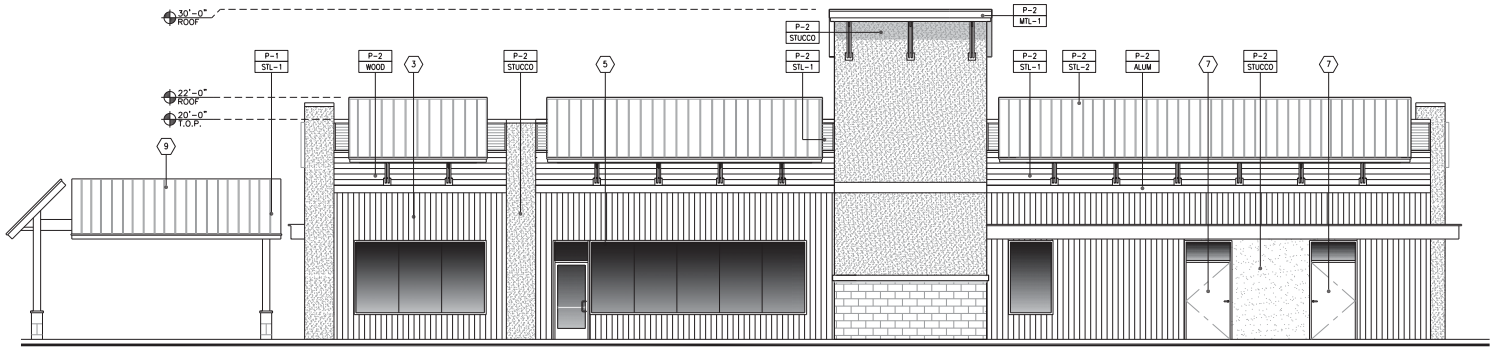
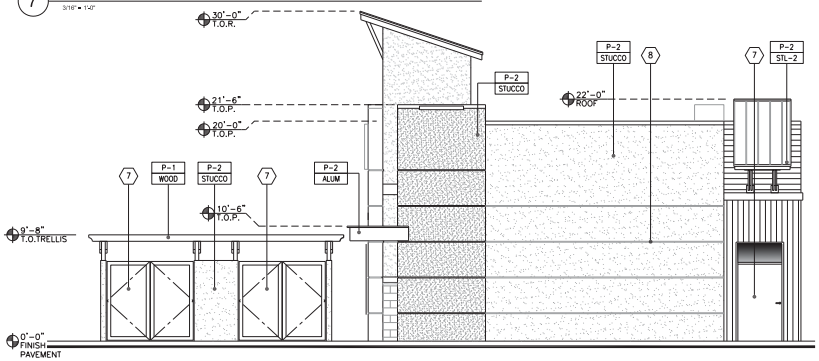
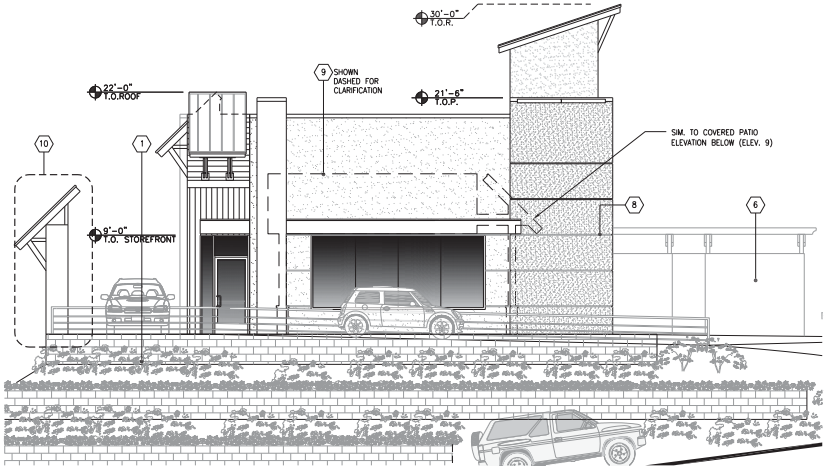


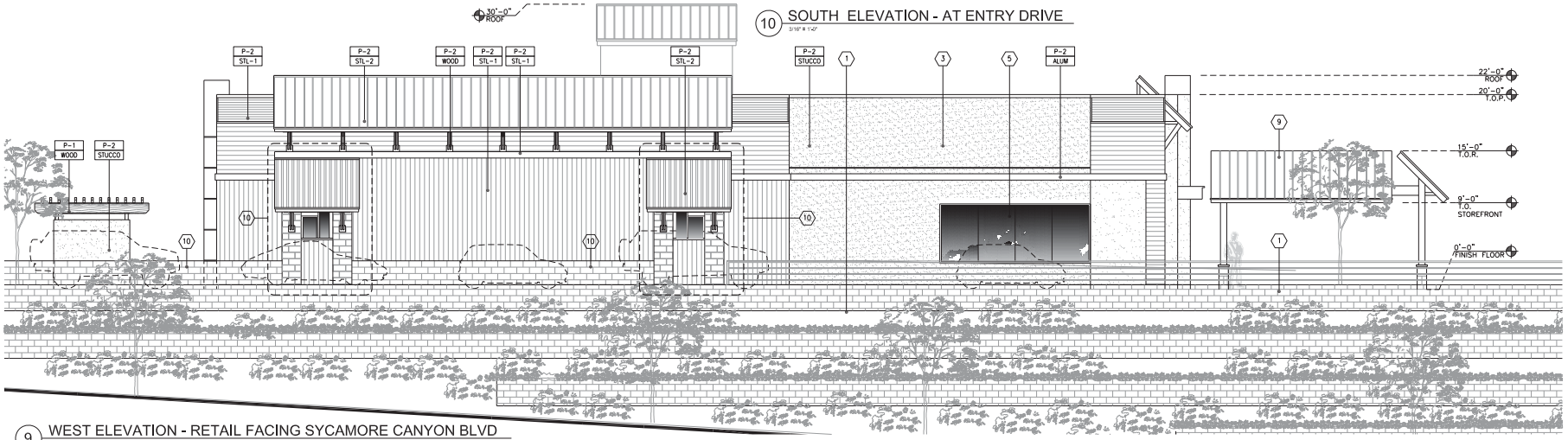
7 EAST ELEVATION - FRONT - FACING FREEWAY
3/16" = 1'-0"



8 NORTH ELEVATION - REAR
3/16" = 1'-0"



10 SOUTH ELEVATION - AT ENTRY DRIVE
3/16" = 1'-0"



9 WEST ELEVATION - RETAIL FACING SYCAMORE CANYON BLVD
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. COVERED SEATTING AREA
10. SCREEN FOR DRIVE-THU WINDOW COMBINATION OF ARCHITECTURAL ELEMENTS AND WINDOWS, 3' SCREEN WALL AND LANDSCAPING

COLOR LEGEND

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

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

No.	Date	By	Chd.	Appr.	Revision

Title: RESTAURANT ELEVATIONS

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

For: KA ENTERPRISES

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San Diego, CA 92121
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Scale: Horizontal — Vertical N/A
Designed —
Drawn —
Checked —
Approved —
Date 10/4/18

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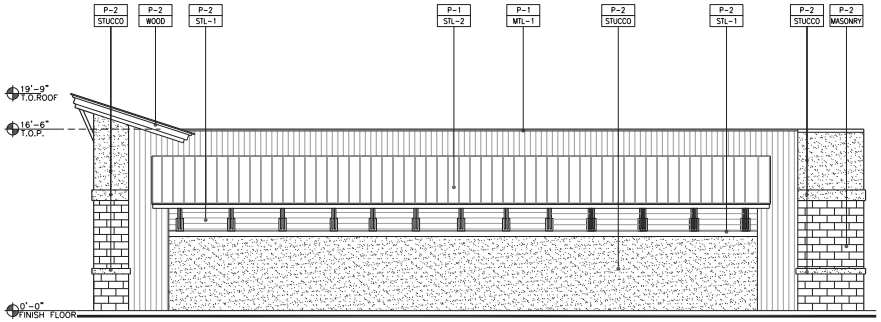
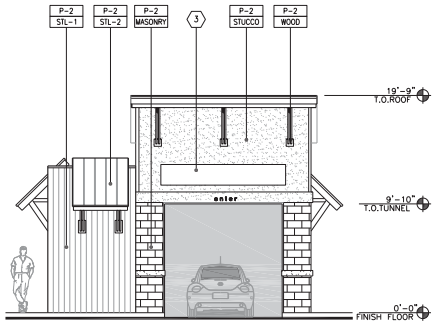


10 EAST ELEVATION - FACING HWY I-215
3/16" = 1'-0"



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

KEYED NOTES

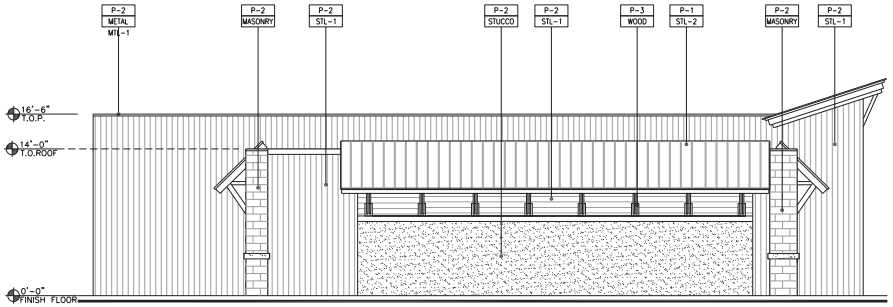
1. RETAINING MASONRY WALL, PER CIVIL
2. FOUNDATION WALL, PAINT TO MATCH ADJACENT BUILDING COLOR
3. TENANT PRIMARY SIGNAGE, PER SEPARATE PERMIT
4. TENANT SECONDARY SIGNAGE, PER SEPARATE PERMIT
5. ALUMINUM STOREFRONT SYSTEM
6. TRASH ENCLOSURE - BEYOND
7. METAL DOOR - PAINT TO MATCH ADJACENT SURFACE
8.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

COLOR LEGEND

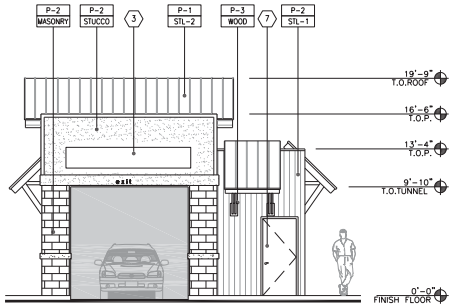
P-1	ICI #2010, "SHELL WHITE"
P-2	ICI #143, "ANTIQUE BISQUE"
P-3	ICI #327, "NUTRIA

MATERIAL LEGEND

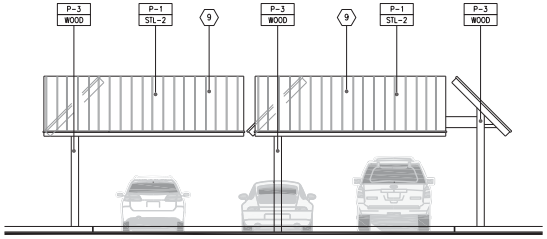
STUCCO	EXTERIOR CEMENT PLASTER
ALUM	ANODIZED ALUMINUM
STL-1	METAL WALL PANEL
STL-2	STANDING SEAM METAL ROOF
MTL-1	SHEET METAL FLASHING - PAINTED
MASONRY	MASONRY BLOCK
WOOD	EXTERIOR TREATED WOOD - PAINTED



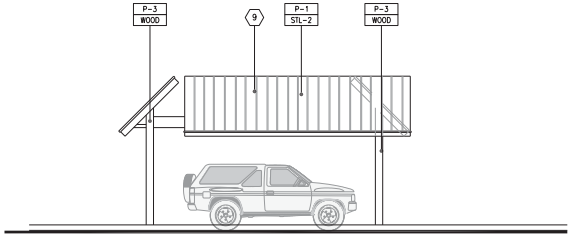
12 WEST ELEVATION - STORE & CANOPY FACING SYCAMORE CANYON BLVD
3/16" = 1'-0"



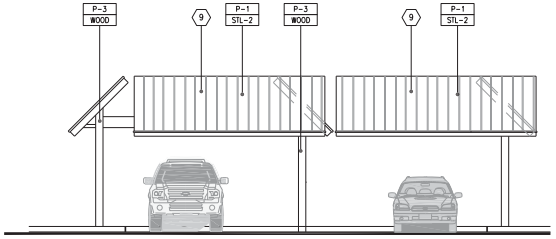
13 NORTH ELEVATION - FACING CENTRAL
3/16" = 1'-0"



14 NW ELEVATION - VACUUM CANOPY
3/16" = 1'-0"



15 SW ELEVATION - VACUUM CANOPY
3/16" = 1'-0"



16 SE ELEVATION - VACUUM CANOPY
3/16" = 1'-0"

No.	Date	By	Chd.	Appr.	Revision

Title: CARWASH ELEVATIONS
KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
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For: KA ENTERPRISES

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Scale: Horizontal N/A
Vertical N/A
Designed ——
Drawn ——
Checked ——
Approved ——
Date 10/4/18

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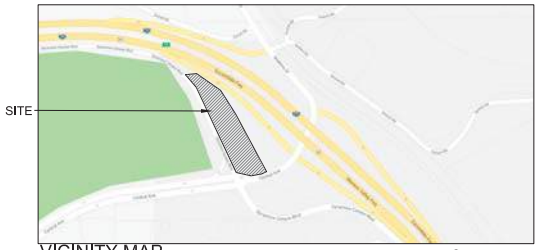
18447 A2.04

PRELIMINARY LANDSCAPE PLAN

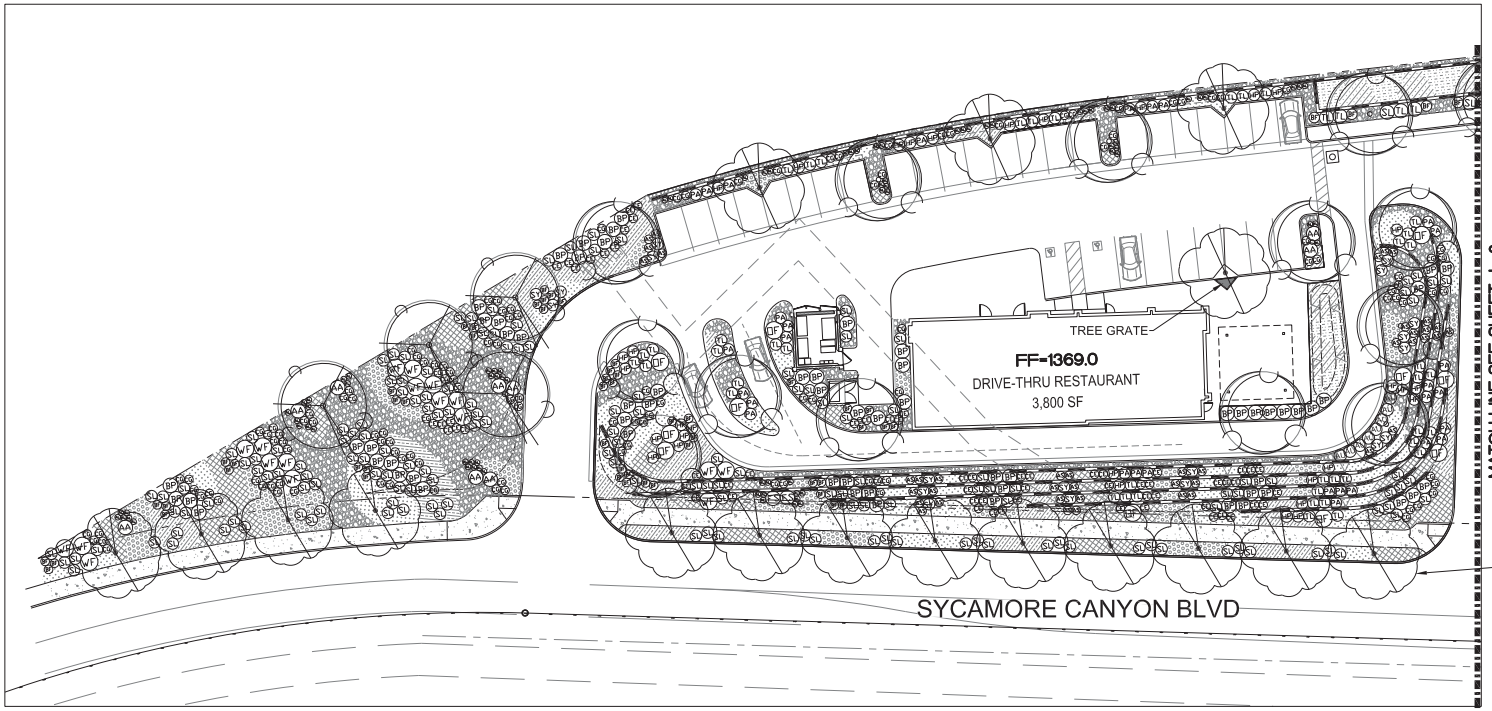
1"=20'

0 10 20 40



VICINITY MAP
NOT TO SCALE

NORTH



MATCH LINE SEE SHEET L-2

FINAL SPOTTING AND SPACING OF STREET TREES WILL BE CONDUCTED BY THE TREE INSPECTOR ONCE FINAL GRADING AND CONSTRUCTION HAS BEEN COMPLETED

PARKING LOT SHADING

TOTAL NET PARKING LOT AREA: 42,605 SQ FT
20% SHADING REQUIRED: 42,605 x 20% = 8,521 SQ FT
12,570 SQ FT PARKING LOT SHADING PROVIDED

TIBEBUIA: 482 SQ FT (50%) x 7 = 3,374 SQ FT
PROSOPIS: 354 SQ FT FT (50%) x 10 = 3,540 SQ FT
PROSOPIS: 707 SQ FT FT (100%) x 3 = 2,121 SQ FT
ACACIA: 354 SQ FT FT (50%) x 2 = 707 SQ FT
ACACIA: 707 SQ FT FT (100%) x 4 = 2,828 SQ FT

No.	Date	By	Ckd.	Appr.	Revision

Title: LANDSCAPE PLAN
KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES

5820 Oberlin Dr Suite 201
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858/404-6080
fax 858/404-6081

LICENSED LANDSCAPE ARCHITECT
JEFFREY VAN DYKE
8-17-2019
Registered Date
1-28-2019
Date
STATE OF CALIFORNIA

Scale: Horizontal 20 Vertical N/A

Designed BLS
Drawn BLS
Checked JMV
Approved JMV
Date 8-18-18

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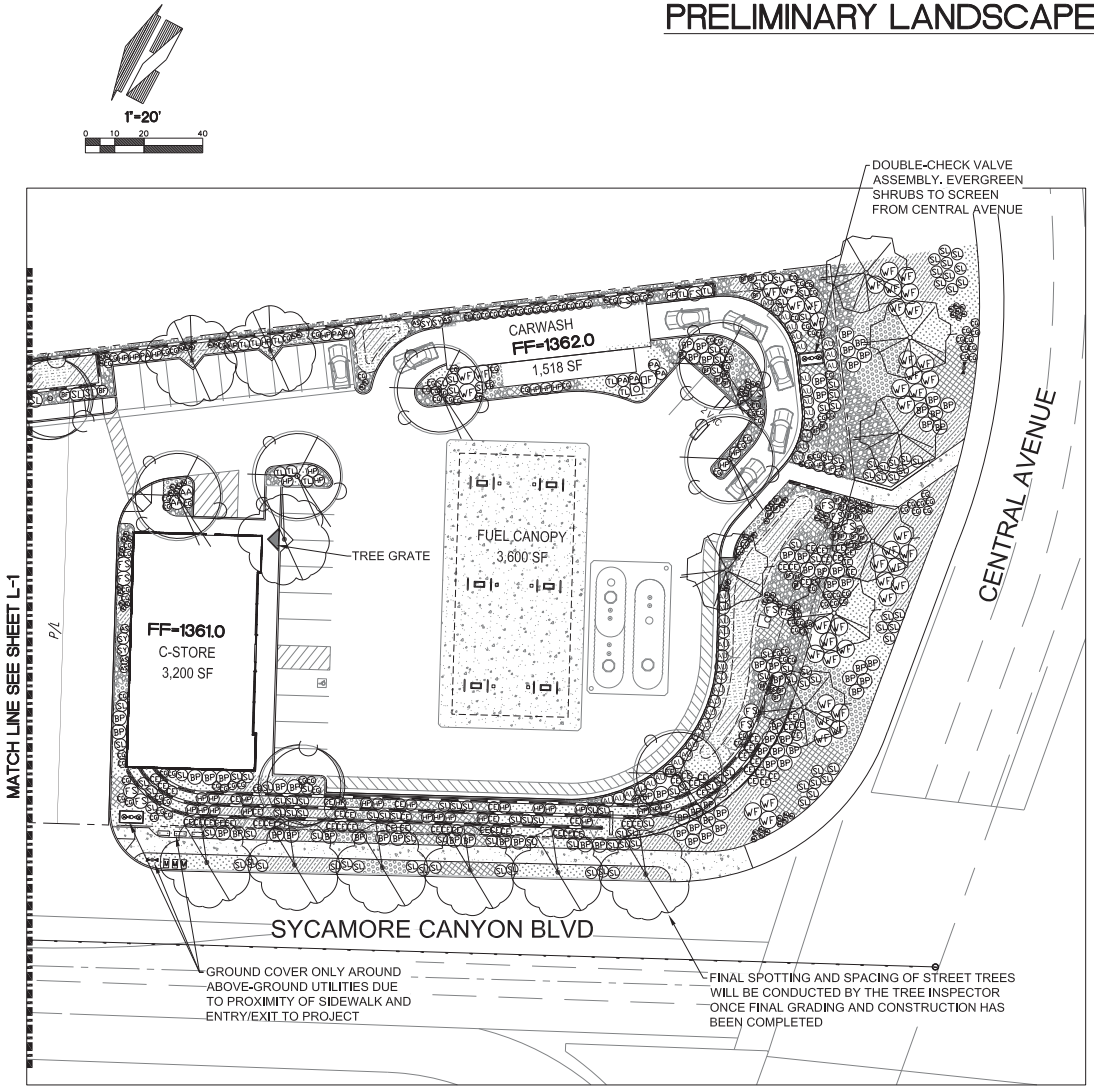
L-1 of 6

PRELIMINARY LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE/ COND.	SPACING	QTY	WUCOLS ZONE 4	REMARKS
	TREES:					
	PROSOPIS CHILENSIS / CHILEAN MESQUITE 30' DIAMETER MATURE WIDTH 707 SQ FT MATURE CANOPY	24" BOX	AS SHOWN	15	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	ACACIA BAILEYANA / BAILEY ACACIA 30' DIAMETER MATURE WIDTH 707 SQ FT MATURE CANOPY	15 GALLON	AS SHOWN	10	LOW	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	MAGNOLIA GRANDIFLORA 'RUSSET' / RUSSET MAGNOLIA 25' DIAMETER MATURE WIDTH 491 SQ FT MATURE CANOPY	36" BOX	AS SHOWN	7	MEDIUM	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	TABEBUIA CHRYSOTRICHA / GOLDEN TRUMPET TREE 35' DIAMETER MATURE WIDTH 964 SQ FT MATURE CANOPY	15 GALLON	AS SHOWN	26	MEDIUM	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	SHRUBS:					
WF	WESTRINGIA FRUTICOSA 'BLUE GEM' / BLUE GEM WESTRINGIA	1 GALLON	AS SHOWN	62	LOW	FULL & BUSHY
BP	CAESALPINIA GILLIESEII / YELLOW BIRD OF PARADISE	5 GALLON	AS SHOWN	137	LOW	FULL & BUSHY
PA	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GALLON	AS SHOWN	37	LOW	FULL & BUSHY
SY	AGAVE GEMINIFLORA / TWIN FLOWERED AGAVE	5 GALLON	AS SHOWN	23	LOW	FULL & BUSHY
OF	OPUNTIA FICUS-INDICA / INDIAN FIG CACTUS	1 GALLON	AS SHOWN	12	LOW	FULL & BUSHY
HP	HESPERALOE PARVIFLORA / RED YUCCA	5 GALLON	AS SHOWN	71	LOW	FULL & BUSHY
TL	TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	5 GALLON	AS SHOWN	53	LOW	FULL & BUSHY
AA	AGAVE SHAWII X ATTENUATA 'BLUE FLAME' / BLUE FLAME AGAVE	5 GALLON	AS SHOWN	11	LOW	FULL & BUSHY
FS	FOUQUIERIA SPLENDENS / OCOTILLO	5 GALLON	AS SHOWN	17	LOW	FULL & BUSHY
EE	CALLIANDRA ERIOPHYLLA/ PINK FAIRY DUSTER	5 GALLON	AS SHOWN	129	LOW	FULL & BUSHY
SL	SALVIA LEUCANTHA 'MIDNIGHT' / PURPLE MEXICAN SAGE	2 GALLON	AS SHOWN	283	LOW	FULL & BUSHY
BF	BULBINE FRUTESENS 'ORANGE' / ORANGE STALKED BULBINE	1 GALLON	AS SHOWN	94	LOW	FULL & BUSHY
AS	ALOE STRIATA / CORAL ALOE	1 GALLON	AS SHOWN	47	LOW	FULL & BUSHY
CG	CISTANTHE GRANDIFLORA / ROCK PURSLANE	1 GALLON	AS SHOWN	262	LOW	FULL & BUSHY
AQ	AGAVE LOPHANTHA 'QUADRICOLOR' / QUADRICOLOR CENTURY PLANT	2 GALLON	AS SHOWN	168	LOW	FULL & BUSHY
AU	ARBUTUS UNEDO / STRAWBERRY TREE	2 GALLON	AS SHOWN	48	LOW	FULL & BUSHY
	KALANCHOE PUMILA / FLOWER DUST PLANT	1 GALLON	AS SHOWN	AS REQ'D	LOW	FULL & BUSHY
	CRASSULA CAPITELLA 'CAMPFIRE' / CAMPFIRE CRASSULA	1 GALLON	AS SHOWN	AS REQ'D	LOW	FULL & BUSHY
	TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GALLON	AS SHOWN	AS REQ'D	LOW	FULL & BUSHY
	SENECIO SERPENS / BLUE CHALKSTICKS	1 GALLON	AS SHOWN	AS REQ'D	LOW	FULL & BUSHY
	JUNCUS EFFUSUS/ SOFT RUSH	1 GALLON	AS SHOWN	AS REQ'D	MED	FULL & BUSHY
	CHONDROPETALUM TECTORUM/ CAPE REED	1 GALLON	AS SHOWN	AS REQ'D	MED	FULL & BUSHY
	ROCK MULCH					

No.	Date	By	Chd.	Appr.	Revision

Title: LANDSCAPE PLAN
KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES

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LICENSED LANDSCAPE ARCHITECT
JEFFREY VAN DYKE 4372
8-17-2019 Renewal Date
1-28-2019 Date
STATE OF CALIFORNIA

Scale: Horizontal 20 Vertical N/A

Designed BLS
Drawn BLS
Checked JMV
Approved JMV
Date 8-18-18

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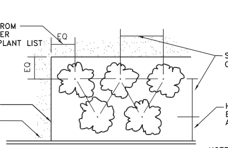
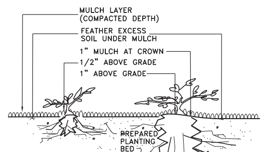
L-2 of 6

PRELIMINARY LANDSCAPE NOTES AND DETAILS



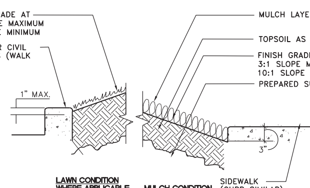
PLANT MATERIAL SPACING DETAIL

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

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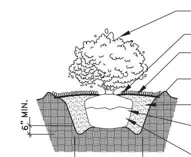
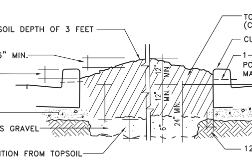


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB PLANTING DETAIL

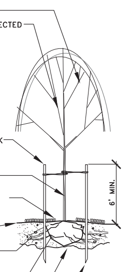
NOT TO SCALE



NOTE:
OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING @ PARKING LOT PLANTERS DETAIL

NOT TO SCALE



DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH THE TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 90-DAY MAINTENANCE.

QUALIFICATIONS:
LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

PROTECTION:
DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. AN IRRIGATION SYSTEM IS TO BE INSTALLED. DO NOT PLANT UNTIL THE SYSTEM HAS BEEN TESTED AND APPROVED. HANDLE PLANTS WITH CARE – DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST.

GUARANTEE:
GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE JOB BY OWNER.

90-DAY MAINTENANCE:
CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 90 DAYS FOLLOWING COMPLETION OF PROJECT (ACCEPTANCE) OF FACILITY BY OWNER. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

MATERIALS:

PLANT MATERIALS:
PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-1996). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.
B) QUALITY:
PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION.
PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY, HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED.
PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
C) SUBSTITUTION:
NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED.

SOIL PREPARATION:
FOLLOW RECOMMENDATIONS SPECIFIED IN SOIL REPORT INCLUDED IN THIS DRAWING SET.

A) SOIL PREPARATION
REMOVE FROM SITE ALL WEEDS AND DEBRIS WITHIN THE PROPOSED LANDSCAPE AREAS. VERIFY SUB-GRADES AT -5 INCHES BELOW FINISH ELEVATION IN ALL SHRUB AND GROUNDCOVER AREAS. DO NOT WORK SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESS COMPACTION WILL OCCUR NOR WHEN IT IS SO DRY THAT DUST WILL FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. APPLY WATER IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR FILLING AND FOR PLANTING AS SPECIFIED. THOROUGHLY SCARIFY AND RIP ALL LANDSCAPE GRADES WHICH HAVE BECOME COMPACTED TO A DEPTH OF 12 INCHES WITH MULTIPLE PASSES, 90 DEGREES TO EACH OTHER. SCARIFY AREAS INACCESSIBLE TO MECHANIZED EQUIPMENT WITH HAND TOOLS.

REMOVE ALL SURFACE LUMPS, ROCKS, VEGETATION AND/OR DEBRIS LARGER THAN 1-INCH FROM ALL GRADES PRIOR TO ANY SOIL PREPARATION. THOROUGHLY ROTOTILL ALL LANDSCAPE AREAS TO A DEPTH OF 6 INCHES. PLACE ADDITIONAL AMENDED SOIL AS REQUIRED TO MEET FINISH ELEVATIONS. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO INTO THE TOP 6 INCHES OF SOIL.

WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTING PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE DRAINING AWAY FROM BUILDINGS AND READY FOR PLANTING. FINISH GRADE TO BE 3 INCHES BELOW FINISH SURFACE OF ADJACENT PAVEMENT IN SHRUB AND GROUNDCOVER AREAS. FINISH GRADES TO BE APPROVED PRIOR TO PLACEMENT OF ANY PLANT MATERIAL. PARKING PLANTER ISLANDS SHALL BE OVER EXCAVATED. REMOVE ALL PAVING WASTE, GRAVEL BASE AND UNDERLYING SUBSOIL TO 18 INCHES BELOW TOP OF THE PAVING. SCARIFY AND OVER EXCAVATE PIT BOTTOM 12 INCHES TO MINIMIZE STRUCTURAL COMPACTION.

MULCH:
ONE-QUARTER-INCH (1/4") TO ONE HALF-INCH (1/2") SIZE FINE TEXTURED NITROLIZED BARK MULCH. SHREDDED WOOD WILL NOT BE ALLOWED.

STAKES:
2-INCH DIAMETER, BY 10-FOOT MINIMUM TREATED LODGEPOLE PINE TREE STAKE.

GUY MATERIAL:
CHAIN LOCK TREE TIES BY PRO-LOCK, OR APPROVED EQUAL. NO WIRE WILL BE ALLOWED.

HERBICIDE:
HERBICIDE IS NOT RECOMMENDED FOR THE FIRST YEAR AFTER INSTALLATION.

ANTI-DESICCANT:
"WILT-PROOF," 48 HOURS PRIOR TO SHIPMENT TO SITE FROM JUNE 1 THROUGH SEPTEMBER. THOROUGHLY ROOT WATER PLANTS PRIOR TO DELIVERY. PLANT MATERIAL DELIVERED TO SITE TO BE KEPT CONTINUALLY MOIST THROUGH INSTALLATION.

EXECUTION:

FINISH GRADES:
FINE GRADE AND REMOVE ROCKS AND FOREIGN OBJECTS OVER TWO INCHES (2") DIAMETER FROM TOP THREE INCHES (3") OF PREPARED PLANTING BED. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS.

TREES:
ARRANGE TREES ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES AND SUPPORTS TO STAND VERTICAL. TREES TO BE PLACED AS SHOWN ON THE PLANTING PLAN, LOCATED AS DETAILED AND AS CALLED OUT ON PLANT LIST. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

SHRUBS:
INSTALL SHRUBS AS SPECIFIED FOR TREES.

GROUNDCOVERS:
EXCAVATE PITS TO A MINIMUM OF THREE INCHES (3") BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH FOR LANDSCAPE AREAS:
MULCH ALL LANDSCAPE AREAS WITH A THREE INCH (3") LAYER OF MULCH EXCEPT WHERE ROCK ROCK MULCH IS PROPOSED.

NON-VEGETATIVE MULCH:
1"-2" DIAMETER WASHED COBBLE MULCH, EARTH-TONE COLORS.

UTILITY CLEARANCES:
FIELD ADJUST PLANT LOCATIONS FOR 8-FOOT SEPARATION OF TREES/SHRUBS AND 2-FOOT SEPARATION FOR GROUNDCOVER FROM FIRE HYDRANTS AND UTILITY VAULTS.

PLANTING MAINTENANCE:
CONTRACTOR TO MAINTAIN PLANTINGS THROUGH COMPLETED INSTALLATION, AND UNTIL ACCEPTANCE OF LANDSCAPE INSTALLATION. PLANTING MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, TIGHTENING AND REPAIRING OF TREE GUYS, RESETTING PLANTS TO PROPER GRADES OR POSITION, AND RE-ESTABLISHING SETTING GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION. INCLUDED IS REPLACEMENT OF DEAD PLANTS AND PLANTS SHOWING LOSS OF 40 PERCENT OR MORE OF CANOPY.

FERTILIZATION FOR GROUNDCOVER AREAS: UNIFORMLY BROADCAST SULFUR COATED UREA AT THE RATE OF FIVE (5) LBS. PER 1,000 SQUARE FEET. THE FIRST APPLICATION TO OCCUR APPROXIMATELY FORTY-FIVE (45) DAYS AFTER PLANTING. IN EARLY FALL AND SPRING, SUBSTITUTE A COMPLETE FERTILIZER SUCH AS 16-6-8 OR EQUAL FOR THE SULFUR COATED UREA AT THE RATE OF SIX (6) LBS. PER 1,000 SQUARE FEET. FOLLOW EACH FERTILIZATION WITH A THOROUGH IRRIGATION APPLICATION.

IRRIGATION MAINTENANCE:
THE IRRIGATION SYSTEM TO BE MAINTAINED INCLUDING ADJUSTMENTS FOR BALANCED WATER DISTRIBUTION & PRECIPITATION. FAILED OR MALFUNCTIONING IRRIGATION EQUIPMENT SHALL BE REPLACED OR CORRECTED. PLANT AND IRRIGATION MAINTENANCE TO INCLUDE THOSE OPERATIONS NECESSARY TO THE PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR TO PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.

No.	Date	By	Ckd.	Appr.	Revision

Title: LANDSCAPE NOTES AND DETAILS
KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES
5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

LICENSED LANDSCAPE ARCHITECT
JEFFREY VARLEY 6172
Signature 8-31-2019
Renewal Date 1-28-2019
Date
STATE OF CALIFORNIA

Scale: Horizontal N/A Vertical N/A

Designed BLS
Drawn BLS
Checked JMV
Approved JMV
Date 6-18-18

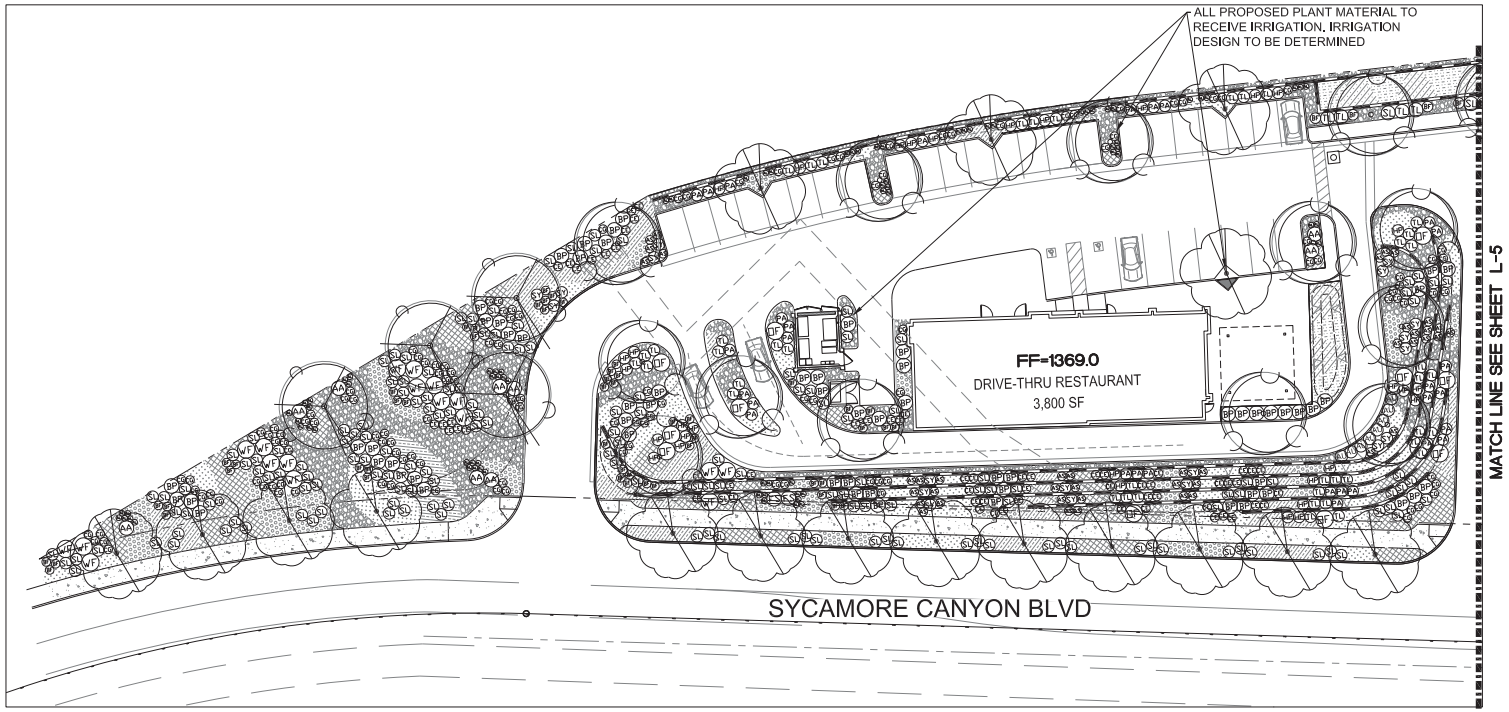
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

18447

PRELIMINARY LANDSCAPE PLAN

1"=20'

0 10 20 40



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Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES
5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

LICENSED LANDSCAPE ARCHITECT
JEFFREY VAN WYK
8-17-2019
Renewal Date
1-28-2019
Date
STATE OF CALIFORNIA

Scale:
Horizontal 20
Vertical N/A

Designed BLS
Drawn BLS
Checked MV
Approved MV
Date 8-16-18

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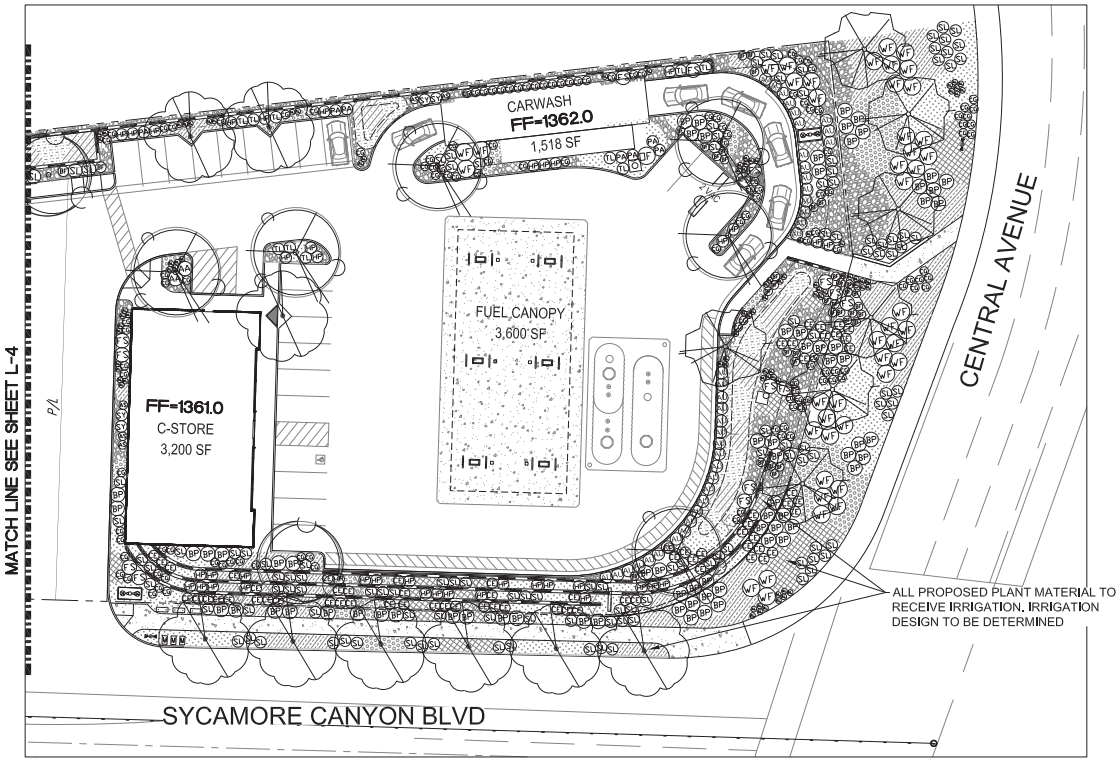
PRELIMINARY LANDSCAPE PLAN

1"=20'

0 10 20 40



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPM	
	RAINBIRD RWS-B-C-1402 .36" ROOT ZONE WATERING SYSTEM 2 EMITTERS PER TREE. SEE DETAILS THIS SET	20	AS SHOWN ON PLAN	.50	
SYMBOL	DESCRIPTION	MIN. PSI	EMITTER SPACING	EMITTER GPH	MAXIMUM LINEAR FT.
	NETAFIM LANDSCAPE TECHLINE DRIPLINE COMPONENTS: TO BE USED WITH NETAFIM LT-INSERT-17MM FITTINGS TLCV26-1210 - SUB-SURFACE DRIP IRRIGATION FOR PLANTING AREAS WITH GROUNDCOVER, SHRUBS AND TREES ABOVE NOTED DRIPLINE IS DESIGNED WITH .26 GPH EMITTERS SPACED AT 12 INCHES APART AND A ROW SPACING OF 12 INCHES. THE APPLICATION RATE FOR THIS IS .42 INCHES OF WATER PER HOUR OF RUN TIME.	20	12"	.26	594 @ 45 PSI

NO SYMBOL — NETAFIM: 10-CV-01 — DRIP SYSTEM OPERATION/PRESSURE INDICATOR STAKES, PROVIDE FOR EACH ZONE

NO SYMBOL — NETAFIM: TLS6 — SOIL STAPLES, AT 2 FEET ON CENTER

NO SYMBOL — NETAFIM: TLSOV — DRIPLINE FLUSH VALVE: 1 PER IRRIGATION ZONE. LOCATE AT LOWEST ELEVATION WITHIN EACH ZONE, INSTALL IN 10" VALVE BOX

NETAFIM: LVCZ-150-HF — CONTROL ZONE KIT: FLOW 11.0 - 35 GPM, 1 VALVE PER RAINBIRD VB SERIES BOX

NETAFIM: LVCZS8010075-HF — CONTROL ZONE KIT: FLOW 4.5 - 17.6 GPM, 1 VALVE PER RAINBIRD VB SERIES BOX

NEW VALVE FOR ROOT WATERING SYSTEM, RAINBIRD 100 AND 150 PESB, 1" AND 1-1/2" ELECTRIC REMOTE CONTROL VALVE

RAINBIRD: ESP-LXMEF IRRIGATION CONTROLLER, (HARDWIRE CONNECTION); PROVIDE GROUND AND BATTERIES PER MFR. SPECS.; COORDINATE WITH OWNER AND GENERAL CONTRACTOR FOR BEST LOCATION OF IRRIGATION CONTROLLER. IF LOCATION IS TO BE OUTSIDE, COORDINATE WHETHER THE CONTROLLER IS TO BE MOUNTED ON AN EXTERIOR BUILDING WALL OR MOUNTED ON A METAL PEDESTAL WITH CONC. FOOTING.

RAINBIRD 33 DLRC: 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE THREE KEYS AND HOSE SWIVELS

BRASS GATE VALVE, 1-1/2" SIZE, IN VALVE BOX. SEE DETAIL THIS SET

RAINBIRD WR2-RFC: WIRELESS RAIN AND FREEZE SENSOR COMBO, MOUNT WHERE TREES OR BUILDINGS WILL NOT OBSTRUCT RAIN, WIND OR FROST FROM SENSOR.

RAINBIRD EFB-CP 1" MASTER VALVE AND FS100B 1" FLOW SENSOR. SEE DETAIL THIS SET. WIRE FLOW SENSOR BACK TO CONTROLLER WITH PE-39 DATA CABLE

ZURN 34-600XL PRESSURE REDUCING VALVE. SIZE TO MATCH PIPE. INSTALL PER DETAIL THIS SET

P.O.C. — NEW 2" WATER METER AND REDUCED PRESSURE BACKFLOW ASSEMBLY

MAINLINE - SCH 40 PVC (18" COVER); 1-1/2" SIZE MINIMUM

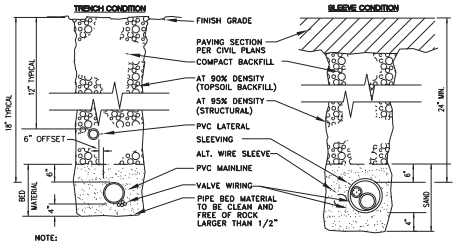
LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

SLEEVE - CLASS 200 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS; TWICE THE SIZE OF INSERT PIPE AND/OR WIRES, 6" SIZE MINIMUM, COORDINATE WITH GENERAL AND PAVING CONTRACTORS

TYPICAL VALVE CALL-OUT
1A — VALVE STATION NUMBER
15.5 — VALVE GPM
1" — VALVE SIZE

SCH 40 PIPE SIZING CHART

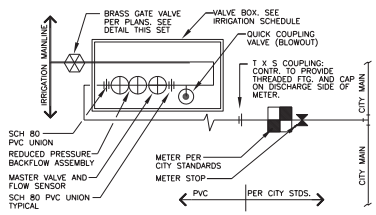
PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	GPM (MAX.)
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	



NOTE:
SLEEVING MATERIAL SHALL BE PVC CLASS 160(SDR-26). DIMENSIONS ARE MIN. CLEARANCES.
ALL IRRIGATION SLEEVING TRENCH BACKFILL MATERIAL SHALL BE CLASS "B" OR BETTER (MAX. OF 10% PASSING NO.40 SCREEN) AND BE COMPACTED TO MIN. 95% OPTIMUM DENSITY PER ASTM D-1557-70 (MODIFIED PROCTOR)

SLEEVE/TRENCHING DETAIL

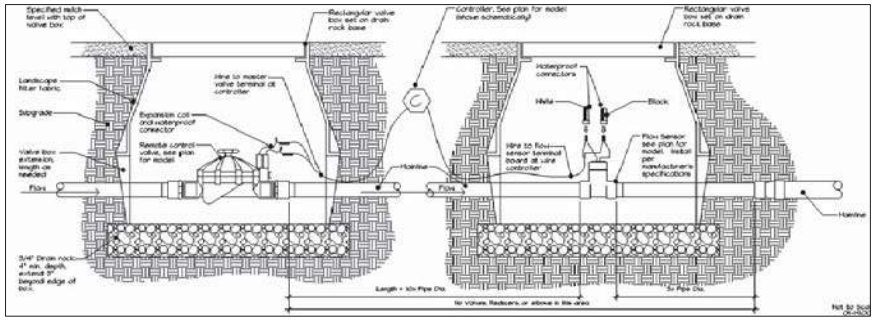
NOT TO SCALE



NOTE:
SEE CITY OF LODI STANDARD DETAIL FOR ADDITIONAL INFORMATION

POINT OF CONNECTION (P.O.C.) DETAIL

NOT TO SCALE



MASTER VALVE and FLOW SENSOR

NOT TO SCALE

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KA ENTERPRISES MEGA MART
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For: KA ENTERPRISES
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San Diego, CA 92121
858/404-6080
fax 858/404-6081

LICENSED LANDSCAPE ARCHITECT — JEFFREY VANDERWEY — 4372 — 8-31-2019 Renewal Date — 1-28-2019 Date — STATE OF CALIFORNIA

Scale: Horizontal 20 Vertical N/A

Designed BLS
Drawn BLS
Checked MV
Approved MV
Date 8-16-18

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PRELIMINARY IRRIGATION NOTES AND DETAILS

LANDSCAPE IRRIGATION NOTES

1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:

   A. INSTALLATION OF 110V ELECTRICAL SERVICE FROM ELECTRICAL SOURCE TO AUTOMATIC CONTROLLER, INCLUDING WIRE HOOK-UP INTO MOUNTED CONTROLLER. IRRIGATION CONTRACTOR WILL MOUNT CONTROLLER PER DESIGN AND COORDINATE WITH GENERAL CONTRACTOR.

   B. INSTALLATION OF IRRIGATION/SERVICE METER AND STUB TO IRRIGATION POINT OF CONNECTION, PER UTILITY PLAN(S). PROVIDE STANDARD THREADED STUB-OUT WITH THREADED CAP ON DISCHARGE SIDE OF METER. STUB-OUT TO BE INSTALLED APPROXIMATELY 18 INCHES BELOW FINISH GRADE.

   C. VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC., OF ANY VARIATION IN STATIC PRESSURE OVER 5 PSI GREATER/LESS THAN DESIGN PRESSURE.

   D. INSTALLATION OF SLEEVING.

2. LANDSCAPE CONTRACTOR TO DETERMINE AVAILABLE WATER PRESSURE AND PROVIDE WRITTEN PRESSURE RESULTS TO LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY WORK.

3. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.

4. ALL VALVES TO BE PLACED IN RAINBIRD VB SERIES BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN LANDSCAPE AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.

5. MAINLINE PIPE TO BE BURIED 18 INCHES AND LATERALS 12 INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.

6. IRRIGATION DESIGN SHOWN DIAGRAMATICALLY FOR PLAN CLARITY. PRIOR TO INSTALLATION OF DRIP IRRIGATION, CONTRACTOR IS REQUIRED TO CONTACT LOCAL NETAFIM REPRESENTATIVE FOR TRAINING ON THE INSTALLATION AND RUN TIME MANAGEMENT OF DRIP SYSTEM AND NOTIFY LANDSCAPE ARCHITECT THAT FACTORY TRAINING HAS OCCURRED PRIOR TO INSTALLATION. CONTACT CALIFORNIA NETAFIM LANDSCAPE & TURF REPRESENTATIVE. PLEASE GIVE REPRESENTATIVE A MINIMUM TWO WEEK NOTICE.

7. DRIP TUBING SHALL BE INSTALLED FOUR (4) INCHES BELOW FINAL GRADE. CONTRACTOR TO RUN EACH ZONE BEFORE COVERING TUBING, TO VERIFY THAT THERE ARE NO CONNECTION LEAKS. TREES TO BE INSTALLED ON A SEPARATE ZONE, USING NETAFIM TLCV .26 18, REFER TO THE TREE IRRIGATION DETAIL FOR ADDITIONAL INFORMATION.

8. PROVIDE OWNER WITH TWO (2) SETS "AS-BUILT" DRAWINGS AND (3) SETS OF OPERATOR'S MANUALS UPON COMPLETION. INSTRUCT OWNER AS TO PROPER OPERATION AND WINTERIZATION OF THE IRRIGATION SYSTEM.

9. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.

10. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.

11. EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.

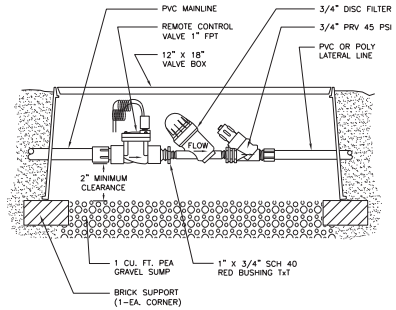
12. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.

13. CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INITIAL INSPECTION.

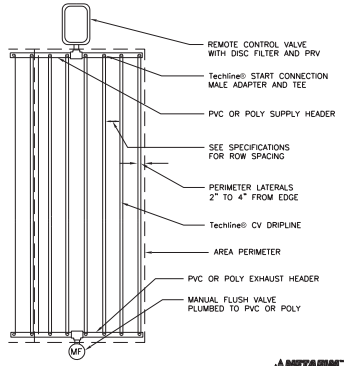
14. IRRIGATION SCHEDULING: THE IRRIGATION CONTROLLER CONTAINS A WATER BUDGET FEATURE. PERIODIC (WEEKLY) ADJUSTMENT OF THE WATER SCHEDULE IS INTENDED TO BE MADE VIA BUDGET ADJUSTMENT. RE-ADJUST WATERING DAYS AT 100 PERCENT BUDGET WHEN ADJUSTMENT EXCEEDS 30%. SET CONTROLLER FOR HIGHEST ETo WATER SCHEDULE, BASED ON PUBLISHED LOCAL EVAPOTRANSPIRATION DATA. SYSTEM HAS BEEN DESIGNED FOR 50 TO 80 PERCENT DISTRIBUTION UNIFORMITY. LAWN ZONES SHOULD BE SCHEDULED FOR 100 PERCENT REPLACEMENT FACTOR ON A TYPICAL MINIMUM 3-DAY CYCLE. SHRUB ZONES SHOULD BE PROGRAMMED AT 40 TO 70 PERCENT OF THE MONTHLY LAWN WATER REQUIREMENT ON A ONCE PER WEEK CYCLE. ALL WATERING IN EXCESS OF THE LOCAL ETo ("FIELD RECHARGE") TO BE COMPLETED DURING THE CONSTRUCTION PHASE WHILE THE CONTRACTOR IS ON THE JOB SITE. OVER WATERING OF LANDSCAPE DUE TO CONTROLLER SCHEDULING TO BE GROUNDS FOR CONTRACTOR TO REPAIR ANY RESULTANT DAMAGES AT CONTRACTOR'S OWN EXPENSE.

15. SUBSTITUTION OF IRRIGATION MATERIAL/EQUIPMENT TO BE MADE ONLY UPON WRITTEN APPROVAL OF LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.

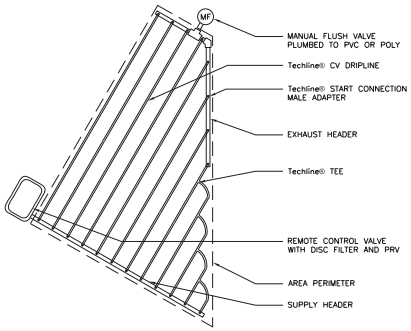
16. ALL ZONES TO PASS A MINIMUM DISTRIBUTION UNIFORMITY WATER AUDIT, AS REQUIRED BY THE STATE OF CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE, AS ADOPTED BY THE CITY COUNCIL. AN IRRIGATION ASSOCIATION CERTIFIED WATER AUDIT REPORT TO BE PROVIDED TO THE CITY.



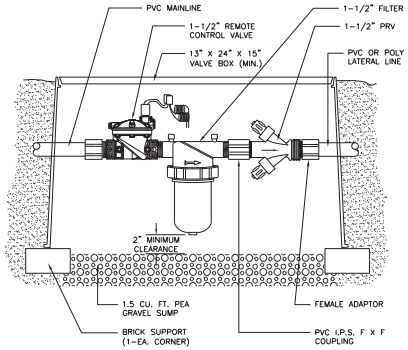
LOW-VOLUME CONTROL ZONE ASSEMBLY:
P/N LVCZS80-10075-HF 4.5 - 17.6 GPM NOT TO SCALE DETAIL - L211HF



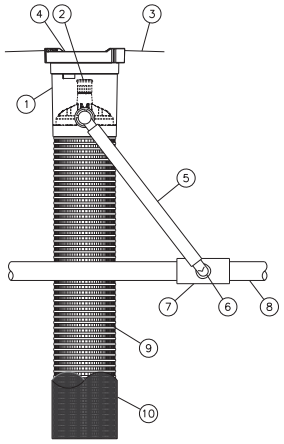
Techline® CV END FEED LAYOUT
NOT TO SCALE DETAIL - C101



Techline® CV IRREGULAR AREAS: Triangular
NOT TO SCALE DETAIL - C104



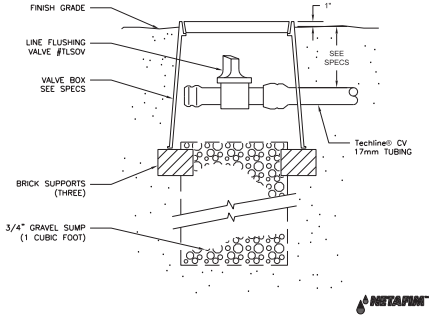
COMMERCIAL CONTROL ZONE ASSEMBLY:
P/N LVCZ-150 11 - 35 GPM NOT TO SCALE DETAIL - L223



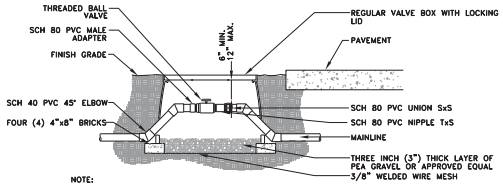
1. ROOT WATERING SYSTEM: RAIN BIRD RWS-B-C-1402 (INCLUDES RETAINER, 36" (91,4 CM) TUBE, 0.5 GPM (1,9 L/M) BUBBLER & INTEGRATED CHECK VALVE, 4" (10,2 CM) GRATE, VERSATILE SWING ASSEMBLY WITH 1/2" (1,3 CM) M NPT INLET)
2. BUBBLER: RAIN BIRD 1402 0.5 GPM (1,9 L/M) (INCLUDED)
3. FINISH GRADE/TOP OF MULCH
4. 4" (10,2 CM) LOCKING GRATE (INCLUDED)
5. 12" (30,5 CM) SWING ASSEMBLY (INCLUDED)
6. 1/2" (1,3 CM) MALE NPT INLET (INCLUDED)
7. PVC SCH 40 TEE OR EL
8. PVC OR POLYETHYLENE LATERAL PIPE
9. 4" (10,2 CM) WIDE X 36" (91,4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
10. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS

NOTES:
1. 4" (10,2 CM) GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" (86,4 CM) IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

ROOT WATER SYSTEM DETAIL
NOT TO SCALE



MANUAL LINE FLUSHING VALVE TLSOV PLUMBED TO TUBING
NOT TO SCALE DETAIL - D211



NOTE:
1. LOCATE VALVE BOXES IN PLANTING AREAS.
2. WRAP VALVE BOX WITH A MINIMUM OF 3 MIL THICK PLASTIC AND SECURE IT USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL THREADED CONNECTIONS TO BE MADE USING TEFLON TAPE.
4. ALL CHANGES IN ELEVATION SHALL BE MADE USING SCH 40 PVC 45° ELBOWS.

BALL VALVE DETAIL
NOT TO SCALE

No.	Date	By	Chd.	Appr.	Revision

Title: PRELIM IRRIGATION NOTES AND DETAILS
KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA

For: KA ENTERPRISES
5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

LICENSED LANDSCAPE ARCHITECT JEFFREY VAN WYK 6372
8-17-2019 Renewal Date
1-28-2019 Date
STATE OF CALIFORNIA

Scale: Horizontal N/A Vertical N/A
Designed BLS
Drawn BLS
Checked MV
Approved MV
Date 8-16-18

BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

18447

L-6 of 6

CONCEPTUAL GRADING PLAN

OWNER

KA ENTERPRISES
ATTN: EUGENE MARIN
5820 OBERLIN DRIVE, SUITE 201

SITE ADDRESS

NORTHEAST CORNER OF SYCAMORE CANYON BLVD AND CENTRAL AVENUE

ASSESSOR'S PARCEL NUMBER

256-050-007

TITLE INFORMATION

TITLE INFORMATION FOR THIS SURVEY BASED ON PRELIMINARY REPORT PREPARED BY TITLE365 COMPANY AS ORDER NO. CA0410-17002342, DATED MAY 12, 2017

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.

GRADING INFORMATION

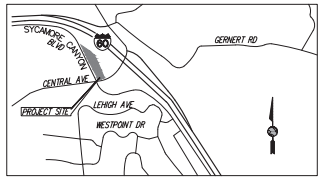
CUT (TO FINISH SURFACE):	11,901 CY
FILL (TO FINISH SURFACE):	1,106 CY
UNDERCUT BIOFILTRATION:	239 CY
UNDERCUT GAS TANKS:	838 CY
UNDERCUTS OTHERS:	1,614 CY
EXPORT (IMBALANCE):	13,485 CY

PUBLIC UTILITY EASEMENT NOTE:

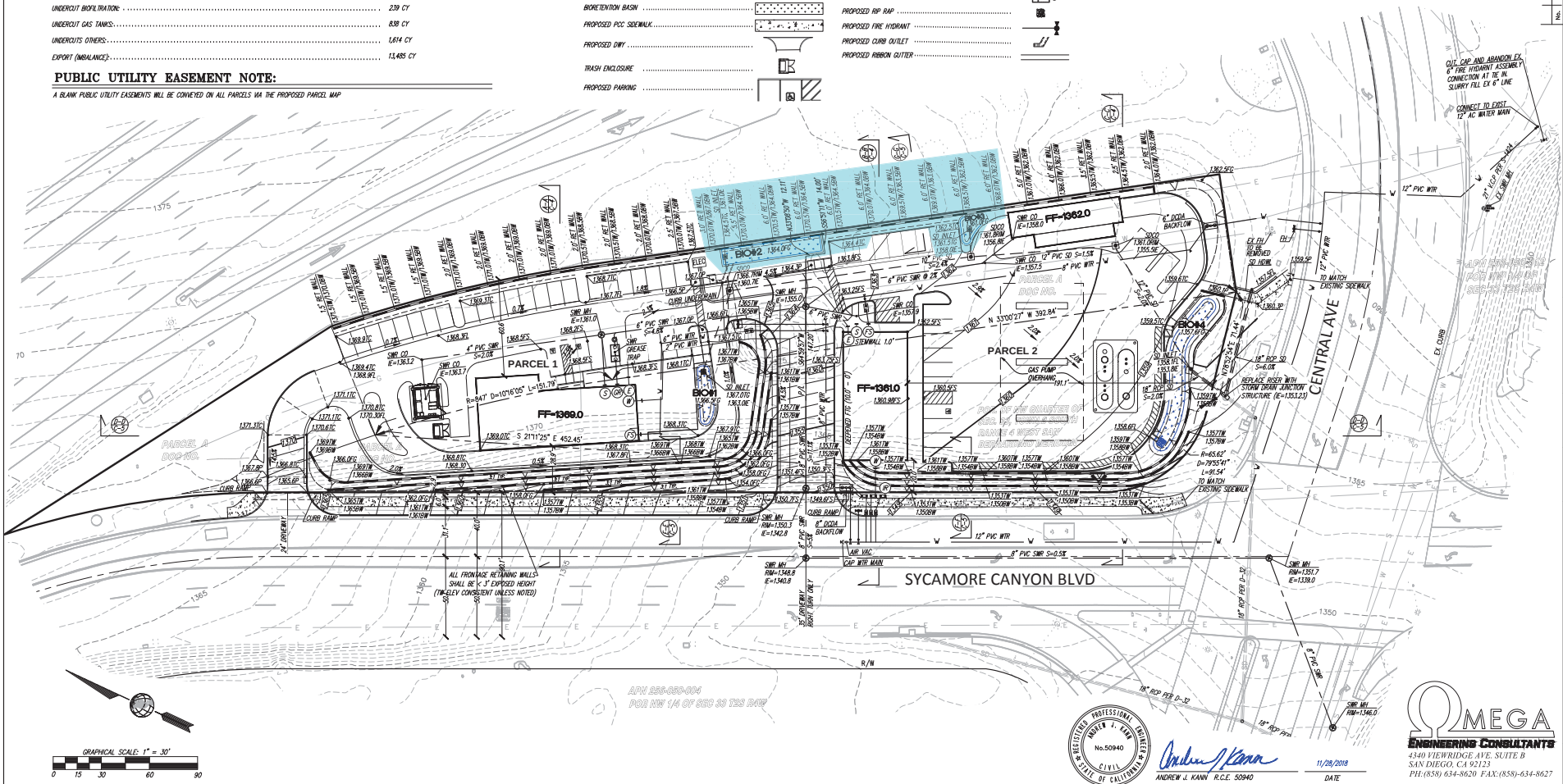
A BLANK PUBLIC UTILITY EASEMENTS WILL BE CONVEYED ON ALL PARCELS VIA THE PROPOSED PARCEL MAP

LEGEND

- EXISTING UTILITY ..... W, S, G
- EXISTING UTILITY BOX
- EXISTING CONTOUR 52
- EXISTING CURB
- PROPOSED CONTOUR 52
- PROPOSED AREA DRAIN (PVT) ..... SIZE & TYPE PER PLAN
- PROPOSED STORM DRAIN (PVT) ..... SIZE & TYPE PER PLAN
- PROPOSED BUILDING FOOTPRINT
- PROPOSED FINISH FLOOR ELEVATION FF-52.00
- PROPOSED TOP OF CURB ELEVATION 374.00TC
- PROPOSED PAVEMENT ELEVATION 374.00P
- PROPOSED TOP OF WALL ELEVATION 374.00TW
- PROPOSED FLOWLINE ELEVATION 374.00FL
- PROPOSED GRADIANT 1.75%
- PROPOSED CURB AND GUTTER
- BIORETENTION BASIN
- PROPOSED PCC SIDEWALK
- PROPOSED DWY
- TRASH ENCLOSURE
- PROPOSED PARKING
- PROPOSED SEWER POINT OF CONNECTION ..... S
- PROPOSED DOMESTIC WATER POINT OF CONNECTION ..... W
- PROPOSED IRRIGATION POINT OF CONNECTION ..... IR
- PROPOSED WATER SERVICE W/METER
- PROPOSED SERVICE BACKFLOW
- PROPOSED WATER LATERAL ..... W
- PROPOSED STORM DRAIN
- PROPOSED SEWER LATERAL ..... S
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN INLET
- PROPOSED GAS TANKS
- PROPOSED SEWER MANHOLE
- PROPOSED SD CLEANOUT
- PROPOSED SEWER GREASE TRAP
- PROPOSED RIP RAP
- PROPOSED FIRE HYDRANT
- PROPOSED CURB OUTLET
- PROPOSED RIBBON GUTTER



VICINITY MAP
NO SCALE



REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

ANDREW J. KANN R.C.E. 50940 — DATE 11/28/2018

OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CA 92123
PH:(858) 634-8620 FAX:(858)-634-8627

No.	Date	By	Chkd.	Appr.	Revision

Title: KA ENTERPRISES MEGA MART
Sycamore Canyon Blvd and Central Ave
Riverside, CA
APN: 256-050-007

For: KA ENTERPRISES
5820 Oberlin Dr Suite 201
San Diego, CA 92121
858/404-6080
fax 858/404-6081

Scale: Horizontal N/A; Vertical N/A
Designed ____ Drawn ____ Checked ____ Approved ____ Date ____

BERGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425)251-6222
(425)251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES

SHEET
C-2

KA ENTERPRISE MEGA MART

TENTATIVE MAP

TM 37591

PROPOSED LEGEND:

ITEM	SYMBOL
CONTOUR	52
AREA DRAIN (PVT)	
STORM DRAIN (PVT)	SIZE & TYPE PER PLAN
BUILDING FOOTPRINT	
FINISH FLOOR ELEVATION	FF=52.00
TOP OF CURB ELEVATION	374.00TC
TOP OF WALL ELEVATION	374.00TW
FLOWLINE ELEVATION	374.00FL
FINISHED GRADE ELEVATION	374.00FG
GRADIANT	1.75%
CURB	
SEWER POINT OF CONNECTION	S
DOMESTIC WATER POINT OF CONNECTION	W
IRRIGATION POINT OF CONNECTION	IR
WATER SERVICE W/METER	
RIP RAP	
FIRE SERVICE BACKFLOW	
FDC/PVC	
WATER SERVICE BACKFLOW	
WATER LATERAL	W
STORM DRAIN	
SEWER LATERAL	
RETAINING WALL	
STORM DRAIN INLET	
BIORETENTION BASIN	
PCC SIDEWALK	
DRIVEWAY	
TRASH ENCLOSURE	
PARKING	
SEWER MH	
SEWER CO	
CURB & GTR	
SLOPE	
SD CO	
GREASE TRAP	
FIRE HYDRANT	

EXISTING LEGEND:

ITEM	SYMBOL
SPOT ELEVATIONS	385.00
CONTOUR	385
CENTERLINE	
DROP INLET	
ELECTRICAL VAULT	
COMMUNICATION BOX	
CURB & GUTTER	
RIGHT OF WAY	
EASEMENT	
UTILITY	W, S, E
PROPERTY LINE	

ASSESSOR'S PARCEL NUMBER

256-050-007, APNS FOR PARCEL A, B, C TO BE DETERMINED

TOPOGRAPHY:

EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY BY OMEGA LAND SURVEYING DATED 10-5-2017

FEMA DESIGNATION

THE PROJECT IS LOCATED IN FEMA FLOODPLAIN ZONE 'D' PER FEMA FIRMETTE NO. 06065C0733G.

PUBLIC UTILITY EASEMENT NOTE:

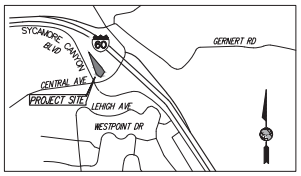
A BLANK PUBLIC UTILITY EASEMENTS WILL BE CONVEYED ON ALL PARCELS VIA THE PROPOSED PARCEL MAP.

OWNER

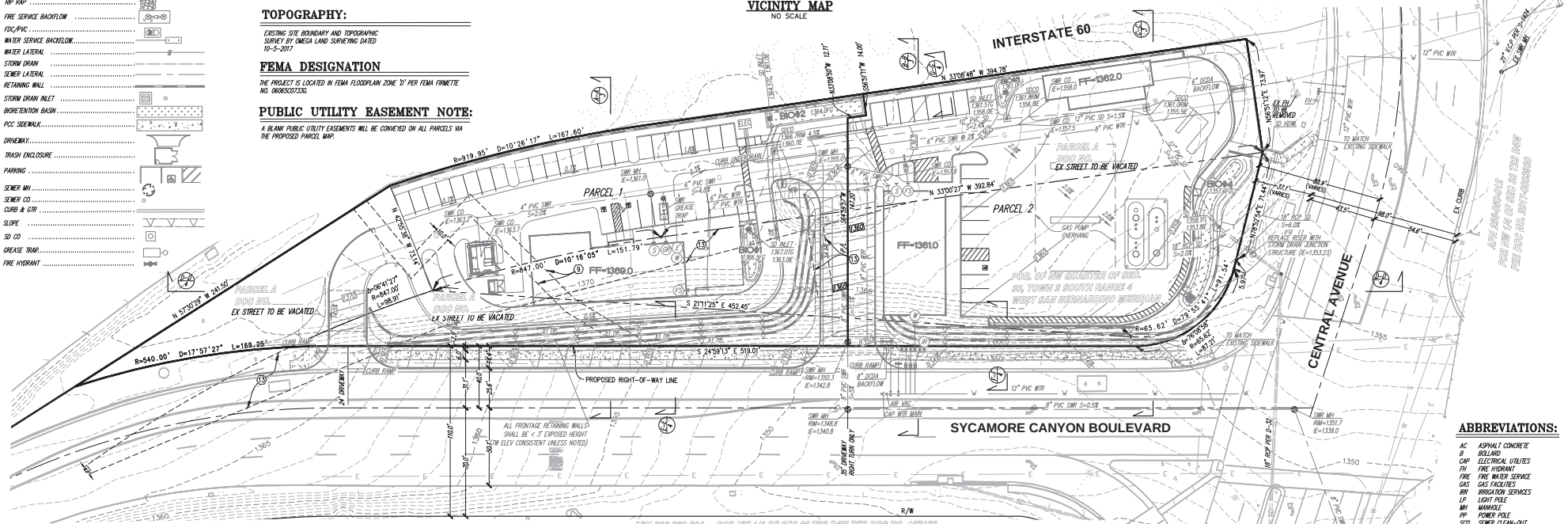
MELROSE, LLC
EUGENE MARINI
5820 OBERLIN DRIVE, SUITE 201 SAN DIEGO CA 92121

SERVICE PROVIDERS:

SEWER DISTRICT:	CITY OF RIVERSIDE
WATER DISTRICT:	WESTERN MUNICIPAL WATER DISTRICT
FIRE DEPT:	RIVERSIDE COUNTY FIRE DEPARTMENT
GAS/ELECTRIC PROVIDER:	SOCAL GAS / SOCAL EDISON
TELEPHONE PROVIDER:	–
CABLE PROVIDER:	–
SCHOOL DISTRICT:	MORENO VALLEY UNIFIED
STREET LIGHT:	–



VICINITY MAP
NO SCALE



ABBREVIATIONS:

AC	ASPHALT CONCRETE
B	BOLLARD
CAP	ELECTRICAL UTILITES
FH	FIRE HYDRANT
FIRE	FIRE WATER SERVICE
GAS	GAS FACILITES
IRR	IRRIGATION SERVICES
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
SCO	SEWER CLEAN-OUT
SD	STORM DRAIN UTILITES
SDMH	STORM DRAIN MANHOLE
SWR	SEWER UTILITES
TEL	TELEPHONE UTILITES
WMB	WATER METER BOX
WMH	WATER MANHOLE
WTR	WATER UTILITES
WV	WATER VALVE

EASEMENTS & EXCEPTION NOTES:

THE FOLLOWING IS A LIST OF EXCEPTIONS TO COVERAGE AS LISTED IN THE ABOVE REFERENCED PRELIMINARY REPORT. SURVEY RELATED ITEMS THAT CAN BE PLOTTED ARE SHOWN HEREON. THE EFFECT OF AGREEMENTS, ASSESSMENTS, COVENANTS & CONDITIONS & RESTRICTIONS, FINANCING STATEMENTS, LEASES, LIENS, PERMITS, RESOLUTIONS, TAXES, OR WAIVERS THAT APPEAR IN SAID REPORT THAT ARE NOT SURVEY RELATED ARE LISTED FOR REFERENCE ONLY.

8. AS EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITES, RECORDED: FEBRUARY 3, 1942 IN BOOK 526 AND PAGE 587, OF OFFICIAL RECORDS. (DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY)

(9) AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION FOR THE PURPOSE OF PIPE LINE RECORDED: MAY 1, 1948 IN BOOK 907 AND PAGE 306, OF OFFICIAL RECORDS.

10. AN EASEMENT TO USE AND MAINTAIN THE WELL LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, AND A TANK AND PIPE LINES, EITHER PRESENTLY LOCATED OR AS LOCATED WITHIN A RADIUS OF 100.00 FEET OF ITS LOCATION, FOR THE PURPOSE OF SERVING THE PROPERTIES SERVED BY SAID WELL, AS RESERVED BY ELEANOR L. GERNERT, ET AL, IN DEED RECORDED DECEMBER 30, 1955 IN BOOK 1841 PAGE 71 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. THIS EASEMENT SHALL TERMINATE WHEN SUITABLE DOMESTIC WATER SUPPLY IS OTHERWISE MAD AVAILABLE. (NOT PLOTTABLE ITEM)

(13) AN EASEMENT GRANTED IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY FOR THE PURPOSE: POLE LINES, CONDUITS OR UNDERGROUND FACILITES, RECORDED OCTOBER 9, 1973 AS INSTRUMENT NUMBER 132007, OF OFFICIAL RECORDS.

15. THE EFFECT OF A "INDEX MAP OF PROPOSED RELINQUISHMENT TO THE COUNTY OF RIVERSIDE REQUEST NO. 477-R" FILED JULY 16, 2015 AS DOCUMENT NO. 2015-0312282, IN BOOK 13 PAGE 28-30 OF STATE HIGHWAY MAP BOOK. SAID MAP ALSO DISCLOSES A DRAINAGE EASEMENT. (THE EXACT LOCATION OF THE EASEMENT IS NOT DISCLOSED BY THE INSTRUMENT)

16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RELINQUISHMENT OF HIGHWAY RIGHT OF WAY IN THE COUNTY OF RIVERSIDE, ROAD 08-RIV-215-PM 38.9/39.7 REQUEST NO. 477-R, RECORDED: DECEMBER 31, 2015 AS INSTRUMENT NUMBER 2015-0565513, OF OFFICIAL RECORDS. (NON-SURVEY ITEM)

PARKING ANALYSIS

PARKING SPACES REQUIREMENTS PER RIVERSIDE ZONING ORDINANCE TABLE 19-580-06D:

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-THRU 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

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	52,101.1 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

DEVELOPMENT STANDARD PER TABLE 19.110.030	CR (REQUIR'D)	CR (PROV'D)
FLOOR AREA RATIO (FAR) MAX.	0.50	.123
LOT AREA – MIN.	20,000 sf	95,542 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:	10,782 SF	11%

GRAPHICAL SCALE: 1" = 30'
0 15 30 60 90

SHEET 1 OF 4

ENGINEER OF WORK:

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.8620 FX: 858.634-8627

1/2/2019
DATE

ANDREW J. KANN R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19

DRAINAGE PLAN

TM 37591

DMA DATA TABLE

DMA-NO.	AREA (SF)	AREA (AC)	IMPERVIOUS %	DESIGN DCV	TREATED BY
DMA-1	9,518	0.22	89%	–	BMP-1
DMA-2	20,417	0.47	82%	–	BMP-2
DMA-3	5,128	0.12	82%	–	BMP-3
DMA-4	36,928	0.85	76%	–	BMP-4
DMA-5	14,055	0.32	13%	–	SELF RETAINING
DMA-6	9,199	0.21	58%	–	SELF RETAINING

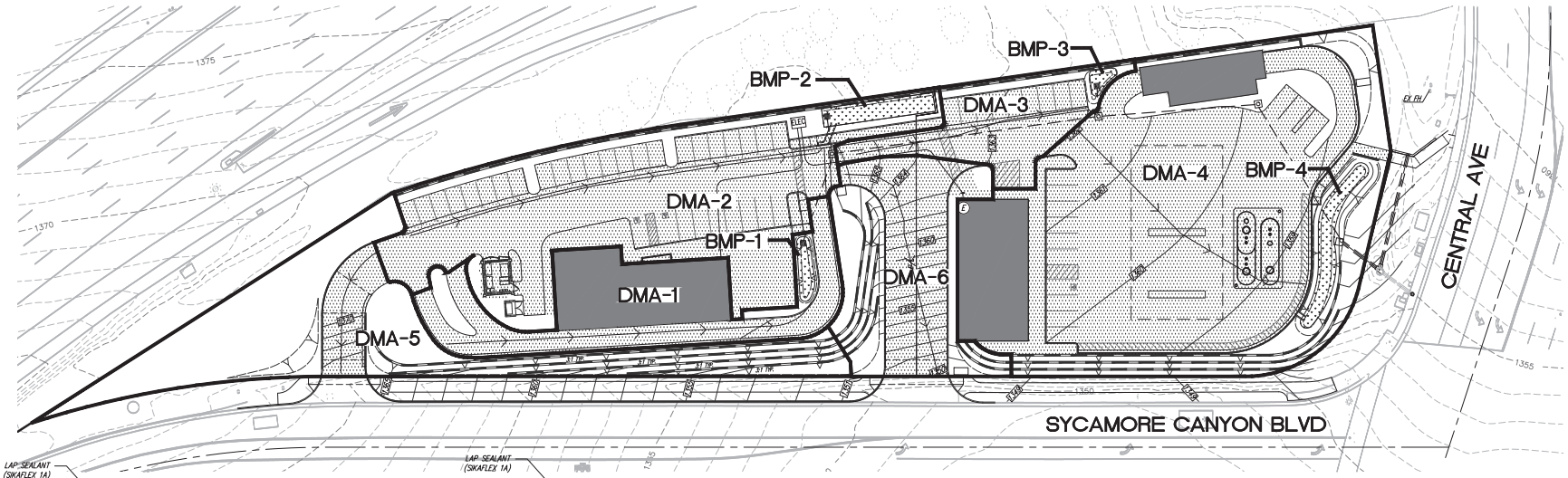
BMP DATA TABLE

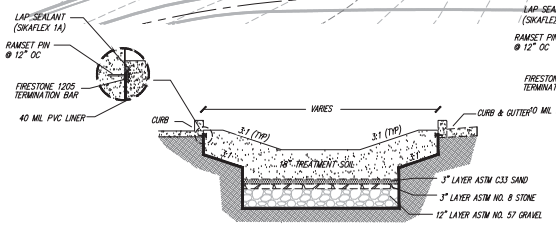
BMP-NO.	TREATING	REQ'D FOOTPRINT	PROPOSED AREA	NOTES
BMP-1	DMA-1	294 SF	295 SF	BIOFILTRATION BASIN
BMP-2	DMA-2	538 SF	754 SF	BIOFILTRATION BASIN
BMP-3	DMA-3	144 SF	150 SF	BIOFILTRATION BASIN
BMP-4	DMA-4	940 SF	969 SF	BIOFILTRATION BASIN

*BASIN DETAILS ON THIS SHEET

LEGEND:

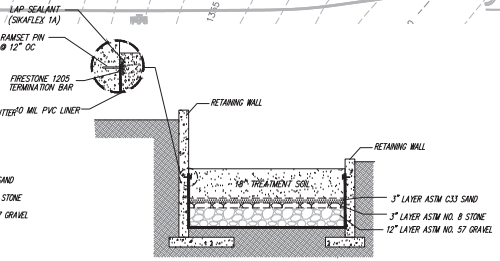
- DMA LIMITS
- DRAINAGE DIRECTION ARROW
- DRAINAGE MANAGEMENT AREA — DMA-#
- BEST MANAGEMENT PRACTICE — BMP-#
- PAVEMENT AREA
- ROOFTOP AREA
- BIOFILTRATION AREA





BMP-1, BIORETENTION FACILITY TYPICAL SECTION

NOT TO SCALE



BMP-2, BIORETENTION FACILITY TYPICAL SECTION

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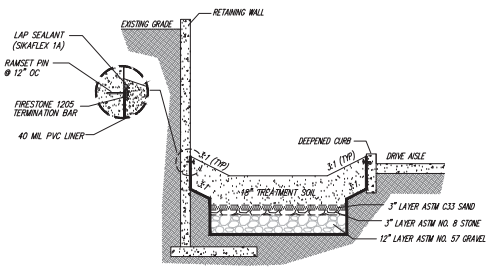

BMP-3, BIORETENTION FACILITY TYPICAL SECTION

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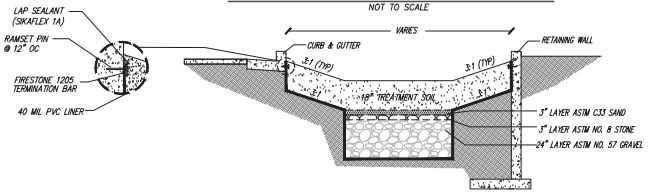


BMP-4, BIORETENTION FACILITY TYPICAL SECTION

NOT TO SCALE

GRAPHICAL SCALE: 1" = 30'

0 15 30 60 90

SHEET 2 OF 4

ENGINEER OF WORK:

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.8620 FX: 858.634-8627

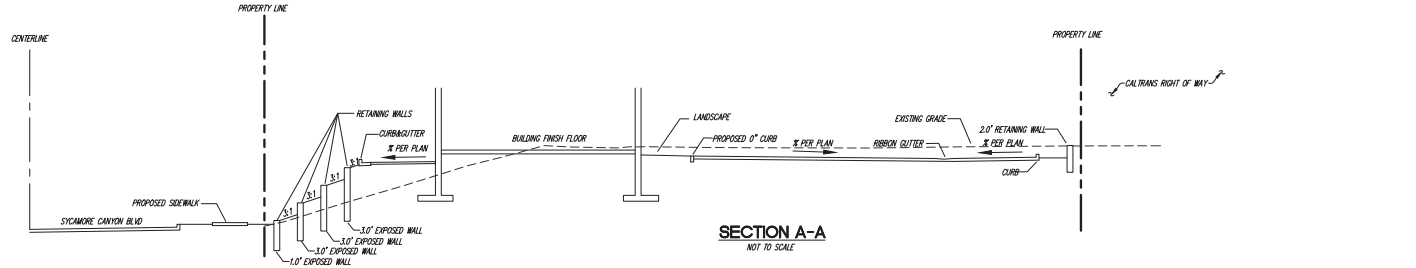
1/2/2019

ANDREW J. KANN R.C.E. 50940 — DATE

MY REGISTRATION EXPIRES 9-30-19

SECTIONS

TM 37591



SECTION A-A
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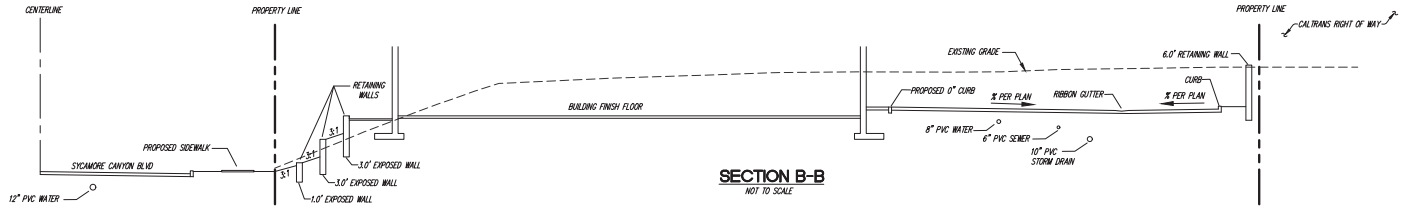

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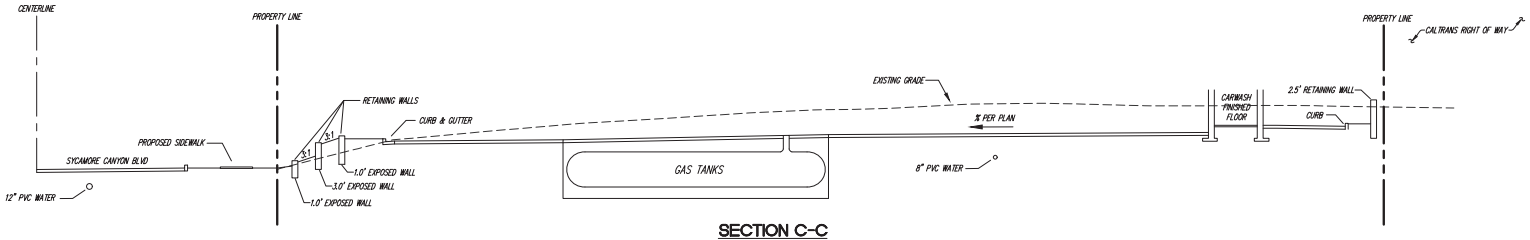


SECTION C-C
NOT TO SCALE

SHEET 3 OF 4

ENGINEER OF WORK:

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

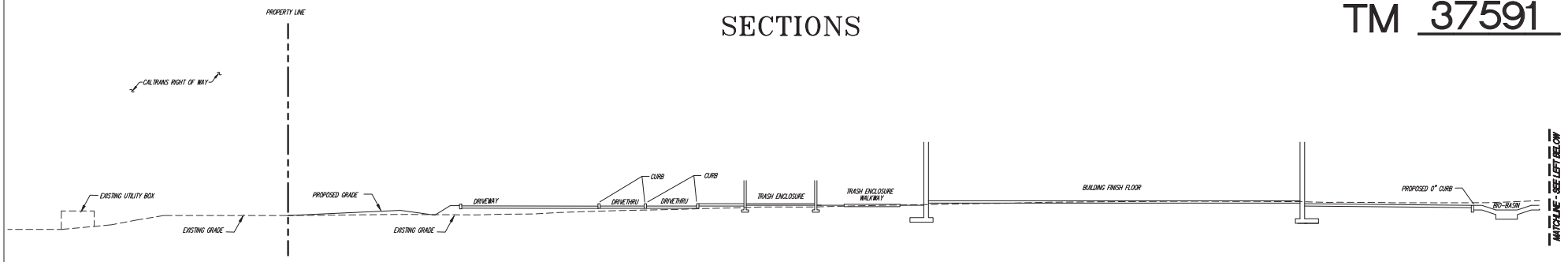
OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVENUE, SUITE B
SAN DIEGO, CALIFORNIA 92123
PH: 858.634.8620 FX: 858.634-8627

1/2/2019
DATE

ANDREW J. KANN R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19

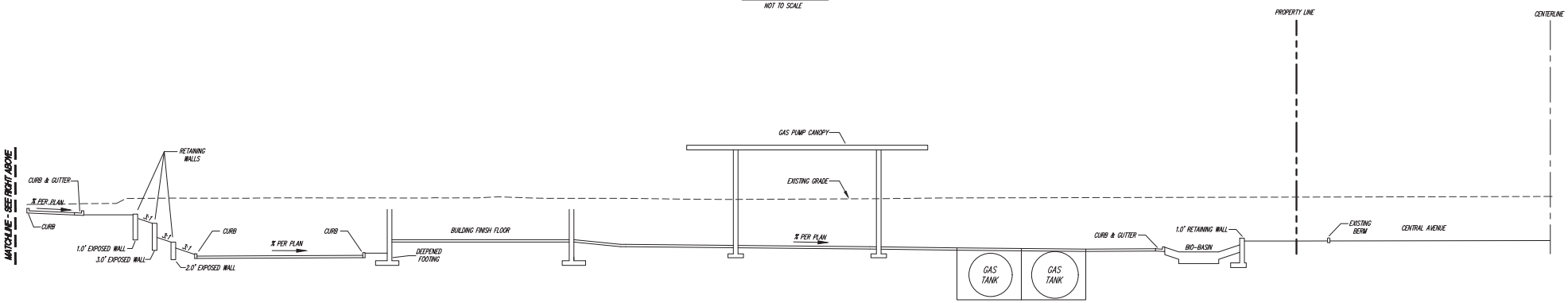
SECTIONS

TM 37591



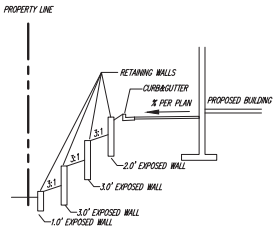
SECTION D-D

NOT TO SCALE



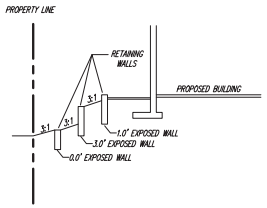
SECTION D-D CONTINUED

NOT TO SCALE



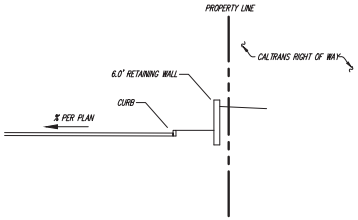
SECTION E-E

NOT TO SCALE



SECTION F-F

NOT TO SCALE



SECTION G-G

NOT TO SCALE

SHEET 4 OF 4

ENGINEER OF WORK:

REGISTERED PROFESSIONAL ENGINEER ANDREW J. KANN No.50940 CIVIL STATE OF CALIFORNIA

OMEGA ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVENUE, SUITE B
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1/2/2019

DATE

ANDREW J. KANN R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19