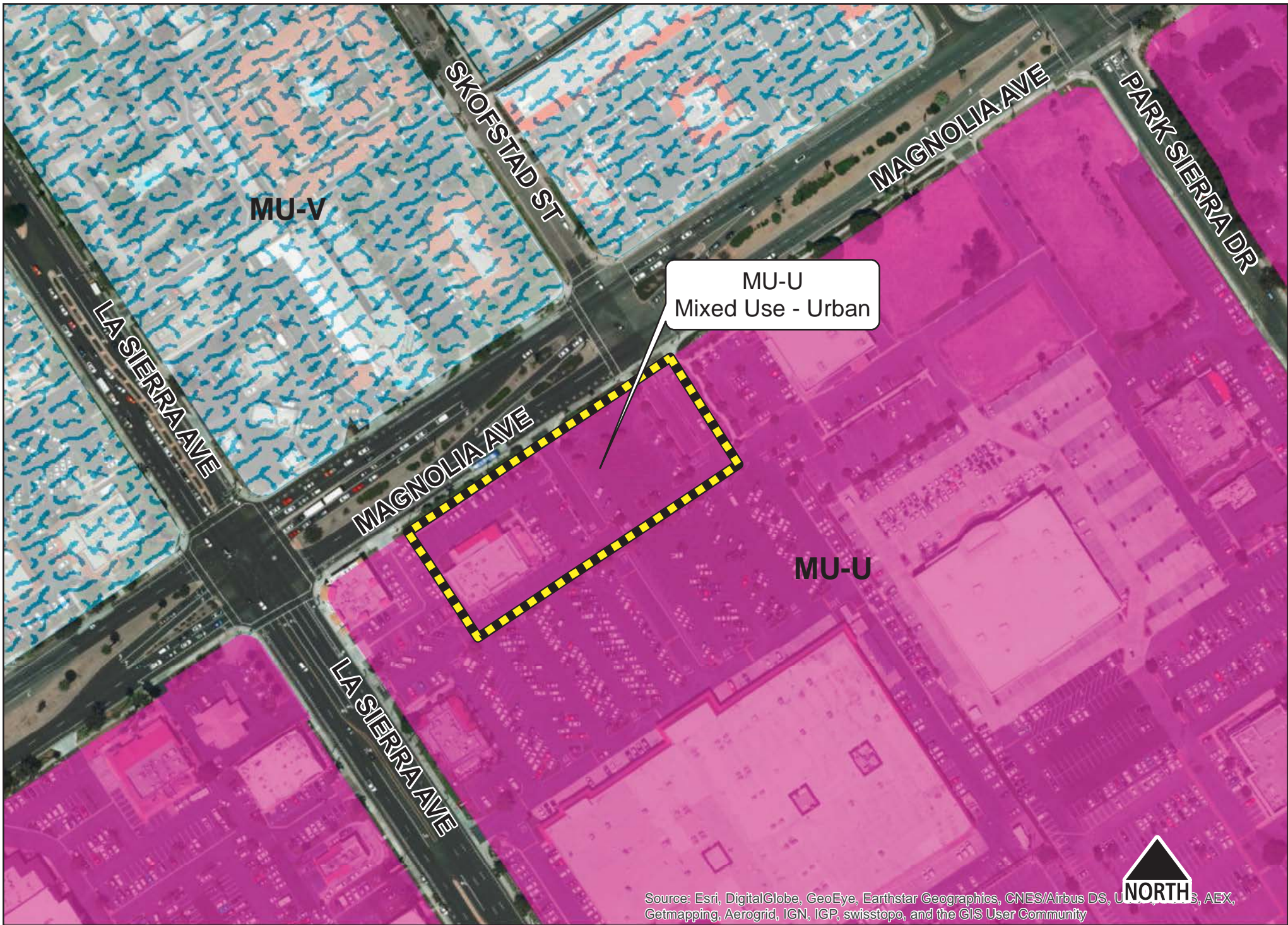


P16-0690 & P16-0691, Exhibit 3 - Aerial Photo/Location

0 55 110 220 330 440 Feet





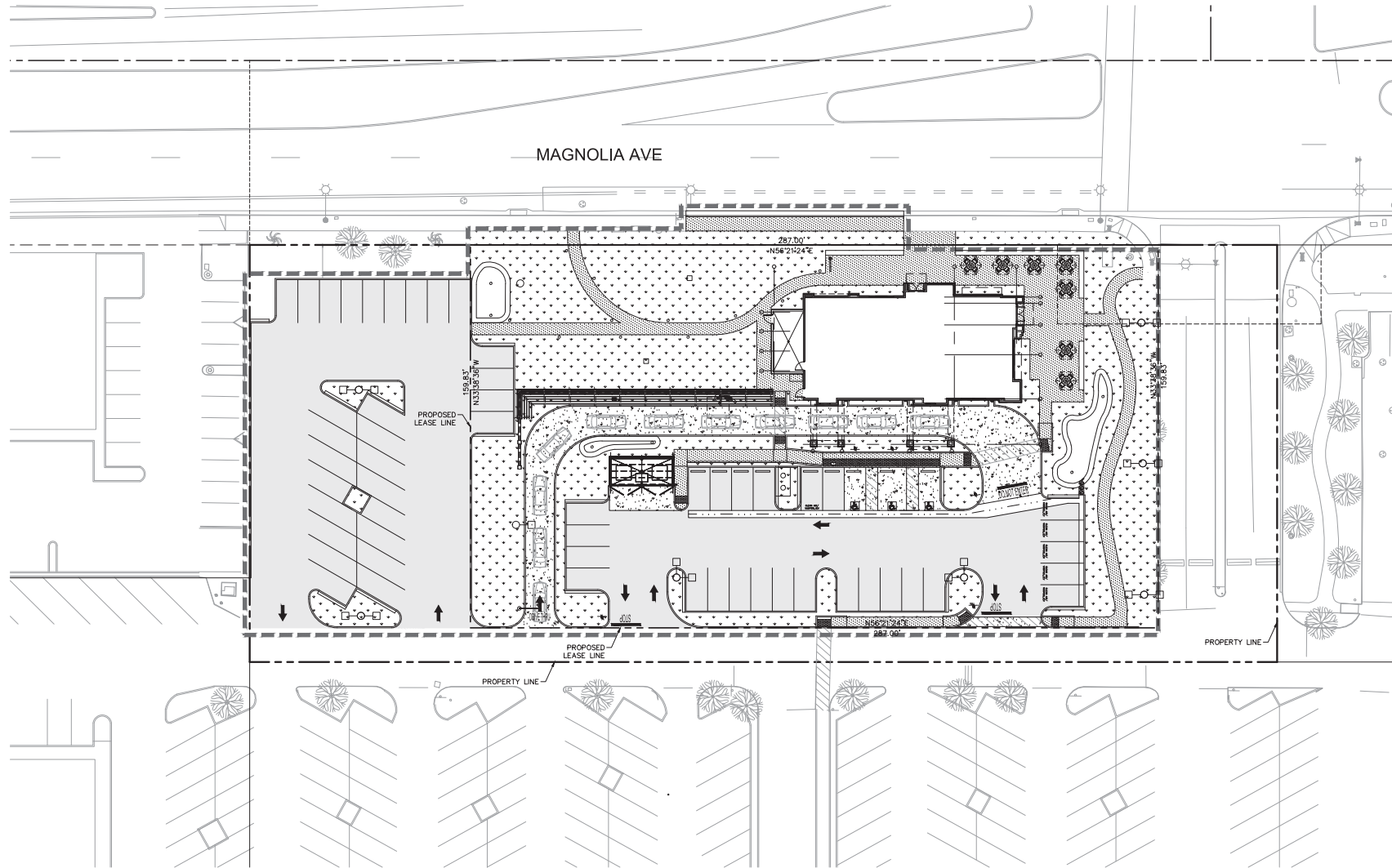






Drawing name: K:\GRA\_LDEV\Rolling Cone's\094797019 - Magnolia & La Sierra 300\CADD\Exhibits\Planning\Preliminary Site Plan.dwg PRELIMINARY VICINITY MAP Feb 03, 2017 8:50am by: lucas.deburon

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AND IS PREPARED FOR THE CLIENT'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS SUBJECT TO REVISIONS AND AMENDMENTS.



#### PROJECT TEAM

**OWNER**  
DAVE GILMORE  
SEAGROVE LA, LLC  
11911 SAN VICENTE BLVD  
SUITE 350  
LOS ANGELES, CA 90049  
(310) 868-7044  
DAVID@SEAGROVELA.COM

**ARCHITECT**  
JEFF LIEDERMAN  
PM DESIGN GROUP, INC  
38 EXECUTIVE PARK  
SUITE 210  
IRVINE, CA 92614  
(949) 430-7051  
LIEDERMAN@PMDCINC.COM

**DEVELOPER**  
KRISTEN ROBERTS  
RAISING CANE'S  
6800 BISHOP ROAD  
PLANO, TX 75024  
(972) 769-3395  
KROBERTS@RAISINGCANES.COM

**CIVIL ENGINEER**  
TYLER HOLST, PE  
KIMLEY-HORN AND ASSOCIATES, INC.  
765 THE CITY DRIVE, SUITE 200  
ORANGE, CA 92668  
(714) 939-1030  
TYLER.HOLST@KIMLEY-HORN.COM

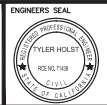


SCALE  
1" = 20'  
WHEN PRINTED AT FULL SIZE  
(24"x36")



ISSUE	DATE	DESCRIPTION

JP
DRAWN BY TH
CHECKED BY NK
RECOMMENDED



**Kimley-Horn**  
765 THE CITY DRIVE, SUITE 200  
ORANGE, CA 92668  
(714) 939-1030  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
TYLER HOLST, P.E., License No. 71438  
DATE: 2/3/2017  
EXP. 12/31/17

CITY OF RIVERSIDE	
APPROVED BY:	DATE
CITY ENGINEER	EXP.
RCE #	

**Cane's**  
11066 MAGNOLIA AVENUE  
RIVERSIDE, CA 92505

CITY OF RIVERSIDE  
**PROJECT VICINITY  
MAP**

P16-0690 & P16-0691, Exhibit 6 - Project Plans

\_\_\_\_\_

\_\_\_\_\_

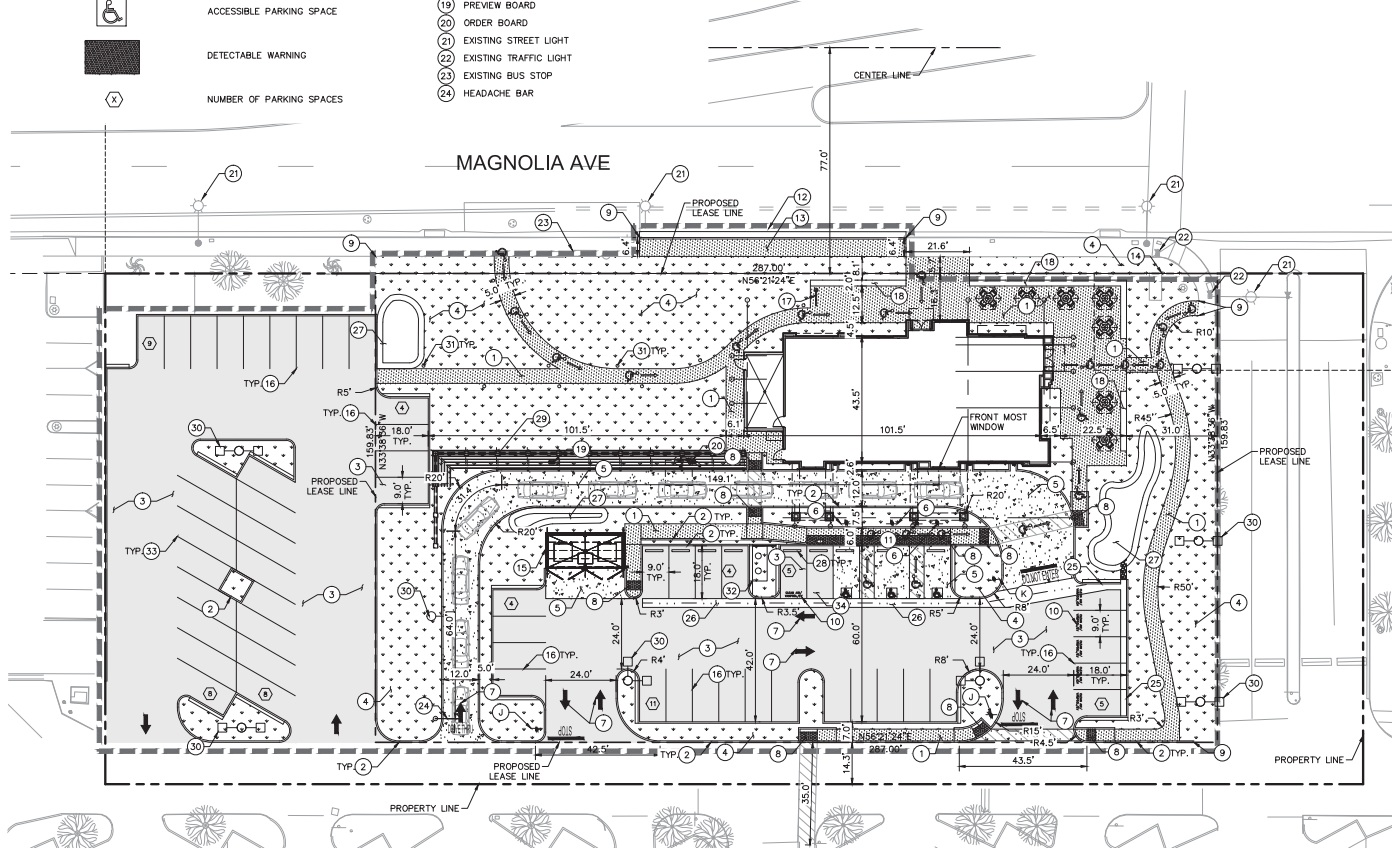
- PROPERTY LINE  
TRAFFIC SIGNAL EASEMENT LINE  
STANDARD DUTY CONCRETE  
PAVEMENT  
HEAVY DUTY CONCRETE PAVEMENT  
LANDSCAPE/PLANTER AREA  
ASPHALT PAVEMENT  
ACCESSIBLE ROUTE (LOCATION  
PURPOSES ONLY, DO NOT PAINT)  
SIGN POST  
ACCESSIBLE PARKING SPACE  
DETECTABLE WARNING  
NUMBER OF PARKING SPACES

① STANDARD DUTY CONCRETE PAVEMENT

- 25 CONCRETE CURB AND GUTTER
- 26 VALLEY GUTTER
- 27 BIORETENTION STORM WATER TREATMENT AREA. REFER TO PRELIMINARY  
28 PLAN FOR SECTION AND DETAILS. REFER TO LANDSCAPING FOR  
29 FINAL CONFIGURATION.
- 30 INSTALL WHEELSTOPS FOR PARKING SPACES  
31 ADJACENT TO WALKWAYS
- 32 SEAT WALL WITH TRELLIS FEATURE AROUND DRIVE THRU
- 33 SITE LIGHTING
- 34 LANDSCAPE/BOLLARD LIGHTING
- 35 INSTALL 1500 PRECAST GREASE INTERCEPTOR
- 36 STANDARD 60" PARKING STALL STRIPING
- 37 FUTURE E/V CHARGING STATION. CONDUIT TO BE RAN TO STALL FOR  
38 FUTURE CHARGING STATION.

(J) CMUTCD SIGN R1-1 - "STOP"

(K) CMUTCD SIGN R5-1 - "DO NOT ENTER"



A map showing the project location. The map includes Highway 101, Highway 101, and Highway 101. The project location is marked with a red dot and labeled 'PROJECT LOCATION'.

PROJECT DESCRIPTION: DEMOLITION OF EXISTING RESTAURANT BUILDING AND NEW CONSTRUCTION OF A RAISING CAVE RESTAURANT

ADDRESS: 11068 MAGNOLIA AVENUE  
 3406 106TH AVE SE  
 ALBUQUERQUE, NM 87123

ZONING DISTRICT: CG

LAND USE: COMMERCIAL GENERAL

FLOOD ZONE: ZONE X = AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

TOTAL DISTURBED AREA: 60,595 S.F. (1.39 AC)

TOTAL PAD AREA: 4,473 S.F. (0.10 AC)

PROPOSED LEASE AREA: 45,871 S.F. (1.02 AC)

LOT COVERAGE

TOTAL SITE AREA: 74,652 S.F. (1.71 AC) 100%

BUILDING AREA: 14,731 S.F. (0.33 AC) 19.72%

IMPERVIOUS AREA: 30,901 S.F. (1.17 AC) 68.4%

LANDSCAPE AREA: 19,278 S.F. (0.44 AC) 25.6%

PARKING/LANDSCAPE BUFFER

FRONT: 15.0'

REAR: 0.0'

SIDE (N): 0.0'

SIDE (S): 0.0'

PARKING SUMMARY:

4,473 S.F. (1 STALL/100 S.F.) = 45 STALLS REQUIRED PER CITY CODE

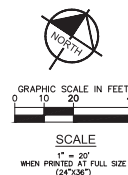
ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED PER CITY CODE

TOTAL NUMBER OF PARKING SPACES PROVIDED = 58 STALLS;

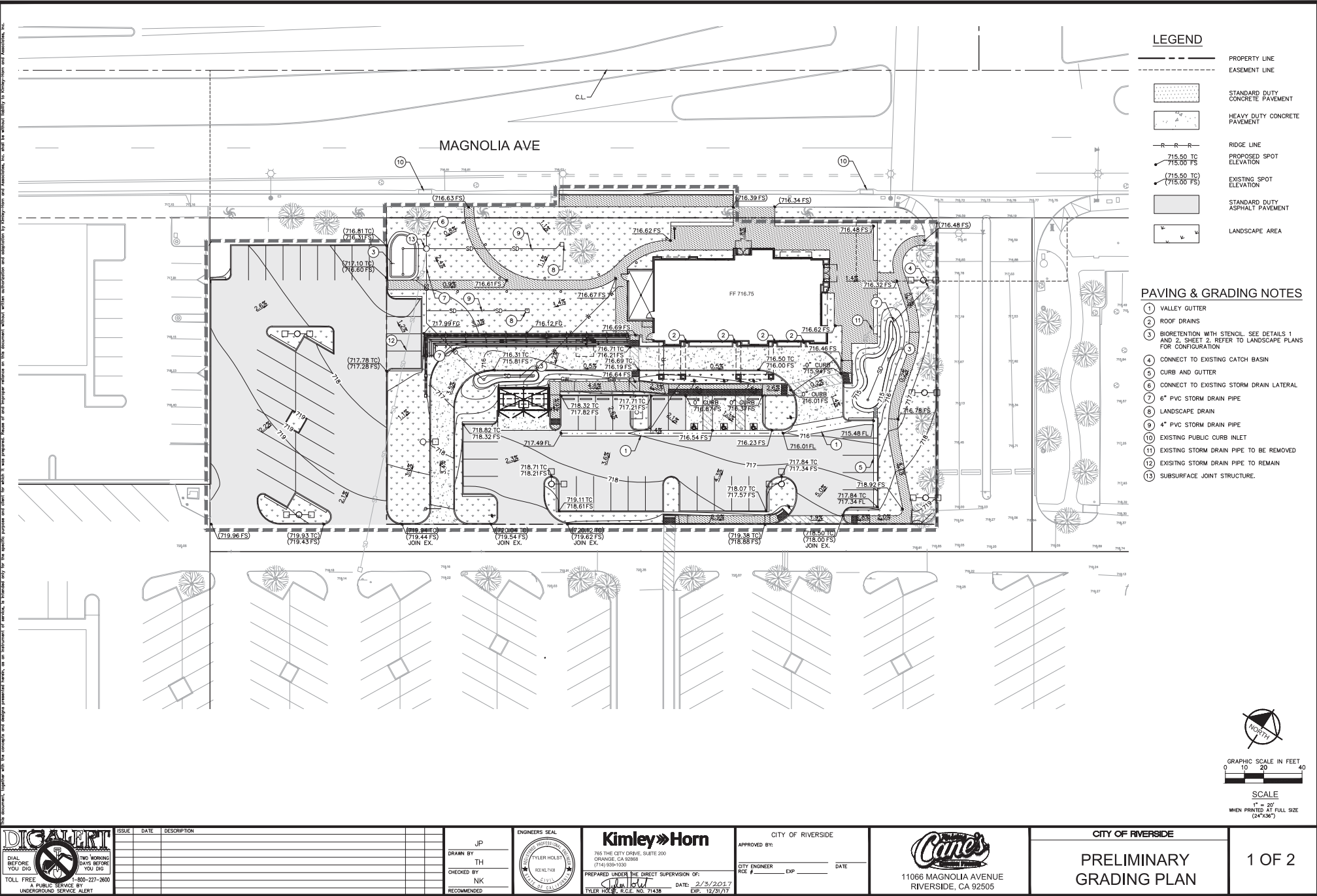
NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-LIMITING, FUEL-EFFICIENT, AND CARPOOL/VANPOOL VEHICLES (PER 2015 CALIFORNIA GREEN BUILDING STANDARDS) = 6.

ALSO PROVIDED IS A FUTURE EV CHARGING PARKING STALL.

<u>PARKING TABLE:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
STANDARD	40	48
COMPACT (C)	—	—
MOTORCYCLE	—	—
DESIGNATED	3	6
EV CHARGING	—	—
ACCESSIBLE	2	3
<u>TOTAL:</u>	<u>45</u>	<u>58</u>



Drawing name: K:\GRA\_LDEV\Rolling Cone's\094797019 - Magnolia & La Sierra 300\CADD\Exhibits\Prelim Grading\Preliminary Grading Plan.dwg PRELIMINARY GRADING SHEET Feb 03, 2017 8:59am By: lucas.debrun



P16-0690 & P16-0691, Exhibit 6 - Project Plans



2 OF 2



Drawing name: K:\ORA\_LDE\Raising Cane's\094797019 - Magnolia & La Sierra 300\CADD\Exhibits\Prelim Demo\Preliminary Demo Plan.dwg Prelim Demo Plan Feb 03, 2017 8:53am by: lucas.deburen

1. THE CONTRACTOR SHALL CLEAR THE PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT. THE CONTRACTOR SHALL REMOVE ALL DEBRIS IN PLACE, ALL EXISTING UTILITIES AT THE DEMOLITION LIMIT LINE, AND ALL EXISTING STRUCTURES OR MATERIALS WITHIN THE DEMOLITION LIMIT. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES AND STRUCTURES, INCLUDING ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PROJECT SPECIFICATIONS.
2. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PAYING ALL FEES NECESSARY FOR ENDORECHMENT, GRADING, EROSION CONTROL, AND TRUCK TRAILER ACCESS AS REQUIRED BY PRIVATE, LOCAL, AND STATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF EROSION CONTROL.
6. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. NOTIFICATION SHALL BE PROVIDED TO THE CITY ENGINEER AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
7. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE REPAIRABLE BY THE CONTRACTOR. THE 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. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE COMPLETED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL SCOPE OF THE PROJECT.
13. ALL DEMOLITION SHALL COMPLY WITH CHAPTER 24 A AND ARTICLE 87 OF THE CALIFORNIA FIRE CODE.
14. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THAT DEBRIS FROM PUBLIC ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS THAT ARE TRACKED ONTO PUBLIC ROADS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE KEPT CLEARLY MARKED AND AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
15. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION CONTROL MEASURES.
16. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING AND TO PREVENT DEBRIS FROM ENTERING.
17. CONSTRUCTION ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES.
18. MONITORING WELLS SHALL BE REMOVED PRIOR TO BEGINNING OF CONSTRUCTION.

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

- 1 EXISTING BUILDING AND SURROUNDING FEATURES TO BE REMOVED BY LANDFILL. UTILITIES TO BE CAPPED FOR FUTURE CONNECTION.
- 2 REMOVE EXISTING LANDSCAPE.
- 3 REMOVE EXISTING CURB / CURB & GUTTER.
- 4 REMOVE EXISTING SIDEWALK.
- 5 REMOVE EXISTING ISLAND PLANTER.
- 6 REMOVE DRIVEWAY.
- 7 PROPOSED TRASH ENCLOSURE FOOTPRINT (INCLUDES CONCRETE APPROACH).
- 8 PROPOSED BUILDING.
- 9 REMOVE EXISTING CURB, INLET, INSTALL TEMPORARY CAP ON STORM DRAIN LINE FOR FUTURE CONNECTION.
- 10 REMOVE PUBLIC EXISTING SIDEWALK/CURB RAMP.
- 11 REMOVE PUBLIC EXISTING CURB / CURB & GUTTER.
- 12 REMOVE EXISTING TREE.

PROPERTY LINE

CENTER LINE

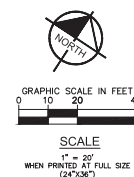
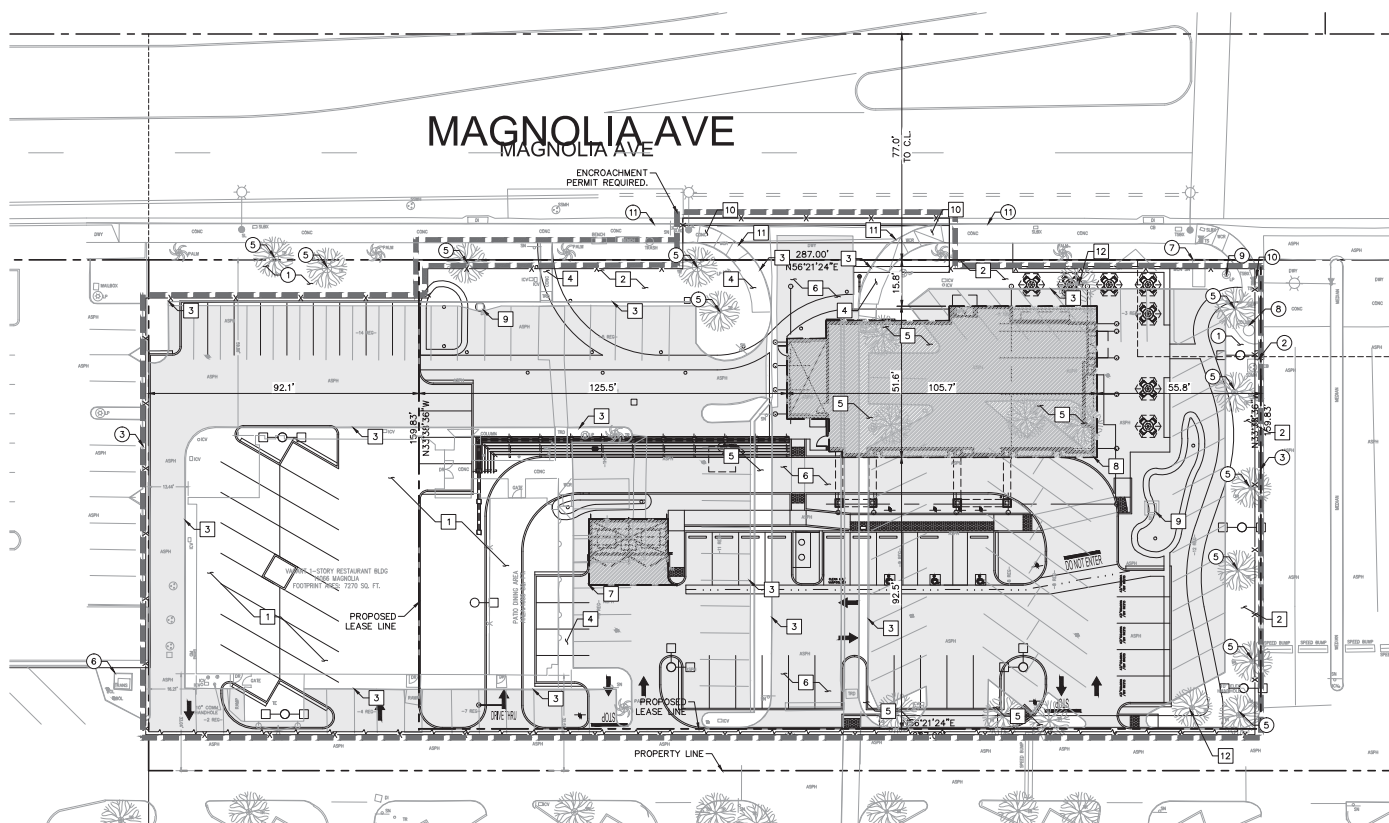
DEMOLITION LIMIT LINE ON-SITE

SAWCUT AND JOIN

TEMPORARY CHAIN LINK FENCE WITH MESH

LIMITS OF PROPOSED BUILDINGS AND SITE WALLS.

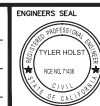
EXISTING ASPHALT PAVEMENT TO BE REMOVED



**DIGALERT**  
DIAL BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

[illegible]

JP  
DRAWN BY  
TH  
CHECKED BY  
NK  
RECOMMENDED



**Kimley»Horn**  
765 THE CITY DRIVE, SUITE 200  
ORANGE, CA 92668  
(714) 939-1030

PREPARED UNDER THE DIRECT SUPERVISION OF:  
*Tyler Horn* DATE: 2/3/2017  
TYLER HORN, R.C.E. NO. 71438 EXP. 12/31/17

CITY OF RIVERSIDE

APPROVED BY: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

RCE # \_\_\_\_\_ EXP \_\_\_\_\_

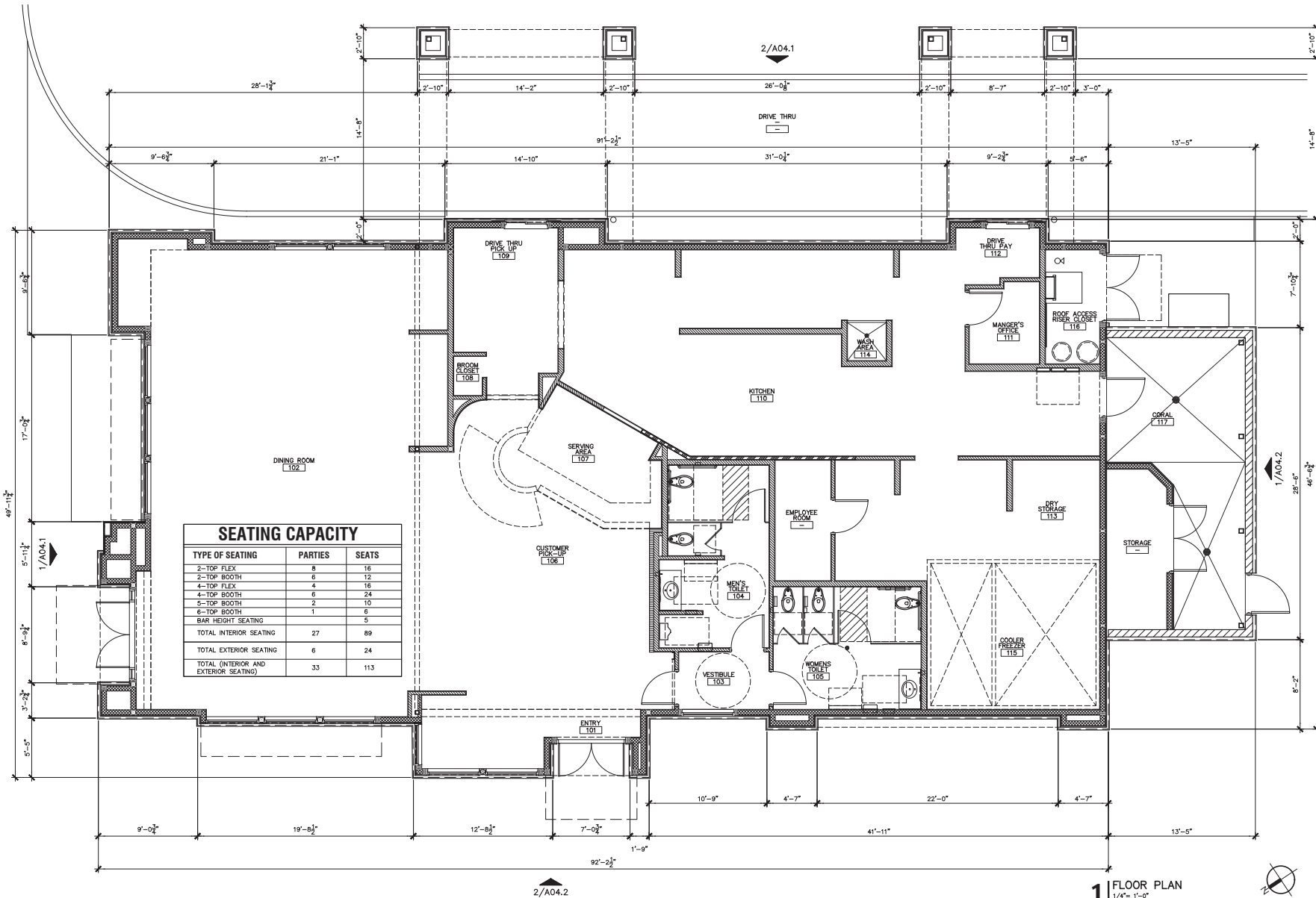


11066 MAGNOLIA AVENUE  
RIVERSIDE, CA 92505

CITY OF RIVERSIDE

PRELIMINARY  
DEMOLITION PLAN





Restaurant Support Office  
68002 Magnolia Avenue, Suite 100  
Irvine, CA 92618  
Tel: 949.261.3100 Fax: 949.261.3101

Store:  
**Raising Cane's**  
**11066 Magnolia Avenue**  
**Riverside, CA 92505**  
**Store # RC300**  
**Prototype 2**

Professional of Record:



38 EXECUTIVE PARK  
SUITE 310  
IRVINE, CA 92614  
Contact: Jeff Goodman  
JEFF@PMDESIGN.COM  
JGOODMAN@PMDESIGN.COM  
and Associates, Architect



Prototype Issue Date:

Design Bulletin Updates:

Date Issued: Bulletin Number:

#### PLANNING SUBMITTAL - REV

Revisions:		
#	Date	Description
1	11.08.2016	PLANNING SUBMITTAL
2	01.12.2017	2ND SUBMITTAL - REV
3	02.03.2017	3RD SUBMITTAL - REV

Sheet Title:

#### FLOOR PLAN

Date:

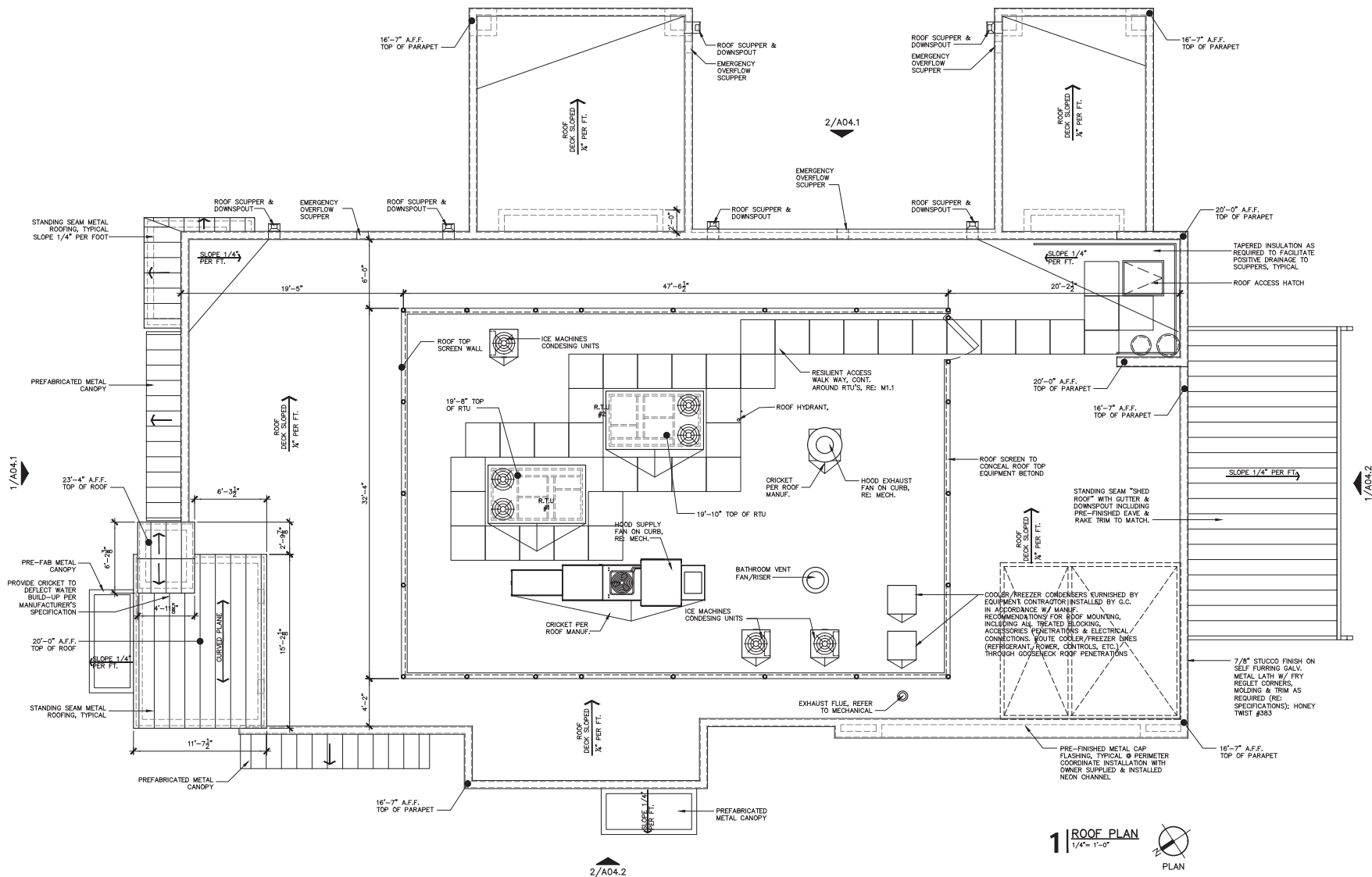
Project Number: RAC16026.2

Drawn By: IRVINE

Sheet Number:

A01.1





Restaurant Support Office  
68092-705-5100 Fax: 972-769-3101

Store:  
**Raising Cane's**  
**11066 Magnolia Avenue**  
**Riverside, CA 92505**  
**Store # RC300**  
**Prototype 2**

Professional of Record:



38 EXECUTIVE PARK  
SUITE 310  
IRVINE, CA 92614  
Contact: Jeff Lieberman  
949-430-3031  
jeff@pmdesigngroup.com  
and lieberman, architect



Prototype Issue Date:

Design Bulletin Updates:

Date Issued: Bulletin Number:

#### PLANNING SUBMITTAL - REV

Revisions:	
#	Description
11.08.2016	PLANNING SUBMITTAL
01.12.2017	2ND SUBMITTAL - REV
02.03.2017	3RD SUBMITTAL - REV

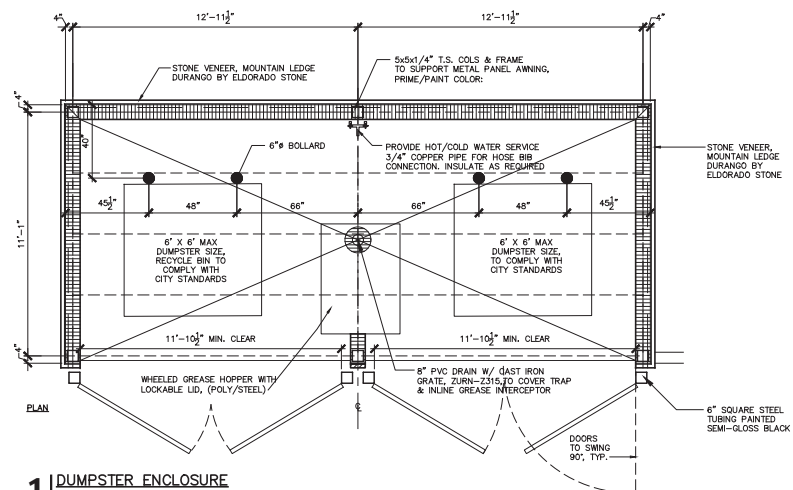
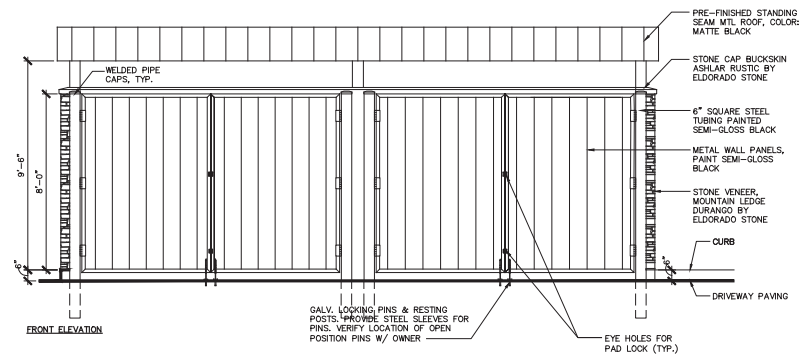
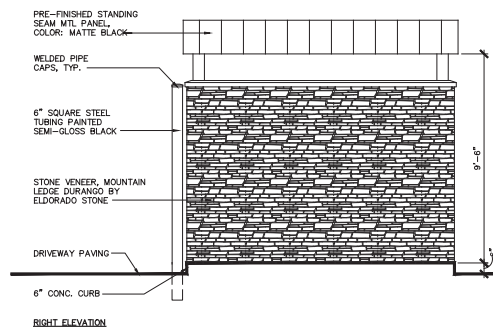
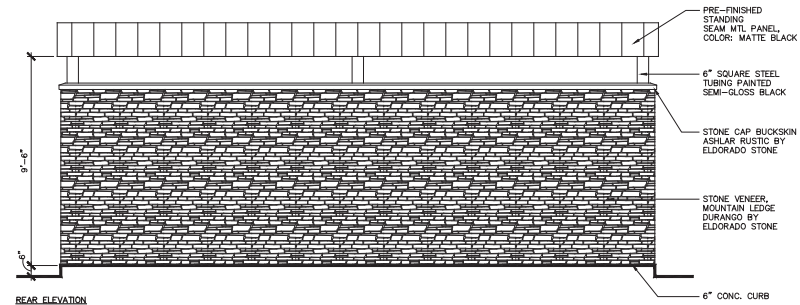
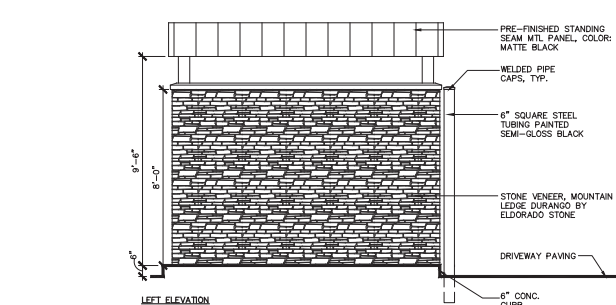
Sheet Title:

#### ROOF PLAN

Date:	
Project Number:	RAC16028.2
Drawn By:	IRVINE
Sheet Number:	

A10.1





**1 | DUMPSTER ENCLOSURE**  
3/8\"=1'-0"



Restaurant Support Office  
68092-7000-3100 Fax: 972-769-3101

Store:  
**Raising Cane's**  
**11066 Magnolia Avenue**  
**Riverside, CA 92505**  
**Store # RC300**  
**Prototype 2**

Professional of Record:



38 EXECUTIVE PARK  
SUITE 310  
IRVINE, CA 92614  
Contact: Jeff Liderman  
(949) 430-3031  
jeff@pmdesigngroup.com  
and liderman, architect



Prototype Issue Date:	
Design Bulletin Updates:	
Date Issued:	Bulletin Number:

## PLANNING SUBMITTAL - REV

Revisions:		
#	Date	Description
1	11.08.2016	PLANNING SUBMITTAL
2	01.12.2017	2ND SUBMITTAL - REV
3	02.03.2017	3RD SUBMITTAL - REV

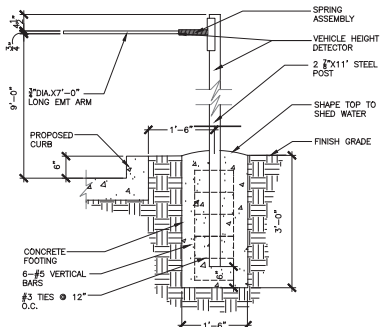
Sheet Title:

## TRASH ENCLOSURE

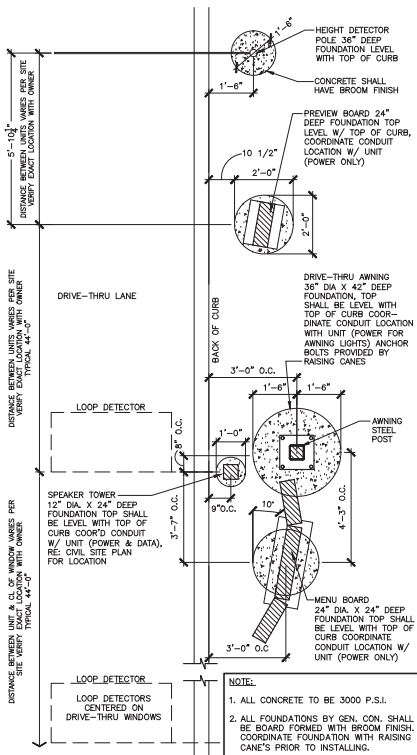
Date:	
Project Number:	RAC16028.2
Drawn By:	IRVINE
Sheet Number:	

**A10.3**

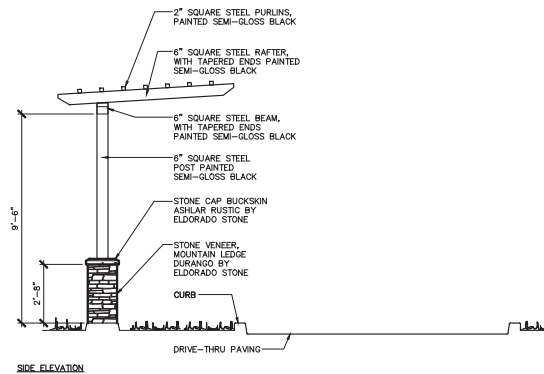




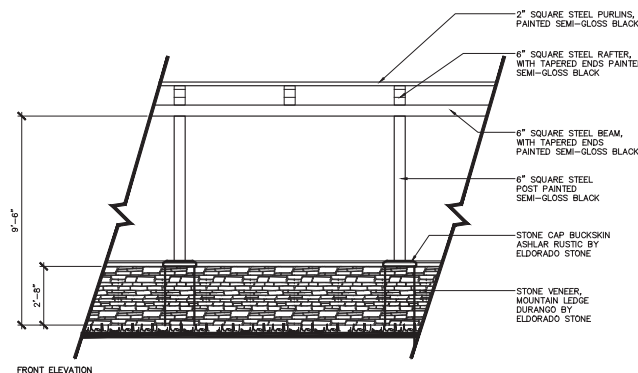
**8 | HEIGHT DETECTOR POLE**  
3/4" = 1'-0"



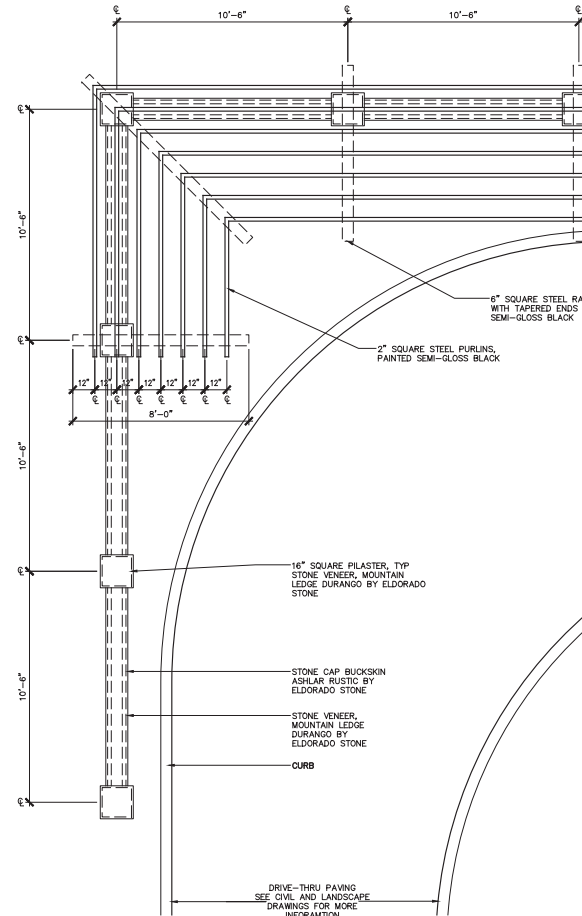
**9 | PRE-ORDER AND ORDER BOARD DETAIL**  
1/2" = 1'-0"



SIDE ELEVATION



FRONT ELEVATION



**1 | TRELLIS AT DRIVE-THRU**  
3/8\" = 1'-0"



Restaurant Support Office  
680927-709-3100 Fax: 680-749-3101

Store:  
**Raising Cane's**  
**11066 Magnolia Avenue**  
**Riverside, CA 92505**  
**Store # RC300**  
**Prototype 2**

Professional of Record:



38 EXCLUSIVE PARK  
SUITE 310  
IRVINE, CA 92614  
Contact: Jeff Lieberman  
(949) 430-3031  
jeff@pmdesigngroup.com  
and Lieberman, Architects



Prototype Issue Date: \_\_\_\_\_  
Design Bulletin Updates: \_\_\_\_\_  
Date Issued: \_\_\_\_\_ Bulletin Number: \_\_\_\_\_

**PLANNING SUBMITTAL - REV**

Revisions:	
#	Description
11.08.2016	PLANNING SUBMITTAL
01.12.2017	2ND SUBMITTAL - REV
02.03.2017	3RD SUBMITTAL - REV

Sheet Title:

**DRIVE-THRU DETAILS**

Date: \_\_\_\_\_  
Project Number: RAC16028.2  
Drawn By: IRVINE

Sheet Number:

**A10.4**

# MATERIALS LEGEND

	DESCRIPTION
	STANDING SEAM METAL ROOF MATTE BLACK
	METAL CAP FLASHING MATTE BLACK
	PRE-FAB METAL CANOPY MATTE BLACK
	ROOF SCUPPER AND DOWN SPOUT MATTE BLACK
	STAINLESS STEEL COVER PANEL
	STONE VENEER MOUNTAIN LEDGE, DURANGO BY ELDORADO STONE
	STUCCO FINISH DRYVIT HONEY TWIST #303
	ALUMINUM STOREFRONT KAWNEER TRIFAB 451 9 ANODIZED
	PAINT TO MATCH DRYVIT HONEY TWIST #303

# MATERIALS CALCULATIONS

EAST ELEVATION		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	686	86%
STONE	228	20%
GLAZING (D+W)	232	20%
TOTAL SF	1,146	100%
NORTH ELEVATION (DRIVE-THRU)		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	831	44%
STONE	823	44%
GLAZING (D+W)	227	12%
TOTAL SF	1,881	100%
WEST ELEVATION		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	796	64%
STONE	250	21%
GLAZING (D+W)	177	15%
TOTAL SF	1,223	100%
SOUTH ELEVATION		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	1,054	36%
STONE	523	28%
GLAZING (D+W)	310	16%
TOTAL SF	1,886	100%



01 | N.E. ELEVATION  
1/4" = 1'-0"



02 | S.E. ELEVATION  
1/4" = 1'-0"



Store:  
**MAGNOLIA & SIERRA**  
**RIVERSIDE, CA 92505**  
**Prototype 2**  
**Store #282**

Professional of Record:



36 EXECUTIVE PARK  
SUITE 310  
RIVERSIDE, CA 92514

Contact: Jeff Lucanovich  
(951) 430-7021  
jeff@pmdesigngroup.com

Prototype Issue Date:

Design Bulletin Updates:

Date Issued: Bulletin Number:

Revisions:

# Date Description

Sheet Title:

**EXTERIOR  
ELEVATIONS**

Date:

September 22, 2016

Project Number:

RAC16026.0

Drawn By:

JM

Sheet Number:

**PRA04.1**



# MATERIALS LEGEND

	DESCRIPTION
	STANDING SEAM METAL ROOF MATTE BLACK
	METAL CAP FLASHING MATTE BLACK
	PRE-FAB METAL CANOPY MATTE BLACK
	ROOF SCUPPER AND DOWN SPOUT MATTE BLACK
	STAINLESS STEEL COVER PANEL
	STONE VENEER MOUNTAIN LEDGE, DURANGO BY ELDORADO STONE
	STUCCO FINISH DRYVIT HONEY TWIST #383
	ALUMINUM STOREFRONT KAWNEER TRIFAB 451 9 ANODIZED
	PAIN TO MATCH DRYVIT HONEY TWIST #383

# MATERIALS CALCULATIONS

EAST ELEVATION		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	696	80%
STONE	228	20%
GLAZING (D+W)	252	20%
TOTAL SF	1,146	100%
NORTH ELEVATION (DRIVE-THRU)		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	831	44%
STONE	823	44%
GLAZING (D+W)	227	12%
TOTAL SF	1,881	100%
WEST ELEVATION		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	796	64%
STONE	250	21%
GLAZING (D+W)	177	15%
TOTAL SF	1,223	100%
SOUTH ELEVATION		
MATERIAL	AREA (SQ. FT.)	COVERAGE
STUCCO	1,054	58%
STONE	523	28%
GLAZING (D+W)	310	16%
TOTAL SF	1,886	100%



**01** S.W. ELEVATION  
1/8" = 1'-0"



**02** N.W. ELEVATION  
1/8" = 1'-0"



Site:  
**MAGNOLIA & SIERRA**  
**RIVERSIDE, CA 92505**  
**Prototype 2**  
**Store #282**

Professional of Record:



Architectural  
Solutions Group

36 EXECUTIVE PARK  
SUITE 310  
RIVERSIDE, CA 92514

Contact: Jeff Lucemboni  
(951) 430-7521  
jeff@pmdesign.com

Prototype Issue Date:

Design Bulletin Updates:

Date Issued: Bulletin Number:

Revisions:

# Date Description

Sheet Title:

**EXTERIOR  
ELEVATIONS**

Date: September 22, 2018

Project Number: PAC16026.0

Drawn By: JML

Sheet Number:

**PRA04.2**



KIESEL DESIGN

Landscape Architecture  
422 E Main Street  
Ventura, CA 93001  
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CJA-SC06

Raising Cane's  
RC300  
11066 Magnolia Ave  
Riverside CA

Revisions:  
DATE NAME  
11.09.16 Planning Submittal  
01.12.17 2nd Submittal - REV  
02.03.17 3rd Submittal - REV



Type: CUP Resubmission 3

Submittal Date:  
February 03, 2017

Drawn By:  
# NAME DATE  
M. Colvin 02/17

Title:  
**Preliminary  
Landscape Plan**

Sheet Number:

**L1.1****Plant List**

Symbol	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
<b>Trees</b>							
	<i>Cercidium x 'Desert Museum' (Muti)</i>	Desert Museum Palo Verde	48" box	3	25 ft	25 ft	Low
	<i>Tristania conferta</i>	Brisbane Box	48" box	19	40 - 60 ft	30 - 40 ft	Med
	<i>Washingtonia robusta</i>	Mexican Fan Palm	48" box	4	60 - 80 ft	8 - 12 ft	Low
<b>Shrubs</b>							
	<i>Arctostaphylos 'Sunset'</i>	Sunset Manzanita	15 gal	18	4-5 ft	4-5 ft	Low
	<i>Callistemon citrinus 'Little John'</i>	Dwarf Bottlebrush	15 gal	41	3-4 ft	4-7 ft	Low
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	5 gal	376	12-15 in	18-24 in	Low
	<i>Rhipsalis umbellata 'Mini'</i>	Dwarf Yucca Hawthorn	15 gal	79	3-5 ft	36 in - 4 ft	Low
	<i>Rosmarinus officinalis 'Irene'</i>	Irene Rosemary	5 gal	48	10-12 in	4-6 ft	Low
	<i>Salvia leucantha 'Santa Barbara'</i>	Santa Barbara Mexican Sage	5 gal	104	30 in - 3 ft	24 - 36 in	Low
	<i>Westringia fruticosa 'Grey Box'</i>	Dwarf Coast Rosemary	5 gal	33	2-3 ft	2-3 ft	Low
	<i>Westringia fruticosa 'Mundi'</i>	Low coast rosemary	5 gal	103	1-2 ft	4-6 ft	Low
<b>Perennials</b>							
	<i>Angustifolius 'Harmony'</i>	Red Yellow Kangaroo Paw	5 gal	3	3-5 ft	2-3 ft	Low
	<i>Convolvulus australis 'Torrey Dazzler'</i>	Torrey Dazzler Dracopis Palm	24" box	4	10-20 ft	6-12 ft	Low
	<i>Dianella caerulea 'Cassa Blue'</i>	Blue Flax Lily	5 gal	56	12-18 in	12-18 in	Low
	<i>Juncus patens 'Elk's Blue'</i>	Elk's Blue Rush	5 gal	26	12-24 in	12-24 in	Low
	<i>Phlox 'Dust'</i>	Dwarf Variegated Flax	5 gal	21	1-2 ft	2-3 ft	Med
<b>Succulents</b>							
	<i>Agave parryi var. fitchii</i>	Artichoke Agave	5 gal	42	2-3 ft	2-3 ft	Low
	<i>Aloe 'Blue Elf'</i>	Aloe 'Blue Elf'	5 gal	86	15-18 in	2 ft	Low
	<i>Aloe striata</i>	Coral Aloe	5 gal	10	2-3 ft	1-2 ft	Low
	<i>Dasylistris longistylus</i>	Mexican Grass Tree	15 gal	10	4-6 ft	4-6 ft	Low
	<i>Hesperaloe parviflora 'Brake Lights'</i>	Red Yucca	5 gal	29	2-3 ft	2-3 ft	Very Low
	<i>Senecio mandraliscae</i>	Kleinia	1 gal	234	1-2 ft	2-3 ft	Low
	<i>Yucca Bright Star</i>	Bright Star Yucca	15 gal	7	1-2 ft	3-5 ft	Very Low
	<i>Yucca recurvifolia</i>	Soft Leaf Yucca	15 gal	19	6-8 ft	6-8 ft	Very Low
<b>Grasses</b>							
	<i>Carex divisa</i>	European Grey Sedge	5 gal	208	24 - 30 in	24 - 30 in	Low
	<i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	5 gal	72	2-4 ft	2-4 ft	Low
	<i>Muhlenbergia 'White Cloud'</i>	White Awn Muhly	5 gal	30	3-4 ft	3-4 ft	Low
	<i>Muhlenbergia capillaris</i>	Pink Muhly	5 gal	67	3 ft	3 ft	Dry
	<i>Muhlenbergia dubia</i>	Pink Muhly	5 gal	23	3 ft	3 ft	Low

**Planting Notes**

Important note: All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting.

1. Prior to starting work, Contractor shall take representative soil samples from the project site. Soil shall be analyzed by an approved commercial soil testing laboratory for suitability for ornamental planting. A copy of the results of the soil analysis shall be submitted to the Owner and Landscape Architect. Contractor shall follow the recommendations of the soil lab as to the application of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Landscape Architect and Owner of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Contractor assuming financial responsibility for any damage to plants.

2. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.

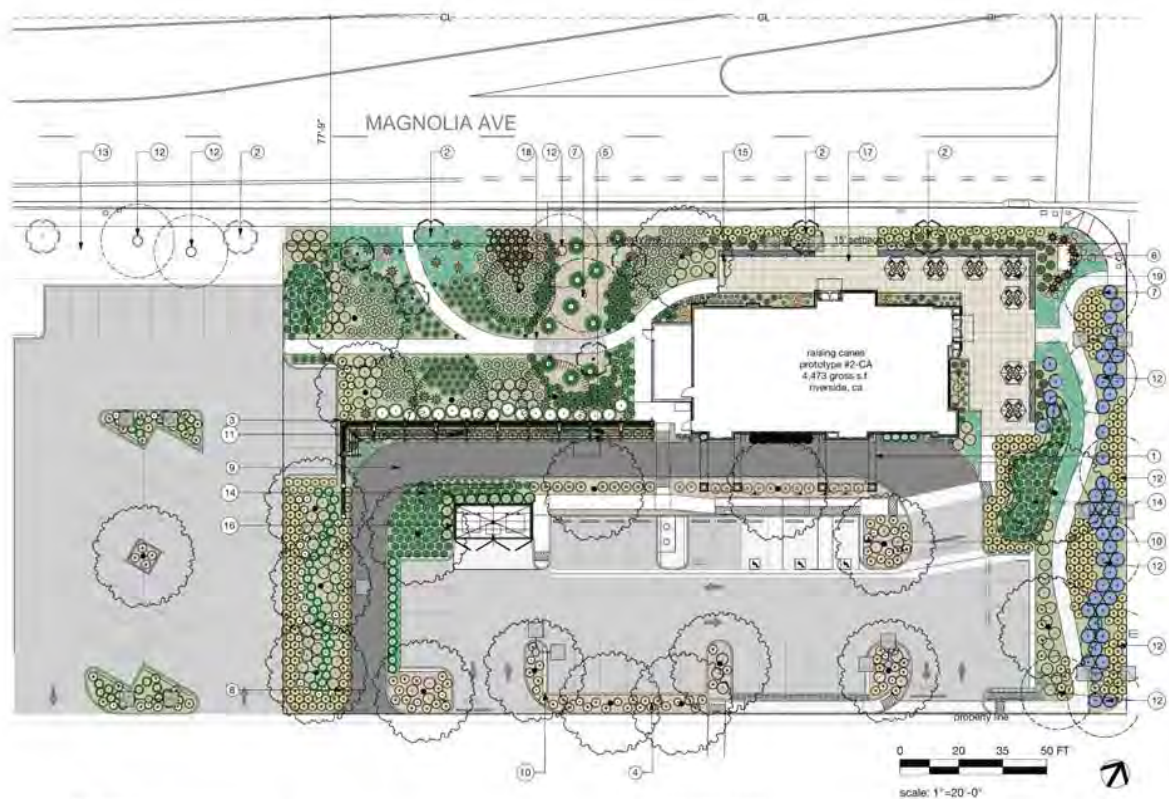
3. All plants are identified by typical symbols and quantities in each area. Plant quantities indicated on the plan are approximate and are provided for the convenience of the contractor. It shall be the responsibility of the contractor to confirm all plant quantities prior to bidding. In the event of discrepancies in plant count, quantities indicated by plant symbols shall prevail.

4. As noted above, all plant materials shall be set out as shown on plan by Contractor for approval by Landscape Architect. Landscape Architect shall inspect Contractor layout prior to actual plant installation. Landscape Architect shall be given 48 hours notice to inspect Contractor layout prior to final plant installation.

5. Contractor shall provide and install 3" of mulch in all planted areas unless otherwise noted. Mulch to be Ground Cedar Bark, 1/2 inch-1 inch. Mulch shall be spread evenly. Contractor to provide Landscape Architect with samples of mulch for approval prior to installation.

6. All DG (decomposed granite) mulch to be stabilized, brown color.

7. Linear Root Barriers shall be provided for all trees 5" or closer to paving and curbs.

**Keynotes**

1. (P) covered drive thru, per Architects
2. (E) Mexican fan palm to remain
3. (P) 3" seatwall with 7' trellis, see Architects plans for details
4. (P) min. 5' wide perimeter landscape strip
5. (P) order board
6. (P) monument sign
7. (E) Magnolia tree to remain
8. (P) height barrier bar
9. (P) drive thru paving per Civil
10. (P) concrete edging per Civil
11. (P) pre-order board
12. (E) London plane tree to remain
13. (E) landscaping to remain
14. (P) bioswale per Civil
15. (P) bike rack
16. (P) trash/recycling structure
17. (P) special paving: Large CalArc 30"x30"x2.5" precast concrete pavers from Stepstone, Almond (color 1400), sandblast finish. <http://www.stepstone.com/calarc-pavers.htm>
18. (P) sawcut lines for bridge effect, spacing to be determined in field per LA
19. (P) outdoor dining area, tables and chairs per Architect

**Lighting Legend**

Symbol	Description
	11 RAB - BLEDR12Y - LED - 12W - 3000K round bollard 'black'
	7 EL DORADO - LED - 66W 7W 4K - SP - BLP 'satin black'
	14 SPJ - SC-1 LED 12V 2700K recessed wall light 'black'
Note: all luminaires are housed @ 2700°K	

32 TOTAL

**Abbreviations**

- DG decomposed granite mulch, edged with 1/4" steel header where adjacent to planting, typ.  
DI drop inlet, see Civil drawings  
(E) existing  
(P) proposed  
CL center line

**General Notes**

1. See sheet L2.1 for irrigation zones. A fully automated irrigation system to be submitted with the building permit application.

2. Per the Magnolia Plan for the La Sierra District, recommended Brisbane Box and Mexican Fan Palm trees are specified.

3. Total landscape area: (see Architects's plan, excludes hardscape paving areas)

**Tree Requirement Calculations per Predevelopment Findings**

- # of parking bays required = 38  
# of parking bays provided = 59  
# of trees required = 1 tree / 4 parking bays. 15 trees required.  
# of trees provided on-site = 25

\*\*All trees to be MIN. 15 gallon or greater

**Materials**

Hatch	Material	Sizes	Area
	DG (decomposed granite) with 1/4" steel edging or equal	NA	4230 sf
	Precast concrete pavers from Stepstone (see note 43)	30"x30"x2.5"	3620 sf





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Landscape Architecture  
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CL-5206

**Raising Cane's  
RC300**  
11066 Magnolia Ave  
Riverside CA

**Revisions:**  
DATE NAME  
11.06.16 Planning Submittal  
01.12.17 2nd Submittal - REV  
02.03.17 3rd Submittal - REV



**Type:** CUP Resubmission 3

**Submittal Date:**  
February 03, 2017

**Drawn By:**  
# NAME DATE  
L Zero 02/17

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**Title:**  
**Preliminary  
Irrigation Plan**

**Sheet Number:**

**L2.1**

### Irrigation Notes

1. Install drip irrigation system per City of Riverside standards.
  2. Verify location of existing water meter.
  3. This plan is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible.
  4. Do not install the irrigation system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative.
  5. Irrigation system is designed assuming a static water pressure of approximately 93 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection and report any discrepancies to the landscape architect.
  6. It is the intent of this plan to provide adequate irrigation to all planting areas. Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to insure 100% irrigation coverage of all planting areas.
  7. Install the irrigation system in accordance with all local codes.
  8. Piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves MIN. 2.5x diameter of pipe to allow free movement in sleeves.
  9. Flush all lines and adjust all emitters for maximum performance. Call Landscape Architect and Owner 48 hours in advance for coverage tests.
  10. Adjust flow controls for proper performance and valve longevity.
  11. Provide sleeving for mainline below driveways, sidewalks, and walls.
  12. Irrigation lines shall be buried at the following minimum depths:  
PVC pressure mainline: 18"  
PVC lateral line: 12"  
PVC lines 2-1/2" or larger: 24"
  14. Soil Type: per USDA Soils Map: A/Bi - Arlington Loam
- Irrigation system design criteria:**
14. Do **NOT** program controller to run more than one valve at a time.
  15. Static water pressure: 96 PSI
  16. Minimum static pressure required @ valve with highest system pressure loss (Valve #14): 75.93 PSI
  17. Dynamic pressure downstream of all valves to be regulated to 40 PSI
  18. Maximum allowable system flow velocity: 5 ft/sec.
  19. All drip system supply headers to be 1" Rainbird GF headers unless otherwise noted.
  - See sheet L2.3, detail #1 for more information.

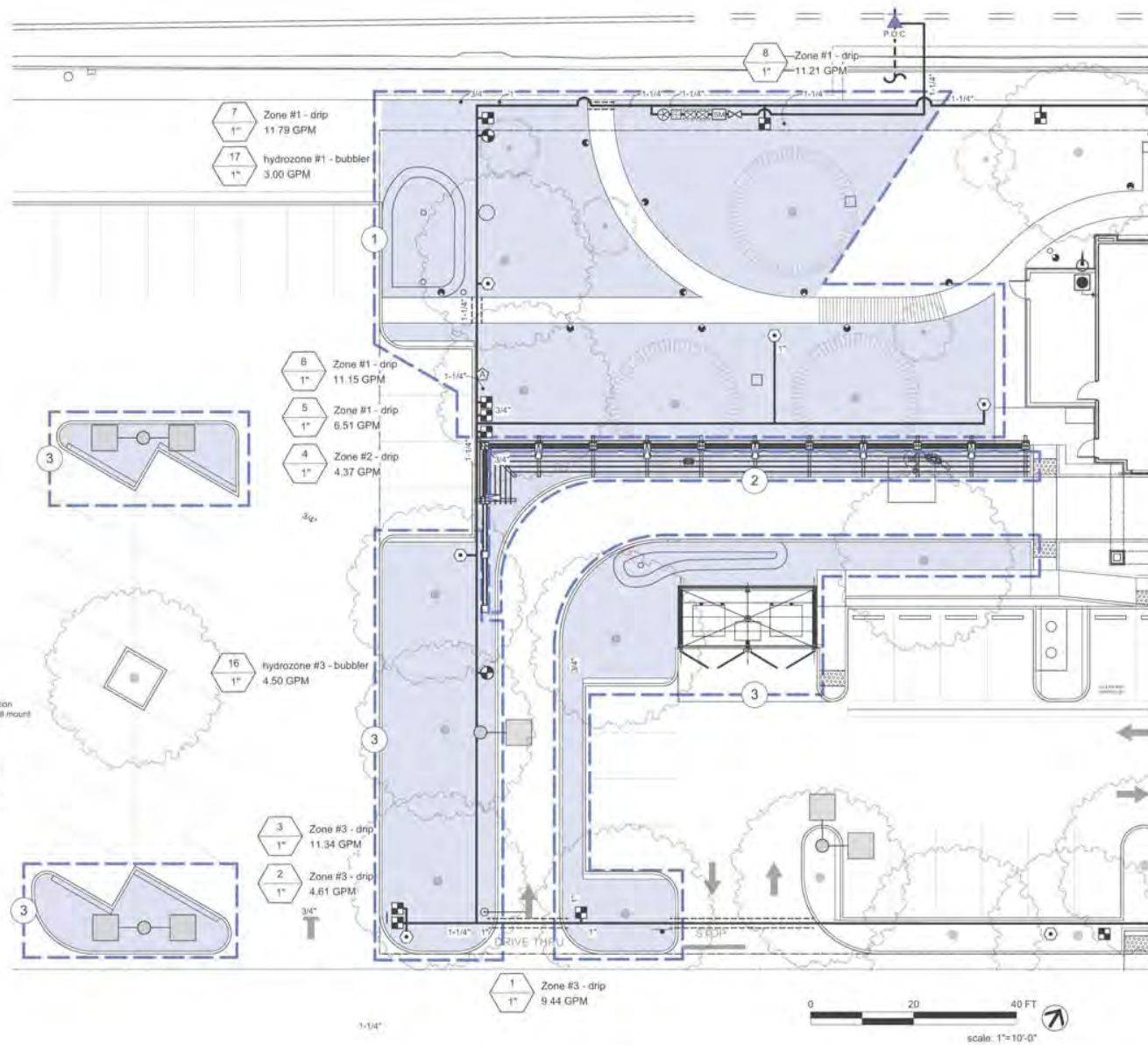
### Irrigation Hydrozone Legend

# hydrozone designation

### Irrigation Legend

note: see equipment schedule, sheet L2.4 (permit submittal) for detailed equipment information

7.5 L2.4	Point of Connection at City potable water supply main pipe. Contractor to verify location in field.	4 L2.4	ball valve
7.5 L2.4	irrigation main line	2 L2.5	weather based irrigation controller, interior wall mount
1 L2.5	irrigation lateral pipe	2 L2.5	rain sensor
1 L2.5	GF dripline header	5 L2.4	pressure regulating drip valve assembly
4 L2.5	subsurface dripline	9 L2.4	pressure regulating tree bubbler valve
7 L2.4	sleeve pipe for main, laterals and wires under paving and through walls	11 L2.4	tree bubbler
8 L2.4	1" irrigation system sub-meter	10 L2.4	quick coupler
1 L2.4	backflow preventer w/ pressure reducer and wye strainer; install per City code	8 L2.5	air relief valve
1 L2.4	master valve, normally closed		
1 L2.4	flow sensor		





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**Raising Cane's**  
**RC300**  
11066 Magnolia Ave  
Riverside CA

**Revisions:**  
DATE NAME  
11.08.16 Planning Submittal  
01.12.17 2nd Submittal - REV  
02.03.17 3rd Submittal - REV



**Type:** CUP Resubmission 3

**Submittal Date:**  
February, 03, 2017

**Drawn By:**  
NAME DATE  
L. Zero 02/17

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**Title:**  
**Preliminary**  
**Irrigation Plan**

**Sheet Number:**

**L2.2**

### Irrigation Notes

1. Install drip irrigation system per City of Riverside standards.
2. Verify location of existing water meter.
3. This plan is diagrammatic. All pipes, valves, etc. shown within paved areas are for design clarification only and shall be installed in planting areas whenever possible.
4. Do not install the irrigation system as indicated on the drawings when it is obvious in the field that obstructions or grade differences exist and should be brought to the attention of the owner's authorized representative.
5. Irrigation system is designed assuming a static water pressure of approximately 98 PSI at point-of-connection. Prior to installation of irrigation system, contractor shall verify pressure at point-of-connection and report any discrepancies to the landscape architect.
6. It is the intent of this plan to provide adequate irrigation to all planting areas. Contractor shall be responsible for making any and all adjustments to the irrigation system necessary to insure 100% irrigation coverage of all planting areas.
7. Install the irrigation system in accordance with all local codes.
8. Piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves. MIN. 2.5x diameter of pipe to allow free movement in sleeve.
9. Flush all lines and adjust all emitters for maximum performance. Call Landscape Architect and Owner 48 hours in advance for coverage tests.
10. Adjust flow controls for proper performance and valve longevity.
11. Provide sleeving for mainline below driveways, sidewalks, and walls.
12. Irrigation lines shall be buried at the following minimum depths:  
PVC pressure mainline 18"  
PVC lateral line 12"  
PVC lines 2-1/2" or larger: 24"
14. Soil Type: per USDA Soils Map: ARI-B - Arlington Loam

### Irrigation system design criteria:

14. Do **NOT** program controller to run more than one valve at a time.
15. Static water pressure: 98 PSI
16. Minimum static pressure required @ valve with highest system pressure loss (Valve #14): 75.83 PSI
17. Dynamic pressure downstream of all valves to be regulated to 40 PSI
18. Maximum allowable system flow velocity: 5 ft/sec
19. All drip system supply headers to be 1" Randaire QF headers unless otherwise noted. See sheet L2.5, detail #1 for more information.

### Irrigation Hydrozone Legend

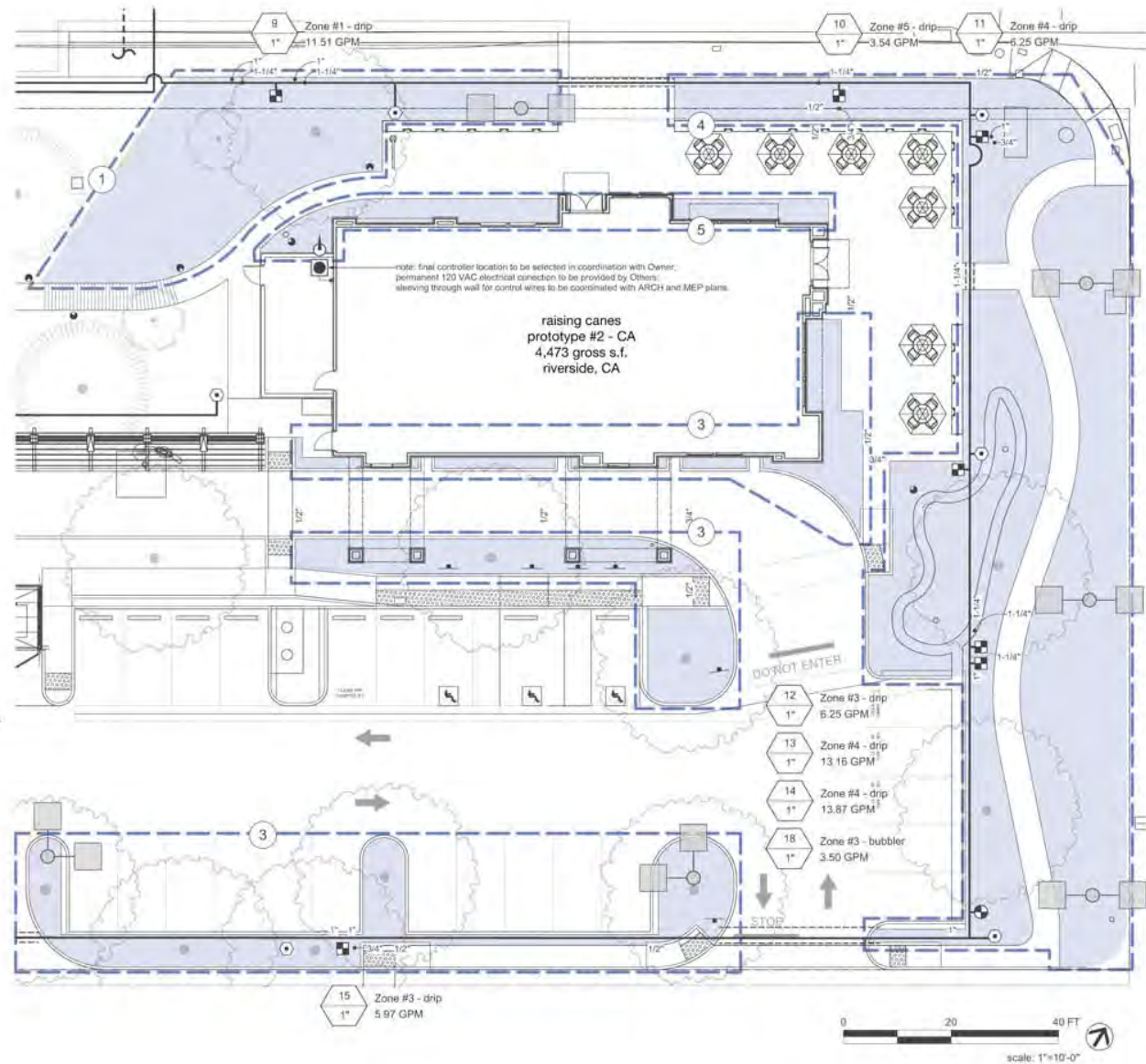
- # hydrozone designation

### Irrigation Legend

note: see equipment schedule, sheet L2.4

(permit submittal) for detailed equipment information

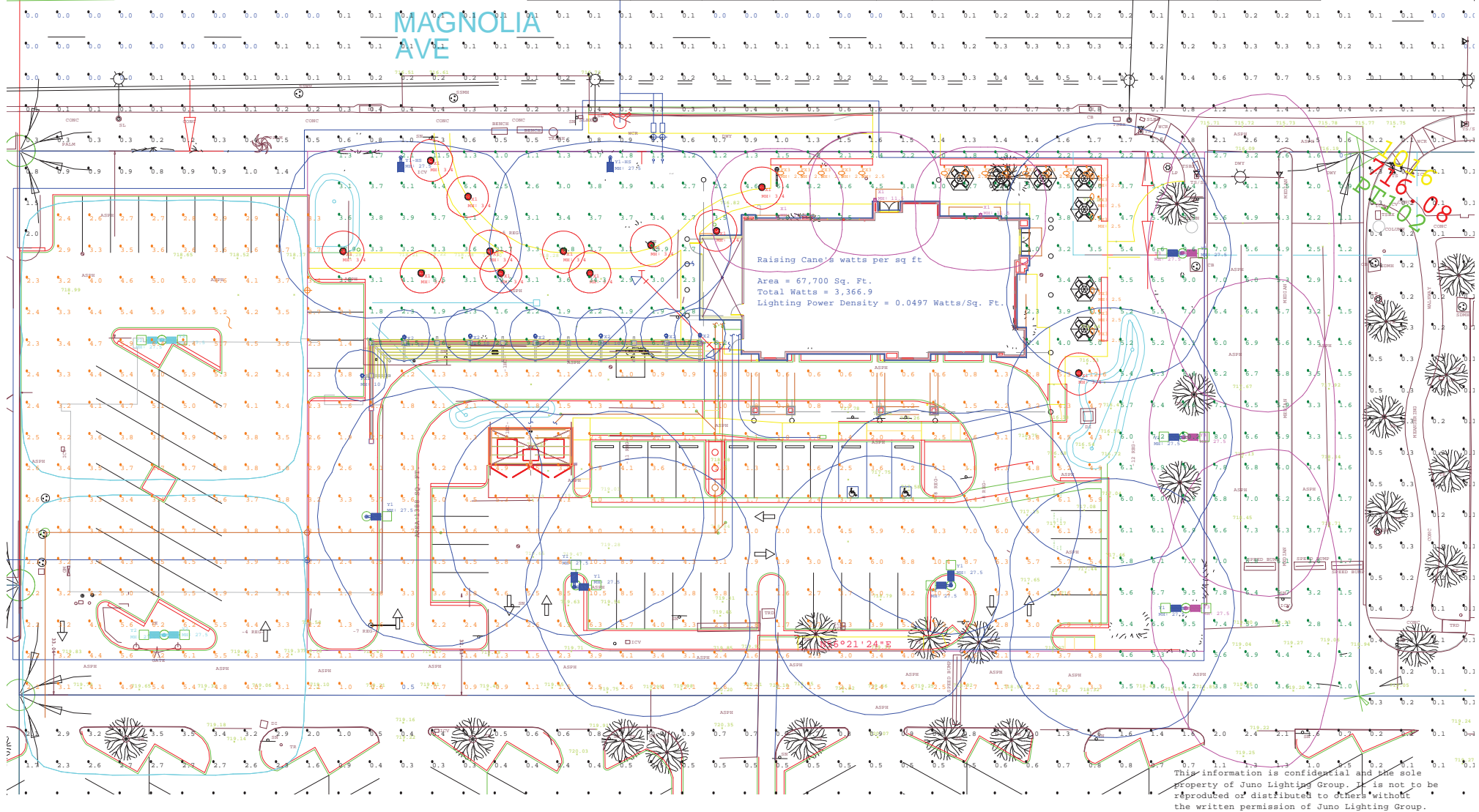
- |              |  |             |  |
|--------------|--|-------------|--|
| 7.8<br>1.2.4 | irrigation main line   | 4<br>1.2.4  | ball valve   |
| 7.6<br>1.2.4 | irrigation lateral pipe  | 2<br>1.2.3  | weather based irrigation controller, interior wall mount |
| 1<br>1.2.3   | QF dripline header   | 3<br>1.2.3  | rain sensor  |
| 4<br>1.2.3   | subsurface dripline  | 5<br>1.2.4  | pressure regulating drip valve assembly                  |
| 3<br>1.2.4   | sleeve pipe for main, laterals and wires under paving and through walls        | 6<br>1.2.4  | pressure regulating tree bubbler valve                   |
| 4<br>1.2.4   | 1" irrigation system sub-meter   | 11<br>1.2.4 | tree bubbler   |
| 4<br>1.2.4   | backflow preventer w/ pressure reducer and wye strainer: install per City code | 10<br>1.2.4 | quick coupler  |
| 3<br>1.2.4   | master valve, normally closed  | 8<br>1.2.3  | air relief valve   |
| 3<br>1.2.4   | flow sensor  |             |  |





Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Beyond	0.12	3.5	0.0	N.A.	N.A.
Other area	4.75	45.9	0.7	6.79	65.57
Parking lot	3.58	12.6	0.5	7.16	25.20

Luminaire Schedule						
Symbol	Qty	Label	Lumens/Lamp	LLF	Description	Lum. Watts
	8	Y1	N.A.	0.850	KAX1 LED P4 50K R4 MVOLT	160
	4	Y2	N.A.	0.850	KAX1 LED P4 50K R5 MVOLT	160
	3	Y3	N.A.	0.850	KAX1 LED P4 50K R3 MVOLT	160
	12	FX1	N.A.	0.850	PL2-A15-4K-UN-5-SL	25
	7	FX2	N.A.	0.850	LC6B-1340U-B-G3+L600H-CL	12.5
	19	FX3	N.A.	0.850	LMS-3K-C-BL	2.6
	2	Y1-HS	N.A.	0.850	KAX1 LED P4 50K R4 MVOLT HS	160
	3	X1	N.A.	0.850	LW-B06-5K-UN-FT	70



1300 South Wolf Road  
Des Plaines, IL  
60018  
Tel: 800 367-5866  
email: Luis.Jorge@  
AcuityBrands.com

Client:  
  
SMART LIGHTING SOLUTIONS  
MR. RANDY PARRISH

Project:  
RAISING CANE'S RIVERSIDE CA  
MAGNOLIA AVENUE  
MAINTAINED HORIZONTAL FC  
SHOWN AT GRADE LEVEL

Scale:

Date: 1/11/2017

Project No:  
16-308-SMART4 (5117)

Drawn by: LJ

The calculation and results thereof, shown in this report, are based on information provided by the customer. The output figures are only as accurate as the input data. Therefore design parameters such as room reflectances, size, mounting height, depreciation factors, orientation and tilt must be verified.  
Juno Lighting Group disclaims all implied warranties with regard to actual installed light levels as compared to those calculated based on inaccurate or incomplete data



PM Design Group, Inc.  
38 Executive Park, Suite 310  
Irvine, CA. 92614  
P: 949.430-7051  
F: 949.381.5850

---

February 3, 2017

City of Riverside  
Planning Department  
Suhaim Bawany, Planning Technician  
3900 Main Street  
Riverside, CA 92522

Re: **Detail description of the proposed building**  
Raising Cane's Restaurant  
11066 Magnolia Avenue  
Riverside, CA

Case Number: P16-0690 (CUP) & P16-0691 (DR)

Dear Mr. Suhaim Bawany:

This project located at 11066 Magnolia Avenue, Riverside, CA will be developed for a new Raising Cane's Chicken Finger Restaurant. The proposed project consists of a 4,473 square foot Raising Cane's drive through fast food Restaurant on a 74,652 Sq. Ft. site Area (1.71 Acre).

Currently on this site sits a vacant "Empire Buffet" restaurant that will be demolished. The redevelopment of the existing site will make a positive improvement in the center, which the project resides. The addition Raising Cane's, a vibrant, community-minded tenant, will re-energize this property. The proposed use offers, a new, authentic food that is praised for its freshness. Cane's uses no freezers, no microwaves and no heat lamps. Cole slaw and lemonade are made fresh daily.

The new single story building with alternating heights is designed with contemporary architecture that reflects the design elements found with nearby parcels further enhancing. The building's architectural features include the use of standing seam metal awnings, a stucco finish on the building accented with the use of faux stone.

Office Locations  
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P16-0690 & P16-0691, Exhibit 9 - Applicant's Project Description



Per the city's parking ordinance, 45 parking spaces are required. This project will provide 58 parking spaces including 3 accessible parking spaces (ADA), 6 designated clean air parking stalls & 1 EV charger ready parking stall.

The main entrance to the drive-through lane on the interior of the project site and is designed with the minimum queue length of over 200 Ft accommodating several vehicles and exiting on the interior of the project site in a safe and clear location.

Operating hours for walk-in and drive-through service will be from 10am to 1:00am Mon-Thurs and 10am to 2:00am Fri-Sun. The menu board and speaker are located on the south end of the building layout, further away from the street.

If you have any question, please call me at (949) 430.7017 or email me at [mmokled@pmdginc.com](mailto:mmokled@pmdginc.com).

Best Regards,

Mo Mokled  
Project Manager  
PM Design Group, Inc.  
38 Executive Park, Suite 310, Irvine, CA., 92614  
P: 949.430.7017 Fax: 949.381.5850



Magnolia Avenue looking south at project site.



Existing restaurant to be demolished.





View from within Commercial Complex looking north at the project site.



Existing driveway to be removed on Magnolia Avenue looking south.





Decorative arbor at Walgreens.



Landscaping along existing two-way driveway adjacent to Walgreens.