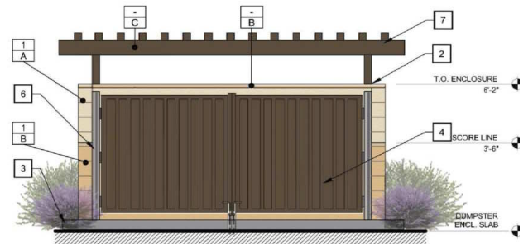


TRASH ENCLOSURE EAST

3/8"=1" 3



TRASH ENCLOSURE SOUTH

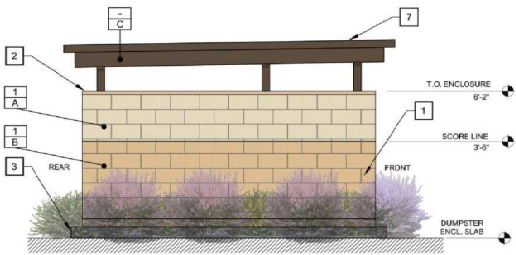
3/8"=1" 2

KEYED NOTES

- 1 8"X8"X16 - MASONRY WALL
- 2 2' CONCRETE CAP
- 3 6" FPD FOUNDATION, EXTENDING 6' BEYOND ENCLOSURE WALLS, OVER BOX COMPACTED BASE, WITH A MIN. SLOPE OF 2" TO DRAIN ENCLOSURE.
- 4 18 GA. METAL GATES AND STEEL MINI V-BEAM PANEL HUNG ON 3" STEEL PIPES.
- 5 4' ACCESS OPENING
- 6 4"X4" STEEL PIPE
- 7 4"X4" STEEL TRELLIS

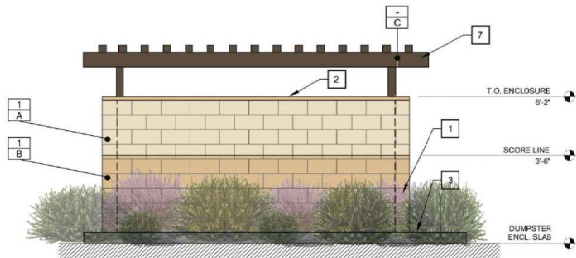
EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT #SW 6385 - INFERY
- SHERWIN WILLIAMS PAINT #SW 9023 - DAKOTA WHEAT
- SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE



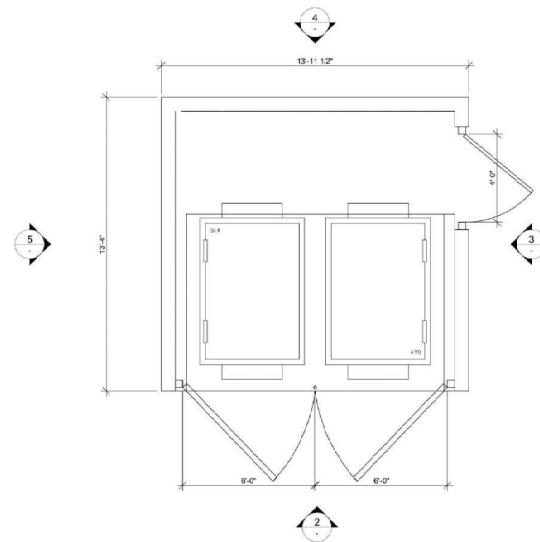
TRASH ENCLOSURE WEST

3/8"=1" 5



TRASH ENCLOSURE NORTH

3/8"=1" 4



TRASH ENCLOSURE PLAN VIEW

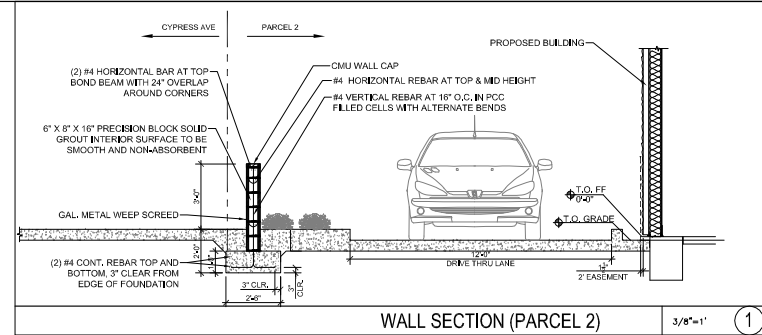
3/8"=1" 1

PARCEL 2

Rev. #	Date	Description

Job #: M - 10775  
 Scale: 08/16/22  
 Date: AS NOTED  
 Drawn By: SPD

TE



WALL SECTION (PARCEL 2)

3/8"=1' 1

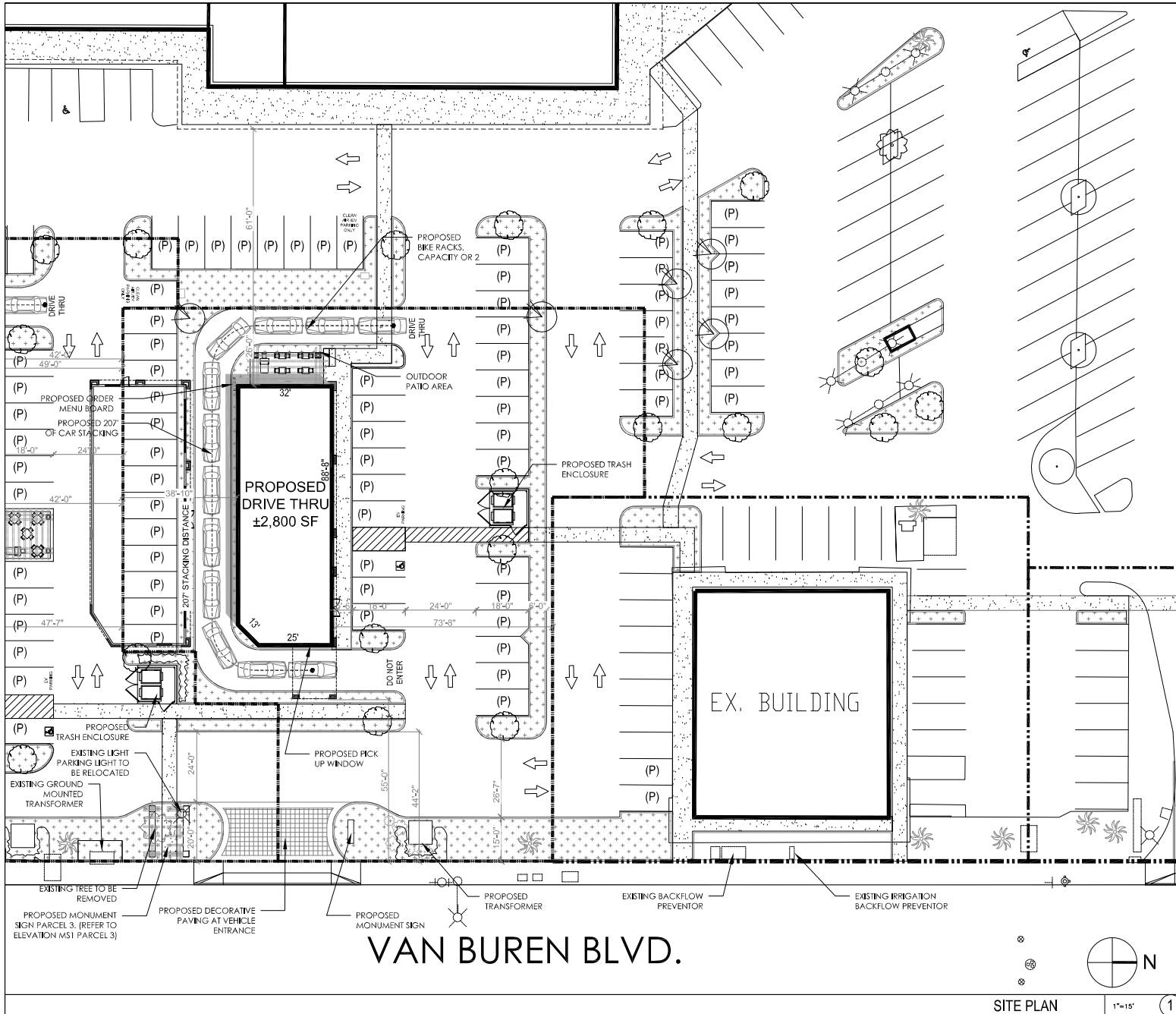
Rev. #	Date	Description

CADENCE CAPITAL INVESTMENTS LLC  
 6400 RIDDLERS GREEN CR. STE. 1820  
 GREENWOOD VILLAGE, CO 80111  
 69084/3981 VAN BUREN BLVD.  
 RIVERSIDE, CA 92503  
 WALL SECTION (PARCEL 2)

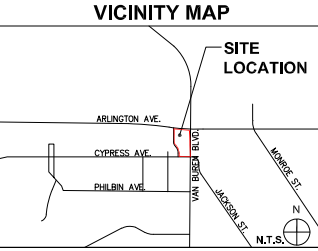


Job #: M-1075  
 Date: 12/10/21  
 Scale: AS NOTED  
 Drawn By: SPD

WS2



SITE DATA	
<b>PROJECT DATA</b>	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503
DESCRIPTION:	NEW DRIVE THRU
SPRINKLED:	N/A
EXISTING ZONING:	CR - COMMERCIAL RETAIL
PROPOSED ZONING:	CR - COMMERCIAL RETAIL
<b>BUILDING DATA (PARCEL 3)</b>	
SITE AREA GROSS:	±28,289 SF (0.6 AC)
ALLOWABLE BUILDING HEIGHT:	37'
PROPOSED BUILDING AREA:	2,800 SF
PROPOSED LS AREA:	±4,000 SF (15,215)
IMPERVIOUS AREA:	±19,104 SF (73%)
PROPOSED LOT COVERAGE:	±2,800 SF (11.0%)
<b>PARKING REQUIREMENTS</b>	
PARKING REQUIRED:	28 STALLS
• DRIVE THRU:	• 23 STALLS (1/100 SF FOR 2,800 SF)
<b>TOTAL PARCEL 3 PARKING PROVIDED</b>	<b>37 TOTAL STALLS</b>
<b>LANDSCAPE SETBACKS</b>	
FRONT	N/A
REAR	N/A
SIDE	15' FT
SIDE	N/A
<b>BUILDING SETBACKS</b>	
FRONT	N/A
REAR	N/A
SIDE	15' FT
SIDE	N/A



LEGEND	
	PROPERTY LINE
	LANDSCAPE SETBACK
	BUILDING SETBACK
	3" MASONRY WALL
	LANDSCAPE AREA
	CONCRETE PAVING/SIDEWALK/ PEDESTRIAN PATH OF TRAVEL
	STANDARD A.C. PAVING
	PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

Rev. #	Date	Description

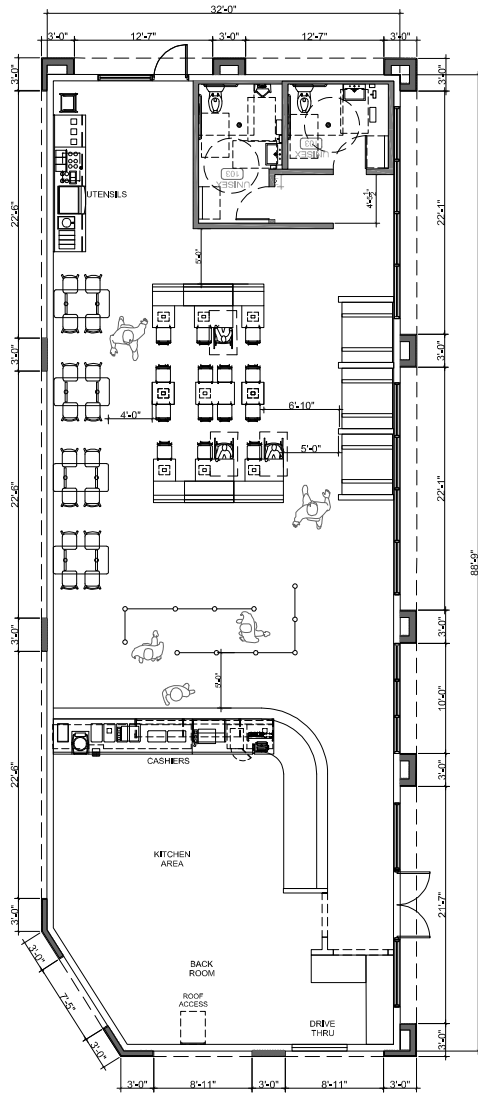
  

Job #: M-1075	Date: 08/02/22	Scale: AS NOTED	Drawn By: SPD
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6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503

SITE PLAN (PARCEL 3)

**11-C**

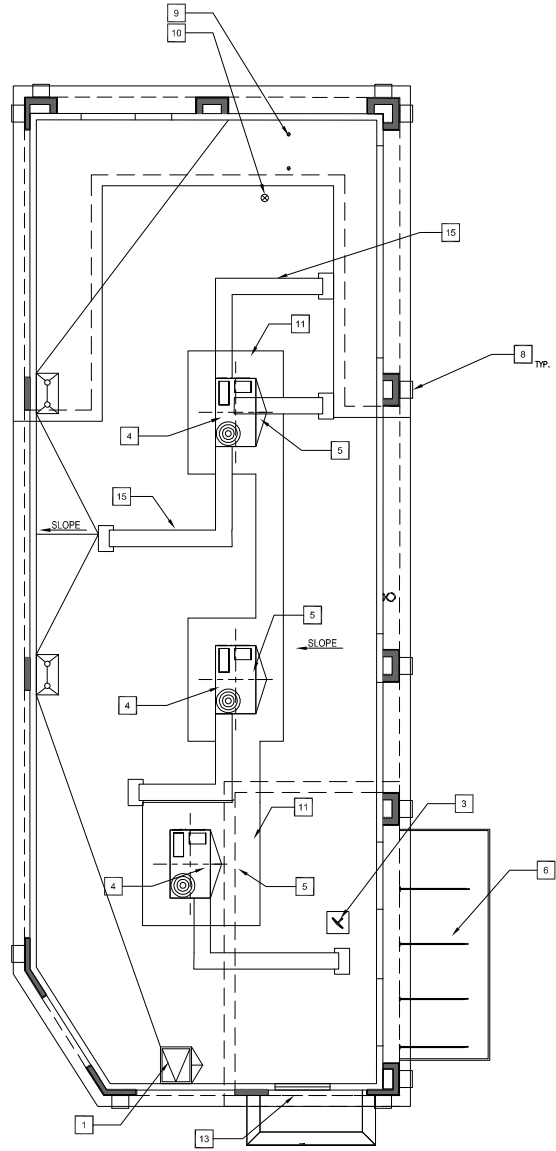


INTERIOR FLOOR PLAN (PARCEL 3 - RESTAURANT)

3/16"=1'-0" (1)

IFP

Job #:	M - 1075	Rev. #	Date	Description
Date:	08/08/22			
Scale:	AS NOTED			
Drawn By:	SPD			
6008-4300 VAN BUREN BLVD. RIVERSIDE, CA 92503				
INTERIOR FLOOR PLAN (PARCEL 3)				



**KEYED NOTES**

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCENCE - AMERICAN LIGHTING FRAMEWORK STAGE 5' TALL WALL SCENCE		

Rev. #	Date	Description

Job #:	M - 1075
Date:	08/08/22
Scale:	AS NOTED
Drawn By:	SPD

6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
ROOF PLAN (PARCEL 3)	

**IFP**

ROOF PLAN (PARCEL 3 - RESTAURANT)

1/4"=1'-0" (1)



NORTH ELEVATION (PARCEL 3)

1/4"=1'-0"

1



SOUTH ELEVATION (PARCEL 3)

1/4"=1'-0"

2

KEYED NOTES

- 1 EXTERIOR STUCCO TO BE PAINTED
- 2 TRELLIS
- 3 PREFINISHED METAL CANOPY
- 4 STREET ADDRESS WHITE VINYL
- 5 DRIVE THRU PICK UP WINDOW
- 6 EXTERIOR WALL CYLINDER - NICKER - 92X48A - BRONZE
- 7 SERVICE & SECONDARY EGRESS DOOR
- 8 SURVEILLANCE CAMERA
- 9 EGRESS DOOR
- 10 SPANDREL STOREFRONT WINDOW (FAUX WINDOW)
- 11 INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
- 12 HVAC EQUIPMENT
- 13 CITY SCAPES INLINE WALL MOUNTED TRELLIS - CITY BROWN

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT
- A #SW 6385 - NAPERVY
- SHERWIN WILLIAMS PAINT
- B #SW 5223 - DAKOTA WHEAT
- SHERWIN WILLIAMS PAINT
- C #SW 9032 - CED MOCHA
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- D #40 DARK BRONZE AA-W/CE2144
- TESORO COTTO TILE & STONE
- E COTTO EXTERIOR FINISH - SPACE COO00TIC2002021
- SPANISH TILE ROOF
- F
- SHERWIN WILLIAMS PAINT
- G #SW 7032 - WARM STONE
- SHERWIN WILLIAMS PAINT
- H #SW 7034 - STATUS BRONZE
- VINTAGE RANCH DOVERWOOD
- I EL CORAZO STONE

SHERWIN WILLIAMS PAINT #SW 6385 - NAPERVY  
 SHERWIN WILLIAMS PAINT #SW 5223 - DAKOTA WHEAT  
 SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA  
 TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH COO00TIC2002021  
 SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE  
 SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE  
 SPANISH TILE ROOF  
 VINTAGE RANCH DOVERWOOD EL CORAZO STONE

Rev. #	Date	Description

Job #:	M - 1075
Date:	08/08/22
Scale:	AS NOTED
Drawn By:	SPD

8006-6300 VAN DUREN BLVD.  
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 3)

ELEV



EAST ELEVATION (PARCEL 3)

1/4"=1'-0"

1



WEST ELEVATION (PARCEL 3)

1/4"=1'-0"

2

**KEYED NOTES**

- 1 - EXTERIOR STUCCO TO BE PAINTED
- 2 - TRELLIS
- 3 - PREFINISHED METAL CANOPY
- 4 - STREET ADDRESS WHITE VINYL
- 5 - DRIVE THRU PICK UP WINDOW
- 6 - EXTERIOR WALL CYLINDER - NICKER - 92X48A - BRONZE
- 7 - SERVICE & SECONDARY EGRESS DOOR
- 8 - SURVEILLANCE CAMERA
- 9 - EGRESS DOOR
- 10 - SPANDREL STOREFRONT WINDOW (FAUX WINDOW)
- 11 - INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
- 12 - HVAC EQUIPMENT
- 13 - CITY SCAPES INLINE WALL MOUNTED TRELLIS - CITY BROWN

**EXTERIOR COLORS & FINISHES**

- SHERWIN WILLIAMS PAINT
- A - #SW 6385 - NAPERY
- B - SHERWIN WILLIAMS PAINT
- #SW 9023 - DAKOTA WHEAT
- C - SHERWIN WILLIAMS PAINT
- #SW 9032 - CED MOCHA
- D - ANODIZED ALUMINUM STOREFRONT SYSTEM
- #40 DARK BRONZE AA-W/CC214A
- E - TESORO COTTO TILE & STONE
- COTTO EXTERIOR FINISH SPACE
- CC000TC02X02CIT
- F - SPANISH TILE ROOF
- G - SHERWIN WILLIAMS PAINT
- #SW 7032 - WARM STONE
- H - SHERWIN WILLIAMS PAINT
- #SW 7034 - STATUS BRONZE
- I - VINTAGE RANCH DOVERWOOD
- EL CORCAO STONE



Rev. #	Date	Description

Job #:	M - 1075
Date:	08/01/22
Scale:	AS NOTED
Drawn By:	SPD

6006-6300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
EXTERIOR ELEVATION (PARCEL 3)	

**ELEV**



WEST TRELLIS ELEVATION (PARCEL 3)

1/4"=1'-0" 2

NORTH TRELLIS ELEVATION (PARCEL 3)

1/4"=1'-0" 1

KEYED NOTES

- 1 TRELLIS
- 2 PROPOSED RESTAURANT

EXTERIOR COLORS & FINISHES

- SHEWEN WILLIAMS PAINT #SW 7034 - STATUS BRONZE
- A



SHEWEN WILLIAMS PAINT #SW 7034 - STATUS BRONZE

Rev. #	Date	Description

6006-6300 VAN DUREN BLVD.  
RIVERSIDE, CA 92503

Job #: M - 1075  
Date: 08/29/22  
Scale: AS NOTED  
Drawn By: SPD

TRELLIS ELEVATION (PARCEL 3)

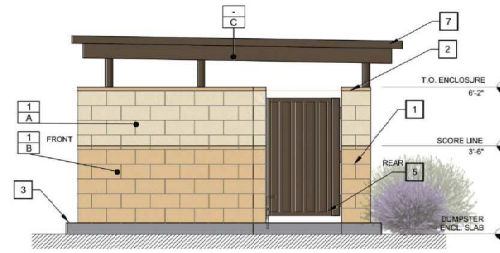


TRELLIS RENDERING (PARCEL 3)

N.T.S. 3

ELEV

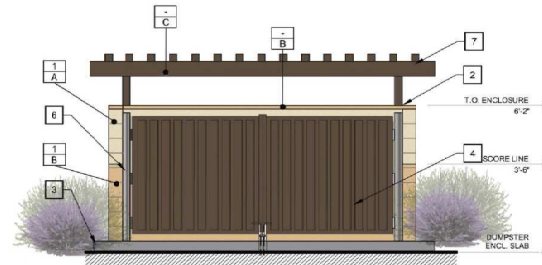




TRASH ENCLOSURE EAST

3/8"=1'

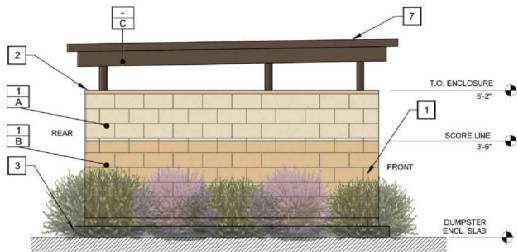
3



TRASH ENCLOSURE SOUTH

3/8"=1'

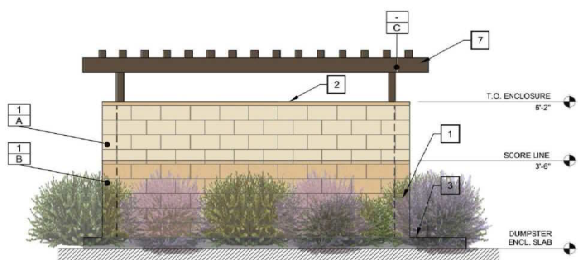
2



TRASH ENCLOSURE WEST

3/8"=1'

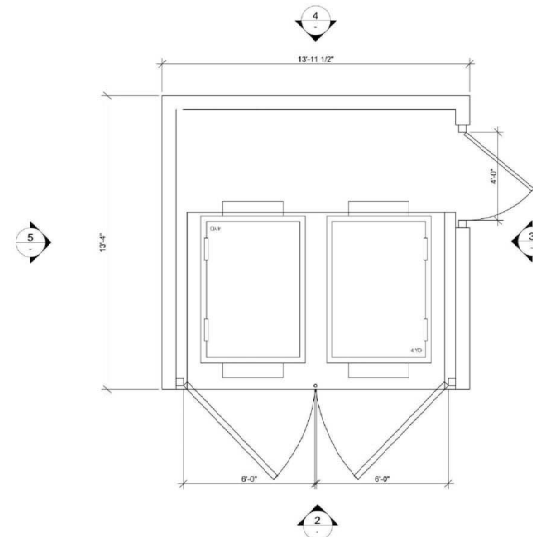
5



TRASH ENCLOSURE NORTH

3/8"=1'

4



TRASH ENCLOSURE PLAN VIEW

3/8"=1'

1

KEYED NOTES

- 1 8"x8"x16 - MASONRY WALL
- 2 2" CONCRETE CAP
- 3 6" PCC FOUNDATION, EXTENDING 6" BEYOND ENCLOSURE WALLS, OVER SICK COMPACTED BASE, WITH A MIN. SLOPE OF 2" TO DRAIN ENCLOSURE.
- 4 1/8 GA. METAL GATES AND STEEL MINI V-BEAM PANEL HUNG ON 3" STEEL PIPES.
- 5 4' ACCESS OPENING
- 6 4"x4" STEEL PIPE
- 7 4"x4" STEEL TRELLIS

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT
- A #SW 6386 - INFERY
- SHERWIN WILLIAMS PAINT
- B #SW 9023 - DAQOTA WHEAT
- SHERWIN WILLIAMS PAINT
- C #SW 7034 - STATUS BRONZE



SHERWIN WILLIAMS PAINT  
#SW 6386 - INFERY



SHERWIN WILLIAMS PAINT  
#SW 9023 - DAQOTA WHEAT



SHERWIN WILLIAMS PAINT  
#SW 7034 - STATUS BRONZE

Rev #	Date	Description

Job #:	M - 1075
Scale:	08/16/22
Date:	AS NOTED
Drawn By:	SPD

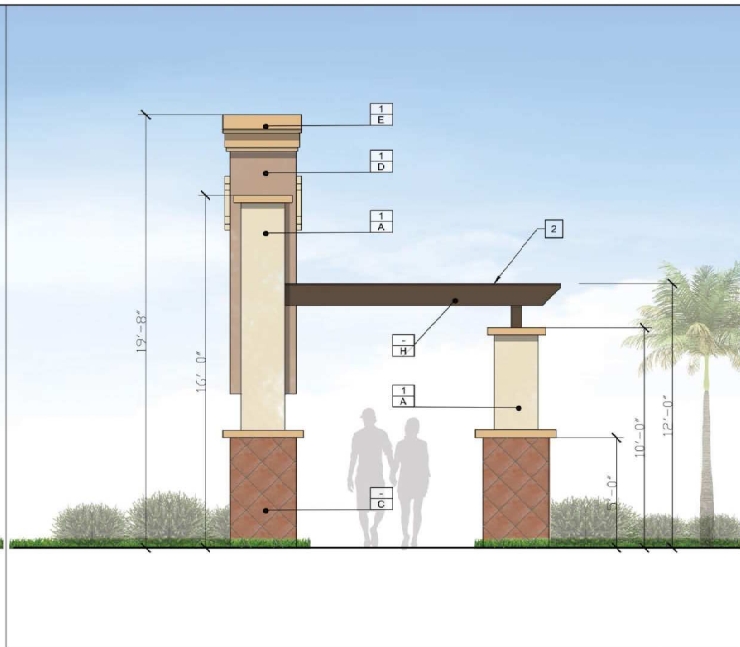
6006.690 VAN BUREN BLVD.  
ROYALTON, CA 92576

TRASH ENCLOSURE (PARCEL 3)

TE



SOUTH ELEVATION 3/8"=1" 3



WEST ELEVATION 3/8"=1" 2



EAST ELEVATION 3/8"=1" 3



NORTH ELEVATION 3/8"=1" 1

KEYED NOTES

- 1 EXTERIOR STUCCO TO BE PAINTED
- 2 TRELLIS
- 3 PLAZA LOGO (REPLICATE THE SAME FONT AS THE EXISTING MONUMENT SIGN)
- 4 MEDALLION

EXTERIOR COLORS & FINISHES

- 1 SHERWIN WILLIAMS PAINT #SW 4339 - INFERNO
- 2 SHERWIN WILLIAMS PAINT #SW 7332 - WARM STONE
- 3 TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE 00000T020000X2T
- 4 SHERWIN WILLIAMS PAINT #SW 9292 - ICEE MOCHA
- 5 SHERWIN WILLIAMS PAINT #SW 9023 - DAKOTA WHEAT
- 6 SHERWIN WILLIAMS PAINT #SW 7234 - STATUS BRONZE



Rev #	Date	Description

Job #: M - 10725	Date: AS NOTED
Scale: 08/24/22	Drawn By: SPD

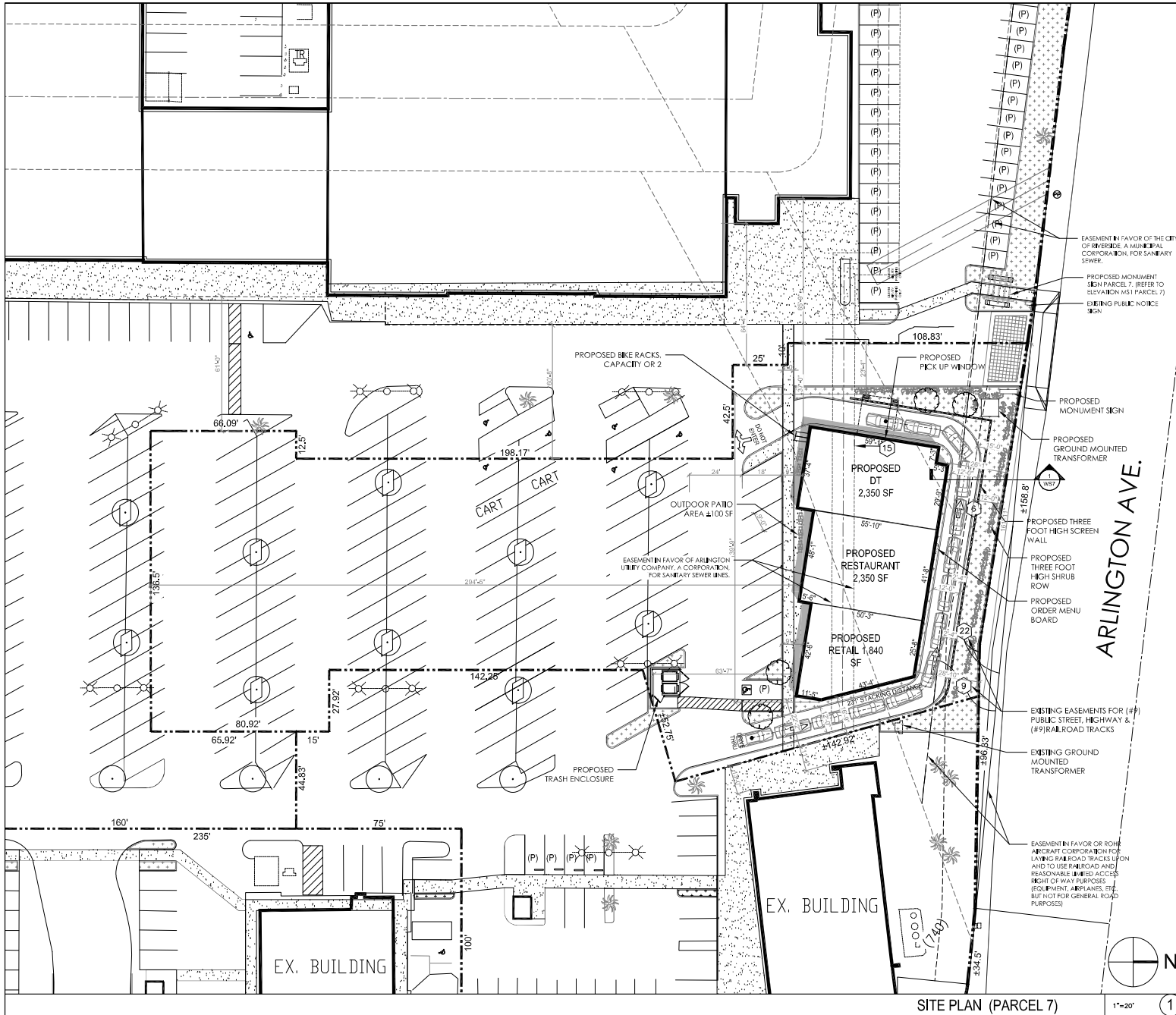
6006 6900 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504  
 MONUMENT SIGN (PARCEL 3)



Rev. #	Date	Description

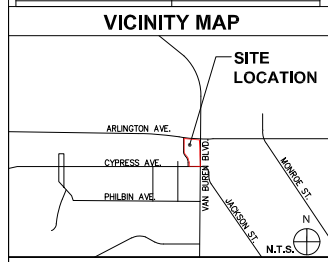
  

Job #: M - 1075	6006 6300 VAN BUREN BLVD. ARPAICORE, CA 92506
Scale: 08/29/22	MONUMENT RENDERING (PARCEL 3)
Date: AS NOTED	
Drawn By: SPD	



### SITE DATA

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92505
DESCRIPTION:	NEW DRIVE THRU, RESTAURANT AND RETAIL
SPRINKLED:	N/A
EXISTING ZONING:	CR - COMMERCIAL RETAIL
PROPOSED ZONING:	CR - COMMERCIAL RETAIL
BUILDING DATA (PARCEL 7)	
SITE AREA GROSS:	±51,011 SF (1.17 AC)
ALLOWABLE BUILDING HEIGHT:	32'
CONSTRUCTION TYPE:	V-B
DEMO BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	±45,540 SF
• DRIVE THRU:	• 2,350 SF
• RESTAURANT 1:	• 2,350 SF
• RETAIL:	• 1,840 SF
PROPOSED LS AREA:	±3,546 SF (7.0%)
IMPERVIOUS AREA:	±50,026 SF (98.0%)
PROPOSED LOT COVERAGE:	±6,540 SF (12.8%)
PARKING REQUIREMENTS	
PARKING REQUIRED:	55 STALLS
• DRIVE THRU:	• 24 STALLS (1/700 SF FOR 2,350 SF)
• RESTAURANT:	• 24 STALLS (1/700 SF FOR 2,350 SF)
• RETAIL:	• 7 STALLS (1/250 SF FOR 1,840 SF)
TOTAL PARCEL 7 PARKING PROVIDED:	±79 TOTAL STALLS
LANDSCAPE SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (ARLINGTON):	15' FT
SIDE:	N/A
BUILDING SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (ARLINGTON):	15' FT
SIDE (INTERIOR):	N/A

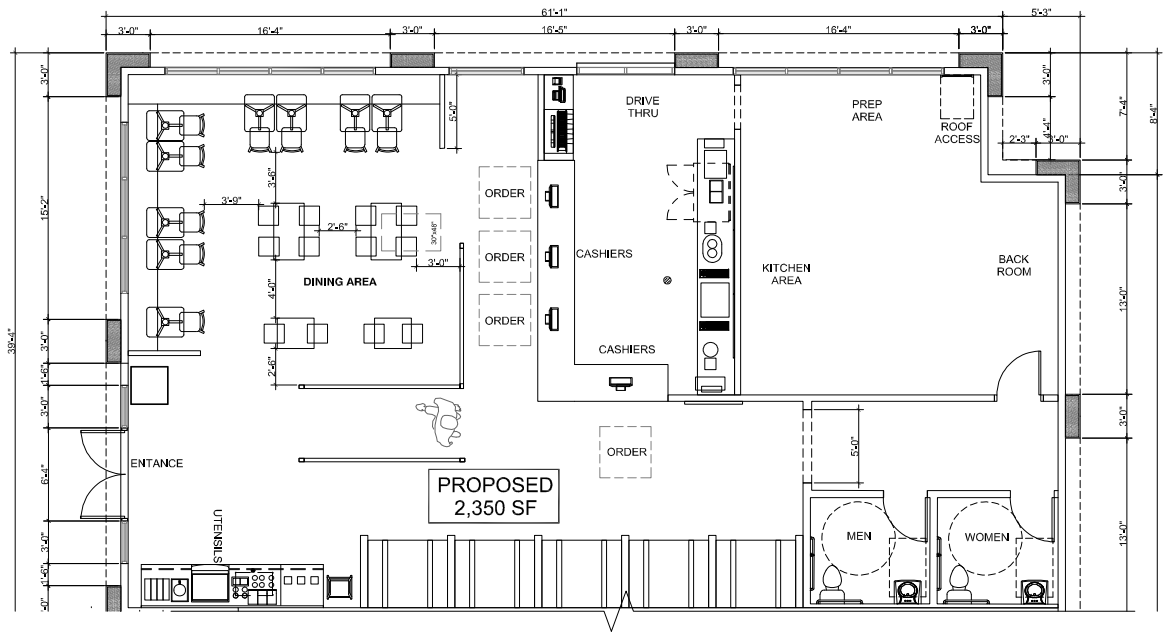


### LEGEND

	PROPERTY LINE
	LANDSCAPE SETBACK
	BUILDING SETBACK
	3H MASONRY WALL
	LANDSCAPE AREA
	CONCRETE PAVING/SIDEWALK/PEDESTRIAN PATH OF TRAVEL
	STANDARD A.C. PAVING
	PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

Job #:	M - 1075
Date:	08/15/22
Scale:	AS NOTED
Drawn By:	SPD
<b>11-A</b>	

Description: 6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92505  
 Date: 08/15/22  
 Scale: AS NOTED  
 Drawn By: SPD  
 SITE PLAN (PARCEL 7)

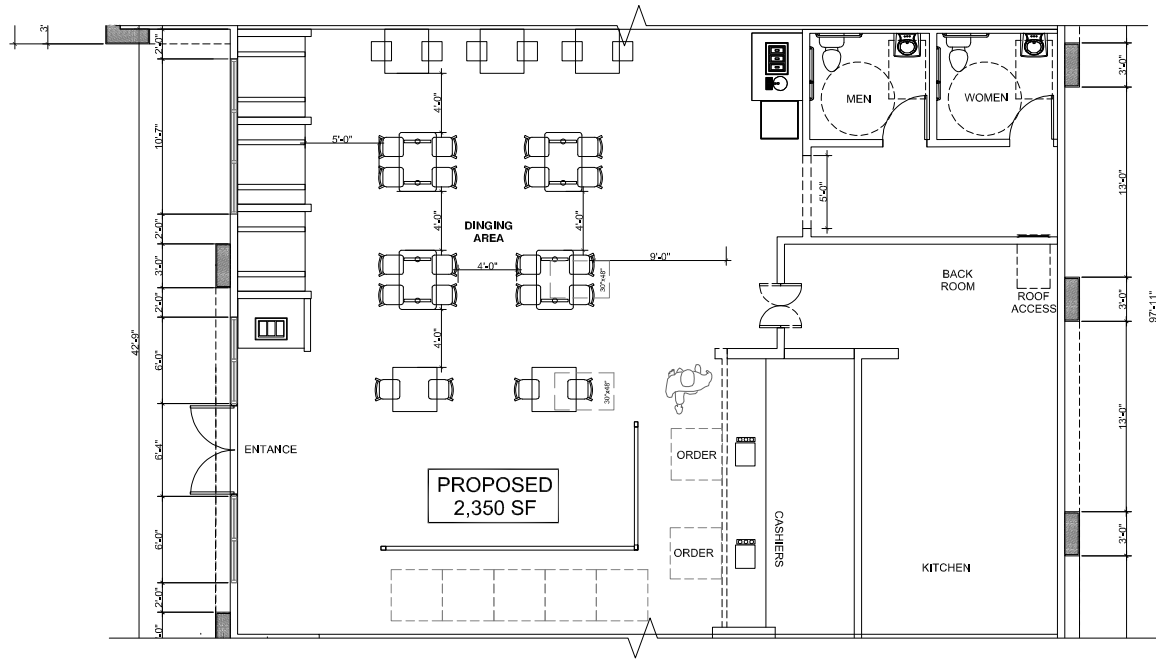


Rev. #	Date	Description

Job #: M - 1075  
 Date: 08/13/22  
 Scale: AS NOTED  
 Drawn By: SPD

6008-0300 VAN BUREN BLVD.  
 RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (DRIVE THRU)



INTERIOR FLOOR PLAN (PARCEL 7 - RESTAURANT)

1/4"=1'-0" 1

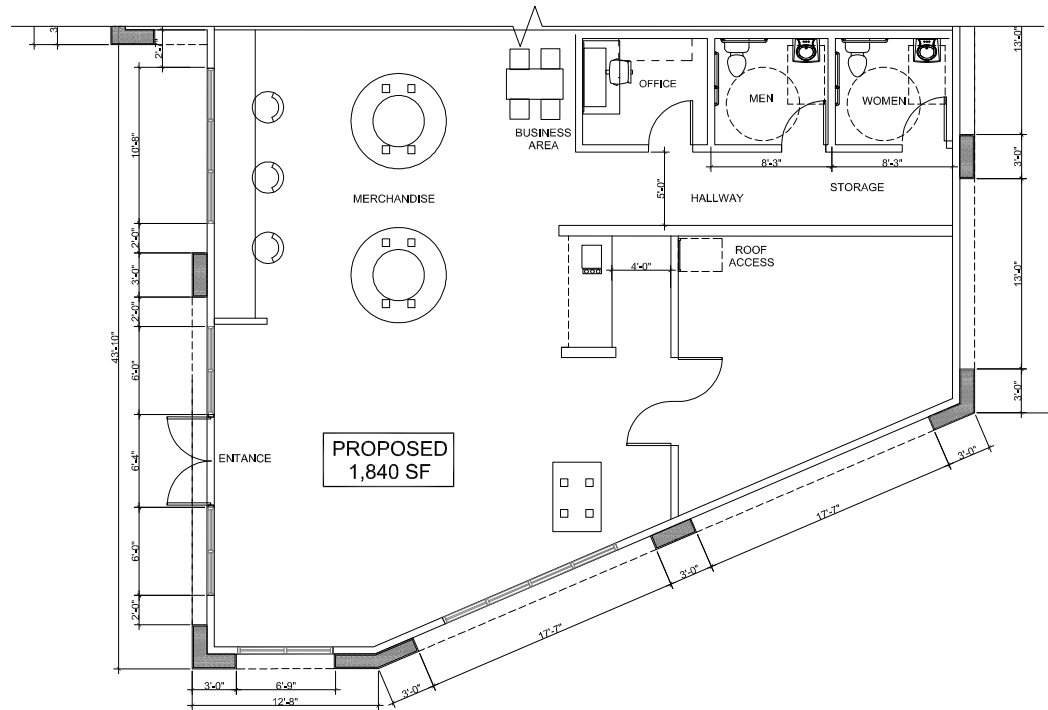
IFP

Job #: M - 1075  
 Date: 08/13/22  
 Scale: AS NOTED  
 Drawn By: SPD

6008-0300 VAN BUREN BLVD.  
 RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (RESTAURANT)

Rev. #	Date	Description



Rev. #	Date	Description

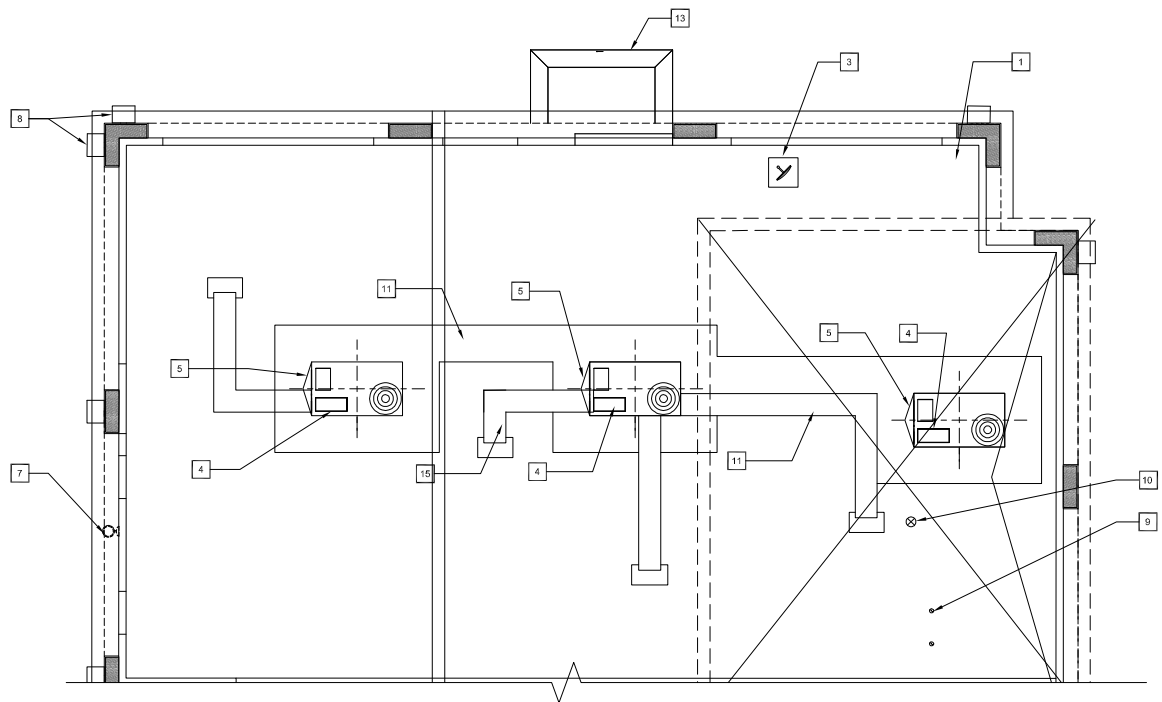
Job #: M - 1075  
 Date: 05/10/22  
 Scale: AS NOTED  
 Drawn By: SPD

6008-4300 VAN BUREN BLVD.  
 RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (RETAIL)

**KEYED NOTES**

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE - AMERICAN LIGHTING FRAMEWORK STAGE 5" TALL WALL SCONCE		



Rev. #	Date	Description

Job #: M - 1075  
 Date: 08/13/22  
 Scale: AS NOTED  
 Drawn By: SPD

6008-0300 VAN BUREN BLVD.  
 RIVERSIDE, CA 92503

ROOF PLAN (DRIVE THRU)

**IFP**

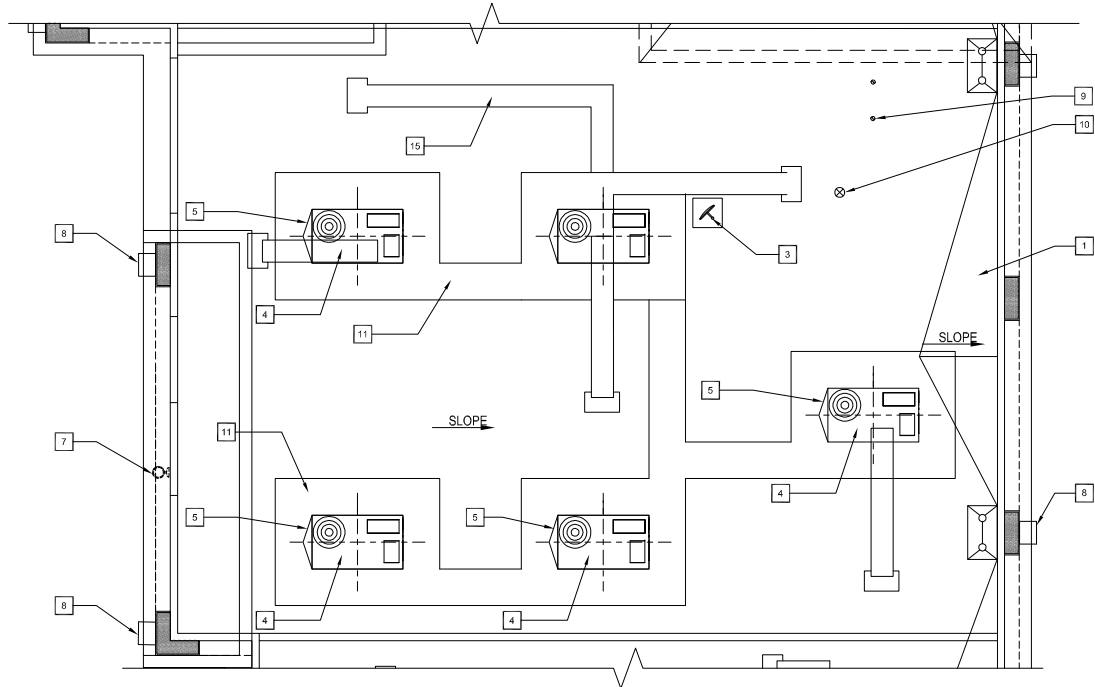
ROOF PLAN ( PARCEL 7 - DRIVE THRU)

1/4"=1'-0" (1)



**KEYED NOTES**

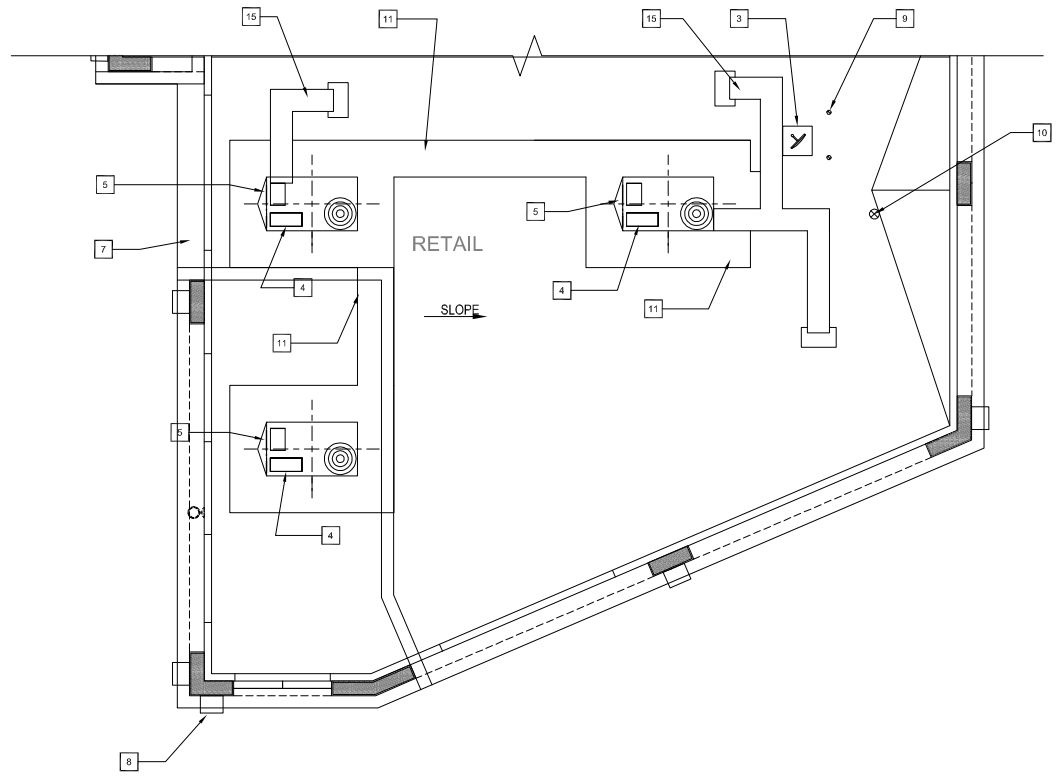
1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE - AMERICAN LIGHTING FRAMEWORK STAGE 5" TALL WALL SCONCE		



Rev. #	Date	Description

Job #: M - 1075  
 Date: 05/10/22  
 Scale: AS NOTED  
 Drawn By: SPD

6008-0300 VAN BUREN BLVD.  
 RIVERSIDE, CA 92503  
 ROOF PLAN (RESTAURANT)



**KEYED NOTES**

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCISSOR - AMERICAN LIGHTING FRAMEWORK STAGE 5" TALL WALL SCISSOR		

Rev. #	Date	Description

Job #:	M - 1075
Date:	08/13/22
Scale:	AS NOTED
Drawn By:	SPD
6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
ROOF PLAN (RETAIL)	