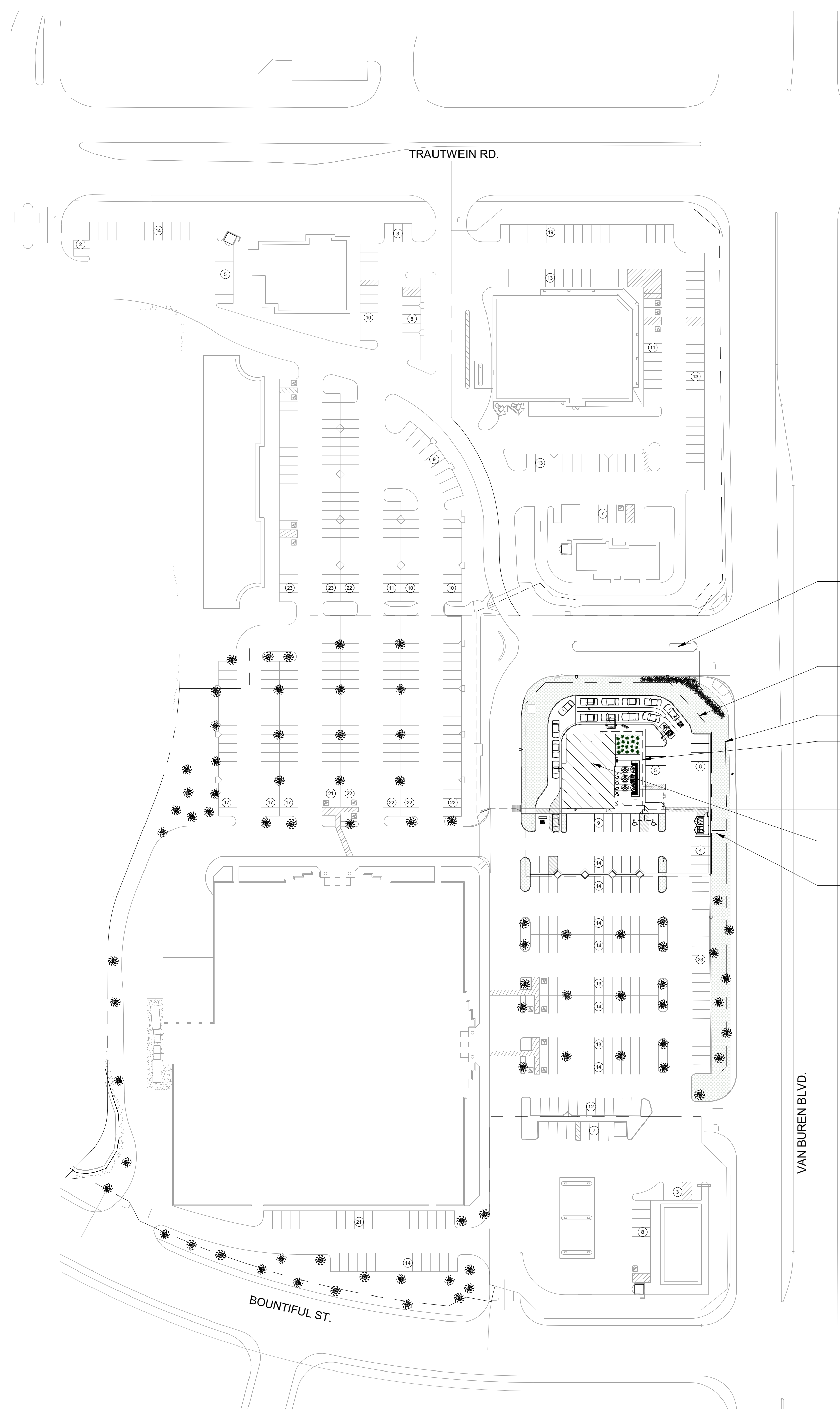


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PARKING SUMMARY

ADDRESS	USE	EXISTING SQ. FT.	PARKING RATIO	PARKING REQUIRED
8845 TRAUTWEIN RD.	COCO'S	5,730	1:100	57
8917 TRAUTWEIN RD.	WALGREENS STORE	14,560	1:250	58
	CANOPY DRIVE THRU	1,623		0
19220 VAN BUREN BLVD.	CHEVRON'S STORE	2,945	1:250	12
	FUEL CANOPY	3,740		
	CAR WASH		1 STALL/2 EMPLOYEES	1
19260 VAN BUREN BLVD.	KOHL'S	89,652	1:250	359
19360 VAN BUREN BLVD.	CARL'S JR.	3,913	1:100	39
	PANERA BREAD	3,740	1:100	37
19348 VAN BUREN BLVD.	VARIOUS SUITES			
SUITE 101	MR. YOU CHINESE FOOD	2,244	1:100	22
SUITE 103	BRILLIANT EYEBROWS	1,231	1:250	5
SUITE 104	GOLDEN SPOON YOGURT	1,274	1:100	13
SUITE 109 AND 111	STUDIO 4	3,100	1:250	12
SUITE 113	DANCE STUDIO	1,100	1:250	4
SUITE 115	LOANN'S NAILS	1,201	1:250	5
SUITE 117	DENTIST	1,201	1:180	7
SUITE 119	PROVIDENT BANK	2,505	1:180	14
TOTAL PARKING REQUIRED				645
TOTAL PARKING REQUIRED W/ 15 PERCENT CREDIT				548
TOTAL PARKING PROVIDED				621
SURPLUS				73

CENTER MONUMENT SIGN

LINE OF PREMISES

LINE OF CENTER

ACCESSIBLE PATH OF TRAVEL TO R.O.W.



±3,740 SF

PARCEL MONUMENT SIGN

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:



An Ingenium International Company

325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A
nor.com

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

ENGINEER: ELECTRICAL
YASHAVANT V. KULKARNI, P.E.
Y. V. KULKARNI
CONSULTING ENGINEER
39071 SPANISH BAY PLACE
DAVIS, CA 95618
PHONE: 602.432.8788
FAX: 408.465.8855
YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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No.	Description	Date
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	REV. ENTITLEMENTS DOCS.	01/12/22
	REV. ENTITLEMENTS DOCS.	02/01/22

OVERALL SITE PLAN

Project Number: _____ Sheet Number: _____
 NICH21_0310
 Drawn By: _____
 NORR
 Issue Date: **10.08.2021**
 PM DPM: DM: CPM:
 DC JK IO JM

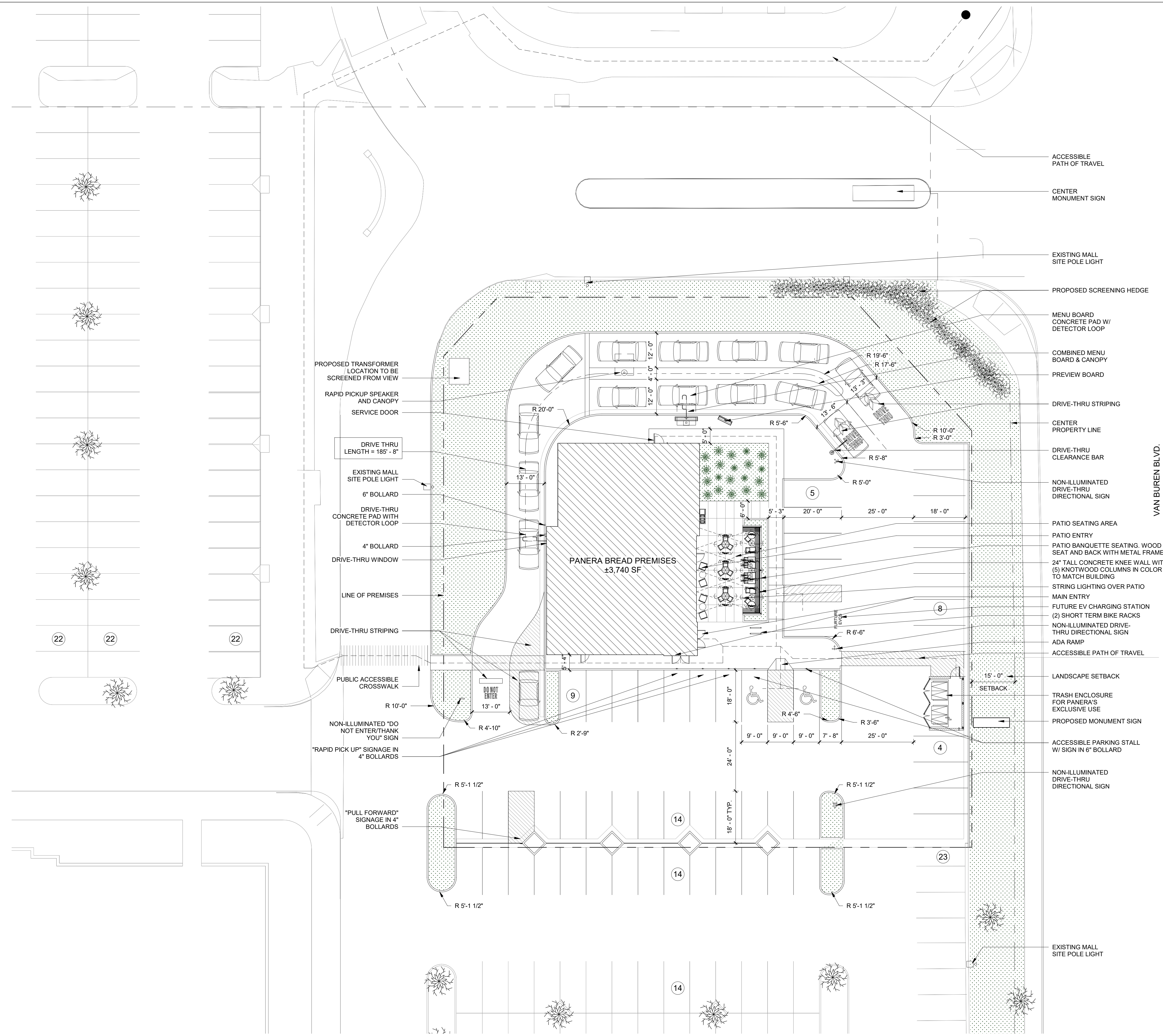
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24 ENLARGED SITE PLAN

1/16" = 1'-0"



PARKING COUNT	
REGULAR:	39
ACCESSIBLE:	2
TOTAL:	41

FLOOR AREA RATIO	
BUILDING AREA:	3,740 SF
LOT AREA:	33,890 SF
F.A.R.:	0.11

- ACCESSIBLE PATH OF TRAVEL
- CENTER MONUMENT SIGN
- EXISTING MALL SITE POLE LIGHT
- PROPOSED SCREENING HEDGE
- MENU BOARD CONCRETE PAD W/ DETECTOR LOOP
- COMBINED MENU BOARD & CANOPY
- PREVIEW BOARD
- DRIVE-THRU STRIPING
- CENTER PROPERTY LINE
- DRIVE-THRU CLEARANCE BAR
- NON-ILLUMINATED DRIVE-THRU DIRECTIONAL SIGN
- PATIO SEATING AREA
- PATIO ENTRY
- PATIO BANQUETTE SEATING, WOOD SEAT AND BACK WITH METAL FRAME
- 24" TALL CONCRETE KNEE WALL WITH (5) KNOTWOOD COLUMNS IN COLOR TO MATCH BUILDING
- STRING LIGHTING OVER PATIO
- MAIN ENTRY
- FUTURE EV CHARGING STATION
- (2) SHORT TERM BIKE RACKS
- NON-ILLUMINATED DRIVE-THRU DIRECTIONAL SIGN
- ADA RAMP
- ACCESSIBLE PATH OF TRAVEL
- LANDSCAPE SETBACK
- TRASH ENCLOSURE FOR PANERA'S EXCLUSIVE USE
- PROPOSED MONUMENT SIGN
- ACCESSIBLE PARKING STALL W/ SIGN IN 6" BOLLARD
- NON-ILLUMINATED DRIVE-THRU DIRECTIONAL SIGN
- EXISTING MALL SITE POLE LIGHT

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:



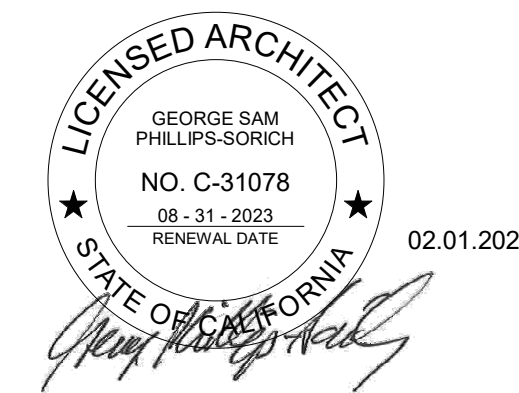
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nor.com

ENGINEER: MECH. & PLBG.
ALBREYER & ASSOC., LLC.
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ENGINEER: ELECTRICAL
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YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

ENTITLEMENT SUBMITTAL

Bakery Cafe #6261

VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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ENLARGED SITE PLAN

Project Number: NICH21_0310 Sheet Number:

Drawn By:

NORR

Issue Date: 10.08.2021

PM DPM DM CPM:

DC JK IO JM

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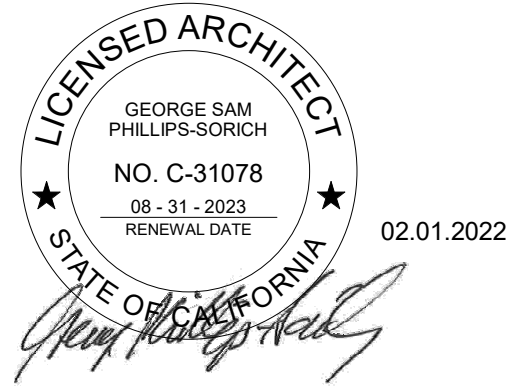
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Professional Seal:



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RIVERSIDE, CA 92508

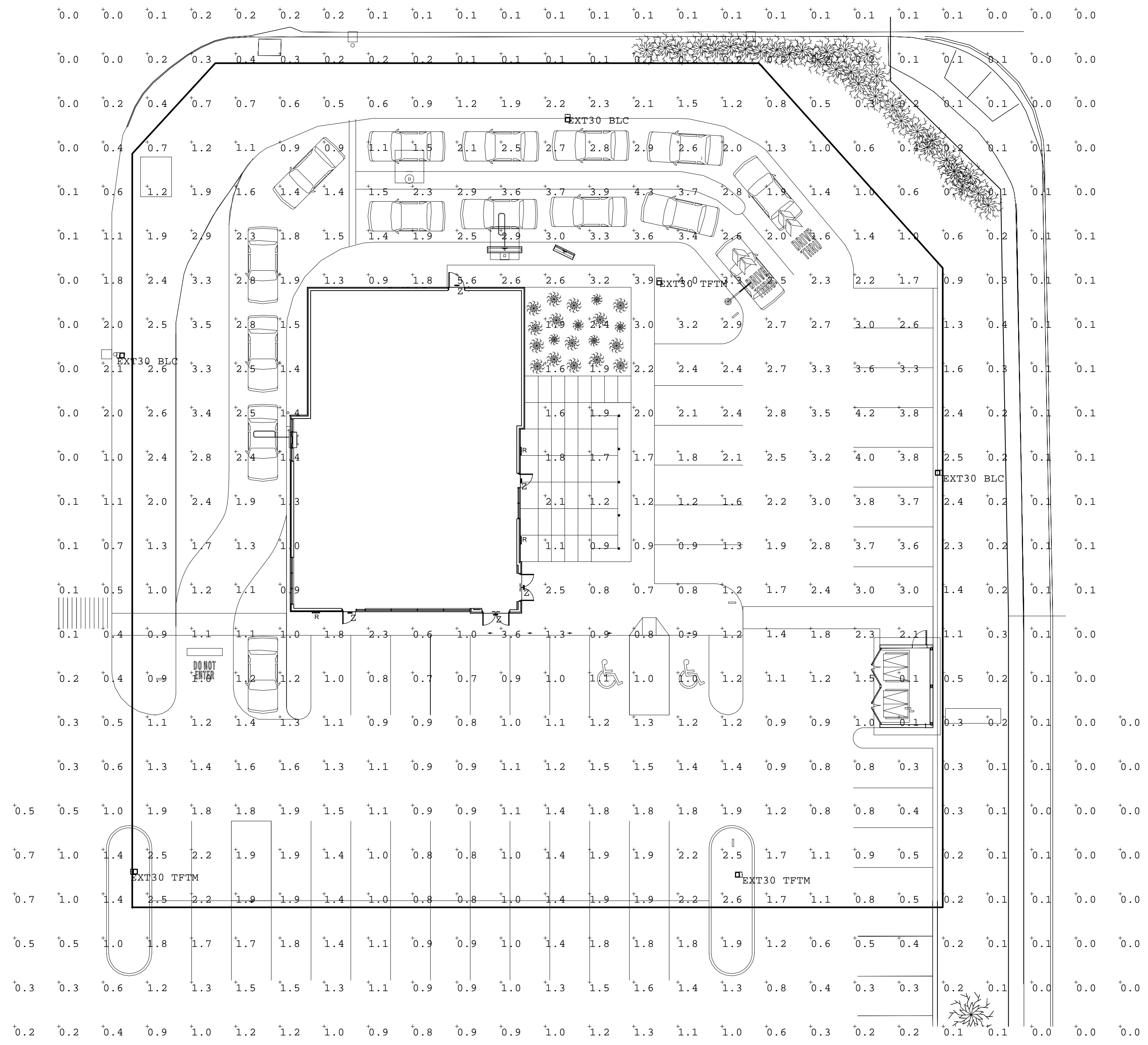


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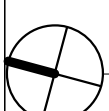
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Standard Electric Luminaire Schedule											
Symbol	Qty	Label	Arrangement	MANUFACT	Description	LEP	Luminaire Lumens	Total Watts	Luminaire Watts	Mounting Height	
□	3	EXT30 BLC	Single	Lithonia Lighting	DSX1 LED P4 40K BLC MVOLT SPA F18MPCV E08SD	0.980	11877	375	125	B1-00-02	25
□	3	EXT30 TPTM	Single	Lithonia Lighting	DSX1 LED P4 30K TPTM MVOLT	0.980	13448	375	125	B2-00-03	25
□	5	Z	Single	MULS LIGHTING, INC	BUR-BB-10-A-W-SD	1.000	494	53.5	10.7	B1-00-00	9

Calculation Summary					
Label	CalcType	Max	Min	Avg	Units
Entire Site	Illuminance	5.6	0.0	1.20	Fc



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Specifications

EPA: 1.01 lm/W
Length: 32" (813mm)
Width: 13" (330mm)
Height: 7.42" (189mm)
Weight (max): 27 lbs (12.2kg)

Capable Luminaire

This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL equipped luminaires meet the A+ specification for luminaire to photoreceptor interoperability.
- This luminaire is part of an A+ Certified solution for ROAM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.lithonia.com/a-plus

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. See Acuity Brands Lighting, Inc. P&ID.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DOBXD

Series	Light	Color Temperature	Beam Spread	Power	Mounting
DSX1 LED	Forward optics P7 P8 P9 Retarded optics P10 P11	30K 3500K 40K 4000K 50K 5000K AMBIC Ambient (daylight) ambic2	T55 Type 1 beam T75 Type 4 beam T3M Type 1 beam T55 Type 4 beam T3M Type 1 beam T55 Type 4 beam T3M Type 1 beam T55 Type 4 beam	150W 200W 240W 277W 342W 480W	Shipped included SPK Square pole mounting SRA Round pole mounting SRAH Hub Mount SPURMA Square pole mounting SPURMA Round pole mounting SHAD DOBXD Round mounting bracket (specify finish)

System options

System option	Order code	Description
SHIPPED INSTALLED	SHIPINST	Shipped and installed (specify mounting height, mounting method, and mounting hardware)
SHIPPED UNINSTALLED	SHIPUNINST	Shipped and not installed (specify mounting height, mounting method, and mounting hardware)
SHIPPED UNINSTALLED - NO MOUNTING HARDWARE	SHIPUNINST-NMHW	Shipped and not installed (specify mounting height, mounting method, and mounting hardware)
SHIPPED UNINSTALLED - NO MOUNTING HARDWARE - NO WASHERS	SHIPUNINST-NMHW-NW	Shipped and not installed (specify mounting height, mounting method, and mounting hardware)

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Ordering Information

Accessories

DSX1 LED
DSX1 LED-LF
DSX1 LED-LF-L
DSX1 LED-LF-L-1
DSX1 LED-LF-L-2
DSX1 LED-LF-L-3
DSX1 LED-LF-L-4
DSX1 LED-LF-L-5
DSX1 LED-LF-L-6
DSX1 LED-LF-L-7
DSX1 LED-LF-L-8
DSX1 LED-LF-L-9
DSX1 LED-LF-L-10

External Glare Shield

Drilling

Handhole Orientation

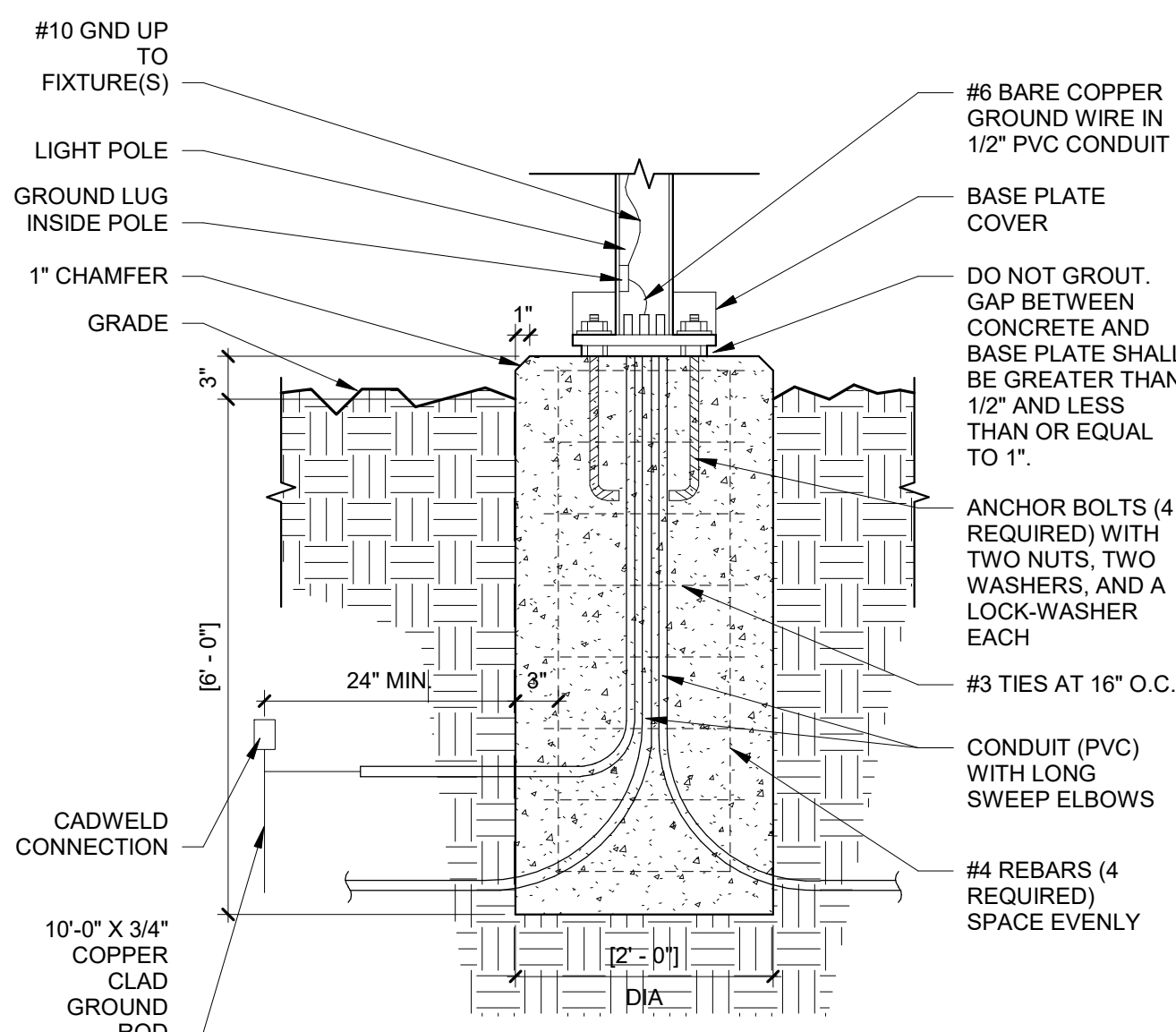
Tension Mounting Slipfitter**

Series	Height	Width	Depth	Weight							
DSX1 LED	2.50"	AS20-100	AS20-200	AS20-300	AS20-400	AS20-500	AS20-600	AS20-700	AS20-800	AS20-900	AS20-1000

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit LithoniaLighting.com

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6 LIGHT POLE FOUNDATION DETAIL
1" = 1'-0"

Bakery-Cafe:

#6261

SYSTEM: HCM
Project Team:

NORR
An Ingenium International Company

325 N. La Salle Street, Suite 500
Chicago, IL 60654 U.S.A.
nor.com

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

ENGINEER: ELECTRICAL
YASHAVANT V. KULKARNI, P.E.
Y. V. KULKARNI
CONSULTING ENGINEER
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DANVERS, CA 94618
PHONE: 602.432.9788
FAX: 402.465.9855
YASHAKEO@GMAIL.COM

Professional Seal:

LICENSED ARCHITECT
GEORGE SAM PHILLIPS-SORICH
NO. C-31078
08-31-2023
RENEWAL DATE

02.01.2022

Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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LIGHTING DETAILS

Project Number: _____ Sheet Number: _____
Drawn By: NICH21.0310
Issue Date: 10.08.2021
PM: _____ DPM: _____ DM: _____ CPM: _____
DC: _____ JK: _____ IO: _____ JM: _____

A4

LITHONIA LIGHTING

EXT30 - SITE LIGHT POLE

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA use only. Check with factory for Canadian specifications. Square Straight Steel is a general purpose light pole for up to 60-foot mounting heights. This pole provides a robust yet cost-effective system for mounting area lights and RoadBats.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform diameter and wall thickness and is made of a weldable grade, hot-rolled, commercial-quality steel having a minimum yield of 55 ksi (37.9 MPa) or 50 ksi (34.5 MPa), 1/8" (3.18 mm) thick, with a full length longitudinal lap-welded electric resistance weld. Uniformly spaced cross-sections with full laps, shall conform with all required testing practices. Available height widths are 4", 5", and 6".

Pole Top: A flush non-rotatable black top cap is provided for all poles that will house a lighting fixture for pole-mounted luminaires are available or when ordered with RT option.

Handhole: A reinforced handhole with grommet opening is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review. Each grommet hole has a 1/2" diameter. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece ball base cover, finished to match the pole, is provided with each pole assembly. Additional ball cover options are available upon request.

Anchor Base Bolts: Anchor base is fabricated from steel. The anchor bolts are standard and can be altered to meet existing foundations, consult factory for modification. Anchor bolts are manufactured to ASTM F1554 Standard grade 55. SS-55 K3 minimum yield strength and tensile strength of 75-90 KSI. Top threaded portion (minimum 12") is hot-dipped galvanized per ASTM A-153.

HAZARDWARE — All structural fasteners are high strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon or stainless steel.

FINISH — Extra durable standard powder coat finishes include Dark Bronze, White, Black, Modern Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Terra Green, Bright Red and Steel Blue colors. Additional colors and special finishes are available by quote and include, but are not limited to, hot-dipped galvanized, three coat hot-dipped galvanized, Hot Color, Gloss Green and Extended Warranty Finishes. Factory applied primer paint finish is available for corrosion resistance applications.

WARRANTY — 1 year limited warranty. Complete warranty terms located at: www.lithonia.com/usa/usa_warranty_terms.aspx

NOTE: Actual performance may differ as a result of end-use environment and application. Specifications subject to change without notice.

08/0008
08/0008

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SSS Square Straight Steel Poles

Load times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 SC DM1N DOB

Series	Nominal Pole Height	Nominal Shaft Base Sectional Modulus	Mounting*	Options	Finish**	
SSS	40' (12.19m)	46' 4" (14.11m)	Form mounting	AP20** Square/flat mounting	Shipped included	Standard finish
			RT	RT	RT	RT
			RT	RT	RT	RT
			RT	RT	RT	RT
			RT	RT	RT	RT
			RT	RT	RT	RT
	50' (15.24m)	56' 4" (17.19m)	Form mounting	AP20** Square/flat mounting	Shipped included	Standard finish
			RT	RT	RT	RT
			RT	RT	RT	RT
			RT	RT	RT	RT
			RT	RT	RT	RT
			RT	RT	RT	RT

NOTE:

1. All dimensions are in feet and inches ('). (1" = 1/12' or 0.0833').
2. RT = Round Top. RT = Round Top. RT = Round Top.
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PR-2016.06



PANERA BREAD Light Fixture Specification

ITEM#: EXTIO EXTERIOR STRING LIGHT

Revision Date: 04.18.19

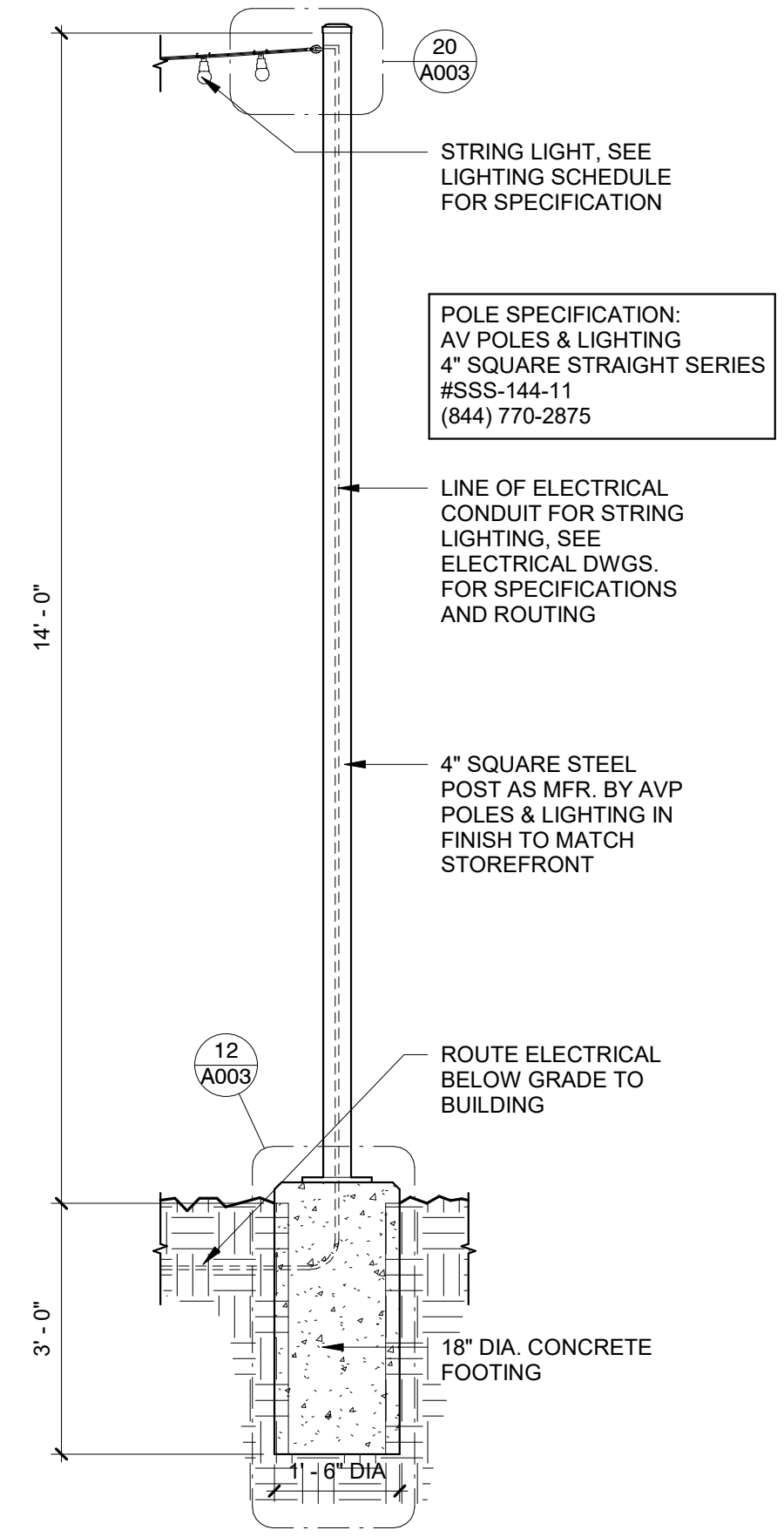
- APPROVED MANUFACTURER:** Dolan Hospitality
- VENDOR MODEL#:** Dolan #31664; (Original Manuf. Jasco #616937)
- DIMENSIONS:** 48"-0"W x 9"H; Linkable up to 350 ft (6 strings max.); 24 LED heads per 48ft; heads 2"-0" O.C.
- ELECTRICAL:** 23.4 Max. Fixture Wattage; 120 Voltage Input
- BULB TYPE:** 2700K; LED Integrated Bulbs (included)
- BEAM SPREAD:** N/A
- FINISHES & FIXTURE NOTES:** Impact resistant clear acrylic non-removable LED Lamp; Black finish
- ACCESSORIES:** AV Poles & Lighting; #AVPL-RSS-3" Pole
- LISTING:** Wet Location
- ENERGY STAR:** No
- TITLE 24:** No



Dolan Hospitality
26 South Hanford St.
Seattle, WA 98134, USA
Toll Free Ph: 888-506-7383
Toll Free Fax: 866-268-1967
Info@dolanhospitality.com

MFR#:	616937
DESCRIPTION:	LED String Light-24 Lamps, 48 feet in length
DIMENSIONS:	48 feet long and hang down 9"; 24 LED heads, 2" O.C.
CERTIFICATION:	UL
WET RATED:	YES
TITLE 24:	NO
DARK SKY:	NO
FIXTURE COLOR:	BLACK
SHADE MATERIAL:	Impact Resistant Clear Acrylic-Non removable
CORD:	48"
FASTENERS USED:	May hang at each lamps location
WARRANTY:	3 YEARS
COUNTRY OF ORIGIN:	CHINA
BOX SIZE:	15" x 9" x 11.8" / 122mm x 722mm x 457mm
QTY PER CARTON:	1
QTY PER MASTER PACK:	1
ITEM WEIGHT(GROSS):	11.8 Lbs
ITEM WEIGHT(NET):	11 Lbs
COMMENTS:	Plug on end, Linkable up to 350 feet, 6 strings max lamps are non removable or replaceable
BULB:	Integrated LED .36 Watt each, 23 Watt total string
SOCKET TYPE:	LED Non Removable module
WATTAGE:	N/A
MAX WATTAGE STICKER:	N/A
VOLTAGE:	120V
HERTZ:	N/A
KELVIN TEMP:	2700 Kelvin
BULBS INCLUDED:	Yes

Found on www.dolanlighting.com



2 FREESTANDING PATIO POST DETAIL

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

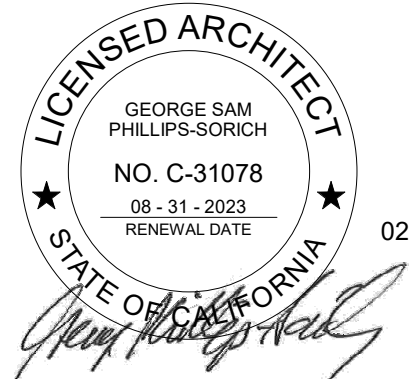
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3	REV. ENTITLEMENTS DOCS.	02/01/22

LIGHTING DETAILS

Project Number: Sheet Number:

NICH21.0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM DPM DM CPM:
DC JK IO JM

A5

2/2/2022 3:55:28 PM

EMBED SERIES EUE Mullion Mount Outdoor Emergency Egress Lighting



PRODUCT DESCRIPTION

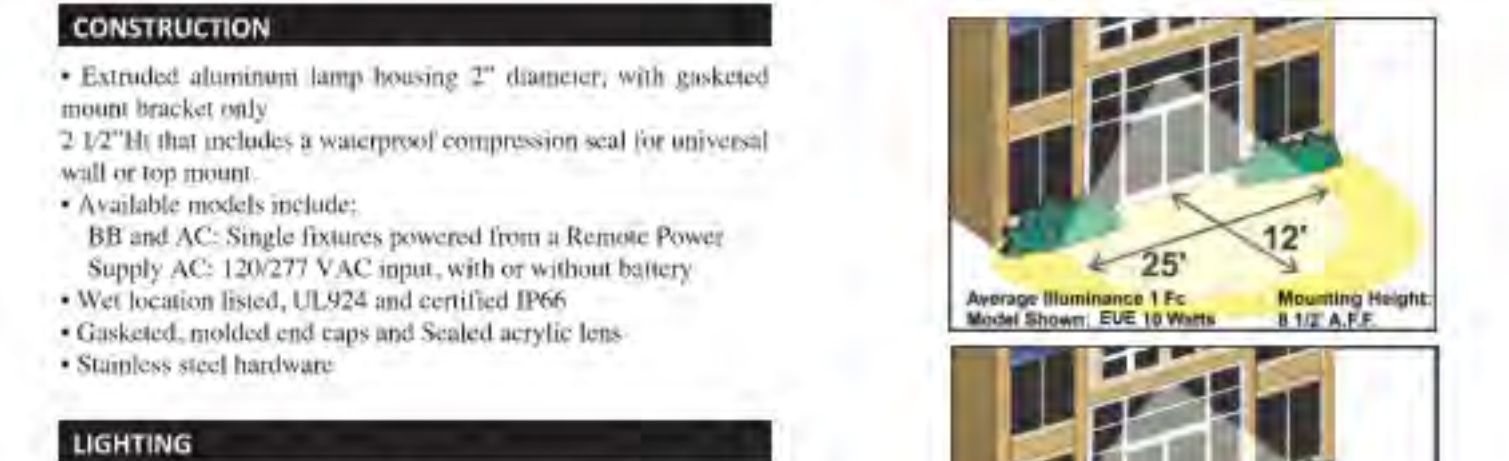
Linear LED outdoor egress with both emergency lighting and night lighting function. The EUE series is designed to mount directly on mullion frames used in typical glass panel entrance structures, with vertical mounting surface as small as 2". High efficiency LEDs and full 90° cut-off provide uniform emergency and night lighting on the extended egress pathway. All models are outdoor 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 requirements.

ORDERING INFORMATION

Model	Operation	Power	Housing Color	Mount	Options
EUE	BB - Battery Backup (inc. sides RPS) and normal on power	10 = 10 Watts Emergency 20 = 20 Watts emergency and normal on power	BL = Black W = Satin White A = Aluminium B = Dark Bronze C = Custom	T = Top W = Wall	DG = Self-test diagnostic (BB models only) SD = Night lighting control switch for models with DG option (120-277VAC) S8120 = Night lighting control switch for standard BB models (120VAC) S8277 = Night lighting control switch for standard with BB models (277VAC) REC = 20W RPS panel recessed mount 2EM = 2 hrs emergency operation for BB models CW1 = Color temp. - 3000K CW2 = Color temp. - 3200K CW3 = Color temp. - 2900K DAC = Dual AC input ZHT = 2" Mount Bracket height SHT = 5" Mount Bracket height

EXAMPLE: EUEB10AW-DG
Mule Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com

EMBED SERIES EUE Mullion Mount Outdoor Emergency Egress Lighting



CONSTRUCTION

- Extruded aluminum lamp housing 2" diameter, with gasketed mount bracket only
- 2 1/2" H 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 V AC 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 installation.
- Low Voltage Disconnect prevents deep battery discharge

CODES

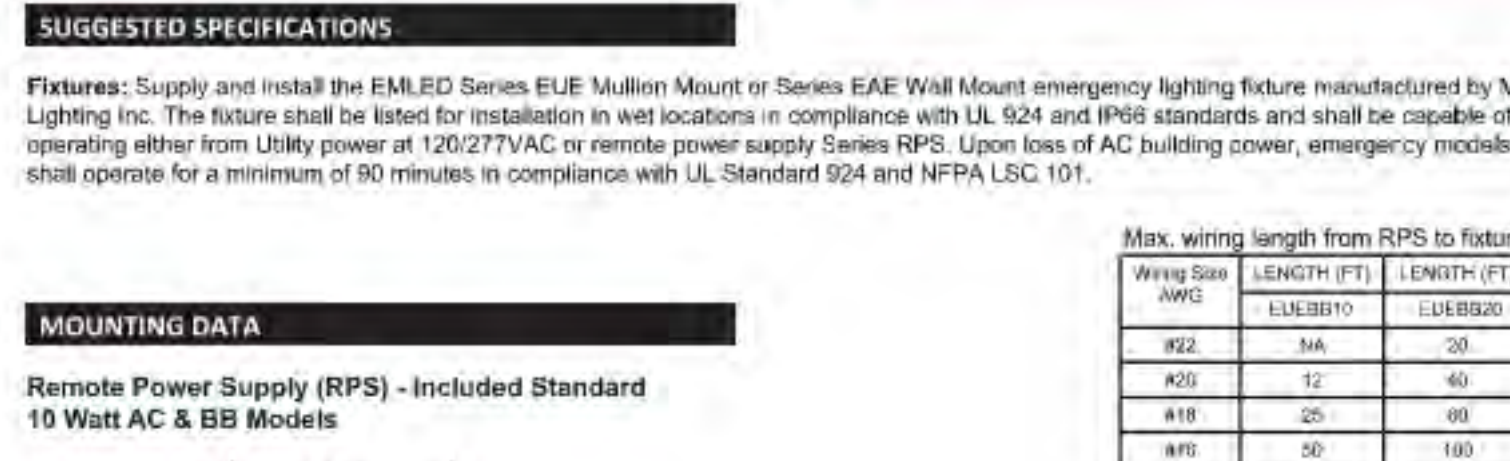
- Manufactured and tested to UL Standard 924, NFPA Life Safety Code 101, and certified to IP66.

WARRANTY

- 10 year total customer satisfaction warranty.

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

EMBED SERIES EUE Mullion Mount Outdoor Emergency Egress Lighting



SUGGESTED SPECIFICATIONS

Fixtures: Supply and install the EMBED Series EUE Mullion Mount or Series EAE Wall Mount emergency lighting fixture manufactured by Mule Lighting Inc. The fixture shall be listed for installation in wet locations in compliance with UL 924 and IP66 standards and shall be capable of operating either from Utility power at 120/277VAC or remote power supply Series RPS. Upon loss of AC building power, emergency models shall operate for a minimum of 90 minutes in compliance with UL Standard 924 and NFPA LSC 101.

Wiring Size AWG	LENGTH (FT) LUEB110	LENGTH (FT) LUEB220
#22	34	20
#20	52	40
#18	70	60
#16	88	80
#14	106	100
#12	124	120

MOUNTING DATA

Remote Power Supply (RPS) - Included Standard
10 Watt AC & BB Models

Remote Power Supply (RPS)
20 Watt AC & BB Models

Specifications and dimensions subject to change without notice.

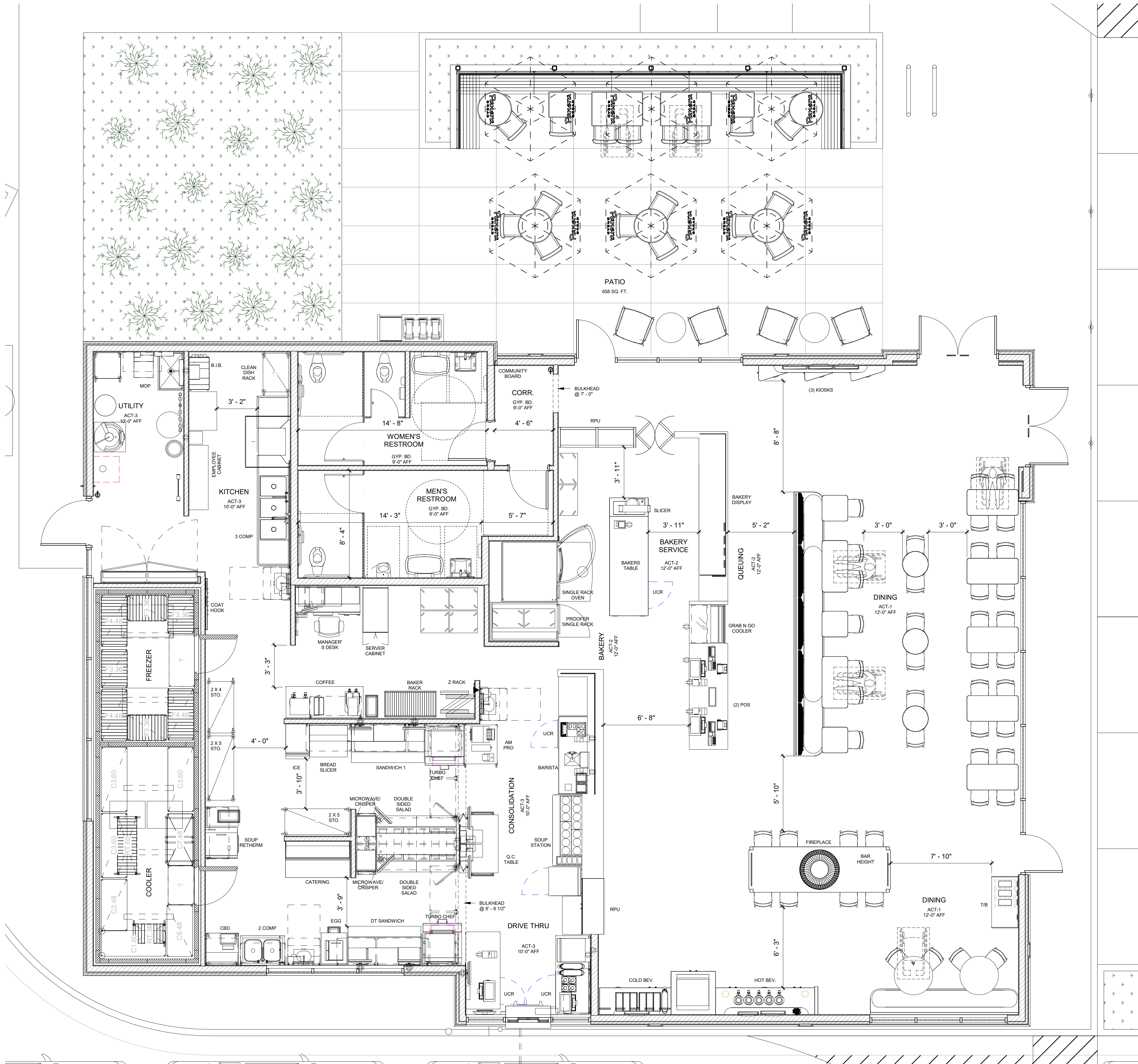
Mule Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com

PR-2019-06

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PG 2019.06

24 FLOOR PLAN
1/4" = 1'-0"



APPLICABLE CODES & REGULATIONS:

BUILDING CODE:	2019 CALIFORNIA BUILDING CODE
PLUMBING CODE:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2019 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE:	2019 CALIFORNIA MECHANICAL CODE
FIRE PROTECTION:	2019 CALIFORNIA FIRE CODE
ENERGY CODE:	2019 CALIFORNIA ENERGY CODE
ACCESSIBILITY CODE:	2019 CALIFORNIA BUILDING CODE
OTHER:	2019 CALIFORNIA GREEN BUILDING CODE CITY OF RIVERSIDE CODE OF ORDINANCES

PROJECT DESCRIPTION:

PROJECT LOCATION: VAN BUREN BLVD. & TRAUTWEIN RD.
RIVERSIDE, CA 92508

ZONING: 'C-2' RESTRICTED COMMERCIAL
ALLOWABLE BUILDING HEIGHT: 30'-0"

OCCUPANCY GROUP: A-2
CONSTRUCTION CLASSIFICATION: TYPE VB
AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED: YES

SCOPE OF PROJECT: 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:	1,856 SQFT
TOTAL PANERA SUITE:	3,740 SQFT

SEATING ANALYSIS:

INTERIOR SEAT COUNT:	76 (4 ADA REQUIRED)
EXTERIOR SEAT COUNT:	29

TABLE ANALYSIS:

INTERIOR TABLE COUNT:	22
EXTERIOR TABLE COUNT:	11
TOTAL TABLES:	33
2 TOPS:	09 (41%)
3 TOPS:	00 (00%)
4+ TOPS:	13 (59%)

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:



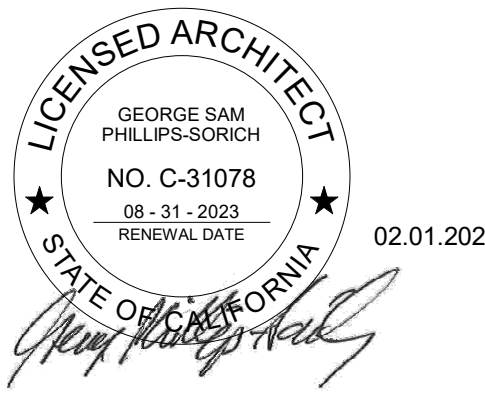
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Chicago, IL 60654 U.S.A.
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ENGINEER: MECH. & PLBG.
ALLENMEYER & ASSOC., LLC.
350 MARSHALL AVENUE #100
ST. LOUIS, MISSOURI 63119
PHONE: 314.772.1782

ENGINEER: ELECTRICAL
YASHAVANT V. KULKARNI, P.E.
Y. V. KULKARNI
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FAX: 408.465.9855
YASHAVECO@GMAIL.COM

Professional Seal:



Project Title:

ENTITLEMENT SUBMITTAL
Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508

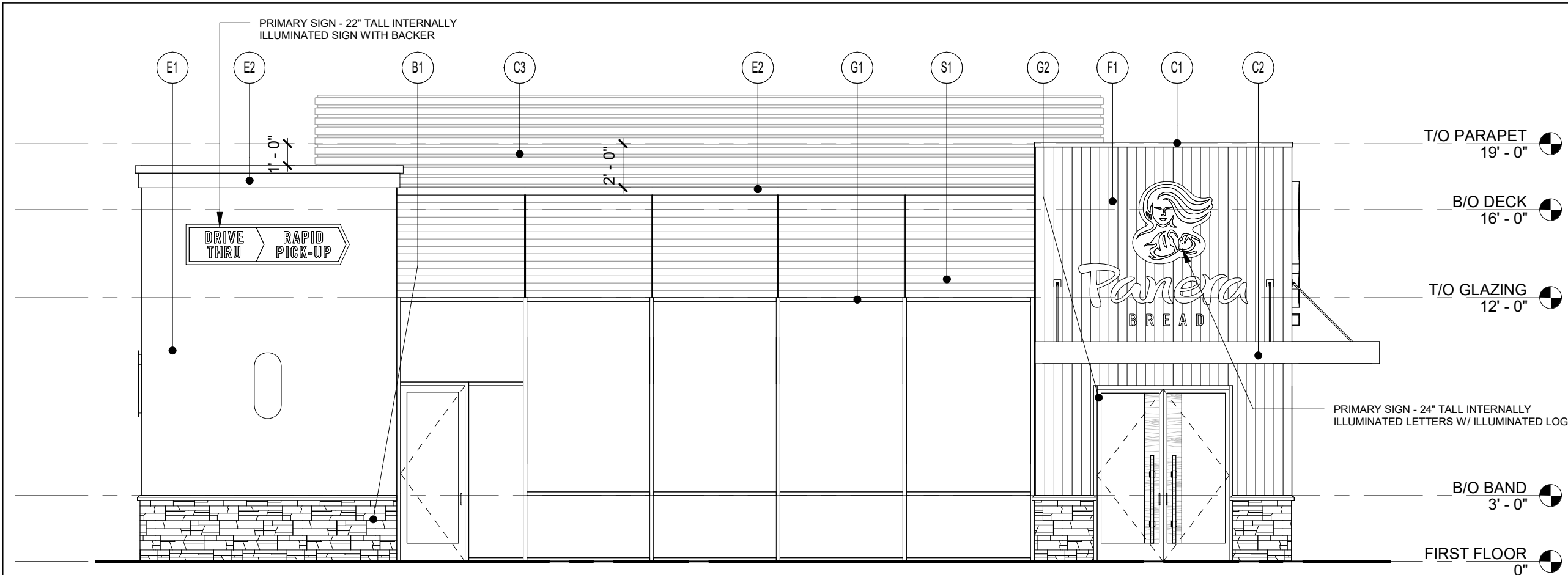


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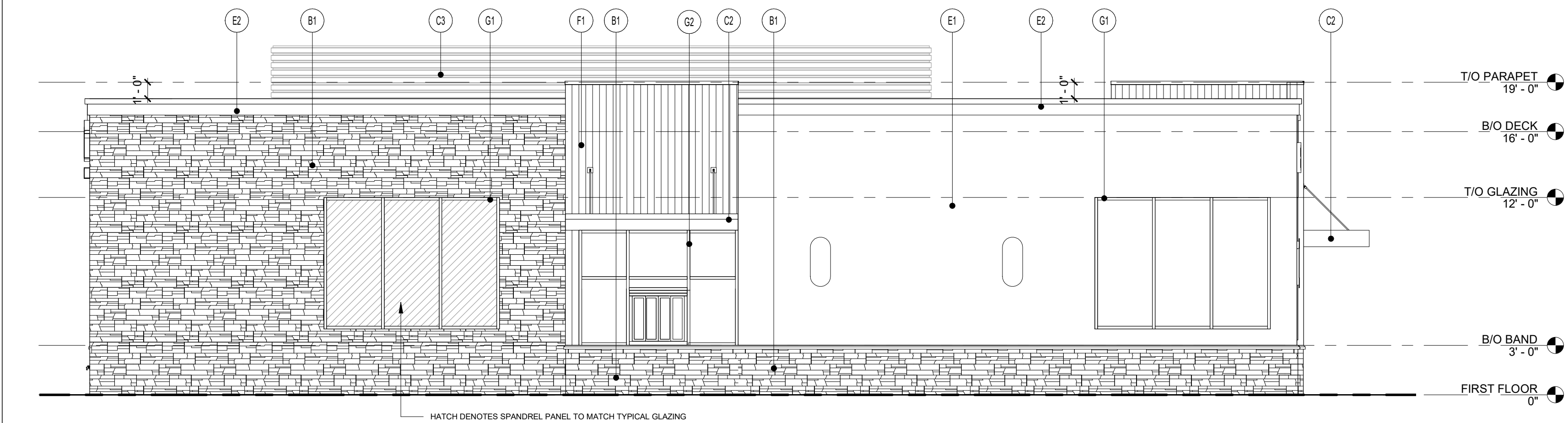
No.	Description	Date
1	ENTITLEMENT DOCS.	10/08/21
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SCHEMATIC FLOOR PLAN

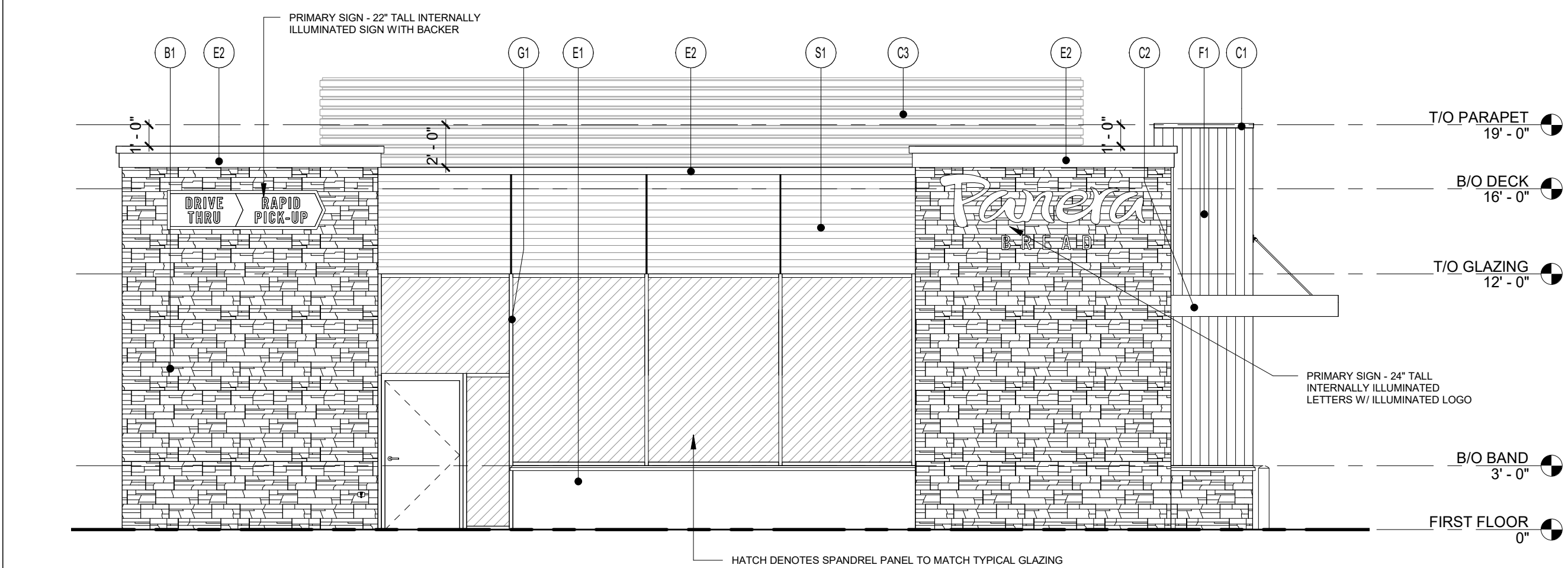
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Drawn By:	NORR	Issue Date:	10.08.2021
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DC:	JK:	IO:	JM:



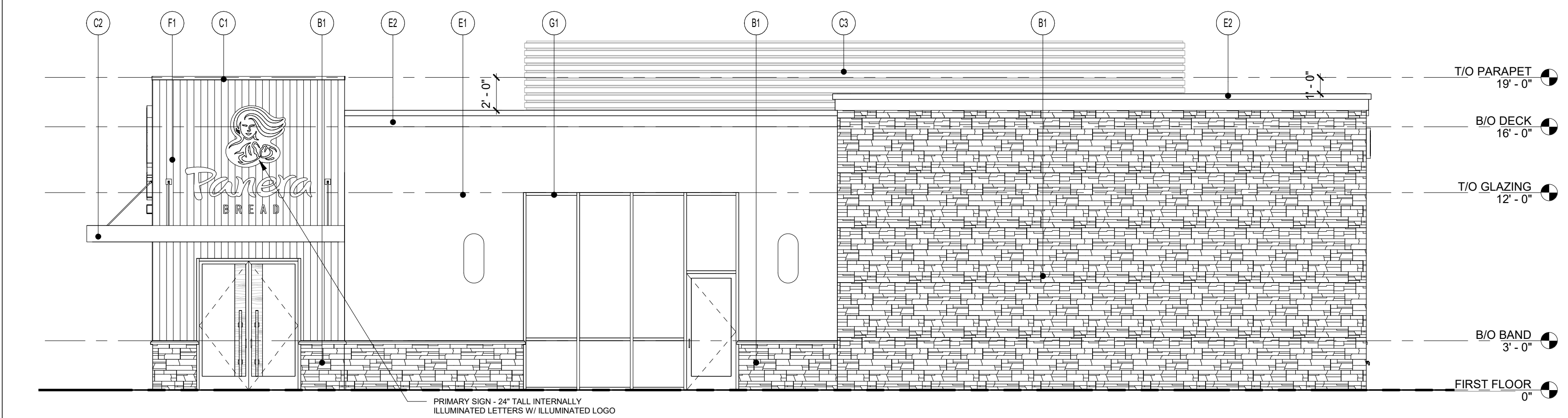
21 WEST ELEVATION
3/16" = 1'-0"



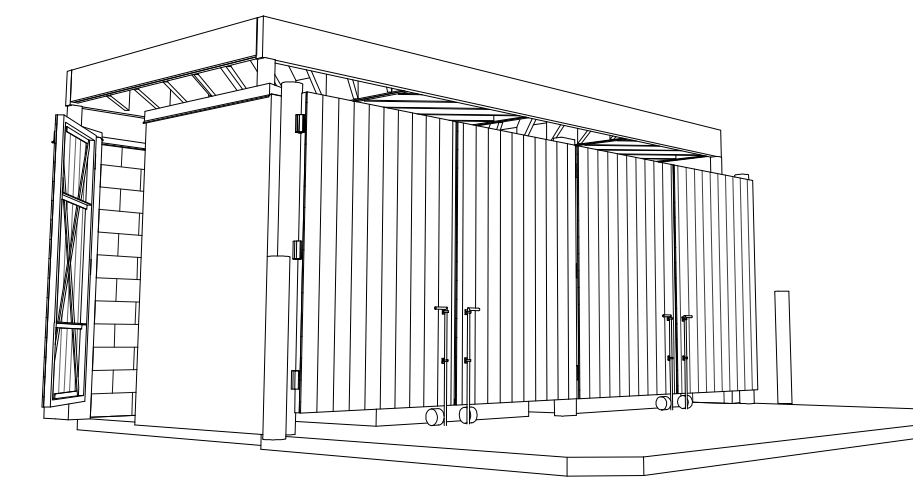
22 NORTH ELEVATION
3/16" = 1'-0"



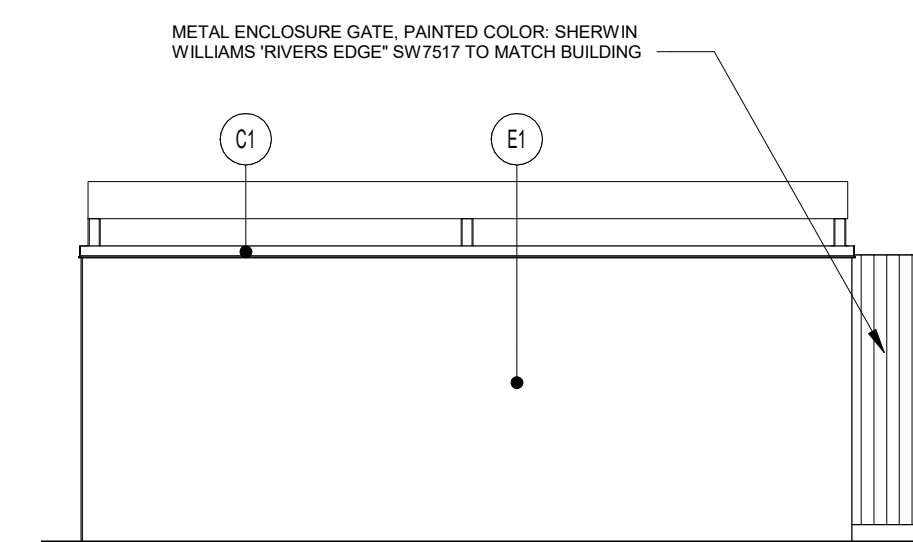
23 EAST ELEVATION
3/16" = 1'-0"



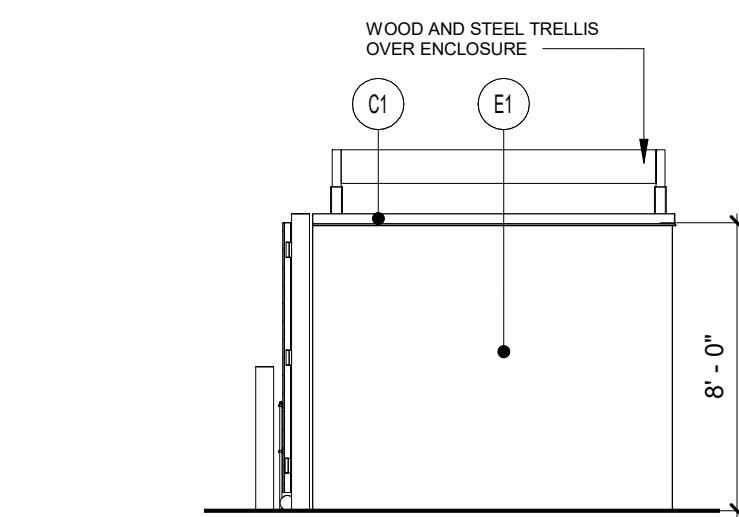
24 SOUTH ELEVATION
3/16" = 1'-0"



6 TRASH ENCLOSURE PERSPECTIVE



7 TRASH ENCLOSURE REAR
3/16" = 1'-0"



8 TRASH ENCLOSURE SIDE
3/16" = 1'-0"

EXTERIOR MATERIALS:

- B1 LEDGESTONE VENEER: CORONADO STONE
1 1/2" THICK, EASTERN MOUNTAIN LEDGE
COLOR: CHESTNUT
- C1 PRE-FINISHED METAL COPING
COLOR: MATCH RAL 7043
- C2 PRE-FINISHED ALUMINUM CANOPY
COLOR: MATCH PMS 2411C
- C3 PRE-FINISHED ALUMINUM SCREENING
COLOR: MATCH RAL 7043
- E1 3-LAYER STUCCO SYSTEM
TEXTURE TO MATCH DRYVIT LIMESTONE
PAINT: SHERWIN WILLIAMS SW 7517 'RIVER'S EDGE'
- E2 STUCCO CORNICE TRIM
TEXTURE TO MATCH DRYVIT LIMESTONE
PAINT: MATCH RAL 7043
- F1 FIBERGLASS REINFORCED PANEL
MFR: FORMGLAS, FORMGLAS FRP
FINISH: BASF UNO, COLOR: MATCH PMS 2307C
- G1 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
FINISH: POWDERCOAT, COLOR: COLONIAL WHITE
GLAZING: 1" INSULATED CLEAR GLASS
- G2 ALUMINUM STOREFRONT
KAWNEER, 2" X 4-1/2" PROFILE (OR APPROVED EQUAL)
COLOR: MATCH PMS 2411C
GLAZING: 1" INSULATED CLEAR GLASS
- S1 ALUMINUM WOOD LOOK
KNOTWOOD, CLADDING SYSTEM
COLOR: WHITE ASH
- S2 ALUMINUM WOOD LOOK
KNOTWOOD, SELF MATING CLADDING SYSTEM
COLOR: WHITE ASH

SPANDREL GLAZING SPECIFICATION:
MFR: 100 HIGH PERFORMANCE COATINGS
COLOR: OPACI-COAT-300, #0-0186 LIGHT WHITE
COATING TO BE FACTORY APPLIED

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

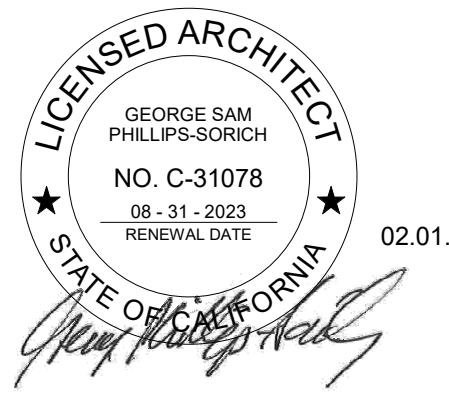
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Chicago, IL 60654 U.S.A.
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ENGINEER: MECH. & PLBG.
ALDENMEYER & ASSOC., LLC.
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PHONE: 314.772.1782

ENGINEER: ELECTRICAL
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DAVIS, CA 95616
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YASHAKEO@GMAIL.COM

Professional Seal:



Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
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RIVERSIDE, CA 92508



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EXTERIOR ELEVATIONS

Project Number: Sheet Number:

NICH21_0310

Drawn By:

NORR

Issue Date:

10.08.2021

PM DPM DM: CPM:

DC JK IO JM

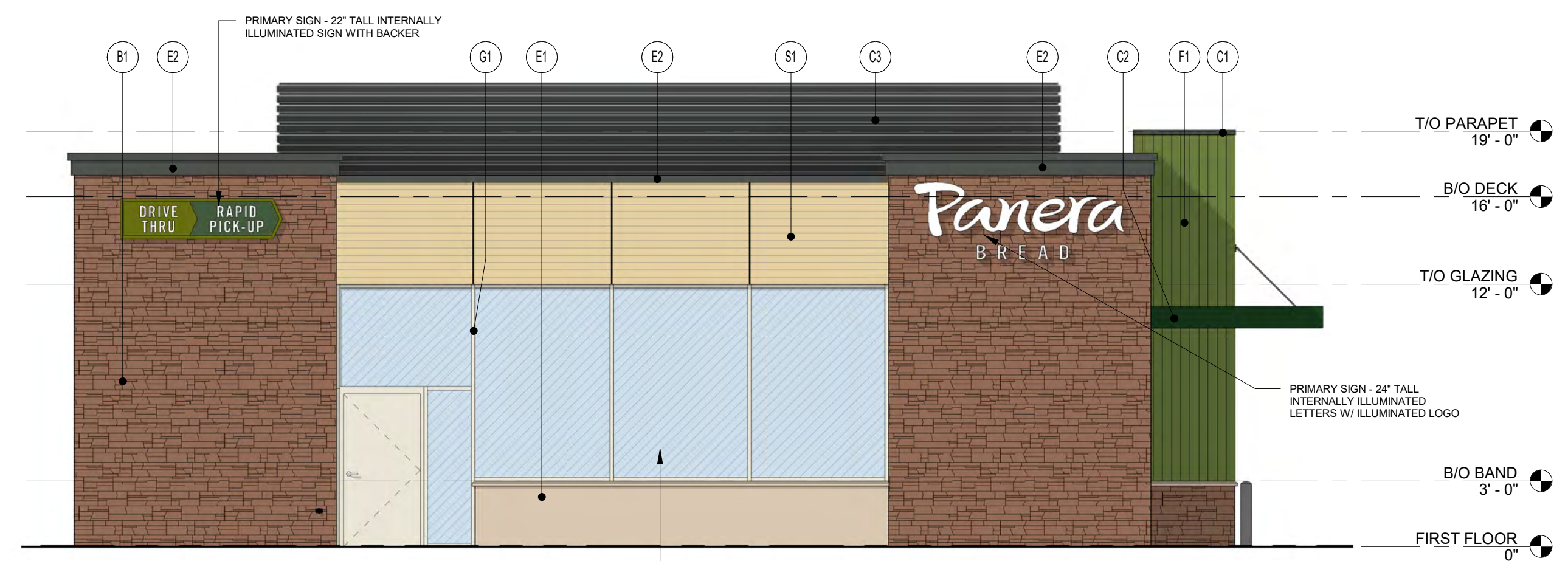
A7



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



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



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



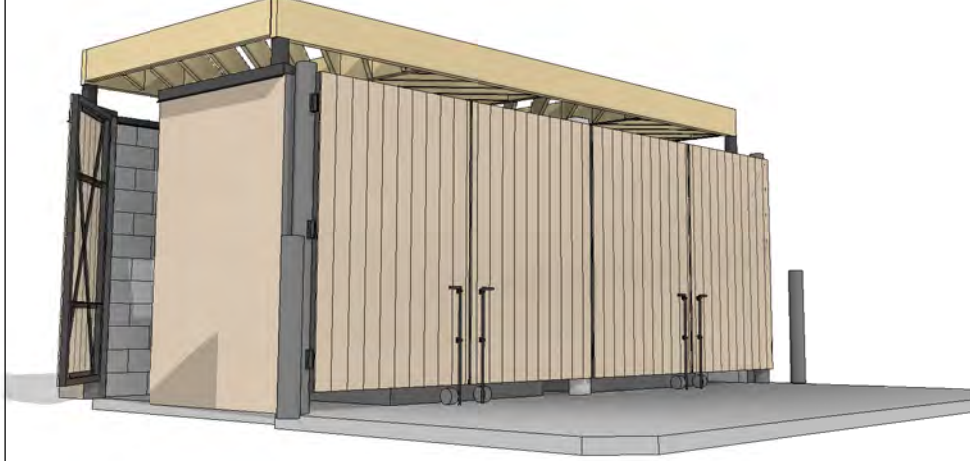
24 SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL SAMPLE BOARD:

- B1** LEDGESTONE VENEER; CORONADO STONE 1 1/2" THICK, EASTERN MOUNTAIN LEDGE COLOR: CHESTNUT
- C1** PRE-FINISHED METAL COPING COLOR: MATCH RAL 7043
- C3** PRE-FINISHED ALUMINUM SCREENING COLOR: MATCH RAL 7043
- E2** STUCCO CORNICE TRIM COLOR: MATCH RAL 7043
- C2** PRE-FINISHED ALUMINUM CANOPY COLOR: MATCH PMS 2411C
- G2** ALUMINUM STOREFRONT KAWNEER, 2" X 4-1/2" PROFILE FINISH: POWDERCOAT, COLOR: COLONIAL WHITE GLAZING: 1" INSULATED CLEAR GLASS
- E1** 3-LAYER STUCCO SYSTEM TEXTURE TO MATCH DRYVIT LIMESTONE PAINT: SHERWIN WILLIAMS SW 7517 'RIVER'S EDGE'
- F1** FIBERGLASS REINFORCED PANEL MFR: FORMGLAS, FORMGLAS FRP FINISH: BASF UNO, COLOR: MATCH PMS 2307C
- G1** ALUMINUM STOREFRONT KAWNEER, 2" X 4-1/2" PROFILE FINISH: POWDERCOAT, COLOR: COLONIAL WHITE GLAZING: 1" INSULATED CLEAR GLASS
- S1** ALUMINUM WOOD LOOK KNOTWOOD, CLADDING SYSTEM COLOR: WHITE ASH
- S2** ALUMINUM WOOD LOOK KNOTWOOD, SELF MATING CLADDING SYSTEM COLOR: WHITE ASH

EXTERIOR MATERIALS:

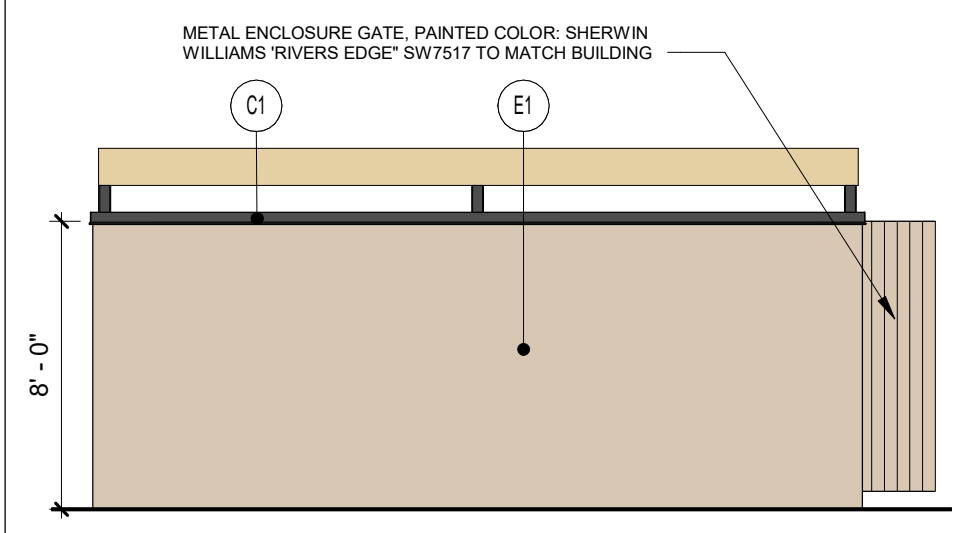
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- S1** ALUMINUM WOOD LOOK KNOTWOOD, CLADDING SYSTEM COLOR: WHITE ASH
- S2** ALUMINUM WOOD LOOK KNOTWOOD, SELF MATING CLADDING SYSTEM COLOR: WHITE ASH



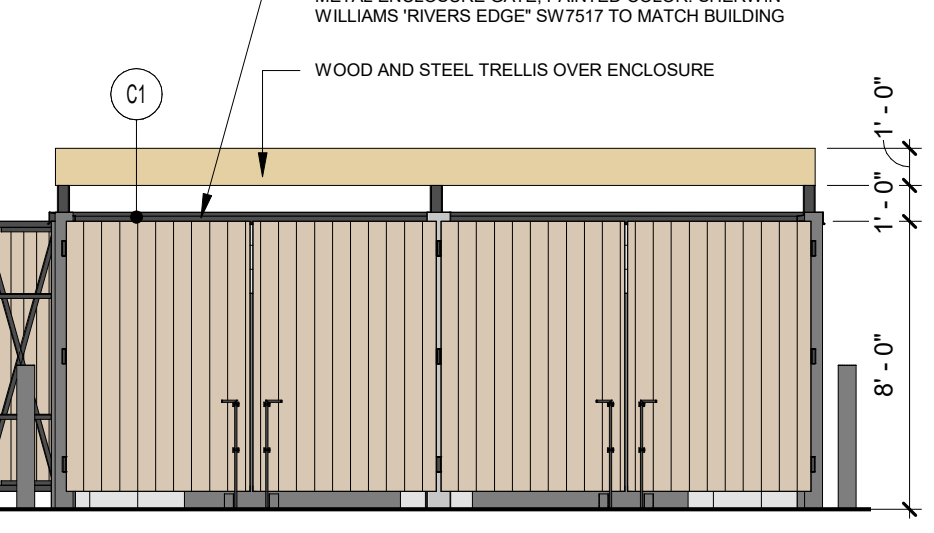
6 TRASH ENCLOSURE PERSPECTIVE

SPANDREL GLAZING SPEC:

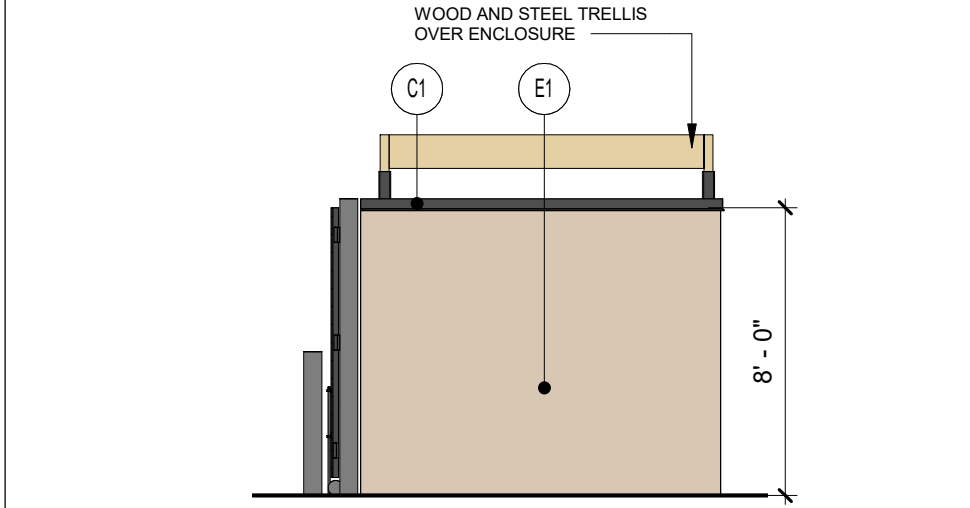
MFR: ICD HIGH PERFORMANCE COATINGS
COLOR: OPACI-COAT-300, #0-0186 LIGHT WHITE
COATING TO BE FACTORY APPLIED



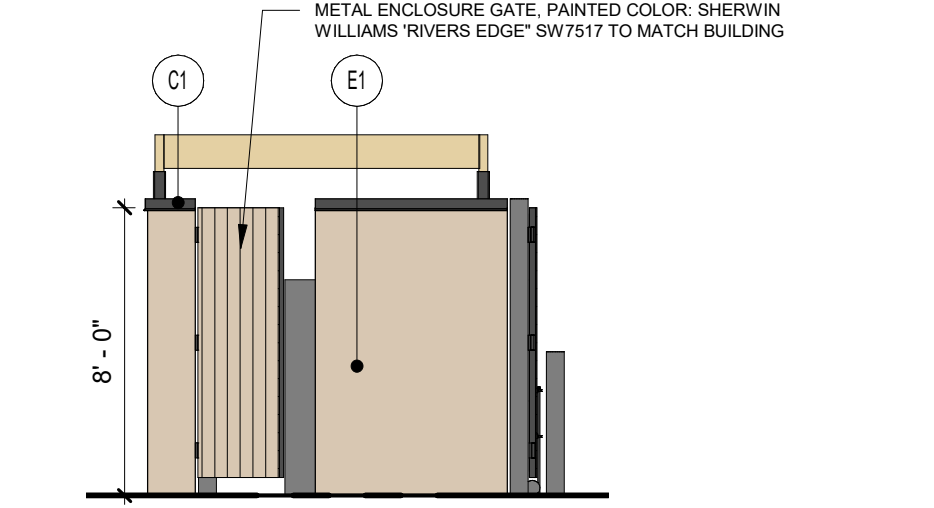
7 TRASH ENCLOSURE REAR
3/16" = 1'-0"



3 TRASH ENCLOSURE FRONT
3/16" = 1'-0"



8 TRASH ENCLOSURE SIDE
3/16" = 1'-0"



4 TRASH ENCLOSURE SIDE
3/16" = 1'-0"

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

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Chicago, IL 60654 U.S.A.
nor.com

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PHONE: 314.772.1782

ENGINEER: ELECTRICAL
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YASHAKECO@GMAIL.COM



Professional Seal:

Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
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RIVERSIDE, CA 92508



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

EXTERIOR COLOR ELEVATIONS

Project Number: _____ Sheet Number: _____
NICH21.0310
Drawn By: _____
NORR
Issue Date: **10.08.2021**
PM: _____ DPM: _____ DM: _____ CPM: _____
DC: _____ JK: _____ IO: _____ JM: _____

A8

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

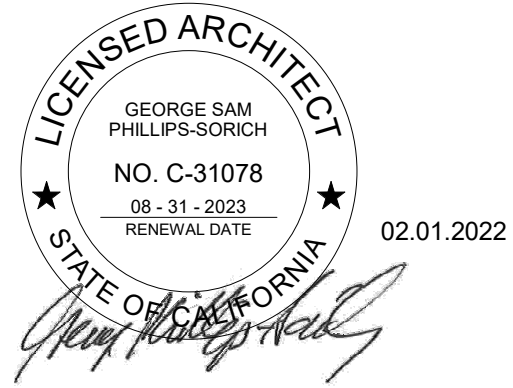
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YASHAVECO@GMAIL.COM

Professional Seal:



Project Title:



22 VIEW FROM NORTHWEST



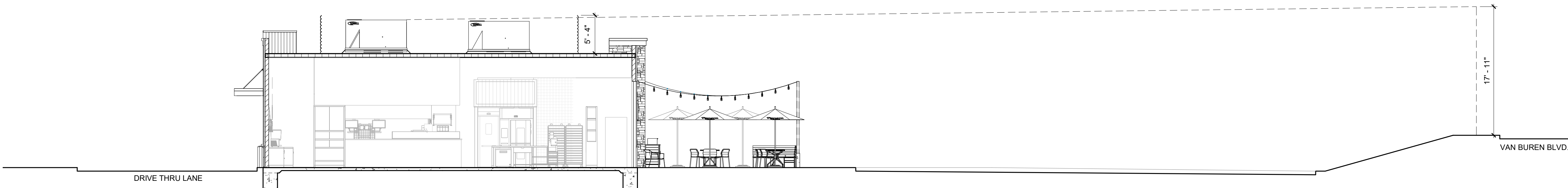
10 VIEW FROM SOUTHWEST



23 VIEW FROM NORTHEAST



11 VIEW FROM SOUTHEAST 1



24 LINE OF SIGHT DIAGRAM
1/8" = 1'-0"

ENTITLEMENT SUBMITTAL

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508



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REV. ENTITLEMENTS DOCS.		02/01/22

3D VIEW / LINE OF SIGHT

Project Number: _____ Sheet Number: _____
NICH21_0310
Drawn By: _____
NORR
Issue Date: **10.08.2021**
PM DPM: DM: CPM:
DC JK IO JM

A9

2/2/2022 3:54:41 PM

PG 2019.06



VIEW FROM WEST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST

2/2/2022 3:54:42 PM

PG 2019.06

Bakery-Cafe:

#6261

SYSTEM: HCM

Project Team:

NORR

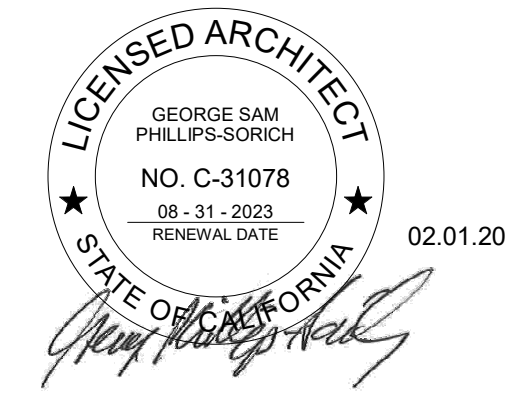
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nor.com

ENGINEER: MECH. & PLB.G.
ALVEMEYER & ASSOC., LLC.
350 MARSHALL AVENUE #100
ST. LOUIS, MISSOURI 63119
PHONE: 314.772.1782

ENGINEER: ELECTRICAL
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Professional Seal:



Project Title:

Bakery Cafe #6261
VAN BUREN BLVD. &
TRAUTWEIN RD.
RIVERSIDE, CA 92508

ENTITLEMENT SUBMITTAL



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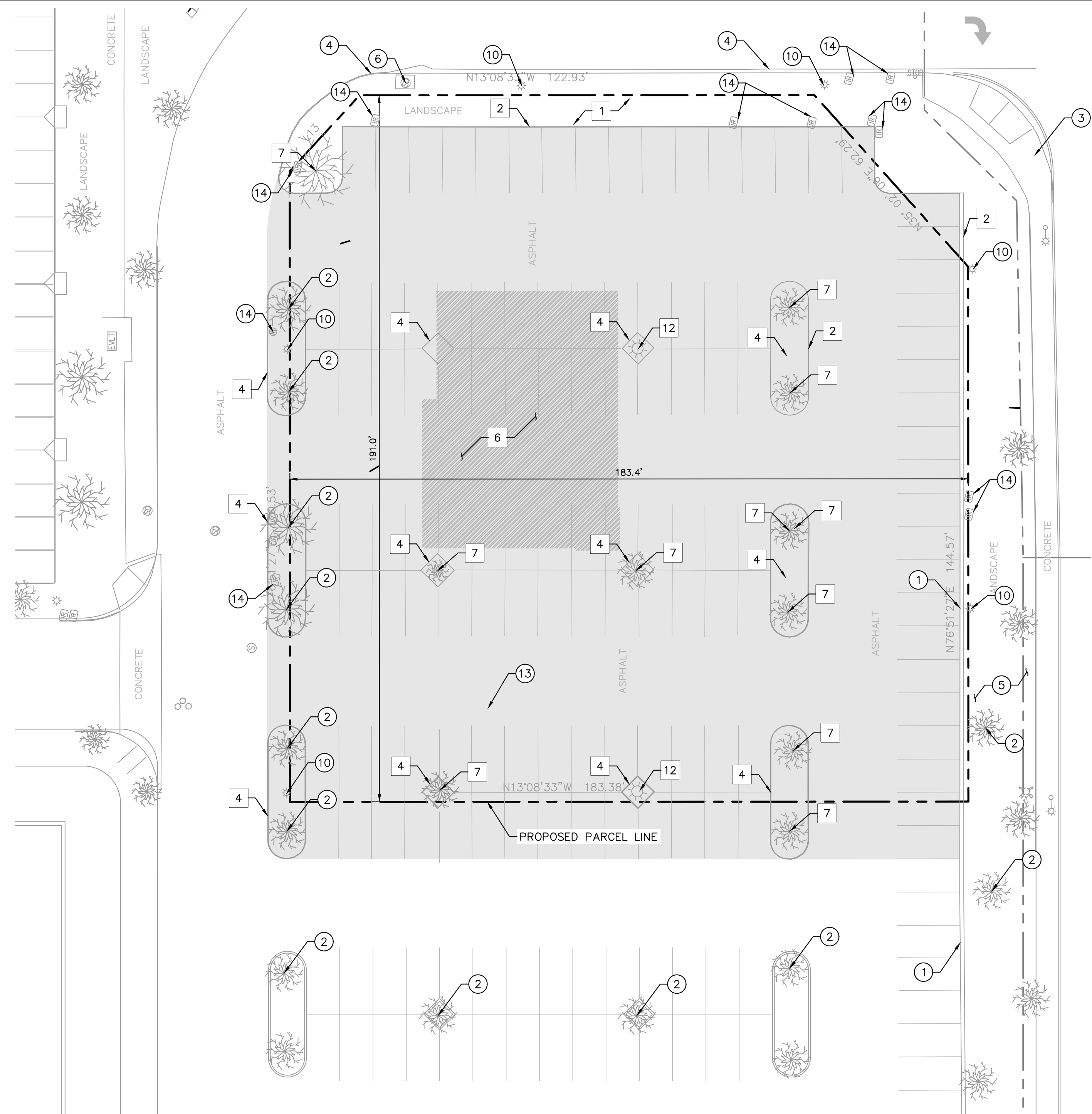
No.	Description	Date
REV.	ENTITLEMENTS DOCS.	01/12/22
REV.	ENTITLEMENTS DOCS.	02/01/22

RENDERINGS

Project Number: _____ Sheet Number: _____
 NICH21.0310 _____
 Drawn By: _____
 NORR _____ **A10**
 Issue Date: **10.08.2021**
 PM: _____ DM: _____ CPM: _____
 DC: _____ JK: _____ IO: _____ JM: _____

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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 REPORT FOR MORE INFORMATION
- 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
- 13 REMOVE EXISTING CURB INLET. INSTALL TEMPORARY CAP ON STORM DRAIN LINE FOR FUTURE CONNECTION.

PROTECTION NOTES

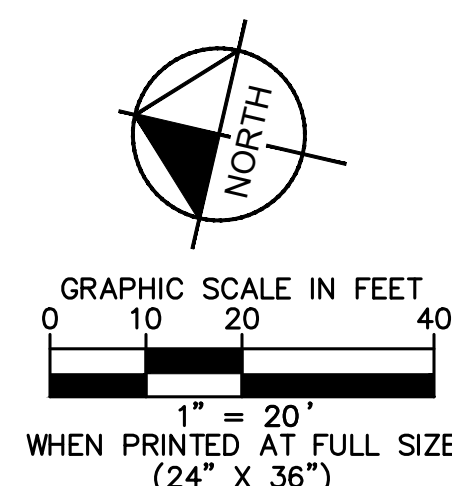
- 1 PROTECT-IN-PLACE EXISTING CURB / CURB & GUTTER.
- 2 PROTECT-IN-PLACE EXISTING TREE.
- 3 PROTECT-IN-PLACE EXISTING PUBLIC SIDEWALK.
- 4 PROTECT-IN-PLACE EXISTING PUBLIC CURB & GUTTER.
- 5 PROTECT-IN-PLACE EXISTING LANDSCAPE.
- 6 PROTECT-IN-PLACE EXISTING STORM DRAIN INLET.
- 7 EXISTING TRANSFORMER TO BE REUSED.
- 8 PROTECT-IN-PLACE EXISTING MONUMENT SIGN.
- 9 PROTECT-IN-PLACE EXISTING COLUMN.
- 10 PROTECT-IN-PLACE EXISTING LIGHT POLE.
- 11 PROTECT-IN-PLACE EXISTING TRAFFIC SIGNAL.
- 12 PROTECT-IN-PLACE EXISTING ELECTRICAL HANDHOLE.
- 13 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.

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 THICKNESS.
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 JURISDICTIONS.
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 AND STREETS.
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.
12. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 AND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
13. 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.
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.



Bakery-Cafe:

#6134

SYSTEM: G4

Project Team:

NORR

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Professional Seal:



12/16/2021

Project Title:

ENTITLEMENT REVIEW

Bakery Cafe #6134
VAN BUREN BLVD &
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RIVERSIDE, CA 92508



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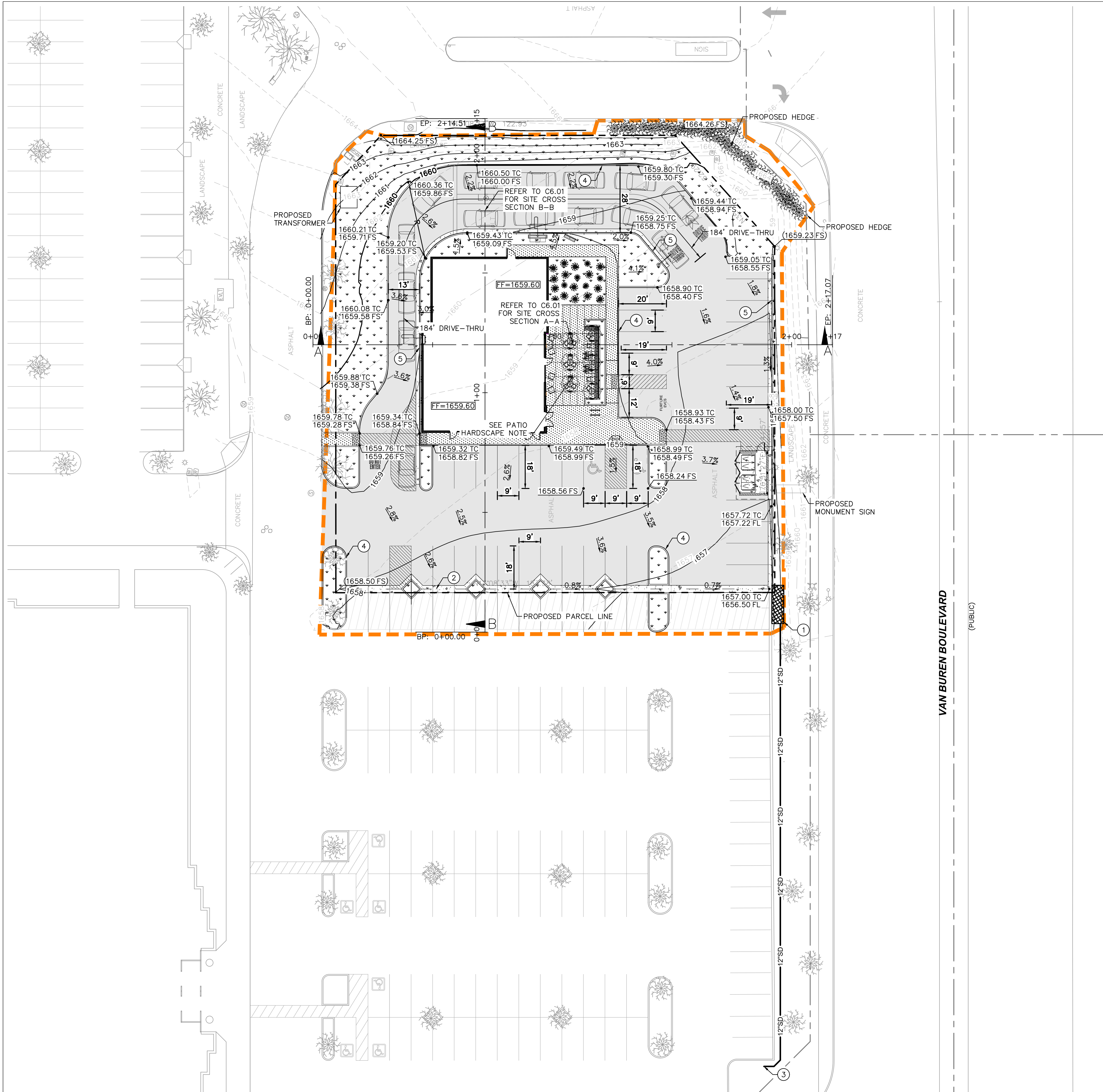
No.	Description	Date
	ENTITLEMENT REVIEW	12/14/18

DEMOLITION PLAN

Project Number: NICH18.0268.00
Sheet Number: **C4.0**
Drawn By:
Author:
Issue Date: 12/14/18
DPM: JK DM: CPM: ME
JK DC ME

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LEGEND

- PROPOSED PARCEL LINE
- - - EASEMENT LINE
- CENTER LINE
- - - APPROXIMATE CIVIL LIMIT OF WORK LINE
- - - GRADE BREAK LINE
- GB — RIDGE LINE
- R — FLOW LINE
- - - EXISTING STORM DRAIN LINE
- - - PROPOSED STORM DRAIN LINE
- 715.50 TC
● 715.00 FS — PROPOSED SPOT ELEVATION
- (715.50 TC)
● (715.00 FS) — EXISTING SPOT ELEVATION
- 2.00% — PROPOSED FLOW (DIRECTION AND SLOPE)
- [Pattern] — STANDARD DUTY SIDEWALK CONCRETE
- [Pattern] — HEAVY DUTY CONCRETE PAVEMENT
- [Pattern] — LANDSCAPE/PLANTER AREA
- [Pattern] — STANDARD DUTY ASPHALT CONCRETE PAVEMENT
- [Pattern] — DETECTABLE WARNING
- [Pattern] — MILL AND OVERLAY EXISTING ASPHALT PAVEMENT

PATIO HARDSCAPE NOTE

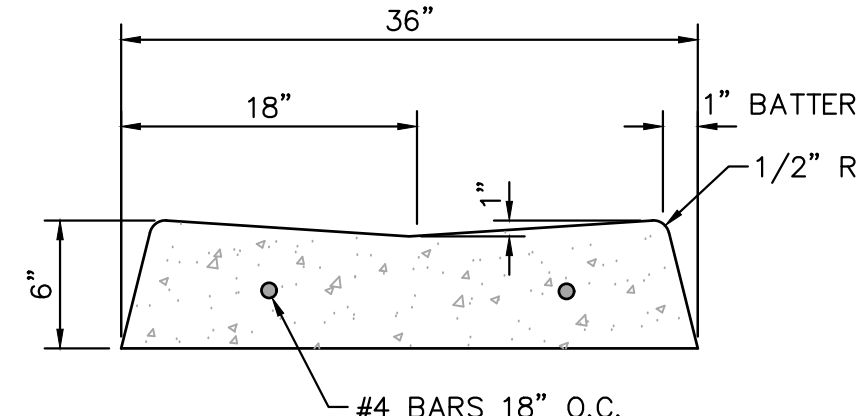
REFER TO LANDSCAPE PLANS FOR PATIO MATERIAL. MATERIAL TO BE NATURAL COLORED CONCRETE WITH DOUBLE BLADED SAW CUT JOINTS. FINISH: TOPCAST @ #05

RETAINING WALL NOTE

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



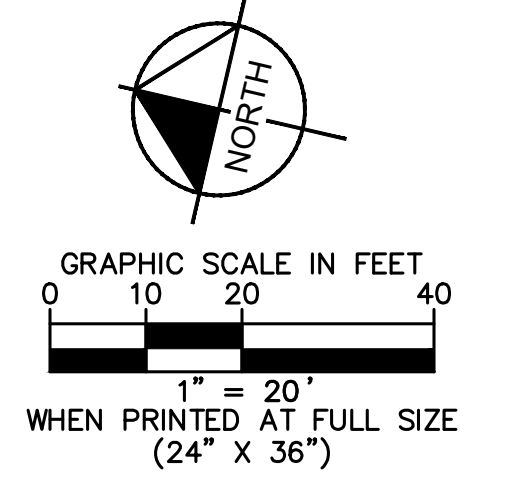
NOTE:

CONCRETE SHALL BE 3000 PSI.

VALLEY GUTTER	REV. DATE: 05.05.2016
N.T.S.	

EXISTING UTILITY NOTE

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Bakery-Cafe:

#6134

SYSTEM: G4
Project Team:

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Professional Seal:



12/16/2021

Project Title:

ENTITLEMENT REVIEW

Bakery Cafe #6134
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No.	Description	Date
	ENTITLEMENT REVIEW	12/14/18

GRADING AND DRAINAGE PLAN

Project Number: _____ Sheet Number: _____
 NICH18.0268.00
 Drawn By: _____
 Author: _____
 Issue Date: 12/14/18
 DPM: _____ DM: _____ CPM: _____
 JK DC ME

C6.0



Bakery Cafe #6134
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RIVERSIDE, CA 92508

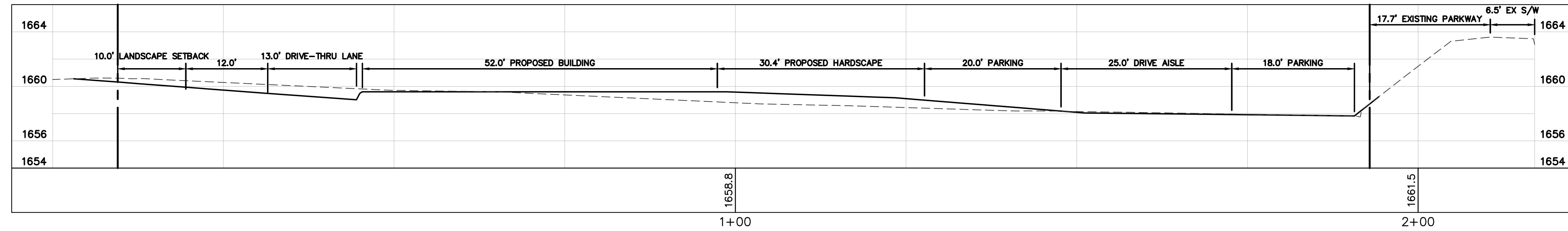


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No.	Description	Date
1	ENTITLEMENT REVIEW	12/14/18

GRADING PROFILES

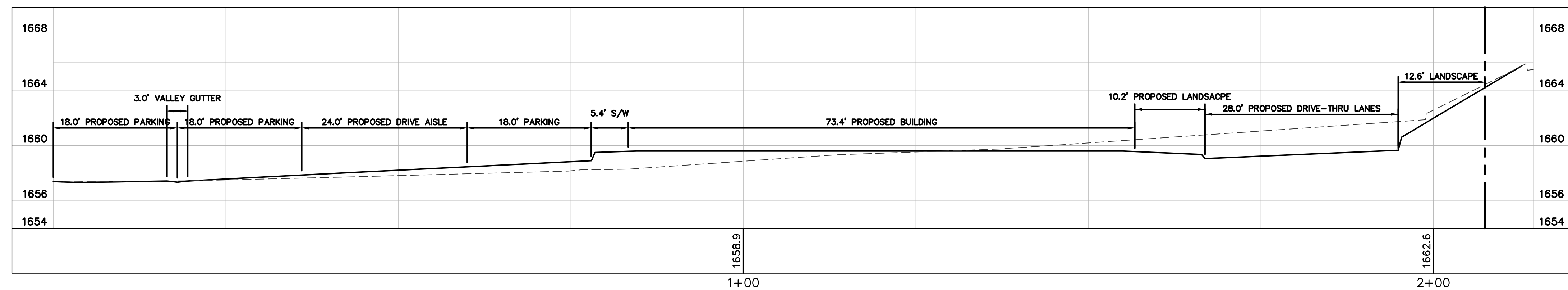
Project Number: NICH18.0268.00
 Sheet Number: **C6.1**
 Drawn By:
 Author:
 Issue Date: 12/14/18
 DPM: JK DM: DC CPM: ME



SECTION A-A

HORIZONTAL SCALE 1"=10'

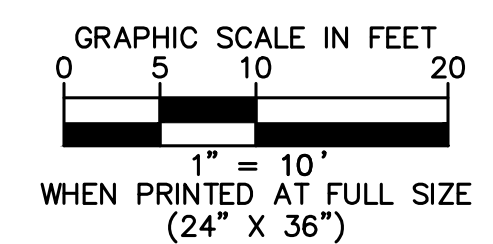
VERTICAL SCALE 1"=2'



SECTION B-B

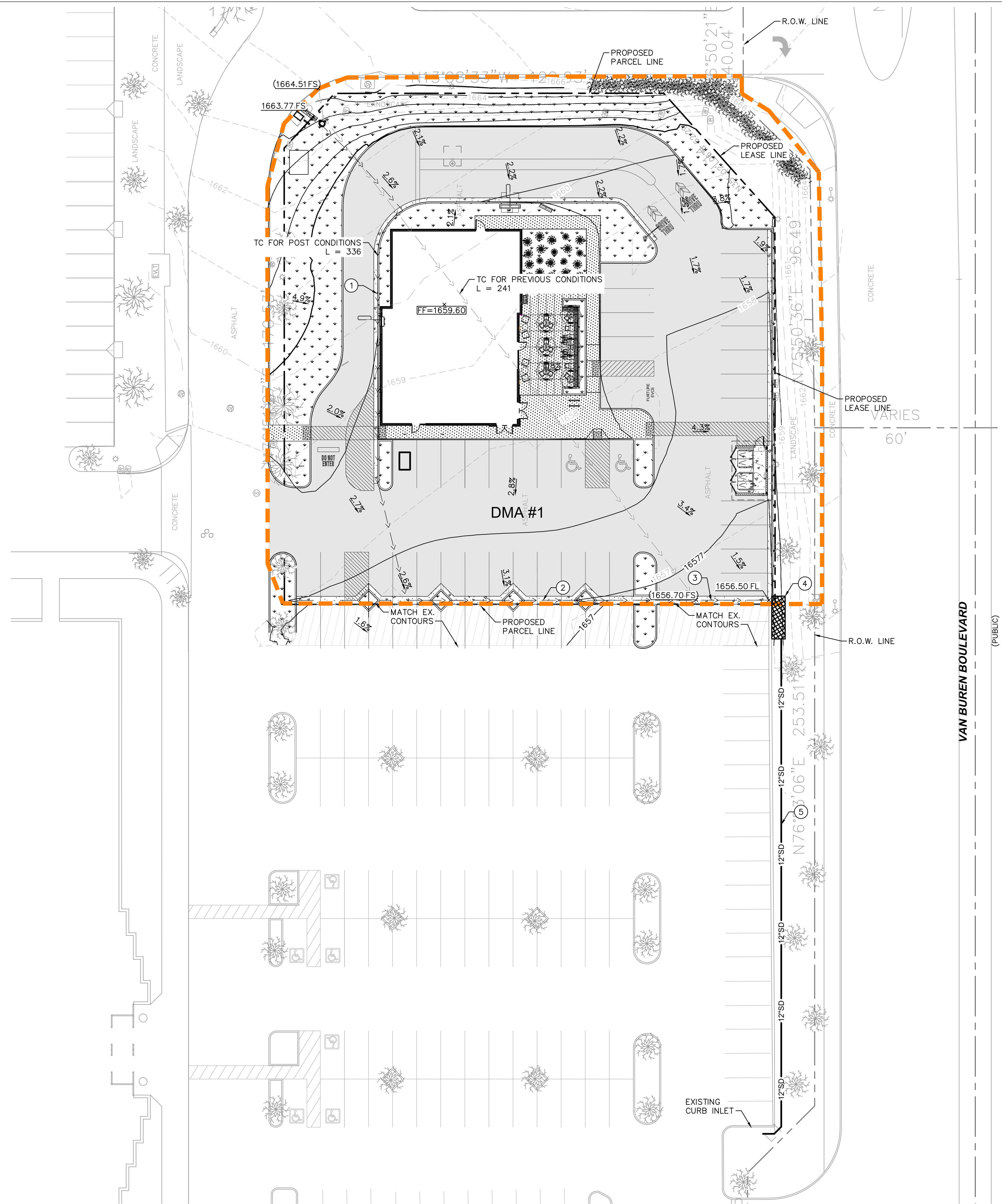
HORIZONTAL SCALE 1"=10'

VERTICAL SCALE 1"=2'



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LEGEND

- PROPERTY LINE
- STREET CENTER LINE
- LEASE LINE
- EASEMENT LINE
- SD--- PROPOSED STORM DRAIN LINE
- [Pattern] STANDARD DUTY SIDEWALK PAVEMENT
- [Pattern] HEAVY DUTY CONCRETE PAVEMENT
- R--- RIDGE LINE
- 715.50 TC / 715.00 FS PROPOSED SPOT ELEVATION
- (715.50 TC) / (715.00 FS) EXISTING SPOT ELEVATION
- [Pattern] STANDARD DUTY ASPHALT CONCRETE PAVEMENT
- [Pattern] MILL AND OVERLAY EXISTING ASPHALT PAVEMENT
- [Pattern] LANDSCAPE AREA
- - - - - DENOTES DRAINAGE AREA

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

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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		0.30	0.2250		

Bakery-Cafe:

#6134

SYSTEM: G4
Project Team:

NORR

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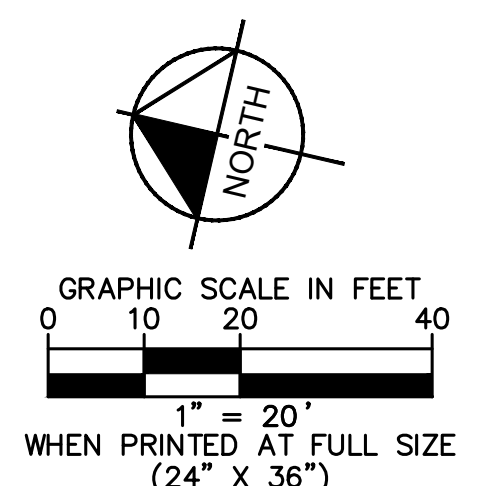


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No.	Description	Date
1	ENTITLEMENT REVIEW	12/14/18

WQMP SITE PLAN

Project Number: NICH18.0268.00
Sheet Number: **C6.2**
Drawn By:
Author:
Issue Date: 12/14/18
DPM: JK DM: DC CPM: ME



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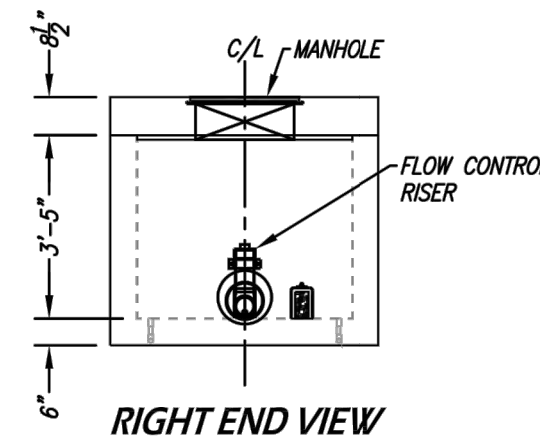
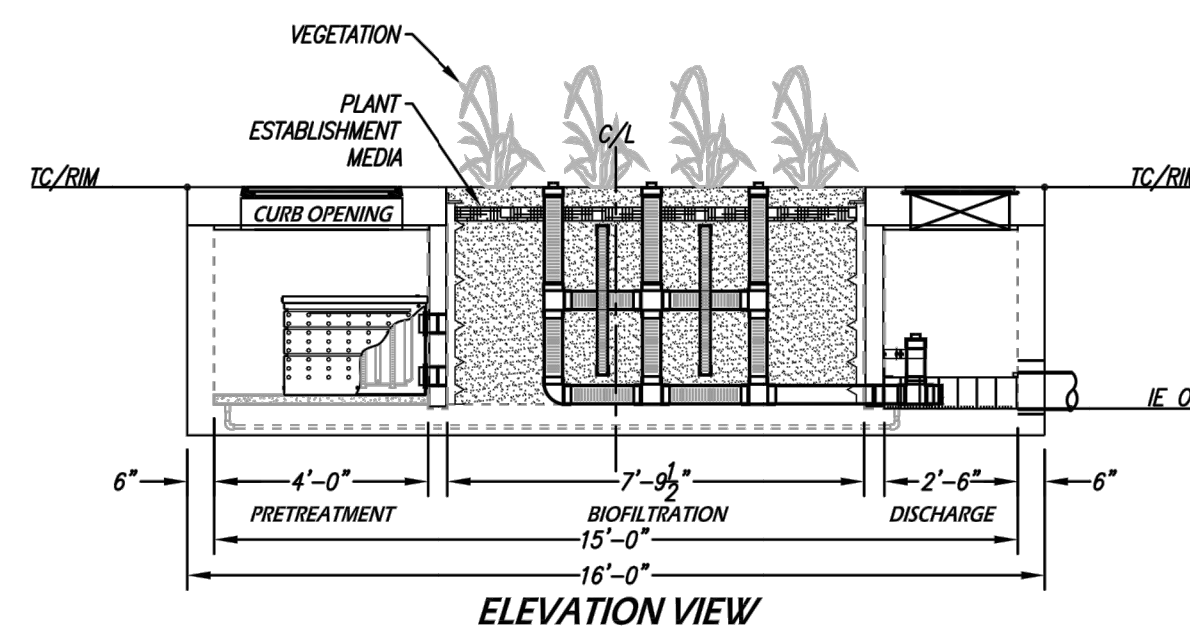
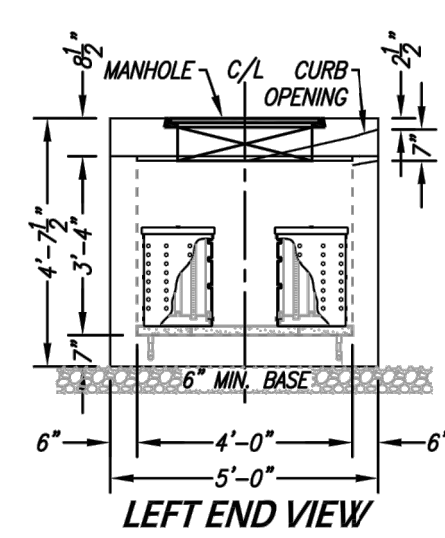
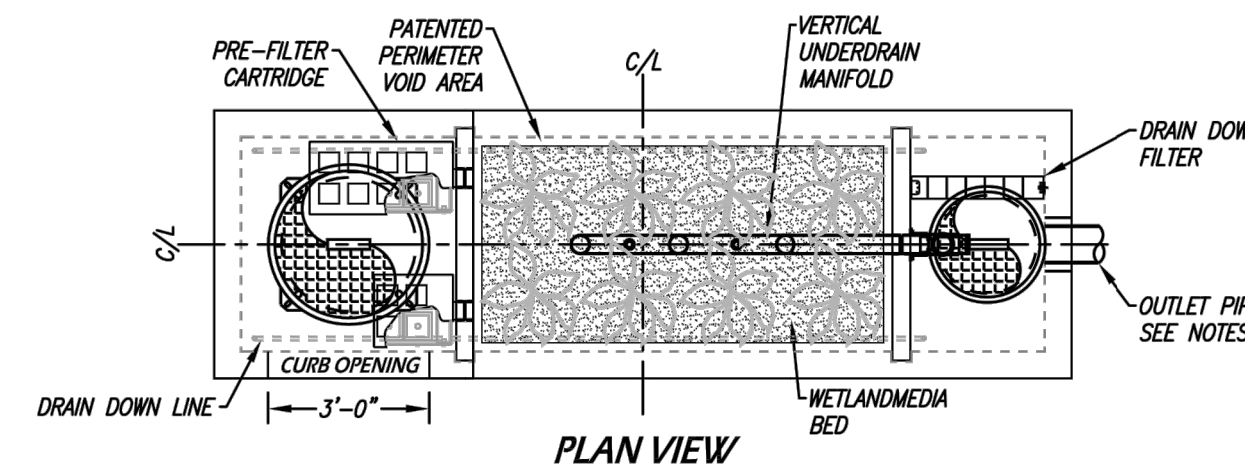
SITE SPECIFIC DATA	
PROJECT NAME	Panera Bread Riverside
PROJECT LOCATION	19260 Van Buren Blvd
STRUCTURE ID	
TREATMENT REQUIRED	
VOLUME BASED (CF)	FLOW BASED (CFS)
1250	
TREATMENT HGL AVAILABLE (FT)	
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE 1	56.50 - 3" OPENING
INLET PIPE 2	
OUTLET PIPE	53.00 PVC 12"
	PRETREATMENT BIOFILTRATION DISCHARGE
RIM ELEVATION	
SURFACE LOAD	PARKWAY OPEN PLANTER PARKWAY
FRAME & COVER	#30" N/A #24"
WETLANDMEDIA VOLUME (CY)	4.30
WETLANDMEDIA DELIVERY METHOD	TBD
ORIFICE SIZE (DIA. INCHES)	#1.89"
MAXIMUM PICK WEIGHT (LBS)	31000
NOTES:	

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.

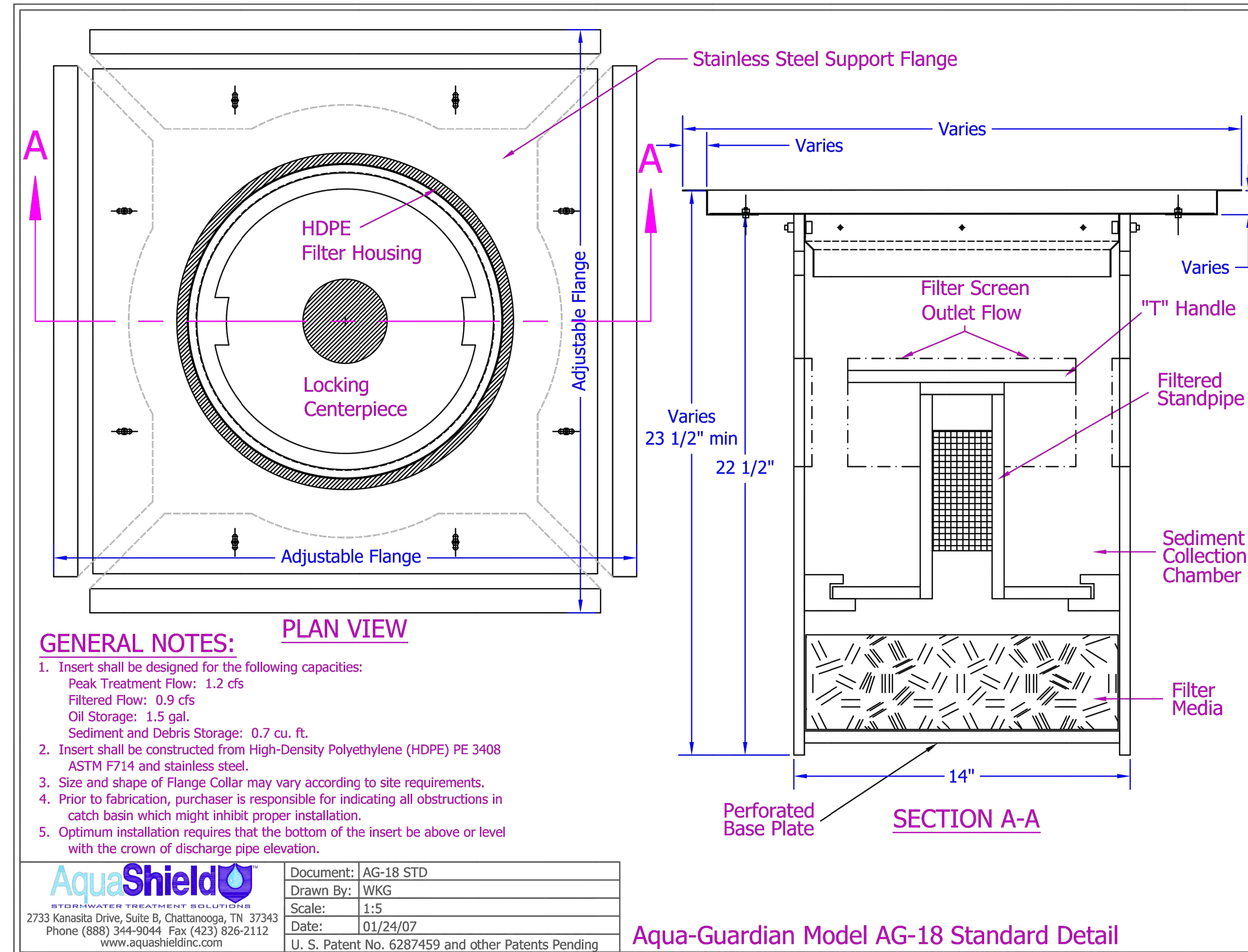


TREATMENT FLOW (CFS)	0.175
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0

MWS-L-4-15-C
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

THE PRODUCT DESCRIBED MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,450,816; 7,450,817; 7,450,818; 7,450,819; 7,450,820; 7,450,821; 7,450,822; 7,450,823; 7,450,824; 7,450,825; 7,450,826; 7,450,827; 7,450,828; 7,450,829; 7,450,830; 7,450,831; 7,450,832; 7,450,833; 7,450,834; 7,450,835; 7,450,836; 7,450,837; 7,450,838; 7,450,839; 7,450,840; 7,450,841; 7,450,842; 7,450,843; 7,450,844; 7,450,845; 7,450,846; 7,450,847; 7,450,848; 7,450,849; 7,450,850; 7,450,851; 7,450,852; 7,450,853; 7,450,854; 7,450,855; 7,450,856; 7,450,857; 7,450,858; 7,450,859; 7,450,860; 7,450,861; 7,450,862; 7,450,863; 7,450,864; 7,450,865; 7,450,866; 7,450,867; 7,450,868; 7,450,869; 7,450,870; 7,450,871; 7,450,872; 7,450,873; 7,450,874; 7,450,875; 7,450,876; 7,450,877; 7,450,878; 7,450,879; 7,450,880; 7,450,881; 7,450,882; 7,450,883; 7,450,884; 7,450,885; 7,450,886; 7,450,887; 7,450,888; 7,450,889; 7,450,890; 7,450,891; 7,450,892; 7,450,893; 7,450,894; 7,450,895; 7,450,896; 7,450,897; 7,450,898; 7,450,899; 7,450,900; 7,450,901; 7,450,902; 7,450,903; 7,450,904; 7,450,905; 7,450,906; 7,450,907; 7,450,908; 7,450,909; 7,450,910; 7,450,911; 7,450,912; 7,450,913; 7,450,914; 7,450,915; 7,450,916; 7,450,917; 7,450,918; 7,450,919; 7,450,920; 7,450,921; 7,450,922; 7,450,923; 7,450,924; 7,450,925; 7,450,926; 7,450,927; 7,450,928; 7,450,929; 7,450,930; 7,450,931; 7,450,932; 7,450,933; 7,450,934; 7,450,935; 7,450,936; 7,450,937; 7,450,938; 7,450,939; 7,450,940; 7,450,941; 7,450,942; 7,450,943; 7,450,944; 7,450,945; 7,450,946; 7,450,947; 7,450,948; 7,450,949; 7,450,950; 7,450,951; 7,450,952; 7,450,953; 7,450,954; 7,450,955; 7,450,956; 7,450,957; 7,450,958; 7,450,959; 7,450,960; 7,450,961; 7,450,962; 7,450,963; 7,450,964; 7,450,965; 7,450,966; 7,450,967; 7,450,968; 7,450,969; 7,450,970; 7,450,971; 7,450,972; 7,450,973; 7,450,974; 7,450,975; 7,450,976; 7,450,977; 7,450,978; 7,450,979; 7,450,980; 7,450,981; 7,450,982; 7,450,983; 7,450,984; 7,450,985; 7,450,986; 7,450,987; 7,450,988; 7,450,989; 7,450,990; 7,450,991; 7,450,992; 7,450,993; 7,450,994; 7,450,995; 7,450,996; 7,450,997; 7,450,998; 7,450,999; 7,450,1000.

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



GENERAL NOTES:

- Insert shall be designed for the following capacities:
Peak Treatment Flow: 1.2 cfs
Filtered Flow: 0.9 cfs
Oil Storage: 1.5 gal.
Sediment and Debris Storage: 0.7 cu. ft.
- Insert shall be constructed from High-Density Polyethylene (HDPE) PE 3408 ASTM F714 and stainless steel.
- Size and shape of Flange Collar may vary according to site requirements.
- Prior to fabrication, purchaser is responsible for indicating all obstructions in catch basin which might inhibit proper installation.
- Optimum installation requires that the bottom of the insert be above or level with the crown of discharge pipe elevation.

AquaShield
STORMWATER TREATMENT BELLOTTIER
2733 Kanasita Drive, Suite B, Chattanooga, TN 37343
Phone (888) 344-9044 Fax (423) 826-2112
www.aquashieldinc.com

Document: AG-18 STD
Drawn By: WKG
Scale: 1:5
Date: 01/24/07
U. S. Patent No. 6287459 and other Patents Pending

Aqua-Guardian Model AG-18 Standard Detail

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

Bakery-Cafe:

#6134

SYSTEM: G4
Project Team:

NORR

325 N. LaSalle St. | Suite 500 | Chicago, IL 60654
t 312.424.2400 | f 312.424.2424 | www.norr.com

Kimley»Horn

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WWW.KIMLEY-HORN.COM

Professional Seal:



12/16/2021

Project Title:

Bakery Cafe #6134
VAN BUREN BLVD & TRAUTWEIN RD
RIVERSIDE, CA 92508



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No.	Description	Date
	ENTITLEMENT REVIEW	12/14/18

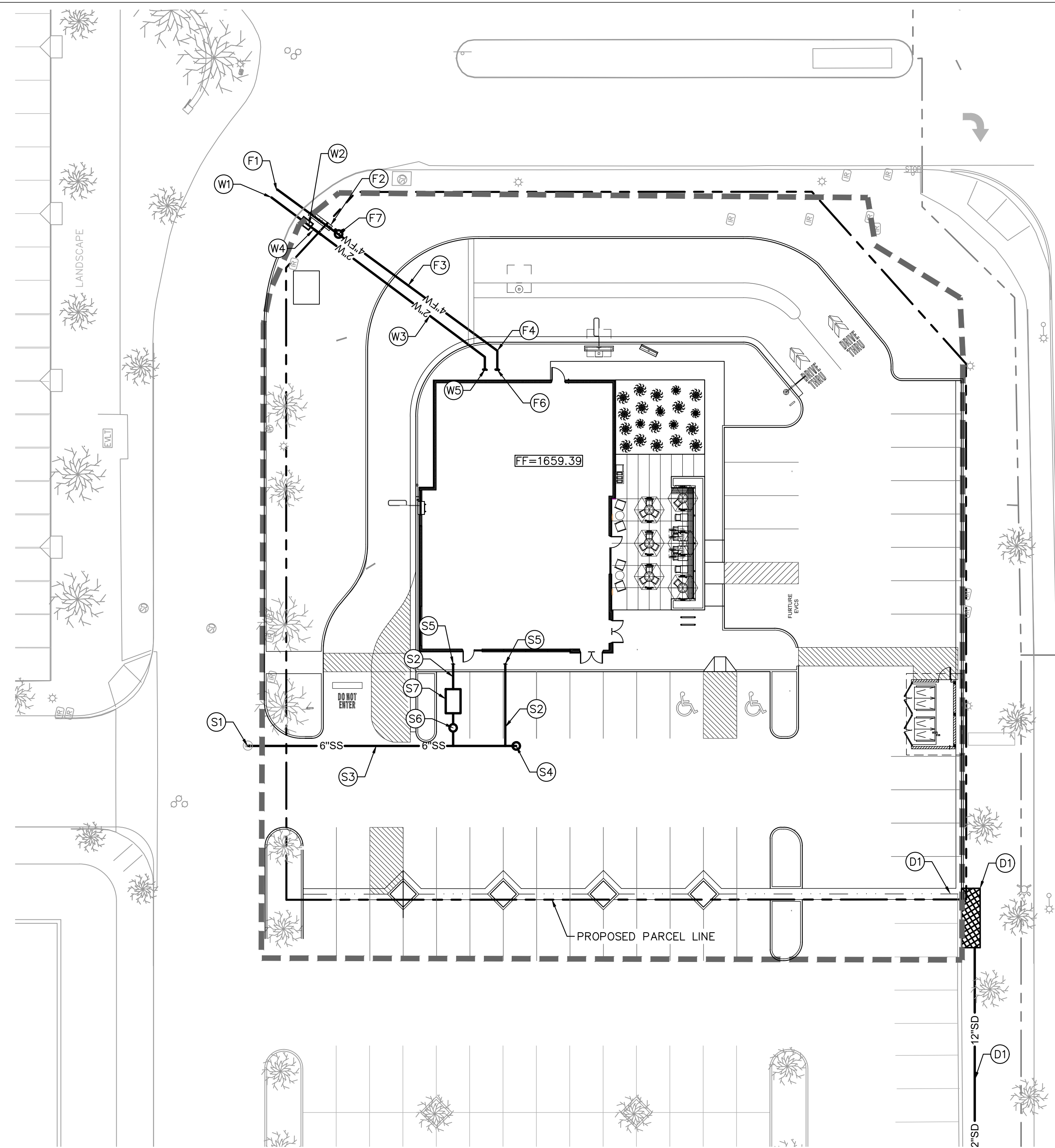
WQMP DETAILS

Project Number: NICH18.0268.00
Sheet Number: **C6.3**
Drawn By:
Author:
Issue Date: 12/14/18
DPM: DM: CPM: JK DC ME

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LEGEND

- PROPERTY LINE / RIGHT OF WAY
- - - LEASE LINE
- - - CENTER LINE
- - - EASEMENT OR SETBACK LINE
- █ █ █ █ █ CIVIL LIMIT OF WORK LINE
- SS PROPOSED SANITARY SEWER PIPE
- GW PROPOSED GREASE WASTE PIPE
- SD PROPOSED STORM DRAIN PIPE
- W PROPOSED WATER PIPE
- FW PROPOSED FIRE WATER PIPE
- G PROPOSED GAS PIPE
- E - E - E PROPOSED PRIMARY ELECTRICAL CONDUIT
- ⊙ PROPOSED POINT OF CONNECTION (⊙ BLDG)
- ⊙ PROPOSED POINT OF CONNECTION (TO EXISTING)
- ⊙ PROPOSED REDUCED PRESSURE DETECTOR BACKFLOW ASSEMBLY
- ⊙ PROPOSED POST INDICATOR VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED FIRE DEPARTMENT CONNECTION
- ⊙ PROPOSED 45° BEND WITH THRUST BLOCK

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 UTILITIES.

DOMESTIC WATER

- (W1) TAP INTO EXISTING WATER MAIN. TAP AND METER TO BE INSTALLED BY SEPARATE PERMIT.
- (W2) INSTALL 2" WATER METER BY SEPARATE PERMIT.
- (W3) INSTALL 2" PVC SCH. 80 DOMESTIC WATER PIPE.
- (W4) INSTALL 2" BACKFLOW PREVENTER.
- (W5) BUILDING POINT OF CONNECTION (5'-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.

FIRE WATER

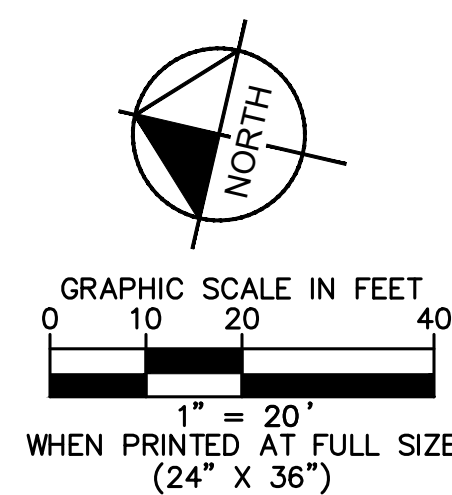
- (F1) HOT TAP TO EXISTING WATER MAIN. LATERAL TO BE INSTALLED PER SEPARATE PERMIT.
- (F2) INSTALL 4" BACKFLOW PREVENTER
- (F3) INSTALL 4" PVC C-900, CLASS 150, FIRE WATER LINE.
- (F4) INSTALL LINE SIZE PVC-900, CLASS 150, 45° BEND WITH THRUST BLOCK
- (F5) INSTALL POST INDICATOR VALVE
- (F6) BUILDING POINT OF CONNECTION
- (F7) INSTALL FIRE DEPARTMENT CONNECTION (FDC)

SEWER

- (S1) CONNECT TO EXISTING MANHOLE. CONTRACTOR TO VERIFY EXISTING MANHOLE INVERT ELEVATIONS PRIOR TO INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.
- (S2) INSTALL 4" SDR-35 PVC SEWER AT MINIMUM 2% SLOPE.
- (S3) INSTALL 6" SDR-35 PVC SEWER AT MINIMUM 2% SLOPE.
- (S4) INSTALL SEWER CLEANOUT PER DETAIL 10, SHEET C8.1.
- (S5) BUILDING POINT OF CONNECTION. INSTALL 2-WAY CLEANOUT. REFER TO PLUMBING PLANS FOR CONTINUATION.
- (S6) INSTALL JENSEN PRECAST SAMPLE BOX.
- (S7) INSTALL JENSEN PRECAST 1500 GAL. GREASE INTERCEPTOR. REFER TO MEP PLANS FOR MORE INFORMATION.

STORM DRAIN

- (D1) PROPOSED STORM DRAIN PIPING AND APPURTENANCES. REFER TO GRADING AND DRAINAGE PLAN FOR DESIGN INFORMATION.



Bakery-Cafe:

#6134

SYSTEM: G4

Project Team:

NORR

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Professional Seal:



12/16/2021

Project Title:

Bakery Cafe #6134
VAN BUREN BLVD &
TRAUTWEIN RD
RIVERSIDE, CA 92508



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No.	Description	Date
	ENTITLEMENT REVIEW	12/14/18

UTILITY PLAN

Project Number:

NICH18.0268.00

Drawn By:

Author:

Issue Date:

12/14/18

DPM: DM: CPM:

JK DC ME

C7.0



KIESEL-DESIGN

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

Revisions:
 # DATE NAME
 01.14.22 Entitlement Resubmittal



Type: Entitlement Resubmittal

Submital Date:
 Dec. 19, 2018

Drawn By:
 # NAME DATE
 T. Slinger 01/2022

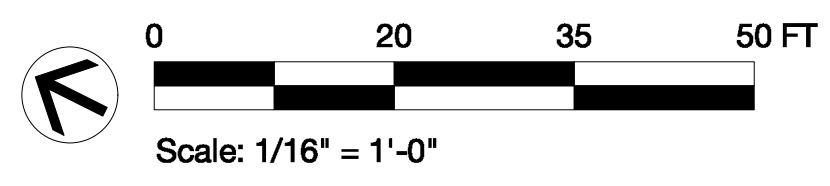
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Title:

Preliminary Landscape Plan

Sheet Number:

L0.1



Plant Legend

Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
Trees							
	<i>Chitalpa 'Pink Dawn' (standard)</i>	Chitalpa	24" box	6	15 - 20 ft	20 - 30 ft	Low
	<i>Jacaranda mimosifolia (standard)</i>	Jacaranda	36" box	4	15 - 35 ft	20 - 35 ft	Med
Shrubs							
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	15 gal	4	8 to 10 ft	8 to 10 ft	Med
	<i>Grevillea lanigera 'Prostrate'</i>	Prostrate Woolly Grevillea	5 gal	66	12 - 18 in	3 - 4 ft	Low
	<i>Lantana camara 'Dallas Red'</i>	Lantana 'Dallas Red'	5 gal	44	2 - 4 ft	2 - 4 ft	Low
	<i>Leucophyllum candidum</i>	Violet Silverleaf	15 gal	16	3 ft	3 ft	Low
	<i>Ligustrum japonicum 'texanum'</i>	Texas privet	5 gal	79	8 - 12ft	6 - 8ft	Low
Succulents							
	<i>Agave weberi 'Arizona Star'</i>	Variegated Weber Agave	15 gal	18	4 - 5 ft.	6 - 8 ft.	Low
	<i>Dasyllirion wheeleri</i>	Spoon Yucca	5 gal	9	4 - 6 ft.	3 - 4 ft.	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	15 gal	88	3 - 4 ft	4 - 5 ft	Low
Grasses							
	<i>Muhlenbergia emersleyi 'El Toro'</i>	El Toro Muhly	5 gal	38	2 - 3 ft	2 - 3 ft	Low
Total							
					372		

Materials Legend

Material	Size	Area
Natural colored concrete W/ double bladed saw cut joints. Finish: TOPCAST @ #05	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 Agriscap

Proposed Notes

- ① (P) pre order board per architect
- ② (P) bike rack
- ③ (P) garbage enclosure
- ④ (P) transformer
- ⑤ (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

L0.1



KIESEL DESIGN

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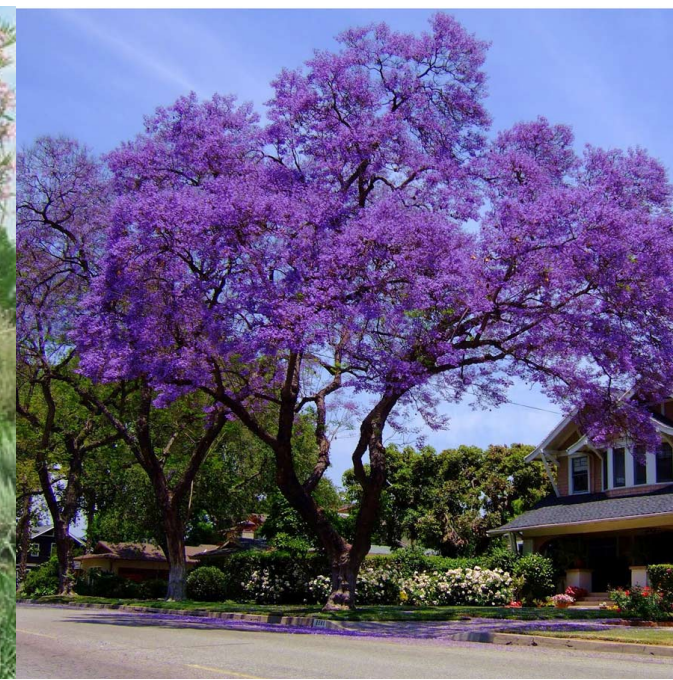
Revisions:

#	DATE	NAME
01.14.22		Entitlement Resubmittal

Trees



Chitapla 'Pink Dawn'



Jacaranda mimosifolia

Succulents



Agave weberi 'Arizona Star'



Dasylirion wheeleri

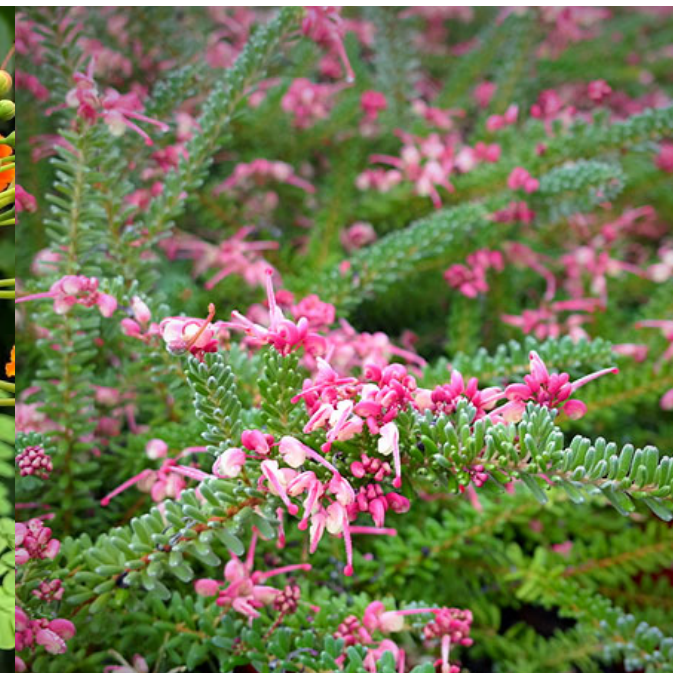


Hesperaloe parviflora

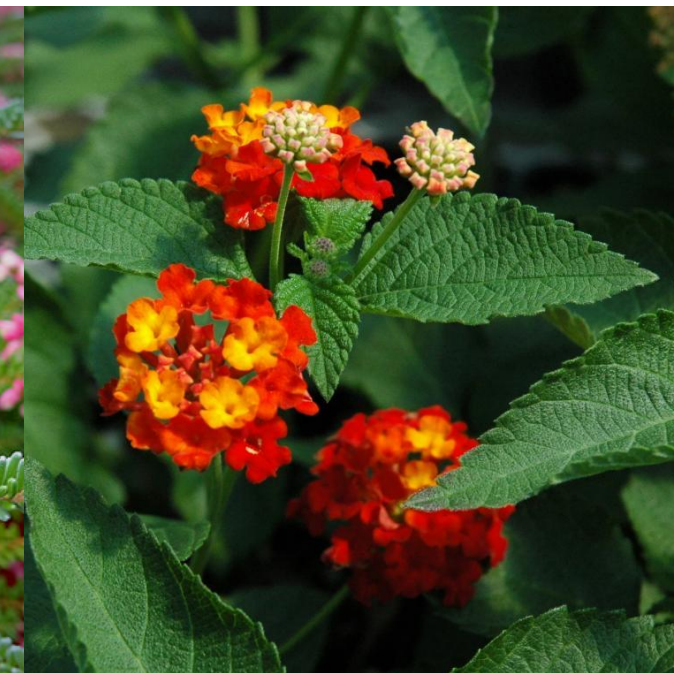
Shrubs



Caesalpinia pulcherrima



Grevillea lanigera 'Prostrate'



Lantana camara 'Dallas Red'



Leucophyllum 'Thunder Cloud'



Ligustrum japonicum texanum

Grasses



Muhlenbergia emersleyi 'El Toro'

Materials



Bark Mulch



Type: Entitlement Resubmittal

Submittal Date:
Dec. 19, 2018

Drawn By:
NAME DATE
T. Slininger 01/2022

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Title:

**Preliminary Planting
Images**

Sheet Number:

L0.2



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Revisions:

#	DATE	NAME
01.14.22	Entitlement Resubmittal	



Type: Entitlement Resubmittal

Submittal Date:
Dec. 19, 2018

Drawn By:
NAME DATE
T. Slinger 01/2022

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Title:

Preliminary Irrigation Zone Plan

Sheet Number:

L0.3

Irrigation Hydrozone Legend

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

--- (#) --- Irrigation Zone

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

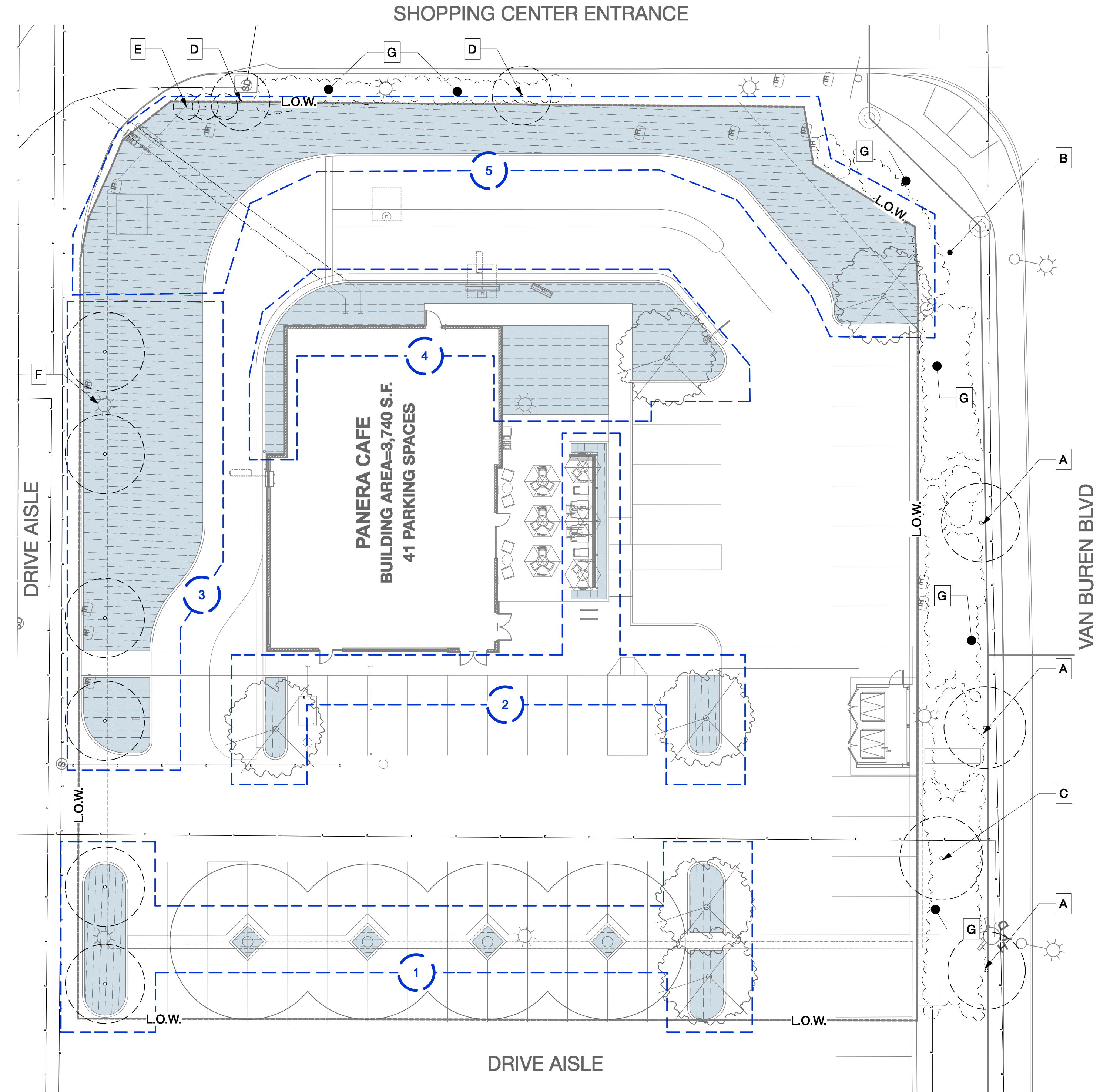
Existing Tree Protection & Removal Notes

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

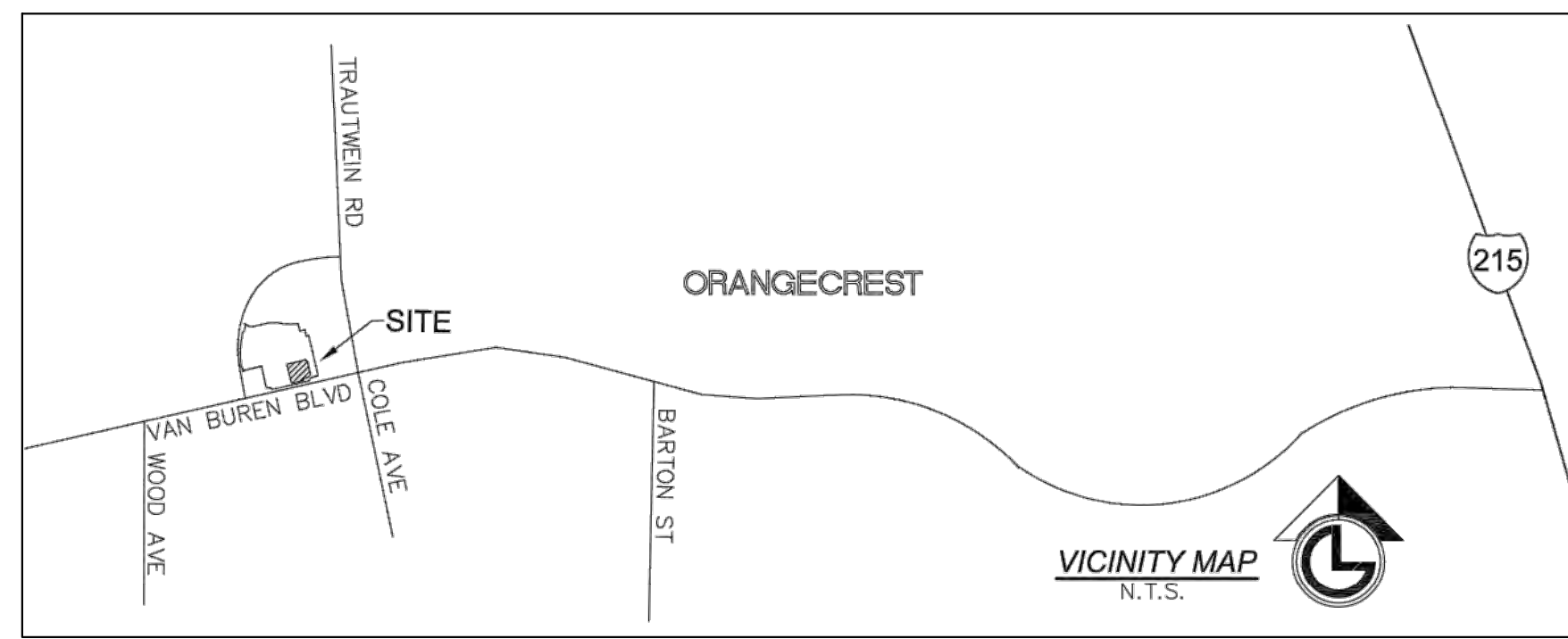
- (E) tree symbol
- (E) shrub to remain symbol

IRRIGATION NOTES

1. The design of the irrigation 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, sprinkler 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.



TENTATIVE PARCEL MAP 38289 FOR 19260 VAN BUREN BLVD RIVERSIDE, CA



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'

LOT STATISTICS

PARCEL	AREA (AC)	AREA (SF)	USE
EXISTING PARCEL 1	7.72	336,342	COMMERCIAL
REMAINING PARCEL 1	6.94	302,476	COMMERCIAL
PROPOSED PARCEL	0.78	33,866	RESTAURANT

LEGEND

- EXISTING TREE
- EXISTING DRAINAGE DIRECTION
- EXISTING STORM DRAIN
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC LINE

CURVE DATA

NO.	RADIUS	DELTA	ARC
C1	160.00'	05°37'05"	15.69'
C2	160.00'	07°37'42"	21.30'

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:

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. 02-529730 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 STATUS.

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 IN NATURE.

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 NATURE.

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 NATURE.

OWNER: KOHL'S DEPARTMENT STORES, INC. 14205 MERIDIAN PARKWAY RIVERSIDE, CA 92518 951.571.7100
CIVIL ENGINEER & MAP PREPARER: KIMLEY-HORN 1100 TOWN AND COUNTRY RD, SUITE 700 ORANGE, CA 92686 P: 714-705-1360 CONTACT: HUNTER STARKEY CALIFORNIA P.E. C 87821
APPLICANT: 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

ADDRESS: 19260 VAN BUREN BLVD RIVERSIDE, CA 92508
SURVEYOR: LG LAND SURVEYING, INC. 30355 CALLEJO FELIZ TER VALLEY CENTER, CA 92082 P: 619-535-1172 CONTACT: JOHN P. GERVAIS RCE/LS NO. 8674.

ASSESSOR'S PARCEL NO.: 284-020-011-6
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF THE EAST LINE OF PARCEL 1 OF PM 30369, I.E. N13°06'17"W.
BASIS OF ELEVATIONS: BASIS OF ELEVATIONS THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE CITY OF RIVERSIDE BENCHMARK "EB-C3", P.K. NAIL AND TAG IN THE NORTHERLY WALL OF A CATCH BASIN 2 FEET EASTERLY OF THE EASTERLY CURB OF TRAUTWEIN ROAD, 100 FEET NORTHERLY OF VAN BUREN BLVD.



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

WATER: WESTERN MUNICIPAL WATER DISTRICT 14205 MERIDIAN PARKWAY RIVERSIDE, CA 92518 951.571.7100
GAS: SOUTHERN CALIFORNIA GAS COMPANY 714.296.9067
ELECTRIC: CITY OF RIVERSIDE 3900 MAIN STREET RIVERSIDE, CA 92522

SANITARY: CITY OF RIVERSIDE 3900 MAIN STREET RIVERSIDE, CA 92522
THE TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS CONDUCTED BY LG LAND SURVEYING IN NOVEMBER OF 2017.

1100 Town and Country Road, Suite 700
Orange, California 92668 (714) 939-1030

Kimley-Horn
Engineering, Planning, and Environmental Consultants

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: HS
DRAWN BY: CA
CHECKED BY: HS
DATE: 03/01/2022

NORTH

GRAPHIC SCALE IN FEET: 0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

PROJECT NO. 087821
DRAWING NAME TPM-194020003
1 OF 2

K:\CADD\194020003 - CI Prerev Riverside\CAD\Exhibits\TPM-194020003.dwg, Layout: Tentative Parcel Map, Mar 14, 2022 - 3:57pm, Caroline Armstrong
 XREFS: osurfTC-194020003 boundary-194020003 survey-194020003 xmsite-194020003 xmitl-EX-194020003 xmitl-prop-194020003
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