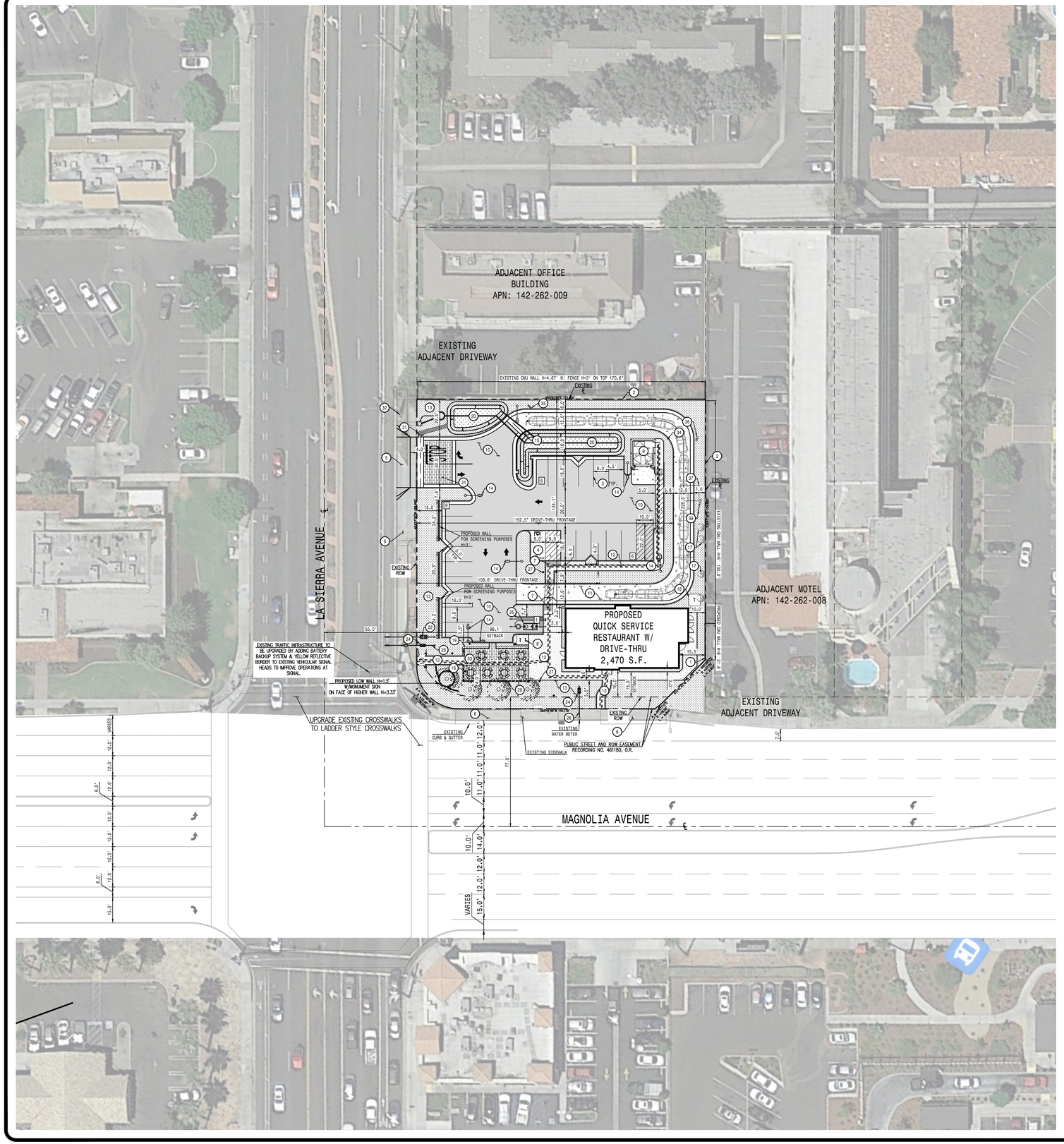

LEGEND:

- LANDSCAPE AREA
- PCC CONCRETE
- POROUS PAVERS
- XX # OF PARKING STALLS
- AC PAVEMENT
- PCC SIDEWALK
- ADA PATH OF TRAVEL

SHEET INDEX

C01 - CONCEPTUAL SITE PLAN
C02 - CONCEPTUAL GRADING PLAN
C03 - WQMP SITE PLAN
C04 - SITE SECTIONS
C05 - WALL PLAN
C06 - PLOT PLAN
E200 - SITE PHOTOMETRIC PLAN
A0.2 - TRASH ENCLOSURE DETAILS
A1.0 - FLOOR PLAN
A2.0 - EXTERIOR ELEVATIONS
A2.1 - EXTERIOR ELEVATIONS
A3.0 - ROOF PLAN
L001 - PLANTING SPECIFICATION
L101 - PLANTING PLAN
L501 - DETAILS
L901 - PLANT PALLET

PROJECT INFORMATION:

APPLICANT:	ABRAHAM KAHEN 10940 WILSHIRE BLVD, SUITE 1600 LOS ANGELES, CA 90024 (310)795-7183
ARCHITECT:	PM DESIGN GROUP, INC. 38 EXECUTIVE PARK SUITE 310 IRVINE, CA 92614 (949)430-7051
CIVIL ENGINEER:	PLUMP ENGINEERING, INC. 914 E. KATELLA AVENUE ANAHEIM, CA 92805 (714)385-1835
SURVEYOR:	PLUMP ENGINEERING, INC. 914 E. KATELLA AVENUE ANAHEIM, CA 92805 (714)385-1835
PROJECT SCOPE OF WORK:	DEMOLITION OF EXISTING BUILDINGS TO BE REPLACED WITH PROPOSED 2,470 S.F. QUICK-SERVICE RESTAURANT WITH DRIVE THRU. PARKING LOT (INCLUDING ADA IMPROVEMENTS) AND LANDSCAPING IMPROVEMENTS PROPOSED.

APN:	142-262-006 & 142-262-012
PROPERTY ADDRESS:	11095 MAGNOLIA AVENUE RIVERSIDE, CA 92505
GROSS ACREAGE:	0.75 AC/30,995 S.F.
NET ACREAGE:	0.70 AC/30,995 S.F.
PERVIOUS AREA:	9,304 S.F. (30.70% OF TOTAL SITE)
IMPERVIOUS AREA:	20,996 S.F.(69.30% OF TOTAL SITE)

ZONE:	CR
ZONE AREA:	NOT IN A ZONING DISTRICT/AREA
LAND USE:	CITY
SPECIFIC PLAN:	NOT IN A SPECIFIC PLAN
AREA PLAN:	CITIES OF RIVERSIDE AND NORCO
POLICY AREA:	N/A
FEMA FLOOD ZONE:	ZONE X
MAP NUMBER:	06065C0715G

PARKING CALCULATIONS:	
PARKING REQUIREMENTS:	PER AB-2097, PROJECT IS EXEMPT FROM PARKING REQUIREMENTS.
BUILDING FLOOR AREA:	2,470 S.F.
PARKING PROVIDED:	21 REGULAR PARKING STALLS 1 ADA PARKING STALL (1 REQUIRED) 22 TOTAL PARKING STALLS
BICYCLE PARKING REQUIRED:	5% OF 22 = 2
BICYCLE PARKING PROVIDED:	2 BICYCLE PARKING

SITE PLAN KEYNOTES

1. EXISTING WROUGHT IRON FENCE TO BE REMOVED AND DISPOSED OFF SITE
2. EXISTING SCREEN WALL TO REMAIN
3. PROPOSED PARKING STALLS 9'x18' PER CITY STANDARDS
4. PROPOSED ADA PARKING STALL PER CITY STANDARDS
5. PROPOSED DRIVEWAY
6. EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK, CURB & GUTTER
7. PROPOSED ADA RAMP
8. PROPOSED BIKE RACK
9. PROPOSED TRASH ENCLOSURE TO BE SCREENED PER SECTION 19.580.080 OF THE RMC
10. PROPOSED AC/AB PAVEMENT
11. PROPOSED CONCRETE DRIVE-THRU PAVEMENT
12. PROPOSED CONCRETE WALKWAY
13. PROPOSED LANDSCAPE AREA
14. PROPOSED LIGHT POLE
15. PROPOSED CLEARANCE BAR PER ARCHITECTURAL COLORED ELEVATIONS
16. PROPOSED PATIO SEATING
17. EXISTING TREE TO BE PROTECTED IN PLACE
18. PROPOSED ELECTRIC TRANSFORMER TO BE SCREENED PER SECTION 19.555.020.C.1 OF THE RMC
19. PROPOSED 3' HIGH LANDSCAPE HEDGE WALL
20. PROPOSED BIO-RETENTION BASIN
21. ENHANCED DRIVEWAY PAVING
22. FURNISH & INSTALL 4" FIRE SERVICE
23. FURNISH & INSTALL 2" DOMESTIC WATER SERVICE
24. FURNISH & INSTALL BACKFLOW PREVENTION DEVICE TO BE SCREENED PER SECTION 19.555.020.C.1 OF THE RMC
25. FURNISH & INSTALL 750 GAL GREASE INTERCEPTOR
26. EXISTING 1" WATER SERVICE FOR IRRIGATION PURPOSES
27. FURNISH & INSTALL PEDESTRIAN LIGHTS
28. PROPOSED DECORATIVE WALL FOR PATIO AREA H=3'
29. FURNISH & INSTALL TREE WELL
30. FURNISH & INSTALL 5x5' LANDSCAPE DIAMOND
31. FURINISH AND INSTALL STOP SIGN PER CITY STANDARDS
32. EXISTING POWER POLE TO BE PROTECTED IN PLACE
33. PROPOSED POROUS PAVER WALKWAY
34. PROPOSED 3' HIGH LANDSCAPE HEDGES FOR DRIVE-THRU SCREENING PURPOSES
35. PROPOSED DRIVE THRU ENTRY SIGN PER SEPARATE PERMIT
36. PROPOSED PRE-ORDER MENU BOARD PER SEPARATE PERMIT
37. PROPOSED DRIVE-THRU CANOPY PER ARCHITECTURAL COLORED ELEVATIONS
38. PROPOSED ORDER MENU BOARD PER SEPARATE PERMIT

SCALE: 1" = 40'

C01

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER
TRYFON TRYFONOPOULOS
NO. 65583
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA
3/31/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL/STRUCTURAL
ENGINEERING & SURVEYING
914 E. KATELLA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834

TRYFON TRYFONOPOULOS

CONCEPTUAL SITE PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

C:\Users\ABASHO~1\AppData\Local\Temp\AcPublish_12780\2205041C01SITEPLAN.dwg Mar 31, 2023 - 10:42am

JOB NO. 2205041
DATE: 3/31/2023
SHEET
1 OF 6 SHEETS

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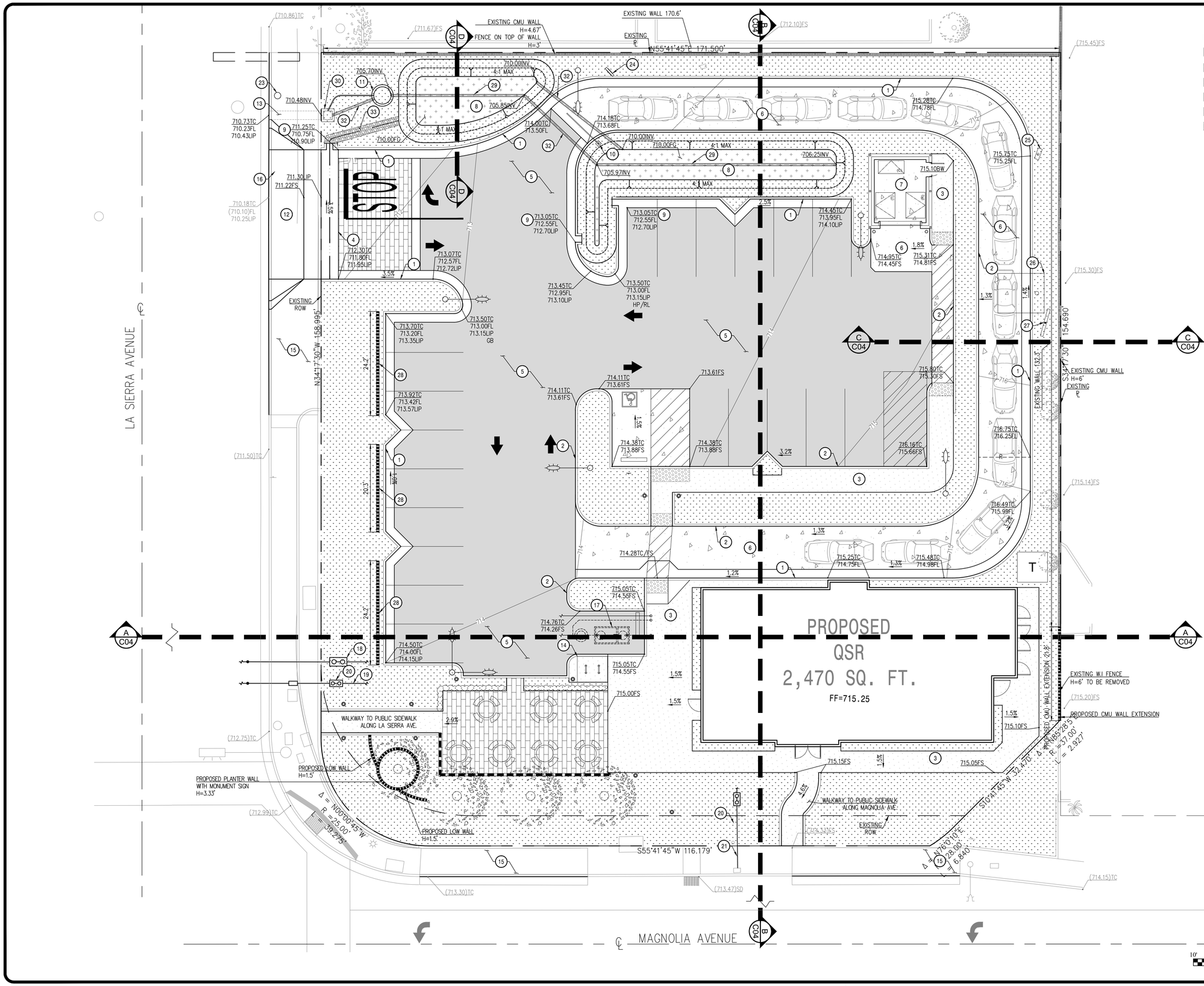


C02

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER
TRYFON G. TRYFONOPOULOS
NO. 65859
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

3/31/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
3130 E. FRANKLIN AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1835, FAX (714) 385-1834
TRYFON TRYFONOPOULOS

CONCEPTUAL GRADING PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

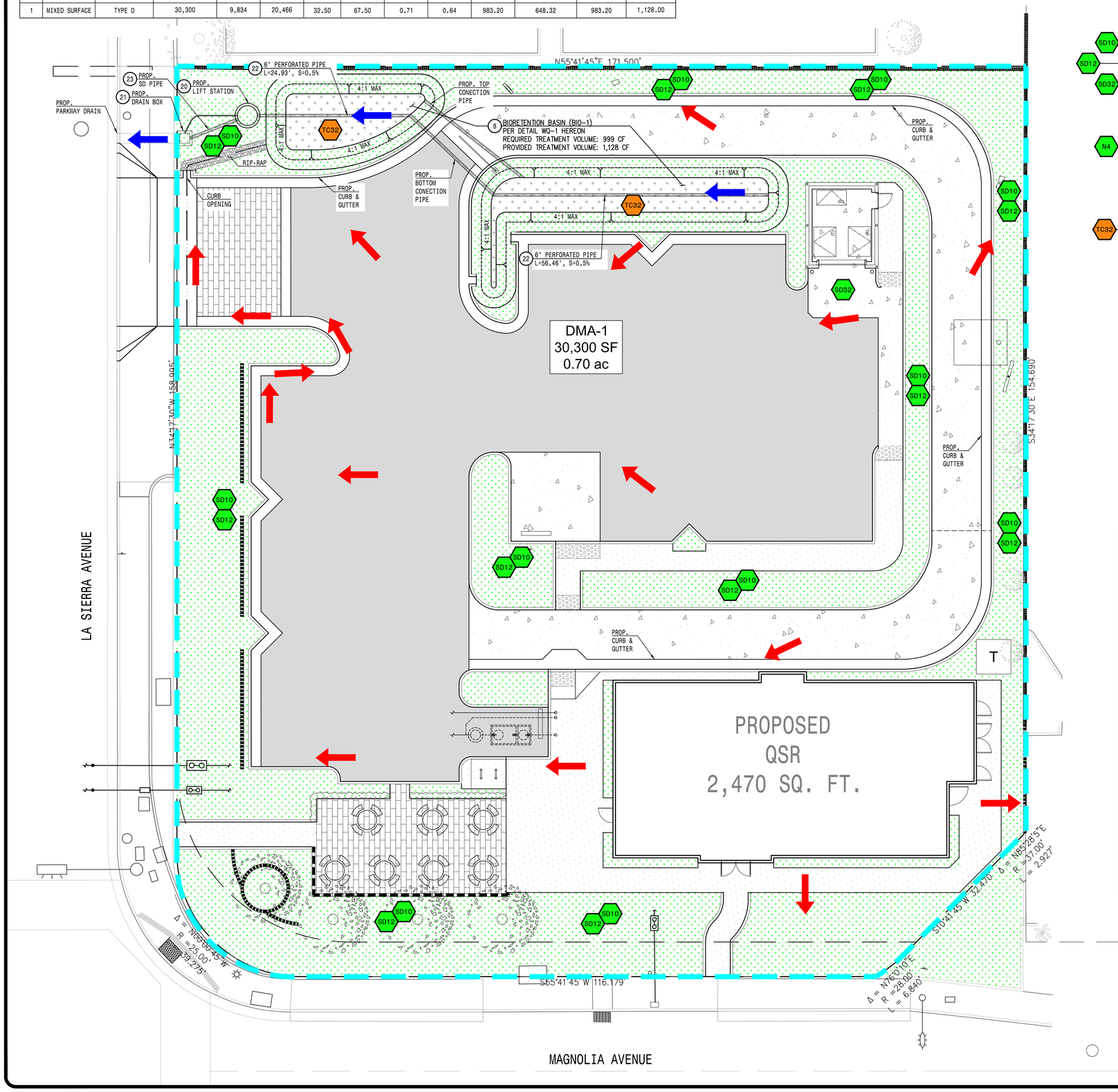
JOB NO. 2205041

DATE: 3/31/2023

SHEET 2 OF 6 SHEETS

JULEV CRE, Inc\C:\2205041 - Pollo Campero Riverside\ACAD\2205041C02GR.dwg Mar 31, 2023 - 10:42am

DMA	SURFACE TYPE	DMA TYPE	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	% PERVIOUS	% IMPERVIOUS	EFFECTIVE IMPERVIOUS FRACTION	DMA RUNOFF FACTOR	V BMP (CF)	BIO-RETENTION PROPOSED SURFACE AREA (SF)	STORAGE VOLUME REQUIRED (CF)	STORAGE VOLUME PROVIDED (CF)
1	MIXED SURFACE	TYPE D	30,300	9,834	20,466	32.50	67.50	0.71	0.64	983.20	648.32	983.20	1,128.00



SOURCE CONTROL BMP'S:

- SD10 — SITE DESIGN & LANDSCAPE PLANNING
- SD12 — EFFICIENT IRRIGATION
- SD32 — TRASH ENCLOSURES

NON STRUCTURAL CONTROL BMP'S:

- N4 — EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS (ENTIRE SITE)

TREATMENT CONTROL BMP'S:

- TC32 — BIO-RETENTION BASIN

LEGEND:

- PROPOSED LANDSCAPE
- PROP. PCC PAVEMENT
- PROP. AC PAVEMENT
- PROP. SHEET FLOW
- PROP. CHANNEL FLOW
- DMA BOUNDARY
- DMA-X X,XXX SF XX.XX ac — DMA INFORMATION

GRADING CONSTRUCTION NOTES

8 FURNISH & INSTALL BIO-RETENTION BASIN

STORM DRAIN CONSTRUCTION NOTES

20 FURNISH AND INSTALL 48" I.D. LIFT STATION

21 FURNISH AND INSTALL DRAIN BOX

22 FURNISH AND INSTALL 6" PERFORATED PIPE

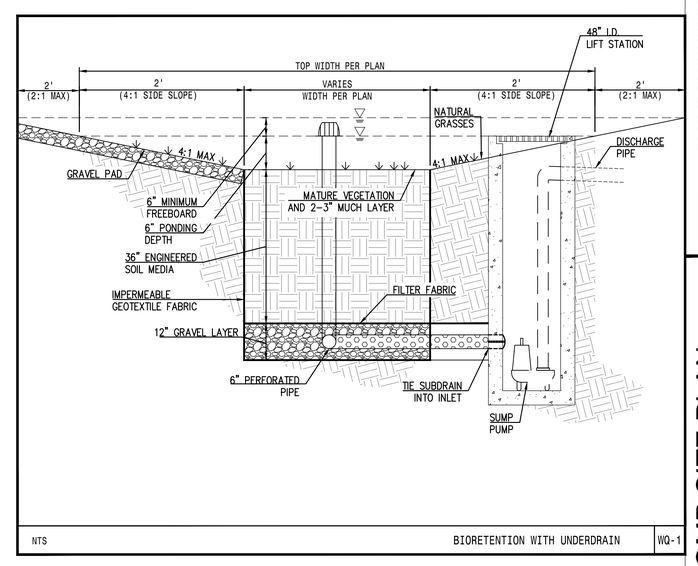
23 FURNISH AND INSTALL 8" PVC (SDR-35) STORM DRAIN LINE

PERVIOUS AND IMPERVIOUS AREA

DMA	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
1	9,834	20,466	30,300

EFFECTIVE AREA

DEVELOPMENT TYPE	NEW DEVELOPMENT	FAR	REQUIRED LID BMP AREA	PROVIDED LID BMP AREA
MIXED USE, COMMERCIAL	NEW	1.0	3,030 SF (10%)	9,834 SF



NTS — BIORETENTION WITH UNDERDRAIN — WQ-1

SCALE: 1" = 30'

C03

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER — TRYFON TRYFONOPOULOS — NO. 65859 — EXP. 12/31/23 — CIVIL — STATE OF CALIFORNIA

3/31/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL/STRUCTURAL
ENGINEERING & SURVEYING
PLUMP ENGINEERING INC. 3990 E. CONCOURSE, SUITE 100 ANAHEIM, CALIFORNIA 92805 (714) 385-0383, FAX (714) 385-0384
TRYFON TRYFONOPOULOS

WQMP SITE PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. 2205041
DATE: 3/31/2023
SHEET 3 OF 6 SHEETS

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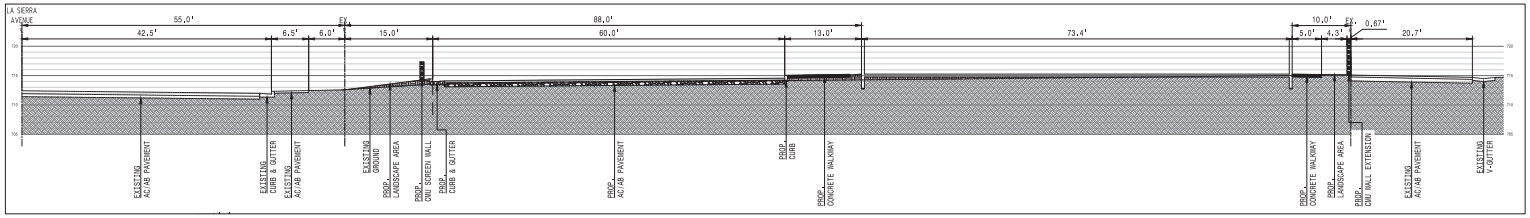
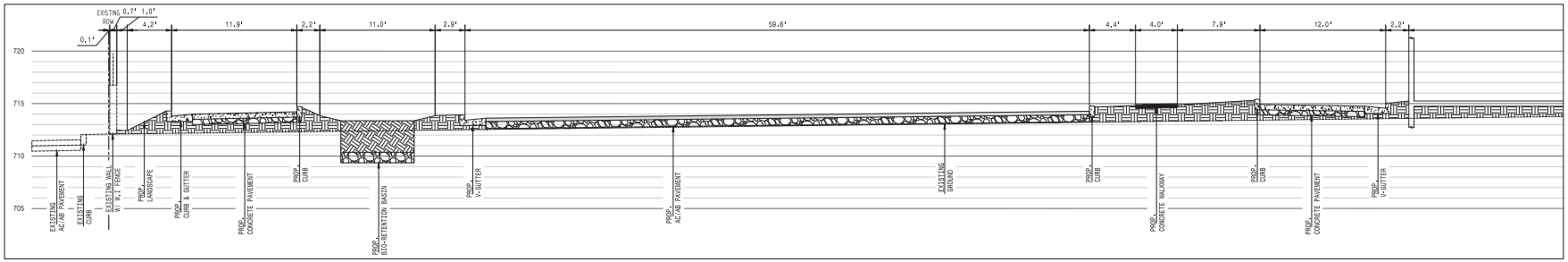
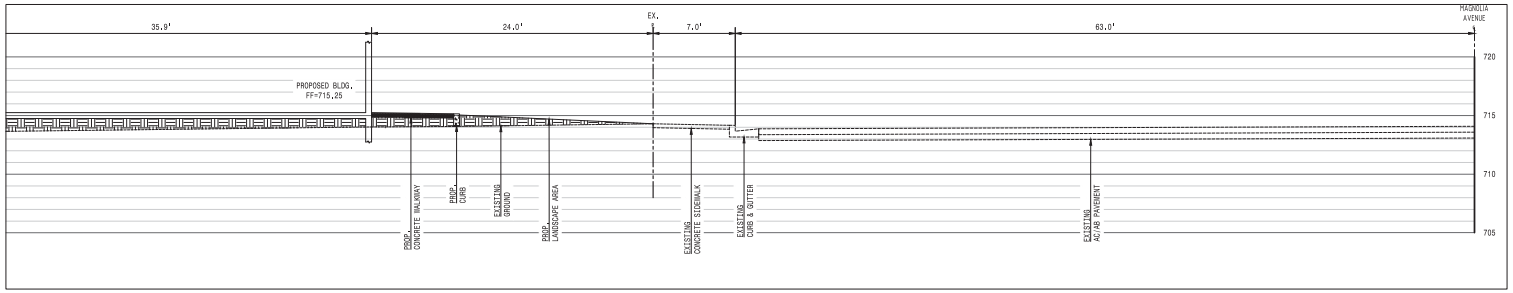


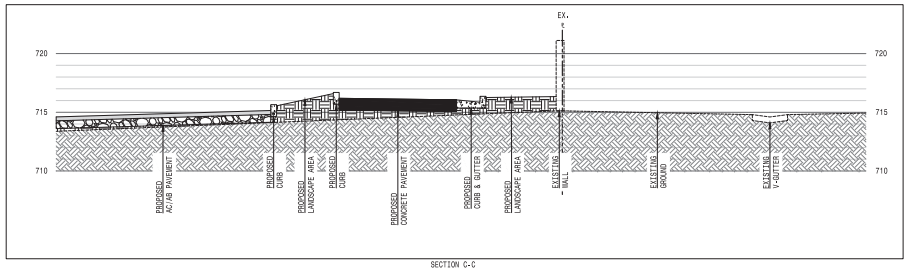
SECTION A-A
SCALE: 1" = 10'



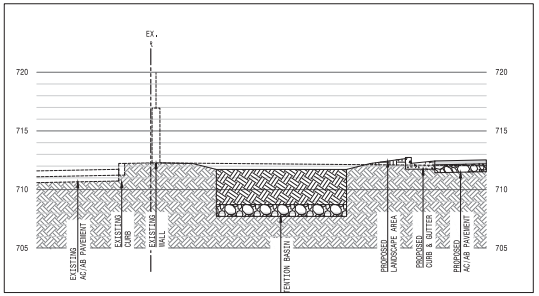
SECTION B-B
SCALE: 1" = 5'



SECTION B-B
(CONTINUED)
SCALE: 1" = 5'



SECTION C-C
SCALE: 1" = 5'



SECTION D-D
SCALE: 1" = 5'

C04

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

PROFESSIONAL ENGINEER
REGISTERED
NO. 65659
E-P-F-123-123
CIVIL
STATE OF CALIFORNIA
1/31/2023
DATE

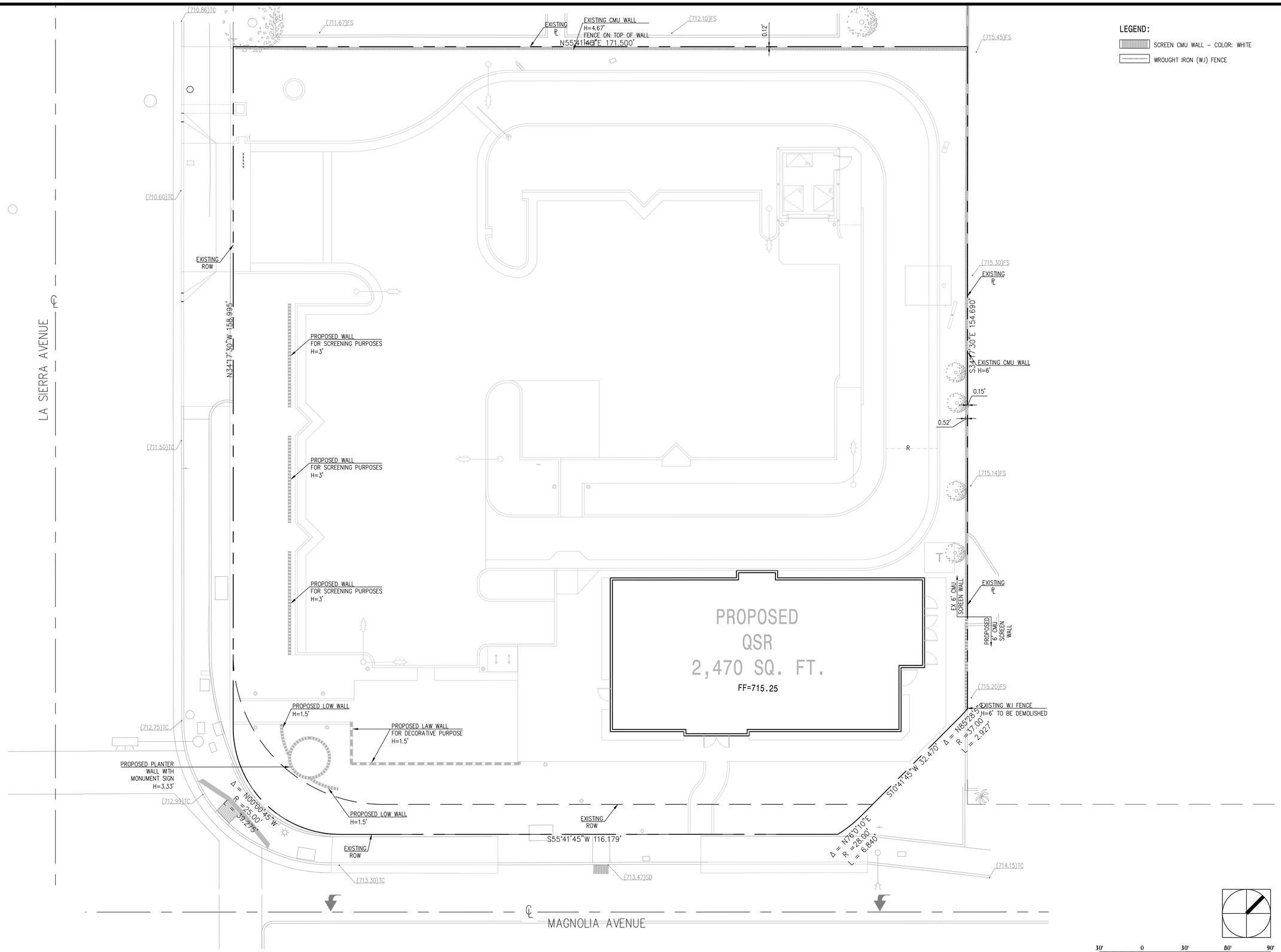
PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
2000 E. LINCOLN AVENUE, SUITE 100
ANAHEIM, CALIFORNIA 92806
TEL: 714.254.8001 FAX: 714.779.1817 EMAIL: PLUMP@PLUMPINC.COM

TRYFON TRYFONOPOULOS

SITE SECTIONS
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. 2205041
DATE: 1/31/2023
SHEET
4 OF 6 SHEETS

JULIEV CRE, INC© 2205041 - Pollo Campero Riverside\ACAD\2205041CM.DS Aug Jan 31, 2023 - 9:08am



C05

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER
TRYFON G. TRYFONOPOULOS
NO. 65859
EXP. 12/31/23
Civil
STATE OF CALIFORNIA

3/31/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
1000 E. LA PALMA AVENUE
ANAHEIM, CALIFORNIA 92805
(714) 385-1850, FAX (714) 385-1834

TRYFON TRYFONOPOULOS

FENCE AND WALL PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE

RIVERSIDE, CA

JOB NO. 2205041

DATE: 3/31/2023

SHEET 5 OF 6 SHEETS

30' 0 30' 60' 90'
SCALE: 1" = 30'

JULEV CRE, IncC:2205041 - Pollo Campero Riverside\ACAD\2205041C05WP.dwg Mar 31, 2023 - 10:42am

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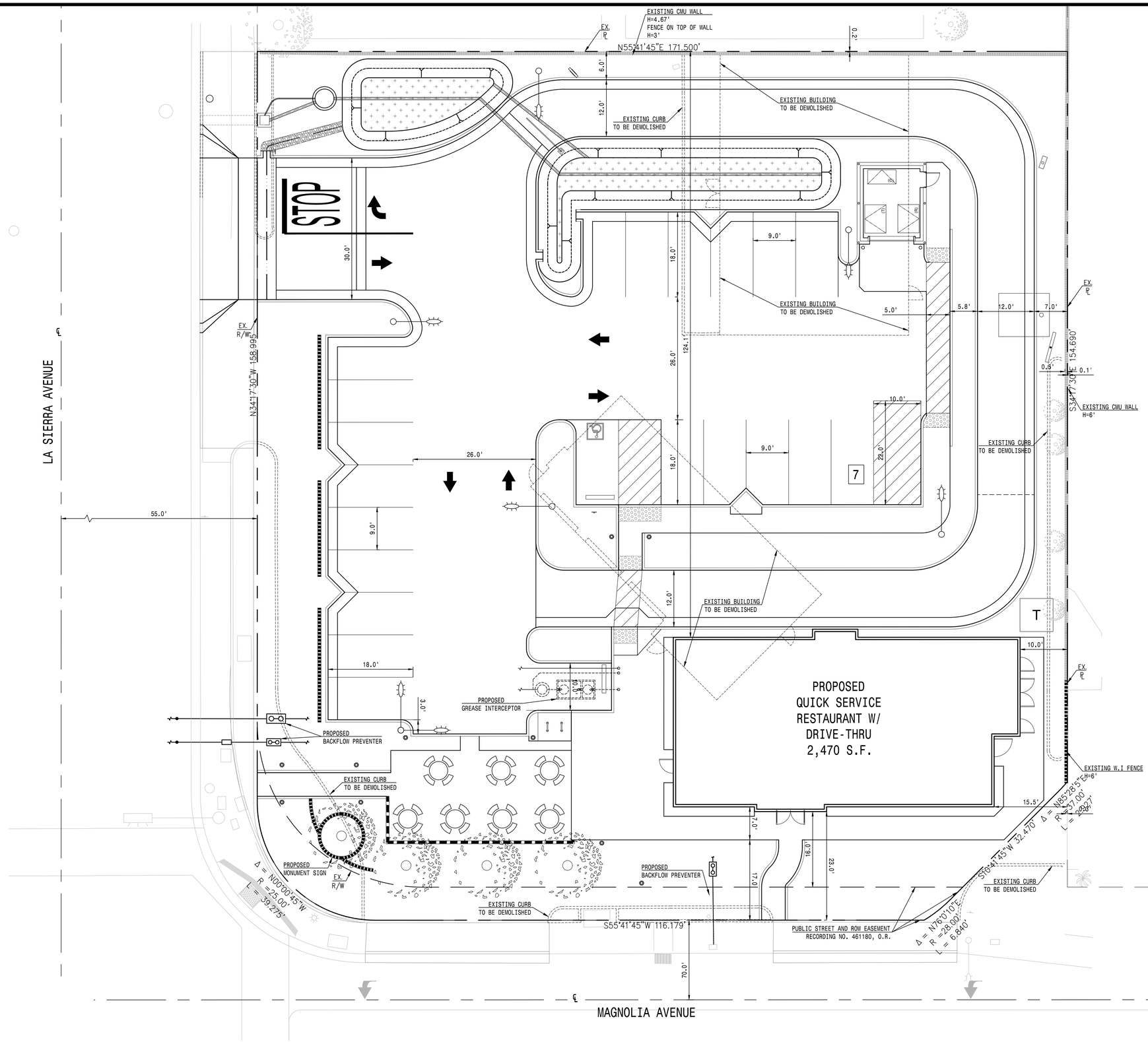

PROJECT INFORMATION:

APPLICANT:	ABRAHAM KAHEN 10940 WILSHIRE BLVD, SUITE 1600 LOS ANGELES, CA 90024 (310)795-7183
ARCHITECT:	PLUMP ENGINEERING, INC. 914 E. KATELLA AVENUE ANAHEIM, CA 92805 (714)385-1835
CIVIL ENGINEER:	PLUMP ENGINEERING, INC. 914 E. KATELLA AVENUE ANAHEIM, CA 92805 (714)385-1835
SURVEYOR:	PLUMP ENGINEERING, INC. 914 E. KATELLA AVENUE ANAHEIM, CA 92805 (714)385-1835
APN:	142-262-006 & 142-262-012
PROPERTY ADDRESS:	11095 MAGNOLIA AVENUE RIVERSIDE, CA 92505
GROSS ACREAGE:	0.72 AC/31,334 S.F.
NET ACREAGE:	0.68 AC/29,834 S.F.

PARKING CALCULATIONS:	
PARKING REQUIREMENTS:	1 SPACE/100 SQUARE FEET OF FLOOR AREA
BUILDING FLOOR AREA:	2,470 S.F.
REQUIRED PARKING:	2,470/100 = 25 PARKING STALLS
PARKING PROVIDED:	26 REGULAR PARKING STALLS 2 ADA PARKING STALLS 28 TOTAL PARKING STALLS
BICYCLE PARKING REQUIRED:	5% OF 28 = 2
BICYCLE PARKING PROVIDED:	2 BICYCLE PARKING

C06

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER
TRYFON TRYFONOPOULOS
NO. 65859
EXP. 12/31/23
CIVIL
STATE OF CALIFORNIA

3/31/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
PLUMP ENGINEERING INC. 914 E. KATELLA AVENUE ANAHEIM, CALIFORNIA 92805 (714) 385-1835, FAX (714) 385-1834

TRYFON TRYFONOPOULOS

PLOT PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE

RIVERSIDE, CA

JOB NO. 2205041

DATE: 3/31/2023

SHEET

6 OF 6 SHEETS

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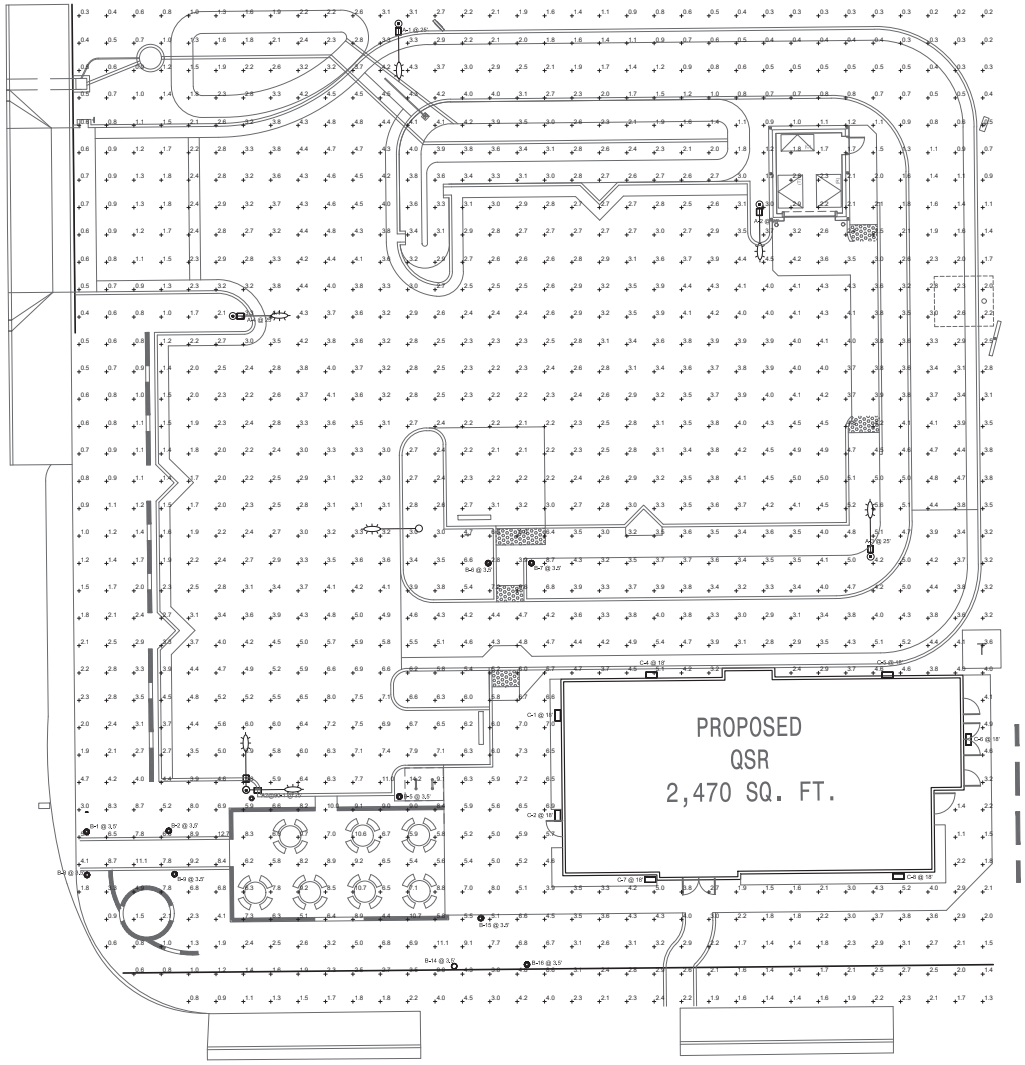

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A	4	Lithonia Lighting	ESX1 LED P2 40K R3	Contractor Select ESX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	13917	0.9	97.59	
	A2@ 90	1	Lithonia Lighting	ESX1 LED P2 40K R3	Contractor Select ESX LED Area Luminaire Size 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	13917	0.9	195.18	
	B	16	Lithonia Lighting	KBC8 LED 12C 350 40K ASY MVOLT	KBC8 WITH 3 LIGHT BOARDS (12 LEDs), 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	1	809	0.9	16	
	C	7	Lithonia Lighting	TWX2 LED ALO 40K	TWX2 LED WITH ALO - PERFORMANCE PACKAGE, 4000K	1	6842	0.9	53.6584	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	3.4 fc	14.2 fc	0.2 fc	71.0:1	17.0:1

E200

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

T. J. Plump
EXP. 03/31/2024
ELECTRICAL
STATE OF CALIFORNIA
2/3/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
3900 PEDLEY AVENUE
NORTH CALIFORNIA OFFICE
NORCO, CALIFORNIA 92860
(714) 367-9001 FAX (714) 367-9034

TRYFON TRYFONOPOULOS

SITE PHOTOMETRIC PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. 2205041
DATE: 2/3/2023
SHEET
1 OF 1 SHEETS

SITE PHOTOMETRIC PLAN 1
NTS

JLEV CIRE, INCC 2205041 - Pollo Campero Riverside/CAD/ELECTRICAL/E200.dwg Feb 03, 2023 - 4:07pm
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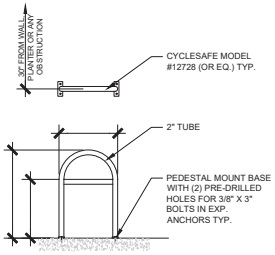
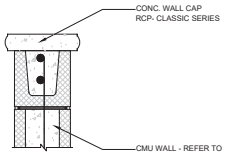
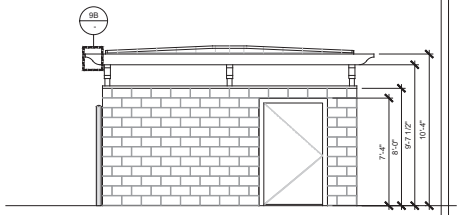


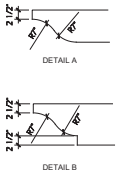
BIKE RACK DETAIL — SCALE 1/2"=1'-0" — 10



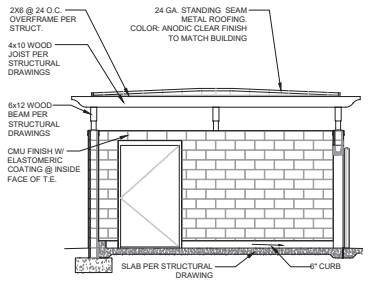
TRASH ENCLOSURE WALL DETAIL — SCALE 1 1/2" = 1'0" — 7



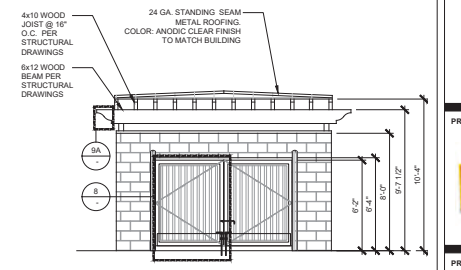
EAST ELEVATION — SCALE 1/4" =1'-0" — 3



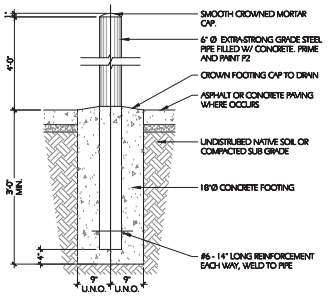
WOOD JOIST DETAIL — SCALE 3/4" = 1'0" — 9



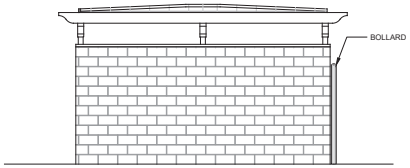
TRASH ENCLOSURE SECTION — SCALE 1/4" =1'-0" — 6



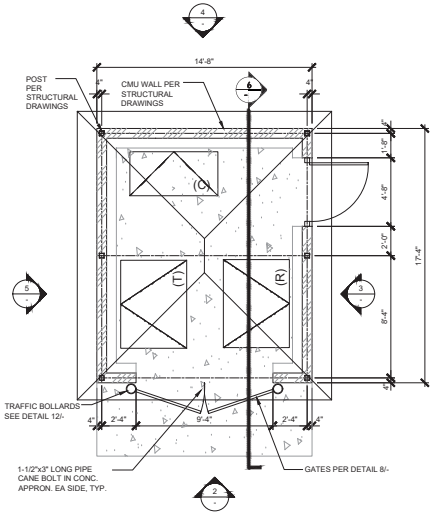
SOUTH ELEVATION — SCALE 1/4" =1'-0" — 2



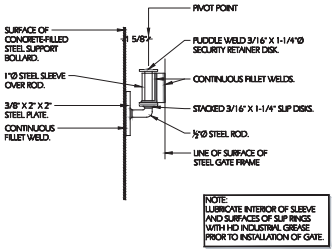
TRAFFIC BOLLARD — SCALE 3/4"=1'-0" — 12



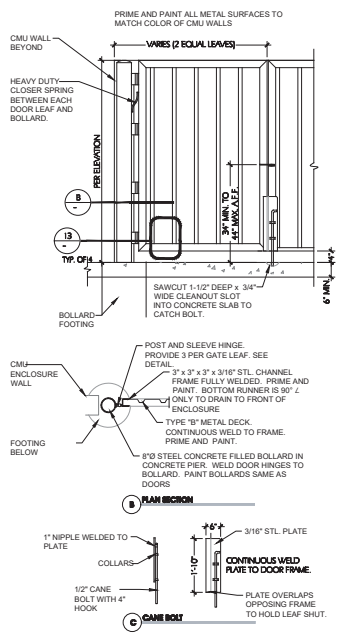
WEST ELEVATION — SCALE 1 1/2" = 1'0" — 5



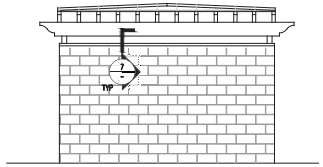
TRASH ENCLOSURE PLAN — SCALE 1/4" =1'-0" — 1



GATE HINGE — SCALE 3" = 1'-0" — 11



TRASH ENCLOSURE GATE — SCALE 1/4" =1'-0" — 8



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

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ISSUE FOR DESCRIPTION:

2nd PLANNING SUBMITTAL

ISSUE DATE:

11/23/2022

REVISIONS:

NO.	DESCRIPTION	DATE
	1ST PLANNING SUBMITTAL	09/09/2022
	2ND PLANNING SUBMITTAL	11/23/2022

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: M.P.

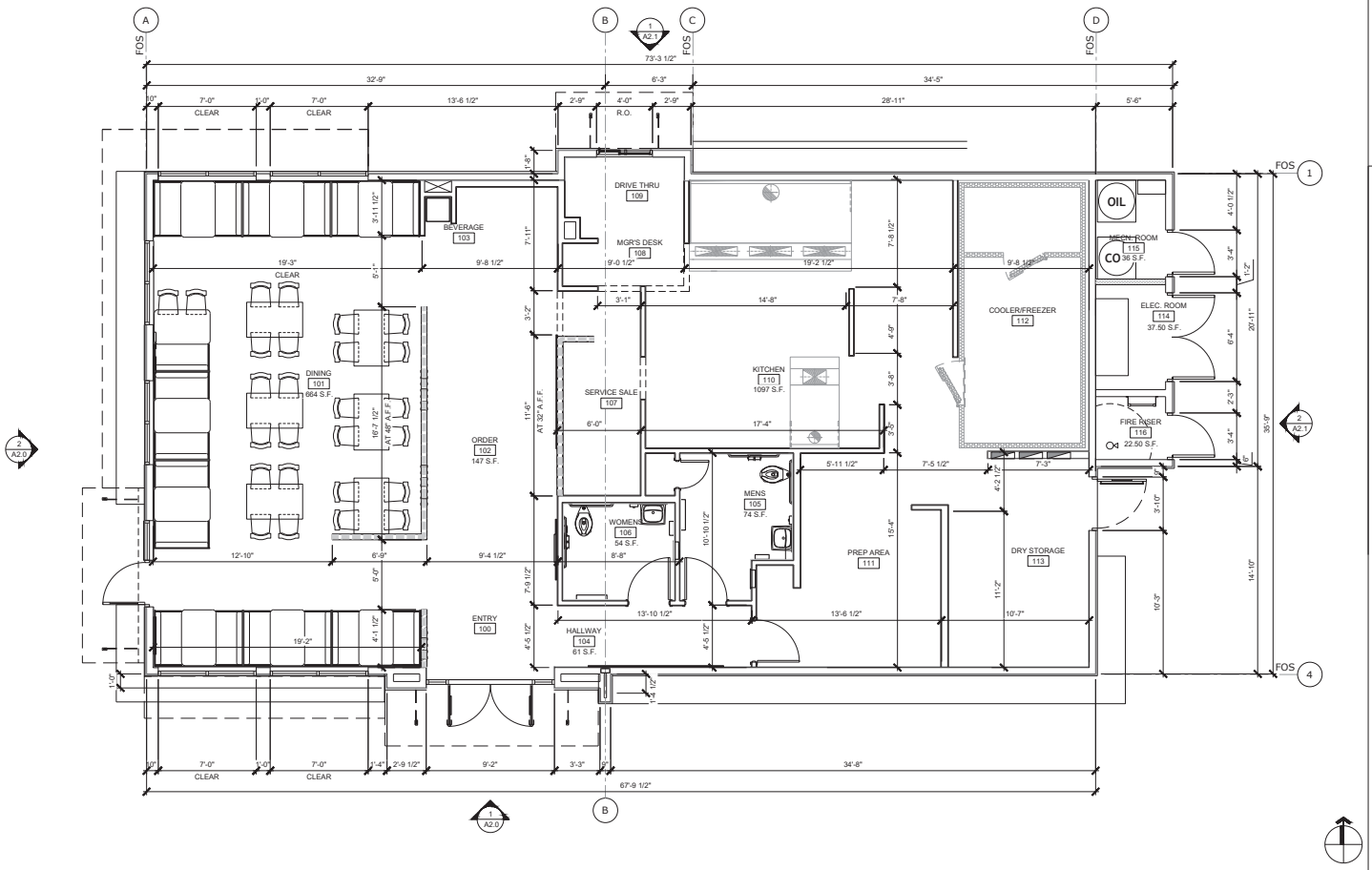
PROJECT NUMBER: PCC21007.0

SHEET TITLE:

TRASH ENCLOSURE DETAILS

SHEET NUMBER:

A0.2



GENERAL NOTES - FLOOR PLAN

1. INTERIOR PARTITIONS ARE DIMENSIONED TO THE FACE OF THE FINISHED WALL. EXTERIOR WALL DIMENSIONS ARE TO FACE OF STUD, COLUMN GRIDS OR THE EDGE OF SLAB AS NOTED..
2. DIMENSIONS TAKE PRECEDENT OVER SCALE ON THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN DRAWING CONDITIONS AND FIELD CONDITIONS.
3. PROVIDE BLOCKING FOR ALL WALL MOUNTED EQUIPMENT AND ACCESSORIES. PROVIDE FIRE-RESISTANT BLOCKING WHEN REQUIRED BY CODE.
4. ALL PARTITIONS WITH SINKS AND / OR WET EQUIPMENT, ALL WALLS IN TOILET ROOMS, AND ALL WALLS IN KITCHEN AREA ARE TO HAVE 5/8" CEMENT BOARD TO MINIMUM 1'-0" FROM THE FLOOR. THE BALANCE OF WALL SHEATHING IN WET AREAS IS TO BE 5/8" TYPE 'X' WATER RESISTANT GYPSUM BOARD UNLESS NOTED OTHERWISE.
5. REFER TO SHEET G1.2 FOR SYMBOLS AND ABBREVIATIONS.
6. MINIMUM DIMENSION FROM ANY CORNER OR WALL TO FRAMING STUD AT A DOOR JAMB OPENING SHALL BE 4 INCHES UNLESS NOTED OTHERWISE.
7. ALL PARTITION FRAMING NOT BRACED TO PERIMETER WALLS ARE TO BE SECURED OR DIAGONALLY BRACED AT MINIMUM 4'-0" O.C. REFER TO PARTITION TYPES AND RELATED DETAILS.
8. APPROVED FIRE EXTINGUISHERS ARE TO BE PROVIDED AND INSTALLED AS REQUIRED BY LOCAL AUTHORITY.

FLOOR PLAN

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

1

	EXTERIOR WALL
	INTERIOR WALL
	PARTIAL HEIGHT WALL
	NEW WALK-IN COOLER FREEZER WALL

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	3RD PLANNING SUBMITTAL	01/31/2023

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: M.P.

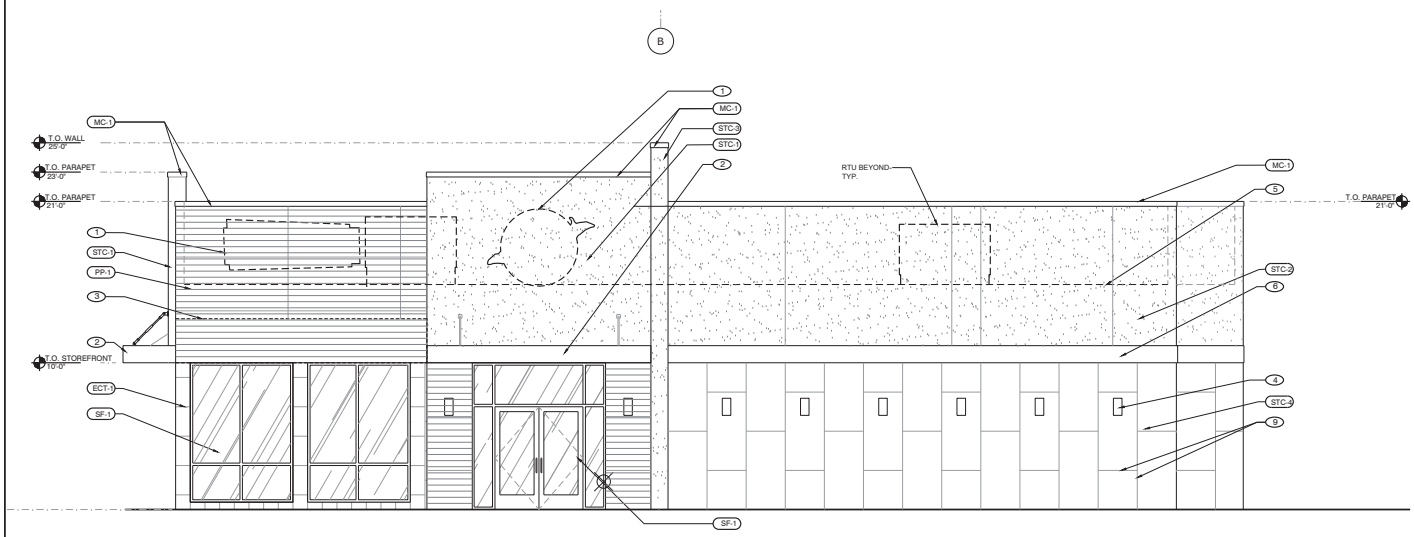
PROJECT NUMBER: PCC21007.0

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A1.0



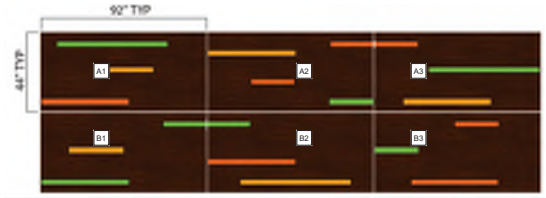
SOUTH ELEVATION | SCALE 1/4" = 1'-0" | 1

KEYNOTES

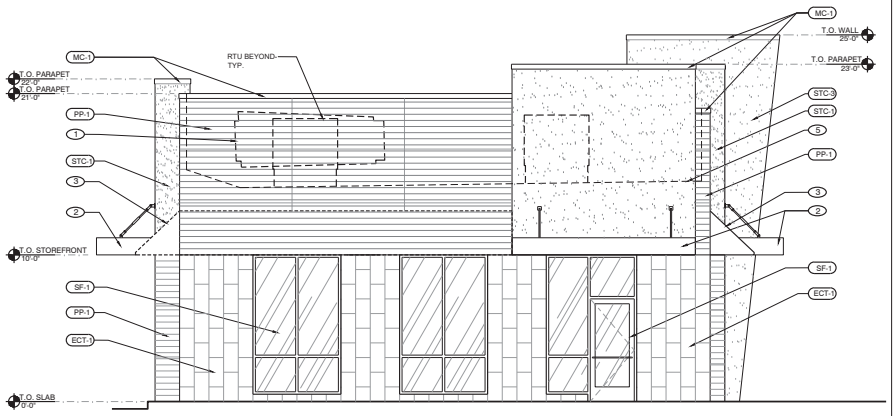
1	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR (UNDER SEPARATE PERMIT)
2	STL. CANOPY
3	ALUMINUM AWNING BY SIGNAGE VENDOR
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE; REF. ELEC. DRAWINGS FOR SPEC.
5	LINE OF ROOF DECK BEYOND
6	ALUMINUM BAND; REF. DETAIL 06/A8.6
7	DOWNSPOUT NOZZLE, REF. DETAIL 08/A8.8
8	DRIVE-THRU WINDOW; REF. WINDOW SCHEDULE ON SHEET A7.0
9	STUCCO CONTROL JOINT

EXTERIOR FINISHES

C##	DESCRIPTION
	EXTERIOR STUCCO PAINT
STC-1	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR/ FINISH: SHERWIN WILLIAMS - SW 6885 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS
STC-2	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR/ FINISH: SHERWIN WILLIAMS - SW 2856 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS
STC-3	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR/ FINISH: SHERWIN WILLIAMS- SW 6705 HIGH STRUNG NOTES: PRIME AND 2 FINISH COATS
STC-4	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR/ FINISH: SHERWIN WILLIAMS - SW 9110 MALABAR NOTES: PRIME AND 2 FINISH COATS
	TILE
ECT-1	MANUFACTURER: DALTILE PRODUCT / FINISH: PORCELAIN 12X24 COLOR: EV02
	COPING
MC-1	PRODUCT / FINISH: MTL. COPING COLOR: ANODIC CLEAR FINISH (METALLIC) PROFILE: TAPERED PROFILE
	METAL PANELING
ST-1	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM
	ALUMINUM COMPOSITE PANELS
PP-1	MANUF.: GENERAL THEMING PRODUCT / FINISH: ALUMINUM COMPOSITE PANELING COLOR: COUNTRY - WOOD WITH LIME, GREEN, YELLOW GOLD, & RED ORANGE ACCENTS
	STOREFRONT
SF-1	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNER OR EQ.



ACM PANEL PP-1 GRAPHIC LAYOUT | SCALE N.T.S. | 3



WEST ELEVATION | SCALE 1/4" = 1'-0" | 2

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	3RD PLANNING SUBMITTAL	01/31/2023

PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: M.P.

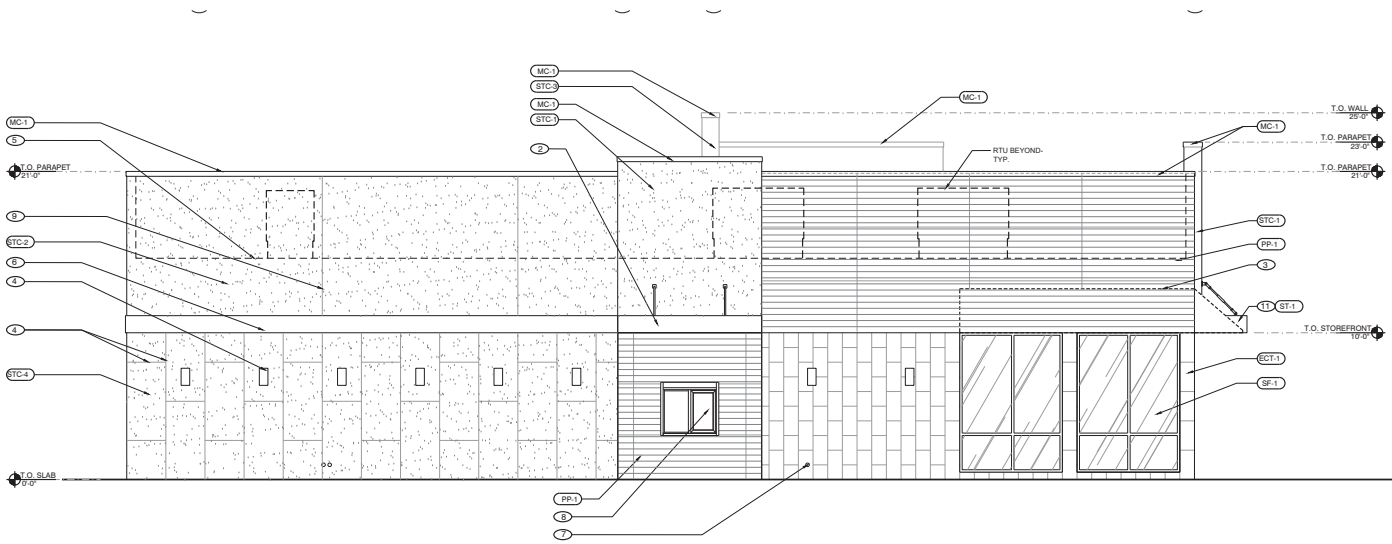
PROJECT NUMBER: PCC21007.0

SHEET TITLE:

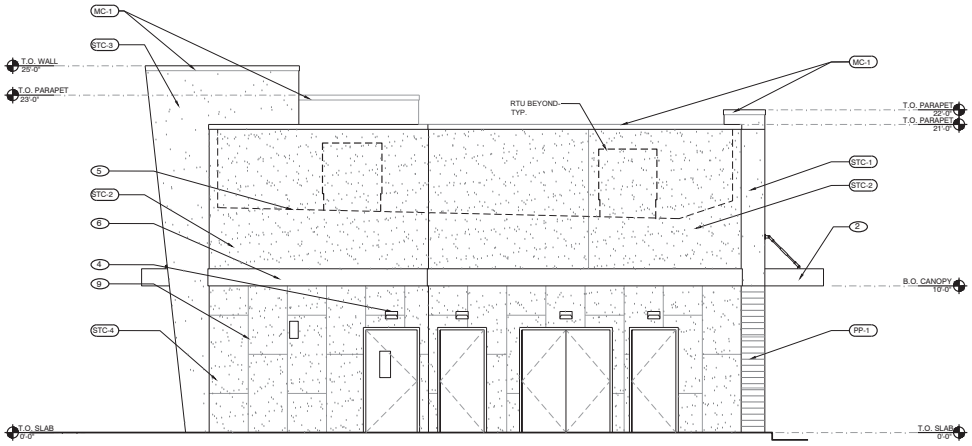
EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.0



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



EAST ELEVATION | SCALE 1/4" = 1'-0" | 2

KEYNOTES

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3	ALUMINUM AWNING BY SIGNAGE VENDOR
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE; REF. ELEC. DRAWINGS FOR SPEC.
5	LINE OF ROOF DECK BEYOND
6	ALUMINUM BAND; REF. DETAIL 06/A8.6
7	DOWNSPOUT NOZZLE, REF. DETAIL 08/A8.8
8	DRIVE-THRU WINDOW; REF. WINDOW SCHEDULE ON SHEET A7.0
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EXTERIOR FINISHES

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	TILE
ECT-1	MANUFACTURER: DALTILE PRODUCT / FINISH: PORCELAIN 12X24 COLOR: EV02
	COPING
MC-1	PRODUCT / FINISH: MTL. COPING COLOR: ANODIC CLEAR FINISH (METALLIC) PROFILE: TAPERED PROFILE
	METAL PANELING
ST-1	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM
	ALUMINUM COMPOSITE PANELS
PP-1	MANUF.: GENERAL THEMING PRODUCT / FINISH: ALUMINUM COMPOSITE PANELING COLOR: COUNTRY - WOOD WITH LIME, GREEN, YELLOW GOLD, & RED ORANGE ACCENTS
	STOREFRONT
SF-1	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNER OR EQ.

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PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: M.P.

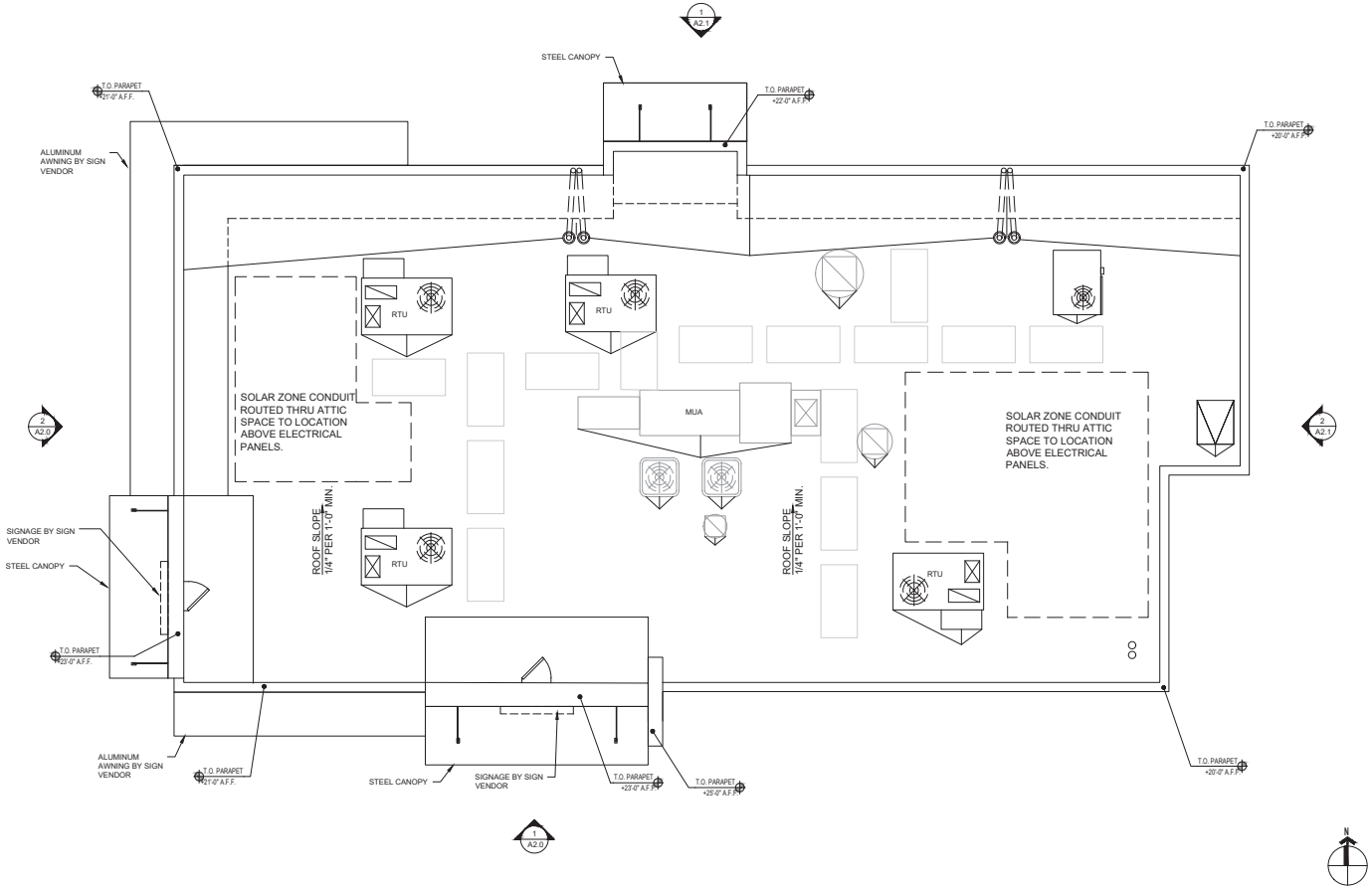
PROJECT NUMBER: PCC21007.0

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1



ROOF PLAN

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

1

GENERAL NOTES - ROOF PLAN

1. REFER TO MECHANICAL DRAWINGS FOR ALL ROOF TOP MOUNTED EQUIPMENT LOCATIONS AND SPECIFICATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF TRUSS, FRAMING AND BLOCKING LAYOUT.
3. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR AN ADDITIONAL ROOF PENETRATIONS AND ROOF ELEMENTS (EXPOSED PIPING, ETC.).
4. ACCESS PANEL REFER TO WALL SECTIONS SHEETS FOR ADDITIONAL INFORMATION.
5. VERIFY CRICKET LOCATION OF ALL ROOF TOP EQUIPMENT W/ MECHANICAL DRAWINGS.
6. NO PONDING WATER ALLOWED.
7. V/A & NORTH - USE SPLASH BLOCK AT UNIT CONDENSATE DRAIN.
8. NC & SOUTH - USE CONDENSATE LINES - EXTEND TO DRAINS.
9. PROVIDE TAPERED INSULATION AS REQUIRED TO DRAIN AROUND MECHANICAL EQUIPMENT. FIELD VERIFY SLOPE OF ROOF FOR DRAINAGE.
10. CONNECT ROOF DRAINAGE TO STORM SEWER - REFER TO PLUMBING & CIVIL DWGS. NOTIFY ARCHITECT IF THERE IS A CONFLICT.
11. ROOFING TO BE SINGLE-PLY MEMBRANE MIN. 60 MIL. ROOFING SYSTEM - WHITE FINISH. REFER TO SPECIFICATIONS.
12. REFER TO RCP SHT. A1.5 & ELECTRICAL DWGS. FOR WALL MOUNTED ACCENT LIGHT FIXTURE SPECS.
13. ALL ROOF TOP EQUIPMENT (EXCEPT ROOF FANS WITH ROOF OPENINGS 12" SQUARE OR SMALLER). SHALL BE SUPPORTED ON ALL FOUR SIDES WITH STEEL ANGLE FRAME - REFER TO STRUCTURAL DRAWINGS.
14. G.C. TO CONFIRM THAT ALL AREAS PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF ROOF.
15. G.C. TO PROVIDE REINFORCING PLATE OVER DECKING FOR ALL ROOF OPENINGS AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
16. ROOFING SYSTEM AND ACCESSORIES INSTALLATION AND DETAILS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ROOFING CONTRACT SHALL COMPLY WITH ALL WARRANTY REQUIREMENTS SET FORTH BY MNFR. CONTACT ARCHITECT FOR ANY "NON-STANDARD" DETAILS.

ROOFING DATA

- MANUFACTURER / PRODUCT : JOHN MANVILLE JM PVC SD PLUS-60 MIL- WHITE
- UL EVALUATION REPORT : UL ER10167-02
- CLASS A FIRE RATING

FASTENERS FOR ROOF COVERING SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, STAINLESS STEEL OR GALVANIZED.

ROOF MEMBRANE WIND LOAD MAXIMUM DESIGN PRESSURE (psf) = 60.0
ROOFING ASSEMBLY IS TO BE INSTALLED TO RESIST DESIGN WIND LOAD PRESSURES IN ACCORDANCE WITH SECTION 1609 OF THE CALIFORNIA BUILDING CODE, INCLUDING AT EQUIPMENT, CURBS AND PERIMETER PARAPET.

ROOF MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

PER SECTION 110.10D FOR MANDATORY SOLAR READY AREA REQUIREMENT, A COPY OF THE CONSTRUCTION DOCUMENT OR A COMPARABLE DOCUMENT INDICATING THE SOLAR ZONE INFORMATION MUST BE PROVIDED TO THE OCCUPANT.

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PROJECT MANAGER: VANDANA KELKAR

DRAWN BY: M.P.

PROJECT NUMBER: PCC21007.0

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A3.0

PLANTING SPECIFICATIONS

I. SCOPE OF WORK
A. Furnish all labor, materials, and equipment necessary to provide and install plant material as shown on the drawings or as specified herein.
B. WORK INCLUDED IN THIS SECTION – (ITEMS INCLUDED BUT NOT LIMITED TO):
1. Grade, including mounding, molding and shaping surface of all planting areas as indicated including the removal of existing vegetation unless otherwise specified.
2. Prepare and fill soil in planting areas including furnishing all soil amendments as specified.
3. Furnish and plant all plant materials as indicated by the drawings and specifications.
4. Furnish and plant all plant materials as indicated by the drawings and specifications.
5. Perform all pruning as required.
6. Stake and tie all plant material as specified.
7. Provide for the maintenance of the planting until acceptance of the job by the landscape architect.
8. Dispose of all debris and surplus materials.
9. Clean up.
10. Guarantees
11. Maintenance
II. VERIFICATIONS OF SITE CONDITIONS:
A. EXCAVATION
1. The contractor shall verify exact location of all existing sub-surface utilities (mechanical and electrical) prior to excavation. Any utilities, e.c. paving, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the contractor's expense.
B. SUB-SURFACE DRAINAGE OR SOIL CONDITIONS
1. Should sub-surface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the contractor shall notify the landscape architect in writing, stating the condition and submitting a proposal covering cost of correction. If the contractor fails to notify the landscape architect of such conditions, he shall be responsible for plant material under the guarantee clause of the specifications.
C. DIMENSIONS
1. All scaled dimensions are approximate. Before proceeding with any work, the contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the landscape architect of any discrepancy between the information on the drawings and actual conditions, refraining from doing any work in said areas until given approval to do so by the landscape architect.
III. MATERIALS
A. SOIL AMENDMENTS
1. All soil amendment types and quantities shall be per soils report.
B. TOP SOIL
1. Topsoil shall consist of fertile, friable natural loam, of uniform quality, free from subsoil, hard clods, stiff clay, hard pan, roots, partially disintegrated debris, or any other undesirable materials.
2. Topsoil shall not contain obnoxious weeds, such as morning glory, sorrel, oxalis, spurge, annual poa, nut grass or bermuda grass.
C. PLANT MATERIALS
1. Plant names used in the plant list conform to "standardized plant names" by american joint committee of horticultural nomenclature except in the cases not covered therein. In these instances the established custom of the nursery trade is followed.
2. Plants shall be sound, healthy, vigorous, free from disease, insect pests or their eggs and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound.
3. Plants shall not be pruned prior to delivery except as authorized by the landscape architect, in no case shall trees be topped before delivery.
4. All plant material shall be subject to approval of size, health, quality, character, etc., by the landscape architect.
5. The height and spread of all plant material shall be measured with branches in their normal position.
6. The caliper of the trees shall be measure 4' above the surface of the ground.
7. Where caliper or other dimensions of any plant materials are omitted from the plant list, it shall be understood that these plant materials shall be normal stock for type listed.
8. Plant material shall be symmetrical, typical for variety and species, and shall conform to measurement specified in the plant list.
9. Plant material larger than those specified may be supplied if complying in all other respects and at no additional cost to the owner, upon approval of the landscape architect.
10. All plant materials must have been previously inspected at the nursery by the county horticultural department and shall be subject to acceptance as to quality by the landscape architect.
11. Substitutions will be permitted as indicated, or if proof is submitted that any plant specified is not available, a proposal will be considered for the use of the nearest equivalent size or variety with an equitable adjustment of the contract price.
12. Quantities shown on the call-outs on the planting plan are for convenience of the contractor only, quantities drawn on the plan (whether by circles or dots), are the final authority and shall be furnished and installed as drawn.
IV. OBSTRUCTIONS (BELOW GROUND)
A. CONTRACTOR'S RESPONSIBILITY
1. The contractor is responsible for verifying the locations of all utility lines and other underground obstructions so that proper precautions may be taken not to disturb or damage such improvements. In the event of a conflict between such lines and plant locations, the contractor shall properly notify the landscape architect who shall arrange for the relocation of one or the other. Failing to follow this practice, the contractor shall at his own expense make any and all repairs for damages resulting from his work.
V. FINISH GRADING
A. TILLING
1. Till all planting areas as herein specified.
B. UNIFORM GRADE
1. After tilling, all areas shall be brought to uniform grade by floating or hand raking.
C. GRADE RELATIONSHIPS
1. Finish grade of planting areas after application of soil amendment shall be 1" below top of concrete walks and curb grades and 6" below finish floor of building or as noted by spot elevations.
D. SLOPE FROM BUILDING
1. Soil areas adjacent to building shall slope from the building at 2% minimum for 10 ft, and shall continue to slope at a minimum of 1% until water drains to street or storm system.
E. ROCKS OR CLODS
1. No rock or clod over ½" in diameter shall be on top of prepared planting bed.
VI. WEED CONTROL
A. KILLING WEEDS
1. The contractor shall germinate and destroy existing weed seeds before preparing areas for planting, sufficient water shall be applied to cause weed seed to sprout, young weeds shall then be destroyed and removed before they have an opportunity to set.
VII. SOIL PREPARATION
A. SOILS REPORT
1. Before starting soil preparation the contractor shall submit a soil report to the owner and landscape architect, if no soil report is submitted it will be assumed that amendments were not added and the landscape contractor will be requested to give a credit for soil preparation.
B. COMPACTED AREAS
1. Soil areas that are compacted to more than 92% during site preparation shall be ripped to a minimum of 12" prior to beginning soil preparation, these areas shall be defined by the landscape architect and be billed as an extra is the unit price is quoted in the bid.
C. METHOD OF MIXING
1. If the slope is under 2 ½ to 1 the soil preparation materials should be broadcast uniformly over all landscape areas and worked a depth of 6" by a rototiller or other acceptable mechanical means to obtain a uniform blend to the soil. If the slope is greater than 2 ½ to 1 the amendments shall be hydraulically applied for areas over 1000 sq. ft. and raked in for small areas.
D. EXTRANEOUS MATERIAL
1. In addition to the work specified above the contractor shall remove all extraneous material that is exposed on the surface, and grade to facilitate run-off of surface water.
E. DELIVERY SLIPS
1. Supply delivery slips from the supplier for the soil amendments to the site, bulk loads from the contractors' yard will not be accepted. Supply empty bags for fertilizer to the superintendent of the job.
VIII. SHRUB AND TREE PLANTING
A. CORRELATION
1. Trees and shrubs shall not be planted until all operations in conjunction with the installation of all the irrigation systems have been completed, final grades have been established, and the planting beds properly prepared by cultivation and fertilization as covered in these specifications.
B. PLANTING TIME
1. No planting shall take place during extremely hot, dry, windy or freezing weather.
C. LOCATIONS
1. Relative position of all plants and trees is subject to approval by the landscape architect, and they shall, if necessary, be relocated at his direction, as part of this contract.
D. DISTRIBUTION
1. No more plants shall be distributed about the landscape area than can be planted and watered on the same day.
E. CONTAINER REMOVAL
1. Plant containers shall be removed once plants have been installed, cans shall be split on both sides. An axe or spade shall not be used. All containers shall be removed from the site.
F. PLANTING PITS
1. All trees and shrub pits shall have a diameter of at least twice diameter of the root ball, pit depths shall be minimum 12" deeper than the root ball for trees and 6" deeper than the root ball for shrubs or as per planting details.
G. PLACING
1. Plants shall be placed and be held during backfill in an upright position in the center of the pit, plants shall be held at, or slightly above nursery level, the earth ball shall be kept intact, any exposed roots shall be spread, injured roots shall be pruned.
H. BACKFILL
1. Plant pit backfilling soil shall consist of 1 part nitrogen stabilized sawdust w/ 2 parts topsoil. Materials shall be thoroughly mixed before placement, in addition to backfill commercial fertilizer 20-15-5 agriform 21 gram tablets shall be added to the plant pits at the following rates:
1 tablet per 1 gal. plant
3 tablets per 5 gal. plant
4 tablets per 15 gal. plant
1 tablet per ½" caliper tree trunk for specimen plants larger than 15 gallon
I. WATERING
1. When the pit has been backfilled to three-quarters of its depth, water shall be poured about the roots. Air pockets shall be eliminated and backfill continued until the backfill is brought to the grade level.
J. COMPACTING
1. Backfill shall not be compacted around the roots or ball of the plant during or after planting. The backfill on which the root ball shall be compacted.
K. SETTLEMENT
1. Plants which settle shall be raised to the required level or relocated at the option of the contractor. Raised plants which fail to grow shall be replaced.
L. STAKING
1. Stakes shall be driven to sufficient depth to hold tree rigid, tree shall be supported by at least two ties. (see details)
M. PRUNING
1. Limbs, branches, canes and runners which require trimming shall be removed to leave a clean cut flush with trunk. (pruning only as directed by the landscape architect)
N. PLANTING BEDS
1. Planting beds shall be edged and cultivated to line shown. Beds shall be brought to a smooth-even surface conforming to established grades after full settlement has occurred.
IX. GROUND COVER AREAS
A. REFERENCE
1. Refer to paragraph v, vi, vii, for finish grading, weed control and soil preparation.
B. SOIL PREPARATION
1. Prepare the soil as per these specifications and the "planting notes" on the planting plan.
C. GRADING
1. Areas shall be raked and floated smooth to provide a true surface.
D. PLANT PITS AND FERTILIZER
1. Planting pits for ground cover shall be 4"x4" or adequate to accept material from flats without crushing or damaging the rootball. Place a 20-10-5 agriform 5 gram fertilizer tablet in each groundcover hole.
E. SPACING
1. Plant at spacings and in areas indicated on the drawings. Soil shall be firmly pressed around each plant, and the excess soil removed from the crown.
F. WATERING
1. Each section of ground cover shall be immediately watered upon completion of planting and thereafter as required.
G. SPACING FROM EDGE
1. The first row of ground cover shall always be within 6" from the edge of the planting area.
X. SEASONAL COLOR
A. REFERENCE
1. Refer to paragraph v, vi, vii, for finish grading, weed control, and soil preparation.
B. SOIL PREPARATION
1. Prepare the soil as per these specifications and the "planting notes" on the planting plan.
C. GRADING
1. Areas shall be raked and floated smooth to provide a true and uniform surface.
D. QUALITY OF PLANTS
1. Plants shall be healthy annual plant material in 4" pots in bloom.
E. PLANT PITS AND FERTILIZER
1. Each plant pit for seasonal color shall be 6" x 6" x 6" with one teaspoon of bone meal mix into the backfill mix. (use shrub backfill mix.) Do not use agriform plant tablets.
F. SPACING
1. Plant at spacing and in areas indicated on the drawings, soil shall be firmly pressed around each plant, and the excess soil removed from the crown.
G. WATERING
1. Each section of seasonal color shall be immediately watered upon completion of planting and watering thereafter as required.
H. SPACING FROM EDGE
1. The first row of seasonal color should always be within 6" of the edge of the planting area.
XI. SOD LAWN MATERIALS AND PLANTING (IF APPLICABLE)
A. QUALITY
1. Sod shall be at 1 grade machine cut at a uniform thickness of 5/8" excluding top growth and thatch, weed free and shall be no less than eight months nor more than sixteen months old.
B. TIMING
1. Installation shall take place within 24 hours after harvesting.
C. REFERENCE
1. Refer to paragraph v, vi,vii, for finish grading, weed control, and soil preparation.
D. PREPARATION
1. Sod areas prior to planting shall be rolled lightly and watered to a depth of 6" the day prior to planting. If any air pockets are found, the area shall be regraded as necessary, lightly water the area to be planted just prior to planting.
E. INSTALLATION
1. Sod shall be laid in a staggered pattern, with tight joints and in the same direction each time. On all slopes sod shall be installed from the bottom up and the newly laid sod should be protected by walking on boards as installer moves upward. On slopes, pin the sod down with wooden pegs. No metal staples will be allowed. No sod of less than 18" in length will be allowed.
F. JOINTS
1. Adjoin the section of sod firmly together. If air spaces occur between sections of sod they must be filled with sand or have the sod relaid.
G. ROLLING
1. Roll sod with an adequately weighted roller to smooth out the sod bed.
H. PROTECTION OF EDGES
1. Regrade to protect the edges from drying if mowing edge is not used.
I. WATERING
1. After installation sod must be kept thoroughly watered to a depth of 6". No foot traffic should be allowed for 2 to 3 weeks from the date of installation.
J. INSPECTION BY SUPPLIER
1. If there are any questions regarding the quality of sod installation a representative of the supplier shall be required to inspect the installation and the contractor called out by the supplier's representative.
XII. SEED LAWN PLANTING (IF APPLICABLE)
A. REFERENCE
1. Refer to paragraphs v, vi, vii, for finish grading, weed control, and soil preparation.
B. PREPARATION
1. Cultivate to a depth of 2" below finish grade, remove stones, foreign growth of any kind and extraneous matter and grade to remove ridges and depressions so that areas after settlement will conform to the finish grade. Roll and take lightly until the surface is smooth, friable and of uniform fine texture.
C. SOWING
1. Sow lawn seed in the area designated on the drawings at the rate as designated on the drawings. Sow the lawn in two directions.
D. TOP DRESSING
1. Rake lightly, spread ¼" of top dressing with a mechanical spreader, roll with 200 lb. Roller and water with a fine spray.
XIII. HYDROSEEDING SPECIFICATIONS (IF APPLICABLE)
A. GENERAL
B. EQUIPMENT
1. Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be the "super hydro-seeder" type as approved by the landscape architect.
C. APPLICATION
1. The operator shall spray the area with a uniform, visible coat by using the green color of the wood pulp as a guide. The slurry shall be applied in a sweeping motion, in an arched stream so as to fall like rain allowing the wood fibers to build on each other until a good coat is achieved and the material is spread at the required rate per acre.
D. TIME LIMIT
1. All slurry mixture which has not been applied to the slopes within four hours after mixing will be rejected and removed from the project at the contractor's expense.
E. PROTECTION
1. Special care should be exercised by the contractor in preventing any of the slurry being sprayed inside any reservoir basin or onto drainage ditches and channels which may impede the free flow of rain or irrigation water. Any slurry spilled into restricted areas shall be cleaned up at the contractor's expense to the satisfaction of the landscape architect or owner.
F. MAINTENANCE AND IRRIGATION
1. Once the slurry mulch has been applied and allowed to set for one day, the slopes shall then be irrigated. There is no set irrigation requirements in gallons per minute. Duration of time and number of gallons to be applied to the slopes will vary from day to day and system to system depending on the rate of growth and climatic conditions encountered. As a rule of thumb the soil surface must be kept moist at all times, particularly during the seeding germination period (30 days).
G. RESEEDING
1. All bare spots shall be reseeded (sodded, if hydroseed is turf mix), by the contractor within 45 days providing the lack of cover growth or mulch is not due to inadequate sprinkling or erosion caused by excessive watering by owner.
XIV. REPLACEMENTS
A. GENERAL
1. Contractor shall immediately replace any and all plant materials which for any reason die or are damaged while under his care, replacements shall be made with plants of like kind and size in the same manner as specified for the original planting. (see guarantee "c" for definition of replacements.)
XV. CLEAN-UP
A. GENERAL
1. After the installation operations have been completed remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the areas caused by this work shall be repaired and the ground left in a neat and orderly condition throughout the site. Contractor shall pick up all trash resulting from this work no less than each friday before leaving the site, once a week, and/or the last working day each week. All trash shall be removed completely from the site.
B. TOP SOIL
1. If excess topsoil shall be removed from the site.
C. REMOVAL OF TAGS
1. Remove all tags, labels, nursery stakes and ties from all plants unless otherwise directed, only at the end of all installation.
XVI. PROTECTION
A. GENERAL
1. At all times during construction, adequate protection shall be provided for all planted areas against damage of any kind until final acceptance by the landscape architect.
B. RESPONSIBILITY
1. The contractor shall be held responsible for the care and preservation of all existing buildings and structures on the property and adjacent premises, any part of them injured, damaged or disturbed because of his work shall be repaired, replaced or cleaned by him at his expense.
XVII. GUARANTEE
A. SHRUBS
1. All shrubs shall be guaranteed as to growth and health for a period of 180 days after completion of the specified maintenance period and/or final acceptance by the owner.
B. TREES
1. Trees shall be guaranteed to live and grow in acceptable upright position for 12 months after the specified maintenance period and/or final acceptance by the owner. The owner must provide adequate maintenance to insure the extended guarantee on trees.
C. DEFINITION OF DEATH
1. Plants which die or lose more than 30% of their original leaves shall be replaced.
D. REPLACEMENT
1. The contractor, within seven (7) days of written notifications by the owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirement of this guarantee. Replacement shall be made with plant materials as indicated or specified for the first planting, and all such replacement materials shall be guaranteed as specified for the original guarantee material.
XVIII. MAINTENANCE
A. SCOPE
1. After all work indicated on the drawings or herein specified has been completed, inspected, and approved by the owner or his representative, the contractor shall maintain all planted areas by means of continuous watering, weeding, rolling, mowing, reseeding, edging and/or any other operations necessary for their care and upkeep for a period of not less than ninety (90) days. At the end of the maintenance period, all plant materials shall be in healthy, growing condition.
B. WEED CONTROL
1. All planted areas shall be kept free of debris and shall be weeded at not more than ten (10) day intervals. Areas that do not have a pre-emergent weed killer shall also be cultivated at not more than ten (10) day intervals.
C. FERTILIZING
1. All planted areas shall receive a fertilizer application as per soils report every 30 days following the beginning of maintenance. Water in thoroughly after application.
D. CONDITION OF SITE
1. During the maintenance period, keep the project neat and free from debris at all times. Obtain the owner's approval for on-site storage of equipment or maintenance material.
XIX. FINAL CONSTRUCTION INSPECTION AND FINAL MAINTENANCE INSPECTION
A. FINAL CONSTRUCTION INSPECTION
1. When all landscape improvements have been installed in accordance with the plans and specifications, the contractor shall notify the landscape architect and request a "final construction" inspection. If the landscape architect determines the work to be substantially complete and in conformance with plans and specifications, the contractor will be advised that the basic maintenance period is started.
B. FINAL MAINTENANCE INSPECTION
1. At the end of the maintenance period and when ground covers and turf have established and all pick-up items have been completed the contractor shall request a final maintenance inspection. The contractor will be advised by the landscape architect at the final inspection that work is or is not satisfactory.
- If the work is satisfactory, the basic maintenance period will end on the date of the final inspection.
- If the work is unsatisfactory, the basic maintenance period will continue at no additional expense to the owner until the work has been completed, inspected and approved by the landscape architect.
C. FAILURE TO PASS INSPECTION
1. If work fails to pass final inspection, any subsequent inspections must be rescheduled as per above and will be charged to the contractor at the prevailing hourly rate of the landscape architect.

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CALIFORNIA

L001

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

PROFESSIONAL ENGINEER REGISTERED PROFESSIONAL ENGINEER NO. 66669 EXP. 12/31/23 CIVIL STATE OF CALIFORNIA
2/2/2023 DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
24275 JEFFERSON AVENUE, SUITE A
MURRIETA, CALIFORNIA 92562
(951) 304-1661 FAX (951) 304-1664

PLANTING SPECIFICATION
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

BY:NYON, NYYONYOOLOOLOS

JOB NO. 2205041
DATE: 2/2/2023
SHEET
1 OF 6 SHEETS

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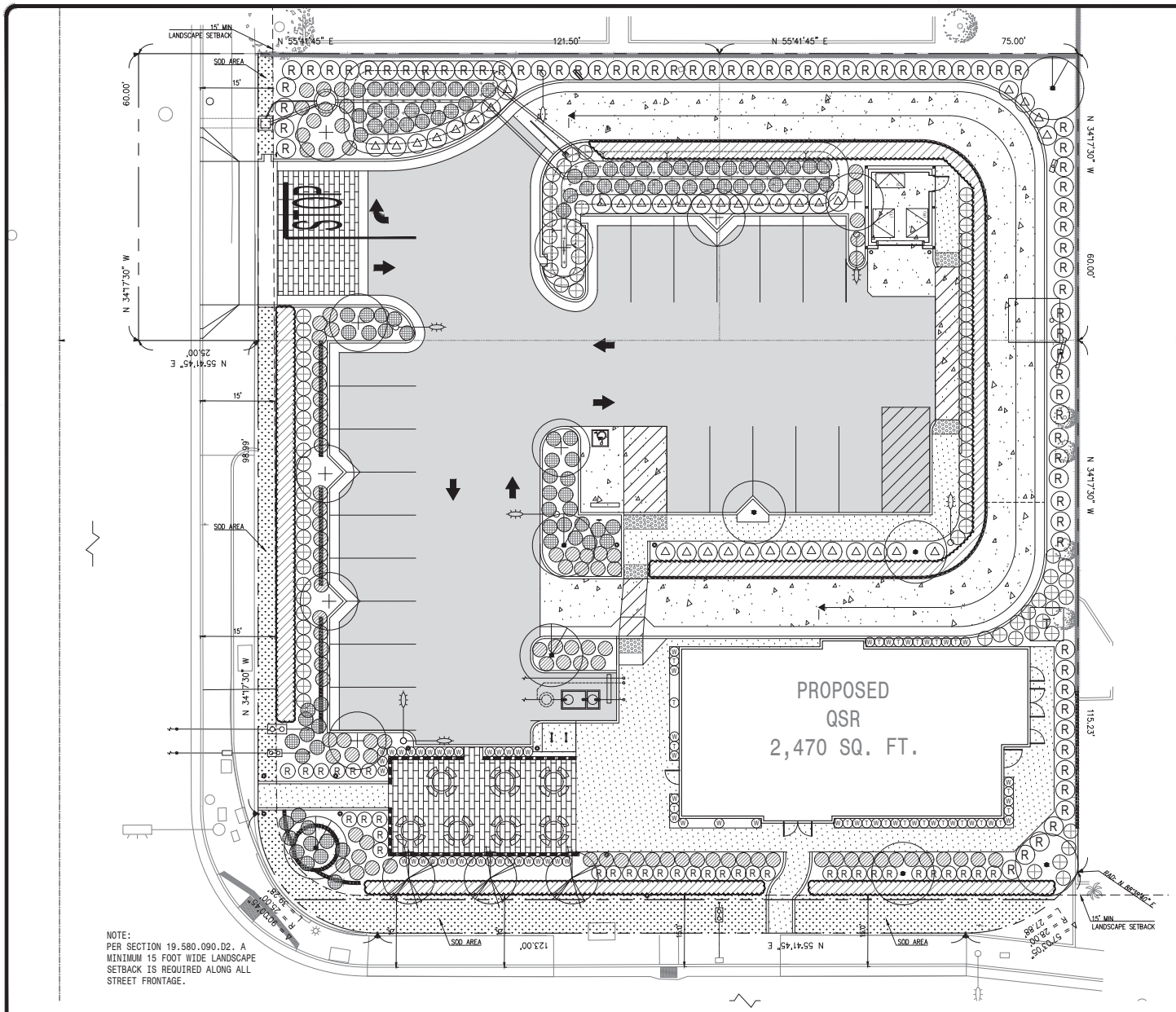

NOTE:
PER SECTION 19.580.090.D2. A MINIMUM 15 FOOT WIDE LANDSCAPE SETBACK IS REQUIRED ALONG ALL STREET FRONTAGE.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX	D.S, STD.	MEDIUM
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	D.S, STD.	MEDIUM
	UMBELLULARIA CALIFORNIA CALIFORNIA BAY LAUREL	24" BOX	D.S, STD, MOD	MEDIUM
	ULMUS PARAWIFOLIA 'DRAKE' DRAKE CHINESE ELM	24" BOX	D.S, STD, MOD	MEDIUM

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
A	IVA HAYESIANA HAYES IVA	5 GAL	5'-0" O.C.	LOW
R	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL	5'-0" O.C.	LOW
W	WESTRINGIA F. 'BLUE GEM' COAST ROSEMARY	5 GAL	5'-0" O.C.	LOW
T	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	5 GAL	5'-0" O.C.	LOW
	CEONOTHUS GRISEUS 'SANTA ANA' (HEDGE) SANTA ANA CEONOTHUS	5 GAL	6'-0" O.C.	LOW

GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
	MUHLENBERGIA RIGENS DEERGRASS	1 GAL	3'-0" O.C.	LOW
	BACCHARIS PILULARIS 'PIGEON POINT' DWARF COYOTE BUSH	1 GAL	4'-0" O.C.	LOW
	CEANOTHUS 'ANCHOR BAY' ANCOR BAY CEANOTHUS	1 GAL	4'-0" O.C.	LOW

ROCK MULCH LEGEND

APPLY A 2" DEEP LAYER OF 3/4" SCREENED ROCK MULCH IN ALL PLANTING AREAS. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

ROCK MULCH ALL PLANTING AREAS

NOTES

1. USE ROOT BARRIERS FOR ALL TREES WITHIN 10' OF A CONCRETE CURB.
2. A 1 YEAR LANDSCAPE MAINTENANCE PERIOD AND 1 YEAR WARRANTY IS REQUIRED FOR ALL PLANTING AND IRRIGATION.

LEGEND:

- AC/AB PAVEMENT
- PCC/AB PAVEMENT
- CONCRETE WALKWAY
- SOD LANDSCAPE AREA

SCALE: 1" = 10'

L101

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER
TREVOR HEYCOCK-POULOS
NO. 65659
E-P-T 123/123
STATE OF CALIFORNIA
2/2/2023
DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING
24010 BAY AVENUE
MORENO VALLEY, CALIFORNIA 92553
(951) 697-7991 FAX (951) 697-7995

TREVOR HEYCOCK-POULOS

PLANTING PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. 2205041
DATE: 2/2/2023
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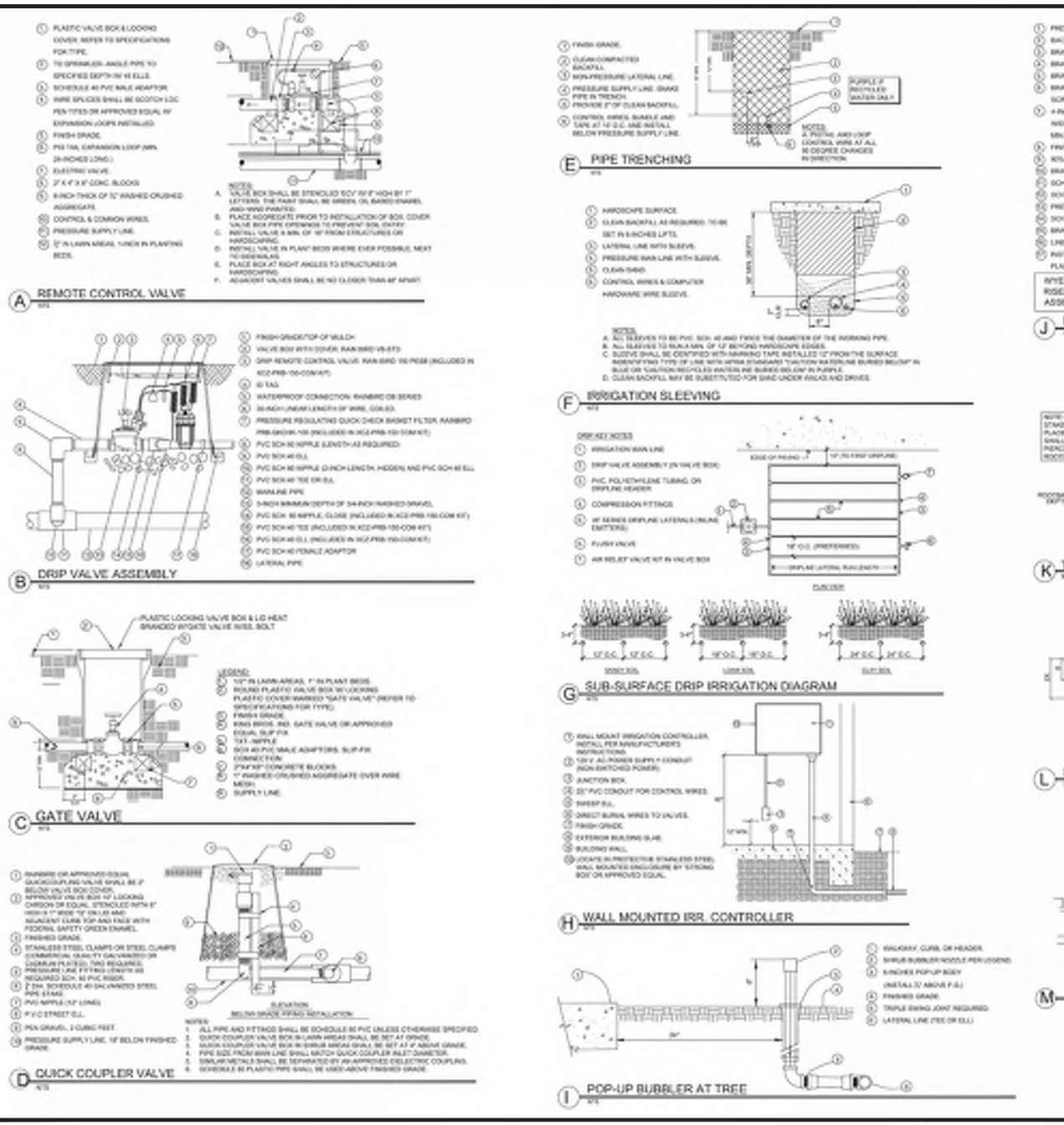

L501

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL / STRUCTURAL
ENGINEERING & SURVEYING

DETAILS
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. 2205041
DATE: 2/2/2023
SHEET
3 OF 6 SHEETS

TREE LEGEND

PLATANUS RACEMOSA
CALIFORNIA SYCAMORE

CHILOPSIS LINEARIS
DESERT WILLOW

ULMUS PARAVIFOLIA "DRAKE"
DRAKE CHINESE ELM

UMBELLULARIA CALIFORNIA
CALIFORNIA BAY LAUREL

SHRUB LEGEND

IVA HAYESIANA
HAYES IVA

WESTRINGIA F. "BLUE GEM"
COAST ROSEMARY

ROSA CALIFORNICA
CALIFORNIA WILD ROSE

LIGUSTRUM JAPONICUM "TEXANUM"
TEXAS PRIVET

CEONOTHUS GRISEUS "SANTA ANA" (HEDGE)
SANTA ANA CEONOTHUS

GROUND COVER LEGEND

MUHLENBERGIA RIGENS
DEERGRASS

BACCHARIS PILULARIS "PIGEON POINT"
DWARF COYOTE BUSH

CEANOTHUS "ANCHOR BAY"
ANCOR BAY CEANOTHUS

L901

NO.	DATE	REVISION DESCRIPTION	APP'D	DATE

REGISTERED PROFESSIONAL ENGINEER
TREVOR J. HEYCOCK-POULOS
NO. 65659
Exp. 12/31/23
CIVIL
STATE OF CALIFORNIA
2/2/2023
DATE

PLUMP ENGINEERING INC.
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VALLEY CENTER, CA 92082
(760) 749-7001 FAX (760) 749-7004

TREVOR HEYCOCK-POULOS

PLANT PALLET
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. 2205041
DATE: 2/2/2023
SHEET
4 OF 6 SHEETS

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

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

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

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

MATERIAL LEGEND:

SHERWIN WILLIAM SW6885 KNOCKOUT ORANGE	SHERWIN WILLIAM SW2586 FAIRFAX BROWN	SHERWIN WILLIAM SW9110 MALABAR	DALTILE EVO2 LIGHT	PAC-CLAD ANODIC CLEAR	CREATIVE PALETTE INC. COUNTRY WOOD w/ COLOR ACCENTS	SHERWIN WILLIAM SW6705 HIGH STRUNG

Pollo Campero

11095 MAGNOLIA AVENUE. RIVERSIDE, CA