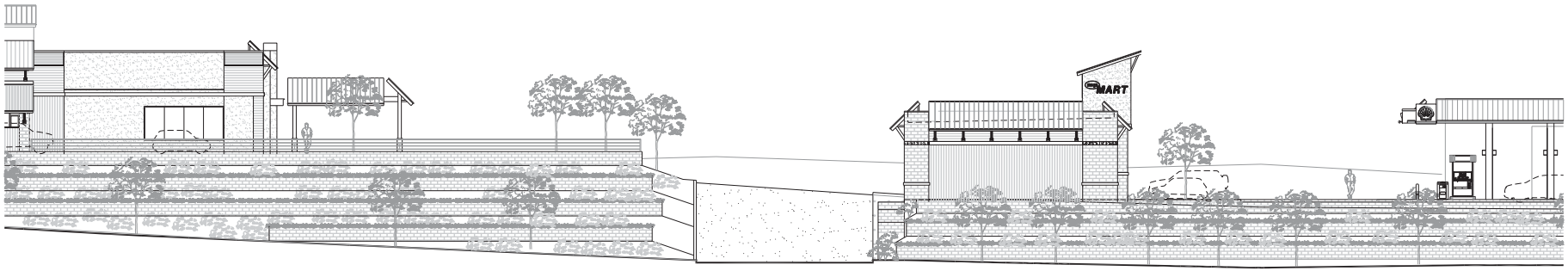
APPENDIX A
PROJECT PLANS

SYCAMORE at CENTRAL



LEGAL DESCRIPTION/ DATA

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

SITE AREA:		95,542 SF	2.19 ACRES
BUILDINGS:			
	C-STORE	3,200 SF	
	CANOPY	3,600 SF	
	FAST FOOD	3,800 SF	
	CAR WASH	1,200 SF	
LOT COVERAGE :		11,800/95558	12.3%
LANDSCAPE AREA:		10,762 SF	11%

PROJECT DATA

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: II-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 EGRESS:

CONVENIENCE STORE

SALES - 1,701 S.F.(1701/30)	= 57
CASHIER - 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
TOTAL (NET): 2,952 S.F.	= 63 OCCUPANTS
TOTAL (GROSS): 3,054 S.F.	

*COOLER IS A NON OCCUPIABLE SPACE PER SECTION 202 DEFINITION OF AN OCCUPIABLE 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

APPLICABLE CODES

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 UMC)
ENERGY CODE:	2016 ENERGY STANDARDS

AS AMENDED BY STATE OF CALIF, AND LOCAL JURISDICTION

PERMIT ISSUE DATES

DEVELOPMENT CONTACTS

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SOUTHERN CALIFORNIA GEOTECHNICAL
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EMAIL:gkmitchell@socalgeo.com
(714) 685-1115 Office

INDEX OF DRAWINGS

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L2	PRELIMINARY LANDSCAPE PLAN
L3	NOTES AND DETAILS
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L5	PRELIMINARY LANDSCAPE PLAN & IRRIGATION SCHEDULE
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SITE VICINITY MAP

No.	Date	By	Chd.	Appr.	Revision

Title: COVER SHEET

KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES

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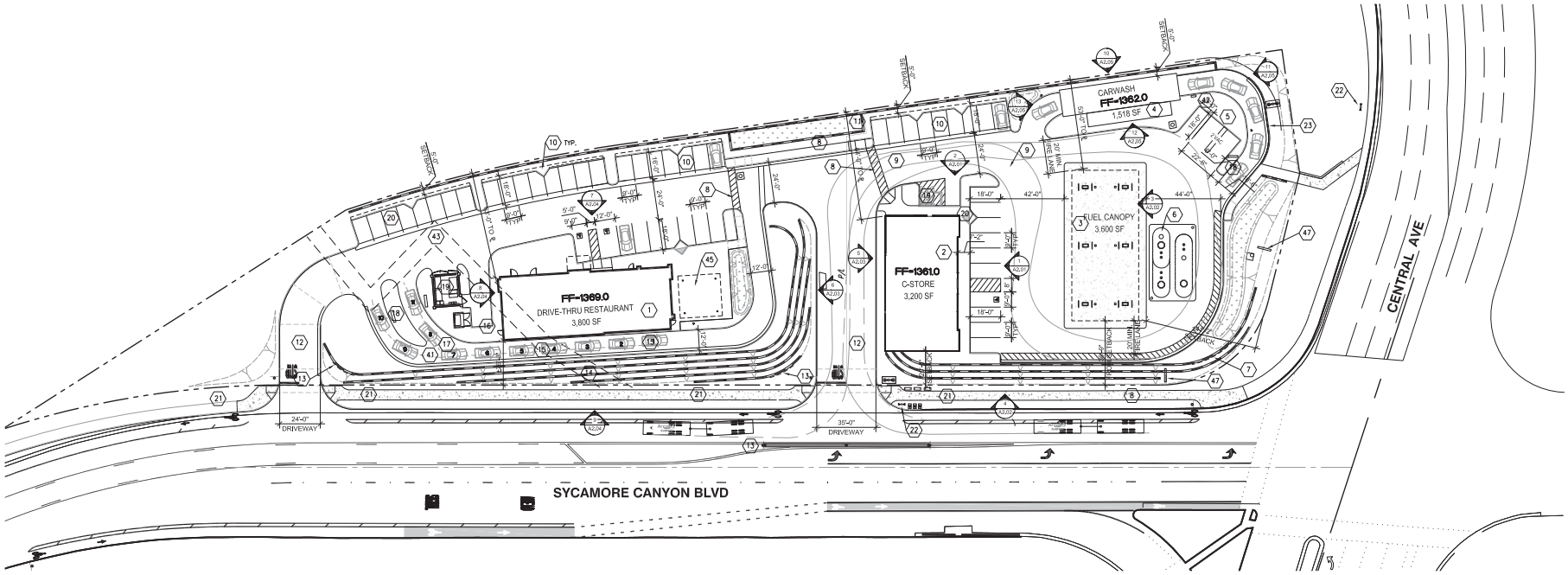
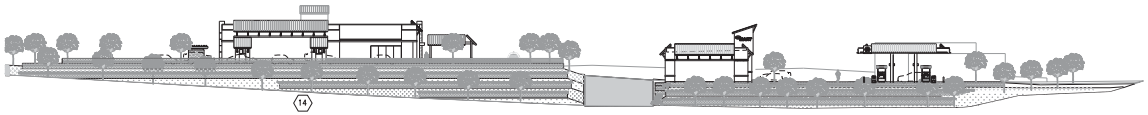


SITE PLAN

1" = 30'-0"



SITE ELEVATION

1" = 30'-0"

DEVELOPMENT SUMMARY

LOT AREA:

AREA OF PROPOSED SUMMARY STREET VACATION	61,556 sf
AREA OF PROPOSED STREET VACATION	61,556 sf
AREA OF MELROSE, LLC LAND	33,986 sf
TOTAL LOT AREA:	95,542 sf 2.19 ACRES
MAP:	TM 37591

LOT AREA

EXISTING LOTS		PROPOSED LOTS
PARCEL A	61,556 sf	PARCEL 1 50,101.1 sf
PORTION OF APN 256-050-007	33,986 sf	PARCEL 2 45,440.6 sf

SUMMARY OF EA. BLDG AND SQ. FT

C-STORE	3,200 SF
CANOPY	3,600 SF
FAST FOOD	3,800 SF
CAR WASH	1,518 SF
TOTAL	12,118 S.F.

DEVELOPMENT STANDARDS

DEVLOPMENT STANDARD PER TABLE 19.110.030	CG (REQUIR'D)	(PROV'D)
FLOOR AREA RATIO (FAR) MAX.	0.50	.123
LOT AREA – MIN.	20,000 sf	85,542 sf
LOT WIDTH – MIN.	60 sf	VARIES
LOT DEPTH – MIN.	100 sf	VARIES
BUILDING HEIGHT – MAX.	75 sf	30 ft
FRONT YARD SETBACK (MIN.)	0 FT.	20 ft
SIDE YARD SETBACK (MIN.) INTERIOR SIDE STREET SIDE	0 ft 0 ft	± 41'-2"
REAR YARD SETBACK (MIN.)	0 ft	5 ft
LANDSCAPE SETBACK	VARIES	0 FT.
LANDSCAPE SETBACK FROM ANY FREEWAY RIGHT OF WAY	0 ft	0 FT.

LANDSCAPE ANALYSIS

SITE:	95,542 SF	2.19	ACRES
LANDSCAPE AREA:	10,762 SF		11%

PARKING ANALYSIS

PARKING SPACES REQUIREMENTS PER RIVERSIDE ZONING ORDINANCE TABLE 19-580-060:

VEHICLE FUELING STATION W/ CONVENIENCE STORE: 1 SPACE/250 SF OF RETAIL AREA INCLUDING COOLER AREAS
3,200 SF / 250 = 13 SPACES

STAND ALONE FAST FOOD DRIVE THRU:
1 SPACE/100 SF OF FLOOR AREA
3,800 SF / 100 = 38 SPACES

FULL SERVICE AUTOMATED CARWASH:
1 SPACE/2 EMPLOYEES OF LARGEST SHIFT
1,518 SF = 1 SPACES

PARKING SPACES REQUIRED: 52 SPACES
PARKING SPACES PROVIDED: 54 SPACES

DRIVE-THU STACKING – PER 19.475.040 D

MAINTAIN DRIVE-THRU LANES THAT ARE A MINIMUM OF 180 FEET IN LENGTH TO PROVIDE ON-SITE STORAGE FOR A MINIMUM OF TEN (10) VEHICLES, AS MEASURED FROM THE FORWARD MOST DRIVE-THRU WINDOW TO THE ENTRANCE TO THE QUEUING SPACE. – SEE KEY NOTE 17

KEYED NOTES

1. DRIVE-THRU RESTAURANT – 3,800 sf. ALL ROOF MNTD EQUIP SHALL BE FULLY SCREENED FROM VIEW. BLDG ELEVS HAVE WELL MODULATED PLANES & ARTICULATED FACADES, ARTICULATED ROOF LINES, AND MULTIPLE EXTERIOR MATERIALS. (TYPICAL)
2. C-STORE – 3,200 sf. ALL ROOF MNTD EQUIP SHALL BE FULLY SCREENED FROM VIEW, TOWER PROJECTIONS SHALL BE FINISHED ON ALL FOUR SIDES
3. 6 MULTI PRODUCT DISPENSERS (MPD's) W/ 90'x40' CANOPY – 3,600 sf
4. CAR WASH AND EQUIPMENT ROOM BUILDING – 1,199 sf – SELF SERVE
5. VACCUUMS – 2 SPACES
6. UNDERGROUND STORAGE TANKS –
7. CORNER ID SIGN FOR THE CENTER – INTERSECTION AS GATEWAY INTO THE CITY OF RIVERSIDE. AN ATTIRACTIVE AND DYNAMIC ENTRANCE FEATURE SHALL BE PROVIDED ALONG THE PROJECTS STREET FRONTAGES
8. PEDESTRIAN SITE ACCESS SHALL BE PROVIDED NEAR THE INTERSECTION. PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN ALL USES ON-SITE
9. 20' WIDE TRUCK TURNING TEMPLATE – FOR FUEL TRUCKS, FIRE TRUCKS AND TRASH TRUCKS
10. PARKING LOT LANDSCAPE DIAMONDS SHALL BE PROVIDED EVERY 4 PARKING SPACES. AVOID USE OF LIGHT POLES IN DIAMONDS. LANDSCAPE FINGERS BETWEEN PARKING SPACES SHALL BE PROVIDED WHERE FEASIBLE
11. LANDSCAPE SETBACK ALONG FREEWAY ROW
12. DECORATIVE PROJECT ENTRANCE PAVING
13. MONUMENT SIGN – PER RIVERSIDE ZONING ORDINANCE TABLE 19-620.
14. STREET TREES TO ENHANCE DRIVE-THRU SCREENING
15. DRIVE-THRU WINDOWS – SCREENED WITH ARCHITECTURAL ELEMENTS – SEE ELEVATIONS
16. LOADING ZONE– PER RIVERSIDE ZONING ORDINANCE 19-580.
17. DRIVE-THRU LANES – DRIVE-THRU LANES SHALL BE SCREENED FROM VIEW THRU ELEV GRADE DIFFERENCES LANDSCAPING ARBORS TRELLISES TO REDUCE VISUAL PRESENCE OF DRIVE-THRU. LENGTH A MIN. 180' PER 19.475.040 D.
18. MENU BOARDS FOR DRIVE-THRU RESTAURANT AND CAR WASH
19. TRASH ENCLOSURE
20. FREEWAY SIGN – FREEWAY SIGNAGE SHALL COMPLY WITH STDS TABLE 19.620.080.C. OF RIVERSIDE MUNICIPAL CODE
21. OFF-SITE IMPROVEMENTS WITHIN 100 FEET OF SITE
22. NEW FIRE HYDRANT
23. 3 FT. TALL SCREEN WALL
41. 180' OF VEHICULAR STACKING FROM MENU BD TO PU WINDOW
42. CAR WASH PAY STATION
43. EASEMENT TO BE VACATED – SEE CIVIL
45. COVERED OUTDOOR SEATING AREA
46. GROUND-MOUNTED UTILITY EQUIPMENT SUCH AS, BUT NOT LIMITED TO, ELECTRIC POWER TRANSFORMERS AND DISTRIBUTION FACILITIES, WATER PUMPS, CABLE TELEVISION BOXES, AND TELECOMMUNICATIONS FACILITIES (NOT INCLUDING POLE-MOUNTED EQUIPMENT) SHALL BE SCREENED FROM VIEW ON ALL SIDES WITH SOLID MASONRY WALLS OR SIMILAR PERMANENT STRUCTURES.
47. PRICE SIGN

No.	Date	By	Chk.	Appr.	Revision

Title: SITE PLAN AND SITE ELEVATION

KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES

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Approved —
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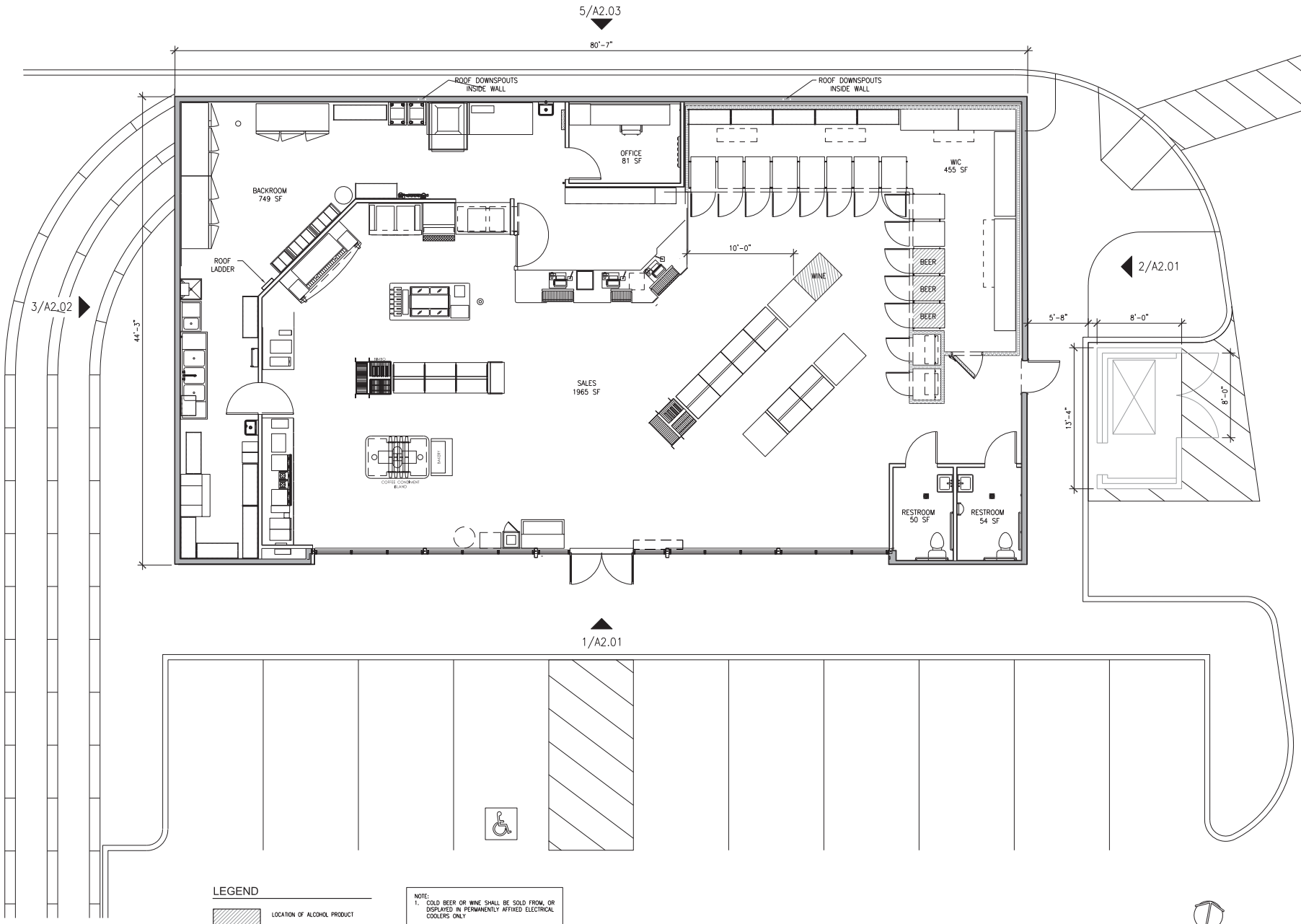

LEGEND

LOCATION OF ALCOHOL PRODUCT

NOTE:
1. COLD BEER OR WINE SHALL BE SOLD FROM, OR DISPLAYED IN PERMANENTLY AFFIXED ELECTRICAL COOLERS ONLY

1 C-STORE FLOOR PLAN - 3,200 SF
1/4" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: C STORE - FLOOR PLAN

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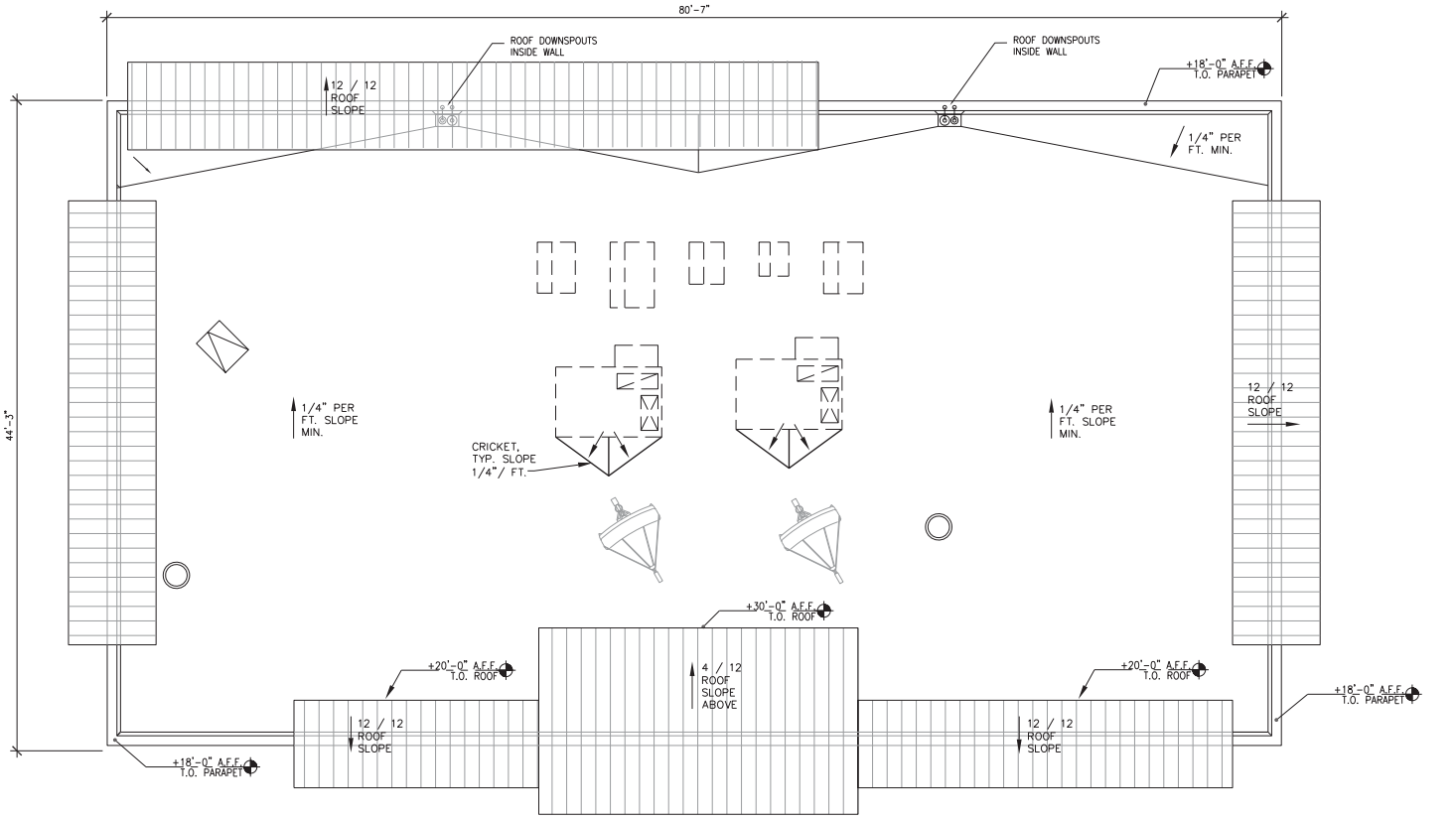

1 C-STORE ROOF PLAN
1/4" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: C STORE - ROOF PLAN

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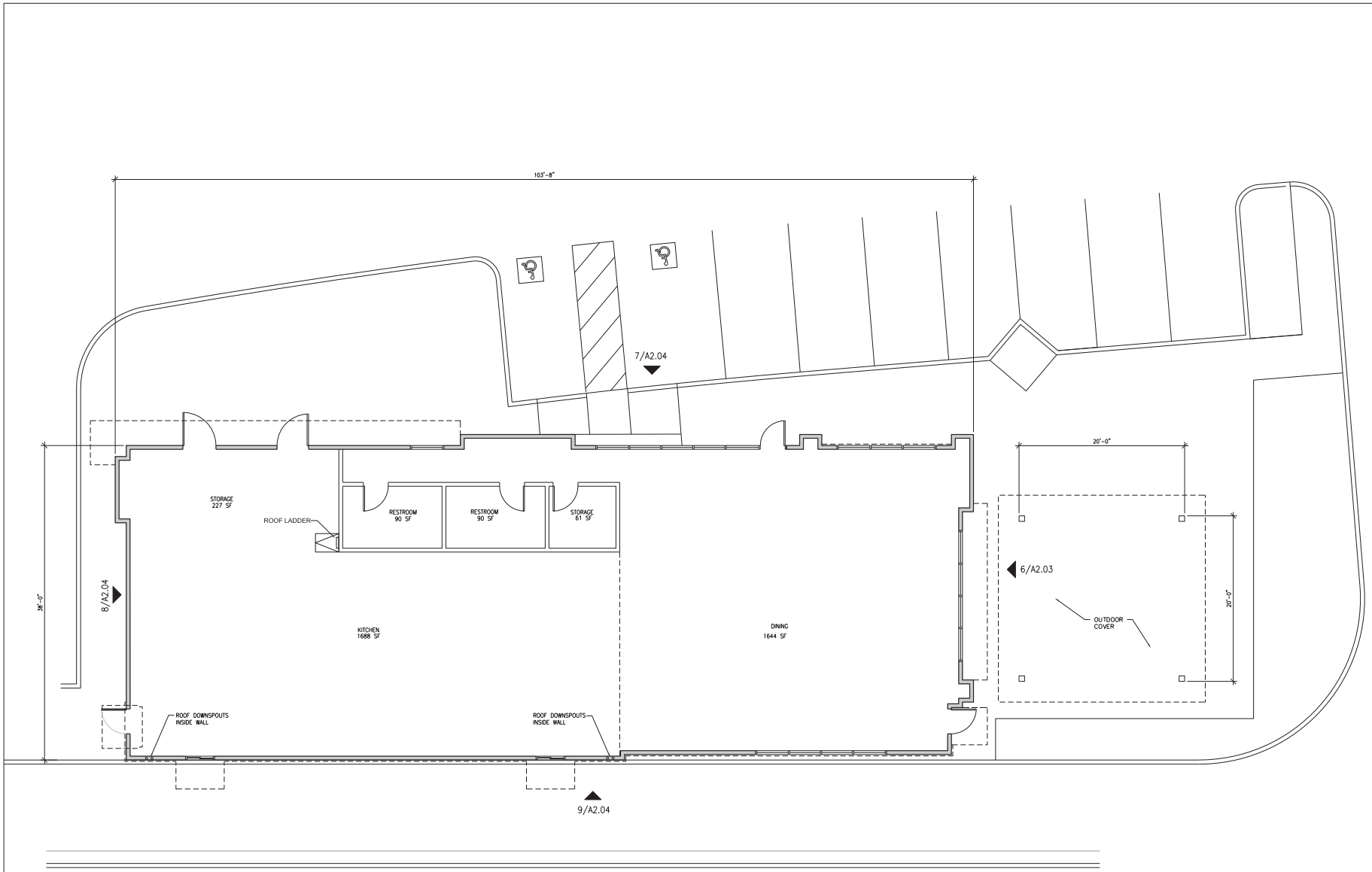

1 RESTAURANT ROOF PLAN
3/16" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: RESTAURANT - ROOF PLAN

KA ENTERPRISES MEGA MART
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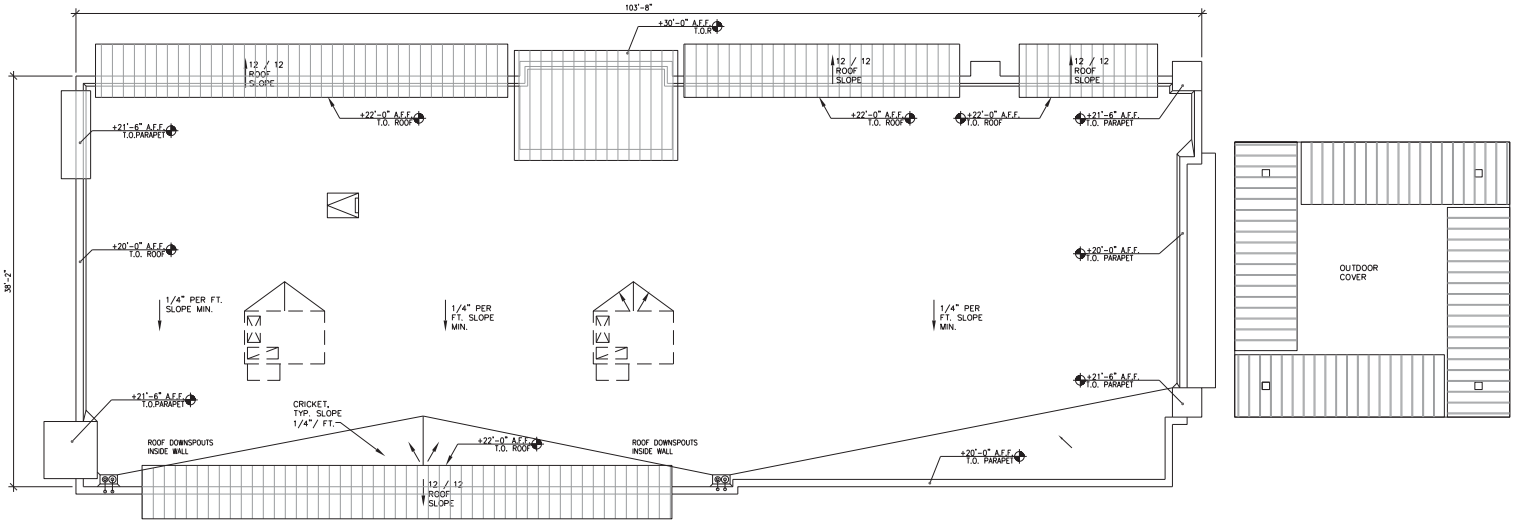

1 RESTAURANT ROOF PLAN

3/16" = 1'-0"

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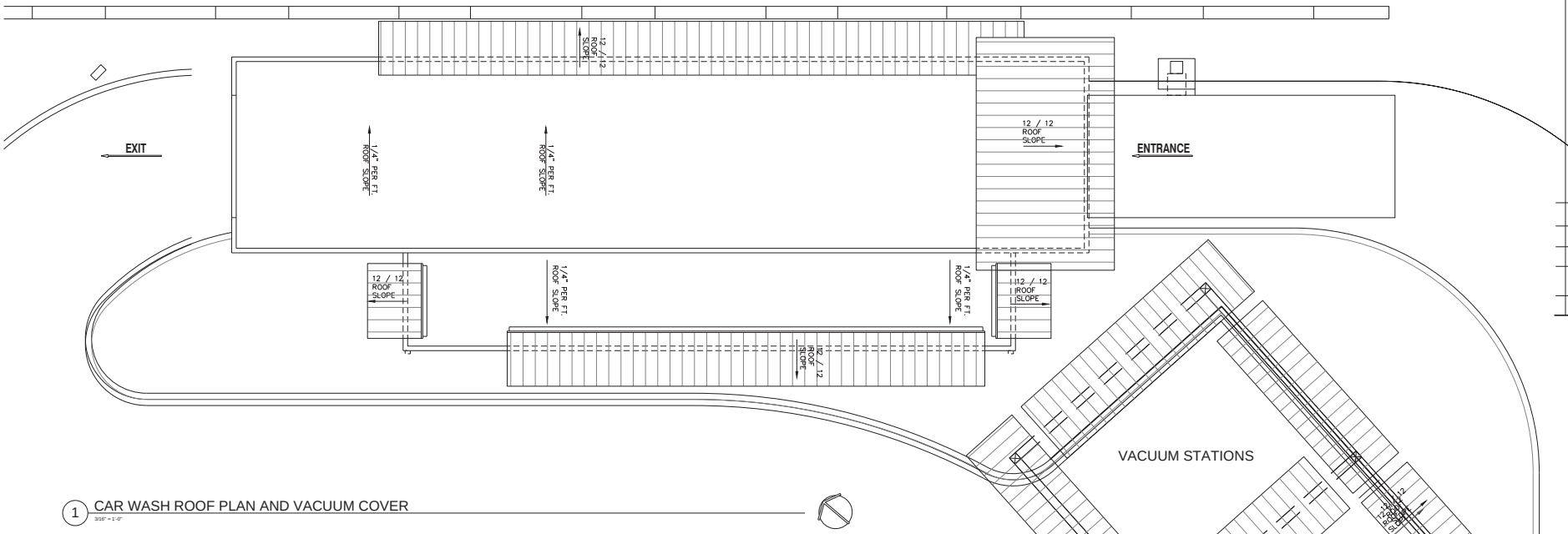
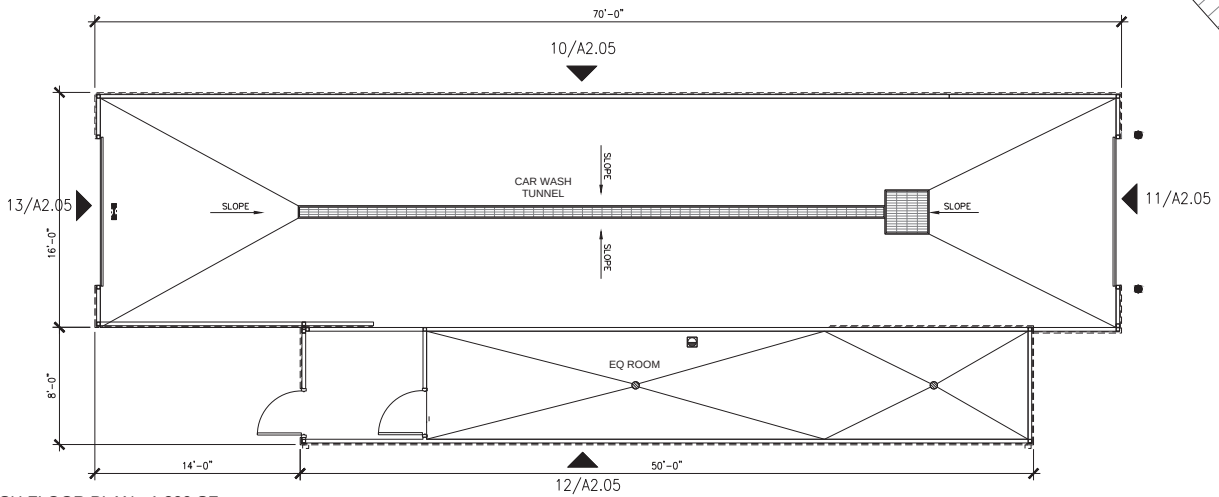


1 CAR WASH ROOF PLAN AND VACUUM COVER
3/16" = 1'-0"



2 CAR WASH FLOOR PLAN - 1,200 SF
3/16" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: CARWASH - FLOOR AND ROOF PLAN

KA ENTERPRISES MEGA MART
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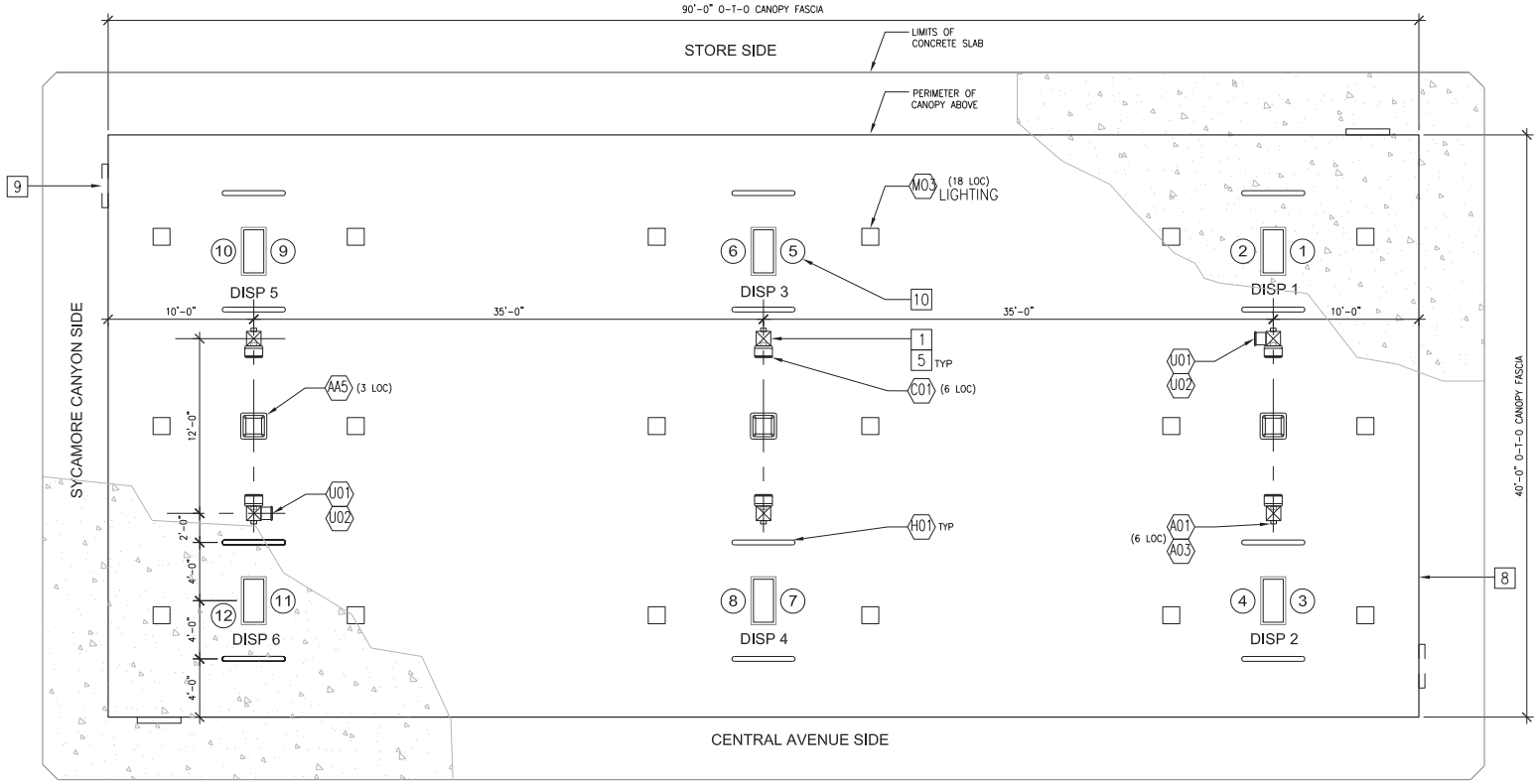

KEY NOTES
1. CANOPY COLUMN
2. INTERCOM CALL BOX.
3. WASH BUCKET
4. FIRE EXTINGUISHER
5. DOWNSPOUT FROM CANOPY
6. OVERFLOW PROTECTION AS REQUIRED.
7. GASOLINE CANOPY
8. ACM CANOPY FASCIA.
9. ILLUMINATED LOGO SIGNS
10. FUELING POSITION NUMBER.
11. DISPENSER
12. FIRE EXTINGUISHER CABINET

1 CANOPY PLAN - 3,600 SF
1/4" = 1'-0"

No.	Date	By	Ckd.	Appr.	Revision

Title: FUEL CANOPY - FLOOR PLAN

KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

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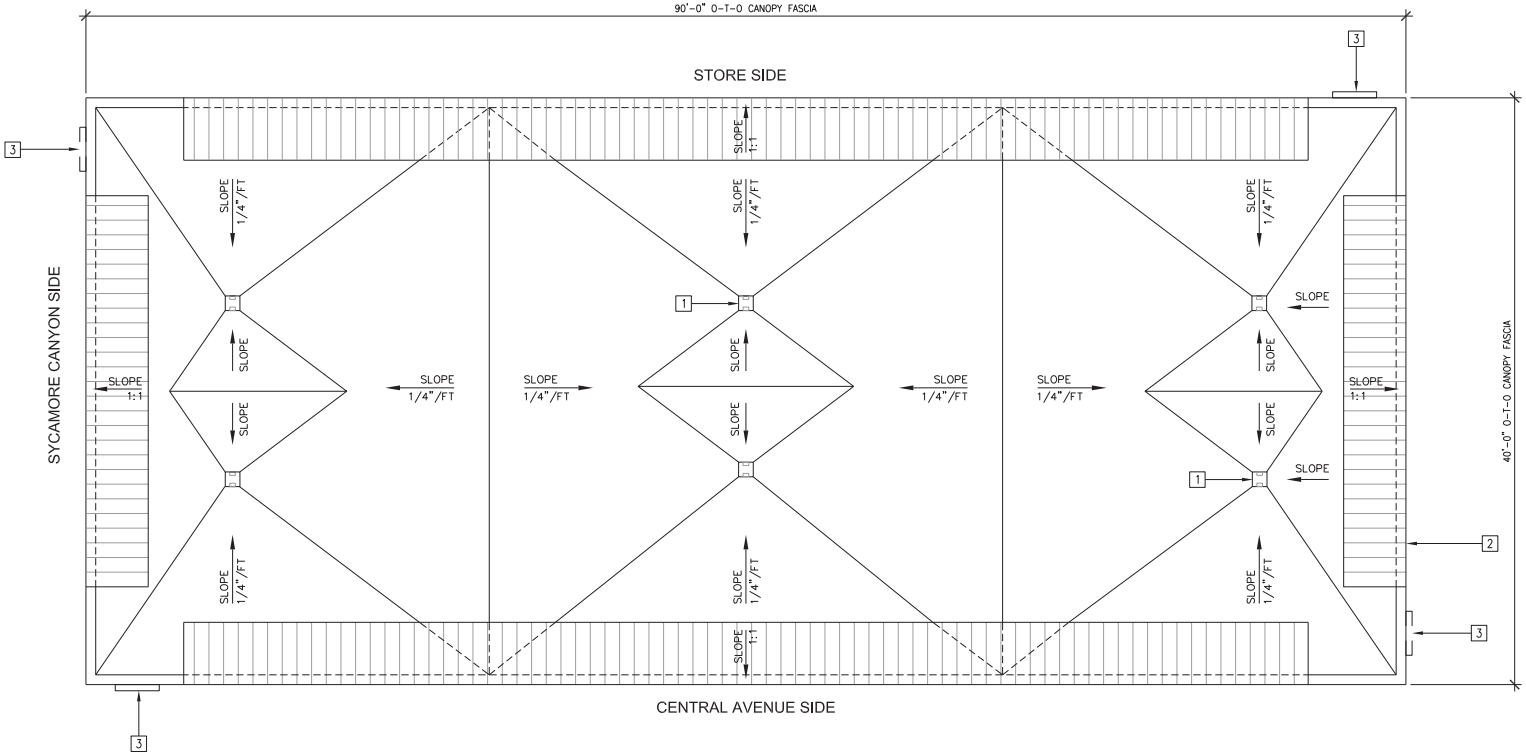
18447 A1.06



#	KEY NOTES
1.	ROOF AND OVERFLOW DRAIN DOWN COLUMNS
2.	ACM CANOPY FASCIA.
3.	SIGN LOCATION

1 CANOPY ROOF PLAN
1/4" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: FUEL CANOPY - ROOF PLANN

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Riverside, CA

For: KA ENTERPRISES

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Horizontal
Vertical N/A

Designed
Drawn
Checked
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Date

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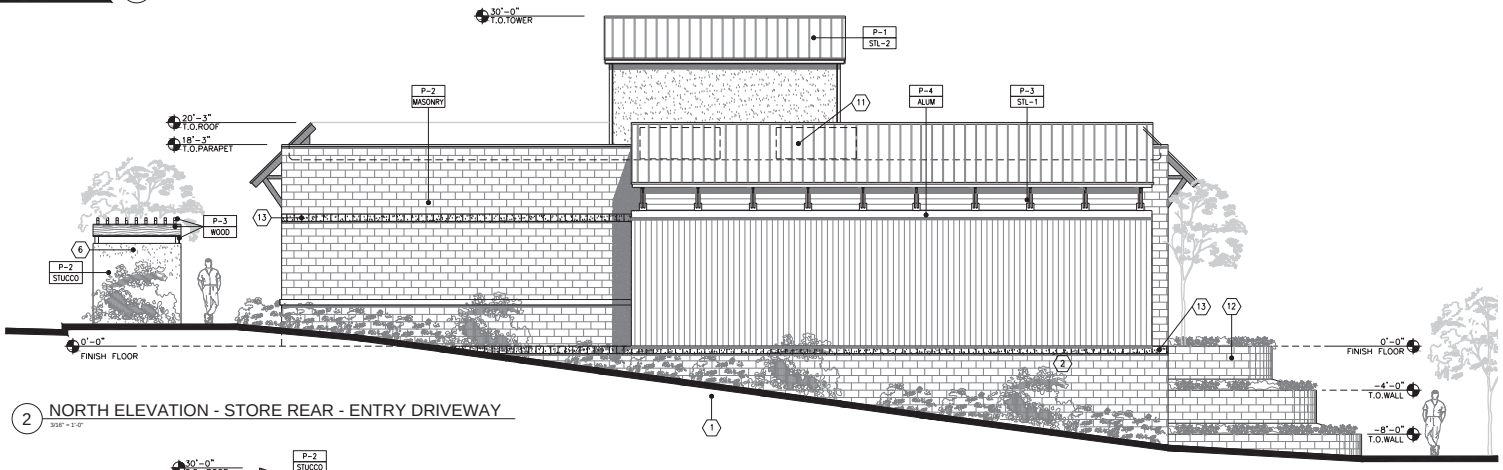
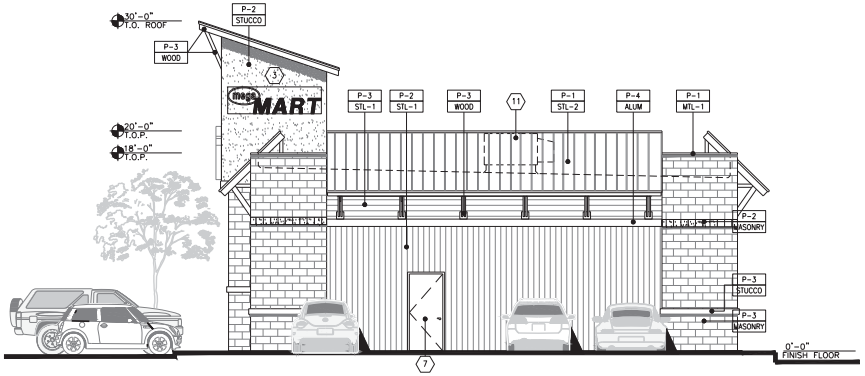
18447 A1.07

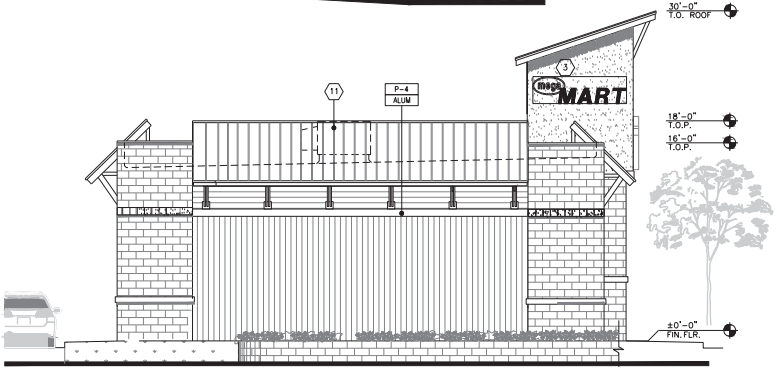
1 SOUTH ELEVATION - FRONT - FACING CENTRAL AVE
3/16" = 1'-0"



2 NORTH ELEVATION - STORE REAR - ENTRY DRIVEWAY
3/16" = 1'-0"



3 EAST ELEVATION - SIDE FACING 215 OFFRAMP
3/16" = 1'-0"



4 WEST ELEVATION - AT ENTRY DRIVE
3/16" = 1'-0"

KEYED NOTES

1. STEAM WALL - MASONRY WALL TO BE ARCHITECTURALLY INTEGRATED INTO THE OVERALL DESIGN.
2. FOUNDATION WALL, PAINT TO MATCH ADJACENT BUILDING COLOR
3. TENANT PRIMARY SIGNAGE, PER SEPARATE PERMIT
4. TENANT SECONDARY SIGNAGE, PER SEPARATE PERMIT
5. ALUMINUM STOREFRONT SYSTEM
6. TRASH ENCLOSURE - BEYOND
7. METAL DOOR - PAINT TO MATCH ADJACENT SURFACE
8. STUCCO REVEAL
9. UNDER CANOPY LIGHT FIXTURE
10. ALUMINUM CANOPY
11. NEW HVAC UNIT
12. PLANTED STEPPED RETAINING WALL
13. DECORATIVE SPLIT FACE BLOCK BAND - CONTRASTING COLOR

COLOR LEGEND

P-1	ICI #2010, "SHELL WHITE"
P-2	ICI #143, "ANTIQUE BISQUE"
P-3	ICI #327, "NUTRIA
P-4	WHITE

MATERIAL LEGEND

STUCCO	EXTERIOR CEMENT PLASTER
ALUM	ALUMINUM
STL-1	METAL WALL PANEL
STL-2	STANDING SEAM METAL ROOF
MTL-1	SHEET METAL FLASHING - PAINTED
MASONRY	MASONRY BLOCK
WOOD	EXTERIOR TREATED WOOD - PAINTED
PRE-C	PRE-CAST CONCRETE

No.	Date	By	Chd.	Appr.	Revision

Title: C - STORE ELEVATIONS

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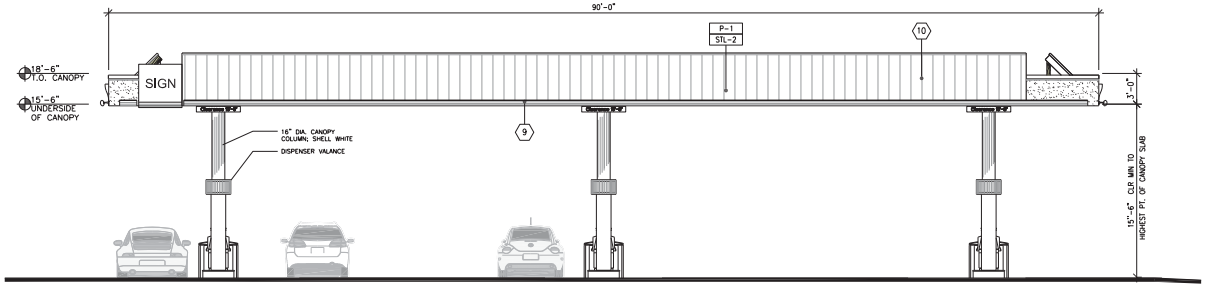
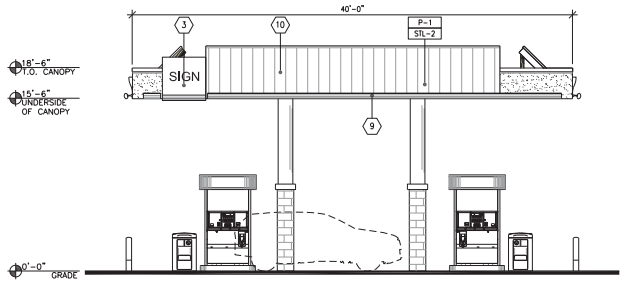


1 CANOPY NORTH ELEVATION - FACING NORTH OF ENTRY DRIVE
3/16" = 1'-0"



2 CANOPY ELEVATION - WEST FACING STORE
3/16" = 1'-0"

KEYED NOTES

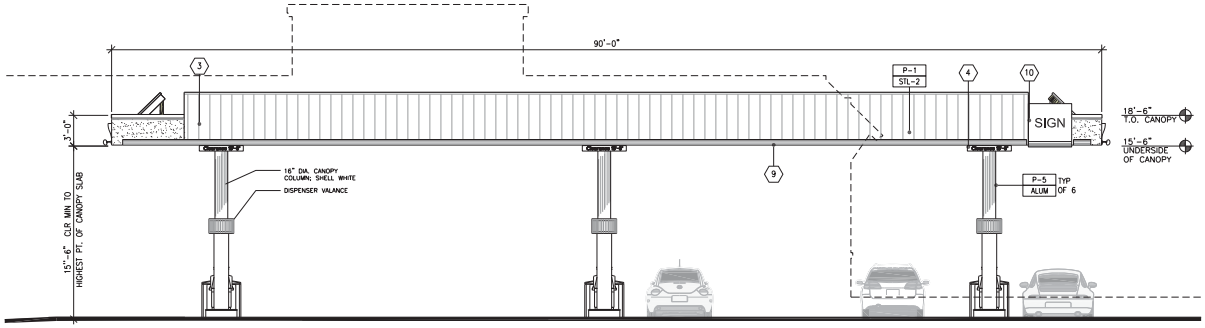
1. RETAINING MASONRY WALL, PER CIVIL
2. FOUNDATION WALL, PAINT TO MATCH ADJACENT BUILDING COLOR
3. TENANT PRIMARY SIGNAGE, PER SEPARATE PERMIT
4. TENANT SECONDARY SIGNAGE, PER SEPARATE PERMIT
5. ALUMINUM STOREFRONT SYSTEM
6. TRASH ENCLOSURE - BEYOND
7. METAL DOOR - PAINT TO MATCH ADJACENT SURFACE
8. STUCCO REVEAL
9. UNDER CANOPY LIGHT FIXTURE
10. ALUMINUM CANOPY

COLOR LEGEND

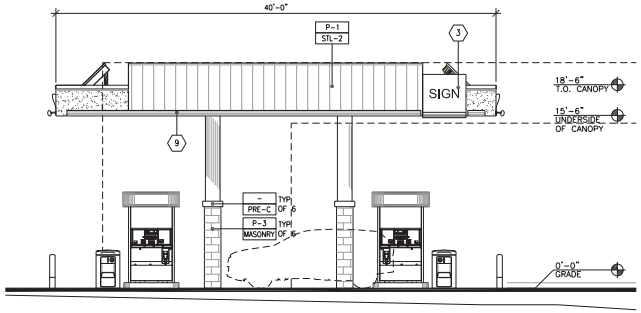
P-1	ICI #2010, "SHELL WHITE"
P-2	ICI #1143, "ANTIQUE BISQUE"
P-3	ICI #327, "NUTRIA
P-4	WHITE

MATERIAL LEGEND

STUCCO	EXTERIOR CEMENT PLASTER
ALUM	ANODIZED ALUMINUM
STL-1	METAL WALL PANEL
STL-2	STANDING SEAM METAL ROOF
MTL-1	SHEET METAL FLASHING - PAINTED
MASONRY	MASONRY BLOCK
WOOD	EXTERIOR TREATED WOOD - PAINTED
PRE-C	PRE-CAST CONCRETE



3 CANOPY ELEVATION - SOUTH FACING CENTRAL AVE
3/16" = 1'-0"



4 CANOPY ELEVATION - EAST FACING 215 OFF RAMP
3/16" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: CANOPY ELEVATIONS

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