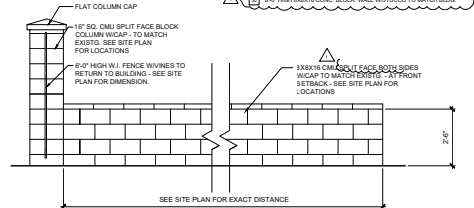
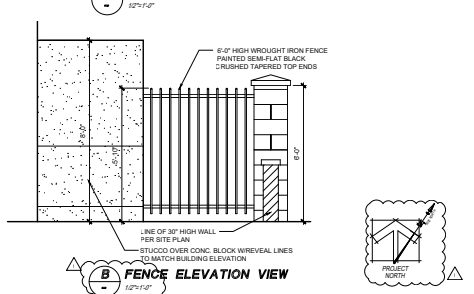


KEYNOTES

- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY - 5% MAX. SLOPE
- 2 7% MAX. SLOPE
- 3 ACCESSIBLE PATH OF TRAVEL - 5% MAX. SLOPE 2% MIN. CROSS SLOPE
- 4 UNAUTHORIZED PARKING IN ACCESSIBLE SPACES - 1" SIGNAGE
- 5 CURB RAMP WITH YELLOW TRUNCATED CONES
- 6 ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" SIGNAGE AND REMARK FINE SIGNAGE
- 7 CONVALENT
- 8 ACCESSIBLE VAN PARKING STALL
- 9 METERMAIN SWITCHBOARD CABINET
- 10 ACCESSIBLE ASILE
- 11 BUILDING ACCESSIBLE ENTRY SIGNAGE
- 12 10' TRASH ENCLOSURE
- 13 STRIPED WALKWAY AT DRIVE ASILE
- 14 3 CYCLE PARKING RACK
- 15 NEW DRIVE WAY
- 16 LOADING SPACE - SIZE PER CITY STANDARDS
- 17 PARKING SPACE LABELLED "CLEAN AIR / VAPOROL"
- 18 NEW MONUMENT SIGN, INDEPENDENT PERMIT
- 19 ALL ELECTRIC VEHICLE CHARGING STATION
- 20 12" HIGH CHAIN LINK FENCE
- 21 12" HIGH CHAIN LINK FENCE
- 22 NEW PROPOSED DEDICATION PROPERTY LINE
- 23 10' MINIMUM 20'00 SF PROPERTY LINE
- 24 12" HIGH CHAIN LINK FENCE
- 25 12" HIGH CHAIN LINK FENCE
- 26 12" HIGH CHAIN LINK FENCE
- 27 12" HIGH CHAIN LINK FENCE
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- 96 12" HIGH CHAIN LINK FENCE
- 97 12" HIGH CHAIN LINK FENCE
- 98 12" HIGH CHAIN LINK FENCE
- 99 12" HIGH CHAIN LINK FENCE
- 100 12" HIGH CHAIN LINK FENCE



FENCE ELEVATION VIEW



FENCE ELEVATION VIEW

ARCHITECTURAL FENCE SITE PLAN

SCALE 1" = 30'

PROJECT DATA:

DEVELOPER: ED HADDAD
 APPLICANT: A.P.O. LIMITED PARTNERSHIP
 422 WEBER ROAD
 SAN BERNARDINO, CA 92408
 (909) 794-8038

REPRESENTATIVE: ARCHITECTS
 JAY W. SOKIN
 1000 W. 10TH STREET, SUITE 210
 SAN BERNARDINO, CA 92401
 PHONE (909) 333-1463 (909) 393-2354

PROJECT DESCRIPTION: CONVENIENCE STORE
 PROJECT ADDRESS: INDIANA AVENUE (234-250-003, 004)
 RIVERSIDE, CA

A.P.N. & LEGAL DESCRIPTOR: 024-001-001
 The Landowner hereby certifies that the information provided in this project data is true and correct, and is not intended to be used for any other purpose.

GENERAL PLAN

UTILITIES DISTRICT: WATER - SPECTRUM
 TELEPHONE - SPECTRUM
 GAS - SPECTRUM
 ELECTRIC - SPECTRUM

BUILDING HEIGHT: 22'-0" FEET MAXIMUM
 SITE AREA: 0.10 ACRES
 1.00 ACRES (1.00 ACRES)

COVERAGE AREAS: 0.10 ACRES (1.00 ACRES)
 0.10 ACRES (1.00 ACRES)
 0.10 ACRES (1.00 ACRES)

PARKING SUMMARY

| DESCRIPTION | SLOP. S.F. | RATIO | REQUIRED | PROVIDED |
|-------------------|------------|-----------|----------|----------|
| CONVENIENCE STORE | 2,707 SF | 1:1000 SF | 11 | 13 |
| TOTAL | | | 11 | 13 |

STALLS PROVIDED: 12 STALLS
 REGULAR STALL: 10 STALLS
 ACCESSIBLE STALL: 2 STALLS
 LOADING SPACE: 1 STALL

BICYCLE: 2 BICYCLES
 BICYCLE: 2 BICYCLES
 BICYCLE: 2 BICYCLES

ELECTRIC VEHICLE "EV" (TABLE 5.108.5.3.3): 1 EV

VICINITY MAP



INDIANA CONVENIENCE STORE FOR
 ED HADDAD

1000 W. 10TH STREET, SUITE 210
 SAN BERNARDINO, CA 92401
 (909) 333-1463 (909) 393-2354

REVISION: 002 8/24
 1000 W. 10TH STREET, SUITE 210
 SAN BERNARDINO, CA 92401
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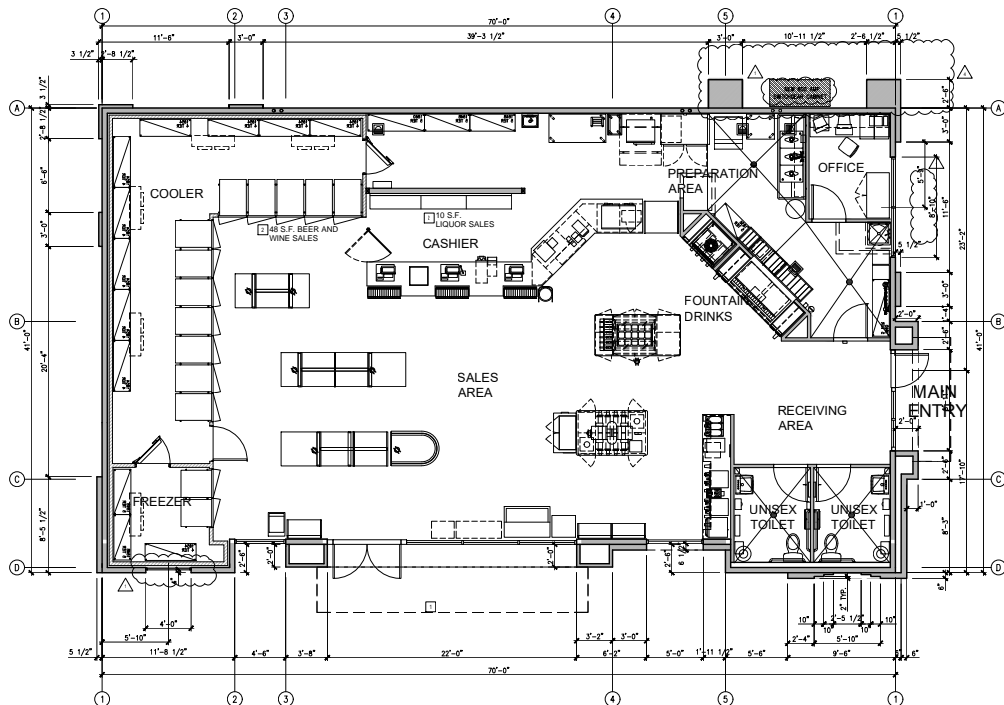
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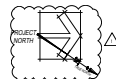
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- KEYNOTES**
- 1 TOTAL FLOOR AREA AS NOTED ON PLAN IS 58 S.F. WHICH IS 2% OF THE TOTAL FLOOR AREA DEDICATED TO THIS TYPE OF SALES.
 - 2 LIQUOR SALES AREA AS NOTED ON PLAN IS 10 S.F. WHICH IS 2% OF THE TOTAL FLOOR AREA DEDICATED TO THIS TYPE OF SALES.



Indiana Convenience Store For

Ed Haddad

Indiana Avenue (APN 234-260-003, 004)
Riverside, CA

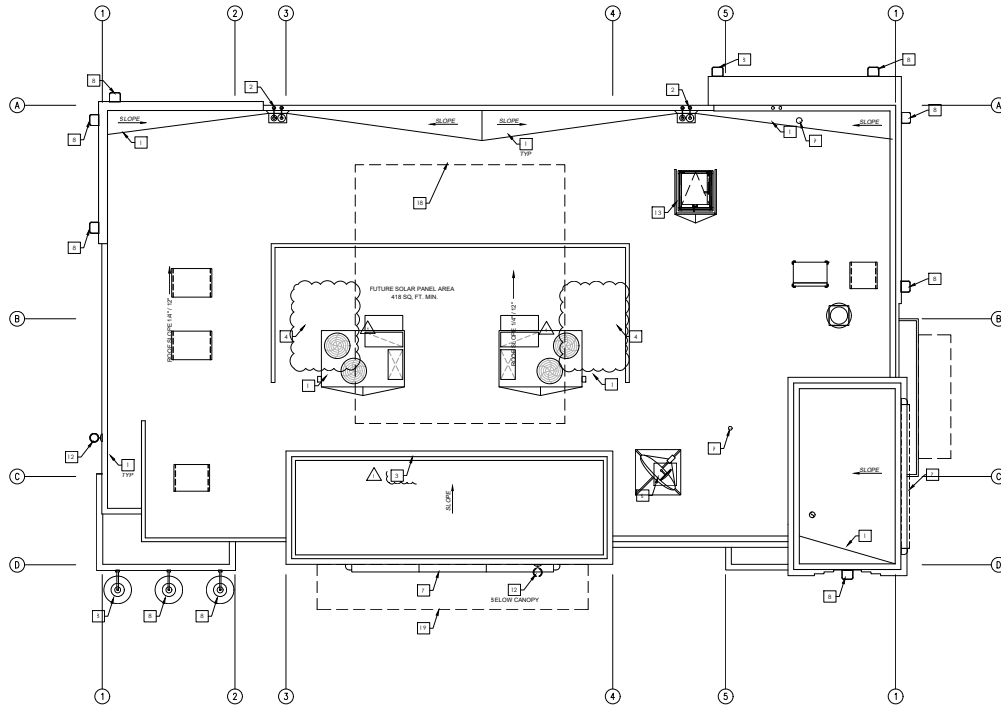
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|-----------|----------|-----|----------------------|
| 1 | 08-11-14 | EDH | REVISED PER COMMENTS |
| 2 | 08-11-14 | EDH | REVISED PER COMMENTS |
| 3 | 08-11-14 | EDH | REVISED PER COMMENTS |
| 4 | 08-11-14 | EDH | REVISED PER COMMENTS |
| 5 | 08-11-14 | EDH | REVISED PER COMMENTS |

CONVENIENCE STORE FLOOR PLAN

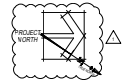
SHEET NO.

SHEET 2 of 5

A2.0



| KEYNOTES | |
|----------|---|
| 1 | CRACKET IN TAPERED INSULATION TYP. |
| 2 | ROOF DRAIN |
| 3 | WALL DOWN TO LOWER ROOF DECK |
| 4 | ROOF TOP UNIT |
| 5 | WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT. |
| 6 | LOTTO SATELLITE DISH |
| 7 | BACK-LIT FASCIA SIGN |
| 8 | WALL PACK LIGHTS REF. ELECTRICAL TYP. |
| 9 | PLUMBING VENT |
| 10 | PRE-FINISHED METAL CAP FLASHING |
| 11 | REMOTE CONDENSER |
| 12 | EMERGENCY LIGHTING |
| 13 | ROOF ACCESS |
| 14 | ROOF EXHAUST FAN |
| 15 | REFRIGERANT PIPE PORTAL |
| 16 | EXHAUST DUCT |
| 17 | EPD ROOFING MEMBRANE WITH PROTECTION BOARD AND RIGID INSULATION |
| 18 | FUTURE SOLAR PANEL AREA 416 SQ. FT. MIN. |
| 19 | CANOPY REFER TO EXTERIOR ELEVATIONS |



807 BRASS STREET, 1ST FLOOR
 RIVERSIDE, CALIF. 92504
 TEL 951-527-5700
 email ed@edhaddad.com

Indiana Convenience Store For
Ed Haddad
 Indiana Avenue (APN 234-260-003, 004)
 Riverside, CA

| | | |
|-----------|---|-----------------|
| REVISIONS | 1 | REV. 12-15-2010 |
| REVISIONS | 2 | REV. 12-15-2010 |
| REVISIONS | 3 | REV. 12-15-2010 |
| REVISIONS | 4 | REV. 12-15-2010 |
| REVISIONS | 5 | REV. 12-15-2010 |

| | |
|-------------|-----------------------------|
| CONTR. | NO |
| PERM. CHECK | NO |
| ISSUED | NO |
| JOB NO. | 23-005 |
| SHEET NAME | CONVENIENCE STORE ROOF PLAN |

SHEET NO.

A2.4

SHEET 3 of 5



EAST ELEVATION SCALE 1/4" = 1'-0" 1

FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS
P1 DEVONIA "WHISPER"
P2 DEK228 "PLAY ON GRAY"
P3 DESIGN "TRITE WHITE"
P4 DEC771 "SHAGGY BARKED"
P5 DEAT15 "ORANGE JEWEL"

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/ P4
STA1 STUCCO EXPOSED EXPANSION JOINT ACCENT PATTERN
STA2 STUCCO RECESS ACCENT
STA3 2'-0" STUCCO ACCENT SHORT BAND PAINTED P1
STA4 STUCCO OVER 2" STEPPED FOAM FURRING
HEADER ACCENT PAINTED P5
STA5 GROUT JOINT

W51 1" EXPOSURE PAINTED P4

R1 ROOF OVERHANG WITH METAL BANDING-GALVANIZED METAL
FINISH
R2 METAL ROOF FLASHING-PAINTED P2
R3 METAL ROOF FLASHING-GALVANIZED FINISH

W1 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED
W2 FAUX (SPANDREL GLASS) ALUMINUM STOREFRONT SYSTEM
W3 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED
SLIDING DOOR PAINTED
W4 6'-0" HIGH WROUGHT IRON FENCE WITH VINES - PAINTED SEMI-FLAT
BLACK - CRUSHED TAPERED TOP ENDS -

W41 6" X 16" SPLIT FACE BLOCK TO MATCH EXISTING - PER FENCE PLAN
SHT. A1.1

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

LF1 MODERN STYLE LIGHT FIXTURE-WALL MOUNTED
LF2 VINTAGE WAREHOUSE BULL HORN LIGHT FIXTURE
WITH GOOSENECK ARM PAINTED P5

PS1 SIGNAGE BY OTHERS
PS2 TENANT SIGNAGE BY OTHERS

V1 TERRAZZO VENEER - BEIGE



NORTH ELEVATION SCALE 1/4" = 1'-0" 2



Indiana Convenience Store FOR

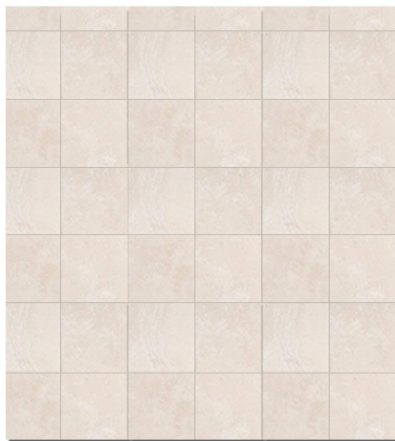
Ed Haddad

Indiana Avenue (APN 234-250-003, 004)
Riverside, CA

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| 2022-07-08 | 2022-07-08 |
| 2022-07-08 | 2022-07-08 |
| 2022-07-08 | 2022-07-08 |
| 2022-07-08 | 2022-07-08 |

| | |
|------------|---------------------|
| CONTR. | NO |
| FLAK CHECK | NO |
| ISSUED | RAC |
| JOB NO. | 23-005 |
| SHEET NAME | EXTERIOR ELEVATIONS |

| | |
|-----------|--------|
| SHEET NO. | A3.0 |
| SHEET | 4 OF 5 |



TRAVERTINE VENEER - BEIGE [V1]



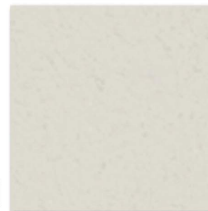
[P5] painted
Orange Jewel
DEA115



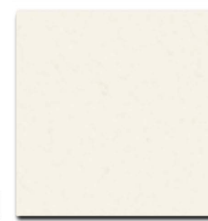
[P4] painted
Shaggy Barked
DEC771

painted stucco
Trite White
DE624

ACCENT PAINT PALLET DUNN EDWARDS PAINTS



painted stucco
Play on Gray
DEW340 [P2]



[P3]



[BVI]



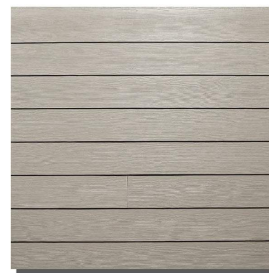
Shot Blast Block
8x16 vertical score
block veneer



[P1]

painted stucco
Whisper
DEW340

DUNN EDWARDS PAINTS



[WS1]

Hardie Plank
Lap Siding



[R1]

[R3]

Galvanized
Metal

FINISH SCHEDULE LEGEND

ALL PAINT TO BE DUNN EDWARDS

- P1 DEW340 "WHISPER"
- P2 DE624 "PLAY ON GRAY"
- P3 DE624 "TRITE WHITE"
- P4 DEC771 "SHAGGY BARKED"
- P5 DEA115 "ORANGE JEWEL"

ALL STUCCO TO BE MEDIUM DASH TEXTURE

- S1 PAINTED STUCCO WP P1
- S2 PAINTED STUCCO WP P2
- S3 PAINTED STUCCO WP P3
- S4 PAINTED STUCCO WP P4

STA1 STUCCO EXPOSED EXPANSION JOINT ACCENT PATTERN

STA2 STUCCO RECESS ACCENT

STA3 2"X2" STUCCO ACCENT SHIRT BAND PAINTED P1

STA4 STUCCO OVER 2" STEPPED FOAM FURRING

HEADER ACCENT PAINTED P3

STA5 GROUT JOINT



WS1 WOOD SIDING HARDIE PLANK LAP SIDING SMOOTH
7" EXPOSURE PAINTED P4

R1 ROOF OVERHANG WITH METAL BANDING-GALVANIZED METAL FINISH

R2 METAL ROOF FLASHING-PAINTED P2

R3 METAL ROOF FLASHING-GALVANIZED FINISH

W1 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED

W2 FAUX SPANDREL GLASS ALUMINUM STOREFRONT SYSTEM

W3 ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED

SLIDING DOOR PAINTED

BVI 6" X 16" CMU BLOCK VENEER SCORED VERTICALLY 6" PAINTED P4

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.

LF1 MODERN STYLE LIGHT FIXTURE WALL MOUNTED

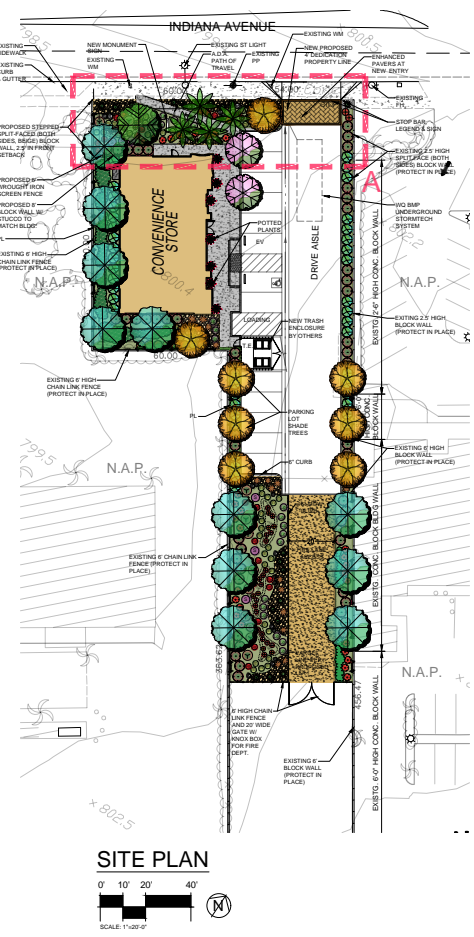
LF2 VINTAGE WAREHOUSE WALL HANG LIGHT FIXTURE

WITH GOOSENECK ARM PAINTED P5

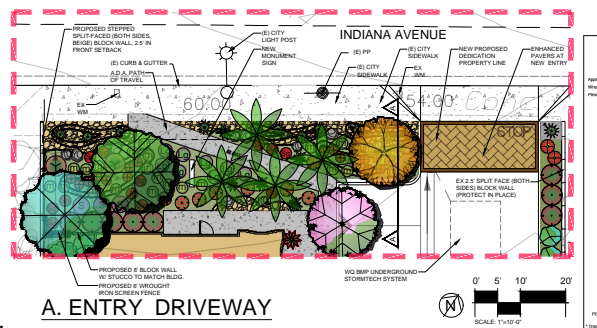
PS1 SIGNAGE BY OTHERS

PS2 TENANT SIGNAGE BY OTHERS

V1 TERRAZO VENEER - BEIGE



Indiana Liqueur - Conceptual Plan Indiana Avenue, Riverside



PROPOSED PLANT PALETTE

| SYMBOL | PLANT NAME | SIZE | WUCOLS | QTY |
|--------------------|---|---------|--------|-----|
| TREE | | | | |
| T1 | Acacia aneura Majda Acacia | 10' WUC | L | 11 |
| T2 | Magnolia p. Saint Mary Saint Mary Magnolia | 10' WUC | M | 1 |
| T3 | Arbutus Marina | 10' WUC | M | 1 |
| T4 | Lagerstromia l. x laurina 'Atapalo' Red Cape Myrtle | 10' WUC | M | 2 |
| T5 | Phoenix canariensis Canary Island date palm | 10' WUC | M | 1 |
| SHRUB | | | | |
| | Liquidum incognitum 'Koonam' Japanese Privet | 5' WUC | M | 35 |
| | Leucophyllum l. Green Cloud Texas Sage Green Cloud | 5' WUC | L | 35 |
| | Salvia g. Fumaria Red Fumaria Red Autumn Sage | 5' WUC | L | 35 |
| | Callispermum Line. Jahn Dwarf Bottlebrush | 5' WUC | L | 35 |
| | Heimerichia hybrid Evergreen Red Daylily | 5' WUC | M | 35 |
| | Bougainvillea La Jolla La Jolla Bougainvillea | 5' WUC | L | 7 |
| | Agave attenuata Fox Tail Agave | 5' WUC | L | 5 |
| | Aloe striata Coral Aloe | 5' WUC | L | 25 |
| | Lantana montevidensis Trailing Purple Lantana | 5' WUC | L | 35 |
| | Muhlenbergia rigida Purple Blume | 5' WUC | M | 35 |
| | Agave Blue Glow Blue Glow Agave | 5' WUC | L | 25 |
| | Rosa x Red Power Carpet Red Rose | 5' WUC | M | 25 |
| | Hesperaloe parviflora Red Yucca | 5' WUC | L | 11 |
| GROUNDCOVER | | | | |
| | Myoporum parvifolium Prostrate Myoporum | 5' WUC | L | 35 |
| | Arctostaphylos 'Green Carpet' Low Growing Natal Plum | 5' WUC | L | 35 |
| VINES | | | | |
| | Macclurea unguis-cati Cat's Claw | 10' WUC | L | 35 |

MISCELLANEOUS MATERIALS

Recommended Granite: Shaded DG - Submit sample for approval.
Size: 1/4" Minus CA Gold 8" 3" thick, compacted.
1/4" Fine Aggregate Concrete Rock
(10% S.P.)

Soil: Boulders placed as shown: 18"-36" size

Material: Metal Edging

ALL SHRUB PLANTING AND SCOPE AREAS SHALL RECEIVE A 1" LAYER OF MEDIUM WALK-ON BARK.

10% PERVIOUS AREA: 8.951 S.F.
(INCLUDED LANDSCAPE: 10% COBBLE ROCK AREAS)

Key Map

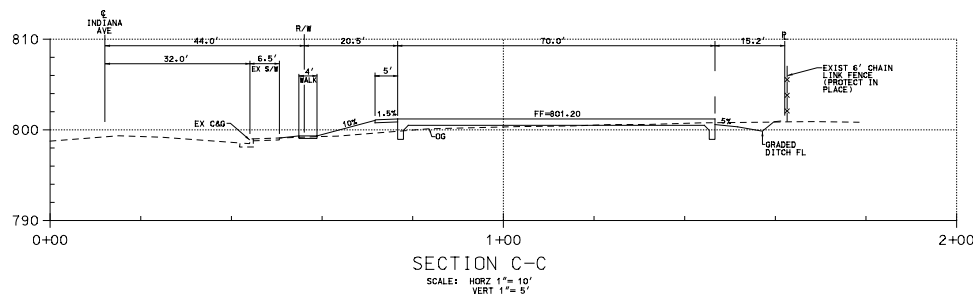
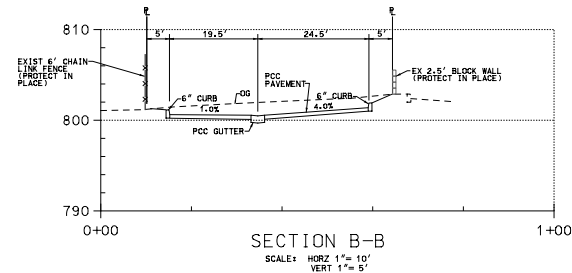
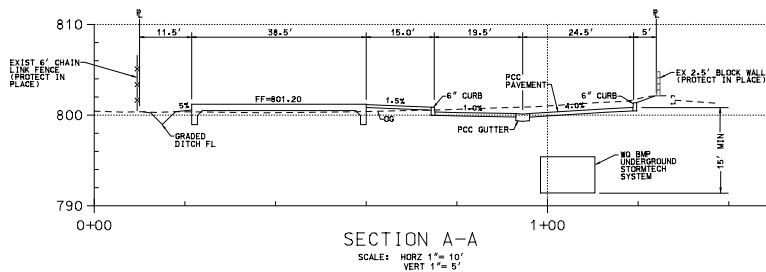
LandArq, Inc.
Fausto A. Reyes
Landscape Architect RL#A4175
4345 E. Lowell St. Suite M
Ontario, CA 91761
Phone: 909-269-0428
Email: fausto@landarq.com
Page: 1 of 1

DATE: 5/8/2025

Representative: ARCHITECTS
APPLICANT: A.D. LANDSCAPE PARTNERSHIP
421 E. HIGHWAY
370 N. 4TH STREET, SUITE 210
SAN BERNARDINO, CA 92401
PHONE: (909) 322-7552 FAX: (909) 322-2854

Owner: LANDSCAPE PARTNERSHIP
421 E. HIGHWAY
370 N. 4TH STREET, SUITE 210
SAN BERNARDINO, CA 92401
PHONE: (909) 322-7552 FAX: (909) 322-2854

APN: 234-250-003, 004
Proposed Zoning: Industrial BMP



| REV. | REVISION DESCRIPTION | DATE | ENGR. | CITY | DATE |
|------|----------------------|------|-------|------|------|
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APPROVED BY _____ DATE _____



Goodman & Associates

DOUGLAS L. GOODMAN
PCE 26500, 8-31-2026

2079 SKY VIEW DRIVE
COLTON, CA 92324
(909) 324-2775

DATE _____

CITY OF RIVERSIDE

PRELIMINARY GRADING PLAN

A.H.D. LIMITED PARTNERSHIP
INDIANA AVE C-STORE
CROSS SECTIONS

APN 234-250-003 AND 004

SCALE: AS SHOWN
DATE: MAY 15, 2025
DRAWING NO.: 13

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