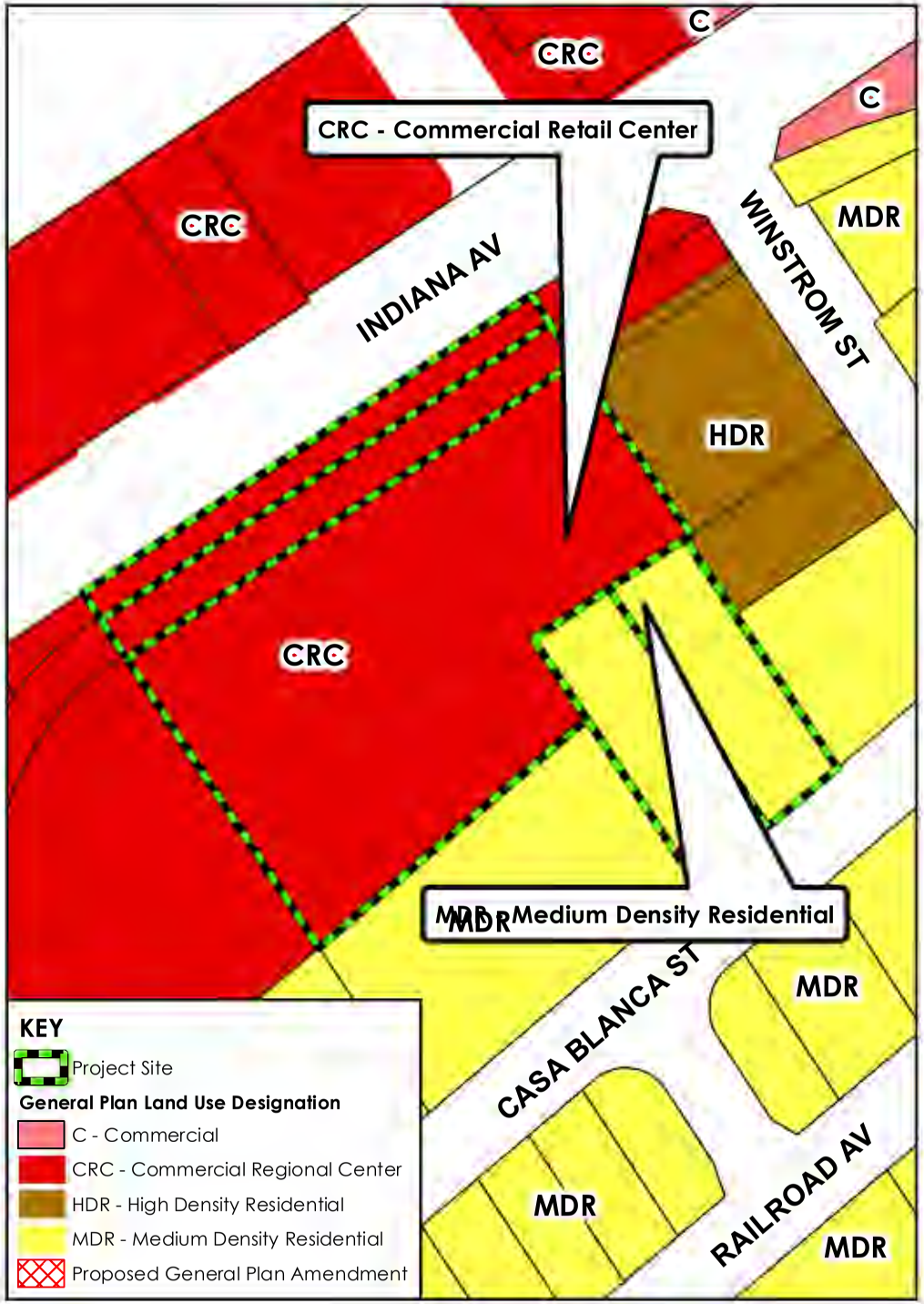
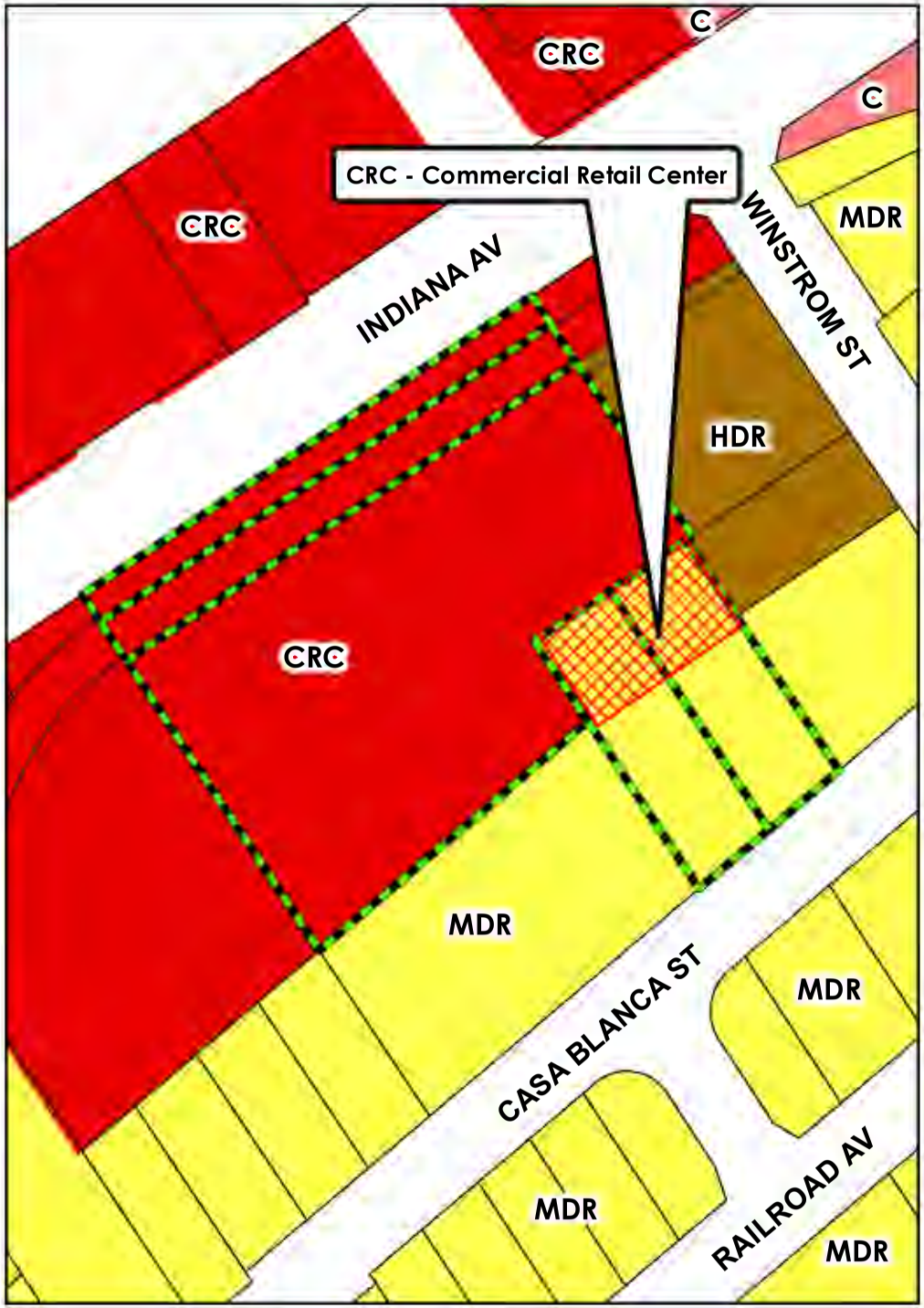
P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 3 - Location Map

NORTH

EXISTING GENERAL PLAN LAND USE DESIGNATION



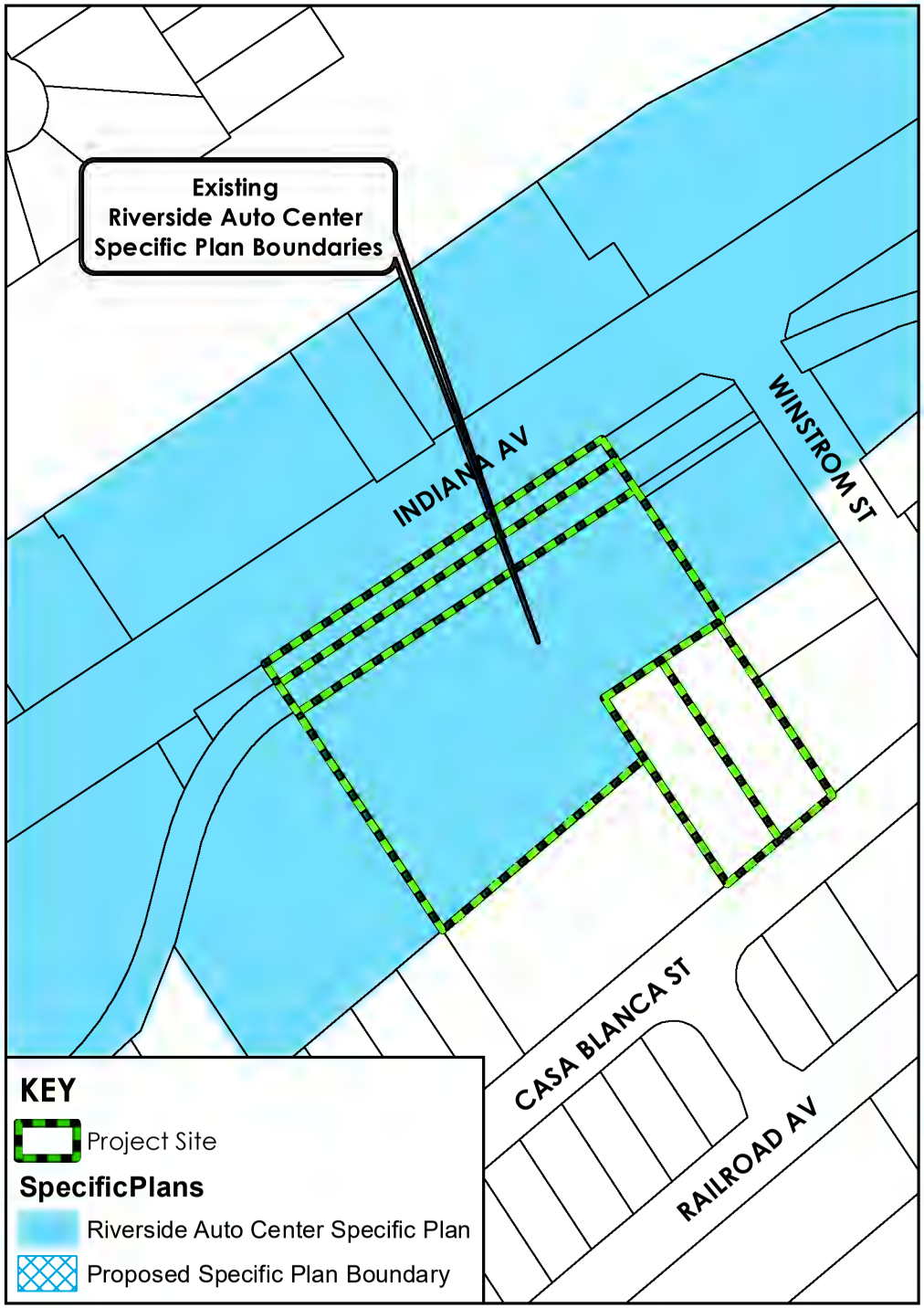
PROPOSED GENERAL PLAN LAND USE DESIGNATION



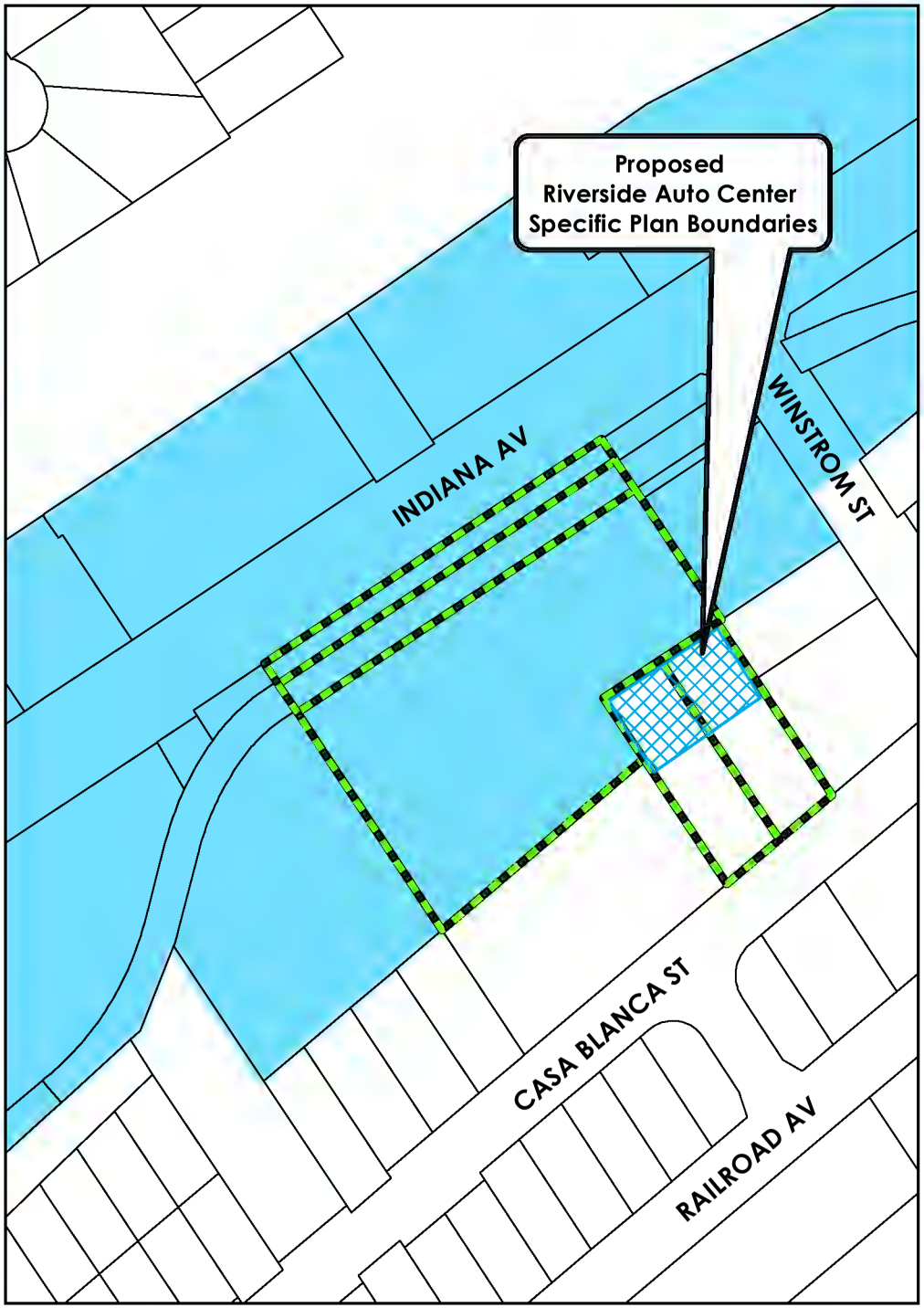
P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 4 - Existing and Proposed General Plan Amendment

NORTH

EXISTING SPECIFIC PLAN BOUNDARIES



PROPOSED SPECIFIC PLAN BOUNDARIES

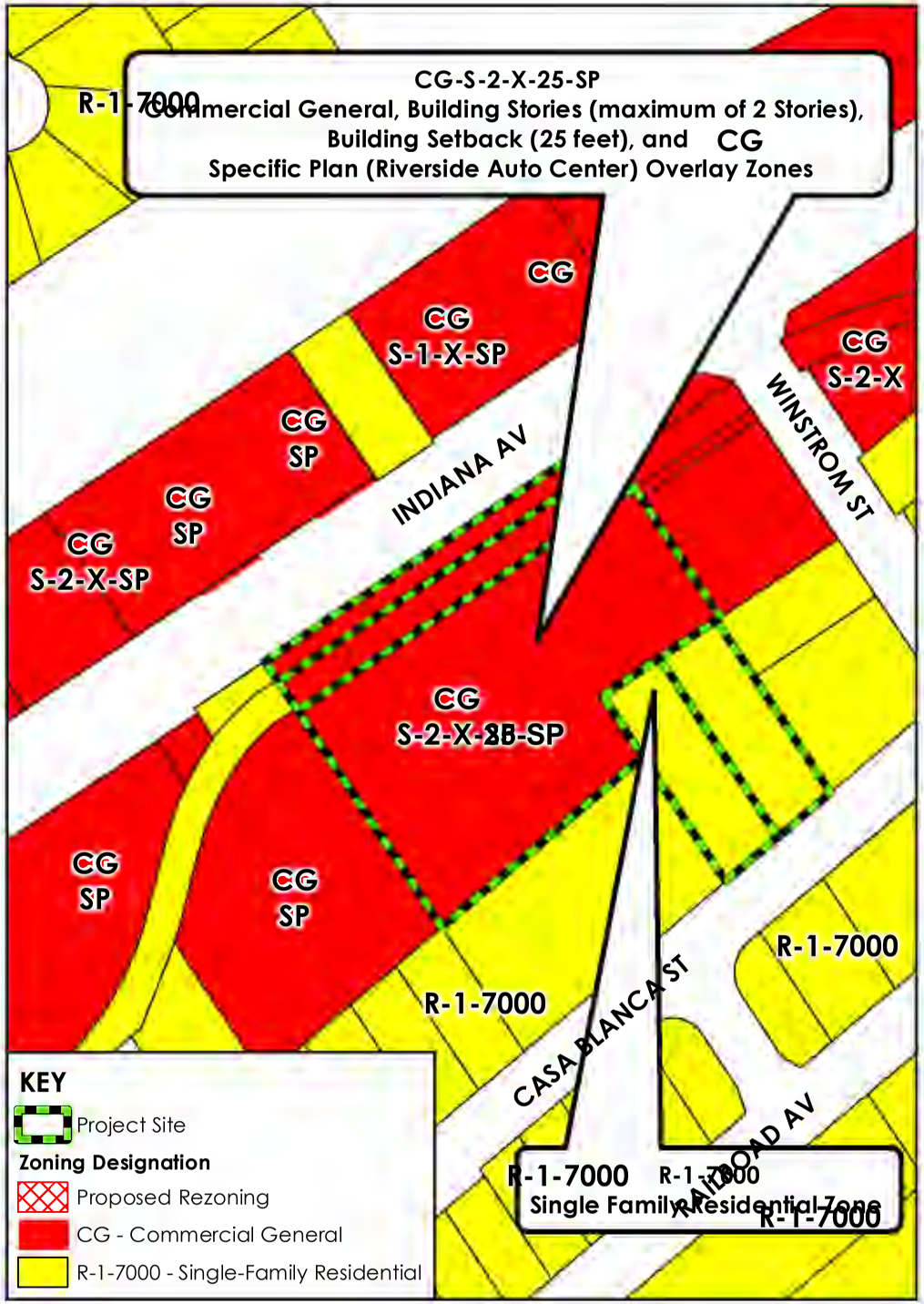


P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 5 - Existing and Proposed Specific Plan

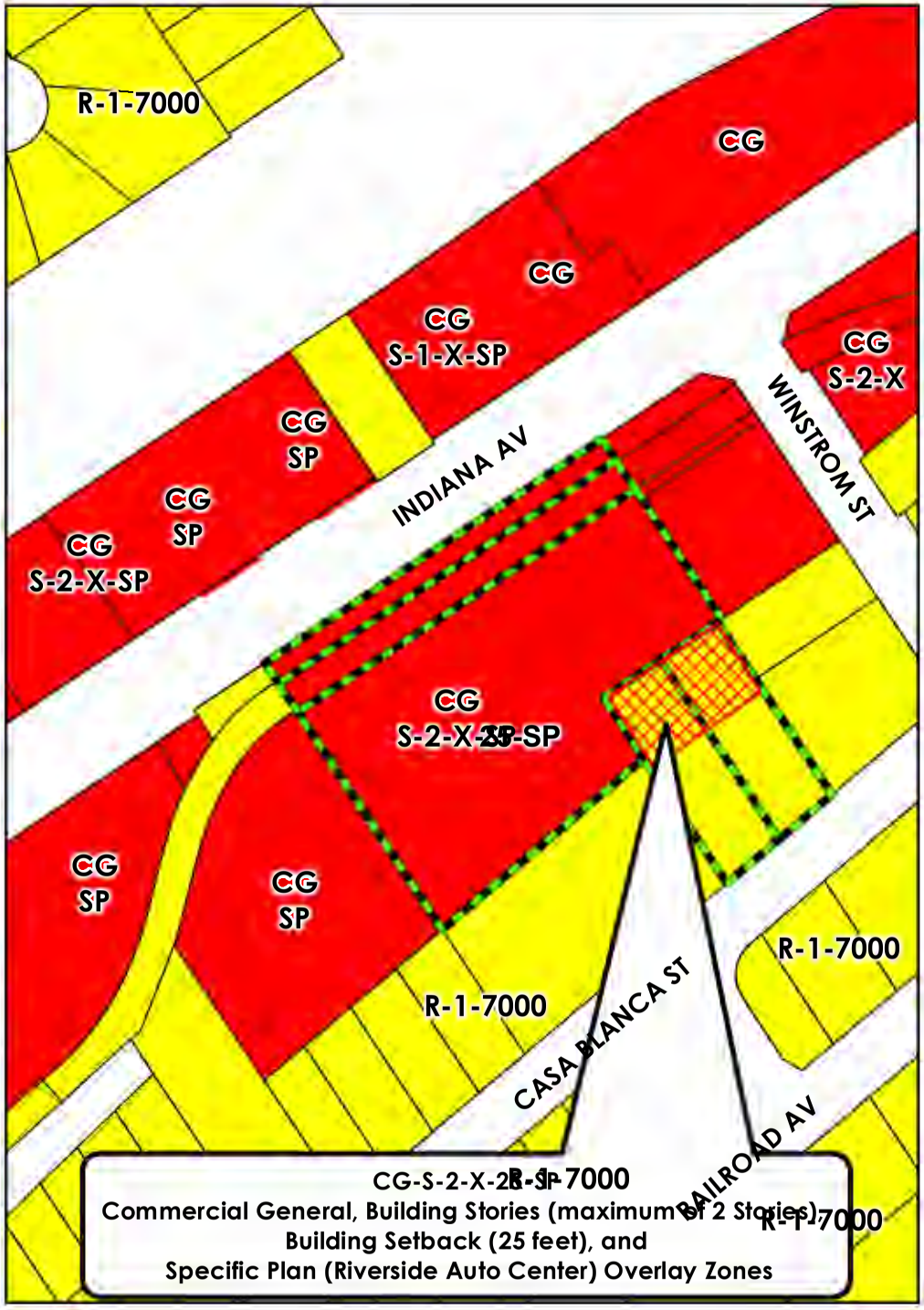
0 75 150 Feet

NORTH

EXISTING ZONING



PROPOSED ZONING



P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 6 - Existing and Proposed Zoning

0 75 150 Feet

NORTH

COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION

STAFF REPORT

AGENDA ITEM:	3.2
HEARING DATE:	August 13, 2020
CASE NUMBER:	ZAP1099RI20 – The Motorcycle Company (Representative: Adkan Engineers)
APPROVING JURISDICTION:	City of Riverside
JURISDICTION CASE NO:	P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Rezone), P20-0217 (Design Review)
LAND USE PLAN:	2005 Riverside Municipal Airport Land Use Compatibility Plan
Airport Influence Area:	Riverside Municipal Airport
Land Use Policy:	Airport Compatibility Zone E
Noise Levels:	Outside the 55 CNEL contour
MAJOR ISSUES:	None

RECOMMENDATION: Staff recommends that the General Plan Amendment, Specific Plan Amendment, and Rezone be found CONSISTENT with the 2005 Riverside Municipal Airport Land Use Compatibility Plan, and that the Design Review also be found CONDITIONALLY CONSISTENT, subject to the conditions included herein, and such additional conditions as may be required by the Federal Aviation Administration Obstruction Evaluation Service.

PROJECT DESCRIPTION: The applicant proposes to expand the existing Harley Davidson facility for motorcycle storage increasing the total building area from 35,794 square feet to 48,194 square feet (an increase of 12,400 square feet), to be constructed on new parcels increasing the total site acreage from 2.20 acres to 2.47 acres (an increase of 0.27 acres). The applicant also proposes to amend the newly added parcel's General Plan land use designation from Medium Density Residential to Commercial Regional Center, as well as a rezone from Residential R-1-7000 to Commercial General. The applicant also proposes to amend the Riverside Auto Center Specific Plan to include the new parcels into the specific plan boundaries.

PROJECT LOCATION: The site is located southerly of Indiana Avenue, westerly of Winstrom Street, northerly of Casablanca Street, and easterly of Jefferson Street, approximately 10,380 feet

southeasterly of the southeasterly terminus of Runway 9-27, and 13,206 feet southeasterly of the southerly terminus of Runway 16-34 at Riverside Municipal Airport.

BACKGROUND:

Non-Residential Land Use Intensity: Pursuant to the Riverside Municipal Airport Land Use Compatibility Plan, the project site is located within Compatibility Zone E, which does not restrict non-residential intensity.

Prohibited and Discouraged Uses: The applicant does not propose any uses prohibited or discouraged in Compatibility Zone E (hazards to flight).

Noise: The site is located outside the 55 dBA CNEL contour from Riverside Municipal Airport. Therefore, no special measures to mitigate aircraft noise are required at this location.

Part 77: While the site's distance from the southeasterly terminus of Runway 9-27 (at approximately 10,380 feet) is less than its distance from the southerly terminus of Runway 16-34 (approximately 13,206 feet), the latter point has a much lower elevation (747.5 feet above mean sea level [AMSL]) that the former point (815.8 feet AMSL). Therefore, Runway 16-34 is the applicable runway for determination of Part 77 noticing requirements at the project location. At a distance of 13,206 feet from Runway 16-34, structures with a top point elevation of 879.5 feet above mean sea level (or greater) would require notification to the Federal Aviation Administration Obstruction Evaluation Service (FAAOES). The project site elevation is 856 feet above mean sea level, and proposes a maximum building height of 24 feet, resulting in a top point elevation of 880 feet AMSL. Therefore, review of buildings by the FAAOES was required. The applicant has submitted Form 7460-1, and FAA OES has assigned Aeronautical Study No. 2020-AWP-7672-OE to this project. Its status is currently a "work in progress".

Open Area: The site is located within Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area, which does not require projects to designate area as ALUC qualifying open area that could potentially serve as emergency landing areas.

General Plan Amendment/Specific Plan Amendment/Rezone: The proposed Commercial Regional Center General Plan land use designation, Commercial General zoning, and incorporation of the project site into the Riverside Auto Center Specific Plan boundary would be as, or more consistent, with the Compatibility Plan than the existing designation.

CONDITIONS:

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

2. The following uses shall be prohibited:

(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.

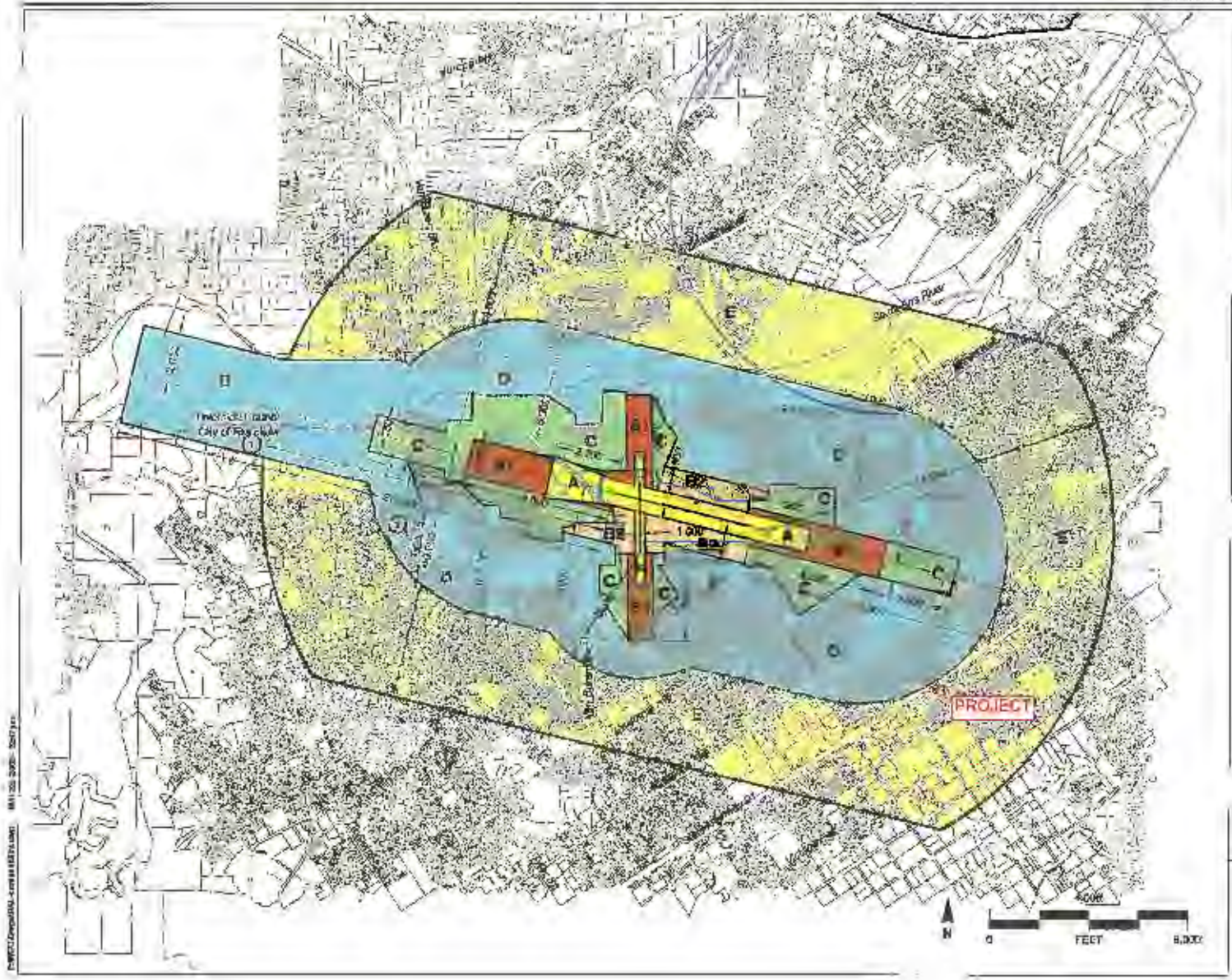
3. The attached disclosure notice shall be provided to all potential purchasers, lessees, and/or tenants of the property.

4. Any new detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping.

Y:\AIRPORT CASE FILES\Riverside\ZAP1099RI20\ZAP1099RI20sr.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)



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2: Table 2A for compatibility criteria associated with this map. See Section RL2 for special exceptions to the Table 2A criteria.

Riverside County
Airport Land Use Commission

Riverside County
Airport Land Use Compatibility Plan
Policy Document

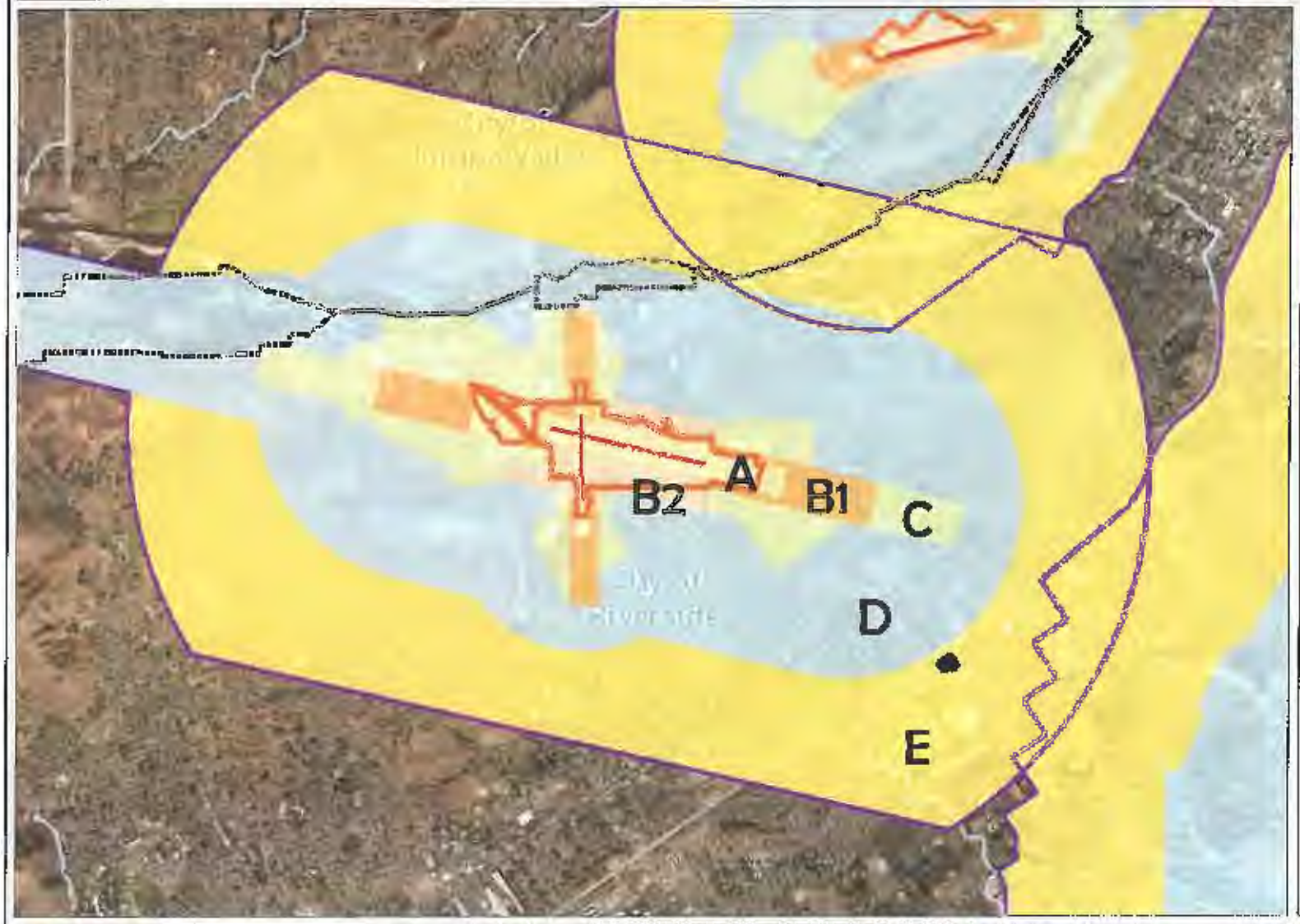
(Adopted March 2005)

Map RI-1

Compatibility Map

Riverside Municipal Airport

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY 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

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0 6,157 12,314 Feet

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Notes

Map My County Map

Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
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  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5

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0 385 770 Feet

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Notes

Exhibit 7 - ALUC Memo, dated August 20, 2020

Map My County Map

Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

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0 385 770 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

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0 6,157 12,314 Feet

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Notes

Map My County Map

Legend

- Blueline Streams
- City Areas
- World Street Map

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0 1,539 3,079 Feet

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Notes

Map My County Map

Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

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0 385 770 Feet

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Notes

Map My County Map

Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map

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0 192 385 Feet

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Notes

TENANT IMPROVEMENT FOR INTERIOR SHOWROOM ONLY

RIVERSIDE HARLEY-DAVIDSON

PROJECT ADDRESS:
7628 NORTH ARLINGTON AVE.
RIVERSIDE, CA 92504

CONTACT: ALEX BARINCZA
(951) 785-2100

SHEET INDEX

SHEET	DESCRIPTION
	GENERAL
G1	COVER SHEET
A1.0	PROPOSED SITE PLAN
A1.1	PROPOSED FIRST FLOOR
A1.2	PROPOSED MEZZANINE FLOOR
A1.3	SITE PLAN DETAILS
A1.4	PROPOSED FIRST FLOOR PLAN
A1.5	PROPOSED MEZZANINE PLAN
A1.6	PROPOSED ROOF PLAN
A1.7	PROPOSED ELEVATIONS
	CIVIL
C1	PRELIMINARY GRADING PLAN

LIST OF ABBREVIATIONS

SYMBOLS

FIRE DEPARTMENT NOTES

CODE ANALYSIS

PROJECT PARTICIPANTS

ARCHITECTURAL SCOPE OF WORK

APPLICABLE CODES

DEFERRED SUBMITTALS

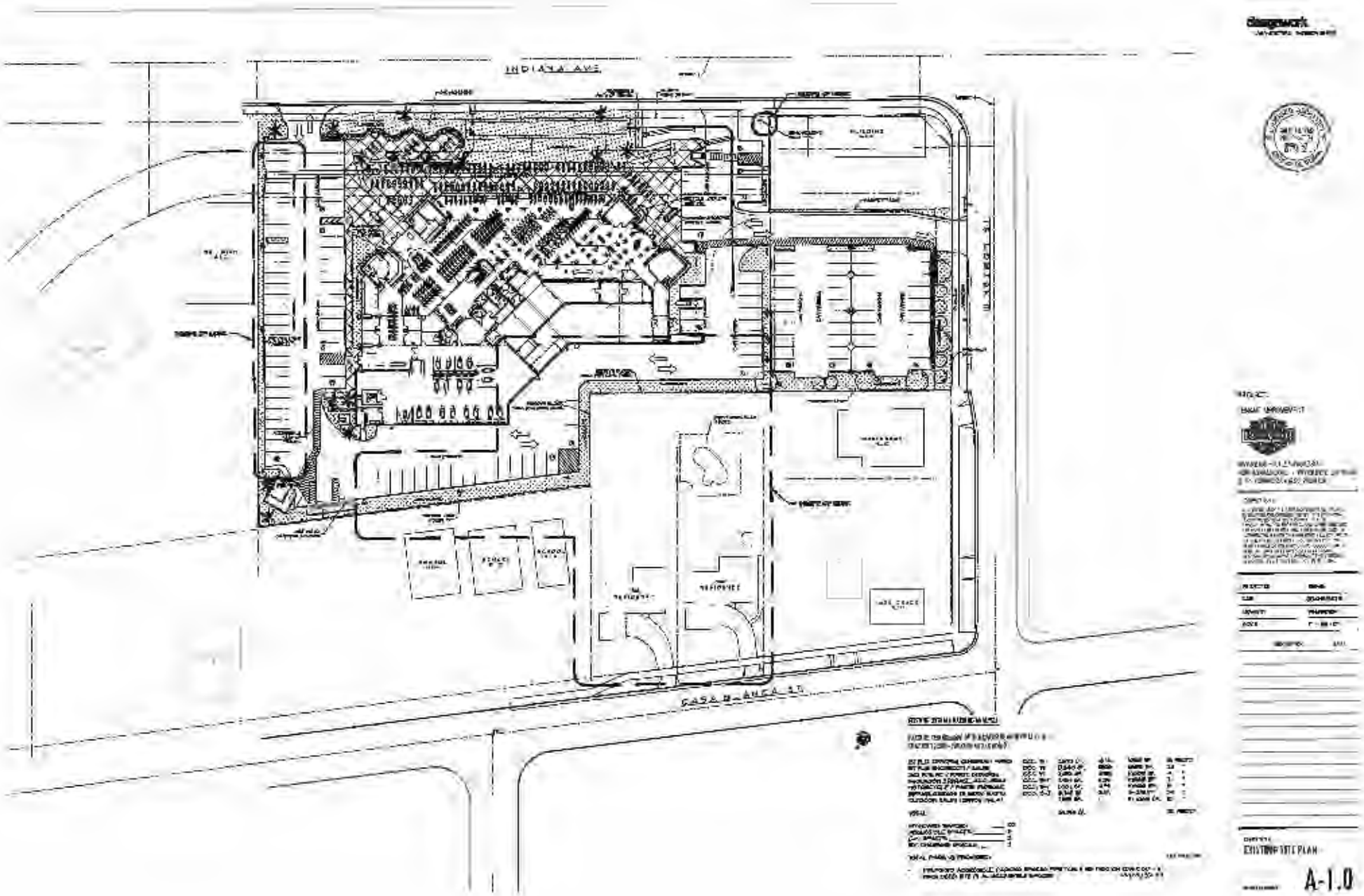
GENERAL NOTES

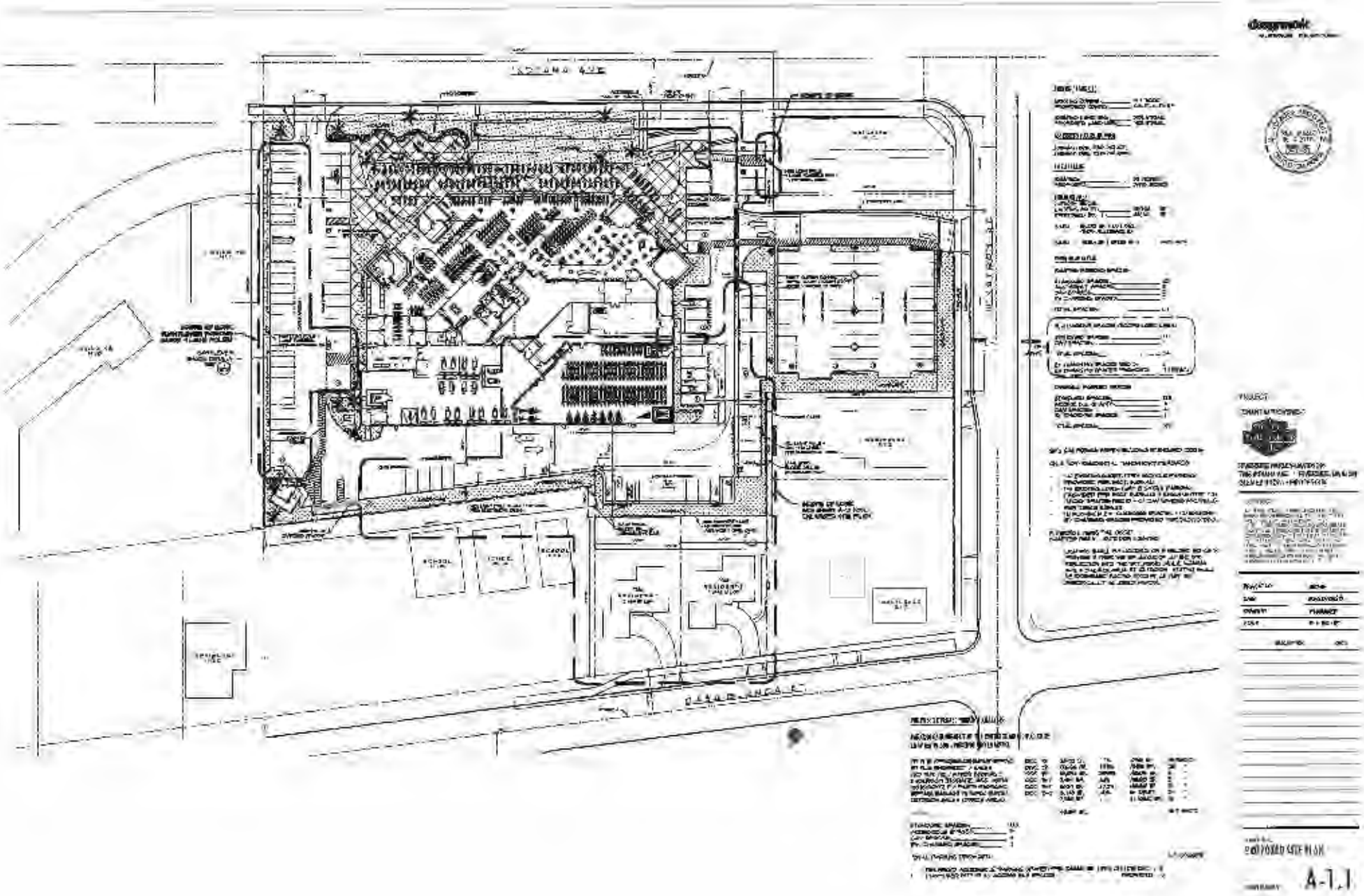
VICINITY MAP

COVER SHEET

A1

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 7 - ALUC Memo, dated August 20, 2020


INDIANA AVE
CASA BLANCA ST
EXISTING SITE PLAN
A-1.0



P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 7 - ALUC Memo, dated August 20, 2020

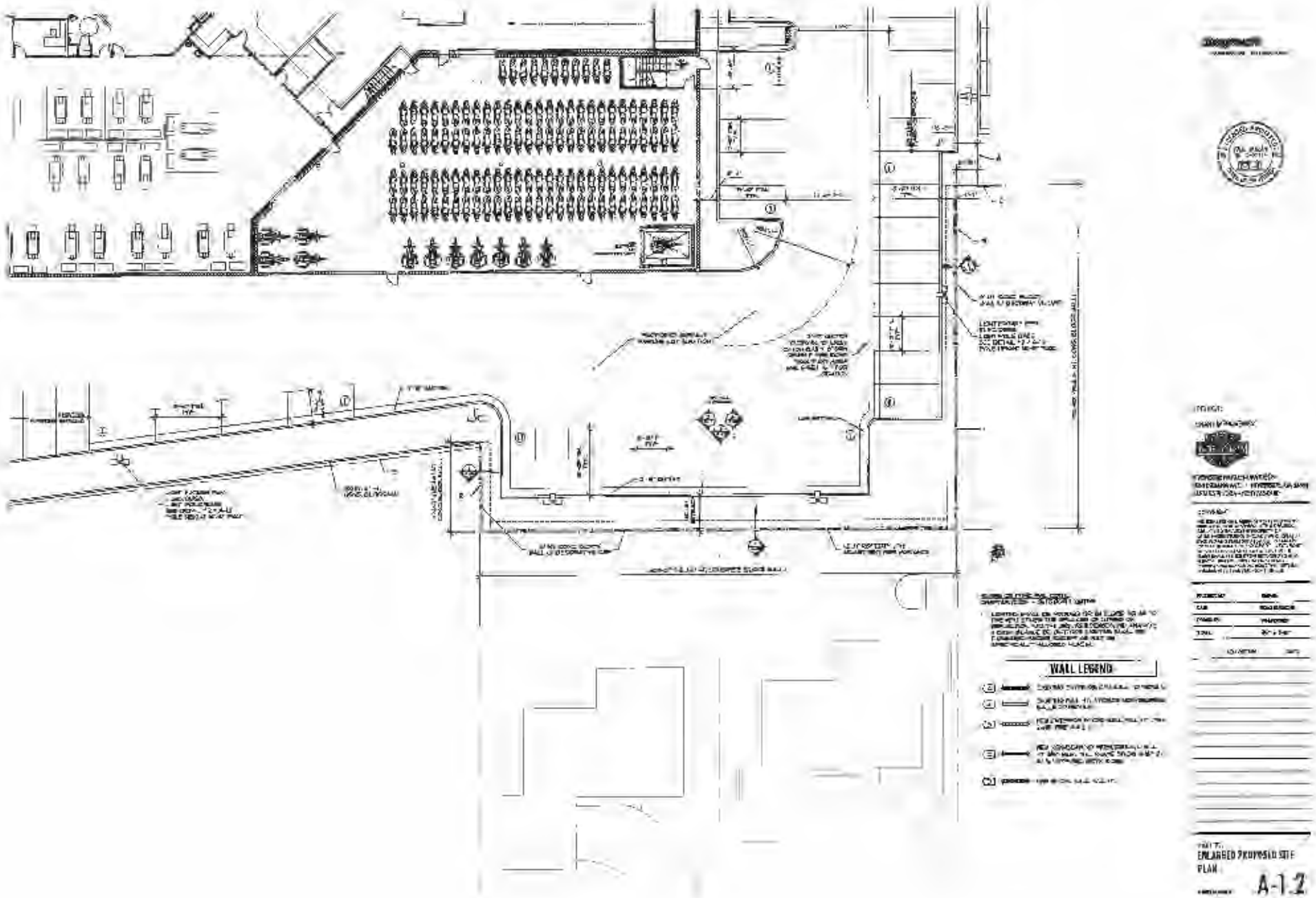


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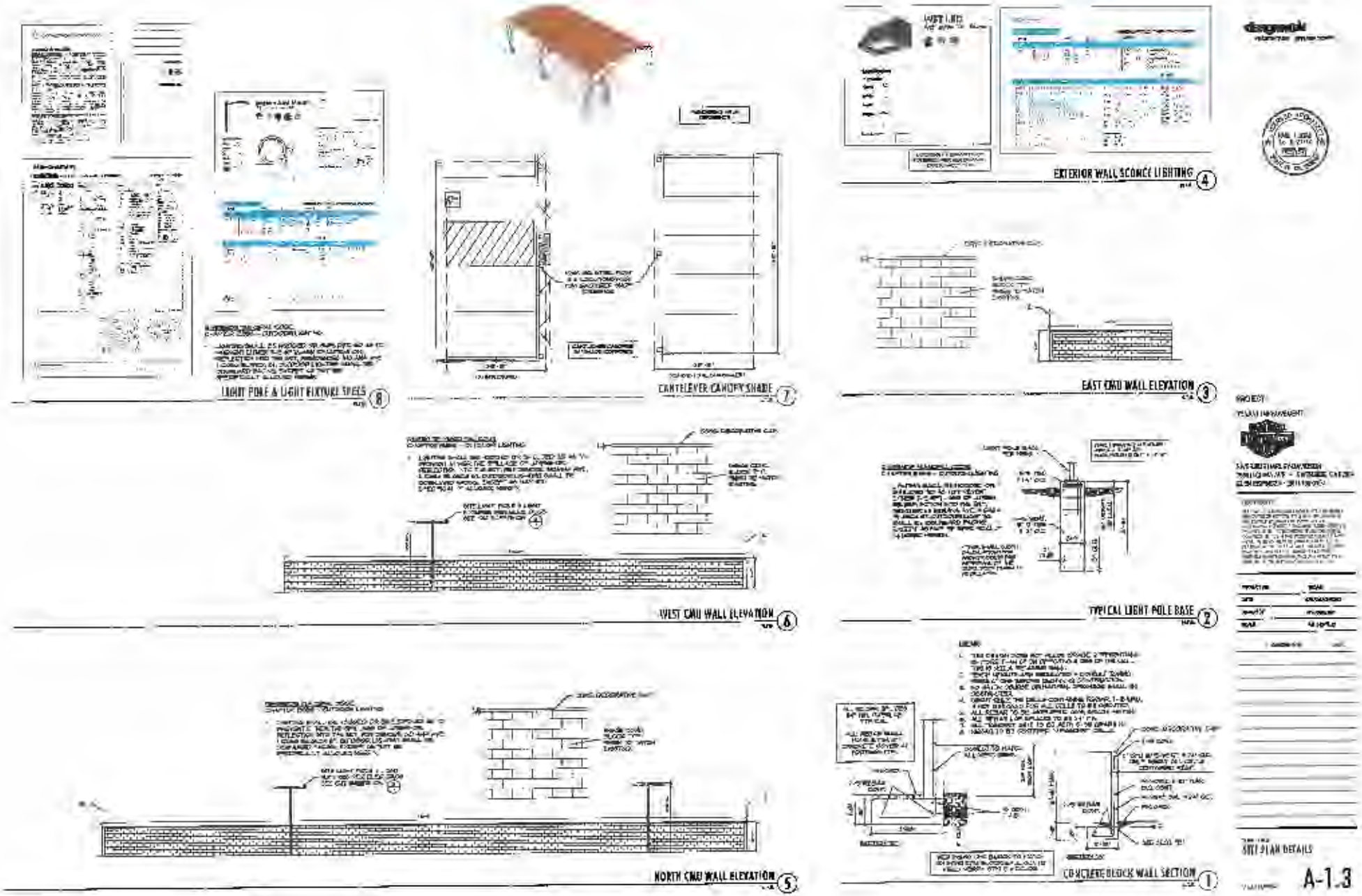
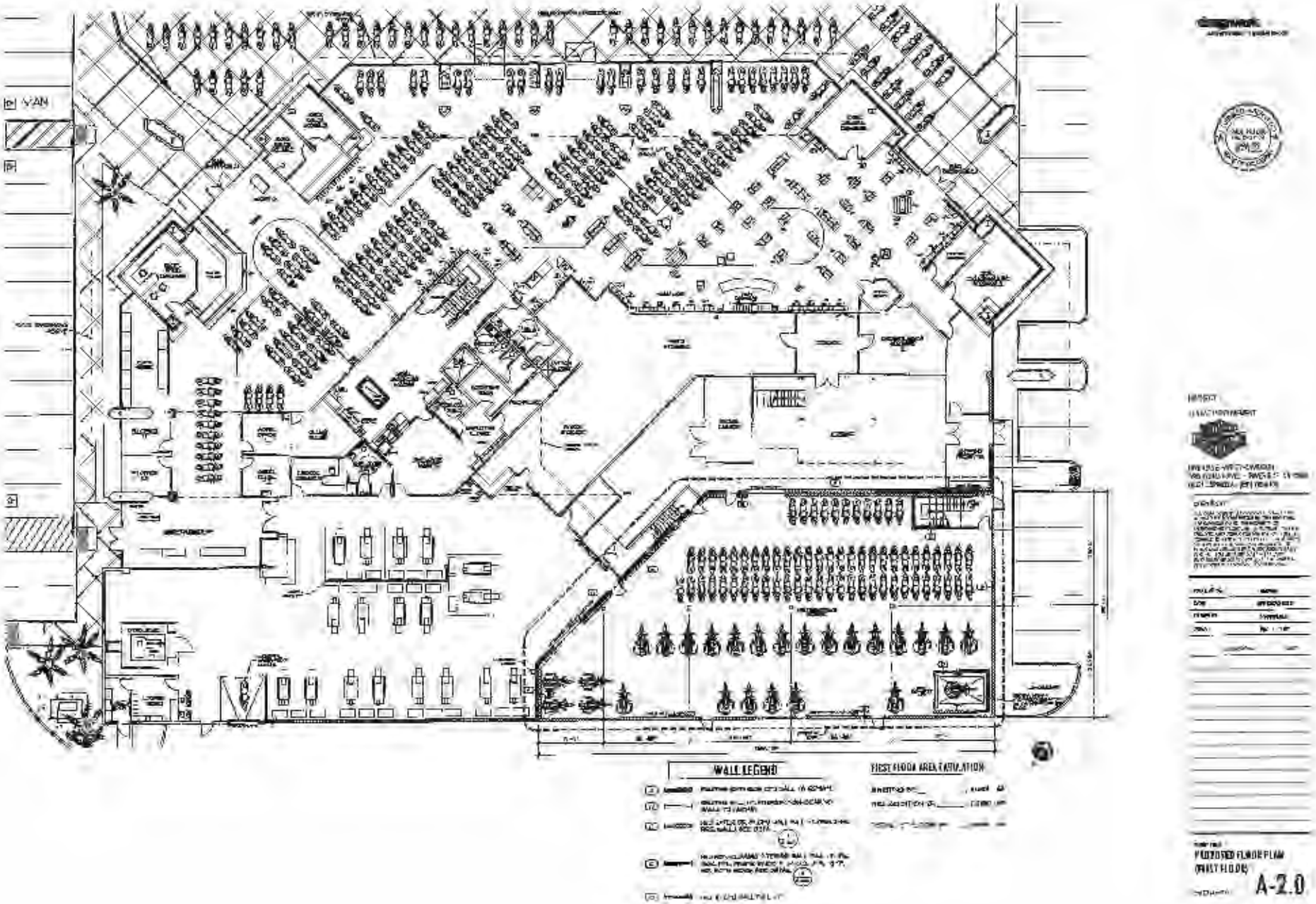
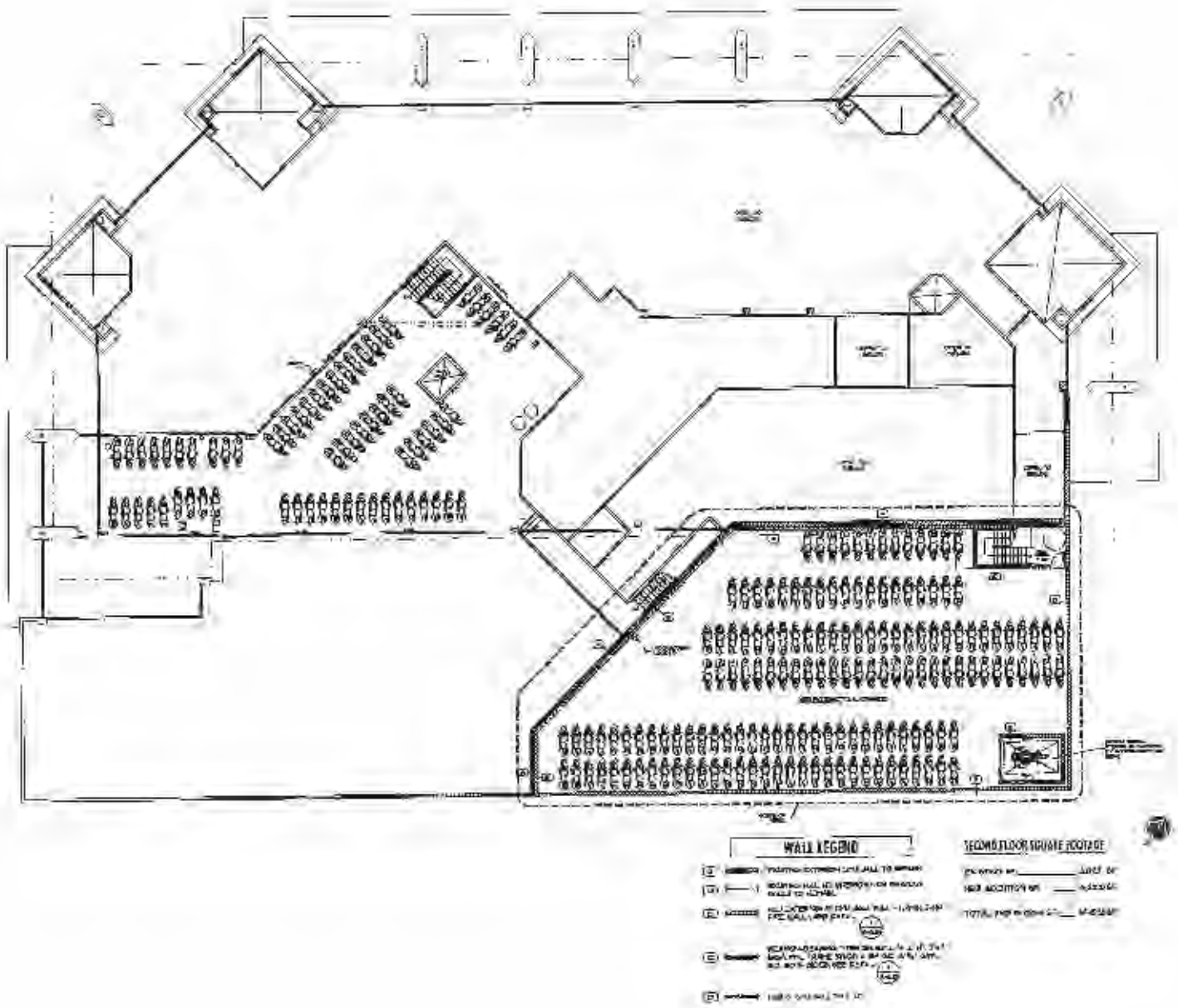
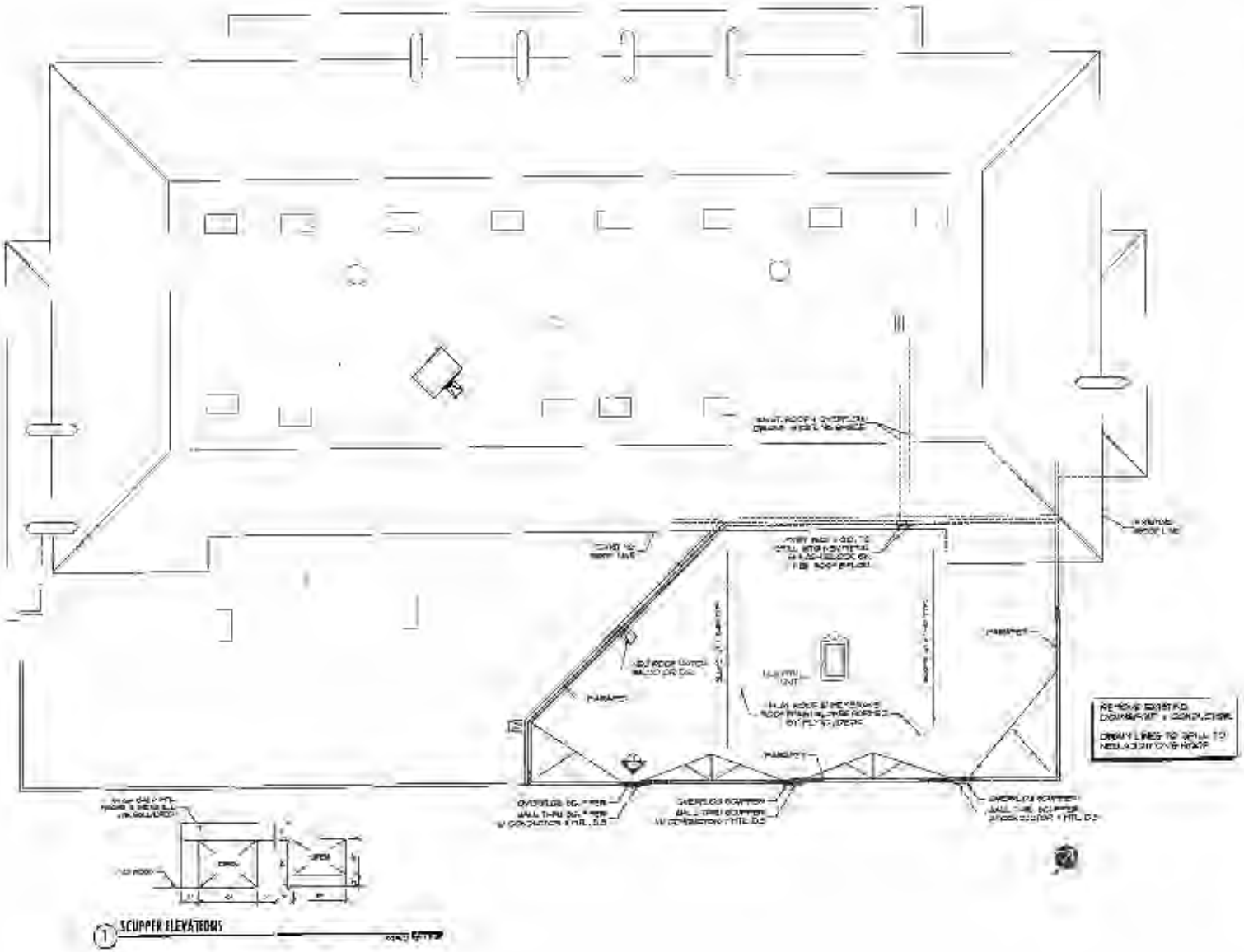
Exhibit 7 - ALUC Memo, dated August 20, 2020


LIGHT POLE & LIGHT FIXTURE SPECS 8
CANTILEVER CANOPY SHADE 7
EXTERIOR WALL SCONCE LIGHTING 4
EAST CMU WALL ELEVATION 3
WEST CMU WALL ELEVATION 6
TYPICAL LIGHT POLE BASE 2
NORTH CMU WALL ELEVATION 5
CONCRETE BLOCK WALL SECTION 1
SITE PLAN DETAILS
A-1.3

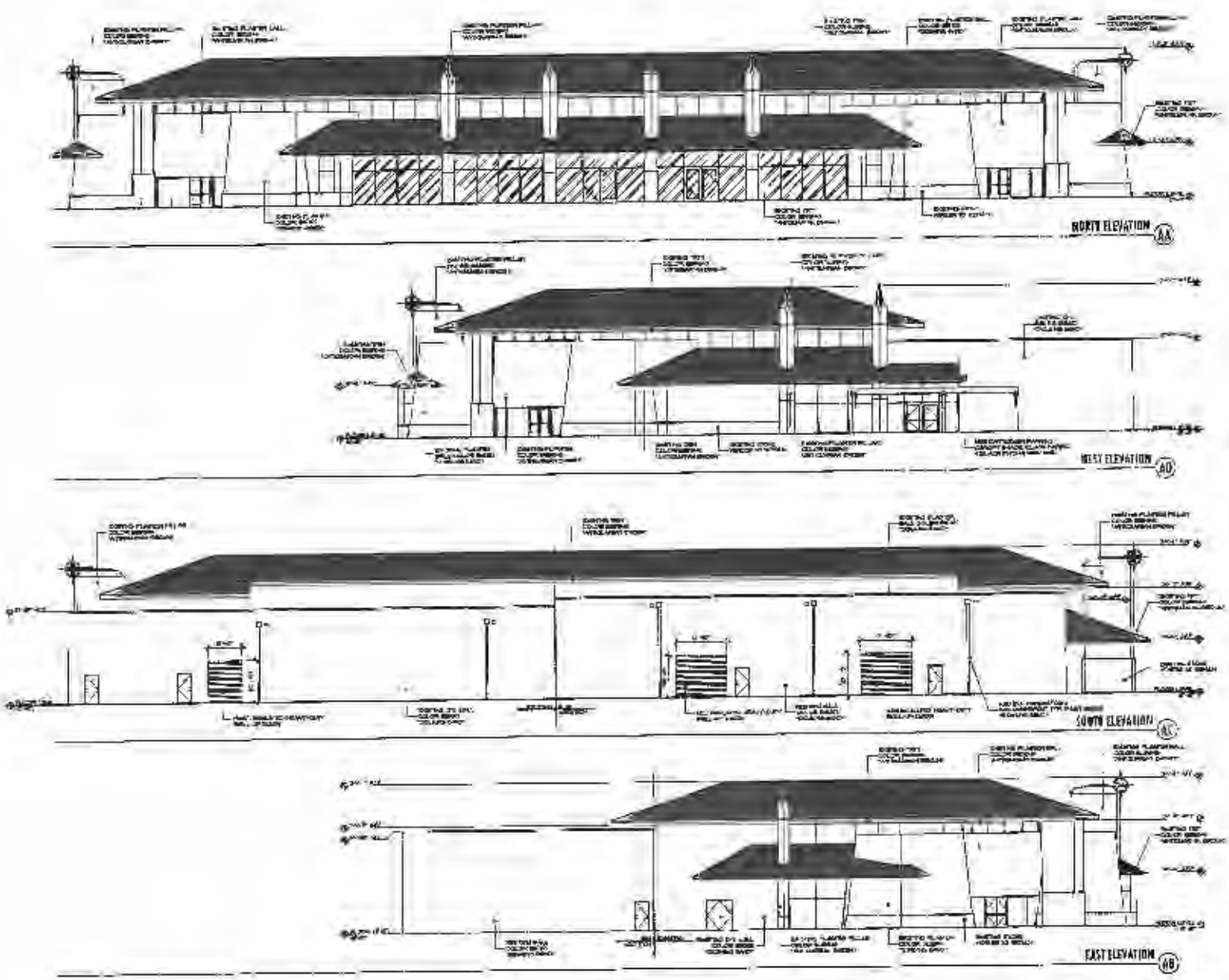

VAN
WALL LEGEND
FIRST FLOOR AREA EXTRAVATION
PROPOSED FLOOR PLAN
(FIRST FLOOR)
A-2.0


WALL LEGEND
SECOND FLOOR SQUARE FOOTAGE
PROPOSED FLOOR PLAN
A-2.1



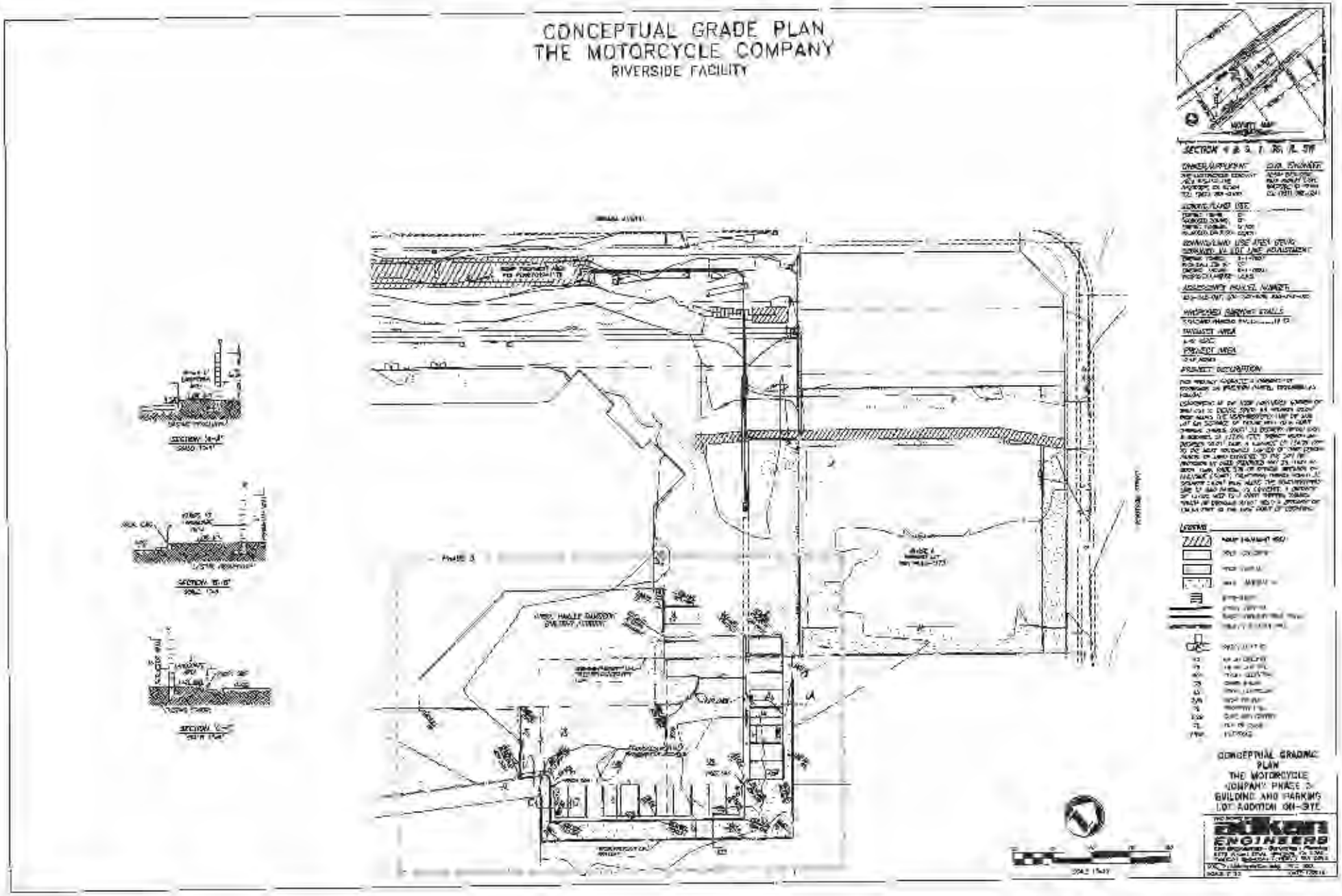
PROPOSED ROOF PLAN

A-2.2

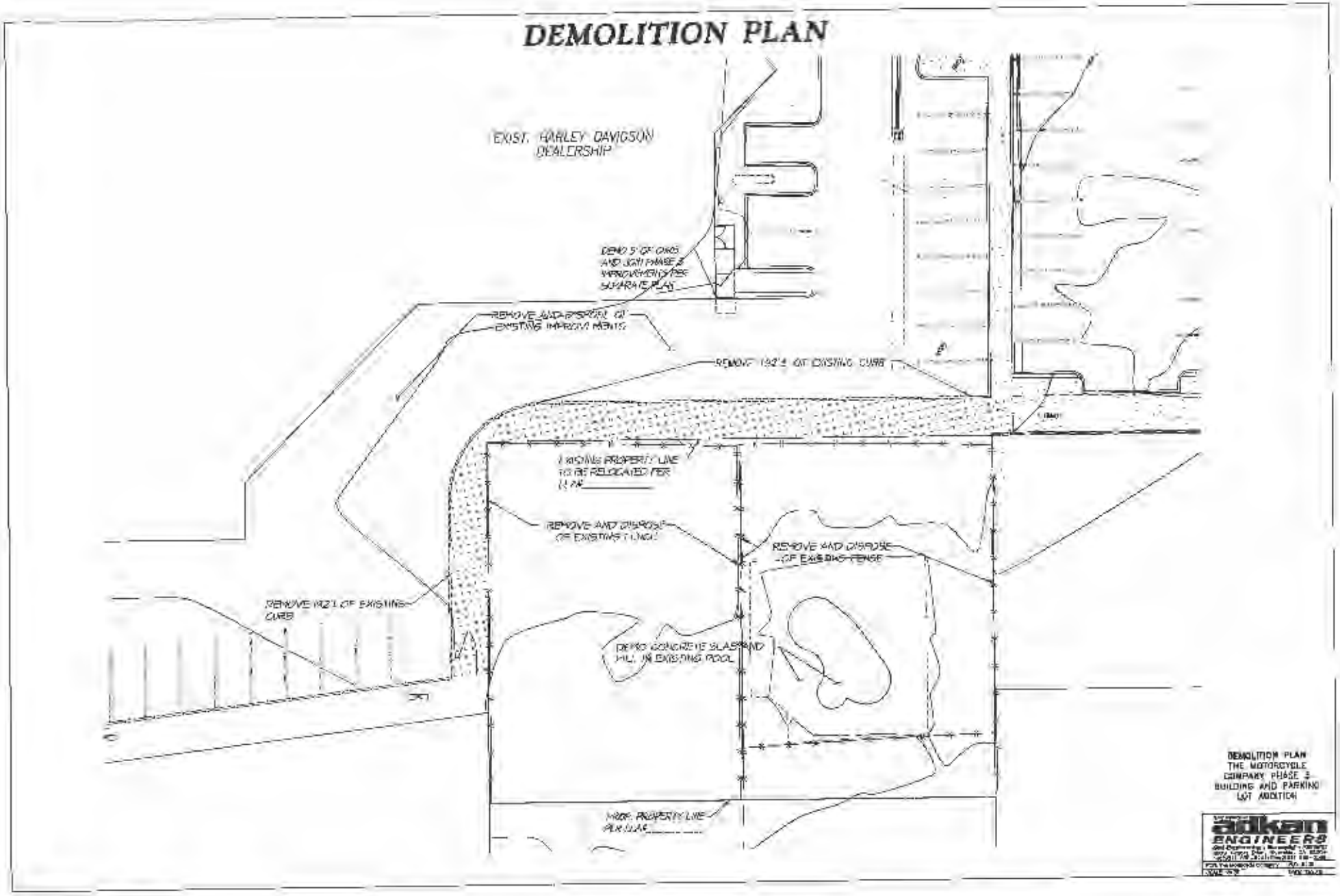


EXTERIOR ELEVATIONS

A-3.0

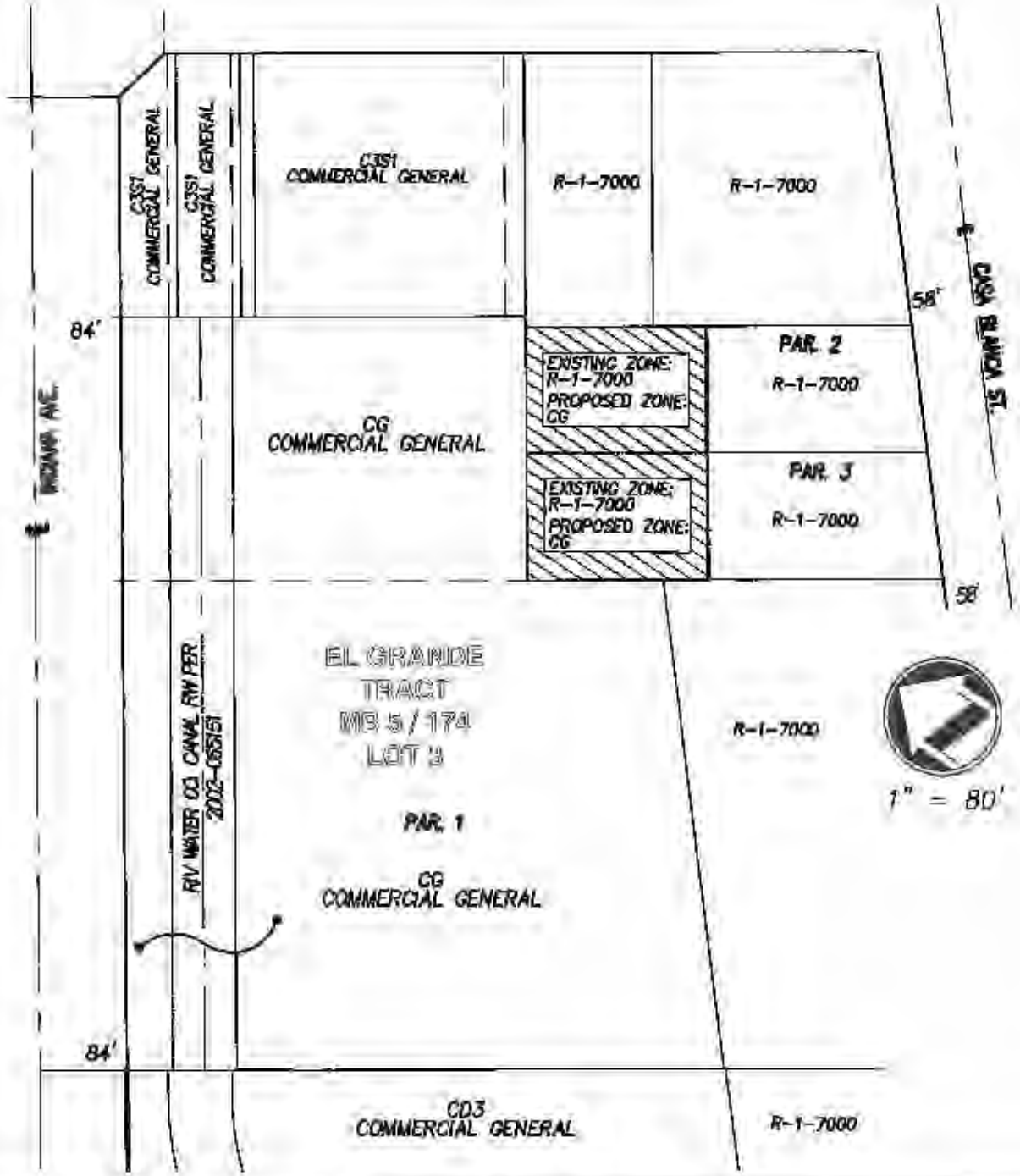

CONCEPTUAL GRADE PLAN
THE MOTORCYCLE COMPANY
RIVERSIDE FACILITY
CONCEPTUAL GRADING PLAN
THE MOTORCYCLE COMPANY PHASE 3
BUILDING AND PARKING LOT ADDITION ON-SITE
ENGINEERS

DEMOLITION PLAN



CHANGE OF ZONE EXHIBIT

SHEET 1 OF 1



MAP PREPARED BY: adkan ENGINEERS Civil Engineering · Surveying · Planning 6879 Airport Drive, Riverside, CA 92504 Tel:(951) 688-0241 · Fax:(951) 688-0599	JOB NO. 9206 DATE: 4-07-2020	CLIENT: THE MOTORCYCLE COMPANY
	APPROVED BY: Michael R Brendecke, PLS	CHANGE OF ZONE EXHIBIT

SHEET 1 OF 1

GENERAL PLAN AMMENDMENT

PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
8879 Airport Drive, Riverside, CA 92504
Tel (951) 688-0241 · Fax (951) 688-0599

JOB NO. 9206	DATE: 4-07-2020	CLIENT: THE MOTORCYCLE COMPANY
APPROVED BY: Michael R Brendecke, PLS		GENERAL PLAN AMMENDMENT EXHIBIT

RIVERSIDE AUTO CENTER SPECIFIC PLAN

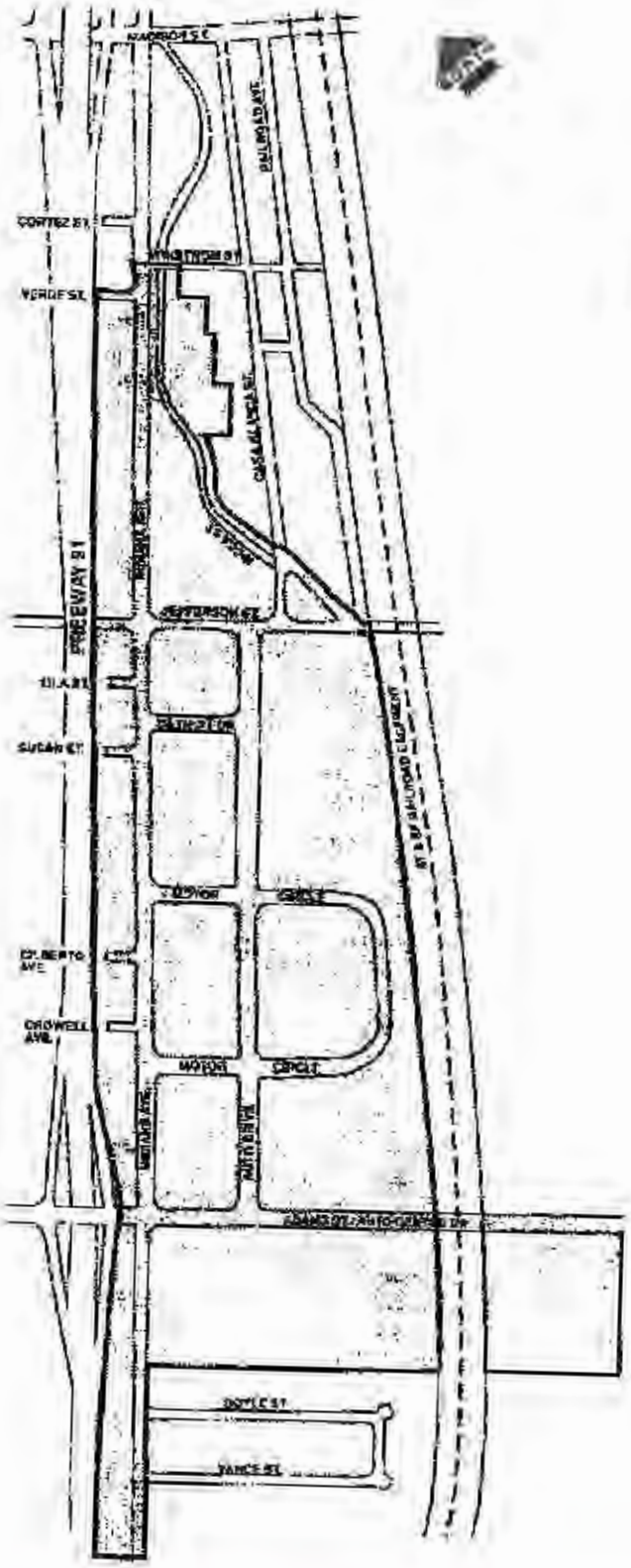
Originally Adopted on October 23, 1990
Resolution 17614
GP-003-901

Edited to include all Specific Plan Amendments as of November 2007 by the City of Riverside Planning Department

SPECIFIC PLAN AMENDMENTS

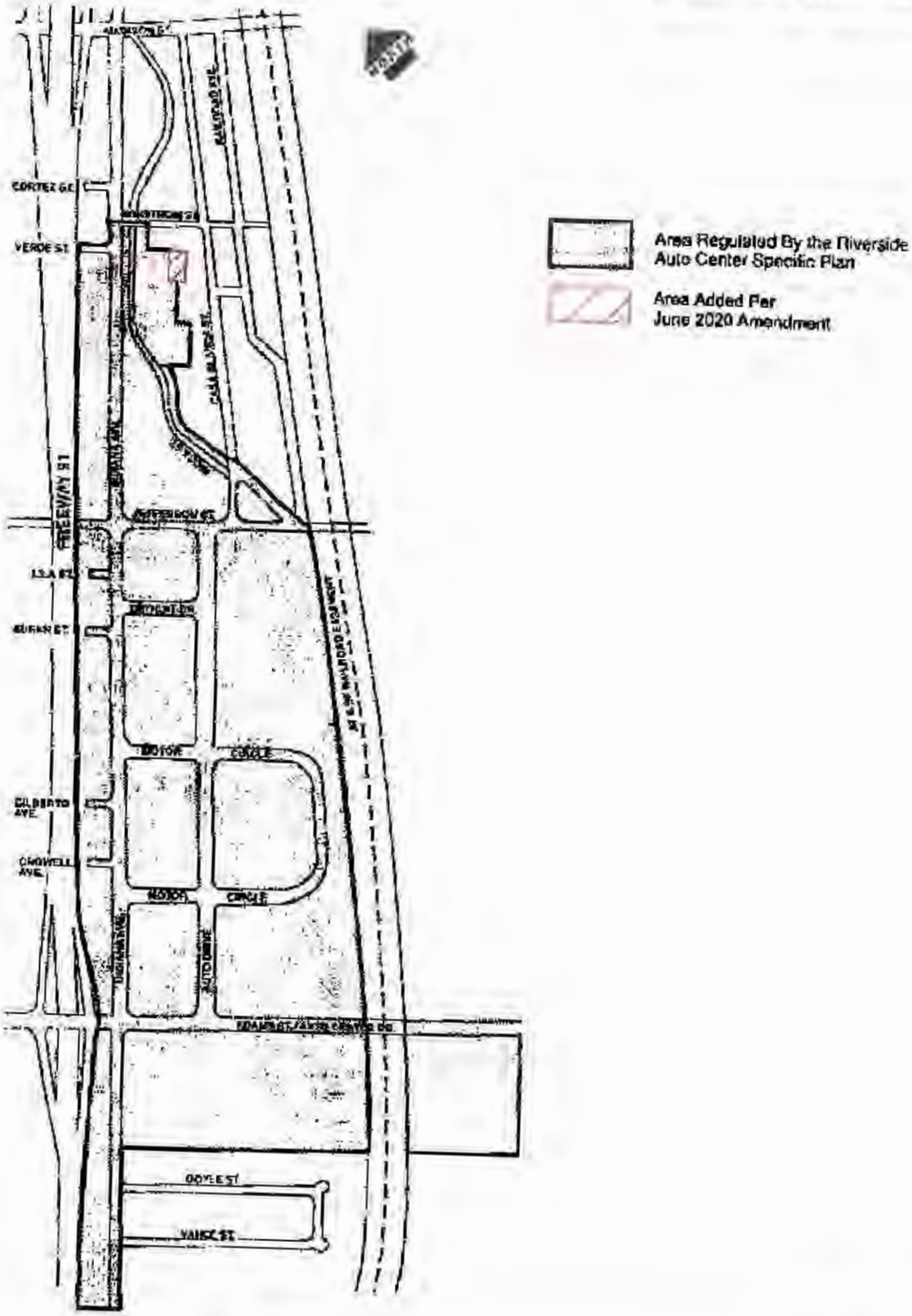
Case	Adoption Date	Resolution No.
SP-005-912		
SP-006-912		
SP-003-989	July 27, 1999	19543
SP-001-990	November 23, 1999	19602
SP-002-990 A SP-002-990 B SP-004-990	March 28, 2000	19663
SP-005-001 SP-005-001 Corrected	February 6, 2001 October 10, 2006	19835 21262
P03-0401	October 14, 2004	20553
P04-0178	November 20, 2007	21536
P20-XXXX	June 15, 2020	XXXX

Figure 1 — Specific Plan Area



Area Regulated By the Riverside Auto Center Specific Plan

Figure 1 — Specific Plan Area



NOTICE OF PUBLIC HEARING
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION
www.rcaluc.org

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the applications described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. For more information please contact **ALUC Planner Paul Rull at (951) 955-6893**. The ALUC holds hearings for local discretionary permits within the Airport Influence Area, reviewing for aeronautical safety, noise and obstructions. ALUC reviews a proposed plan or project solely to determine whether it is consistent with the applicable Airport Land Use Compatibility Plan.

The City of Riverside may hold hearings on this item and should be contacted on non-ALUC issues. For more information please contact City Planner Ms. Judy Eguez at (951) 826-5800.

The proposed project application may be viewed at www.rcaluc.org. Written comments may be submitted to the Riverside County ALUC by e-mail to prull@rivco.org or by U.S. mail to Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501. Individuals with disabilities requiring reasonable modifications or accommodations, please telephone Barbara Santos at (951) 955-5132.

PLACE OF HEARING:	**Riverside County Administration Center** **4080 Lemon Street, 1st Floor Board Chambers** **Riverside California**
DATE OF HEARING:	**August 13, 2020**
TIME OF HEARING:	**9:30 A.M.**

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the ALUC website at www.rcaluc.org

CASE DESCRIPTION:

ZAP1099RI20 – The Motorcycle Company (Representative: Adkan Engineers) – Related Case City of Riverside Case Nos. P20-0214 (General Plan Amendment), P20-0215 (Specific Plan Amendment), P20-0216 (Rezone), P20-0217 (Design Review). The applicant proposes to expand the existing Harley Davidson facility for motorcycle storage increasing the total building area from 35,794 square feet to 48,194 square feet (an increase of 12,400 square feet), to be constructed on new parcels increasing the total site acreage from 2.2 acres to 2.47 acres (an increase of 0.27 acres), located southerly of Indiana Avenue, westerly of Winstrom Street, northerly of Casablanca Street, and easterly of Jefferson Street. The applicant also proposes to amend the newly added parcel's General Plan land use designation from Medium Density Residential to Commercial Regional Center, as well as a rezone from Residential R-1-7000 to Commercial General. The applicant also proposes to amend the Riverside Auto Center Specific Plan to include the new parcels into the specific plan boundaries (Airport Compatibility Zone E of the Riverside Municipal Airport Influence Area).

RIVERSIDE COUNTY
AIRPORT LAND USE COMMISSION

APPLICATION FOR MAJOR LAND USE ACTION REVIEW

RIV
E

ALUC CASE NUMBER: ZAP1099RI20 DATE SUBMITTED: June 10, 2020

APPLICANT / REPRESENTATIVE / PROPERTY OWNER CONTACT INFORMATION

Applicant	The Motorcycle Company	Phone Number	(951) 785-0100
Mailing Address	7688 Indiana Ave, Riverside Ca, 92504	Email	GlenE@themotorcyclecompany.com
Representative	Adkan Engineers	Phone Number	(909) 688-0241
Mailing Address	6879 Airport Drive, Riverside, CA 92504	Email	mbrandecke@adkan.com
Property Owner	The Motorcycle Company	Phone Number	(951) 785-0100
Mailing Address	7688 Indiana Ave, Riverside Ca, 92504	Email	GlenE@themotorcyclecompany.com

LOCAL JURISDICTION AGENCY

Local Agency Name	City Of Riverside	Phone Number	(951) 826-5800
Staff Contact	Judy Egquez	Email	jeguez@riversideca.gov
Mailing Address	3900 Main Street - 3rd Floor	Case Type	
Local Agency Project No	P20-0214 (GPA); P20-0215 (SPA); P20-0216 (Rezone); P20-0217 (Design Review)		X General Plan / Specific Plan Amendment X Zoning Ordinance Amendment _ Subdivision Parcel Map / Tentative Tract _ Use Permit X Site Plan Review/Plot Plan _ Other

PROJECT LOCATION

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address	7681 Casa Blanca St, Riverside CA 92504 - PORTION OF 7691 Casa Blanca St, Riverside CA 92504 - PORTION OF		
Assessor's Parcel No.	230-242-005, 230-242-006 - PORTIONS OF	Gross Parcel Size	11,985 SF
Subdivision Name		Nearest Airport and distance from Airport	
Lot Number			

PROJECT DESCRIPTION

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe): The 2 parcels fronting Casa Blanca have a current land use designation of Medium Density Residential.

Proposed Land Use (describe)	The portion of the 2 parcels being accepted by The Motorcycle Company per a LLA proposes a land use designation of Commercial Regional Center.
For Residential Uses	Number of Parcels or Units on Site (exclude secondary units)
For Other Land Uses (See Appendix C)	Hours of Operation Number of People on Site — Maximum Number Method of Calculation
Height Data	Site Elevation (above mean sea level) 858 ft. Height of buildings or structures (from the ground) 25 ft.
Flight Hazards	Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? ☐ Yes ☒ No If yes, describe

A. **NOTICE:** Failure of an applicant to submit complete or adequate information pursuant to Sections 65940 to 65948 inclusive, of the California Government Code, MAY constitute grounds for disapproval of actions, regulations, or permits.

B. **REVIEW TIME:** Estimated time for "staff level review" is approximately 30 days from date of submittal. Estimated time for "commission level review" is approximately 45 days from date of submittal to the next available commission hearing meeting.

C. **SUBMISSION PACKAGE:**

1. . . . . Completed ALUC Application Form
1. . . . . ALUC fee payment
1. . . . . Plans Package (24x36 folded) (site plans, floor plans, building elevations, grading plans, subdivision maps)
1. . . . . Plans Package (8.5x11) (site plans, floor plans, building elevations, grading plans, subdivision maps, zoning ordinance/GPA/SPA text/map amendments)
1. . . . . CD with digital files of the plans (pdf)
1. . . . . Vicinity Map (8.5x11)
1. . . . . Detailed project description
1. . . . . Local jurisdiction project transmittal
3. . . . . Gummed address labels for applicant/representative/property owner/local jurisdiction planner
3. . . . . Gummed address labels of all surrounding property owners within a 300 foot radius of the project site. **(Only required if the project is scheduled for a public hearing Commission meeting)**

SCHEDULE OF DEVELOPMENT REVIEW FEES (effective 3/1/19)

CASE TYPE	ALL OTHERS		MARCH ZONE E	
	INITIAL REVIEW FEE	AMENDED REVIEW FEE	INITIAL REVIEW FEE	AMENDED REVIEW FEE
General Plan or General Plan Element (County or City)	$3,696	$2,458	$2,310	$1,537
Community Plan or Area Plan (County or City)	$3,696	$2,402	$2,310	$1,502
(New) Specific Plan or Master Plan	$3,261	N/A	$2,038	N/A
Specific Plan Amendment	N/A	$2,181	N/A	$1,363
General Plan Amendment	$1,331	N/A	$832	N/A
Change of Zone or Ordinance Amendment	$1,331	$887	$832	$554
Non-Impact Legislative Project (as determined by staff)	$420	N/A	$375	N/A
Tract Map	$1,515	$1,017	$947	$636
Conditional Use Permit or Public Use Permit	$1,331	$887	$832	$554
Plot Plan, Development Review Plan or Design Review	$1,331	$887	$832	$554
Parcel Map	$1,331	$887	$832	$554
Environmental Impact Report*	$3,050	$2,033	$1,906	$1,271
Other Environmental Assessments*	$1,671	$1,109	$1,044	$693
Building Permit or Tenant Improvement	$573	$389	$359	$243

Effective March 1, 2019, an additional fee of $130.00 will be charged for projects requiring ALUC public hearings (no additional fee for "staff review cases).

ADDITIONAL PROJECT SPECIFIC FEES (In addition to the above fees)				
Location in APZ I or II of March	$2,500	$2,500	N/A	N/A
AIA Large Commercial Solar Project (Energy Generation Facility)	$3,000	$3,000	$3,000	$3,000
Heliports/Helicopter Landing Sites	$1,000	$1,000	$1,000	$1,000
Speculative Nonresidential Multiple Buildings (4 or more)	$8,210	$8,210	N/A	N/A

NOTE: * THIS FEE IS COLLECTED ONLY FOR PROJECTS THAT ARE NOT CLASSIFIED UNDER ONE OF THE ABOVE CATEGORIES.

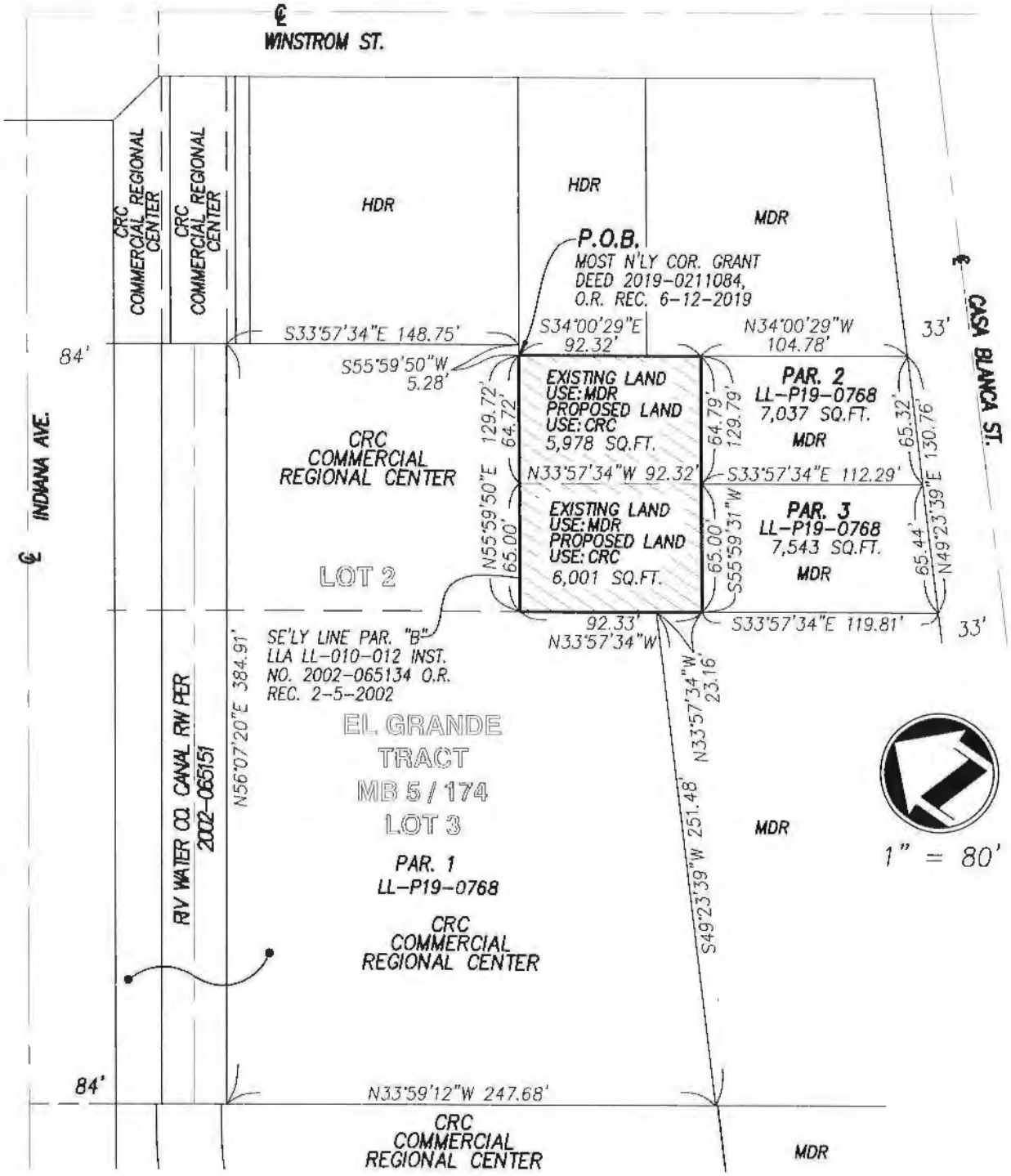
Checks should be made payable to: Riverside County Airport Land Use Commission

Riverside County Airport Land Use Commission, County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, CA 92501,
Phone: 951-955-5132 Fax: 951-955-5177 Website:

SHEET 1 OF 1

GENERAL PLAN AMENDMENT

FROM: MDR MEDIUM DENSITY RESIDENTIAL LAND USE
TO: CRC COMMERCIAL REGIONAL CENTER LAND USE



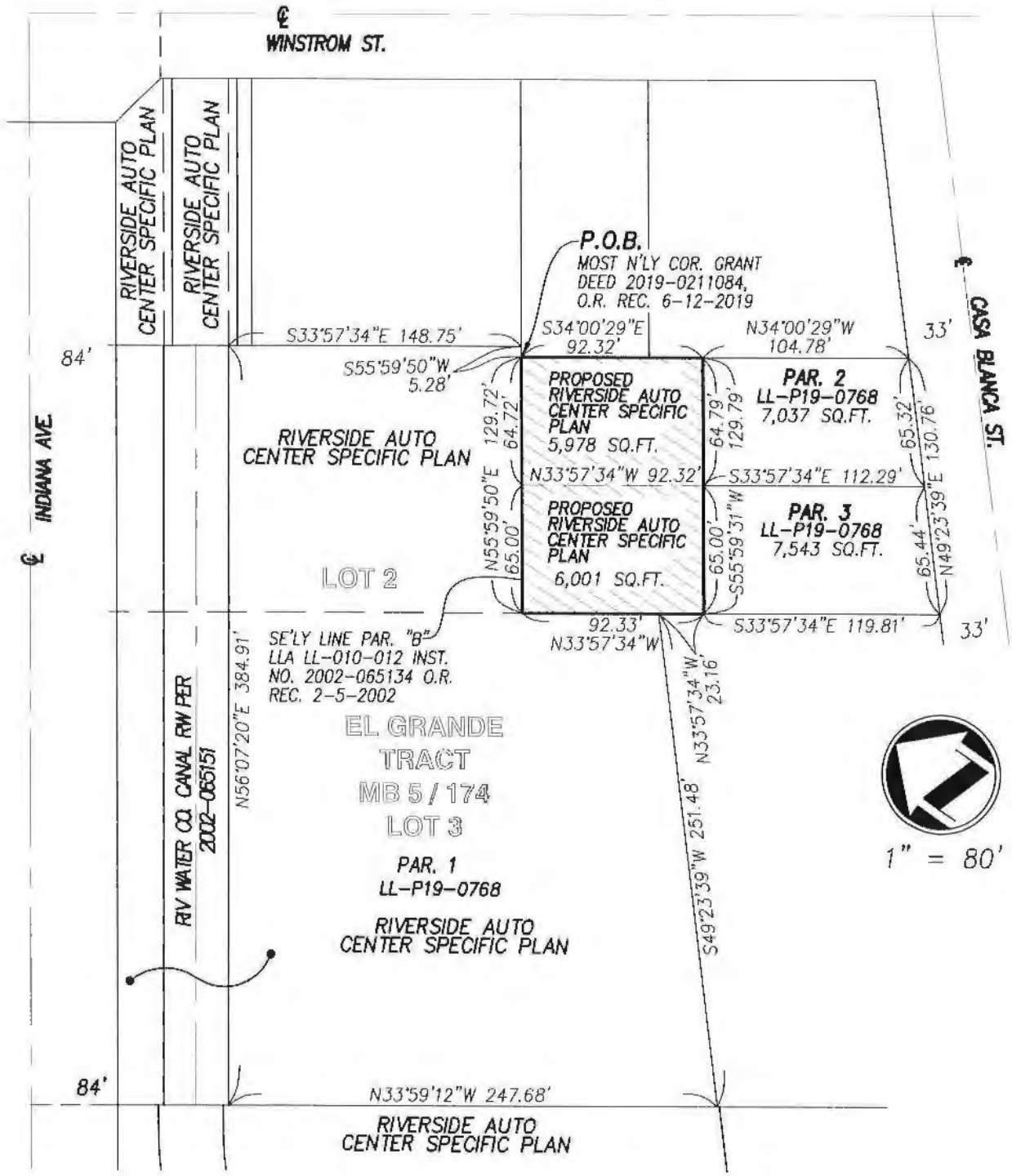
PLAT PREPARED BY:

adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 9206	DATE: 1-22-2021	CLIENT: THE MOTORCYCLE COMPANY
APPROVED BY: Michael R Brendecke, PLS		GENERAL PLAN AMENDMENT EXHIBIT

SPECIFIC PLAN AMENDMENT

SHEET 1 OF 1



PLAT PREPARED BY:

adkan ENGINEERS

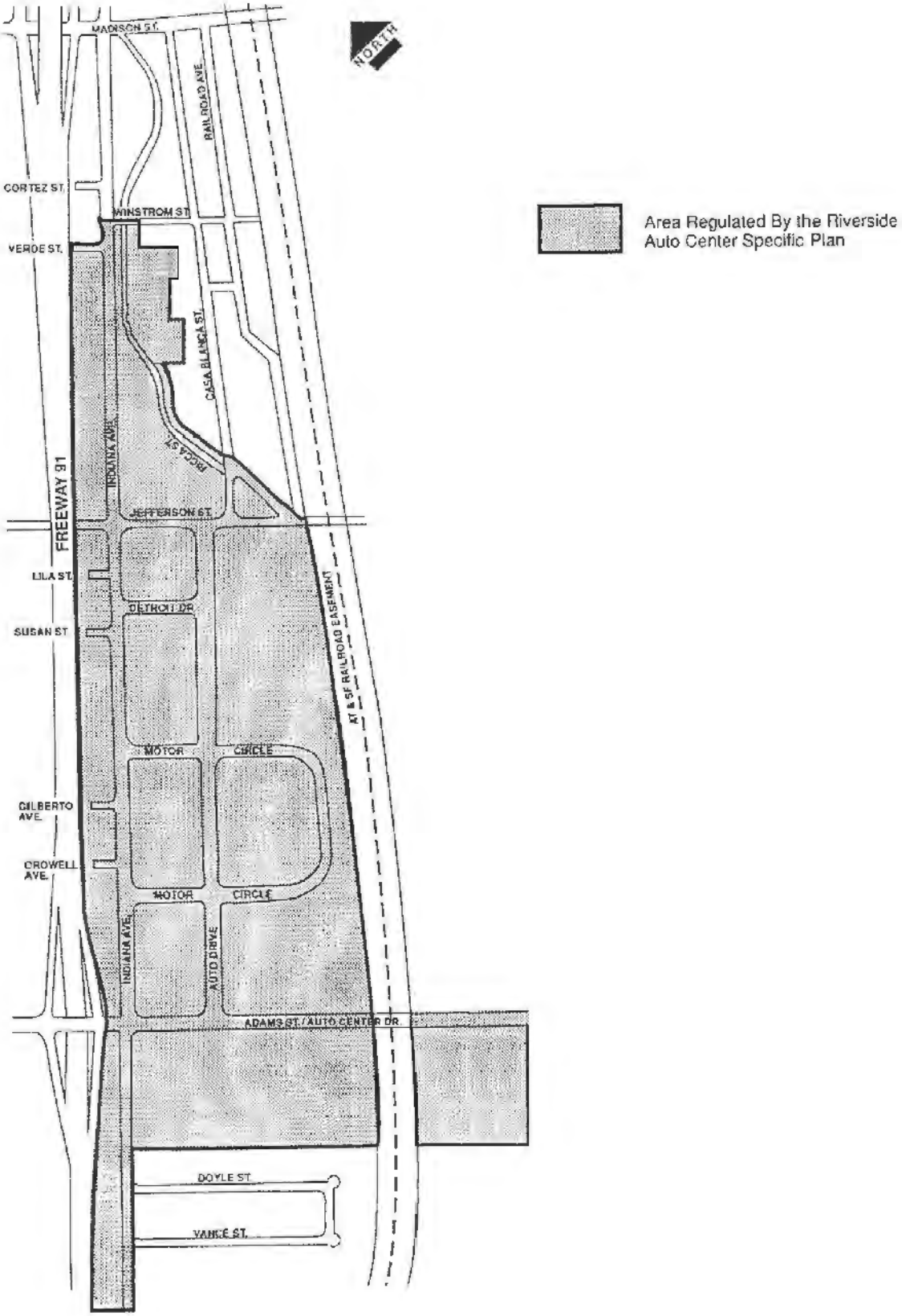
Civil Engineering · Surveying Planning

6879 Airport Drive, Riverside, CA 92504

Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 9206	DATE: 1-22-2021	CLIENT: THE MOTORCYCLE COMPANY
APPROVED BY: Michael R Brendecke, PLS		SPECIFIC PLAN AMENDMENT EXHIBIT

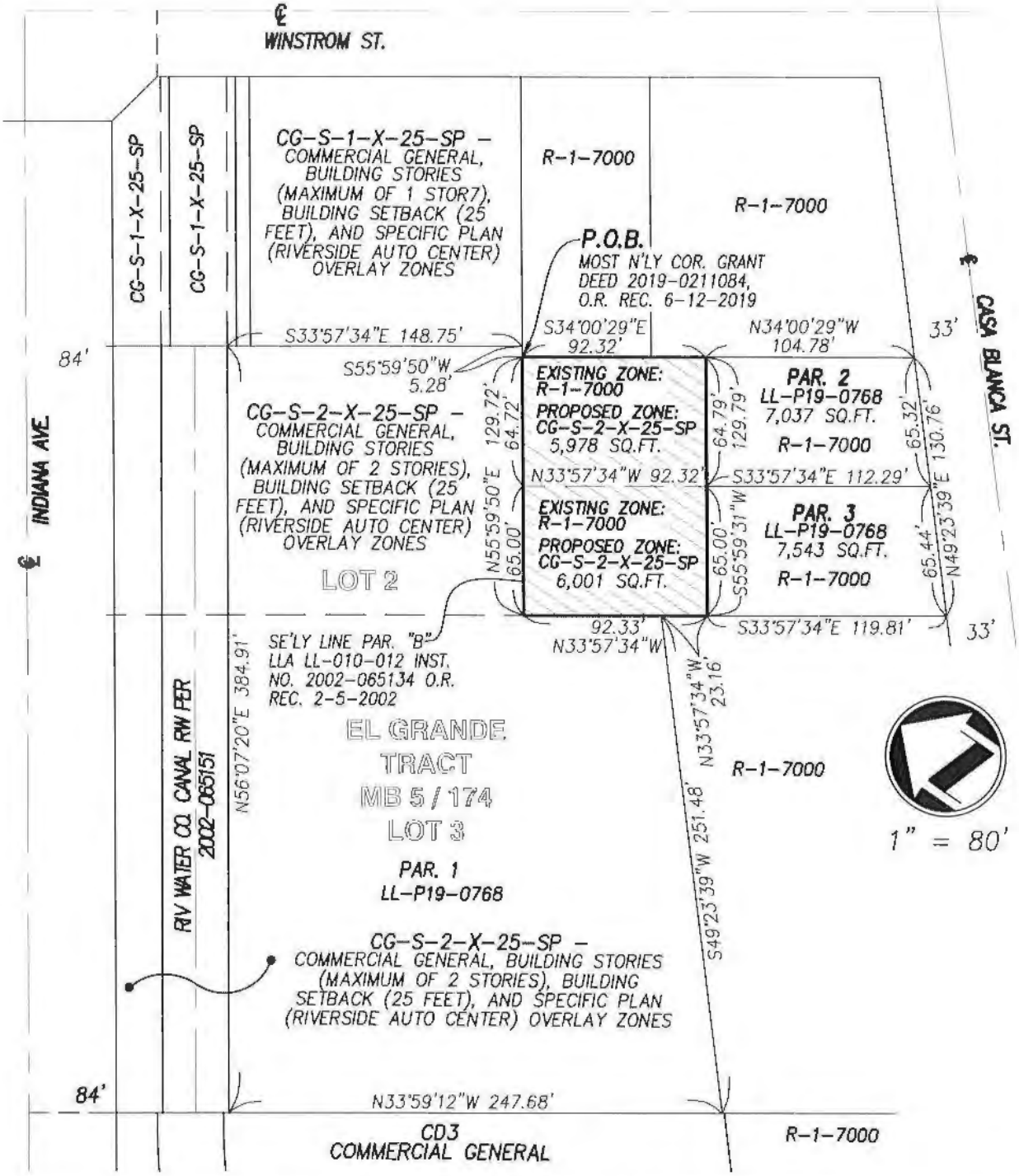
Figure 1 — Specific Plan Area



CHANGE OF ZONE EXHIBIT

SHEET 1 OF 1

FROM: R-1-7000 – SINGLE FAMILY RESIDENTIAL ZONE
TO: CG-S-2-X-25-SP – COMMERCIAL GENERAL, BUILDING STORIES (MAXIMUM OF 2 STORIES), BUILDING SETBACK (25 FEET), AND SPECIFIC PLAN (RIVERSIDE AUTO CENTER) OVERLAY ZONES



PLAT PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

JOB NO. 9206	DATE: 1-25-2021	CLIENT: THE MOTORCYCLE COMPANY
APPROVED BY: Michael R Brendecke, PLS		CHANGE OF ZONE EXHIBIT

TENANT IMPROVEMENT FOR INTERIOR SHOWROOM OF:

RIVERSIDE HARLEY-DAVIDSON

PROJECT ADDRESS:
7688 INDIANA AVE.
RIVERSIDE, CA 92504

[redacted] ACT: [redacted] ESPINOZA
(951) 785-0100

LIST OF ABBREVIATIONS

AB	anchor bolt	FA	fire alarm	R	riser
ABV	above	FAB	fastener	RA	return air
A/C	air conditioning	FB	face brick	RAD	radius
ACC	access	FBD	fiberboard	RB	rubber base
ACOUS	acoustical	FBRK	fire brick	RBT	rebate
ACR	acrylic plastic	FD	floor drain	RCP	reflected ceilg plan
ACT	acoustic tile	FE	fire extinguisher	RD	roof drain
AD	area drain	FEC	fire extinguisher cab	REF	reference
ADD	addendum	FF	finished floor	REFR	refrigerator
ADH	adhesive	FGL	flashing	REG	register
ADJ	adjacent	FHC	fire hose station	REM	remove
ADJUST	adjustable	FIN	finish	RES	resilient
AFF	above finished floor	FIXT	fixture	RET	return
AGG	aggregate	FLG	flashing	REV	revision
ALUM	aluminum	FLR	floor	RFG	roofing
ALT	alternate	FLRG	flooring	RFL	reflector
ANCH	anchor	FLUOR	fluorescent	RH	right hand
ANOD	anodized	FLT	filter/tile	RM	room
APP	access panel	FN	fence	RO	rough opening
APPROX	approximate	FND	foundation	ROW	right of way
ARCH	architect	FO	finished opening	RS	rise
ABB	asbestos	FOC	face of concrete	RT	rivet
ABC	above susp. ceiling	FOF	face of frame		
ASPH	asphalt	FOM	face of masonry	S	south
ASSY	assembly	FOS	face of stud	SAOD	s bldg code compliance
AT	asphalt tile	FR	fireproof	SC	solid core
AUTO	automatic	FRL	floor plate	SCH	schedule
		FRLG	fireplace	SCN	screen
BC	bottom of concrete	FR	frame	SD	storm drain
BD	board	FRC	fire rated ceiling	SECT	section
BEL	below	FRT	fire retardant	SF	square feet
BET	between	FS	full size	SH	shelving
BLDG	building	FTG	footing	SHT	sheet
BLK	block	FUR	furring	SHTG	sheathing
BLKG	blocking			SHTGL	sheet glass
BM	beam	GA	gauge	SIM	similar
BOCA	bldg ofc + code admin	GALV	galvanized	SKL	skylight
BOT	bottom	GC	general contractor	SL	sliding
BRK	brick	GD	grade	SPC	spacer
BRZ	bronze	GI	galvanized iron	SPEC	specification
BS	both sides	GR	grain	SPK	sprinkler
BVL	bevel	GRVL	gravel	SQ	square
BW	both ways	GT	grout	SS	stainless steel
		GYPBD	gypsum board	ST	steel
CAB	cabinet			STA	station
CB	catch basin	HB	hose bib	STD	standard
CBH	cement	HC	hollow core	STG	ceiling
CER	ceramic	HDR	header	STO	storage
CFL	counter flashing	HDW	hardware	STR	structural
CFT	cubic foot	HM	hollow metal	SUS	suspended
CG	corner guard	HORIZ	horizontal	SYM	symmetrical
CHAM	chamfer	HT	height	SYN	synthetic
CHT	ceiling height	HTG	heating	SYS	system
CI	cast iron	HVAC	htg, vent, air cond		
CIPC	cast-in-place conc	HWD	hardwood	T	tread
CIR	circle			TC	terra cotta
CIRC	circumference		inside diameter	TEL	telephone
CJ	ceilg joist		included	TEG	tongue & groove
CL	center line		insulation	THK	thickness
CLG	ceilg		interior	THR	threshold
CLK	caulk		invert	TOB	top of slab
CLL	continuous line tell			TOW	top of wall
CLR	clear	J	joist	TR	transom
CLS	closet, closure	J BOX	junction box	TV	television
CM	centimeter	JT	joint	TYP	typical
CMU	conc masonry unit			TZ	terrazzo
CO	cased opening	KIT	kitchen		
COL	column	KO	knock out	UBC	uniform bldg code
CONS	construction	KPL	kick plate	U.O	unless noted otherwise
COMPO	composition				
CONC	concrete	L	length	VAR	varnish
CONN	connector	LAB	laboratory	VB	vapor barrier
CONST	construction	LAD	ladder	VERT	vertical
CONT	continuous	LAM	laminate	VG	vertical grain
CONTR	contractor	LAV	lavatory	VN	vinyl
CORR	corridor	LB	lag bolt	VNR	veneer
CPR	copper	LBL	label	VPB	vapor barrier
CPT	carpet	LC	light control	VT	vinyl tile
CRT	casement	LL	live load		
CST	cast stone	LPT	lav pedst	W	west
CT	ceramic tile	LT	light	W/	with
CTR	counter	LTL	lintel	W/O	w/oh
CTSK	countersink	LVR	louver	WB	wood base
CYD	cubic yard	LW	light weight	WC	water closet
		LWC	light weight conc	WD	wood
D	drain			WG	wired glass
DA	double acting	M	meter	WL	well hung
DEM	demolition	MAS	masonry	WI	wrought iron
DEP	depressed	MAX	maximum	WIN	window
DEPT	department	MB	machine bolt	WH	wire mesh
DET	detail	MBR	mirror	WO	without
DF	drinking fountain	MC	machine ceilings	WP	waterproofing
DIA	diameter	MECH	mechanical	WR	water repellent
DIAG	diagonal	MED	medium	WS	water stop
DIM	dimension	MEM	membrane	WSCT	wainscot
DISP	dispenser	MET	metal	WTW	wall to wall
DIV	division	MFR	manufacturer	WUF	welded wire fabric
DL	dead load	MH	manhole		
DN	down	MIN	minimum		
DP	dampproofing	MIR	mirror		
DMPR	damper	MISC	miscellaneous		
DR	door	MLDG	moulding		
DRWR	drawer	MM	millimeter		
DS	downspout	MO	masonry opening		
DW	dishwasher	MOD	modular		
		MT	mounted		
E	east	MTL	material		
EIJ	expansion joint	MULL	mullion		
EJ	each	MUR	millwork		
EJB	expansion bolt				
EL	elevation	N	north		
ELEC	electrical	NAT	natural		
ELEV	elevator	NC	not in contract		
EMER	emergency	NOM	nominal		
ENC	enclosure	NR	noise reduction		
EQ	equal	NRC	noise reduction coefficient		
EQUIP	equipment	NTS	not to scale		
ESC	escalator				
EST	estimate	O/	over		
EXH	exhaust	OA	overall		
EXP	exposed	OC	on center		
EXT	exterior	OD	outside diameter		
		OFC	office		
		OH	overhead		
		OPG	opening		
		OPP	opposite		
		OJ	open web joist		

SYMBOLS

- ELEVATION REFERENCE / SHEET NUMBER
- SECTION REFERENCE / SHEET NUMBER
- DETAIL REFERENCE / SHEET NUMBER
- DOOR REFERENCE
- WINDOW REFERENCE
- KEYNOTE REFERENCE
- REVISION REFERENCE
- FIXTURE REFERENCE
- LIGHT FIXTURE REFERENCE
- MATERIAL REFERENCE
- FINISH REFERENCE
- ROOM NUMBER REFERENCE

FIRE DEPARTMENT NOTES

WHENEVER THE BUILDING IS OCCUPIED, EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

2. [redacted]

3. EXIT PATH LIGHTING SHALL BE PROVIDED FROM STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EXERSIS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.

4. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 5-BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING (1 EACH FLOOR).
ALSO DURING CONSTRUCTION.

5. DIRECTIONAL EXIT SIGNAGE SHALL BE SUBJECT TO FIELD APPROVAL BY LOCAL JURISDICTION AND MUST BE INTERNALLY ILLUMINATED.

6. ANY DECORATION IS USED SHALL BE NOT COMBUSTIBLE OR FLAME RETARDANT TREATED BY AN APPROVED MANNER (CURTAINS, DRAPES, BANDES, WALLCOVERS, ETC.)

EXIT PATH OR WALKWAYS TO PUBLIC WAY SHALL BE CLEARLY DELINEATED EXIT PATHS MAY BE DELINEATED BY PAINTED LINES, NAILHEADS, BARRIER POSTS, WALKS OR OTHER APPROVED MEANS.

8. EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING 50 OR MORE PERSONS IN AN HAZARDOUS AREA OR GROUP "E" OCCUPANCY. (TITLE 24, UFC & CAC)

9. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE SIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT. PROVIDE SELF-RELEASED LOCKING DEVICES ON ALL EXIT DOORS. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE. (TITLE 24 CAC)

10. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HIGH BY 3/4" STROKE ILLUSIONS LETTERS ON A CONTRASTING BACKGROUND INDICATE LOCATION OF EXIT SIGNS ON FLOOR PLAN (TITLE 24). SEE SEPARATE SUBMITTAL FOR ANY CHANGES TO THE EXISTING SYSTEM.

12. PROVIDE EMERGENCY EVACUATION SIGNAGE REQUIRED TO BE POSTED AT LOCATION APPROVED BY FIRE DEPARTMENT.

13. SKILL THIS DOOR SHALL REMAIN UNLOCKED DURING BUSINESS HOURS TO BE POSTED OVER MAIN ENTRANCE.

14. EXIT HARDWARE SHALL COMPLY WITH CBC.

15. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GASES AND HAZARDOUS CHEMICALS SHALL COMPLY WITH CALIFORNIA FIRE CODE REQUIREMENTS.

16. THE FIRE SPRINKLER SYSTEM SHALL BE MONITORED BY AN APPROVED CENTRAL STATION, REMOTE STATION OR PROPRIETARY SUPERVISED STATION IN ACCORDANCE WITH NORMALLY OCCUPIED 24 HOURS A DAY, OR PROVIDED WITH 24 HOUR GUARD SERVICE. CFC 903.4.

PROVIDE MINIMUM 2-A:40-B:C FIRE EXTINGUISHERS. LOCATION (S) TO BE DETERMINED BY FIRE DEPARTMENT INSPECTOR. CFC 906.

18. INTERIOR FINISHES AND COMBUSTIBLE DECORATIVE MATERIALS SHALL COMPLY WITH CFC 807.

19. MODERATE HAZARD STORAGE GROUP S-1 USED FOR MOTOR VEHICLE REPAIR GARAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE QUANTITIES OF HAZARDOUS MATERIAL LISTED IN TABLE 307.1 (1) CBC SECT. 312.

20. SPRINKLER MONITORING SYSTEM TO BE A DEFERRED SUBMITTAL.

21. THIS PLAN WILL INCORPORATE MEANS UPDATE + MEMORIZEMENT OF EXISTING FIRE LAYER.

22. IF THE SPACE IS NON-SEPARATED PER CBC 508.3. THE MORE RESTRICTIVE REQUIREMENTS OF NFPA CONC CHAPTER 5 FOR ALL NON-SEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NON-SEPARATED OCCUPANCY AREA.

[redacted]

CODE ANALYSIS

PROJECT: TENANT IMPROVEMENT
RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVE. RIVINE, CA 92504

CODE ANALYSIS: 2019 CALIFORNIA BUILDING CODE

EXISTING FLOOR AREA: 28,784 SF TOTAL (NEW AREA ADDED [redacted] SF) TOTAL AREA = 48,984 SF
EXISTING BLDG: 2-STORY, FULLY SPRINKLERED (NO MODIFICATION)

OCCUPANCIES:
B: SECT. 304 BUSINESS GROUP
S-1: SECT. 311 MODERATE HAZARD STORAGE GROUP
PER TABLE 508.4 NO SEPARATION REQ'D BETWEEN B + S-1 OCCUPANCIES

CONSTRUCTION TYPE: TYPE III-B
ALLOWABLE AREA = 92,000 SF, 2-STORY, 75' HT.

OCCUPANT LOADS, TABLE 1004.5

BUSINESS: CL. 312,000/150 = 1.2 OCC.
STORAGE: CL. 74,934/300 = 150 OCC.

TABLE 1006.3.3 (1) NUMBER OF EXITS OR ACCESS TO EXITS PER STORY:
1ST FLOOR= 2 - REQ'D 6 - PROVIDED
2ND FLOOR= 2 - REQ'D 3 - PROVIDED

TABLE 1017 EGRESS TRAVEL DISTANCE ALLOWED 250 FEET
LONGEST EGRESS TRAVEL DISTANCE IS 127'-0"

PLUMBING ANALYSIS: CPC 2019

TABLE A OCCUPANCY ID: 312,000 SF / 2000 = 157 (50-1 BLDG)
TABLE A OCCUPANCY S: 74,934 SF / 15000 = 5 (3-1 S-1)

REQ'D: WC = 6, LAV. = 3, URINAL = 1, DRINKING FOUNTAIN = 1 (NOM SINK = 1)
PROVIDED: WC = 6, LAV. = 6, URINAL =3, WATER DISPENSER = 2, NOM SINK = 1

PROJECT PARTICIPANTS

OWNER
RIVERSIDE
HARLEY-DAVIDSON
7688 INDIANA AVE
RIVERSIDE, CA 92504
951.785.0100
CONTACT: GLEN ESPINOZA

CORPORATION
HARLEY-DAVIDSON CORPORATION
3700 W JUNEAU AVE
MILWAUKEE, WI 53208
E-MAIL: kara.doll@harley-davidson.com
414.343.4748
CONTACT: KARA DOLL

ARCHITECT / DESIGNER
DESIGN WORK STUDIOS, INC.
8941 RESEARCH DRIVE STE. 100
IRVINE CA 92618
E-MAIL: paul@designworkstudios.com
714.850.8833
CONTACT: PAUL HUIZAR

CIVIL ENGINEER
ADKAN ENGINEERS
6875 AIRPORT DR.
RIVERSIDE, CA 92504
951.688.9241
CONTACT: MICHAEL BRENDECKE

STRUCTURAL ENGINEER
AUREA DESIGN + ENGINEERING
16892 BOLSA CHICA RD. STE. 104
HUNTINGTON BEACH, CA 92649
714.846.9050
CONTACT: AUREA HOAD

ELECTRICAL / MECHANICAL / PLUMBING ENGINEER
PROJECT ENGINEERING CONSULTING, INC.
1257 SYCAMORE AVE.
VISTA, CA 92081
858.240.4336
CONTACT: RAHIN PARSI

ARCHITECTURAL SCOPE OF WORK

TENANT IMPROVEMENT PROJECT FOR EXISTING HARLEY-DAVIDSON FACILITY. NO FIRE SPRINKLER SYSTEMS BEING MODIFIED.

SCOPE OF WORK:

DEMOLITION:
- DEMO EXISTING SOUTH SIDE CMU BLOCK WALL.
- DEMO EXISTING LANDSCAPE ON THE SOUTH SIDE.
- DEMO EXISTING RESIDENCE FENCES, LANDSCAPE, ETC.

ADDITION:
- BUILD NEW CMU WALLS ON THE SOUTH EAST SIDE TO EXPAND STORAGE AREA. SITE IMPROVEMENT:
- 1 EV PARKING LOT W/ LV DISCAPE + LIGHTING.
- 1 EV CONCRETE BLOCK WALL ON SOUTH + SOUTH EAST SIDE.
- NEW CANTILEVER SHADE STRUCTURE FOR WEST SIDE PARKING.

APPLICABLE CODES

2019 CBC - CALIFORNIA BUILDING CODE
2019 CMC - CALIFORNIA MECHANICAL CODE
2019 CPC - CALIFORNIA PLUMBING CODE
2019 CEC - CALIFORNIA ELECTRICAL CODE
2019 CFC - CALIFORNIA FIRE CODE
2019 CGBSC - CALIFORNIA GREEN BUILDING STANDARD CODE
2019 CEC - CALIFORNIA ENERGY CODE
CBC/ANSI - CALIFORNIA ACCESSIBILITY CODE

DEFERRED SUBMITTALS

- SPRINKLER / MONITORING SYSTEM
- EXTERIOR SIGNAGE
- ON-SITE STORM DRAINS / SYSTEM

GENERAL NOTES

1. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND/OR WRITTEN CONSENT OF THE DESIGNER (DESIGN WORK STUDIOS, INC.)
2. DIMENSIONS IS AS INDICATED ARE THE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE DRAWINGS.
3. IN THE EVENT THAT THE OWNER (TENANT) SHOULD DECIDE NOT TO EMPLOY THE SERVICES OF A GENERAL CONTRACTOR, THE OWNER THEN ACCEPTS ALL OF THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR AND THE IMPLEMENTATION OF THE WORK AS SPECIFIED IN THE FOLLOWING NOTES AND IN THE CONSTRUCTION DOCUMENTS.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL AND/OR CITY BUILDING CODES.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.
6. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

   ALL RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND/OR NEW CONSTRUCTION SHALL BE DISPOSED OF OFF SITE AND SHALL NOT BE ALLOWED TO ACCUMULATE.
8. ALL DIMENSIONS TO NEW CONSTRUCTION ARE TO FACE OF CONCRETE, FACE OF CMU CONTROL JOINT OF COLUMN & AND BEAMS ON FACE OF STUDS, UNLESS NOTED OTHERWISE. ALL DIMENSIONS & TO EXISTING CONSTRUCTION ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLABS OR TOP OF INTERIOR PAVERS, UNLESS NOTED OTHERWISE. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.
9. [redacted]
10. [redacted]

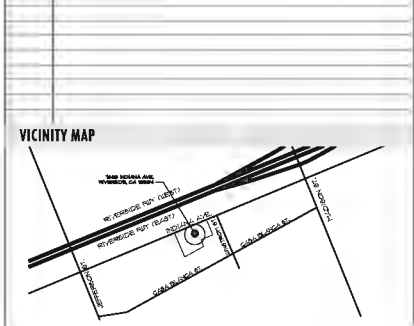
    CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL MADE AND DRAWS AS WELL AS POWER, WATER AND DRAIN INSTALLATIONS WITH THE EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH WORK. CHANGES TO ACCOMODATE FIELD CONDITIONS OR SUBSTITUTION IS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.
12. CONTRACTOR SHALL PROVIDE AND INSTALL ALL CONCRETE HOUSEKEEPING PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT AS REQUIRED.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CABINWORK, STAIR RAILS, TOILET ROOM ACCESSORIES AND PARTITIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLA SOUS EQUIPMENT.
14. REFERENCE TO ANY DETAIL ON DRAWING ARE FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL ON DRAWING.
15. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTION REGARDING ABBREVIATION OR THEIR EXACT MEANING, THE DRAWS EXT SHALL BE NOTIFIED FOR CLARIFICATION.
16. ALL METAL FRAMING MEMBERS SHALL BE SO ARRANGED AND SPACED AS TO PERMIT INSTALLATIONS BY OTHER TRADES WITH A MINIMUM OF CUTTING.

    OFFSET STUDS WHERE REQUIRED TO ACHIEVE A FLUSH FINISH WALL SURFACE.
18. INSTALL METAL CORNER GUARDS AT ALL EXPOSED WALL BOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
19. GYPSUM BOARDS SHALL EXTEND 6" ABOVE CEILING AT ALL COLUMNS AT CORES AND EXTERIOR PERIMETER WALLS UNLESS NOTED OTHERWISE.
20. ALL WOOD TRIM, SPACERS, FILLERS, ETC. THROUGHOUT JOB SHALL BE FIRE TREATED.
21. SUSPENDED CEILING FRAMING SYSTEMS ARE TO BE DESIGNED FOR LATERAL FORCES.
22. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED.
23. [redacted]
24. THE CONTRACTOR CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK, FROM DAMAGE AND PROPERTY LOSS.
25. IT IS THE VENDORS RESPONSIBILITY TO ENSURE THAT THEIR MATERIALS OR FIXTURES ARE DELIVERED TO THE JOB SITE UNDAMAGED. IN THE EVENT THAT DAMAGE OCCURS DURING SHIPPING, THE VENDOR SHALL REPLACE ALL DAMAGE MATERIAL OR FIXTURES IMMEDIATELY AT NO COST TO OWNER OR THE CONTRACTOR. ANY CLAIMS AGAINST THE SHIPPER FOR DAMAGE THAT OCCURS DURING SHIPPING SHALL BE MADE BY VENDOR DIRECTLY TO THE SHIPPER.
26. [redacted]
27. EXTERIOR FINISHES SHALL COMPLY WITH CBC, CHAPTER 8.
28. [redacted]
29. ALL GYPSUM BOARD SHALL BE 5/8" TYPE "X" PROVIDE VERTICAL CONTROL JOINTS AT 30'-0" O.C. MIN AT WALLS PROVIDED MATED JOINT DETAIL EQUAL TO SALL NATING IS REQUIRED.
30. ALL ROOF PENETRATIONS FOR ANY PURPOSE SHALL BE PERFORMED BY THE DEVELOPERS ROOFERS AND PAID FOR BY THE GENERAL CONTRACTOR.
31. ALL PENETRATIONS THROUGH ONE-HOUR RATED WALLS, CEILINGS DOOR SHALL COMPLY WITH REQUIREMENTS OF THE FIRE DEPARTMENT + CBC.
32. PLACE A DURABLE SIGN WITH LETTERING OF A CONTRASTING BACKGROUND OVER ALL EXIT DOORS WHICH STATES: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
33. CONTRACTOR TO VERIFY FLOOR CONDITION PRIOR TO STARTING CONSTRUCTION. FLOOR TO HAVE SMOOTH FINISH PER FLOORING MFR. REQUIREMENTS
34. ALL COMMISSIONING DEVICE SHALL BE COORDINATED THRU ARCHITECT DURING CONSTRUCTION.
35. [redacted]

SHEET INDEX

SHEET	DESCRIPTION
[redacted]	
AT	[redacted]
A-1.0	[redacted]
[redacted]	
[redacted]	
[redacted]	
A-2.0	[redacted]
A-2.1	[redacted]
A-2.2	PROPOSED ROOF PLAN
A-3.0	EXTERIOR ELEVATIONS
[redacted]	
[redacted]	

VICINITY MAP



designwork
ARCHITECTURE • INTERIOR DESIGN

PROJECT:
TENANT IMPROVEMENT

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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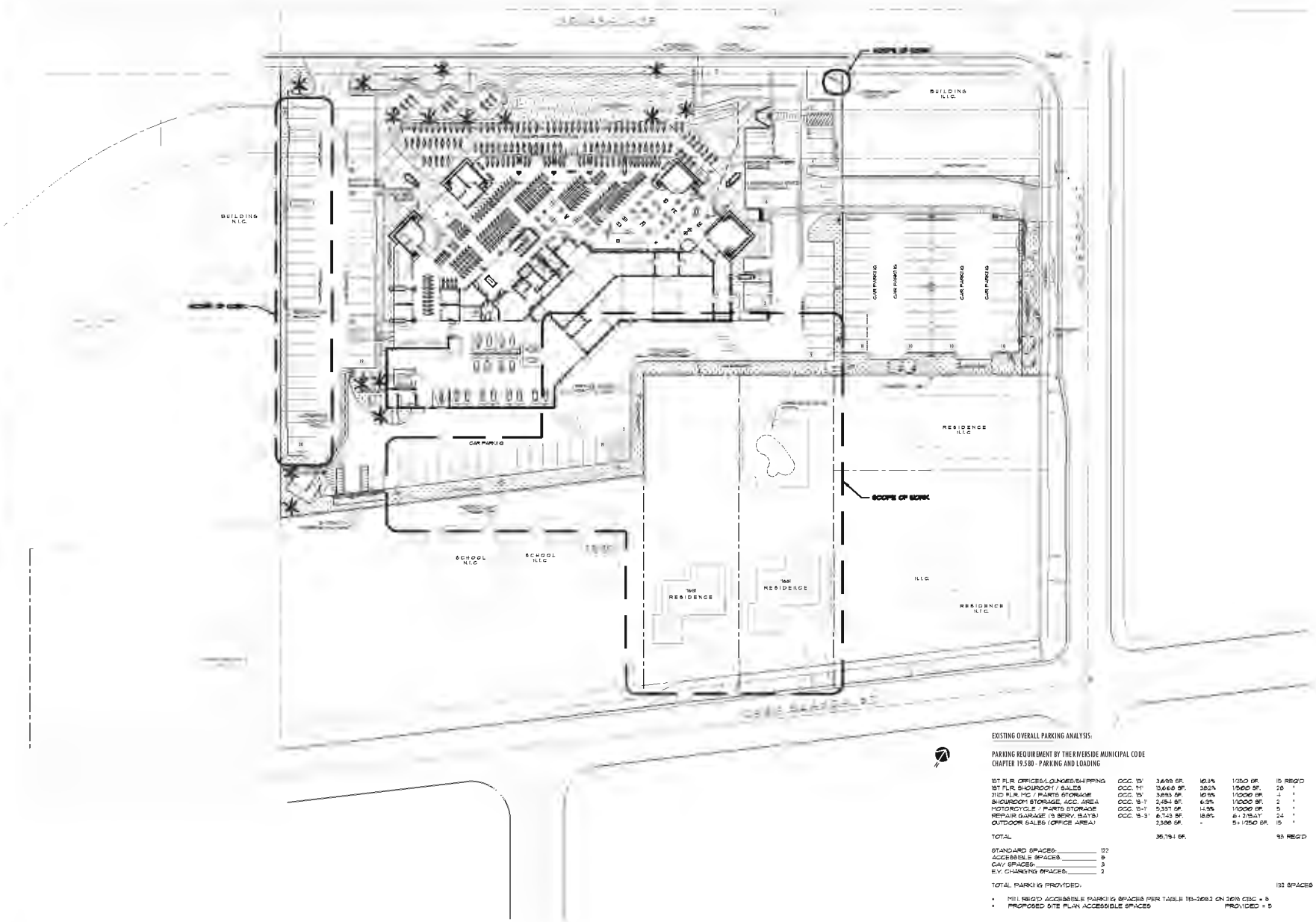
PROJECT NO	190-15
DATE	03/20/2020
DRAWN BY	PH/RR/EP
SCALE	NTS

DESCRIPTION	DATE

SHEET TITLE
COVER SHEET

SHEET NUMBER **AT**



EXISTING OVERALL PARKING ANALYSIS:

PARKING REQUIREMENT BY THE RIVERSIDE MUNICIPAL CODE
CHAPTER 19.580 - PARKING AND LOADING

1ST FLR. OFFICES/LOUNGES/SHIPPING	OCC. 15'	3,698 SF.	10.3%	1/250 SF.	15 REQ'D
1ST FLR. SHOWROOM / SALES	OCC. 11'	13,669 SF.	38.2%	1/500 SF.	28 "
2ND FLR. HQ / PARTS STORAGE	OCC. 15'	3,693 SF.	10.1%	1/1000 SF.	4 "
SHOWROOM STORAGE, ACC. AREA	OCC. 18-1'	2,484 SF.	6.9%	1/1000 SF.	2 "
MOTORCYCLE / PARTS STORAGE	OCC. 18-1'	5,337 SF.	14.9%	1/1000 SF.	5 "
REPAIR GARAGE (9 SERV. BAYS)	OCC. 9-3'	6,743 SF.	18.8%	6 + 2/BAY	24 "
OUTDOOR SALES (OFFICE AREA)		2,306 SF.	-	5 + 1/250 SF.	15 "
TOTAL		35,794 SF.			93 REQ'D

STANDARD SPACES:_____ 122
ACCESSIBLE SPACES:_____ 9
CAV SPACES:_____ 3
E.V. CHARGING SPACES:_____ 2

TOTAL PARKING PROVIDED: 136 SPACES

- MIN. REQ'D ACCESSIBLE PARKING SPACES PER TABLE 11B-208.2 ON 2016 CBC = 5
- PROPOSED SITE PLAN ACCESSIBLE SPACES PROVIDED = 5

designwork
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Irvine, CA 92618
Tel. 714.490.0333

PROJECT:
TENANT IMPROVEMENT

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GLEN ESPINOZA • (951) 785-0100

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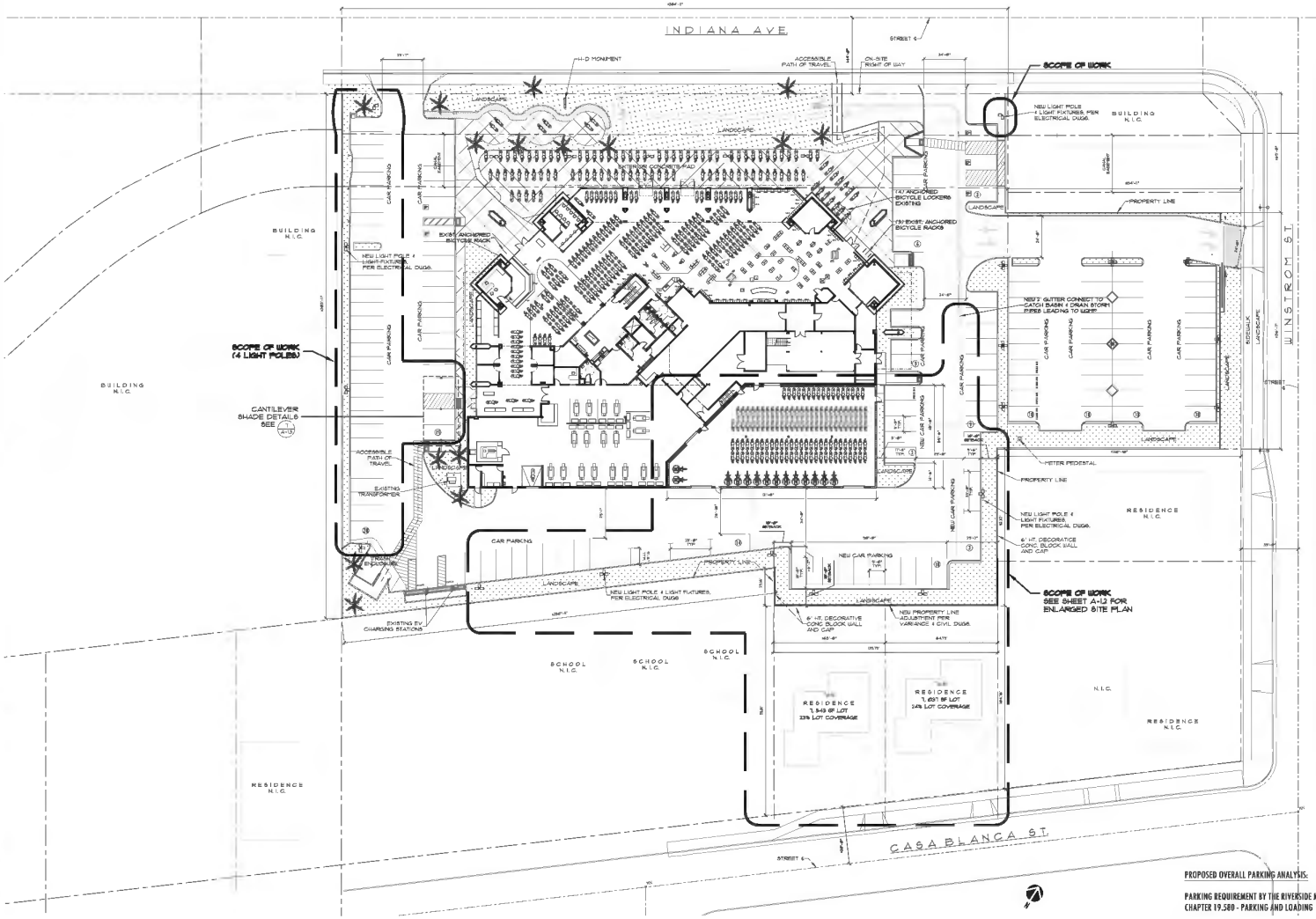
PROJECT NO	190-15
DATE	03/20/2020
DRAWN BY	PH/RR/EP
SCALE	30'-0"

DESCRIPTION	DATE

SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER A-1.0

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



ZONING / LAND USE

EXISTING ZONING: R-1-7000
PROPOSED ZONING: CG-R-1-SP

EXISTING LAND USE: MEDIUM DENSITY RESIDENTIAL
PROPOSED LAND USE: COMMERCIAL REGIONAL CENTER

ASSESSOR'S PARCEL NUMBER

230-242-026, 230-242-021, 230-242-059, 230-242-026

SITE ACREAGE

EXISTING: 2.2 ACRES
PROPOSED: 2.479 ACRES

BUILDING AREA

3-STORY BLDG.
EXISTING SQ. FT.: 39,784 SF
PROPOSED SQ. FT.: 41,994 SF (-6,2005F)
NEW FIRST FLOOR 6,2100 SF
NEW SECOND FLOOR 0 SF

F.A.R.: BLDG SF. / LOT SIZE (50% ALLOWABLE)

F.A.R.: 41,994 SF / 107,811 SF = 39%

PARKING ANALYSIS

EXISTING PARKING SPACES

STANDARD SPACES: 121
ACCESSIBLE SPACES: 5
CAV SPACES: 3
EV CHARGING SPACES: 2

TOTAL SPACES: 131

NEW PARKING SPACES (SCOPE WORK AREA)

STANDARD SPACES: 17
CAV SPACES: 1

TOTAL SPACES: 18
EV CHARGING SPACES REQ'D: 1
EV CHARGING SPACES PROVIDED: 2 (EXIST.)

OVERALL PARKING SPACES

STANDARD SPACES: 132
ACCESSIBLE SPACES: 5
CAV SPACES: 4
EV CHARGING SPACES: 2

TOTAL SPACES: 143

2019 CALIFORNIA GREEN BUILDING STANDARD CODE:

CH. 5 NON-RESIDENTIAL MANDATORY MEASURES

- (4) EXISTING SHORT-TERM BICYCLE PARKING PROVIDED PER SECT. 5.106.4.1
- (4) EXISTING LONG-TERM BICYCLE PARKING PROVIDED PER SECT. 5.106.4.1.3 & 5.106.4.1.5 (ITEM # 3)
- (1) CAV SPACES REQ'D - (1) CAV SPACES PROVIDED PER TABLE 5.106.5.3
- (1) REQUIRED E.V. CHARGING SPACES. - (2) EXISTING EV CHARGING SPACES PROVIDED PER TABLE 5.106.5.3.3

RIVERSIDE MUNICIPAL CODE
CHAPTER 19.556 - OUTDOOR LIGHTING

- LIGHTING SHALL BE HOODED OR SHIELDED SO AS TO PREVENT EITHER THE SPILLAGE OF LUMENS OR REFLECTION INTO THE SKY, RESIDENCES, INDIANA AVE. & CASA BLANCA ST. OUTDOOR LIGHTING SHALL BE DOWNWARD FACING, EXCEPT AS MAY BE SPECIFICALLY ALLOWED HEREIN.

PROPOSED OVERALL PARKING ANALYSIS:

PARKING REQUIREMENT BY THE RIVERSIDE MUNICIPAL CODE CHAPTER 19.580 - PARKING AND LOADING

1ST FLR. OFFICES/LOUNGES/SHIPPING	OCC. 'B'	3,699 SF.	9%	1/250 SF.	15 REQ'D
1ST FLR. SHOWROOM / SALES	OCC. 'M'	13,668 SF.	32.5%	1/250 SF.	55 "
2ND FLR. MC / PARTS STORAGE	OCC. 'S2'	3,853 SF.	9%	1/2000 SF.	4 "
1ST FLR. SHOWROOM STOR. ACC. AREA	OCC. 'S-1'	2,484 SF.	6%	1/2000 SF.	3 "
1ST FLR. MC / PARTS STORAGE	OCC. 'S-1'	11,557 SF.	27.5%	1/2000 SF.	12 "
1ST FLR. REPAIR GARAGE (9 BAYS)	OCC. 'S-3'	6,743 SF.	16%	6+1/BAY	24 "
OUTDOOR SALES (OFFICE AREA)		2,388 SF.	-	5+1/250 SF.	15 "
TOTAL		41,994 SF.			128 REQ'D

STANDARD SPACES: 131
ACCESSIBLE SPACES: 5
CAV SPACES: 4
E.V. CHARGING SPACES: 2

TOTAL PARKING PROVIDED: 142 SPACES

- MIN. REQ'D ACCESSIBLE PARKING SPACES PER TABLE 11B-208.2 ON 2019 CBC = 5
- PROPOSED SITE PLAN ACCESSIBLE SPACES PROVIDED = 5

designwork
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LICENSED ARCHITECT
PAUL HUMZAR
No. C-27174
EXPIRES DATE 12-31-21
STATE OF FLORIDA

PROJECT:
TENANT IMPROVEMENT

HARLEY-DAVIDSON MOTORCYCLES

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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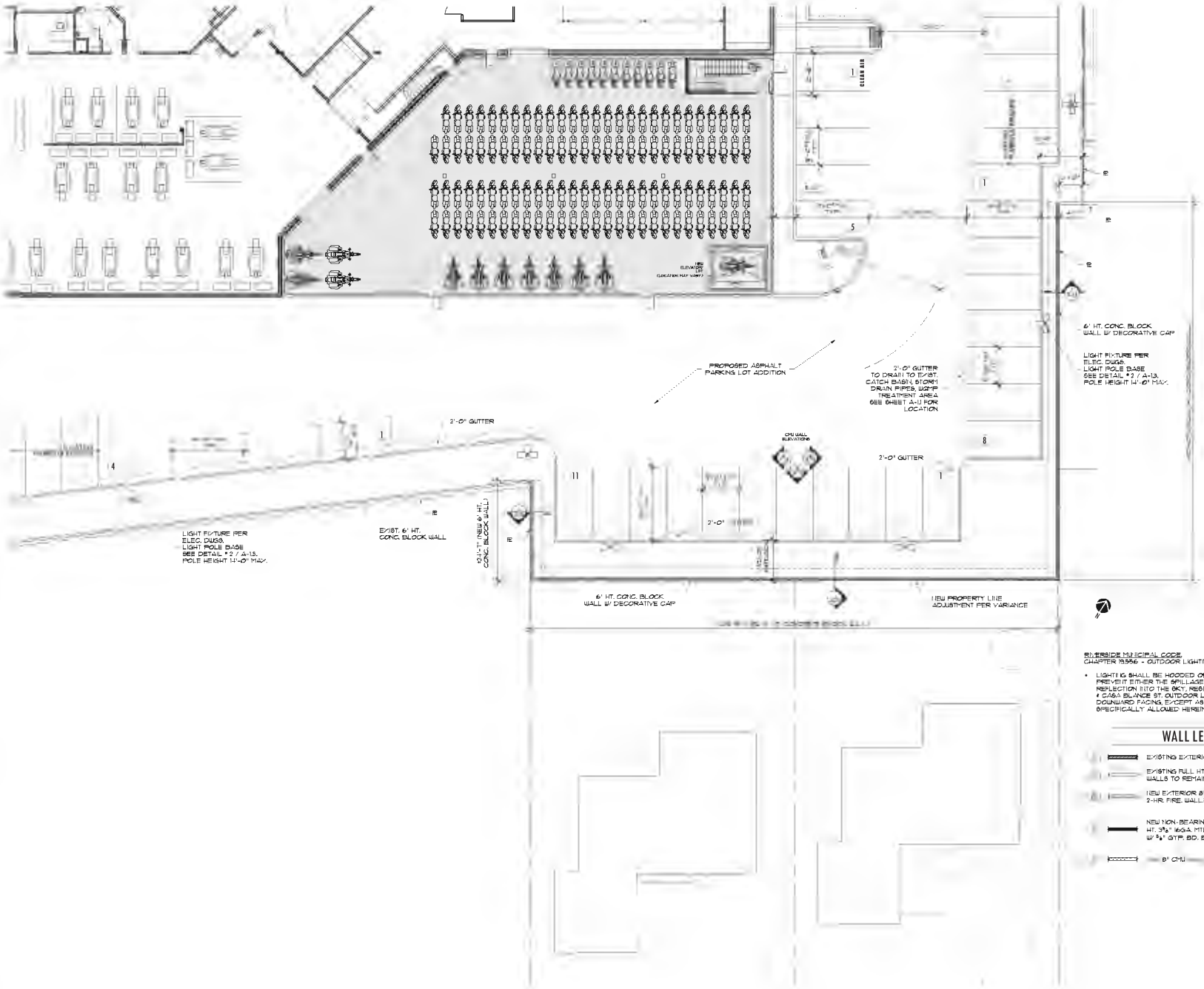
PROJECT NO	19045
DATE	12/7/20
DRAWN BY	FH/RR
SCALE	= 30'-0"

DESCRIPTION	DATE

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER **A-1.1**

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



RIVERSIDE MUNICIPAL CODE,
CHAPTER 19.556 - OUTDOOR LIGHTING

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WALL LEGEND

- EXISTING EXTERIOR CMU WALL TO
- EXISTING FULL HT. INTERIOR NON-BEARING WALLS TO REMAIN.
- NEW EXTERIOR 8" 2-HR. FIRE WALL.
- NEW NON-BEARING INTERIOR WALL FULL HT. 3⅝" 16GA. MTL. FRAME STUDS @ 16" O.C. W/ ⅝" GYP. BD. BOTH SIDES.
- 8" CMU

designwork
ARCHITECTURE • INTERIOR DESIGN
8941 Research Drive, Suite 100
Irvine, CA 92618
Tel. 714.490.0333

PROJECT:
TENANT IMPROVEMENT

HARLEY-DAVIDSON MOTOR CYCLES

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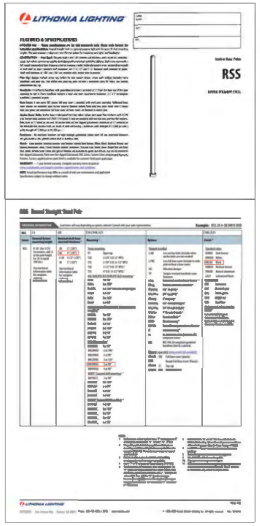
PROJECT NO	190-15
DATE	03/20/2020
DRAWN BY	PH/RR/EP
SCALE	3/32" =

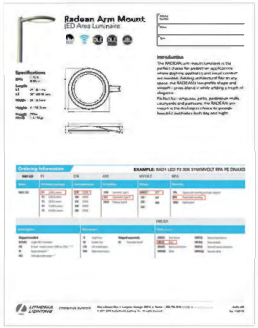
DESCRIPTION	DATE

SHEET TITLE
ENLARGED PROPOSED SITE PLAN

SHEET NUMBER **A-1.2**

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



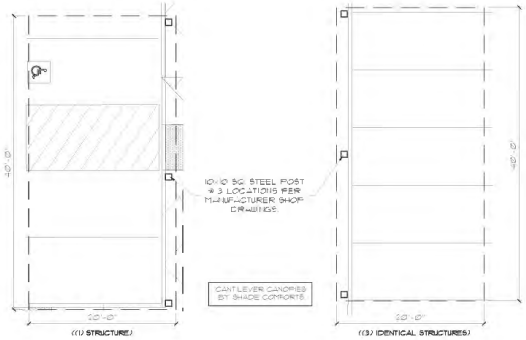


RIVERSIDE MUNICIPAL CODE
CHAPTER 19.556 - OUTDOOR LIGHTING

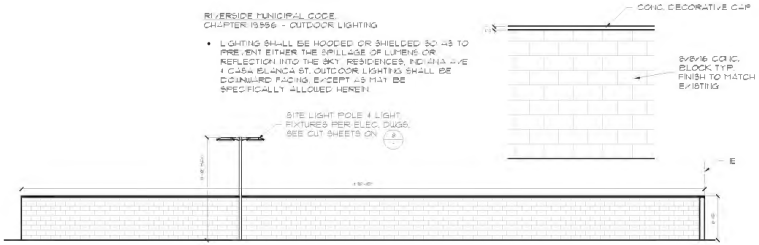
- LIGHTING SHALL BE HOODED OR SHIELDED SO AS TO PREVENT EITHER THE SPILLAGE OF LUMENS OR REFLECTION INTO THE SKY. RESIDENCES INDIANA AVE & CASA BLANCA ST. OUTDOOR LIGHTING SHALL BE DOWNWARD FACING EXCEPT AS MAY BE SPECIFICALLY ALLOWED HEREIN.

LIGHT POLE & LIGHT FIXTURE SPECS 8
N.T.S.

RENDERING AS A REFERENCE



CANTELEVER CANOPY SHADE 7
N.T.S.



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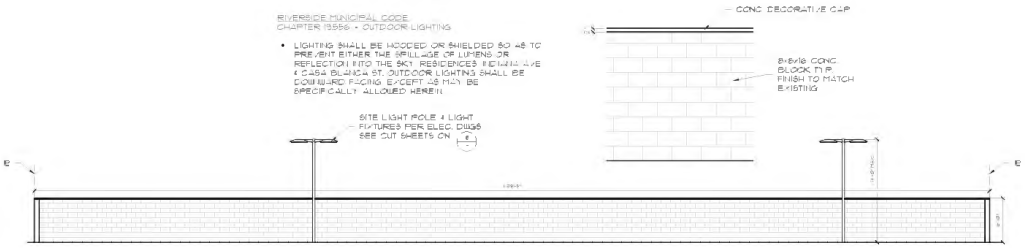
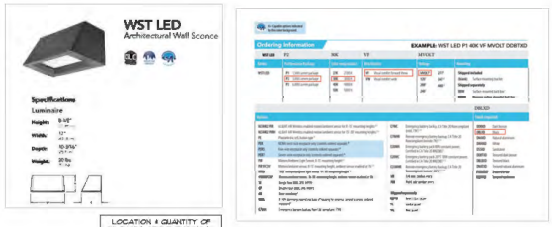
WEST CMU WALL ELEVATION 6
N.T.S.



RIVERSIDE MUNICIPAL CODE
CHAPTER 19.556 - OUTDOOR LIGHTING

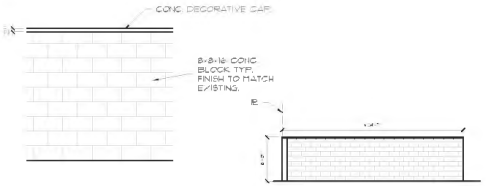
- LIGHTING SHALL BE HOODED OR SHIELDED SO AS TO PREVENT EITHER THE SPILLAGE OF LUMENS OR REFLECTION INTO THE SKY. RESIDENCES INDIANA AVE & CASA BLANCA ST. OUTDOOR LIGHTING SHALL BE DOWNWARD FACING EXCEPT AS MAY BE SPECIFICALLY ALLOWED HEREIN.

NORTH CMU WALL ELEVATION 5
N.T.S.

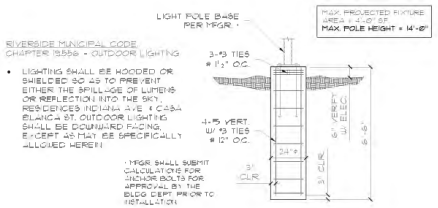


LOCATION & QUANTITY OF FIXTURES PER ELECTRICAL DWGS. SHEET E1.0

EXTERIOR WALL SCONCE LIGHTING 4
N.T.S.



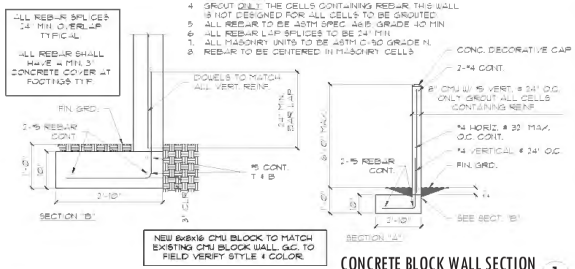
EAST CMU WALL ELEVATION 3
N.T.S.



TYPICAL LIGHT POLE BASE 2
N.T.S.

NOTES:

1. THIS DESIGN DOES NOT ALLOW GRADE DIFFERENTIALS OF MORE THAN 6" ON OPPOSING SIDES OF THE WALL. THIS IS NOT A RETAINING WALL.
2. FENCE HEIGHTS ARE REGULATED - CONSULT ZONING REGULATIONS BEFORE BEGINNING CONSTRUCTION.
3. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE OBSTRUCTED.
4. GROUT ALL THE CELLS CONTAINING REBAR. THIS WALL IS NOT DESIGNED FOR ALL CELLS TO BE GROUTED.
5. ALL REBAR TO BE ASTM SPEC. A615 GRADE 40 MIN.
6. ALL REBAR LAP SPLICES TO BE 24" MIN.
7. ALL MASONRY UNITS TO BE ASTM C-90 GRADE N.
8. REBAR TO BE CENTERED IN MASONRY CELLS.



NEW 8x8x16 CMU BLOCK TO MATCH EXISTING CMU BLOCK WALL. G.C. TO FIELD VERIFY STYLE & COLOR.

CONCRETE BLOCK WALL SECTION 1
N.T.S.

studios
designwork
ARCHITECTURE • INTERIOR DESIGN
8941 Research Drive, Suite 100
Irvine, CA 92618
Tel. 714.480.0333

LICENSED ARCHITECT
PAUL HUZAR
No. C-27174
RENEWAL DATE
12-31-21
STATE OF CALIFORNIA

PROJECT:

TENANT IMPROVEMENT

HARLEY-DAVIDSON MOTOR CYCLES

RIVERSIDE HARLEY-DAVIDSON
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GLEN ESPINOZA • (951) 785-0100

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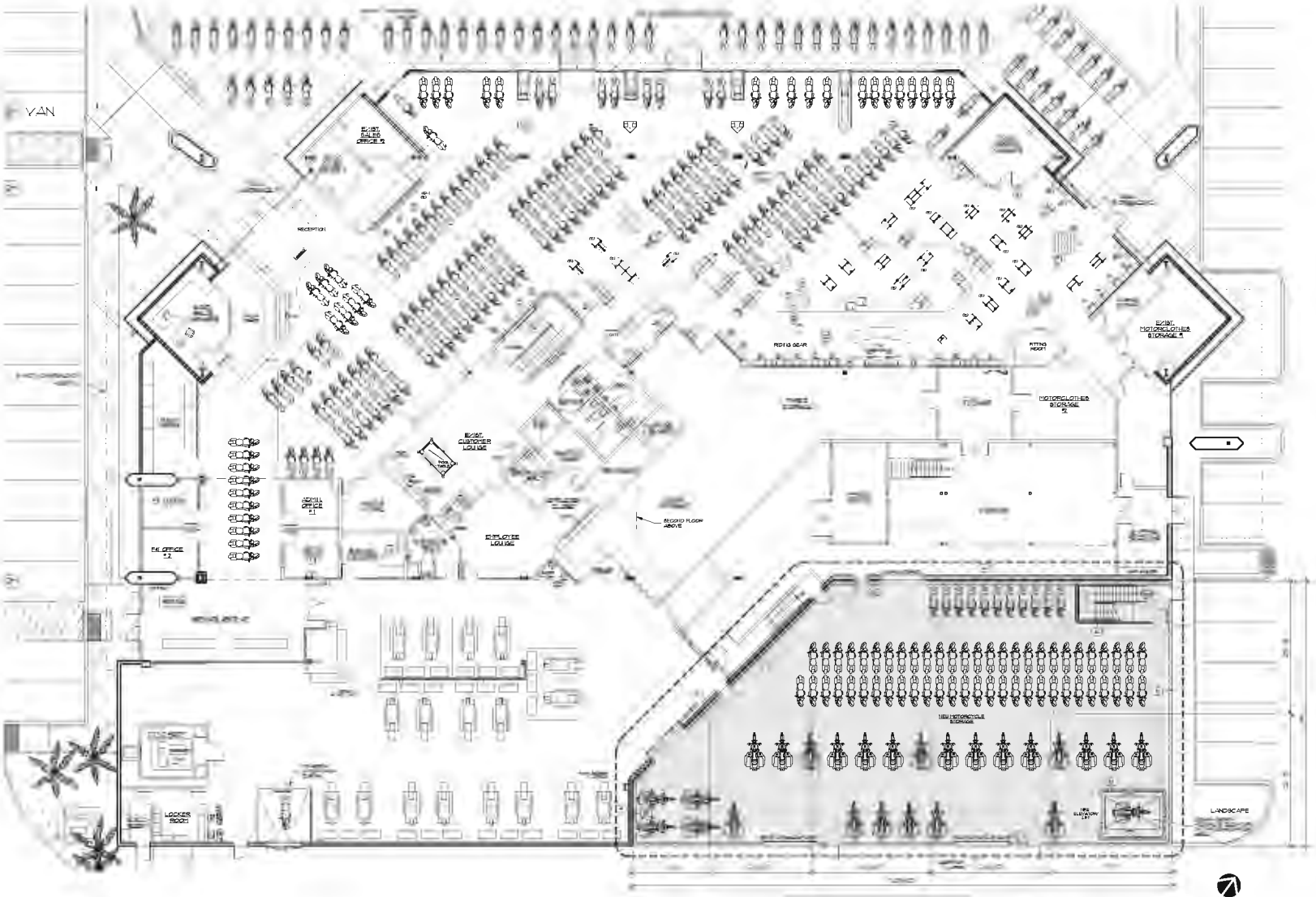
PROJECT NO	19-0145
DATE	03.30.2020
DRAWN BY	PH/RE/EP
SCALE	AS NOTED

DESCRIPTION	DATE

SHEET TITLE
SITE PLAN DETAILS

SHEET NUMBER A-1.3

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



WALL LEGEND

- EXISTING EXTERIOR CMU WALL TO REMAIN.
- EXISTING FULL HT. INTERIOR NON-BEARING WALLS TO REMAIN.
- NEW EXTERIOR 8" CMU WALL FULL HT. (MIN. 2-HR. FIRE WALL) SEE DETAIL
- NEW NON-BEARING INTERIOR WALL FULL HT. 3⅝" 16GA. MTL. FRAME STUDS @ 16" O.C. W/ ⅝" GYP. BD. BOTH SIDES. SEE DETAIL
- 8" HT.

FIRST FLOOR AREA TABULATION

EXISTING	31,901	SF
ADDITION	6,200	SF
TOTAL 1ST FLOOR	38,101	SF

designwork
ARCHITECTURE • INTERIOR DESIGN
8941 Research Drive, Suite 100
Irvine, CA 92618
Tel. 714.490.0333

PROJECT:

TENANT IMPROVEMENT

HARLEY-DAVIDSON MOTORCYCLES

RIVERSIDE HARLEY-DAVIDSON
7888 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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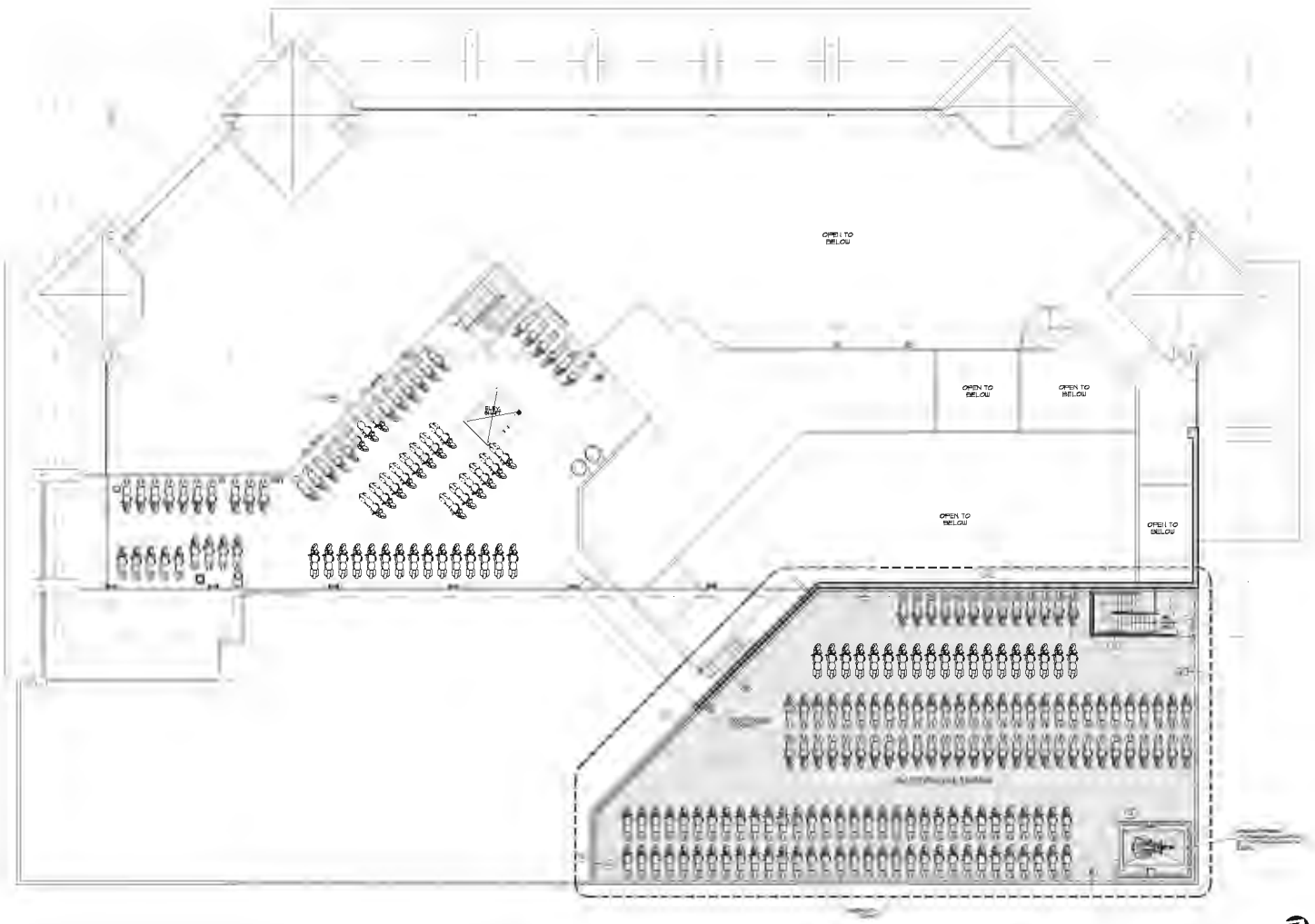
PROJECT NO	190-15
DATE	03/20/2020
DRAWN BY	PH/RR/EP
SCALE	3/32" =

DESCRIPTION	DATE

SHEET TITLE
PROPOSED FLOOR PLAN (FIRST FLOOR)

SHEET NUMBER **A-2.0**

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



WALL LEGEND

- EXISTING EXTERIOR CMU WALL TO REMAIN
- EXISTING FULL HT. INTERIOR NON-BEARING WALLS TO REMAIN.
- NEW EXTERIOR 8" CMU WALL FULL FIRE WALL. SEE DETAIL
- NEW NON-BEARING INTERIOR WALL FULL HT. 3⅝" 16GA. MTL. FRAME STUDS @ 16" O.C. W/ ⅝" GYP. BD. BOTH SIDES. SEE DETAIL 11 / A-6.0
- NEW 6" CMU WALL FULL

SECOND FLOOR SQUARE FOOTAGE

EXISTING	3,893 SF
ADDITION	6,200 SF
TOTAL 2ND FLOOR	10,093 SF

designwork
ARCHITECTURE • INTERIOR DESIGN
8941 Research Drive, Suite 100
Irvine, CA 92618
Tel. 714.490.0333

PROJECT:

TENANT IMPROVEMENT

MOTOR HARLEY-DAVIDSON CYCLES

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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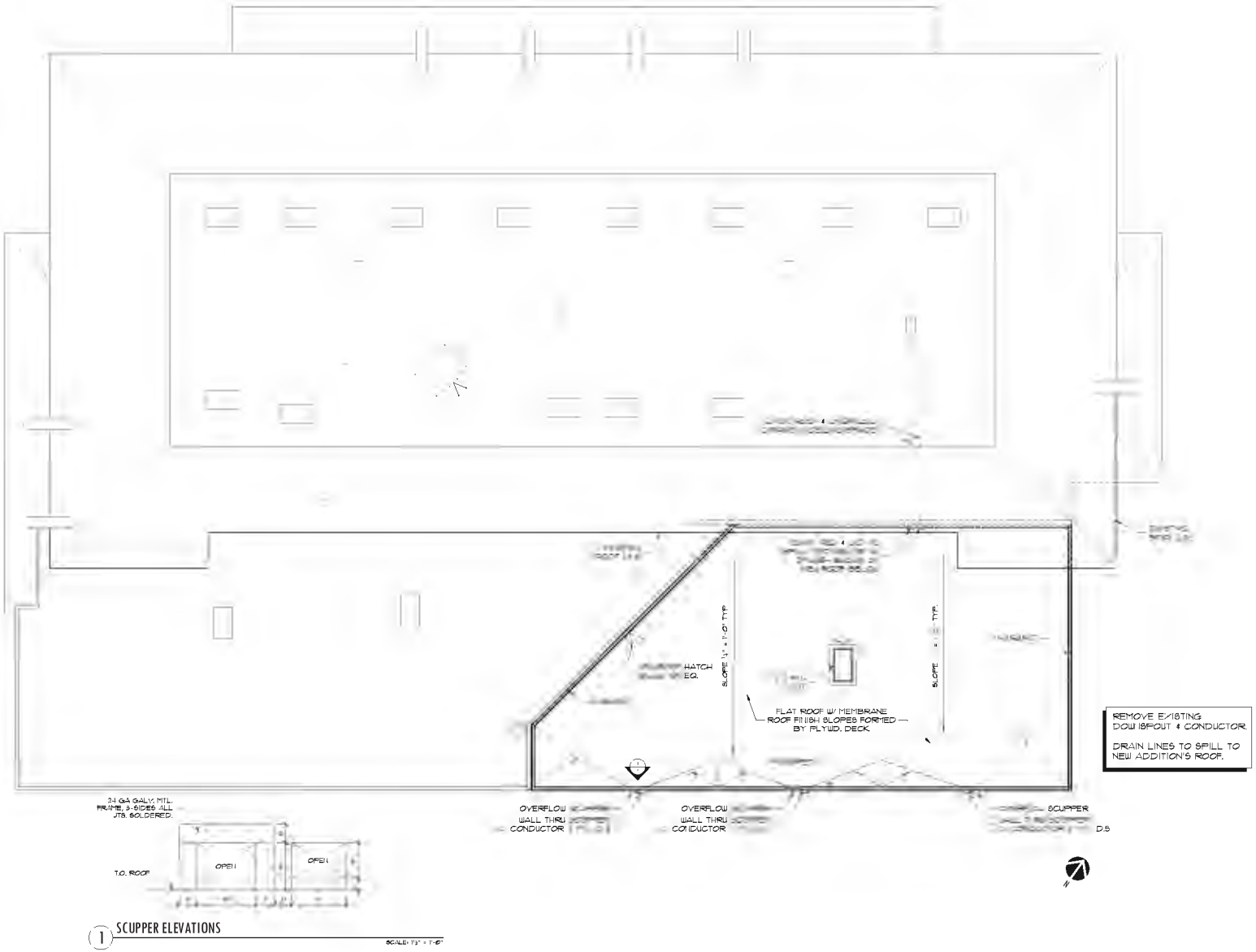
PROJECT NO	190-15
DATE	03/20/2020
DRAWN BY	PH/RR/EP
SCALE	3/32" =

DESCRIPTION	DATE

SHEET TITLE
PROPOSED FLOOR PLAN (SECOND FLOOR)

SHEET NUMBER **A-2.1**

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



designwork
ARCHITECTURE • INTERIOR DESIGN
8941 Research Drive, Suite 100
Irvine, CA 92618
Tel. 714.480.0533

PROJECT:

TENANT IMPROVEMENT

HARLEY-DAVIDSON MOTORCYCLES

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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PROJECT NO	190-15
DATE	03/20/2020
DRAWN BY	PH/RR/EP
SCALE	1/8" 1'-0"

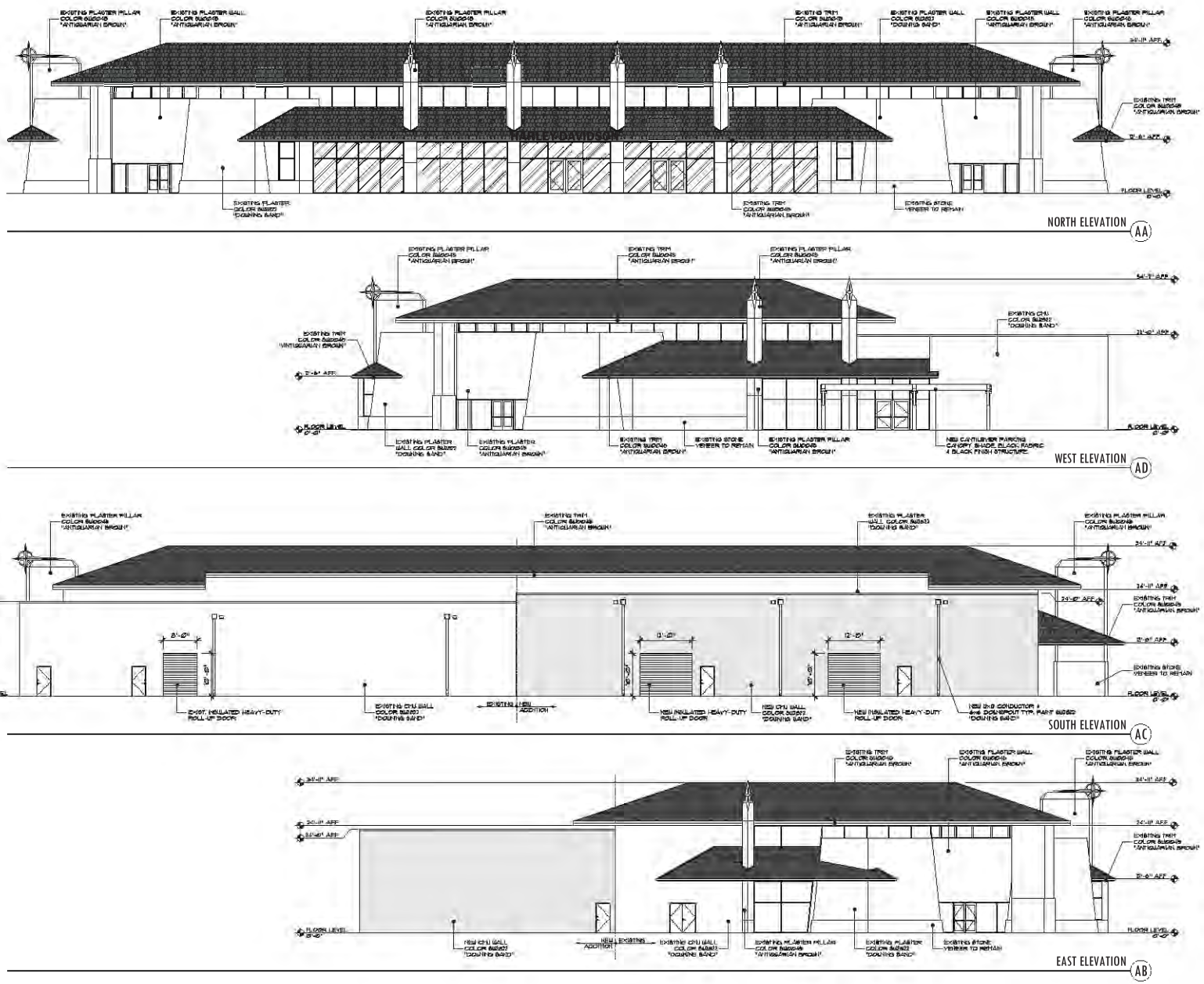
DESCRIPTION	DATE

SHEET TITLE

PROPOSED ROOF PLAN

SHEET NUMBER **A-2.2**

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



designwork
ARCHITECTURE • INTERIOR DESIGN
8941 Research Drive, Suite 100
Irvine, CA 92618
Tel 714.490.0333

LICENSED ARCHITECT
PAUL HUZAR
No. C-32174
REGISTRATION EXPIRES 12-31-21
STATE OF CALIFORNIA

PROJECT:
TENANT IMPROVEMENT

HARLEY-DAVIDSON MOTORCYCLES

RIVERSIDE HARLEY-DAVIDSON
7855 INDIANA AVE. • RIVERSIDE, CA 92504
GLEN ESPINOZA • (951) 785-0100

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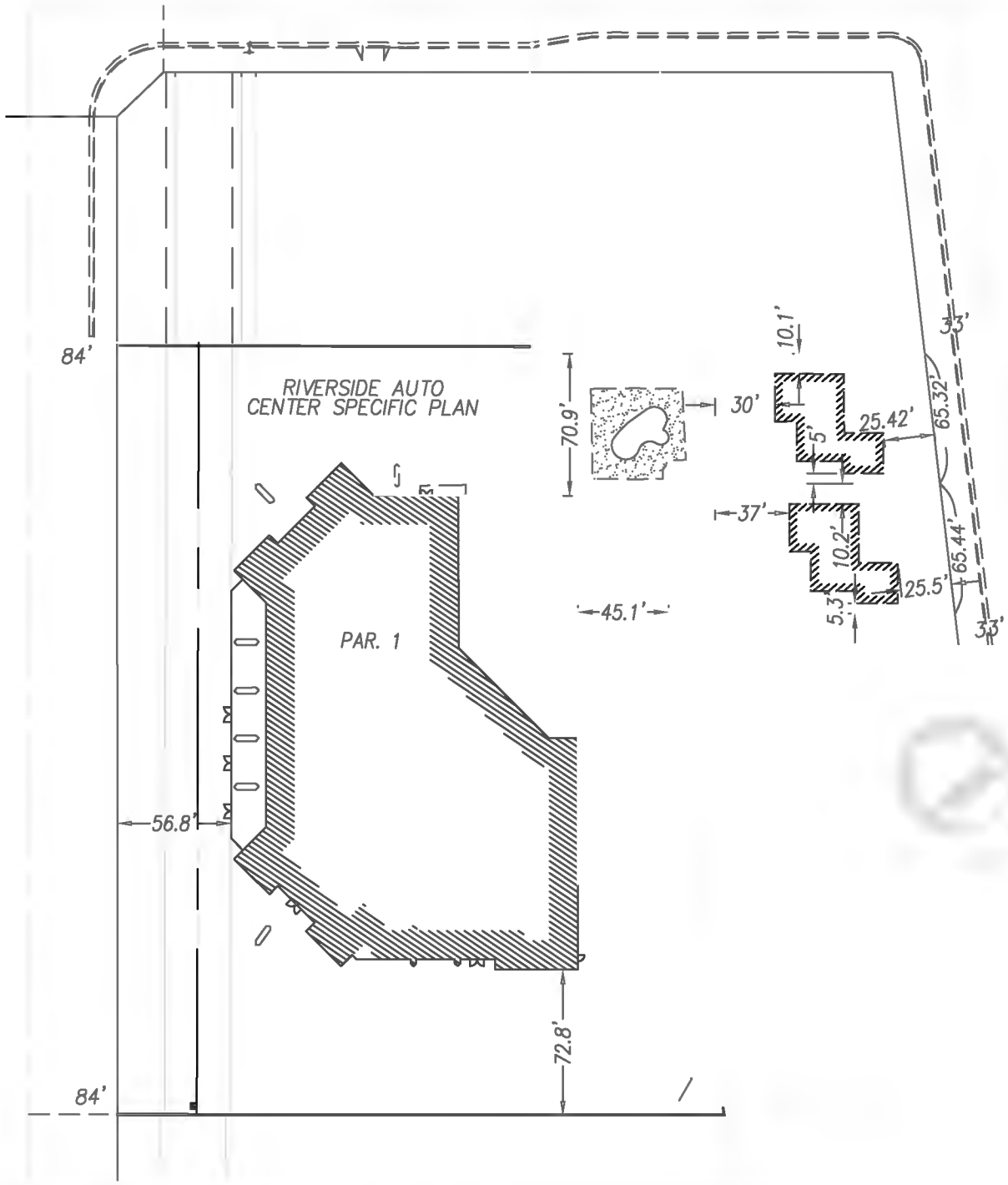
PROJECT NO	18549
DATE	03/30/2020
DRAWN BY	PH/MR/WP
SCALE	3/32" = 1'-0"

DESCRIPTION	DATE

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER **A-3.0**

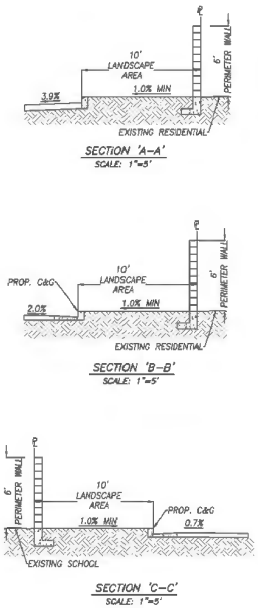
P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans

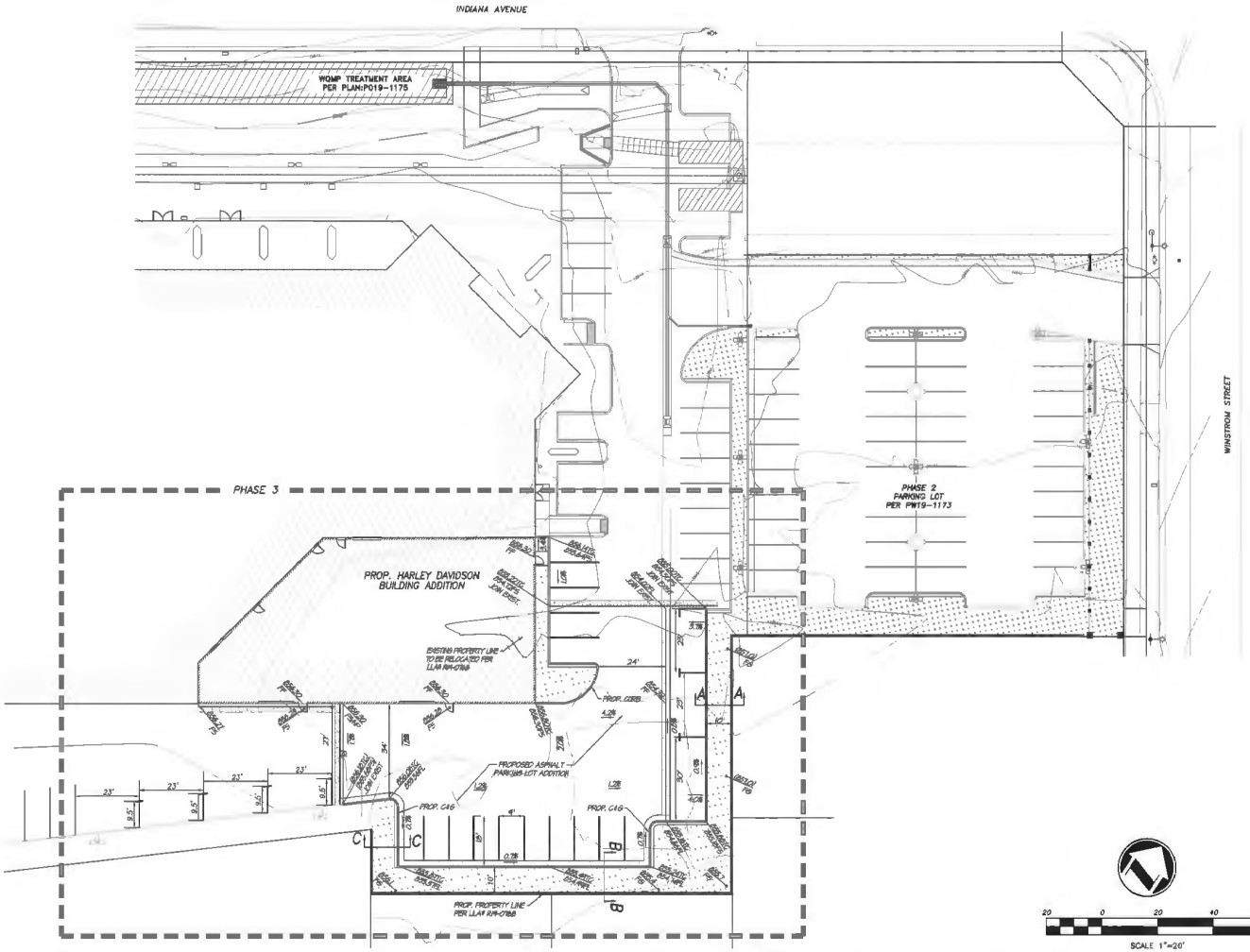


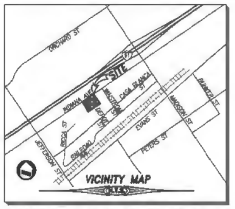
SETBACK EXHIBIT

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans

CONCEPTUAL GRADE PLAN
THE MOTORCYCLE COMPANY
RIVERSIDE FACILITY







SECTION 4 & 9, T. 3S, R. 5W

OWNER/APPLICANT
THE MOTORCYCLE COMPANY
7888 INDIANA AVE.
RIVERSIDE, CA 92504
TEL: (951) 793-0100

CIVIL ENGINEER
ADKAN ENGINEERS
8879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241

ZONING/LAND USE
EXISTING ZONING: CR
PROPOSED ZONING: CG
EXISTING LANDUSE: CG/CR
PROPOSED LANDUSE: CG/CR

ZONING/LAND USE AREA BEING OBTAINED IN LOT LINE ADJUSTMENT
EXISTING ZONING: R-1-7000
PROPOSED ZONING: CG
EXISTING LANDUSE: R-1-7000
PROPOSED LANDUSE: CG/CR

ASSESSOR'S PARCEL NUMBER
230-242-021, 230-242-005, 230-242-006

PROPOSED PARKING STALLS
STANDARD PARKING STALLS.....19 EA

PROJECT AREA
0.42 ACRES

PROJECT AREA
0.42 ACRES

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A PARKING LOT EXPANSION ON WINSTROM PARCEL, DESCRIBED AS FOLLOW;

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 56 DEGREES 00'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID LOT 2,A DISTANCE OF 142.88 FEET TO A POINT THEREIN; THENCE SOUTH 33 DEGREES 59'00" EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 56 DEGREES 00'00" EAST, A DISTANCE OF 134.98 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED MAY 20, 1954 IN BOOK 1589, PAGE 578 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 33 DEGREES 59'00" WEST ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL SO CONVEYED, A DISTANCE OF 137.00 FEET TO A POINT THEREIN; THENCE SOUTH 56 DEGREES 00'00" WEST; A DISTANCE OF 134.98 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

	WQMP TREATMENT AREA
	PROP. CONCRETE
	PROP. ASPHALT
	PROP. LANDSCAPING
	DROP INLET
	PROP. STRIPING
	PROP. WROUGHT IRON FENCE
	PROP. PERIMETER WALL
	PROP. LIGHTING
FG	FINISH GROUND
FS	FINISH SURFACE
INV	INVERT ELEVATION
GB	GRADE BREAK
LS	PROP. LANDSCAPE
R/W	RIGHT OF WAY
PL	PROPERTY LINE
C&G	CURB AND GUTTER
TC	TOP OF CURB
PROP.	PROPOSED

CONCEPTUAL GRADING PLAN
THE MOTORCYCLE COMPANY PHASE 3
BUILDING AND PARKING LOT ADDITION ON-SITE

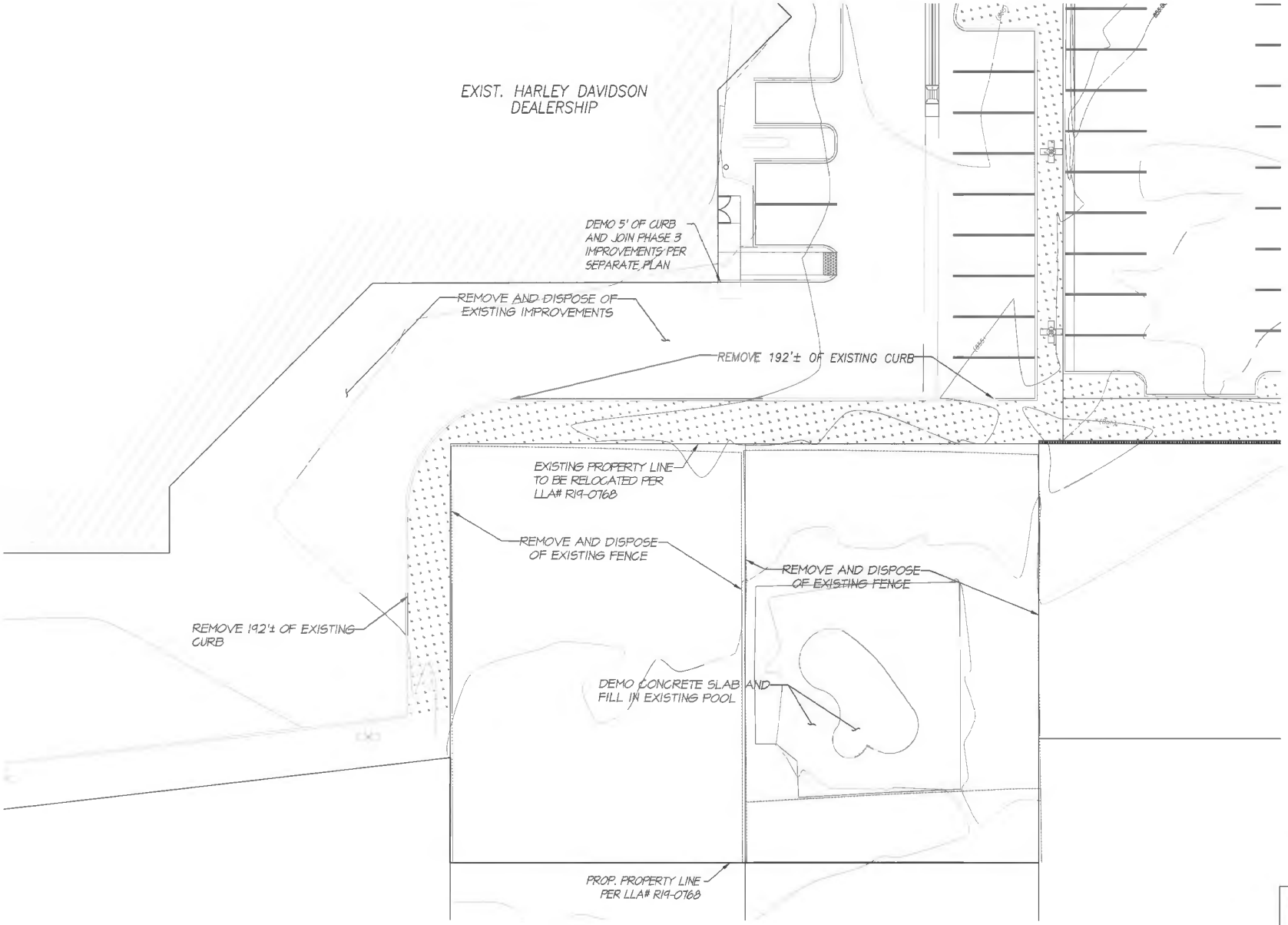
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
8879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599
FOR: The Motorcycle Company W.O. 9206
SCALE: 1"=20' DATE: 10/2019

PLOT DATE:04-24-2020

L:\PROJECTS\HARLEY DAVIDSON\9206\ENGINEERING\PH3 CONCEPTUAL GRADE\9206CG_PH3 01.DWG

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans

DEMOLITION PLAN



DEMOLITION PLAN
THE MOTORCYCLE COMPANY PHASE 3 BUILDING AND PARKING LOT ADDITION

PLANS PREPARED BY
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 686-0241 · Fax:(951) 686-0599

FOR: The Motorcycle Company	W.O. 9206
SCALE: 1"=20'	DATE: 10/2019

PLOT DATE:9-24-2020

U:\PROJECTS\HARLEY DAVIDSON\9206\ENGINEERING\PH3 CONCEPTUAL GRADE\9206CG_PH3 02.DWG

RIVERSIDE HARLEY-DAVIDSON WINSTROM PARKING LOT

3380 WINSTROM STREET

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504

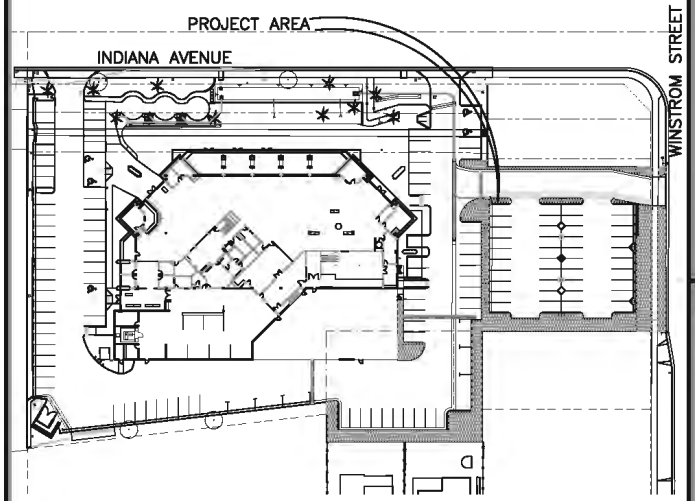
COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE

4649 Brockton Avenue
Riverside, CA 92506
Phone: (951) 369-0700
Fax: (951) 369-4039
www.comworksdg.com
Contact: Kay Kite

VICINITY MAP:

NORTH
NOT TO SCALE

SITE PLAN:



NORTH
NOT TO SCALE

TOTAL LANDSCAPE AREA: 7,995 S.F.

CONSULTANTS:

CIVIL ENGINEER:
ADKAN ENGINEERS
8879 AIRPORT DRIVE
RIVERSIDE, CA 92504
951-688-0241 PHONE
951-688-0599 FAX
CONTACT: MICHAEL BRENDECKE

811 Know what's below. Call before you dig.

SHEET INDEX:

T-1	TITLE SHEET
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION DETAILS
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS

RIVERSIDE HARLEY-DAVIDSON
WINSTROM PARKING LOT

RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504

CONTACT: GLEN ESPINOZA
951-785-0100

JOB NUMBER: 191064
DRAWN BY: KCK
CHECKED BY: SJR
DATE: 10/26/2020
REVISIONS:

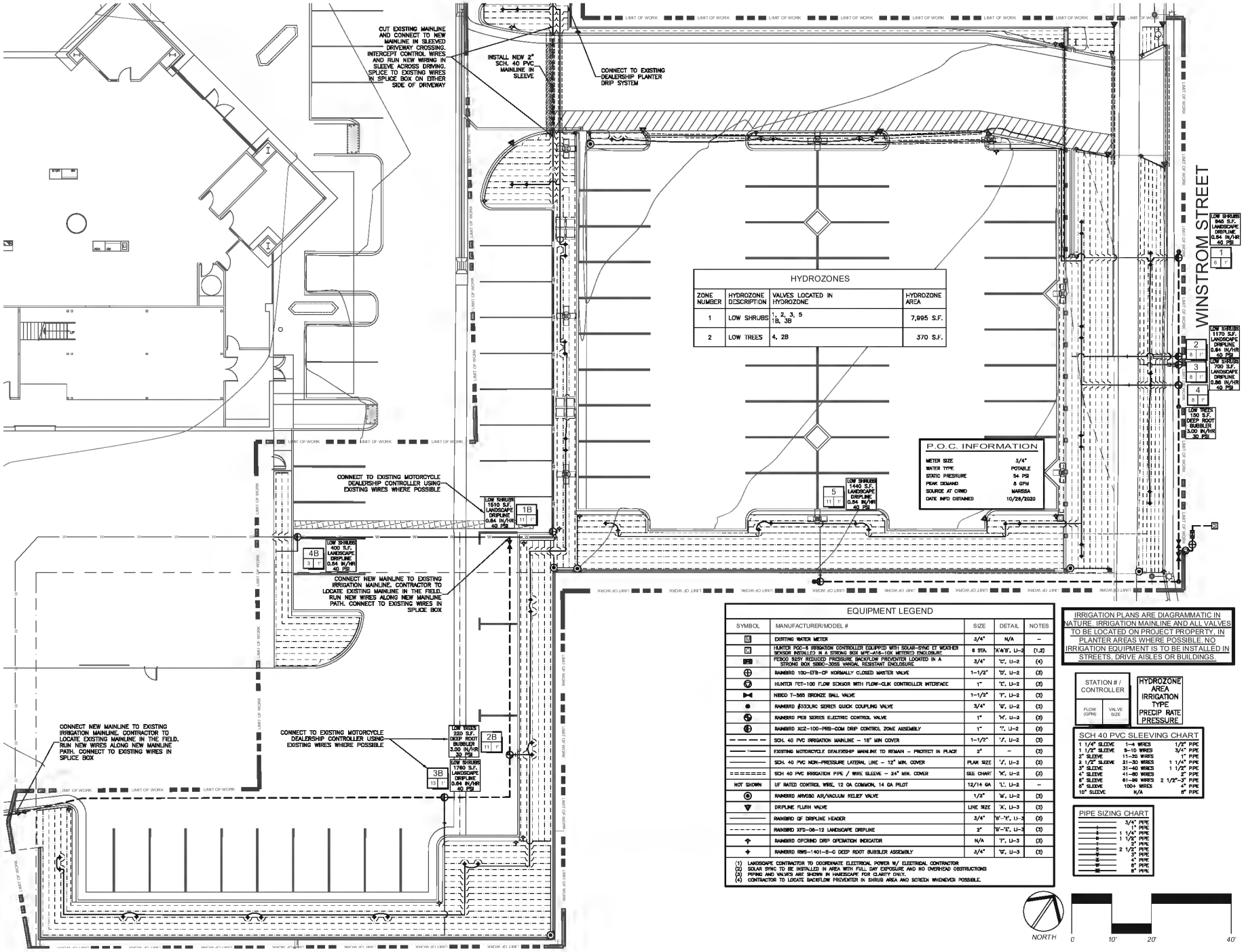
LICENSED LANDSCAPE ARCHITECT
KAY CHRISTINE KITE HALONEN
Signature
10/26/20
Planned Date
10/26/2020
Date
STATE OF CALIFORNIA

TITLE SHEET

T-1
SHEET 1 OF 6

Oct 26, 2020 – 12:35pm Kay Kite
I:\Vintity Davidson – Ph 1 & RVSD's\Winstrom Lot\T2Sheet.dwg

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



HYDROZONES

ZONE NUMBER	HYDROZONE DESCRIPTION	VALVES LOCATED IN HYDROZONE	HYDROZONE AREA
1	LOW SHRUBS	1, 2, 3, 5 1B, 3B	7,995 S.F.
2	LOW TREES	4, 2B	370 S.F.

P.O.C. INFORMATION

METER SIZE	3/4"
WATER TYPE	POTABLE
STATIC PRESSURE	54 PSI
PEAK DEMAND	8 GPM
SOURCE AT CMWD	MARESA
DATE INFO OBTAINED	10/26/2020

EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL #	SIZE	DETAIL	NOTES
M	EXISTING WATER METER	3/4"	N/A	–
C	HUNTER PCC-6 IRRIGATION CONTROLLER EQUIPPED WITH SOLAR-SYNC ET WEATHER SENSOR INSTALLED IN A STRONG BOX WPC-416-10X METERED ENCLOSURE	6 STA.	'A'&'B', LI-2	(1,2)
	FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER LOCATED IN A STRONG BOX SBBC-305S VANDAL RESISTANT ENCLOSURE	3/4"	'C', LI-2	(4)
	RAINBIRD 100-ETB-CP NORMALLY CLOSED MASTER VALVE	1-1/2"	'D', LI-2	(3)
	HUNTER FCT-100 FLOW SENSOR WITH FLOW-CLIK CONTROLLER INTERFACE	1"	'E', LI-2	(3)
	NIBCO T-555 BRONZE BALL VALVE	1-1/2"	'F', LI-2	(3)
	RAINBIRD 33DLRC SERIES QUICK COUPLING VALVE	3/4"	'G', LI-2	(3)
	RAINBIRD PEB SERIES ELECTRIC CONTROL VALVE	1"	'H', LI-2	(3)
	RAINBIRD XCZ-100-PRB-COM DRIP CONTROL ZONE ASSEMBLY	1"	'I', LI-2	(3)
	SCH. 40 PVC IRRIGATION MAINLINE – 18" MIN COVER	1-1/2"	'J', LI-2	(3)
	EXISTING MOTORCYCLE DEALERSHIP MAINLINE TO REMAIN – PROTECT IN PLACE	2"	–	(3)
	SCH. 40 PVC NON-PRESSURE LATERAL LINE – 12" MIN. COVER	PLAN SIZE	'J', LI-2	(3)
	SCH 40 PVC IRRIGATION PIPE / WIRE SLEEVE – 24" MIN. COVER	SEE CHART	'K', LI-2	(3)
NOT SHOWN	UF RATED CONTROL WIRE, 12 GA COMMON, 14 GA PILOT	12/14 GA	'L', LI-2	–
	RAINBIRD ARV050 AIR/VACUUM RELIEF VALVE	1/2"	'M', LI-2	(3)
	DRIPLINE FLUSH VALVE	LINE SIZE	'A', LI-3	(3)
	RAINBIRD QF DRIPLINE HEADER	3/4"	'B'-'E', LI-3	(3)
	RAINBIRD XFD-06-12 LANDSCAPE DRIPLINE	2"	'B'-'E', LI-3	(3)
	RAINBIRD OPTIBIND DRIP OPERATION INDICATOR	N/A	'F', LI-3	(3)
	RAINBIRD RWS-1401-B-C DEEP ROOT BUBBLER ASSEMBLY	3/4"	'G', LI-3	(3)

(1) LANDSCAPE CONTRACTOR TO COORDINATE ELECTRICAL POWER W/ ELECTRICAL CONTRACTOR
(2) SOLAR SYNC TO BE INSTALLED IN AREA WITH FULL DAY EXPOSURE AND NO OVERHEAD OBSTRUCTIONS
(3) PIPING AND VALVES ARE SHOWN IN HARDSCAPE FOR CLARITY ONLY.
(4) CONTRACTOR TO LOCATE BACKFLOW PREVENTER IN SHRUB AREA AND SCREEN WHENEVER POSSIBLE.

IRRIGATION PLANS ARE DIAGRAMMATIC IN NATURE. IRRIGATION MAINLINE AND ALL VALVES TO BE LOCATED ON PROJECT PROPERTY, IN PLANTER AREAS WHERE POSSIBLE. NO IRRIGATION EQUIPMENT IS TO BE INSTALLED IN STREETS, DRIVE AISLES OR BUILDINGS.

STATION # / CONTROLLER
FLOW (GPM) | VALVE SIZE

HYDROZONE AREA
IRRIGATION TYPE
PRECIP RATE
PRESSURE

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-4 WIRES	1/2" PIPE
1 1/2" SLEEVE	5-10 WIRES	3/4" PIPE
2" SLEEVE	11-20 WIRES	1" PIPE
2 1/2" SLEEVE	21-30 WIRES	1 1/4" PIPE
3" SLEEVE	31-40 WIRES	1 1/2" PIPE
4" SLEEVE	41-60 WIRES	2" PIPE
5" SLEEVE	61-90 WIRES	2 1/2"-3" PIPE
6" SLEEVE	100+ WIRES	4" PIPE
10" SLEEVE	N/A	6" PIPE

PIPE SIZING CHART

	3/4" PIPE
	1" PIPE
	1 1/4" PIPE
	1 1/2" PIPE
	2" PIPE
	2 1/2" PIPE
	3" PIPE
	4" PIPE
	6" PIPE
	8" PIPE

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE
4649 Brockton Ave.
Riverside, CA 92506
Phone: (951) 369-0700
Fax: (951) 369-4039
www.comworksdg.com

RIVERSIDE HARLEY-DAVIDSON
WINSTROM PARKING LOT
RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504

JOB NUMBER: 191064
DRAWN BY: KCK
CHECKED BY: SJR
DATE: 10/26/2020
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
SCOTT JAMES RUDOLPH
Signature 10/31/21
Renewal Date 10/26/2020
Date
STATE OF CALIFORNIA

IRRIGATION PLAN

SCALE: 1"=10'-0"

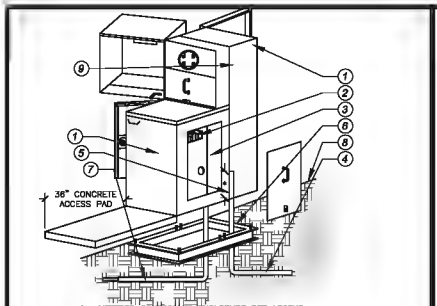
811 Know what's below. Call before you dig.

LI-1

SHEET 2 OF 6

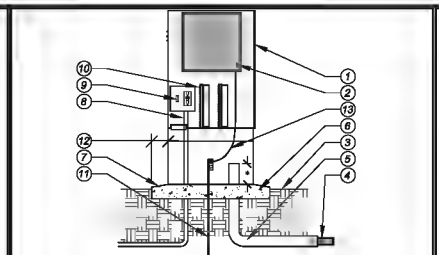
Oct 26, 2020 – 1:39pm Kay Kite
F:\Harley Davidson– Ph I & II\CD's\Parking Lot\Irrigation.dwg

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



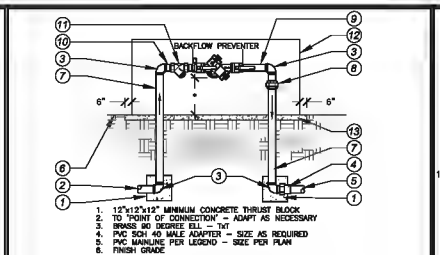
1. METERED CONTROLLER ENCLOSURE PER LEGEND
2. ELECTRICAL METER SOCKET WITH TEST BLOCKS
3. LOAD CENTER
4. DIRECT BURIAL CONTROL WIRES TO VALVES
5. 3" PVC SWEEP ELL – EXTEND BEYOND EDGE OF BASE
6. QUICKPAD ENCLOSURE MOUNTING PAD PER MANUFACTURE
7. CONDUIT FOR LINE FEED INTO METER
8. FINISH GRADE
9. IRRIGATION CONTROLLER IN ENCLOSURE PER LEGEND
* EXTEND 4" ABOVE TOP OF BASE

A | Metered Enclosure



1. CONTROLLER ENCLOSURE PER LEGEND AND/OR NOTES
2. AUTOMATIC CONTROLLER PER LEGEND
3. FINISH GRADE
4. DIRECT BURIAL CONTROL WIRES TO VALVES
5. 3" PVC SWEEP ELL – EXTEND BEYOND EDGE OF BASE
6. "QUICKPAD" ENCLOSURE MOUNTING PAD PER MFG'S SPECS
7. SLOPE EDGE OF BASE 1% TO DRAIN AWAY FROM ENCLOSURE
8. 120V AC POWER IN CONDUIT
9. 120V ON-OFF SWITCH WITH CONVENIENCE OUTLET
10. TERMINAL STRIPS FOR CONTROL WIRES
11. 5/8" x 8' MIN. LENGTH COPPER GROUNDING ROD
12. EXTEND EDGE OF BASE 6" BEYOND EDGE OF ENCLOSURE
13. GROUND CONTROLLER PER MANUFACTURER
* EXTEND 4" ABOVE TOP OF BASE

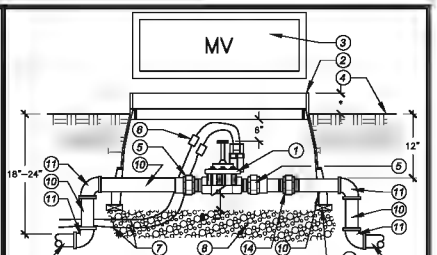
B | Controller



1. 12"x12"x12" MINIMUM CONCRETE THRUST BLOCK
2. TO "POINT OF CONNECTION" – ADAPT AS NECESSARY
3. BRASS 90 DEGREE ELL – TxT
4. PVC SCH 40 MALE ADAPTER – SIZE AS REQUIRED
5. PVC MAINLINE PER LEGEND – SIZE PER PLAN
6. FINISH GRADE
7. BRASS NIPPLE – TxT – LENGTH AS REQUIRED
8. BRASS UNION – SIZE AS REQUIRED
9. BRASS NIPPLE – TxT – 4" MINIMUM LENGTH
10. BRASS NIPPLE – TxT – 2" MINIMUM LENGTH (TYP. OF 2)
11. BRASS Y-STRAINER – 80 MESH SCREEN W/ HOSE BIB
12. VANDAL RESISTANT ENCLOSURE – MODEL PER LEGEND INSTALL PER MANUFACTURER'S REQUIREMENTS
13. INSTALL 4" CONCRETE PAD, EXTEND 6" PAST ENCLOSURE
* 12" MINIMUM, 30" MAXIMUM

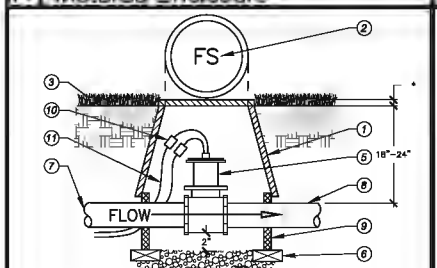
NOTES:
INSTALL BACKFLOW PREVENTER PER LOCAL CODES, HEALTH DEPARTMENT STANDARDS, AND MANUFACTURER'S DIRECTIONS. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION. WHERE BACKFLOW DEVICE SIZE IS SMALLER THAN MAINLINE, ENTIRE APPARATUS TO BE SIZE OF MAINLINE. BUSH DOWN ONLY AT THE BACKFLOW DEVICE. FINAL LOCATION OF DEVICE TO BE DETERMINED IN THE FIELD. BACKFLOW TO BE LOCATED IN PLANTER AREA AND SCREENED WITH SHRUBS AS POSSIBLE.

C | Backflow Preventer



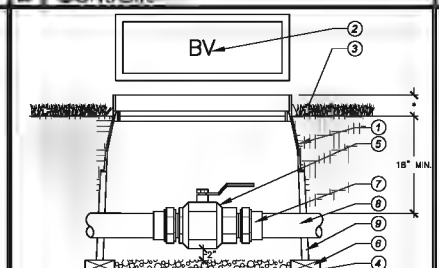
1. ELECTRIC CONTROL VALVE PER LEGEND
2. RECTANGULAR VALVE BOX WITH BOLT-DOWN LID AND SS BOLT
3. HEAT BRAND "MV" ON LID IN 2" HIGH CHARACTERS
4. FINISH GRADE
5. PVC SCH 40 MALE ADAPTER
6. WATERPROOF WIRE CONNECTION W/36" EXPANSION LOOP
7. #14 UF WIRES TO CONTROLLER MASTER VALVE OUTPUT
8. 3/4" CRUSHED ROCK – 6" DEEP
9. COMMON BRICK – 4 REQUIRED
10. PVC MAINLINE PER LEGEND – LENGTH AS REQUIRED
11. PVC SCH 40 ELL – SxS
12. MAINLINE PIPING FROM POINT OF CONNECTION
13. MAINLINE PIPING TO CONTROL VALVES
14. PVC UNION – SIZE AS REQUIRED
* 1/2" IN TURF AREAS, 2" IN SHRUB AREAS

D | Master Valve



1. 10" ROUND PLASTIC VALVE BOX WITH LOCKING LID AND SS BOLT
2. HEAT BRAND "FS" ON LID IN 2" HIGH CHARACTERS
3. FINISH GRADE
4. 3/4" CRUSHED ROCK – 4" DEEP
5. FLOW SENSOR PER LEGEND
6. COMMON BRICK – 4 REQUIRED
7. PVC MAINLINE FROM POC – PER LEGEND
8. PVC MAINLINE TO SYSTEM – PER LEGEND
9. VALVE BOX EXTENSIONS AS REQUIRED
10. WATERPROOF WIRE CONNECTORS WITH 36" EXPANSION LOOP
11. CABLE TO TRANSMITTER/CONTROLLER PER MANUFACTURER
* 1/2" IN TURF AREAS 2" IN SHRUB AREAS

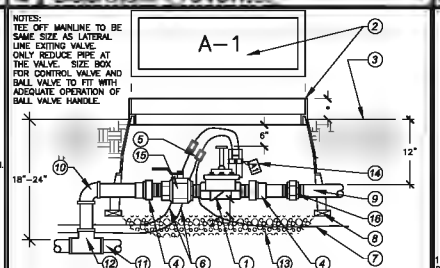
E | Flow Sensor



1. RECTANGULAR VALVE BOX WITH BOLT-DOWN LID AND SS BOLT
2. HEAT BRAND "BV" ON LID IN 2" HIGH CHARACTERS
3. FINISH GRADE
4. 3/4" CRUSHED ROCK – 4" DEPTH
5. BALL VALVE PER IRRIGATION PLAN
6. COMMON BRICK – 4 REQUIRED
7. SCH 40 PVC MALE ADAPTER – 2 REQUIRED
8. MAINLINE PIPING PER IRRIGATION PLAN
9. VALVE BOX EXTENSION(S) AS REQUIRED

NOTE:
USE TEFLON TAPE ON ALL MALE PIPE THREADS.
* 1/2" IN TURF AREAS AND 2" IN SHRUB AREAS

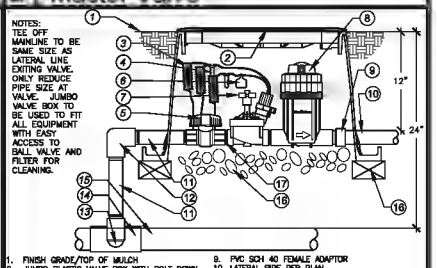
F | Ball Valve



NOTES:
TEE OFF MAINLINE TO BE SAME SIZE AS LATERAL LINE EXITING VALVE. ONLY REDUCE PIPE AT THE VALVE. SIZE BOX FOR CONTROL VALVE AND BALL VALVE TO FIT WITH ADEQUATE OPERATION OF BALL VALVE HANDLE.

1. ELECTRIC CONTROL VALVE PER LEGEND
2. "JUMBO" PLASTIC VALVE BOX WITH BOLT DOWN LID AND SS BOLT – HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS
3. FINISH GRADE
4. PVC SCH 40 MALE ADAPTER – SIZE AS REQUIRED – TYP. OF 2
5. WATERPROOF WIRE CONNECTOR WITH 36" COILED EXPANSION LOOP
6. WIRES FROM CONTROLLER
7. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER
8. COMMON BRICK – 4 REQUIRED
9. PVC LATERAL LINE PER LEGEND
10. PVC SCH 40 ELL – SxS
11. PVC MAINLINE PER LEGEND
12. SCH 40 PVC MAINLINE FITTING
13. 3/4" GRAVEL – 6" DEEP
14. "CHRISTY'S" I.D. TAG OR EQUAL
15. BALL VALVE PER EQUIPMENT LEGEND SAME SIZE AS CONTROL VALVE
16. PVC UNION – SIZE AS REQUIRED
* 1/2" IN TURF, 2" IN PLANTER

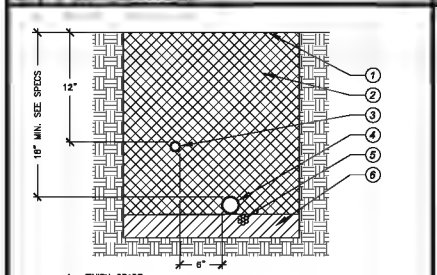
G | Remote Control Valve



NOTES:
TEE OFF MAINLINE TO BE SAME SIZE AS LATERAL LINE EXITING VALVE. ONLY REDUCE PIPE SIZE AT VALVE. JUMBO VALVE BOX TO BE USED TO FIT ALL EQUIPMENT WITH EASY ACCESS TO BALL VALVE AND FILTER FOR CLEANING.

1. FINISH GRADE/TOP OF MULCH
2. JUMBO PLASTIC VALVE BOX WITH BOLT DOWN LID AND SS BOLT – HEAT BRAND STATION NUMBER ON LID IN 2" HIGH CHARACTERS
3. 36-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF WIRE CONNECTION
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. "CHRISTY'S" I.D. TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE PER PLAN
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)
18. COMMON BRICK – 4 REQUIRED

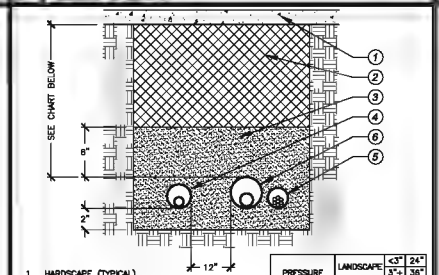
H | Drip Control Valve Assembly



1. FINISH GRADE
2. CLEAN BACKFILL – 90% COMPACTION REQUIRED – SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND
4. PRESSURE SUPPLY LINE PER LEGEND
5. CONTROL WIRES – INSTALL BELOW PRESSURE SUPPLY LINE
6. PROVIDE 2" OF CLEAN BACKFILL BELOW PRESSURE MAINLINE

NOTES:
BUNDLE AND TAPE WIRES AT 12'O.C. PIGTAIL AND LOOP CONTROL WIRES AT ALL 90° CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT ALLOWED UNLESS APPROVED BY THE CITY. 36" MIN. COVER IS REQUIRED FOR RECLAIMED WATER MAINLINE (WHERE APPLICABLE). INSTALL 1'x1'x1' THRUST BLOCK AT ALL TERMINAL POINTS ON MAINLINE.

I | Trenching

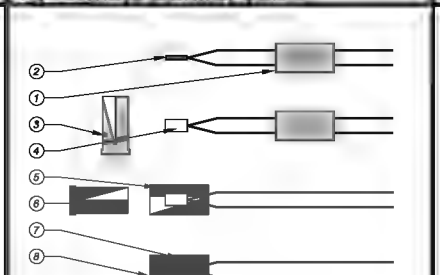


1. HARDSCAPE (TYPICAL)
2. CLEAN BACKFILL – 90% COMPACTION REQUIRED – SEE SPECS
3. SAND (TYPICAL)
4. NON-PRESSURE LATERAL LINE/ SLEEVE (SIZE PER CHART)
5. CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE (SIZE PER CHART)
6. PRESSURE SUPPLY LINE / SLEEVE (SIZE PER CHART)

PRESSURE MAINLINE	LANDSCAPE	<3"	24"
		3"+	36"
	VEHICULAR PAVING	<3"	30"
		3"+	36"
NON PRESSURE LATERAL	LANDSCAPE	<3"	12"
		3"+	18"
	VEHICULAR PAVING	<3"	24"
		3"+	30"

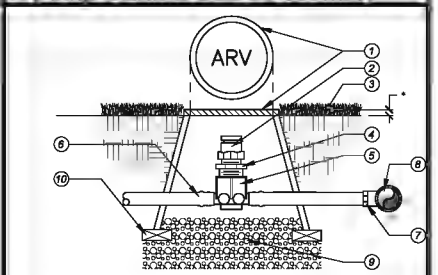
NOTES:
SIZE ALL SLEEVES PER SLEEVING CHART ON PLANS. EXTEND SLEEVES 12" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS. RECLAIMED WATER SLEEVES TO BE A MINIMUM 42"-48" DEEP (OR PER WATER DISTRICT STANDARDS) WHERE APPLICABLE.

J | Sleeving



1. SLIP BASE SOCKET OVER END OF WIRES
2. STRIP WIRES APPROX. 5/8" FROM ENDS – TWIST TOGETHER
3. APPLY SEALER TO OUTSIDE OF SEALING PLUG AND FILL CAVITY WITH SEALER
4. PUT CRIMP END OVER WIRE ENDS – CRIMP SLEEVE AND CUT OFF EXCESS WIRE
5. PULL BASE SOCKET OVER END OF WIRES AS FAR AS POSSIBLE
6. PUSH SEALING PLUG INTO BASE SOCKET
7. PUSH WIRES TO END OF BASE SOCKET TO INSURE COMPLETE SEALING OF CONNECTION
8. COMPLETED WATERPROOF WIRE CONNECTION

K | Wire Connections



1. RAINBIRD SCB-7X8 PLASTIC EMITTER BOX
2. AIR RELIEF PER IRRIGATION LEGEND
3. FINISH GRADE
4. 3/4" x 3/4" PVC REDUCER BUSHING
5. BARB X FEMALE THREAD CONNECTOR: RAIN BIRD XFD-TFA FITTING
6. 3/4" BLANK DRIPLINE TUBING: RAIN BIRD XF SERIES
7. BARB X MALE THREAD CONNECTOR: RAIN BIRD XFD-MA FITTING
8. PVC TEE CONNECTED TO PVC HEADER PIPE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
10. COMMON BRICK – 2 REQUIRED

L | Air Relief Valve

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE
4649 Brockton Ave.
Riverside, CA 92506
Phone: (951) 369-0700
Fax: (951) 369-4039
www.comworksdg.com

RIVERSIDE HARLEY-DAVIDSON
WINSTROM PARKING LOT
RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504

JOB NUMBER: 191064
DRAWN BY: KCK
CHECKED BY: SJR
DATE: 10/26/2020
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
STEVEN J. RIDLEY
Signature 10/31/21
Renewal Date
10/26/2020
Date
STATE OF CALIFORNIA

IRRIGATION DETAILS

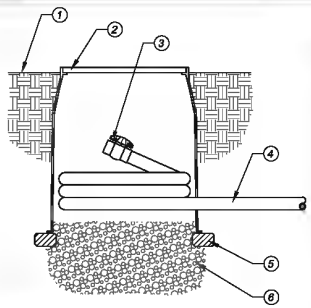
SCALE: AS NOTED

811
Know what's below.
Call before you dig.

LI-2

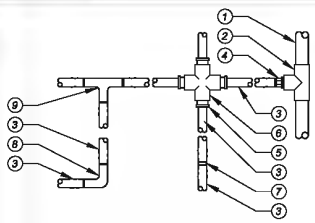
SHEET 3 OF 6

Oct 26, 2020 – 1:39pm Kay Kite
F:\Harley Davidson– Ph 1 & II\CD's\Parking Lot\Irrigation.dwg



1. FINISH GRADE
2. 6" TAN ROUND VALVE BOX
3. PVC BALL VALVE – LINE SIZE
4. BLANK DRIPLINE
5. BRICK SUPPORTS (THREE REQUIRED)
6. 3/4" PEA GRAVEL SUMP

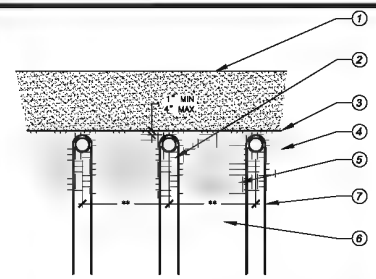
A | Dripline Flush Valve



1. PVC PIPE (PER LEGEND)
2. SCH. 40 PVC TEE
3. LANDSCAPE DRIP TUBING (PER LEGEND)
4. SCH. 40 PVC MALE ADAPTER
5. COMPRESSION ADAPTER FITTING
6. SCH. 40 PVC CROSS
7. COMPRESSION COUPLING
8. COMPRESSION ELBOW FITTING
9. COMPRESSION TEE FITTING

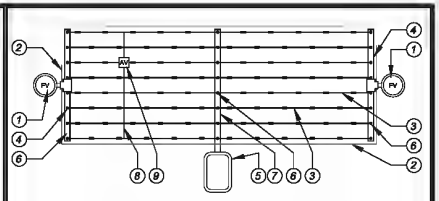
NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA. CONTRACTOR TO SIZE PVC SUPPLY MANIFOLD TO COMPENSATE FOR FLUSH VALVE FLOWS. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.

B | Dripline Fittings



1. TOP OF MULCH
2. LANDSCAPE DRIP LINES
3. FINISH GRADE IN PLANTER AREAS, BACKFILL OVER DRIPLINE
4. FINISHED GRADE
5. SUB-GRADE OF NATIVE SOIL
6. (**) LATERAL DRIP LINE SPACING – PER PLAN
7. RAINBIRD TDS-050 TIE-DOWN STAKE AT 3' O.C. MAX.

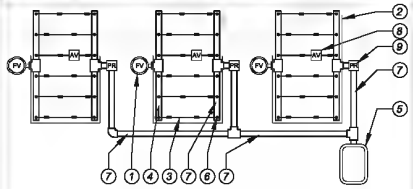
C | Dripline Burial



1. AUTOMATIC FLUSH VALVE (PER LEGEND) PLUMBED TO TUBING
2. AREA PERIMETER
3. LANDSCAPE DRIP TUBING (PER LEGEND)
4. PVC FLUSH MANIFOLD
5. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR (SEE RCV DETAIL)
6. MANIFOLD-TO-ELBOW CONNECTION
7. PVC SUPPLY MANIFOLD
8. AIR/VACUUM RELIEF VALVE (PER LEGEND) PLUMBED TO BLANK TUBING AT EACH HIGH POINT
9. AIR/RELIEF BLANK TUBING LATERAL ON MOUNDS OR BERMS

NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA.

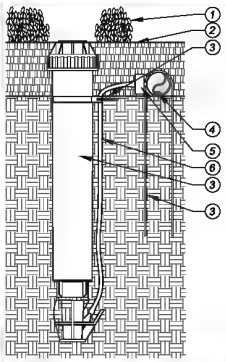
D | Dripline Center Connection



1. AUTOMATIC FLUSH VALVE (PER LEGEND) PLUMBED TO TUBING
2. AREA PERIMETER
3. LANDSCAPE DRIP TUBING (PER LEGEND)
4. PVC FLUSH MANIFOLD
5. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR (SEE RCV DETAIL)
6. MANIFOLD-TO-ELBOW CONNECTION
7. PVC SUPPLY MANIFOLD
8. AIR/VACUUM RELIEF VALVE (PER LEGEND) PLUMBED TO BLANK TUBING AT EACH HIGH POINT
9. PRESSURE REGULATOR LOCATED AT EACH SUPPLY MANIFOLD

NOTES:
ALL PERIMETER LATERALS ARE TO BE 2" TO 4" FROM THE EDGE OF PLANTER AREA. CONTRACTOR TO SIZE PVC SUPPLY MANIFOLD TO COMPENSATE FOR FLUSH VALVE FLOWS.

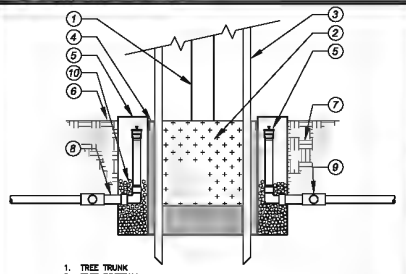
E | Dripline In Islands



1. PLANT MATERIAL PER PLANTING PLAN
2. TOP OF MULCH
3. FINISH GRADE PER PLAN
4. DRIP TUBING PER PLAN
5. 1/4" SELF-PIERCING BARB CONNECTOR
6. DISTRIBUTION TUBING
7. DRIP SYSTEM OPERATION INDICATOR PER PLAN
8. DRIP STAKE PER SPECIFICATIONS

NOTES:
SET INDICATOR 2"-6" FROM EDGE OF CURBS AND WALKS, AND 8"-12" FROM FIXED VERTICLE OBJECTS SUCH AS FENCES, WALLS, AND BUILDINGS, ETC.

F | Drip Operation Indicator



1. TREE TRUNK
2. TREE ROOTBALL
3. 3" LODGE POLE PINE STAKES PER PLANTING PLAN
4. PLANT BACKFILL PER PLANTING PLAN
5. BUBBLER ASSEMBLY PER IRRIGATION LEGEND
6. FINISH GRADE
7. UNDISTURBED NATIVE SOIL
8. 1/2" CLASS 315 PVC LATERAL LINE
9. SCH 40 PVC TEE AROUND PLANTING PIT
10. PEA GRAVEL IN BASE OF DRAIN PIPE

* INSTALL ASSEMBLY WITH CAP FLUSH TO GRADE

G | Tree Bubbler Heads

H | Water Use Calculations

IRRIGATION NOTES:

1. GENERAL – ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
   A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
   B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE CITY / OWNER.
2. SCOPE OF WORK – UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLATION AND TESTING OF ALL MAINLINE, POINT OF CONNECTION, LATERAL LINES, RISERS, AND FITTINGS; AND THE FURNISHING AND INSTALLATION OF SPRINKLER HEADS, CONTROLLERS, ELECTRIC CONTROL VALVES, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED, BY THE DRAWINGS, DETAILS, AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING:
   A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, NOTES, AND LEGENDS.
   B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE, FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
3. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
4. PIPING AND VALVES SHOWN ON THE PLANS ARE DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS.
5. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER / CITY.
6. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.
8. IRRIGATION DESIGN IS BASED ON 54 PSI AVAILABLE WATER PRESSURE AT 11 GPM. CONTRACTOR SHALL VERIFY PRESSURE PRIOR TO CONSTRUCTION; SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK.
9. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION AS NOTED ON THE PLANS.
10. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING 120 VOLT SERVICE TO THE CONTROLLER; ELECTRICAL POWER WILL BE PROVIDED BY OWNER AT THE CONTROLLER LOCATION SHOWN ON THE PLANS.
11. ALL WIRES SHALL BE SOLID COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #12 WHITE; ALL CONTROL WIRE SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES WHEN TWO OR MORE CONTROLLERS ARE ON PROJECT.
12. ALL CONTROL WIRES AND IRRIGATION PIPE LINES THAT RUN UNDER PAVING SHALL BE ENCASED IN SCH 40 PVC PIPE SLEEVES. SLEEVES SHALL BE SIZED ACCORDING TO THE CHART ON THE PLANS.
13. FINAL LOCATION OF CONTROL VALVES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS ON OUTSIDE OF ALL VALVE BOX LIDS.
15. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR LED-LUBE JOINT COMPOUND (OF APPROVED EQUAL). ALL PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
16. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.
17. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
18. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18"-24" MINIMUM COVER (PER DETAIL). LATERAL LINES TO HAVE 12" MINIMUM COVER.
19. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED TO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVERSPRAY ON BUILDINGS, WALKS, AND WALLS, ETC. IS MINIMIZED.
20. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
   A. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
   B. 2 KEYS FOR EACH CONTROLLER AND CONTROLLER ENCLOSURE (AS APPLICABLE).
   C. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
   D. 4 OF EACH SPRINKLER HEAD SPECIFIED.
21. AS-BUILT DRAWINGS – THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE "AS-BUILT" SET TO A REPRODUCIBLE MYLAR, PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLERS, AND OTHER PERTINENT UNDERGROUND ITEMS.
22. CONTROLLER CHART – UPON APPROVAL OF THE FINAL "AS-BUILT" DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED AS FOLLOWS:
   A. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED "AS-BUILT" SYSTEM (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION).
   B. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO (2) PIECES OF 20 MIL CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

I | General Irrigation Notes

Yearly ETO

Jan	Feb	Mar	Apr	May	Jun	Jul
2.54	2.89	4.36	5.42	6.19	6.79	7.36
0.35	0.39	0.59	0.74	0.84	0.92	1.00

Aug	Sep	Oct	Nov	Dec	ETO
7.1	5.52	3.98	2.88	2.38	38.55
0.98	0.75	0.54	0.39	0.32	

IRRIGATION CONTROLLER SCHEDULE FOR SIX MONTH PLANT ESTABLISHMENT PERIOD

Station	Flow (gpm)	Sprinkler Type	Plant Type	App.Rate Inches/Hr.	Water Days	Daily Run Time, Min.
1	6	Dripline	Low Shrubs	0.64	4	17
2	8	Dripline	Low Shrubs	0.64	4	17
3	8	Dripline	Low Shrubs	0.86	4	13
4	9	Bubbler	Tree	3	4	4
5	11	Dripline	Low Shrubs	0.64	4	17

IRRIGATION CONTROLLER SCHEDULE AFTER SIX MONTH PLANT ESTABLISHMENT PERIOD

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5	11	Dripline	Low Shrubs	0.64	3	17

L | Scheduling

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE
4649 Brockton Ave.
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RIVERSIDE HARLEY-DAVIDSON
WINSTROM PARKING LOT
RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504

JOB NUMBER: 191064
DRAWN BY: KCK
CHECKED BY: SJR
DATE: 10/26/2020
REVISIONS:

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA
Signature 10/31/21
Renewal Date 10/28/2020
Date

IRRIGATION DETAILS

SCALE: AS NOTED

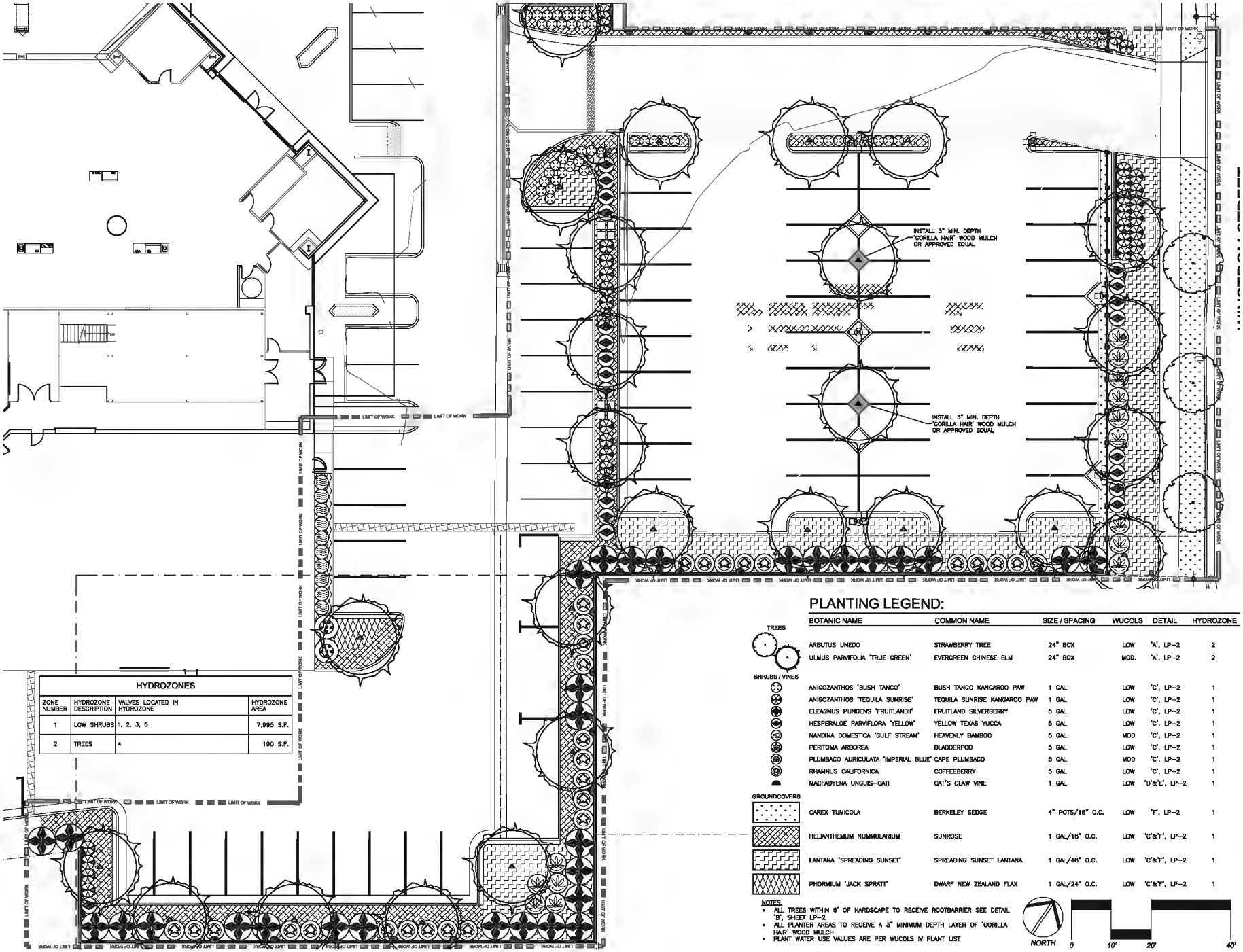
811 Know what's below. Call before you dig.

LI-3

SHEET 4 OF 6

Oct 26, 2020 – 1:40pm Kay Kite
F:\Harley Davidson– Ph I & II\CD's\Parking Lot\Irrigation.dwg

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans



HYDROZONES

ZONE NUMBER	HYDROZONE DESCRIPTION	VALVES LOCATED IN HYDROZONE	HYDROZONE AREA
1	LOW SHRUBS	1, 2, 3, 5	7,995 S.F.
2	TREES	4	190 S.F.

PLANTING LEGEND:

	BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS	DETAIL	HYDROZONE
TREES						
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW	'A', LP-2	2
	ULMUS PARVIFOLIA 'TRUE GREEN'	EVERGREEN CHINESE ELM	24" BOX	MOD.	'A', LP-2	2
SHRUBS / VINES						
	ANIGOZANTHOS 'BUSH TANGO'	BUSH TANGO KANGAROO PAW	1 GAL	LOW	'C', LP-2	1
	ANIGOZANTHOS 'TEQUILA SUNRISE'	TEQUILA SUNRISE KANGAROO PAW	1 GAL	LOW	'C', LP-2	1
	ELEAGNUS PUNGENS 'FRUITLANDII'	FRUITLAND SILVERBERRY	5 GAL	LOW	'C', LP-2	1
	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW TEXAS YUCCA	5 GAL	LOW	'C', LP-2	1
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	5 GAL	MOD	'C', LP-2	1
	PERITOMA ARBOREA	BLADDERPOD	5 GAL	LOW	'C', LP-2	1
	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	CAPE PLUMBAGO	5 GAL	MOD	'C', LP-2	1
	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	LOW	'C', LP-2	1
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	1 GAL	LOW	'D'&'E', LP-2	1
GROUNDCOVERS						
	CAREX TUMICOLA	BERKELEY SEDGE	4" POTS/18" O.C.	LOW	'F', LP-2	1
	HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL/18" O.C.	LOW	'C'&'F', LP-2	1
	LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA	1 GAL/48" O.C.	LOW	'C'&'F', LP-2	1
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	1 GAL/24" O.C.	LOW	'C'&'F', LP-2	1

NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER SEE DETAIL 'B', SHEET LP-2
- ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF 'GORILLA HAIR' WOOD MULCH
- PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

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STEVEN J. RIDLEY
Signature 10/31/21
Renewal Date
10/26/2020
Date
STATE OF CALIFORNIA

PLANTING PLAN

SCALE: 1"=10'-0"

811 Know what's below. Call before you dig.

LP-1

SHEET 5 OF 6

Oct 26, 2020 - 12:29pm Kay Kite
F:\Harley Davidson- Ph I & II\CD's\Parking Lot\Planting.dwg

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
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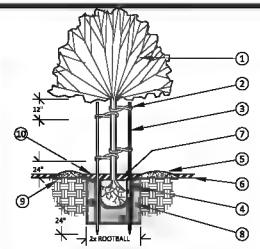
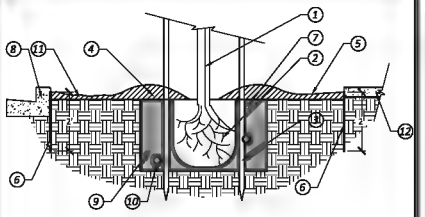


1. TREE PER PLANTING PLAN
2. CINCH TIE (4 PER TREE)
3. (MINIMUM 2) 3" DIA. x 10' LONG LODGE POLE STAKES.
4. PLANT TABLETS PER PLANT TABLET NOTE
5. EARTH WATERING BASIN IN GROUNDCOVER AREAS
6. FINISH GRADE
7. ROOTBALL: SET CROWN 1"-2" ABOVE FINISH GRADE
8. COMPACT BACKFILL MIX PER PLANTING NOTES
9. NATIVE SOIL
10. 3" MINIMUM DEEP MULCH PER PLANTING PLAN

NOTE: 10' LONG LINEAR ROOT BARRIER CENTERED ON TREE TO BE PLACED AT HARDSCAPE EDGE WHEN TREE IS WITHIN 5' OF HARDSCAPE

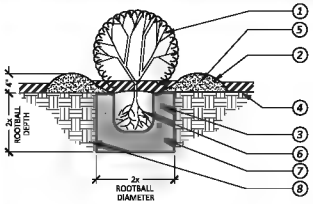
A Tree Planting N.T.S.



1. TREE PER PLANTING PLAN
2. ROOTBALL
3. STAKE PER TREE PLANTING' DETAIL
4. EARTH WATERING BASIN PER 'TREE PLANTING' DETAIL
5. FINISH GRADE
6. DEEP ROOT BARRIER AT EDGE OF HARDSCAPE - 24" DEEP, 10' LONG CENTERED ON TRUNK
7. TREE PLANTING PIT
8. STREET CLIMB PER STREET IMPROVEMENT PLANS
9. COMPACTED BACKFILL MIX PER PLANTING SPECS / NOTES
10. PLANT TABLETS PER PLANTING SPECS / NOTES
11. MULCH - TYPE & DEPTH PER PLANTING PLAN
12. CONCRETE PAVING PER PLAN

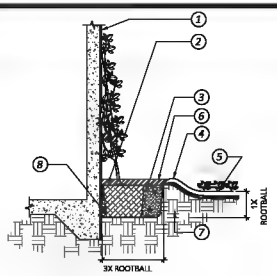
NOTES:
1. ROOTBARRIER TO EXTEND 6' TO EITHER SIDE OF TREE TRUNK
2. ROOTBARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL

B Linear Root Barrier N.T.S.



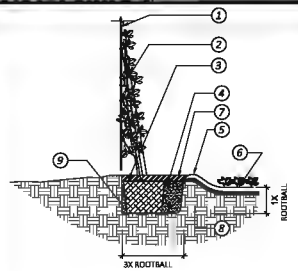
1. SHRUB PER PLANTING PLAN
2. 3" DEPTH OF WOOD MULCH
3. PLANT TABLETS PER PLANT TABLET NOTE
4. FINISH GRADE
5. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUNDCOVER)
6. ROOTBALL: SET CROWN SLIGHTLY ABOVE FINISH GRADE
7. COMPACT BACKFILL MIX PER PLANTING SPECS / NOTES
8. NATIVE SOIL

C Shrub Planting N.T.S.



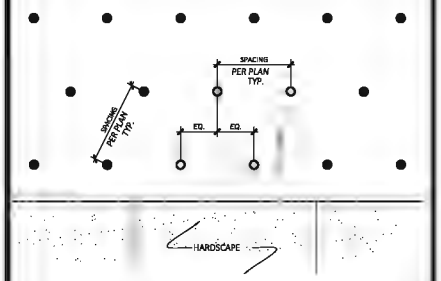
1. FACE OF WALL OR BUILDING PROP TOP OF STAKE AGAINST WALL OR BUILDING
2. SET ROOTBALL TIGHT TO FOOTING, REMOVE ALL TRASH OR CONCRETE AT PLANTING HOLE
3. BACKFILL PER PLANTING NOTES/SPECS
4. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUNDCOVER)
5. FINISH GRADE PER PLAN
6. WOOD MULCH - DEPTH PER PLANTING PLAN
7. NATIVE SOIL
8. PLANT TABS PER PLANTING NOTES/SPECS

D Vine On Wall Planting N.T.S.



1. FENCE PER PLAN OR BUILDING, PROP TOP OF STAKE AGAINST FENCE
2. TIE VINE TENDRILS AND TRUNK TO FENCE WITH GREEN GARDEN TAPE
3. SET ROOTBALL TIGHT TO FENCE, REMOVE ALL TRASH OR CONCRETE AT PLANTING HOLE
4. BACKFILL PER PLANTING NOTES/SPECS
5. EARTH WATERING BASIN (RAKE SMOOTH PRIOR TO PLANTING GROUNDCOVER)
6. FINISH GRADE PER PLAN
7. WOOD MULCH - DEPTH PER PLANTING PLAN
8. NATIVE SOIL
9. PLANT TABS PER PLANTING NOTES/SPECS

E Vine On Fence Planting N.T.S.



* DIST. FROM HARDSCAPE:
EQUAL TO 1/2 THE O.C. SPACING AS NOTED IN THE PLANTING LEGEND UNLESS OTHERWISE NOTED.

F Groundcover Spacing N.T.S.

PLANTING NOTES:

1. GENERAL – ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL CODES AND THESE PLANS.
   A. THE CONTRACTOR SHALL CAREFULLY INSPECT THE SITE AND VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
   B. THE CONTRACTOR SHALL CARRY ALL WORKER'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
   C. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
   D. ALL IRRIGATION WORK SHALL HAVE BEEN INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY GROUND COVER PLANTING WORK.
   E. THE OWNER'S SUPERINTENDENT AND THE LANDSCAPE ARCHITECT WILL INSPECT THE PLANTING WORK PRIOR TO STARTING WORK. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND COORDINATE ALL INSPECTIONS.
   F. THE QUALITY OF WORKMANSHIP AND MATERIALS SHALL BE OF THE HIGHEST STANDARDS. COOPERATION AND FLEXIBILITY IS EXPECTED OF THE CONTRACTOR TOWARD WORKING WITH THE OWNER/LANDSCAPE ARCHITECT IN PRODUCING THE BEST POSSIBLE PRODUCT.
   G. UPON COMPLETION OF EACH PHASE OF WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE SITE OF ALL ACCUMULATED RUBBISH, DEBRIS, AND OTHER EXTRANEOUS MATERIAL.
2. SCOPE OF WORK – CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR, TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPING OF THE PLANTING AREAS AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS AND DR NOTES.
   A. INCLUDED AS A PART OF THE WORK, BUT NOT NECESSARILY LIMITED BY IT ARE THE FOLLOWING ITEMS: FINE GRADING OF ALL PLANTING AREAS; PREPARATION OF ALL PLANTING AND TREE HOLES; FURNISHING AND INSTALLATION OF ALL PLANT MATERIALS; PROVIDING MAINTENANCE THROUGHOUT THE PROJECT PERIOD; PROVIDING PLANT ESTABLISHMENT WORK THROUGHOUT THE SPECIFIED PERIOD; CLEAN–UP AND WEEDING OF ALL LANDSCAPE AREAS; GUARANTEE OF ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR.
3. THE CONTRACTOR SHALL REMOVE ALL WEEDS, ROCKS OVER 2" DIAMETER, DEBRIS AND OTHER EXTRANEOUS MATERIAL FROM THE JOB SITE IN A LEGAL MANNER PRIOR TO PROCEEDING WITH ANY WORK UNDER THIS CONTRACT.
4. THE OWNER SHALL PROVIDE ROUGH GRADE TO WITHIN 1/10th OF 1 FOOT OF FINISH GRADE, INCLUDING ANY MINOR ADJUSTMENTS TO EARTH BERM AND SLOPE SHAPES. PROVIDE FINISH GRADE IN PLANTING AREAS TO 1% MINIMUM FLOW. FINISH GRADES SHALL BE 2" BELOW ADJACENT WALKS, CURBS, DRIVEWAYS, ETC. IN GROUND COVER AREAS.
5. ALL TREES AND SHRUBS SHALL BE PLANTED PER THESE NOTES AND AS DETAILED. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AND LARGEST REASONABLE SIZE AVAILABLE FOR THE SPECIFIED CONTAINER SIZE (WITHOUT BEING ROOT BOUND). SHRUB MATERIALS SHALL BE VIGOROUSLY GROWING, HEALTHY PLANT MATERIAL, FULL AND BUSHY; OF HINES WHOLESALE NURSERY / MONROVIA NURSERY COMPANY QUALITY OR EQUAL. THE LANDSCAPE ARCHITECT WILL APPROVE ALL PLANT MATERIAL WHEN SPOTTED FOR PLANTING, AND WILL NOT HESITATE TO REJECT ANY MATERIAL OF QUESTIONABLE QUALITY, OR OF LESS THAN THE LARGEST REASONABLE SIZE MATERIAL AVAILABLE. ALL SPECIMEN MATERIAL TAGGED BY THE LANDSCAPE ARCHITECT FOR THIS PROJECT WILL BE AVAILABLE AT VALLEY CREST NURSERY, MOON VALLEY NURSERY, OR OTHER SOURCE EQUAL IN QUALITY. CONTRACTOR SHALL PURCHASE TAGGED MATERIAL, ARRANGE DELIVERY, PAY FOR SAME, AND INSTALL PER PLAN.
6. THE LANDSCAPE ARCHITECT SHALL APPROVE THE LOCATION OF ALL OF THE ONE GALLON, FIVE GALLON, AND FIFTEEN GALLON PLANT MATERIAL AS APPROXIMATELY SPOTTED IN THE FIELD BY THE CONTRACTOR. ALL BOXED MATERIAL SHALL BE STAKED FOR LOCATION APPROVAL PRIOR TO PLANT PIT EXCAVATION. PRIOR TO PLANTING, THE OWNER'S REPRESENTATIVE WILL SELECT THE BEST SIDE AND FACE ALL SPECIMEN TREES.
7. TREE TIES SHALL BE "CINCH–TIE" AVAILABLE FROM "V.I.T. COMPANY" OF ESCONDIDO, CA (619) 480–8702. INSTALL PER MANUFACTURER'S SPECIFICATIONS. USE WOOD SCREWS ONLY FOR WOOD STAKES.
8. ALL GROUND COVER AS NOTED IN THE LEGEND SHALL BE ROOTED TIP CUTTINGS FROM FLATS OR LINERS UNLESS OTHERWISE SPECIFIED, AND SHALL BE PLANTED IN STAGGERED ROWS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS AS DESIGNATED ON THE PLANS AND AT THE SPACING INDICATED IN THE LEGEND. ALL GROUND COVER AND SHRUB AREAS SHALL HAVE A MINIMUM DEPTH OF 3" MULCH, TYPE PER PLAN (WOOD MULCH TO BE MAX. 1" IN DIAMETER).
9. TO ALL PLANTING AREAS AND PRIOR TO IRRIGATION SYSTEM INSTALLATION, CROSS RIP OR OTHERWISE TILL 12" DEEP. AFTER CROSS RIPPING, ROTO–TILL SOIL PREP AMENDMENTS 6" DEEP (SEE SOIL PREP / BACKFILL NOTE).

PLANTING NOTES CONT.

10. FOR BACKFILL AROUND TREES AND SHRUBS, USE THE FORMULA AS INDICATED IN THE SOIL PREP / BACKFILL NOTE. MIXING SHALL BE DONE AT ONE LOCATION.
11. WEED ABATEMENT – TO ALL PLANTING AREAS, AFTER EARTHWORK, INSTALLATION OF IRRIGATION SYSTEM AND SOIL PREPARATION, THE FOLLOWING WEED ABATEMENT WORK SHALL BE DONE:
   A. KEEP AREAS MOIST BY REGULAR IRRIGATIONS FOR A PERIOD OF TWO WEEKS (MINIMUM) TO GERMINATE EXISTING WEED SEEDS.
   B. KILL WEEDS WITH CONTACT WEED KILLER PER LICENSED HERBICIDE AGENCY SPECIFICATIONS. AFTER COMPLETE WEED KILL, REMOVE WEED RESIDUE AND TOP GROWTH.
12. PRE–EMERGENT PROGRAM – PRIOR TO INSTALLATION OF GROUND COVER, CONTRACTOR SHALL INSTALL A PER–EMERGENT HERBICIDE, EPTAM OR EQUAL, TO ALL PROPOSED GROUND COVER AREAS PER MANUFACTURER'S RECOMMENDATIONS.
13. MAINTENANCE – THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS THROUGHOUT THE CONTRACT PERIOD. MAINTENANCE SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, AND GENERAL CLEAN–UP. PLANTS SHALL BE KEPT IN A HEALTHY GROWING CONDITION.
14. PLANT ESTABLISHMENT PERIOD – THE PLANT ESTABLISHMENT PERIOD SHALL COMMENCE UPON THE OWNER'S AND THE LANDSCAPE ARCHITECTS WRITTEN APPROVAL OF ALL PHASES OF PLANTING INSTALLATION AND SHALL BE FOR NINETY (90) CONTINUOUS CALENDAR DAYS. PLANT ESTABLISHMENT WORK SHALL INCLUDE THREE (3) FERTILIZER APPLICATIONS TO ALL PLANTED AREAS DURING THIRTY (30) DAY INTERVALS DURING THE PLANT ESTABLISHMENT PERIOD (REFER TO FERTILIZER PROGRAM NOTE FOR TYPE AND APPLICATION RATES).
15. PLANT ESTABLISHMENT PROCEDURES – THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, CLEAN–UP, AND AS FOLLOWS:
   A. CULTIVATE AND WEED AT NOT LESS THAN TEN (10) WORKING DAY INTERVALS.
   B. THREE (3) FERTILIZER APPLICATIONS PER NOTE ABOVE WITH FERTILIZER AT THE RATE AND FORMULA AS INDICATED IN THE SOIL PREP/BACKFILL NOTE.
   C. CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEMS IN A LIKE NEW, OPERATING CONDITION, ADJUSTING HEAD HEIGHTS, THROW AND SPRAY ARCS AS NECESSARY.
   D. THE CONTRACTOR IS RESPONSIBLE FOR PROPER WATERING OF ALL PLANTED AREAS, AND SHALL REPLACE ANY MATERIAL DAMAGED DUE TO IMPROPER MOISTURE. ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH THAT MAY APPEAR IN PLANTING AREAS DURING PLANT ESTABLISHMENT PERIOD SHALL BE REMOVED AT THIRTY (30) DAY INTERVALS. THE CONTRACTOR MAY ELECT TO REMOVE SUCH CONCENTRATIONS OF WEEDS MANUALLY OR BY AN APPROVED HERBICIDE PROGRAM.
   E. DURING THE COURSE OF THE MAINTENANCE WORK, THE CONTRACTOR SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE AND SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION AT ALL TIMES.
   F. DURING THE PLANT ESTABLISHMENT PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION FOR ALL PLANTING AREAS. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

SOIL PREPARATION / BACKFILL NOTE:

TO ALL NEW PLANTING AREAS (SHRUB AND GROUND COVER), ROTOTILL THE FOLLOWING AMENDMENTS:

'NITROMULCH' SOIL AMENDMENT – 3 CU. YDS. PER 1000 SQ. FT.
16–16–16 COMMERCIAL FERTILIZER – 12 LBS. PER 1000 SQ. FT.

BACKFILL MIX FOR TREES, SHRUBS, AND VINES SHALL BE AS FOLLOWS:

6 PARTS BY VOLUME ON–SITE SOIL
4 PARTS BY VOLUME ORGANIC AMENDMENT AS ABOVE
1 LB. 16–16–16 COMMERCIAL FERTILIZER PER CU. YD. OF MIX
2 LBS. IRON SULFATE PER CU. YD. OF MIX

'NITROMULCH' SOIL AMENDMENT AVAILABLE FROM 'KELLOG SUPPLY, INC.' (800) 232–2322

FERTILIZER PROGRAM:

THREE (3) FERTILIZER APPLICATIONS ARE TO BE APPLIED TO ALL PLANTING AREAS AT THIRTY (30) DAY INTERVALS USING THE FOLLOWING FORMULA:

5 LBS. 16–16–16 COMMERCIAL FERTILIZER PER 1000 SQ. FT.

AFTER ALL SITE GRADING HAS BEEN COMPLETED, THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, AN AGRONOMIC SOILS TEST. THE TEST SHALL BE PERFORMED BY AN APPROVED SOIL LAB AND SHALL INCLUDE AND WILL INCLUDE A FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL PREPARATION, PLANTING BACKFILL MIX, AUGER HOLE REQUIREMENTS, AND POST PLANT FERTILIZATION PROGRAM. THE RECOMMENDATIONS OF THIS REPORT SHALL TAKE PRECEDENCE OVER THE ABOVE QUANTITIES ONLY WHEN THEY EXCEED THE SPECIFIED MINIMUMS.

J Soil Prep / Fertilizer N.T.S.

K Planting Notes N.T.S.

COMMUNITY WORKS DESIGN GROUP
LANDSCAPE ARCHITECTURE
4649 Brockton Ave.
Riverside, CA 92506
Phone: (951) 369-0700
Fax: (951) 369-4039
www.comworksdg.com

RIVERSIDE HARLEY-DAVIDSON
WINSTROM PARKING LOT
RIVERSIDE HARLEY-DAVIDSON
7688 INDIANA AVENUE
RIVERSIDE, CA 92504

JOB NUMBER: 191064
DRAWN BY: KCK
CHECKED BY: SJR
DATE: 10/26/2020
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
STEVEN J. RUDNICK
Signature
10/31/21
Renewal Date
10/26/2020
Date
STATE OF CALIFORNIA

PLANTING DETAILS

SCALE: AS NOTED

811 Know what's below. Call before you dig.

LP-2

SHEET 6 OF 6

Oct 26, 2020 – 12:30pm Kay Kite
F:\Harley Davidson– Ph 1 & II\CD's\Parking Lot\Planting.dwg

P20-0214, P20-0215, P20-0216, P20-0217, and DP-2020-00073
Exhibit 8 - Project Plans

DP-2020-00073

CITY OF RIVERSIDE

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

VARIANCE JUSTIFICATION FORM

PLEASE TYPE OR PRINT CLEARLY

Project Description: Harley Davidson Phase 3 Showroom & Parking Expansion.

Project Location: North of Casa Blanca, South of Indiana, and East of Winstrom.

Assessor's Parcel Number (APN): 230-242-026, 230-242-005, 230-242-006

VARIANCES REQUESTED – State variance(s) requested specifically and in detail. Please attach separate sheets(s) as necessary. This variance is being requested to allow the rezone of 12,400 sf of residential to commercial zone, and would incorporate it into an existing commercial parcel. The area is being rezoned concurrent with a lot line adjustment between the 2 existing residential lots and the existing Harley Davidson Dealership. This allows Harley Davidson's expansion of parking and showroom and provides 12,400 sf of the required 13,00 sf by the City of Riverside zoning code.

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.

   Yes. The General Plan does not include a provision for rezoning a portion of an existing parcel less than 13,000 sf, to be incorporated to an existing commercial zone per a lot line adjustment.

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.

   Yes. The requested variance is not for an entire parcel that is less than 13,000 sf. The variance being requested is for an area of 12,400 sf being obtained in a lot line adjustment, and is being incorporated into an existing commercial zone. The 12,400 sf area being obtained in the lot line adjustment and rezoned is less than the required 13,000 sf due to keeping the existing residential lots at the allowable 7,000 sf minimum.

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.

   No. Granting a variance does not create a new commercial parcel. It takes a portion of adjacent residential lots, incorporate and rezones it to an existing commercial parcel. It allows the adjacent residential lots to maintain the 7,000 sf minimum without having to rezone, while allowing the expansion of the Harley Davidson Dealership.

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

   No. The current site is already designated for commercial use. The Variance would merely allow that the area being obtained from the adjacent residential lots, via a lot line adjustment, to be rezoned to Commercial General. It would not negatively impact the objectives the General Plan.