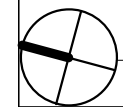


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24 OVERALL SITE PLAN

1/64" = 1'-0"



PARKING SUMMARY

ADDRESS	USE	EXISTING SQ. FT.	PARKING RATIO	PARKING REQUIRED
8845 TRAUTWEIN RD.	COCO'S	5,730	1:100	57
8917 TRAUTWEIN RD.	WALGREENS STORE	14,560	1:250	58
	CANOPY DRIVE THRU	1,623		0
19220 VAN BUREN BLVD.	CHEVRON'S STORE	2,945	1:250	12
	FUEL CANOPY	3,740		
	CAR WASH		1 STALL/2 EMPLOYEES	1
19260 VAN BUREN BLVD.	KOHL'S	89,652	1:250	359
19360 VAN BUREN BLVD.	CARL'S JR.	3,913	1:100	39
	PANERA BREAD	3,740	1:100	37
19348 VAN BUREN BLVD.	VARIOUS SUITES			
SUITE 101	MR. YOU CHINESE FOOD	2,244	1:100	22
SUITE 103	BRIGHT EYEBROWS	1,231	1:250	5
SUITE 104	GOLDEN SPOON YOGURT	1,274	1:100	13
SUITE 109 AND 111	STUDIO 4	3,100	1:250	12
SUITE 113	DANCE STUDIO	1,100	1:250	4
SUITE 115	LOANN'S NAILS	1,201	1:250	5
SUITE 117	DENTIST	1,201	1:180	7
SUITE 119	PROVIDENT BANK	2,505	1:180	14
TOTAL PARKING REQUIRED				645
TOTAL PARKING REQUIRED W/ 15 PERCENT CREDIT				548
TOTAL PARKING PROVIDED				621
SURPLUS				73

CENTER MONUMENT SIGN

LINE OF PREMISES

LINE OF CENTER

ACCESSIBLE PATH OF TRAVEL TO R.O.W.



±3,740 SF

PARCEL MONUMENT SIGN

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

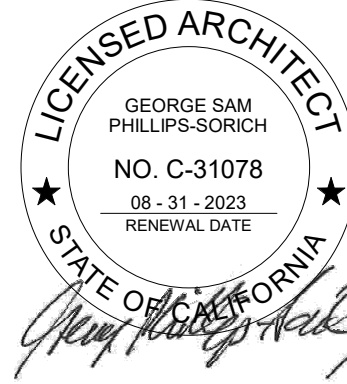
An Ingenium International Company

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nor.com

ENGINEER: MECH. & PLBQ.
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PHONE: 314.772.1782

ENGINEER: ELECTRICAL
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39871 SPANISH BAY PLACE
DAVIS, CA 95616
PHONE: 602.432.8788
FAX: 408.465.9855
YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

ENTITLEMENT SUBMITTAL

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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3	REV. ENTITLEMENTS DOCS.	02/01/22

OVERALL SITE PLAN

Project Number:

Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM:

DC

JK

IO

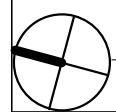
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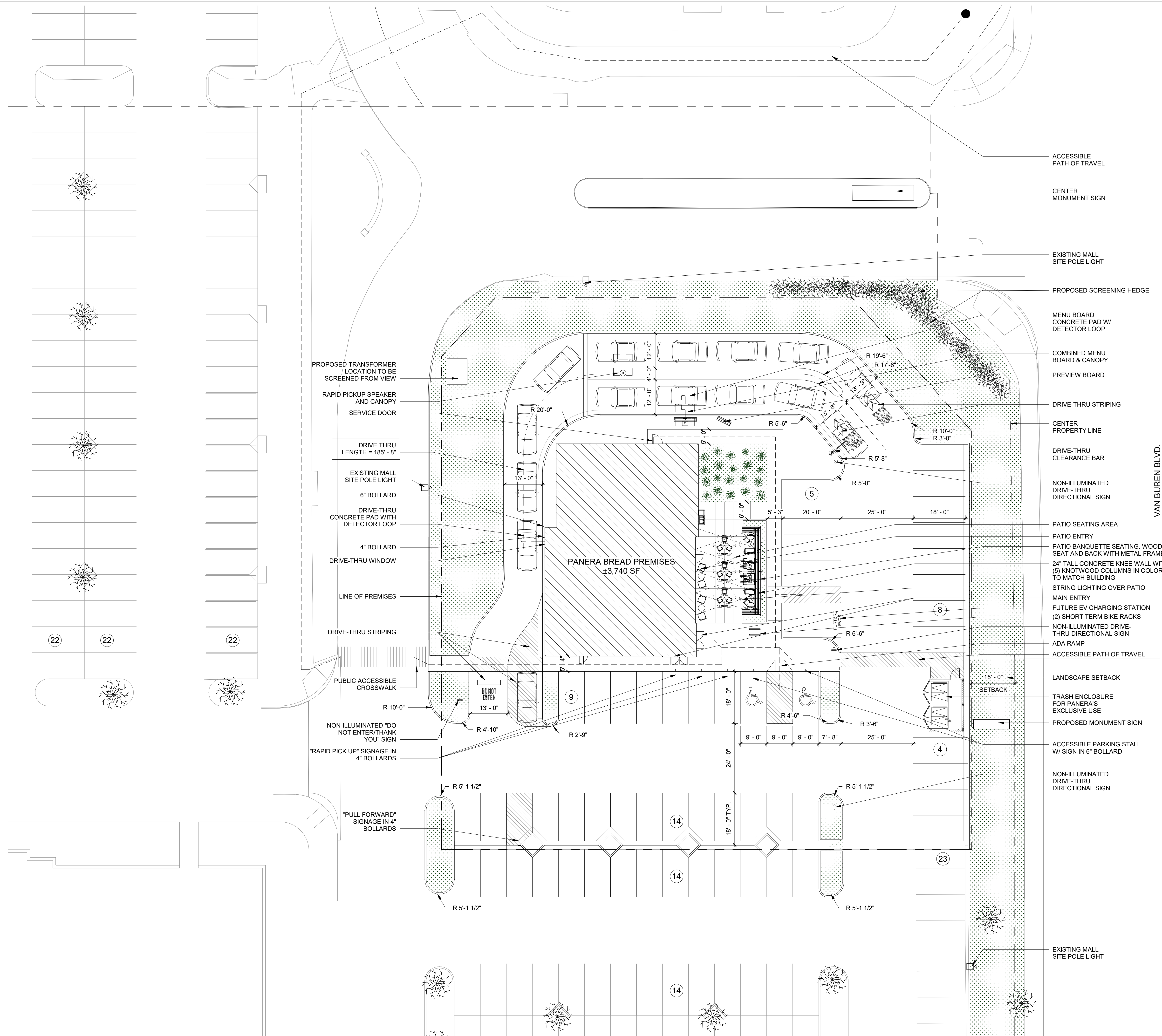
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24

ENLARGED SITE PLAN

1/16" = 1'-0"



PARKING COUNT

REGULAR: 39
ACCESSIBLE: 2
TOTAL: 41

FLOOR AREA RATIO

BUILDING AREA: 3,740 SF
LOT AREA: 33,890 SF
F.A.R.: 0.11

ACCESSIBLE
PATH OF TRAVEL

CENTER
MONUMENT SIGN

EXISTING MALL
SITE POLE LIGHT

PROPOSED SCREENING HEDGE

MENU BOARD
CONCRETE PAD W/
DETECTOR LOOP

COMBINED MENU
BOARD & CANOPY

PREVIEW BOARD

DRIVE-THRU STRIPING

CENTER
PROPERTY LINE

DRIVE-THRU
CLEARANCE BAR

NON-ILLUMINATED
DRIVE-THRU
DIRECTIONAL SIGN

PATIO SEATING AREA

PATIO ENTRY

PATIO BANQUETTE SEATING, WOOD
SEAT AND BACK WITH METAL FRAME

24" TALL CONCRETE KNEE WALL WITH
(5) KNOTWOOD COLUMNS IN COLOR
TO MATCH BUILDING

STRING LIGHTING OVER PATIO

MAIN ENTRY

FUTURE EV CHARGING STATION

(2) SHORT TERM BIKE RACKS

NON-ILLUMINATED DRIVE-
THRU DIRECTIONAL SIGN

ADA RAMP

ACCESSIBLE PATH OF TRAVEL

LANDSCAPE SETBACK

TRASH ENCLOSURE
FOR PANERA'S
EXCLUSIVE USE

PROPOSED MONUMENT SIGN

ACCESSIBLE PARKING STALL
W/ SIGN IN 6" BOLLARD

NON-ILLUMINATED
DRIVE-THRU
DIRECTIONAL SIGN

EXISTING MALL
SITE POLE LIGHT

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

An Ingenium International Company

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Chicago, IL 60654 U.S.A.
nor.com

ENGINEER: MECH. & PLBQ.
ALVEMEYER & ASSOC., LLC
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PHONE: 314.772.1782

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39871 SPANISH BAY PLACE
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FAX: 408.465.9855
YASHAKEO@GMAIL.COM

Professional Seal:



02.01.2022

Project Title:

ENTITLEMENT SUBMITTAL

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**ENLARGED SITE
PLAN**

Project Number:

Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM:

DC

DPM:

JK

DM:

IO

CPM:

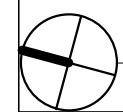
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PR-2021-000897 (MISC/CUP/PM/DR) Exhibit 8 - Project Plans

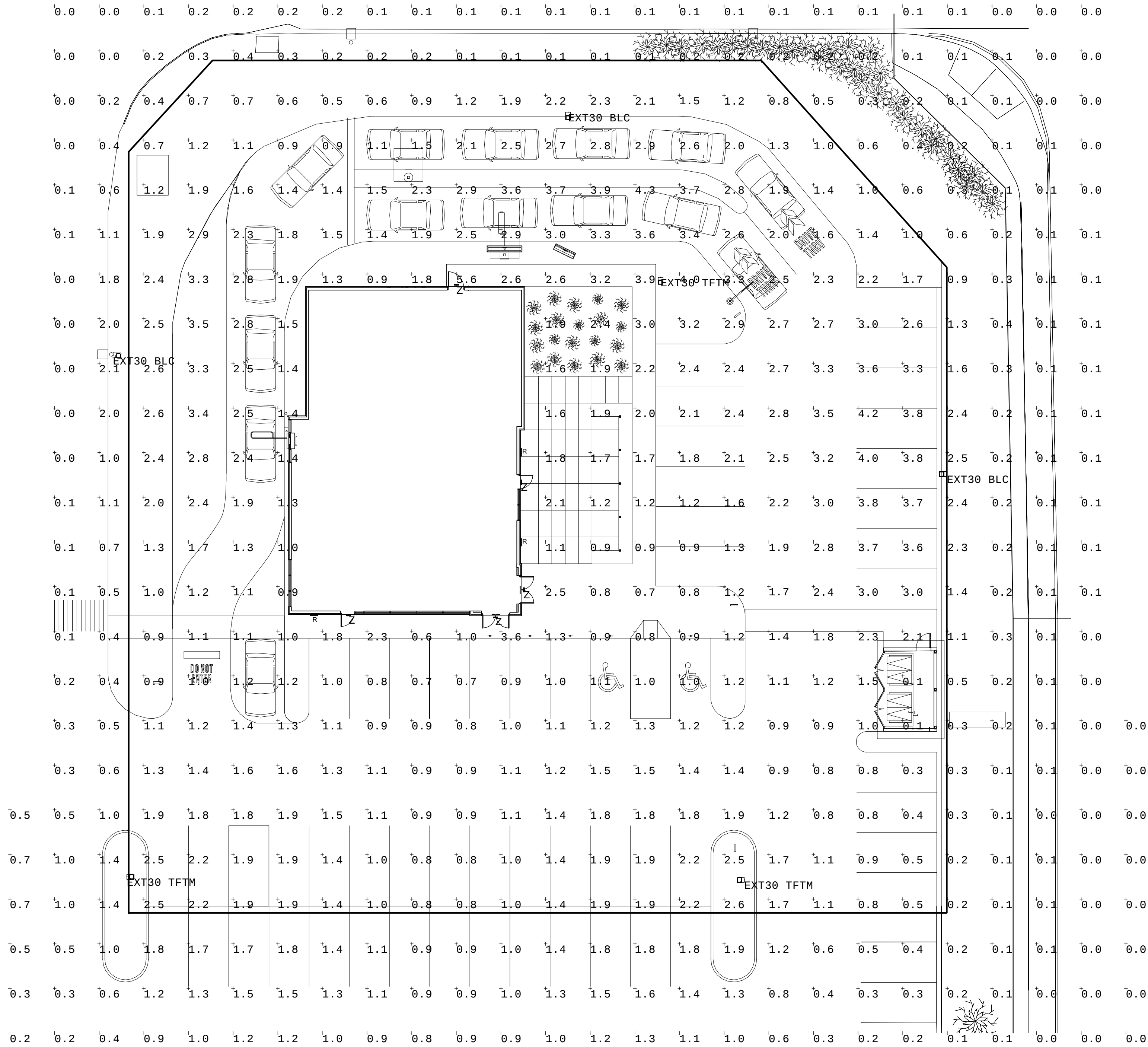
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Standard Electric Luminaire Schedule										
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	LLF	Luminaire Lumens	Total Watts	Luminaire Watts	BUG Rating
	3	EXT30 BLC	Single	Lithonia Lighting	DSX1 LED P4 48K BLC MVOLT SPA P1RWFCV DDBD	0.980	11877	375	125	81-U0-62
	3	EXT30 TFTM	Single	Lithonia Lighting	DSX1 LED P4 38K TFTM MVOLT	0.980	13448	375	125	82-U0-63
	5	Z	Single	MULE LIGHTING, INC	EUE-BB-10-A-W-SD	1.080	494	53.5	10.7	81-U0-60

Calculation Summary					
Label	CalcType	Max	Min	Avg	Units
Entire Site	Illuminance	5.6	0.0	1.20	Fc



Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

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PHOTOMETRIC
PLAN

Project Number: _____ Sheet Number: _____

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM DPM: DM: CPM:

DC JK IO JM

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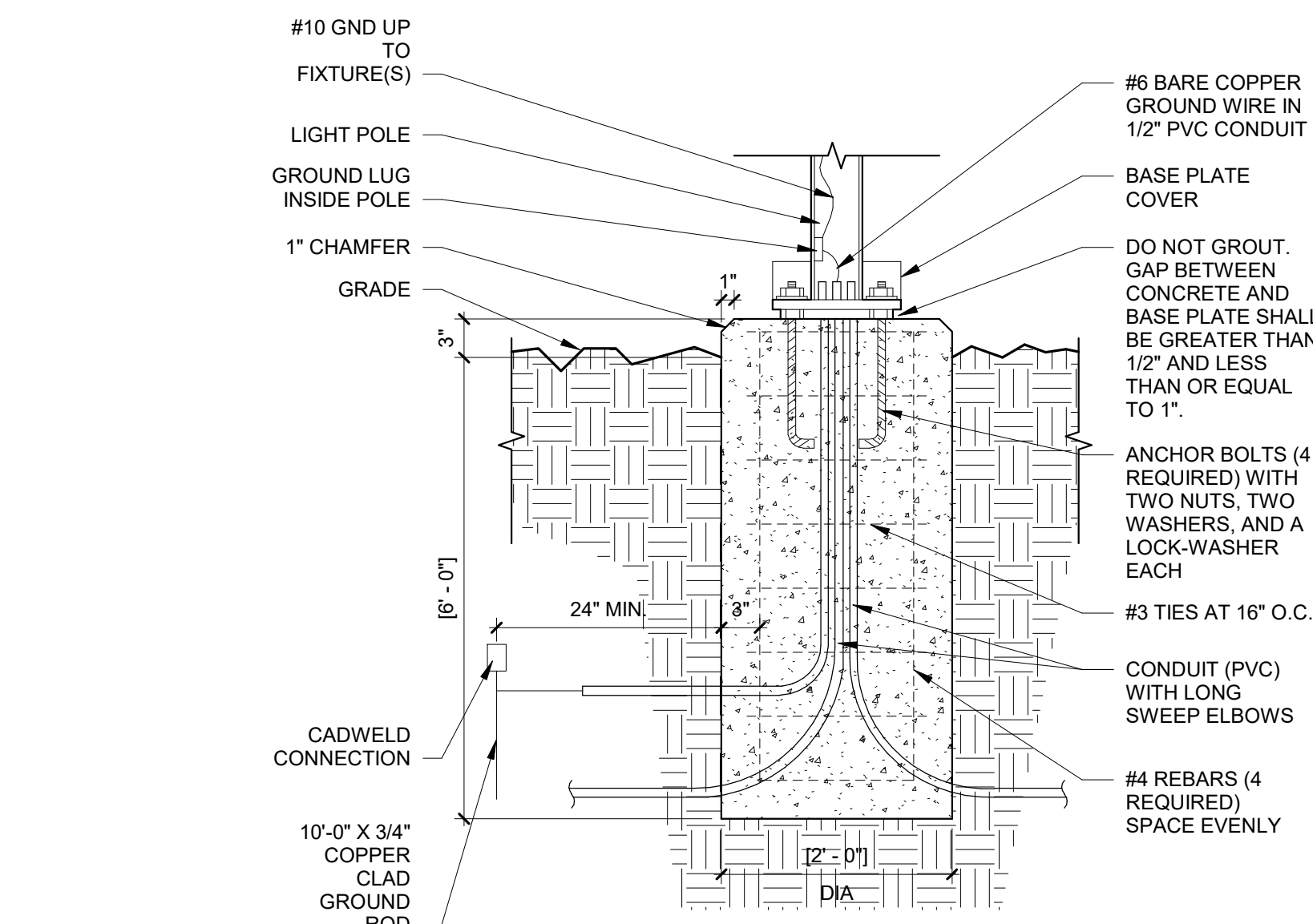
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Ordering Information

Accessories

Connectors and special lighting

BL27-15A **Photo:** www.lithonia.com/2715A
BL27-15A-15 **Photo:** www.lithonia.com/2715A-15
BL27-15A-15-15 **Photo:** www.lithonia.com/2715A-15-15
BL27-15B **Photo:** www.lithonia.com/2715B
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BL27-15U-15 **Photo:** <



6 | LIGHT POLE FOUNDATION DETAIL

$$1'' = 1' - 0''$$

LITHON LIGHTING

Listing Number: **EXT30 - SITE LIGHT POLE**

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Check with factory for Canadian specifications. Square Straight steel is a general purpose light pole for up to 10 foot mounting heights. This pole provides a secure yet effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform diameter and wall thickness and is made of a weldable grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (380 MPa), in 30 KSI (210 MPa), 1790". Shaft is one piece with a full length longitudinal high-frequency electric resistance weld. Uniformly spaced cross-sections with flat sides, shaft comes with standard sectioning capabilities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-rotating black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or wheel onsets with 87 options.

Handhole: A reinforced handhole with grommeting provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support. Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two piece flat base cover, finished to match the pole, is provided with each pole shipment. Additional base cover options are available upon request.

Anchor Base/ Bolt: Anchor base is fabricated from steel that meets ASTM A36 (standard) and can be altered to match existing foundations; consult factory for modification. Anchor bolts are manufactured to ASTM F1554 standards grade 55, 55 KSI minimum yield strength and tensile strength of 75-90 KSI. The threaded portion (minimum 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium/Gloss and Natural. Minimum colors. Classic finishes include Carbonite, Burned Gray, Ferns Green, Bright Red and Steel Blue colors. Anticorrosive Coats and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for common finish/paint applications.

WARRANTY — 1 year limited warranty. Complete warranty form located at: www.polelighting.com/Warranty/warrantyform.pdf

NOTE: Actual performance may differ as a result of end-user environment and applications. Specifications subject to change without notice.

Listing
Number:
Ext:
Type:

Anchor Base Pole

SSS

SQUARE STRAIGHT STEEL

OUTDOOR

See Dimensions on page 4

PAGE 2

[illegible]

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

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ALKEMEYER & ASSOC., LLC
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ENGINEER: ELECTRICAL
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36071 SPANISH BAY PARK
DAVIS, CA 95616
PHONE: 602-432-9788
FAX: 480-445-9035
YASHAWECO@GMAIL.COM

Professional Seal:



02.01.2022

Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



Panera
BREAD™

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	REV. ENTITLEMENTS DOCS.	02/01/22

Project Number:

NICH21_0310

Drawn By:

NORR

Issue Date:

10.08.2021

Sheet Number:

A4

PM: _____

DPM: _____

DM: _____

CPM: _____

DC _____

JK _____

IO _____

JM _____

Panera
BREAD

PANERA BREAD

Light Fixture Specification

ITEM#: EXTIO

EXTERIOR STRING LIGHT

Revision Date: 04.18.19

APPROVED MANUFACTURER:	Dolan Hospitality
VENDOR MODEL#:	Dolan #31664; (Original Manuf. Jasco #616937)
DIMENSIONS:	48"-0"W x 9"H; Linkable up to 350 ft (6 strings max.); 24 LED heads per 48ft; heads 2'-0" O.C.
ELECTRICAL:	23.4 Max. Fixture Wattage; 120 Voltage Input
BULB TYPE:	2700K; LED Integrated Bulbs (included)
BEAM SPREAD:	N/A
FINISHES & FIXTURE NOTES:	Impact resistant clear acrylic non-removable LED Lamp; Black finish
ACCESSORIES:	AV Poles & Lighting: #AVPL-RSS-3' Pole
LISTING:	Wet Location
ENERGY STAR:	No
TITLE 24:	No

EMILED SERIES EUE
Mullion Mount Outdoor Emergency Egress Lighting

PROJECT:	
FACTORY - ZIP:	
LOCATION:	
CONTACT/PHONE:	

PRODUCT DESCRIPTION

Linear LED outdoor egress with both emergency lighting and night lighting function. The EUE series is designed to mount directly on mullion frames used in typical glass panel entrance structures, with vertical mounting surface as small as 2". High efficiency LEDs and full 90° cut-off provide uniform emergency and night lighting on the extended egress pathway. All models are outdoor rated, UL wet location, ADA compliant, and exceed requirements of UL Standard 924 and NFPA 101. Designed and manufactured in the USA, complies with ARRA (American Recovery and Reinvestment Act) and Buy American requirements.

SPECIAL FEATURES

- Very low profile extruded aluminum housing and mount bracket blend seamlessly with structural metal frames
- Remote power supply for 10W and 20W BB and AC model single fixtures
- Option for 20 watt models to operate for 2 hours in emergency mode
- Options for mount bracket height, from 2" to 5"
- Standard finishes include Brushed Aluminum, Satin White, Bronze or Black. Custom colors available on request
- Custom satin finishes for extended outdoor use are available to match any surface
- IP66 housing seals against heavy water spray and fine dust
- Universal side or top mount
- Wide lighting distribution designed for entrance walkways
- 10W or 20W emergency power models
- Optional normal-on switch allows timed control of night lighting
- Self-Test Diagnostics is optional for internal battery models
- Certified IP66 housing withstands multi direction water spray and fine dust ingress
- Wall mount version available (see Series EAF)
- Standard CRI 5000K, with optional color correction filters for 2900K, 3200K and 3800K.

ORDERING INFORMATION

Model	Operation	Power	Housing Color	Mount	Options
EUE	BB = Battery Backup (inc sides RPS)	10 = 10 Watts Emergency and normal on power	BL = Black W = Satin White	T = Top W = Wall	DG = Self-test diagnostics (BB models only) SJ = Night lighting control switch for models with DG option (120-277VAC)
	AC = No Battery (inc sides RPS)	20 = 20 Watts emergency and normal on power	A = Aluminium B = Dark Bronze X = Custom		SJ20 = Night lighting control switch for standard BB models (120VAC) SJ277 = Night lighting control switch for standard with BB models (277VAC) REC = RPS panel recessed mount. 2EM = 2 hrs emergency operation for BB models CW1 = Color temp. - 3800K CW2 = Color temp. - 3200K CW3 = Color temp. - 2900K DAC = Dual AC input 2HT = 2" Mount Bracket Height 5HT = 5" Mount Bracket height

EXAMPLE: EUEBB10AW-DG

Male Lighting , Inc. 46 Baker Street Providence, RI 02905 800 536-7690 P 401 941-2929 F www.malelighting.com

Dolan Hospitality
26 South Hanford St.
Seattle, WA 98134, USA
Toll Free Ph: 888-506-7383
Toll Free Fax: 866-268-1567
info@dolanhospitality.com

	MPR#:	616937
	DESCRIPTION:	LED String Light-24 Lamps, 48 feet in length
	DIMENSIONS:	48 feet long and hang down 9" ; 24 LED heads, 2ft G.C.
	CERTIFICATION:	
	WET RATED:	YES
	TITLE 24:	NO
	DARK SKY:	NO
	FIXTURE COLOR:	BLACK
	SHADE MATERIAL:	Impact Resistant Clear Acrylic-Non removable
	CORD:	48'
	FASTENERS USED:	May hang at each lamps location
	WARRANTY:	3 YEARS
	COUNTRY OF ORIGIN:	CHINA
	BOX SIZE:	15"x9"x 4 H18" / L228mm x W228mm x H457mm
	QTY PER CARTON:	1
	QTY PER MASTER PACK:	1
	ITEM WEIGHT(GROSS):	11.8 Lbs
	ITEM WEIGHT(NET):	11 Lbs
	COMMENTS:	
		Plug on end, Unlinkable up to 350 feet, 6 strings max lamps are non removable or replaceable
	BULB:	Integrated LED .36 Watt each, 23 Watt total string
	SOCKET TYPE:	LED Non Removable module
	WATTAGE:	N/A
	MAX WATTAGE STICKER:	N/A
	VOLTAGE:	120V
	HERTZ:	N/A
	KELVIN TEMP:	2700 Kelvin
	BULBS INCLUDED:	Yes

Found on www.destinationlighting.com

EMILED SERIES EUE Mullion Mount Outdoor Emergency Egress Lighting

PROJECT: _____
DISCVR TYPE: _____
LOCATION: _____
CONTACT PERSON: _____

CONSTRUCTION

- Extruded aluminum lamp housing 2" diameter, with gasketed mount bracket only
- 2 1/2" dia that includes a waterproof compression seal for universal wall or top mount
- Available models include:
 - BB and AC: Single fixtures powered from a Remote Power Supply
 - AC: 120/277 VAC input, with or without battery
- Wet location listed, UL924 and certified IP66
- Gasketed, molded end caps and Sealed acrylic lens
- Stainless steel hardware

LIGHTING

- Lamps connected in parallel allow continuous lighting after failure of one lamp, meeting NEC and NFPA requirements.
- Standard output color 5000K, Optional outputs available 2900K, 3200K and 3800K.
- Dual function available for emergency or normally -on operation.
- Standard Operating Temperature
 - BB: -20C to 40C (-4F to 104F)
 - AC: -20C to 40C (-4F to 104F)

ELECTRONICS

- Self-Test/Self-Diagnostic operation is optional for BB models with the Remote Power Supply.
- Line latch circuit prevents unwanted emergency activation at installation.
- Low Voltage Disconnect prevents deep battery discharge

CODES

- Manufactured and tested to UL Standard 924, NFPA Life Safety Code 101, and certified to IP66.

WARRANTY

- 10 year total customer satisfaction warranty.

NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/60/20. MULE IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.

Self-test Diagnostic Functions (BB models)

STATUS	LED DISPLAY
Normal Full Charge	GREEN ON
Normal Fast Charge	ORANGE ON
Failed Battery	RED FLASH FAST
Failed Lamp	GREEN FLASH
Failed Transfer	ORANGE FLASH
Failed Charger	RED FLASH SLOW

Mule Lighting, Inc. 46 Baker Street Providence, RI 02905

800 556-7690 P

401 941-2929 F

www.mulelighting.com

EMLED SERIES EUE

Mullion Mount Outdoor Emergency Egress Lighting

PROJECT: _____

DESIGNED BY: _____

LOCATION: _____

CONTACT/PHONE: _____

SUGGESTED SPECIFICATIONS

Fixtures: Supply and install the EMLED Series EUE Mullion Mount or Series EAE Wall Mount emergency lighting fixture manufactured by Mule Lighting Inc. The fixture shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating either from Utility power at 120/277VAC or remote power supply Series RPS. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSG 101.

MOUNTING DATA

Remote Power Supply (RPS) - Included Standard 10 Watt AC & BB Models

Wiring Size AWG	Max. wiring length from RPS to fixture	
	LENGTH (FT)	LENGTH (FT)
#22	34	30
#20	12	40
#18	25	60
#16	50	100
#14	75	150
#12	120	250

Remote Power Supply (RPS) 20 Watt AC & BB Models

Surface Mount

Recess Mount (Option REC)

Specifications and dimensions subject to change without notice.

Mule Lighting, Inc. 46 Baker Street Providence, RI 02905
800 536-7630 P 401 941-2929 F
www.mulelighting.com

Bakery-Cafe:

#6261

SYS-TEM: HCM

Project Team:

NORR

An Ingenium International Company

325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A.
norri.com

ENGINEER: MECH. & PLBG.
ALKEMEYER & ASSOC., LLC
355 MARSHALL AVENUE #100
ST. LOUIS, MISSOURI 63119
PHONE: 314.772.1782

ENGINEER: ELECTRICAL
YASHAVANT V KULKARNI, P.E.
V. V. KULKARNI,
CONSULTING ENGINEER
39071 SPANISH BAY PLACE
DAVIS, CA 95616
PHONE: 925.452.8788
FAX: 480.445.6035
YASHAVECO@GMAIL.COM

Professional Seal:

LICENSED ARCHITECT
GEORGE SAM PHILLIPS-SORICH
NO. C-31078
08 - 31 - 2023
RENEWAL DATE

02.01.2022

Project Title:

ENTITLEMENT SUBMITTAL

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508

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	REV. ENTITLEMENTS DOCS.	01/12/22
	REV. ENTITLEMENTS DOCS.	02/01/22

LIGHTING DETAILS

Project Number:

NICH21.0310

Sheet Number:

A5

Drawn By:

NORR

Issue Date:

10.08.2021

PM:

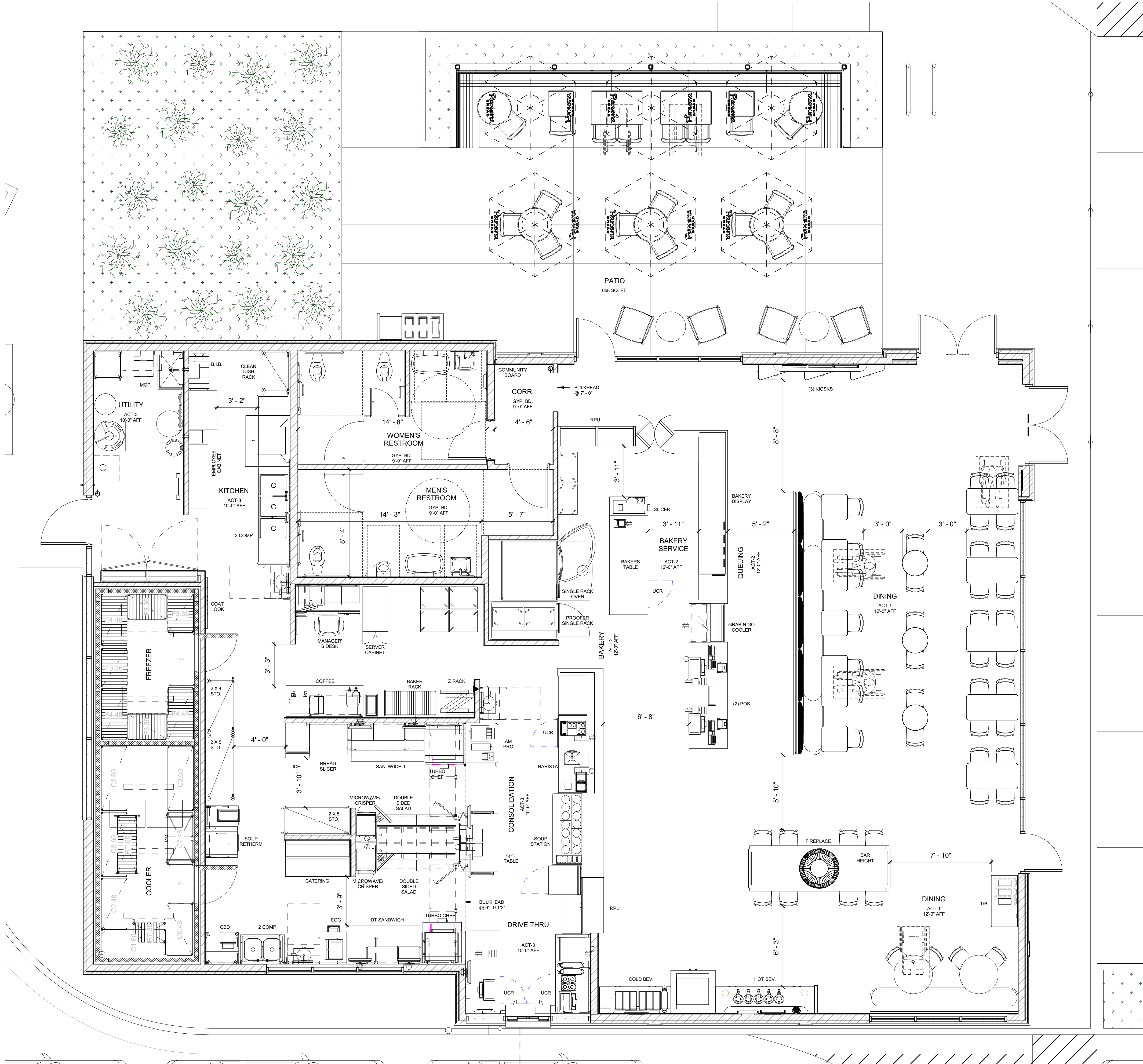
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DM:

CPM:

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PG 2015.05



APPLICABLE CODES & REGULATIONS:	
BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
FIRE PROTECTION:	2019 CALIFORNIA FIRE CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE
OTHER:	2019 CALIFORNIA GREEN BUILDING CODE CITY OF RIVERSIDE CODE OF ORDINANCES
PROJECT DESCRIPTION:	
PROJECT LOCATION:	VAN BUREN BLVD. & TRAUTWEIN RD. RIVERSIDE, CA 92508
ZONING:	'C-2' RESTRICTED COMMERCIAL
ALLOWABLE BUILDING HEIGHT:	30'-0"
OCCUPANCY GROUP:	A-2
CONSTRUCTION CLASSIFICATION:	TYPE VB
AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED:	YES
SCOPE OF PROJECT:	
NEW FREESTANDING BUILDING CONSTRUCTION NEW DRIVE-THRU LANE WITH MENU BOARDS NEW TRASH ENCLOSURE MODIFICATION OF EXISTING PARKING LOT MODIFICATION OF SITE GRADING LANDSCAPING	
AREA BREAKDOWN:	
FRONT OF HOUSE:	1,884 SQFT
BACK OF HOUSE:	1,856 SQFT
TOTAL PANERA SUITE:	3,740 SQFT
SEATING ANALYSIS:	
INTERIOR SEAT COUNT:	76 (4 ADA REQUIRED)
EXTERIOR SEAT COUNT:	29
TABLE ANALYSIS:	
INTERIOR TABLE COUNT:	22
EXTERIOR TABLE COUNT:	11
TOTAL TABLES:	33
2 TOPS:	09 (41%)
3 TOPS:	00 (00%)
4+ TOPS:	13 (59%)

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

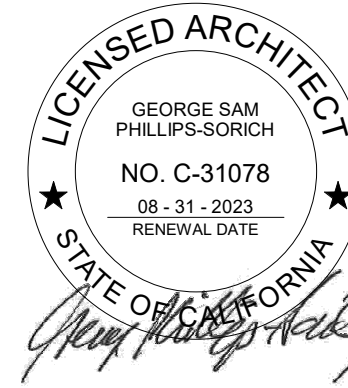
An Ingenium International Company

325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A.
nor.com

ENGINEER: MECH. & PLBQ.
ALVENMEYER & ASSOC., LLC
353 MARSHALL AVENUE #100
ST. LOUIS, MISSOURI 63119
PHONE: 314.772.1782

ENGINEER: ELECTRICAL
YASHAVANT V. KULKARNI, P.E.
Y. V. KULKARNI
CONSULTING ENGINEER
39871 SPANISH BAY PLACE
DAVIS, CA 95619
PHONE: 602.432.8788
FAX: 408.445.9835
YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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SCHEMATIC FLOOR PLAN

Project Number: Sheet Number:

NICH21.0310

Drawn By:

NORR

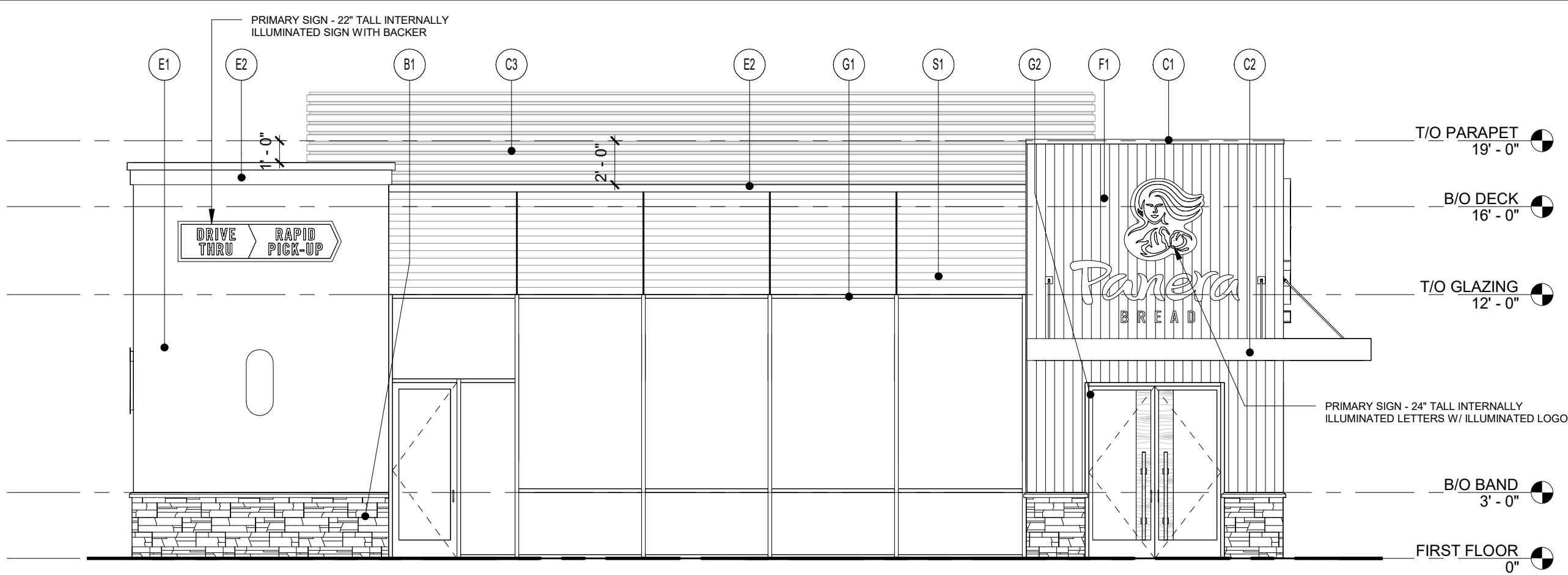
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10.08.2021

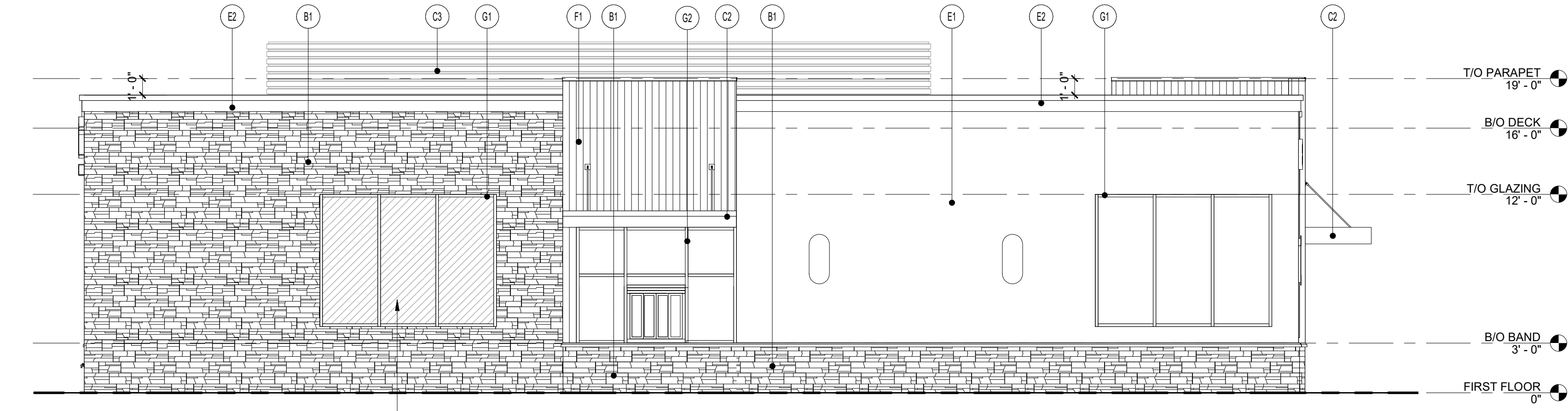
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DC JK IO JM

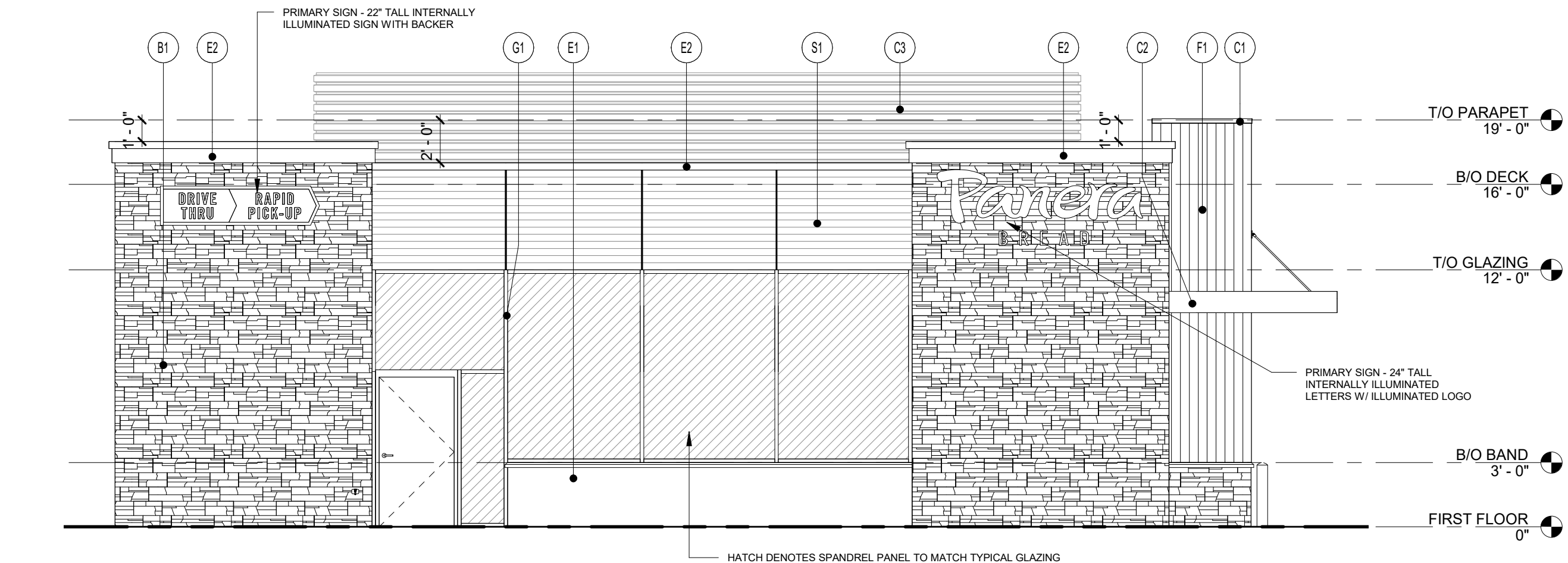
A6



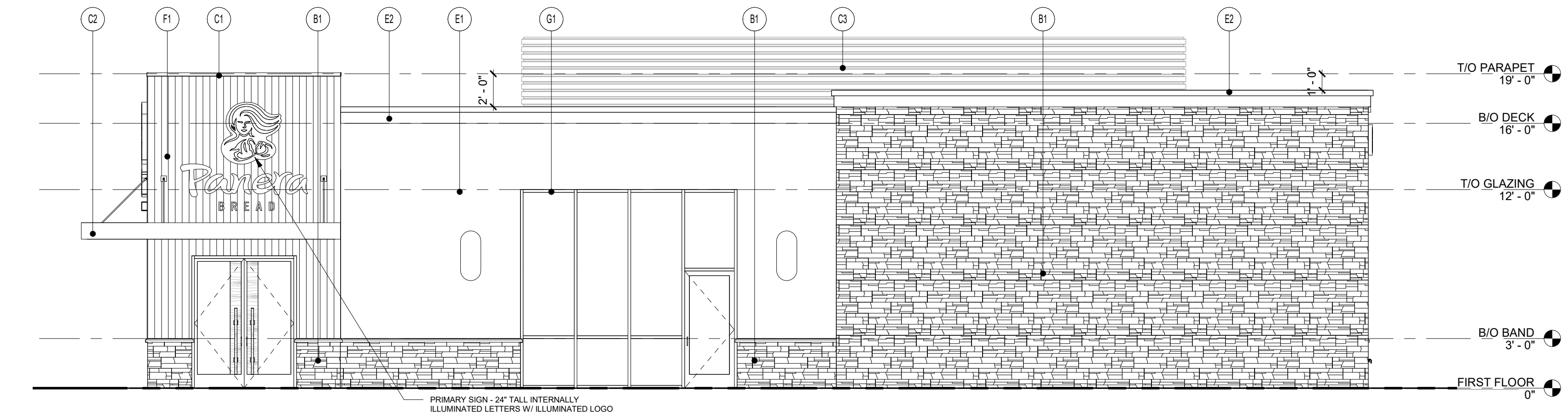
21 WEST ELEVATION
3/16" = 1'-0"



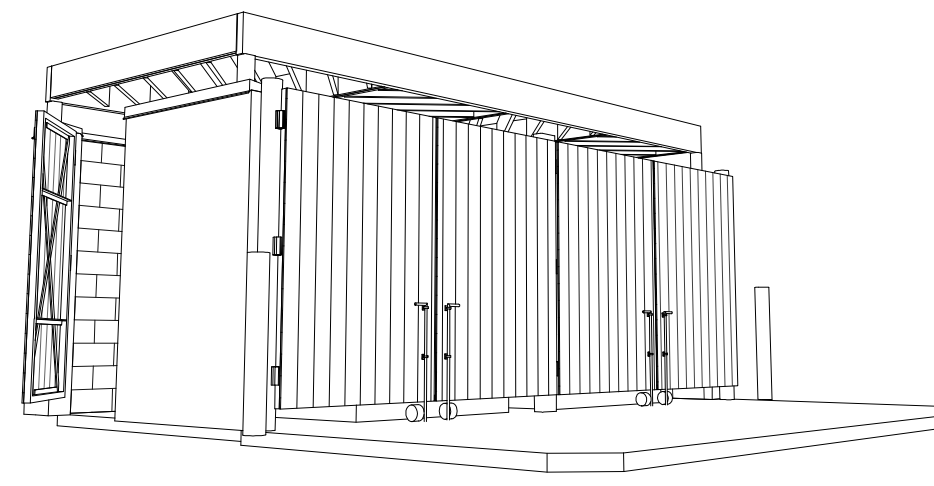
22 NORTH ELEVATION
3/16" = 1'-0"



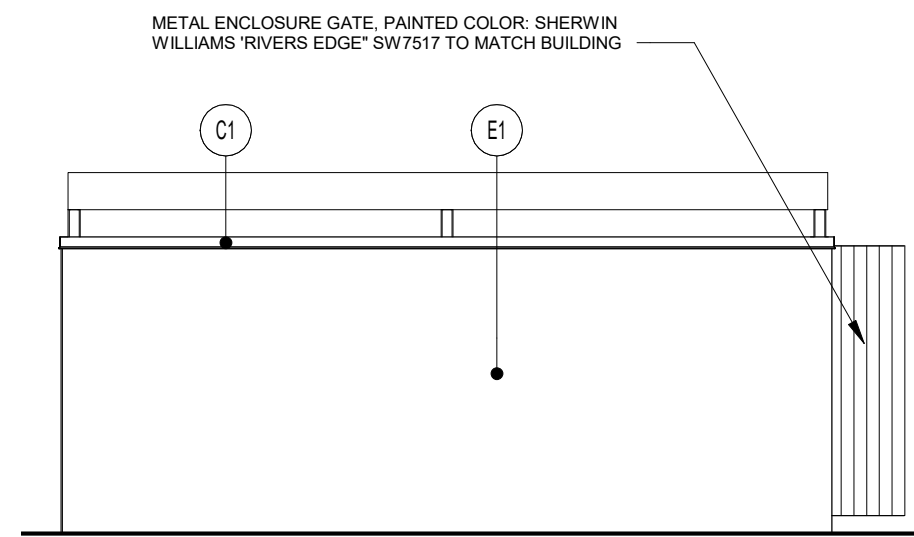
23 EAST ELEVATION
3/16" = 1'-0"



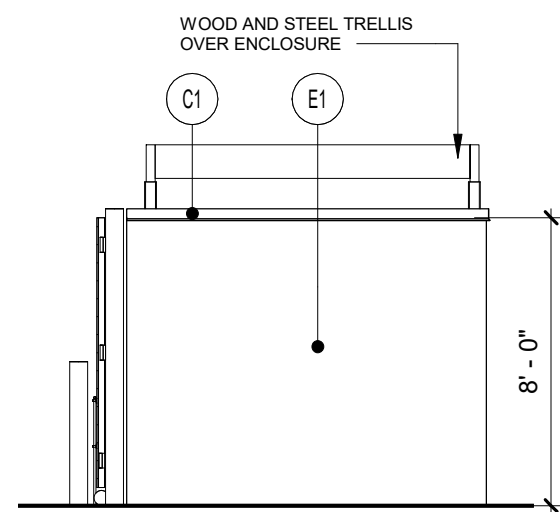
24 SOUTH ELEVATION
3/16" = 1'-0"



6 TRASH ENCLOSURE PERSPECTIVE



7 TRASH ENCLOSURE REAR
3/16" = 1'-0"

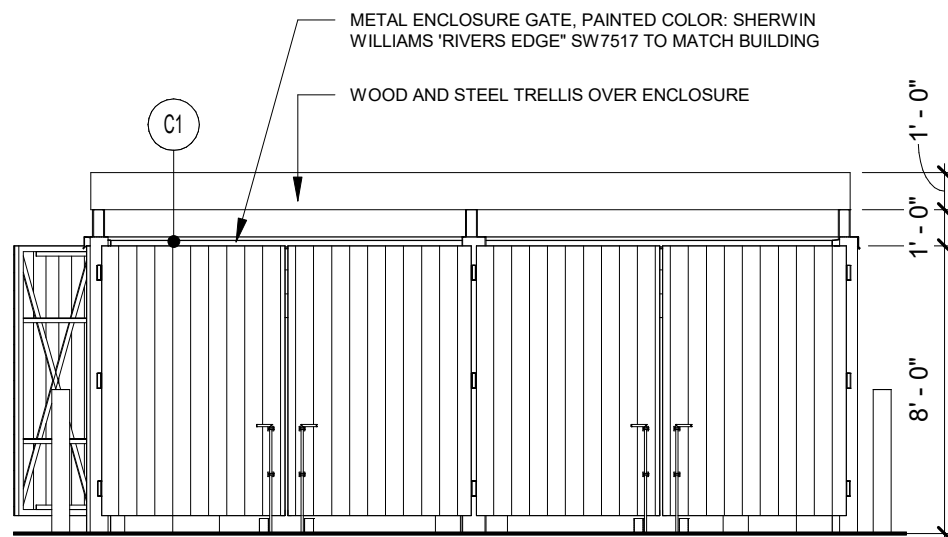


8 TRASH ENCLOSURE SIDE
3/16" = 1'-0"

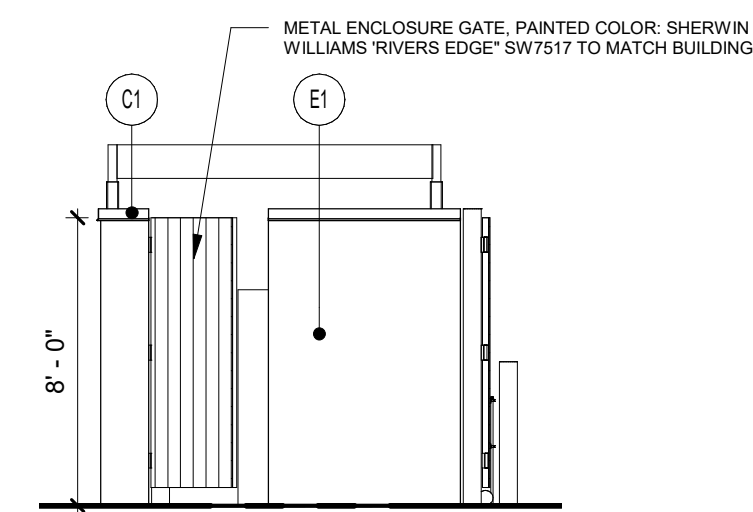
EXTERIOR MATERIALS:

- B1 LEDGESTONE VENEER: CORONADO STONE
1 1/2" THICK, EASTERN MOUNTAIN LEDGE
COLOR: CHESTNUT
- C1 PRE-FINISHED METAL COPING
COLOR: MATCH RAL 7043
- C2 PRE-FINISHED ALUMINUM CANOPY
COLOR: MATCH PMS 2411C
- C3 PRE-FINISHED ALUMINUM SCREENING
COLOR: MATCH RAL 7043
- E1 3-LAYER STUCCO SYSTEM
TEXTURE TO MATCH DRYVIT LIMESTONE
PAINT: SHERWIN WILLIAMS SW 7517 'RIVER'S EDGE'
- E2 STUCCO CORNICE TRIM
TEXTURE TO MATCH DRYVIT LIMESTONE
PAINT: MATCH RAL 7043
- F1 FIBERGLASS REINFORCED PANEL
MFR: FORMGLAS, FORMGLAS FRP
FINISH: BASF UNO, COLOR: MATCH PMS 2307C
- G1 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
FINISH: POWDERCOAT, COLOR: COLONIAL WHITE
GLAZING: 1" INSULATED CLEAR GLASS
- G2 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: MATCH PMS 2411C
GLAZING: 1" INSULATED CLEAR GLASS
- S1 ALUMINUM WOOD LOOK
KNOTWOOD, CLADDING SYSTEM
COLOR: WHITE ASH
- S2 ALUMINUM WOOD LOOK
KNOTWOOD, SELF MATING CLADDING SYSTEM
COLOR: WHITE ASH

SPANDREL GLAZING SPECIFICATION:
MFR: 100 HIGH PERFORMANCE COATINGS
COLOR: OPACI-COAT-300, #0-0186 LIGHT WHITE
COATING TO BE FACTORY APPLIED



3 TRASH ENCLOSURE FRONT
3/16" = 1'-0"



4 TRASH ENCLOSURE SIDE
3/16" = 1'-0"

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

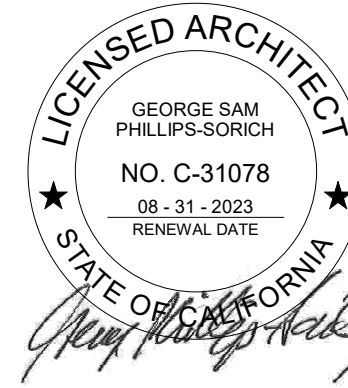
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Chicago, IL 60654 U.S.A.
nor.com

ENGINEER: MECH. & PLBG.
ALVENMEYER & ASSOC., LLC
353 MARSHALL AVENUE #100
ST. LOUIS, MISSOURI 63119
PHONE: 314.772.1782

ENGINEER: ELECTRICAL
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Y. V. KULKARNI
CONSULTING ENGINEER
39871 SPANISH BAY PLACE
DAVIS, CA 95616
PHONE: 602.432.8788
FAX: 408.445.9835
YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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EXTERIOR ELEVATIONS

Project Number:

Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM:

DC

JK

IO

JM

A7



21 WEST ELEVATION
3/16" = 1'-0"

MATERIAL SAMPLE BOARD:

B1 LEDGESTONE VENEER; CORONADO STONE
1 1/2" THICK, EASTERN MOUNTAIN LEDGE
COLOR: CHESTNUT

C1 PRE-FINISHED METAL COPING
COLOR: MATCH RAL 7043

C3 PRE-FINISHED ALUMINUM SCREENING
COLOR: MATCH RAL 7043

E2 STUCCO CORNICE TRIM
COLOR: MATCH RAL 7043

C2 PRE-FINISHED ALUMINUM CANOPY
COLOR: MATCH PMS 2411C

G2 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE
COLOR: MATCH PMS 2411C
GLAZING: 1" INSULATED CLEAR GLASS

E1 3-LAYER STUCCO SYSTEM
TEXTURE TO MATCH DRYVIT LIMESTONE
PAINT: SHERWIN WILLIAMS SW 7517 'RIVER'S EDGE'

F1 FIBERGLASS REINFORCED PANEL
MFR: FORMGLAS, FORMGLAS FRP
FINISH: BASF UNO, COLOR: MATCH PMS 2307C

G1 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE
FINISH: POWDERCOAT, COLOR: COLONIAL WHITE
GLAZING: 1" INSULATED CLEAR GLASS

S1 ALUMINUM WOOD LOOK
KNOTWOOD, CLADDING SYSTEM
COLOR: WHITE ASH

S2 ALUMINUM WOOD LOOK
KNOTWOOD, SELF MATING CLADDING SYSTEM
COLOR: WHITE ASH

EXTERIOR MATERIALS:

- B1 LEDGESTONE VENEER; CORONADO STONE
1 1/2" THICK, EASTERN MOUNTAIN LEDGE
COLOR: CHESTNUT
- C1 PRE-FINISHED METAL COPING
COLOR: MATCH RAL 7043
- C2 PRE-FINISHED ALUMINUM CANOPY
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KNOTWOOD, CLADDING SYSTEM
COLOR: WHITE ASH
- S2 ALUMINUM WOOD LOOK
KNOTWOOD, SELF MATING CLADDING SYSTEM
COLOR: WHITE ASH

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

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ALVENYER & ASSOC., LLC
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ENGINEER: ELECTRICAL
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Y. V. KULKARNI
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39871 SPANISH BAY PLACE
DAVIS, CA 95618
PHONE: 602.432.8788
FAX: 408.465.9855
YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

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EXTERIOR COLOR ELEVATIONS

Project Number:

Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM DPM DM CPM:
DC JK IO JM

A8

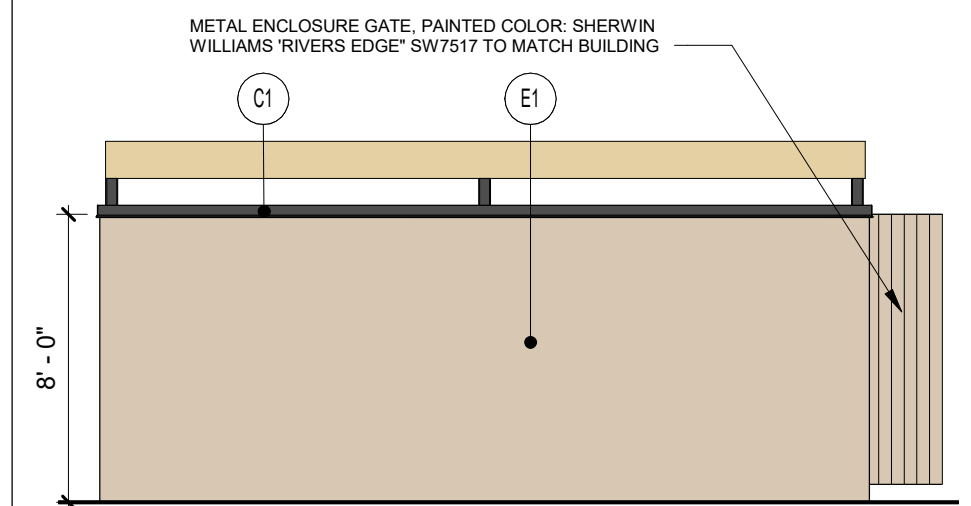
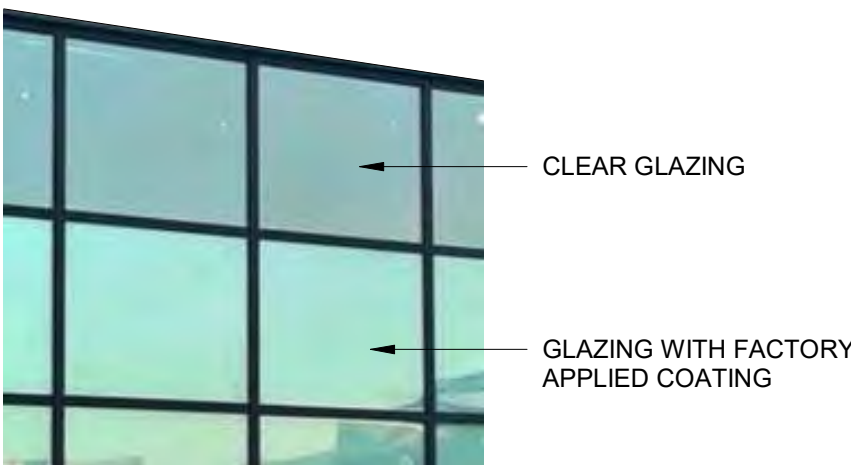


6 TRASH ENCLOSURE PERSPECTIVE

SPANDREL GLAZING SPEC:

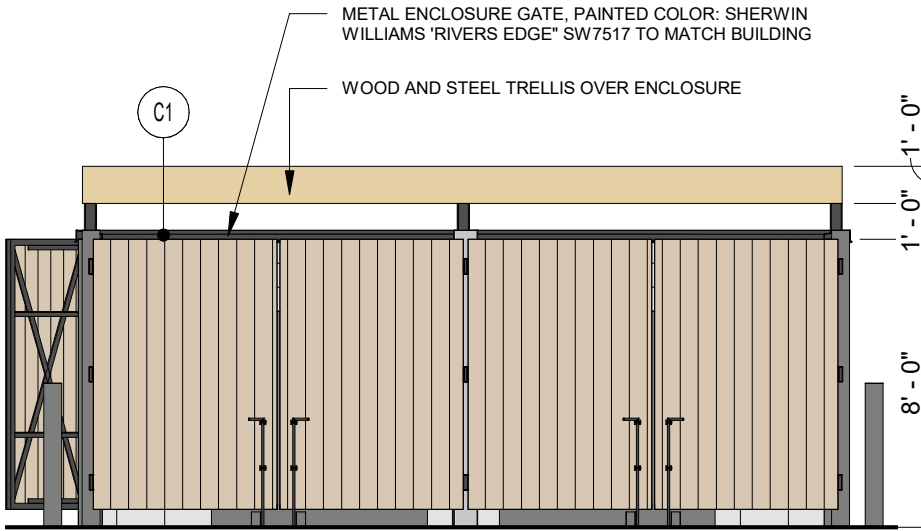
MFR: ICD HIGH PERFORMANCE COATINGS
COLOR: OPACI-COAT-300, #0-0186 LIGHT WHITE

COATING TO BE FACTORY APPLIED



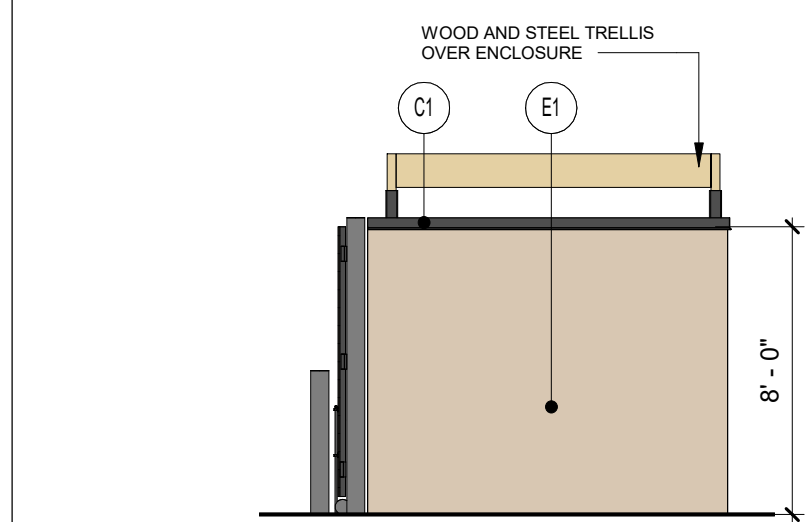
7 TRASH ENCLOSURE REAR

3/16" = 1'-0"



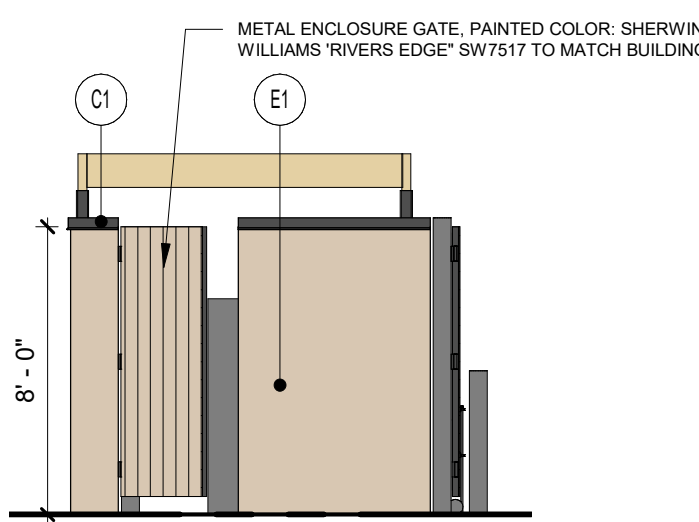
3 TRASH ENCLOSURE FRONT

3/16" = 1'-0"



8 TRASH ENCLOSURE SIDE

3/16" = 1'-0"

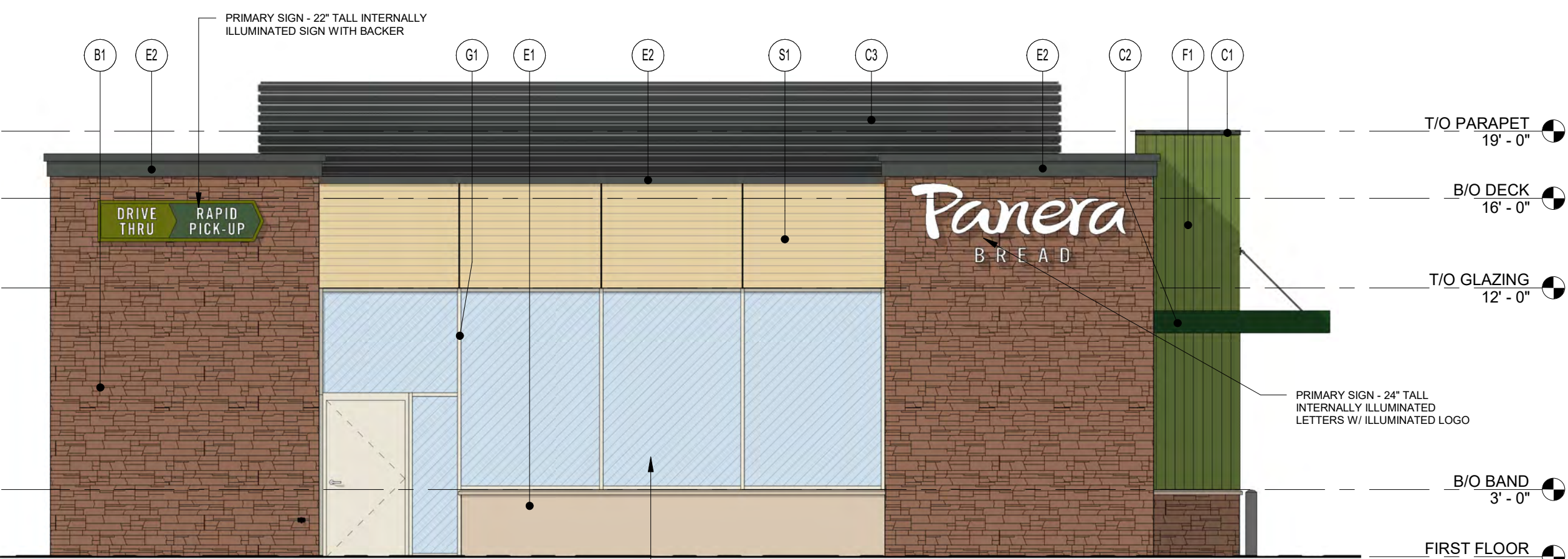


4 TRASH ENCLOSURE SIDE

3/16" = 1'-0"

2/2/2022 3:53:54 PM

22 NORTH ELEVATION
3/16" = 1'-0"



23 EAST ELEVATION
3/16" = 1'-0"



24 SOUTH ELEVATION
3/16" = 1'-0"

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2/2/2022 3:54:41 PM



22 VIEW FROM NORTHWEST



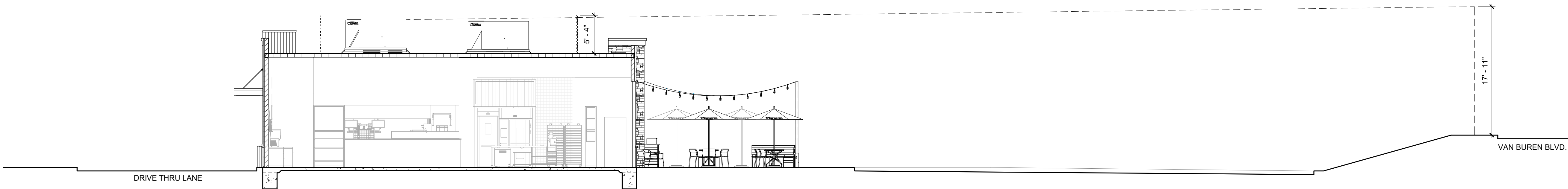
10 VIEW FROM SOUTHWEST



23 VIEW FROM NORTHEAST



11 VIEW FROM SOUTHEAST 1



24 LINE OF SIGHT DIAGRAM
1/8" = 1'-0"

PG 2015.06

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

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ENGINEER: ELECTRICAL
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FAX: 408.465.8855
YASHAVECO@GMAIL.COM

Professional Seal:



Project Title:

ENTITLEMENT SUBMITTAL

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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No.	Description	Date
1	ENTITLEMENT DOCS.	10/08/21
2	REV. ENTITLEMENTS DOCS.	01/12/22
3	REV. ENTITLEMENTS DOCS.	02/01/22

3D VIEW / LINE OF
SIGHT

Project Number:

Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM:

DC

DPM:

JK

DM:

IO

CPM:

JM

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VIEW FROM WEST



VIEW FROM NORTHWEST

PS 2019.06



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

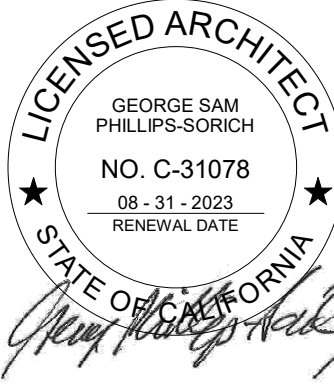
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ENGINEER: ELECTRICAL
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REV. ENTITLEMENTS DOCS.		02/01/22

RENDERINGS

Project Number:

Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM:

DC

DPM:

JK

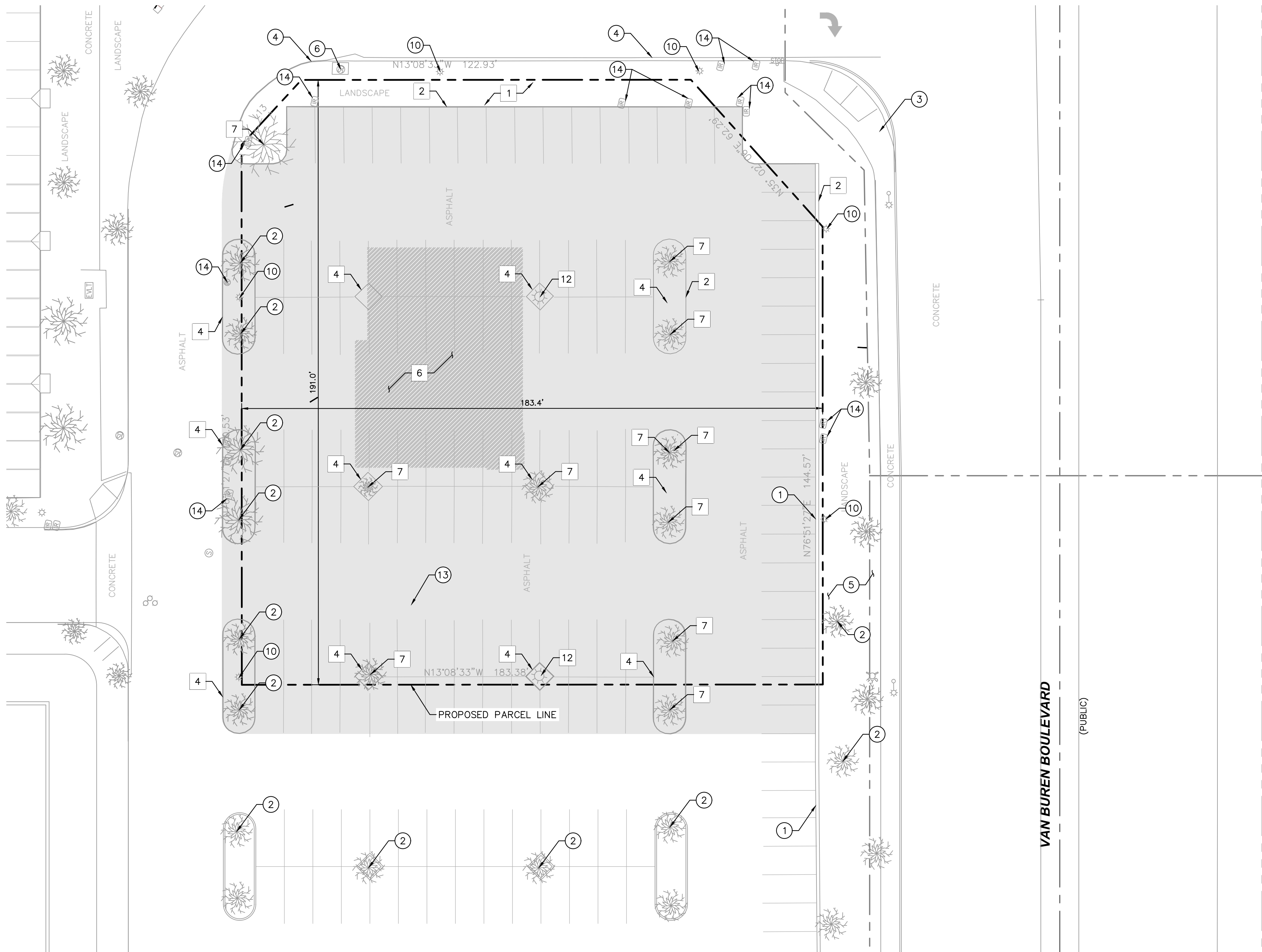
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CPM:

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GENERAL DEMOLITION NOTES

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
2. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SOIL MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
6. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
7. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS AND STREETS.
9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
10. DEMOLITION IS LIMITED TO WITHIN THE DEMOLITION LIMIT LINE UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.
12. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 AND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
13. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
14. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
15. SEE SHEET C3.0 - EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
16. CONTRACTOR TO ADJUST GRADE OF ANY RIMS/COVERS TO THE FINISHED ELEVATIONS OF EXISTING UTILITIES TO REMAIN.
17. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
18. MONITORING WELLS TO BE REMOVED PRIOR TO BEGINNING OF CONSTRUCTION.
19. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
20. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THIS PLAN FOR THE LIMITS OF ASPHALT REMOVAL. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
21. THE CONTRACTOR SHALL REFER TO THIS PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
22. CONTRACTOR SHALL ADJUST GRADE OF ANY RIMS/COVERS TO THE FINISHED ELEVATIONS OF EXISTING UTILITIES TO REMAIN.

LEGEND

- PROPOSED PARCEL LINE
- CENTER LINE
- DEMOLITION LIMIT LINE ON-SITE
- SAWCUT AND JOIN
- CONSTRUCTION FENCE WITH GREEN SCREEN
- EXISTING STORM DRAIN LINE
- LIMITS OF EARTHWORK PREPARATION FOR PROPOSED BUILDING. REFER TO SITE PREPARATION SECTION ON GEOTECHNICAL REPORT FOR MORE INFORMATION
- EXISTING ASPHALT PAVEMENT TO BE REMOVED

DEMOLITION NOTES

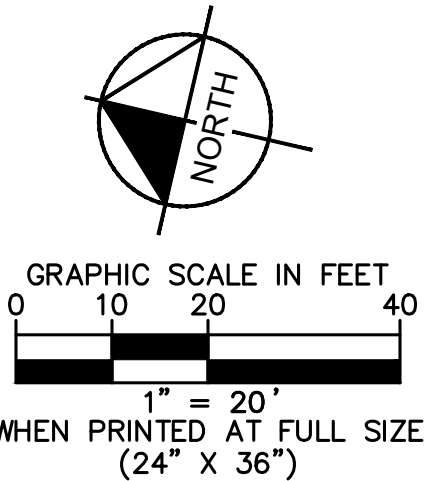
- 1 REMOVE EXISTING LANDSCAPE.
- 2 REMOVE EXISTING CURB / CURB & GUTTER.
- 3 REMOVE EXISTING SIDEWALK.
- 4 REMOVE EXISTING ISLAND PLANTER.
- 5 PROPOSED TRASH ENCLOSURE FOOTPRINT (INCLUDES CONCRETE APPROACH).
- 6 PROPOSED BUILDING.
- 7 REMOVE EXISTING TREE.
- 8 REMOVE PUBLIC EXISTING SIDEWALK/CURB RAMP.
- 9 REMOVE PUBLIC EXISTING CURB / CURB & GUTTER.
- 10 INSTALL TEMPORARY PEDESTRIAN BARRIERS DURING WORK IN PUBLIC R/W.
- 11 REMOVE EXISTING STOP SIGN AND POST. SAVE FOR REINSTALLATION
- 12 REMOVE EXISTING LIGHT POLE
- 13 REMOVE EXISTING CURB INLET. INSTALL TEMPORARY CAP ON STORM DRAIN LINE FOR FUTURE CONNECTION.

PROTECTION NOTES

- 1 PROTECT-IN-PLACE EXISTING CURB / CURB & GUTTER.
- 2 PROTECT-IN-PLACE EXISTING TREE.
- 3 PROTECT-IN-PLACE EXISTING PUBLIC SIDEWALK.
- 4 PROTECT-IN-PLACE EXISTING PUBLIC CURB & GUTTER.
- 5 PROTECT-IN-PLACE EXISTING LANDSCAPE.
- 6 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.
- 7 EXISTING TRANSFORMER TO BE REUSED.
- 8 PROTECT-IN-PLACE EXISTING MONUMENT SIGN.
- 9 PROTECT-IN-PLACE EXISTING COLUMN.
- 10 PROTECT-IN-PLACE EXISTING LIGHT POLE.
- 11 PROTECT-IN-PLACE EXISTING TRAFFIC SIGNAL.
- 12 PROTECT-IN-PLACE EXISTING ELECTRICAL HANDHOLE.
- 13 PROTECT-IN-PLACE EXISTING 6" WATER LINE.
- 14 PROTECT-IN-PLACE OR RELOCATE EXISTING IRRIGATION VALVE

EXISTING UTILITY NOTE

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Bakery-Cafe:

#6134

SYSTEM: G4

Project Team:

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Kimley»Horn

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Professional Seal:



12/16/2021

Project Title:

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RIVERSIDE, CA 92508



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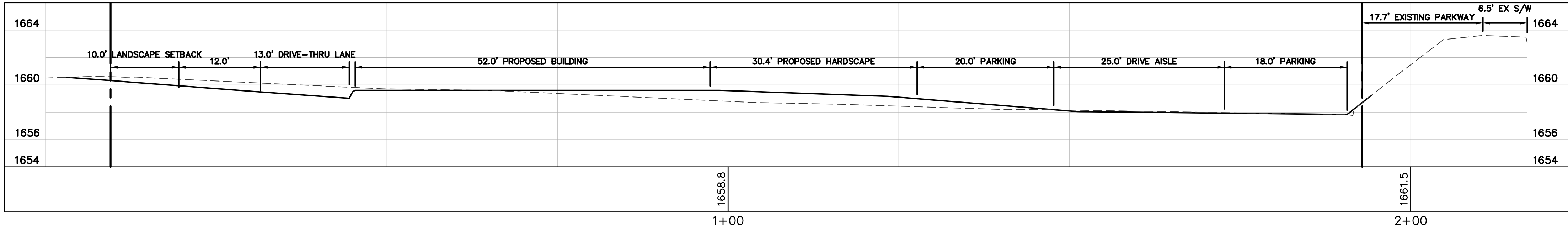
DEMOLITION PLAN

Project Number: NICH18.0268.00
Drawn By:
Author:
Issue Date: 12/14/18
DPM: JK
DM: DC
CPM: ME

C4.0

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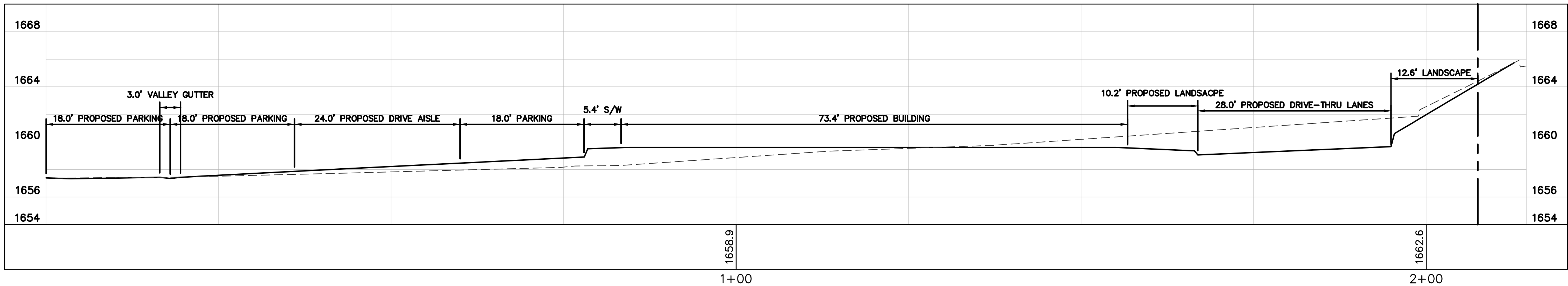
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SECTION A-A

HORIZONTAL SCALE 1"=10"

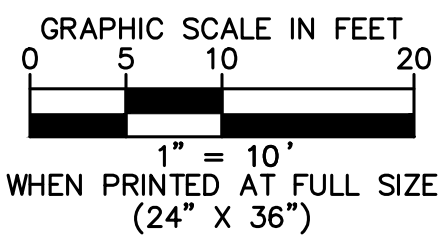
VERTICAL SCALE 1"=2'



SECTION B-B

HORIZONTAL SCALE 1"=10"

VERTICAL SCALE 1"=2'



Bakery-Cafe:

#6134

SYSTEM: G4

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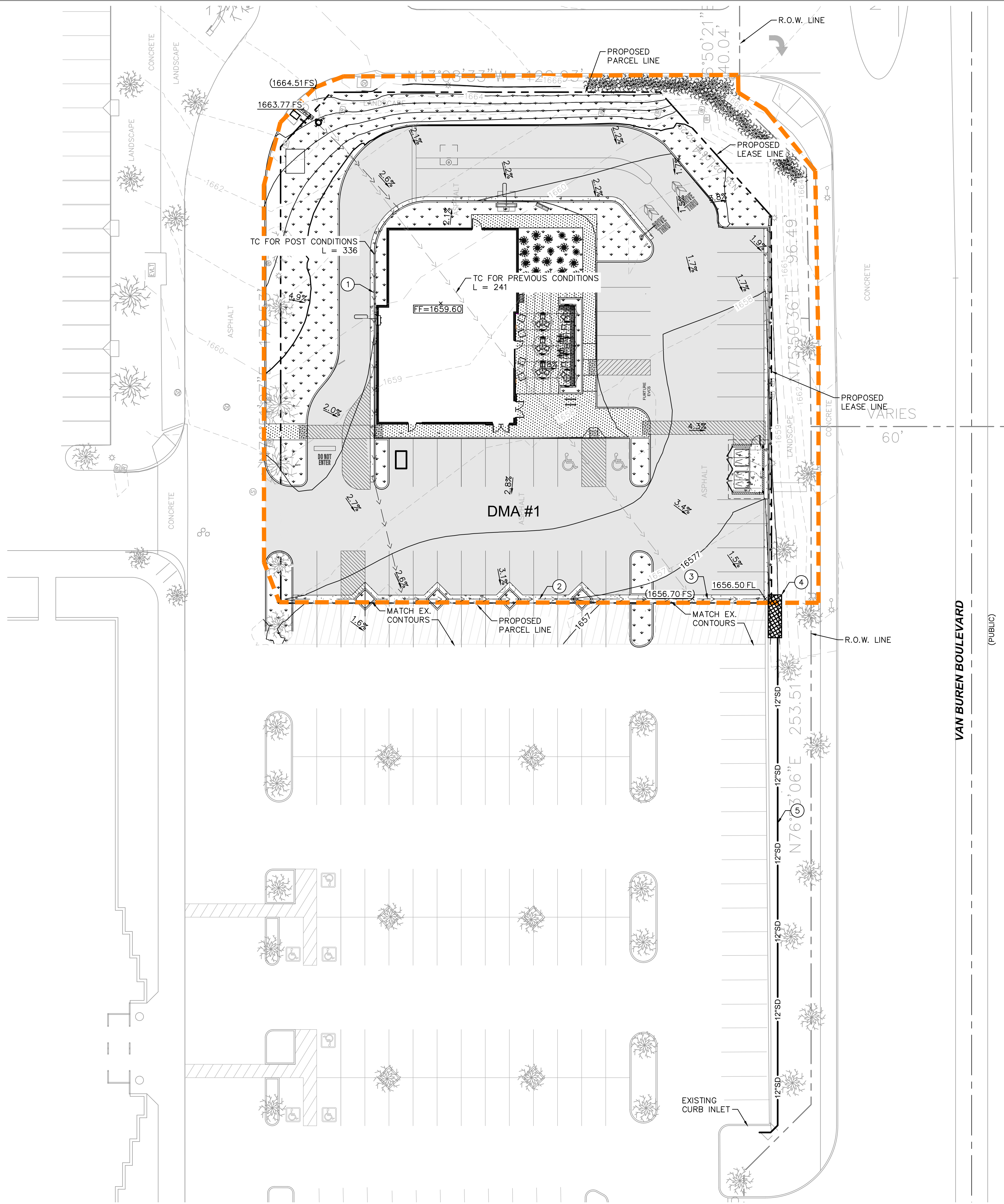
GRADING PROFILES

Project Number:	Sheet Number:
NICH18.0268.00	
Drawn By:	
Author:	
Issue Date:	
12/14/18	
DPM:	DM: CPM:
JK	DC ME

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LEGEND

	PROPERTY LINE
	STREET CENTER LINE
	LEASE LINE
	EASEMENT LINE
	PROPOSED STORM DRAIN LINE
	STANDARD DUTY SIDEWALK PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	RIDGE LINE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	STANDARD DUTY ASPHALT CONCRETE PAVEMENT
	MILL AND OVERLAY EXISTING ASPHALT PAVEMENT
	LANDSCAPE AREA
	DENOTES DRAINAGE AREA

EXISTING UTILITY NOTE

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DMA #	BMP ID#	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP PROVIDED	EFFECTIVE IMPERVIOUS FRACTION (I)	COMPOSITE RUNOFF FACTOR (C)	DCV (CF)	PROPOSED VOLUME (CF)
1	BMP-1A	39800	28195	0	MODULAR WETLAND	1.0	0.89	1250	3812
1	BMP-1B		0	11605		0.30	0.2250		

DRAINAGE NOTES

1. INSTALL CURB AND GUTTER PER DETAIL ON SHEET C6.0
2. INSTALL VALLEY GUTTER PER DETAIL ON SHEET C6.0
3. INSTALL GRATE INLET WITH AQUA-GUARDIAN TRASH GUARD OR APPROVED EQUAL PER DETAIL (C6.3)
4. INSTALL MODULAR WETLAND PER DETAIL (C6.3)
5. INSTALL 12" PVC STORM DRAIN LINE

Bakery-Cafe:

#6134

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WQMP SITE PLAN

Project Number:

NICH18.0268.00

Drawn By:

Author:

Issue Date:

12/14/18

DPM:

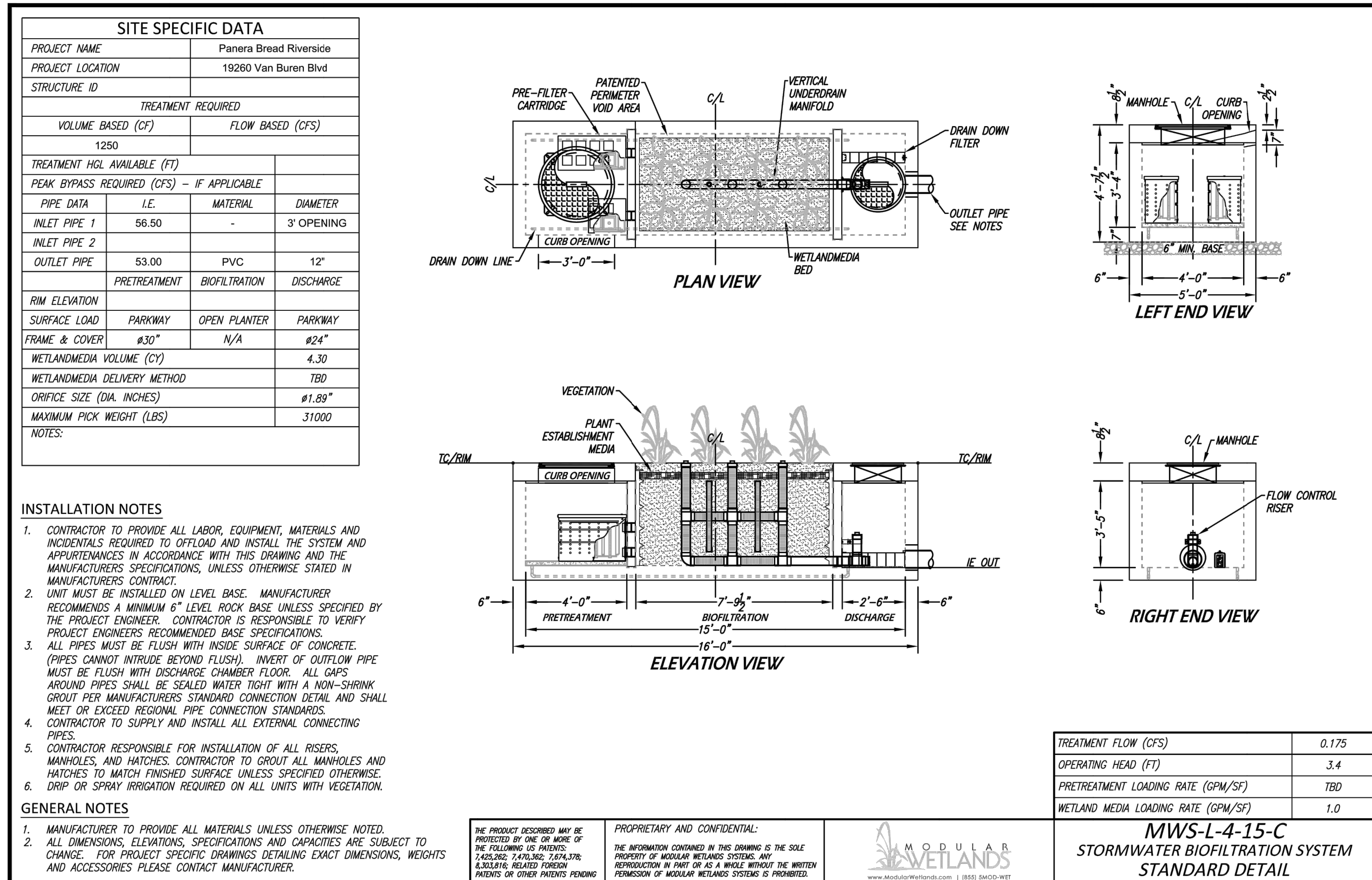
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Sheet Number:

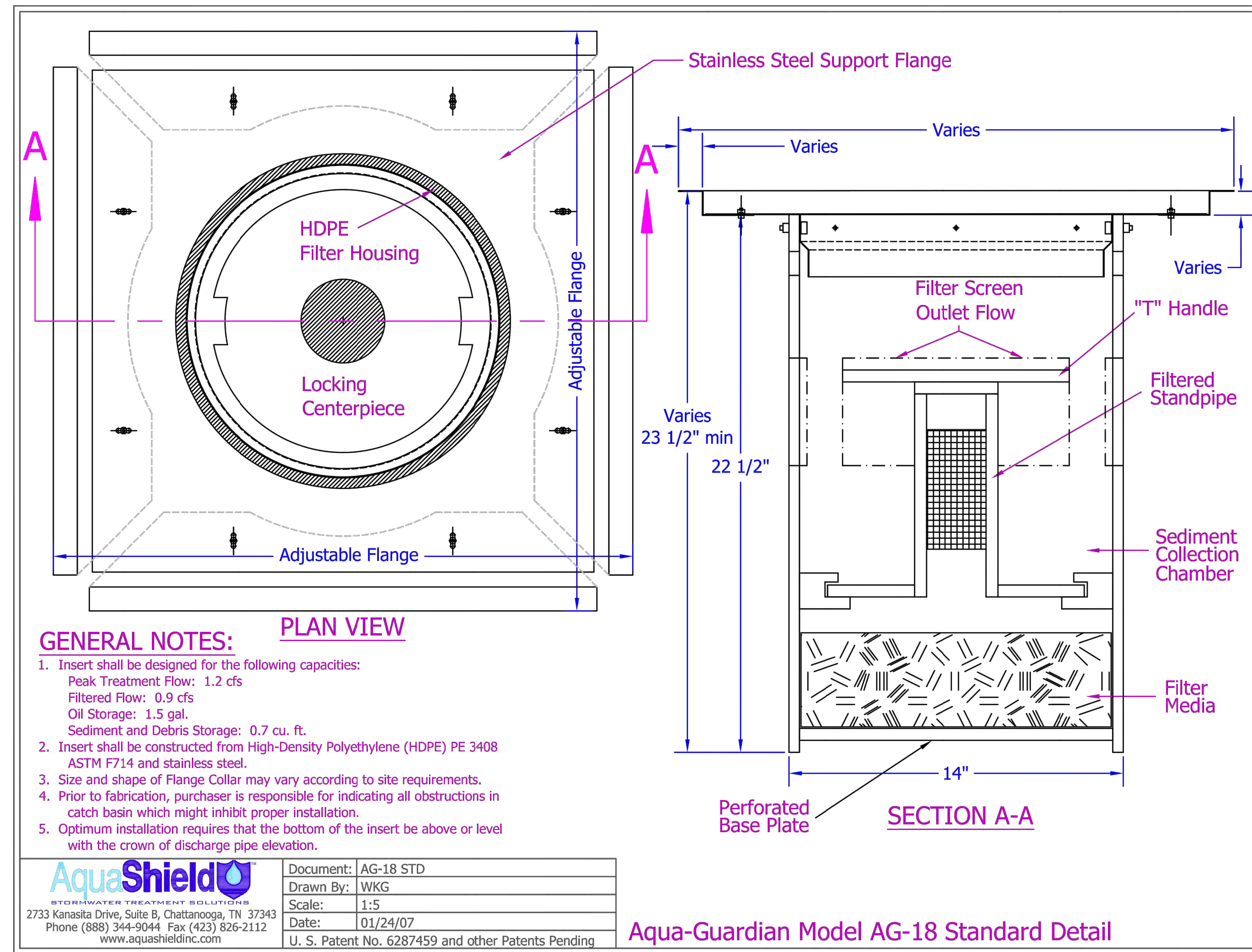
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CPM:

ME



MODULAR WETLANDS STANDARD DETAIL (FOR REFERENCE ONLY)
N.T.S. - SITE SPECIFIC DETAIL TO BE INCLUDED WITH FINAL DESIGN



Aqua-Guardian Model AG-18 Standard Detail

AQUA-GUARDIAN STANDARD DETAIL (FOR REFERENCE ONLY)
N.T.S. - SITE SPECIFIC DETAIL TO BE INCLUDED WITH FINAL DESIGN

Bakery-Cafe:

#6134

SYSTEM: G4

Project Team:

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WQMP DETAILS

Project Number:

Sheet Number:

NICH18.0268.00

Drawn By:

Author _____
Issue Date: _____

12/14/18

DPM:

JK

- Proc

C6.3

12/14/18

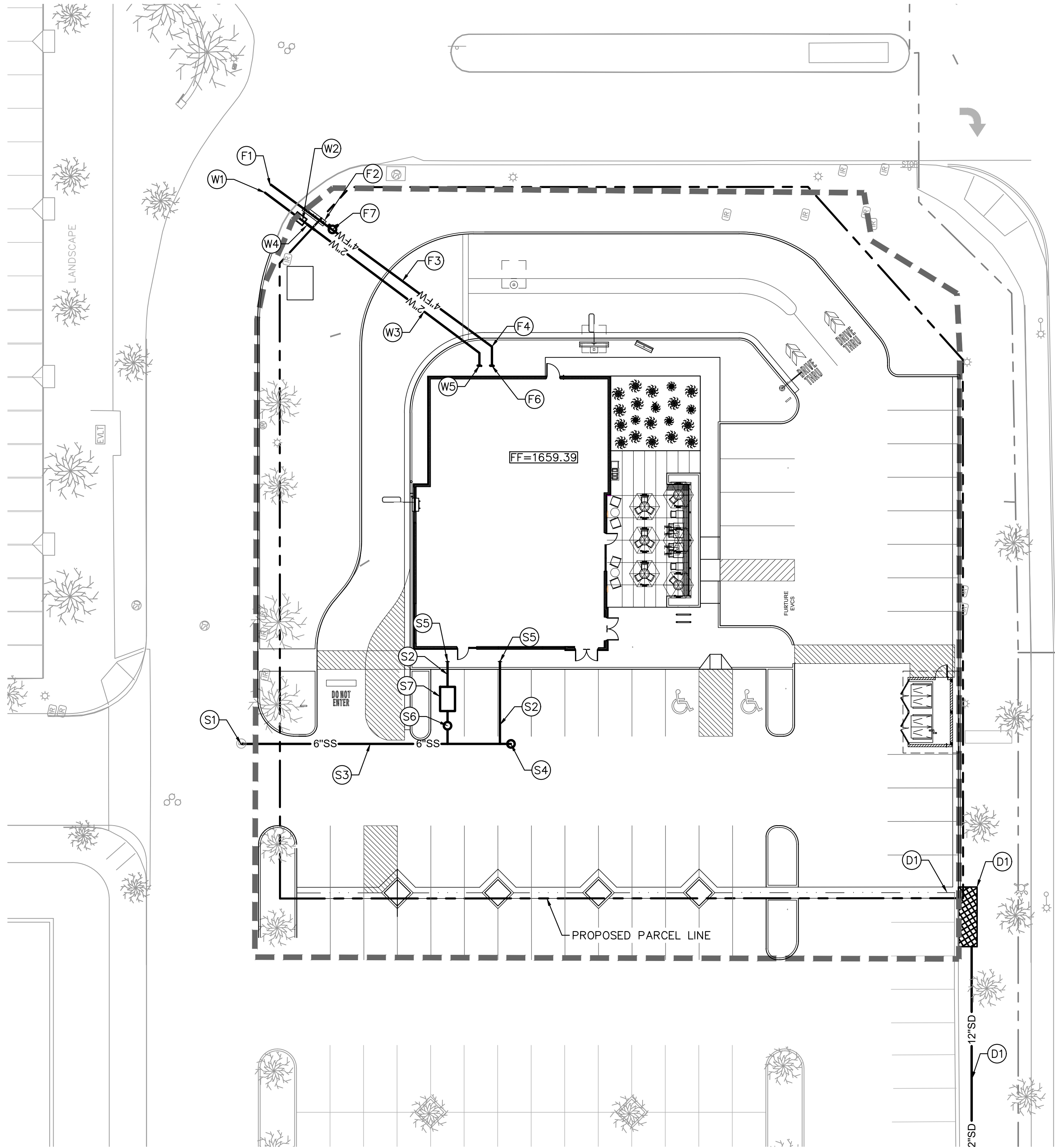
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DOMESTIC WATER

- (W1) TAP INTO EXISTING WATER MAIN. TAP AND METER TO BE INSTALLED BY SEPARATE PERMIT.
- (W2) INSTALL 2" WATER METER BY SEPARATE PERMIT.
- (W3) INSTALL 2" PVC SCH. 80 DOMESTIC WATER PIPE.
- (W4) INSTALL 2" BACKFLOW PREVENTER.
- (W5) BUILDING POINT OF CONNECTION (5'-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

- (F1) HOT TAP TO EXISTING WATER MAIN. LATERAL TO BE INSTALLED PER SEPARATE PERMIT.
- (F2) INSTALL 4" BACKFLOW PREVENTER
- (F3) INSTALL 4" PVC C-900, CLASS 150, FIRE WATER LINE.
- (F4) INSTALL LINE SIZE PVC-900, CLASS 150, 45° BEND WITH THRUST BLOCK
- (F5) INSTALL POST INDICATOR VALVE
- (F6) BUILDING POINT OF CONNECTION
- (F7) INSTALL FIRE DEPARTMENT CONNECTION (FDC)

STORM DRAIN

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO GRADING AND DRAINAGE PLAN FOR DESIGN INFORMATION.

SEWER

- (S1) CONNECT TO EXISTING MANHOLE. CONTRACTOR TO VERIFY EXISTING MANHOLE INVERT ELEVATIONS PRIOR TO INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.
- (S2) INSTALL 4" SDR-35 PVC SEWER AT MINIMUM 2% SLOPE.
- (S3) INSTALL 6" SDR-35 PVC SEWER AT MINIMUM 2% SLOPE.
- (S4) INSTALL SEWER CLEANOUT PER DETAIL 10, SHEET C8.1.
- (S5) BUILDING POINT OF CONNECTION. INSTALL 2-WAY CLEANOUT. REFER TO PLUMBING PLANS FOR CONTINUATION.
- (S6) INSTALL JENSEN PRECAST SAMPLE BOX.
- (S7) INSTALL JENSEN PRECAST 1500 GAL. GREASE INTERCEPTOR. REFER TO MEP PLANS FOR MORE INFORMATION.

LEGEND

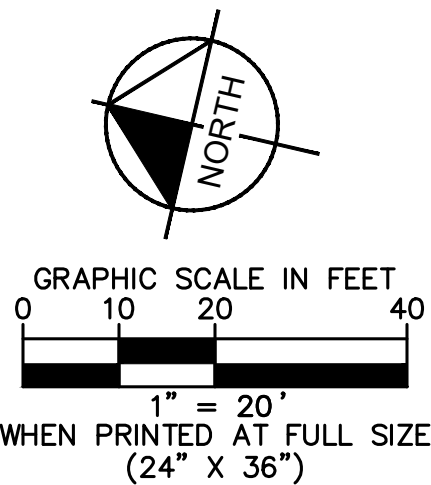
- PROPERTY LINE / RIGHT OF WAY
- LEASE LINE
- CENTER LINE
- EASEMENT OR SETBACK LINE
- CIVIL LIMIT OF WORK LINE
- SS PROPOSED SANITARY SEWER PIPE
- GW PROPOSED GREASE WASTE PIPE
- SD PROPOSED STORM DRAIN PIPE
- W PROPOSED WATER PIPE
- FW PROPOSED FIRE WATER PIPE
- G PROPOSED GAS PIPE
- E PROPOSED PRIMARY ELECTRICAL CONDUIT
- PROPOSED POINT OF CONNECTION (© BLDG)
- PROPOSED POINT OF CONNECTION (TO EXISTING)
- PROPOSED REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED 45° BEND WITH THRUST BLOCK

EXISTING UTILITY NOTE

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UTILITY SCREENING NOTE

REFER TO LANDSCAPE ARCHITECT'S PLAN FOR VEGETATIVE SCREENING OF ALL DOMESTIC WATER METERS, BACKFLOW PREVENTERS AND UTILITY CABINETS. BACKFLOW PREVENTERS WILL NOT BE PAINTED SINCE THEY ARE SCREENED BY LANDSCAPING. WATER METERS WILL BE INSTALLED IN THE NEW PUBLIC SIDEWALK AND ARE UNDER A SEPARATE PERMIT. COLOR SHALL BE STANDARD PER CITY OF RIVERSIDE PUBLIC UTILITIES.



Bakery-Cafe:

#6134

SYSTEM: G4

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WWW.KIMLEY-HORN.COM

Professional Seal:



12/16/2021

Project Title:

ENTITLEMENT REVIEW

Bakery Cafe #6134
VAN BUREN BLVD &
TRAUTWEIN RD
RIVERSIDE, CA 92508



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No.	Description	Date
	ENTITLEMENT REVIEW	12/14/18

UTILITY PLAN

Project Number:	Sheet Number:
NICH18.0268.00	
Drawn By:	
Author:	
Issue Date:	
12/14/18	
DPM:	DM: CPM:
JK	DC ME

C7.0



KIESEL-DESIGN

Kiesel Landscape
Architecture Inc.

422 E Main Street
Ventura, CA 93001
(p) 805.947.0730
Jack@kieseldesign.com
CL# 5206

Bakery Cafe # 6134

Van Buren Blvd. & Trautwein Rd.
Riverside , CA 92508

Revisions:

#	DATE	NAME
01.14.22		Entitlement Resubmittal



Type: Entitlement Resubmittal

Submission Date:

Dec. 19, 2018

Drawn By:

NAME DATE
T. Slininger 01/2022

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Title:

Preliminary
Landscape Plan

Sheet Number:

L0.1



Plant Legend

Symbols Botanical Name

Trees

Chitalpa 'Pink Dawn' (standard)

Common Name

Chitalpa

Size

Qty

Mature Height

Size Width

WUCOLS

24" box

6

15 - 20 ft

20 - 30 ft

Low

Jacaranda mimosifolia (standard)

Jacaranda

36" box

4

15 - 35 ft

20 - 35 ft

Med

Shrubs

Caesalpinia pulcherrima

Red Bird of Paradise

15 gal

4

8 to 10 ft

8 to 10 ft

Med

Grevillea lanigera 'Prostrate'

Prostrate Woolly Grevillea

5 gal

66

12 - 18 in

3 - 4 ft

Low

Lantana camara 'Dallas Red'

Lantana 'Dallas Red'

5 gal

44

2 - 4 ft

2 - 4 ft

Low

Leucophyllum candidum

Violet Silverleaf

15 gal

16

3 ft

3 ft

Low

Ligustrum japonicum 'texanum'

Texas privet

5 gal

79

8 - 12ft

6 - 8ft

Low

Succulents

Agave weberi 'Arizona Star'

Variegated Weber Agave

15 gal

18

4 - 5 ft.

6 - 8 ft.

Low

Dasyllirion wheeleri

Spoon Yucca

5 gal

9

4 - 6 ft.

3 - 4 ft.

Low

Hesperaloe parviflora

Red Yucca

15 gal

88

3 - 4 ft

4 - 5 ft

Low

Grasses

Muhlenbergia emersleyi 'El Toro'

El Toro Muhly

5 gal

38

2 - 3 ft

2 - 3 ft

Low

Total

372

Materials Legend

Material

Size

Area

Natural colored concrete W/ double bladed saw cut joints.
Finish: TOPCAST ® #05

N/A

2,430 SF

*Integral Colored Concrete Supplier: Direct Colors <https://www.directcolors.com/>

*All planters shall have 3" chocolate brown bark mulch supplied from Agriscape

Proposed Notes

- (P) pre order board per architect
- (P) bike rack
- (P) garbage enclosure
- (P) transformer
- (P) order board per architect

Existing Notes

- (E) Liquidambar styraciflua
- (E) ROW landscape to remain
- (E) Agonus flexosa to remain
- (E) Ginkgo tree to remain
- (E) Row of Dwarf Lagerstroemia to remain
- (E) light fixture to remain
- (E) landscape and shrubs to remain

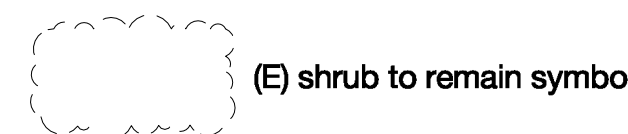
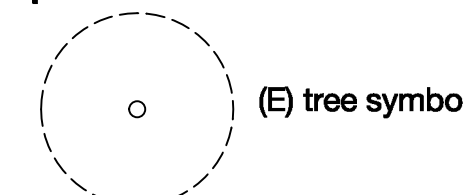
Tree Requirement Calculations
per Predevelopment Findings

1. In parking areas (1) tree for every (4) parking spaces

of (P) trees required = 14
of (P) trees provided= 16

Existing Tree Protection
& Removal Notes

All existing plant material to remain and be
protected unless otherwise noted.





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Trees



Chitapla 'Pink Dawn'



Jacaranda mimosifolia

Succulents



Agave weberi 'Arizona Star'



Dasylirion wheeleri



Hesperaloe parviflora

Shrubs



Caesalpinia pulcherrima



Grevillea lanigera 'Prostrate'



Lantana camara 'Dallas Red'



Leucophyllum 'Thunder Cloud'



Ligustrum japonicum texanum

Grasses



Muhlenbergia emersleyi 'El Toro'

Materials



Bark Mulch

Bakery Cafe # 6134
Van Buren Blvd. & Trautwein Rd.
Riverside , CA 92508

Revisions:

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Type: Entitlement Resubmittal

Submittal Date:
Dec. 19, 2018

Drawn By:

#	NAME	DATE
	T. Slininger	01/2022

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Title:

Preliminary Planting
Images

Sheet Number:

L0.2



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T. Slininger 01/2022

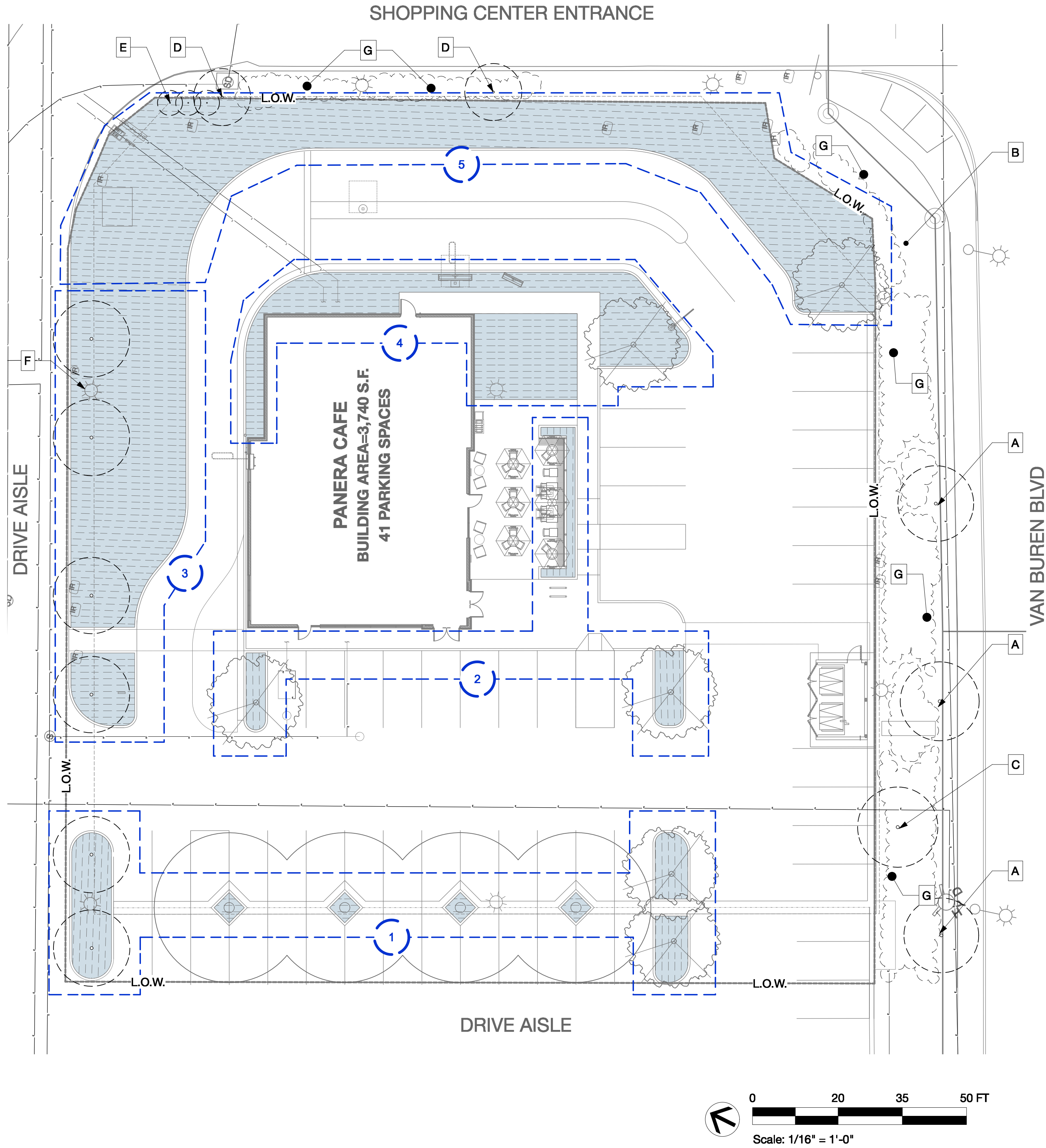
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Title:

Preliminary Irrigation
Zone Plan

Sheet Number:

L0.3



Existing Notes

- A. (E) Liquidambar styraciflua
- B. (E) ROW landscape to remain
- C. (E) Agonus flexosa to remain
- D. (E) Ginkgo tree to remain
- E. (E) Row of Dwarf Lagerstroemia to remain
- F. (E) light fixture to remain
- G. (E) landscape and shrubs to remain

Existing Tree Protection
& Removal Notes

All existing plant material to remain and be protected unless otherwise noted.

- (E) tree symbol
- (E) shrub to remain symbol

Irrigation Hydrozone Legend

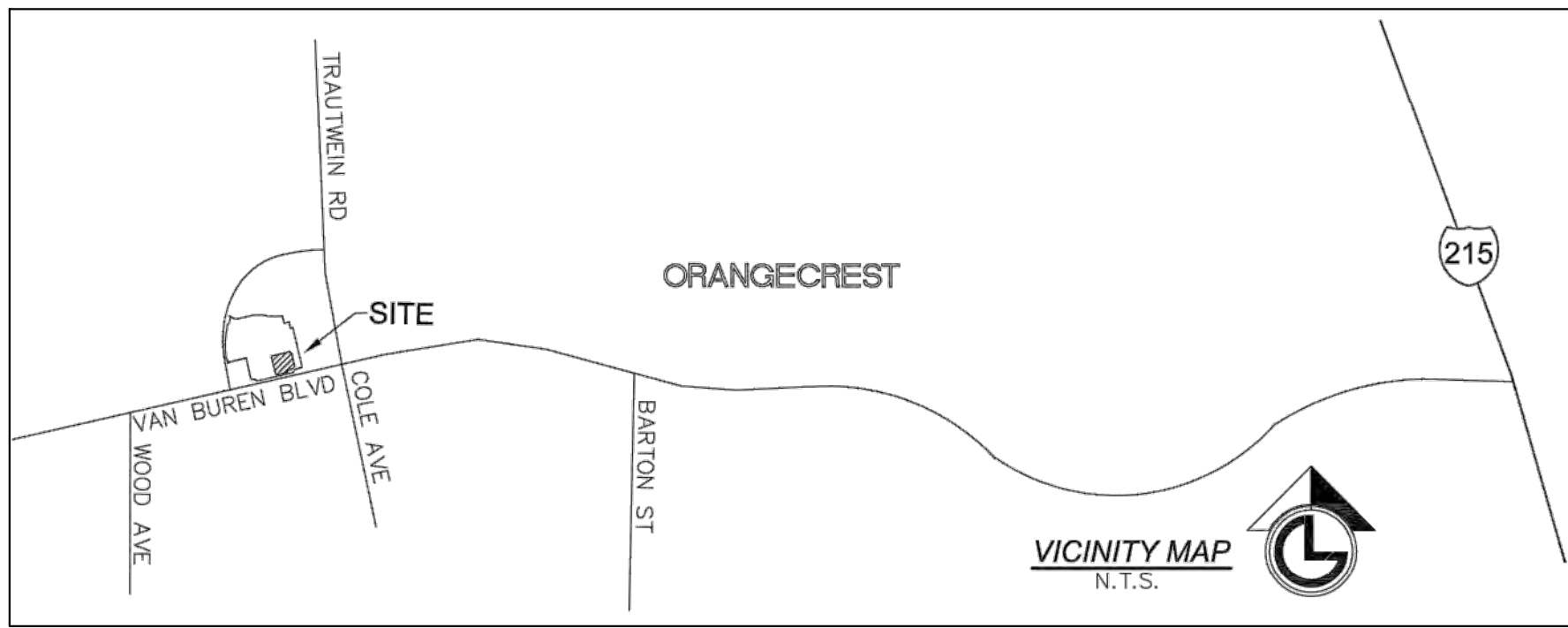
Low water hydrozone
Plant Factor = 0.1-0.3
Landscape Area = 8,114 SF

Irrigation Zone

IRRIGATION NOTES

- The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- In mulched planting areas, the use of low volume water irrigation is required to maximize water infiltration into the roots.
- Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer specifications.
- Head to head coverage is recommended. However, sprinkler spacing shall be set to achieve distribution uniformity using the manufacturer's specifications.
- Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- A dedicated water meter shall be provided for common landscape area.
- A weather base "smart controller": shall be utilized.
- Controller shall be programmed to water in early morning or night.
- A rain sensor shall be installed at each controller
- Water use calculation shall certify conformance with the current requirements.
- Contractor shall obtain soils agronomy test after grading is complete. Landscape architect shall review soils test prior to planting.
- Trees are to be irrigated by bubbler.

TENTATIVE PARCEL MAP 38289
FOR
19260 VAN BUREN BLVD RIVERSIDE, CA



LINE DATA		
NO.	BEARING	DISTANCE
L1	N76°56'20"E	30.13'
L2	N16°12'32"W	2.47'
L3	N31°24'59"E	34.98'
L4	N57°58'52"W	35.40'
L5	N76°57'01"E	25.02'
L6	N02°27'05"E	5.46'
L7	N79°40'58"E	26.10'
L8	N02°41'33"W	25.00'
L9	N39°27'19"W	20.00'
L10	N49°19'36"E	21.31'
L11	N19°04'57"W	21.16'
L12	N76°52'24"E	21.93'
L13	N60°24'39"W	27.86'
L14	N35°02'06"E	62.29'

LOT STATISTICS			
PARCEL	AREA (AC)	AREA (SF)	USE
EXISTING PARCEL 1	7.72	336,342	COMMERCIAL
REMAINING PARCEL 1	6.94	302,476	COMMERCIAL
PROPOSED PARCEL	0.78	33,866	RESTAURANT

LEGEND

- EXISTING TREE
- EXISTING DRAINAGE DIRECTION
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY LINE
- W EXISTING WATER LINE
- E EXISTING ELECTRIC LINE

CURVE DATA			
NO.	RADIUS	DELTA	ARC
C1	160.00'	05°37'05"	15.69'
C2	160.00'	07°37'42"	21.30'

INFORMATION SHOWN HEREON IS BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY ORDER #NCS-838546-SA1, DATED: SEPTEMBER 22, 2021 AS WELL AS A COPY OF EACH INSTRUMENT LISTED THEREIN AFFECTING THE "PROPOSED PARCEL" IS SHOWN HEREON, AND THAT PARCEL 1 OF PM 30369 DESCRIBED IN THIS SURVEY IS THE SAME LAND AS DESCRIBED IN THE TITLE COMMENT INDICATED THEREIN.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THE COMMITMENT IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 OF PARCEL MAP NO. 30369 ON FILE IN BOOK 201 PAGES 77 AND 79 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM 51 PERCENT OF THE OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES UNDERLYING SAID LAND BELOW 500 FEET FROM THE SURFACE OF THE SAME, WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY MARY H. TRAUTWEIN, ET AL, IN DEED RECORDED APRIL 29, 1963 AS INSTRUMENT NO. 42998 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS OR ASSIGNS TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME, AS FOLLOWS:

ALL PREVIOUSLY UNRESERVED MINERALS, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID PROPERTY WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED FEET (500') BELOW THE PRESENT SURFACE OF SAID PROPERTY FOR THE PURPOSE OF PROSPECTING FOR, THE EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES FROM SAID PROPERTY BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OR ANY PORTION THEREOF ABOVE SAID PLANE PARALLEL TO AND FIVE HUNDRED FEET (500') BELOW THE PRESENT SURFACE OF THE SAID PROPERTY FOR ANY PURPOSE WHATSOEVER.

PARCEL B:

NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, AND INCIDENTAL PURPOSES ALL AS DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT RECORDED JUNE 14, 2002 AS INSTRUMENT NO. 02-529730 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TITLE EXCEPTIONS/EXCLUSIONS

5. AN EASEMENT TO EASTERN MUNICIPAL WATER DISTRICT FOR PIPELINES, CONDUITS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1955 IN BOOK 1702, PAGE 467 OF OFFICIAL RECORDS. MAY AFFECT SURVEY AREA, DOCUMENT NOT PROVIDED.

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED MAY 8, 1986 AS INSTRUMENT NO. 88-106390 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED OCTOBER 7, 1988 AS INSTRUMENT NO. 88-291315 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DECLARANT'S RIGHTS UNDER SAID COVENANTS, CONDITIONS AND RESTRICTIONS WAS ASSIGNED TO ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP BY ASSIGNMENT RECORDED DECEMBER 3, 1996 AS INSTRUMENT NO. 96-457397 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

8. AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 28863 FOR PUBLIC UTILITY, AVIGATION AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT AND INCIDENTAL PURPOSES. RECORDED DECEMBER 16, 1998 ON FILE IN BOOK 276, PAGE 6-10, OF TRACT MAPS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

9. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT ESTABLISHING EASEMENTS FOR INGRESS, EGRESS, PARKING AND UTILITIES" RECORDED MAY 17, 2002 AS INSTRUMENT NO. 02-261304 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS ON FUTURE USES OF THE PROPERTY" RECORDED MAY 17, 2002 AS INSTRUMENT NO. 02-261305 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AVIGATION EASEMENT AND RELEASE" RECORDED JANUARY 10, 2002 AS INSTRUMENT NO. 02-18063 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OPERATING AND EASEMENT AGREEMENT" RECORDED JUNE 14, 2002 AS INSTRUMENT NO. 02-329730 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

13. EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM ORANGECREST HILLS, L.P., A WASHINGTON LIMITED PARTNERSHIP, AS GRANTOR, TO KOHL'S DEPARTMENT STORES, INC., A DELAWARE CORPORATION, AS GRANTEE, RECORDED JUNE 14, 2002 AS INSTRUMENT NO. 2002-329729 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

OWNER

KOHL'S DEPARTMENT STORES, INC.
N56 W1700 RIDGEWOOD DRIVE
MENOMONEE FALLS, WI 53051
P: 262-703-7000

ADDRESS

19260 VAN BUREN BLVD
RIVERSIDE, CA 92508
ASSESSOR'S PARCEL NO.
284-020-011-6

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE EAST LINE OF PARCEL 1 OF PM 30369, I.E. N13°06'17"W.

BASIS OF ELEVATIONS

BASIS OF ELEVATIONS
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF RIVERSIDE BENCHMARK "EB-C3", P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD.

CIVIL ENGINEER & MAP PREPARER

KIMLEY-HORN
1100 TOWN AND COUNTRY RD, SUITE 700
ORANGE, CA 92666
P: 714-705-1360
CONTACT: HUNTER STARKEY
CALIFORNIA P.E. C 87821
SURVEYOR
LG LAND SURVEYING, INC.
30355 CALLEJO FELIZ TER
VALLEY CENTER, CA 92082
P: 619-535-1172
CONTACT: JOHN P. GERVAIS

APPLICANT

COSTANZO INVESTMENTS
17 CORPORATE DRIVE, SUITE 250
NEWPORT BEACH, CA 92660
P: 949-566-8020
CONTACT FOR APPLICANT:
TAIT & ASSOCIATES
714-560-8678
GREG FICK

THE CONTOURS/TOPO/ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEY AND MEASUREMENTS PERFORMED ON 04/29/2019, BY LG LAND SURVEYING, INC. RCE/LS NO. 8674.



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

WATER
WESTERN MUNICIPAL WATER DISTRICT
14205 MERIDIAN PARKWAY
RIVERSIDE, CA 92518
951.571.7100

SANITARY
CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522

GAS
SOUTHERN CALIFORNIA
GAS COMPANY
714.296.9067

ELECTRIC
CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522

THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS CONDUCTED BY LG LAND SURVEYING IN NOVEMBER OF 2017.

K:\09A_LDE\194020003 - Cj Peters - Riverside\CAD\Exhibits\TPM-194020003.dwg, Layout: Tentative Parcel Map, Mar 14, 2022 - 3:57pm, Caroline Armstrong
XREFS: esurfEG-194020003 boundary-194020003 survey-194020003 xref-194020003 xref-194020003 xref-194020003 xref-194020003 xref-194020003
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PROJECT NO.
TPM-194020003

DRAWING NAME
TPM-194020003

1 OF 2

REVISION

BY DATE

APPR.

NO.

939-1030

700

92868

(714)

1100 Town and Country Road, Suite 700

Orange, California 92868

Engineering, Planning, and

Environmental Consultants

Kimley»Horn

DATE: 03/01/2022

DESIGNED BY: HS

DRAWN BY: CA

CHECKED BY: HS

SCALE (H): 1"=40'

SCALE (V): NONE

GRAPHIC SCALE IN FEET

0 20 40 80

1" = 40'

PRINTED AT FULL SIZE

(24" X 36")

WHEN

87821

CEN NO.

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER

WINTER STARKEY

037821

STATE OF CALIFORNIA