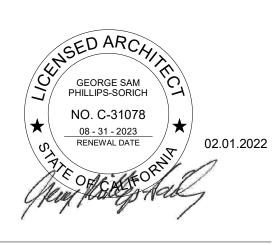
Bakery-Cafe:

An Ingenium International Company 325 N. La Salle Street, Suite 500 Chicago, IL 60654 U.S.A norr.com

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

ENGINEER: ELECTRICAL Y. V. KULKARNI, CONSULTING ENGINEER 39371 SPANISH BAY PLACE DAVIS, CA 95616 FAX: 480.445.9935 YASHAKECO@GMAIL.COM

Professional Seal:



Project Title:

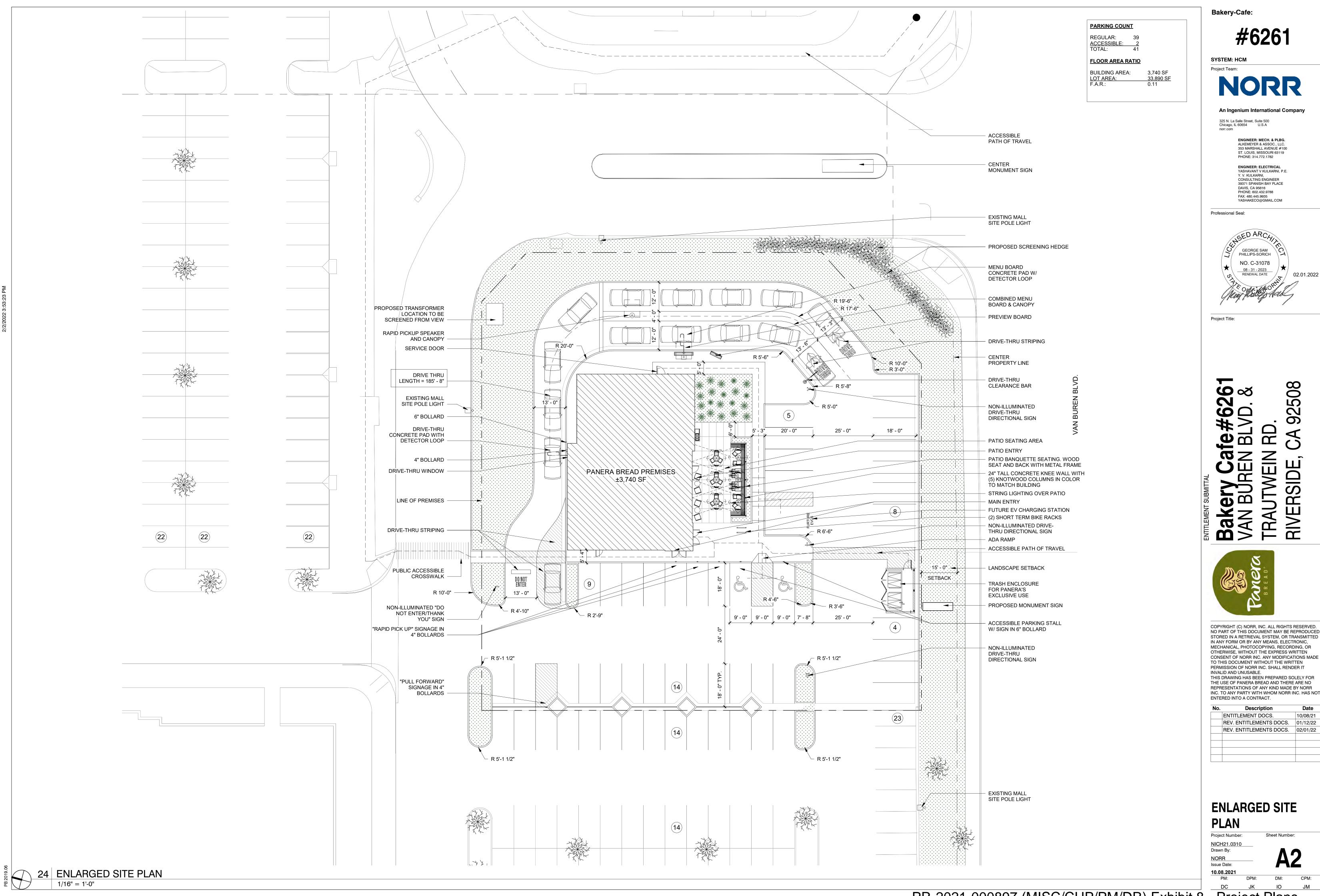
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Description ENTITLEMENT DOCS. REV. ENTITLEMENTS DOCS. 01/12/22 REV. ENTITLEMENTS DOCS. 02/01/22

OVERALL SITE PLAN

NICH21.0310 Drawn By:



Bakery-Cafe:

Project Team:

An Ingenium International Company

325 N. La Salle Street, Suite 500 Chicago, IL 60654 U.S.A ENGINEER: MECH. & PLBG. ALKEMEYER & ASSOC., LLC.

353 MARSHALL AVENUE #100 ST. LOUIS, MISSOURI 63119 **ENGINEER: ELECTRICAL** Y. V. KULKARNI, CONSULTING ENGINEER 39371 SPANISH BAY PLACE

DAVIS, CA 95616

FAX: 480.445.9935 YASHAKECO@GMAIL.COM



Project Title:

Bakery Caf VAN BUREN TRAUTWEIN RIVERSIDE, (



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	REV. ENTITLEMENTS DOCS.	02/01/22

ENLARGED SITE PLAN

Project Number: Sheet Number: NICH21.0310 Drawn By: Issue Date:

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

DSX1 LED P4 40K BLC MVOLT SPA 0.980 11877

Description

Lighting

MULE LIGHTING, EUE-BB-10-A-W-SD
INC

PIRH1FC3V DDBXD

DSX1 LED P4 30K TFTM MVOLT

LLF Luminaire Total

0.980 13448

[MANUFAC]

Lighting Lithonia

EXT30 BLC

EXT30 TFTM Single

Luminaire BUG Rating
Watts
125 B1-U0-G2

B2-U0-G3

Calculation S	ummary				
Label	CalcType	Max	Min	Avg	Units
Entire Site	Illuminance	5.6	0.0	1.20	Fc
•					

	⁺ 0.0	⁺ 0.0 ⁺ 0.	1 0.2	0.2	0.2	0.2	0.1	⁺ 0.1	0.1	0.1	0.1	0.1	0.1	⁺ 0.1	[†] 0.1	⁺ 0.1	0.1	0.1	0.1	0.1	⁺ 0.0	[†] 0.0	⁺ 0.0	
	⁺ 0.0	†0.0 †0.	2 0.3	0.4	0.3	⁺ 0.2	0.2	⁺ 0.2	[†] 0.1	[†] 0.1	[†] 0.1	[†] 0.1	70						0.1	†0/.1	0.1	⁺ 0.0	⁺ 0.0	
	⁺ 0.0	0.2 0.	4 +0.7	⁺ 0.7	[†] 0.6	0.5	0.6	0.9	1.2	1.9	⁺ 2.2	⁺ 2.3 XT30 BLO		[†] 1.5	1.2	⁺ 0.8	0.5	0.3	2	8.1	0.1	\	⁺ 0.0	
	0.0	⁺ 0 . 4	7 1.2	†1.1	0.9	0.9	1.1	+1.5	2 1	2.5		2.8	2.	2.6	2.0	1.3	1.0	[†] 0.6	0.4	0 8	0.1	+0 1	⁺ 0.0	
	⁺ 0.1	⁺ 0 \display6 \qquad \begin{pmatrix} \ \frac{1}{1}.	2 1.9	1.6	1.4	1.4	1.5	2.3	±2.9	*3.6	*3.7	<u>*</u> 3.9	4.3	*3.7	2.8	1.	1.4	1.0	[†] 0.6	0		[†] 0 . 1	⁺ 0.0	
	⁺ 0.1	1.1 1.	9 +2/9	+2.3	1.8	†1.5	1.4	1.9	2.5	2.9	3.0	*3.3	⁺ 3.6	3.4	12.6	+2.0		1.4	1.0	[†] 0.6	†0.2	⁺ O . 1	⁺ 0.1	
	⁺ 0.0	[†] 1.8 [†] 2.	4 / 3.3	2.8	1.9	1.3	[†] 0.9	†1.8	5.6 Z	+2.6	+2.6	*3.2	*3.9	EXT400 T	FTM·	5	⁺ 2.3	2.2	[†] 1.7	0.9	⁺ 0.3	⁺ 0 . 1	⁺ 0.1	
	⁺ 0.0	⁺ 2.0 ⁺ 2.	5 / 3.5	2.8	1.5					ج ٣.	**************************************	* +2**1	3.0	⁺ 3.2	+2.9	⁺ 2.7	⁺ 2.7	⁺ 3.0	⁺ 2.6	1.3	⁺ 0.4	⁺ 0 . 1	⁺ 0.1	
	⁺ 0.0		BLC + 6 3.3	2.5	1.4						※ ※ ※ ※ ※ ※ ※ ※ ※ 1.6 ※	· ************************************	2.2	⁺ 2.4	⁺ 2.4	⁺ 2.7	⁺ 3.3	* 3.6	⁺ 3.3	1.6	⁺ O . 3	⁺ 0 . 1	⁺ 0.1	
	⁺ 0.0	⁺ 2.0 ⁺ 2.	6 3.4	2.5							1.6	1.9	2.0	⁺ 2.1	⁺ 2.4	⁺ 2.8	⁺ 3.5	4.2	3.8	2.4	⁺ 0 . 2	[†] 0 . 1	[†] 0.1	
	⁺ 0.0	⁺ 1.0 ⁺ 2.	4 2.8	⁺ 2.4	1.4					R	1.8	1.7	1.7	[†] 1.8	⁺ 2.1	⁺ 2.5	⁺ 3.2	4.0	⁺ 3.8	2.5	⁺ 0.2	⁺ O . 1	⁺ 0.1	
	⁺ 0.1	[†] 1.1 [†] 2.	0 2.4	1.9	†1.3					Z	7	1.2	1.2	[†] 1.2	[†] 1.6	⁺ 2.2	⁺ 3.0	- 3.8	*3.7	EXT30		⁺ 0.1	⁺ 0.1	
	⁺ 0.1	[†] 0.7	3 1/7	[†] 1.3	10					IR	†1.1	+0.9	0.9	⁺ 0.9	1.3	⁺ 1.9	⁺ 2.8		⁺ 3.6	2.3	⁺ 0.2	⁺ 0 . 1	⁺ 0.1	
	⁺ 0.1	†0.5 †1.	0 / 1.2	†1,1	† 0. - 9					\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	2.5	[†] 0.8	0.7	0.8	1.2	[†] 1.7	⁺ 2.4	÷3.0	⁺ 3.0	1.4	⁺ 0.2	⁺ 0.1	[†] 0.1	
	0.1	0 4 +0.	9 +1.1	+1.1	<u> </u>	R Z	+2.3	+0.6	1.0	**************************************	÷ ⁺ 1·3÷		0.8	⁺ 0÷9	1.2	1.4	1.8	2.3	⁺ 2.1	1.1	0.3	⁺ 0 . 1	÷0.0	
	⁺ 0.2	+0 √4 +0 =	DO NOT	1,2	1.2	1.0	0.8	⁺ 0.7	⁺ 0.7	⁺ 0 . 9	1.0	1	1.0	+	1.2	[†] 1.1	[†] 1.2	1.5	1	0.5	⁺ 0.2	0.1	⁺ 0.0	
	⁺ 0.3	†0.5 †1.	1 1.2	1.4	1.3	†1.1	⁺ 0.9	⁺ 0.9	⁺ 0.8	1.0	1.1	1.2	1.3	1.2	1.2	⁺ 0.9	⁺ 0.9	1.0	0.1	0.3	+ 0.2	⁺ 0.1	⁺ 0.0	⁺ 0.0
	0.3	[†] 0.6 [†] 1.	3 [†] 1.4	⁺ 1.6	[†] 1.6	⁺ 1.3	⁺ 1.1	⁺ 0.9	0.9	⁺ 1.1	1.2	⁺ 1.5	[†] 1.5	⁺ 1.4	⁺ 1.4	⁺ 0.9	0.8	⁺ 0.8	⁺ 0.3	0.3	⁺ 0.1	⁺ 0.1	⁺ 0.0	⁺ 0.0
⁺ 0.5	⁺ 0.5	[†] 1.0 [†] 1.	9 [†] 1.8	⁺ 1.8	[†] 1.9	[†] 1.5	[†] 1.1	⁺ 0.9	⁺ 0.9	⁺ 1.1	⁺ 1 . 4	⁺ 1.8	1.8	⁺ 1.8	[†] 1.9	⁺ 1.2	⁺ 0.8	÷0.8	⁺ 0 . 4	0.3	⁺ 0.1	⁺ O . O	⁺ 0.0	⁺ 0.0
⁺ 0 . 7	⁺ 1.0	+ 1.4 + 2.	5 2.2	1.9	1.9	1.4	⁺ 1.0	⁺ 0.8	⁺ 0.8	[†] 1.0	†1 . 4	1.9	1.9	⁺ 2.2	2.5	1.7	⁺ 1.1	⁺ 0.9	⁺ 0.5	0.2	⁺ 0.1	⁺ 0.1	⁺ 0.0	⁺ 0.0
⁺ 0.7	[†] 1.0	EXT30) TFTM 5 2.2	+1.9	1.9	1.4	1.0	⁺ 0.8	<u>*0.8</u>	1.0	+1.4	1.9	1.9	+2.2	Ex +2.6	T30 TF1	'Μ [†] 1.1	[†] 0.8	[†] 0.5	0.2	⁺ 0.1	⁺ 0.1	⁺ 0.0	⁺ 0.0
[†] 0.5	⁺ 0.5	+ 0 + .	8 1.7	†1.7	[†] 1.8	1.4	⁺ 1.1	⁺ 0.9	⁺ 0.9	⁺ 1.0	1.4	1.8	1.8	1.8	1.9	1.2	⁺ 0.6	0.5	⁺ 0.4	0.2	⁺ 0.1	[†] 0.1	⁺ 0.0	⁺ 0.0
⁺ 0.3	⁺ 0.3	†0.6 †1.	2 1.3	1.5	1.5	1.3	1.1	0.9	0.9	1.0	1.3	1.5	1.6	1.4	1.3	† †0.8	⁺ 0.4	0.3	⁺ 0.3	⁺ 0.2	⁺ 0.1	⁺ 0.0	⁺ 0.0	[†] 0.0
⁺ 0.2	⁺ 0.2	+1.4 +2. +1.0 +1. +0.6 +1.	9 †1.0	⁺ 1.2	[†] 1.2	⁺ 1.0	⁺ 0.9	⁺ 0.8	⁺ 0.9	⁺ 0.9	⁺ 1.0	⁺ 1.2	⁺ 1.3	[†] 1.1	⁺ 1.0	⁺ 0.6	⁺ 0.3	 0.2	⁺ 0.2	0.1	0.1	0.0	⁺ 0.0	⁺ 0.0

Bakery-Cafe:

SYSTEM: HCM

Project Team:

An Ingenium International Company 325 N. La Salle Street, Suite 500 Chicago, IL 60654 U.S.A norr.com

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

ENGINEER: ELECTRICAL YASHAVANT V KULKARNI, P.E. Y. V. KULKARNI, CONSULTING ENGINEER 39371 SPANISH BAY PLACE DAVIS, CA 95616 PHONE: 602.432.9788 FAX: 480.445.9935 YASHAKECO@GMAIL.COM

Professional Seal:



92508

Project Title:

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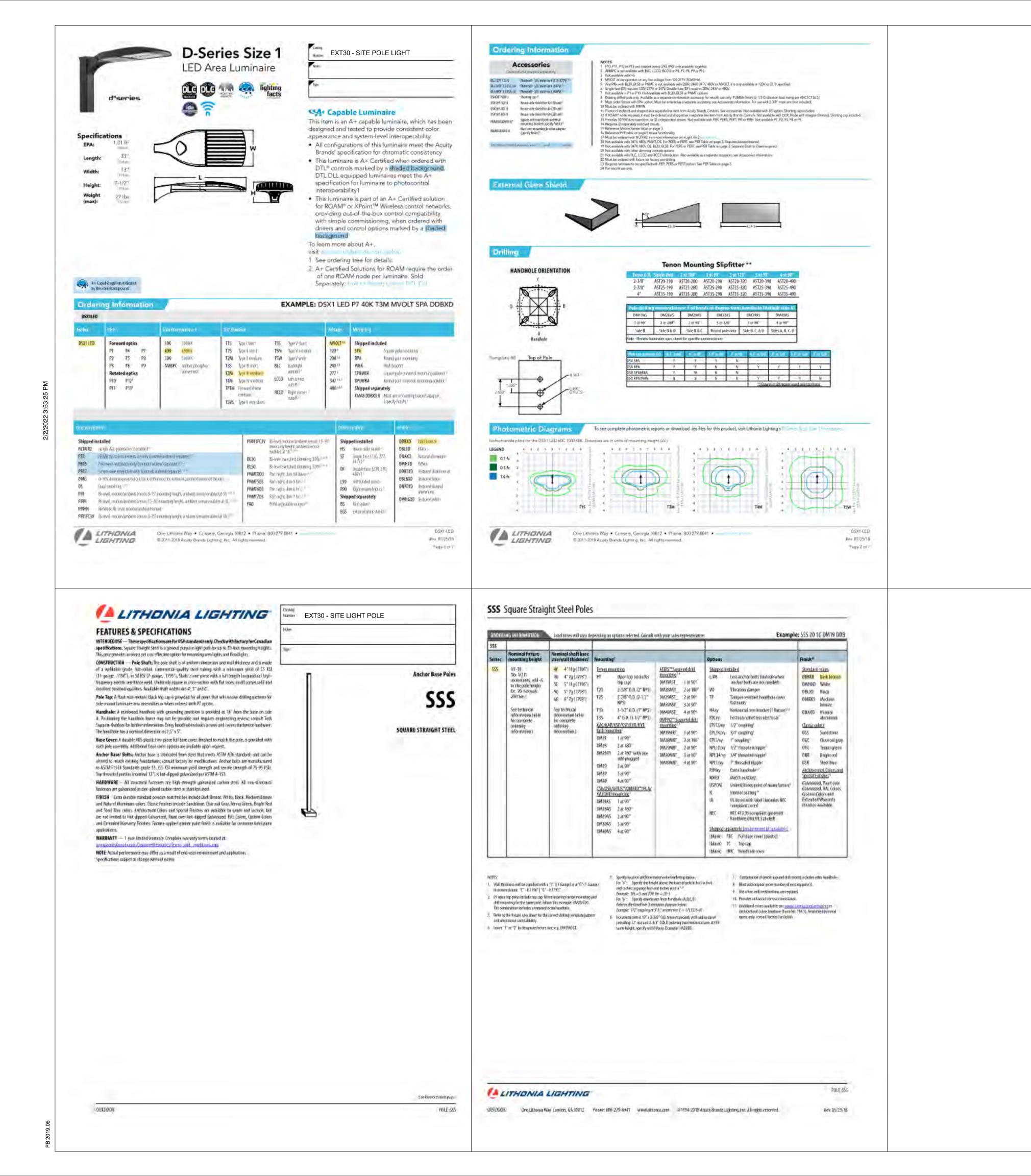
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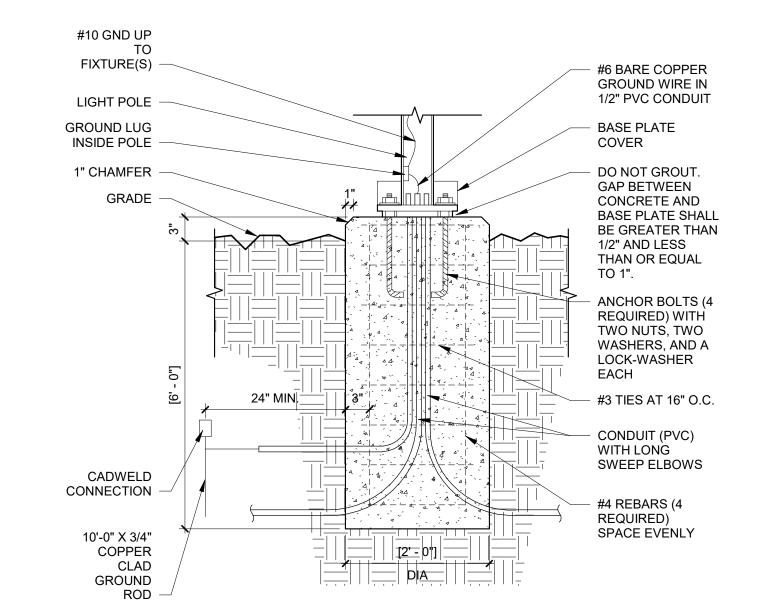
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	REV. ENTITLEMENTS DOCS.	01/12/22
	REV. ENTITLEMENTS DOCS.	02/01/22

PHOTOMETRIC PLAN

Project Number: NICH21.0310 Drawn By: NORR Issue Date:

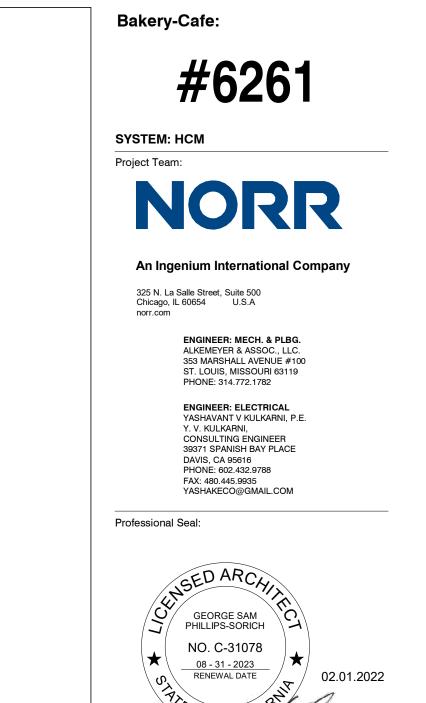
24 PHOTOMETRIC PLAN





6 LIGHT POLE FOUNDATION DETAIL

1" = 1'-0"



Project Title:





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	REV. ENTITLEMENTS DOCS.	02/01/22

Project Number: Sheet Number:

NICH21.0310
Drawn By:
NORR
Issue Date:

Dolan #31664; (Original Manuf, Jasco #616937) VENDOR MODEL#:

48'-0"W x 9"H; Linkable up to 350 ft (6 strings max.): DIMENSIONS: 24 LED heads per 48ft; heads 2'-0" O.C.

23.4 Max. Fixture Wattage; 120 Voltage Input ELECTRICAL: 2700K; LED Integrated Bulbs (included)

BULB TYPE: BEAM SPREAD:

Impact resistant clear acrylic non-removable LED Lamp; FINISHES & FIXTURE NOTES:

ACCESSORIES: AV Poles & Lighting: #AVPL-RSS-3" Pole

LISTING: Wet Location

ENERGY STAR: TITLE 24:

PRODUCT DESCRIPTION

Linear LED outdoor egress with both emergency lighting and

night lighting function. The EUE series is designed to mount

directly on multion frames used in typical glass panel entrance

structures, with vertical mounting surface as small as 2". High

efficiency LEDs and full 90° cut-off provide uniform emergency

and night lighting on the extended egress pathway. All models are

nutdoor rated, UL wet location, ADA compliant, and exceed

requirements of UL Standard 924 and NFPA 101. Designed and

manufactured in the USA, complies with ARRA (American

Recovery and Reinvestment Act) and Buy American require-





Dolan Hospitality 26 South Hanford St. Seattle, WA 98134, USA

Found on www.destinationighting.com

2700 Kelvin

VOLTAGE:

KELVIN TEMP:

BULBS INCLUDED:

Revision Date: 04.18.19





 Very low profile extruded aluminum housing and mount bracket blend seamlessly with structural metal frames · Remote power supply for 10W and 20W BB and AC model single fixtures

Option for 20 watt models to operate for 2 hours in emergency.

. Options for mount bracket height, from 2" to 5"

· Standard finishes include Brushed Aluminum, Satin White, Bronze or Black. Custom colors available on request · Custom satin finishes for extended outdoor use are available to

match any surface IP66 housing seals against heavy water spray and fine dust

Universal side or top mount

· Wide lighting distribution designed for entrance walkways 10W or 20W emergency power models

· Optional normal-on switch allows timed control of night lighting

· Self-Test Diagnostics is optional for integral battery models. · Certified IP66 housing withstands multi-direction water spray and fine dust ingress

(1)

 Wall mount version available (see Series EAE) Standard CRI 5000K, with optional color corrections filters for

2900K, 3200K and 3800K.

Model	Operation	Power	Housing Color	Mount	Options
EUE	BB - Battery Backup	10 - 10 Watts Emergency	BL - Black	T - Top	DG = Self-test diagnostics (BB models only)
	(includes RPS)	and normal on power	W - Satin White	W = Wall	SD - Night lighting control switch for models
	AC - No Battery	20 - 20 Watts emergency	A = Aluminum		with DG option (170-277VAC)
	(Inc.udes RPS)	and normal on power	B = Dark Brocke		SB120 - Night lighting control switch for
			X = Eustom		standard RR models (120VAC)
					\$8277 - Night lighting control switch for
					standard with SR models (277VAC)
					REC - ZDW RPS panel recessed mount.
					2EM - 2 hrs emergency operation for RB mode
					CW1 = Color temp, - 3800%
					CW2 - Color temp 3200K
					CW3 = Color temp 2900%
					DAC - Dual AC input
					2HT = 2" Mount Bracket fieight
EXAMPLE	: EUEBB10AW-DG				5HT - 5" Mount Bracket height

Mule Lighting , Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com



CONSTRUCTION · Extruded aluminum lamp housing 2" diameter, with gasketed

mount bracket only 2 1/2"Ht that includes a waterproof compression seal for universal wall or top mount. · Available models include:

BB and AC: Single fixtures powered from a Remote Power Supply AC: 120/277 VAC input, with or without battery

 Wet location listed, UL924 and certified IP66 · Gasketed, molded end caps and Sealed acrylic lens-

· Stainless steel hardware

LIGHTING

. Lamps connected in parallel allow continuous lighting after failure of one lamp, meeting NEC and NFPA requirements. Standard output color 5000K. Optional outputs available 2900K.

3200K and 3800K. Dual function available for emergency or normally on operation.

 Standard Operating Temperature BB: -20C to 40C (-4F to 104F)

AC: -20C to 40C (-4F to 104F)

ELECTRONICS · Self-Test/Self-Diagnostic operation is optional for BB models with the Remote Power Supply.

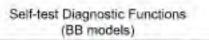
· Line latch circuit prevents unwanted emergency activation at Low Voltage Disconnect prevents deep hattery discharge

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

· 10 year total customer satisfaction warranty.

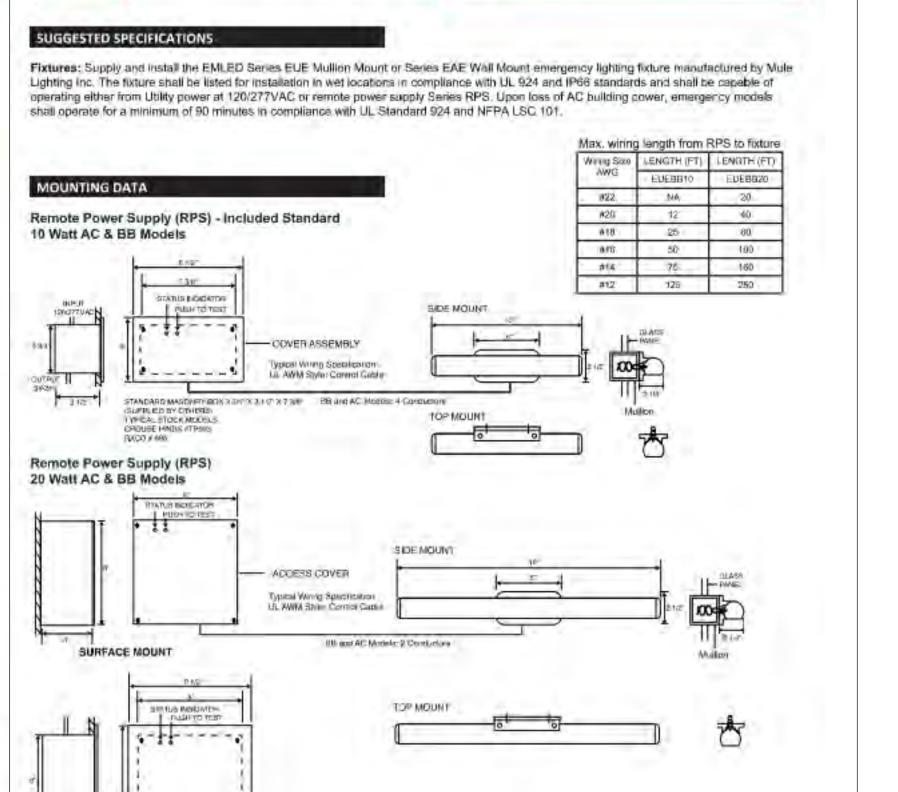


Average Illuminance 1 Fc Model Shown: EUE 10 Watts



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

Mule Lighting , Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com



Specifications and dimensions subject to change without notice.

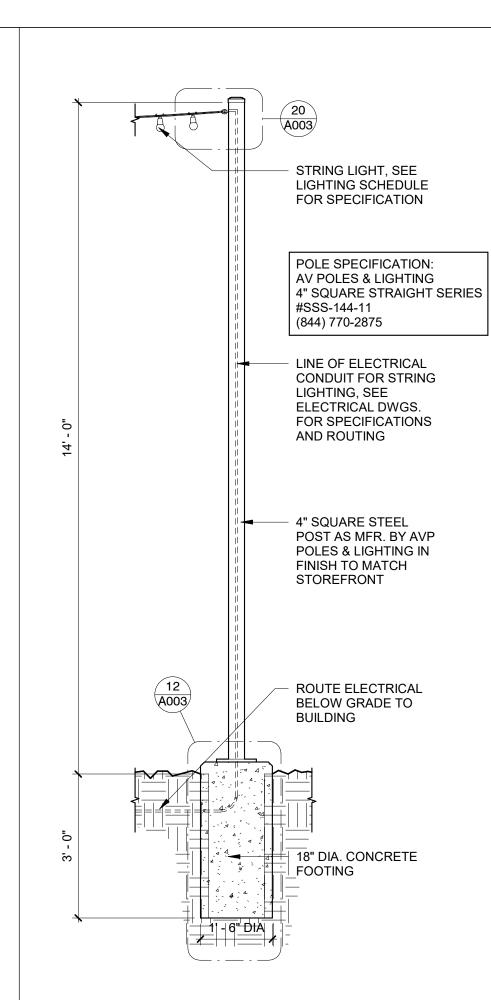
600 556-7690 P 401 941-2929 F www.mulelighting.com

EMILED SERIES EUE

0-----

Mule Lighting Inc. 46 Baker Street Providence, RI 02905

RECESS MOUNT (OPTION REC)



2 FREESTANDING PATIO POST DETAIL 1/2" = 1'-0"

Bakery-Cafe:

SYSTEM: HCM Project Team:

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> ENGINEER: MECH. & PLBG. ALKEMEYER & ASSOC., LLC. 353 MARSHALL AVENUE #100 ST. LOUIS, MISSOURI 63119

ENGINEER: ELECTRICAL Y. V. KULKARNI, CONSULTING ENGINEER 39371 SPANISH BAY PLACE DAVIS, CA 95616 FAX: 480.445.9935

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Project Title:

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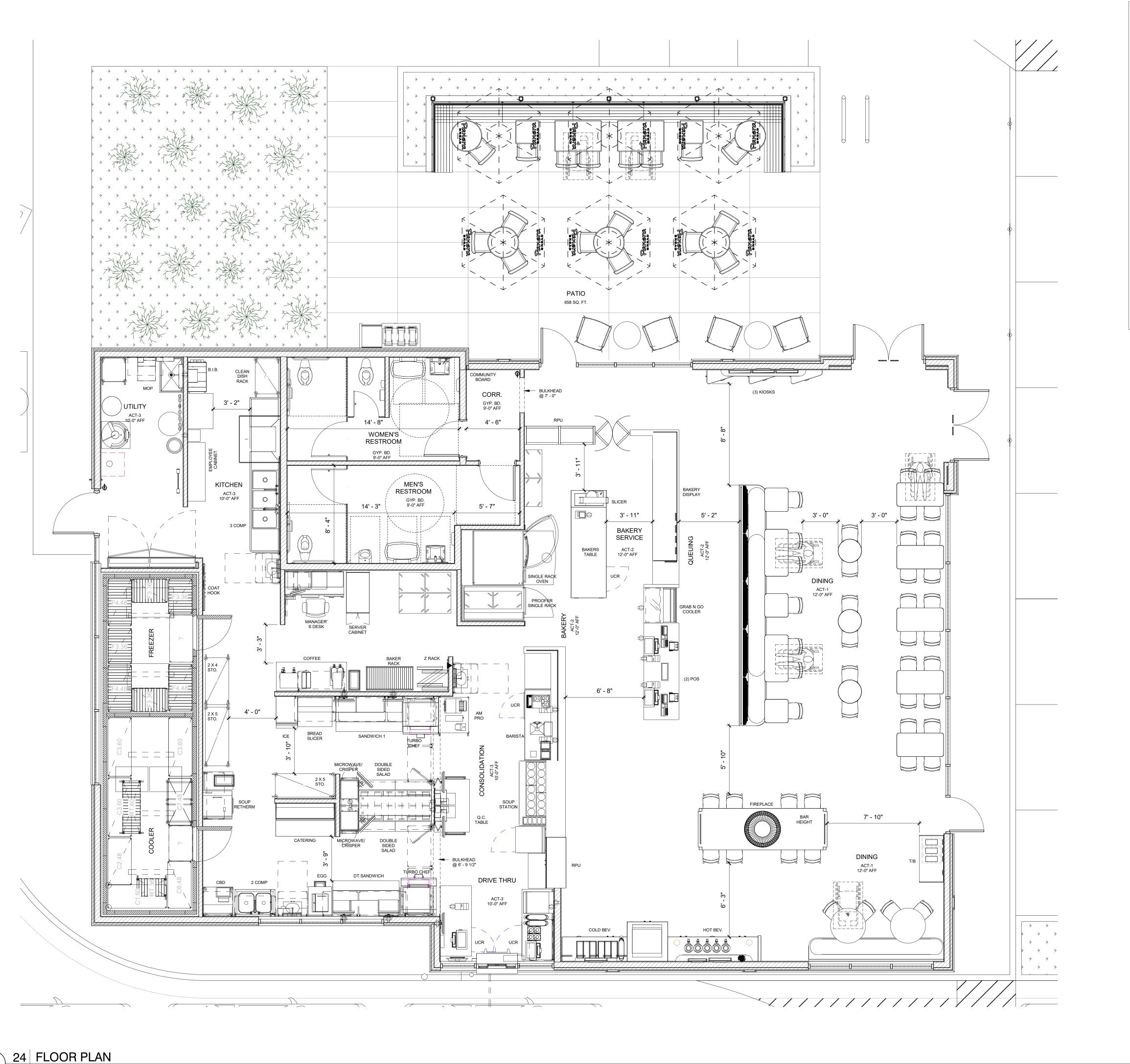


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NICH21.0310 Drawn By:



1/4" = 1'-0"

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

13 (59%)

Bakery-Cafe:

SYSTEM: HCM Project Team:

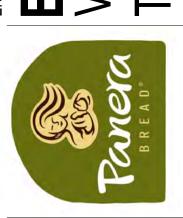
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Professional Seal:





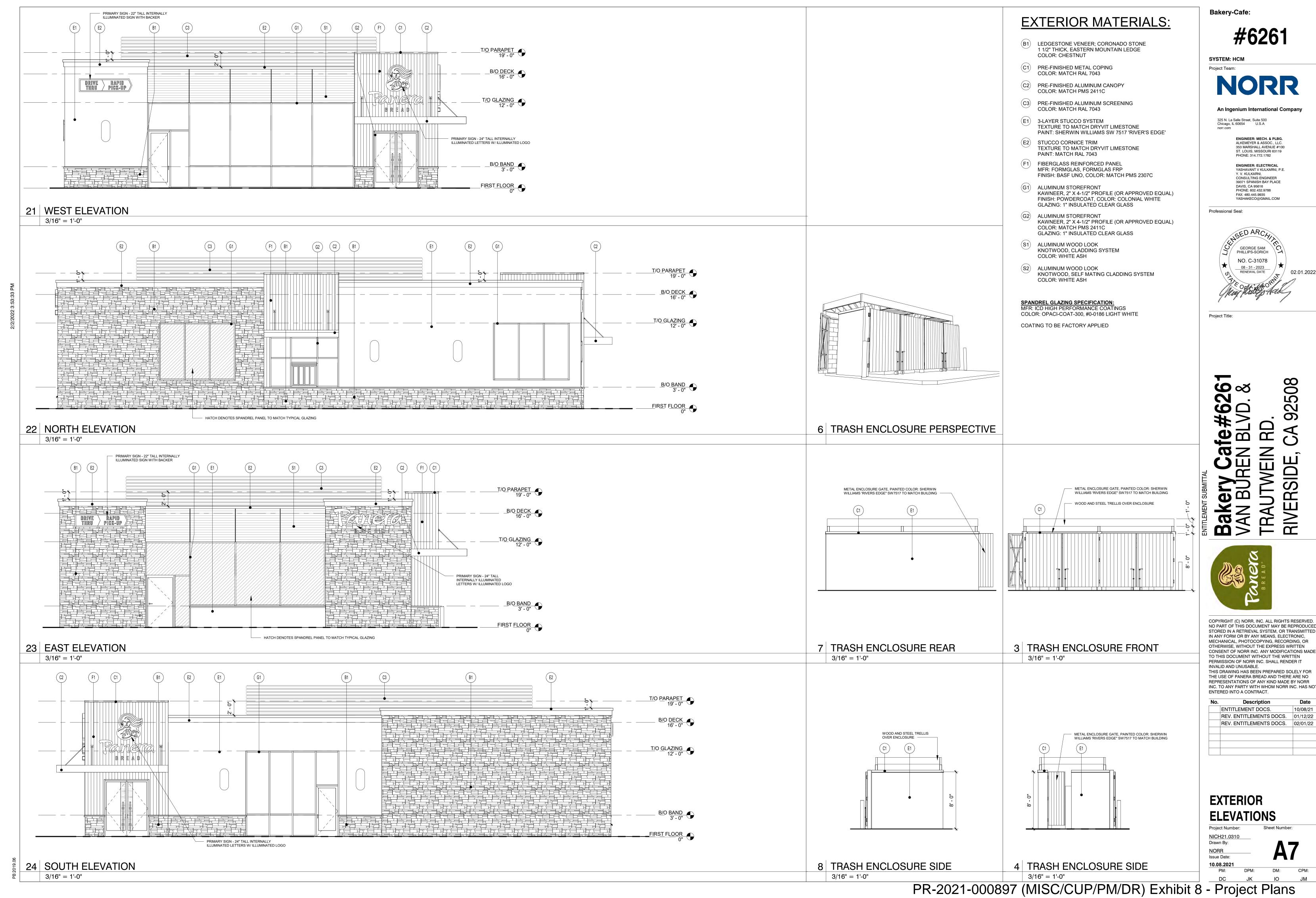
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No.	Description	Date
	ENTITLEMENT DOCS.	10/08/21
	REV. ENTITLEMENTS DOCS.	01/12/22
	REV. ENTITLEMENTS DOCS.	02/01/22

SCHEMATIC FLOOR **PLAN**

Project Number: NICH21.0310 Drawn By:



ENGINEER: MECH. & PLBG. ALKEMEYER & ASSOC., LLC.

ENGINEER: ELECTRICAL YASHAVANT V KULKARNI, P.E. CONSULTING ENGINEER 39371 SPANISH BAY PLACE

92508

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



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

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

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

ENGINEER: ELECTRICAL YASHAVANT V KULKARNI, P.E. Y. V. KULKARNI, CONSULTING ENGINEER 39371 SPANISH BAY PLACE DAVIS, CA 95616

FAX: 480.445.9935

Professional Seal:

GEORGE SAM NO. C-31078 08 - 31 - 2023 RENEWAL DATE

92508

Project Title:

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EXTERIOR COLOR ELEVATIONS

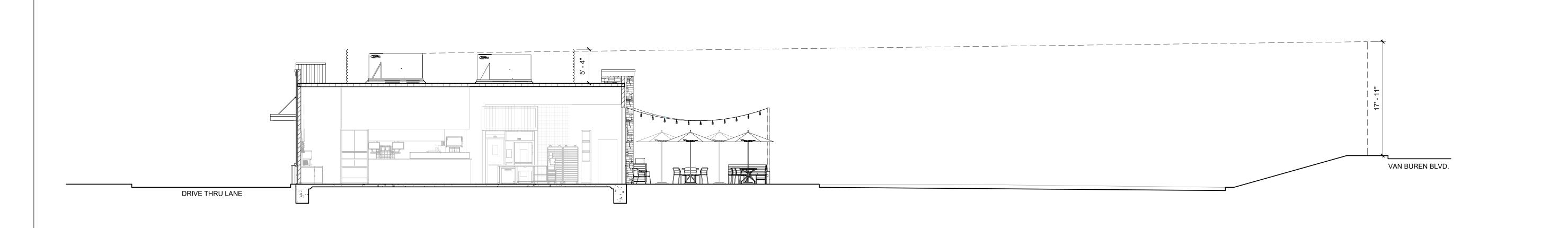
Project Number: NICH21.0310 Issue Date:



23 VIEW FROM NORTHEAST

24 LINE OF SIGHT DIAGRAM

11 VIEW FROM SOUTHEAST 1



Bakery-Cafe:

SYSTEM: HCM

NORR

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

ENGINEER: ELECTRICAL
YASHAVANT V KULKARNI, P.E.
Y. V. KULKARNI,
CONSULTING ENGINEER
39371 SPANISH BAV PLACE
DAVIS, CA 95616
PHONE: 602.432.9788
FAX: 480.445.9935
YASHAKECO@GMAIL.COM

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	REV. ENTITLEMENTS DOCS.	02/01/22

3D VIEW / LINE OF SIGHT

Project Number: NICH21.0310 Drawn By:



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

Bakery-Cafe:

SYSTEM: HCM

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

ENGINEER: ELECTRICAL
YASHAVANT V KULKARNI, P.E.
Y. V. KULKARNI,
CONSULTING ENGINEER
39371 SPANISH BAY PLACE
DAVIS, CA 95616
PHONE: 602.432.9788
FAX: 480.445.9935
YASHAKECO@GMAIL.COM



Project Title:



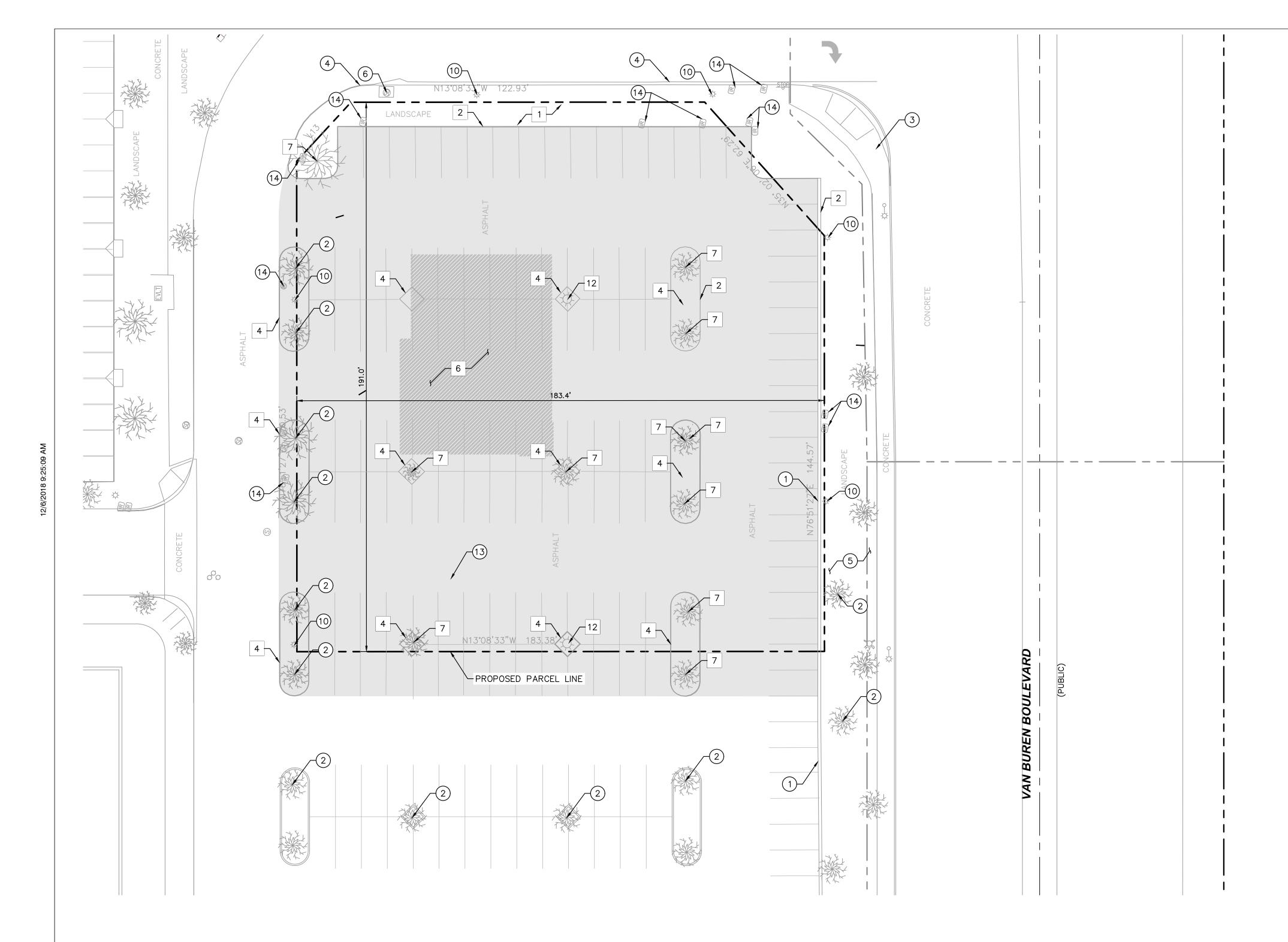
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	REV. ENTITLEMENTS DOCS.	02/01/22

RENDERINGS

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GENERAL DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL CAP IN PLACE ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, UNLESS NOTED ON THE PLAN. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITY STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- 2. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE
- 3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
- 6. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
- 7. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.

- 8. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SANITARY SEWERS
- 9. DUST CONTROL MEASURES SHALL BE IMPLEMENTED DURING DEMOLITION.
- 10. DEMOLITION IS LIMITED TO WITHIN THE DEMOLITION LIMIT LINE UNLESS OTHERWISE NOTED.
- 11. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.
- 13. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 AND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
- 14. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- 15. SEE SHEET C3.0 EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
- 16. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.
- 17. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.

- 18. MONITORING WELLS TO BE REMOVED PRIOR TO BEGINNING OF CONSTRUCTION.
- 19. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- 20. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. REFER TO THIS PLAN FOR THE LIMITS OF ASPHALT REMOVAL. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- 21. THE CONTRACTOR SHALL REFER TO THIS PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
- 22. CONTRACTOR SHALL ADJUST GRADE OF ANY RIMS/COVERS TO THE FINISHED ELEVATIONS OF EXISTING UTILITIES TO REMAIN.

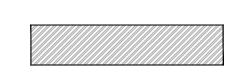
LEGEND

PROPOSED PARCEL LINE CENTER LINE

DEMOLITION LIMIT LINE ON-SITE

SAWCUT AND JOIN

CONSTRUCTION FENCE WITH GREEN SCREEN EXISTING STORM DRAIN LINE



LIMITS OF EARTHWORK PREPARATION FOR PROPOSED BUILDING. REFER TO SITE PREPARATION SECTION ON GEOTECHNICAL

EXISTING ASPHALT PAVEMENT TO BE REMOVED

DEMOLITION NOTES

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

- (1) PROTECT—IN—PLACE EXISTING CURB / CURB & GUTTER.
- (2) PROTECT-IN-PLACE EXISTING TREE.

PROTECTION NOTES

- (3) PROTECT-IN-PLACE EXISTING PUBLIC SIDEWALK.
- (4) PROTECT—IN—PLACE EXISTING PUBLIC CURB & GUTTER.
- (5) PROTECT-IN-PLACE EXISTING LANDSCAPE.
- PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.
- EXISTING TRANSFORMER TO BE REUSED.
- PROTECT-IN-PLACE EXISTING MONUMENT SIGN.
- PROTECT-IN-PLACE EXISTING COLUMN.
- PROTECT-IN-PLACE EXISTING LIGHT POLE.
- PROTECT-IN-PLACE EXISTING TRAFFIC SIGNAL.
- PROTECT-IN-PLACE EXISTING ELECTRICAL HANDHOLE.
- PROTECT-IN-PLACE EXISTING 6" WATER LINE.
- (14) PROTECT—IN—PLACE OR RELOCATE EXISTING IRRIGATION VALVE

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

WHEN PRINTED AT FULL SIZE

(24" X 36")

Bakery-Cafe:

SYSTEM: G4

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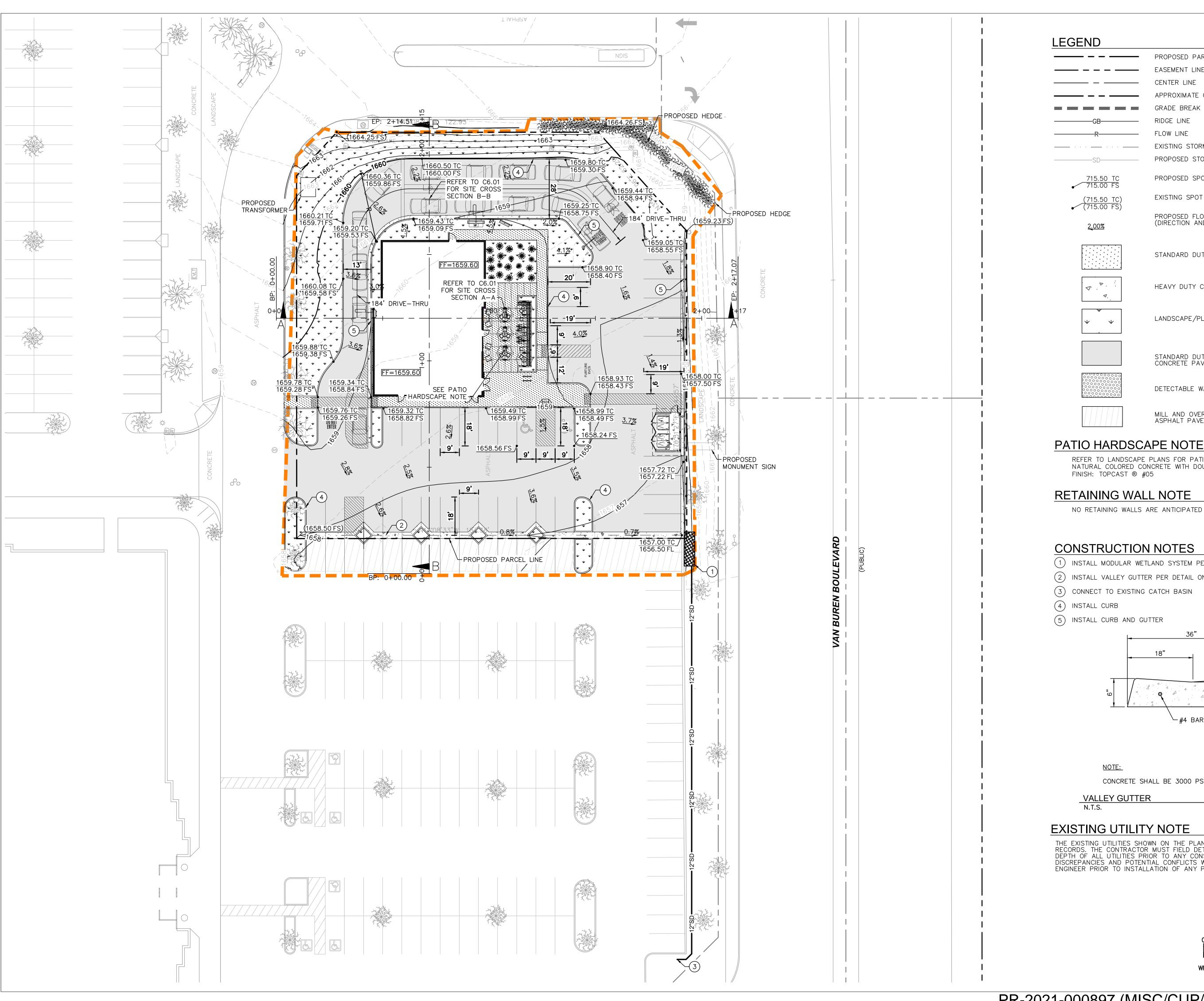
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Description ENTITLEMENT REVIEW 12/14/18

DEMOLITION PLAN

Project Number: NICH18.0268.00 Drawn By:

<u>Author</u> Issue Date: 12/14/18



PROPOSED PARCEL LINE

APPROXIMATE CIVIL LIMIT OF WORK LINE

EASEMENT LINE

CENTER LINE

RIDGE LINE

FLOW LINE

GRADE BREAK LINE

EXISTING STORM DRAIN LINE

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

PROPOSED FLOW (DIRECTION AND SLOPE)

STANDARD DUTY SIDEWALK CONCRETE

HEAVY DUTY CONCRETE PAVEMENT

LANDSCAPE/PLANTER AREA

STANDARD DUTY ASPHALT CONCRETE PAVEMENT

DETECTABLE WARNING

PROPOSED STORM DRAIN LINE

SYSTEM: G4

Project Team:

Bakery-Cafe:

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Description

NOT ENTERED INTO A CONTRACT.

ENTITLEMENT REVIEW

MILL AND OVERLAY EXISTING ASPHALT PAVEMENT

REFER TO LANDSCAPE PLANS FOR PATIO MATERIAL. MATERIAL TO BE NATURAL COLORED CONCRETE WITH DOUBLE BLADED SAW CUT JOINTS. FINISH: TOPCAST ® #05

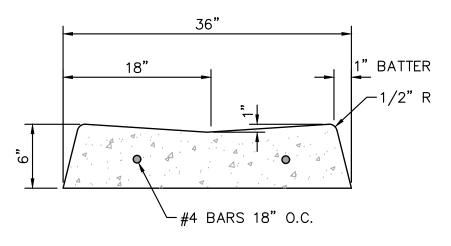
RETAINING WALL NOTE

(715.50 TC) (715.00 FS)

NO RETAINING WALLS ARE ANTICIPATED FOR THIS PROJECT

CONSTRUCTION NOTES

- 1) INSTALL MODULAR WETLAND SYSTEM PER DETAIL (C6.3)
- (2) INSTALL VALLEY GUTTER PER DETAIL ON THIS SHEET
- 3) CONNECT TO EXISTING CATCH BASIN
- 4 INSTALL CURB
- 5 INSTALL CURB AND GUTTER



NOTE: CONCRETE SHALL BE 3000 PSI.

VALLEY GUTTER N.T.S.

REV. DATE: 05.05.2016

EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.



1" = 20'
WHEN PRINTED AT FULL SIZE
(24" X 36")

NICH18.0268.00 Drawn By:

GRADING AND

DRAINAGE PLAN Project Number:

SECTION A-A

HORIZONTAL SCALE 1"=10"

VERTICAL SCALE 1"=2'

1668

1664

3.0' VALLEY OUTTER
18.0' PROPOSED PARKING 18.0' PROPOSED DRIVE_AISLE 18.0' PARKING 18.0' PROPOSED DRIVE_AISLE 18.0' PROPOSED BUILDING 28.0' PROPOSED DRIVE_AISLE 18.0' PARKING 18.0' PROPOSED DRIVE_AISLE 18.0' PROPOSED DRIVE_AISLE 18.0' PARKING 18.0' PROPOSED DRIVE_AISLE 18.0' PROPOSED DRIVE_AISLE 18.0' PARKING 18.0' PROPOSED DRIVE_AISLE 18.0'

SECTION B-B

HORIZONTAL SCALE 1"=10"

VERTICAL SCALE 1"=2'

Bakery-Cafe:

#6134

SYSTEM: G4

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Project Title:

AN BUREN BLVD & TRAUTWEIN RD CA 92508



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No.	Description	Date
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GRADING PROFILES

Project Number: Sheet Number:

NICH18.0268.00

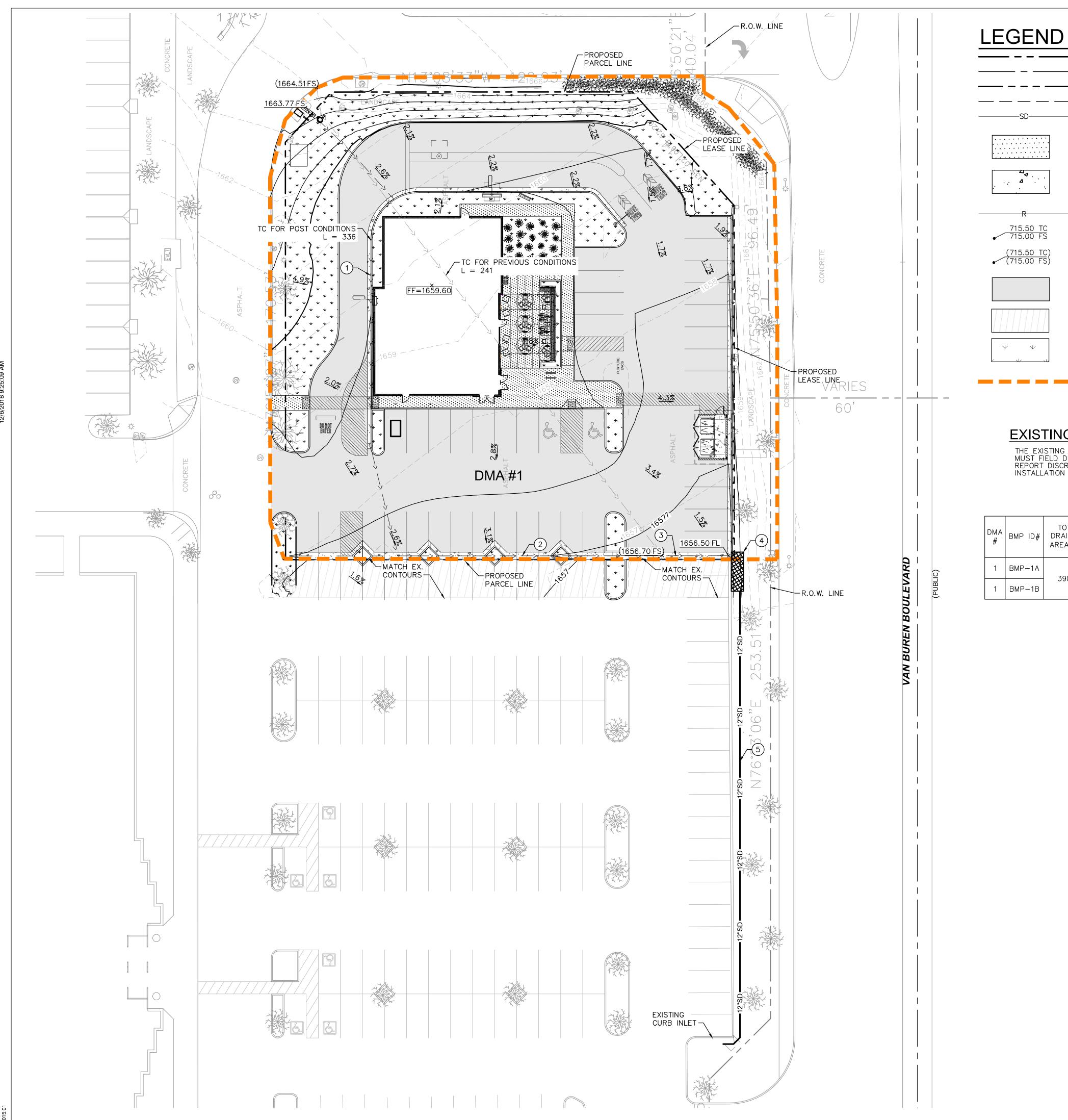
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Author
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12/14/18

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DRAINAGE NOTES

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

EXISTING UTILITY NOTE

PROPERTY LINE

EASEMENT LINE

LEASE LINE

RIDGE LINE

PAVEMENT

LANDSCAPE AREA

DENOTES DRAINAGE AREA

STREET CENTER LINE

PROPOSED STORM DRAIN LINE

STANDARD DUTY SIDEWALK PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

STANDARD DUTY ASPHALT CONCRETE

MILL AND OVERLAY EXISTING ASPHALT

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

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DMA #	BMP ID#	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP PROVIDED	EFFECTIVE IMPERVIOUS FRACTION (I)	COMPOSITE RUNOFF FACTOR (C)	DCV (CF)	PROPOSED VOLUME (CF)
1	BMP-1A	39800 –	28195	0	MODULAR WETLAND	1.0	0.89	1250	3812
1	BMP-1B		0	11605	MODULAR WETLAND	0.30	0.2250	1230	3612

Bakery-Cafe:

SYSTEM: G4 Project Team:

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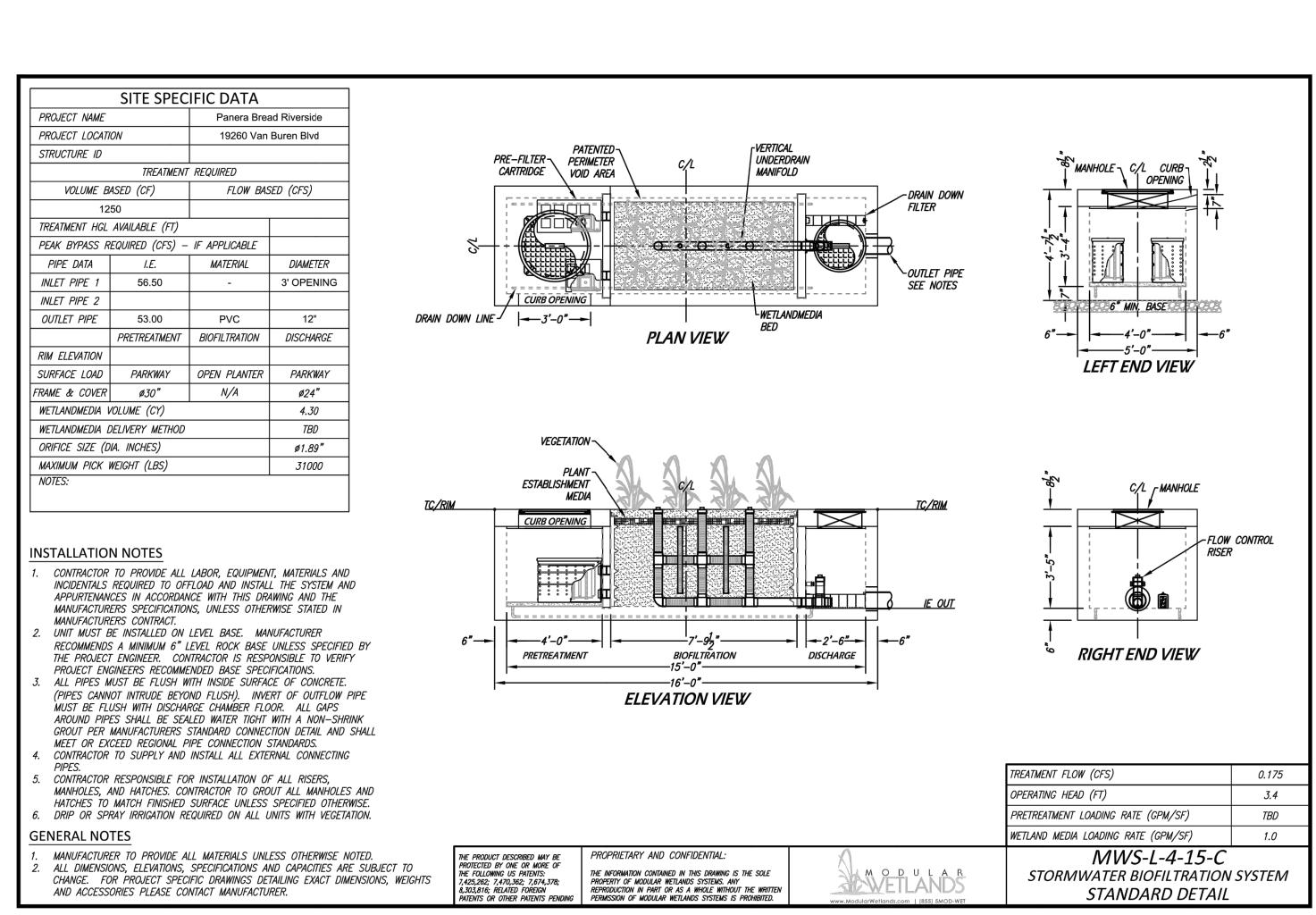
).	Description	Date
	ENTITLEMENT REVIEW	12/14/18

WQMP SITE PLAN

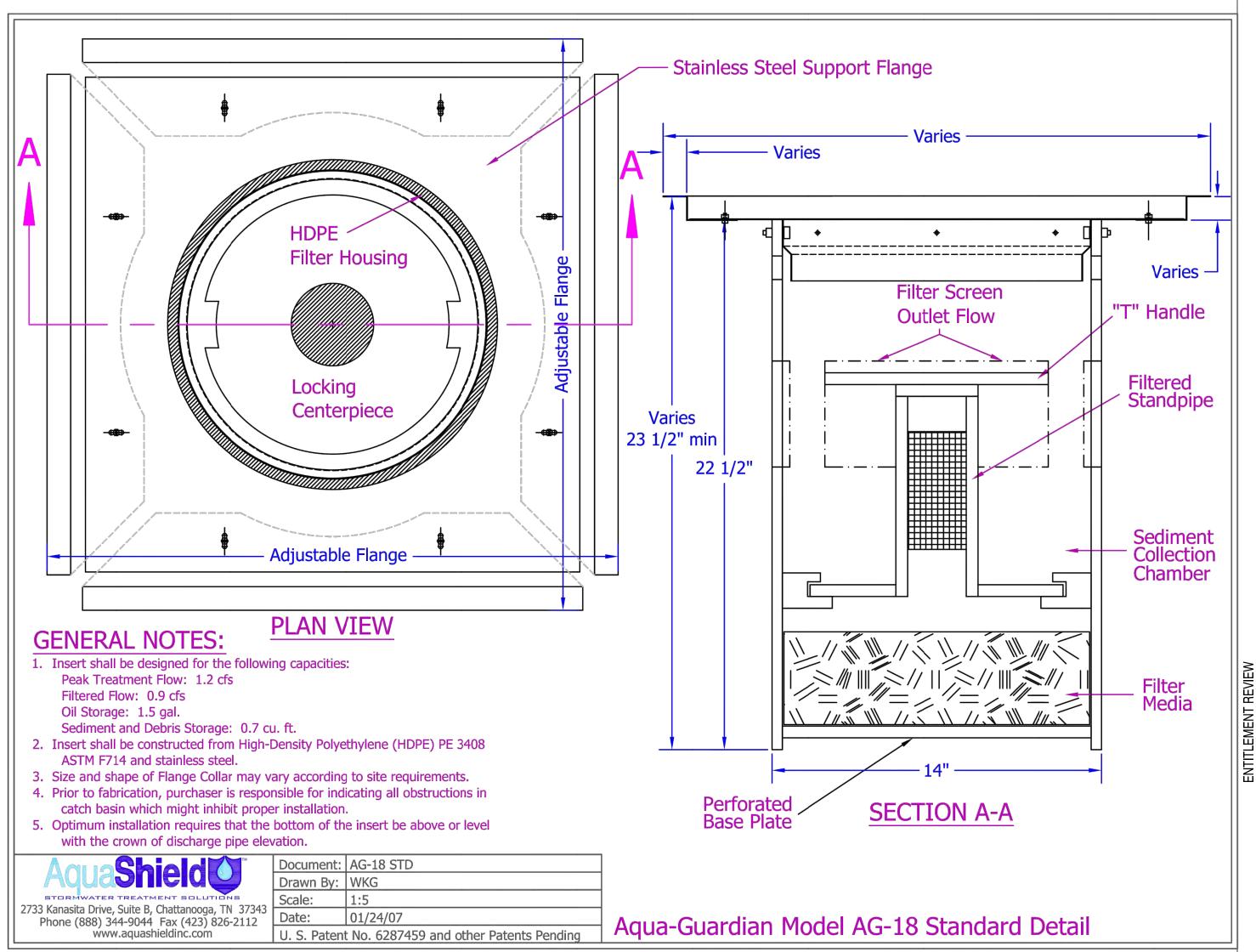
Project Number: NICH18.0268.00 Drawn By: <u>Author</u> Issue Date: 12/14/18

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

1" = 20'
WHEN PRINTED AT FULL SIZE
(24" X 36")



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



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

Bakery-Cafe:

#6134

SYSTEM: G4

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Project Title:

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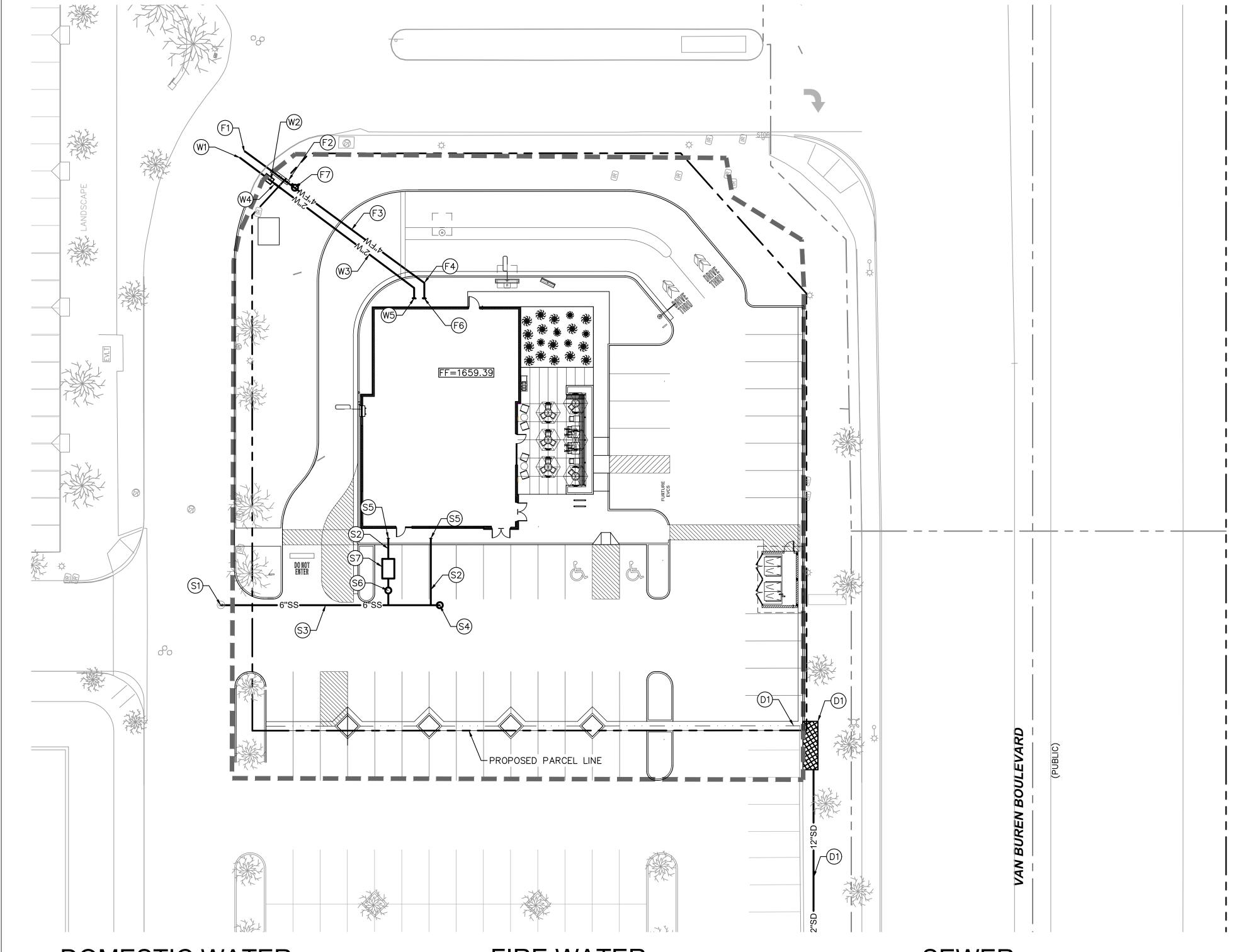
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No.	Description	Date
	ENTITLEMENT REVIEW	12/14/18

WQMP DETAILS

Project Number	er:	Sheet Number:
NICH18.026	00.88	_
Drawn By:		
Author		
Issue Date:		
12/14/18		
DPM:	DM:	CPM:
JK	DC	ME



DOMESTIC WATER

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

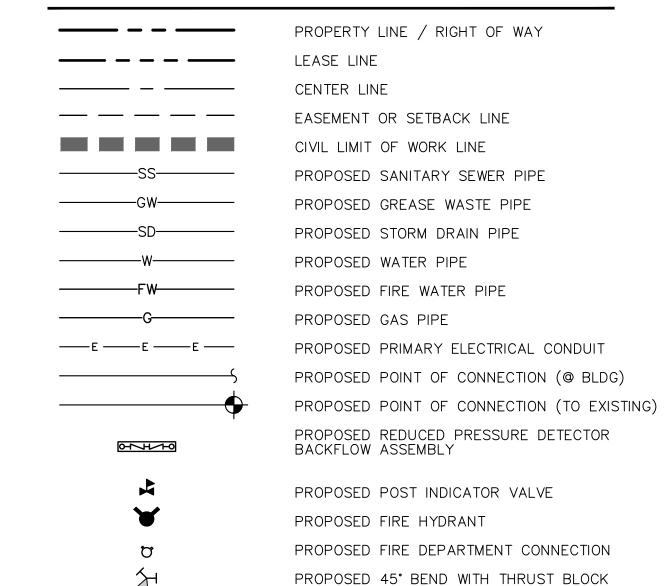
FIRE WATER

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

SEWER

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

LEGEND



EXISTING UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS.
THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES
PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS
WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

UTILITY SCREENING NOTE

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

SYSTEM: G4

NORR

t 312.424.2400 | f 312.424.2424 | www.norr.com

© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1100 TOWN AND COUNTRY RD, SUITE 700 ORANGE, CA 92868 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM

Professional Seal:





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	Description	Date
	ENTITLEMENT REVIEW	12/14/18
Ī		

UTILITY PLAN

Project Number: Sheet Number: NICH18.0268.00 Drawn By: <u>Author</u> Issue Date: 12/14/18

WHEN PRINTED AT FULL SIZE

(24" X 36")

STORM DRAIN

PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO GRADING AND DRAINAGE PLAN FOR DESIGN INFORMATION.

KIESEL·DESIGN

Kiesel Landscape

422 E Main Street

Ventura, CA 93001 (p) 805.947.0730

CL# 5206

Revisions:

DATE NAME

Jack@kieseldesign.com

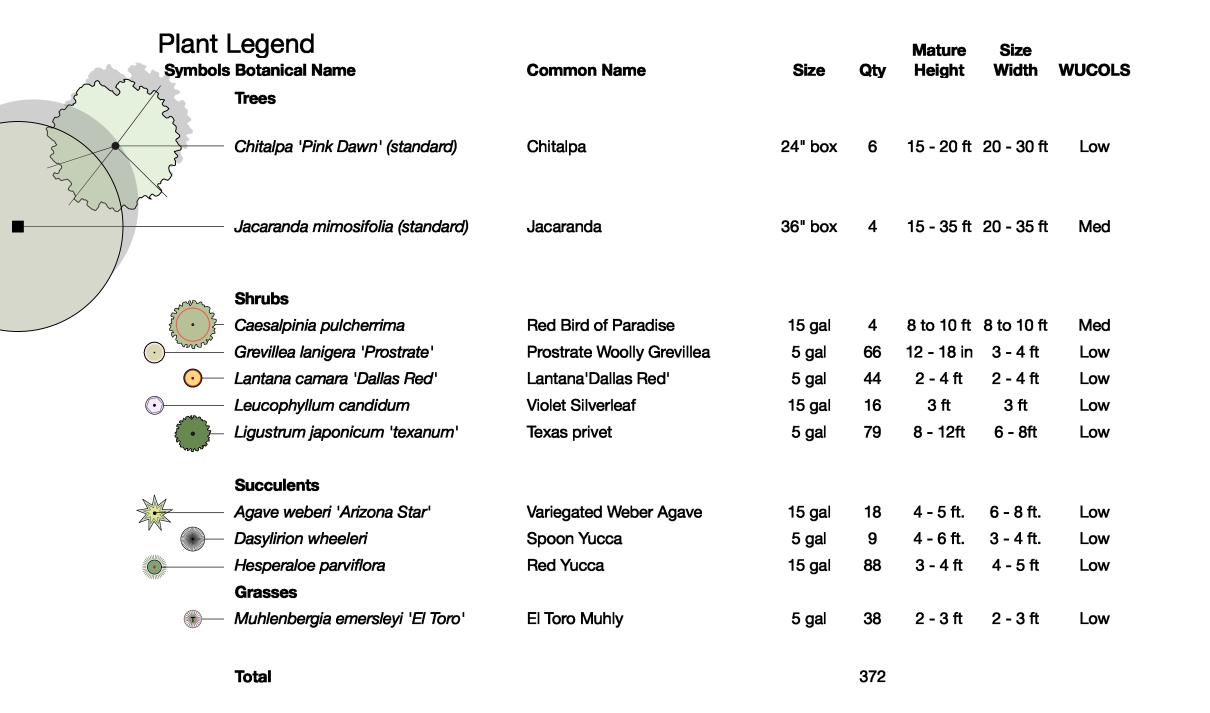
Bakery Cafe # 6134

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

01.14.22 Entitlement Resubmittal

Architecture Inc.





Materials Legend

Material

Natural colored concrete W/ double bladed saw cut joints.

Finish: TOPCAST ® #05

Nize Area

N/A 2,430 SF

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

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

Proposed Notes

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

Existing Notes

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

Tree Requirement Calculations per Predevelopment Findings

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

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

Existing Tree Protection & Removal Notes

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

(E) tree symbol

(E) shrub to remain symbol

Type: Entitlement Resubmittal

Submittal Date: Dec. 19, 2018

Drawn By:
NAME DATE
T. Slininger 01/2022

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Title:

Preliminary
Landscape Plan

Sheet Number:

L0.1

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

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

Revisions:

DATE NAME

01.14.22 Entitlement Resubmittal

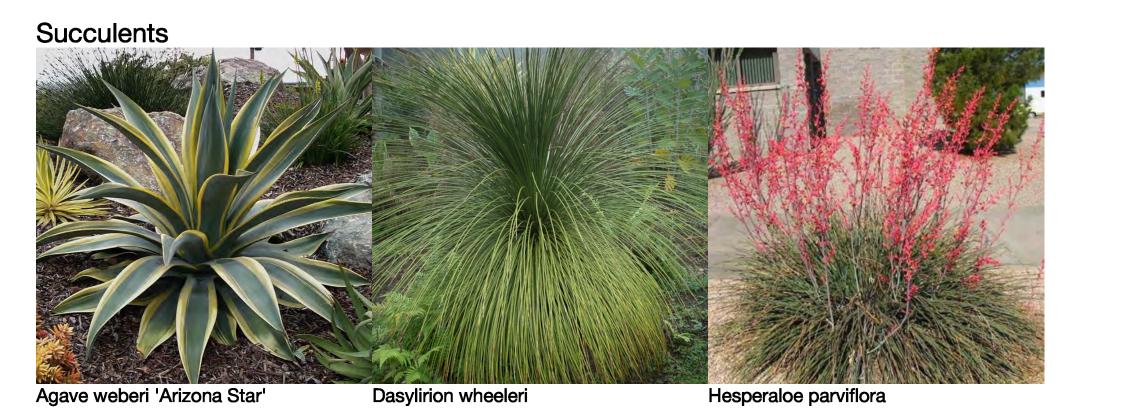
Type: Entitlement Resubmittal

Submittal Date: Dec. 19, 2018

Preliminary Planting Images

L0.2







Caesalpinia pulcherrima

Grevillea lanigera 'Prostrate'

Lantana camara 'Dallas Red'

Leucophyllum 'Thunder Cloud'

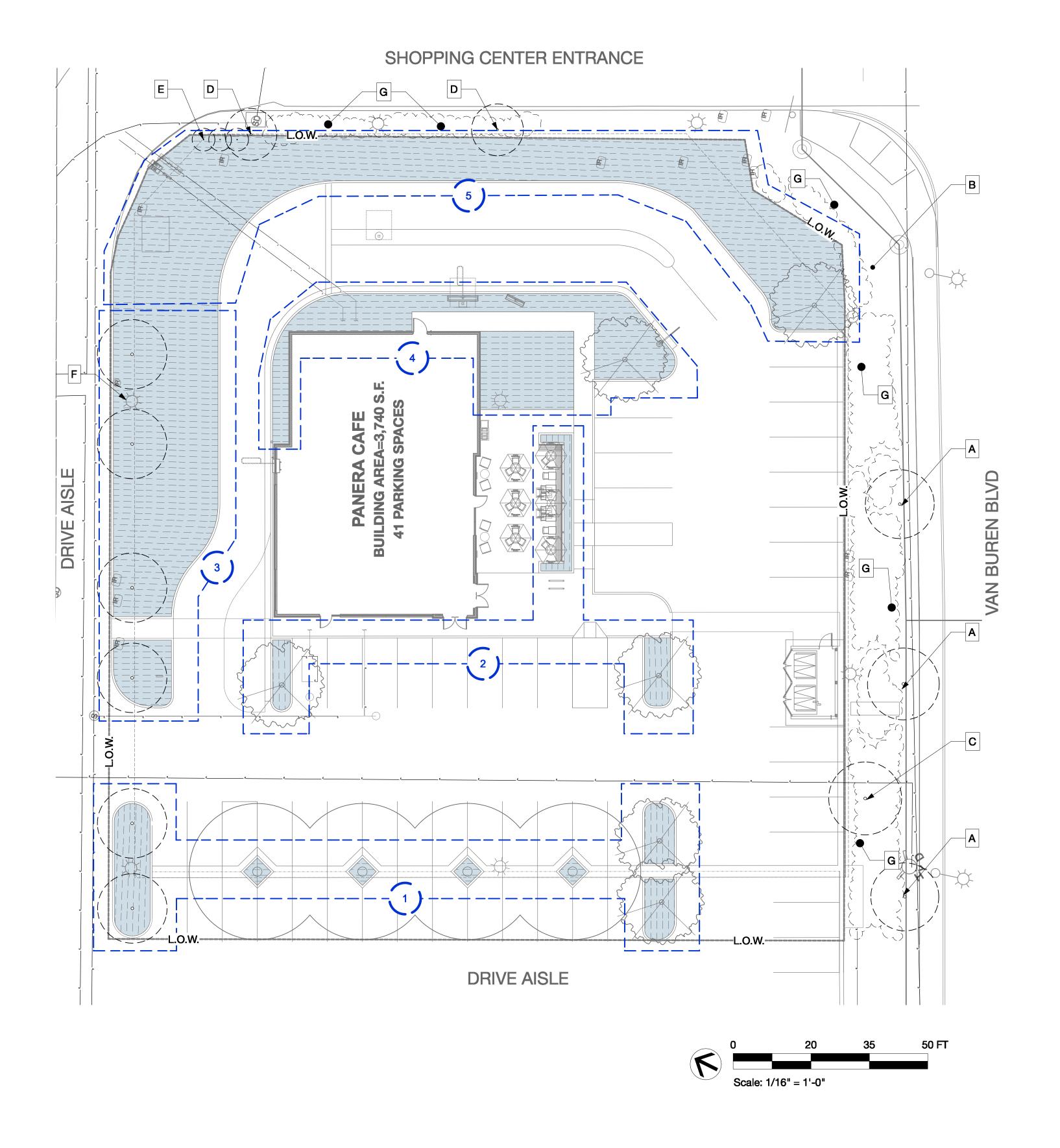
Ligustrum japonicum texanum

Grasses



Muhlenbergia emersleyi 'El Toro'





Existing Notes

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

Existing Tree Protection & Removal Notes

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



(E) tree symbol

(E) shrub to remain symbol

Irrigation Hydrozone Legend



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



IRRIGATION NOTES

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



KIESEL·DESIGN

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Bakery Cafe # 6134

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

Revisions:# DATE NAME

01.14.22 Entitlement Resubmittal



Type: Entitlement Resubmittal

Submittal Date: Dec. 19, 2018

Drawn B

NAME DATE
T. Slininger 01/2022

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Title:

Preliminary Irrigation
Zone Plan

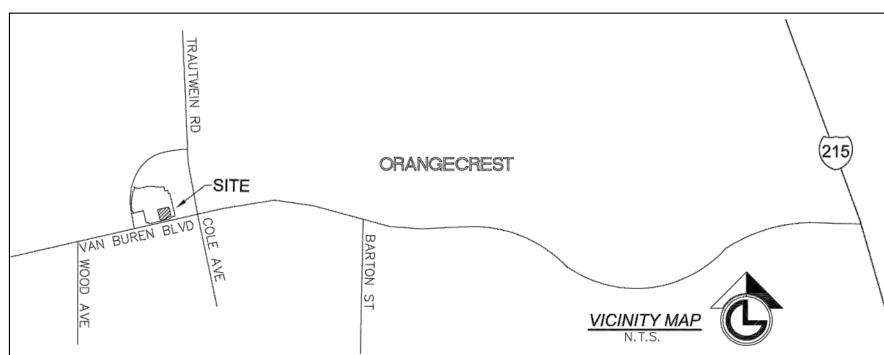
Sheet Number:

L0.3

TENTATIVE PARCEL MAP 38289 FOR

PARCEL 2

(NOT A PART)



19260 VAN BUREN BLVD RIVERSIDE, CA	ORANGECREST SITE BARTON ST WOOD AFFI N.T.S.
N7750716 € 158.00 N7750716 € 158.00 N812450 W 94.3	R=346.00' D=18'34'11" L=112.14' N76'49'04"E A9.08'E N76'49'04"E
OWNER: WARRY OWNER: KOHC'S DEPARTMENT STORES, INC. APPR: 284-020-011-6 ZONING: CR-SP COMMERCIAL RETAIL AND SPECIFIC PLAN (ORANGECREST) OVERLAY ZONES PM 30369 PARCEL 1 EXISTING SANITARY MANHOLE EXISTING SANITARY MANHOLE 6726	LANDSCAPE JUSCAPE JUSCAPE
N76:50/03"E 165.81" N76:50/03"E 165.81" L7 C2 C1 93	PARCEL 3 (NOT A PART)

°PROPOSED VALLEY —

THE PROJECT AREA THAT ARE NOT SHOWN.

PROPOSED MODULAR WETLAND BMP.-

REFER TO DETAIL ON FOLLOWING SHEET:

GUTTER TO BMP

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE

APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN

TRAUTWEIN RD SITE	ORANGECREST	215
VAN BUREN BLVD COLFE AVE	BARTON ST VICINITY MAP N.T.S.	

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

L14 N35°02'06"E 62.29'

160.00'

160.00'

DELTA

05°37'05" | 15.69'

07°37'42" 21.30'

EXISTING PARCEL 1 REMAINING PARCEL 1 PROPOSED PARCEL

PARCEL

0.78 33,866 | RESTAURANT <u>LEGEND</u> EXISTING TREE EXISTING DRAINAGE DIRECTION ————SS——— EXISTING SANITARY LINE —————W———— EXISTING WATER LINE ——E ——E — EXISTING ELECTRIC LINE

7.72

6.94

AREA (AC) | AREA (SF) | USE

336,342 | COMMERCIAL

302,476 | COMMERCIAL

LOT STATISTICS

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

LEGAL DESCRIPTION

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

PARCEL A:

CURVE DATA NO. RADIUS

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

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

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

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

PARCEL B:

NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, MAINTENANCE, REPAIR, AND INCIDENTAL PURPOSES ALL AS DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT RECORDED JUNE 14, 2002 AS INSTRUMENT NO. 02-329730 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TITLE EXCEPTIONS/EXCLUSIONS

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

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT" RECORDED MAY 8, 1986 AS INSTRUMENT NO. 86-106390 OF OFFICIAL RECORDS. AFFECTS SURVEY AREA, BLANKET IN NATURE.

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

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

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

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

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

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

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

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

WESTERN MUNICIPAL WATER DISTRICT SOUTHERN CALIFORNIA

THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS

CONDUCTED BY LG LAND SURVEYING IN NOVEMBER OF 2017.

GAS COMPANY

CITY OF RIVERSIDE 3900 MAIN STREET

RIVERSIDE, CA 92522

714.296.9067

14205 MERIDIAN PARKWAY

RIVERSIDE, CA 92518

3900 MAIN STREET

RIVERSIDE, CA 92522

951.571.7100

SANITARY

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

19260 VAN BUREN BLVD RIVERSIDE, CA 92508

ASSESSOR'S PARCEL NO. 284-020-011-6

1100 TOWN AND COUNTRY RD, SUITE 700

SURVEYOR

30355 CALLEJO FELIZ TER VALLEY CENTER, CA 92082 P: 619-535-1172

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

714-560-8678 GREG FICK

04/29/2019, BY LG LAND SURVEYING, INC.,

CONTACT: JOHN P. GERVAIS RCE/LS NO. <u>8674.</u>

PARCEL 1 OF PM 30369, I.E. N13°06'17"W.

BASIS OF BEARINGS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF RIVERSIDE BENCHMARK "E8-C3", P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET

CIVIL ENGINEER & MAP PREPARER KIMLEY-HORN ORANGE, CA 92686 P: 714-705-1360 CONTACT: HUNTER STARKEY

CALIFORNIA P.E. C 87821

LG LAND SURVEYING, INC.

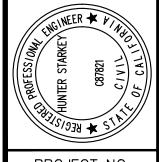
THE CONTOURS/TOPO/ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEY AND MEASUREMENTS PERFORMED ON THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE EAST LINE OF



EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD.







PROJECT NO.

DRAWING NAME TPM-194020003

