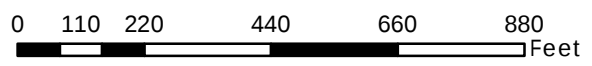


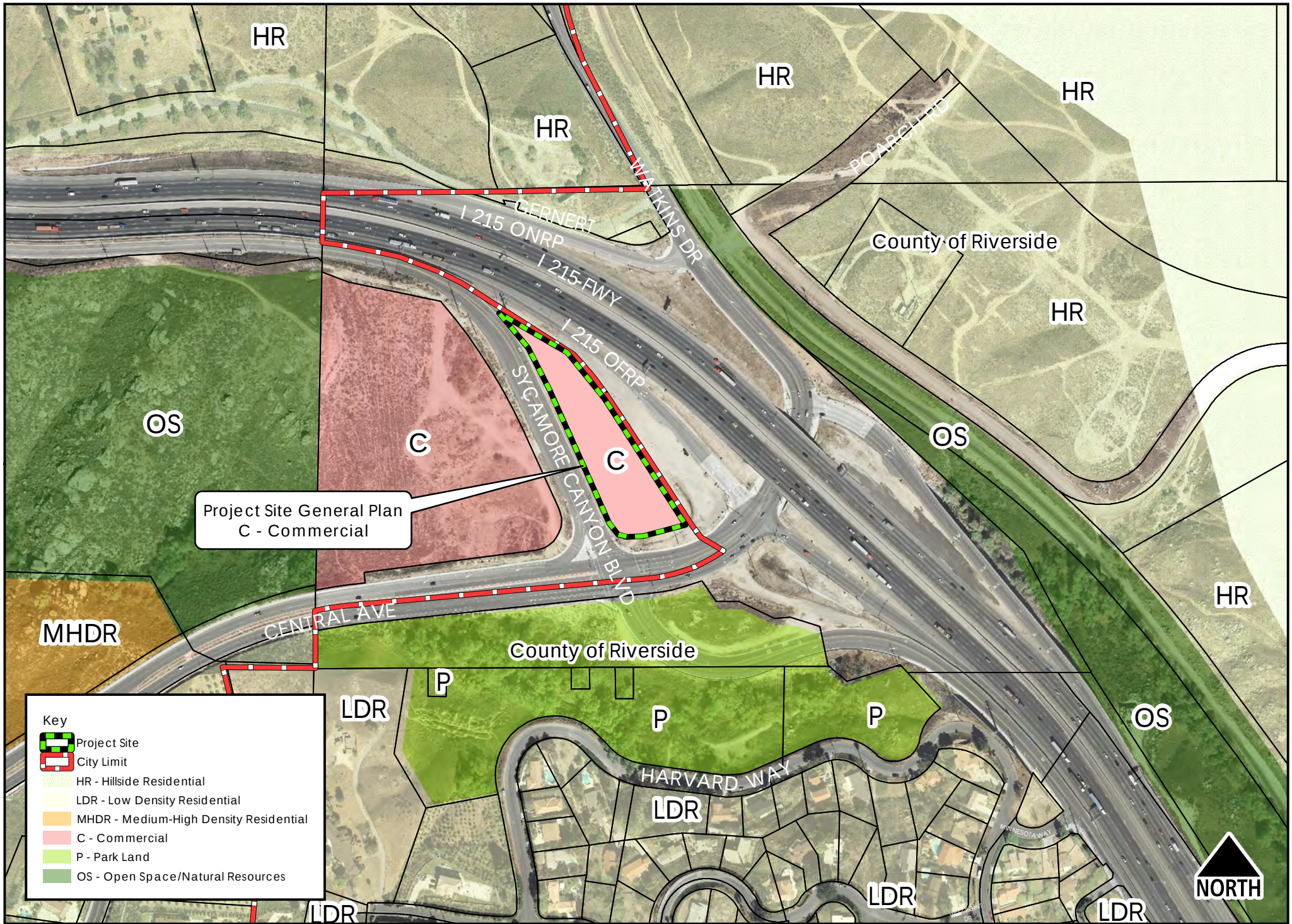


Key

-  Project Site
-  City Limit

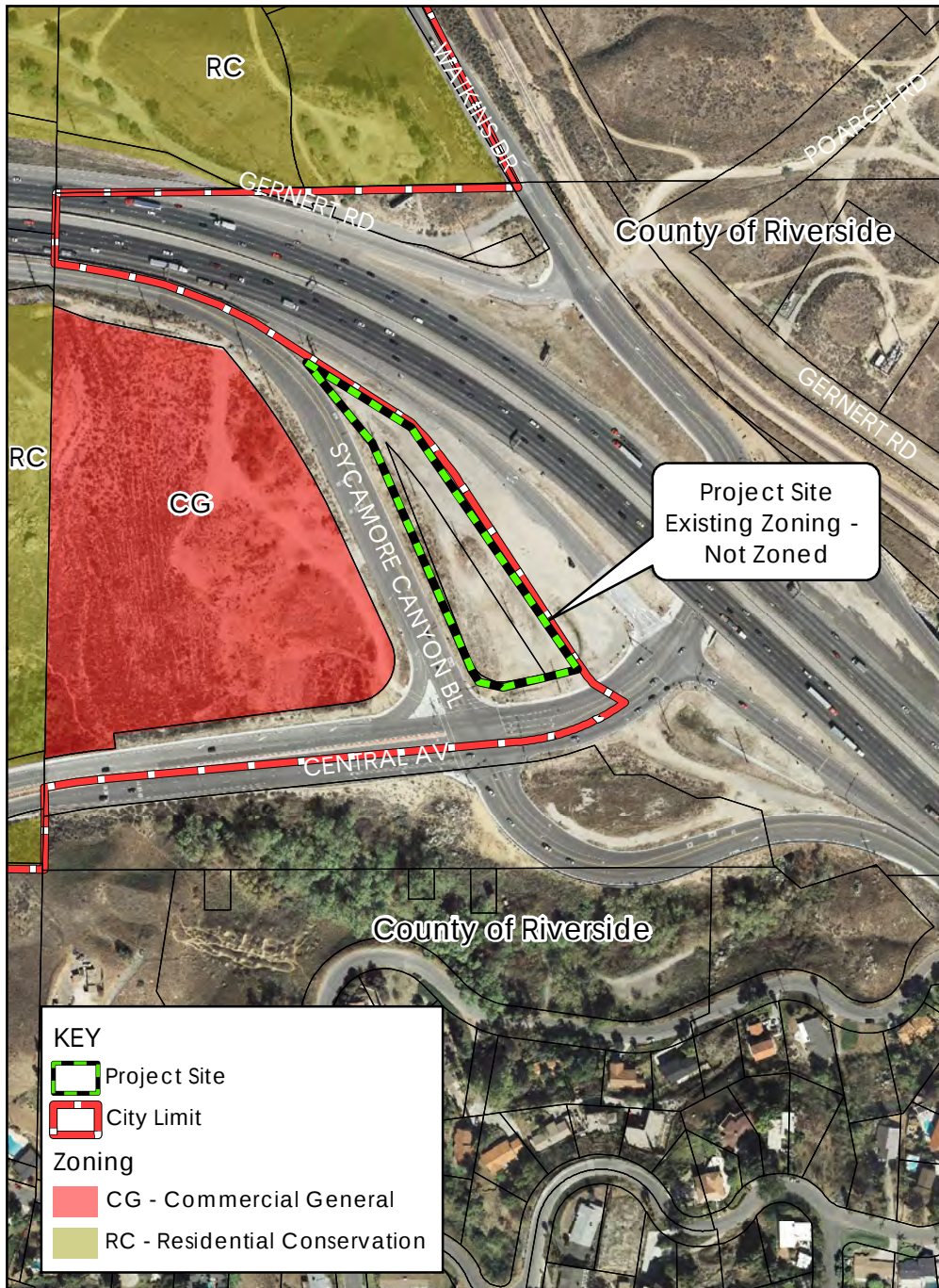


P18-0028, P18-0034 & P18-0031-0033, Exhibit 3 - Location Map

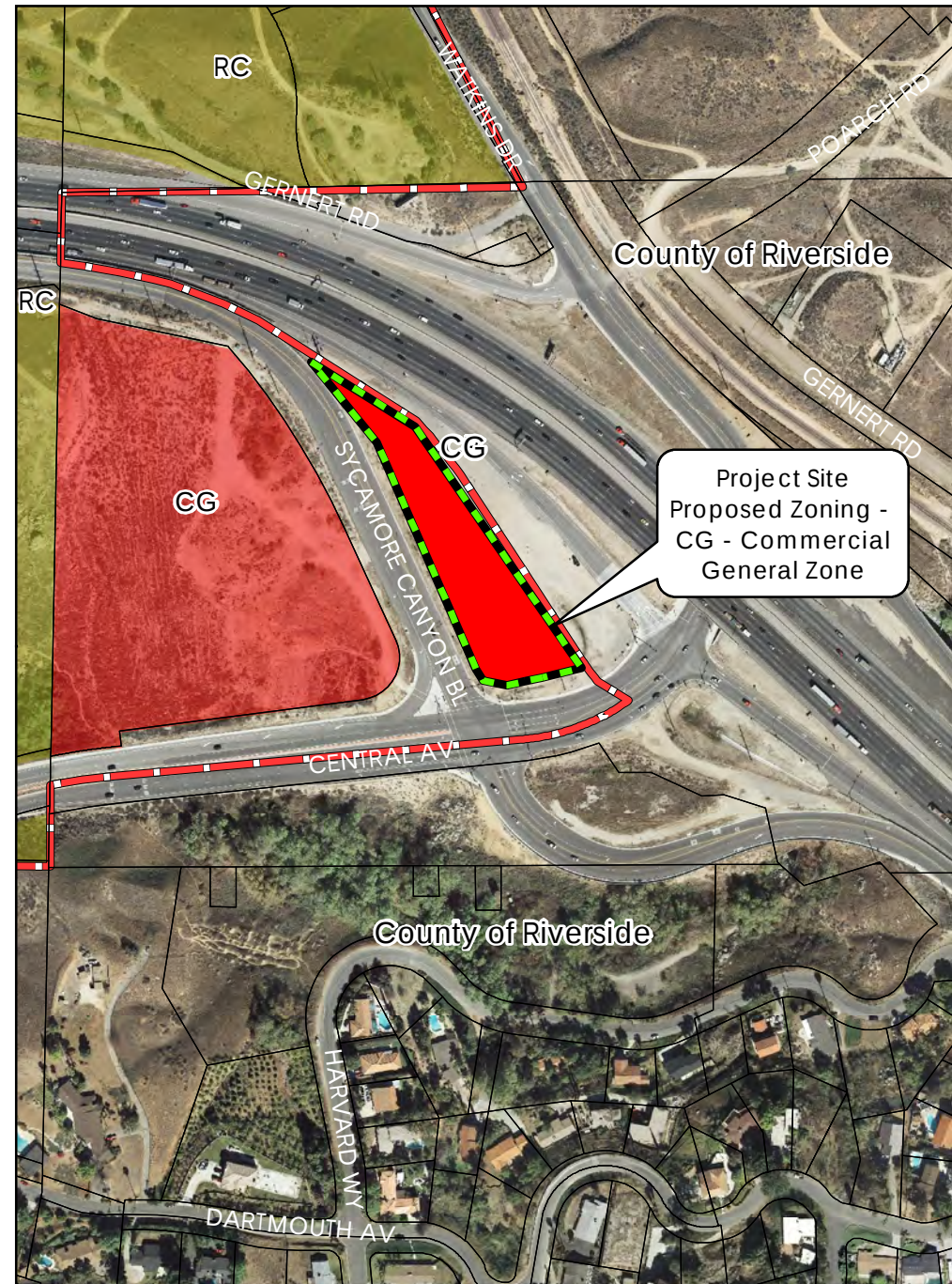


P18-0028, P18-0034 & P18-0031-0033, Exhibit 4 - General Plan Map

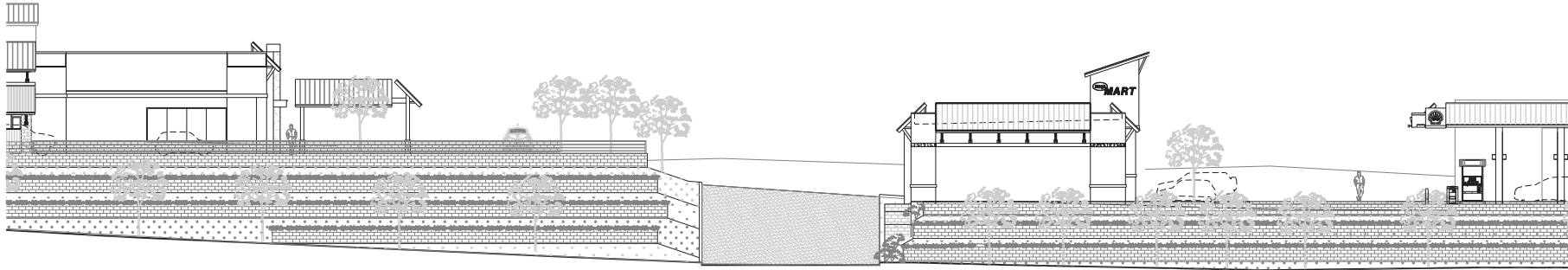
EXISTING ZONING



PROPOSED ZONING



SYCAMORE at CENTRAL



LEGAL DESCRIPTION/ DATA	PROJECT DATA	APPLICABLE CODES	DEVELOPMENT CONTACTS	PROJECT DIRECTORY	INDEX OF DRAWINGS																							
LEGAL DESCRIPTION THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA. APN: 256-050-007 ZONING: CG - COMMERCIAL GENERAL APPROVALS COUNTY PLANNED DEVELOPMENT APPROVAL PARCEL DATA <table><tr><td>SITE AREA:</td><td>95,542 SF</td><td>2.19 ACRES</td></tr></table> BUILDINGS: <table><tr><td>C-STORE</td><td>3,200 SF</td></tr><tr><td>CANOPY</td><td>3,600 SF</td></tr><tr><td>FAST FOOD</td><td>3,800 SF</td></tr><tr><td>CAR WASH</td><td>1,200 SF</td></tr></table> LOT COVERAGE : 11,800/95558 12.3% LANDSCAPE AREA: 10,762 SF 11%	SITE AREA:	95,542 SF	2.19 ACRES	C-STORE	3,200 SF	CANOPY	3,600 SF	FAST FOOD	3,800 SF	CAR WASH	1,200 SF	PROJECT ADDRESS: SYCAMORE CANYON RD & CENTRAL AVENUE RIVERSIDE, CA BUILDINGS - MEGA-MART & RETAIL STORE CONSTRUCTION TYPE: V-B USE GROUP: M (CONVENIENCE STORE) ALLOWABLE AREA: 9,000 S.F. ACTUAL GROSS AREA: 3,200 S.F. CANOPY CONSTRUCTION TYPE: B-B USE GROUP: M (FUEL CANOPY) ALLOWABLE AREA: 12,500 S.F. ACTUAL GROSS AREA: 3,600 S.F. BUILDINGS - CARWASH CONSTRUCTION TYPE: V-B USE GROUP: B (BUSINESS) ALLOWABLE AREA: 9,000 S.F. BUILDING FOOTPRINT: 1,200 S.F. BUILDINGS - RETAIL-FASTFOOD CONSTRUCTION TYPE: V-B USE GROUP: B (BUSINESS) ALLOWABLE AREA: 9,000 S.F. BUILDING FOOTPRINT: 3,800 S.F. OCCUPANCY AND FORESS: CONVENIENCE STORE <table><tr><td>SALES - 1,701 S.F.(1701/30)</td><td>= 57</td></tr><tr><td>CASHER - 131 S.F.(131/100)</td><td>= 2</td></tr><tr><td>OFFICE - 68 S.F. (68/100)</td><td>= 1</td></tr><tr><td>RESTROOMS - 114 S.F. (EXEMPT)</td><td>= 0</td></tr><tr><td>PREP/UTILITY - 405 S.F.(405/200)</td><td>= 3</td></tr><tr><td>COOLER/FREEZER - 533 S.F. (EXEMPT)</td><td>= 0</td></tr></table> TOTAL (NET): 2,952 S.F. TOTAL (GROSS): 3,054 S.F. *COOLER IS A NON OCCUPABLE SPACE PER SECTION 202 DEFINITION OF AN OCCUPABLE SPACE. EXITS REQUIRED: 2 EXITS PROVIDED: 2 PLUMBING FIXTURE COUNT: CONVENIENCE STORE: PER CPC 422.1 50% MALE/ FEMALE = 63/ 2 = 32 OCC LOAD MEN FIXTURES REQ = 1 WATER CLOSET, 1 LAVATORY WOMEN FIXTURES REQ = 1 WATER CLOSET, 1 LAVATORY PROVIDED MEN FIXTURES PROVIDED = 1 WATER CLOSET, 1 LAV WOMEN FIXTURES PROVIDED = 1 WATER CLOSET, 1 LAV	SALES - 1,701 S.F.(1701/30)	= 57	CASHER - 131 S.F.(131/100)	= 2	OFFICE - 68 S.F. (68/100)	= 1	RESTROOMS - 114 S.F. (EXEMPT)	= 0	PREP/UTILITY - 405 S.F.(405/200)	= 3	COOLER/FREEZER - 533 S.F. (EXEMPT)	= 0	BUILDING CODE : 2016 CALIFORNIA BUILDING CODE GREEN CODE: 2016 CALIF GREEN BUILDING STANDARDS CODE FIRE CODE: 2016 CALIFORNIA FIRE CODE (BASED ON IFC) PLUMBING CODE: 2016 CALIFORNIA PLUMBING CODE (BASED ON UPC) ELECTRICAL CODE: 2016 CALIFORNIA ELECTRICAL CODE (BASED ON NEC) MECHANICAL CODE: 2016 CALIFORNIA MECHANICAL CODE (BASED ON IMC) ENERGY CODE: 2016 ENERGY STANDARDS AS AMENDED BY STATE OF CALIF. AND LOCAL JURISDICTION	CECD - PLANNING DEPARTMENT: TED WHITE CITY PLANNER 3900 MAIN STREET, 3RD FLOOR RIVERSIDE, CA 92522 EMAIL: twhite@riversideca.gov (951) 826-5371 SEAN KELLEHER PLANNER (951) 826-5712 CECD - BUILDING & SAFETY DEPARTMENT: CHRIS CHRISTOPOULOS BUILDING OFFICIAL 3900 MAIN STREET, 3RD FLOOR RIVERSIDE, CA 92522 EMAIL: cchristopolos@riversideca.gov (951) 826-5697 FIRE DEPARTMENT: MARGARET ALBANESE PLAN CHECK ENGINEER 3900 MAIN STREET, 3RD FLOOR RIVERSIDE, CA 92522 EMAIL: malbanese@riversideca.gov (951) 826-5455 LISA MUNOZ PLAN CHECK ENGINEER EMAIL: lmunoz@riversideca.gov (951) 826-5480 PUBLIC UTILITIES - ELECTRIC SUMMER AYALA - SUPERVISING ELECTRICAL ENGINEERING TECHNICIAN 3900 MAIN STREET, 3RD FLOOR RIVERSIDE, CA 92522 EMAIL: sayala@riversideca.gov (951) 826-5129 ADDIE REVUELTA - SENIOR ELECTRICAL ENGINEERING TECHNICIAN EMAIL: arevuelta@riversideca.gov (951) 826-5484 PUBLIC UTILITIES - WATER MATTHEW BATES - SENIOR WATER ENGINEER 3900 MAIN STREET, 3RD FLOOR RIVERSIDE, CA 92522 EMAIL: mbates@riversideca.gov (951) 826-5116 CHRIS GROSS ASSOCIATE WATER ENGINEER EMAIL: cgross@riversideca.gov (951) 826-5370 PUBLIC WORKS JEFF HART ENGINEERING MANAGER 3900 MAIN STREET, 3RD FLOOR RIVERSIDE, CA 92522 EMAIL: jhart@riversideca.gov (951) 826-5875 CHRIS SCULLY - SENIOR ENGINEER EMAIL: cscully@riversideca.gov (951) 826-5345	APPLICANT/ OWNER EUGENE MARR KA ENTERPRISES PROJECT MANAGER 5820 OBERLIN DRIVE STE 201 SAN DIEGO, CA 92121 EMAIL: eugene@kaenterprises.net (858) 281-6091 Office (619) 820-6180 Mobile ARCHITECT ALLEN SPIE BARGHAUSEN CONSULTING ENGINEERS 3983 Ruffin Road San Diego, CA 92123 EMAIL: aspie@barghausen.com (425) 251-6222 /7448 ENGINEER / SURVEYOR SEAN SAVAGE OMEGA ENGINEERING, RCE 4340 VERNOR AVE. SAN DIEGO, CA 92123 EMAIL: sean@omega-consultants.com (858) 634-8620 Ext 10 Office (619) 920-0888 Mobile LANDSCAPE ARCHITECT JEFF WATLEY BARGHAUSEN CONSULTING ENGINEERS 18212 - 72nd Ave. S. Kent, WA 98032 EMAIL: jwatley@barghausen.com (425) 251-6222 GEOTECHNICAL GREGORY MITCHELL PE SOUTHERN CALIFORNIA GEOTECHNICAL www.sccgeo.com 22885 SAKY RANCH PARKWAY SITE E YORBA LINDA, CA 92687 EMAIL: gkmitchell@sccgeo.com (714) 685-1115 Office	GENERAL T1.01 COVER SHEET ARCHITECTURAL S01 SITE PLAN / SITE ELEVATION A1.01 C-STORE FLOOR PLAN A1.02 C-STORE ROOF PLAN A1.03 RESTAURANT FLOOR PLAN A1.04 RESTAURANT ROOF PLAN A1.05 CAR WASH FLOOR PLAN & ROOF PLAN A1.06 CANOPY PLAN A1.07 CANOPY ROOF PLAN A2.01 C-STORE ELEVATIONS A2.02 CANOPY ELEVATIONS A2.03 RESTAURANT ELEVATIONS A2.04 CAR WASH ELEVATIONS LANDSCAPE L1 PRELIMINARY LANDSCAPE PLAN L2 PRELIMINARY LANDSCAPE PLAN L3 NOTES AND DETAILS L4 PRELIMINARY LANDSCAPE PLAN & IRRIGATION SCHEDULE L5 PRELIMINARY LANDSCAPE PLAN & IRRIGATION SCHEDULE L6 IRRIGATION NOTES AND DETAILS
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COOLER/FREEZER - 533 S.F. (EXEMPT)	= 0																											
		PERMIT ISSUE DATES			SITE VICINITY MAP																							
					 																							

18447

T1.01

Scale:

Horizontal

Vertical

N/A

Designed

Drawn

Checked

Approved

Date

03/19/19

18215 72ND AVENUE SOUTH
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CONSULTING

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TED

For

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Riverside, CA

5820 Oberlin Dr, Suite 201
San Diego, CA 92121
858/404-6080
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Scale: Horizontal Vertical N/A
Designed: Drawn: Checked: Approved: Date: 01/19/19

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