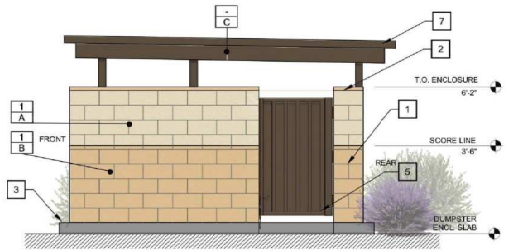
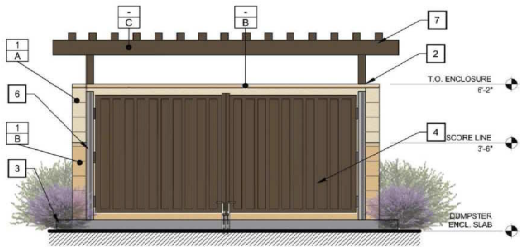
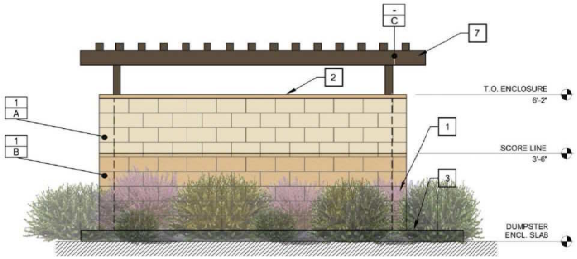


TRASH ENCLOSURE EAST 3/8"=1' (3)

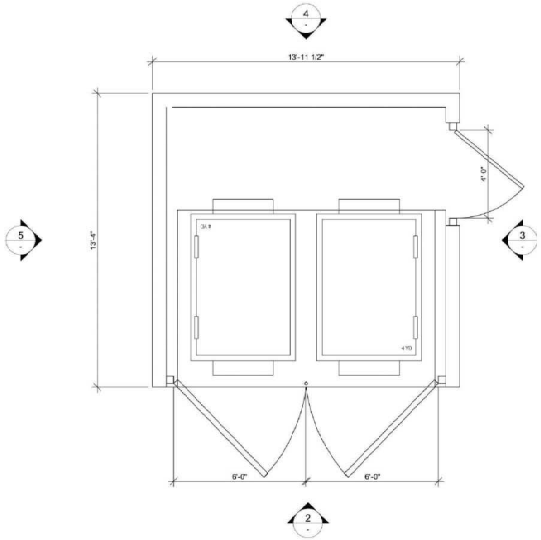


TRASH ENCLOSURE SOUTH 3/8"=1' (2)

TRASH ENCLOSURE WEST 3/8"=1' (5)



TRASH ENCLOSURE NORTH 3/8"=1' (4)



PARCEL 2 TRASH ENCLOSURE PLAN VIEW 3/8"=1' (1)

KEYED NOTES

1. 8"X8"X16 – MASONRY WALL
2. 2" CONCRETE CAP
3. 6" PCC FOUNDATION, EXTENDING 6" BEYOND ENCLOSURE WALLS, OVER 80% COMPACTED BASE. WITH A MIN. SLOPE OF 2" TO DRAIN ENCLOSURE.
4. 18 GA. METAL GATES AND STEEL MINI V-BEAM PANEL. HUNG ON 3" STEEL PIPES.
5. 4' ACCESS OPENING
6. 4"X4"" STEEL PIPE
7. 4"X4"" STEEL TRELLIS

EXTERIOR COLORS & FINISHES

- A SHERWIN WILLIAMS PAINT #SW 6386 – NAPERY
- B SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
- C SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

SHERWIN WILLIAMS PAINT #SW 6386 – NAPERY

SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT

SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

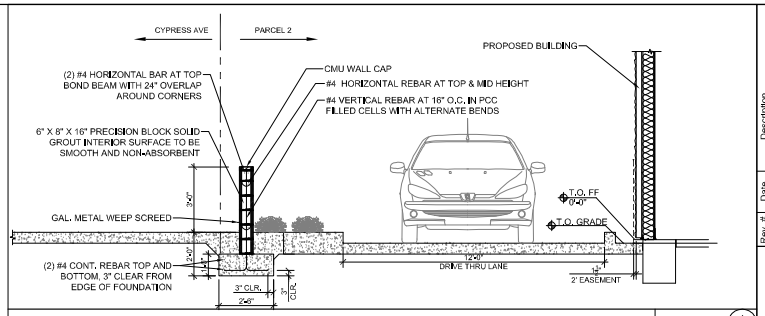
Rev #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

TRASH ENCLOSURE (PARCEL 2)

Job #: M - 1075
Scale: 08/16/22
Date: AS NOTED
Drawn By: SPD

TE



WALL SECTION (PARCEL 2) 3/8"=1' 1

Rev. #	Date	Description

CADENCE CAPITAL INVESTMENTS LLC
6400 FIDDLERS GREEN CIR, STE. 1820
GREENWOOD VILLAGE, CO 80111

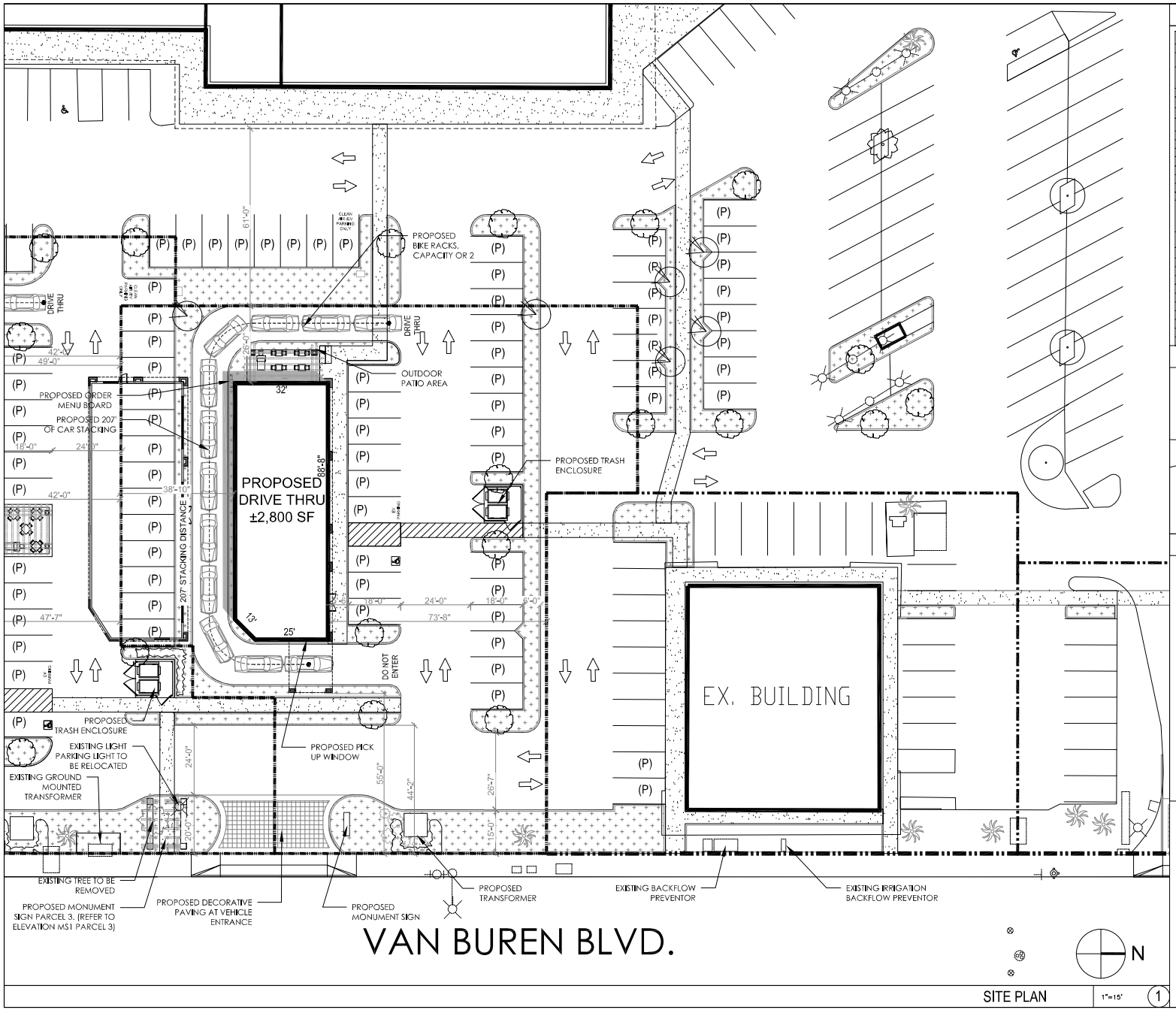
6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

WALL SECTION (PARCEL 2)

CADENCE

Job #:	M - 1075
Date:	12/10/21
Scale:	AS NOTED
Drawn By:	SPD

WS2

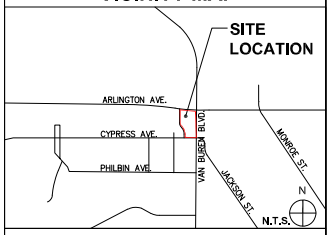


SITE PLAN 1" = 15' 1

SITE DATA

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 992503
DESCRIPTION:	NEW DRIVE THRU
SPRINKLED:	N/A
EXISTING ZONING:	CR – COMMERCIAL RETAIL
PROPOSED ZONING:	CR – COMMERCIAL RETAIL
BUILDING DATA (PARCEL 3)	
SITE AREA GROSS:	±26,289 SF (0.6 AC)
ALLOWABLE BUILDING HEIGHT:	30'
CONSTRUCTION TYPE:	V-B
PROPOSED BUILDING AREA:	2,800 SF
PROPOSED LS AREA:	±4,000 SF (15.21%)
IMPERVIOUS AREA:	±19,104 SF (73%)
PROPOSED LOT COVERAGE:	±2,800 SF (11.0%)
PARKING REQUIREMENTS	
PARKING REQUIRED: • DRIVE THRU:	28 STALLS • 23 STALLS (1/100 SF FOR 2,800 SF)
TOTAL PARCEL 3 PARKING PROVIDED	37 TOTAL STALLS
LANDSCAPE SETBACKS	
FRONT	N/A
REAR	N/A
SIDE	15' FT
SIDE	N/A
BUILDING SETBACKS	
FRONT	N/A
REAR	N/A
SIDE	15' FT
SIDE	N/A

VICINITY MAP



LEGEND

- PROPERTY LINE
- LANDSCAPE SETBACK
- BUILDING SETBACK
- 3'H MASONRY WALL
- LANDSCAPE AREA
- CONCRETE PAVING/SIDEWALK/ PEDESTRIAN PATH OF TRAVEL
- STANDARD A.C. PAVING
- PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

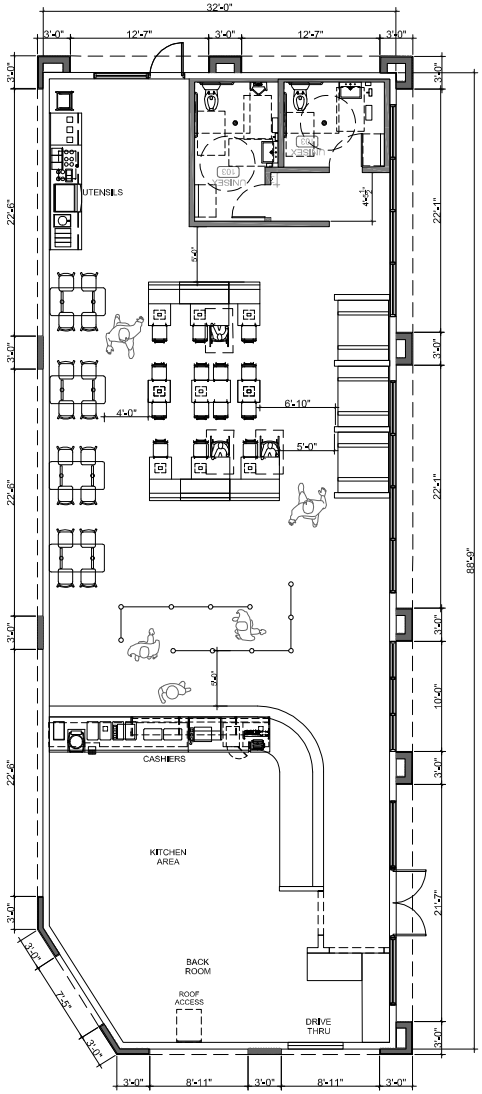
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

SITE PLAN (PARCEL 3)

Job #: M - 1075
Date: 08/02/22
Scale: AS NOTED
Drawn By: SPD

11-C



INTERIOR FLOOR PLAN (PARCEL 3 - RESTAURANT) 3/16"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

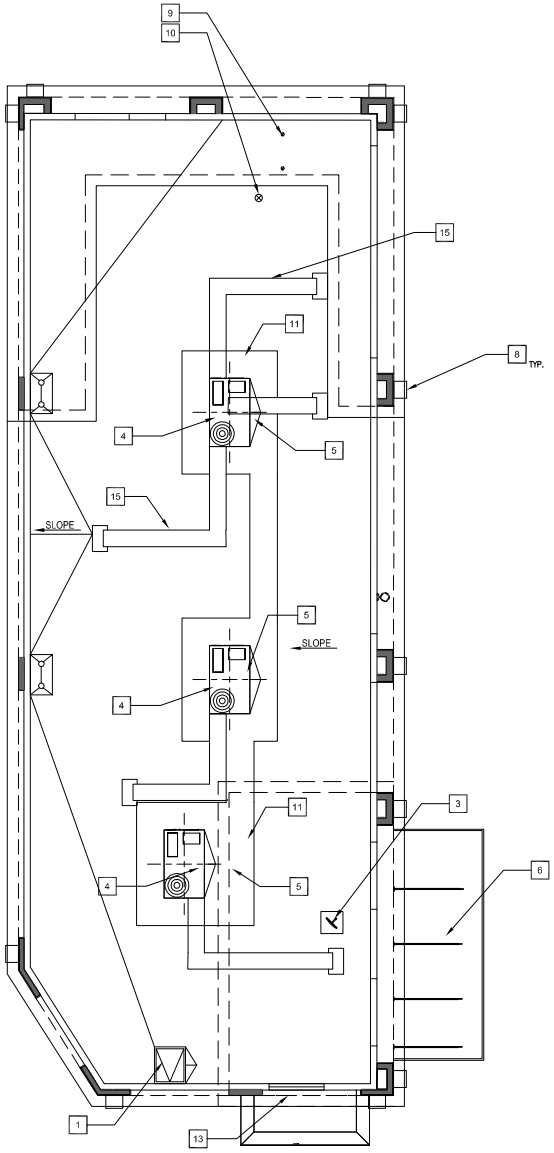
INTERIOR FLOOR PLAN (PARCEL 3)

Job #: M - 1075
Date: 08/08/22
Scale: AS NOTED
Drawn By: SPD

IFP

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINSIHED METAL CANOPY.	14	6"ø DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE – AMERICAN LIGHTING FRAMEWRX STAGE 5" TALL WALL SCONCE		



ROOF PLAN (PARCEL 3 - RESTAURANT) 1/4"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

ROOF PLAN (PARCEL 3)

Job #: M - 1075
Date: 08/08/22
Scale: AS NOTED
Drawn By: SPD

IFP

NORTH ELEVATION (PARCEL 3) 1/4"=1'-0" 1

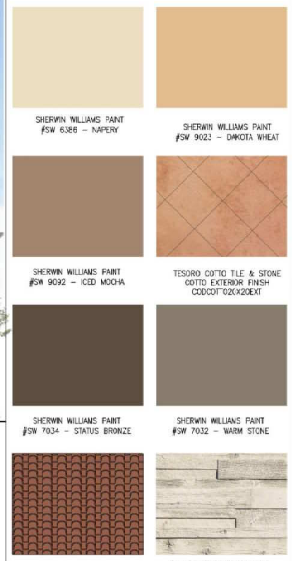
SOUTH ELEVATION (PARCEL 3) 1/4"=1'-0" 2

KEYED NOTES

1 EXTERIOR STUCCO TO BE PAINTED
2 TRELLIS
3 PREFINISHED METAL CANOPY
4 STREET ADDRESS WHITE VINYL
5 DRIVE THRU PICK UP WINDOW
6 EXTERIOR WALL CYLINDER – KICHER – 92646A – BRONZE
7 SERVICE & SECONDARY EGRESS DOOR
8 SURVEILLANCE CAMERA
9 EGRESS DOOR
10 SPANDREL STOREFRONT WINDOW (FAUX WINDOW)
11 INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
12 HVAC EQUIPMENT
13 CITY SCAPES INLINE WALL MOUNTED TRELLIS – CITY BROWN

EXTERIOR COLORS & FINISHES

A SHERWIN WILLIAMS PAINT #SW 6385 – NAPERY
B SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
C SHERWIN WILLIAMS PAINT #SW 9092 – ICED MOCHA
D ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M10C21A44
E TESORO COTO TILE & STONE COTTO EXTERIOR FINISH SPACE CODCOTTO20X20EXT
F SPANISH TILE ROOF
G SHERWIN WILLIAMS PAINT #SW 7032 – WARM STONE
H SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE
I VINTAGE RANCH DOVERWOOD ELDORADO STONE



Rev. #	Date	Description

6000-6300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 3)

Job #: M - 1075
Date: 08/08/22
Scale: AS NOTED
Drawn By: SPD

ELEV

EAST ELEVATION (PARCEL 3) 1/4"=1'-0" 1

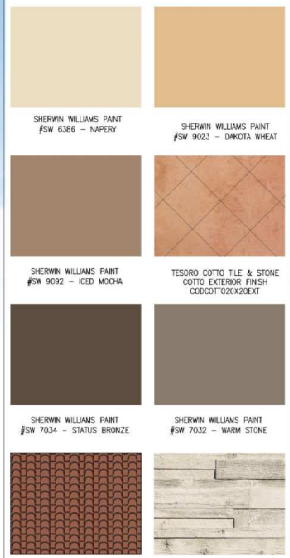
WEST ELEVATION (PARCEL 3) 1/4"=1'-0" 2

KEYED NOTES

1 – EXTERIOR STUCCO TO BE PAINTED
2 – TRELLIS
3 – PREFINISHED METAL CANOPY
4 – STREET ADDRESS WHITE VINYL
5 – DRIVE THRU PICK UP WINDOW
6 – EXTERIOR WALL CYLINDER – KICHER – 92646A – BRONZE
7 – SERVICE & SECONDARY EGRESS DOOR
8 – SURVEILLANCE CAMERA
9 – EGRESS DOOR
10 – SPANDREL STOREFRONT WINDOW (FAUX WINDOW)
11 – INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
12 – HVAC EQUIPMENT
13 – CITY SCAPES INLINE WALL MOUNTED TRELLIS – CITY BROWN

EXTERIOR COLORS & FINISHES

A – SHERWIN WILLIAMS PAINT #SW 6385 – NAPERY
B – SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
C – SHERWIN WILLIAMS PAINT #SW 9092 – ICED MOCHA
D – ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M10C21M44
E – TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE CODCOTTO20X20EXT
F – SPANISH TILE ROOF
G – SHERWIN WILLIAMS PAINT #SW 7032 – WARM STONE
H – SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE
I – VINTAGE RANCH DOVERWOOD ELDORADO STONE



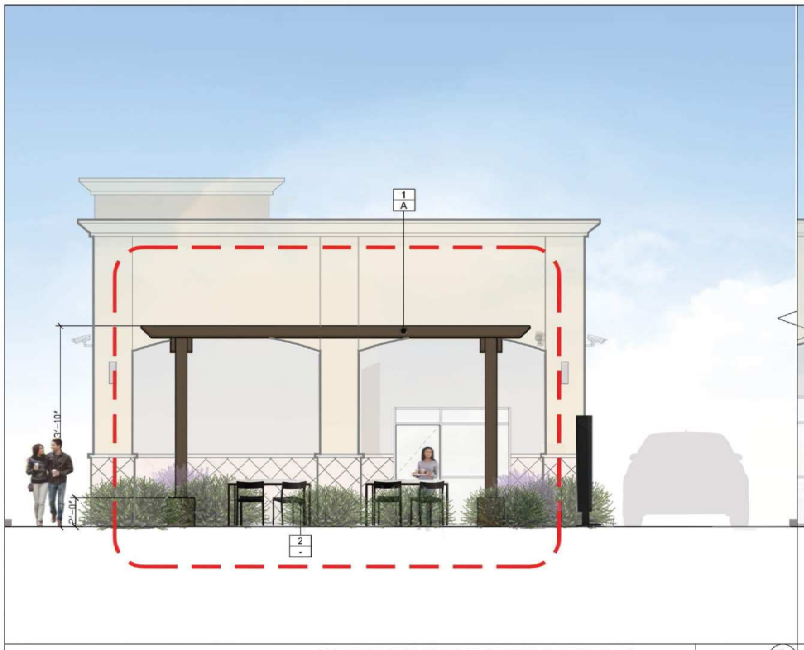
Rev. #	Date	Description

6000-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

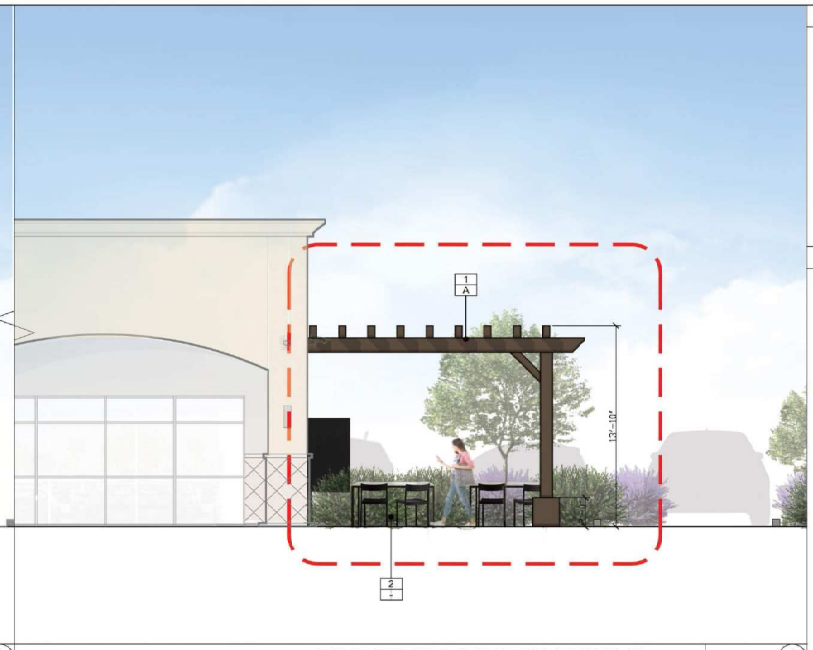
EXTERIOR ELEVATION (PARCEL 3)

Job #: M - 1075
Date: 08/01/22
Scale: AS NOTED
Drawn By: SPD

ELEV



WEST TRELLIS ELEVATION (PARCEL 3) 1/4"=1'-0" 2



NORTH TRELLIS ELEVATION (PARCEL 3) 1/4"=1'-0" 1

TRELLIS RENDERING (PARCEL 3) N.T.S. 3

KEYED NOTES

1 - TRELLIS

2 - PROPOSED RESTAURANT

EXTERIOR COLORS & FINISHES

- A SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

SHERWIN WILLIAMS PAINT
#SW 7034 – STATUS BRONZE

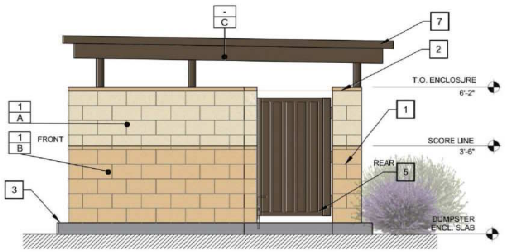
Rev. #	Date	Description

6000-6300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

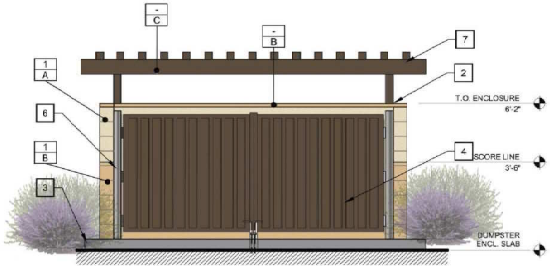
TRELLIS ELEVATION (PARCEL 3)

Job #: M - 1075
Date: 08/29/22
Scale: AS NOTED
Drawn By: SPD

ELEV

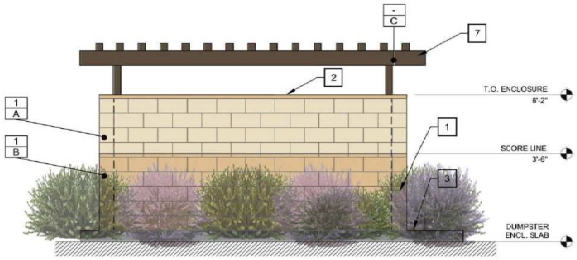


TRASH ENCLOSURE EAST 3/8"=1' 3

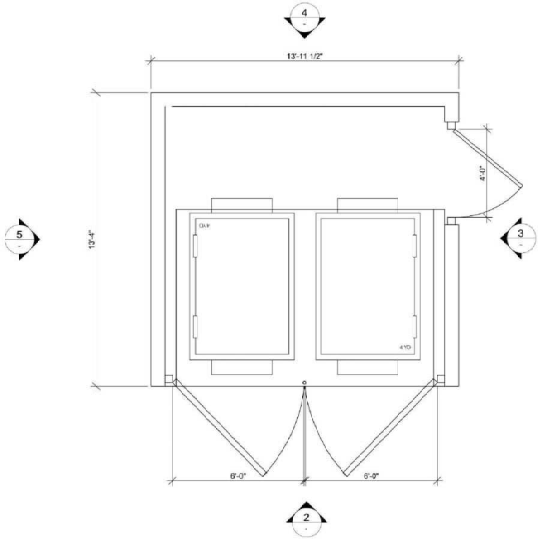


TRASH ENCLOSURE SOUTH 3/8"=1' 2

TRASH ENCLOSURE WEST 3/8"=1' 5



TRASH ENCLOSURE NORTH 3/8"=1' 4



TRASH ENCLOSURE PLAN VIEW 3/8"=1' 1

KEYED NOTES

1. 8"X8"X16 – MASONRY WALL
2. 2" CONCRETE CAP
3. 6" PCC FOUNDATION, EXTENDING 6" BEYOND ENCLOSURE WALLS, OVER 90% COMPACTED BASE. WITH A MIN. SLOPE OF 2" TO DRAIN ENCLOSURE.
4. 18 GA. METAL GATES AND STEEL MINI V-BEAM PANEL. HUNG ON 3" STEEL PIPES.
5. 4' ACCESS OPENING
6. 4"X4" STEEL PIPE
7. 4"X4" STEEL TRELLIS

EXTERIOR COLORS & FINISHES

- A: SHERWIN WILLIAMS PAINT #SW 6386 – NAPERY
- B: SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
- C: SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

SHERWIN WILLIAMS PAINT #SW 6386 – NAPERY

SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT

SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

Rev #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

TRASH ENCLOSURE (PARCEL 3)

Job #: M - 1075
Scale: 08/16/22
Date: AS NOTED
Drawn By: SPD

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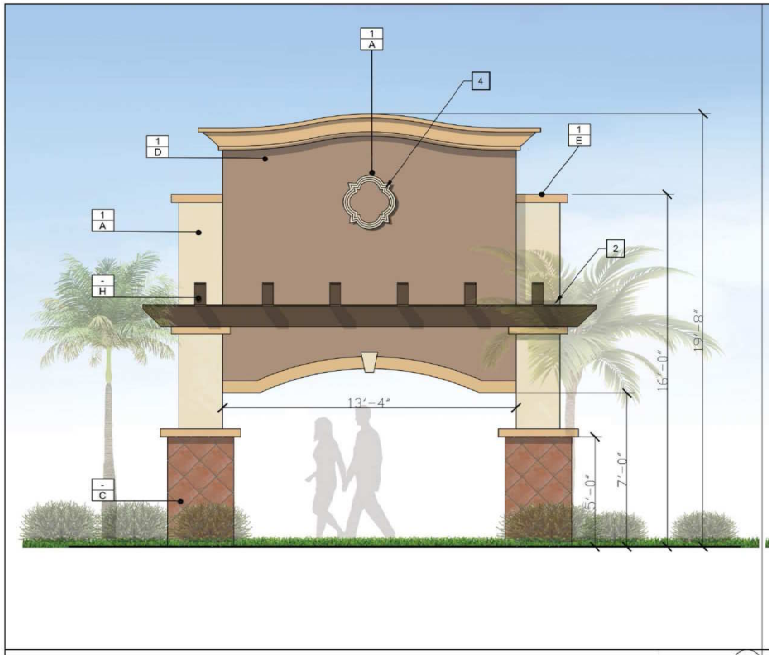
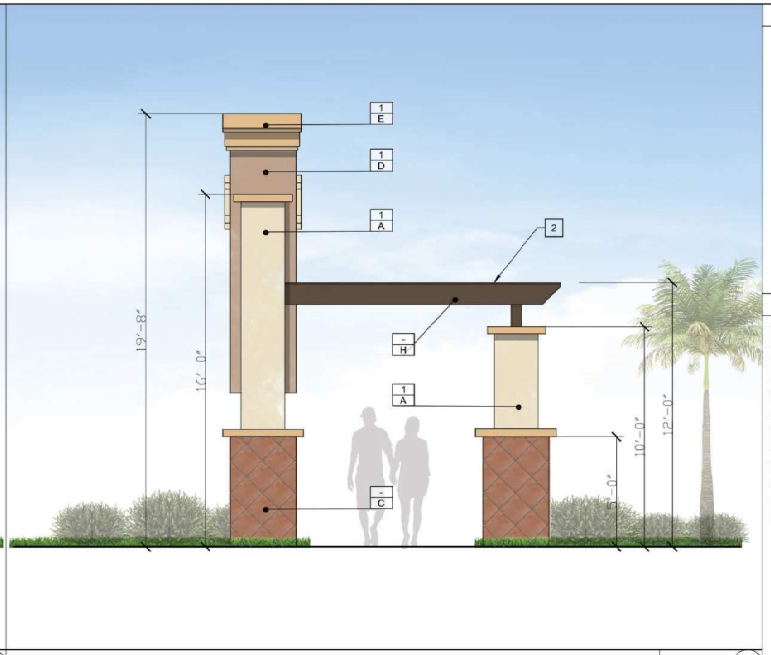


SOUTH ELEVATION 3/8"=1' 3



WEST ELEVATION 3/8"=1' 2

EAST ELEVATION 3/8"=1' 3

NORTH ELEVATION 3/8"=1' 1

KEYED NOTES

1. EXTERIOR STUCCO TO BE PAINTED
2. TRELLIS
3. PLAZA LOGO (REPLICATE THE SAME FONT AS THE EXISTING MONUMENT SIGN)
4. MEDALLION

EXTERIOR COLORS & FINISHES

- A — SHERWIN WILLIAMS PAINT #SW 6386 – NAPERY
- B — SHERWIN WILLIAMS PAINT #SW 7332 – WARM STONE
- C — TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE CODCOTTO20X20EXT
- D — SHERWIN WILLIAMS PAINT #SW 9082 – ICED MOCHA
- E — SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
- H — SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

Rev #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

MONUMENT SIGN (PARCEL 3)

Job #:	M - 1075
Scale:	08/24/22
Date:	AS NOTED
Drawn By:	SPD

MS1

MONUMENT RENDERING

N.T.S.

1

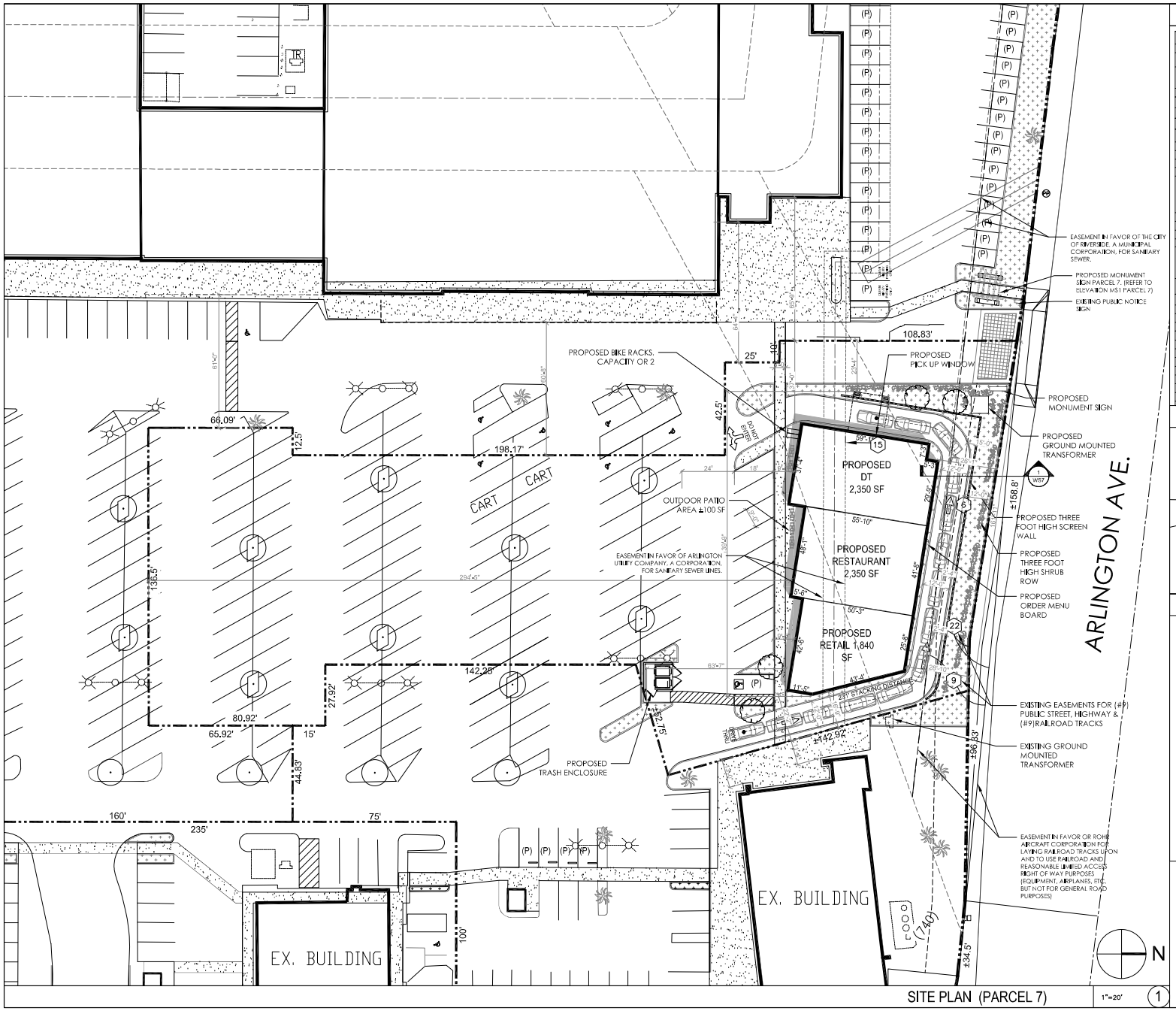
Rev #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

MONUMENT RENDERING (PARCEL 3)

Job #:	M - 1075
Scale:	08/29/22
Date:	AS NOTED
Drawn By:	SPD

MS1

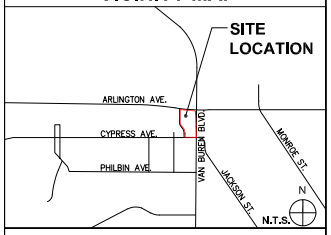


SITE PLAN (PARCEL 7) 1"=20' 1

SITE DATA

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 992503
DESCRIPTION:	NEW DRIVE THRU, RESTAURANT AND RETAIL
SPRINKLED:	N/A
EXISTING ZONING:	CR – COMMERCIAL RETAIL
PROPOSED ZONING:	CR – COMMERCIAL RETAIL
BUILDING DATA (PARCEL 7)	
SITE AREA GROSS:	±51,011 SF (1.17 AC)
ALLOWABLE BUILDING HEIGHT:	30'
CONSTRUCTION TYPE:	V-B
DEMO BUILDING AREA:	N/A
PROPOSED BUILDING AREA: • DRIVE THRU: • RESTAURANT 1: • RETAIL	±6,540 SF • 2,350 SF • 2,350 SF • 1,840 SF
PROPOSED LS AREA:	±3,546 SF (7.0%)
IMPERVIOUS AREA:	±50,026 SF (98.0%)
PROPOSED LOT COVERAGE:	±6,540 SF (12.8%)
PARKING REQUIREMENTS	
PARKING REQUIRED: • DRIVE THRU: • RESTAURANT: • RETAIL:	55 STALLS • 24 STALLS (1/100 SF FOR 2,350 SF) • 24 STALLS (1/100 SF FOR 2,350 SF) • 7 STALLS (1/250 SF FOR 1,840 SF)
TOTAL PARCEL 7 PARKING PROVIDED	▲78 TOTAL STALLS
LANDSCAPE SETBACKS	
FRONT	N/A
REAR	N/A
SIDE (ARLINGTON)	15' FT
SIDE	N/A
BUILDING SETBACKS	
FRONT	N/A
REAR	N/A
SIDE (ARLINGTON)	15' FT
SIDE (INTERIOR)	N/A

VICINITY MAP



LEGEND

- PROPERTY LINE
- LANDSCAPE SETBACK
- BUILDING SETBACK
- 3'H MASONRY WALL
- LANDSCAPE AREA
- CONCRETE PAVING/SIDEWALK/ PEDESTRIAN PATH OF TRAVEL
- STANDARD A.C. PAVING
- PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

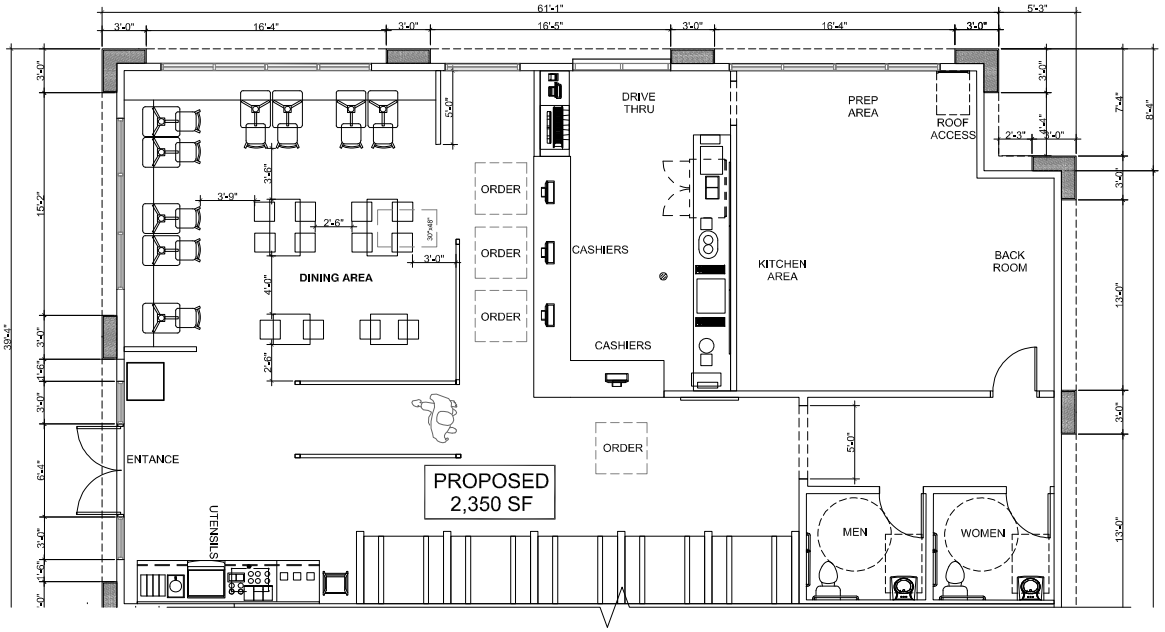
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

SITE PLAN (PARCEL 7)

Job #: M - 1075
Date: 08/15/22
Scale: AS NOTED
Drawn By: SPD

11-A



INTERIOR FLOOR PLAN (PARCEL 7 - DRIVE THRU) 1/4"=1'-0" 1

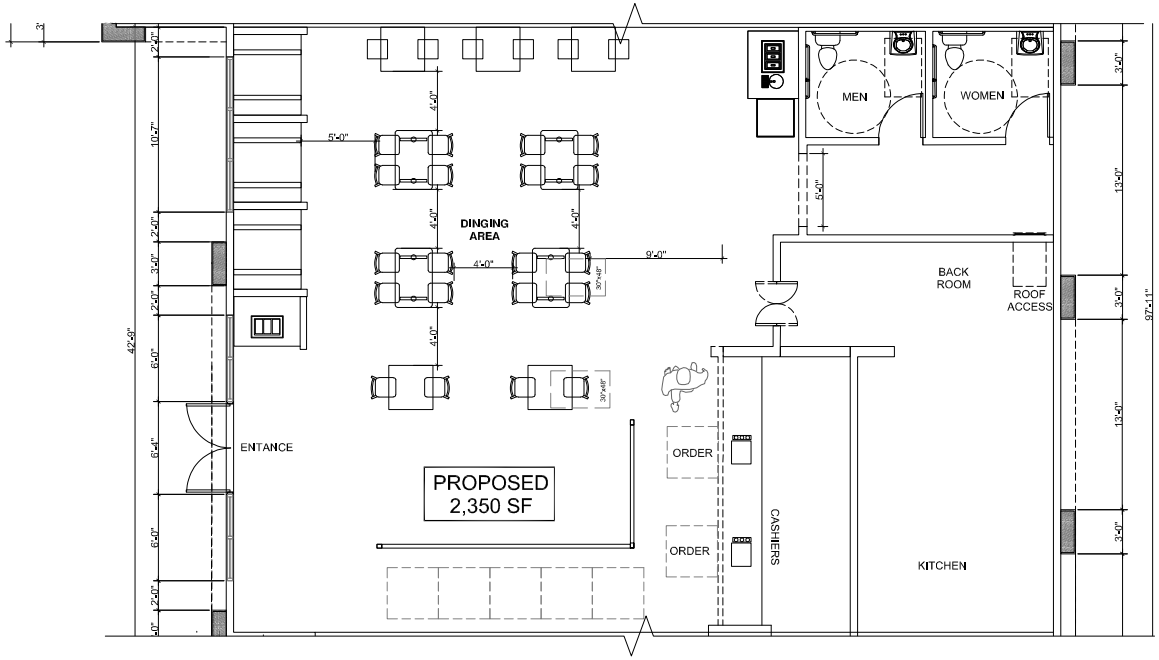
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (DRIVE THRU)

Job #: M - 1075
Date: 08/13/22
Scale: AS NOTED
Drawn By: SPD

IFP



INTERIOR FLOOR PLAN (PARCEL 7 - RESTAURANT) 1/4"=1'-0" 1

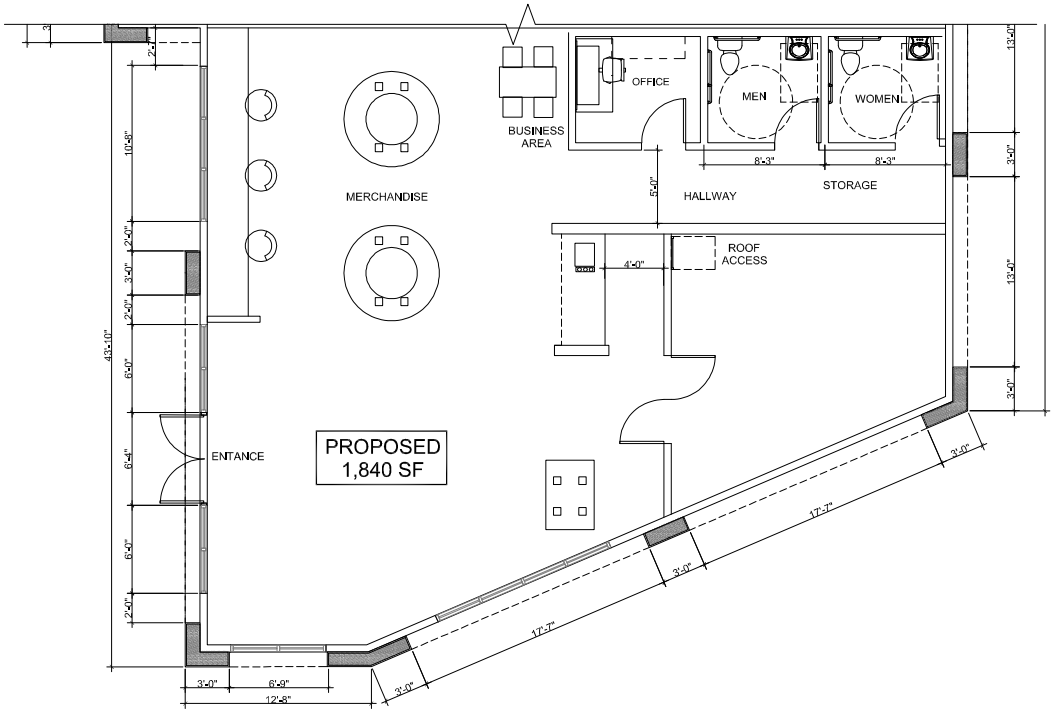
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (RESTAURANT)

Job #: M - 1075
Date: 08/13/22
Scale: AS NOTED
Drawn By: SPD

IFP



INTERIOR FLOOR PLAN (PARCEL 7- RETAIL) 1/4"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

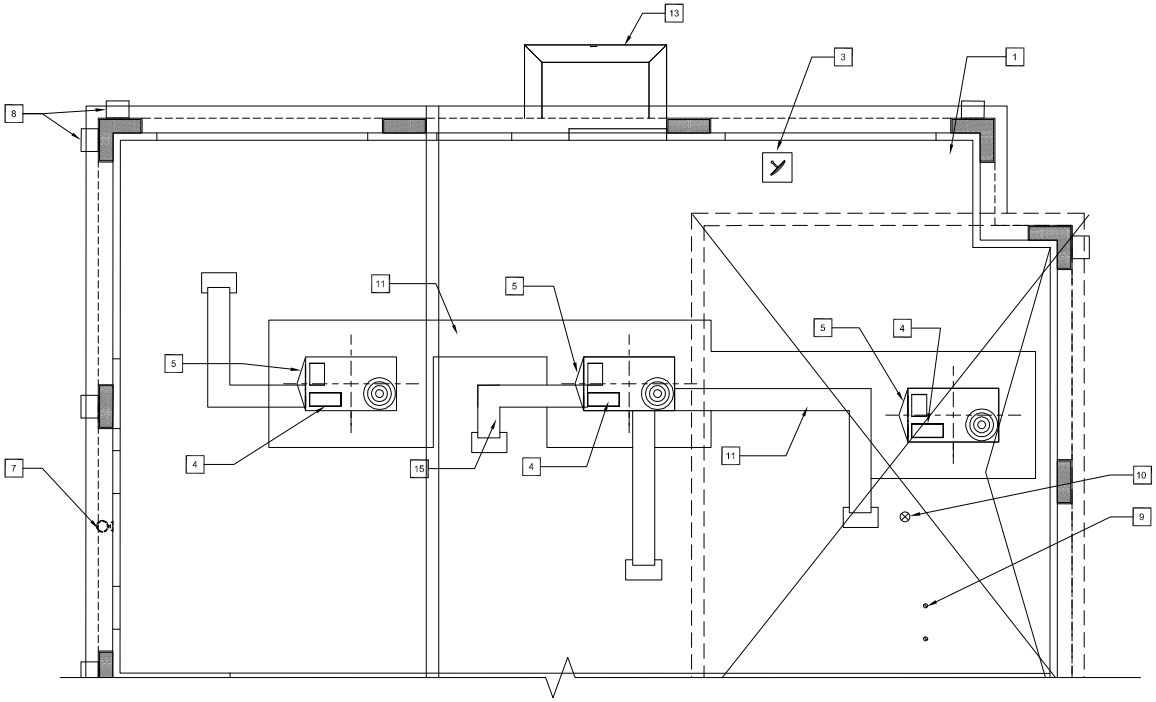
INTERIOR FLOOR PLAN (RETAIL)

Job #: M - 1075
Date: 05/10/22
Scale: AS NOTED
Drawn By: SPD

IFP

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINSIHED METAL CANOPY.	14	6"ø DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE – AMERICAN LIGHTING FRAMEWRX STAGE 5" TALL WALL SCONCE		



ROOF PLAN (PARCEL 7 - DRIVE THRU) 1/4"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

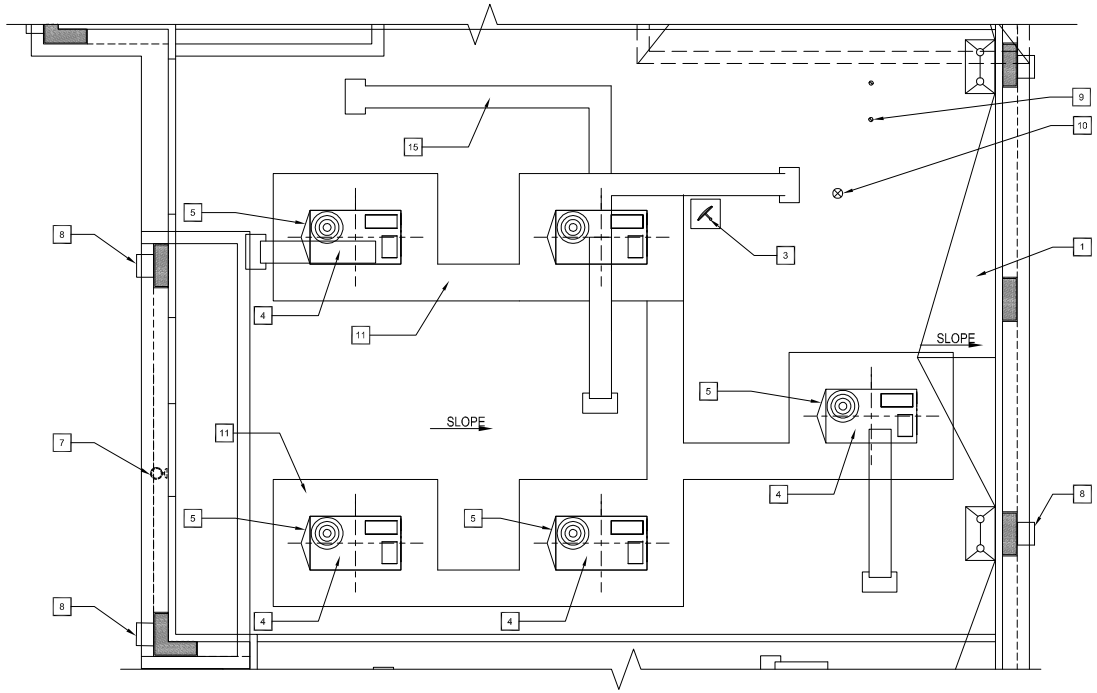
ROOF PLAN (DRIVE THRU)

Job #: M - 1075
Date: 08/13/22
Scale: AS NOTED
Drawn By: SPD

IFP

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINSIHED METAL CANOPY.	14	6"ø DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE – AMERICAN LIGHTING FRAMEWRX STAGE 5" TALL WALL SCONCE		



ROOF PLAN (PARCEL 7 - RESTAURANT) 1/4"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

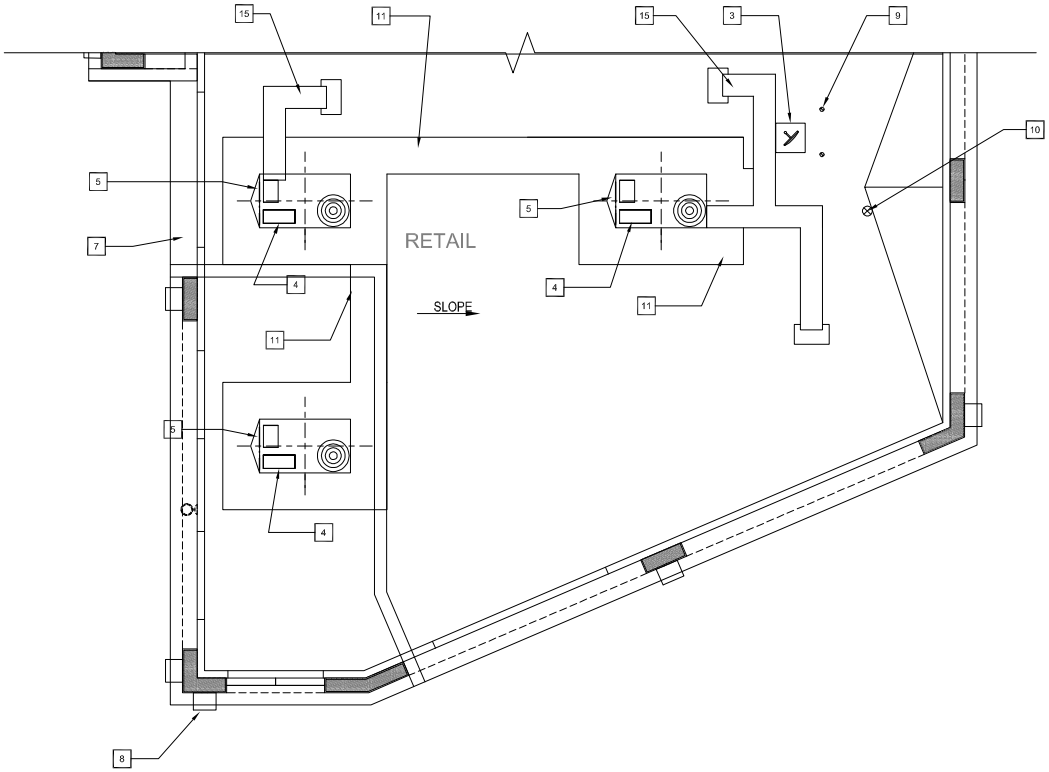
ROOF PLAN (RESTAURANT)

Job #: M - 1075
Date: 05/10/22
Scale: AS NOTED
Drawn By: SPD

RP2

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINSIHED METAL CANOPY.	14	6"ø DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE – AMERICAN LIGHTING FRAMEWRX STAGE 5" TALL WALL SCONCE		



ROOF PLAN (PARCEL 7- RETAIL) 1/4"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

ROOF PLAN (RETAIL)

Job #: M - 1075
Date: 08/13/22
Scale: AS NOTED
Drawn By: SPD

RP3