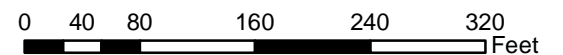
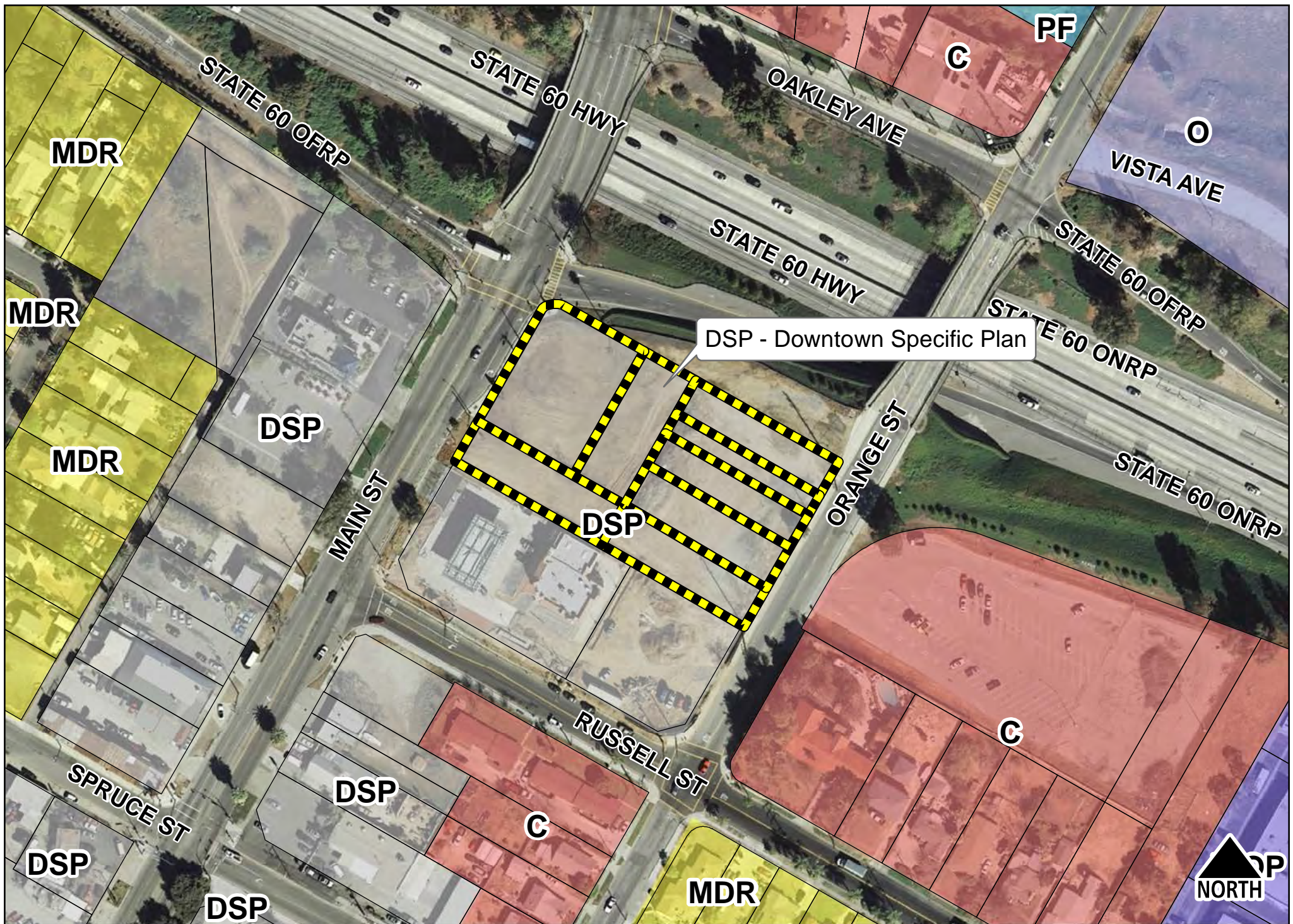




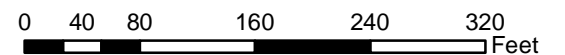
P15-0907, P15-0908, P15-0909, P16-0285, P16-0651, P17-0544 & P17-0646,  
Exhibit 3 - Aerial Photo/Location



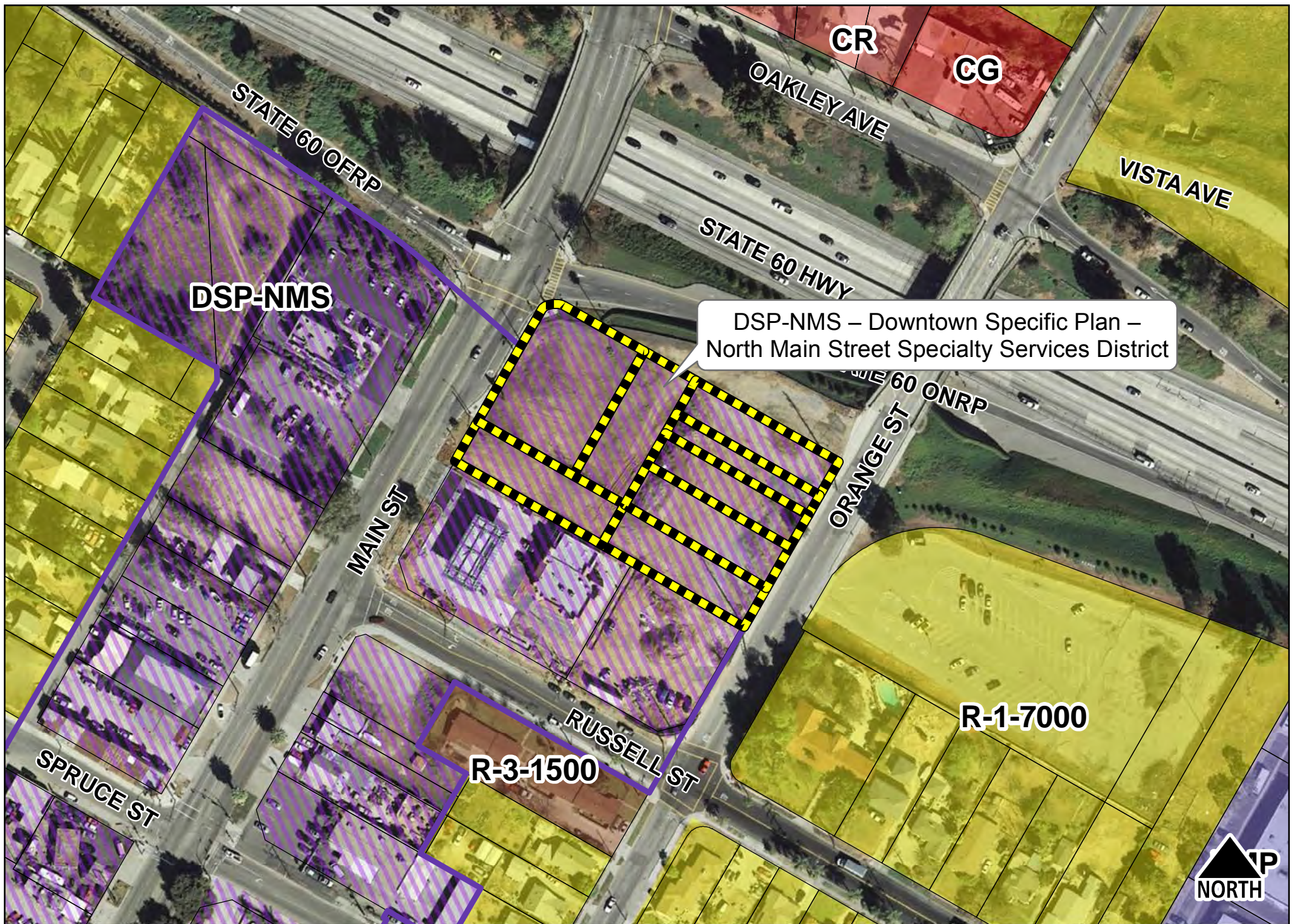




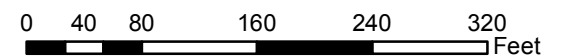
P15-0907, P15-0908, P15-0909, P16-0285, P16-0651, P17-0544 & P17-0646,  
Exhibit 4 - General Plan Map



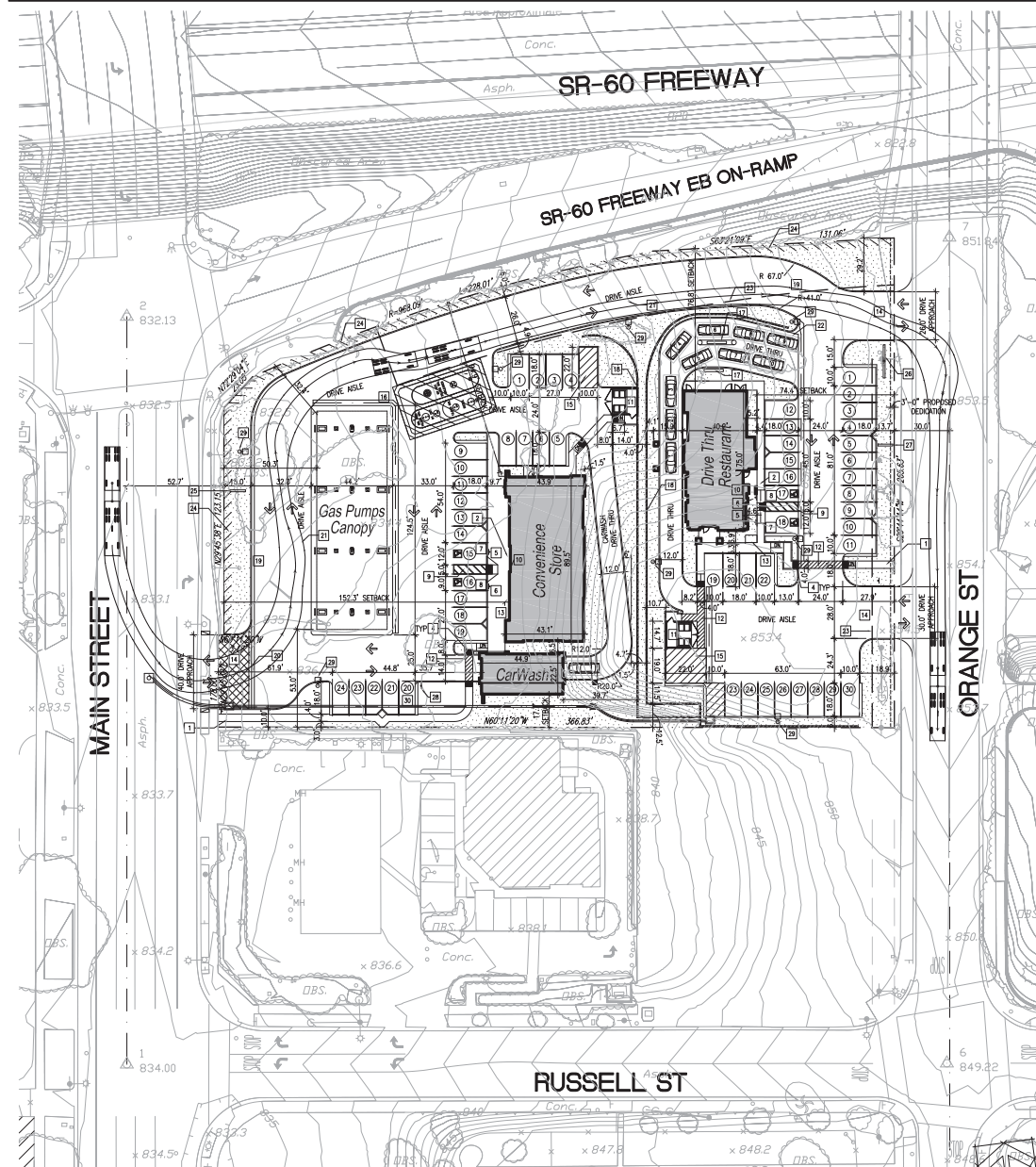




P15-0907, P15-0908, P15-0909, P16-0285, P16-0651, P17-0544 & P17-0646,  
Exhibit 5 - Specific Plan/Zoning Map







PROPOSED ARCHITECTURAL SITE PLAN

KEYNOTES

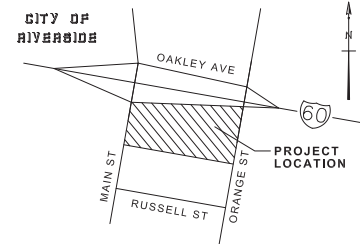
- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY - 5% MAX. SLOPE
- 2 ACCESSIBLE PATH OF TRAVEL - 5% MAX. SLOPE
- 3 "UNAUTHORIZED PARKING IN ACCESSIBLE SPACES..." SIGNAGE
- 4 YELLOW TRUNCATED DOMES
- 5 ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" SIGNAGE AND MINIMUM FINE SIGNAGE
- 6 ACCESSIBLE PARKING SIGNAGE WITH MINIMUM FINE SIGNAGE
- 7 ACCESSIBLE VAN PARKING STALL
- 8 ACCESSIBLE PARKING STALL
- 9 ACCESSIBLE ACCESS AISLE
- 10 BUILDING ACCESSIBLE ENTRY SIGNAGE
- 11 NEW TRASH ENCLOSURE
- 12 STRIPED WALKWAY AT DRIVE AISLE
- 13 BICYCLE PARKING
- 14 NEW DRIVE WAY - REFER TO LANDSCAPE PLANS FOR MORE INFORMATION
- 15 LOADING SPACE - SIZE PER CITY STANDARDS
- 16 UNDERGROUND FUEL TANK LOCATION
- 17 MENU BOARD
- 18 PROPOSED RETAINING WALL- MAXIMUM HEIGHT 7'-4"
- 19 DELIVERY TRUCK TURNING RADIUS
- 20 PERVIOUS PAVERS FEATURE
- 21 INDICATES TANKER DELIVERY PATH
- 22 INDICATES VEHICLE LENGTH (20'-0") 10 VEHICLES X 20'-0" = 200'-0" TOTAL VEHICLE DISTANCE FROM ENTRANCE TO DRIVE-THRU WINDOW (180'-0" MINIMUM REQUIRED)
- 23 INDICATES EASEMENT-REFER TO CIVIL DRAWINGS SHEET C-1 FOR MORE INFORMATION
- 24 INDICATES CALTRANS ABUTTERS RIGHTS
- 25 PROPOSED MONUMENT SIGN "GS" REFER TO SIGNAGE PLAN BY OTHERS
- 26 PROPOSED MONUMENT SIGN "TS" REFER TO SIGNAGE PLAN BY OTHERS
- 27 PROPOSED MONUMENT SIGN "DS" REFER TO SIGNAGE PLAN BY OTHERS
- 28 PROVIDE "RIGHT TURN ONLY" SIGNAGE
- 29 LIGHT POLE LOCATION
- 30 DEDICATED PARKING STALL FOR CAR WASH

NOTE:  
REFER TO CIVIL PLANS FOR PROPOSED WATER QUALITY MANAGEMENT PLAN FEATURES AND RUNOFF.

PARKING SUMMARY

DESCRIPTION	BLDG. S.F.	RATIO	REQUIRED	PROVIDED
CONVENIENCE STORE	3,845 SF	1 SP/250 SF	15	23
CAR WASH STATION	988 SF	1 REQD	1	1
GAS PUMP CANOPY	4,855 SF	-	-	-
DRIVE THRU RESTAURANT	2,546 SF	1 SP/100 SF	25	30
TOTAL			41	54
STALLS PROVIDED				
REGULAR STALL	8X19	60 STALLS		
ACCESSIBLE STALL	12X19	2 STALLS		
LOADING SPACE	10X22 MNL	4 (PROPOSED)		

VICINITY MAP



PROJECT DATA:

DEVELOPER: ED HADDAD  
APPLICANT: A.H.D. LIMITED PARTNERSHIP  
422 WEBB ROAD  
SAN BERNARDINO, CA 92408  
(909) 754-6038

REPRESENTATIVE: ARCHIMETRICS  
JAY NELSON  
370 W. 6TH STREET, SUITE 210  
SAN BERNARDINO, CA 92401  
PHONE: (909) 322-7582 FAX: (909) 383-2354

PREPARATION DATE: SEPTEMBER 11, 2015

PROJECT DESCRIPTION: SITE IMPROVEMENTS FOR GAS STATION/CONVENIENCE STORE & DRIVE THRU RESTAURANT

PROJECT ADDRESS: MAIN STREET  
RIVERSIDE, CA 92501

GENERAL PLAN: DSP (DOWNTOWN SPECIFIC PLAN)

SPECIFIC PLAN: NMS (NORTH MAIN STREET SPECIALTY SERVICES DISTRICT)

UTILITIES: WATER - RIVERSIDE WATER COMPANY  
TELEPHONE - VERIZON  
GAS - SOUTHERN CALIFORNIA GAS CO.  
ELECTRIC - RIVERSIDE ELECTRIC  
SEWER - RIVERSIDE WATER COMPANY

BUILDING HEIGHT: 35' FEET MAXIMUM

SITE AREA: 1.98 AC (86,991 SF)

COVERAGE AREAS:

AREA OF USE	S.F.	REQUIRED%	PROVIDED%
CONV. STORE, CAR WASH & GAS PUMP CANOPY	9,488	-	9,488 SF (11%)
DRIVE THRU RESTAURANT	2,546	-	2,546 SF (3%)
PARKING/PAVED	54,101	-	54,101 SF (62%)
LANDSCAPING	20,678	-	20,678 SF (24%)

FLOOR AREA RATIO:  
(TOTAL BUILDINGS) 12,014 S.F. / (SITE AREA) 86,991 S.F. = 14.0%

APN & LEGAL DESCRIPTION

APN: 209-092-005  
LOT 26 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THE EASTERLY RECTANGULAR 5 FEET THEREOF CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 442, PAGE 254 OF DEEDS.

APN: 209-092-006  
LOT 25 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM ANY PORTION LYING WITHIN ORANGE STREET AS IT NOW EXISTS.

APN: 209-092-012  
LOT 25 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 209-092-016  
LOT 25 OF E.N. SMITH'S SUBDIVISION AS SHOWN ON MAP ON FILE IN BOOK 5, PAGE 179 OF MAPS, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
EXCEPTING THEREFROM THE EASTERLY 5 FEET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED IN BOOK 443, PAGE 356 OF DEEDS.  
ALSO EXCEPTING THAT PORTION DEEDED TO THE STATE OF CALIFORNIA RECORDED JUNE 20, 1994 AS INSTRUMENT NO. 250157, OFFICIAL RECORDS, LEGAL DESCRIPTION

APN: 209-092-002  
(PER DIRECTOR'S DEED D000695-01-01)  
THOSE PORTIONS OF LOTS 4 THROUGH 8 OF OAKLEY'S SUBDIVISION, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN ON THE MAP FILED IN BOOK 5, PAGE 180 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOTS 23 THROUGH 25 OF E.N. SMITH'S SUBDIVISION, IN SAID CITY, AS SHOWN ON THE MAP FILED IN BOOK 5, PAGE 179 OF MAPS IN SAID RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEASTERLY CORNER OF SEGMENT "J", AS SHOWN ON THE DETAIL MAP OF RELINQUISHMENT, FILED IN BOOK 3, PAGE 30 OF THE STATE HIGHWAY MAP BOOK IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTHWESTERLY SIDELINE OF ORANGE STREET (30.00 FOOT HALF-WIDTH), AS DESCRIBED IN THE INDENTURE TO THE CITY OF RIVERSIDE RECORDED ON APRIL 11, 1916, IN BOOK 442, PAGE 284 OF DEEDS, SOUTH 29°44'14" WEST, 158.91 FEET TO THE SOUTHERLY CORNER OF THE LAND AS DESCRIBED IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 20, 1994 AS DOCUMENT NO. 250157 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHWESTERLY LINE OF THE LAND AS DESCRIBED IN SAID GRANT DEED, NORTH 61°07'40" WEST, 180.91 FEET TO THE SOUTHEASTERLY LINE OF LOT 24 OF SAID E.N. SMITH'S SUBDIVISION; THENCE ALONG THE SOUTHEASTERLY LINES OF LOTS 23 AND 24 OF SAID E.N. SMITH'S SUBDIVISION, SOUTH 29°44'53" WEST, 73.75 FEET TO THE SOUTHEASTLY CORNER OF SAID LOT 23; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 23, NORTH 60°11'20" WEST, 182.73 FEET TO LINE PARALLEL WITH AND 62.07 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF MAIN STREET, AS SHOWN ON SAID E.N. SMITH'S SUBDIVISION; THENCE ALONG SAID PARALLEL LINE, COURSE "A", NORTH 29°45'30" EAST, 123.15 FEET; THENCE COURSE "B", NORTH 72°29'04" EAST, 23.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 968.09 FEET AND TO WHICH A RADIAL LINE BEARS NORTH 53°35'31" EAST; THENCE COURSE "C", EASTERLY ALONG SAID NON-TANGENT CURVE 238.01 FEET THROUGH A CENTRAL ANGLE OF 19°29'41" TO THE NORTHEASTERLY LINE OF SAID SEGMENT "J"; THENCE COURSE "D", ALONG SAID NORTHEASTERLY LINE, SOUTH 63°21'09" EAST, 131.06 FEET TO THE POINT OF BEGINNING.  
THERE SHALL BE NO ABUTTER'S RIGHTS OF ACCESS APPURTENANT TO THE ABOVE-DESCRIBED REAL PROPERTY IN AND TO THE ADJACENT STATE FREEWAY AND MAIN STREET OVER AND ACROSS COURSES "A", "B", "C" AND "D".



FOR :

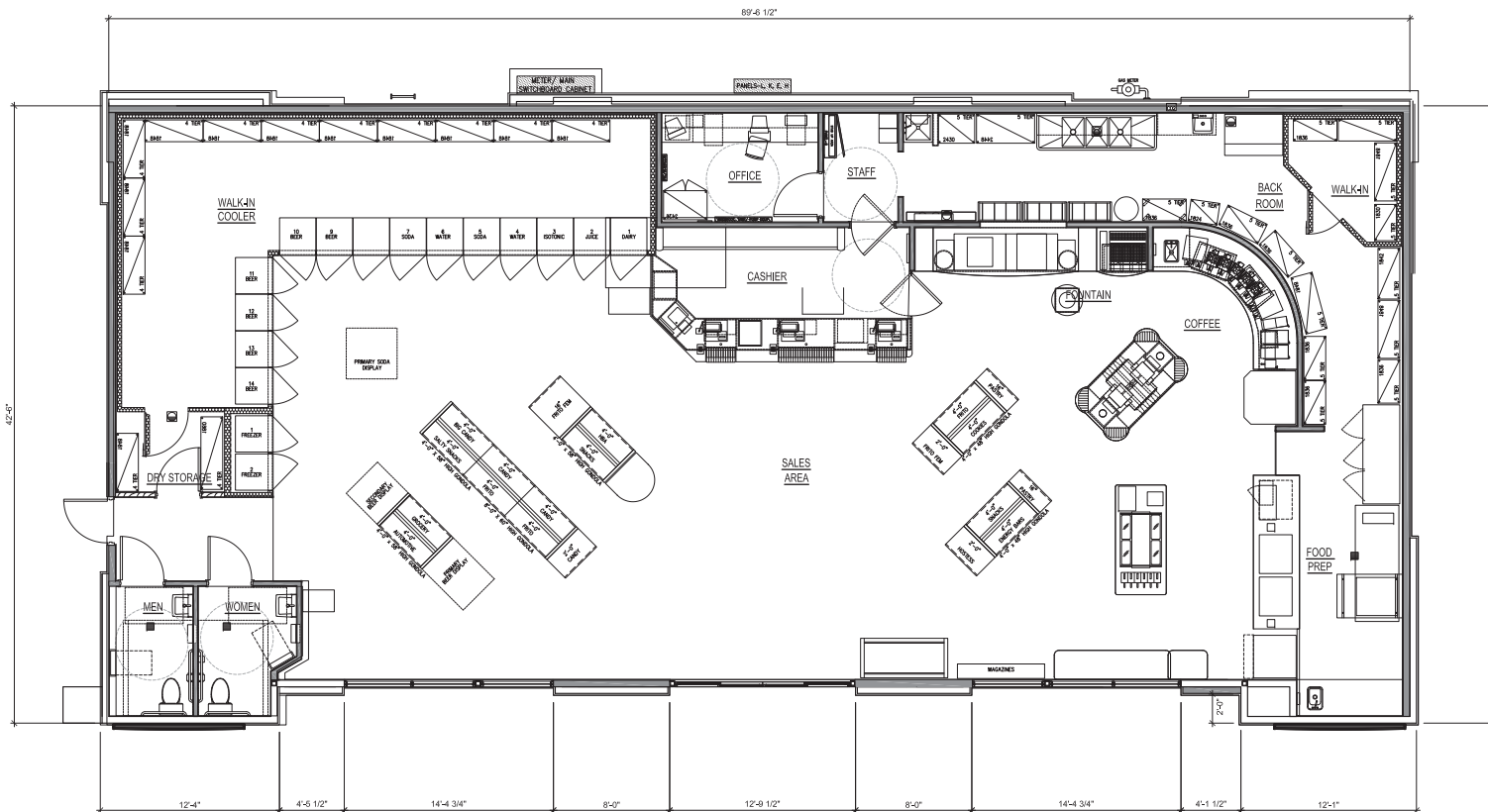
**MAIN PLAZA - Riverside**

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92507

REVIEWS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
PROPOSED ARCHITECTURAL SITE PLAN	
SHEET NO.	
SHEET	OF





FOR :

MAIN PLAZA - Riverside

Ed Haddad

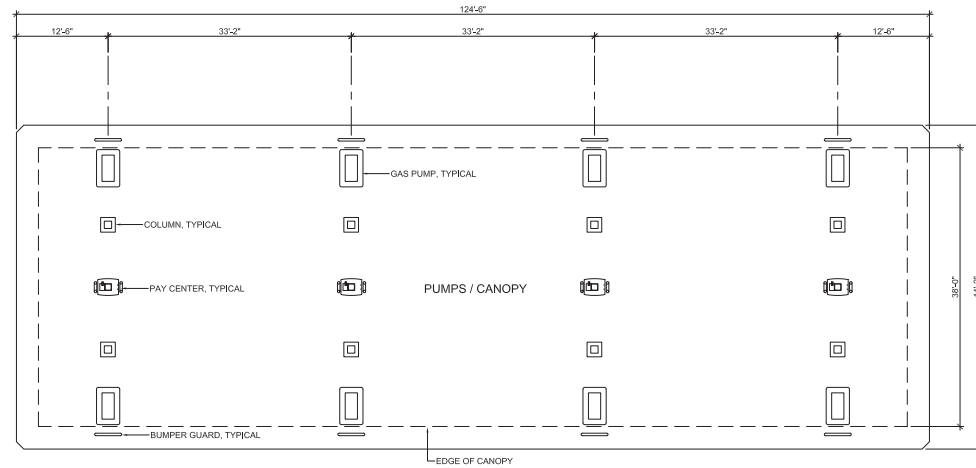
MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
FLOOR PLAN	
CONVENIENCE STORE	

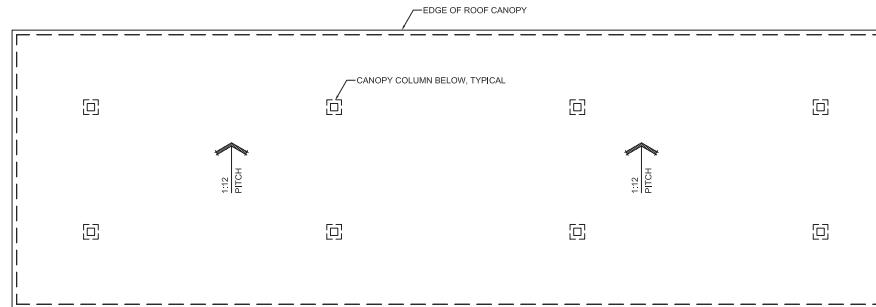
SHEET NO. 1.0A  
SHEET - OF -

CONVENIENCE STORE - FLOOR PLAN SCALE 1/4"=1'-0" 1





FLOOR PLAN



ROOF PLAN



FOR :

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
FLOOR/ROOF PLAN	
PUMP STATIONS	

SHEET NO.

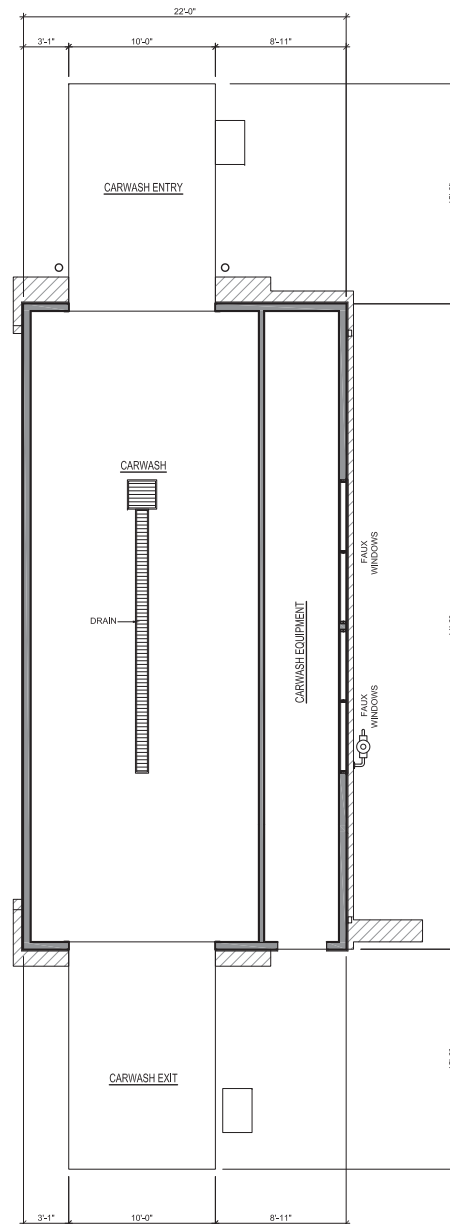
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SHEET - OF -

PUMP STATIONS - FLOOR/ROOF PLAN

SCALE: 1/8"=1'-0" 1





FOR :

# MAIN PLAZA - Riverside

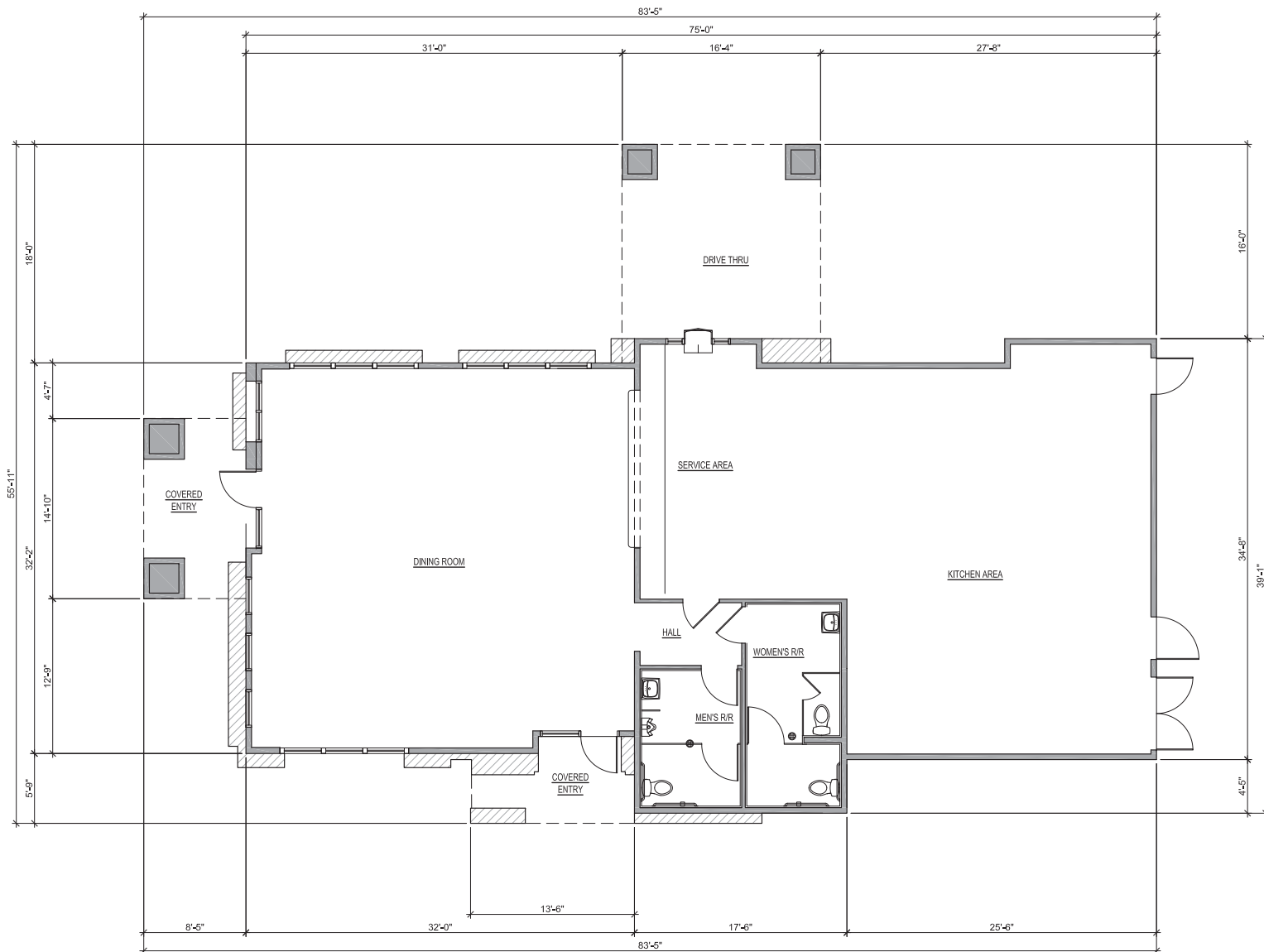
Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
FLOOR PLAN	CARWASH

SHEET NO. 1.1A  
SHEET - OF -





FOR :

# MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
FLOOR PLAN	
FAST FOOD	

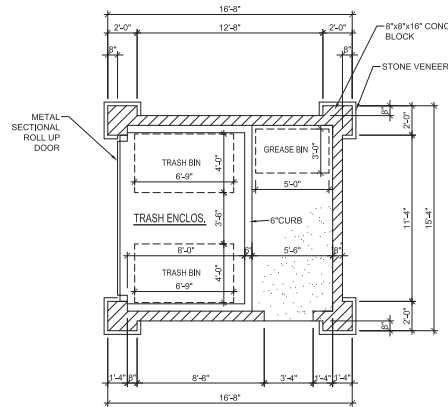
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2.0

SHEET - OF -

FAST FOOD - FLOOR PLAN SCALE: 1/4"=1'-0" 1





## FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS

- P1 DE6169 "MLK MUSTACHE"
- P2 DE6168 "BUCKSKIN"
- P3 DE6185 "LIGHT ASPIRATIONS"
- P4 DE6173 "PAPER SACK"
- P5 DE6171 "SAND DOLLAR"
- P7 DE6212 "CRISP MUSLIN"
- P10 DE6147 "CHESTER BROWN"
- P12 DE6152 "MAPLE VIEW"
- P13 DEC706 "ROSEWOOD"
- P18 DE5271 "GINGER SPICE"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

- S1 PAINTED STUCCO W/ P1
- S2 PAINTED STUCCO W/ P2

- WT27 6" x 14" BEAM PAINTED P7
- WT28 6" x 10" BEAM PAINTED P7

- CV1 PRECAST CONCRETE VENEER STAINED TO MATCH P4 OR S3 ALTERNATE

- N1 SIDE VIEW OF METAL ROLL UP DOOR

## PLAN NOTES

- BLOCK WALL CONSTRUCTION PER CITY OF CITY STANDARDS.

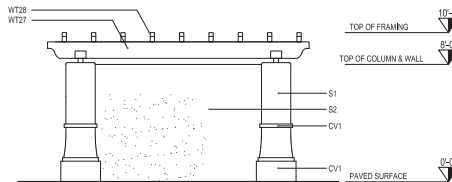
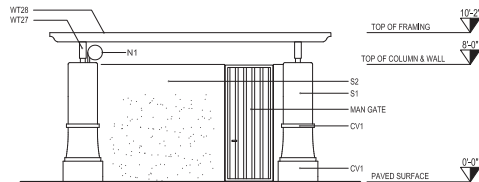
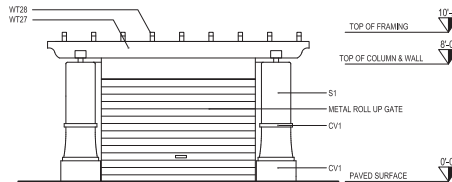
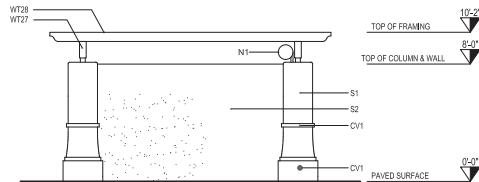


FOR :

## FLOOR PLAN

SCALE  
1/4"=1'-0"

1



## ELEVATIONS

SCALE  
1/4"=1'-0"

2

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

## REVISIONS

CONSTR.

BID

PLAN CHECK 2017-09-18

DRAWN VM

JOB NO. 15-044

SHEET NAME

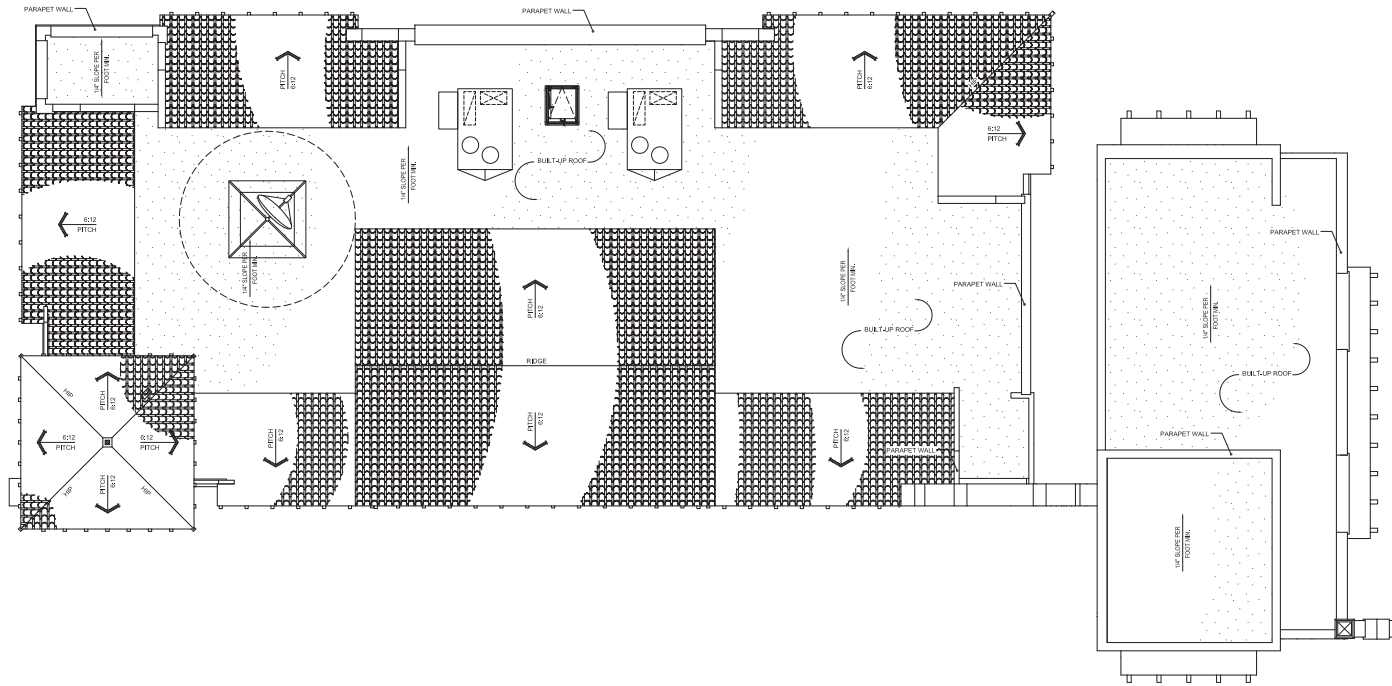
TRASH ENCLOSURE  
PLAN

SHEET NO.

1.3A

SHEET - OF





FOR :

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
ROOF PLAN	
CONVENIENCE STORE	

SHEET NO.

1.0D

SHEET

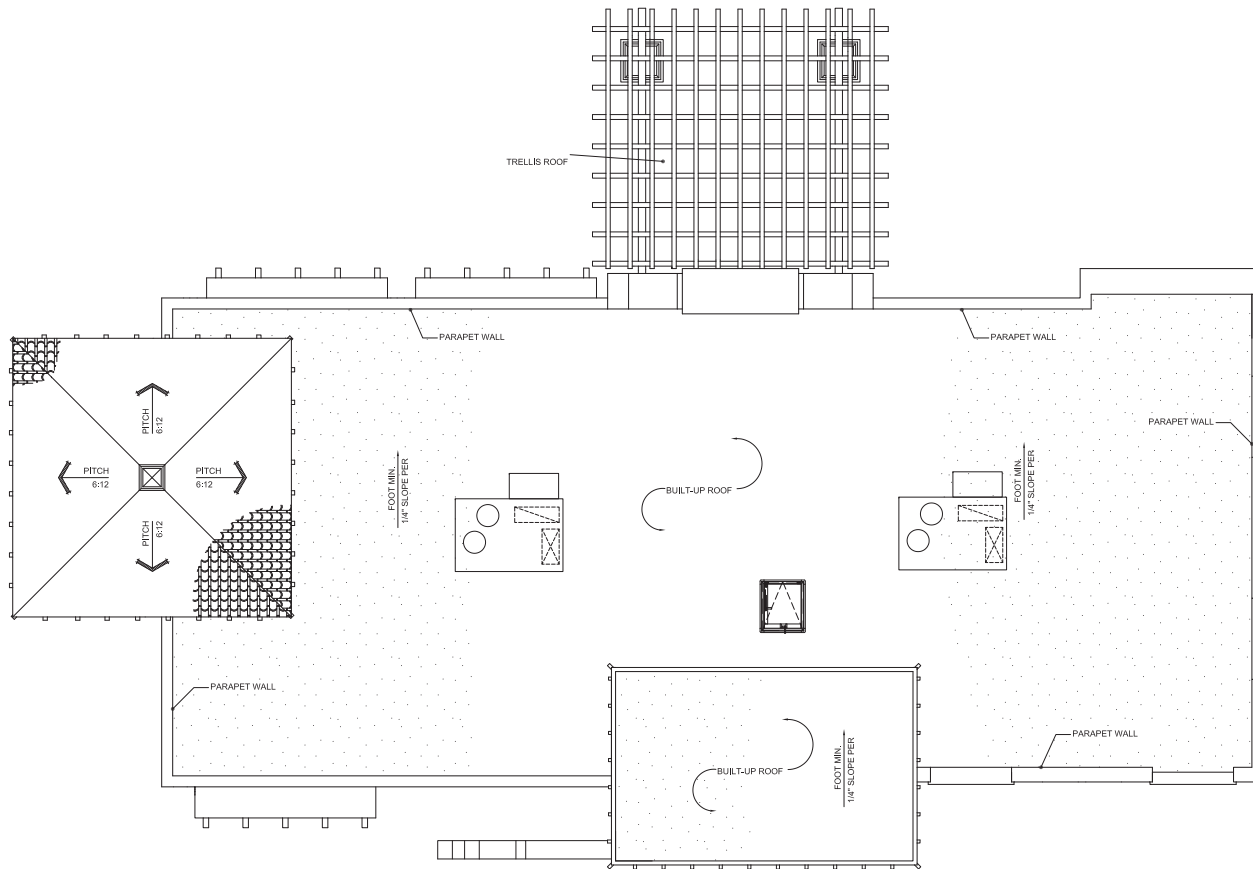
OF

CONVENIENCE STORE - ROOF PLAN

SCALE:  
1/4"=1'-0"

1





FOR :

# MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	
CONSTR.	
BID	
PLAN CHECK	2017-09-18
DRAWN	VM
JOB NO.	15-044
SHEET NAME	
ROOF PLAN	
DRIVE THRU	
RESTAURANT	
SHEET NO.	

2.3

SHEET - OF -

DRIVE THRU RESTAURANT - ROOF PLAN

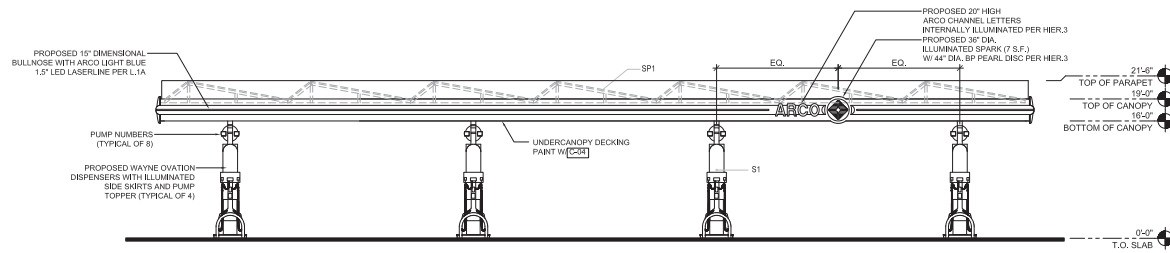
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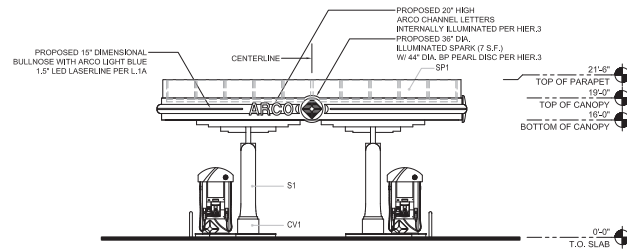




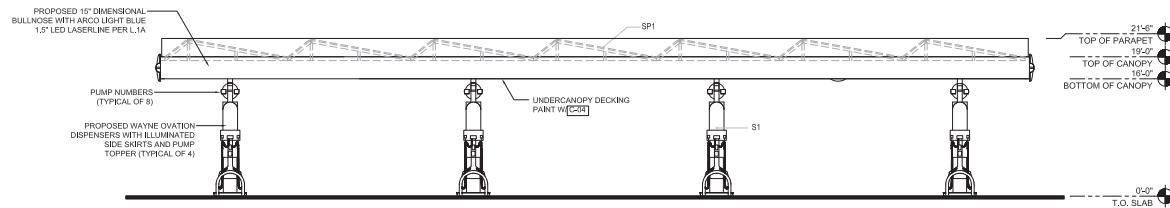




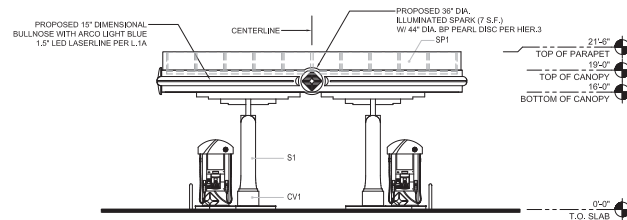
PUMP CANOPY - FRONT ELEVATION (WEST) SCALE: 1/8"=1'-0" 1



PUMP CANOPY - LEFT ELEVATION (NORTH) SCALE: 1/8"=1'-0" 2



PUMP CANOPY - REAR ELEVATION (EAST) SCALE: 1/8"=1'-0" 3



PUMP CANOPY - RIGHT ELEVATION (SOUTH) SCALE: 1/8"=1'-0" 4

### FINISH SCHEDULE LEGEND

- P1 DE6189 "MILK MUSTACHE" DUNN EDWARDS
- ALL STUCCO TO BE MEDIUM DASH TEXTURE
- S1 PAINTED STUCCO W/ P1
- CV1 PRECAST CONCRETE VENEER STAINED TO MATCH P4 OR S3 ALTERNATE
- SP1 CLEAR PHOTOVOLTAIC PANELS

#### NOTE:

- ARCO GRAPHICS, STANDARDS, SIZES, & COLORS PER ARCO LUMINATE PROGRAM COMPLIANCE GUIDE - PREFERRED OPTION FOR CANOPY CLEARANCE ABOVE 13'-6".

- C-01 PAINT 'GLIDDEN PROFESSIONAL', ORDER #A0083, SPEC #381Y 72/117, "INDIAN LEGEND"
- C-04 PAINT 'GLIDDEN PROFESSIONAL', ORDER #A0128, SPEC #50GY 83/010, "WHITE WING"



FOR :

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

#### REVISIONS

CONSTR.

BD

PLAN CHECK 2017-09-18

DRAWN VM

JOB NO. 15-044

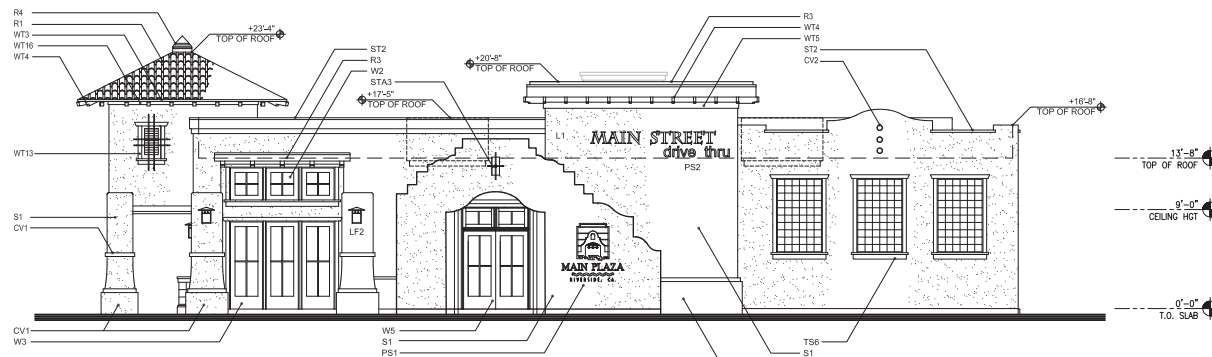
SHEET NAME

EXTERIOR ELEVATIONS  
PUMP CANOPY

SHEET NO.

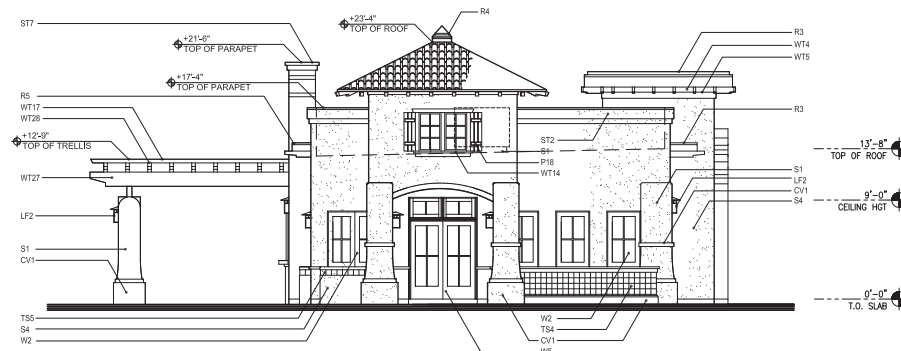
1.2B

SHEET - OF



DRIVE THRU RESTAURANT - FRONT ELEVATION

SCALE: 3/16"=1'-0" 1



DRIVE THRU RESTAURANT - LEFT ELEVATION

SCALE: 3/16"=1'-0" 2

## FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS

- P1 DE6189 "MILK MUSTACHE"
- P2 DE6189 "BUCKSKIN"
- P3 DE6185 "LIGHT ASPIRATIONS"
- P4 DE6173 "PAPER SACK"
- P5 DE6171 "SAND DOLLAR"
- P7 DE6212 "CRISP MUSLIN"
- P10 DE6147 "CHESTER BROWN"
- P12 DE6152 "MAPLE VIEW"
- P13 DEC706 "ROSEWOOD"
- P18 DE5271 "GINGER SPICE"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

- S1 PAINTED STUCCO W/ P1
- S2 PAINTED STUCCO W/ P2
- S3 PAINTED STUCCO W/ P3
- S4 PAINTED STUCCO W/ P7

- ST1 STUCCO OVER 2" x 3" FOAM TRIM ON EDGE PAINTED P5
- ST2 STUCCO OVER 2" x 12" PARAPET TRIM PAINTED P3 OVER 2" x 6" PAINTED P4
- ST3 STUCCO OVER 2" FOAM COLUMN BASE TRIM PAINTED P4
- ST4 STUCCO OVER 2" x 6" FOAM TRIM PAINTED P5
- ST5 STUCCO OVER 6" DIA. FOAM TRIM PAINTED P5
- ST6 STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10

- STA1 20' x 44' STUCCO RECESS 6" PAINTED P2 W/ WT12
- STA2 14' x 30' STUCCO RECESS 6" PAINTED P2 W/ WROUGHT IRON ACCENT PAINTED FLAT BLACK
- STA3 12' x 20' STUCCO RECESS 6" PAINTED P2 W/ WROUGHT IRON ACCENT PAINTED FLAT BLACK
- STA4 2' x 3' STUCCO RECESS 6" PAINTED P1

- WT1 2' x 10' FASIA PAINTED P10
- WT2 1' x 3' FASIA TRIM PAINTED P10
- WT3 2' x STARTER BOARD TRIM PAINTED P10
- WT4 4' x 8' SHAPED EXPOSED RAFTER TAILS PAINTED P12
- WT5 2' x 10' HORIZ. TRIM W/ 2' x TRIM AT BOTTOM PAINTED P10
- WT7 6' x 6" FAUX WOOD POST PAINTED P7
- WT10 2' x 4" WOOD TRIM FLAT PAINTED P10
- WT11 2' x 4" WOOD JAMB TRIM W/ 2' x 4" HEAD TRIM W/ TAPERED END DETAIL PAINTED P10
- WT12 BAHAMA SHUTTER DETAIL PAINTED P10
- WT13 1" FALSE LOUVER PAINTED P10
- WT14 2' x 4" WOOD TRIM SURROUND PAINTED P10
- WT15 2' x 4" WOOD TRIM SURROUND PAINTED P15
- WT16 2' x 4" WOOD TRIM W/ TAPERED END DETAIL PAINTED P10
- WT17 2' x 4" WOOD TRIM FLAT AND 2' x 4" ON EDGE AT SILL PAINTED P10
- WT18 20' x 12' HORIZONTAL TRIM W/ 2' x 8' TRIM AT BOTTOM PAINTED P10
- WT19 4' x 4" LATTICE PAINTED P7
- WT20 16' x 30' FALSE LOUVER PAINTED P10
- WT22 6' x 8" MILLED EXPOSED TAILS PAINTED P7
- WT27 6' x 14" BEAM PAINTED P7
- WT28 6' x 10" BEAM PAINTED P7

- R1 BORAL ROOFING ROMAN PAN EL CAMINO BLEND SKU TURDU0023
- R2 METAL ROOF FLASHING-PAINTED P10
- R3 METAL ROOF FLASHING-FAUX COPPER PATINA
- R4 METAL ROOF FINIAL PAINTED P1

L1 BUILDING ADDRESS LOCATION APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY

- LF2 MISSION STYLE LIGHT FIXTURE-WALL MOUNTED
- PS1 MAIN STREET PLAZA SIGNAGE BY OTHERS
- PS2 TENANT SIGNAGE BY OTHERS

- W2 FAUX WOOD SASH WINDOW PAINTED P15
- W3 FAUX WOOD FRENCH DOOR PAINTED P15
- W5 FAUX WOOD FRENCH DOOR PAINTED P13
- W6 LOUVER DOOR PAINTED P15/P11
- W7 FAUX WINDOW SASH PAINTED P13

- CV1 PRECAST CONCRETE VENEER STAINED TO MATCH P4 OR S3 ALTERNATE
- CV2 6" ROUND FAUX CLAY PIPE ACCENT

- TS1 CERAMIC TILE ACCENT SPANISH TILE MC-R-14
- TS2 CERAMIC TILE ACCENT SPANISH TILE MC-1-100
- TS3 SANTA BARBARA TILE DETAIL WITH 2" STUCCO SURROUND
- TS4 CERAMIC TILE MURAL ACCENT SPANISH TILE ARMINA
- TS5 TILE ACCENT SATILLO TILE
- TS6 CERAMIC TILE MURAL ACCENT SPANISH TILE ARMINA W/ DIEGA SURROUND



FOR :

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS

CONSTR.

BID

PLAN CHECK 2017-09-08

DRAWN VM

JOB NO. 15-044

SHEET NAME

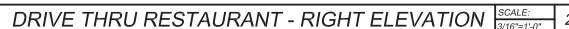
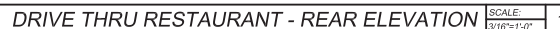
EXTERIOR ELEVATIONS  
DRIVE THRU  
RESTAURANT

SHEET NO.

2.1

SHEET OF

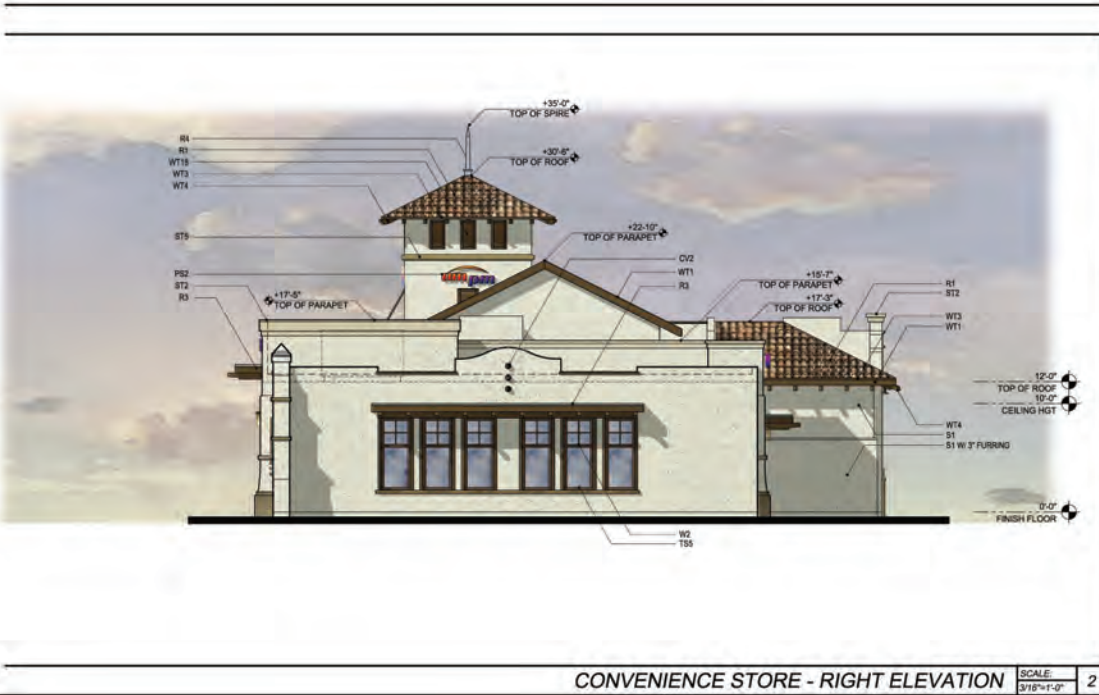
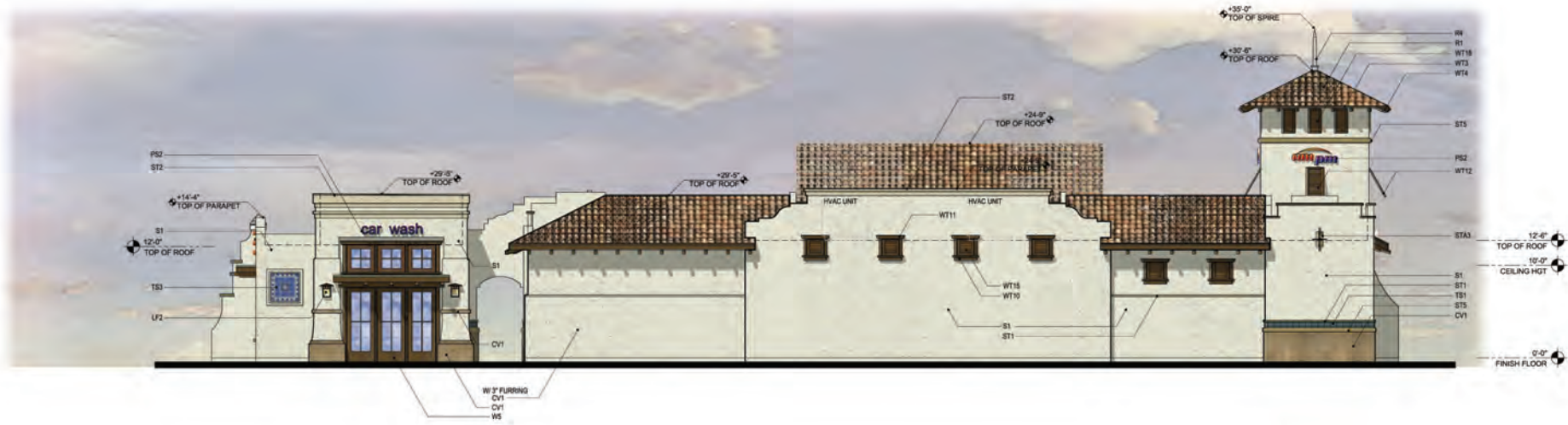




P15-0907, P15-0908, P15-0909, P16-0285, P16-0651, P17-0544 & P17-0646,  
Exhibit 6 - Project Plans





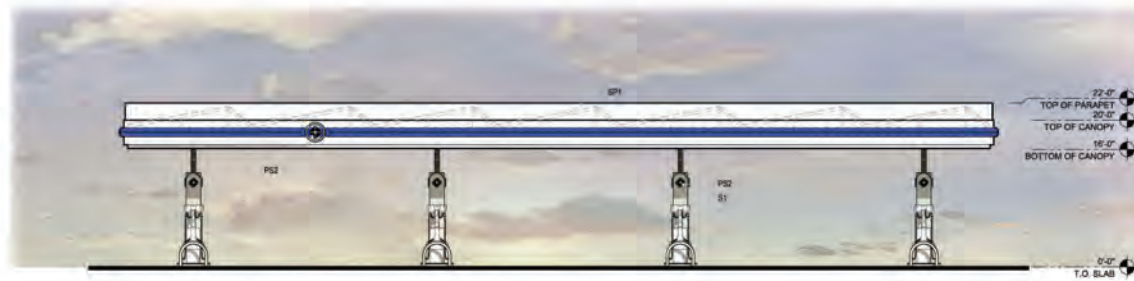


CONVENIENCE STORE - REAR ELEVATION		SCALE	1
FINISH SCHEDULE LEGEND			
ALL PAINT TO BE DUNN EDWARDS			
P1	DE6169 "MILK MUSTACHE"	WT17 4" x 4" LATTICE PAINTED P7	
P2	DE6158 "BUCKSKIN"	WT18 1/2" x 3/4" FALSE LOUVER PAINTED P10	
P3	DE6165 "LIGHT ASPIRATIONS"	WT22 6" x 8" MILLED EXPOSED TAILS PAINTED P7	
P4	DE6173 "PAPER SACK"	WT27 6" x 14" BEAM PAINTED P7	
P5	DE6171 "SAND DOLLAR"	WT28 6" x 10" BEAM PAINTED P7	
P6	DE6212 "CRISP MUSLIN"		
P7	DE6212 "CRISP MUSLIN"		
P8	DE6147 "CHESTER BROWN"		
P9	DE6152 "MAPLE VIEW"		
P10	DE6206 "ROSEWOOD"		
P11	DE6271 "GINGER SPICE"		
ALL STUCCO TO BE MEDIUM DASH TEXTURE			
S1	PAINTED STUCCO W/ P1	R1	BORAL ROOFING
S2	PAINTED STUCCO W/ P2	R2	ROMAN PAN
S3	PAINTED STUCCO W/ P3	R3	EL CAMINO BLEND SKU 1URDU6023
S4	PAINTED STUCCO W/ P7	R4	METAL ROOF FLASHING-PAINTED P10
ST1	STUCCO OVER 2" x 3" FOAM TRIM ON EDGE PAINTED P5		
ST2	STUCCO OVER 2" x 12" PARAPET TRIM PAINTED P3		
ST3	STUCCO OVER 2" x 6" FOAM TRIM PAINTED P4		
ST4	STUCCO OVER 2" x 6" FOAM TRIM PAINTED P5		
ST5	STUCCO OVER 6" DIA. FOAM TRIM PAINTED P5		
ST6	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST7	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST8	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST9	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST10	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST11	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST12	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST13	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST14	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
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ST16	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
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ST18	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
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ST34	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
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ST50	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST51	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST52	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
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ST99	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		
ST100	STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10		

MAIN PLAZA - Riverside  
Ed Haddad  
MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92507

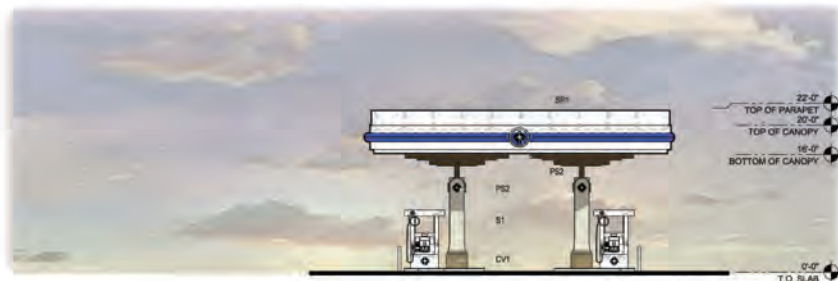
REVISIONS  
CONSTR.  
BIO  
PLAN CHECK 2017-09-18  
DESIGN  
JOB NO. 15-044  
SHEET NAME  
EXTERIOR ELEVATIONS  
CONVENIENCE STORE

SHEET NO.  
1.0C  
SHEET - OF -



PUMP CANOPY - FRONT ELEVATION

SCALE: 1/8"=1'-0" 1



PUMP CANOPY - LEFT / RIGHT ELEVATION

SCALE: 1/8"=1'-0" 2

## FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS

- P1 DE8169 "MILK MUSTACHE"
- P2 DE8158 "BUCKOON"
- P3 DE8185 "LIGHT ASPIRATIONS"
- P4 DE8173 "PAPER SACK"
- P5 DE8171 "SAND DOLLAR"
- P7 DE8212 "CRISP MUSLIN"
- P10 DE8147 "CHESTER BROWN"
- P12 DE8152 "MARLE VIEW"
- P13 DE8706 "ROSEWOOD"
- P18 DE8271 "GINGER SPICE"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

- S1 PAINTED STUCCO W/ P1
- S2 PAINTED STUCCO W/ P2
- S3 PAINTED STUCCO W/ P3
- S4 PAINTED STUCCO W/ P7
- ST1 STUCCO OVER 2" x 3" FOAM TRIM ON EDGE PAINTED P5
- ST2 STUCCO OVER 2" x 12" PARAPET TRIM PAINTED P3
- ST3 STUCCO OVER 2" x 3" FOAM COLUMN BASE TRIM PAINTED P4
- ST4 STUCCO OVER 2" x 6" FOAM TRIM PAINTED P5
- ST5 STUCCO OVER 6" DIA. FOAM TRIM PAINTED P5
- ST6 STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10

- STA1 20'x 44" STUCCO RECESS 6" PAINTED P2
- STA2 14'x 30" STUCCO RECESS 6" PAINTED P2
- STA3 12'x 20" STUCCO RECESS 6" PAINTED P2
- STA4 2'x 3" STUCCO RECESS 6" PAINTED P1

- WT1 2" x 10" FASIA PAINTED P10
- WT2 1" x 3" FASIA TRIM PAINTED P10
- WT3 2" x STARTER BOARD TRIM PAINTED P10
- WT4 4" x 8" SHAPED EXPOSED RAFTER TAILS PAINTED P13
- WT5 2" x 10" HORIZ TRIM W/ 2" x TRIM AT BOTTOM PAINTED P10
- WT7 6" x 6" FAUX WOOD POST PAINTED P7
- WT10 2" x 4" WOOD ON EDGE PAINTED P10
- WT11 2" x 4" WOOD TRIM FLAT PAINTED P10
- WT12 2" x 4" WOOD JAMB TRIM W/ 2" x 4" HEAD TRIM
- WT13 1" FALSE LOUVER PAINTED P10
- WT14 1" FALSE LOUVER PAINTED P10
- WT15 20" SQUARE FALSE LOUVER PAINTED P10 RECESSED 12"
- WT16 20" x 12" HORIZONTAL TRIM W/ 2" x 8" TRIM AT BOTTOM PAINTED P10
- WT17 4" x 4" LATTICE PAINTED P7
- WT18 16" x 30" FALSE LOUVER PAINTED P10
- WT22 6" x 8" MILLED EXPOSED TAILS PAINTED P7
- WT27 6" x 14" BEAM PAINTED P7
- WT28 6" x 10" BEAM PAINTED P7

- R1 BORAL ROOFING
- ROMAN PAN
- EL CAMINO BLEND SKU 1URDUN023
- R2 METAL ROOF FLASHING-PAINTED P10
- R3 METAL ROOF FLASHING-FAUX COPPER PATINA
- R4 METAL ROOF FINIAL PAINTED P1

- L1 BUILDING ADDRESS LOCATION
- APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY
- MISSION STYLE LIGHT FIXTURE-WALL MOUNTED

- PS1 MAIN STREET PLAZA SIGNAGE BY OTHERS
- PS2 TENANT SIGNAGE BY OTHERS

- W2 FAUX WOOD SASH WINDOW PAINTED P15
- W3 FAUX WOOD FRENCH DOOR PAINTED P15
- W5 FAUX WOOD FRENCH DOOR PAINTED P13
- W6 LOUVERED DOOR PAINTED P15/P11
- W7 FAUX WINDOW SASH PAINTED P13

- CV1 PRECAST CONCRETE VENEER STAINED TO MATCH P4
- OR S3 ALTERNATE
- CV2 6" ROUND FAUX CLAY PIPE ACCENT

- TS1 CERAMIC TILE ACCENT
- SPANISH TILE MC-R-14
- TS2 CERAMIC TILE ACCENT
- SPANISH TILE MC-1-100
- TS3 SANTA BARBARA TILE DETAIL
- WITH 2" STUCCO SURROUND
- TS4 CERAMIC TILE MURAL ACCENT
- SPANISH TILE ARMENA
- TS5 TILE ACCENT
- SALTILLO TILE
- TS6 CERAMIC TILE MURAL ACCENT
- SPANISH TILE ARMENA W/ DIEGA SURROUND

- SP1 CLEAR PHOTOVOLTAIC PANELS



MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS	CONSTR.	DATE
NO		
PLAN CHECK	2018-06-07	
DRWN	YH	
JOB NO.	15-044	
SHEET NAME		
EXTERIOR ELEVATIONS		
PUMP CANOPY		

SHEET NO.

1.2B

SHEET - OF -





DRIVE THRU RESTAURANT - FRONT ELEVATION

SCALE: 3/16"=1'-0" 1



DRIVE THRU RESTAURANT - LEFT ELEVATION

SCALE: 3/16"=1'-0" 2

## FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS

- P1 DE6169 "MILK MUSTACHE"
- P2 DE6168 "BUCKSKIN"
- P3 DE6185 "LIGHT ASPIRATIONS"
- P4 DE6173 "PAPER SACK"
- P5 DE6171 "SAND DOLLAR"
- P7 DE6212 "CRISP MUSLIN"
- P10 DE6147 "CHESTER BROWN"
- P12 DE6152 "MAPLE VIEW"
- P13 DEC706 "ROSEWOOD"
- P18 DE5271 "GINGER SPICE"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

- S1 PAINTED STUCCO W/ P1
- S2 PAINTED STUCCO W/ P2
- S3 PAINTED STUCCO W/ P3
- S4 PAINTED STUCCO W/ P7

- ST1 STUCCO OVER 2" x 3" FOAM TRIM ON EDGE PAINTED P5
- ST2 STUCCO OVER 2" x 12" PARAPET TRIM PAINTED P3
- ST3 STUCCO OVER 2" FOAM COLUMN BASE TRIM PAINTED P4
- ST4 STUCCO OVER 2" x 6" FOAM TRIM PAINTED P5
- ST5 STUCCO OVER 6" DIA. FOAM TRIM PAINTED P5
- ST6 STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10

- STA1 20"x 44" STUCCO RECESS P2 PAINTED P2
- STA2 14"x 30" STUCCO RECESS P2 PAINTED P2
- STA3 12"x 20" STUCCO RECESS P2 PAINTED P2
- STA4 2"x 3" STUCCO RECESS P2 PAINTED P1

- WT1 2" x 10" FASIA PAINTED P10
- WT2 1" x 3" FASIA TRIM PAINTED P10
- WT3 2" x STARTER BOARD TRIM PAINTED P10
- WT4 4" x 8" SHAPED EXPOSED RAFTER TAILS PAINTED P13
- WT5 2" x 10" HORIZ. TRIM W/ 2" x 4" TRIM AT BOTTOM PAINTED P10
- WT7 6" x 6" FAUX WOOD POST PAINTED P7
- WT10 2" x 4" WOOD ON EDGE PAINTED P10
- WT11 2" x 4" WOOD TRIM FLAT PAINTED P10
- WT12 2" x 4" WOOD JAMB TRIM W/ 2" x 4" HEAD TRIM
- WT13 1" FALSE LOUVER PAINTED P10
- WT14 1" FALSE LOUVER DETAIL PAINTED P10
- WT15 1" FALSE LOUVER PAINTED P10
- WT16 1" FALSE LOUVER DETAIL PAINTED P10
- WT17 1" FALSE LOUVER DETAIL PAINTED P10
- WT18 1" FALSE LOUVER DETAIL PAINTED P10
- WT19 1" FALSE LOUVER DETAIL PAINTED P10
- WT20 1" FALSE LOUVER DETAIL PAINTED P10
- WT21 1" FALSE LOUVER DETAIL PAINTED P10
- WT22 1" FALSE LOUVER DETAIL PAINTED P10
- WT23 1" FALSE LOUVER DETAIL PAINTED P10
- WT24 1" FALSE LOUVER DETAIL PAINTED P10
- WT25 1" FALSE LOUVER DETAIL PAINTED P10
- WT26 1" FALSE LOUVER DETAIL PAINTED P10
- WT27 1" FALSE LOUVER DETAIL PAINTED P10
- WT28 1" FALSE LOUVER DETAIL PAINTED P10

- R1 BORAL ROOFING
- R2 ROMAN PAN
- R3 EL CAMINO BLEND SKU TURDU623

- R4 METAL ROOF FLASHING-PAINTED P10
- R5 METAL ROOF FLASHING-FAUX COPPER PATINA
- R6 METAL ROOF FINAL PAINTED P1

- L1 BUILDING ADDRESS LOCATION
- L2 APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY

- PS1 MISSION STYLE LIGHT FIXTURE-WALL MOUNTED
- PS2 TENANT SIGNAGE BY OTHERS

- W2 FAUX WOOD SASH WINDOW PAINTED P15
- W3 FAUX WOOD FRENCH DOOR PAINTED P15
- W5 FAUX WOOD FRENCH DOOR PAINTED P15
- W6 LOUVER DOOR PAINTED P15P11
- W7 FAUX WINDOW SASH PAINTED P13

- CV1 PRECAST CONCRETE VENEER STAINED TO MATCH P4
- CV2 OR S3 ALTERNATE
- CV3 6" ROUND FAUX CLAY PIPE ACCENT

- TS1 CERAMIC TILE ACCENT
- TS2 SPANISH TILE MC-R-14
- TS3 SPANISH TILE MC-1-100
- TS4 SANTA BARBARA TILE DETAIL
- TS5 WITH 2" STUCCO SURROUND
- TS6 CERAMIC TILE MURAL ACCENT
- TS7 SPANISH TILE ARMENA
- TS8 SPANISH TILE ARMENA W/ DIEGA SURROUND



FOR

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS

CONSTR.

BO

PLAN CHECK 2017-08-08

DRWN YW

JOB NO. 15-044

SHEET NAME

EXTERIOR ELEVATIONS

DRIVE THRU

RESTAURANT

SHEET NO.

2.1

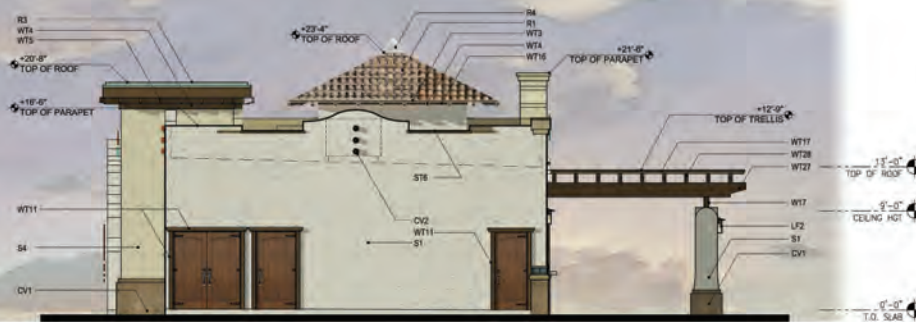
SHEET

OF



DRIVE THRU RESTAURANT - REAR ELEVATION

SCALE 3/16"=1'-0" 1



DRIVE THRU RESTAURANT - RIGHT ELEVATION

SCALE 3/16"=1'-0" 2

## FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS

- P1 DE6169 "MILK MUSTACHE"
- P2 DE6168 "BUCKSKIN"
- P3 DE6185 "LIGHT ASPIRATIONS"
- P4 DE6173 "PAPER SACK"
- P5 DE6171 "SAND DOLLAR"
- P7 DE6212 "CRISP MUSLIN"
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- P12 DE6152 "MARLE VIEW"
- P13 DEC706 "ROSEWOOD"
- P18 DE5271 "GINGER SPICE"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

- S1 PAINTED STUCCO W/ P1
- S2 PAINTED STUCCO W/ P2
- S3 PAINTED STUCCO W/ P3
- S4 PAINTED STUCCO W/ P7

- ST1 STUCCO OVER 2" x 3" FOAM TRIM ON EDGE PAINTED P5
- ST2 STUCCO OVER 2" x 12" PARAPET TRIM PAINTED P3
- ST3 STUCCO OVER 2" x 6" FOAM TRIM PAINTED P4
- ST4 STUCCO OVER 2" x 6" FOAM TRIM PAINTED P5
- ST5 STUCCO OVER 6" DIA. FOAM TRIM PAINTED P5
- ST6 STUCCO OVER 2" x 12" PARAPET TRIM CAP PAINTED P10

- STA1 20'x 44" STUCCO RECESS 6" PAINTED P2
- STA2 14'x 30" STUCCO RECESS 6" PAINTED P2
- STA3 12'x 20" STUCCO RECESS 6" PAINTED P2
- STA4 2'x 3" STUCCO RECESS 6" PAINTED P1

- WT1 2" x 10" FASIA PAINTED P10
- WT2 1" x 3" FASIA TRIM PAINTED P10
- WT3 2" x STARTER BOARD TRIM PAINTED P10
- WT4 4" x 8" SHAPED EXPOSED RAFTER TAILS PAINTED P13
- WT5 2" x 10" HORIZ. TRIM W/ 2" x 1" TRIM AT BOTTOM PAINTED P10
- WT7 6" x 6" FAUX WOOD POST PAINTED P7
- WT10 2" x 4" WOOD ON EDGE PAINTED P10
- WT11 2" x 4" WOOD JAMB TRIM W/ 2" x 4" HEAD TRIM
- WT12 BAHAMA SHUTTER DETAIL PAINTED P10
- WT13 1" FALSE LOUVER PAINTED P10
- WT14 1" LOUVER PAINTED P10
- WT15 2" x 4" WOOD TRIM SURROUND PAINTED P15
- WT16 2" x 4" WOOD TRIM W/ APPLIED END DETAIL PAINTED P10
- WT17 2" x 4" WOOD TRIM FLAT AND 2" x 4" ON EDGE AT SILL PAINTED P10
- WT18 20" x 12" HORIZONTAL TRIM W/ 2" x 6" TRIM AT BOTTOM PAINTED P10
- WT19 4" x 4" LATTICE PAINTED P7
- WT20 18" x 30" FALSE LOUVER PAINTED P10
- WT22 6" x 8" MILED EXPOSED TAILS PAINTED P7
- WT27 6" x 14" BEAM PAINTED P7
- WT28 6" x 10" BEAM PAINTED P7

- R1 BORAL ROOFING
- R2 ROMAN PAN
- R3 EL CAMINO BLEND SKU TURDU623
- R4 METAL ROOF FLASHING-PAINTED P10
- R5 METAL ROOF FLASHING-FAUX COPPER PATINA
- R6 METAL ROOF FINIAL PAINTED P1

- L1 BUILDING ADDRESS LOCATION
- L2 APPROVED ADDRESSES SHOULD BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY
- L3 MISSION STYLE LIGHT FIXTURE-WALL MOUNTED

- PS1 MAIN STREET PLAZA SIGNAGE BY OTHERS
- PS2 TENANT SIGNAGE BY OTHERS

- W2 FAUX WOOD SASH WINDOW PAINTED P15
- W3 FAUX WOOD FRENCH DOOR PAINTED P15
- W5 FAUX WOOD FRENCH DOOR PAINTED P13
- W6 LOUVER DOOR PAINTED P15P11
- W7 FAUX WINDOW SASH PAINTED P13

- CV1 PRECAST CONCRETE VENEER STAINED TO MATCH P4
- CV2 6" ROUND FAUX CLAY PIPE ACCENT

- TS1 CERAMIC TILE ACCENT
- TS2 SPANISH TILE MC-R-14
- TS3 SPANISH TILE MC-1-100
- TS4 SANTA BARBARA TILE DETAIL
- TS5 WITH 2" STUCCO SURROUND
- TS6 CERAMIC TILE MURAL ACCENT
- TS7 SPANISH TILE ARMENA
- TS8 TILE ACCENT
- TS9 SALTILLO TILE
- TS10 CERAMIC TILE MURAL ACCENT
- TS11 SPANISH TILE ARMENA W/ DIEGA SURROUND



FOR

MAIN PLAZA - Riverside

Ed Haddad

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92501

REVISIONS

CONSTR.

BO

PLAN CHECK 2015-09-14

DRW

JOB NO. 15-044

SHEET NAME

EXTERIOR ELEVATIONS

DRIVE THRU

RESTAURANT

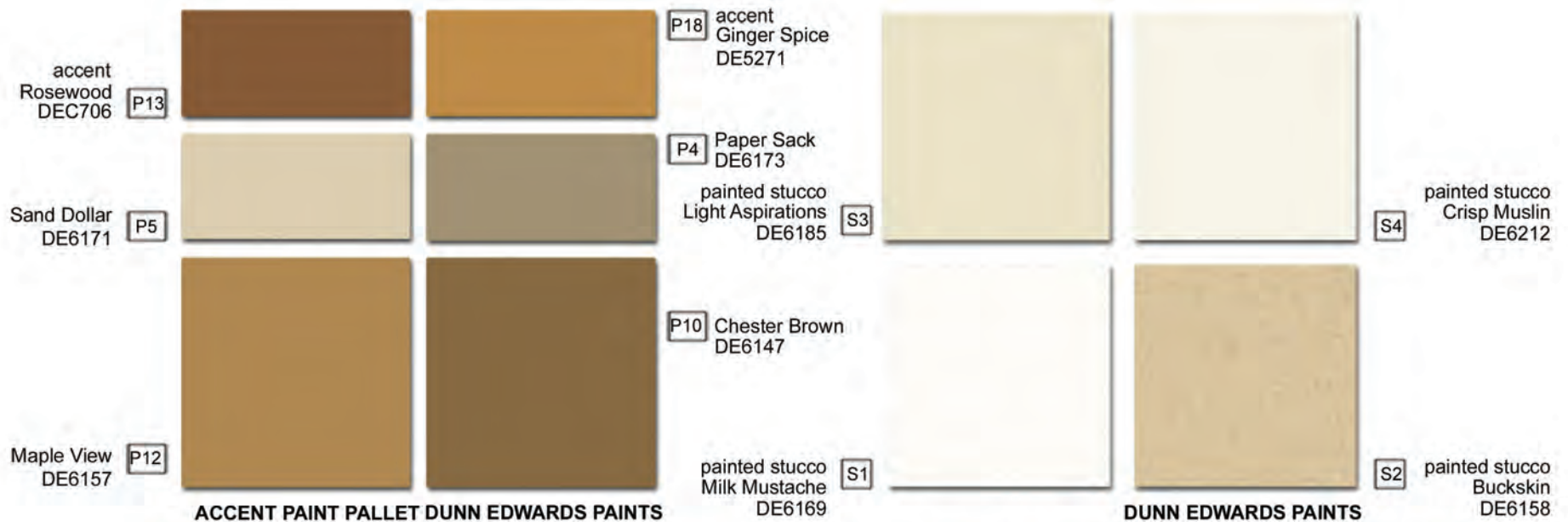
SHEET NO.

2.2

SHEET

OF





R1

**BORAL ROOFING**  
Roman Pan ~ El Camino Blend



TS3

Santa Barbara Tile  
Tile Detail



TS1

Spanish Tile  
MC-R-14



TS2

Spanish Tile  
MC-C-100



TS4


Spanish Tile  
Armenia

**SPANISH TILE ACCENTS**

colors and materials





<div><div><div>Underground Service Adept</div><div></div><div>Call: TOLL FREE</div><div>720 WORKING DAYS BEFORE TYPED SET</div></div></div>	<div><div><div><div>Goodman &amp; ASSOCIATES</div><div>2079 SKY VIEW DRIVE COLTON, CA 92324 (909) 824-2775</div></div><div>_____ DOUGLAS L. GOODMAN RCE 28500, 3-31-2018</div><div>_____ DATE</div></div></div>	<table><tr><td>MARK</td><td>REVISIONS</td><td>APPR.</td><td>DATE</td></tr><tr><td>DESIGNED BY</td><td>DRAWN BY</td><td>CHECKED BY</td><td></td></tr></table>	MARK	REVISIONS	APPR.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY		<div><div>CITY OF RIVERSIDE</div><div>PLANNING DEPARTMENT</div><div>APPROVAL _____ DATE _____</div></div>	<div><div>EXISTING CONDITIONS</div><div>MAIN PLAZA DEVELOPMENT MAIN ST. AT SR-60 EB RAMP CITY OF RIVERSIDE</div></div>	<div><div>SCALE: 1"= 30'</div><div><b>C-1</b></div><div>SHEET 1 OF 4 SHEETS</div></div>
MARK	REVISIONS	APPR.	DATE										
DESIGNED BY	DRAWN BY	CHECKED BY											



# CIVIL SITE PLAN

## CONSTRUCTION NOTES

- 1 CONSTRUCT 6" THICK PCC PAVEMENT OVER XX (PER SOILS REPORT)
- 2 CONSTRUCT 6" PCC CURB & GUTTER PER CITY STD NO. 200 TYPE I
- 3 CONSTRUCT 6" PCC CURB ONLY PER CITY STD NO. 200 TYPE II
- 4 CONSTRUCT PCC SIDEWALK PER CITY STD NO. 325
- 5 CONSTRUCT TRASH ENCLOSURE PER ARCHITECT'S PLANS
- 6 CONSTRUCT DRIVE APPROACH PER CITY STD NO. 302
- 7 CONSTRUCT 3-FOOT WIDE PCC CROSS GUTTER PER CITY STD NO. 220
- 8 CONSTRUCT RETAINING WALL PER DETAIL ON STRUCTURAL PLANS
- 9 CONSTRUCT PCC CURB RAMP, CASE B TYPE 1 PER APWA STD 111-3
- 10 CONSTRUCT PCC CURB RAMP, CASE D TYPE 1 PER APWA STD 111-3
- 11 INSTALL ROCK PROTECTION
- 12 INSTALL XX" PVC DRAIN PIPE
- 13 CONSTRUCT CATCH BASIN WITH FILTER INSERTS
- 14 CONSTRUCT INLET
- 15 CONSTRUCT JUNCTION BOX
- 16 INSTALL 18" RCP
- 17 INSTALL PERVIOUS PAVERS
- 18 INSTALL XX" PERFORATED PIPE IN INFILTRATION TRENCH

## DESCRIPTION:

SEE SHEET 1 OF 4

A.P.N. 209-092-002, 005, 006, 012, AND 016

## PROPERTY DATA:

TOTAL AREA: 2.0 ACRES  
EXISTING USE: VACANT

DISTURBED ACREAGE = 2.0 ACRES  
PROPOSED USE: GAS STATION, CONVENIENCE STORE, RESTAURANT

## OWNER/APPLICANT:

AHD, LP  
422 WEIR ROAD  
SAN BERNARDINO, CA 92408

## GEOTECHNIC ENGINEER:

SOILS SOUTHWEST, INC  
897 VIA LATA, SUITE N  
COLTON, CA 92324  
909-370-0474  
PROJECT NO.  
DATED

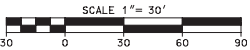
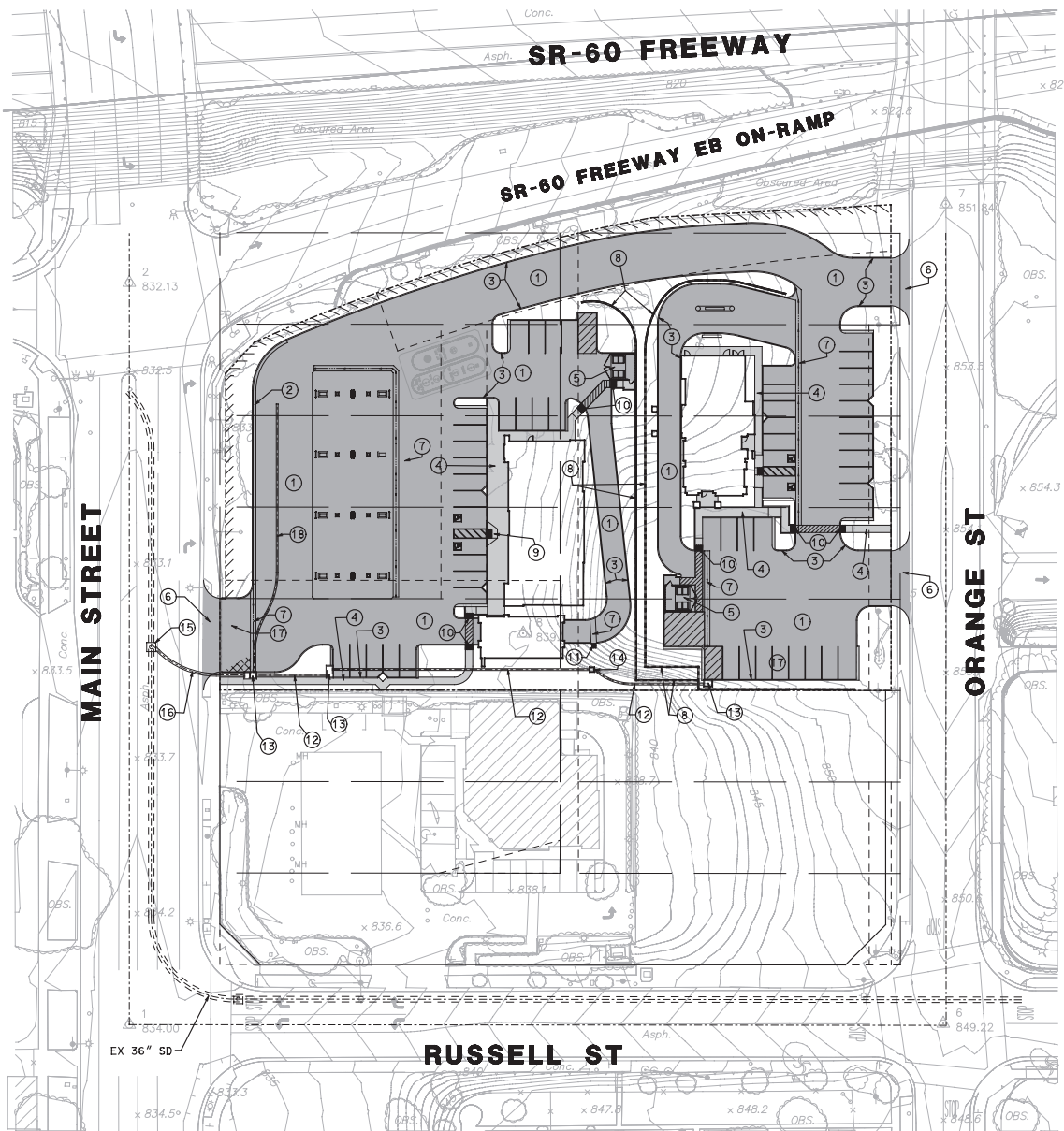
## UTILITIES:

ELECTRIC: CITY OF RIVERSIDE  
GAS: SOUTHERN CA GAS COMPANY  
WATER: CITY OF RIVERSIDE  
SEWER: CITY OF RIVERSIDE  
TELEPHONE:

## EARTHWORK:

CUT - XXXX CY  
FILL - XXXX CY

THESE ARE RAW QUANTITIES WITH NO ADJUSTMENTS FOR SUBSIDENCE OR SHRINKAGE. SITE IS TO BALANCE AND ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF IN A MANNER IN COMPLIANCE WITH ALL RULES AND REGULATIONS OF APPROPRIATE JURISDICTIONAL AGENCIES.



9/15/2017

Underground Service Alert



Call 1-800-TOLL FREE



**Goodman & Associates**

2079 SKY VIEW DRIVE  
COLTON, CA 92324  
(909) 824-2775

DOUGLAS L. GOODMAN  
RCE 28500, 3-31-2018

DATE

MARK

REVISIONS

APPR. DATE

DESIGNED BY

DRAWN BY

CHECKED BY

CITY OF RIVERSIDE

PLANNING DEPARTMENT

APPROVAL

DATE

CIVIL SITE PLAN

MAIN PLAZA DEVELOPMENT  
MAIN ST. AT SR-60 EB RAMP  
CITY OF RIVERSIDE

SCALE:

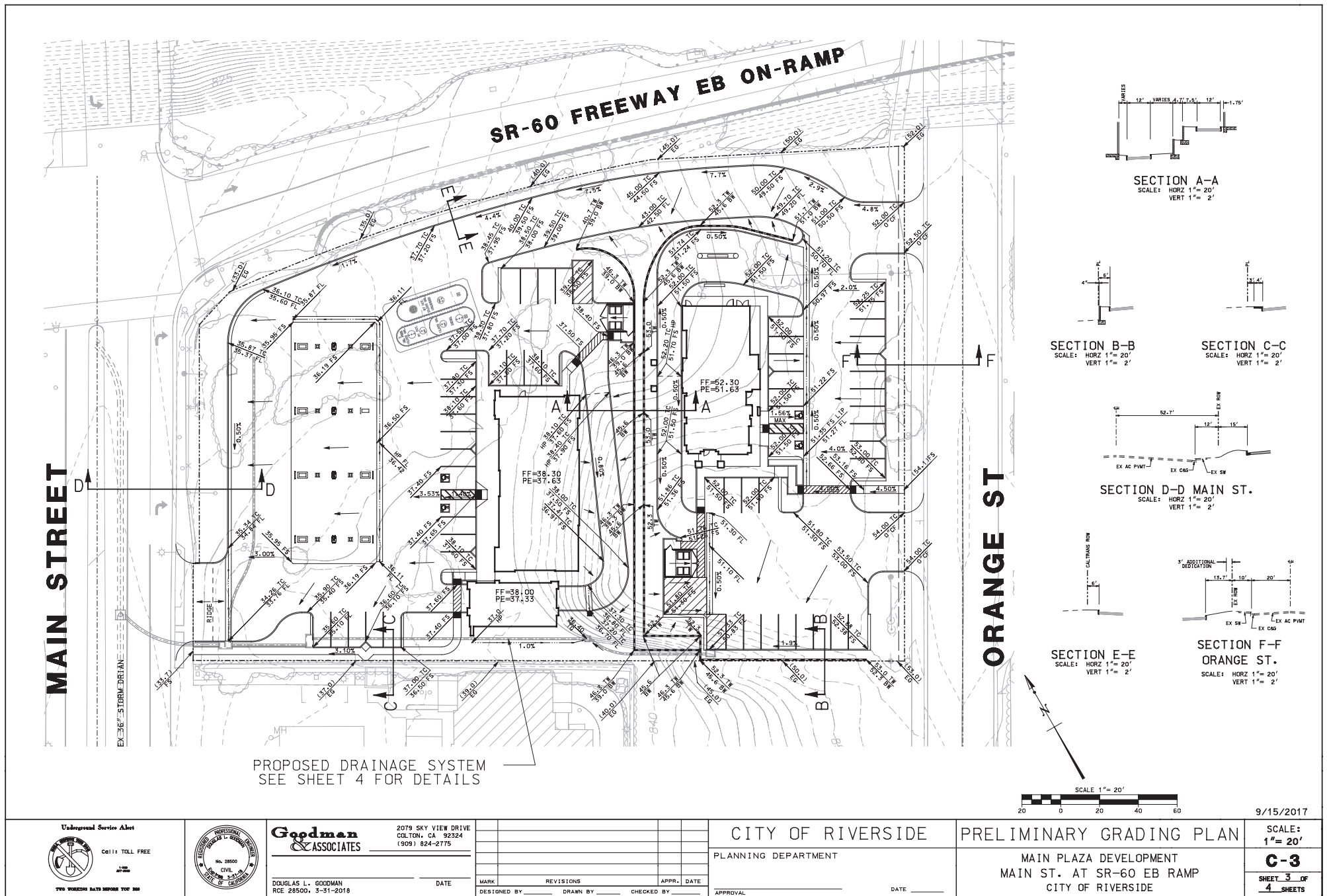
1" = 30'

**C-2**

SHEET 2 OF

4 SHEETS











Riverside County Ordinance 859 Landscape Water Use Calculations  
Main Plaza Development

1 Maximum Annual Water Allowance (MAWA)	
INPUT the total square footage of landscape =	20,185 S.F.
INPUT the Vol. ET's for this area =	30.37 cu ft/yr
MAWA =	66,018 cu ft/yr
2 Estimated Annual Water Use (EAWU)	
<b>Hydzone # 1</b> INPUT Plant Factor = 0.2 INSTANT MOISTURE	
INPUT square footage of hydzone =	0
INPUT hydzone irrigation efficiency =	0.75
EAWU =	0 cu ft/yr
<b>Hydzone # 2</b> INPUT square footage of hydzone = 18,107 0.2 INSTANT MOISTURE	
INPUT hydzone irrigation efficiency =	0.75
EAWU =	18,802 cu ft/yr
<b>Hydzone # 3</b> INPUT Plant Factor = 0.2 RUBBER TREES	
INPUT square footage of hydzone =	2,079
INPUT hydzone irrigation efficiency =	0.75
EAWU =	2,219 cu ft/yr
SubTotal EAWU =	21,081 cu ft/yr
Input Irrigation System Operation Factor =	0.85
Total EAWU =	24,801
MAWA - EAWU =	41,217 cu ft/yr
(this number must be positive)	
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED =	
62%	

LANDSCAPE ARCHITECT:  
  
 LandArq, Inc.  
 865 S. Milliken Ave. Suite E  
 Ontario, CA 91761  
 Phone: 909-259-9428  
 Email: fausto@landarq.com



## PROPOSED PLANT PALETTE

PLANTING LEGEND					
SYMBOL	PLANT NAME	SIZE	WUCOLS	QTY.	
TREE					
T1	Acacia aneura Mulga Acacia	24" BOX	L	8	
T2	Chilopsis linearis Desert Willow	24" BOX	M	20	
T3	Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	24" BOX	L	27	
T4	Cercidium parkinsonia 'hybrid' Palo Verde	24" BOX	L	11	
T5	Prosopis hybrid 'Thornless Hybrid' Thornless Hybrid Mesquite	24" BOX	M	8	
SHRUB					
S1	Agave 'Blue Glow' Blue Glow Agave	5 GAL	L	20	
S2	Agave desmetiana 'variegata' Variegated Smooth Agave	5 GAL	L	-	
S3	Ceanothus 'Dark Star' Dark Star California Lilac	5 GAL	L	9	
S4	Aloe sinilaria Coral Aloe	1 GAL	L	22	
S6	Festuca glauca 'elijah blue' Elijah Blue Fescue	1 GAL	L	52	
S7	Hesperaloe parviflora Red Yucca	5 GAL	L	20	
S8	Muhlenbergia capillaris 'regal mist' Regal Mist Muhlenbergia	1 GAL	L	24	
S9	Bougainvillea 'rasberry ice' Raspberry Ice Bougainvillea	1 GAL	L	37	
S10	Leucophyllum fulgens 'Green Cloud' Texas Sage 'Green Cloud'	5 GAL	L	136	
S11	Senecio serpens Blue Chalksticks	1 GAL	L	142	
S12	Lantana x 'new gold' Dwarf Yellow Lantana	1 GAL	L	39	
S13	Agave americana Mexican Agave	5 GAL	L	15	
S14	Caesalpinia pulcherrima Mexican Bird Paradise	5 GAL	L	8	
S15	Salvia greggii 'Lumina's red' Lumina's Red Autumn Sage	5 GAL	L	41	
S16	Agave weberi Weber Agave	5 GAL	L	49	
VINE					
V2	Grape Vine	5 GAL	L	2	
GROUND COVER					
G1	Myoporum parvifolium 'White' Creeping Myoporum	1 GAL	L	37	

FOR

MAIN PLAZA Development

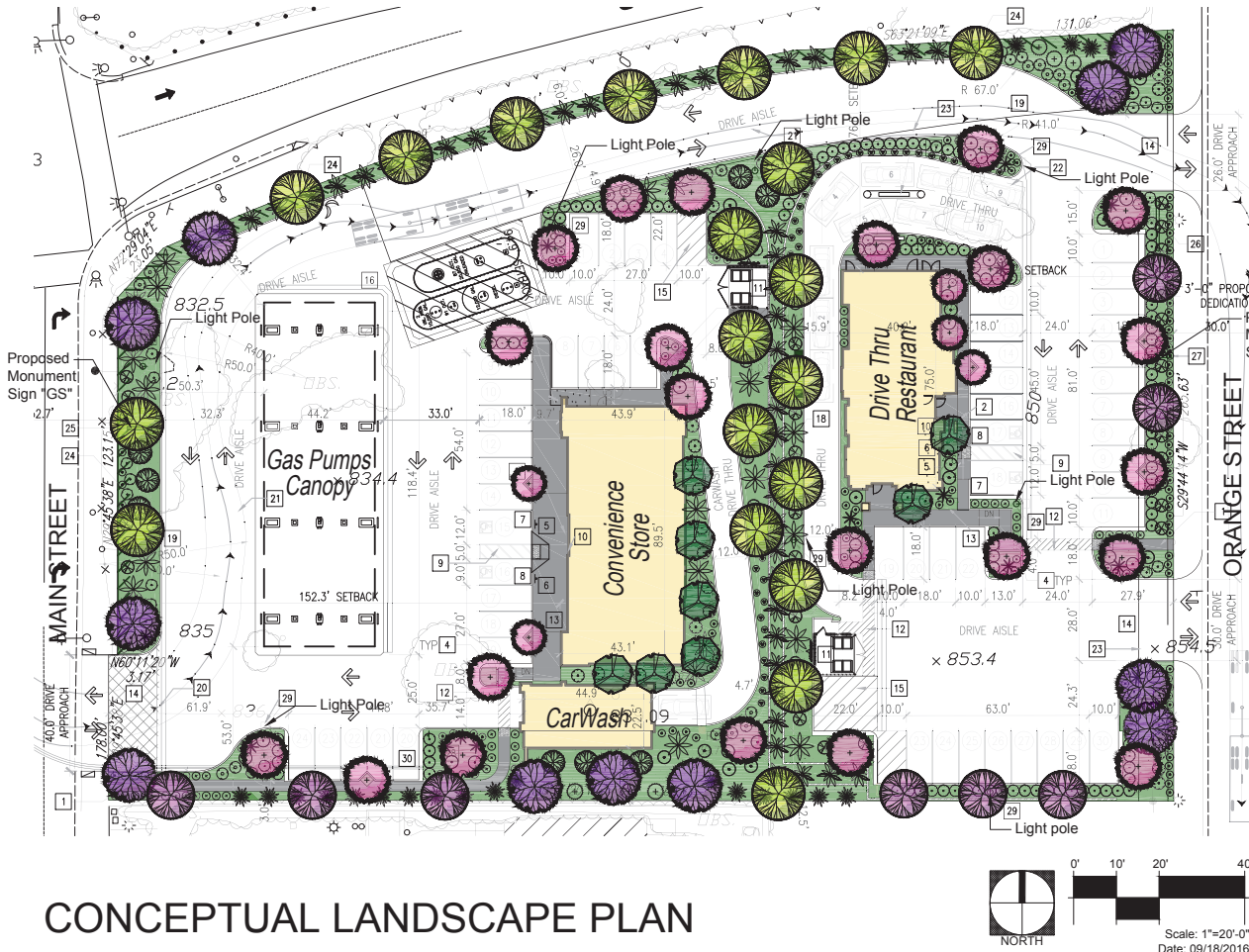
Haddad LLC

MAIN STREET & 60 FREEWAY ON RAMP  
RIVERSIDE, CA 92507

REVISIONS  
 CONSTR.  
 END  
 PLAN CHECK  
 DRAWN  
 JOB NO. 15-044  
 SHEET NAME

SHEET NO.

SHEET OF



## CONCEPTUAL LANDSCAPE PLAN

P15-0907, P15-0908, P15-0909, P16-0285, P16-0651, P17-0544 & P17-0646,  
 Exhibit 6 - Project Plans