOB NO.:	IRV12-0157-00

SHEET
L2.2

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CONSERVATION EASEMENT



NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.

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ENLARGED SITE PLAN	
DATE	REMARKS

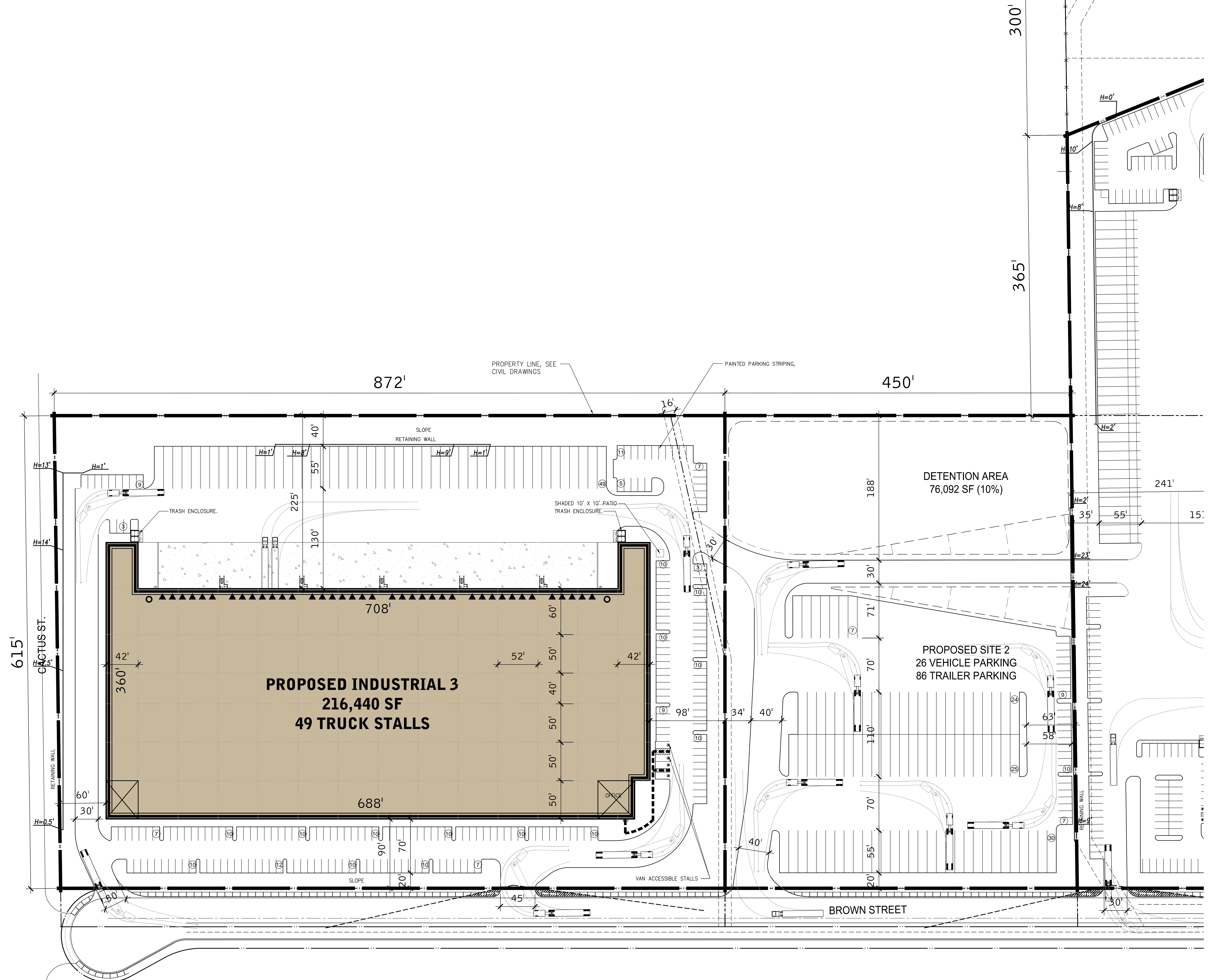
PA / PM:	TOM MYERS
DRAWN BY:	A.B./T.M.
JOB NO.:	IRV12-0157-00

SHEET
A1.1a

ENLARGED SITE PLAN
SCALE: 1"=50'-0"

12-18-2014 - PLANNING RE-SUBMITTAL

NOTE:
THIS CONCEPTUAL DESIGN PLAN IS BASED UPON A PRELIMINARY REVIEW OF ENTITLEMENT REQUIREMENTS AND ON UNVERIFIED AND POSSIBLY INCOMPLETE SITE INFORMATION, AND IS INTENDED MERELY TO ASSIST IN EXPLORING HOW THE SITE MIGHT BE DEVELOPED.



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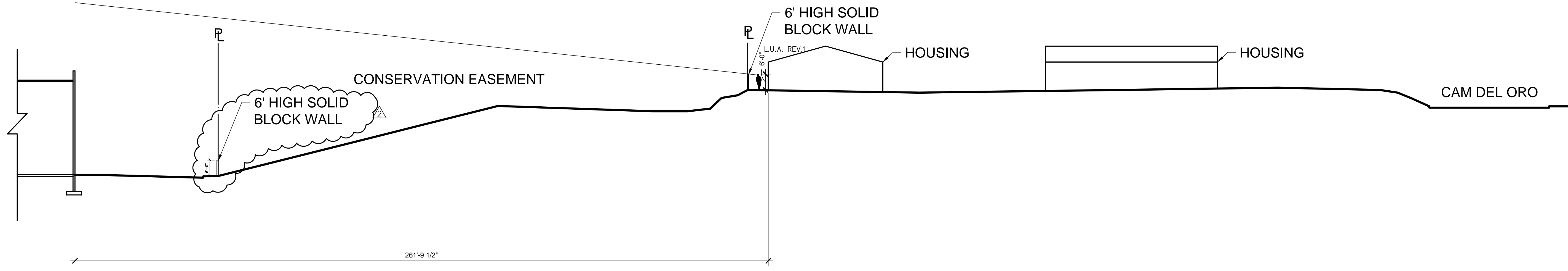
ENLARGED SITE PLAN		
REMARKS	DATE	REMARKS

PA / PM:	TOM MYERS
DRAWN BY:	A.B./T.M.
JOB NO.:	IRV12-0157-00

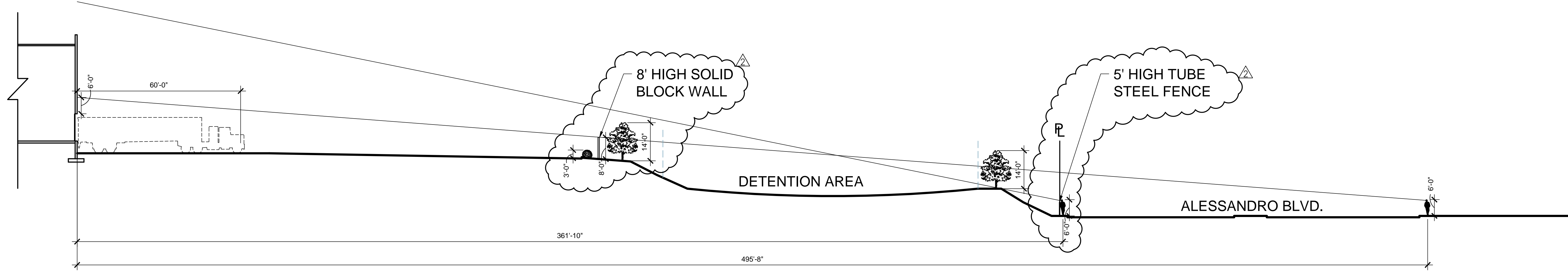
SHEET
A1.1b

ENLARGED SITE PLAN
SCALE: 1"=50'-0"

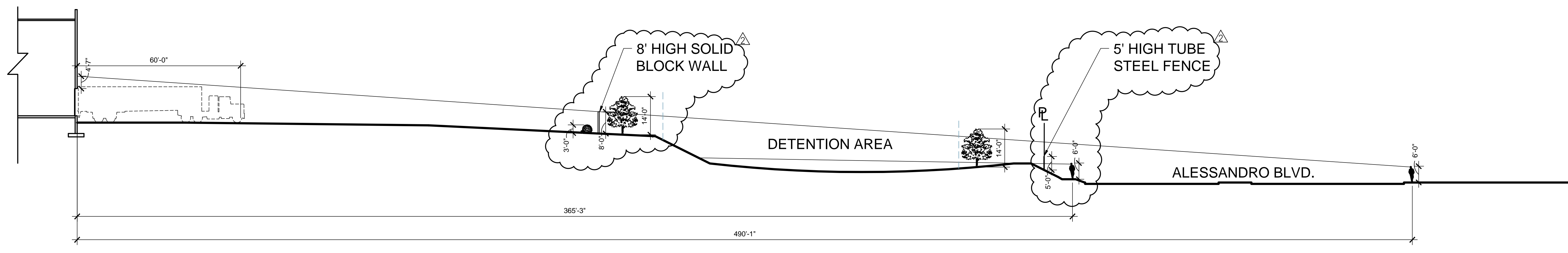
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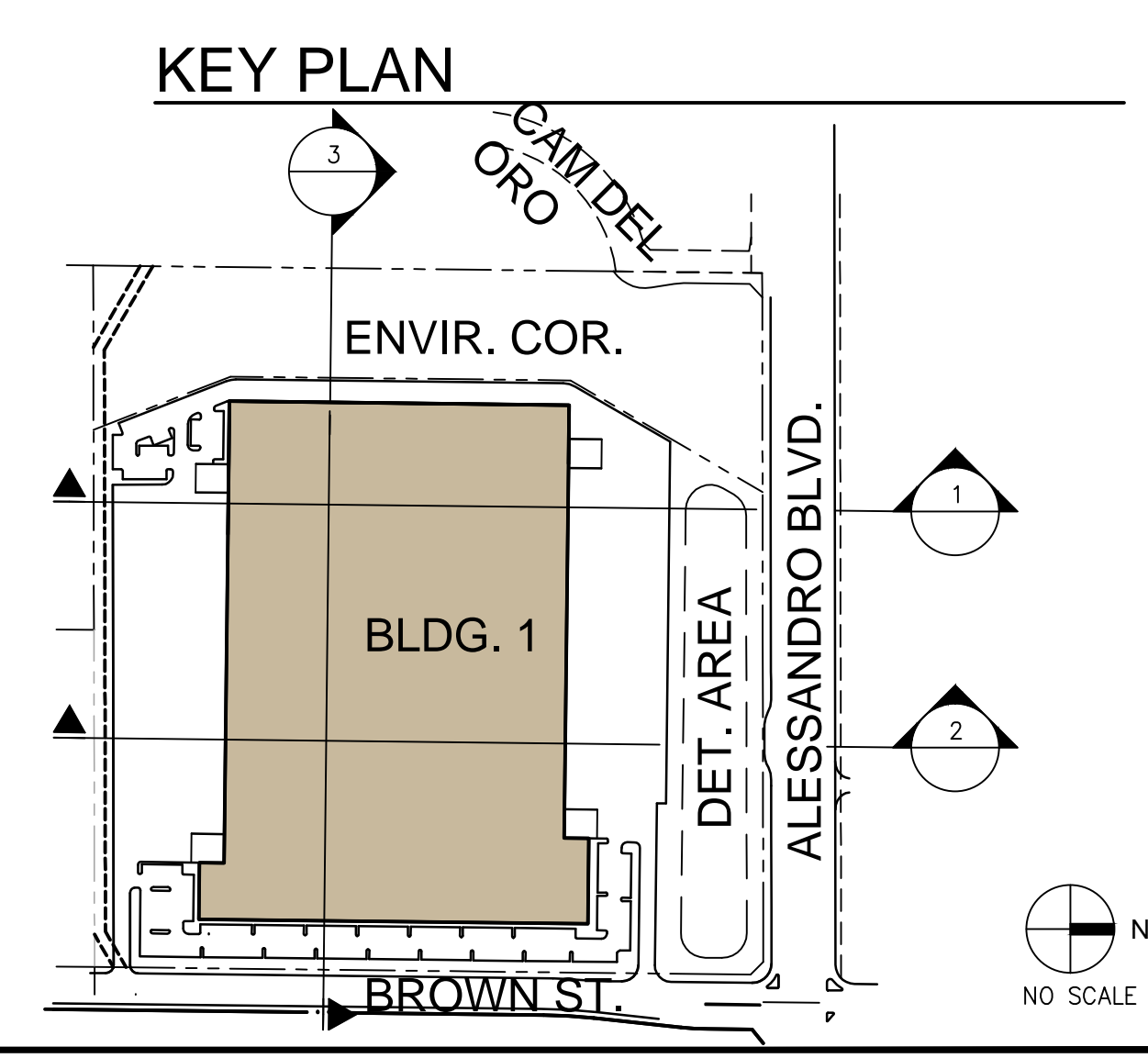
SECTION 03
SCALE: 1"=20'-0" 3



SECTION 02
SCALE: 1"=20'-0" 2



SECTION 01
SCALE: 1"=20'-0" 1



SIGHT LINES AND SITE SECTIONS	
DATE	REMARKS

PA / PM:	TOM MYERS
DRAWN BY:	K.H.
JOB NO.:	RV12-0157-00

SHEET
A1.3

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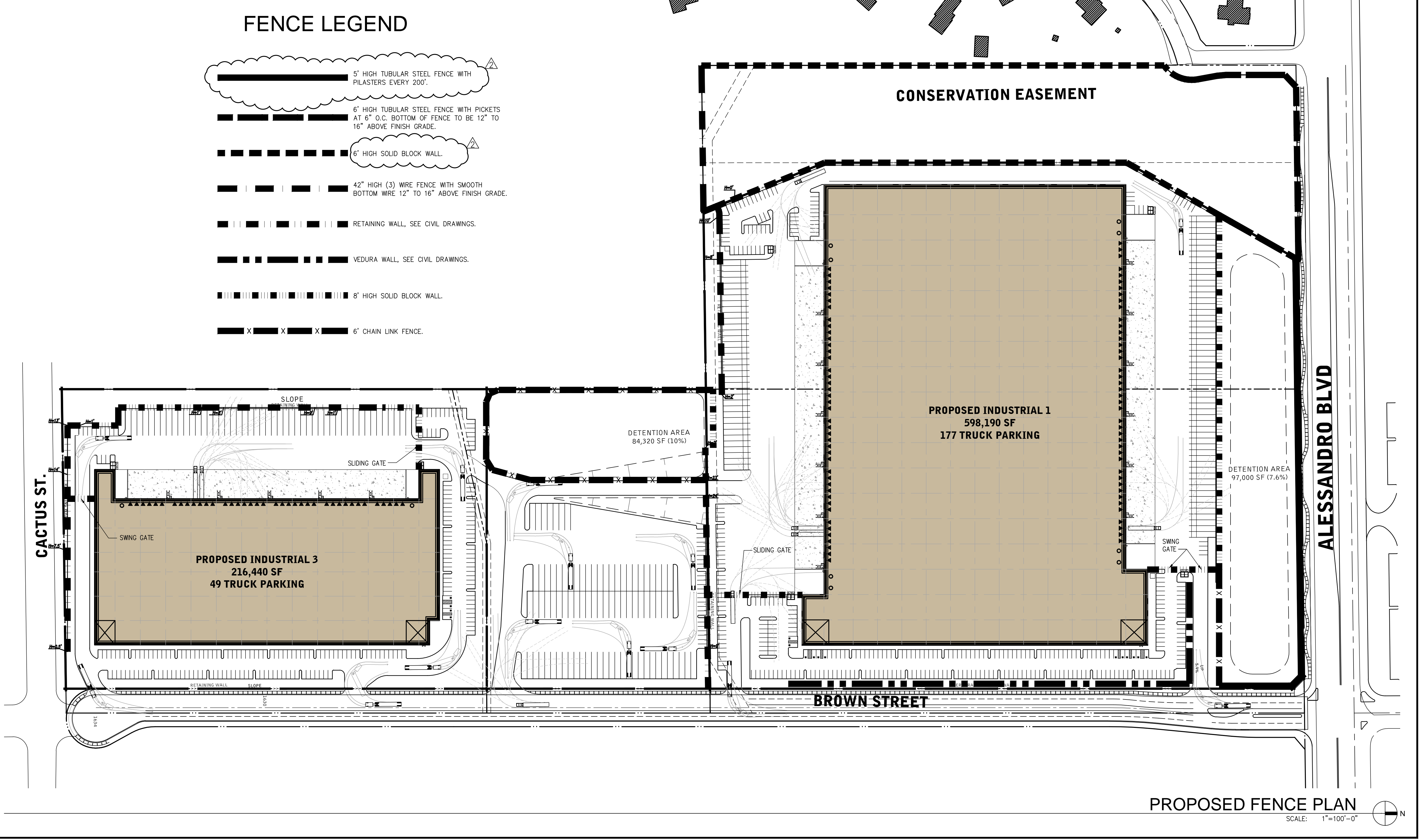
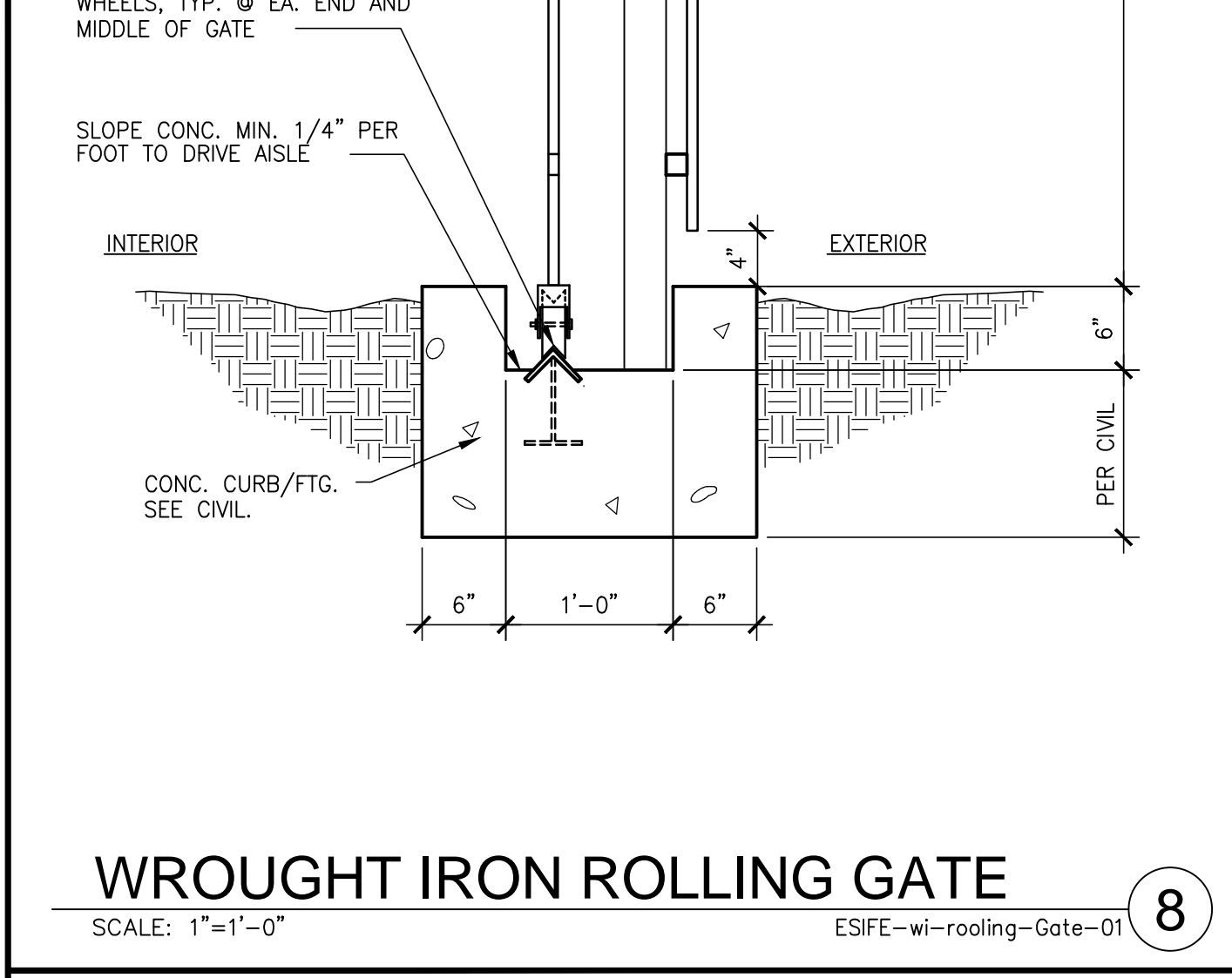
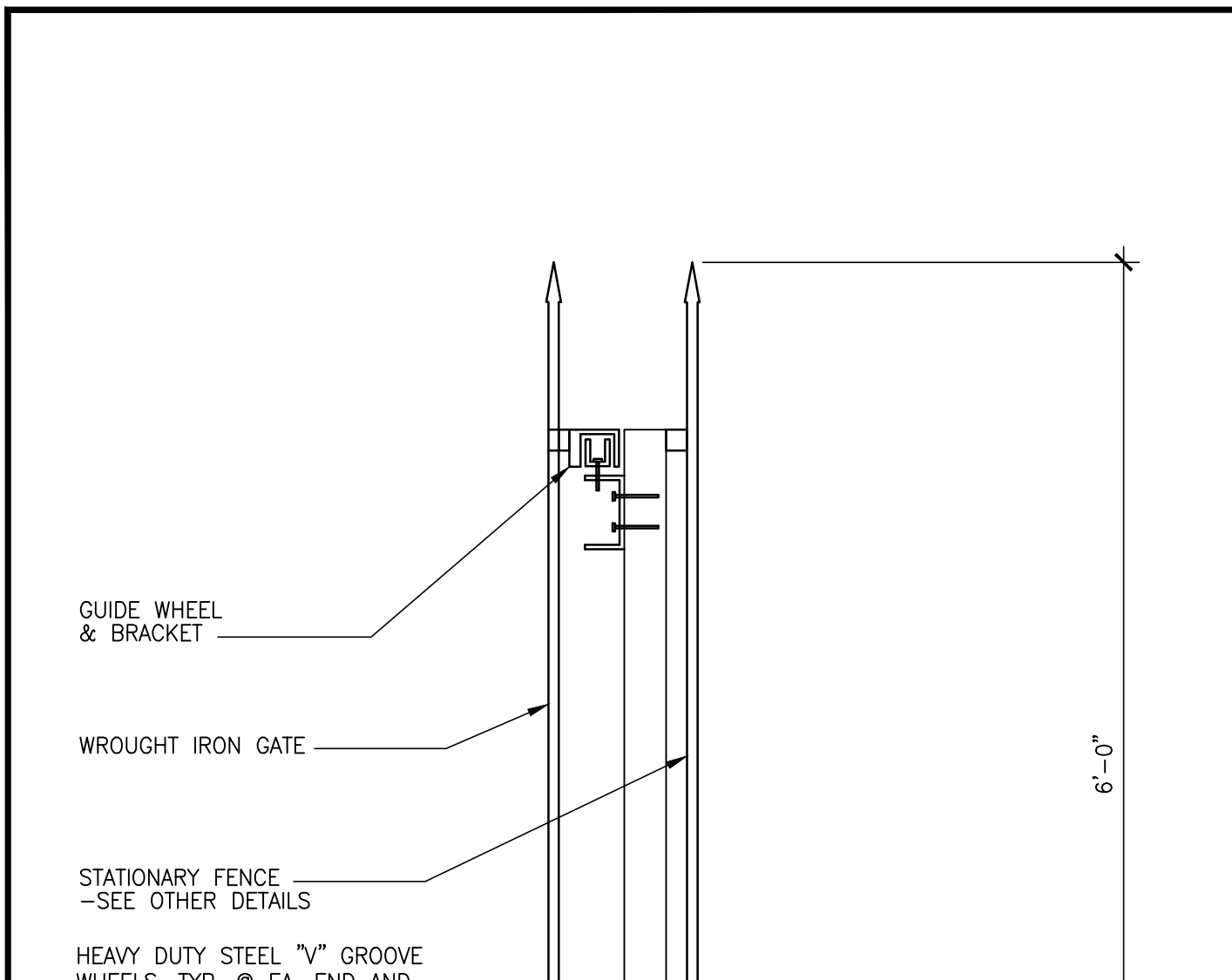
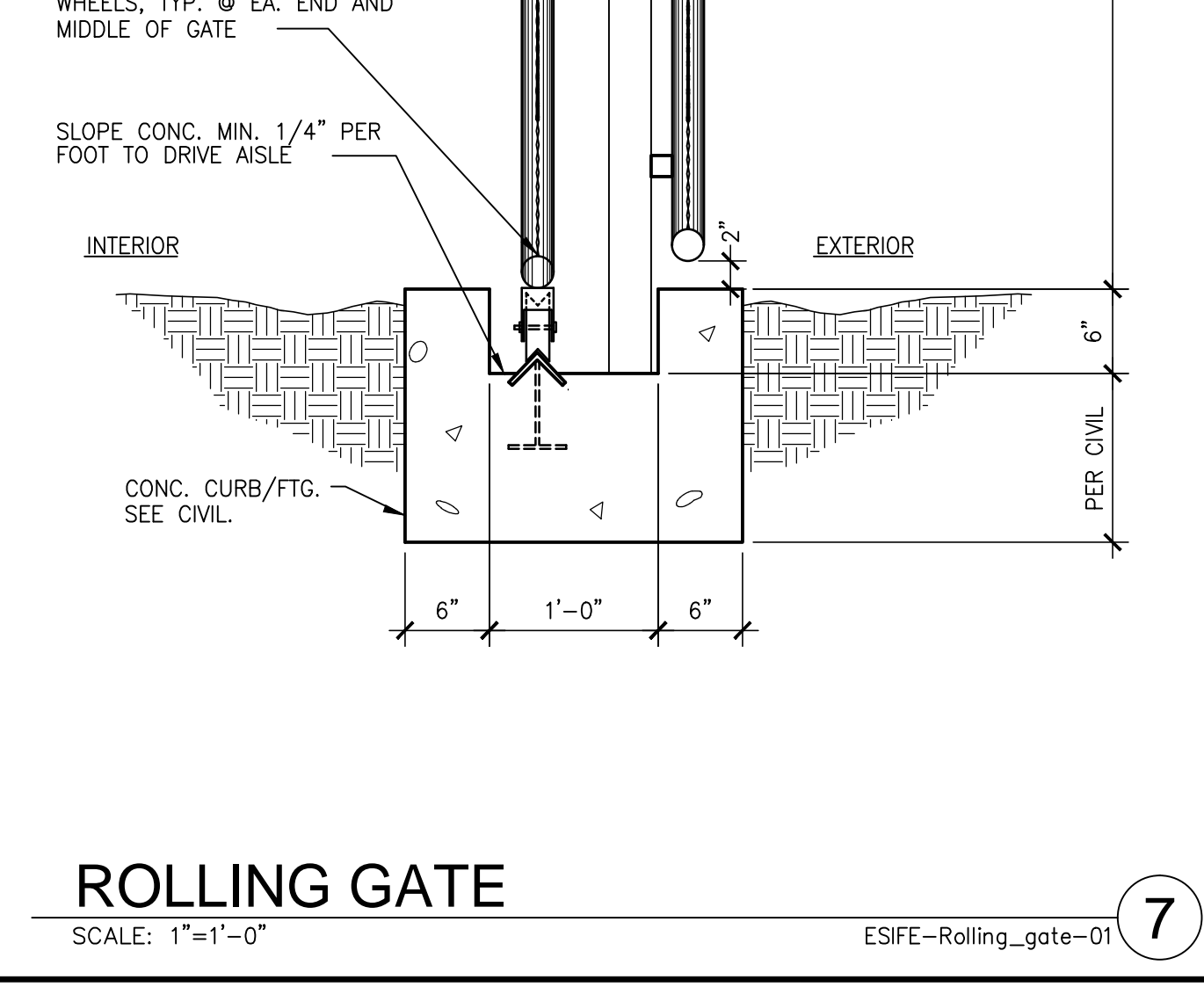
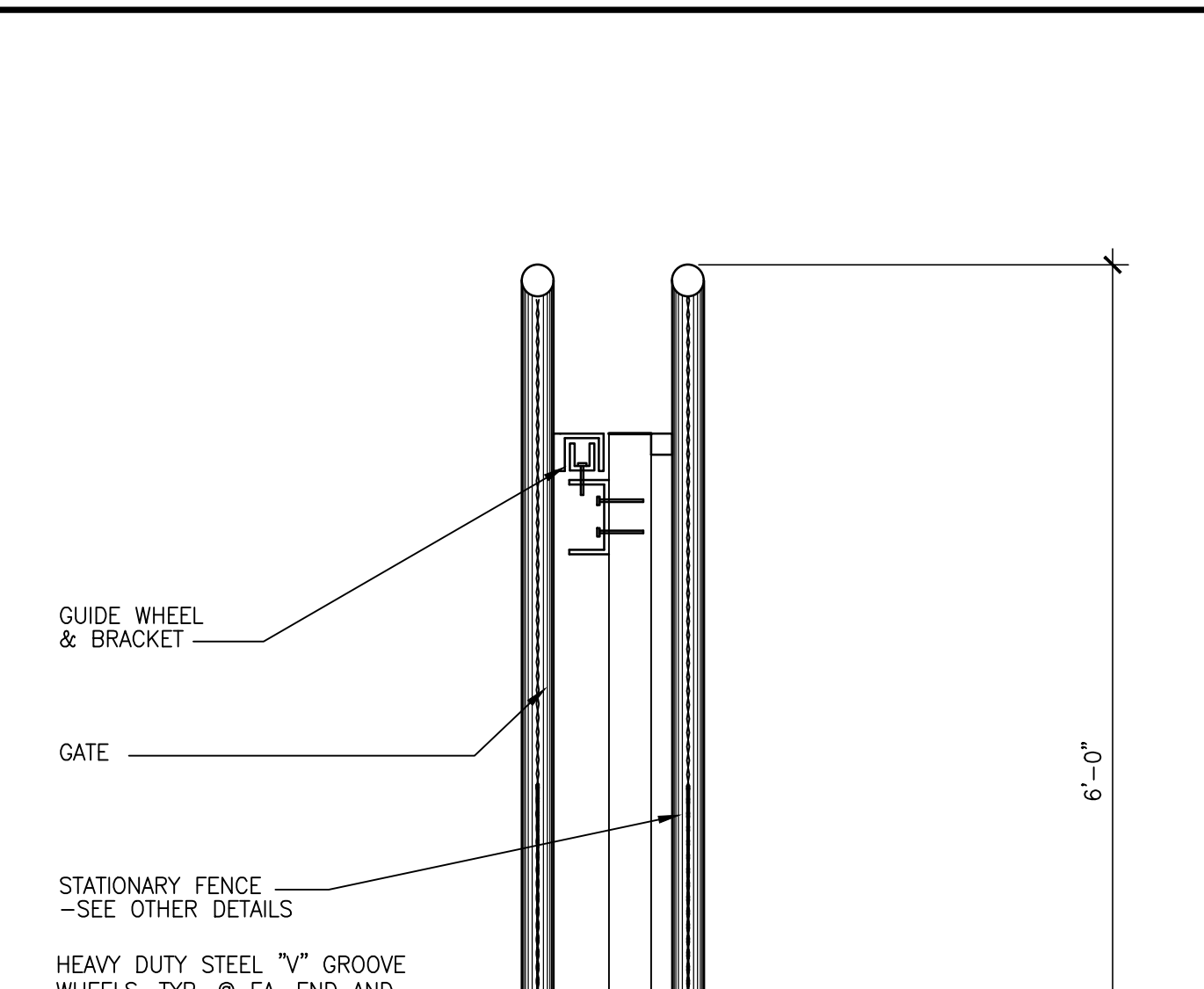
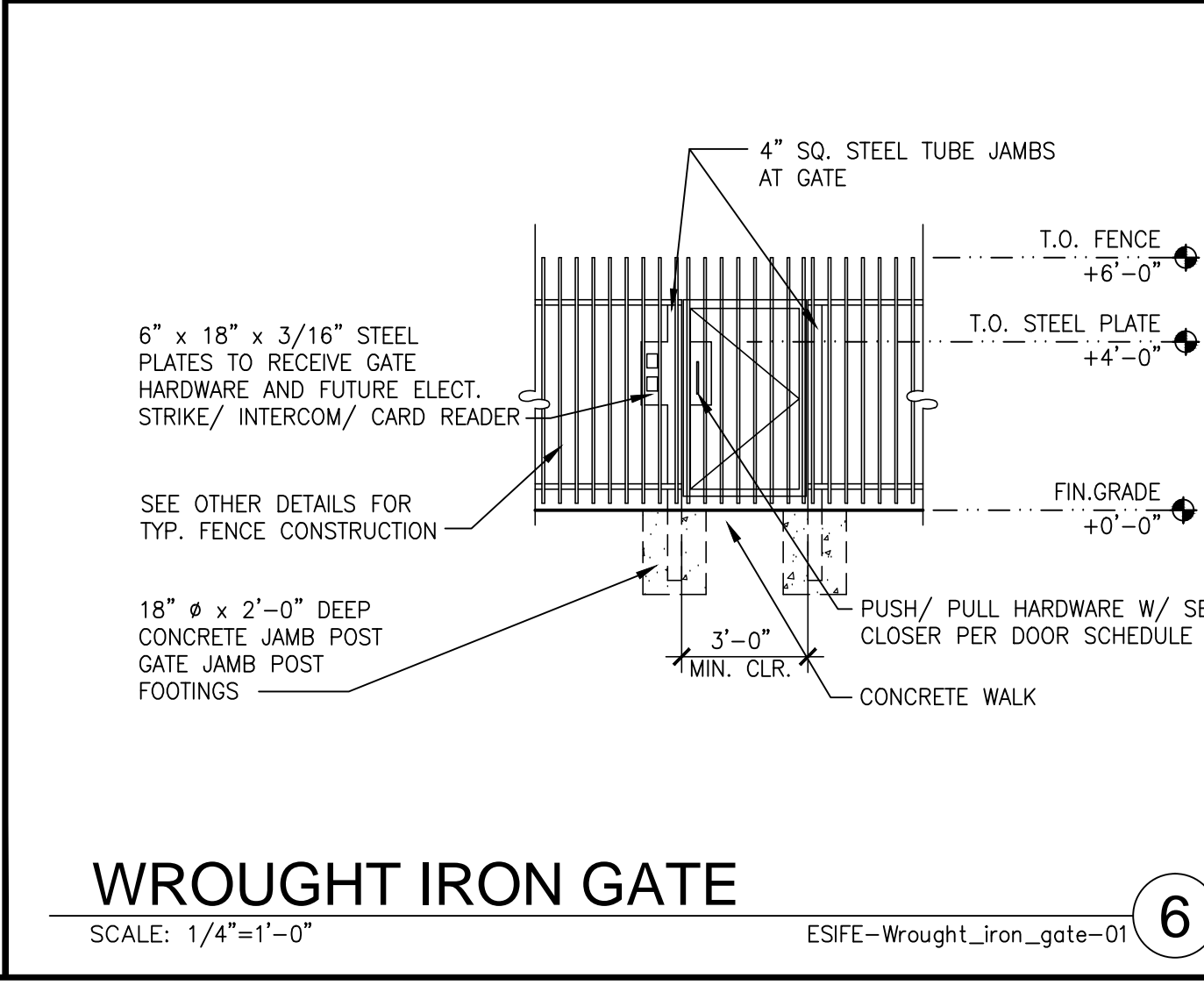
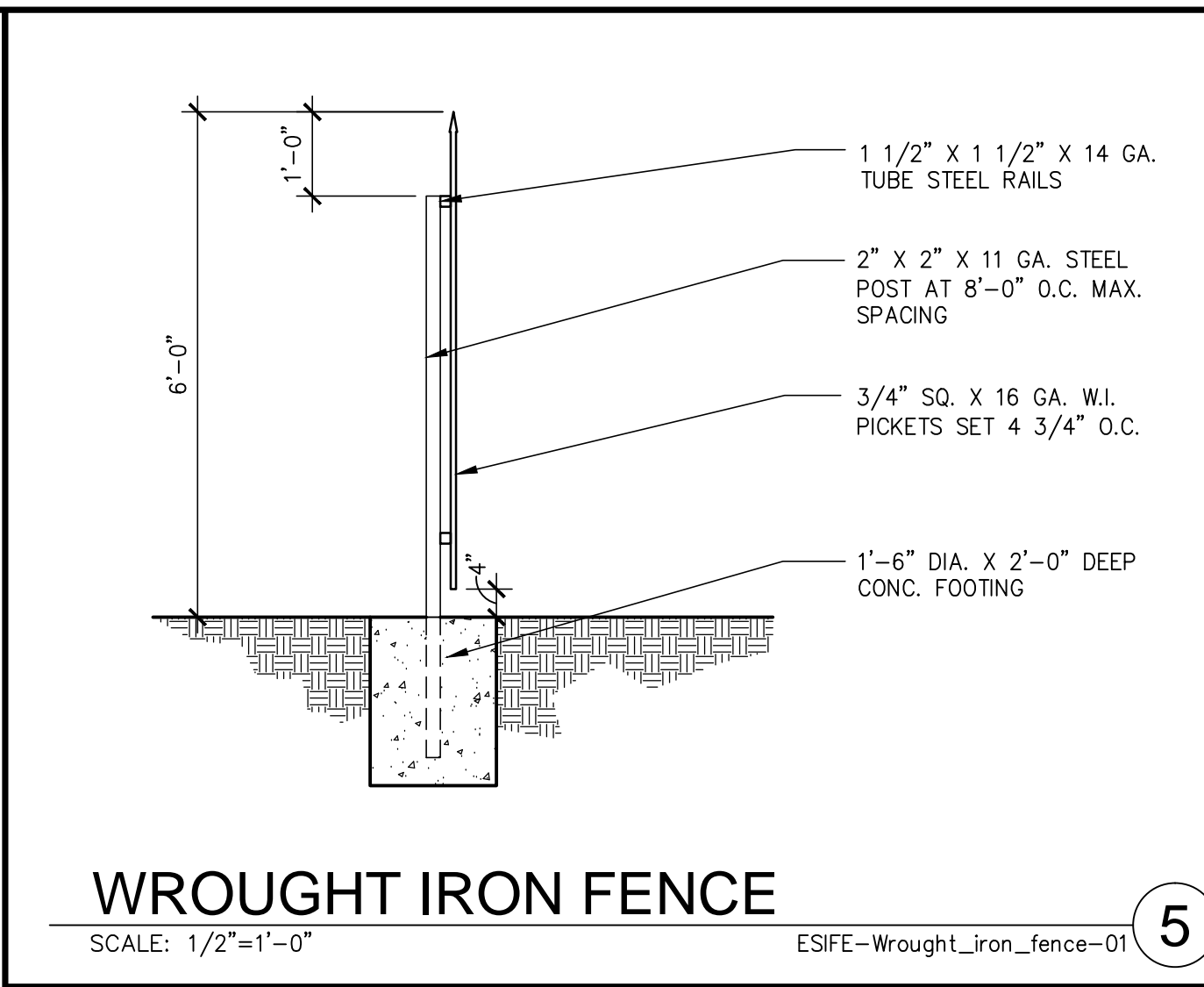
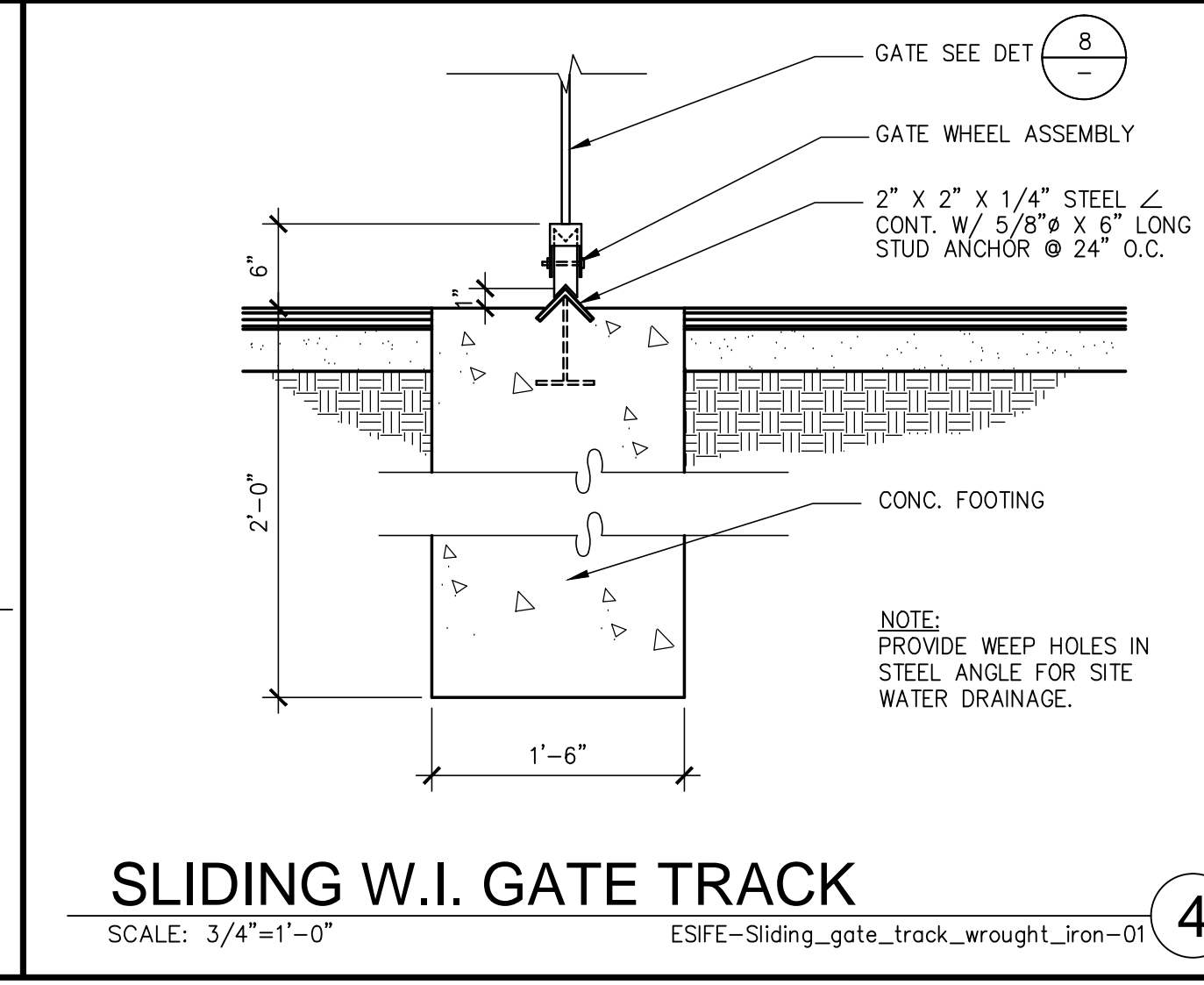
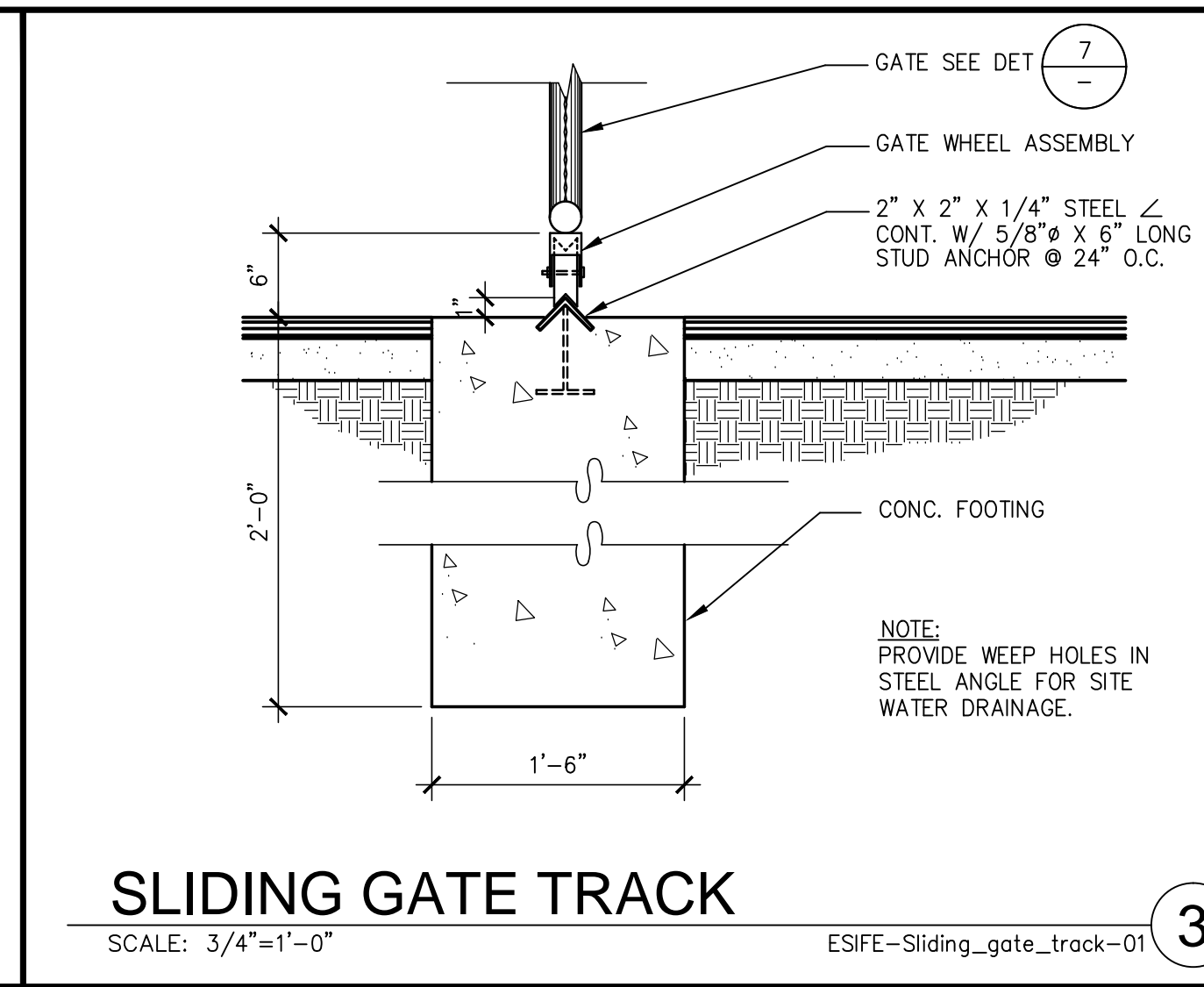
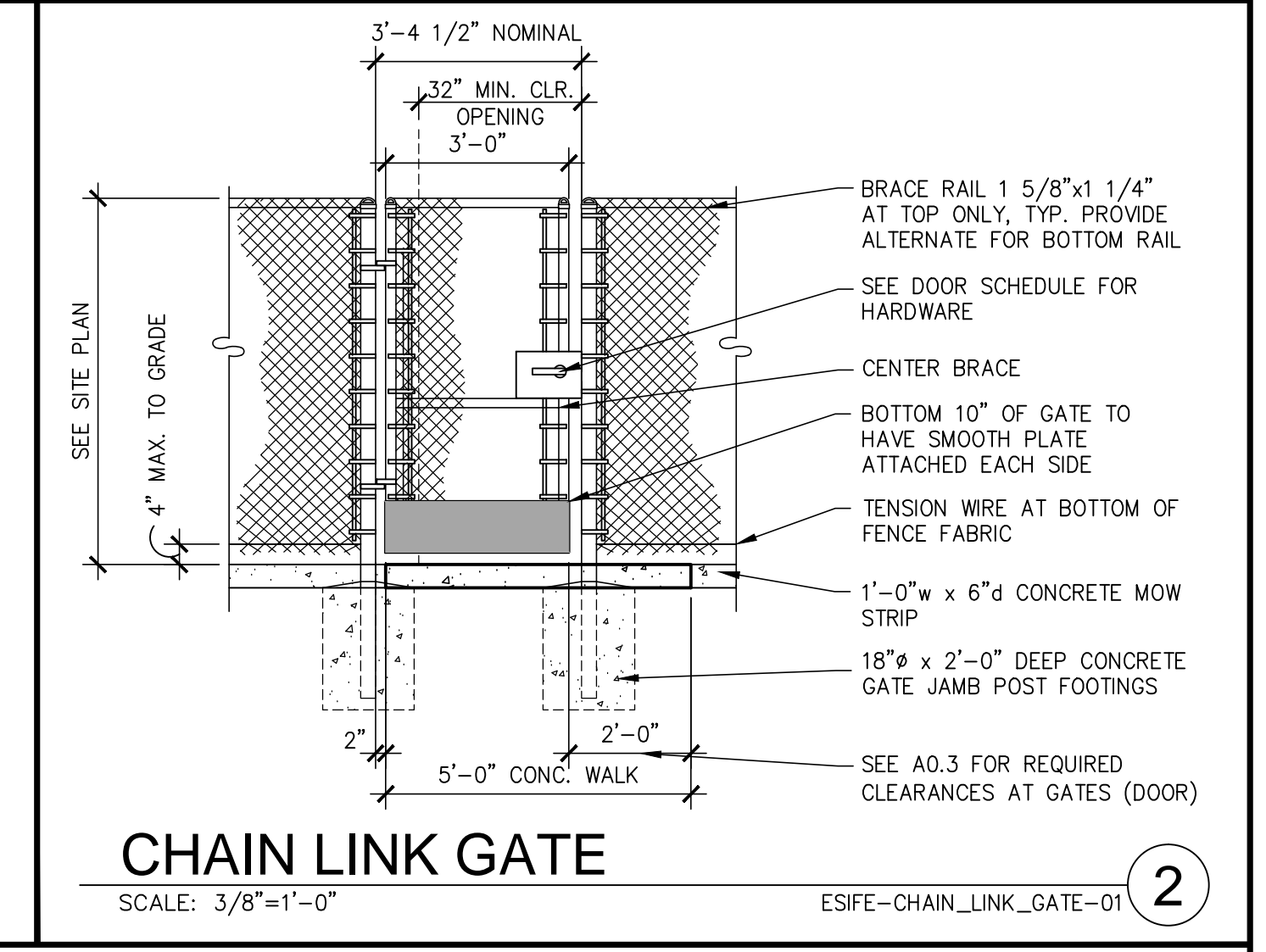
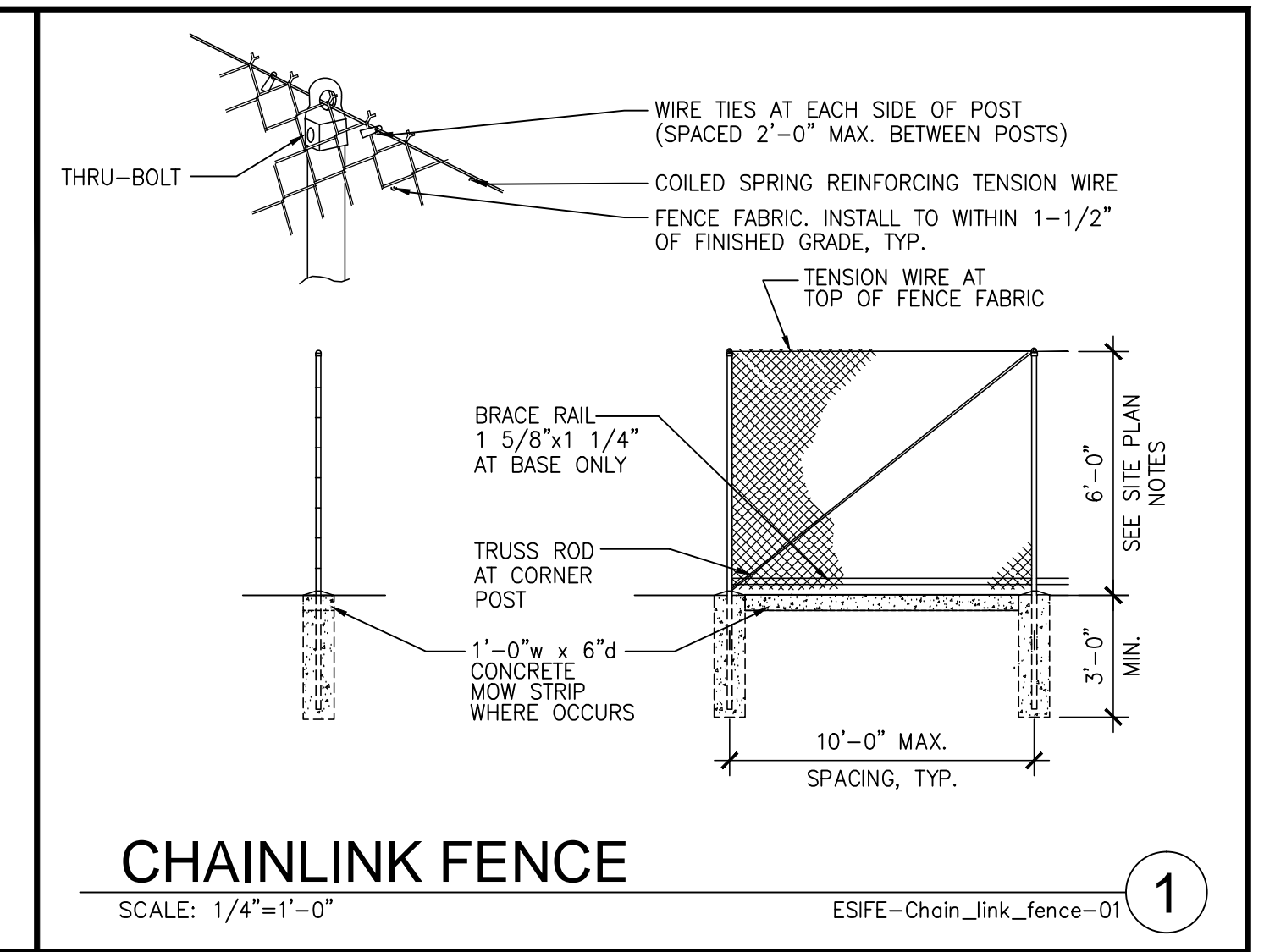
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PROPOSED FENCE PLAN	
DATE	REMARKS

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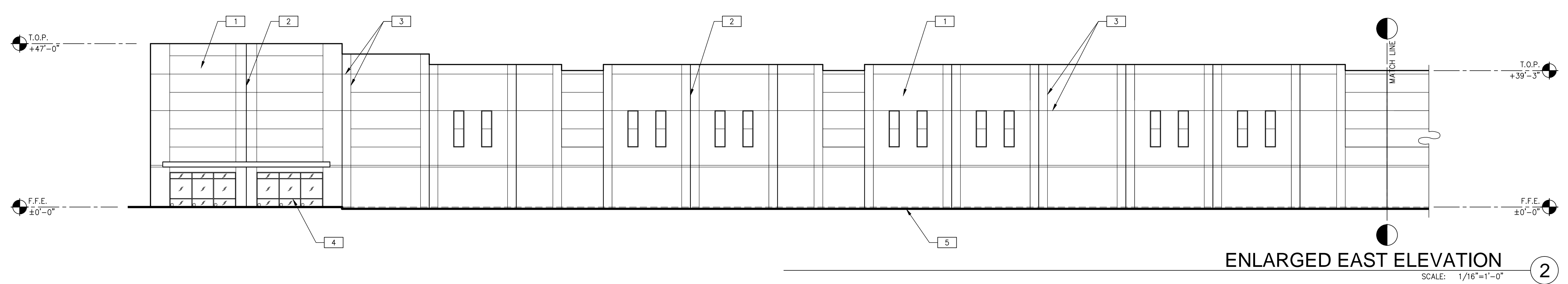
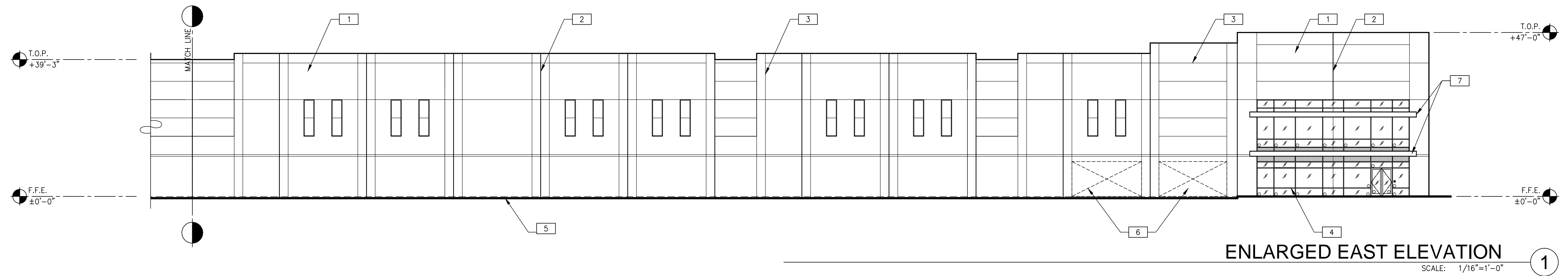
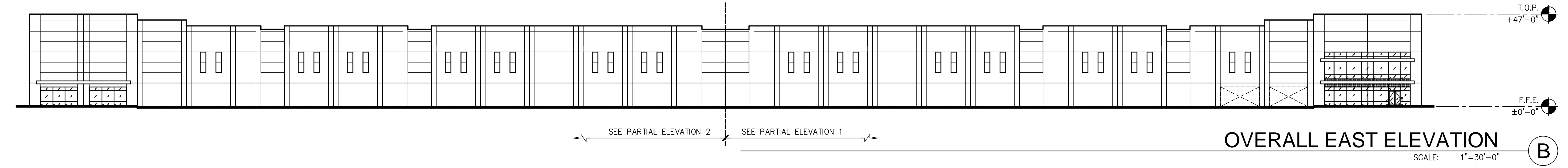
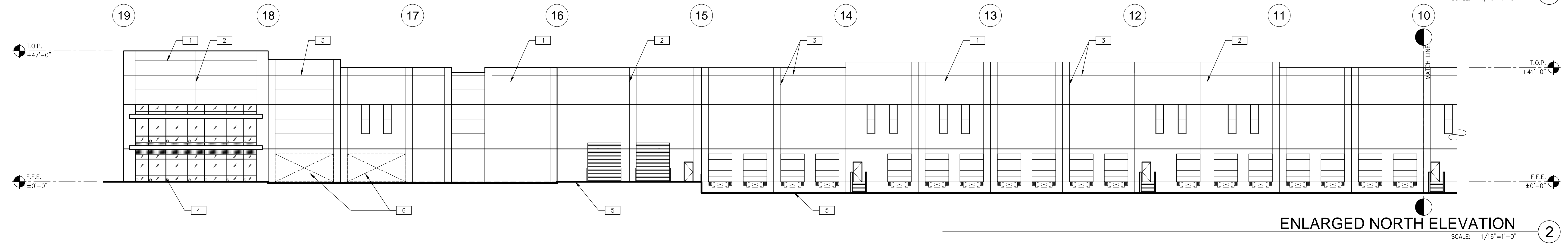
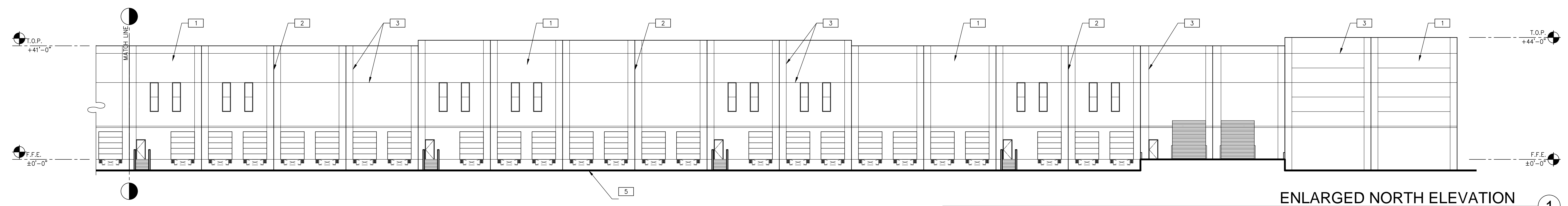
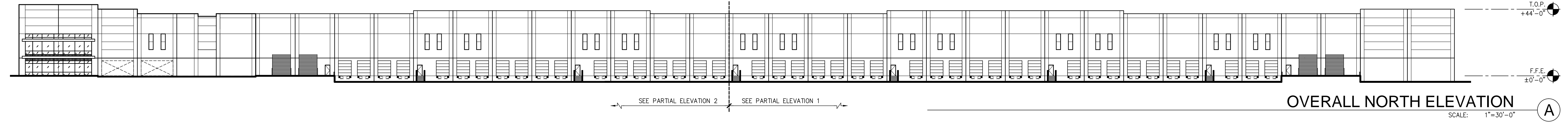


EXTERIOR ELEVATIONS	
DATE	REMARKS

PA / PM: TOM MYERS
 DRAWN BY: F.T.M./H.B.
 JOB NO.: IRV12-0157-00

SHEET
A4.1
 Building 1

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COLOR LEGEND

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- 1 BASE COLOR: FRAZEE - WHITE SHADOW - #181
- 2 SECONDARY COLOR: FRAZEE - SONIC BOOM - #CL 3106D
- 3 ACCENT COLOR: FRAZEE - SMOKED OYSTER - #CL 3143W
- 4 ACCENT COLOR: FRAZEE - HAGUE - #CL 2257N

LEGEND

- 1 VISION GLASS (BLUE REFLECTIVE)
- 2 SPANDREL GLASS (BLUE REFLECTIVE)
- 3 TEMPERED GLASS (BLUE REFLECTIVE)

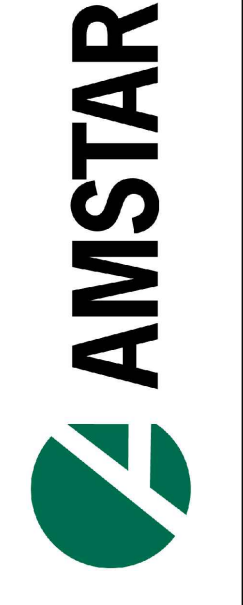
ELEVATION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 CONCRETE WALL JOINT.
- 3 3/4" V-REVEAL.
- 4 ALUMINUM STOREFRONT SYSTEM (MILL FINISH)
- 5 FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
- 6 KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS
- 7 METAL CANOPY - PAINTED

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ALESSANDRO COMMERCE CENTER
PP25422
2 INDUSTRIAL BUILDINGS
E. ALESSANDRO BLVD.,
RIVERSIDE, CALIFORNIA

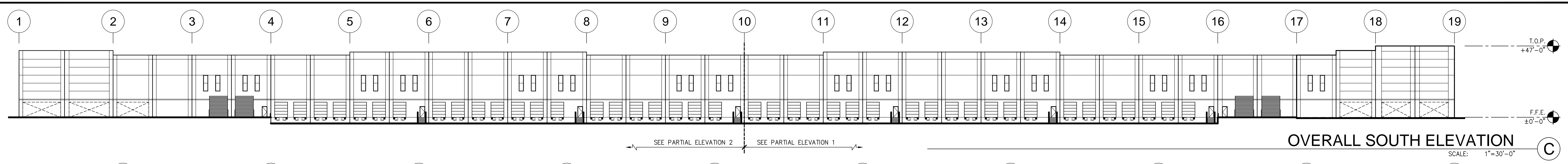


EXTERIOR ELEVATIONS	
DATE	REMARKS

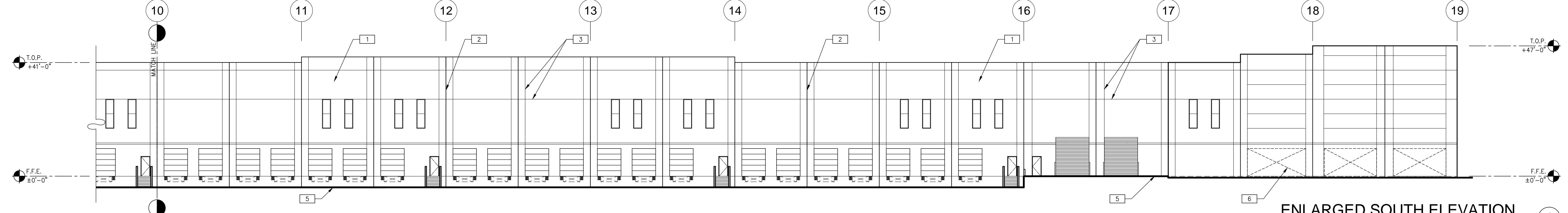
PA / PM:	TOM MYERS
DRAWN BY:	F.T.M./H.B.
JOB NO.:	IRV12-0157-00

SHEET
A4.1a
Building 1

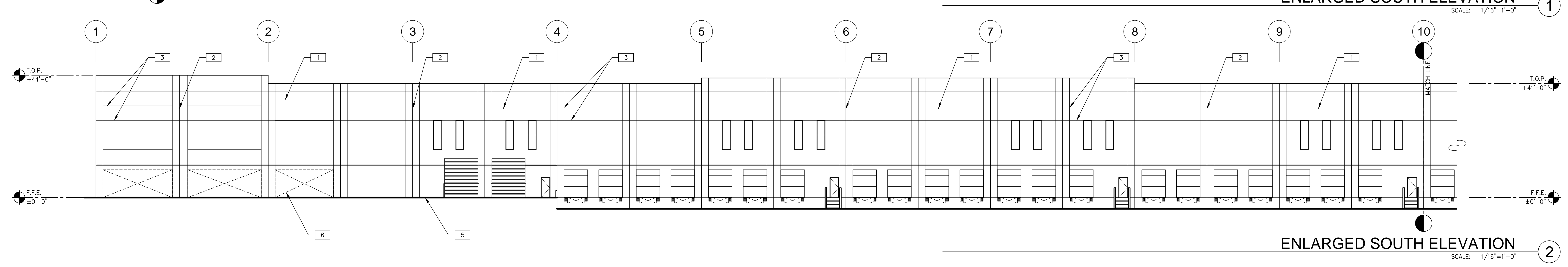
12-18-2014 - PLANNING RE-SUBMITTAL



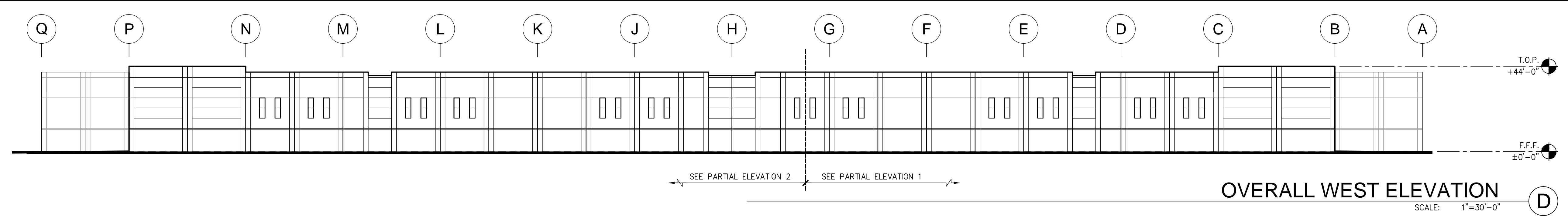
OVERALL SOUTH ELEVATION
SCALE: 1"=30'-0"



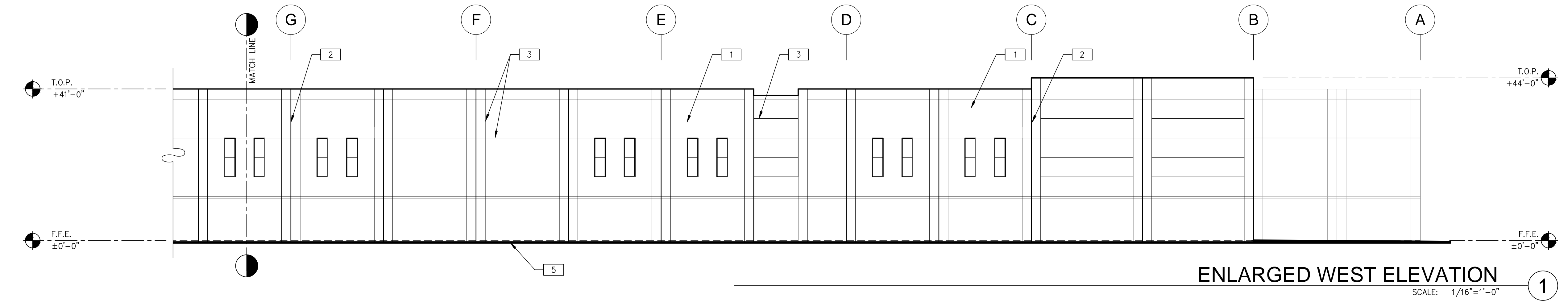
ENLARGED SOUTH ELEVATION
SCALE: 1/16"=1'-0"



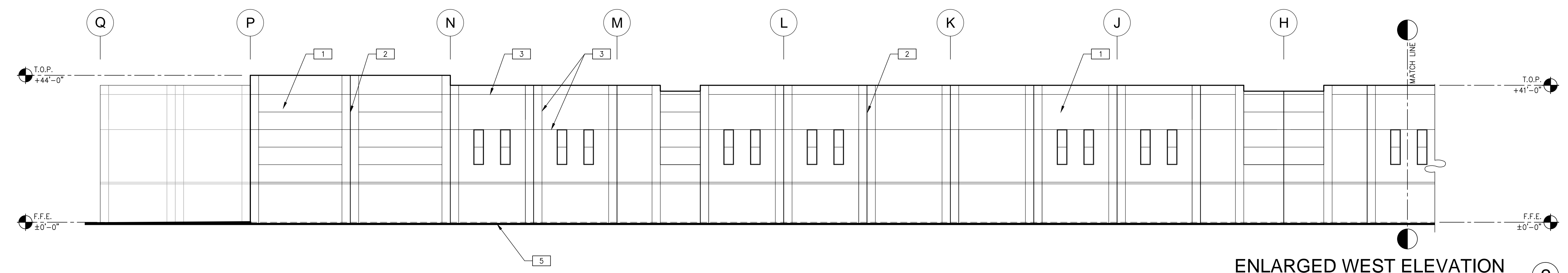
ENLARGED SOUTH ELEVATION
SCALE: 1/16"=1'-0"



OVERALL WEST ELEVATION
SCALE: 1"=30'-0"



ENLARGED WEST ELEVATION
SCALE: 1/16"=1'-0"



ENLARGED WEST ELEVATION
SCALE: 1/16"=1'-0"

COLOR LEGEND

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- 1 BASE COLOR: FRAZEE - WHITE SHADOW - #181
- 2 SECONDARY COLOR: FRAZEE - SONIC BOOM - #CL 3106D
- 3 ACCENT COLOR: FRAZEE - SMOKED OYSTER - #CL 3143W
- 4 ACCENT COLOR: FRAZEE - HAGUE - #CL 2257N

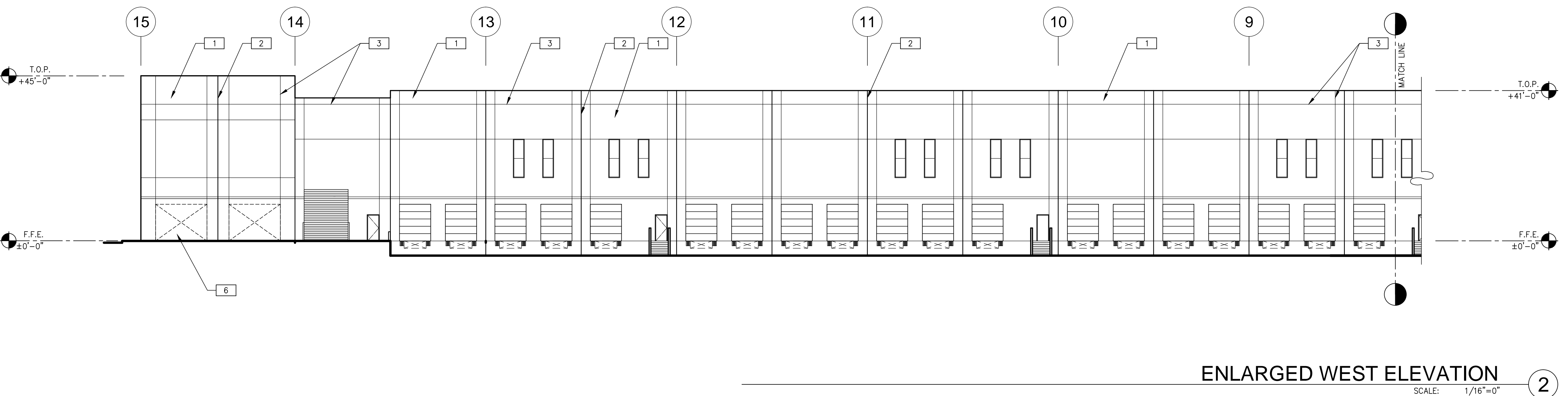
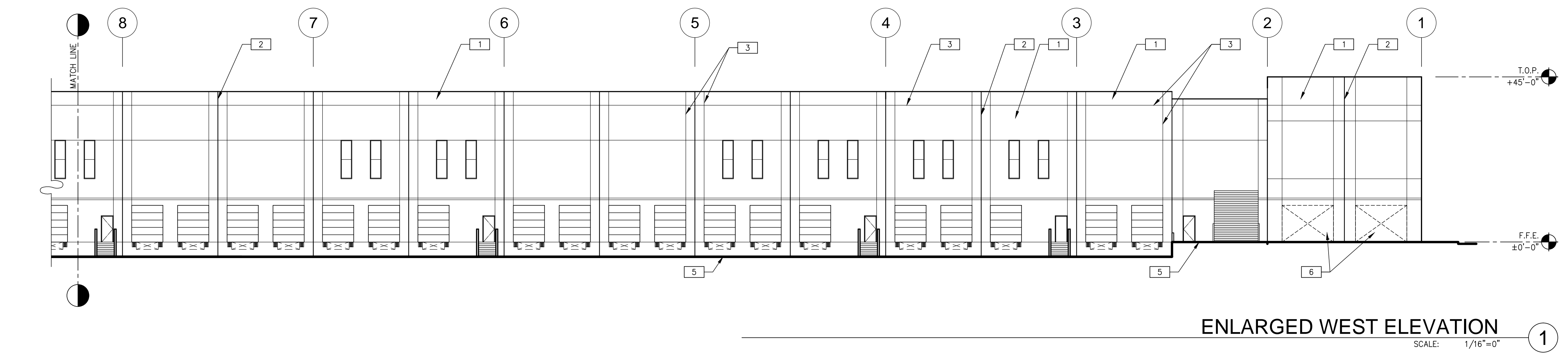
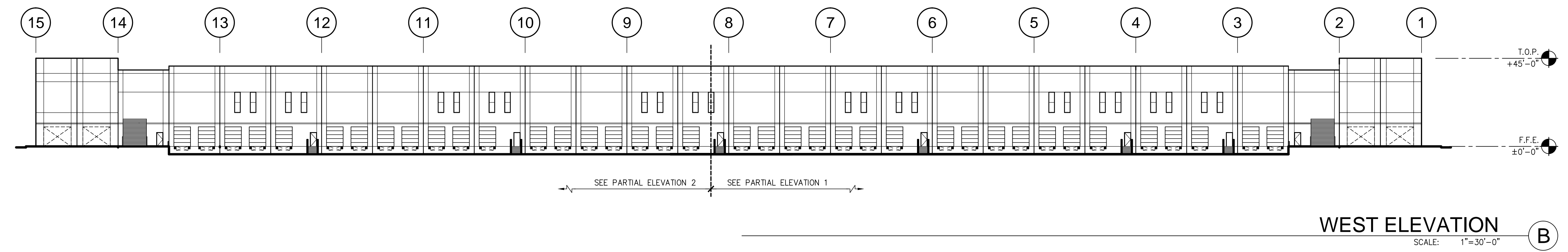
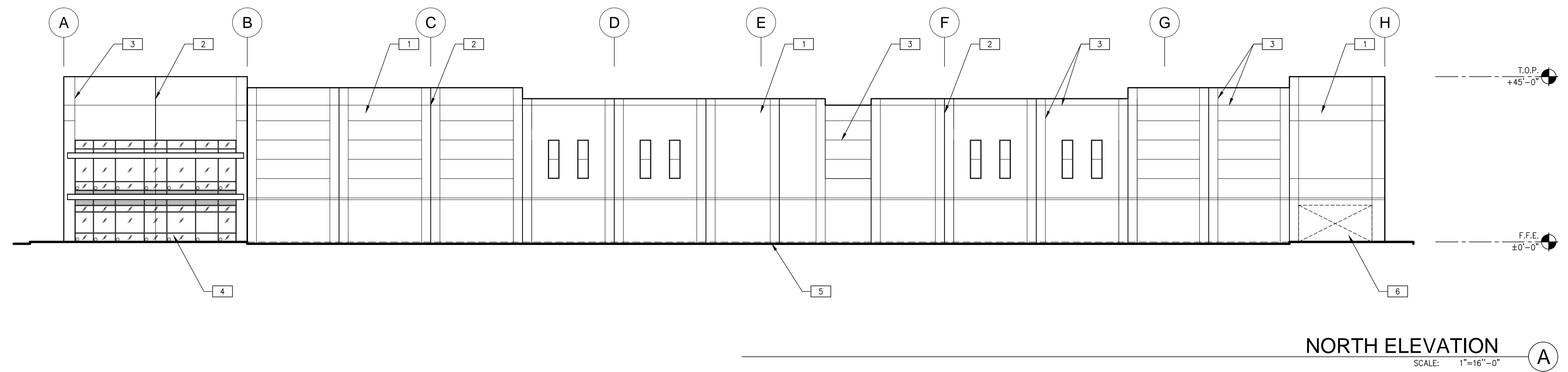
LEGEND

- 1 VISION GLASS (BLUE REFLECTIVE)
- 2 SPANDREL GLASS (BLUE REFLECTIVE)
- 3 TEMPERED GLASS (BLUE REFLECTIVE)

ELEVATION NOTES

- 1 CONCRETE WALL, PAINTED.
- 2 CONCRETE WALL JOINT.
- 3 3/4" V-REVEAL.
- 4 ALUMINUM STOREFRONT SYSTEM (MILL FINISH)
- 5 FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
- 6 KNOCK OUT PANEL FOR FUTURE WINDOWS OR DOORS
- 7 METAL CANOPY - PAINTED

I:\Jobs\12\BldgRidge Real Estate Group LLC\IRV12-0157-00_BldgRidge_Alessandro\Out\3D\0157_A41a.dwg



COLOR LEGEND

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WARE, MALCOLM
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951-763-1111
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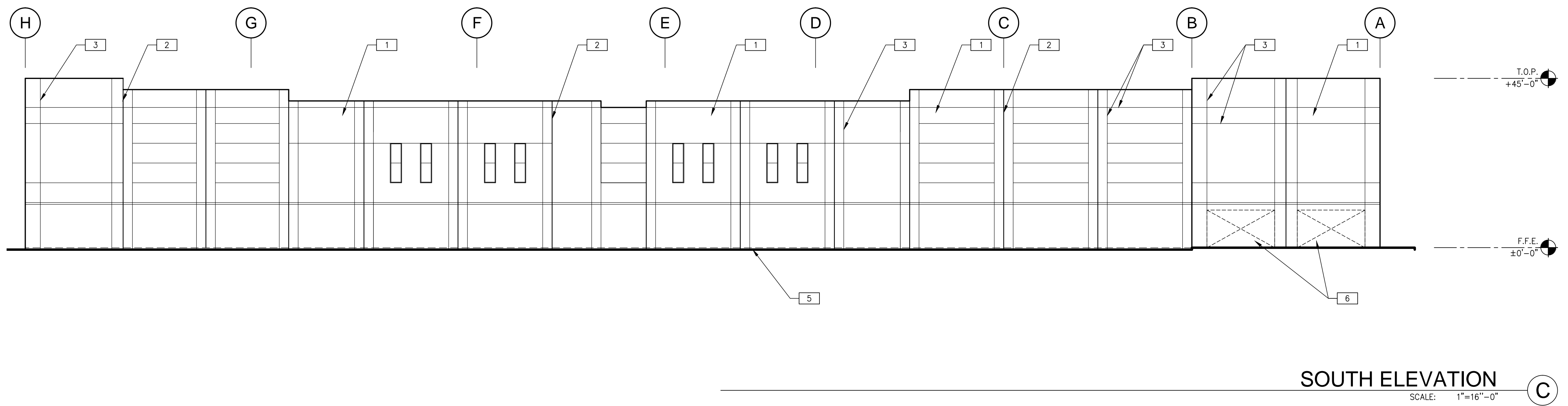
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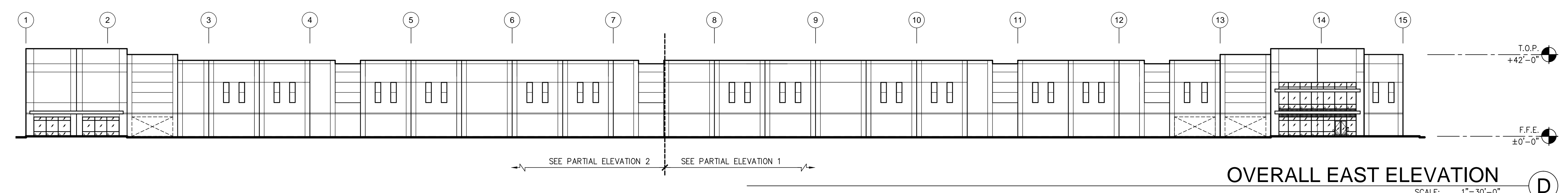
EXTERIOR ELEVATIONS	
DATE	REMARKS

PA / PM: TOM MYERS
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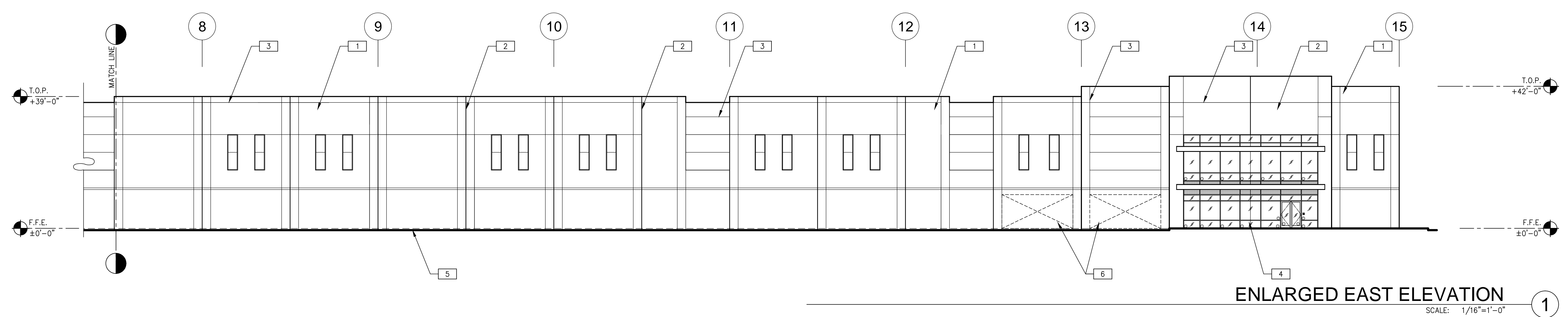
SHEET
A4.3
Building 3



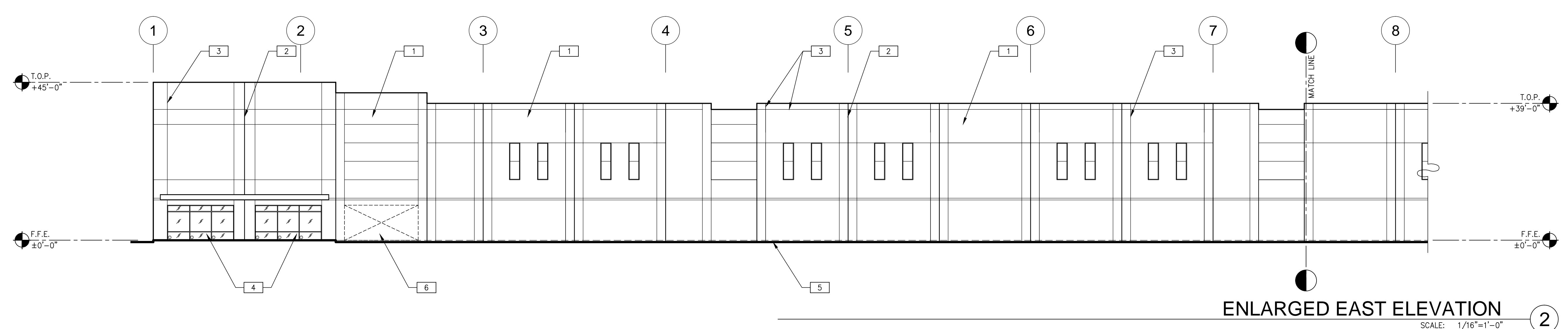
SOUTH ELEVATION
SCALE: 1"=16'-0" (C)



OVERALL EAST ELEVATION
SCALE: 1"=30'-0" (D)



ENLARGED EAST ELEVATION
SCALE: 1/16"=1'-0" (1)



ENLARGED EAST ELEVATION
SCALE: 1/16"=1'-0" (2)

COLOR LEGEND

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EXTERIOR ELEVATIONS	
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SHEET
A4.3a
Building 3