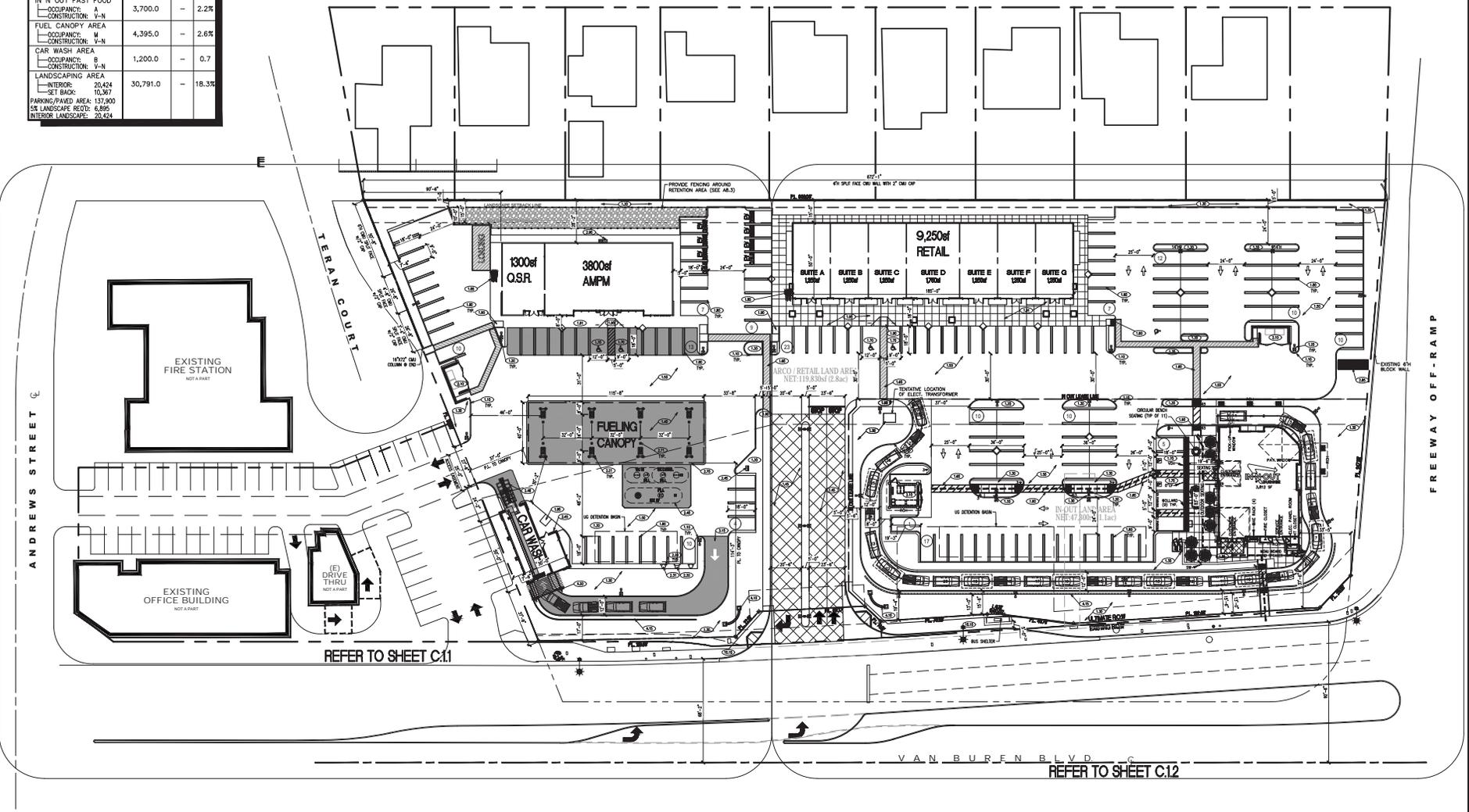
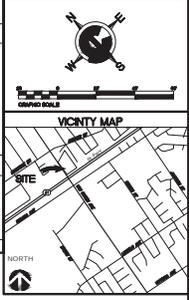


SITE DATA INFORMATION			
APPLICANT'S INFORMATION: ADMG 10955 INDIANA AVENUE RIVERSIDE, CA MR. ASH ETEMADIAN	ACCESSOR'S PARCEL NUMBER 233-062-040 ZONING: CG LANDUSE: MU-V	SO. FT.	ACRE
LOT AREA NET	167,130	3.8	-
AMPM BUILDING AREA OCCUPANCY: M CONSTRUCTION: V-N	3,800.0	-	2.3%
FUTURE QSR ATTACHED OCCUPANCY: A CONSTRUCTION: V-N	1,700.0	-	0.8%
RETAIL BUILDINGS OCCUPANCY: M/A CONSTRUCTION: V-N	9,250.0	-	5.4%
IN N OUT FAST FOOD OCCUPANCY: V-N CONSTRUCTION: V-N	3,700.0	-	2.2%
FUEL CANOPY AREA OCCUPANCY: M CONSTRUCTION: V-N	4,395.0	-	2.6%
CAR WASH AREA OCCUPANCY: B CONSTRUCTION: V-N	1,200.0	-	0.7%
LANDSCAPING AREA INTERIOR: 20,424 SET BACK: 10,367	30,791.0	-	18.3%
PARKING/PAVED AREA 137,900 SQ LANDSCAPE RESD: 6,895 INTERIOR LANDSCAPE: 20,424			

LEGEND	
---	PROPERTY LINE
---	ULTIMATE RIGHT OF WAY
---	SET BACK LINES

SITE PLAN & PARKING SUMMARY					
BUILDING NO.	SIZE	USE	PARKING EQUATION	REQ. NO. SPACES	PROVIDED
AMPM BUILDING	3,800 S.F.	RETAIL	1/250	16	22
Q.S.R. (QUICK SERV. REST)	1,300 S.F.	FAST FOOD	1/100	13	21
CAR WASH	1,200 S.F.	CAR WASH	1/BAY	1	1
RETAIL BUILDING	9,250 S.F.	RETAIL	1/250	37	72
IN N OUT FAST FOOD	3,812 S.F.	RESTAURANT	1/100	38	43
TOTAL BUILDING S.F.	23,012 S.F.			105	159
TOTAL PARKING PROVIDED: 159 PARKING SPACES					
SITE IS OVER-PARKED BY: 54 PARKING SPACES					
HANDICAPPED PARKING SPACES REQUIRED: 159 SPACES-7 REQUIRED PER CODE. PROVIDED 7 SPACES					



REVISIONS			
NO.	DATE	DESCRIPTION	REVISIONS
1	12/6/18	REVISED P&P PLANNING/CLIENT	
2	1/16/19	REVISED P&P PLANNING	
3	10/19/19	REVISED LOT LINES PER CLIENT	

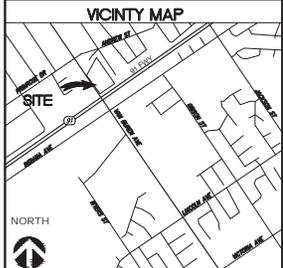
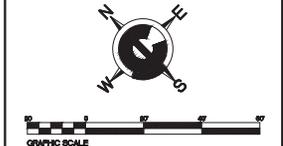
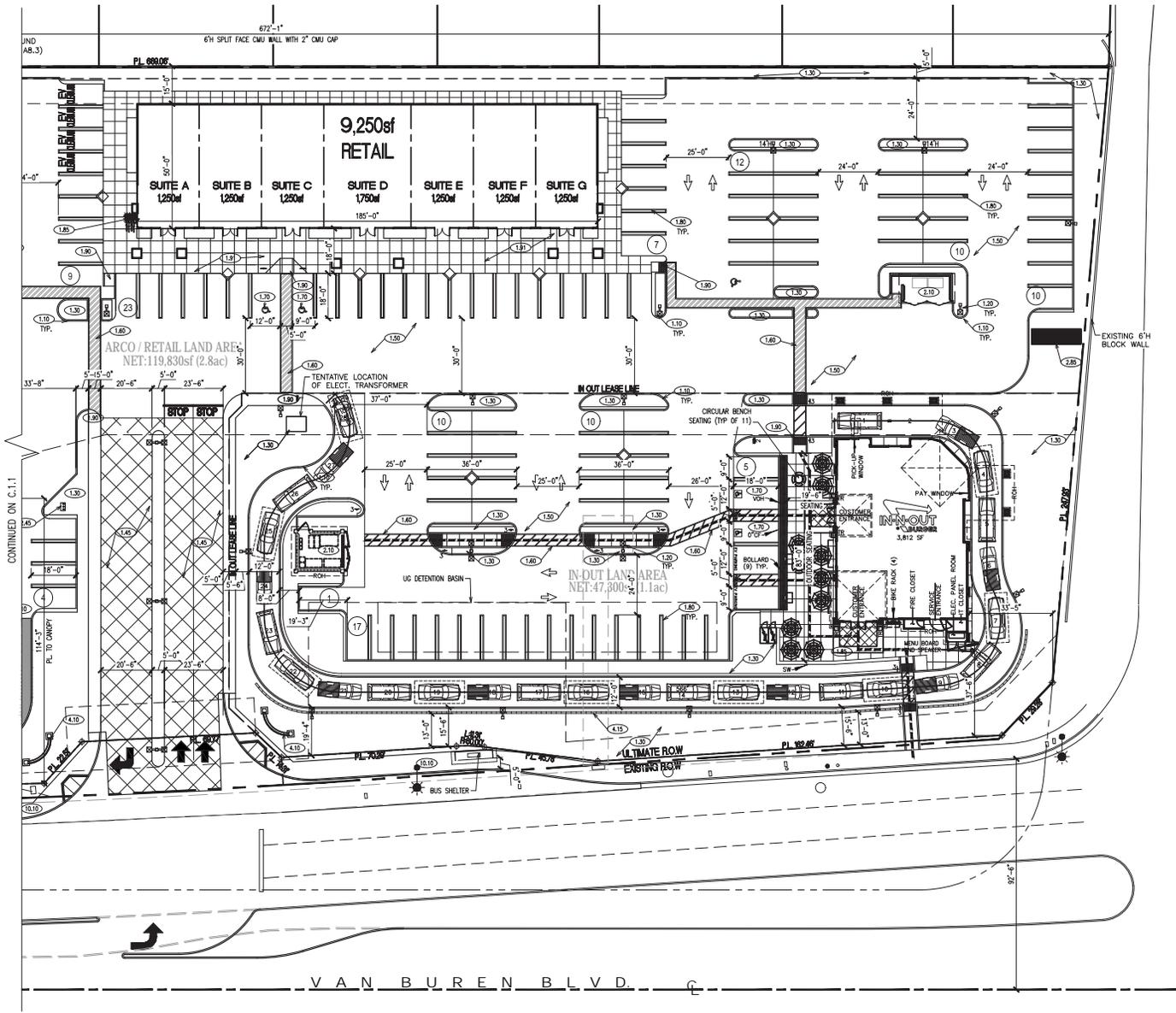
CJC Design, Inc.
Design Planning Permitting
22485 La Habra Avenue, Suite 202, Yorba Linda, CA 92887
Tel: (714) 905-2650
www.cjcdp.com

Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD.
RIVERSIDE, CA. 92503
PROPOSED PLOT PLAN

DATE ISSUED: 02/12/18
SCALE: 1"=30'-0"
DRAWN BY: F. COHEN
PROJECT NUMBER: 14034
STORE NUMBER: ARLINGTON
SHEET:

C.10



CONSTRUCTION NOTES

- 1.10 6" CONCRETE CURB
- 1.20 20TH AREA LIGHT - ALL AREA LIGHTS WITHIN 50' OF THE EASTERLY RESIDENTIAL AREA ARE LIMITED TO 14' MAX. HEIGHT
- 1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 4" COLORED CONCRETE DRIVE SLAB WITH 3/8" SCORE LINES
- 1.50 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 MIN. 48" HANDICAP PATH OF TRAVEL (SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.65 ENHANCED COLORED CONCRETE SIDEWALK
- 1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.80 9'X18' STANDARD PARKING SPACES
- 1.85 BICYCLE RACK
- 1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 CONCRETE SIDEWALK (MIN. 48" WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 TRASH ENCLOSURE WITH STEEL GATES
- 2.20 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.21 U-SHAPE STEEL GUARD POSTS
- 2.30 AIR/WATER UNIT
- 2.31 VACUUM UNIT
- 2.40 UNDERGROUND STORAGE TANKS UNDER REINFORCED CONCRETE SLAB
- 2.45 TANK VENT RISERS
- 2.48 3,000 GALLON UNDERGROUND CLARIFIER FOR CAR WASH
- 2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 6" MAX. HEIGHT)
- 2.70 FUELING CANOPY
- 2.71 FUELING CANOPY COLUMNS
- 2.80 IN & OUT MONUMENT SIGN (UNDER SEPARATE PERMIT)
- 2.82 CENTER MONUMENT SIGN (UNDER SEPARATE PERMIT)
- 2.85 FREEMAN PYLON SIGN
- 2.87 ARCO AMPM ID/PRICE SIGNAGE
- 2.90 ELECTRICAL PANELS
- 3.10 CAR WASH UNDERGROUND CLARIFIER
- 4.10 48" CONVEY CORNER MONUMENT
- 4.15 36" STUCCO FINISH SCREEN WALL WITH 12"X12"X44" PLASTER AT 12" O.C.
- 4.20 PLANT TRELLIS AT ENTRANCE OF THE CAR WASH
- 10.10 CONCRETE SIDEWALK PER CITY STANDARD

FREEWAY OFF-RAMP

REVISIONS

NO.	DATE	DESCRIPTION
1	12/6/18	REVISED PER PLANNING/CLIENT
2	1/26/19	REVISED PER PLANNING
3	5/27/19	REVISED LOT LINES PER CLIENT

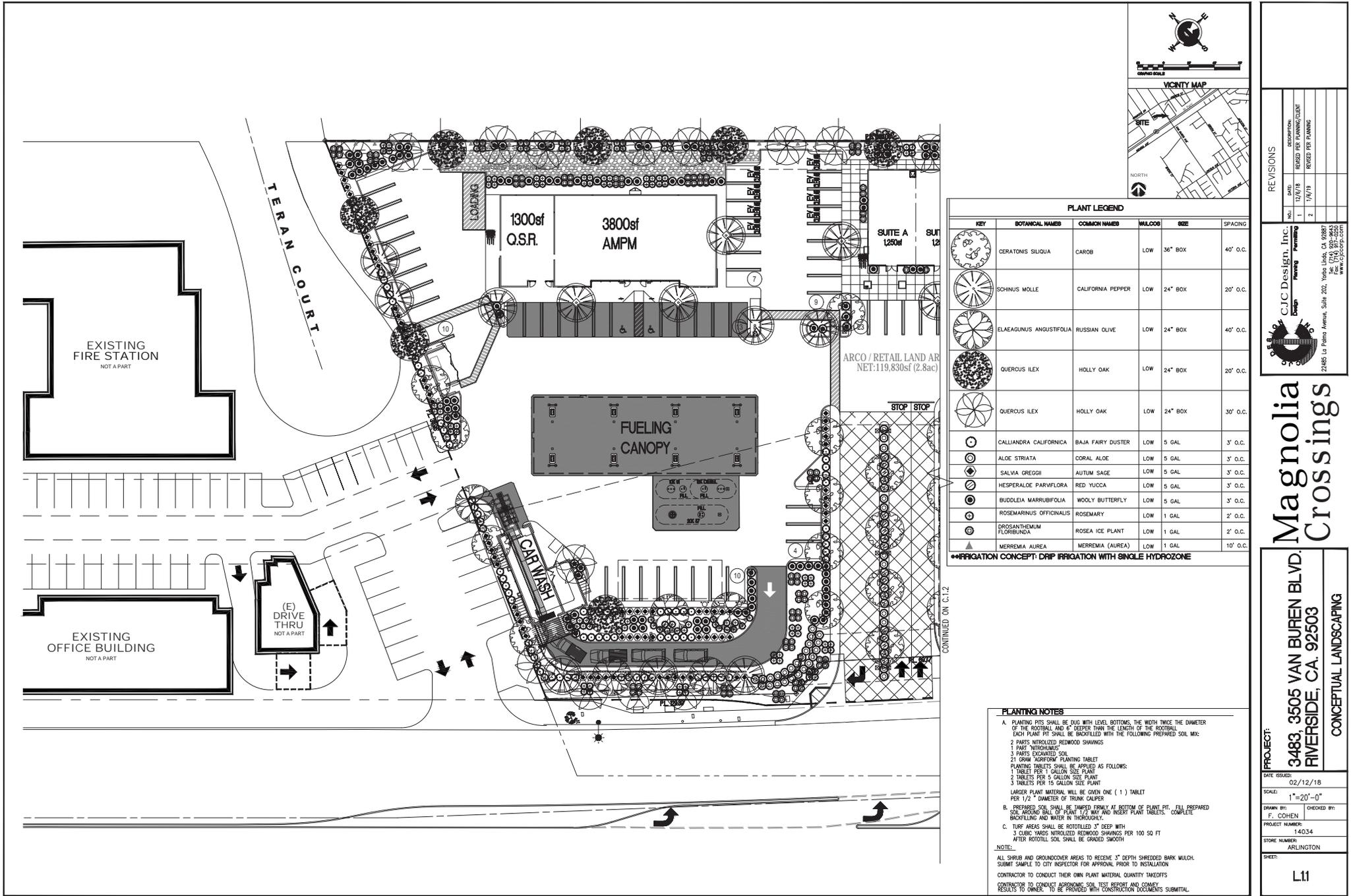
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 Tel: (714) 905-2650
 Fax: (714) 905-2650
 www.cjcdesign.com

Magnolia Crossings

PROJECT:
 3483, 3505 VAN BUREN BLVD.
 RIVERSIDE, CA. 92503
 PROPOSED PLOT PLAN

DATE ISSUED:	02/12/18
SCALE:	1"=20'-0"
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	14034
STORE NUMBER:	ARLINGTON
SHEET:	

C.12



REVISIONS

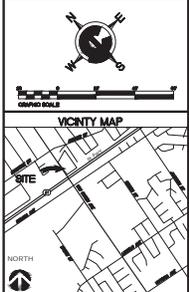
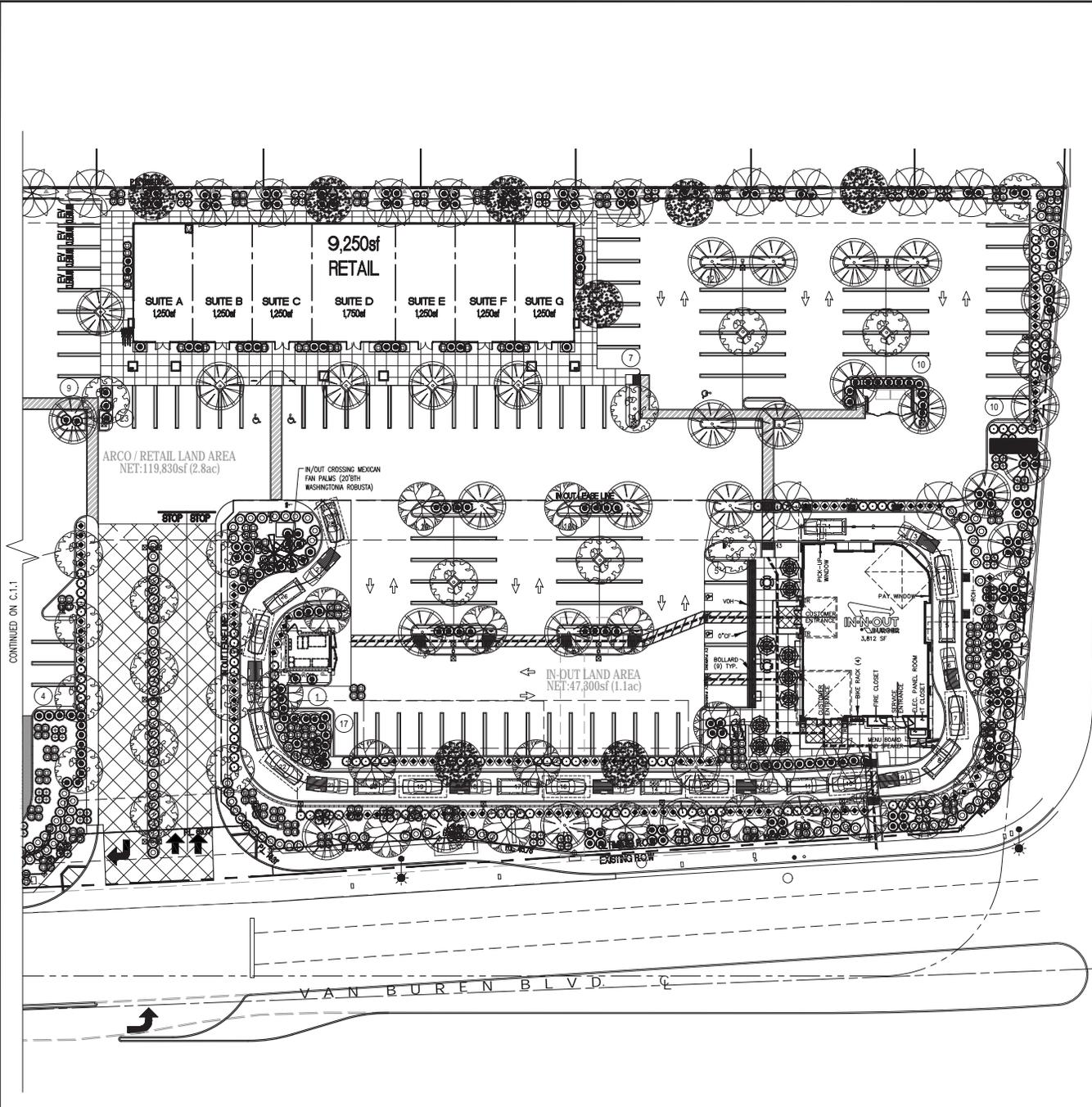
NO.	DATE	DESCRIPTION
1	12/6/18	REVISED PER PLANNING/CLIENT
2	1/6/19	REVISED PER PLANNING

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Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD., RIVERSIDE, CA. 92503
CONCEPTUAL LANDSCAPING

DATE ISSUED: 02/12/18
SCALE: 1"=20'-0"
DRAWN BY: F. COHEN
CHECKED BY:
PROJECT NUMBER: 14034
STORE NUMBER: ARLINGTON
SHEET: L11



PLANT LEGEND						
KEY	BOTANICAL NAMES	COMMON NAMES	MULCOB	SIZE	SPACING	
	CERATONIS SILIQUA	CAROB	LOW	36" BOX	40' O.C.	
	SCHINUS MOLLE	CALIFORNIA PEPPER	LOW	24" BOX	20' O.C.	
	ELAEAGINUS ANGSTIFOLIA	RUSSIAN OLIVE	LOW	24" BOX	40' O.C.	
	QUERCUS ILEX	HOLLY OAK	LOW	24" BOX	20' O.C.	
	QUERCUS ILEX	HOLLY OAK	LOW	24" BOX	30' O.C.	
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	LOW	5 GAL	3' O.C.	
	ALOE STRIATA	CORAL ALDE	LOW	5 GAL	3' O.C.	
	SALVIA GREGGII	AUTUM SAGE	LOW	5 GAL	3' O.C.	
	HESPERALOE PARVIFLORA	RED YUCCA	LOW	5 GAL	3' O.C.	
	BUDDLEIA MARRUBIFOLIA	WOOLY BUTTERFLY	LOW	5 GAL	3' O.C.	
	ROSEMARINUS OFFICINALIS	ROSEMARY	LOW	1 GAL	2' O.C.	
	DROSERIUM FLORIBUNDA	ROSEA ICE PLANT	LOW	1 GAL	2' O.C.	
	MERREMIA AUREA	MERRERIA (AUREA)	LOW	1 GAL	10' O.C.	

•••IRRIGATION CONCEPT: DRIP IRRIGATION WITH SINGLE HYDROZONE

FREEWAY OFF-RAMP

PLANTING NOTES

A. PLANTING PITS SHALL BE 6" WIDE WITH LEVEL BOTTOMS, THE WIDTH TWICE THE DIAMETER OF THE ROOTBALL AND 6" DEEPER THAN THE LENGTH OF THE ROOTBALL. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL MIX:
 1 PART NITROGENOUS
 1 PART SODIUMED SOIL
 21 GRAM 'AGRIFORM' PLANTING TABLET
 PLANTING TABLETS SHALL BE APPLIED AS FOLLOWS:
 1 TABLET PER 1 GALLON SIZE PLANT
 2 TABLETS PER 5 GALLON SIZE PLANT
 3 TABLETS PER 15 GALLON SIZE PLANT
 LARGER PLANT MATERIAL WILL BE GIVEN ONE (1) TABLET PER 1/2 " DIAMETER OF TRUNK CALIPER

B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PLANT PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2" WAY AND INSERT PLANT TABLETS. COMPLETE. BACKFILLING AND WATER IN THOROUGHLY.

C. TURF AREAS SHALL BE ROTOTILLED 3" DEEP WITH 3 CUBIC YARDS NITROGENOUS REDWOOD SHAVINGS PER 100 SQ FT AFTER ROTOTILL SOIL SHALL BE GRADED SMOOTH

NOTE:
 ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 3" DEPTH SHREDDED BARK MULCH. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR TO CONDUCT THEIR OWN PLANT MATERIAL QUANTITY TAKEOFFS. CONTRACTOR TO CONDUCT AGRONOMIC SOIL TEST REPORT AND CONVEY RESULTS TO OWNER. TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS SUBMITTAL.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/9/18	REVISED PER PLANNING/CLIENT
2	1/6/19	REVISED PER PLANNING

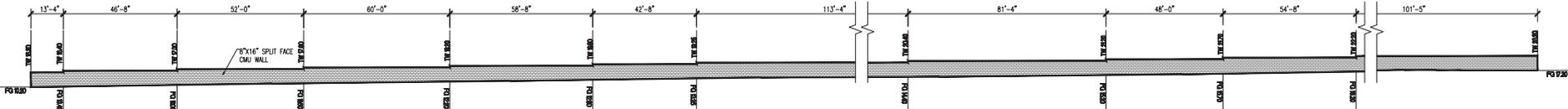
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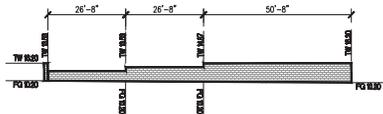
Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD., RIVERSIDE, CA. 92503
 CONCEPTUAL LANDSCAPING

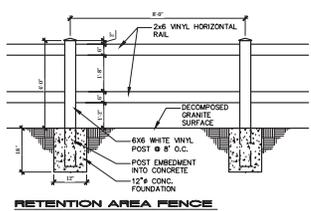
DATE ISSUED: 02/12/18
 SCALE: 1"=20'-0"
 DRAWN BY: F. COHEN
 CHECKED BY:
 PROJECT NUMBER: 14034
 STORE NUMBER: ARLINGTON
 SHEET: L12



A CMU WALL ELEVATION
SIDE VIEW



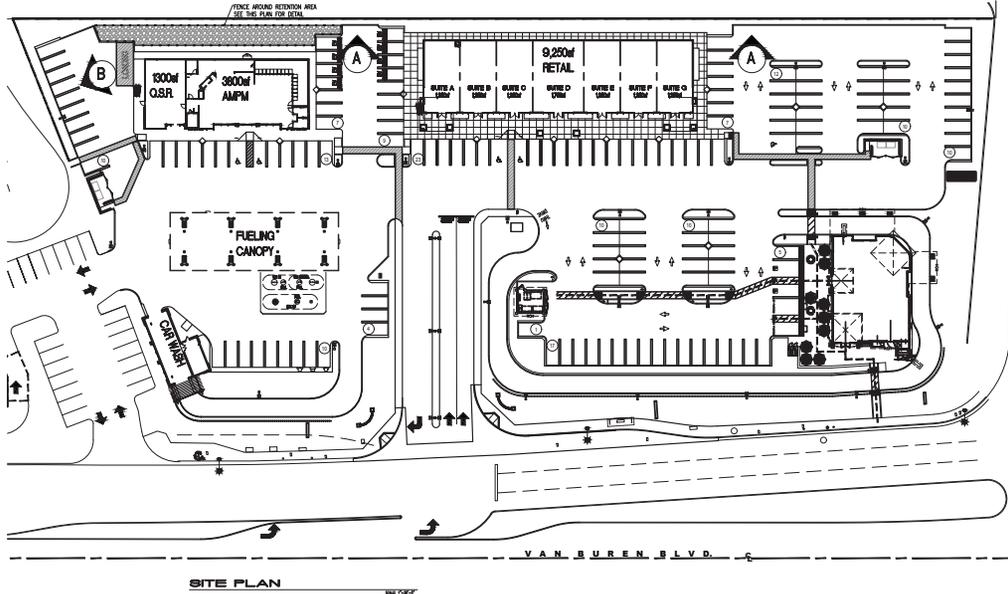
B CMU WALL ELEVATION
SIDE VIEW



RETENTION AREA FENCE



MATERIAL SAMPLE



SITE PLAN

REVISIONS	
NO.	DESCRIPTION

CJC Design, Inc.
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24485 La Paloma Avenue, Suite 202, Yorba Linda, CA 92887
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Magnolia Crossings

PROJECT:
3483, 3505 VAN BUREN BLVD.
RIVERSIDE, CA. 92503
WALL PLAN

DATE ISSUED: 02/12/18
SCALE:
DRAWN BY: F. COHEN **CHECKED BY:**
PROJECT NUMBER: 14034
STORE NAME: ARLINGTON
SHEET:

A8.3

Sign A

Community Pylon

Community Pylon Sign (Qty. 1)

- Double faced, free standing - steel post, concrete footing shall be per engineering.
- Internal steel angle saddle mounts welded to steel post create sign 'skeleton'.
- Aluminum angles create framework for aluminum 'skin' (typ. 1/8" thick alum.).
- Base skirt has faux stone veneer, style and color to match project.
- Paint colors to match project, and medium texture coating is typical.
- ABD & Tenant names are 5" deep LED illum. channel letters w/ translucent vinyl colors per national branding standards ...see Detail A (this page).
- ABD Seal is 2" deep non-illum. fabricated alum. panel w/ digital print.
- Landscaping by others, not in AD/S' scope of work.
- This sign is NOT backlit.

Face Illuminated (white Led's) Channel Letters, Aluminum Construction, #7328 White Acrylic Faces, 5" Returns painted gray, Satin Finish.

.040" Fabricated Aluminum Return

1" Trim Cap, gray

3/16" Thick Acrylic Face

Non-corrosive #10 Nuts & Bolts W/ Washers As Req'd, Min. (4) Per Letter

.090" Thick Aluminum Back

Liquid Tight Connector

Power Cable Thru 1/2" Dia. Flexible Metallic Conduit To Power Supply As Req'd

Principal "QwikMod" L.E.D.s

Double-stick Taped And Screwed To Letter Back

Min. (2) 1/4" Dia. Weep Holes Per Letter

Per Letter

A L.E.D. ILLUMINATED CHANNEL LETTER - SECTION VIEW

SCALE: NTS

REQUIREMENTS FOR ELECTRICAL ILLUMINATION:
 PRIMARY ELECTRICAL TO SIGN LOCATIONS TO BE PROVIDED BY OTHERS. A DEDICATED CIRCUIT WITH NO SHARED NEUTRALS AND A GROUND RETURNING TO THE PANEL IS REQUIRED FOR INSTALLATION.
 WIRE SIZE - MINIMUM OF 12 GA. THIN COPPER WIRE
 ALL WIRE SHALL BE IN CONDUIT AND SHALL BE PROTECTED BY THE SIGN COMPANY FROM DAMAGE AS PER NEC ARTICLE 300.
 ALL WIRE SHALL BE CONTINUOUS AND GO FROM THE SIGN TO THE PANELBOARD GROUND BUS.
 VOLTAGE SHOULD BEAR NO MORE THAN 3 VOLTS BETWEEN GROUND AND NEUTRAL.
 CONDUIT CAN BE USED AS GROUNDING PATH.
 POWER TO SIGN MUST BE DONE BY A LICENSED ELECTRICIAN OR ELECTRICAL CONTRACTOR.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

2 Dedicated 20 Amp Circuit at 120 Volts

E-Note #1: All requirements not in sign company's scope of work must be in place prior to installation.

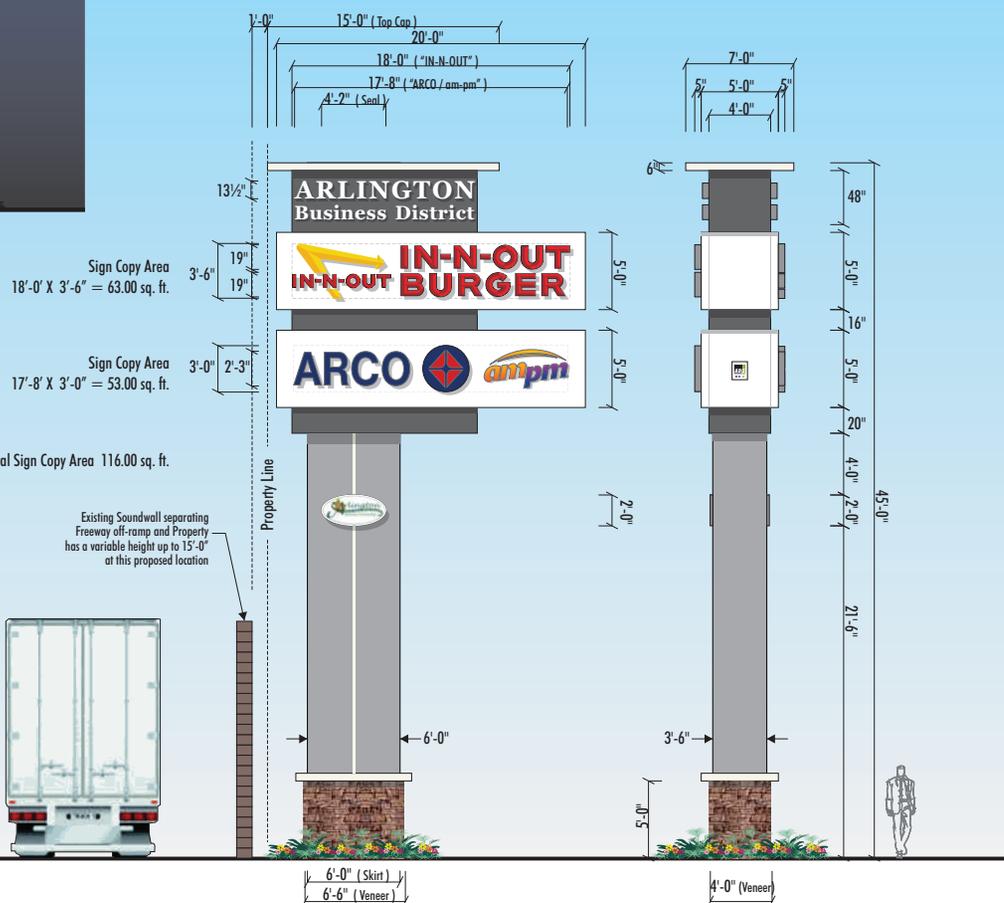
E-Note #2: Electrical to be brought to base of sign (by others) and not in sign company's scope of work.

E-Note #3: Timers and/or photocells for signs to be furnished and installed by the customer's electrician, who should also ensure that the completed electrical system is code compliant.

ALL COMPONENTS TO BE UL APPROVED
ALL SIGNS TO BE UL LISTED



NIGHT VIEW/FACING WEST



FRONT/EAST FACING VIEW

END VIEW

1 SIGN A - Freeway Oriented Pylon (Qty. 1)

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



1160 Railroad St.
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 F 951.278.0681
 www.ad-s.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:

ADMG, Inc.
 10995 Indiana Avenue
 Riverside, CA 92503

Project:

Magnolia Crossings
 3483 Van Buren Boulevard
 Riverside, CA 92503

Revisions:

- △ SR: 2019-09-13 relocate Sign A east by 20'-3" to be 3'-4" outside of In/Out parcel
- △ SR: 2019-09-26 add not indicating Sign A is not backlit
- △

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Project No: 44816-R07(conc)

RB/RB-AB/SH

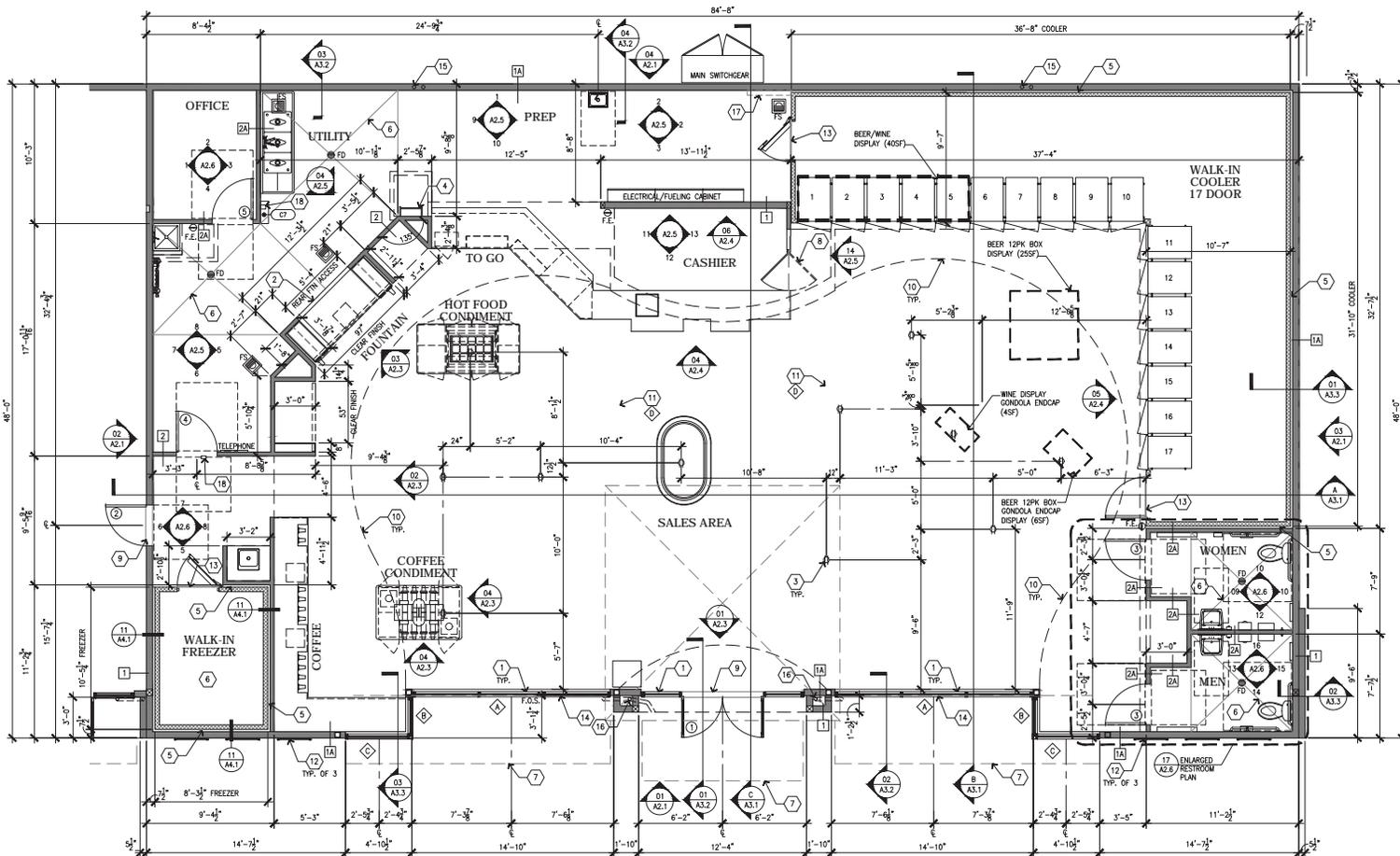
Date: 2019-09-26

Sign Type: Sign A

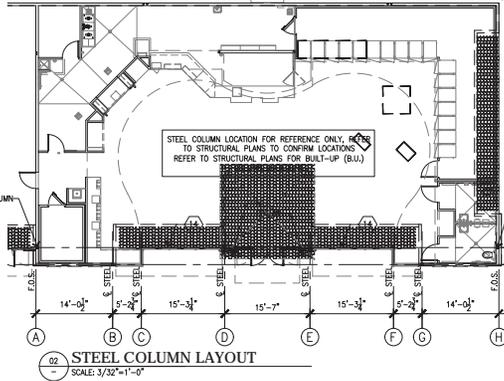
Sheet No: 1.00

3 of 7

file path: \\ADS11\Design\ADS Drawings\Magnolia Crossings\Job 4481612 - conceptual\2 - exterior signage



01 - CONSTRUCTION FLOOR PLAN
SCALE: 1/4"=1'-0"



02 - STEEL COLUMN LAYOUT
SCALE: 3/32"=1'-0"

ROOM FINISH SCHEDULE

INTERIOR FINISHES	SALES	CASHIER	RESTROOMS	OFFICE	PREP/UTILITY	WALK-IN
FLOOR	GLAZED PORCELAIN TILE REFER TO FINISH CALLOUT ON A1.2.			QUARRY TILE REFER TO FINISH CALLOUT ON A1.2.		CLEAR CONCRETE SEALER REFER TO FINISH CALLOUT ON A1.2.
BASE	CERAMIC SANITARY COVE BASE REFER TO FINISH CALLOUT ON A1.2.		PORCELAIN COVE BASE REFER TO FINISH CALLOUT ON A1.2.	QUARRY SANITARY COVE BASE REFER TO FINISH CALLOUT ON A1.2.		INTEGRAL METAL COVE BASE WITH 3/8" RADIUS BY COOLER MFR. REFER TO SPECIFICATION ON Q1.2.
WALLS	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON SHEET A2.3 - A2.6.		WALL TILE OVER 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A2.6.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON SHEET A2.6.	WALL TILE AND FRIP OVER 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A2.5.	STUCCO-CALVALUM BY COOLER MFR. REFER TO SPECIFICATION ON Q1.2.
FASCIA/SOFFIT	FASCIA PAINTED SMOOTH FINISH 1/2" GYPSUM BOARD. REFER TO CALLOUT ON A2.3 & A2.4. SOFFIT PAINTED SMOOTH FINISH 5/8" WATER RESISTANT GYPSUM BOARD. REFER TO CALLOUT ON A1.3.		NOT APPLICABLE			
CEILING	PAINTED PLYWOOD AND OPEN WEB TRUSSES. REFER TO CALLOUT ON A1.3.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON A1.3.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON A1.3.	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD. REFER TO CALLOUT ON A1.3.	WASHABLE SUSPENDED WHITE CEILING TILE REFER TO CALLOUT ON A1.3.	STUCCO-CALVALUM BY COOLER MFR. REFER TO CALLOUT ON Q1.2 AND A1.3.

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- B. ALL DENOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
- C. EXTERIOR WALLS ARE 2x6, INTERIOR WALLS 2x4 U.N.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
- D. SEE PLUMBING PLANS FOR DIMENSIONS TO PLUMBING FIXTURES.
- E. REFER TO SHEET Q1.1 FOR EQUIPMENT PLAN.
- F. REFER TO SHEET Q2.1 FOR EQUIPMENT SCHEDULE.
- G. ALL EQUIPMENT SHALL MEET ACCESSIBILITY REACH RANGE REQUIREMENTS.
- H. PROVIDE PLASTIC CORNER GUARDS AT EDGES BELOW 6'-0".
- I. ALL COUNTERTOPS SHALL BE MAX. 34" A.F.F. WITH A 3'-0" WIDE TRANSITION AREA AT CASHIER. CONTRACTOR SHALL COORDINATE WORK WITH CABINET INSTALLER FOR CABINET INSTALLATION. CONTRACTOR TO ROUTE UTILITIES THROUGH CABINETS. CONTACT CABINET INSTALLER FOR SITE SPECIFIC CABINET SHOP DRAWINGS.
- J. 4" HIGH BACKLASH AT ALL COUNTERTOPS THAT TERMINATE AT WALL. BACKLASH TO MATCH COUNTERTOP MATERIAL.
- K. THE CONTRACTOR SHALL ASSIST STORE PERSONNEL BY ASSEMBLING MECHANIC CONDENSERS AND SHELVING AS SHOWN ON Q1.1.
- L. ALL EQUIPMENT AND CABINETS SHALL BE FREE OF SHARP EDGES. CONTACT MANUFACTURER OR PREP EXES FOR SAFETY.
- M. CONTRACTOR SHALL ROUTE ALL CONDENSATE DRAIN LINES TO FLOOR SINKS.
- N. CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED ON FINISH SCHEDULE AND INTERIOR ELEVATIONS ON SHEET A2.3 THRU A2.6. ALL PARTITIONS/WALLS SHALL BE BRANDED FOR LATERA. FORCES. PER BUILDING CODE REQUIREMENTS.
- O. FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
- P. FIRE EXTINGUISHERS (2x10BC) SHALL BE INSTALLED AT SALES COUNTER, BACK ROOM OFFICE & FUEL CANOPY LOCATIONS IF NOT SHOWN ELSEWHERE ON THESE DRAWINGS. VERIFY WITH OWNER FOR DETAILS. CONFIRM FINAL DETAILS WITH LOCAL FIRE INSPECTOR.
- Q. CONTRACTOR SHALL ASSIST THE OWNER WITH STORE EQUIPMENT TO PREPARE A DELIVERY STAGING AREA. COORDINATE WITH OWNER FOR THE DELIVERY SCHEDULE AND SHIPPING DAMAGES, AS APPLICABLE.
- R. CONTRACTOR SHALL PROVIDE A CLEAN, SMOOTH SURFACE FOR GRAPHICS INSTALLATION.
- S. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR FROM CABINET AND EQUIPMENT CLEARANCES PRIOR TO WALL ERECTION. DISCREPANCIES SHALL BE DIRECTED TO OWNER.
- T. WATER HEATERS SHALL BE CAPABLE OF DELIVERING MIN. 120° WATER TO ALL SINKS.
- U. ALL FLOOR/WALL TILE AND COVE BASE SHALL BE INSTALLED BY THE GENERAL CONTRACTOR ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS.
- V. ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SLEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3" FROM THE LATCH.
- W. CARBON DIOXIDE SMOKE-FLOW PREVENTOR DRAIN LINE OUTLET SHALL BE TO NEW FLOOR SINK PROVIDED FOR THIS AREA.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM. REFER TO SHEET AS.1 & SPECIFICATION.
- 2 INSTALL 6" PVC CHASE FOR FOUNTAIN SYRUP LINES.
- 3 FLOOR RECEPTACLES. REFER TO ELECTRICAL PLANS.
- 4 ROOF LADDER PER DETAIL 7/A-1.
- 5 1" MINIMUM AIR GAP AT PREFABRICATED COOLER/FREEZER.
- 6 DEPRESSIONED SLAB. REFER TO SLAB PLAN.
- 7 LINE OF CANOPY ABOVE.
- 8 DOUBLE SINGING METAL GATE PROVIDED BY SHOPOCO.
- 9 THRESHOLD. REFER TO DOOR SCHEDULE ON SHEET AS.1.
- 10 LINE OF SOFFIT ABOVE.
- 11 LINE OF GLEASTORY CEILING OPENING. REFER TO WINDOW SCHEDULE ON SHEET AS.1.
- 12 WALL SIGNS.
- 13 TRANSITION STRIP.
- 14 STEEL COLLARS UNDER WINDOW SILL FOR STOREFRONT PROTECTION. REFER TO STRUCTURAL PLANS FOR SIZE AND LOCATION.
- 15 ROOF DRAIN AND OVERFLOW. REFER TO CIVIL PLANS FOR CONTINUATION.
- 16 CANOPY DOWNSPOUT. REFER TO CIVIL PLANS FOR CONTINUATION.
- 17 FUTURE SOLAR EQUIPMENT.
- 18 CO2 SAFETY MONITORING EQUIPMENT. REFER TO SHEETS Q1.1 AND Q2.1 FOR LOCATION AND SPECIFICATION.
- 19 RECESSED STAINLESS STEEL FILL BOX WITH QUICK-DISCONNECT MALE FILL AND VENT HOSE CONNECTION FOR CO2 TANK.

LEGEND

- WOOD FRAMED WALL
- PREFABRICATED COOLER/FREEZER WALL
- 2x6 STUDS @ 16"o.c.
- 2x6 STUDS @ 16"o.c. W/ THERMAL INSULATION
- 2x4 STUDS @ 16"o.c.
- 2x4 STUDS @ 16"o.c. W/ SOUND BATT INSULATION
- DOOR SYMBOL. REFER TO SHEET AS.1 FOR DETAILS
- WINDOW SYMBOL. REFER TO SHEET AS.1 FOR DETAILS

OCCUPANCY LOAD

SALES - 2,319 S.F. (2,319/60) = 39
 OFFICE - 72 S.F. (72/100) = 1
 RESTROOMS - 136 S.F. (EXEMPT) = 0
 PREP/UTILITY - 532 S.F. (532/200) = 3
 COOLER/FREEZER - 622 S.F. (622/300) = 3
 TOTAL (NET): 3,681 S.F. = 46 OCCUPANTS
 TOTAL (GROSS): 3,799 S.F.
 *COOLER IS A NON OCCUPABLE SPACE PER SECTION 202 DEFINITION OF AN OCCUPABLE SPACE.

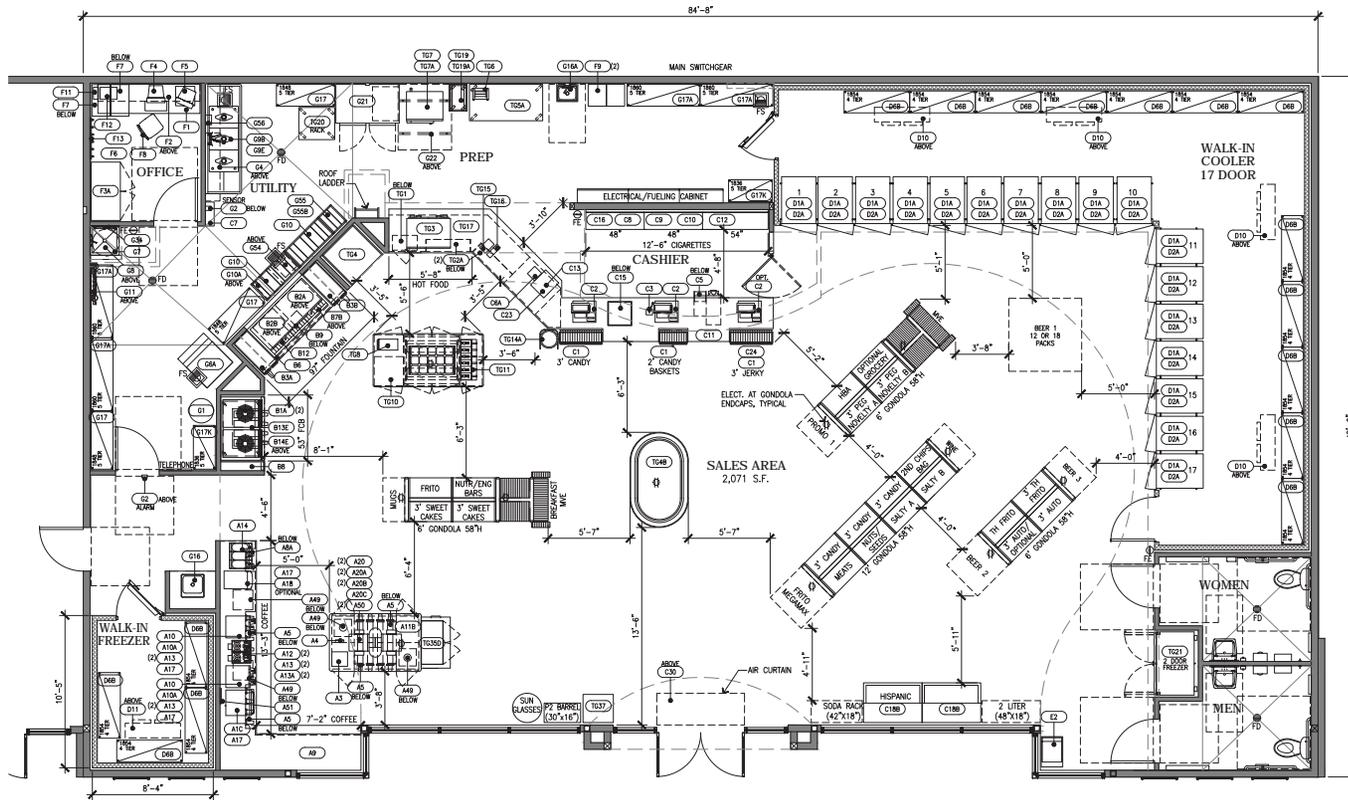
EXITS REQUIRED: 2
 EXITS PROVIDED: 2

REVISIONS		DATE	DESCRIPTION
1	ISSUED	02/12/18	RE: BID PERFORMANCE
2	REVISED		RE: BID PERFORMANCE

CUC Design, Inc.
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 22485 La Bamba Avenue, Suite 202, Yorba Linda, CA 92887
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Magnolia Crossings
 3483, 3505 VAN BUREN BLVD.
 RIVERSIDE, CA. 92503
 PROPOSED AMPM FLOOR PLAN

PROJECT:	3483, 3505 VAN BUREN BLVD. RIVERSIDE, CA. 92503
DATE ISSUED:	02/12/18
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	14034
STORE NUMBER:	ARLINGTON
SHEET:	A.1.0



01 EQUIPMENT FLOOR PLAN
 SCALE: 1/4"=1'-0" 3,799 INTERIOR GROSS SQUARE FEET

REVISIONS	
NO.	DESCRIPTION

CUC Design, Inc.
 Design Planning Permitting

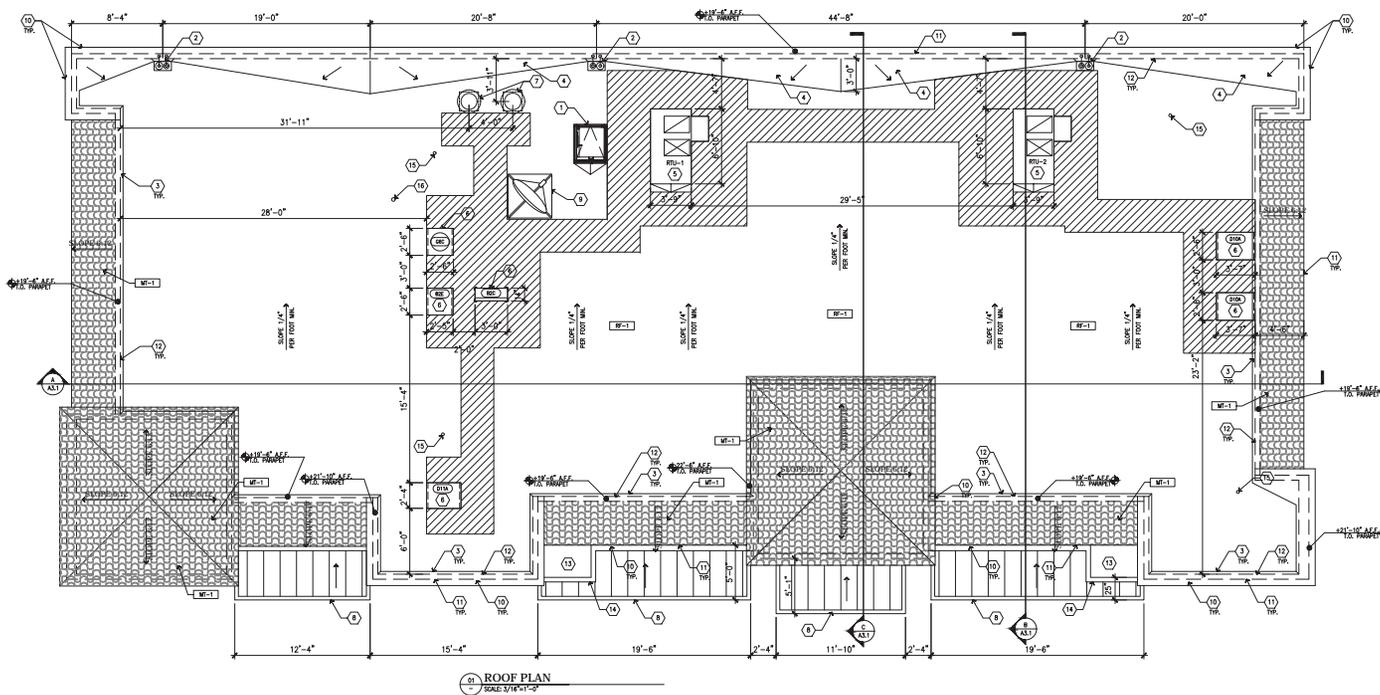
22485 La Habra Avenue, Suite 202, La Habra, CA 92887
 Tel: (714) 997-9650
 Fax: (714) 997-9651
 www.cucdesign.com



PROJECT:
 3483, 3505 VAN BUREN BLVD.
 RIVERSIDE, CA. 92503

PROPOSED CAR WASH FLOOR PLAN

DATE ISSUED:	02/12/18
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	14034
STORE NUMBER:	ARLINGTON
SHEET:	AQ.1.1



31 ROOF PLAN
SCALE: 3/16"=1'-0"

GENERAL NOTES

- A. REFER TO SPECIFICATION SHEETS A7.3 & A7.4 FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ECI.
- B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. 1-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- E. FOR EQUIPMENT COMPRESSOR & CONDENSER REFER TO EQUIPMENT PLAN ON SHEET 01.1 AND EQUIPMENT SCHEDULE ON SHEET 02.1.
- F. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION FENCE/GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSHA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- H. REFER TO MECHANICAL PLANS FOR VENT PIPE PENETRATION AND CURB DETAILS. ALL ROOF PENETRATIONS SHALL BE THROUGH THE CURBS, UNLESS NOTED OTHERWISE.
- I. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

KEYED NOTES

- 1 ROOF HATCH PER DETAIL 7/A4.1
- 2 ROOF DRAIN AND OVERFLOW
- 3 GUTTER STRIP PER DETAIL 8/A4.1
- 4 HAPERED INSULATION CRICKET
- 5 ROOFTOP UNIT, REFER TO MECHANICAL PLANS.
- 6 CONDENSER, REFER TO EQUIPMENT AND ELECTRICAL PLAN
- 7 EXHAUST FAN, REFER TO MECHANICAL PLANS
- 8 STEEL CANOPY BELOW, REFER TO SHEET A1.3 FOR DOWNSPOUT LOCATION
- 9 SATELLITE ON BALLASTED CURB
- 10 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 1/A4.1
- 11 FACE OF EXTERIOR WALL BELOW
- 12 FACE OF PARAPET WALL
- 13 METAL LID FLASHING
- 14 STEEL CANOPY GUTTER, REFER TO SHEET A1.3 FOR DOWNSPOUT LOCATION
- 15 ROOF JACK, REFER TO MECHANICAL PLANS.
- 16 GAS WATER HEATER FLUE, REFER TO MECHANICAL PLANS.

ROOFING

- RF-1 TPO ROOFING MEMBRANE WITH PROTECTION BOARD AND ROOF INSULATION. REFER TO SPECIFICATIONS
- MT-1 US-TILE 2 PIECE MISSION TILE EL CAMINO BLEND
- EQUIPMENT MAINTENANCE PATH

REVISIONS	
NO.	DESCRIPTION
1	RE ISSUE PER PLAN/CHECK

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Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD. RIVERSIDE, CA. 92503
AMPM ROOF PLAN

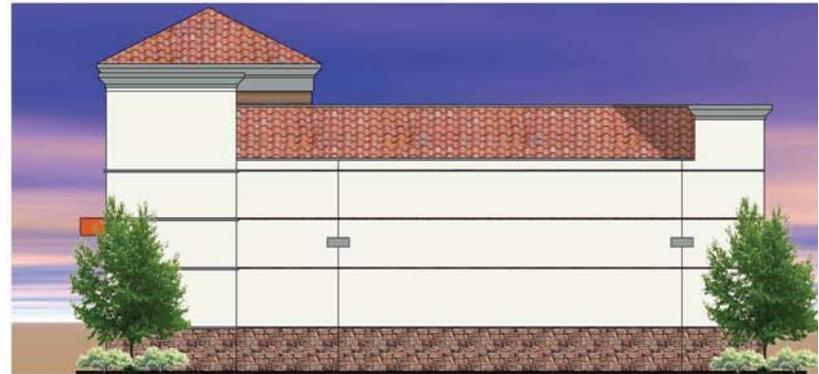
DATE ISSUED: 02/12/18
SCALE:
DRAWN BY: F. COHEN **CHECKED BY:**
PROJECT NUMBER: 14034
STORE NUMBER: ARLINGTON
SHEET: A.1.4FM



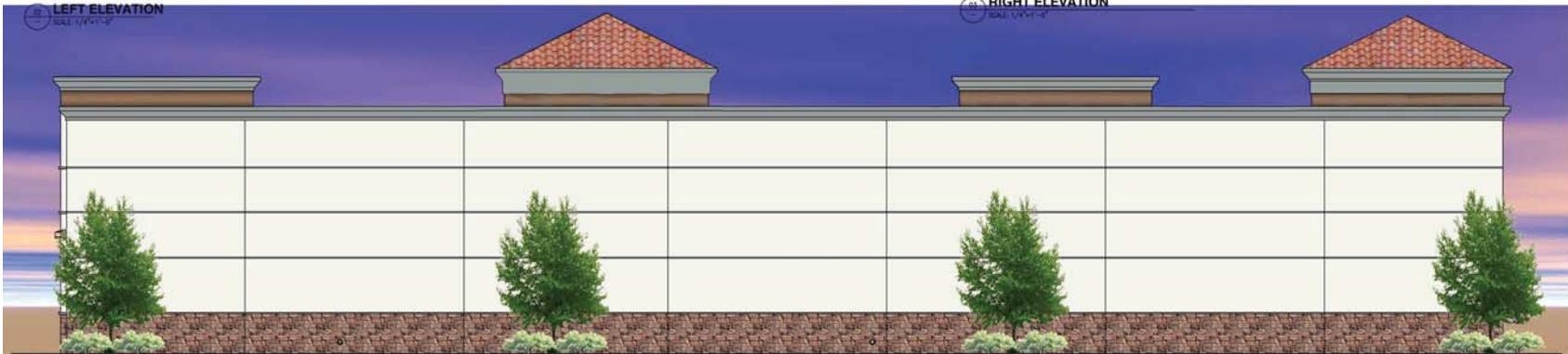
01 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 LEFT ELEVATION
SCALE: 1/4"=1'-0"



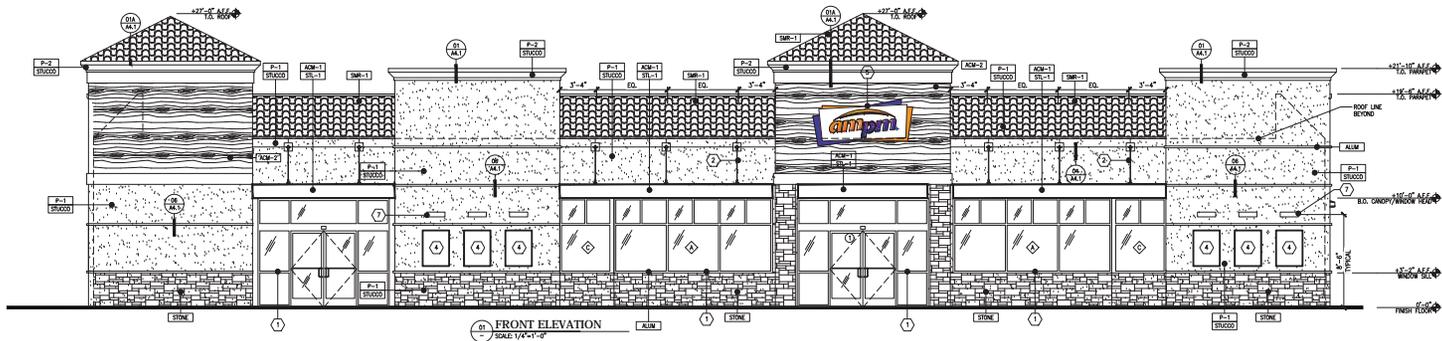
03 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



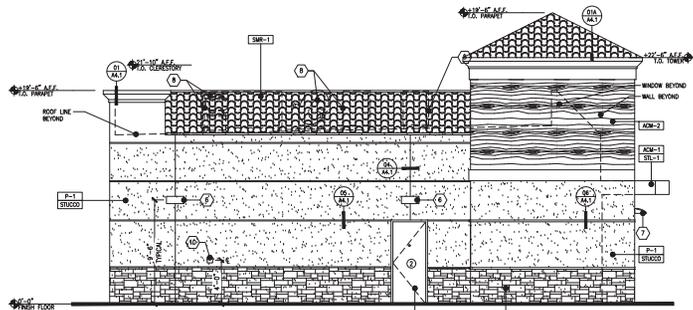
04 REAR ELEVATION
SCALE: 1/4"=1'-0"

3483/3505 VAN BUREN BOULEVARD, RIVERSIDE, CA.

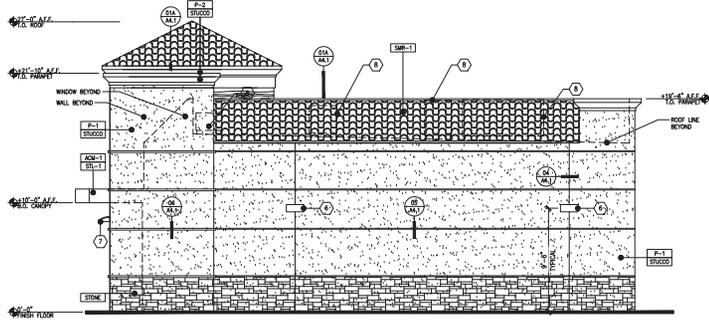




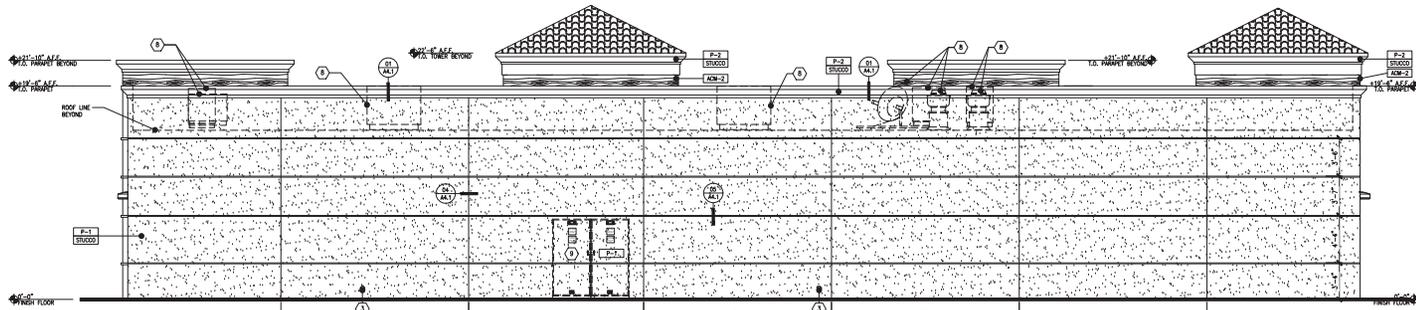
01 FRONT ELEVATION
SCALE: 1/4"=1'-0"



02 LEFT ELEVATION
SCALE: 1/4"=1'-0"



03 RIGHT ELEVATION
SCALE: 1/4"=1'-0"



04 REAR ELEVATION
SCALE: 1/4"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 & SPECIFICATION.
- 2 STEEL AWNING ROD AND CLEYS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 MAIN SWITCHGEAR
- 10 CO2 FIL/LMENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION

COLOR LEGEND

- P-1 BENJAMIN MOORE, OC-69, "WHITE OPULENCE"
- P-2 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

MATERIAL LEGEND

- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166C, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL AWNING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION); MFR: CORONAADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"
- SMR-1 2-PIECE TILE EL CAMINO BLEND; MFR: US TILE OR EQUAL

REVISIONS	
NO.	DESCRIPTION
1	02/12/18 RE-DESIGN/PLAN/REV
2	02/12/18 RE-DESIGN/PLAN/REV
3	02/12/18 RE-DESIGN/PLAN/REV

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 Fax: (714) 905-2650
 www.cucdesign.com

Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD., RIVERSIDE, CA. 92503
PROPOSED FOOD MART ELEVATIONS

DATE ISSUED: 02/12/18
SCALE:
DRAWN BY: F. COHEN **CHECKED BY:**
PROJECT NUMBER: 14034
STORE NUMBER: ARLINGTON
SHEET: A.2.1FM

GENERAL NOTES

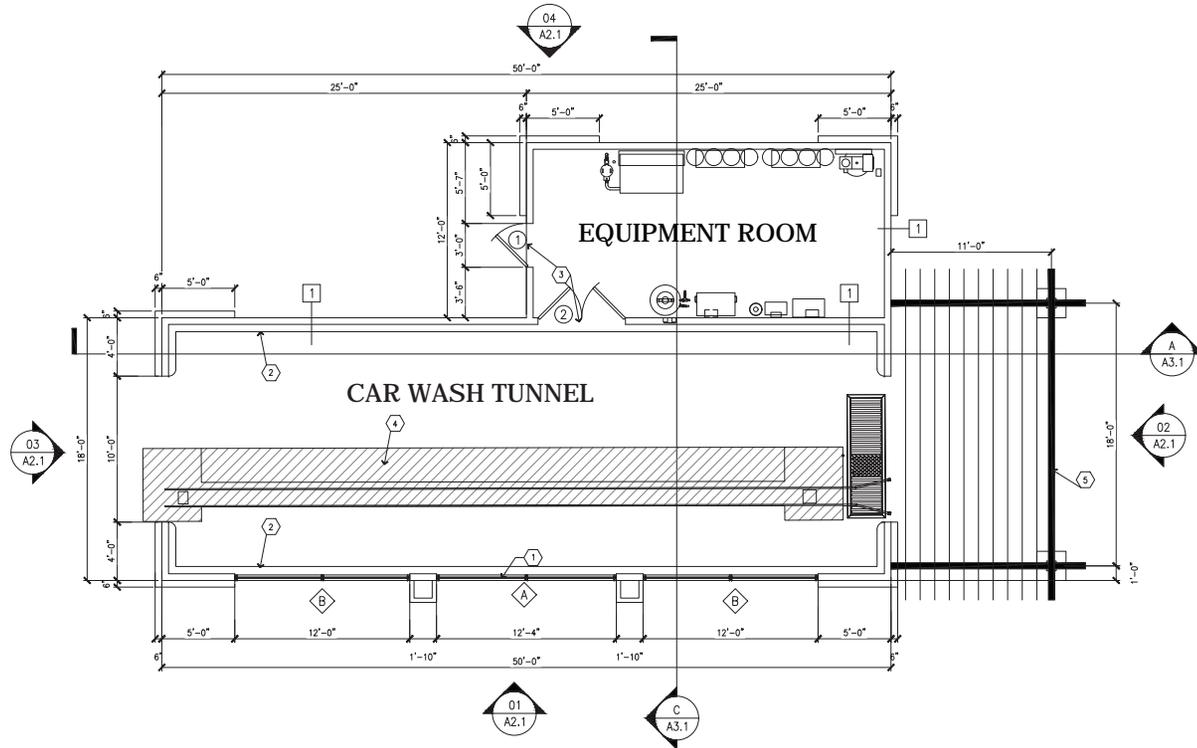
- A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- B. ALL DIMENSIONED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
- C. EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.A.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
- D. CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED.
- E. FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
- F. ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3° FROM THE LATCH.

KEYED NOTES

- (1) ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 & SPECIFICATION.
- (2) 6" CONCRETE CURB ALONG CAR WASH WALLS
- (3) THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET AS.1
- (4) CONVEYOR TRENCH, REFER TO CAR WASH MANUF. DRAWINGS.
- (5) OVERHEAD TRELLIS (BEAMS 6X12, RAFTERS 2X6 HOLLOW METAL)

LEGEND

- WOOD FRAMED WALL
- ▨ PREFABRICATED COOLER/FREEZER WALL
- 1 2x6 STUDS @ 16"o.c.
- 1A 2x6 STUDS @ 16"o.c. W/ THERMAL INSULATION
- 2 2x4 STUDS @ 16"o.c.
- 2A 2x4 STUDS @ 16"o.c. W/ SOUND BATT INSULATION
- ◇ DOOR SYMBOL, REFER TO SHEET AS.1 FOR DETAILS
- ◇ WINDOW SYMBOL, REFER TO SHEET AS.1 FOR DETAILS



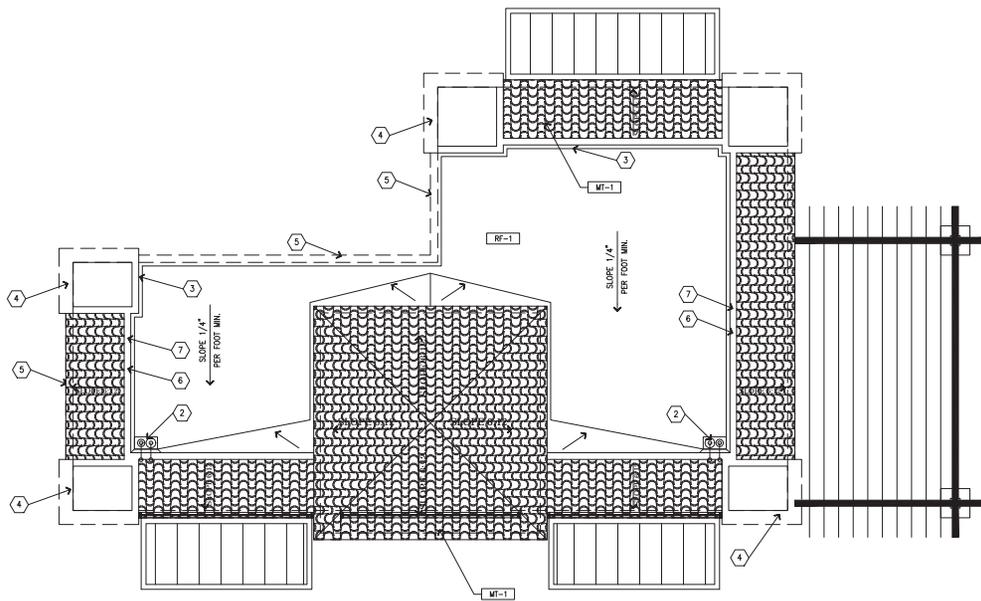
01 CONSTRUCTION FLOOR PLAN
SCALE: 1/4" = 1'-0"

REVISIONS	
NO.	DESCRIPTION
1	RE: (REVISIONS) (DATE)
2	RE: (REVISIONS) (DATE)

CJC Design, Inc.
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
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 www.cjcdesign.com

Magnolia Crossings

PROJECT:	3483, 3505 VAN BUREN BLVD. RIVERSIDE, CA. 92503
DATE ISSUED:	02/12/18
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	14034
STORE NUMBER:	ARLINGTON
SHEET:	A.1.1CW



01 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- A. REFER TO SPECIFICATION SHEETS A7.3 & A7.4 FOR ROOF SYSTEM, INCLUDING GUARANTEES, CURBS, FLASHING, AND ETC.
- B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. 1-90 AND FM CLASS "D" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- E. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERMETER GUARDRAIL TO COMPLY WITH CODE OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSHA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- H. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

KEYED NOTES

- 1 ROOF HATCH PER DETAIL 7/A4.1
- 2 ROOF DRAIN AND OVERFLOW
- 3 GANT STRIP PER DETAIL 8/A4.1
- 4 SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 1/A4.1
- 5 FACE OF EXTERIOR WALL BELOW
- 6 FACE OF PARAPET WALL
- 7 METAL LID FLASHING

ROOFING

- RF-1 TPO ROOFING MEMBRANE WITH PROTECTION BOARD AND RIGID INSULATION. REFER TO SPECIFICATIONS
- MT-1 US-TLE 2 PIECE MISSION TILE EL CAMINO BLEND

REVISIONS	
NO.	DESCRIPTION
1	RE-BID REPAIR/REINFORCE

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Tel: (714) 905-2640
www.cucdpp.com

Magnolia Crossings

PROJECT:
3483, 3505 VAN BUREN BLVD.
RIVERSIDE, CA. 92503
PROPOSED CAR WASH ROOF PLAN

DATE ISSUED: 02/12/18
SCALE:
DRAWN BY: F. COHEN **CHECKED BY:**
PROJECT NUMBER: 14034
STORE NUMBER: ARLINGTON
SHEET: A.1.4CW



01 WEST ELEVATION
SCALE: 1/4"=1'-0"



03 NORTH ELEVATION
SCALE: 1/4"=1'-0"



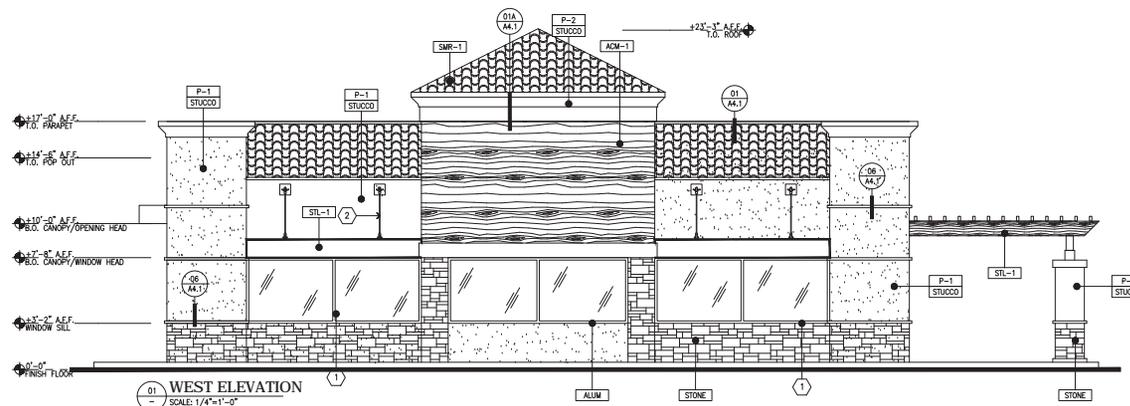
02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



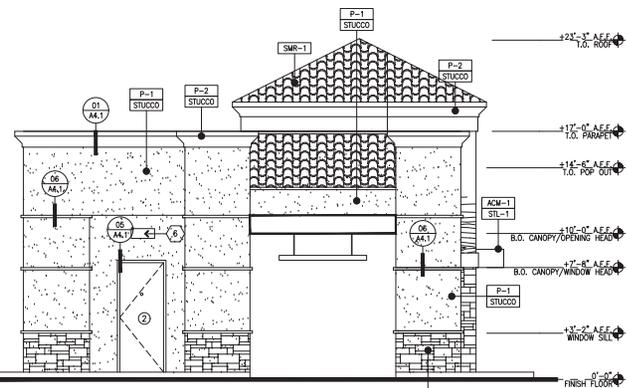
04 EAST ELEVATION
SCALE: 1/4"=1'-0"

3483/3505 VAN BUREN BOULEVARD, RIVERSIDE, CA.

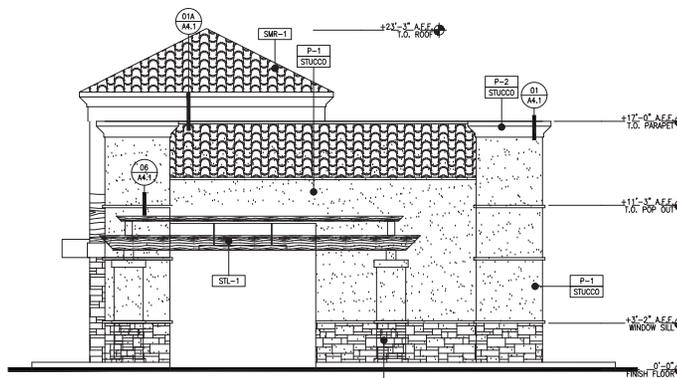




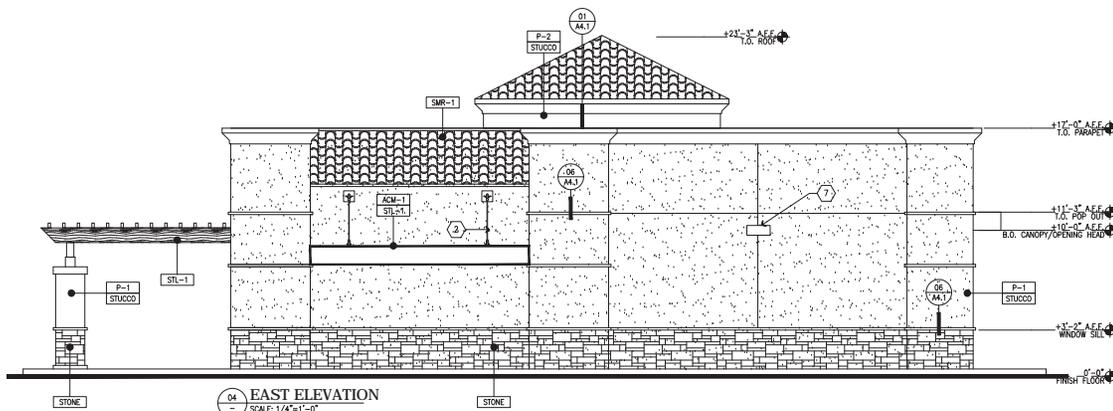
01 WEST ELEVATION
SCALE: 1/4"=1'-0"



03 NORTH ELEVATION
SCALE: 1/4"=1'-0"



02 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 & SPECIFICATION.
- 2 STEEL ANIMING ROD AND CLEVIS
- 3 OVERFLOW DRAIN
- 4 WALL POSTER
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 WALL MOUNTED SIGN LIGHTING
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 MAIN SWITCHGEAR
- 10 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION

COLOR LEGEND

- P-1 BENJAMIN MOORE, OC-69, "WHITE OPULENCE"
- P-2 BENJAMIN MOORE, 2121-33, "PENTEX", HIGH GLOSS

MATERIAL LEGEND

- STUCCO "C" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 1666, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL ANIMING
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR: CORONAID, SERIES: FRO-LEGE COLOR: "ALASKAN SUNSET"
- SMR-1 2-PIECE TILE EL CAMINO BLEND MFR: US TILE OR EQUAL

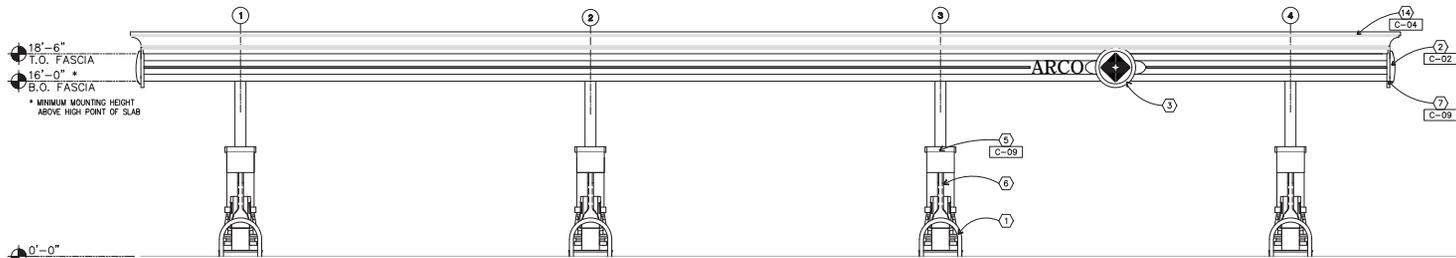
REVISIONS	
NO.	DESCRIPTION
1	08/21/18 REVISED PER PLANNING
2	RE 08/29/2020 PER PLANNING

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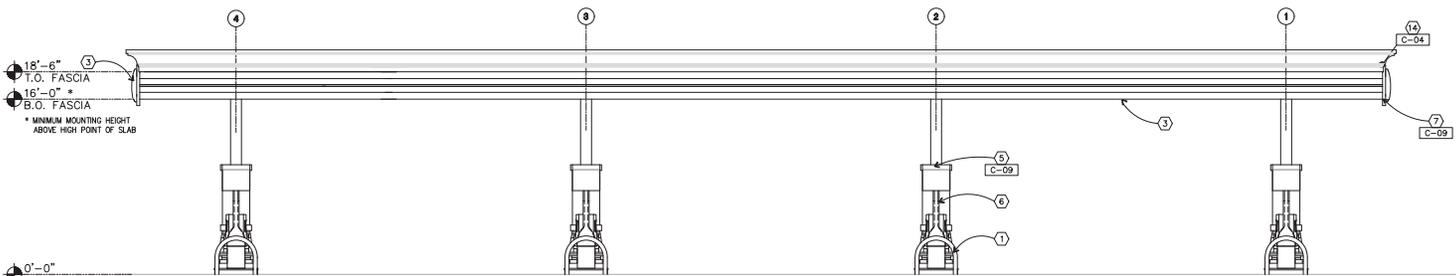
Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD. RIVERSIDE, CA. 92503
 PROPOSED CAR WASH/ELEVATIONS

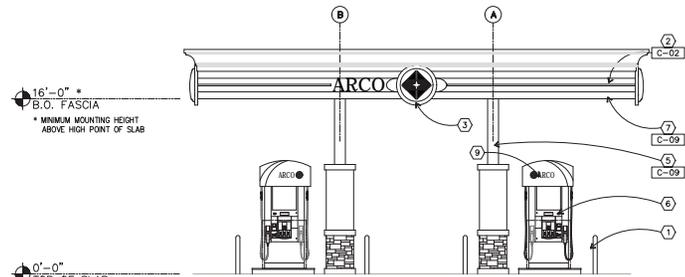
DATE ISSUED: 02/12/18	SCALE:
DRAWN BY: F. COHEN	CHECKED BY:
PROJECT NUMBER: 14034	STORE NUMBER: ARLINGTON
SHEET: A.2.ICW	



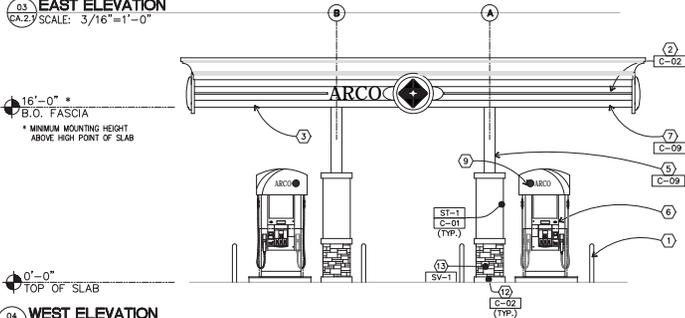
01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



02 NORTH ELEVATION
SCALE: 3/16"=1'-0"



03 EAST ELEVATION
SCALE: 3/16"=1'-0"



04 WEST ELEVATION
SCALE: 3/16"=1'-0"

KEYED NOTES

- 1) ARCHED BOLLARD
- 2) 3D BLUE GRAPHIC (BY OTHERS)
- 3) ILLUMINATED SIGN BOX (BY OTHERS) FIELD VERIFY LOCATION
- 4) STEEL BEAM, REFER TO STRUCTURAL
- 5) STEEL COLUMN, REFER TO STRUCTURAL
- 6) FUEL DISPENSER AND CURB (BY OTHERS)
- 7) ALUMINUM COMPOSITE MATERIAL FASCIA PANELS (BY OTHER)
- 8) NOT USED
- 9) 4" x 6" HANDHOLE WITH COVERPLATE ON INSIDE FACE OF COLUMN (TYP.)
- 10) NOT USED
- 11) VINYL DECAL APPLIED TO ACM PANEL
- 12) CONCRETE CURB
- 13) SIMULATED STONE VENEER
- 14) PREFABRICATED CORNICE

EXTERIOR PAINTS

- C-01 COLOR: GOLDEN UMBRELLA
ICI MASTER PALETTE # 54/342 - SEMI GLOSS
- C-02 COLOR: ARCO BLUE
PMS 288C - SATIN FINISH
- C-09 COLOR: QUILTED CALICO
ICI MASTER PALETTE # 81/123 - SEMI GLOSS
- C-04 COLOR: MOCHA
ICI MASTER PALETTE # 325 - SEMI GLOSS
- C-11 COLOR: ARCO LIGHT BLUE
PMS 2935C - SATIN FINISH

EXTERIOR FINISHES

- FL-1 ALUMINUM ACM PANEL FOR L.E.D. LIGHT
- ST-1 SAND FINISH STUCCO
- SV-1 STACKING STONE VENEER

REVISIONS

NO.	DATE	DESCRIPTION
1	12/6/18	REVISED PER PLANNING/CLIENT

CUC Design, Inc.
Design Planning Rendering

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www.cucdesign.com

Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD. RIVERSIDE, CA. 92503
PROPOSED CANOPY ELEVATIONS

DATE ISSUED: 02/12/18
SCALE:
DRAWN BY: F. COHEN
CHECKED BY:
PROJECT NUMBER: 14034
STORE NUMBER: ARLINGTON
SHEET: A2.1CA

LEGEND

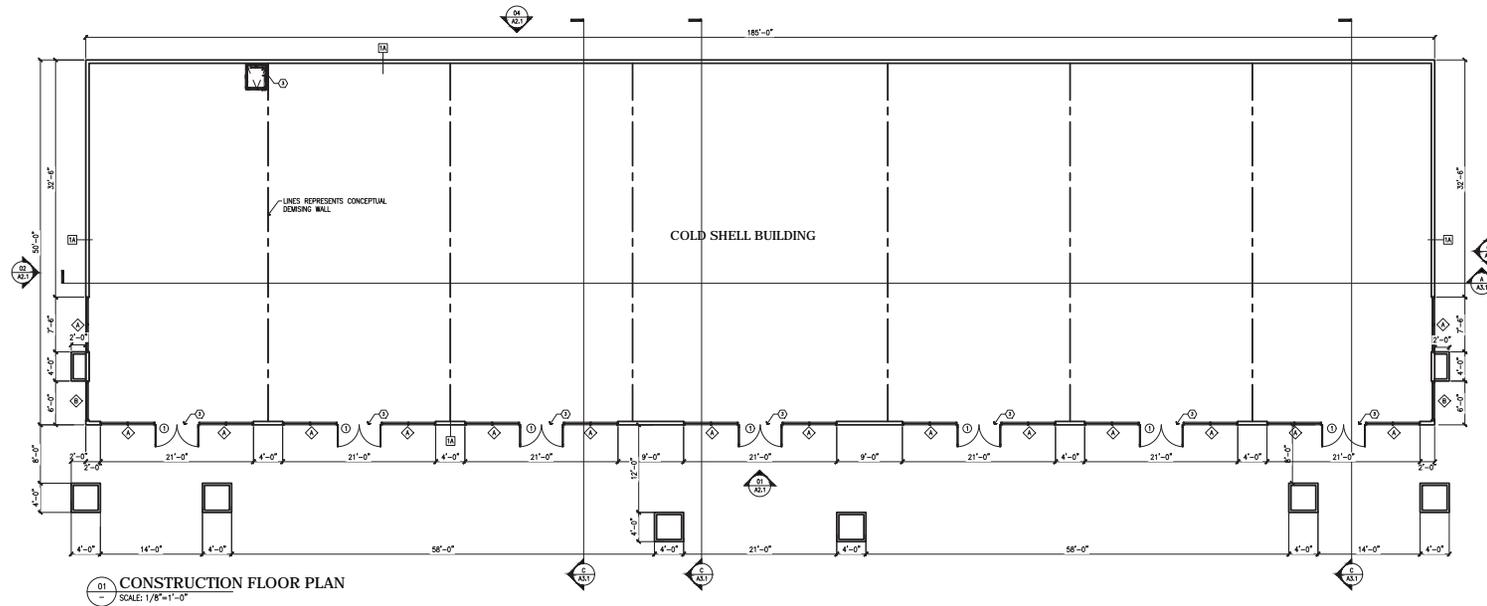
- WOOD FRAMED WALL
- ① 2x6 STUDS @ 16"o.c.
- ② 2x4 STUDS @ 16"o.c. W/ THERMAL INSULATION
- ③ 2x4 STUDS @ 16"o.c.
- ④ 2x4 STUDS @ 16"o.c. W/ SOUND BATT INSULATION
- ⊕ DOOR SYMBOL, REFER TO SHEET AS.1 FOR DETAILS
- ⊖ WINDOW SYMBOL, REFER TO SHEET AS.1 FOR DETAILS

GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- B. ALL DIMOTED DIMENSIONS ARE TO BE USED. PLANS SHALL NOT BE SCALED.
- C. EXTERIOR WALL ARE 2x6, INTERIOR WALLS 2x4 U.A.O., SEE STRUCTURAL PLANS FOR FRAMING REQUIREMENTS.
- D. CONTRACTOR SHALL INSTALL NEW PARTITIONS/WALLS WITH GYPSUM WALL BOARD AND FINISHES AS NOTED.
- E. FLAME SPREAD CLASSIFICATIONS FOR INTERIOR WALLS SHALL COMPLY WITH LOCAL CODES.
- F. ALL DOORS MUST HAVE NO MORE THAN 5 LBS OPENING FORCE AND MUST HAVE A SWEEP PERIOD OF 3 SECONDS TO CLOSE FROM 70° OPEN TO 3° FROM THE LATCH.

KEYED NOTES

- ① ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 & SPECIFICATION.
- ② ROOF LADDER PER DETAIL 7/M.1
- ③ THRESHOLD, REFER TO DOOR SCHEDULE ON SHEET AS.1



01 CONSTRUCTION FLOOR PLAN
SCALE: 1/8"=1'-0"

REVISIONS	
NO.	DATE
1	02/11/18
2	02/19/18

DESCRIPTION:
RE: BID PERFORMANCES
RE: BID PERFORMANCES

CJC Design, Inc.
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
Tel: (714) 905-2650
www.cjcdp.com

Magnolia Crossings

PROJECT:
3483, 3505 VAN BUREN BLVD.
RIVERSIDE, CA. 92503
PROPOSED RETAIL FLOOR PLAN

DATE ISSUED:	02/12/18
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	14034
STORE NUMBER:	ARLINGTON
SHEET:	

A.1.1RT

GENERAL NOTES

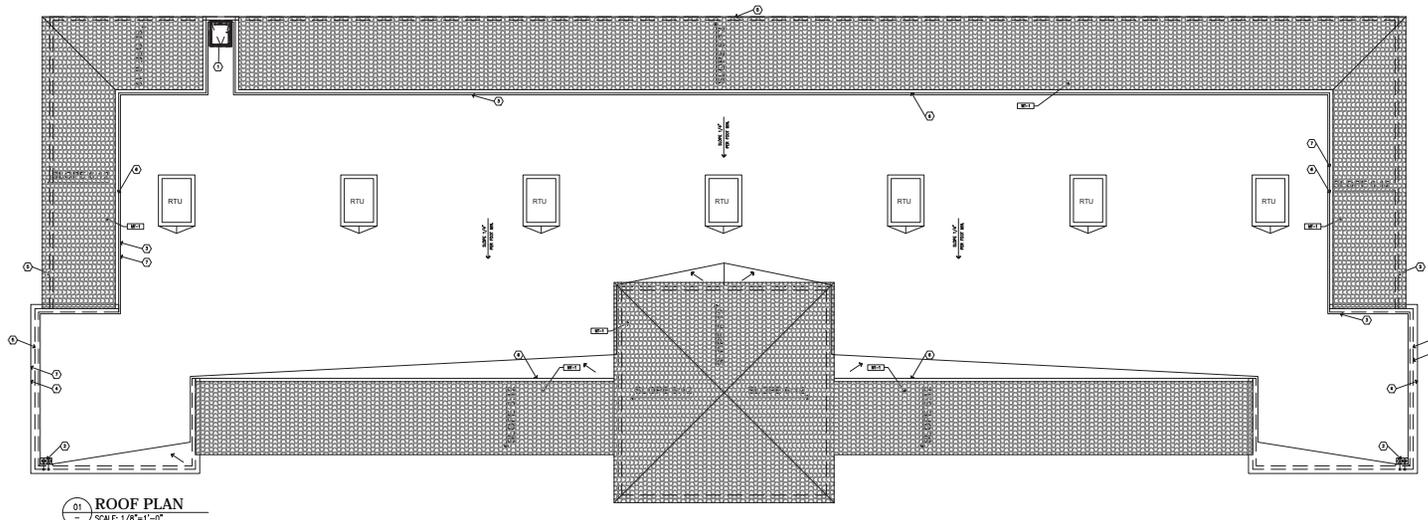
- A. REFER TO SPECIFICATION SHEETS 47.3 & 47.4 FOR ROOF SYSTEM, INCLUDING GUARANTEE, CURBS, FLASHING, AND ECT.
- B. REFER TO ROOFING MANUFACTURERS WRITTEN INSTRUCTIONS AND DETAILS FOR ROOFING SYSTEM INSTALLATION. CONTRACTOR TO PROVIDE COMPLETE ROOFING PACKAGE PER MANUFACTURERS RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH U.L. 1-90 AND FM CLASS "B" RATINGS INCLUDING COPING, FLASHING, PARAPET WALL, AND ROOF SYSTEM.
- D. DO NOT STOCKPILE EQUIPMENT OR MATERIALS ON THE ROOF STRUCTURE, UNLESS APPROVED IN WRITING BY THE ARCHITECT, STRUCTURAL ENGINEER, AND THE TRUSS MANUFACTURER.
- E. GENERAL CONTRACTOR IS TO PROVIDE TEMPORARY CONSTRUCTION PERIMETER GUARDRAIL TO COMPLY WITH CODES OF FEDERAL REGULATIONS 29 CFR 1926, SUBPART M (OSHA), GUARDRAIL TO BE 42" HEIGHT AND BE ABLE TO WITHSTAND 200 POUNDS AT TOP EDGE.
- H. PARAPET ADJACENT TO MECHANICAL EQUIPMENT / ROOF ACCESS TO BE MINIMUM 42" HIGH WHEN WITHIN 10 FEET OF ROOF EDGE.

KEYED NOTES

- ① ROOF HATCH PER DETAIL 7/A4.1
- ② ROOF DRAIN AND OVERFLOW
- ③ CANT STRIP PER DETAIL 8/A4.1
- ④ SHOP FORMED PRE-FINISHED METAL COPING, REFER TO DETAIL 1/A4.1
- ⑤ FACE OF EXTERIOR WALL BELOW
- ⑥ FACE OF PARAPET WALL
- ⑦ METAL LID FLASHING

ROOFING

- RF-1 TPO ROOFING MEMBRANE WITH PROTECTION BOARD AND RIGID INSULATION. REFER TO SPECIFICATIONS
- MT-1 US-TILE 2 PIECE MISSION TILE EL CAMINO BLEND



01 ROOF PLAN
SCALE: 1/8"=1'-0"

REVISIONS		NO.	DATE	DESCRIPTION
1	02/11/18	1	02/11/18	RE SUBMITTALS/REVISIONS
2	02/12/18	2	02/12/18	RE SUBMITTALS/REVISIONS

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 Roofing Permits
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 Tel: (714) 905-2640
 www.cucorp.com

Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD., RIVERSIDE, CA. 92503
 PROPOSED RETAIL ROOF PLAN

DATE ISSUED:	02/12/18
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	14034
STORE NUMBER:	ARLINGTON
SHEET:	A.1.4RT



01 FRONT ELEVATION
SCALE: 1/8"=1'-0"



02 LEFT ELEVATION
SCALE: 1/8"=1'-0"



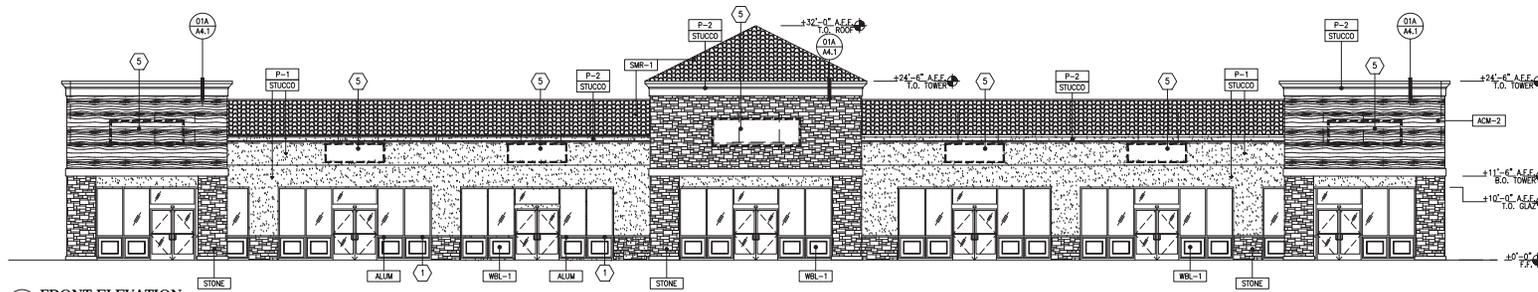
03 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



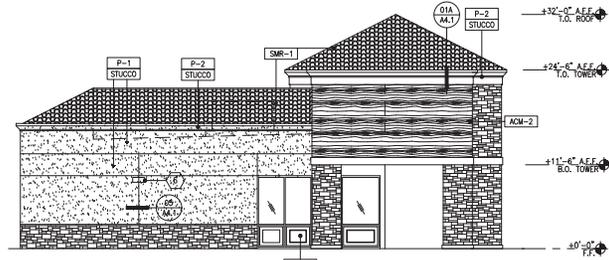
04 REAR ELEVATION
SCALE: 1/8"=1'-0"



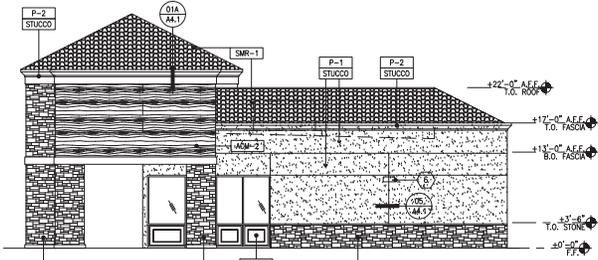
3483/3505 VAN BUREN BOULEVARD, RIVERSIDE, CA.



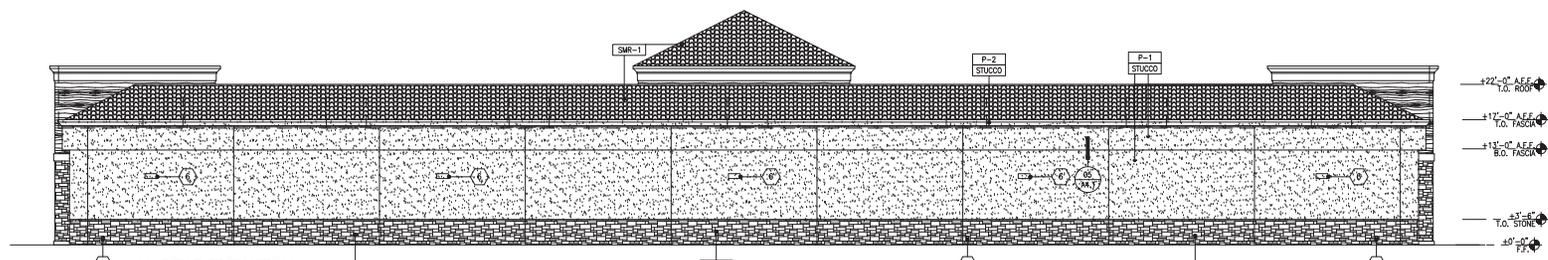
01 FRONT ELEVATION
SCALE: 1/8"=1'-0"



02 LEFT ELEVATION
SCALE: 1/8"=1'-0"



03 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



04 REAR ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS-1 & SPECIFICATION.
- 2 NOT USED
- 3 OVERFLOW DRAIN
- 4 NOT USED
- 5 INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 6 WALL MOUNTED LED FIXTURE
- 7 NOT USED
- 8 ROOFTOP EQUIPMENT BEYOND
- 9 MAIN SWITCHGEAR
- 10 NOT USED

COLOR LEGEND

- P-1 BENJAMIN MOORE, OC-69, "WHITE OPULENCE"
- P-2 BENJAMIN MOORE, 2121-30, "PEWTER", HIGH GLOSS

MATERIAL LEGEND

- STUCCO 1" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166C, "ORANGE"
- ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
- ALUM CLEAR ANODIZED ALUMINUM
- STL-1 STEEL FINISH
- STONE PANELIZED STONE VENEER (PROTOTYPE OPTION) MFR: CORONADO, SERIES: PRO-LEDGE COLOR: "ALASKAN SUNSET"
- SMR-1 2-PIECE TILE CL. CANINO BLEND MFR: US TILE OR EQUAL
- WBL-1 WINDOW SILL WATER TABLE DETAIL 2X AROUND MULLION AND 1" CENTER TRIM

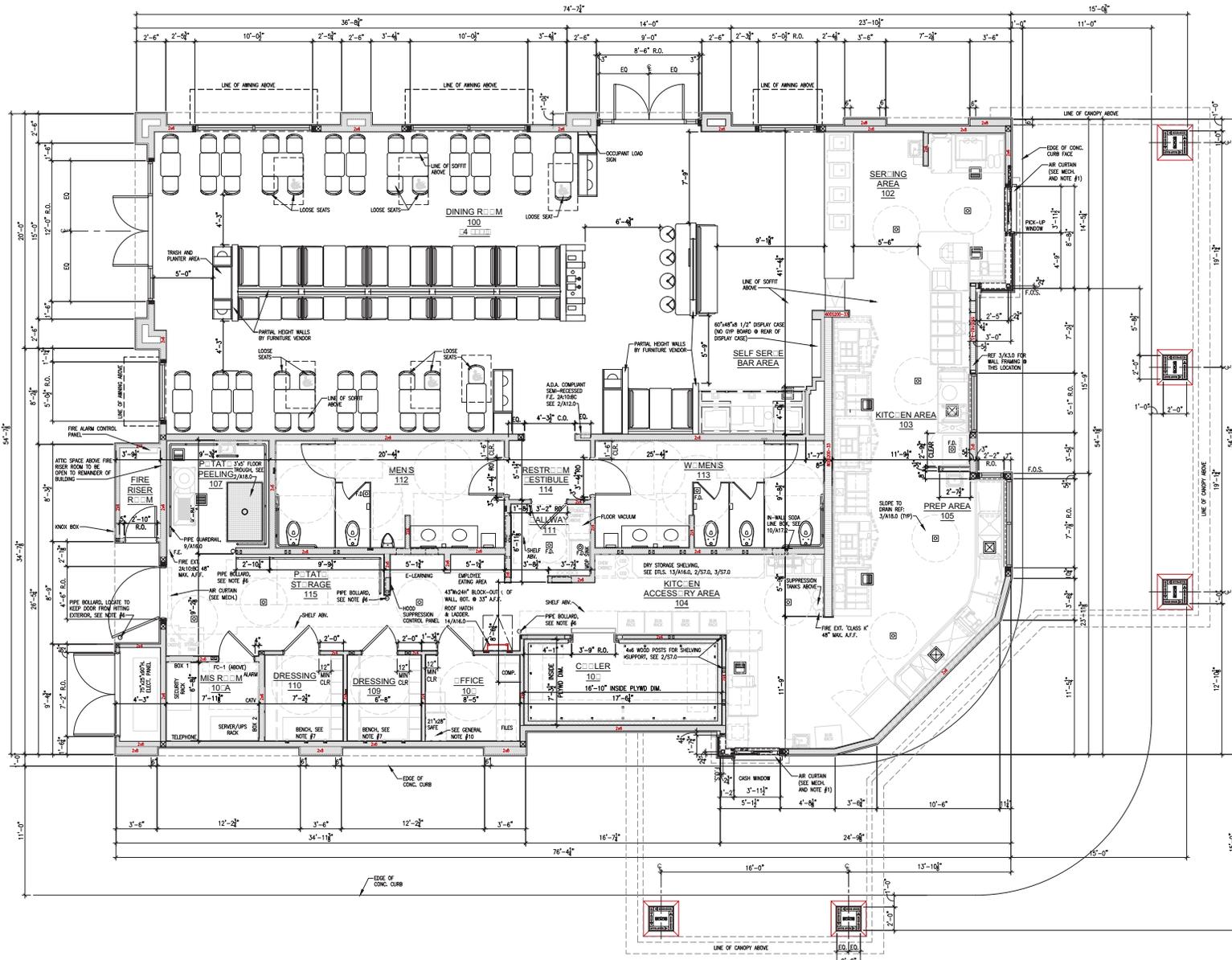
REVISIONS		DATE	DESCRIPTION
1	1/2/18	RE: UNDERPANNING	
2	1/2/18	RE: UNDERPANNING	
3	1/2/18	RE: UNDERPANNING MATERIAL	

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Magnolia Crossings

PROJECT: 3483, 3505 VAN BUREN BLVD., RIVERSIDE, CA. 92503
 PROPOSED RETAIL ELEVATIONS

DATE ISSUED: 02/12/18
 SCALE:
 DRAWN BY: F. COHEN
 CHECKED BY:
 PROJECT NUMBER: 14034
 STORE NUMBER: ARLINGTON
 SHEET: ART.2.1

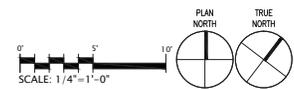


RIVERSIDE, CA

NEC 91 FWY & VAN BUREN BLVD

FLOOR PLAN

SHEET OF 1



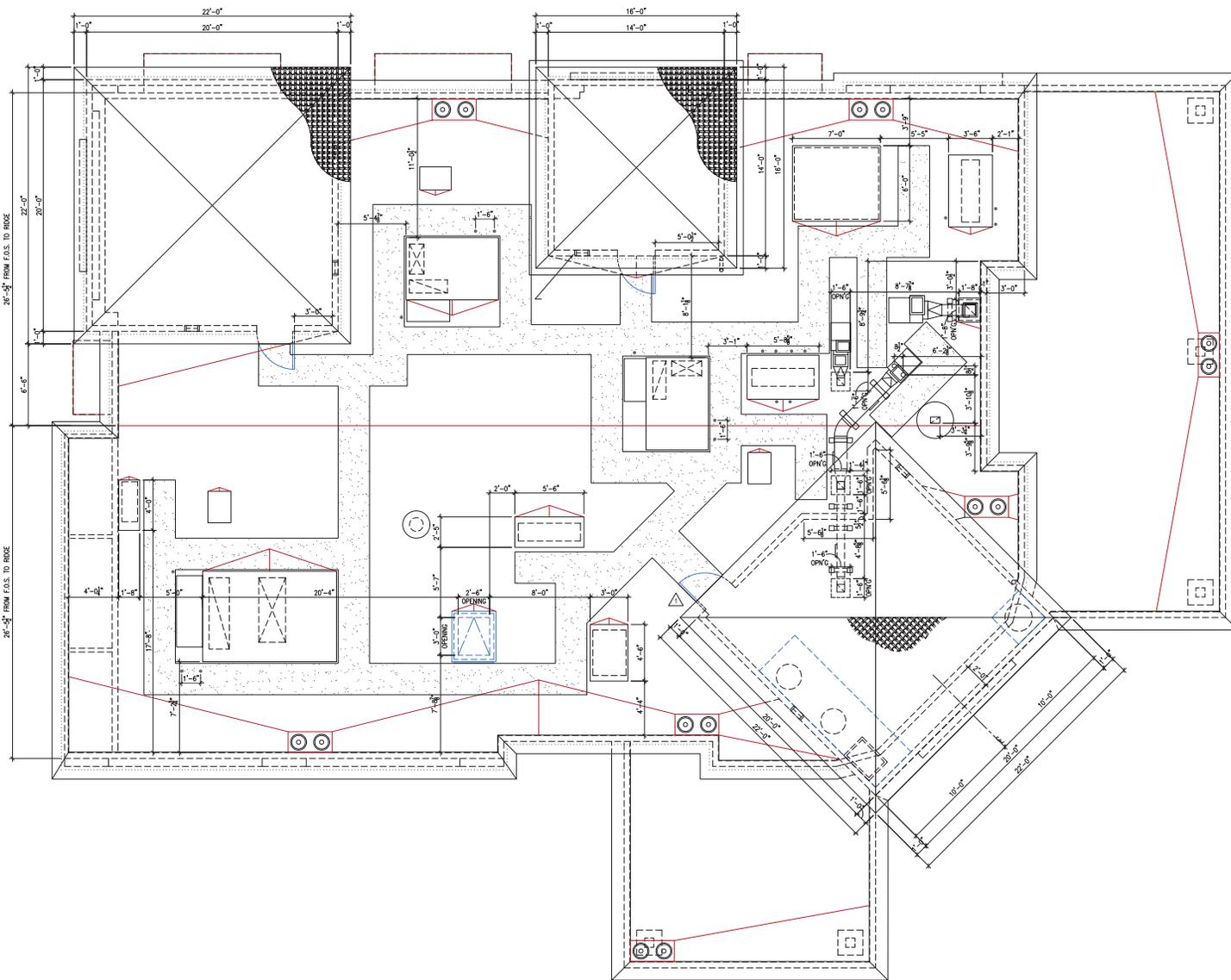
INO CA RIVERSIDE
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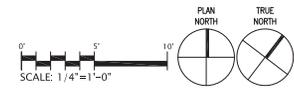
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ROOF PLAN

SHEET OF 1

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06-08-18



2 WEST ELEVATION
 A8.0 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
 A9.0 SCALE: 1/4" = 1'-0"



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 13502 HAMBURGER LANE
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ELEVATIONS-1

SHEET OF 1

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(NEC 91 FWY & VAN BUREN BLVD.) RIVERSIDE, CA



10-22-18



2 EAST ELEVATION
A9.0 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



000 BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS-2

SHEET OF 1

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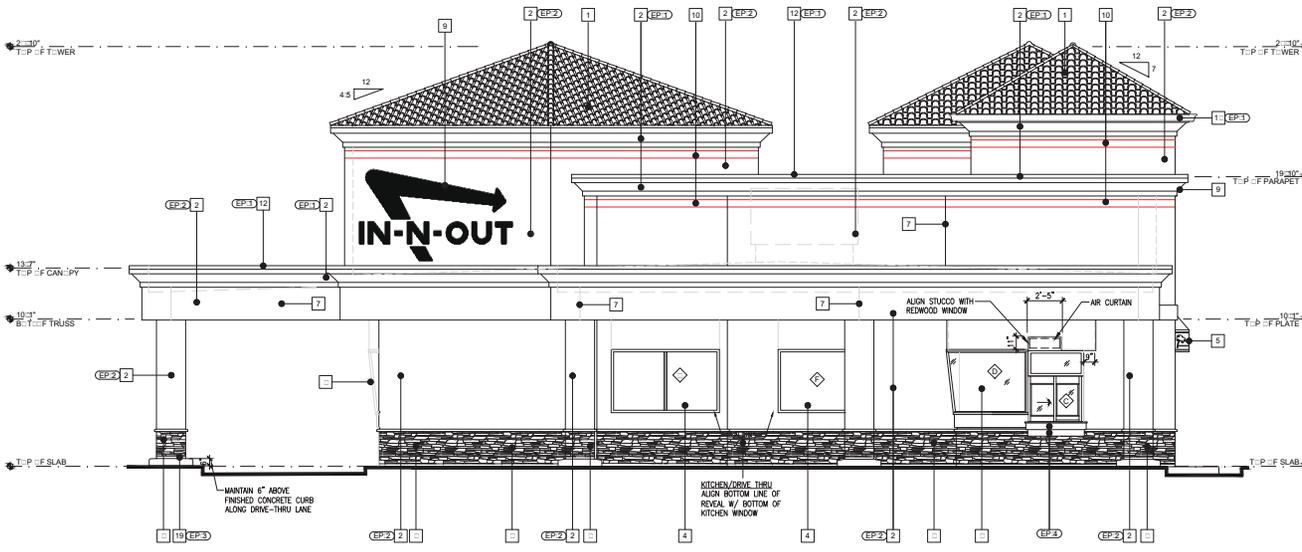
RIVERSIDE, CA
NEC 91 FWY & VAN BUREN BLVD

INO_CA-RIVERSIDE
(NEC 91 FWY & VAN BUREN BLVD.) - SP

(NEC 91 FWY & VAN BUREN BLVD.) RIVERSIDE, CA



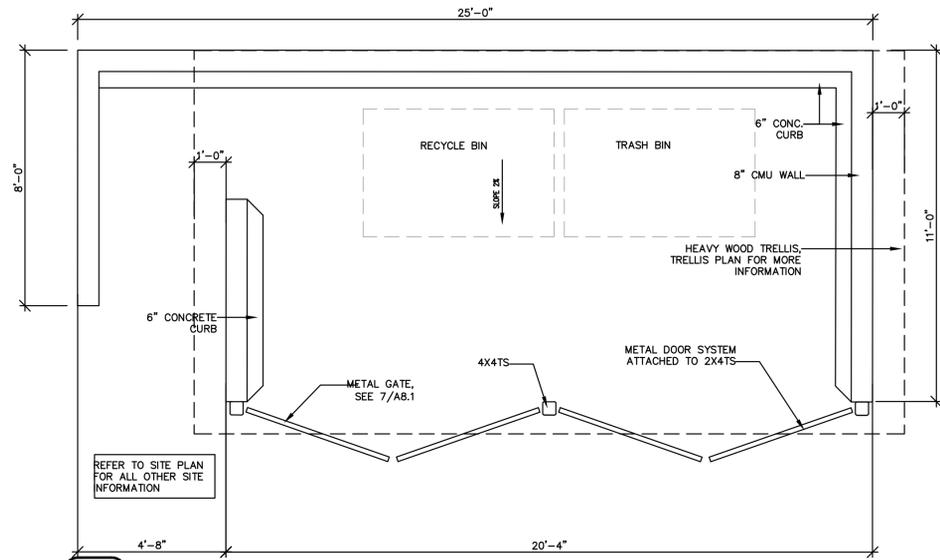
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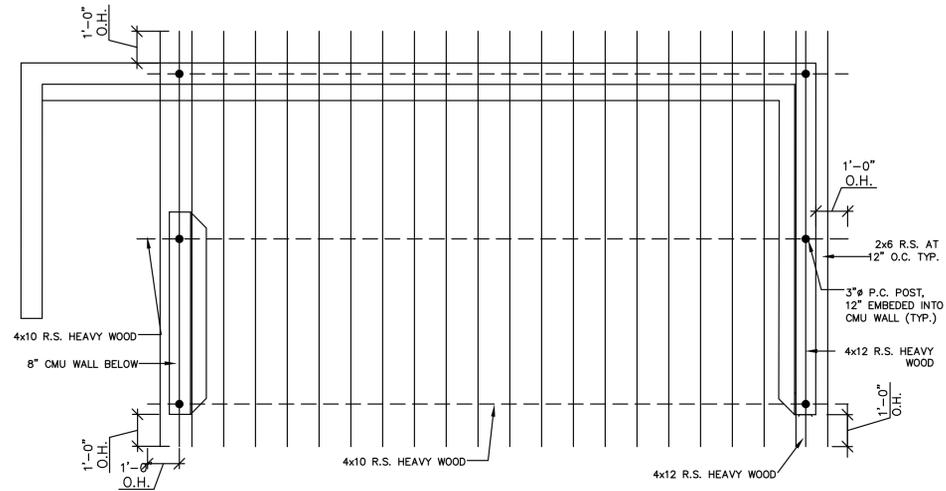
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

KEY NOTES

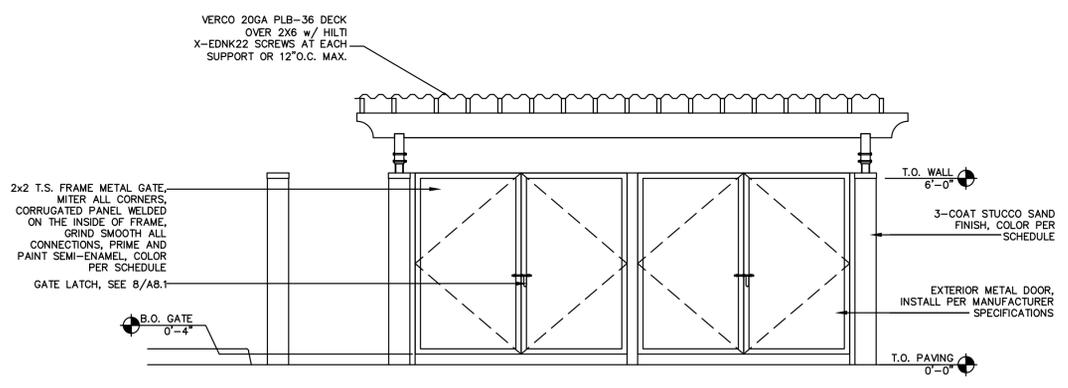
- 1 TILE ROOF: EAGLE ROOFING PRODUCTS: CAPSTRAN: STYLE 3125 TERRAZZO: TTA: PROFILE: BIRD STOP AND PAINT TO MATCH TILE.
- 2 STUCCO: MEDIUM SAND FIN: FLAT: TEXTURE FINISH.
- 3 ALUMINUM STRIP: REFLECTORS: CLEAR ANODIZED ALUMINUM.
- 4 ALUMINUM WINDOW: WS: CLEAR ANODIZED ALUMINUM.
- 5 AWNINGS: POLYURETHANE WICK RESISTANT ERADICABLE POLYESTER AWNINGS WITH CUSTOM PALM TREE ENGRAVED TYPICAL: CLOTH BY CLEY BRITE: CUSTOM RED 79112AA: FLAME RETARDANT PER UL 94: CLASS 94: NFPA 701: PROOF: RESCENT BACKLIT: TING: SEE 5A: 10: 11: 12: 13: 14: 15: 16: 17: 18: 19: 20: 21: 22: 23: 24: 25: 26: 27: 28: 29: 30: 31: 32: 33: 34: 35: 36: 37: 38: 39: 40: 41: 42: 43: 44: 45: 46: 47: 48: 49: 50: 51: 52: 53: 54: 55: 56: 57: 58: 59: 60: 61: 62: 63: 64: 65: 66: 67: 68: 69: 70: 71: 72: 73: 74: 75: 76: 77: 78: 79: 80: 81: 82: 83: 84: 85: 86: 87: 88: 89: 90: 91: 92: 93: 94: 95: 96: 97: 98: 99: 100: 101: 102: 103: 104: 105: 106: 107: 108: 109: 110: 111: 112: 113: 114: 115: 116: 117: 118: 119: 120: 121: 122: 123: 124: 125: 126: 127: 128: 129: 130: 131: 132: 133: 134: 135: 136: 137: 138: 139: 140: 141: 142: 143: 144: 145: 146: 147: 148: 149: 150: 151: 152: 153: 154: 155: 156: 157: 158: 159: 160: 161: 162: 163: 164: 165: 166: 167: 168: 169: 170: 171: 172: 173: 174: 175: 176: 177: 178: 179: 180: 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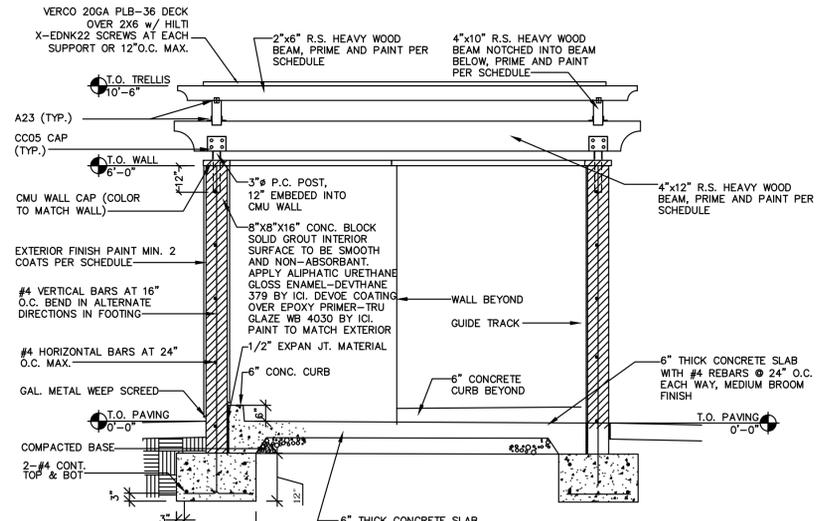
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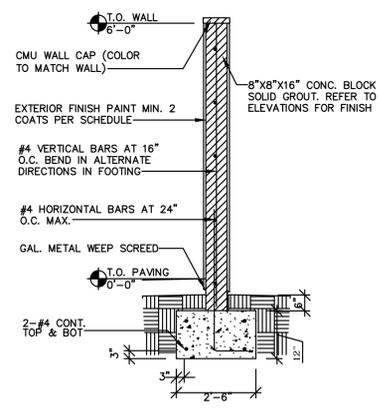
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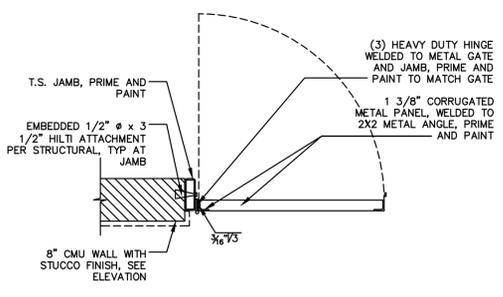
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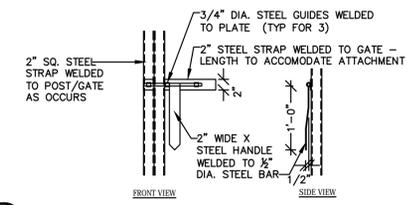
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4 6'H SCREEN WALL
A8.1 SCALE: 3/8" = 1'-0"



7 GATE HINGE
A8.1 SCALE: 3/4" = 1'-0"



8 GATE LATCH
A8.1 SCALE: 3/4" = 1'-0"

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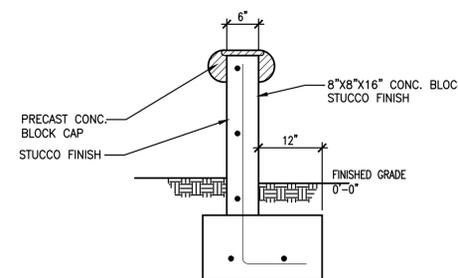
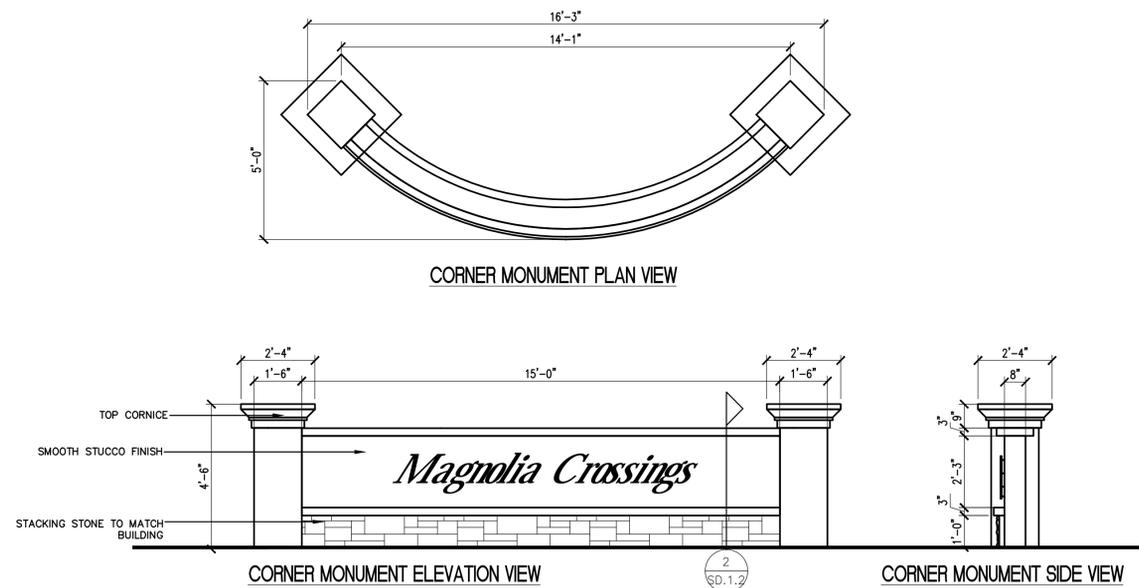
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RIVERSIDE, CA. 92503
TRASH ENCLOSURE

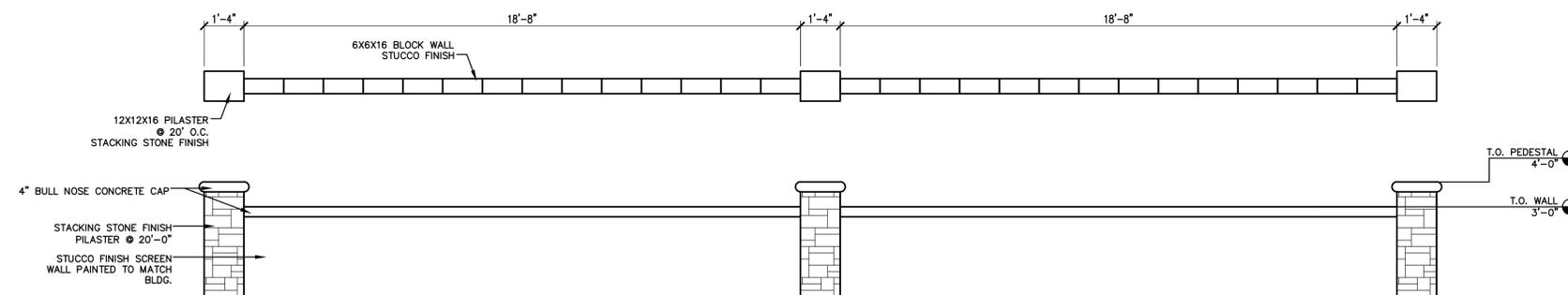
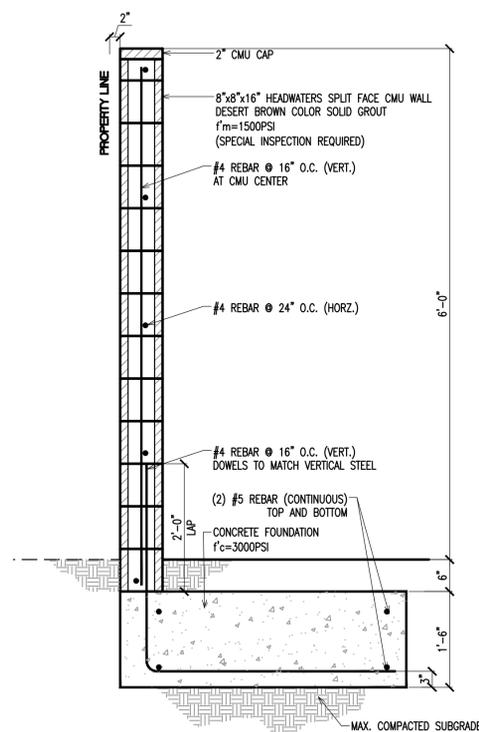
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SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
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STORE NUMBER:	ARLINGTON

SHEET: **A8.1**



1 CORNER MONUMENT

A8.2 SCALE: 3/8" = 1'-0"



4 WALL SECTION

A8.2 SCALE: 3/4" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	12/6/18	REVISED PER PLANNING/CLIENT
2	1/6/19	REVISED PER PLANNING
3	3/29/19	REVISED MONUMENT DETAIL PER SPR

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 CORNER MONUMENT / WALL PLAN

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 DRAWN BY: F. COHEN CHECKED BY:
 PROJECT NUMBER: 14034
 STORE NUMBER: ARLINGTON

SHEET:
A8.2

