

SAN GORGONIO DR

308.53'

FRACTURED ROCKS & BOULDERS

EXISTING PARKING

EXISTING PARKING

DECOMPOSED GRANITE PATH

SEE SHEET #8 FOR SPEC

CONCRETE PADS W/ PICNIC TABLES

EXISTING PARKING

EXISTING PARKING

BUILDING SETBACK LINES

EXISTING D/T PAD

STEEL SHADE STRUCTURE
12'x25' WITH TABLES
UNDERNEATH

NOT A PART

3' HT. BLOCK SCREEN WALL
- SPLIT-FACE BLOCK WALL (COLOR:
'CALIFORNIA GOLD MW' BY ORCO
- 2" THICK PRE-CAST CONCRETE CAP
(COLOR: NATURAL GRAY)

SPECIES TO BE
PROVIDED BY CITY

BIO-RETENTION
AREA






















EXISTING DRIVEWAY

SYNTHETIC TURF

BIKE RACK

NO

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	<i>Koeleruteria paniculata</i>	Golden Rain Tree	24"
	<i>Platanus acerifolia</i> 'Bloodgood'	London Plane Tree (anthracnose res.)	24"
	<i>Quercus agrifolia</i>	Coast Live Oak	24"
	<i>Rhus lancea</i>	African Sumac	24"
SHRUBS			
	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	
	<i>Baccharis 'Centennial'</i>	Coyote Brush	
	<i>Bougainvillea 'Hawaii'</i>	Variegated Bougainvillea	
	<i>Chondropetalum tectorum</i>	Cape Rush	
	<i>Dianella revoluta</i> 'DR5000'	Little Rev Flax Lily	
	<i>Muhlenbergia rigens</i>	Deer Grass	
	<i>Pennisetum 'Fairy Tails'</i>	Fairy Tails Fountain Grass	
	<i>Rhaphiolepis indica</i> 'Clara'	Dwarf Indian Hawthorne	
	<i>Senecio mandraliscae</i>	Blue Chalk Sticks	
	<i>Stipa tenuissima</i>	Mexican Feather Grass	
	<i>Tecoma stans</i> 'Sierra Apricot'	Sierra Apricot	
	<i>Ligustrum japonicum</i> 'Texanum'	Wax Leaf Privet	
BIO-RETENTION			
	<i>Achillea millefolium</i>	Yarrow	
	<i>Iris douglasiana</i>	Douglas Iris	
	<i>Carex pansa</i>	California Meadow Sedge	
	<i>Leymus condensatus</i>	Canyon Prince Wild Rye	
	<i>Muhlenbergia rigens</i>	Deer Grass	

NEW DRIVE-THRU PAD BLDG
SITE PLAN

GREENS
9289 Research Drive, Irvine, CA 92618

NEC of E. Alessandro Blvd & San Gorgonio Dr.
Riverside, CA

SITE SCAPES
Landscape Architecture & Planning
3180-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, Owner # 2182
(949) 544-9370 FAX: (714) 210-3140

AO Architecture.
Design.
Relationships.

L11
Scale 1" = 30'-0"
Job No. 21-042
Date JUN 21, 2022

ALESSANDRO.DRIVETHRU@LTG 7/7/2022 3:35 PM

IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT

GENERAL NOTES	
1. JS & ASSOCIATES SHALL IN NO WAY ASSUME RESPONSIBILITY FOR THE ELECTRICAL DESIGN OF THIS PROJECT. JSA LIGHTING DESIGN SHALL BE INCORPORATED AND VERIFIED BY ELECTRICAL ENGINEER OF RECORD FOR COMPLIANCE WITH ALL LEGAL, INDUSTRY, AND PROJECT-SPECIFIC REQUIREMENTS & STANDARDS INCLUDING WITHOUT LIMITATION OF THE FOLLOWING: 1.1. ALL APPLICABLE BUILDING CODES. 1.2. ALL APPLICABLE SPECIALTY CODES INCLUDING THE MOST CURRENT ISSUES & SUPPLEMENTS. 1.3. THE PROJECT MANUAL AND ASSOCIATED SPECIFICATIONS. 2. WHEN INTERPRETING THESE DRAWINGS, THE FOLLOWING GENERAL RULES APPLY: 2.1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. 2.2. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE. IT IS THE READER'S RESPONSIBILITY TO VERIFY & FIELD-MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION OR CONSTRUCTION. 2.3. SPECIFIC NOTES & DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES & TYPICAL DETAILS. 2.4. WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN & SPECIFIED. 2.5. PLANS ARE CONSIDERED DIAGRAMMATIC IN NATURE & INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS. 2.6. WORK SHOWN AS "NIC" OR "NOT IN SCOPE" IS FOR REFERENCE ONLY. 3. ELECTRONIC VERSIONS OF THESE PLANS ARE SUBJECT TO THE SAME PROVISION AS OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON THE BEHALF OF JS & ASSOCIATES, INCLUDING WITHOUT LIMITATION THEIR COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE, NON-EXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES, AND NO RECIPIENT IS AUTHORIZED TO USE OR TO ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE. ANY OTHER USE FOR ANY OTHER PURPOSE COULD CONSTITUTE ACTIONABLE PLAGIARISM. ANY ELECTRONIC DOCUMENTS WILL BE PROVIDED IN THE RESPONSIBLE DESIGN PROFESSIONAL'S STANDARD FORMATS AND CONVENTIONS WITH NO GUARANTEE OF THE ABSENCE OF VIRUSES OR OTHER HARMFUL MATERIAL, OR OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE SO THAT ANY USE WITH OR CONVERSION TO THE OTHER FORMS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE, IS AT THE RECIPIENT'S SOLE RISK.	4. WHERE ITEMS SHOWN ON THESE DRAWINGS SUCH AS LIGHTS, RECEPTACLES, ETC. ARE TO PENETRATE ANY BUILDING CEILINGS, WALLS, STRUCTURAL FRAMING, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF ANY ELECTRICAL WORK. 5. <u>LIGHTING FIXTURES:</u> 5.1. LIGHTING FIXTURES SPECIFIED IN THESE DRAWINGS SHALL NOT BE SUBSTITUTED WITHOUT THE EXPRESSED AUTHORIZATION OF AN APPROPRIATE OWNER 5.2. LIGHTING FIXTURES & CONTROLS SHALL BE DELIVERED TO THE SITE IN NEW CONDITION ONLY. 5.3. ALL EXIT SIGNS & EMERGENCY LIGHTING SHALL COMPLY WITH UL 924 AND OPERATE FOR A MINIMUM OF 90 MINUTES IN EMERGENCY MODE. 5.4. ALL LIGHTING FIXTURES SHALL BE UL OR ETL LISTED AND HAVE APPROPRIATE LABORATORY TESTING. 6. ALL MEASUREMENTS, HEIGHTS, BACKGROUNDS, FINISHES SHALL BE VERIFIED BY INTERIOR DESIGNER AND ARCHITECT OF RECORD. 7. <u>DIMENSIONS:</u> 7.1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CONCRETE OR MASONRY, FACE OF FINISH, OR CENTERLINE OF GRIDS. 7.2. UNLESS OTHERWISE NOTED OR INDICATED, ALL VERTICAL DIMENSIONS ARE FROM FINISH FLOOR. 7.3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE-SCALE DRAWINGS & DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE DRAWINGS.

ELECTRICAL SYMBOLS LEGEND			
	RECESSED FIXTURE - ROUND		JUNCTION BOX
	RECESSED WALL WASH FIXTURE - ROUND		OCCUPANCY SENSOR
	RECESSED FIXTURE - SQUARE		PHOTOCELL (DAYLIGHT HARVESTING)
	RECESSED WALL WASH FIXTURE - SQUARE		POWER PACK: ON/OFF RELAY
	PENDANT FIXTURE		POWER PACK: 0-10V DIMMING
	2x2 LAY IN FIXTURE		POWER PACK: RECEPTACLE LOAD CONTROL
	2x4 LAY IN FIXTURE		PANELBOARD
	1x4 SURFACE-MOUNTED FIXTURE		LIGHTING CONTROL PANEL
	HATCHING INDICATES EMERGENCY FIXTURE		LIGHTING INVERTER
	LED TAPE LIGHT / RIBBON LIGHT		DUPLEX RECEPTACLE
	LINEAR PENDANT FIXTURE		1/2 HOT DUPLEX RECEPTACLE
	LINEAR RECESSED FIXTURE		ELECTRIC BATHROOM EXHAUST FAN
	WALL-MOUNTED STRIP LIGHT		INDICATES PLUG-IN LIGHT FIXTURE
	ELECTRIC BACKLIT MIRROR		WALL SWITCH
	SQUARE CANOPY LIGHT		STANDARD WALL ON/OFF SWITCH
	POLE-MOUNTED LIGHT HEAD		OCCUPANCY SENSOR
	POST-TOP LIGHT / PIER-MOUNT LIGHT		THREE WAY
	LIGHT BOLLARD (ARROW INDICATES DIRECTION)		CAPTIVE CARD SWITCH
	SPOTLIGHT / UPLIGHT		TAMPER-PROOF OR KEY OPERATED
	IN-GROUND WELL LIGHT		ROOM CONTROLLER ON/OFF
	CEILING MOUNTED, UPPER EXIT SIGN SHADED REGION INDICATES FACE		ROOM CONTROLLER: 0-10V DIMMING
	WALL MOUNTED, UPPER EXIT SIGN SHADED REGION INDICATES FACE		ROOM CONTROLLER: 1 BUTTON (NO LOAD)
	WALL MOUNTED, LOWER EXIT SIGN SHADED REGION INDICATES FACE		ROOM CONTROLLER: 2 BUTTON (NO LOAD)
	EMERGENCY LIGHT FIXTURE		ROOM CONTROLLER: 4 BUTTON (NO LOAD)
			ROOM CONTROLLER: 8 BUTTON (NO LOAD)
			KEYED NOTED

ABBREVIATIONS	
(D)	DEMO
(E)	EXISTING
(F)	FUTURE
(N)	NEW
(R)	RELOCATED
AC	ABOVE COUNTER, 4" ABOVE BACKSPLASH
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AL	ALUMINUM
BLG	BELOW GRADE
BOD	BOTTOM OF DEVICE
COD	CENTER OF DEVICE
CU	COPPER
EC	ELECTRICAL CONTRACTOR
GC	GENERAL CONTRACTOR
GEC	GROUNDING ELECTRODE CONDUCTOR
GES	GROUNDING ELECTRODE SYSTEM
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
MC	MECHANICAL CONTRACTOR
NL	NIGHT LIGHT
TYP	TYPICAL
UG	UNDERGROUND
UN	UNLESS OTHERWISE NOTED
UTW	UNSHIELDED TWISTED PAIR
WP	WEATHERPROOF
XFMR	TRANSFORMER

CIRCUITING	
	LIGHTING CIRCUIT: ON/OFF
	LIGHTING CIRCUIT: 0-10V DIMMING
	LIGHTING CIRCUIT: PHASE DIMMING
	NUMBER OF HASH MARKS INDICATES NUMBER OF CONDUCTORS IN CABLE WHERE APPLICABLE
	LIGHTING CIRCUIT IN UNDERGROUND CONDUIT
	LIGHTING CIRCUIT HOMERUN OR ZONE CONTROL SYSTEM. "Z#" INDICATES CONTROL ZONE NUMBER.
*ALL WIRING IS DIAGRAMMATIC ONLY. REFER TO MANUFACTURER WIRING INSTRUCTIONS AND PRODUCT DATA FOR MORE INFO.	

SHEET INDEX		
		EXTERIOR LIGHTING DESIGN
SHEET NO.	SHEET TITLE	
LTG-0.1	SHEET INDEX, NOTES, ABBREVIATIONS & SYMBOLS	●
LTG-1.0	SITE LIGHTING PLAN	●
LTG-1.1	SITE PHOTOMETRICS	●
LTG-2.1	EXTERIOR LIGHTING FIXTURE CUTSHEETS	●

LIGHTING CONSULTANT

JSA & ASSOCIATES

535 PRINCELAND COURT
CORONA, CA 92679
P: 951.340.2475
JSASSOCIATESINC.COM

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OWNER:

ATMAN KADAGIA
GREENS
8815 RESEARCH DRIVE
IRVINE, CA 92618
P: 949.322.1760

PROJECT:
**NEW DRIVE-THRU
PAD BLDG**
NEC of E. ALESSANDRO BLVD
& SAN GORGONIO DR.
RIVERSIDE, CA

DESCRIPTION
EXTERIOR LIGHTING DESIGN & PHOTOMETRICS

DATE
2022.07.01

PRELIMINARY

NOT FOR CONSTRUCTION

DRAWN BY: S.G.
CHECKED BY:
SCALE: AS SHOWN
SHEET TITLE:
**SHEET INDEX
NOTES
ABBREVIATIONS
& SYMBOLS**
SHEET NO.:
LTG-0.1

GENERAL NOTES:

1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED VIA LIGHTING CONTROL PANEL WITH ASTRONOMICAL TIME CLOCK.
2. COORDINATE ALL EXTERIOR LIGHTING FIXTURE MOUNTING HEIGHTS WITH ARCHITECT & OWNER PRIOR TO ROUGH-IN.
3. ALL HALF-SHADED FIXTURES SHALL BE CONNECTED TO AN EMERGENCY POWER SOURCE (BATTERY, INVERTER, OR GENERATOR) IN ORDER TO PROVIDE EMERGENCY ILLUMINATION FOR A MINIMUM OF 30 MINUTES.

KEY NOTES:

- ⊙ EXISTING LIGHTING FIXTURE ON ADJACENT PARCEL, NOT IN SCOPE.

LIGHTING CONSULTANT



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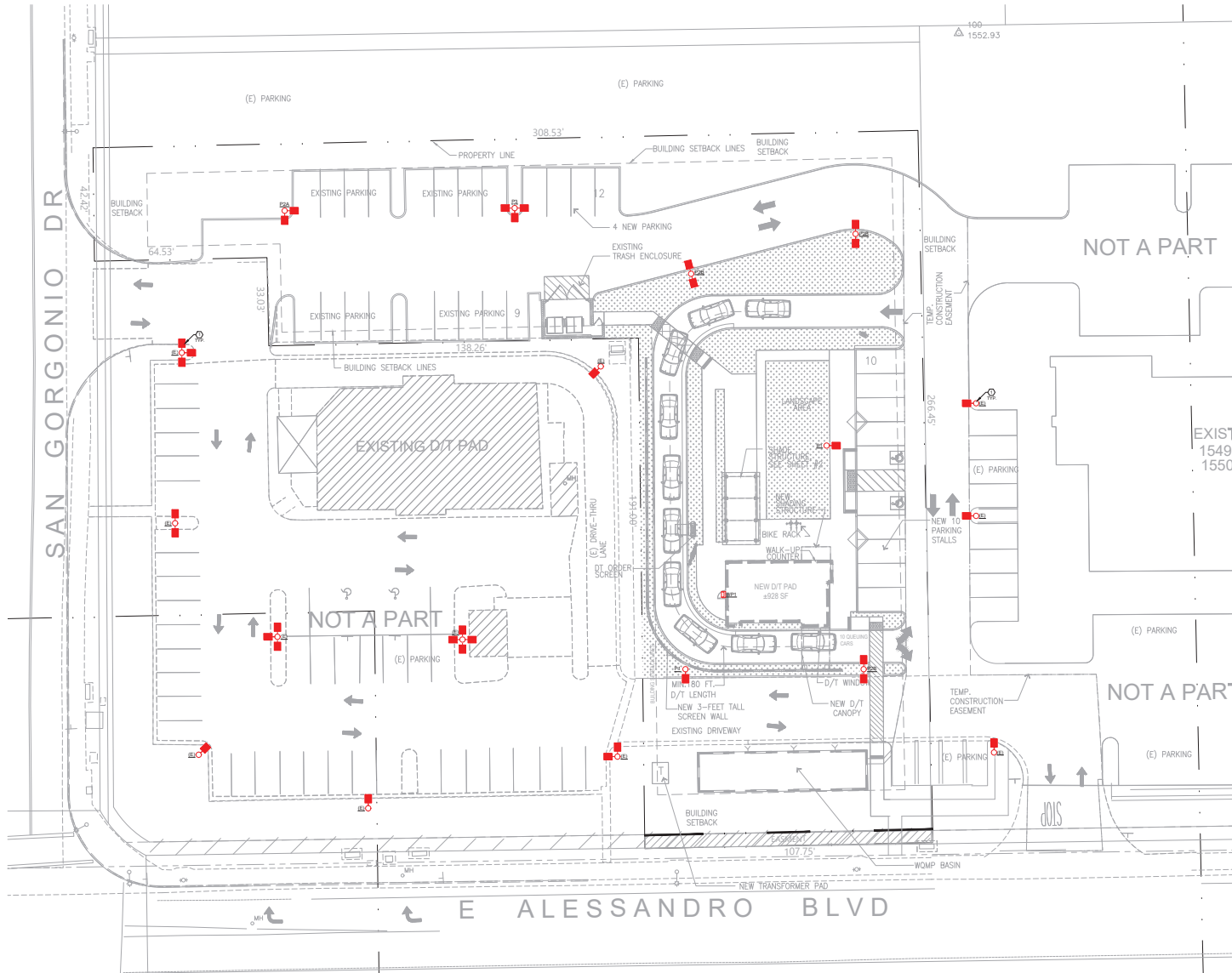
PRELIMINARY



DRAWN BY: S.G.
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SCALE: AS SHOWN
SHEET TITLE:

SITE
LIGHTING PLAN

SHEET NO.:
LTG-1.0

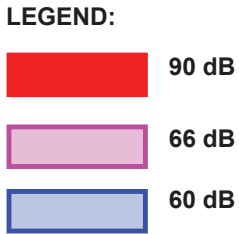
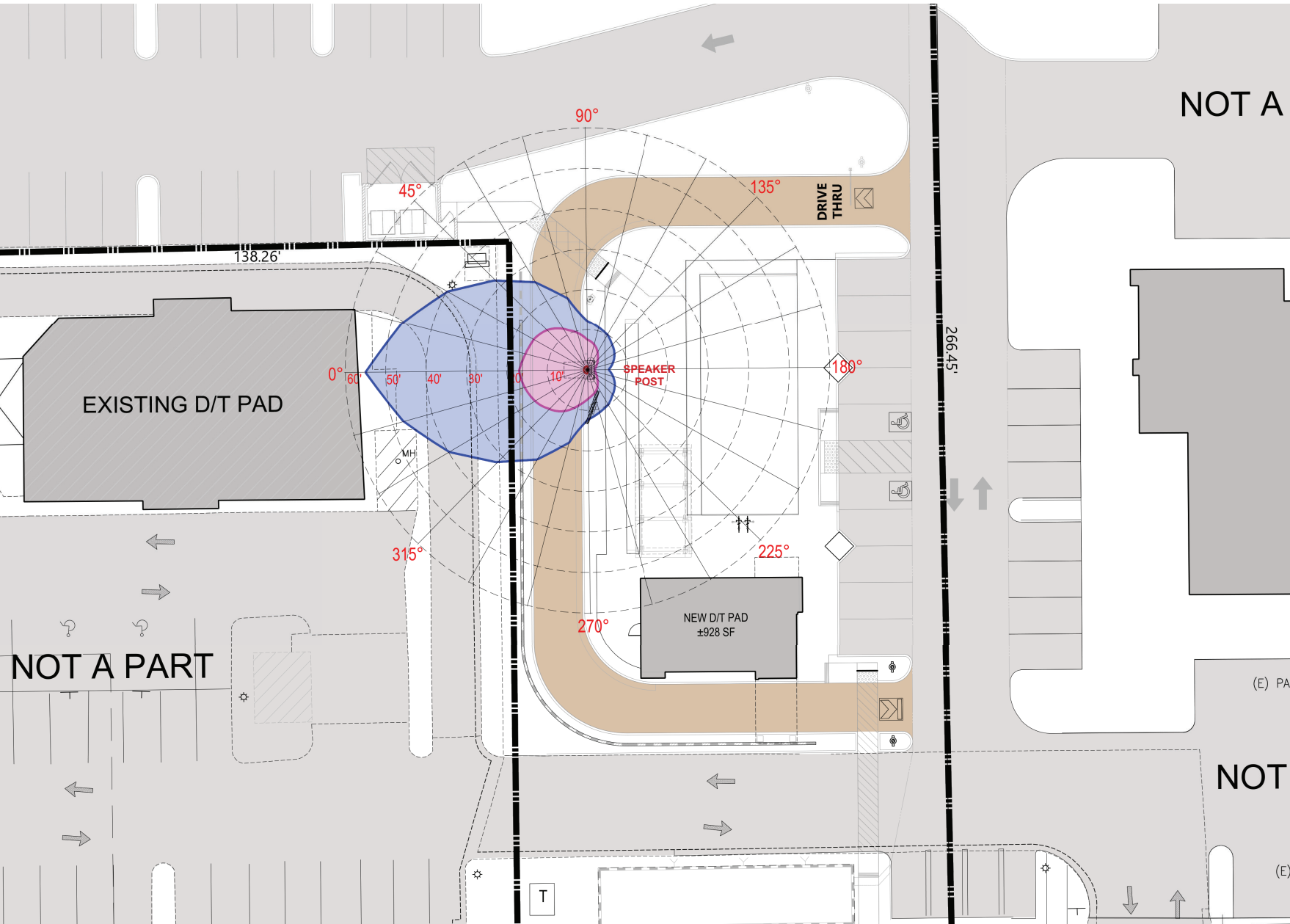


1 SITE LIGHTING PLAN
SCALE: 1/16" = 1'-0"





LTG-1.1



GR_{NS} DRIVE-THRU PAD BUILDING
 NEC of E Alessandro Blvd & San Gorgonio Dr., Riverside, CA

DRIVE-THRU SOUND LEVELS
 AT DRIVE-THROUGH & SPEAKER BOX

AO Architecture.
 Design.
 Relationships.
 144 North Orange Street, Orange, California 92666
 714 / 639-9860
 architectsoforange.com

Job No.
 Date



Project Narrative

Alessandro & San Gorgonio Drive Thru

PR-2022-001254

APN: 263-250-069

Background:

The project site is located within the City of Riverside, APN: 263-250-069. The parcel currently has an undeveloped pad and existing parking stalls on the northside of the parcel. Adjacent uses include the business and manufacturing parks to the north, sit down/drive thru (Farmer Boys Restaurant) to the west, undeveloped land to the south; and office uses (Riverside County Office of Education) to the east. The project site's frontage is on the northern side of East Alessandro Blvd, eastern side of San Gorgonio Drive, west side of the 215 Freeway.

Drive-Thru:

The proposed development is a 928 SF Drive-Thru only building which sites on an approximately .96-acre site. The drive-thru features an approximate 12-car queue and enhanced landscape screening. The development will be serviced by an existing double bin trash enclosure that is situated at the north portion of the parcel. The building will have a walk-up window with ample shade structures, the development will have no in-door seating or dining available.

Hours of Operation:

7 days a week, 4:30 am to 10:00 p.m.

Employees:

2 daily shifts with 4 employees each.

Parking:

A total of 31 parking spaces would be provided as a part of the Proposed Project.

Demolition & Construction:

The construction will be a single-phase construction with an anticipated schedule of 5-6months. Construction is anticipated in Q-4 of 2022 and completion by June 2023.