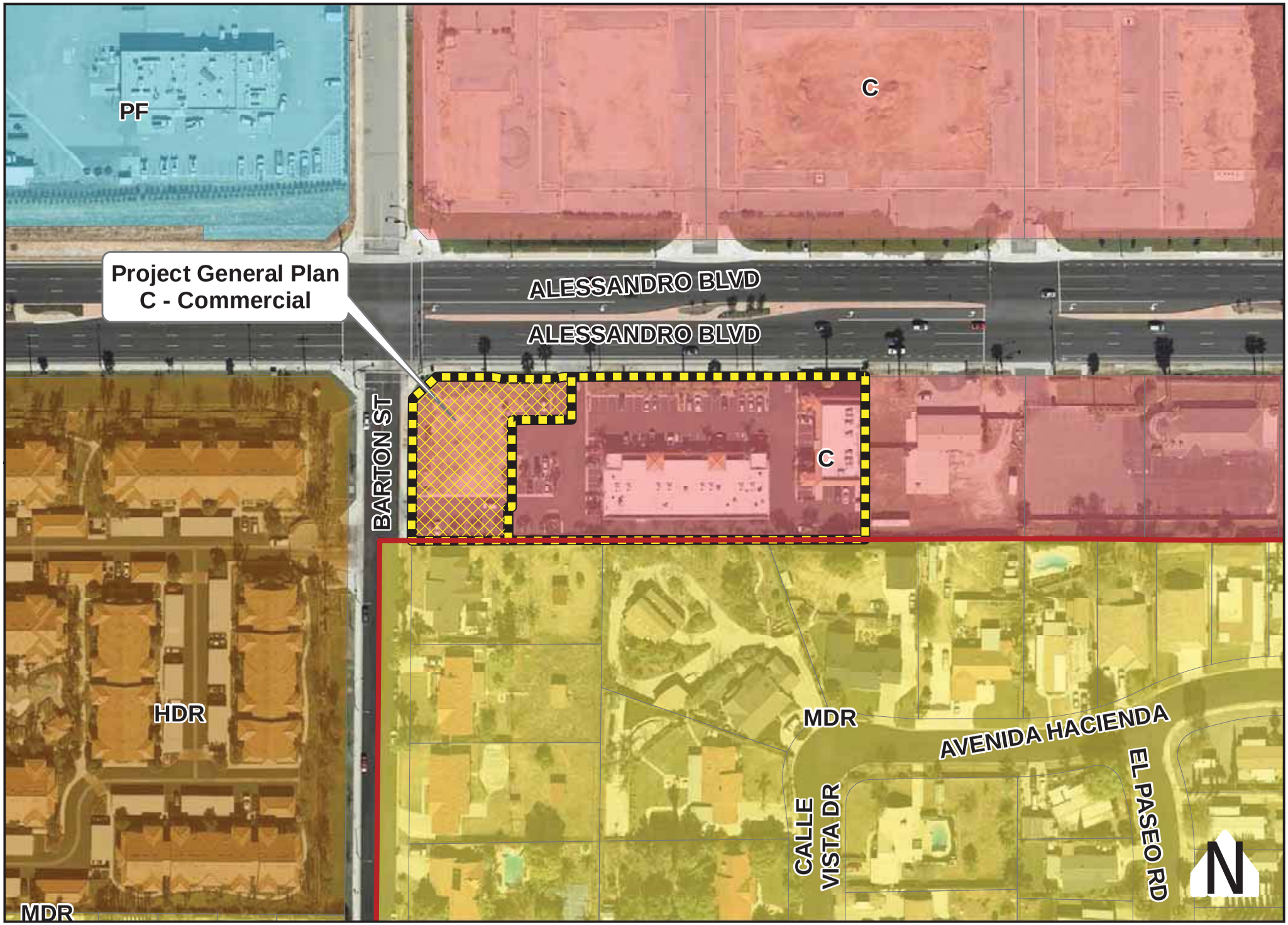
P17-0360, P17-0361 & P17-0750, Exhibit 3 - Aerial Photo/Location

0 40 80 160 240 320 Feet



P17-0360, P17-0361 & P17-0750, Exhibit 4 - General Plan Map

0 40 80 160 240 320 Feet

0 40 80 160 240 320 Feet

P17-0360, P17-0361 & P17-0750, Exhibit 6 - Project Plans

P17-0360, P17-0361 & P17-0750, Exhibit 5 - Zoning Map

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED ASPHALT PAVING
- PROPOSED CONCRETE PAVING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK/PAVING
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- CURB RAMPS
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHTING
- BUILDING ENTRANCE
- WHEEL STOP
- ACCESSIBLE PARKING SPACES
- BIKE RACK
- PROPOSED GREASE INTERCEPTOR LOCATION
- NUMBER OF PARKING STALLS
- LIMITS OF WORK
- VEHICLE STACKING
- (DEMO) EXISTING TREE

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ECT., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITYY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN, SHEET SD1.1, FOR HORIZANTAL CONTROL INFORMATION AND JOINT DETAILING.
2. GENERAL CONTRACTOR SHALL PROVIDE AS REQUESTED BY CONSTUCTION MANAGER, 'COMING SOON' SIGNAGE SEE DETAIL 9/SD2.1
3. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
4. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

PARKING REQUIREMENTS

SEE PARKING ANALYSIS, SHEET PA1.0

EASMENTS

EASMENTS AND OTHER ITEMS AFFECTING THE PARCEL SHOWN AND DESCRIBED HEREON THAT CAN BE LOCATED FROM RECORD PER EXCEPTIONS IN THE PRELIMINARY REPORT REFERENCED IN NOTE NO. 5.

A 15.00 FT WIDE EASMENT FOR A WATER PIPE LINE TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY PER INST. NO. 1964-33871, O.R. (ITEM 5 OF EXCEPTIONS)

THE FOLLOWING ITEM IN THE EXCEPTIONS IS NOT SHOWN HEREON FOR THE REASON NOTED:

ITEM 6 THE 5 FT. OR MORE WIDE EASMENT FOR AERIAL AND UNDERGROUND COMMUNICATION FACILITIES TO GTE CALIFORNIA INCORPORATED PER INST. NO. 1990-347438, O.R. CAN NOT BE SPECIFICALLY LOCATED FROM THE RECORD DOCUMENT.

SITE PLAN

SCALE: 1" = 20'

NORTH

SITE INFORMATION

ZONING OF SITE: **C-2**
ZONING OF ADJACENT PROPERTY: **C-2 AND R-1**
BUILDING SETBACKS: **FRONT - 0 FT., SIDE - 0 FT., REAR - -0 FT.**
PROPOSED STREET WIDENING: **NONE**
PROPOSED STREET IMPROVENTS: **NONE**
FLOOD ZONE DESIGNATION: **C-AREAS OF MINIMAL FLOODING FIRM PANEL NO. 0602600035A DATED 1-6-83**

STORM WATER RETENTION REQUIRMENTS: **NONE**

UTILITY SUPPLIERS

SEWER, & ELECTRICITY............CITY OF RIVERSIDE
3900 MAIN STREET
RIVERSIDE, CA 92522
PH. (951) 826-5488

WATER..........................WESTERN MUNICPAL WATER DIST.
PH. (951) 789-5032

GAS..........................THE GAS COMPANY
PH (909) 335-7607

TELEPHONE..........................SBC
PH (714) 666-5454

LEGAL DESCRIPTION

A PORTION OF THE WESTERLY 502.50 FEET OF THE SOUTHERLY 170.00 FEET OF THE NORTHERLY 272.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEROF, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHERLY 272.00 FEET WITH THE EASTERLY LINE OF BARTON STREET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 17, 1990, AS INSTUMENT NO. 307499, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 05' 20" WEST ALONG SAID EASTERLY LINE, 147.27 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 45° 50' 01" EAST 33.06 FEET TO THE NORTH LINE OF SAID SOUTHERLY 170.00 FEET; THENCE NORTH 89° 17' 30" EAST ALONG SAID NORTH LINE, 141.65 FEET; THENCE SOUTH 00° 05' 20" EAST 170.01 FEET TO SAID SOUTH LINE; THENCE SOUTH 89° 17' 30" WEST ALONG SAID SOUTH LINE, 165.40 FEET TO THE POINT OF BEGINNING.

NOTES

1. BENCH MARK: CITY OF RIVERSIDE B.M. NO. F8-H3 PK NAIL AND CITY ENGINEER'S TAG IN CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., 125 FEET EASTERLY OF BARTON ROAD. ELEVATION = 1622.303
2. BASIS OF BEARINGS IS THE CENTER LINE OF BARTON STREET, BEING N 00° 05' 20" W PER R.S. 46/73.
3. THE EXISTANCE AND/OR LOCATION OF ALL SUB-SURFACE UTILITIES AND INSTALLATIONS SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. J. RONALD WHITE AND ASSOCIATES INC., ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SAID INFORMATION.
4. THIS SURVEY IS NOT FOR THE PURPOSE OF LOCATING OR IDENTIFYING ANY POLLUTANTS OR HAZARDOUS MATERIALS ON OR UNDER THE PROPERTY SHOWN HEREON.
5. EASEMENT INFORMATION SHOWN HEREON WAS OBTAINED FROM PRELIMINARY REPORT NO. NCS-138688-SA1, DATED AS OF JANUARY 5, 2005, AND ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. J. RONALD WHITE AND ASSOCIATES INC., ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT.
6. THE LEGAL DESCRIPTION RECITED HEREON WAS PREPARED BY J. RONALD WHITE & ASSOCIATES, INC. AND DOES NOT DESCRIBE AN EXISTING PARCEL OF LAND.

KEY NOTES

1. INSTALL ASPHALT PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
2. INSTALL CONCRETE PAVING; REFER TO THE 'PAVING SECTION THICKNESS' TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER.
3. EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN.
4. EXISTING ADA RAMP TO REMAIN.
5. EXISTING STREET LAMP TO REMAIN.
6. EXISTING SIGNAL BOX TO REMAIN.
7. EXISTING CROSSWALK SIGNAL/LIGHT POLE TO REMAIN.
8. EXISTING TREE TO REMAIN..
8A. EXISTING TREE TO BE REMOVED.
9. EXISTING FIRE HYDRANT TO REMAIN.
10. EXISTING LIGHT POLE TO REMAIN.
11. EXISTING MONUMENT SIGN TO REMAIN.
12. NEW (PROPOSED MONUMENT SIGN.)
13. INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO 'DIMENSIONING PLAN' SHEET SD1.1 FOR WIDTHS.
14. 15"-0" WATER PIPE EASMENT (WESTERN MUNICIPAL WATER DISTRICT)
15. DOWEL TO EXISTING CONCRETE PAVING WITH 18-INCH NO. 4 BARS AT 18-INCHES O.C.; MINIMUM OF TWO BARS - REDUCE SPACING AS NECESSARY.
16. CONSTRUCT FLARE SIDED (WINGED) CURB RAMP; SEE DETAIL 13/SD2.0.
17. CONSTRUCT IN-LINE CURB RAMP; SEE DETAIL 14/SD2.0.
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES; SEE DETAIL 15/SD2.0.
19. CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0.
20. PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS.
21. INSTALL LIGHT POLE BASE; SEE DETAIL 16/SD2.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS.
22. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6-FOOT OR LESSER WIDTH SIDEWALKS; SEE DETAIL 9/SD2.0.
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS; SEE DETAIL 4/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS SD2.1 AND A1.0 FOR DIMENSIONING CONTROL.
24. INSTALL DETECTOR LOOP FOR ORDER BOARD; SEE DETAIL 18/SD2.1.
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW; SEE DETAIL 10/SD2.1.
26. PROVIDE TRASH RECEPTACLE AT PATIO. LOCATE AS REQUIRED FOR SITE CONDITIONS.
27. INSTALL PREVIEW BOARD; SEE DETAIL 20/SD2.0.
28. INSTALL ORDER BOARD; SEE DETAIL 18/SD2.1.
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE; SEE DETAIL 6/SD2.2.
30. SITE 'ENTRY' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
31. SITE 'DRIVE-THRU' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
32. SITE 'THANK YOU/DO NOT ENTER' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS.
33. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN; SEE DETAIL 20/SD2.1.
34. INSTALL ACCESSIBLE PARKING SIGN. SEE DETAIL 8/SD2.1.
34A. INSTALL ACCESSIBLE PARKING SIGN WITH 'VAN' PLACARD. SEE DETAIL 8/SD2.1.
35. PROJECT MONUMENT SIGN; GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET ES1.0. INSTALLATION BY SIGN CONTRACTOR.
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
37. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS; SEE DETAIL 6/SD2.1.
39. PAINT 4-INCH SOLID WHITE STRIPES AT 8-INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION, BORDER WITH 6-INCH SOLID WHITE STRIPE. TYPICAL LOADING SPACES AS SHOWN.
40. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
41. PAINT 18-INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 5-FEET (MAX) O.C.
42. INSTALL OUTDOOR SEATING PER PLAN; SEE DETAIL 1/SD2.1.
43. INSTALL PEDESTRIAN GUARD RAILING; SEE DETAIL 3/SD2.1.
44. PROPOSED WATER METER, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
45. PROVIDE SCHEDULE 40 PVC SLEEVES AT 2X DIAMETER OF PROPOSED IRRIGATION PIPING; TYPICAL OF ALL LANDSCAPE AREAS. REFER TO SHEET I1.1.
46. PROPOSED GREASE INTERCEPTOR, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
47. PROPOSED TRANSFORMER LOCATION, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND ES1.0.
48. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0.
49. PROPOSED GAS METER LOCATION, CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND P3.0.
50. INSTALL U-BAR BIKE RACK(S); SEE DETAIL 5/SD2.1.
51. INSTALL MAILBOX, CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE JIB 'NEW RESTAURANT COORDINATOR' PRIOR TO INSTALLATION; SEE DETAIL 19/SD2.2. REFER ALSO TO THE SITE SPECIFICATIONS.

Note:
ROOF DRAINS TO NOT BE TIED INTO THE UNDERGROUND STORM SYSTEM UNLESS REQUIRED

CALL STATE UTILITY NOTIFICATION CENTER
1-000-000-0000
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

jack in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE:
P.M. UPDATES: N/A
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

SLICHTER | UGRIN ARCHITECTURE.
415 SOUTH 13TH ST.
BOISE, IDAHO 83702
P: (208) 658 1679

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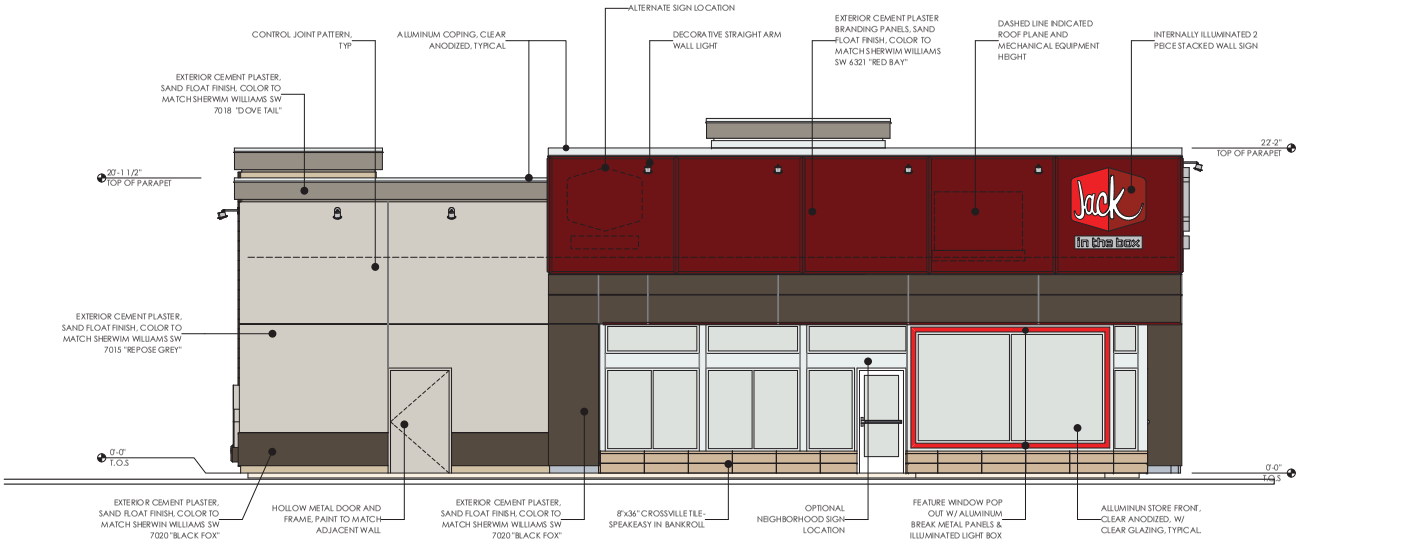
SITE INFORMATION

MK TYPE: MK5F 48/P
JIB #: 8423
ADDRESS: 1001 E. ALESSANDRA BLVD RIVER SIDE, CA
DRAWN BY: Antone Steele
PROJECT #: 17005
SCALE:

COLORED SITE PLAN

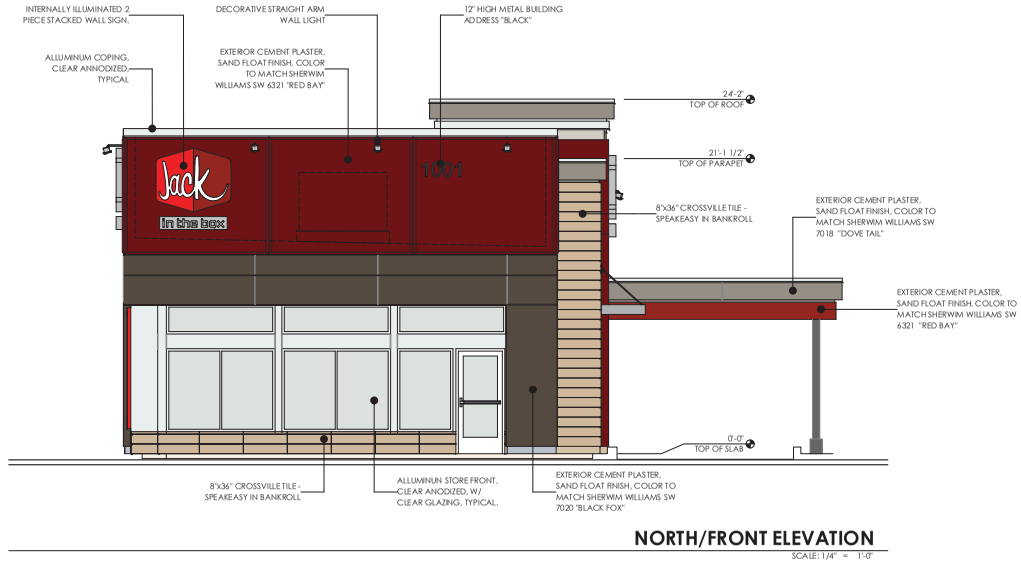
SD1.02

P17-0360, P17-0361 & P17-0750, Exhibit 6 - Project Plans



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH/FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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DATES

RELEASE:
P.M. UPDATES: N/A
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

SLICHTER | UGRIN ARCHITECTURE

3421 NORTH BATH ST
SUITE 100
SAN DIEGO, CA 92103
(619) 297-8171

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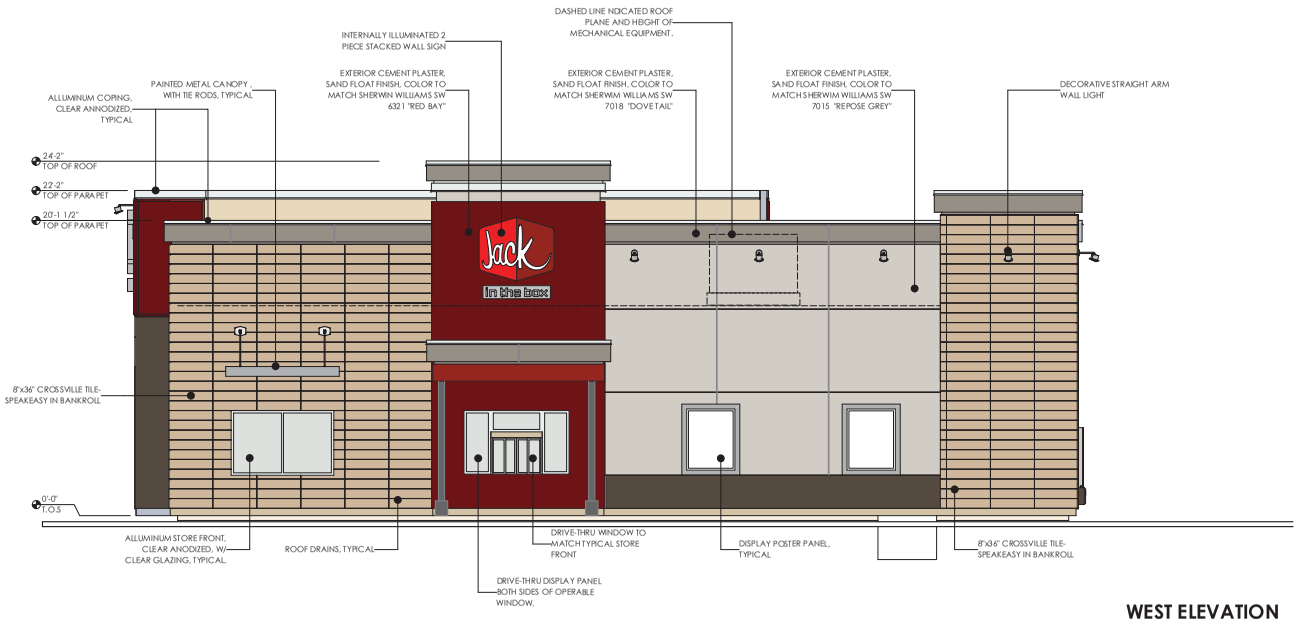
SITE INFORMATION

MK TYPE: MK5F 48/P
JIB #: 8423
ADDRESS:
1001 E. ALESSANDRA BLVD RIVER SIDE, CA

DRAWN BY: Antone Steele
PROJECT #: 17005
SCALE:

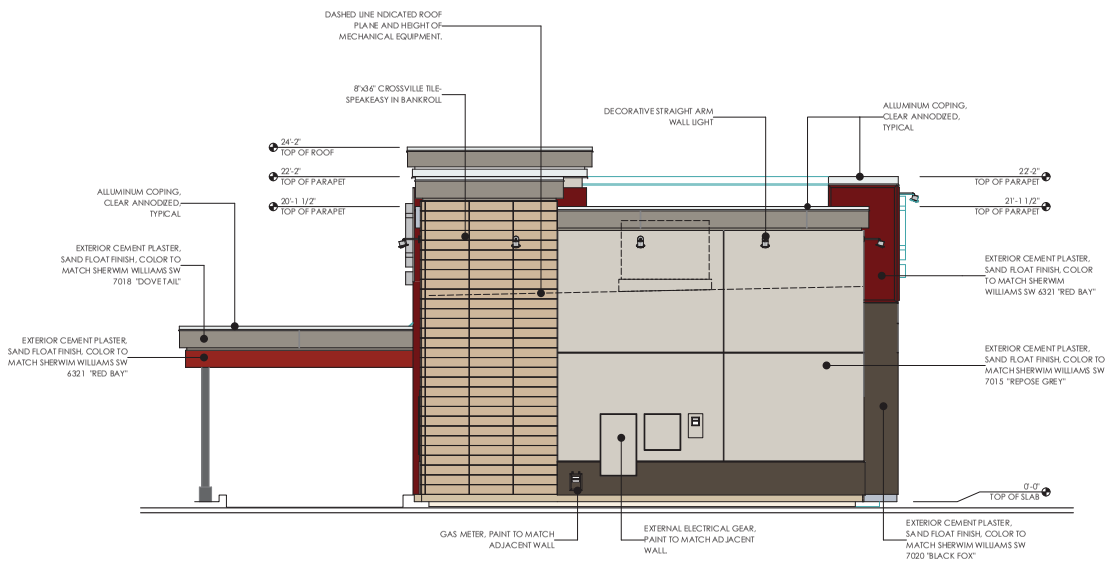
EXTERIOR ELEVATIONS

A4.0



WEST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

1

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DATES

RELEASE:

P.M. UPDATES: N/A

SUBMITTAL DATE:

1:

2:

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CONSTRUCTION:

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SITE INFORMATION

MK TYPE: MK5F 48/P

JIB #: 8423

ADDRESS:
1001 E. ALESSANDRA BLVD RIVER SIDE, CA

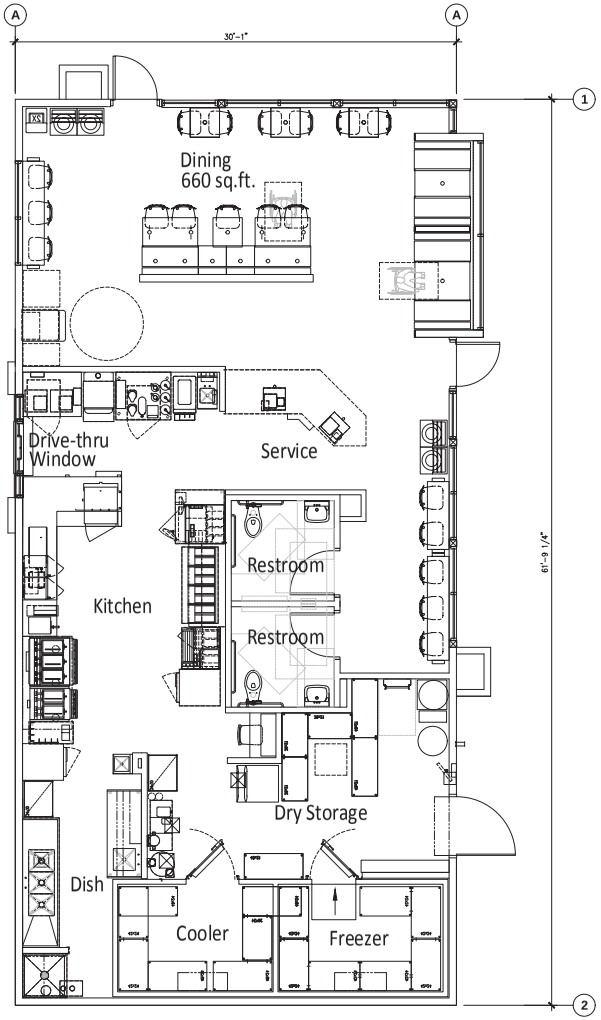
DRAWN BY: Antone Steele

PROJECT #: 17005

SCALE:

EXTERIOR ELEVATIONS

A4.1



Small Prototype - MK7 1856 FT ^{2}

32 SEATING 5.01.17

3.

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DATES

RELEASE: AUG. 24, 2015

P.M. UPDATES: SEPT. 22, 2016

SUBMITTAL DATE:

1:

2:

3:

BID:

CONSTRUCTION:

REVISIONS

SITE INFORMATION

MK TYPE: MK7-SM

JIB #: XXXX

ADDRESS:

DRAWN BY:

PROJECT #:

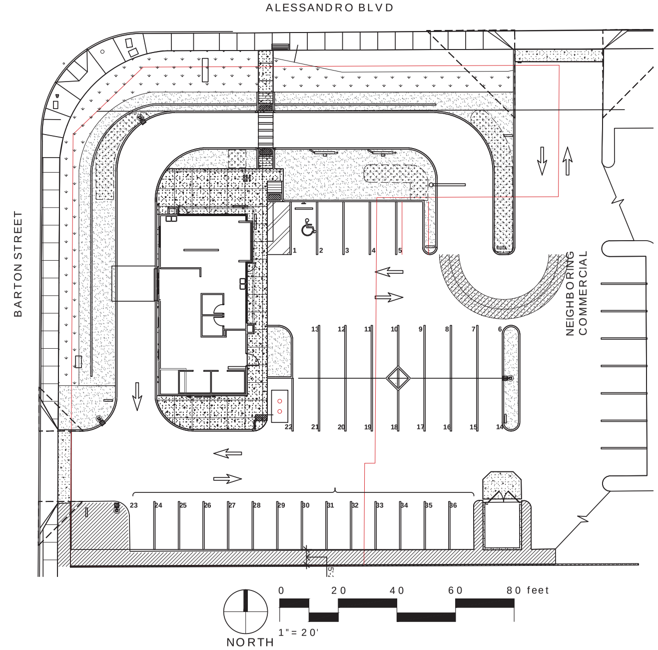
SCALE: 1/4" = 1'-0"

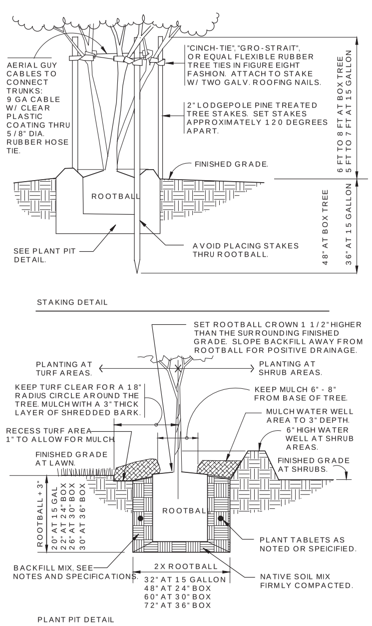
FLOOR PLAN

A1.0

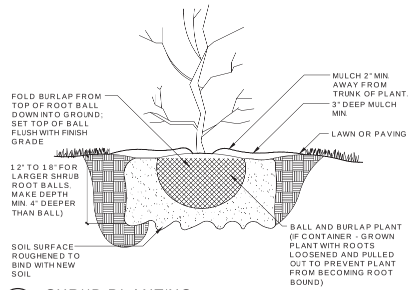
LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   1.1. All contractor work shall be conducted in accordance with the 2017 CSWPC, City of Riverside, California codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   2.3. See Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
   3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   3.2. All gravel overprep to be removed and disposed of off site.
   3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   3.4.1. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   3.5. No pooling or standing water will be accepted per industry standards.
4. SOILS
   4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2" below adjacent surfaces.
   4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
   4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
   4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
   4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
   4.3.3. Topsoil should have a ph of 6.5 to 8.
   4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
   4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   4.6. Prepare finish grade of topsoil to elevations set by Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
   4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.
5. PLANTER BED MULCH
   5.1. All planter beds to receive 3" depth of bark mulch or approved equal over commercial grade fabric, submit for approval prior to placement.
   5.1.1. Install over commercial grade weed-barrier fabric, per manufacturer recommendations.
6. PLANTS
   6.1. All plant material shall be installed per industry standards.
   6.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   6.3. All trees to be installed per detail.
   6.4. All shrubs to be installed per detail.
   6.5. All boulders to be installed per detail.
   6.6. Trees and shrubs over 36" shall not be planted within clear vision triangles per city code.
   6.7. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
7. IRRIGATION
   7.1. Irrigation system shall be built to the following specifications:
   7.1.1. Tie new drip irrigation into existing system.
   7.1.2. Adhere to city codes when connecting to city water.
   7.1.3. All irrigation material to be new with manufacturers' warranty fully intact.
   7.1.4. Install outdoor rated controller to be located as indicated on plan; coordinate with project manager and site electrician on exact location.
   7.1.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program. Install in steel lock box with (2) keys.
   7.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   7.1.6. Use common trenching where possible.
   7.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   7.1.8. Contractor is responsible complying with all codes and paying all permits necessary.
   7.1.9. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
8. CONTRACTOR RESPONSIBILITIES
   8.1. Contractor is responsible for 1 year of maintenance starting at the final date of acceptance by owner.
   8.2. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   8.3. Refer to note 2.1 regarding damages to existing utilities & permitting note in Irrigation section.
   8.4. All plant material and workmanship shall be guaranteed for a period of one (1) year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   8.5. Landscape contractor to turn in as-built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
9. In the event of a discrepancy, notify the General Contractor.

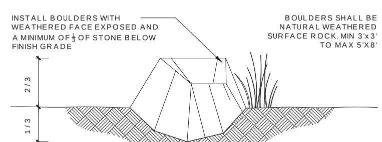




1 TREE PLANTING MULTI-STAKE
1" = 1'-0" FX-PL-FX-TREE-15



2 SHRUB PLANTING
1" = 1'-0" 32 9333-01



3 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" 32 9413.15-01

LANDSCAPE REQUIREMENTS:

LANDSCAPE BUFFERS ABUTTING PUBLIC STREETS:

PARKING LOT SCREENING:

* 3' HIGH LANDSCAPE BERM:
* A 3' HIGH SHRUB ROW, WITH ALL SHRUBBERY TO BE LOCATED TOWARDS THE REAR OF THE LANDSCAPE SETBACK, OR
* A COMBINATION OF THE ABOVE TWO ITEMS, OR AN ALTERNATIVE BUFFER SUBJECT TO THE WRITTEN APPROVAL OF THE PLANNING DIRECTOR
* ONE TREE IN LINE WITH THE EDGE OF THE PARKING STALL, SPACED EVERY 4-5 PARKING STALLS
* ONE TREE WITHIN EACH FINGER PLANTER, CENTERED WITH THE ADJACENT PARKING STALL
* ONE TREE WITHIN EACH TREE WELL CENTERED BETWEEN THE STALLS AT EVERY 4-5 SPACES
* ONE TREE WITHIN EACH END PLANTER, NEXT TO EACH PARKING STALL. TWO TRESS PROVIDED AT THE END OF EACH DOUBLE ROW OF STALLS
* ALL PLANTERS TO RECEIVE 5 GALLON SHRUBS CLOSELY PLANTED TO DISCOURAGE PEDESTRIAN TRAFFIC THROUGH PLANTER

DRIVE-THRU SCREENING & REQUIREMENTS:

* A MINIMUM OF A 5 FOOT WIDE LANDSCAPE PLANTER SHOULD BE INSTALLED BETWEEN THE DRIVE-THRU LANE AND PARKING LOT MANEUVERING AREA WHEN ADJACENT TO ONE ANOTHER
* THE DRIVE-THRU LANE SHALL BE SCREENED FROM THE STREET VIEW
* A LANDSCAPE PLANTER WITH A MINIMUM WIDTH OF 5 FEET SHALL BE PROVIDED ALONG INTERIOR PROPERTY LINES

PER THE CITY OF RIVERSIDE, CALIFORNIA'S URBAN FORESTRY GUIDE:

* NO MORE THAN 5% OF THE TOTAL TREES IN RIVERSIDE WILL BE ANY ONE SPECIES. TREES THAT CURRENTLY COMPRISE MORE THAN 5% OF RIVERSIDE'S PUBLIC TREES ARE:
  * MEXICAN FAN PALM (WASHINGTONIA ROBUSTA)
  * CALIFORNIA FAN PALM (WASHINGTONIA FILIFERA)
  * CRAPE MYRTLE (LAGERSTOREMIA INDICA)
  * SHAMEL ASH (FRAXINUS UDEI)
  * HOLLY OAK (QUERCUS ILEX)

* MINIMUM OF 3 TYPES OF TREES	3 TYPES PROVIDED
* MINIMUM OF 3 TYPES OF SHRUBS	5 TYPES PROVIDED
* MINIMUM OF 2 TYPES OF GROUNDCOVER	2 TYPES PROVIDED

STREET TREE REQUIREMETNS:

* 1 TREE/35 LF WITH FRONTAGE OF 65 LF OR MORE		
*ALESSANDRO BLVD (177 LF)	5 REQUIRED	3 PROVIDED, 2 EXISTING
*BARTON STREET (181 LF)	5 REQUIRED	4 PROVIDED, 1 EXISTING

PLANT SIZE REQUIREMENTS:

* 1 GALLON	ACCENT PLANTS AND GROUNDCOVERS
* 5 GALLON	LARGE ACCENT SHRUBS, SCREENS, HEDGES AND FOUNDATION PLANTINGS
* 15 GALLON	MINIMUM ACCEPTABLE TREE SIZE
* 24" BOX	MINIMAL ACCEPTABLE TREE SIZE FOR 20% OF TREES IN PROJECTS OF 1+ ACRE
* 36" BOX	MINIMAL ACCEPTABLE TREE SIZE FOR 10% OF TREES IN PROJECTS OF 1+ ACRE

* ALL STREET TREES AND ON-SITE TREES ARE TO BE DOUBLE-STAKED
* ALL PLANT MATERIAL MUST COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE AND IRRIGATION ORDINANCE

MAXIMUM APPLIED WATER ALLOWANCE (MAWA):

MAWA (in gallons) = (ETo)(0.62)[(0.7 X LA)+(0.3 X SLA)]

PLANTERS = (56.4)(0.62)[(0.7 X 4226)+(0.3 X 1784)
PLANTERS = 103,442 GALLONS/YEAR

ESTIMATED ANNUAL WATER USE (EAWU):

EAWU (in gallons) = (ETo)(0.62)[((PFxHA)/IE)+SLA]

PLANTERS = (56.4)(0.62)[((0.6 x 4226)/0.71)+1784]
PLANTERS = 124,880 GALLONS/YEAR

LEGEND:

- TURF, MATCH EXISTING AS NEEDED. PRESERVE & PROTECT EXISTING. TIE IN NEW AS NEEDED.
- PLANTER BED WITH ROCK MULCH 3,085 SF
- EXISTING TO REMAIN. PRESERVE & PROTECT
- BIOSWALE REFERENCE CIVIL
- EXISTING TO BE REMOVED PER URBAN FORESTRY RECOMMENDATIONS

CALL DIG ALERT
811
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Jack in the box
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SAN DIEGO, CA 92123

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P.M. UPDATES: N/A
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PRELIMINARY:
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09/07/17

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LANDSCAPE ARCHITECTURE / MASTER PLANNING
WILLET C HOWARD, PLA
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SITE INFORMATION
MK TYPE: MK5F 48/P
JIB #: 8423
ADDRESS:
1001 E. ALESSANDRO
BLVD RIVERSIDE, CA
DRAWN BY: CARMEN W.
PROJECT #: 17005
SCALE:

LANDSCAPE OVERVIEW

L1.0

P17-0360, P17-0361 & P17-0750, Exhibit 6 - Project Plans

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	EXISTING TREE PRESERVE & PROTECT	Existing	9
	Lagerstoemia indica 'Muskogee' / Muskogee Crape Myrtle 12'-16' TALL X 15' WIDE	24"box	8
	Rhus lancea / African Sumac 20' TALL & 20' WIDE	24"box	3

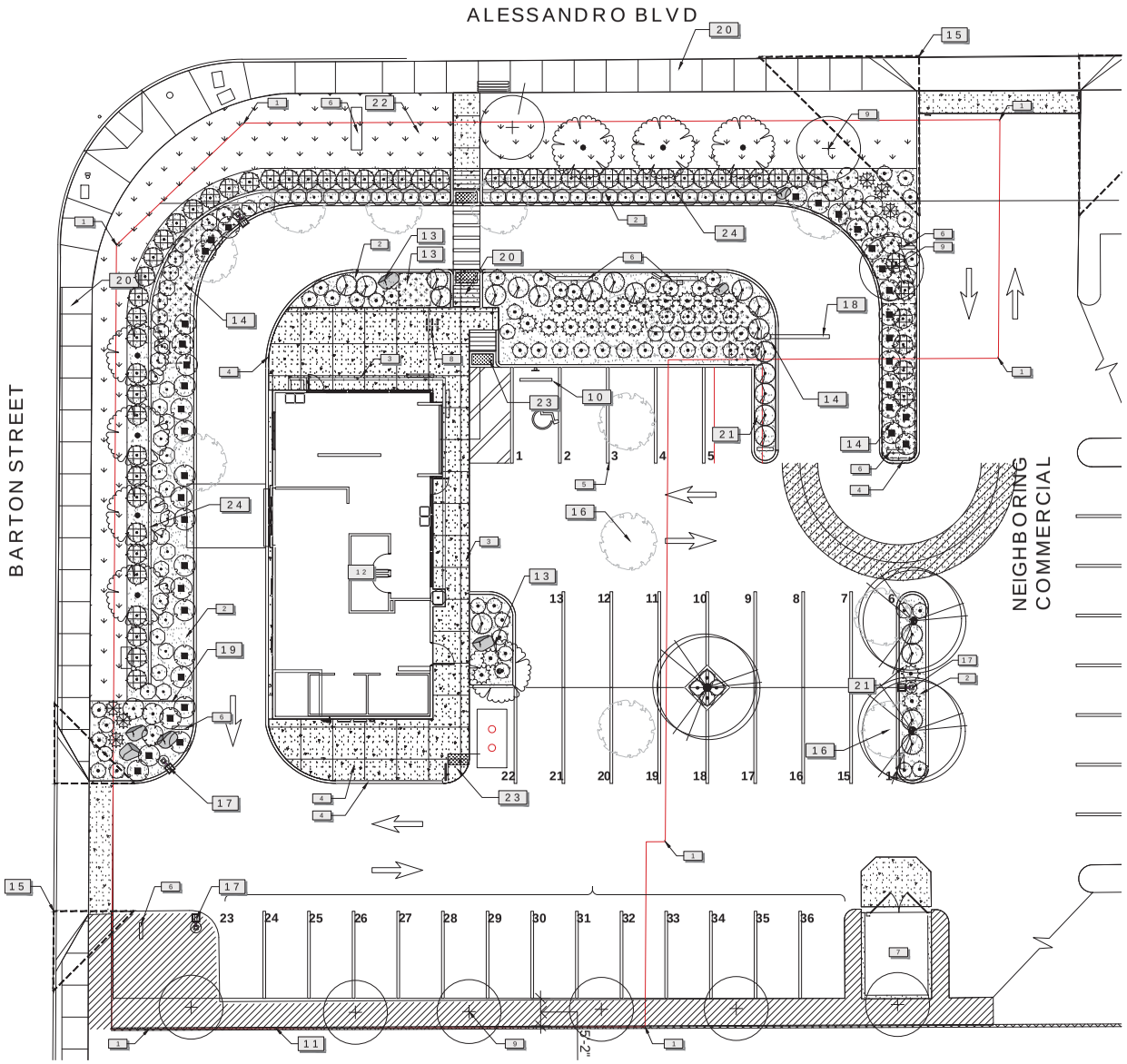
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Baccharis pilularis 'Pigeon Point' / Coyote Brush 12" TALL & 3' WIDE	1 gal	37
	Cistus x hybridus / White Rockrose 1'-1.5" TALL, 2' W	1 gal	23
	Dietes vegeta / African Iris 3'H & 3'W	5 gal	58
	Elymus condensatus 'Canyon Prince' / Canyon Prince Wild Rye 3' TALL AND WIDE	1 gal	6
	Muhlenbergia capillaris / Pink Muhly 3'H. 3' WIDE	5 gal	20
	Rhaphiolepis indica 'Clara' / Indian Hawthorn	1 gal	64
	Rosmarinus officinalis 'Huntington Carpet' / Trailing Rosemary 12"H & 36"W	1 gal	64
	Salvia leucantha / Mexican Bush Sage 3'-4' TALL & WIDE	5 gal	9

LEGEND:

- TURF. MATCH EXISTING IF NEEDED. PRESERVE & PROTECT EXISTING. TIE IN NEW AS NEEDED.
- EXISTING TO REMAIN. PRESERVE & PROTECT
- BIOSWALE REFERENCE CIVIL
- EXISTING TO BE REMOVED PER URBAN FORESTRY RECOMMENDATIONS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	PROPERTY LINE. REFER TO CIVIL ENGINEER'S PLANS
2	3" DEEP MULCH OVER COMMERCIAL GRADE GEOTEXTILE FABRIC, TYP.
3	HARDSCAPE. REFER TO ARCHITECT'S PLANS FOR LAYOUT, COLORS AND FINISHES
4	CONCRETE CURB, TYP. REFER TO CIVIL ENGINEER'S PLANS
5	PARKING LOT STRIPING, TYP. REFER TO CIVIL ENGINEER'S PLANS
6	SITE SIGNAGE. REFER TO ARCHITECT'S DRAWINGS
7	TRASH ENCLOSURE AND CONCRETE APRON. REFER TO CIVIL ENGINEER AND ARCHITECT'S DRAWINGS
8	BIKE RACK. REFER TO ARCHITECT'S PLANS FOR SPEC AND INSTALLATION INFORMATION
9	EXISTING SCREEN TREES (8). PRESERVE & PROTECT
10	PARKING STALL WHEEL STOPS. REFER TO CIVIL ENGINEER'S DRAWINGS
11	EXISTING WALL WITH VEGETATION TO SERVE AS PARKING SCREENING. REF CIVIL. PRESERVE & PROTECT
12	NEW BUILDING. REFER TO ARCHITECT'S DRAWINGS
13	LANDSCAPE BOULDER. TYP. REF DETAIL 3 / L1.0
14	BIOSWALE (INLET, CURB CUT, SWALE, PIPE, ETC.). REFER TO CIVIL ENGINEER'S DRAWINGS
15	CLEAR VISION TRIANGLE (15'x15' FOR DRIVE ENTRANCES). NO SHURBS TO EXCEED 36" WITHIN, TYP.
16	EXISTING TREE TO BE REMOVED PER URBAN FORESTRY SPECIFICATIONS. TYP
17	LIGHT FIXTURE, TYP. REFER TO ENGINEER'S PLANS
18	LOW CLEARANCE OVERHEAD WARNING. REFER TO ARCHITECT'S PLANS
19	WATER EASEMENT. REFER TO CIVIL ENGINEER'S DRAWINGS
20	EXISTING PUBLIC SIDEWALK TO REMAIN. REFER TO CIVIL ENGINEER'S PLANS
21	MAINTAIN 12"W CLEAR AREA OF MULCH (WHERE PLANTERS OCCUR ADJACENT TO PARKING STALLS) THAT IS FREE OF VEGETATION, TYP.
22	TURF. MATCH EXISTING AS NEEDED. PRESERVE & PROTECT EXISTING. TIE IN NEW LAWN.
23	ACCESSIBLE CURB RAMP (TRUNCATED DOMES, CURBS, WARNING GROOVES) - REFER TO CIVIL ENGINEER'S PLANS
24	LOW WALL - REFER TO ARCHITECT'S DRAWINGS



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PRELIMINARY: NOT FOR CONSTRUCTION

LICENSED LANDSCAPE ARCHITECT
05/07/17
STATE OF CALIFORNIA

SLICHTER | UGRIN ARCHITECTURE

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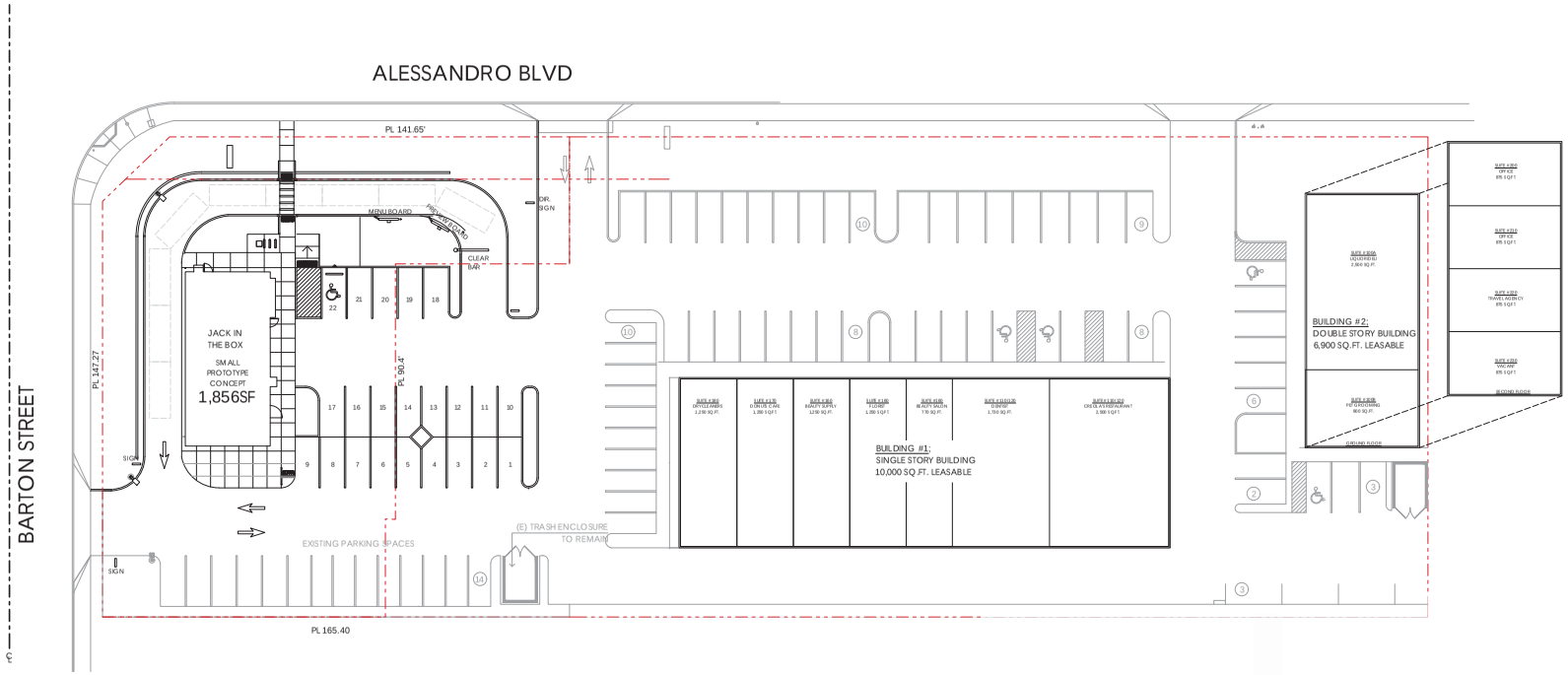
SITE INFORMATION

MK TYPE: MK5F 48/P
JIB #: 8423
ADDRESS: 1001 E. ALESSANDRO BLVD RIVERSIDE, CA
DRAWN BY: CARMEN W.
PROJECT #: 17005
SCALE:

LANDSCAPE PLAN

L1.1



SITE PLAN

SCALE: 1" = 20'

0 10 20

NORTH

Barton Center Parking Analysis 6/13/2017(rev1)

BLDG/ Suite #	Type of Use	Leased Sq.Ft.	Parking Standards Ratio	Parking Space Required		Parking Spaces Provided	Total Remaining	
								95
Proposed								
1001	Restaurant	1856	1/100	18.56	19	22	76.44	76
BLDG #2								
#100-A	Liquor/Deli	2500	1/25q	10	10	73	66.44	
#100-B	Pet Grooming	900	1/25q	3.6	4		62.84	
#200	Sales Office	875	1/25q	3.5	4		59.34	
#210	Sales Office	875	1/25q	3.5	4		55.84	
#220	Travel	875	1/25q	3.5	4		52.34	
#230	vacant	875	1/25q	3.5	4		48.84	46
				27.6	30			
BLDG #1								
#110/120	Restaurant	2500	1/10q	25	25		23.84	
#130	Dentist	1730	1/25q	6.92	7		16.92	
#140	Beauty Salon	770	1/25q	3.08	4		13.84	
#150	Florist	1250	1/25q	5	5		8.84	
#160	Beauty Supply	1250	1/25q	5	5		3.84	
#170	Restaurant	1250	1/10q	12.5	13		-8.66	
#180	Drycleaner	1250	1/25q	5	5		-13.66	-18
				62.5	64			
				TOTAL PARKING pgOVIDED	113			

Jack in the box

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SAN DIEGO, CA 92123
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These drawings attached are intended to assist the architect in preparing developed construction documents provided that such use does not conflict with its governing architectural Manuals where the work is to be performed. They will need to be modified to comply with all applicable codes and site specific conditions.

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P.M. UPDATES: N/A
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1 REV 01 JUNE 13
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SITE INFORMATION

MK TYPE: MK5F 48/P
JIB #: XXXX
ADDRESS:
1001 E. ALESSANDRA
BLVD RIVER SIDE, CA

DRAWN BY: Antone Steele
PROJECT #: 17005
SCALE:

PARKING ANALYSIS

PA1.0

BIRDS EYE

SCALE: 1:0.42

NORTH WEST VIEW

NORTH EAST VIEW

SCALE: 1:0.40

Jack in the box

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SAN DIEGO, CA 92123

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DATES

RELEASE:

P.M. UPDATES: N/A

SUBMITTAL DATE:

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SLICHTER | UGRIN ARCHITECTURE

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JIB #: 8423

ADDRESS:
1001 E. ALESSANDRA BLVD RIVERSIDE, CA

DRAWN BY: Antone Steele

PROJECT #: 17005

SCALE:

PERPECTIVES

A4.2

Detailed description of proposal

The applications submitted before you are for a conditional use permit to allow construction of a quick serve restaurant with drive thru in a C-R (Commercial Retail) Zone located at 1001 Alessandro Blvd., Riverside California. We are also submitting and application for Design Review of the same proposed restaurant.

This project is to construct 1,858 Sq.Ft. proto-typical Jack-in-the box Restaurant with drive thru window. The building will be slab on grade, walls wood framed and pre-engineered wood roof trusses. Interior acoustical ceilings, painted gypsum board walls, and tile floors generally make up the public spaces. The kitchen will have stainless steel and fiberglass reinforced wall panels with vinyl clad ceiling tiles. The exterior of the building will be mostly clad in stucco. Roofing system is made up of pre-painted metal coping caps, with TPO membrane roofing hidden behind parapet walls. All windows and doors will be typical aluminum storefront framing systems. New rooftop mechanical units will be placed on the roof, hidden by parapet walls to service the interior of the building. New plumbing and electrical will be installed throughout to provide adequate service for the restaurant equipment and patrons.

Site work will include demolition of some existing asphalt parking, concrete curb and gutter with reconstruction of additional asphalt parking, curb and gutter. New landscaping will be installed along street frontage as well as parking areas. New pole lighting for the parking lot will be installed. Existing utility services will be extended to the building, most of which are stubbed to the site or very nearby. A new grease interceptor will be installed.

All drainage shall be retained on site using bio-retention basins.

Operational hours will be as follows; Drive thru open 24 hours. Dining Room hours will be from 5am to 10pm Monday through Thursday, 5am through midnight weekends. There will generally be approximately 8 employees at peak times of the day. Delivery times are usually in the morning between 7 and 9am.

CHAD J. SLICHTER AIA NCARB
PRINCIPAL ARCHITECT
GREGORY A. UGRIN AIA NCARB CSBA
PRINCIPAL ARCHITECT
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Pasadena
Irvine
San Diego
Woodland Hills

July 5, 2017

Mr. Chad Hamilton
Northwest Commercial Advisors, LLC
3023 E. Copper Point Drive, Suite 205
Meridian, Idaho 83642

LLG Reference No. 2.17.3848.1

Subject: **Parking Demand Analysis for the Proposed Jack in the Box at Barton Center**
Riverside, California

Dear Mr. Hamilton:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for the proposed Jack in the Box at Barton Center project. The existing Barton Center development is located on the southeast quadrant of Alessandro Boulevard and Barton Street in the City of Riverside, California. ***Figure 1***, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project site and depicts the surrounding street system.

The Jack in the Box at Barton Center development is an existing 16,900 square foot (SF) shopping center with a combination of retail and restaurant uses and a current vacancy of 875 SF. The proposed project involves reoccupying the vacant 875 SF units with retail and constructing a new 1,856 SF Jack in the Box restaurant on the existing vacant pad located on the northwest portion of the site. The parking supply will increase from the current supply of 91 parking spaces to 95 parking spaces in conjunction with the proposed Project. ***Figure 2*** presents the existing aerial site of Barton Center, which depicts the existing buildings and parking spaces, while ***Figure 3*** presents the proposed site plan with the proposed Jack in the Box restaurant.

Based on our understanding, a parking study is required by the City of Riverside to determine the parking demand for the existing Barton Center development with the proposed reoccupancy of the vacant 875 SF retail suite and construction of the new 1,856 SF Jack in the Box restaurant to ensure that adequate parking will be provided.

This report evaluates the parking demands of the existing and proposed land use at the Barton Center site. The parking analysis evaluates the project's parking requirements based on current City of Riverside requirements, the methodology outlined in Urban

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

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Land Institute's (ULI) *Shared Parking Second Edition* guidelines, and existing parking surveys.

Briefly, the Jack in the Box at Barton Center project is forecast to have a parking deficiency of 19 parking spaces based on a City Parking Requirement analysis. However, as all businesses do not reach their peak occupancy at the same time, an alternative "shared parking" analysis would provide a more accurate depiction of the parking demand.

As such, a shared analysis based on actual parking surveys at the project site was prepared and indicates that reoccupying the vacant retail suite and constructing the new Jack in the Box restaurant at the existing Barton Center development will not adversely impact existing or future parking conditions. The proposed on-site parking supply of 95 spaces is forecast to adequately accommodate future parking demands on a typical weekday and weekend day. Our method of analysis, findings, and recommendations are detailed in the following sections of this report.

Project Description

The Barton Center development is an existing 16,900 square foot (SF) mixed-use shopping center with a combination of retail and restaurant uses and a current vacancy of 875 SF. ***Table 1***, located at the end of this letter report, following the figures, summarizes the existing and proposed land uses, tenants, and associated floor areas for the proposed Jack in the Box at Barton Center development. As shown in *Table 1*, the proposed project includes a proposed 1,856 SF fast-food restaurant (Jack in the Box) and a proposed reoccupied 875 SF retail suite.

Parking Supply-Demand Analysis

This parking analysis for the proposed Jack in the Box and reoccupied 875 SF retail suite at Barton Center involves determining the expected parking needs, based on the size and type of existing and proposed development components.

For this Project, there are two (2) appropriate methods that can be used to estimate the site's peak parking requirements. These methods include:

1. Application of City parking requirements (which typically treat each use in the project as a "stand alone" use at maximum demand); and

2. Application of parking survey information combined with the shared parking methodology, which combines actual parking demand data with vacant and proposed uses based on city requirements, and time of day profiles.

The survey shared parking methodology is certainly applicable to a development such as the Jack in the Box at Barton Center project, since it is an existing facility that is currently 95% occupied.

City Parking Requirements

To determine the number of parking spaces required to support the additional development at Jack in the Box at Barton Center, parking demand was first calculated using the City of Riverside Parking Requirements. As mentioned previously, City parking code requirements typically treat each individual use in the project as a "stand alone" use at maximum demand, as opposed to an integrated part of the entire project. As such, the City of Riverside Parking Requirements (Municipal Code Chapter 19.580, *Parking & Loading;* Section 19.580.060, *Parking Requirements - Table 19.580.060*) specifies the following parking ratios: retail stores require one space per 250 SF of floor area; restaurants require one space per 100 SF floor area; dentist uses (medical office) require one space per 180 SF floor area; office uses require one space per 250 SF floor area; and beauty salons (personal service) require one space per 250 SF floor area.

Table 2 summarizes the parking requirements for the proposed Jack in the Box at Barton Center project using the above parking ratios. As shown, direct application of City parking requirement ratios to the Jack in the Box at Barton Center project totals result in a City parking requirement of 114 parking spaces. With a proposed parking supply of 95 spaces, a theoretical deficiency of 19 spaces is forecast. However, as previously mentioned, a shared parking analysis has also been prepared based on parking survey information combined with the shared parking methodology, which combines actual parking demand data with vacant and proposed uses based on city code and time of day profiles.

Parking Utilization Surveys

To determine the existing parking demand of the existing uses at Jack in the Box at Barton Center, parking surveys were conducted on a typical weekday (Thursday) and weekend day (Saturday) by Transportation Studies Inc. The parking surveys were performed at one-hour intervals between 9:00 AM and 9:00 PM on Thursday, June 22, 2017 and Saturday, June 24, 2017. The parking surveys consisted of counting the number of parked vehicles within the entire Barton Center site.

The results of the weekday and weekend day parking surveys are summarized in ***Table 3***, which reflects the parking demand at the study site for each one-hour of the weekday and weekend day count dates. As shown in *Table 3*, the study site experienced a weekday peak parking demand of 44 (48% utilization) within the entire site at 4:00 PM. Additionally as shown in *Table 3*, the study site experienced a

weekend peak parking demand of 39 (43% utilization) within the entire site at 5:00 PM.

Shared Parking Analysis

Based on the mix of uses proposed for the Jack in the Box at Barton Center project, the parking demand can be calculated using shared parking criteria as established by the Urban Land Institute (ULI) which lays out a calculation matrix for computing the project's realistic parking needs.

Shared Parking Rationale and Basis

Accumulated experience in parking demand characteristics indicates that a mixing of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use. Shared parking calculations recognize that different uses often experience individual peak parking demands at different times of day, or days of the week. When uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding parking profiles (by time of day or day of week), rather than individual peak ratios as represented by City of Riverside Parking Requirements.

The analytical procedures for Shared Parking Analyses are well documented in the Shared Parking publication by the Urban Land Institute (ULI). As for other local application, the City of Costa Mesa, and the City of Irvine, among others, has adopted Shared Parking procedures into their Zoning Ordinances based on the ULI techniques and individual parking studies, which validate and/or refine the ULI demand projections and profiles.

Shared Parking Ratios and Profiles

The hourly parking demand profiles (expressed in percent of peak demand) are based on profiles developed by the Urban Land Institute (ULI) and published in *Shared Parking Second Edition*. The ULI publication presents hourly parking demand profiles for many general land uses such as office, retail, restaurant, cinema, and residential. These factors present a profile of parking demand over time and have been used directly, by land use type, in this analysis project.

Since the proposed components of the Jack in the Box at Barton Center project consists of standard ULI land uses, such as retail (grooming hours of operation and visitation are consistent with retail uses), and restaurant (Jack in the Box hours of operation and visitation are consistent with the fast-food restaurant use) the ULI baseline profiles were applied directly. The City's parking requirement for restaurants and retail were utilized for the proposed project.

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Survey Data Shared Parking Demand Analysis and Results

In order to determine the peak parking requirement for the Jack in the Box at Barton Center project, utilization of the survey data for the existing land uses is combined with the parking demand within the shared parking model for the vacant and proposed uses.

Tables 4 and ***5*** present an approach which applies the City code parking requirement and site-specific time of day parking profiles to the proposed 1,856 SF fast-food restaurant (Jack in the Box) and a proposed reoccupied 875 SF retail suite for the weekday and weekend time frames, respectively, while directly applying the parking survey results as a time of day parking profile for the occupied square-footage within the existing Barton Center site. Please note that a 25% contingency factor was applied to the survey data to account for daily variations in the current parking demand. ***Appendix A*** contains the weekday and weekend shared parking analysis calculation worksheets for the retail and fast-food restaurant land uses.

As shown in *Table 4*, the peak parking requirement for the proposed Jack in the Box at Barton Center project during a typical weekday totals ***72 parking spaces*** and occurs at 12:00 PM and 2:00 PM. With a proposed on-site parking supply of 95 parking spaces, a minimum ***parking surplus of 23 spaces*** is forecast for the entire site. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking on site to accommodate the proposed Jack in the Box and reoccupied retail suite on a typical weekday.

As shown in *Table 5*, the peak parking requirement for the proposed Jack in the Box at Barton Center project during a typical weekend day totals ***67 parking spaces*** and occurs at 1:00 PM. With a proposed on-site parking supply of 95 parking spaces, a minimum ***parking surplus of 28 spaces*** is forecast for the entire site. Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking on site to accommodate the proposed Jack in the Box and reoccupied retail suite on a typical weekend day.

Summary of Findings and Conclusions

1. The proposed project involves constructing a new 1,856 SF fast-food restaurant (Jack in the Box) and reoccupying a 875 SF retail suite. The Jack in the Box at Barton Center project will increase the current parking supply of 91 parking spaces to 95 parking spaces.

2. Direct application of City Requirement parking ratios to the Jack in the Box at Barton Center project totals result in a City parking code requirement of 114 parking spaces. With a proposed parking supply of 95 spaces, a theoretical deficiency of 19 spaces is forecast. However, a shared parking analysis has also been prepared based

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on parking survey information combined with the shared parking methodology, which combines actual parking demand data with vacant and proposed uses based on city parking requirements and time of day profiles.

3. The survey data shared parking analysis indicates that the peak parking demand for the proposed Jack in the Box at Barton Center project (*Table 4*) during a typical weekday totals ***72 parking spaces*** and occurs at 12:00 PM and 1:00 PM. With a proposed on-site parking supply of 95 parking spaces, a minimum ***parking surplus of 23 spaces*** is forecast for the entire site on a typical weekday. In addition, the survey data shared parking analysis indicates that the peak parking demand for the proposed Jack in the Box at Barton Center project (*Table 5*) during a typical weekend day totals ***67 parking spaces*** and occurs at 1:00 PM. With a proposed on-site parking supply of 95 parking spaces, a minimum ***parking surplus of 28 spaces*** is forecast for the entire site on a typical weekend day.

Consequently, the parking survey data shared parking demand analysis indicates that there is adequate parking on site to accommodate the proposed Jack in the Box at Barton Center project utilizing the City parking code requirement.

* * * * * * * * * * *

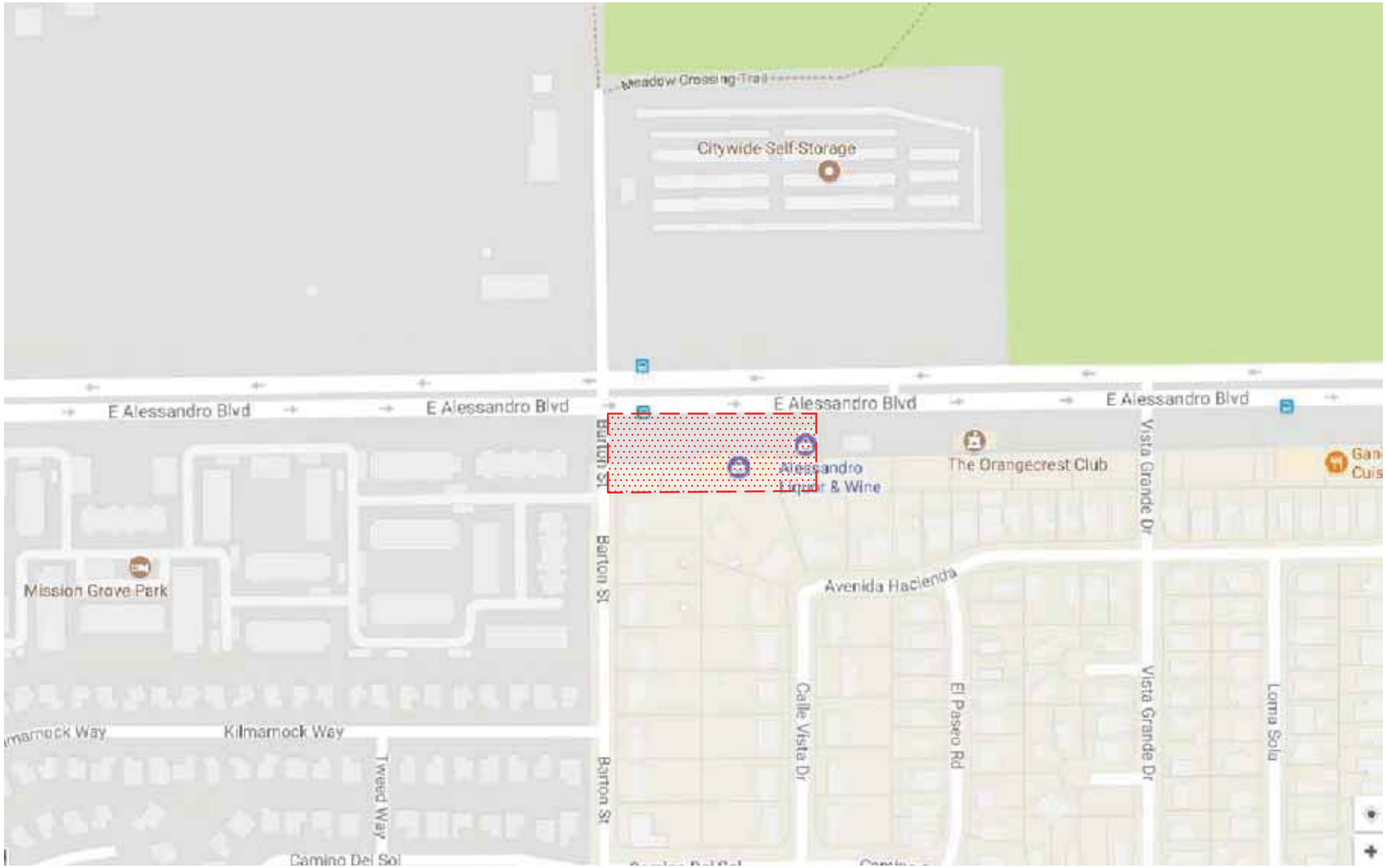
We appreciate the opportunity to prepare this parking analysis for Northwest Commercial Advisors. Should you have any questions or need additional assistance, please do not hesitate to call me at (949) 825-6175.

Very truly yours,
Linscott, Law & Greenspan, Engineers

Keil D. Maberry, P.E.
Principal

REGISTERED PROFESSIONAL ENGINEER
KEIL D. MABERRY, P.E.
No. 1802
Exp. 6.30.19
TRAFFIC
STATE OF CALIFORNIA

Attachments



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N NO SCALE

SOURCE: GOOGLE

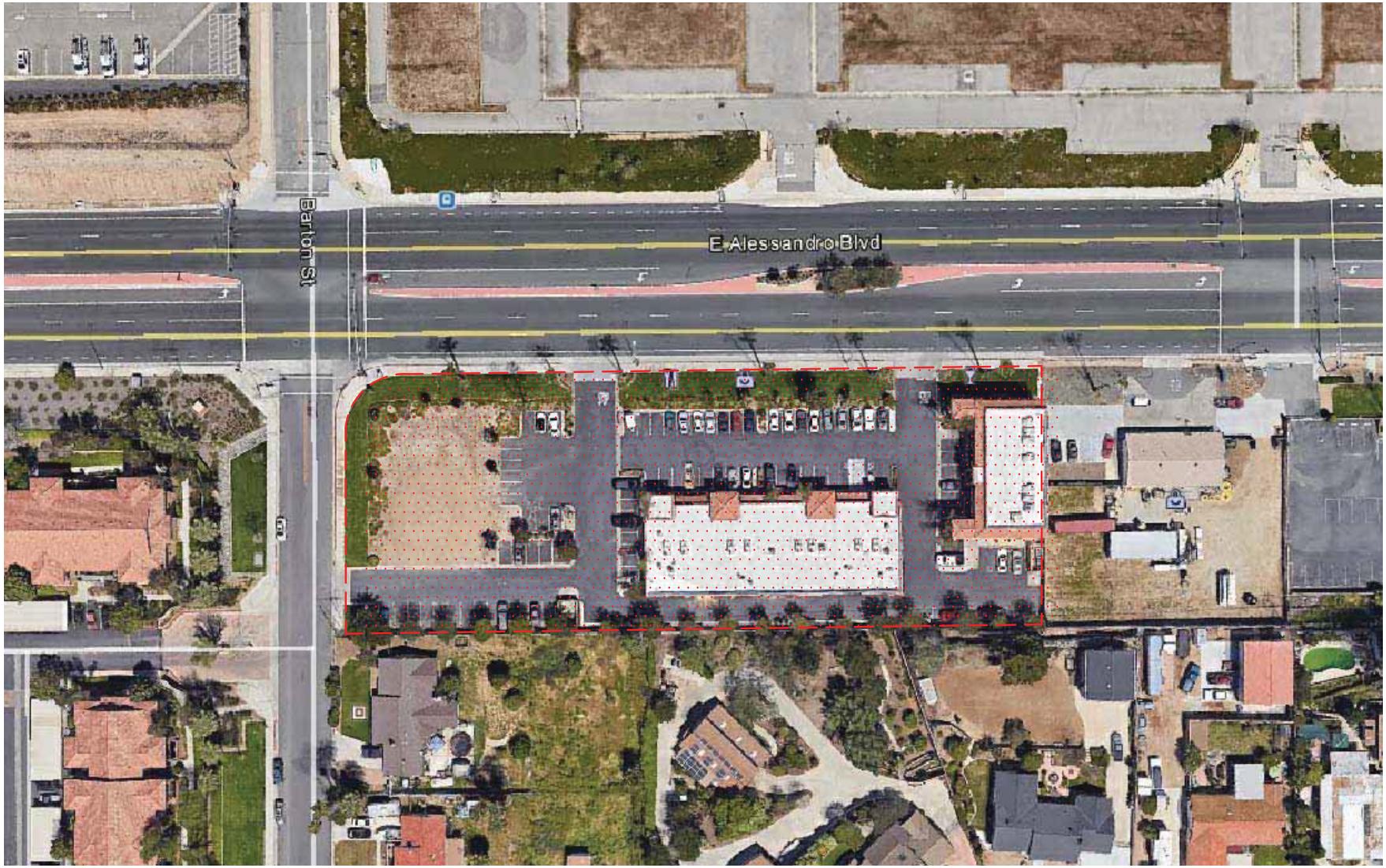
KEY

= PROJECT SITE

FIGURE 1

VICINITY MAP

JACK IN THE BOX AT BARTON CENTER, RIVERSIDE



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LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

SOURCE: GOOGLE

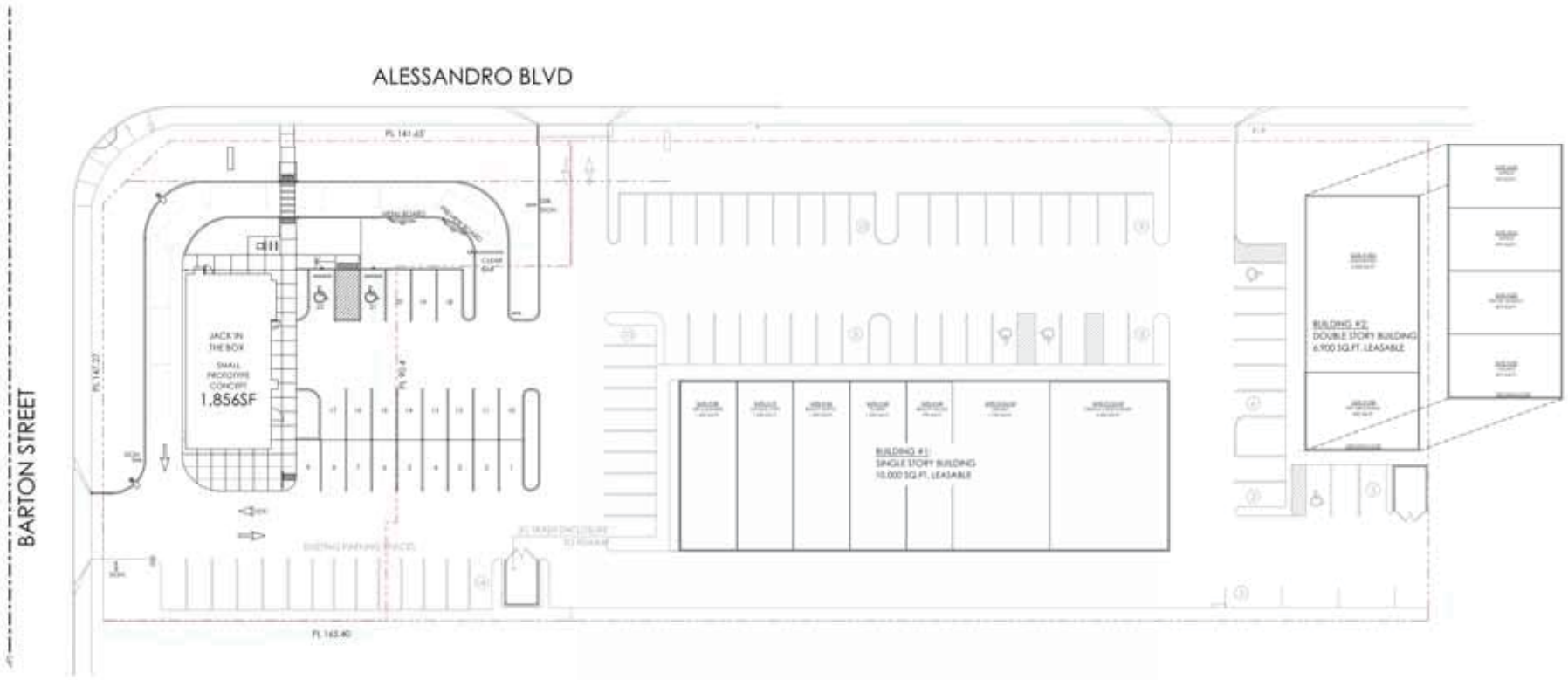
KEY

= PROJECT SITE

FIGURE 2

EXISTING AERIAL SITE PLAN

JACK IN THE BOX AT BARTON CENTER, RIVERSIDE



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SOURCE: SLICHTER | UGRIN ARCHITECTURE

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N NO SCALE

FIGURE 3

PROPOSED SITE PLAN

JACK IN THE BOX AT BARTON CENTER, RIVERSIDE

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TABLE 1

PROJECT DEVELOPMENT SUMMARY

JACK IN THE BOX AT BARTON CENTER, RIVERSIDE

Suite ID	Tenant	Land Use	Size
1001	*Proposed Jack in the Box*	Restaurant	1,856 SF
100-A	Alessandro Liquor	Retail	2,500 SF
100-B	Mission Grove Grooming	Retail	900 SF
200	Sales Office	Office	875 SF
210	Sales Office	Office	875 SF
220	Surely You Travel	Retail	875 SF
230	*Vacant*	Retail	*875 SF*
110/120	Creola's	Restaurant	2,500 SF
130	Michael A Hunting, DDS	Medical Office	1,730 SF
140	Unique Hair & Nails	Personal Service	770 SF
150	Angelica's Florist & Gifts	Retail	1,250 SF
160	Heavenly Hair	Personal Service	1,250 SF
170	Better Be Donuts Cafe	Restaurant	1,250 SF
180	Victoria Cleaners	Retail	1,250 SF
Summary:		**Total Occupied Restaurant Square Footage**	**3,750 SF**
		Total Occupied Office Square Footage	**1,750 SF**
		Total Occupied Personal Service Square Footage	**2,020 SF**
		Total Occupied Medical Office Square Footage	**1,730 SF**
		Total Occupied Retail Square Footage	**6,775 SF**
		Total Vacant/Proposed Restaurant Square Footage	**1,856 SF**
		Total Vacant/Proposed Retail Square Footage	**875 SF**
		Total Site Square Footage	**18,756 SF**

TABLE 2

CITY CODE PARKING REQUIREMENTS[1]

JACK IN THE BOX AT BARTON CENTER, RIVERSIDE

Land Use	**Size**	**City of Riverside Code Parking Ratio**	**Spaces Required**
Restaurant	5,606 SF	1 space per 100 SF	57
Office	1,750 SF	1 space per 250 SF	7
Personal Service	2,020 SF	1 space per 250 SF	9
Medical Office	1,730 SF	1 space per 180 SF	10
Retail	7,650 SF	1 space per 250 SF	31
		Code Parking Requirement	114
		Parking Supply	95
		Parking Surplus/Deficiency (+/-)	**-19**

[1] City of Riverside Municipal Code Chapter 19.580, *Parking & Loading;* Section 19.580.060, *Parking Requirements - Table 19.580.060.*

TABLE 3

PARKING SURVEY SUMMARY[2]

JACK IN THE BOX AT BARTON CENTER, RIVERSIDE

Time Began	Thursday, June 22, 2017		Saturday, June 24, 2017	
	Supply = 91		Supply = 91	
	Parking Counts	% Utilization	Parking Counts	% Utilization
9:00 AM	31	34%	19	21%
10:00 AM	36	40%	25	27%
11:00 AM	39	43%	26	29%
12:00 PM	40	44%	29	32%
1:00 PM	37	41%	37	41%
2:00 PM	42	46%	36	40%
3:00 PM	42	46%	36	40%
4:00 PM	**44**	**48%**	34	37%
5:00 PM	35	38%	**39**	**43%**
6:00 PM	32	35%	33	36%
7:00 PM	38	42%	37	41%
8:00 PM	26	29%	22	24%

[2] Source: Transportation Studies Inc.

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TABLE 4

SURVEY BASED WEEKDAY (THURSDAY) SHARED PARKING DEMAND ANALYSIS[3]

Jack in the Box at Barton Center, Riverside

Land Use	Barton Center		Retail	Fast Food Restaurant	Survey and Shared Parking Demand	Comparison w/ Parking Supply 95 Spaces
Size Pkg Rate	16.025 KSF Occupied[4]		0.875 KSF 4 /KSF	1.856 KSF 10 /KSF		
Gross Spaces	Observed Hourly Parking Demand	25% Contingency Factor[5]	4 Spc.	19 Spc.		
Time of Day			Number of Spaces	Number of Spaces		Surplus (Deficiency)
8:00 AM	0	0	0	4	4	91
9:00 AM	31	8	1	6	46	49
10:00 AM	36	9	2	11	58	37
11:00 AM	39	10	2	17	68	27
12:00 PM	**40**	**10**	**3**	**19**	**72**	**23**
1:00 PM	37	9	3	19	68	27
2:00 PM	**42**	**11**	**3**	**16**	**72**	**23**
3:00 PM	42	11	2	12	67	28
4:00 PM	44	11	2	11	68	27
5:00 PM	35	9	3	12	59	36
6:00 PM	32	8	3	16	59	36
7:00 PM	38	10	3	15	66	29
8:00 PM	26	7	2	10	45	50

Notes:

[3] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[4] During the on-site parking surveys, there was 875 SF of vacancy.

[5] A 25% contingency factor was applied to the parking surveys to account for daily parking demand variations.

TABLE 5

SURVEY BASED WEEKEND (SATURDAY) SHARED PARKING DEMAND ANALYSIS[6]

Jack in the Box at Barton Center, Riverside

Land Use	Barton Center		Retail	Fast Food Restaurant	Survey and Shared Parking Demand	Comparison w/ Parking Supply 95 Spaces
Size Pkg Rate	16.025 KSF Occupied[7]		0.875 KSF 4.00 /KSF	1.856 KSF 10 /KSF		
Gross Spaces	Observed Hourly Parking Demand	25% Contingency Factor[8]	4 Spc.	19 Spc.		
Time of Day			Number of Spaces	Number of Spaces		Surplus (Deficiency)
8:00 AM	0	0	0	4	4	91
9:00 AM	19	5	1	5	30	65
10:00 AM	25	6	2	10	43	52
11:00 AM	26	7	2	15	50	45
12:00 PM	29	7	3	17	56	39
1:00 PM	**37**	**9**	**4**	**17**	**67**	**28**
2:00 PM	36	9	4	15	64	31
3:00 PM	36	9	4	11	60	35
4:00 PM	34	9	4	9	56	39
5:00 PM	39	10	3	11	63	32
6:00 PM	33	8	2	15	58	37
7:00 PM	37	9	2	14	62	33
8:00 PM	22	6	2	9	39	56

Notes:

[6] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[7] During the on-site parking surveys, there was 875 SF of vacancy.

[8] A 25% contingency factor was applied to the parking surveys to account for daily parking demand variations.

APPENDIX A

ULI SHARED PARKING ANALYSIS WORKSHEETS

Appendix Table A-1

SHOPPING CENTER (TYPICAL DAYS)

WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Jack in the Box at Barton Center, Riverside

Land Use	Shopping Center (Typical Days)				
Size Pkg Rate[2]	0.875 KSF				
Gross Spaces	4 Spaces				
	3 Guest Spc.		1 Emp. Spc.		Shared
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	Parking Demand
6:00 AM	1%	0	9%	0	0
7:00 AM	5%	0	14%	0	0
8:00 AM	14%	0	36%	0	0
9:00 AM	32%	1	68%	0	1
10:00 AM	59%	2	77%	0	2
11:00 AM	77%	2	86%	0	2
12:00 PM	86%	3	90%	0	3
1:00 PM	90%	3	90%	0	3
2:00 PM	86%	3	90%	0	3
3:00 PM	81%	2	90%	0	2
4:00 PM	81%	2	90%	0	2
5:00 PM	86%	3	86%	0	3
6:00 PM	86%	3	86%	0	3
7:00 PM	86%	3	86%	0	3
8:00 PM	72%	2	81%	0	2
9:00 PM	45%	1	68%	0	1
10:00 PM	27%	1	36%	0	1
11:00 PM	9%	0	14%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-2

FAST-FOOD RESTAURANT
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]
Jack in the Box at Barton Center, Riverside

Land Use	**Fast-Food Restaurant**				
Size	**1.856 KSF**				
Pkg Rate[2]					
Gross	**19 Spaces**				
Spaces	**16 Guest Spc.**		**3 Emp. Spc.**		**Shared**
Time of Day	**% Of Peak [3]**	**# Of Spaces**	**% Of Peak [3]**	**# Of Spaces**	**Parking Demand**
6:00 AM	5%	1	15%	0	1
7:00 AM	10%	2	20%	1	3
8:00 AM	20%	3	30%	1	4
9:00 AM	30%	5	40%	1	6
10:00 AM	55%	9	75%	2	11
11:00 AM	85%	14	100%	3	17
12:00 PM	100%	16	100%	3	19
1:00 PM	100%	16	100%	3	19
2:00 PM	90%	14	95%	2	16
3:00 PM	60%	10	70%	2	12
4:00 PM	55%	9	60%	2	11
5:00 PM	60%	10	70%	2	12
6:00 PM	85%	14	90%	2	16
7:00 PM	80%	13	90%	2	15
8:00 PM	50%	8	60%	2	10
9:00 PM	30%	5	40%	1	6
10:00 PM	20%	3	30%	1	4
11:00 PM	10%	2	20%	1	3
12:00 AM	5%	1	20%	1	2

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-3

SHOPPING CENTER (TYPICAL DAYS)
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
Jack in the Box at Barton Center, Riverside

Land Use	Shopping Center (Typical Days)				
Size Pkg Rate[2]	0.875 KSF				
Gross	4 Spaces				
Spaces	3 Guest Spc.		1 Emp. Spc.		Shared
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	Parking Demand
6:00 AM	1%	0	10%	0	0
7:00 AM	5%	0	15%	0	0
8:00 AM	10%	0	40%	0	0
9:00 AM	30%	1	75%	0	1
10:00 AM	50%	2	85%	0	2
11:00 AM	65%	2	95%	0	2
12:00 PM	80%	2	100%	1	3
1:00 PM	90%	3	100%	1	4
2:00 PM	100%	3	100%	1	4
3:00 PM	100%	3	100%	1	4
4:00 PM	95%	3	100%	1	4
5:00 PM	90%	3	95%	0	3
6:00 PM	80%	2	85%	0	2
7:00 PM	75%	2	80%	0	2
8:00 PM	65%	2	75%	0	2
9:00 PM	50%	2	65%	0	2
10:00 PM	35%	1	45%	0	1
11:00 PM	15%	0	15%	0	0
12:00 AM	0%	0	0%	0	0

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekend parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix Table A-4

FAST-FOOD RESTAURANT
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]
Jack in the Box at Barton Center, Riverside

Land Use	Fast-Food Restaurant				
Size Pkg Rate[2]	1.856 KSF				Shared Parking Demand
Gross Spaces	19 Spaces				
	16 Guest Spc.		3 Emp. Spc.		
Time of Day	% Of Peak [3]	# Of Spaces	% Of Peak [3]	# Of Spaces	
6:00 AM	5%	1	14%	0	1
7:00 AM	9%	1	19%	0	1
8:00 AM	19%	3	28%	1	4
9:00 AM	28%	4	37%	1	5
10:00 AM	51%	8	70%	2	10
11:00 AM	79%	13	93%	2	15
12:00 PM	93%	15	93%	2	17
1:00 PM	93%	15	93%	2	17
2:00 PM	84%	13	89%	2	15
3:00 PM	56%	9	65%	2	11
4:00 PM	51%	8	56%	1	9
5:00 PM	56%	9	65%	2	11
6:00 PM	79%	13	84%	2	15
7:00 PM	75%	12	84%	2	14
8:00 PM	47%	8	56%	1	9
9:00 PM	28%	4	37%	1	5
10:00 PM	19%	3	28%	1	4
11:00 PM	9%	1	19%	0	1
12:00 AM	5%	1	19%	0	1

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Second Edition, 2005.

[2] Parking rates for all land uses based on ULI procedure normalized to express percentage in terms of absolute peak demand ratios. Breakdown of guest vs. employee

[3] Percentage of peak parking demand factors reflect relationships between weekend parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: 1,876 sq.ft. Jack in the Box w/ drive thru

Project Location: 1001 East Alessandro BLVD, Riverside, CA

Assessor's Parcel Number (APN): 297-021-020

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary.

We would request a parking variance from the required overall parking requirements of 114 spaces to 95 for the entire shopping center.

REQUIRED FINDINGS – Answer each of the following questions yes or no and then explain your answer in detail. Questions 1 and 2 must be answered "yes" and 3 and 4 "no" to justify granting of a variance. Attach written details if insufficient space is provided on this form. Economic hardship is not an allowable justification for a variance.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

   See attached letter of justification.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

   See attached letter of justification.

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

   See attached letter of justification.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

   See attached letter of justification.

S|U·A.
SLICHTER | UGRIN • ARCHITECTURE.
SUSTAINABLE DESIGN + PLANNING

September 26, 2017

City of Riverside California
3900 Main Street, 4th Floor
Riverside, CA 92522

Attn: Brian Norton

Project: Jack-in-the Box Restaurant
1001 Alessandro Blvd.
Riverside, CA 92508

VARIANCE JUSTIFICATION FORM

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code? Explain in detail.

   Response:
   Yes, I believe the strict application of the zoning code would result in practical difficulties for our project. By adhering to the provisions of the unified development code, as our project is part of a larger shopping center, we would only be required to provide approximately 19 parking spaces to meet the requirements. As currently designed we are proposing approximately 22 new parking spaces, with a total of approximately 31.5 located on/in out lot. We are essentially making up for the shortage for the overall shopping center. We feel that we meet the intent of the code for providing the required number of spaces for our project, but are now responsible to make up for the overall shortage.

2. Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification? Explain in detail.

   Response:
   Yes, the unified development code only addresses parking for restaurants. Our project consists of a small quick serve restaurant with drive thru. The dining area is approximately half of the overall square footage of the building. It is anticipated and backed by years of historical data that indicate approximately 60% to 70% of customers to this type of business use the drive-the, and do not park in the lot. So, to include this project in with other types of restaurants, such as sit down family style is not a fair comparison of required parking stalls. Most jurisdictions have a separate requirement for drive thru restaurants to address the different service provided.

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BOISE, IDAHO 83702
P: (208) 658 1679
W: WWW.SUARCHITECTURE.COM

3. Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located? Explain in detail.

   Response:
   We do not believe granting this variance will adversely affect the public welfare as the parking analysis study indicates that the shared parking concept approach indicates there is sufficient parking for the overall center. Please see attached report to provide additional summary.

4. Will the granting of such variance be contrary to the objectives of any part of the General Plan? Explain in detail.

   Response:
   No, I do not feel it would be contrary to the City of Riverside General Plan 2025. Again, the parking study analysis provided by LLG Engineers indicates that with the mixed uses of the adjacent shopping, and looking at the shared parking concept, whereas not all businesses are in complete demand at the same time. You'll see this scenario in most every shopping center type development across the country.

CHAD J. SLICHTER AIA NCARB
PRINCIPAL ARCHITECT
GREGORY A. UGRIN AIA NCARB CSBA
PRINCIPAL ARCHITECT
415 SOUTH 13TH ST.
BOISE, IDAHO 83702
P: (208) 658 1679
W: WWW.SUARCHITECTURE.COM

AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY

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Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St.,14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

August 10, 2017

Mr. Brian Norton, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1275MA17
Related File Nos.: P17-0360 (Conditional Use Permit), P17-0361 (Design Review)
APN: 297-021-021

Dear Mr. Norton:

On August 10, 2017, the Riverside County Airport Land Use Commission (ALUC) found City of Riverside Case Nos. P17-0360 (Conditional Use Permit) and P17-0361 (Design Review), a proposal to construct a 1,857 square foot Jack in the Box drive-thru restaurant on a 0.45 acre parcel within an existing commercial retail center located at 1001 E. Alessandro Boulevard on the southeast corner of Alessandro Boulevard and Barton Street **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site.

   (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

   (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

   (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Hazards to flight. Children's schools are discouraged in Compatibility Zone C2.

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

6. This project has been evaluated for a total of 1,857 square feet of building area. Any increase in building area or change in use will require an amended review by the Airport Land Use Commission or subsequent compatibility evaluation by the City in the event of a General Plan consistency determination.

7. Any roof-top equipment or change in height that exceeds a total height of 54 feet will require Form 7460-1 submittal, review, and issuance of a "Determination of No Hazard to Air Navigation" by the Federal Aviation Administration Obstruction Evaluation Service.

8. The project does not proposed rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

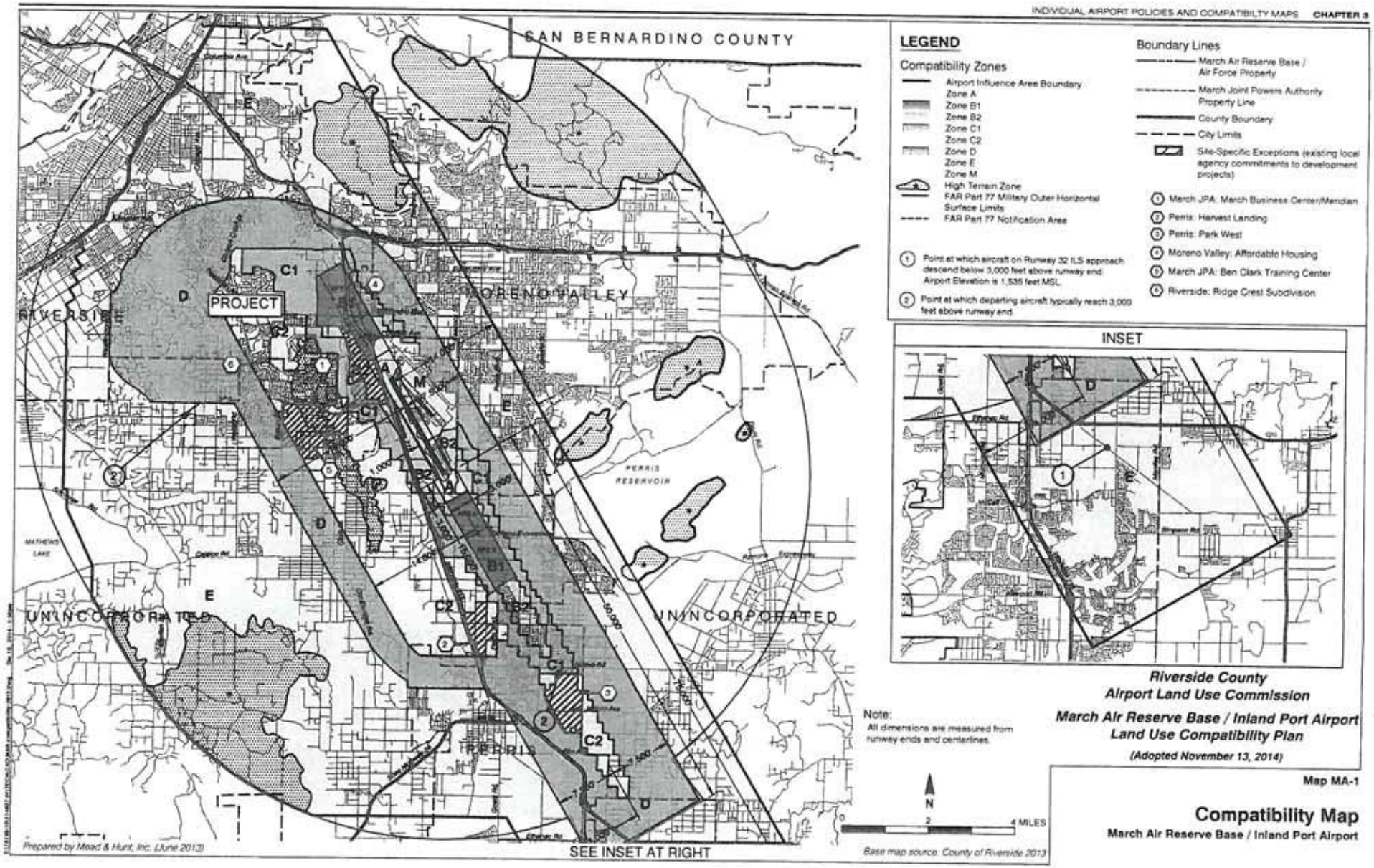
Attachments: Notice of Airport in Vicinity

cc: Barton Center, LLC (applicant/landowner)
DMSD Property, LLC [Murrieta address] (applicant/fee-payer)
NW Commercial Advisors, Chad Hamilton (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
Keith Hentzschel (neighboring property owner)
Dianne Mills (neighboring property owner)
Robert Schmidt (neighboring property owner)
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1275MA17\ZAP1275MA17.LTR.doc

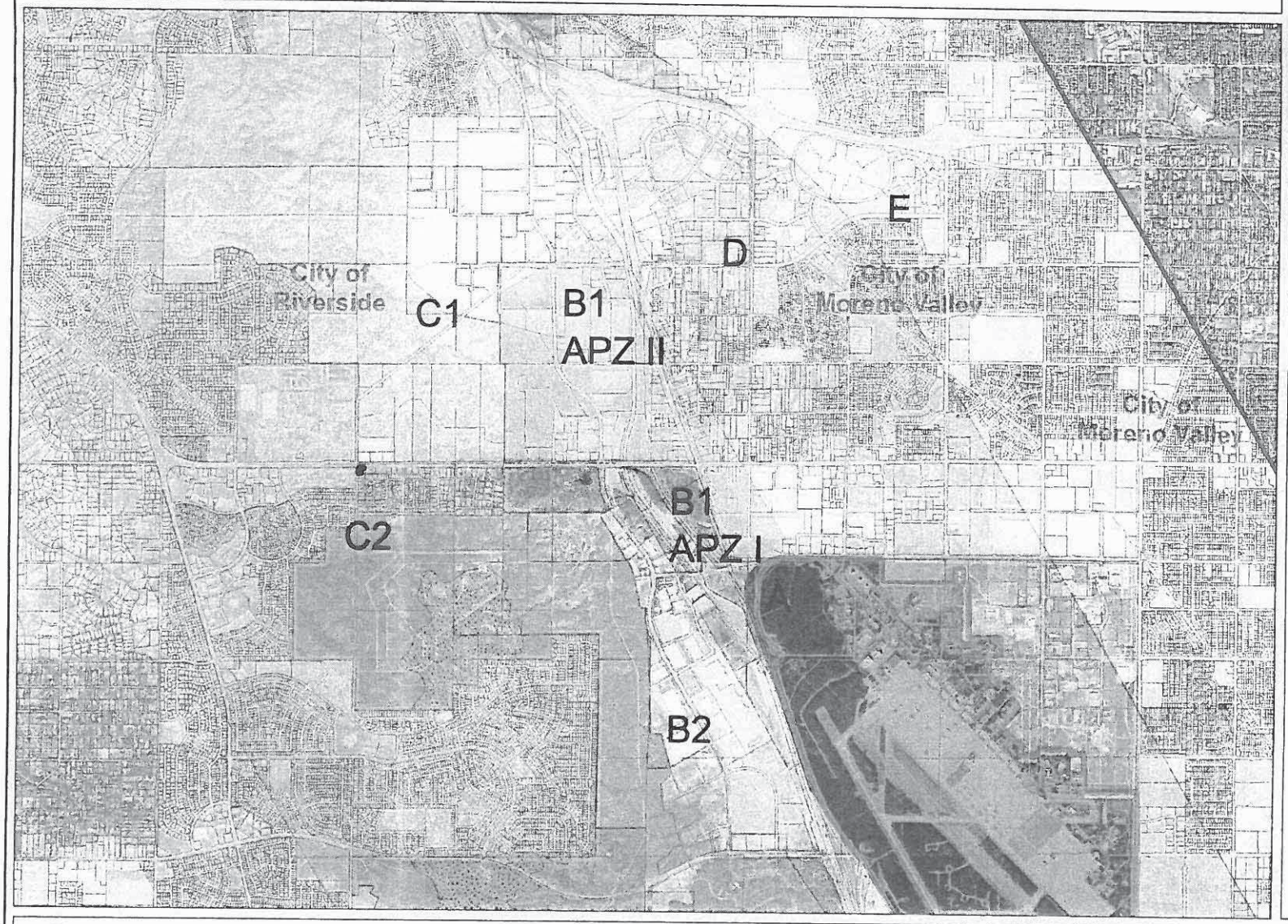
NOTICE OF AIRPORT IN VICINITY

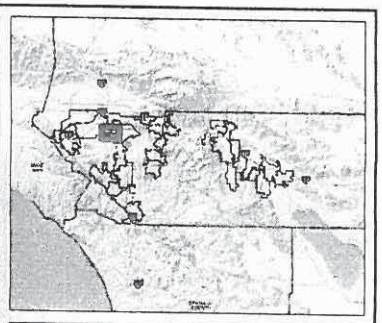
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)



P17-0360, P17-0361 & P17-0750, Exhibit 10 - RCALUC Report & Conditions - ZAP1275MA17

My Map





Legend

- Airports
- AIA
- Airport Compatibility
  - OTHER ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6
  - C2-HIGHT

0 4,900 9,800 Feet

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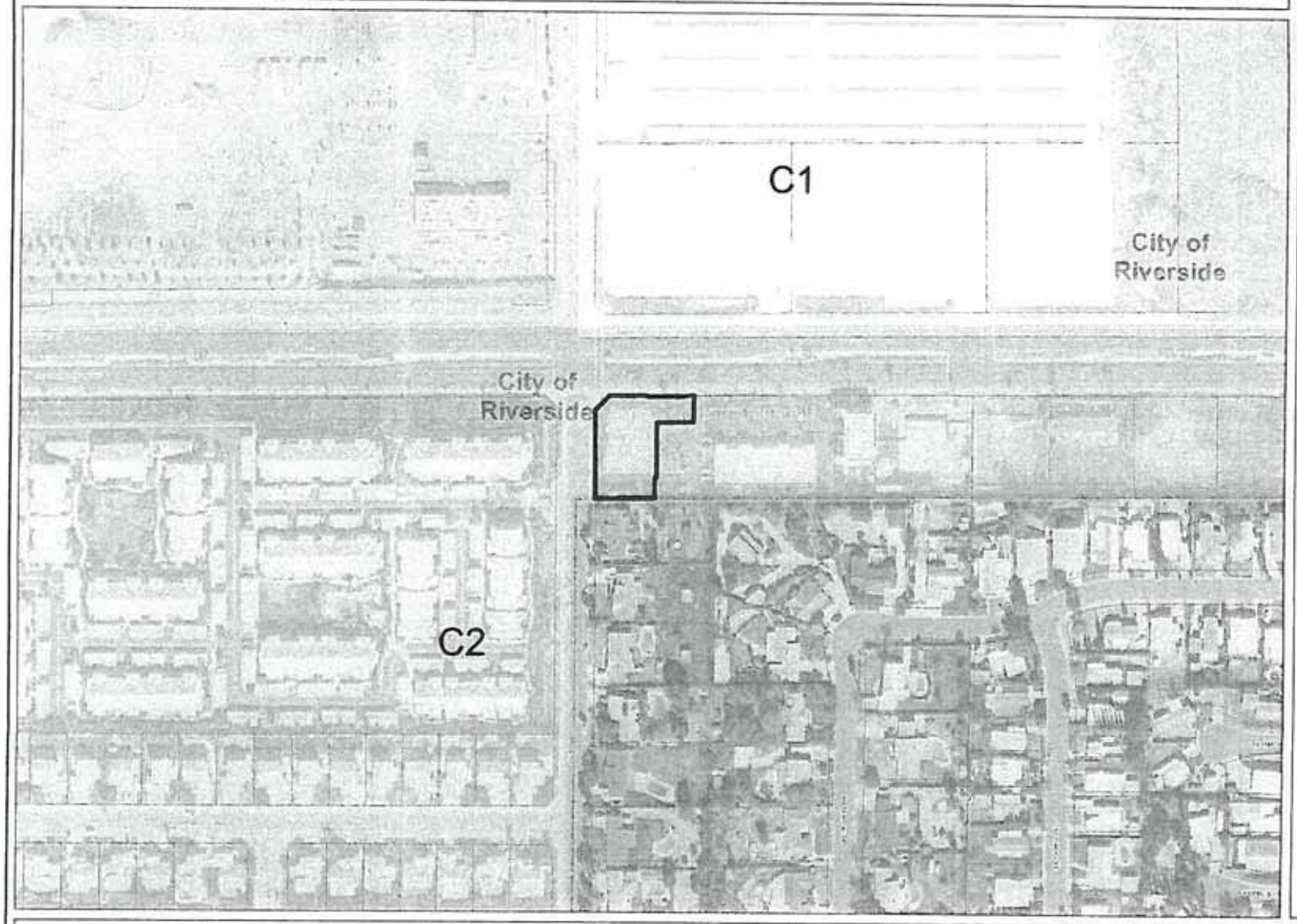

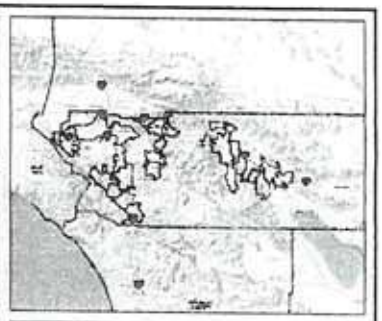

Legend

- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
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- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

0 306 612 Feet

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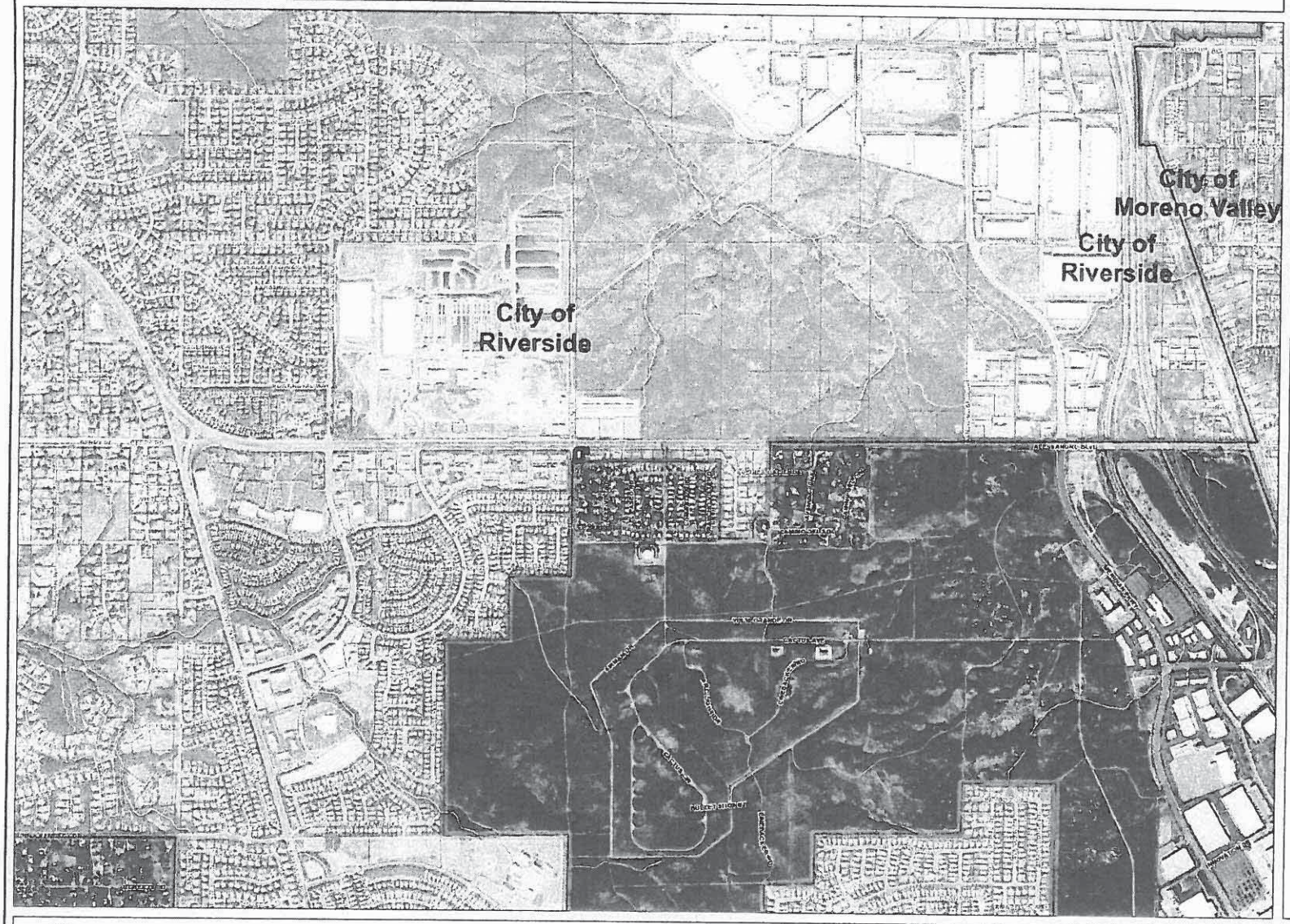

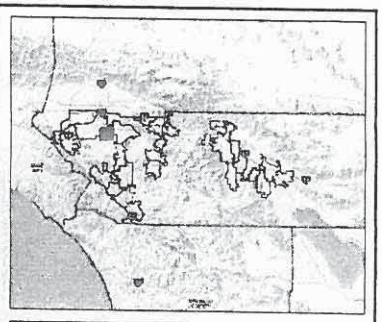

Legend

- City Boundaries
- Cities
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  - Residential
- counties
- cities
- hydrographylines
- waterbodies
  - Lakes
  - Rivers

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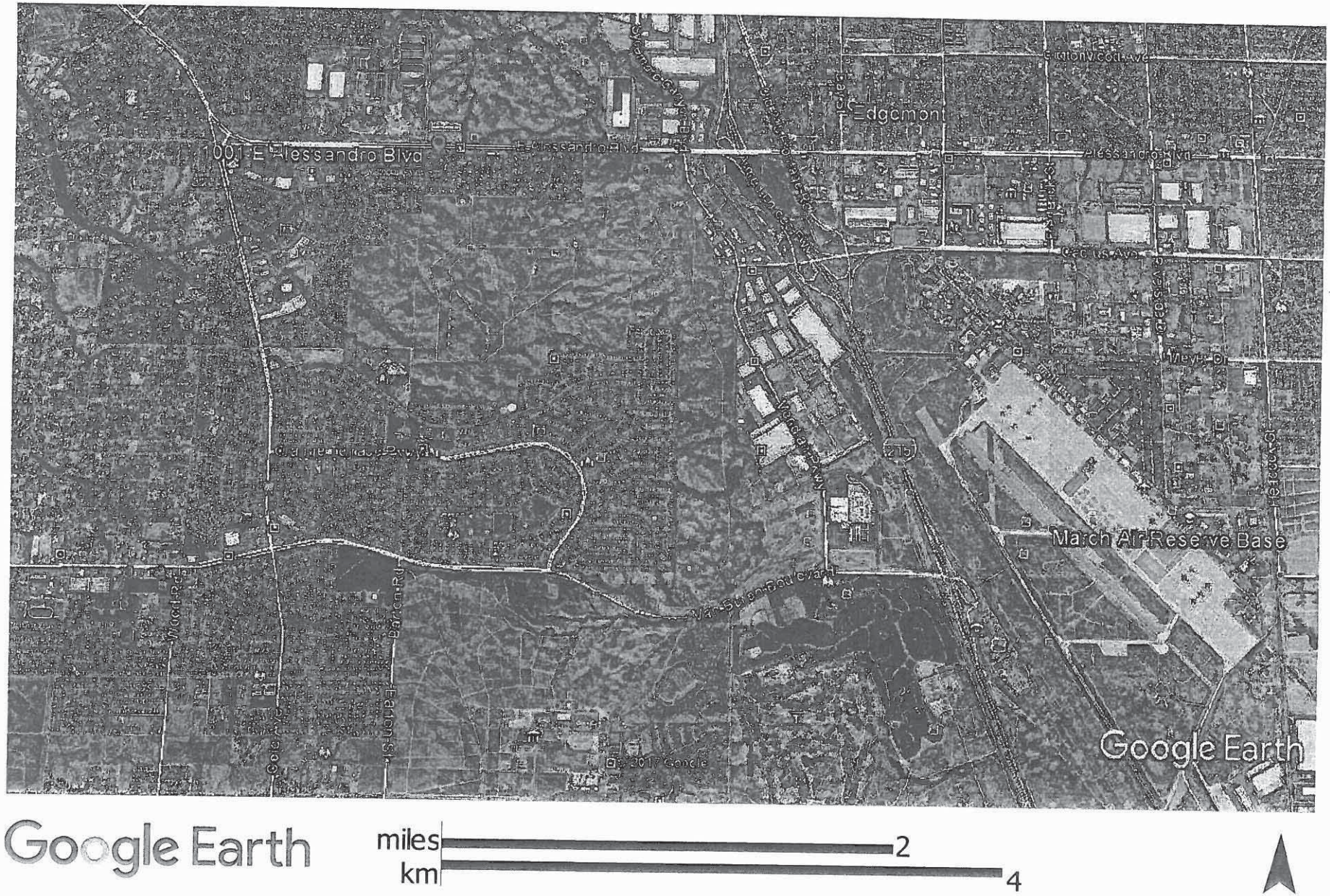
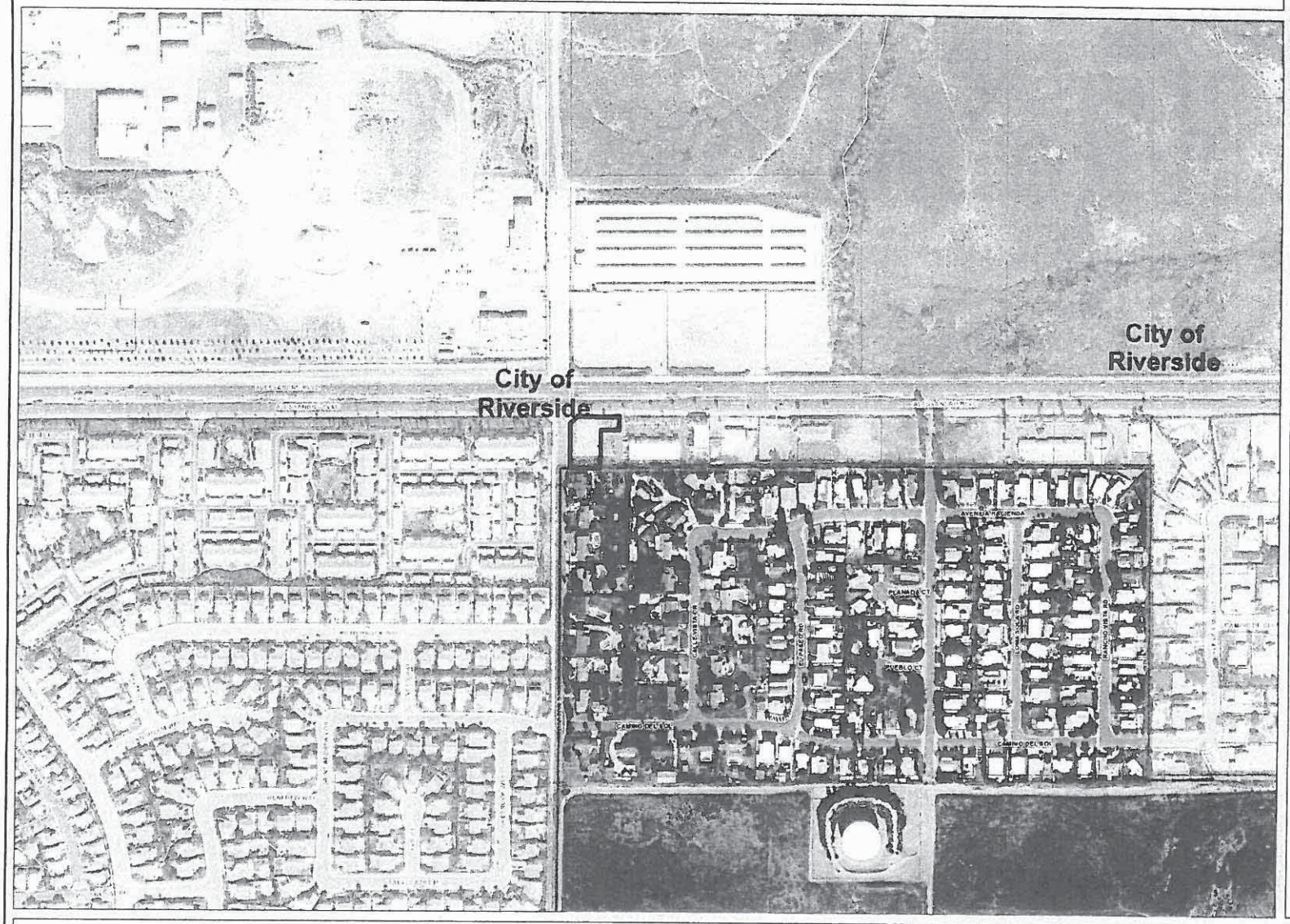
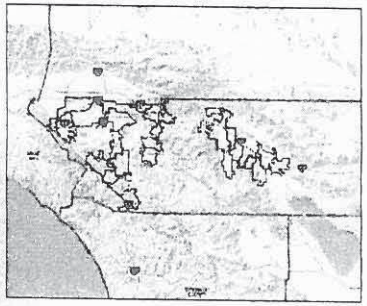


P17-0360, P17-0361 & P17-0750, Exhibit 10 - RCALUC Report & Conditions - ZAP1275MA17

My Map





Legend

- City Boundaries
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- hydrographylines
- waterbodies
  - Lakes
  - Rivers

RCIT

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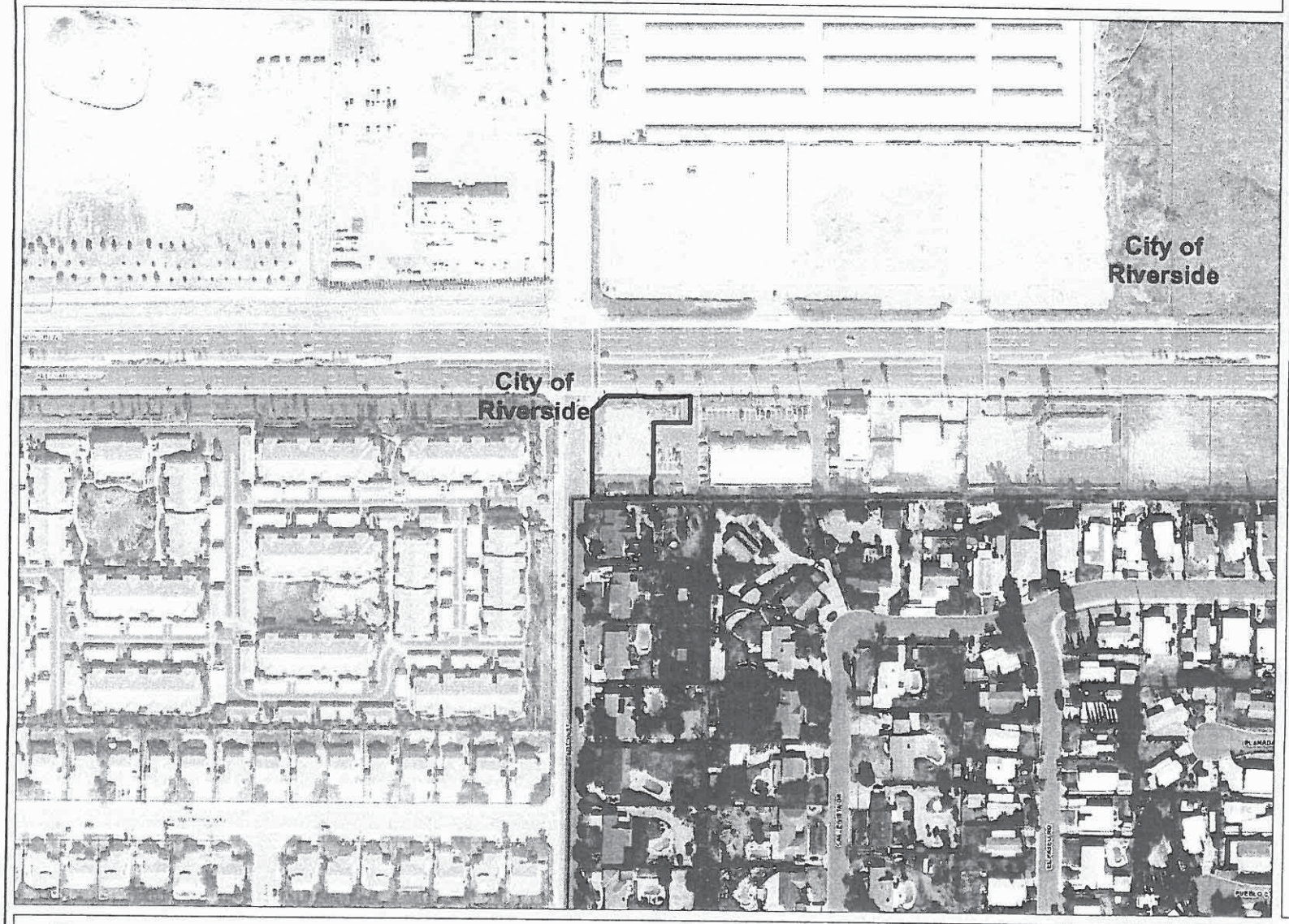

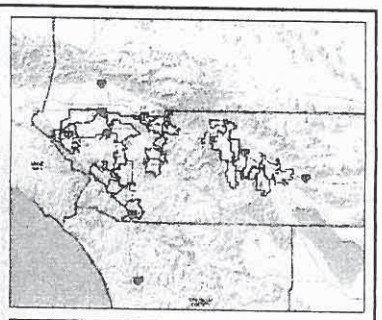

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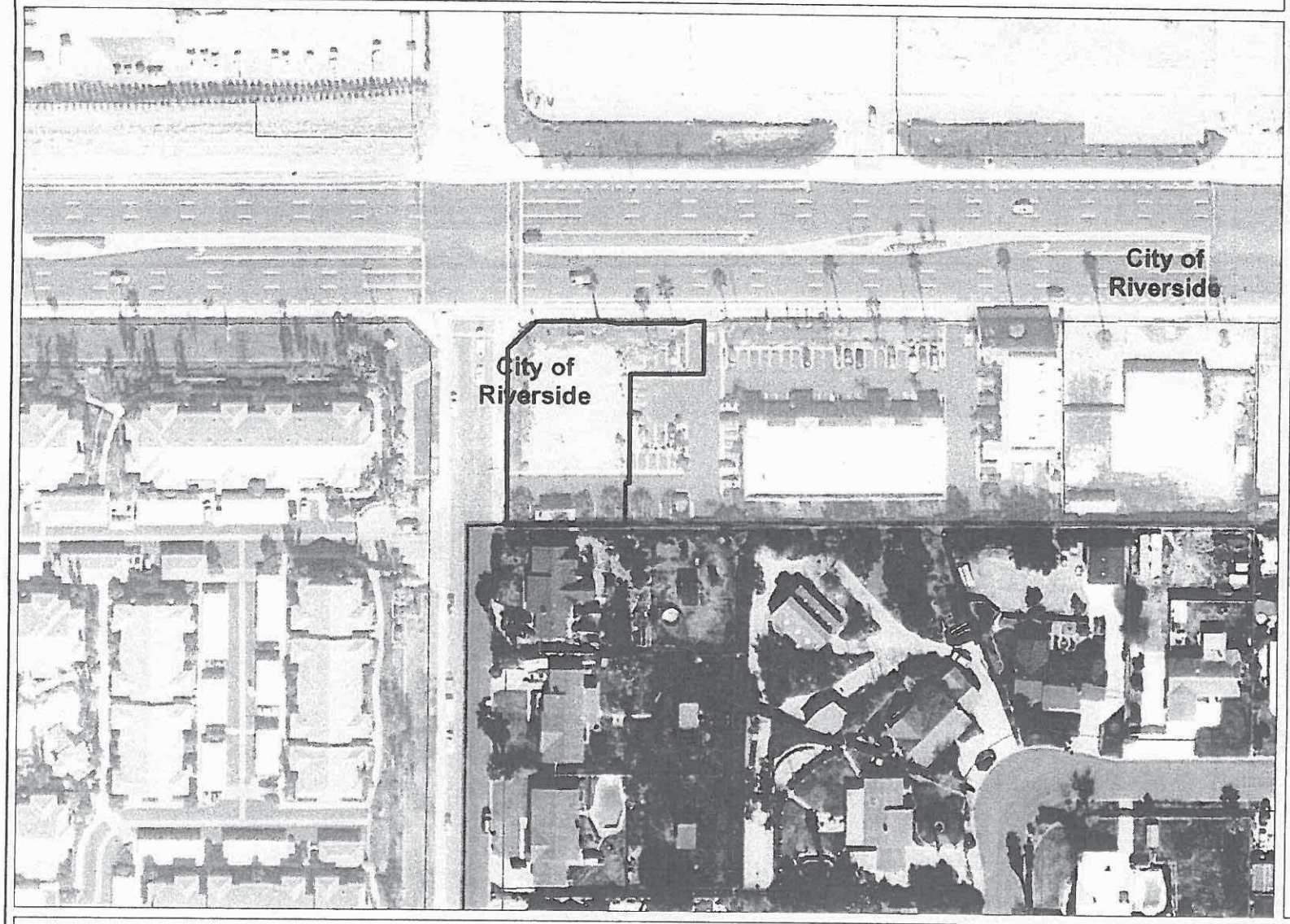

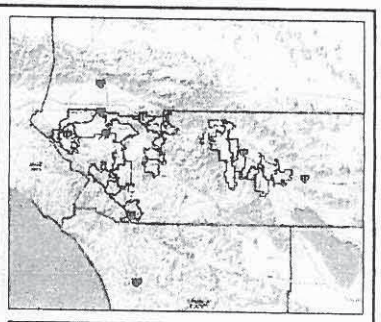

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0 153 306 Feet

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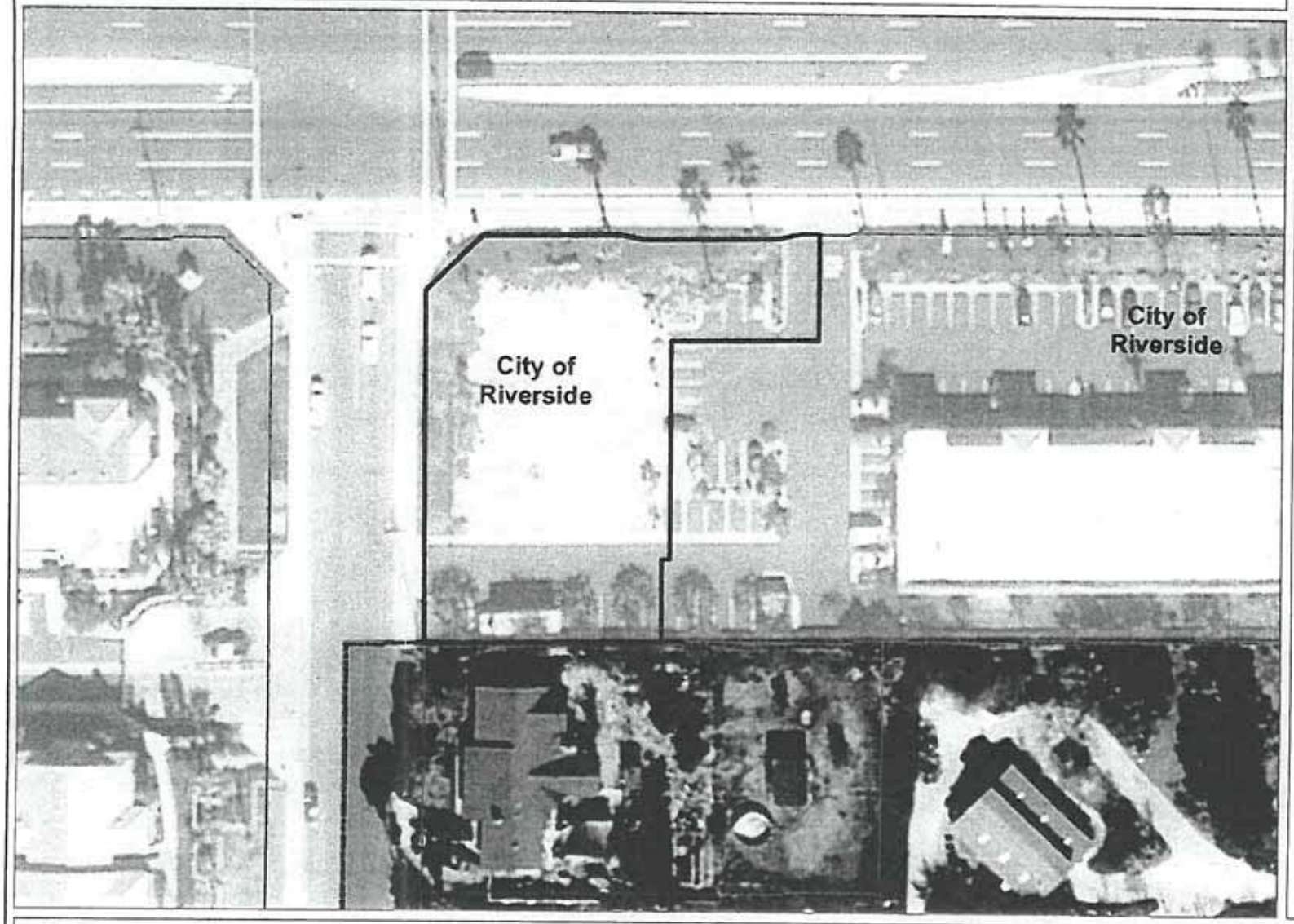

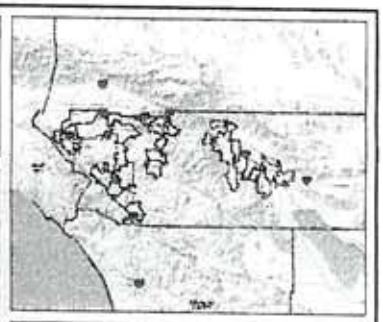

Legend

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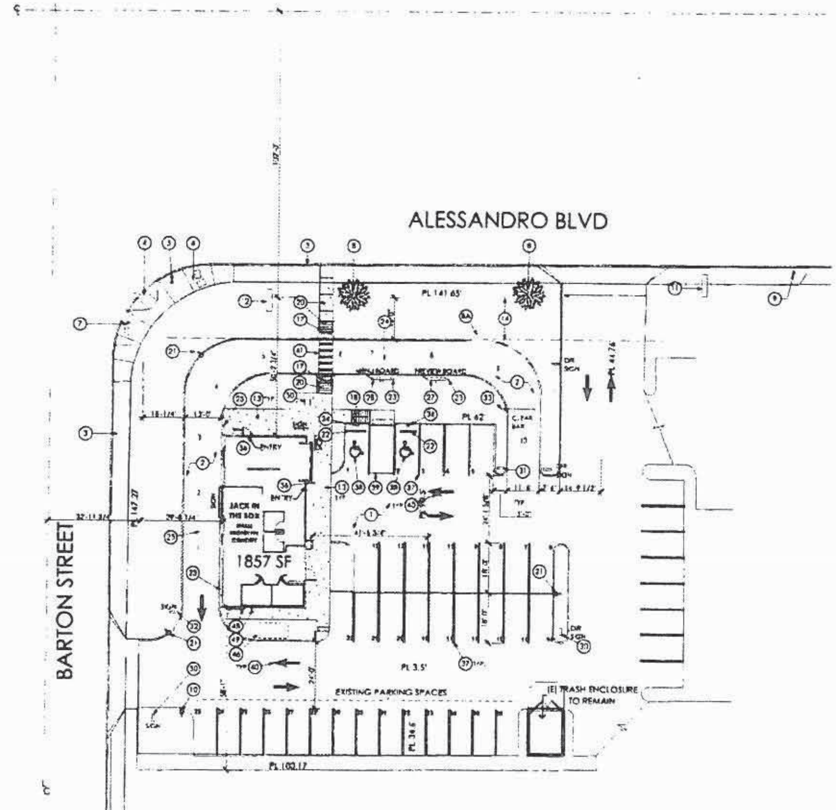
Notes

PROPERTY BOUNDARY LINE
EXISTING EASEMENT
PROPOSED ASPHALT PAVING
PROPOSED CONCRETE PAVING
EXISTING SIDEWALK
PROPOSED SIDEWALK/PAVING
CURB RAMPS
EXISTING STREET LIGHT
PROPOSED SITE LIGHTING
BUILDING ENTRANCE
WHEEL STOP
ACCESSIBLE PARKING SPACES
BIKE RACK
PROPOSED GREASE INTERCEPTOR LOCATION
VEHICLE STACKING
(DEMO) EXIST NG TREE



SITE PLAN

NORTH

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ECT., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. REFER TO THE ACCESSIBILITY AND DIMENSIONING PLAN SHEET SD1.1 FOR HORIZONTAL CONTROL INFORMATION AND JOINT DETAILING.
2. GENERAL CONTRACTOR SHALL PROVIDE AS REQUESTED BY CONSTUCTION MANAGER, 'COMING SOON' SIGNAGE SEE DETAIL 9/SD2.1
3. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH CURING COMPOUND AS SOON AS CONCRETE IS SET UP
4. GENERAL CONTRACTOR SHALL PROVIDE 12"x12" LANDSCAPE PAVERS AT WINDOWS WHEN LANDSCAPE IS PROVIDED AROUND WINDOW AREAS.

PARKING REQUIREMENTS

SEE PARKING ANALYSIS, SHEET PA1.0

EASMENTS

EASEMENTS AND OTHER ITEMS AFFECTING THE PARCEL SHOWN AND DESCRIBED HEREON THAT CAN BE LOCATED FROM RECORD PER EXCEPTIONS IN THE PRELIMINARY REPORT REFERENCED IN NOTE NO. 5

A 15.00 FT WIDE EASEMENT FOR A WATER PIPE LINE TO THE WESTERN MUNICIPAL WATER DISTRICT OF RIVERSIDE COUNTY PER INST. NO. 1984-33971, O.R. (ITEM 5 OF EXCEPTIONS)

THE FOLLOWING ITEM IN THE EXCEPTIONS IS NOT SHOWN HEREON FOR THE REASON NOTED:

ITEM 6 THE 5 FT. OR MORE WIDE EASMENT FOR AERIAL AND UNDERGROUND COMMUNICATION FACILITIES TO GTE CALIFORNIA INCORPORATED PER INST. NO. 1993-341436, O.R. CAN NOT BE SPECIFICALLY LOCATED FROM THE RECORD DOCUMENT

SITE INFORMATION

ZONING OF SITE: C-2
ZONING OF ADJACENT PROPERTY: C-2 AND R-1
BUILDING SETBACKS: FRONT - 0 FT., SIDE - 0 FT., REAR - 0 FT.
PROPOSED STREET WIDENING: NONE
PROPOSED STREET IMPROVENTS: NONE
FLOOD ZONE DESIGNATION: C-AREAS OF MINIMAL FLOODING, FIRM PANEL NO. 0602600020A, DATED 1-6-83
STORM WATER RETENTION REQUIREMENTS: NONE

UTILITY SUPPLIERS

SEWER, & ELECTRICITY	CITY OF RIVERSIDE 3900 MAIN STREET RIVERSIDE, CA 92522 PH. (951) 826-5400
WATER	WESTERN MUNICIPAL WATER DIST PH. (951) 789-5022
GAS	THE GAS COMPANY PH (909) 335-7607
TELEPHONE	SBC PH (714) 666-5454

LEGAL DESCRIPTION

A PORTION OF THE WESTERLY 505.58 FEET OF THE SOUTHERLY 170.00 FEET OF THE NORTHERLY 372.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEROF, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHERLY 372.00 FEET WITH THE EASTERLY LINE OF BARTON STREET CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 17, 1990, AS INSTRUMENT NO. 307499, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 00° 05' 30" WEST ALONG SAID EASTERLY LINE 147.27 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUING ALONG SAID EASTERLY LINE, NORTH 45° 30' 01" EAST 33.04 FEET TO THE NORTH LINE OF SAID SOUTHERLY 170.00 FEET; THENCE NORTH 89° 17' 30" EAST ALONG SAID NORTH LINE 141.65 FEET; THENCE SOUTH 00° 05' 27" EAST 170.01 FEET TO SAID SOUTH LINE; THENCE SOUTH 89° 17' 30" WEST ALONG SAID SOUTH LINE 165.40 FEET TO THE POINT OF BEGINNING

NOTES

1. BENCH MARK: CITY OF RIVERSIDE B.M. NO. F9-H3 PK NAIL AND CITY ENGINEER'S TAG IN CONCRETE BASE OF A STREET LIGHT POLE ALONG THE NORTHERLY CURB OF ALESSANDRO BLVD., 125 FEET EASTERLY OF BARTON ROAD. ELEVATION = 1677.303
2. BASIS OF BEARINGS IS THE CENTER LINE OF BARTON STREET, BEING N 00° 05' 27" W PER R.S. 46/73
3. THE EXISTANCE AND/OR LOCATION OF ALL SUB-SURFACE UTILITIES AND INSTALLATIONS SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. J. RONALD WHITE AND ASSOCIATES INC., ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SAID INFORMATION.
4. THIS SURVEY IS NOT FOR THE PURPOSE OF LOCATING OR IDENTIFYING ANY POLLUTANTS OR HAZARDOUS MATERIALS ON OR UNDER THE PROPERTY SHOWN HEREON.
5. EASEMENT INFORMATION SHOWN HEREON WAS OBTAINED FROM PRELIMINARY REPORT NO. RCS-136686-BA1, DATED AS OF JANUARY 6, 2006, AND ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. J. RONALD WHITE AND ASSOCIATES INC., ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT.
6. THE LEGAL DESCRIPTION RECITED HEREON WAS PREPARED BY J. RONALD WHITE & ASSOCIATES, INC. AND DOES NOT DESCRIBE AN EXISTING PARCEL OF LAND

KEY NOTES

1. INSTALL ASPHALT PAVING. REFER TO THE PAVING SECTION THICKNESS TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER
2. INSTALL CONCRETE PAVING. REFER TO THE PAVING SECTION THICKNESS TABLE THIS SHEET AND GEOTECHNICAL RECOMMENDATIONS UNDER SEPARATE COVER
3. EXISTING SIDEWALK, CURB AND GUTTER TO REMAIN
4. EXISTING ADA RAMP TO REMAIN
5. EXISTING STREET LAMP TO REMAIN
6. EXISTING SIGNAL BOX TO REMAIN
7. EXISTING CROSSWALK SIGNAL/LIGHT POLE TO REMAIN
8. EXISTING TREE TO REMAIN
8A. EXISTING TREE TO BE REMOVED
9. EXISTING FIRE HYDRANT TO REMAIN
10. EXISTING LIGHT POLE TO REMAIN
11. EXISTING MONUMENT SIGN TO REMAIN
12. NEW PROPOSED MONUMENT SIGN
13. INSTALL 4-INCH (MIN) THICK CONCRETE SIDEWALK WITH LIGHT BROOM FINISH. REFER TO DIMENSIONING PLAN SHEET SD1.1 FOR WIDTHS.
14. 15'-0" WATER PIPE EASMENT (WESTERN MUNICIPAL WATER DISTRICT)
15. DOWEL TO EXISTING CONCRETE PAVING WITH 18-INCH NO. 4 BARS AT 18-INCHES O.C.; MINIMUM OF TWO BARS - REDUCE SPACING AS NECESSARY
16. CONSTRUCT FLARE SIDED (WINGED) CURB RAMP. SEE DETAIL 13/SD2.0
17. CONSTRUCT IN-LINE CURB RAMP. SEE DETAIL 14/SD2.0
18. PROVIDE RAMP AND LANDINGS AT HANDICAP ACCESSIBLE PARKING SPACES. SEE DETAIL 15/SD2.0
19. CONSTRUCT DELIVERY RAMP; SEE DETAIL 17/SD2.0
20. PROVIDE PUBLIC RIGHT-OF-WAY ACCESS RAMPS PER THE MUNICIPALITY STANDARDS
21. INSTALL LIGHT POLE BASE. SEE DETAIL 11/SD2.1. REFER TO SHEET ES1.1 FOR POLE AND FIXTURE REQUIREMENTS
22. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 6-FOOT OR LESSER WIDTH SIDEWALKS. SEE DETAIL 5/SD2.0
23. INSTALL BARRIER POSTS AT PREVIEW BOARD, MENU BOARD, AND PERIPHERAL TO BUILDING CORNERS; SEE DETAIL 4/SD2.1. CONTRACTOR TO PROVIDE SLEEVES THROUGH CURB AND GUTTER WHERE APPROPRIATE. SEE ALSO SHEETS SD2.1 AND A1.0 FOR DIMENSIONING CONTROL.
24. INSTALL DETECTOR LOOP FOR ORDER BOARD. SEE DETAIL 10/SD2.1
25. INSTALL DETECTOR LOOP AT PICK UP WINDOW; SEE DETAIL 10/SD2.1.
26. PROVIDE TRASH RECEPTACLE AT PATIO. LOCATE AS REQUIRED FOR SITE CONDITIONS
27. INSTALL PREVIEW BOARD; SEE DETAIL 20/SD2.0
28. INSTALL ORDER BOARD. SEE DETAIL 1/SD2.1
29. CONSTRUCT MASONRY BLOCK TRASH ENCLOSURE. SEE DETAIL 4/SD7.2
30. SITE 'ENTRY' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS
31. SITE 'DRIVE-THRU' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS
32. SITE 'THANK YOU/DO NOT ENTER' SIGN UNDER SEPARATE COVER. GENERAL CONTRACTOR REFER TO SHEET ES1.0 FOR CONDUIT AND WIRING REQUIREMENTS
33. INSTALL HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN. SEE DETAIL 20/SD2.1.
34. INSTALL ACCESSIBLE PARKING SIGN. SEE DETAIL 8/SD2.1
34A. INSTALL ACCESSIBLE PARKING SIGN WITH 'VAN' PLACARD. SEE DETAIL 8/SD2.1
35. PROJECT MONUMENT SIGN. GENERAL CONTRACTOR TO PROVIDE CONDUIT AND WIRING PER SHEET ES1.0. INSTALLATION BY SIGN CONTRACTOR
36. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
37. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS
38. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS; SEE DETAIL 6/SD2.1.
39. PAINT 4-INCH SOLID WHITE STRIPES AT 8-INCHES O.C. AND 45-DEGREES TO TRAFFIC DIRECTION, BORDER WITH 4-INCH SOLID WHITE STRIPE. TYPICAL LOADING SPACES AS SHOWN
40. PAINT TRAFFIC DIRECTIONAL ARROWS, SOLID WHITE AND TYPICAL AS SHOWN.
41. PAINT 18-INCH WIDE SOLID WHITE CROSS WALK STRIPES AT 5-FEET (MAX) O.C.
42. INSTALL OUTDOOR SEATING PER PLAN. SEE DETAIL 1/SD2.1
43. INSTALL PEDESTRIAN GUARD RAILING; SEE DETAIL 3/SD2.1.
44. PROPOSED WATER METER. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0
45. PROVIDE SCHEDULE 40 PVC SLEEVES AT 2X DIAMETER OF PROPOSED IRRIGATION PIPING. TYPICAL OF ALL LANDSCAPE AREAS. REFER TO SHEET L1.1
46. PROPOSED GREASE INTERCEPTOR. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0
47. PROPOSED TRANSFORMER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND ES1.0
48. PROPOSED ELECTRIC METER AND C/T CABINET MOUNTING. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. REFER TO SHEET PS1.0
49. PROPOSED GAS METER LOCATION. CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITY PROVIDER. BOLLARDS INSTALLED PER PROVIDER STANDARDS. REFER TO SHEETS PS1.0 AND P3.0
50. INSTALL U-BAR BIKE RACKS; SEE DETAIL 5/SD7.1.
51. INSTALL MAILBOX. CONTRACTOR TO COORDINATE EXACT LOCATION WITH THE JIB NEW RESTAURANT COORDINATOR PRIOR TO INSTALLATION. SEE DETAIL 19/SD2.2. REFER ALSO TO THE SITE SPECIFICATIONS

Note:
ROOF DRAINS TO NOT BE TIED INTO THE UNDERGROUND STORM SYSTEM UNLESS REQUIRED

Jack in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123
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DATES

RELEASE:
P.M. UPDATES: N/A
SUBMITTAL DATE: 1: 2: 3:
BID
CONSTRUCTION

REVISIONS

SLICHTER | UGRIN ARCHITECTURE

THIS DRAWING DEPICTS IDEAS, DESIGNS, PLANS, AND DETAILS WHICH ARE PROPRIETARY TO SLICHTER|UGRIN ARCHITECTURE. THEY WERE CREATED, DESIGNED, AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THE PROJECT SHOWN ON THIS DRAWING AND MAY BE USED ONLY WITH THE PERMISSION OF SLICHTER|UGRIN ARCHITECTURE. NO TRANSFER OF ANY RIGHTS THERETO IS INTENDED OR GRANTED BY DELIVERY HEREOF, AND EXCEPT UPON THE WRITTEN PERMISSION OF SLICHTER|UGRIN ARCHITECTURE, THIS DRAWING SHALL NOT BE DISCLOSED IN ANY WAY FOR PROJECTS OTHER THAN THE SPECIFIED PROJECT.

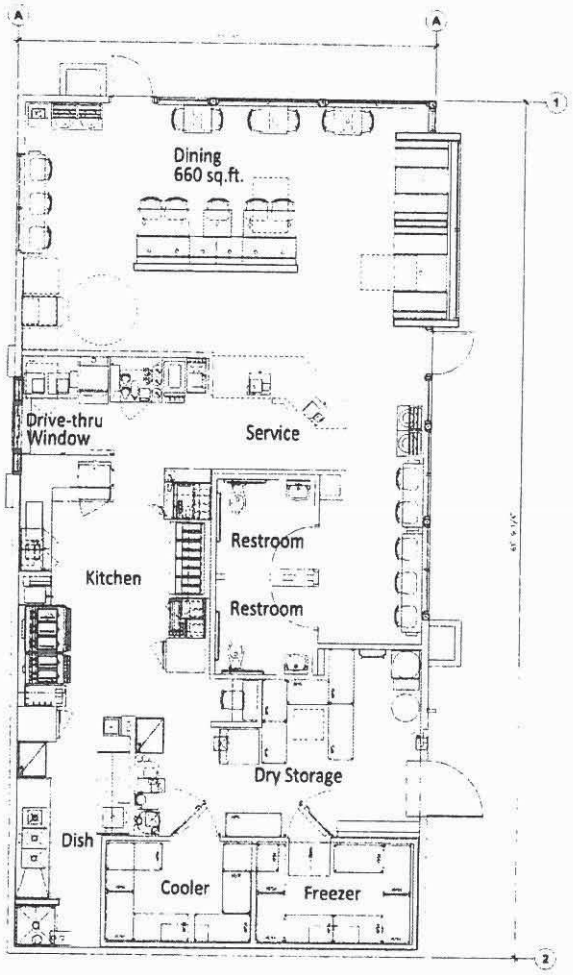
SITE INFORMATION

MK TYPE: MK5F 684
JIB #: 8423
ADDRESS: 1001 E. ALESSANDRA BLVD RIVER SIDE, CA
DRAWN BY: Antonio Steele
PROJECT #: 17005
SCALE:

SITE PLAN

SD1.0

P17-0360, P17-0361 & P17-0750, Exhibit 10 - RCALUC Report & Conditions - ZAP1275MA17



Small Prototype - MK7 1856 FT^2

32 SEATING 5.01.17

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SAN DIEGO, CA 92123

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DATES

RELEASE AUG. 24, 2015

P.M. UPDATES SEPT. 22, 2015

SUBMITTAL DATE

1

2

3

4

CONSTRUCTION

REVISIONS

SITE INFORMATION

MK TYPE MK7-3M

SITE XXXX

ADDRESS

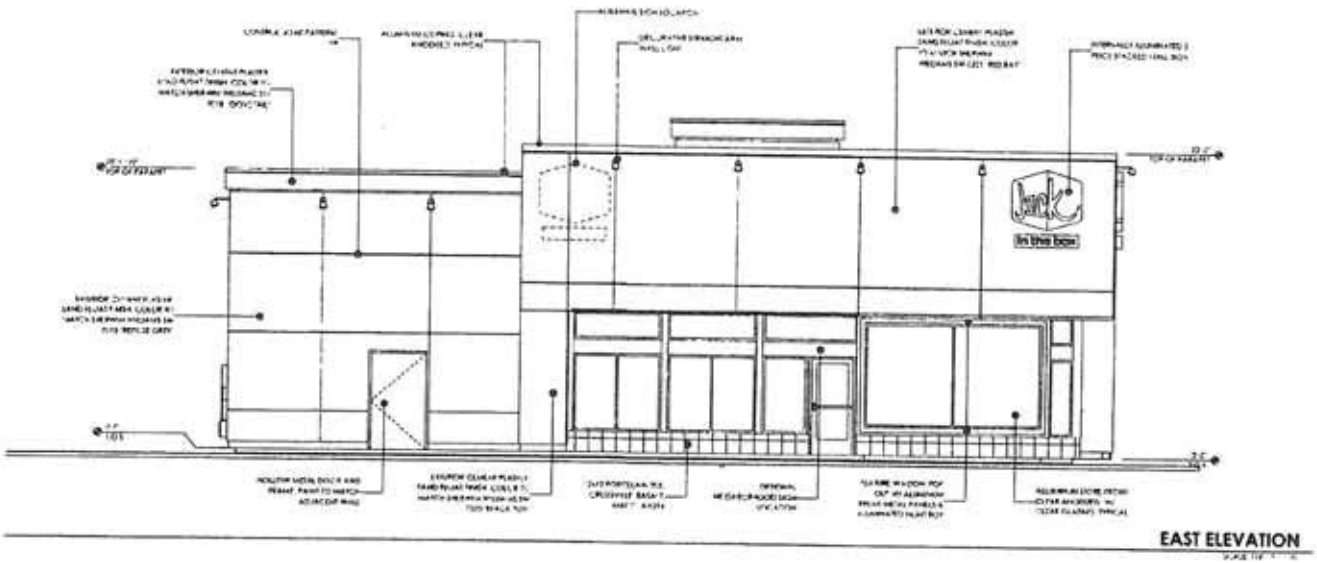
DRAWN BY

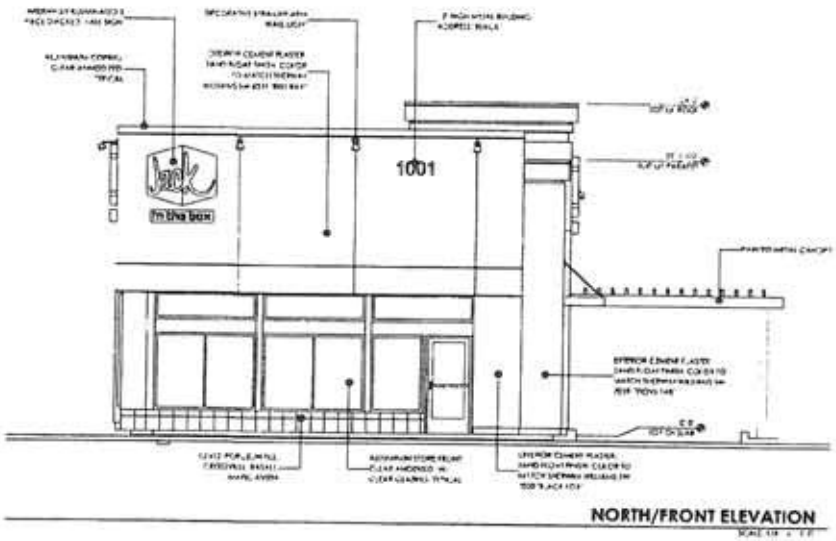
PROJECT #

SCALE 1/4" = 1'-0"

FLOOR PLAN

A1.0





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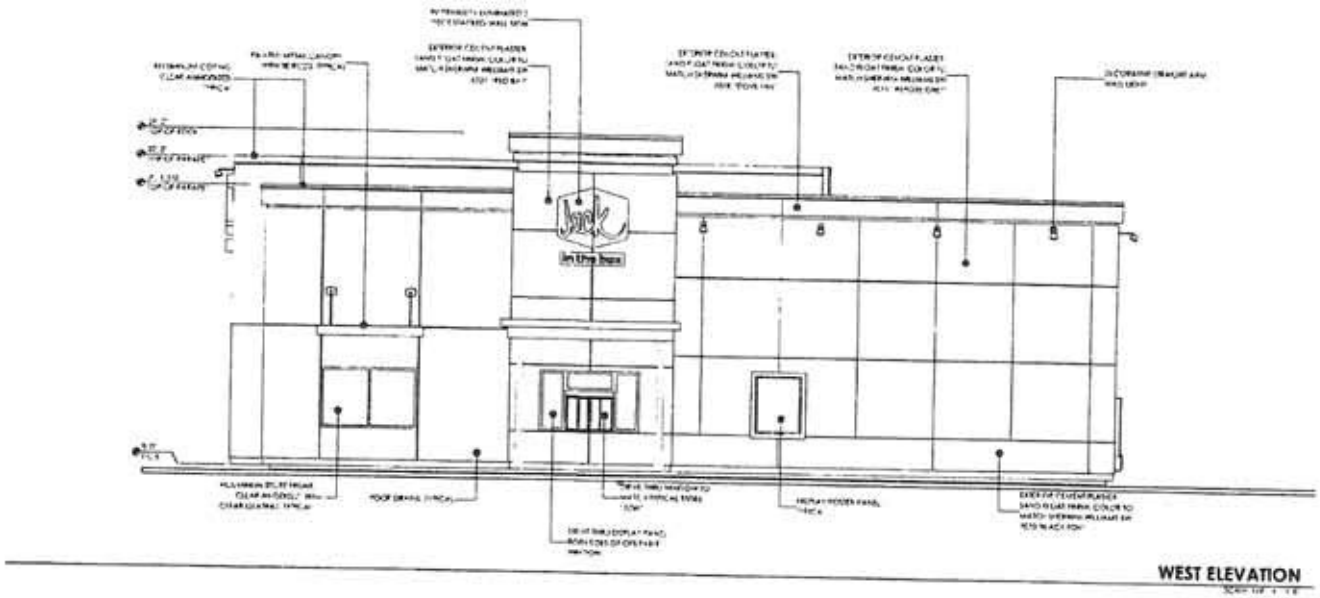
SLICHTER | UGRIN

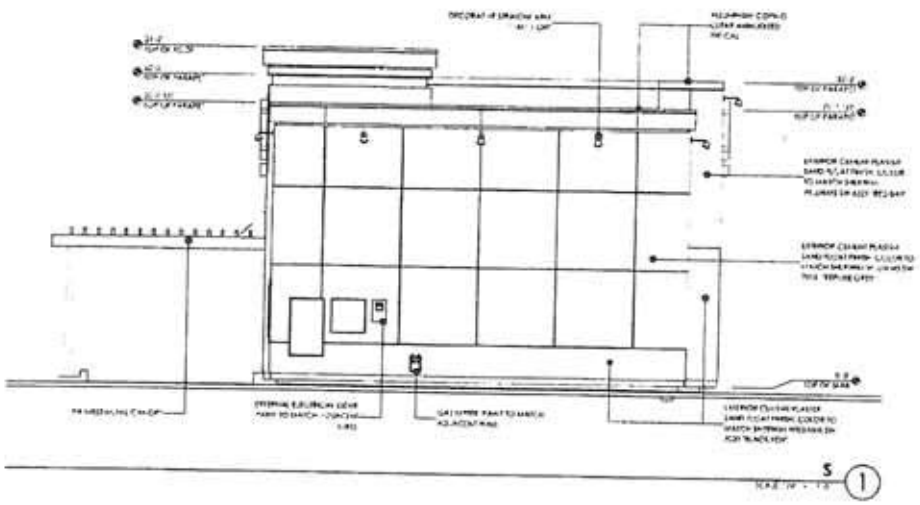
SITE INFORMATION

1001 E. ALESSANDRO BLVD RIVERSIDE, CA

EXTERIOR ELEVATIONS

A4.0





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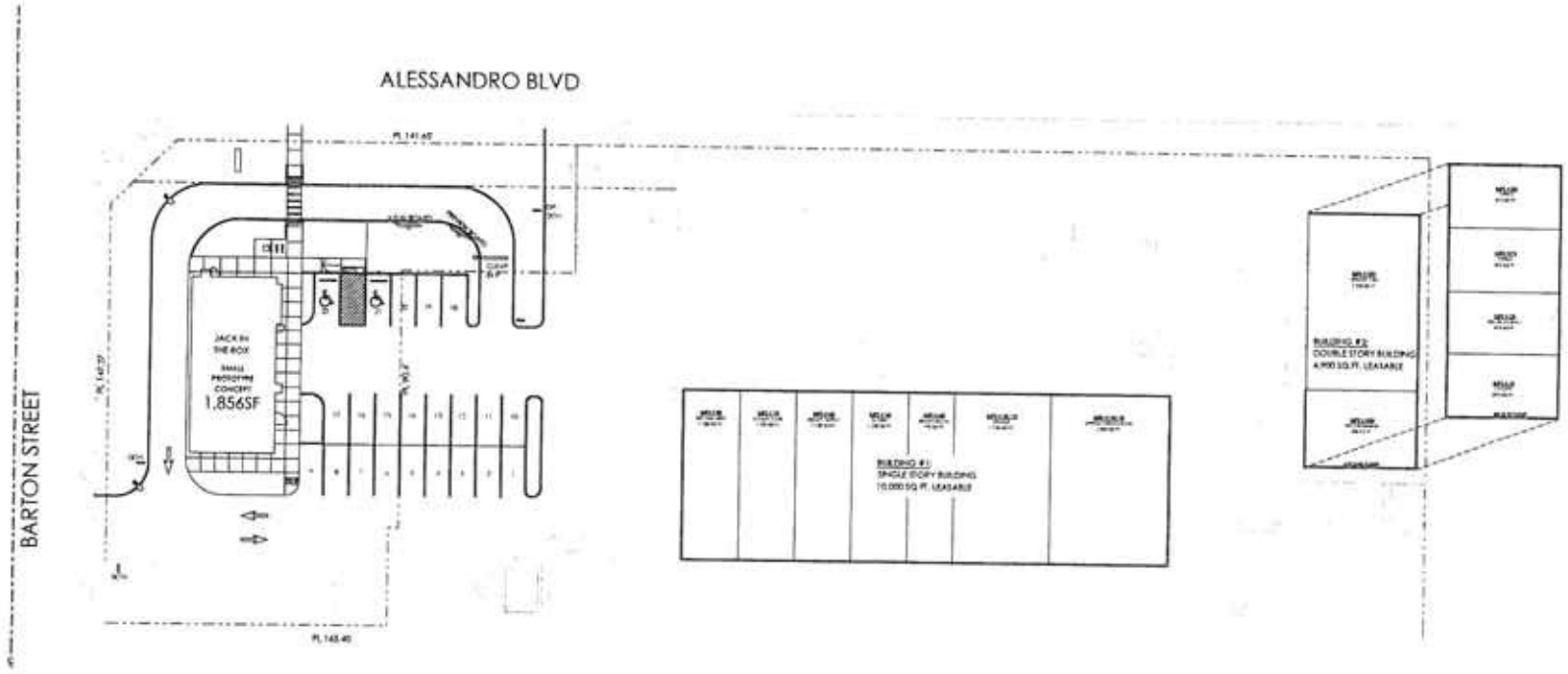
SITE INFORMATION

EXTERIOR ELEVATIONS

A4.1



SITE PLAN
SCALE: 1" = 20'

NORTH

Barton Center Parking Analysis

BUILDING / Suite #	Type of Use	Leased Sq. Ft.	Parking Standards Ratio	Parking Spaces Required	Parking Spaces Provided	Space Remaining
Proposed						
2001	Restaurant	1856	1/100	18.56	19	22
BUILDING 1						
#100-A	Liquor/Deli	2500	1/250	10	79	66.44
#100-B	Pet Grooming	900	1/250	3.6		62.84
#100	Sales Office	875	1/250	3.5		59.34
#100	Sales Office	875	1/250	3.5		55.84
#100	Travel	875	1/250	3.5		52.34
#100	vacant	875	1/250	3.5		48.84
				27.6	79	
BUILDING 2						
#110/120	Restaurant	2500	1/100	10		38.84
#130	Dentist	1750	1/250	6.92		31.92
#140	Beauty Salon	750	1/250	3.08		28.84
#150	Florist	1100	1/250	5		23.84
#160	Bicycle Supply	1250	1/250	5		18.84
#170	Restaurant	3250	1/100	12.5		6.34
#180	Dispensary	1250	1/250	5		1.34
				47.5	48	
TOTAL PARKING PROVIDED					91	

Jack in the box

1519 BALBOA AVENUE
SAN DIEGO, CA 92101
2017 Jack in the Box Inc.

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REVISION
1.
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3.
4.
5.
6.

SITE INFOR
SITE TYPE
JOB #
ADDRESS
1001 S. ALESSANDRA
BLVD RIVER SIDE, CA

DRAWN BY:
PROJECT #
SCALE:

PARKING ANALYSIS

PA1.0

SITE PHOTOS

P17-0360, P17-0361 & P17-0750, Exhibit 11 - Existing Site Photos