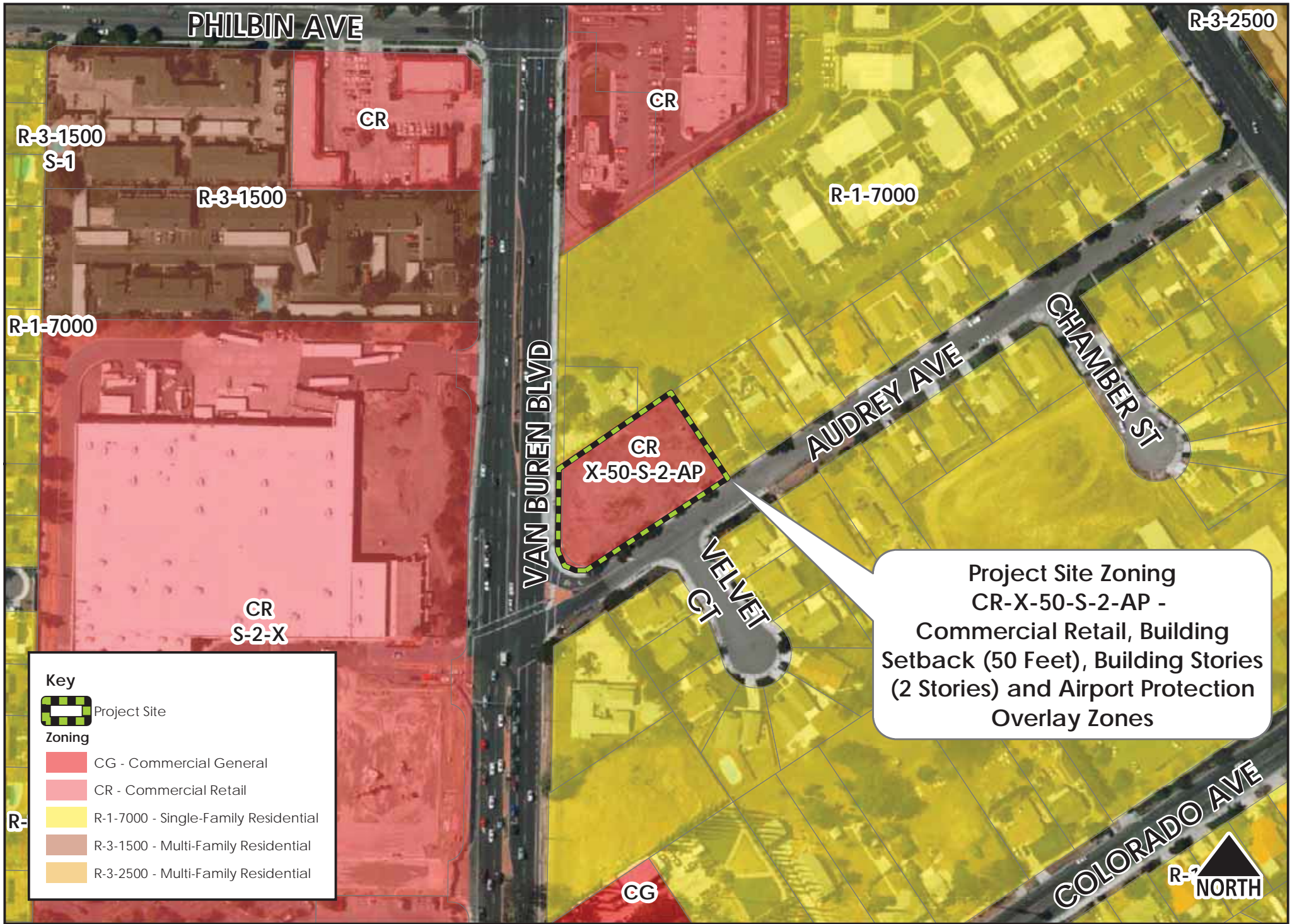
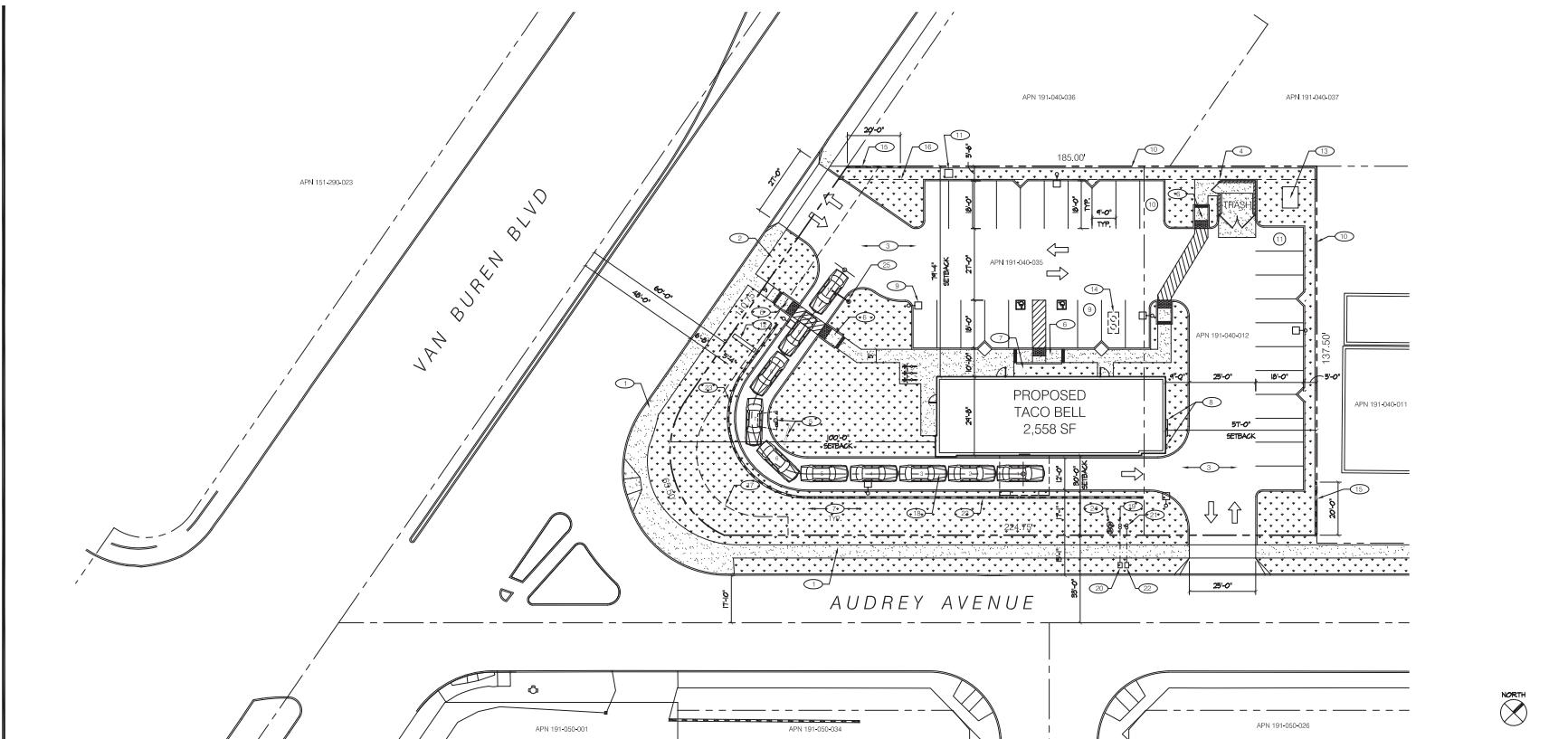




P17-0257 & P17-0258, Exhibit 3 - Aerial Photo

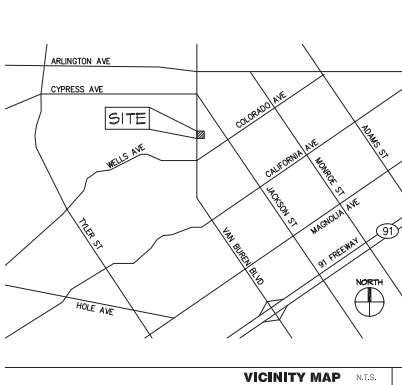




SITE PLAN 1"=20'-0" **A**

PROPERTY OWNER:	AZAR & COMPANY P.O. BOX 3248 COLTON, CA 92324
FRANCHISEE:	J AND R HOOK ENTERPRISES 555 CORPORATE DRIVE, SUITE 135 LADERA RANCH, CA 92354 (949) 276-6276
APPLICANT:	HC&D ARCHITECTS 1801 LAMPTON LANE NORCO, CA 92860 (951) 371-2057
ADDRESS:	9541 & 3265 AUDREY AVE RIVERSIDE, CA 92503
APN:	191-040-012 & 191-040-035
GENERAL PLAN:	C (COMMERCIAL)
EXISTING ZONING:	CR-3-20-S-2-AP
PROPOSED ZONING:	OR (COMMERCIAL RETAIL)
OCCUPANCY:	A-2
CONSTRUCTION TYPE:	W-B
PROPOSED BUILDING AREA:	2,558 SQ FT
PROPOSED LANDSCAPE AREA:	10,350 SQ FT
PARKING SUMMARY:	1:100 SQ FT = 2,558 / 100 = 26 SPACES REQUIRED TOTAL SPACES PROVIDED: 30 SPACES

SITE INFORMATION N.T.S. **D**



VICINITY MAP N.T.S. **C**

- (1) EXISTING CONCRETE SIDEWALKS TO REMAIN.
- (2) EXISTING BUS STOP TO REMAIN.
- (3) AC PAVING, PARKING, AND STRIPING.
- (4) TRASH ENCLOSURE PER CITY STANDARDS.
- (5) DRIVE-THRU MENU BOARD AND CANOPY PER SEPARATE PERMIT. SEE SHEET A0.4 FOR REFERENCE.
- (6) ACCESSIBLE CURB RAMP.
- (7) PROPOSED LANDSCAPE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- (8) PROPOSED ELECTRICAL SWITCHGEAR AND GAS METER LOCATION.
- (9) SITE LIGHTING, TYP.
- (10) 3/4" HIGH DECORATIVE MASONRY WALL. SEE SHEET A0.2 WALL PLAN FOR ADDITIONAL INFORMATION.
- (11) CHARGE READY LOCATION.
- (12) MONUMENT SIGN (SEPARATE SUBMITTAL).
- (13) PROPOSED TRANSFORMER LOCATION.
- (14) PROPOSED GREASE INTERCEPTOR LOCATION.
- (15) 3/4" HIGH DECORATIVE MASONRY WALL. SEE SHEET A0.2 WALL PLAN FOR ADDITIONAL INFORMATION.
- (16) EASEMENT FOR PUBLIC UTILITIES. REFER TO CONCEPTUAL GRADING PLAN FOR ADDITIONAL INFORMATION.
- (17) EASEMENT FOR TEMPORARY CONSTRUCTION. REFER TO CONCEPTUAL GRADING PLAN FOR ADDITIONAL INFORMATION.
- (18) DRIVE THRU LENGTH: 181'-0"
- (19) DOMESTIC BACKFLOW. SEE LANDSCAPE PLANS FOR SCREENING REQUIREMENTS.
- (20) DOMESTIC WATER METER. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- (21) IRRIGATION BACKFLOW. SEE LANDSCAPE PLANS FOR SCREENING REQUIREMENTS.
- (22) IRRIGATION METER. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- (23) 3/4" HIGH LANDSCAPE WALL.
- (24) FIRE DOUBLE DETECTOR CHECK VALVE. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- (25) DRIVE-THRU PORTAL MAX. HEIGHT SIGN PER SEPARATE PERMIT. SEE SHEET A0.4 FOR REFERENCE.

KEYNOTES N.T.S. **B**

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(951) 371-2057
(951) 371-5924 FAX



PREPARED FOR

J AND R HOOK ENTERPRISES, INC.
555 CORPORATE DRIVE, SUITE 135
LADERA RANCH, CA 92354
PHONE: (949) 276-8276

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CONTRACT DATE: -
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER: -
STORE NUMBER: -
HC&D JOB NUMBER: 16038

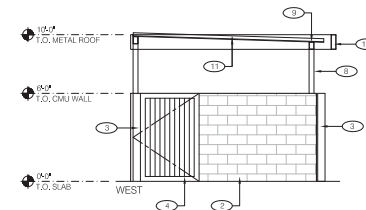
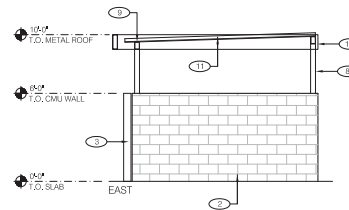
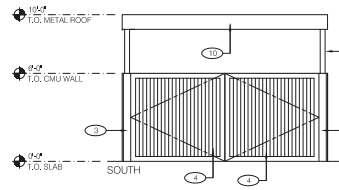
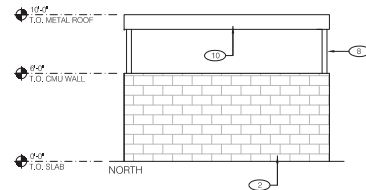
TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
RIVERSIDE, CA 92503



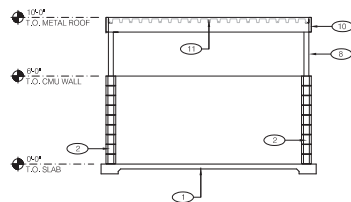
SITE PLAN

A0.1

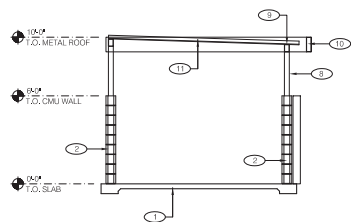
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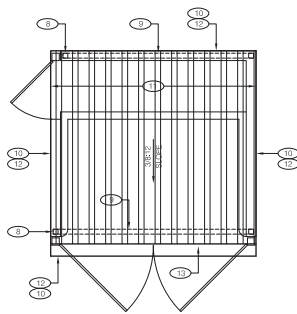
TRASH ENCLOSURE ELEVATIONS 1/8"=1'-0" A



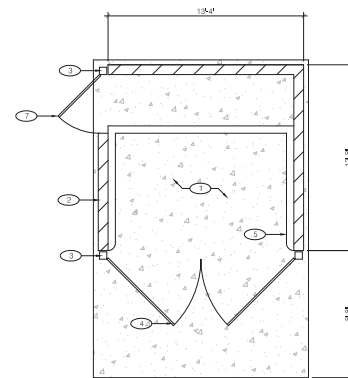
TRASH ENCLOSURE SECTION 1/8"=1'-0" F



TRASH ENCLOSURE SECTION 1/8"=1'-0" E



TRASH ENCLOSURE ROOF PLAN 1/8"=1'-0" D



TRASH ENCLOSURE PLAN VIEW 1/8"=1'-0" C

- 1. 4" PCC FOUNDATION, EXTENDING 4" BEYOND ENCLOSURE WALLS, OVER 90% COMPACTED BASE.
- 2. 6" HIGH 8" x 8" x 16" SPLIT FACE BLOCK WALL (EXTERIOR SIDE).
- 3. 6" SQUARE 3/16" THICK STEEL JAMB TUBES, CONCRETE FILLED, 2" CLEARANCE BETWEEN TUBE AND WALLS.
- 4. 16 GA. RIBBED METAL GATES WITH 2" x 2" x 1/4" STEEL ANGLE IRON FRAME AND DIAGONAL BRACING. CONTINUOUS WELD ALL JOINTS.
- 5. 6" x 6" PCC CURB.
- 6. 6" THICK PCC LOADING PAD OVER 90% COMPACTED BASE, 4% MAXIMUM SLOPE.
- 7. PEDESTRIAN GATE, CONSTRUCTED TO STANDARDS OF CONSTRUCTION NOTE 4.
- 8. 4x4 TUBE STEEL POST, TYP.
- 9. 4x4 TUBE STEEL BEAM, TYP.
- 10. STEEL PASCAL.
- 11. VERBO 90x4-10GA GALVANNEED CORRUGATED STEEL DECK.
- 12. OUTLINE OF ROOF ABOVE.
- 13. OPEN SPACE FOR WATER RUNOFF.

KEYNOTES N.T.S. B

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PREPARED FOR
J AND R HOOK ENTERPRISES, INC.
555 CORPORATE DRIVE, STE 135
LADERA RANCH, CA 92894
PHONE: (949) 276-8276

CONTRACT DATE: -
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER: -
STORE NUMBER: -
HC&D JOB NUMBER: 10038

TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
INVERBEE, CA 92003

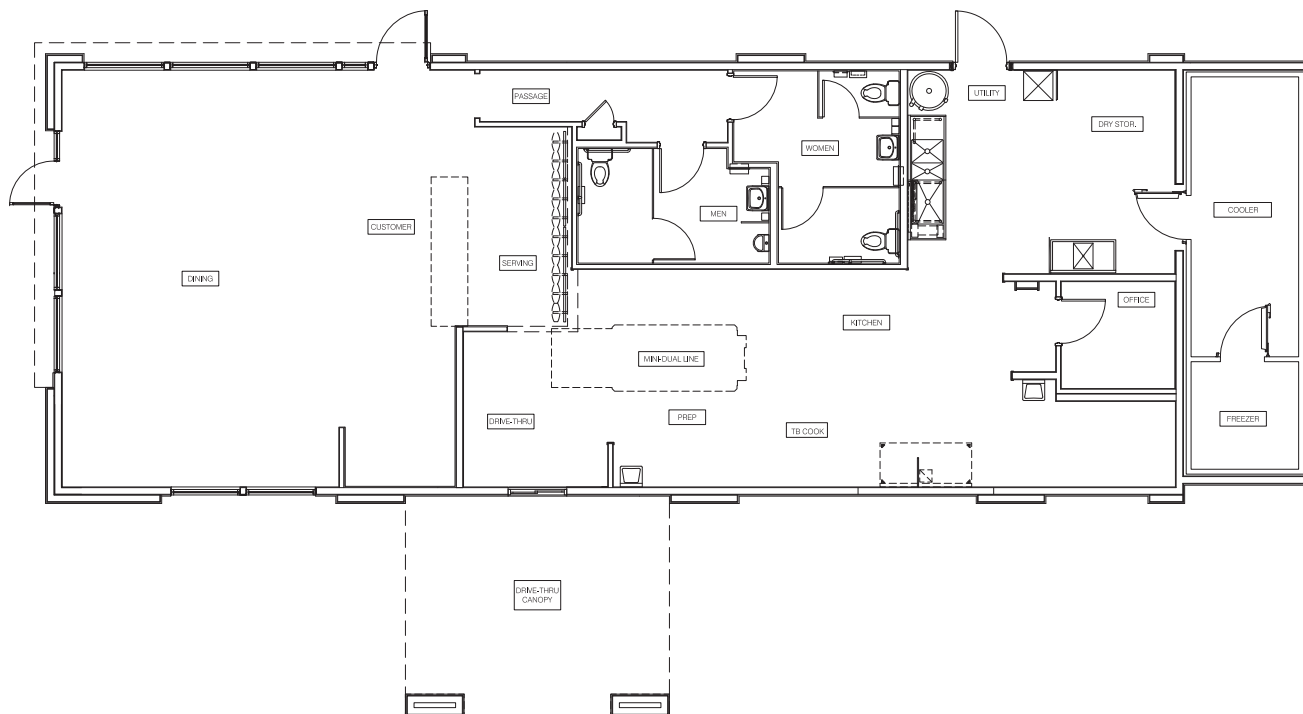


EXPLORER LITE
LARGE 50

**TRASH
ENCLOSURE
PLAN**

A0.3

12-01-17



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TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
INVERBEE, CA 92003



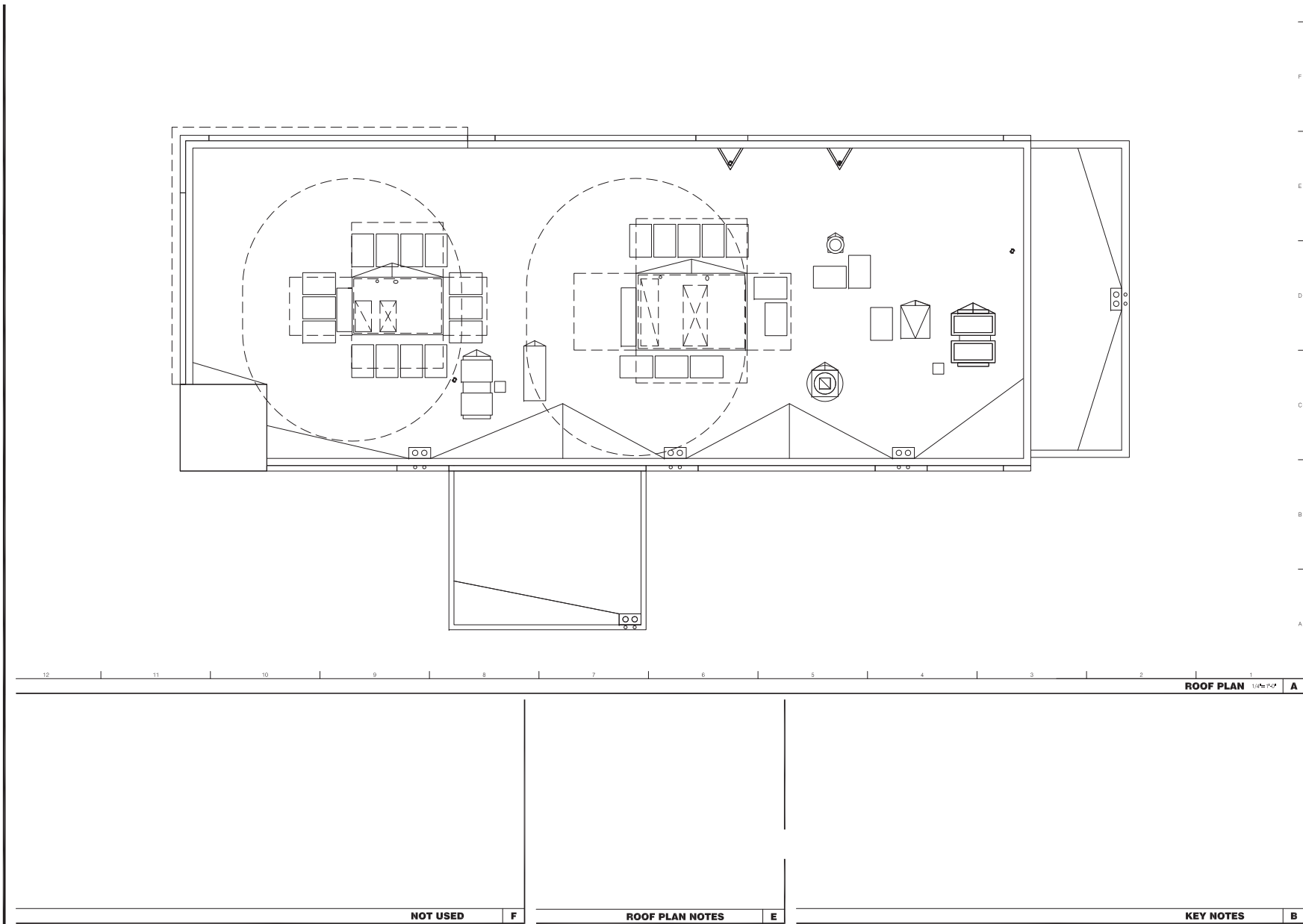
EXPLORER LITE
LARGE 50

FLOOR PLAN

A1.0

FLOOR PLAN 12-01-17 A

12-01-17



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PHONE: (949) 276-8276

CONTRACT DATE: -
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PLAN VERSION: DECEMBER 2016
SITE NUMBER: -
STORE NUMBER: -
HC&D JOB NUMBER: 10038

TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
INVERBEE, CA 92003



EXPLORER LIFE
LARGE 50

ROOF PLAN

A3.0

12-01-17

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PHONE: (949) 276-8276

CONTRACT DATE: -
BUILDING TYPE: EXPLORER LIFE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER: -
STORE NUMBER: -
HC&D JOB NUMBER: 16038

TACO BELL
NEC VAN BUREN BLVD
AND ALDIEY AVE
WESTRICH, CA 92593

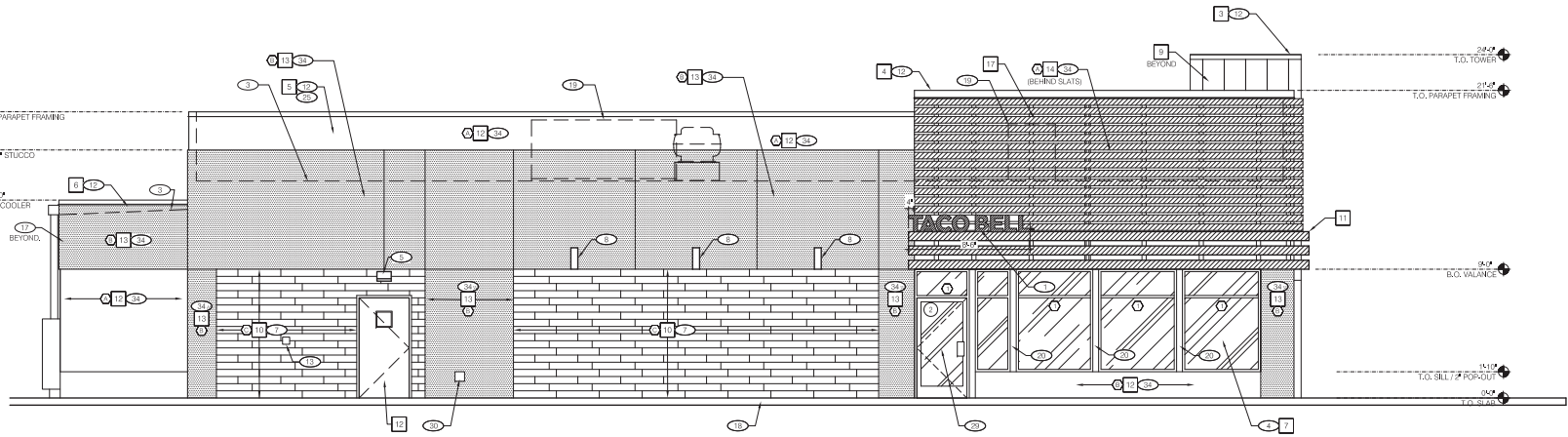


EXPLORER LITE
LARGE 50

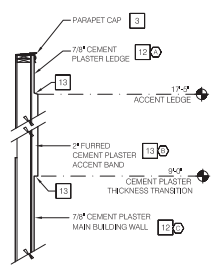
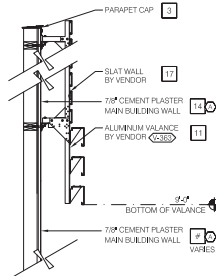
**EXTERIOR
ELEVATIONS**

A4.0

12-01-17



NORTH ELEVATION 1/8"=1'-0" **A**



MISCELLANEOUS
A. SEE SHT A11 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB, DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.
"MINIMUM" THICKNESSES:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOODING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

- 1. BASE THICKNESS - 7/8" THICK CEMENT PLASTER
- 2. BASE THICKNESS - 7/8" THICK CEMENT PLASTER W/ 6" FURRING
- 3. BASE THICKNESS - 3/4" THICK BOARD SIDING

CEMENT PLASTER THICKNESS N.T.S. **B**

NOTE: SIGNAGE UNDER SEPARATE PERMIT

QTY	ITEM DESCRIPTION	ELEC
2	18" x 36" x 1/2" LOG BELL + FACE LIT	X
3	18" x 36" x 1/2" CHANNEL LETTER - WHITE	X
1	DRIVE-THRU CANOPY - 42'0" x 9'4" x 6'4"	X

NOT USED N.T.S. **E**

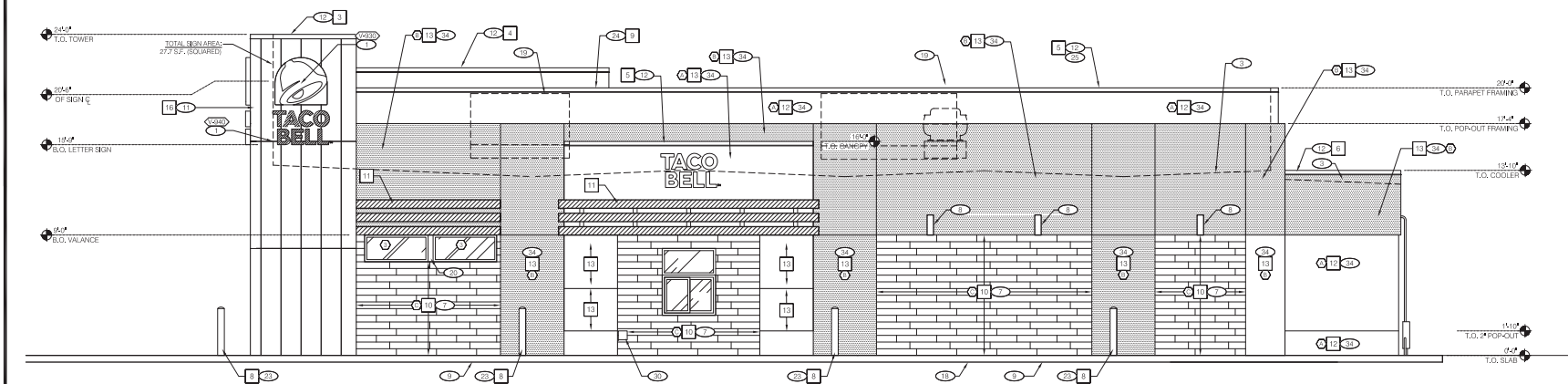
- 1. BUILDING SIGN BY VENDOR. SEE STRUCTURAL BLOCKING ELEVATIONS, SHEET 30.0 FOR MORE INFORMATION. SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
- 2. DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
- 3. DASHED LINE INDICATES ROOF BEYOND.
- 4. STOREFRONT, TYPICAL.
- 5. WALL PACK LIGHT FIXTURE.
- 6. SWITCH GEAR, PAINT TO MATCH WALL.
- 7. VENEER CONCRETE PANELS TO SIMULATE WOOD PLANKS.
- 8. LIGHT SCIENCE, ALIGN BOTTOM OF FIXTURES MOUNTING BRACKET WITH EIFS REVEAL / CHANGE IN EIFS THICKNESS.
- 9. ASSUME D/T LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- 10. NOT USED
- 11. TOWER WITH METAL PANEL FINISH.
- 12. PARAPET CORNICE. IF DURALAST EDGE TRIM IS USED, USE THE DURALAST PRE-FINISHED EDGE TRIM. SEE DETAIL 20A.6.
- 13. CO2 FILLER VALVE & COVER. SEE DETAIL 20A.2 SIGN.
- 14. DRIVE-THRU COVERED CANOPY
- 15. GAS SERVICE.
- 16. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.

- 17. NOT USED
- 18. CONCRETE CURB.
- 19. RTU BEYOND, PAINT TO MATCH MAIN BUILDING COLOR.
- 20. BREAK METAL COVER OVER WOOD STUDS TO MATCH STOREFRONT. SEE 30A.1
- 21. NOT USED.
- 22. NOT USED.
- 23. BOLLARD
- 24. DURALAST SINGLE MEMBRANE ROOFING OR EQUAL.
- 25. IF THE DURALAST PARAPET CAP TRIM IS USED, IT SHALL NOT BE PAINTED.
- 26. NOT USED.
- 27. NOT USED.
- 28. STOREFRONT DOOR, REFER TO DOOR SCHEDULE.
- 29. HOSE BIBB LOCATION, REFER TO PLUMBING AND DETAIL 20A.2
- 30. GUTTER AND DOWNSPOUT, PAINT TO MATCH COLUMN
- 31. NOT USED.
- 32. NOT USED.
- 33. 7/8" THICK CEMENT PLASTER

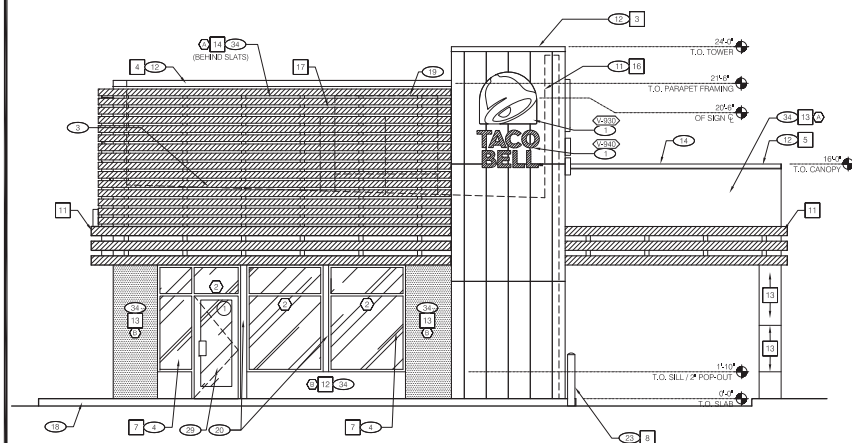
KEY NOTES **D**

SLAT WALL COLOR TRANSITION			THICKNESS COLOR TRANSITION			GENERAL NOTES	
SYMBOL	AREA	MANUFACTURER	COLOR	ALTERNATE MFR.	ALTERNATE COLOR	CONTACT INFORMATION	
1	CANOPY RAFTER / BEAM PAINT	SHERWIN WILLIAMS	SW 3022 "BLACK ALDEP"			SHERWIN WILLIAMS: CHUCK JENNISON PHONE: 404-846-4333 EMAIL: chad@chuckjennison.com	
2	CANOPY COLUMN PAINT	SHERWIN WILLIAMS	SW 7069 "ROCK BOTTOM"				
3	PARAPET CAP (TOWER)	DURALAST	MEDIUM BRONZE (FACTORY FINISH)	SHERWIN WILLIAMS	SW 7069 "IRON ORE"	DURALAST:	
4	PARAPET CAP (FRONT)	DURALAST	SHERWIN WILLIAMS SW 6832 "PULSIVE PURPLE" (EGGSHELL IP-4)				
5	PARAPET CAP (DOOR)	DURALAST	GALVALUME PLUS (FACTORY FINISH)				
6	PARAPET CAP (COOLER)	DURALAST	GALVALUME PLUS (FACTORY FINISH)				
7	STOREFRONT WINDOWS	ARCADIA	ARCADIA #11 CLEAR AC-2				
8	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US POSTAL COM) OR EQUAL			PHONE: 866-488-4880	
9	TOWER	WESTERN STATES METAL ROOFING	18" A806-4 RUST WALL PANELS				
10	CONCRETE (WOOD PLANK)	CREATIVE MINES	MONSOON CRAFT BOARD (8' X 36')			BRITTNEY BERKAW - PHONE: 714-486-6387	
11	VALANCE COLOR	SGN VENDOR	SW 7034 "STATUS BRONZE" (EQUAL)				
12	MAIN BUILDING COLOR	SHERWIN WILLIAMS	SW 7067 "CITYSCAPE"	LOTUSAN	NA08-0011	SHERWIN WILLIAMS: CHUCK JENNISON PHONE: 404-846-4333 EMAIL: chad@chuckjennison.com	
13	ACCENT COLOR	SHERWIN WILLIAMS	SW 6008 "FACER WHITE"	LOTUSAN	NA08-0010		
14	WALL COLOR BEHIND SCREEN WALL	SHERWIN WILLIAMS	SW 6831 "ELEVATOR"				
15	NOT USED						
16	METAL PANELS	WESTERN STATES METAL ROOFING	18" A806-4 RUST WALL PANELS			WESTERN METAL: JESSICA TRIER - PHONE: 802-490-0048 - EMAIL: jstrier@westernmetal.com	
17	SLAT WALL	SGN VENDOR	WOOD LIKE FINISH T50 BY VENDOR				

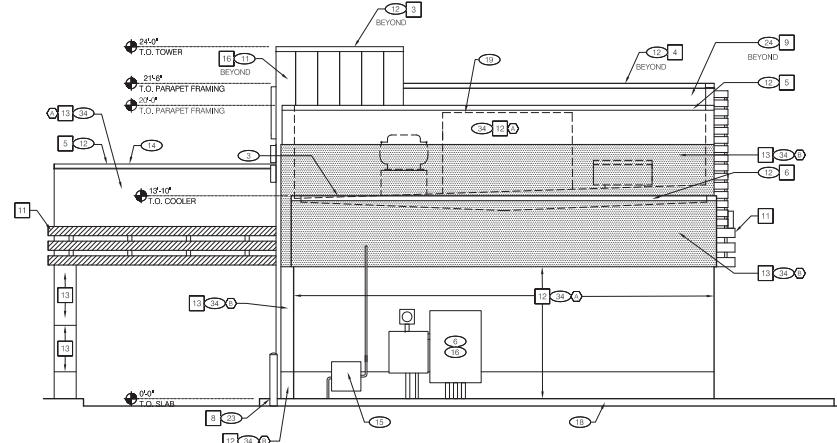
EXTERIOR FINISH SCHEDULE **H**



SOUTH ELEVATION 1/4" = 1'-0" **A**



WEST ELEVATION 1/4" = 1'-0" **C**



EAST ELEVATION 1/4" = 1'-0" **B**

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LADERA RANCH, CA 92894
PHONE: (949) 276-8276

CONTRACT DATE: -
BUILDING TYPE: EXPLORER LITE LG
PLAN VERSION: DECEMBER 2016
SITE NUMBER: -
STORE NUMBER: -
HC&D JOB NUMBER: 10038

TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
WINTERBEE, CA 92603

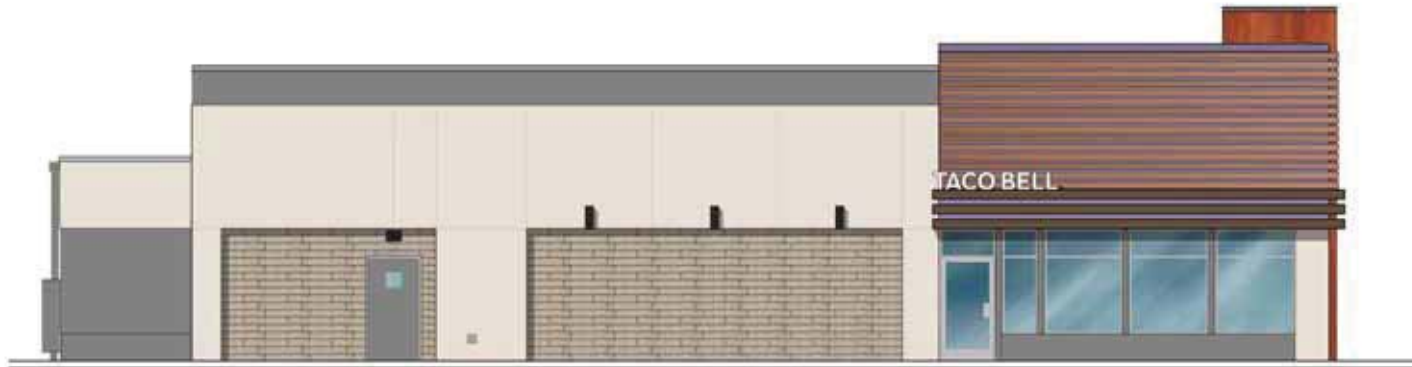


EXPLORER LITE
LARGE 50

EXTERIOR ELEVATIONS

A4.1

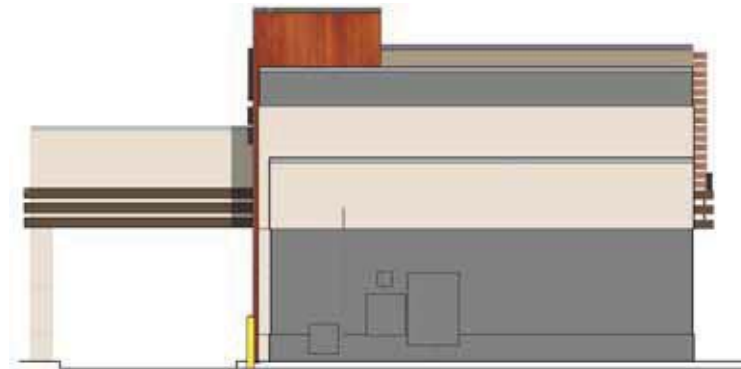
12-01-17



NORTH ELEVATION 1/4" = 1'-0" A



WEST ELEVATION 1/4" = 1'-0" D



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



SOUTH ELEVATION 1/4" = 1'-0" C

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TACO BELL
NEC VAN BUREN BLVD
AND AUDREY AVE
WINTERBURG, CA 92093



EXPLORER LITE
LARGE 50

**COLORED
ELEVATIONS**

A4.2

12-01-17

CONCEPTUAL GRADING PLAN

CITY OF RIVERSIDE
NORTHEAST CORNER OF VAN BUREN
AVENUE & AUDREY AVENUE
APN 191-040-012 & 35

LEGEND

AC ASPHALT CONCRETE
BTM BOTTOM
C/C CLEAN CUT
CP CROSSWALK PEDESTAL
EPB ELECTRICAL PULL BOX
EVL1 ELECTRICAL VAULT
FH FIRE HYDRANT
GB GRADE BREAK
HVL HIGH WATER LINE
ICV IRRIGATION CONTROL VALVE
MB MAIL BOX
PCC PORTLAND CEMENT CONCRETE
PL PROPERTY LINE
PP POWER POLE
RW RIGHT-OF-WAY
SDMH STREET DRAIN MANHOLE
SMH STREET MANHOLE
STL STREET LIGHT
TS TRAFFIC SIGNAL
TSPB TRAFFIC SIGNAL PULL BOX
WM WATER METER
WV WATER VALVE
X EXISTING PALM TREE
X EXISTING TREE

PAVING LEGEND

EXISTING BRICK PAVERS
EXISTING PCC PAVING
PROPOSED PCC PAVING
PROPOSED AC PAVING
PROPOSED BLACK PCC DRIVE-THRU

KEY NOTES

- EXISTING 1' HIGH BLOCK WALL WITH 4" TUBULAR STEEL FENCE ON TOP TO BE REMOVED
- EXISTING 6' HIGH BLOCK WALL TO BE REMOVED
- EXISTING 4' HIGH CHAIN LINK FENCE TO BE REMOVED
- EXISTING 7' HIGH CHAIN LINK FENCE TO BE REMOVED
- EXISTING 6' WOOD FENCE TO BE REMOVED
- EXISTING 6' HIGH CHAIN LINK FENCE TO BE REMOVED
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH FULL FACE CURB & GUTTER
- EXISTING BUS STOP BENCH WITH TRASH CAN TO REMAIN
- EXISTING RAMP TO BE REMOVED
- EXISTING CATCH BASIN TO REMAIN
- EXISTING CURB & GUTTER TO REMAIN
- EXISTING CHAIN LINK GATE TO BE REMOVED
- EXISTING PCC SIDEWALK TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING AC BERM TO REMAIN
- EXISTING WATER METER TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- PROPOSED CURB & GUTTER
- PROPOSED CURB
- PROPOSED PCC SIDEWALK
- PROPOSED BIKE RACK
- PROPOSED TRASH ENCLOSURE
- PROPOSED DRIVE-THRU MENU BOARD AND CANOPY
- PROPOSED ADA CURB RAMP
- PROPOSED IRRIGATION BACKFLOW
- PROPOSED 6' HIGH DECORATIVE MASONRY WALL (3' HIGH WITHIN 20' FRONT YARD SETBACK)
- PROPOSED CHARGE READY STATION
- PROPOSED DRIVEWAY
- PROPOSED AC PAVING
- PROPOSED BLACK PCC DRIVE-THRU
- PROPOSED MONUMENT SIGN
- PROPOSED HEIGHT CLEARANCE BAR
- PROPOSED BIOTRETENTION AREA FOR WATER QUALITY TREATMENT
- PROPOSED RIBBON GUTTER
- PROPOSED DROP INLET
- PROPOSED RIP RAMP
- PROPOSED PUMP & SUMP FOR DEWATERING OF BIOTRETENTION AREA
- PROPOSED GREASE INTERCEPTOR
- PROPOSED DOMESTIC WATER METER
- PROPOSED IRRIGATION WATER METER
- PROPOSED TRANSFORMER LOCATION
- PROPOSED DOMESTIC BACKFLOW
- PROPOSED 3' HIGH LANDSCAPE WALL
- PROPOSED FIRE DOUBLE DETECTOR CHECK VALVE

SCALE: 1"=20'

SECTION B - B

N.T.S.

UTILITIES

ELECTRIC:
CITY OF RIVERSIDE
3750 UNIVERSITY AVENUE
RIVERSIDE, CA 92522
(951) 826-5636

WATER:
CITY OF RIVERSIDE
3750 UNIVERSITY AVENUE
RIVERSIDE, CA 92522
(951) 826-2126

SEWER:
CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522
(951) 826-5641

GAS:
SOUTHERN CALIFORNIA
GAS COMPANY
1901 WEST LUGONIA AVENUE
REDLANDS, CA 92373
(909) 335-7836

CABLE:
CHARTER CABLE
4701 RIVINGTON AVENUE
IRVINGDALE, CA 91706
(626) 430-3440

PHONE:
ATTN: 3939 E. COLORADO ST.
2ND FLOOR
ANNHEIM, CA 92807 (909)
(714) 507-3526

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY
DATED JANUARY, 2017
AS CONDUCTED BY
ON POINT LAND SURVEYING INC.
1910 ORANGE TREE LANE, SUITE 344
REDLANDS, CALIFORNIA 92374
PHONE: (909) 792-2221
FAX: (909) 784-1836

SECTION A - A

N.T.S.

SECTION B - B

N.T.S.

SECTION C - C

N.T.S.

SECTION D - D

N.T.S.

SECTION E - E

N.T.S.

SECTION F - F

N.T.S.

SECTION G - G

N.T.S.

SECTION H - H

N.T.S.

SECTION I - I

N.T.S.

SECTION J - J

N.T.S.

SECTION K - K

N.T.S.

SECTION L - L

N.T.S.

SECTION M - M

N.T.S.

SECTION N - N

N.T.S.

SECTION O - O

N.T.S.

SECTION P - P

N.T.S.

SECTION Q - Q

N.T.S.

SECTION R - R

N.T.S.

SECTION S - S

N.T.S.

SECTION T - T

N.T.S.

SECTION U - U

N.T.S.

SECTION V - V

N.T.S.

SECTION W - W

N.T.S.

SECTION X - X

N.T.S.

SECTION Y - Y

N.T.S.

SECTION Z - Z

N.T.S.

SECTION AA - AA

N.T.S.

SECTION BB - BB

N.T.S.

SECTION CC - CC

N.T.S.

SECTION DD - DD

N.T.S.

SECTION EE - EE

N.T.S.

SECTION FF - FF

N.T.S.

SECTION GG - GG

N.T.S.

SECTION HH - HH

N.T.S.

SECTION II - II

N.T.S.

SECTION JJ - JJ

N.T.S.

SECTION KK - KK

N.T.S.

SECTION LL - LL

N.T.S.

SECTION MM - MM

N.T.S.

SECTION NN - NN

N.T.S.

SECTION OO - OO

N.T.S.

SECTION PP - PP

N.T.S.

SECTION QQ - QQ

N.T.S.

SECTION RR - RR

N.T.S.

SECTION SS - SS

N.T.S.

SECTION TT - TT

N.T.S.

SECTION UU - UU

N.T.S.

SECTION VV - VV

N.T.S.

SECTION WW - WW

N.T.S.

SECTION XX - XX

N.T.S.

SECTION YY - YY

N.T.S.

SECTION ZZ - ZZ

N.T.S.

SECTION AAA - AAA

N.T.S.

SECTION BBB - BBB

N.T.S.

SECTION CCC - CCC

N.T.S.

SECTION DDD - DDD

N.T.S.

SECTION EEE - EEE

N.T.S.

SECTION FFF - FFF

N.T.S.

SECTION GGG - GGG

N.T.S.

SECTION HHH - HHH

N.T.S.

SECTION III - III

N.T.S.

SECTION JJJ - JJJ

N.T.S.

SECTION KKK - KKK

N.T.S.

SECTION LLL - LLL

N.T.S.

SECTION MMM - MMM

N.T.S.

SECTION NNN - NNN

N.T.S.

SECTION OOO - OOO

N.T.S.

SECTION PPP - PPP

N.T.S.

SECTION QQQ - QQQ

N.T.S.

SECTION RRR - RRR

N.T.S.

SECTION SSS - SSS

N.T.S.

SECTION TTT - TTT

N.T.S.

SECTION UUU - UUU

N.T.S.

SECTION VVV - VVV

N.T.S.

SECTION WWW - WWW

N.T.S.

SECTION XXX - XXX

N.T.S.

SECTION YYY - YYY

N.T.S.

SECTION ZZZ - ZZZ

N.T.S.

SECTION AAAA - AAAA

N.T.S.

SECTION BBBB - BBBB

N.T.S.

SECTION CCCC - CCCC

N.T.S.

SECTION DDDD - DDDD

N.T.S.

SECTION EEEE - EEEE

N.T.S.

SECTION FFFF - FFFF

N.T.S.

SECTION GGGG - GGGG

N.T.S.

SECTION HHHH - HHHH

N.T.S.

SECTION IIII - IIII

N.T.S.

SECTION JJJJ - JJJJ

N.T.S.

SECTION KKKK - KKKK

N.T.S.

SECTION LLLL - LLLL

N.T.S.

SECTION MMMM - MMMM

N.T.S.

SECTION NNNN - NNNN

N.T.S.

SECTION OOOO - OOOO

N.T.S.

SECTION PPPP - PPPP

N.T.S.

SECTION QQQQ - QQQQ

N.T.S.

SECTION RRRR - RRRR

N.T.S.

SECTION SSSS - SSSS

N.T.S.

SECTION TTTT - TTTT

N.T.S.

SECTION UUUU - UUUU

N.T.S.

SECTION VVVV - VVVV

N.T.S.

SECTION WWWW - WWWW

N.T.S.

SECTION XXXX - XXXX

N.T.S.

SECTION YYYY - YYYY

N.T.S.

SECTION ZZZZ - ZZZZ

N.T.S.

SECTION AAAAA - AAAAA

N.T.S.

SECTION BBBBB - BBBBB

N.T.S.

SECTION CCCCC - CCCCC

N.T.S.

SECTION DDDDD - DDDDD

N.T.S.

SECTION EEEEE - EEEEE

N.T.S.

SECTION FFFFF - FFFFF

N.T.S.

SECTION GGGGG - GGGGG

N.T.S.

SECTION HHHHH - HHHHH

N.T.S.

SECTION IIIII - IIIII

N.T.S.

SECTION JJJJJ - JJJJJ

N.T.S.

SECTION KKKKK - KKKKK

N.T.S.

SECTION LLLLL - LLLLL

N.T.S.

SECTION MMMMM - MMMMM

N.T.S.

SECTION NNNNN - NNNNN

N.T.S.

SECTION OOOOO - OOOOO

N.T.S.

PLANT LEGEND:

PROPOSED TREES			
SYMBOL	PLANT NAME	QTY.	SIZE
	CERCIDIUM FLORIDUM DESERT MUSEUM	2	15 GAL
	CELTIS SINENSIS CHINESE HACKBERRY	7	24" DBH
	GOUEIRA PARVIFLORA AUSTRALIAN WILLOW	12	15 GAL

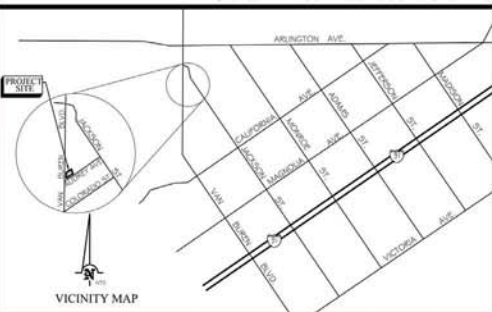
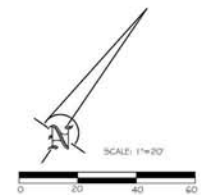
PROPOSED GROUND COVER:			
SYMBOL	PLANT NAME	QTY.	SIZE
	3" AGGREGATE GREY GRANITE GRAVEL MULCH	1,250	SF
	3" THICK WOOD CHIPS AS MULCH	10,735	SF
	MYOPORUM LAETIFOLIUM N.C.N.	1,120	PLANTS 24" O.C.
	FESTUCA RUBRA RUBRA RED FESCUE	1,300	PLUGS 8" O.C.
	GRANITE BOULDER - SAND GREY, 6" DIA. APPROX. SIZE AS SHOWN	47	

PROPOSED SHRUBS:			
SYMBOL	PLANT NAME	QTY.	SIZE
	AGAVE ATTENUATA BLUE PLUME	6	5 GAL
	BLUE PLUME AGAVE		
	CALAMAGROSTIS ACUTIFLORA VAR. FOEDERSTERI FOEDERSTERI FEATHER REED GRASS	25	1 GAL
	CALLISTEMON VIMINALIS LITTLE JOHN DWARF BOTTLEBRUSH	129	1 GAL
	FESTUCA GLAUCA BLUE FESCUE	100	3 GAL
	RED YUCCA	75	3 GAL
	WAX-LEAF PRIVET	12	5 GAL
	TEXANUM WAX-LEAF PRIVET	75	1 GAL
	DEER GRASS	64	5 GAL
	MEXICAN FEATHER GRASS	45	1 GAL
	BRIGHT N' TIGHT DWARF CAROLINA LAUREL CHERRY	75	5 GAL
	15 GAL	8	
	1 GAL	39	
	AUTUMN SAGE	5	5 GAL
	SOCIETY GARLIC	176	1 GAL
	DWARF GOLDEN ARBORVITAE	9	5 GAL
	OUR LORD'S CANDLE	22	5 GAL

*QUANTITIES ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES.

CONCEPTUAL LANDSCAPE PLAN

CITY OF RIVERSIDE
NORTHEAST CORNER OF VAN BUREN AVENUE & AUDREY AVENUE
APN 191-040-012 & 35



PAVING LEGEND

	EXISTING BRICK PAVERS
	EXISTING PCC SIDEWALK
	PROPOSED PCC SIDEWALK

UTILITIES

ELECTRIC CITY OF RIVERSIDE 3750 UNIVERSITY AVENUE RIVERSIDE, CA 92522 (951) 526-3636	CABLE CHARTER CABLE 4701 IRVINGDALE AVENUE IRVINGDALE, CA 91706 (626) 430-3440	GAS SOUTHERN CALIFORNIA GAS COMPANY 1501 WEST LUGONIA AVENUE REDLANDS, CA 92373 (800) 335-7636
WATER CITY OF RIVERSIDE 3750 UNIVERSITY AVENUE RIVERSIDE, CA 92522 (951) 526-2126	SEWER CITY OF RIVERSIDE 3900 MAIN STREET RIVERSIDE, CA 92522 (951) 526-5641	TELEPHONE AT&T 3939 E. COLORADO ST. 2ND FLOOR ANAHEIM, CA 92807 (909) (714) 507-3526

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY
DATED JANUARY, 2017
AS CONDUCTED BY
ON POINT LAND SURVEYING INC.
1910 ORANGE TREE LANE, SUITE 344
REDLANDS, CALIFORNIA 92374
PHONE: (909) 790-2221
FAX: (909) 704-1636

BENCHMARK

CITY OF RIVERSIDE C&J-3
PL. N&S & CITY ENG TAG IN THE SOUTHERLY CURB OF COLORADO AVENUE
AT THE COR OF THE SOUTHERLY CURB RETURN OF JACKSON STREET &
COLORADO AVENUE.

ELEVATION = 752.035 (NAVD83)

BASIS OF BEARING

BASES OF BEARINGS FOR THE SURVEY IS THE CENTERLINE OF AUDREY
AVENUE BEING N55°44'45"E PER L&B 25940-42.

PREPARED FOR:

HC&D ARCHITECTS

ATTN: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92560
(951) 371-2057

OWNER:

**NASER W. AZAR AND ZAKA S.
AZAR, TRUSTEES OF THE
AZAR TRUST, DATED
NOVEMBER 28, 2006**
C/O: HC&D ARCHITECTS
ATTN: DAN HINSON
1801 LAMPTON LANE
NORCO, CA 92560
(951) 371-2057

CONCEPTUAL LANDSCAPING PLAN

APN 191-040-012 & 35
NORTHEAST CORNER OF VAN BUREN AVE.
& AUDREY AVE.
CITY OF RIVERSIDE



CD Number: 154413	Date Prepared: 1/13/2017	Drawn By: DL	Reference Number: 154413/Planting/CLEAR
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City of Riverside
Community and Economic Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

November 27, 2017

Narrative Description of Proposed Project

On behalf of J and R Hock Enterprises, Inc. a Franchisee of Taco Bell, HC&D Architects is submitting an application to the City of Riverside and requesting approval for the construction and operation of a new Taco Bell Restaurant with drive thru, and presents the following project information for your consideration:

Site Address: 9241 & 9265 Audrey St. Riverside, CA
APN: 191-040-012 & 035
Zoning: CR (Commercial Retail)

Project Description

J and R Hock Enterprises propose to construct a new 2,558 square foot restaurant with drive thru which will operate as a Taco Bell Restaurant. The proposed business will be open daily with dining room hours of 7am until 10 pm and drive thru hours of 7 am until 2 am.

The proposed Taco Bell will employ approximately 30 people. There will be 3 shifts per day and each shift will have between 6 to 8 employees.

The proposed Taco Bell Restaurant will be equipped with the latest security systems which will include cameras, hold up buttons adjacent to the cash registers and alarm systems. Opening and closing operations will be performed by a minimum of 2 employees one of which will be a manager; at no time during the restaurant being open will there be less than 2 employees on site.

J and R Hock Enterprises takes pride in the appearance of their facilities and aside from weekly maintenance of the landscape requires employees to walk the site every 30 minutes to remove trash or debris from the site.

Deliveries of most products will take place prior to Taco Bell opening in the morning. These products are delivered in large trucks and need to be delivered prior to opening in order not to impact operations. Some items will be delivered during business hours; however these items would be delivered in smaller trucks/vans.

Exiting Site Conditions

The existing site consists of a vacant unmaintained site. The current right of way landscape does not meet city requirements. City required street trees along Van Buren do not exist.

**Proposed Site Improvement**

The proposed site shall consist of a new 2,558 square foot Taco Bell Restaurant with drive thru lane. The drive thru lane has been situated on the site adjacent to Van Buren and Audrey in an effort to maximize the distance between the drive thru lane and the adjacent residential parcels. The drive thru menu board speaker has also been situated so that it faces Van Buren Blvd in so that noise from the speaker will not impact adjacent residential properties. A low wall with enhanced landscape in front of the wall has been placed adjacent to the drive thru lane in order to screen the lane from the public right of way. A full porte-cochere has been added at the drive thru pick up window to meet city requirements. The parking lot consists of 30 parking stalls (26 are required per city code). A 6'-0" high decorative masonry wall located at interior property lines with landscape between the new wall and parking stall that will include tree wells. The site consists of 10,350 square feet of enhanced landscape not including the new landscape within the public right of way and parkway. Care has been taken in selection of the landscape so that the corner of Van Buren and Audrey is appealing from the right of way. The height of the parapet walls have been increased to assure all equipment is screened from public view. As part of the site development a new bio retention area will be developed to meet state and county water shed requirements.

Project Benefits

The proposed project offers the following benefits:

- Elimination of vacant unmaintained site.
- New development designed to meet city architectural requirements.
- New parkway landscaping to meet city standards.
- New water shed infrastructure to treat water run off per state and county requirements.
- Creation of new jobs and tax base.

The proposed project is presented for your consideration. HC&D Architects requests a favorable determination and approval to construct the proposed Taco Bell Restaurant facility. Please contact me at (951) 371-2057 ext. 229 or hinson@hcanddarchitects.com if you should have any questions or requests for additional information.

Respectfully submitted,
Dan Hinson, Project Architect

J and R Hock Enterprises, Inc.

A Franchisee of Taco Bell
30318 Esperanza
Rancho Santa Margarita, CA 92688
Office (949) 276-8276
Direct (949) 546-0886
Fax (949) 276-8280
E-mail: Gary@JandRHock.com



November 14, 2017

Re: 9241 Audrey Street at Van Buren, Riverside, CA

Dear Property Owner,

This letter is to let you know that we are proposing to build a new state-of-the-art Taco Bell franchised restaurant at the currently vacant corner of Van Buren and Audrey. We will meet all applicable City and County of Riverside codes and requirements as far as architectural, landscaping, parking lot lighting, traffic control and fire department rules. We will provide sufficient on-site parking so no street parking will be needed and we will construct block walls with landscape screening next to the adjoining properties to properly screen them from our site.

The drive through will wrap around the building out at the street, so vehicular noise to adjoining properties will be minimal. Additionally, the drive through menu-board and speaker will be facing Van Buren so that sound should not be an issue.

We currently own and operate 39 Taco Bells in the Inland Empire, with 4 in the City of Riverside. Looking forward to being a good neighbor and we welcome any comments. If you have any questions or concerns, please feel free to contact me at 949.546.0886 or at Gary@JandRHock.com.

Sincerely,

Gary Brockman

Gary Brockman, CCIM, M.C.R.
Real Estate

Taylor, Matthew

From: robert mendoza <robertpeggy@sbcglobal.net>
Sent: Wednesday, November 29, 2017 10:35 PM
To: Taylor, Matthew
Subject: [External] Permit #P17-0257-0258

Hi Matthew,

I would like to address my concerns about building a Taco Bell so close to residential homes. First issue I would like to address would be the increase in traffic volume off of Audrey. Having an entrance/exit of a fast food restaurant off of Audrey will bring too much traffic to our residential neighborhood. We currently have a lot of traffic coming from Wal-mart and also cars cut through Audrey when Van Buren has heavy traffic already. We also have seen a lot of cars making U-turns through Velvet Ct because of the right turn only signal off of Audrey. The second thing I would like to address is transients; we have seen a growing number since we have been here across Velvet Ct and Audrey where the purposed Taco Bell will be. Having a Taco Bell built so close will increase the amount of transients & homeless loitering around our neighborhood. Another issue would be the noise coming from customer vehicles during the late night hours of operation. Lastly, is trash from people littering. Velvet Ct. gets a lot of north to south end winds throughout the year that collects enough cups and wrappers from fast food restaurants at the end of our cul-de-sac.

We currently have a nice, quiet, peaceful family oriented neighborhood on Audrey Ave and Velvet Ct. I believe the City of Riverside can find a more suitable location to build a Taco Bell with a drive-thru other than on a residential street.

Please consider my concerns in this matter.

Sincerely,

Mr. Mendoza
4673 Velvet Court
Riverside, Ca. 92503
17 year resident



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos



P17-0257 & P17-0258, Exhibit 10 - Existing Site Photos