



(APN: 189-190-006, PARCEL 2)

ENTITLEMENT PACKAGE

NO.

TITLE SHEET
BEST 4 LESS - JURUPA
xxxx JURUPA AVENUE
RIVERSIDE, CA 92504

ZONING INFORMATION

ZONING INFORMATION TO BE PROVIDED

BUILDING AREA

NO BUILDINGS LOCATED ON SITE

SIGNIFICANT OBSEVATIONS

CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERTY BY 4.0'

GENERAL NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. THE PROPERTY HAS DIRECT PHYSICAL STREET ACCESS TO JURUPA AVENUE, BEING A PUBLIC DEDICATED STREET.
5. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDE, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
7. THE SUBJECT PROPERTY CLOSES MATHEMATICALLY, WITH NO GAPS, GORES OR OVERLAPS.
8. BEARINGS AND DISTANCE ARE RECORD AND MEASURED AS SHOWN HEREON UNLESS SPECIFICALLY NOTED OTHERWISE.

LAND AREA

79,108 SQ. FT. / 1.82 ACRE

BENCHMARK

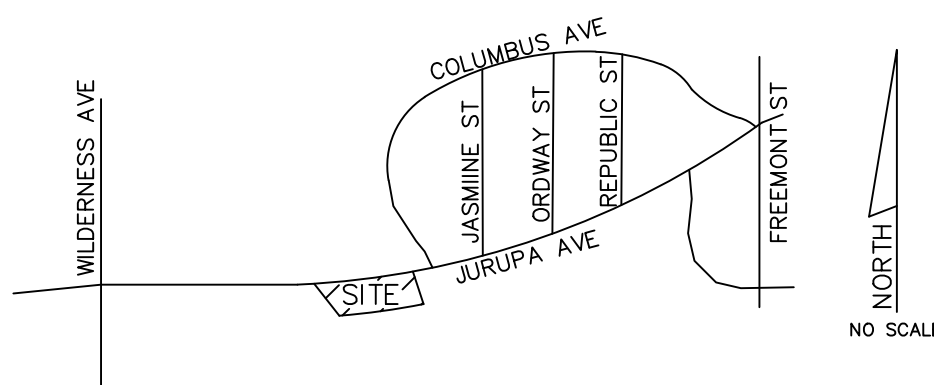
CITY OF RIVERSIDE BENCHMARK NO. H4-C3
ELEVATION: 792.71 FEET (1988 ELEVATION)

P.K. NAIL AND CITY ENGINEER TAG IN THE BASE OF A TRAFFIC SIGNAL AT THE NORTHWEST CURB RETURN OF JURUPA AVENUE AND FREMONT STREET. (THE RETURN BETWEEN FREMONT STREET AND COLUMBUS STREET)

PARKING SPACE COUNT

NO PARKING LOCATED ON SITE

VICINITY MAP



SCHEDULE B-II NOTES

- ITEM'S 1 THROUGH 8 ARE GENERAL TITLE NOTATIONS – NON SURVEY RELATED – NOT PLOTTED.
9. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MAY 28, 1917 IN BOOK 465, PAGE 41 OF DEEDS. NOT PLOTTED – THE LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 10. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR GAS PIPELINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA GAS COMPANY, AS TO AN UNDIVIDED 3/4TH INTEREST AND SOUTHERN COUNTIES GAS COMPANY, AS TO AN UNDIVIDED 1/4TH INTEREST, AS SET FORTH IN A DOCUMENT RECORDED AUGUST 29, 1950 IN BOOK 1200, PAGE 530 OF OFFICIAL RECORDS. – PLOTTED HEREON.
 11. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 14, 1962 AS INSTRUMENT NO. 62-86394, IN BOOK 3220, PAGE 425, OF OFFICIAL RECORDS. – PLOTTED HEREON.

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, CITY OF RIVERSIDE AND DESCRIBED AS FOLLOWS:

PARCEL 1: (APN NO. 189-072-003)

LOTS 13, 14, 15, AND 16 IN BLOCK 32 OF TRACT NO. 5 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 7 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (APN NO. 189-190-006)

LOTS 17 THROUGH 25, INCLUSIVE, IN BLOCK 32 OF TRACT NO. 5 OF THE RIVERVIEW ADDITION TO THE CITY OF RIVERSIDE, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7, PAGE 70F MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT FROM LOTS 22, 23, 24, AND 25, A STRIP OF LAND 150.00 FEET WIDE AND BEING 75.00 FEET ON EACH SIDE OF A CERTAIN SURVEY LINE AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED OCTOBER 22, 1935 IN BOOK 255 PAGE 419, OFFICIAL RECORDS.

APN: 189-072-003, 189-190-006

THE PROPERTIES DESCRIBED HEREON ABOVE ARE THE SAME AS DESCRIBED IN THE STEWART TITLE GUARANTY COMPANY PRELIMINARY REPORT ORDER NO. 23000110151 HAVING AN EFFECTIVE DATE OF JUNE 18, 2024 AT 7:30 A.M.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS THE CENTERLINE TANGENT LINE OF JURUPA AVENUE BETWEEN THE BC OF JURUPA AVENUE AND THE INTERSECTIONS OF COLUMBUS AVE AS SHOWN ON TRACT NO. 14011-2 RECORDED IN BOOK 117, PAGES 98 TO 99 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

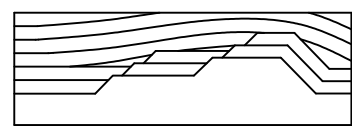
BEARING BEING: N 84° 51' 20" E

FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 06065C0705G HAVING AN EFFECTIVE DATE OF 08/28/2008, IN RIVERSIDE COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X" DENOTES AREA OF MINIMAL FLOOD HAZARD

SURVEYOR



SITETECH INC.

8061 CHURCH STREET, (P.O. BOX 592) HIGHLAND, CA 92346
PH: (909) 864-3180 FAX: (909) 864-0850
E-mail: jmayer@sitetechninc.com

UTILITY NOTE

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE ONLY. WHILE THE INFORMATION IS ASSUMED TO BE ACCURATE, NO GUARANTEE IS MADE TO THE EXACT LOCATION OF THE UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION, THE SITE SHOULD BE POTHOLED TO DETERMINE THE EXACT LOCATION OF ANY OR ALL UTILITIES.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR CERTIFICATION

VACANT LAND
APN 189-072-003 AND 189-190-006
City of Riverside

To: STEWART TITLE GUARANTY COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, and 17 of Table A thereof. The field work was completed on JULY 3, 2024.

B. Mayer

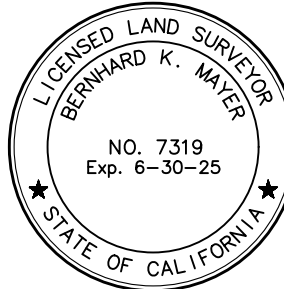
BERNHARD K. MAYER

Registration No. P.L.S. 7319

In the State of California

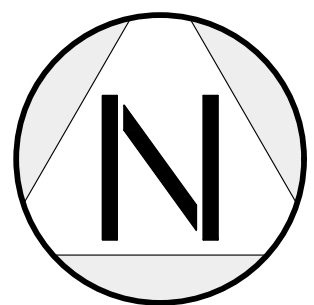
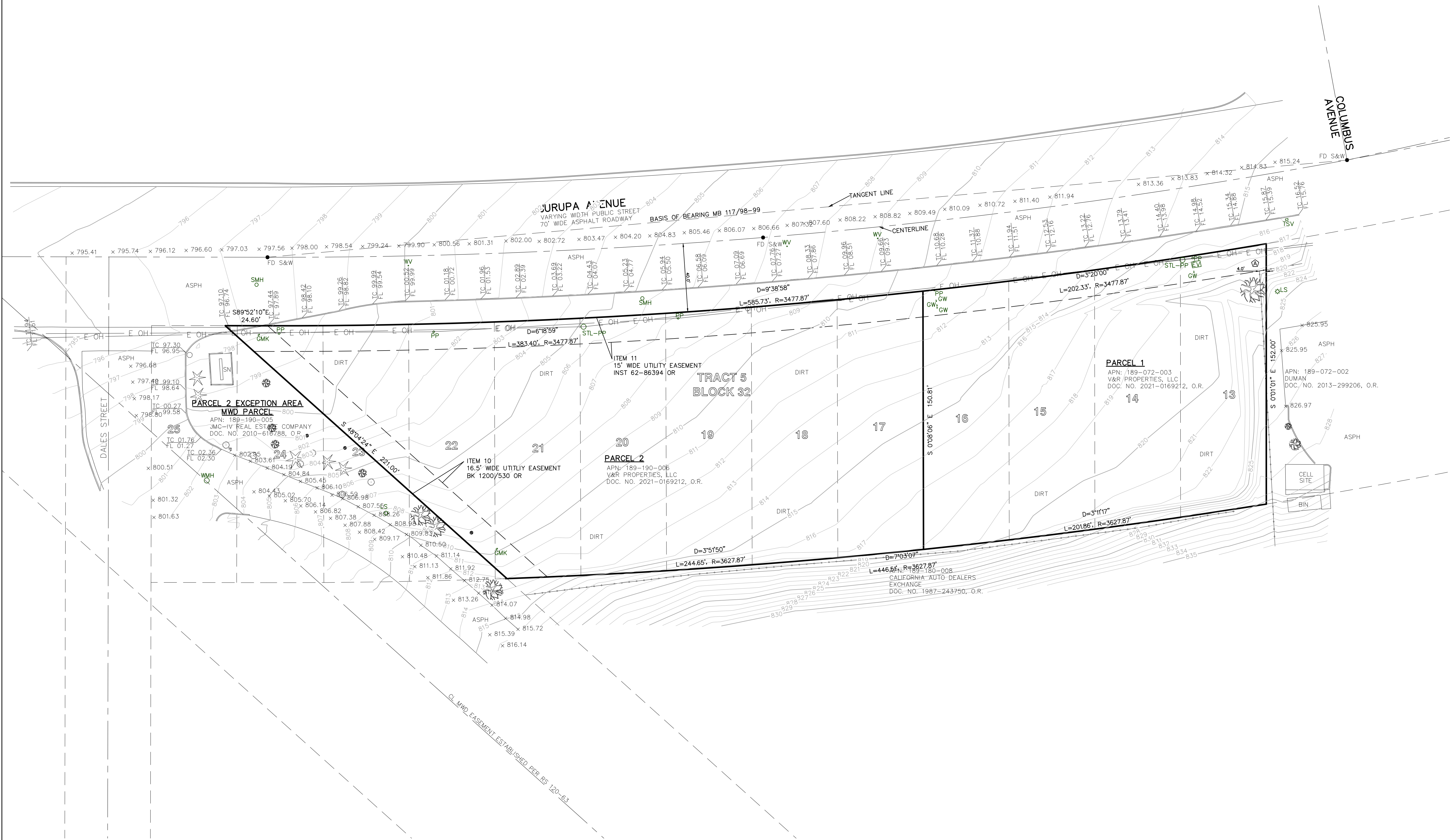
Date of Plat or Map: 08/02/2024

Date of Revision: 08/06/2024



LEGEND OF SYMBOLS

- | | |
|--------|---------------------------------|
| APN | ASSESSRS PARCEL NUMBER |
| ASPH | ASPHALT |
| EV | ELECTRICAL VAULT |
| E-OH | OVERHEAD ELECTRICAL LINE |
| FD S&W | FOUND MONUMENT SPIKE AND WASHER |
| FL | FLOW LINE |
| GMK | GAS LINE MARKER |
| GW | GUY WIRE |
| LS | LIGHT STANDARD |
| PP | POWER POLE |
| SMH | SEWER MANHOLE |
| SN | SIGN |
| STL-PP | STEEL POWER POLE |
| TC | TOP OF CURB |
| TSV | TRAFFIC SIGNAL VAULT |
| WMH | WATER MANHOLE |
| | CHAIN LINK FENCE |
| (-290) | CONTOUR LINES |
| | TREE - DECIDUOUS |
| | TREE - PALM |
| | TREE - CYPRESS |



SCALE: 1"=30'

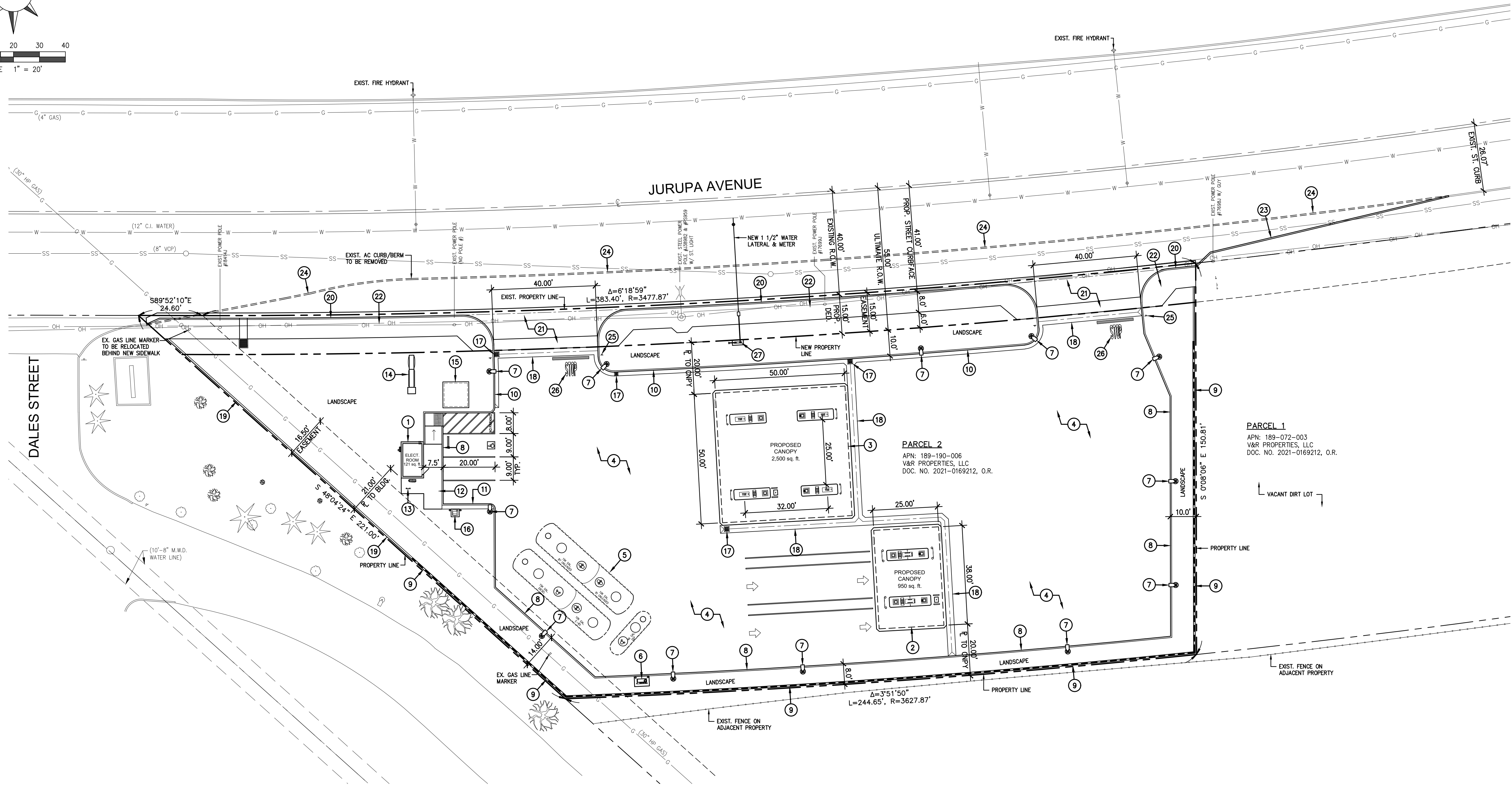
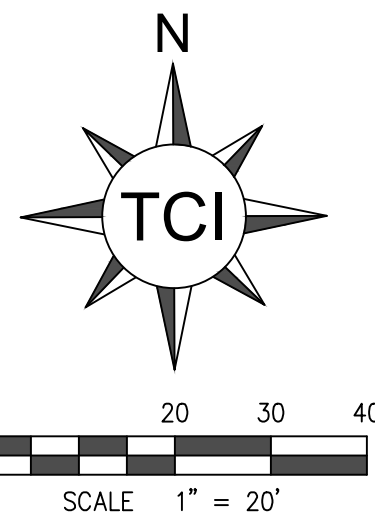


SITE TECH, INC.

Phone: (909) 864-3180 Fax: (909) 864-0850
8061 CHURCH STREET (MAIL: PO BOX 592) HIGHLAND, CA 92346



SHEET 2 OF 2



KEY NOTES:

- | ITEM NO: | DESCRIPTION: |
|----------|---|
| 1 | NEW ELECTRICAL ROOM STRUCTURE - 121 SQ. FT. |
| 2 | NEW COMMERCIAL DIESEL OVERHEAD CANOPY STRUCTURE - 950 SQ. FT. |
| 3 | NEW RETAIL GAS OVERHEAD CANOPY STRUCTURE - 2,500 SQ. FT. |
| 4 | NEW CONCRETE PAVING. |
| 5 | NEW UNDERGROUND STORAGE TANKS. |
| 6 | NEW TANK VENT RISERS. |
| 7 | NEW AREA LIGHT FIXTURE AND POLE. |
| 8 | NEW CONCRETE CURB. |
| 9 | NEW CMU RETAINING WALL W/ 3'-0" HIGH RAILING. |
| 10 | NEW CONCRETE CURB & GUTTER. |
| 11 | NEW CONCRETE CURB WITH 12" WIDE WALK STEP. |
| 12 | NEW CONCRETE SIDEWALK. |
| 13 | NEW TWO BIKE LOOP STYLE RACK. |
| 14 | NEW MONUMENT I.D. & PRICE SIGN. |
| 15 | NEW FILTERRA UNIT. |
| 16 | NEW AIR & WATER UNIT. |
| 17 | NEW 18"x18" DRAIN INLET. |
| 18 | NEW 3'-0" WIDE CONCRETE VALLEY GUTTER. |
| 19 | NEW 8" WIDE CONCRETE CURB W/ 3'-0" HIGH RAILING. |
| 20 | NEW CONCRETE CURB & GUTTER PER CITY STANDARD DRAWING NO.: 200, TYPE I. |
| 21 | NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD DRAWING NO.: 302 (R=12', W=40'). |
| 22 | NEW CONCRETE SIDEWALK PER CITY STANDARD DRAWING NO.: 325. |
| 23 | NEW ASPHALT CONCRETE BERM PER CITY STANDARD DRAWING NO.: 250, TYPE I. |
| 24 | EXISTING ASPHALT CONCRETE BERM TO BE REMOVED. |
| 25 | NEW R1-1 "STOP" SIGN. |
| 26 | NEW STOP BAR AND "STOP" PAVEMENT LEGEND. |
| 27 | NEW BACKFLOW PREVENTER DEVICE (FOR IRRIGATION). |

DRAWN BY: M.H.
DATE: 6/6/24
SCALE: 1" = 20'
PLOT: 1-1
REF: GUY REVST1.0
FILE: 0152-0010

NOTICE
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PREPARED FOR:

303 North Piacentia Ave., Suite 200
Fullerton, CA 92831
(714) 867-450

PREPARED BY:

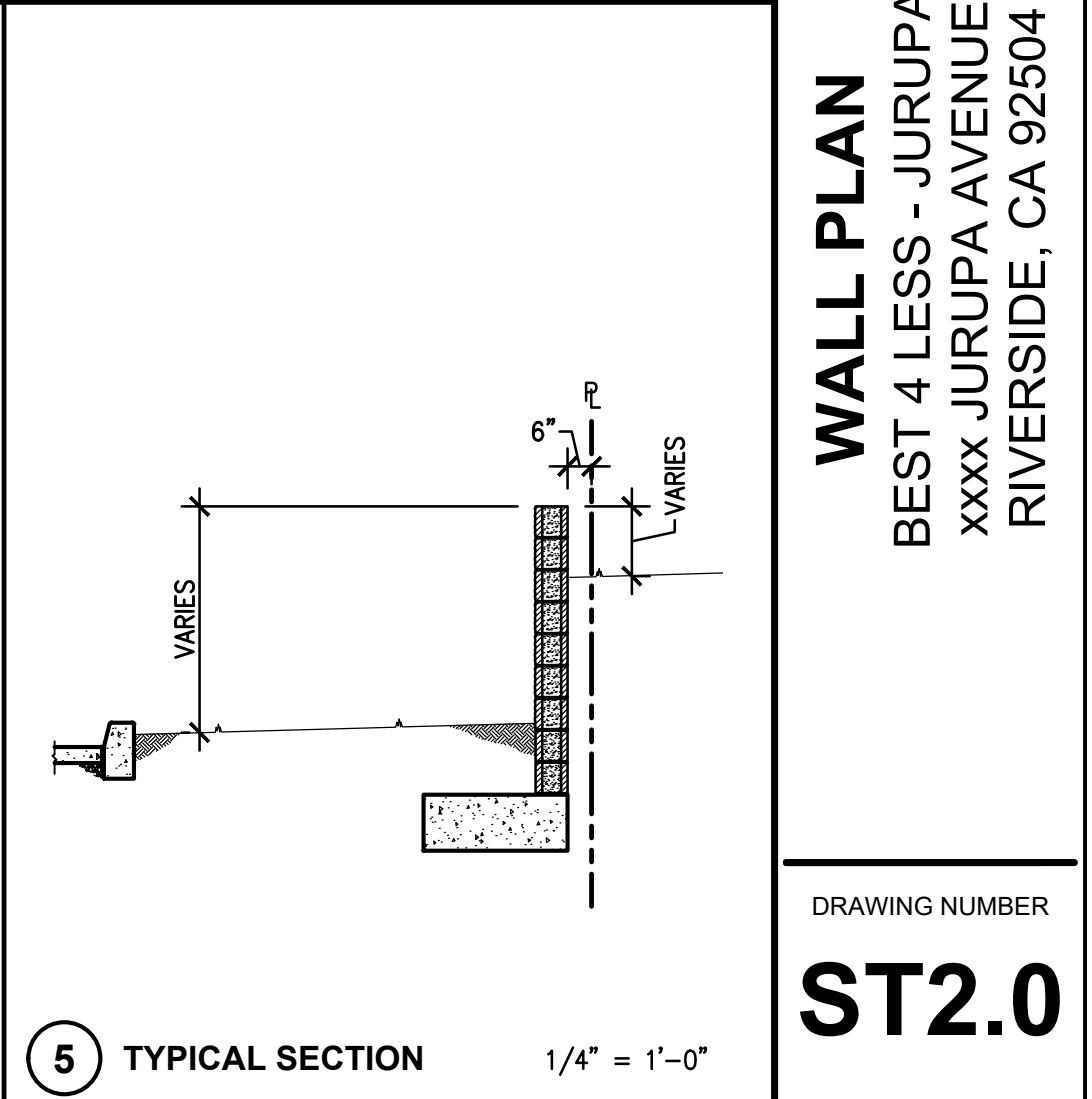
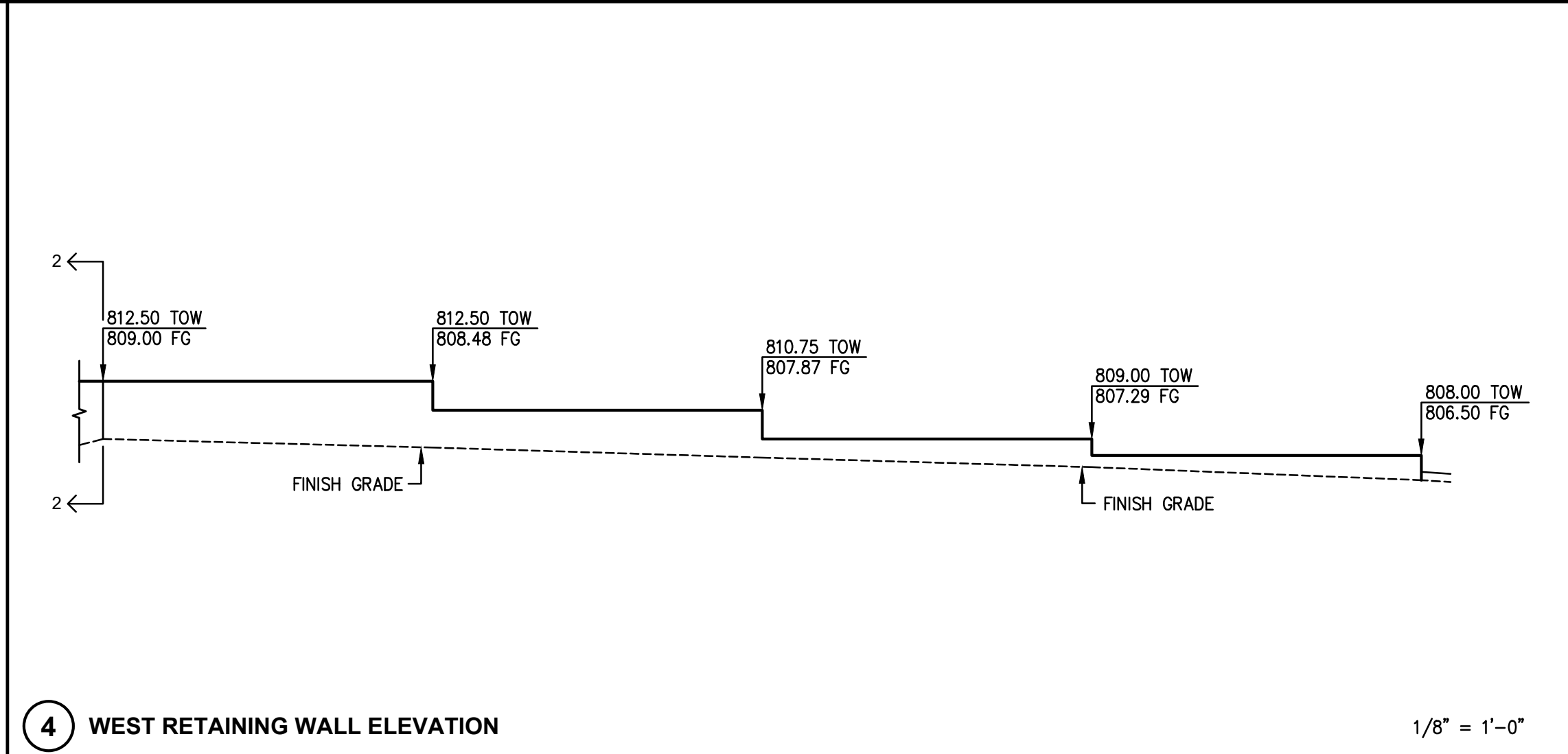
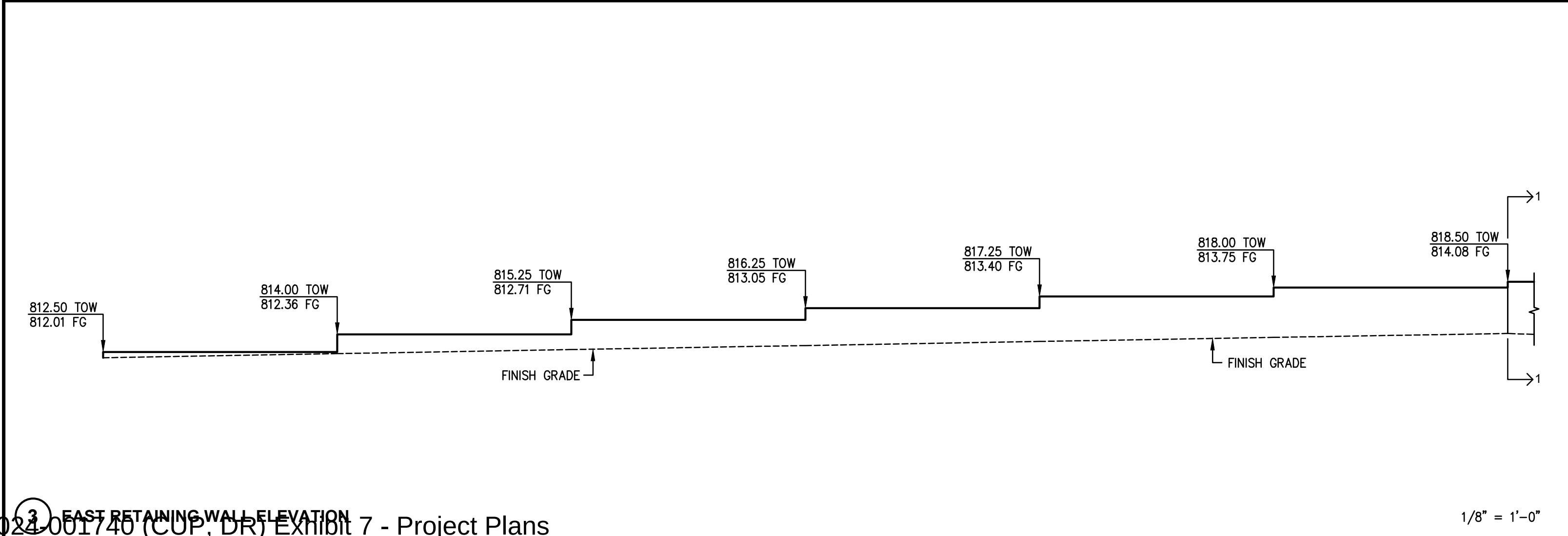
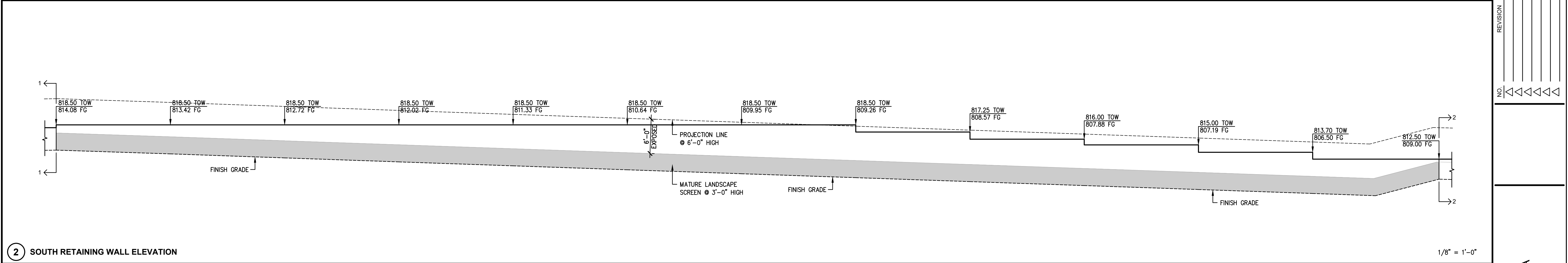
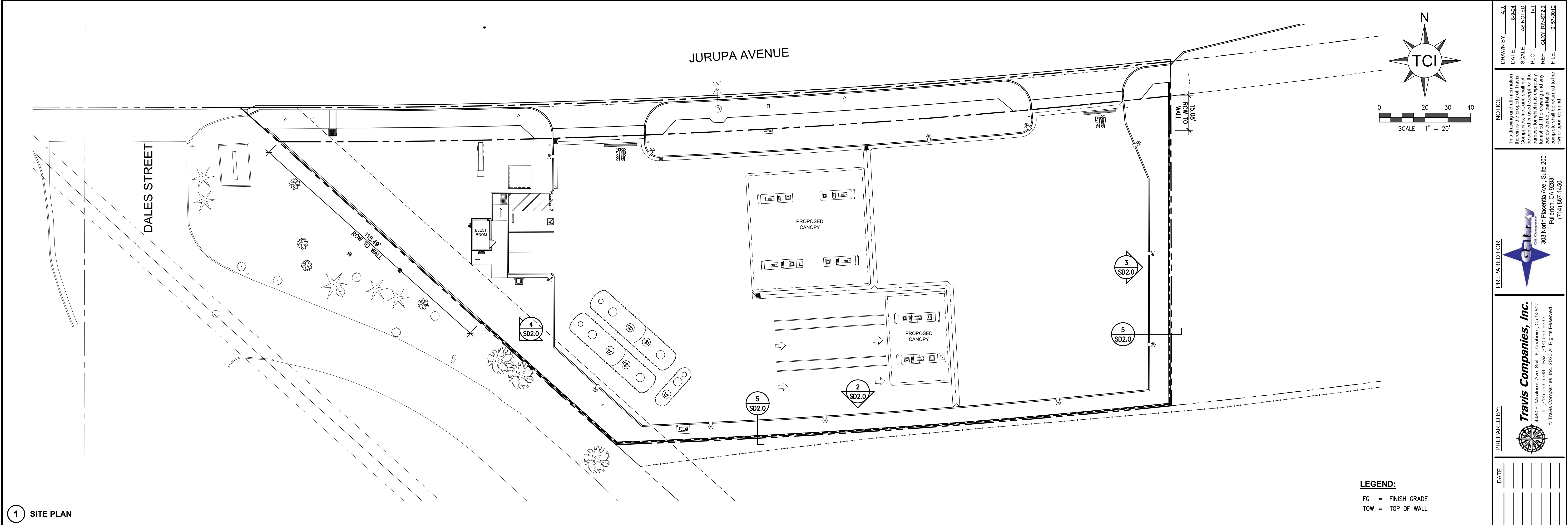
Travis Companies, Inc.
4430 E. Main Street, Suite F, Anaheim, CA 92807
Tel: (714) 693-5386 Fax: (714) 693-9333
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DATE: _____
REVISION: _____
NO. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

PROPOSED SITE PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER
ST1.0

6/11/2025



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4430 E. Main Street, Suite F, Anaheim, CA 92807
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DRAWN BY:

ALJ
DATE: 6-9-24
SCALE: AS NOTED
PLOT: 1-1
REF: GLXY RVST2.0
FILE: 0152-0010

DATE

REVISION

NO.

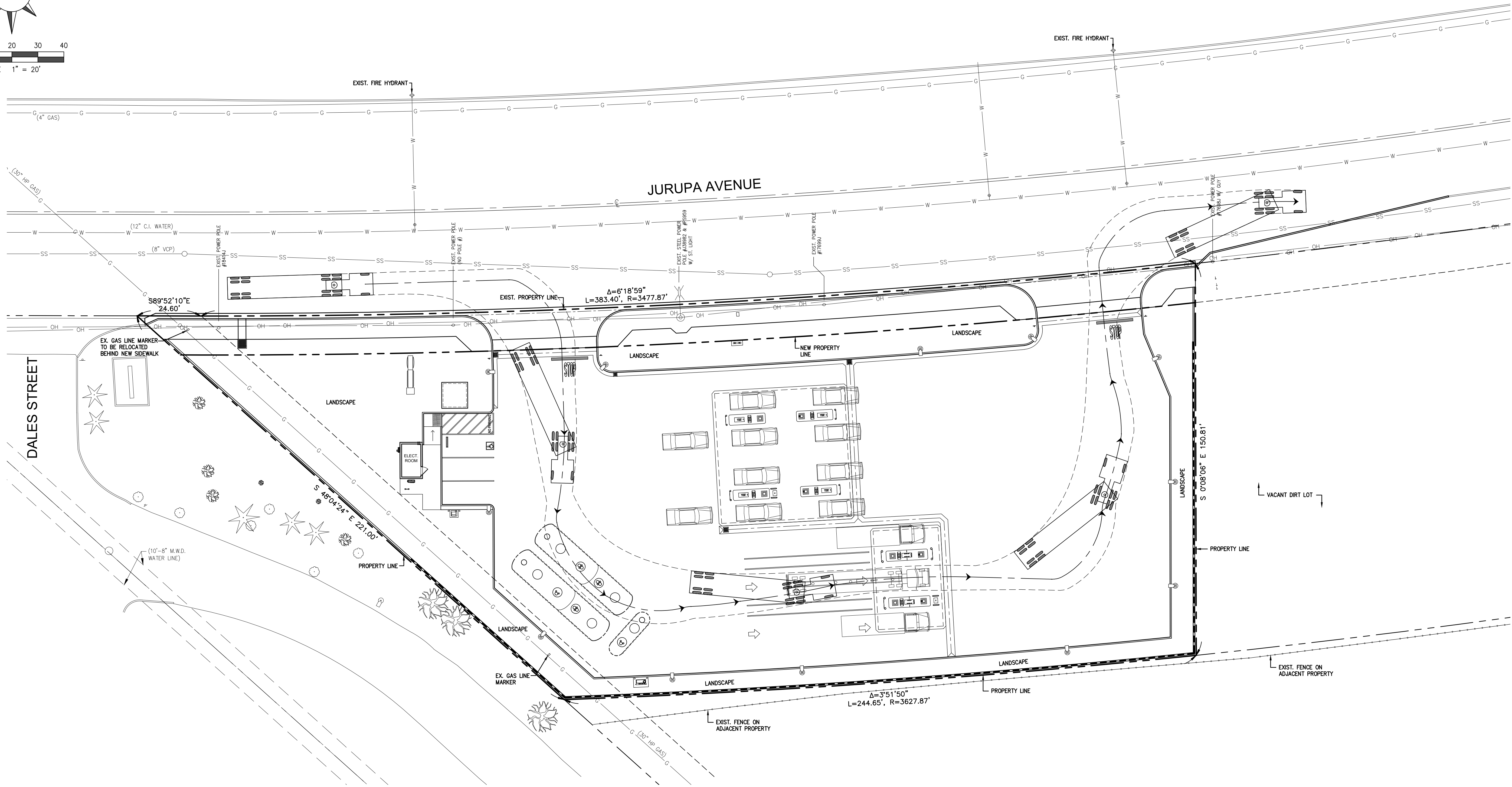
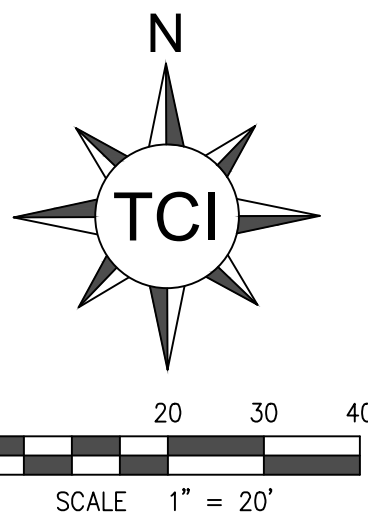
WALL PLAN

BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER

ST2.0

6/11/2025



DRAWN BY: M.H.
DATE: 6/9/24
SCALE: 1" = 20'
PLOT: 1-1
REF: GUY BVC10
FILE: 0152-0010

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(714) 867-450

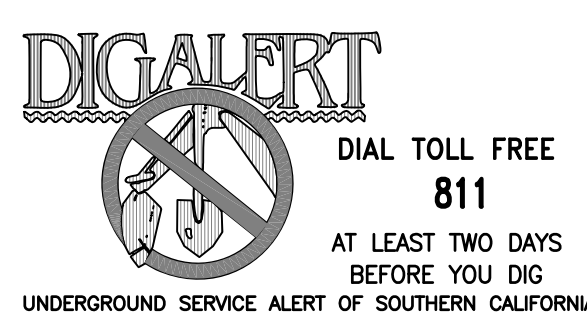
PREPARED BY:

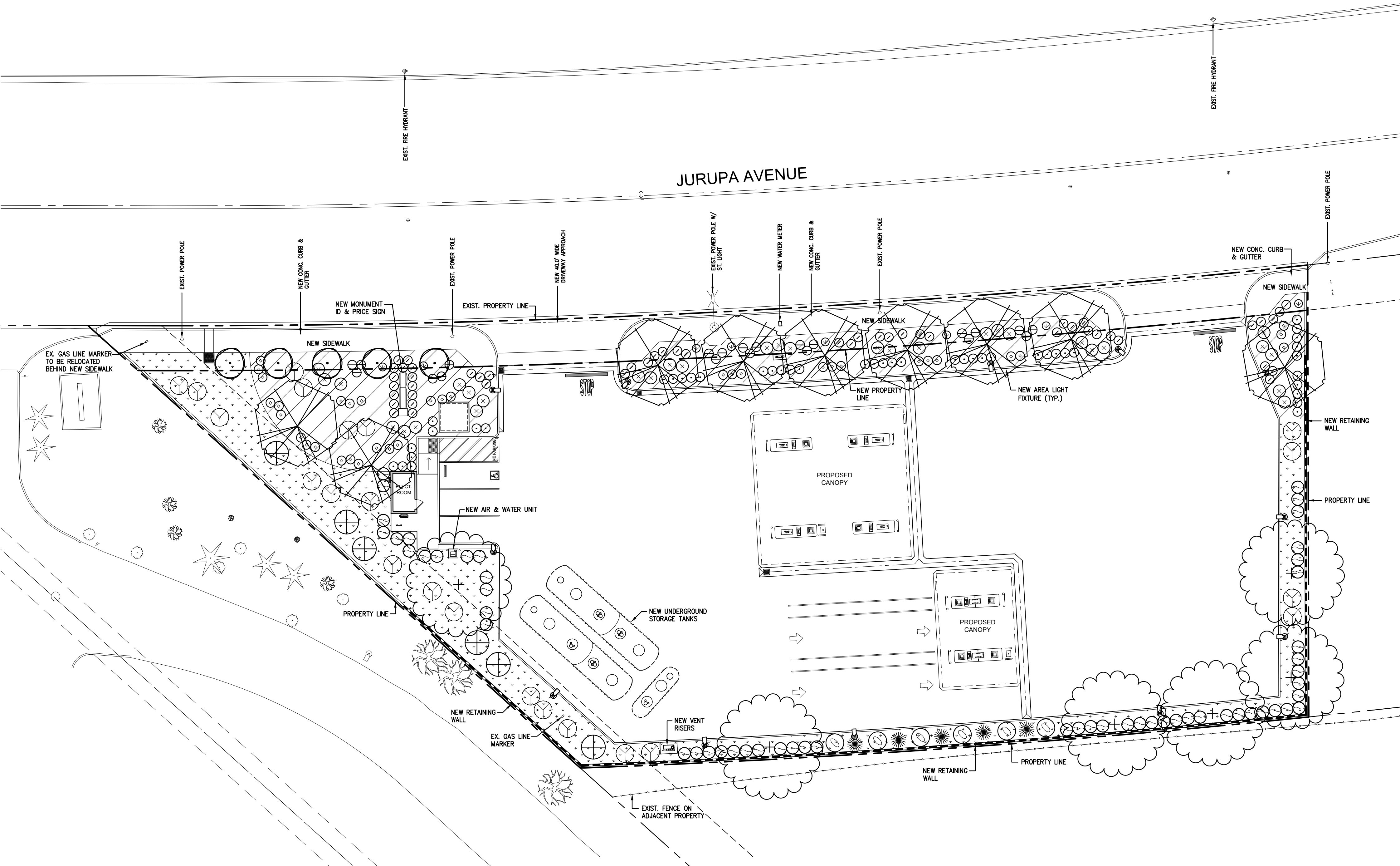
Travis Companies, Inc.
4430 E. Main Street, Suite F, Anaheim, CA 92807
Tel: (714) 693-3388 Fax: (714) 693-3333
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NO.	REVISION	DATE
1		
2		
3		
4		
5		

CIRCULATION PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER
TK1.0





SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
	TREES:			
	CUPRESSUS S. 'STRICTA' ITALIAN CYPRESS	5	24" BOX 50' x 5'	LOW
	GEIJERA PARVIFLORA AUSTRALIAN WILLOW	5	24" BOX 25' x 20'	MODERATE
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	9	24" BOX 30' x 30'	MODERATE
	RHUS LANCEA AFRICAN SUMAC	6	15 GALLON 30' x 35'	LOW
	SHRUBS:			
	AGAVE FILIFERA AGAVE	8	5 GALLON 2' x 4'	LOW
	ANIGOZANTHOS 'BIG RED' KANGAROO PAW	51	5 GALLON 3' x 3'	LOW
	BOUGAINVILLEA 'TORCH GLOW' BOUGAINVILLEA	6	5 GALLON 6' x 6'	LOW
	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	44	5 GALLON 3' x 3'	MODERATE
	DIETES GRANDIFLORA FORTNIGHT LILY	31	5 GALLON 4' x 3'	MODERATE
	HESPERALOE PARVIFLORA RED YUCCA	21	5 GALLON 3' x 3'	LOW
	HETEROMELES ARBUTIFOLIA TOYON	6	5 GALLON 8' x 8'	LOW
	LAVATERA MARITIMA SEA MALLOW	22	5 GALLON 6' x 8'	LOW
	SALVIA GREGGII AUTUMN SAGE	55	5 GALLON 4' x 4'	LOW
	WESTRINGIA FRUTICOSA COAST ROSEMARY	35	5 GALLON 3' x 3'	LOW
	GROUNDCOVERS:			
	ACACIA R. 'DESERT CARPET' TRAILING ACACIA		1 GALLON @ 7' O.C.	LOW
	GAZANIA 'MITSUA YELLOW' YELLOW TRAILING GAZANIA		FLATS @ 12" O.C.	MODERATE

PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.

ROOT BARRIERS ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB.

IRRIGATION WILL BE BY DRIPLINE WITH A WEATHER BASED AUTOMATIC CONTROLLER.

PRIOR TO ANY PLANTING, EMAIL TREE INSPECTOR AT GTANAKA@RIVERSIDECA.GOV, TO SCHEDULE INSPECTION FOR TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION. AFTER FINAL GRADING AND HARDSCAPE ARE COMPLETE, PLANTING, STAKING, IRRIGATION, ROOT BARRIERS, TRUNK PROTECTORS, TO LANDSCAPE AND FORESTRY SPECIFICATIONS.

DRAWN BY: A.J.
DATE: 8-9-24
SCALE: 1" = 20'-0"
PLOT: 1=1
REF: Gky Riv-L1.0-SD1.0
FILE: 0157-0010

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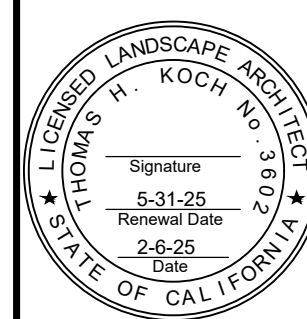


303 North Placentia Ave., Suite 200
Fullerton, CA 92831
(714) 867-1450

THOMAS H. KOCH
LANDSCAPE ARCHITECT

26482 Elmcrest Way
Lake Forest, CA 92650
(949) 348-9150
thk@cox.net

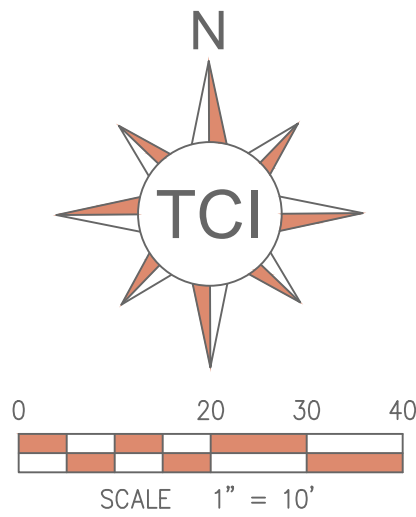
CA License 3602
AZ Registration 33915

[illegible]

CONCEPTUAL LANDSCAPE PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER

L1.0



PROPOSED PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	CONTAINER SIZE MATURE H X W	WATER USE COMMENTS
TREES:				
	CUPRESSUS S. 'STRICTA' ITALIAN CYPRESS	5	24" BOX 50' x 5'	LOW
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	RHUS LANCEA AFRICAN SUMAC	6	15 GALLON 30' x 35'	LOW
SHRUBS:				
	AGAVE FILIFERA AGAVE	8	5 GALLON 2' x 4'	LOW
	ANIGOZANTHOS 'BIG RED' KANGAROO PAW	51	5 GALLON 3' x 3'	LOW
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	HESPERALOE PARVIFLORA RED YUCCA	21	5 GALLON 3' x 3'	LOW
	HETEROMELES ARBUTIFOLIA TOYON	6	5 GALLON 8' x 8'	LOW
	LAVATERA MARITIMA SEA MALLOW	22	5 GALLON 6' x 8'	LOW
	SALVIA GREGGII AUTUMN SAGE	55	5 GALLON 4' x 4'	LOW
	WESTRINGIA FRUTICOSA COAST ROSEMARY	35	5 GALLON 3' x 3'	LOW
GROUNDCOVERS:				
	ACACIA R. 'DESERT CARPET' TRAILING ACACIA	1 GALLON @ 7" O.C.		LOW
	GAZANIA 'MITSUA YELLOW' YELLOW TRAILING GAZANIA	FLATS @ 12" O.C.		MODERATE

NOTES:

PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (3") MINIMUM LAYER OF ORGANIC WOOD MULCH.

ROOT BARRIERS ARE REQUIRED WHEN TREE IS WITHIN 5' OF PAVING/CURB.

IRRIGATION WILL BE BY DRIPLINE WITH A WEATHER BASED AUTOMATIC CONTROLLER.

PRIOR TO ANY PLANTING, EMAIL TREE INSPECTOR AT GTANAKA@RIVERSIDECA.GOV, TO SCHEDULE INSPECTION FOR TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULED SITE INSPECTION, AFTER FINE GRADING AND HARDSCAPE ARE COMPLETE, PLANTING, STAKING, IRRIGATION, ROOT BARRIERS, TRUNK PROTECTORS, TO LANDSCAPE AND FORESTRY SPECIFICATIONS.

MAXIMUM APPLIED WATER ALLOWANCE
(50.5)(0.62)(0.45 x 10,997) = 154,942.2 GPY
TOTAL LANDSCAPE AREA =10,997 SQ. FT.

ESTIMATED TOTAL WATER USE
HZ 1 LOW (50.5)(0.62)(.2/.81) x 5,973) = 46,753.7 GPY
HZ 2 MOD. (50.5)(0.62)(.5/.81) x 5,024) = 97,526.9 GPY
TOTAL ETWU = 144,280.6 GPY

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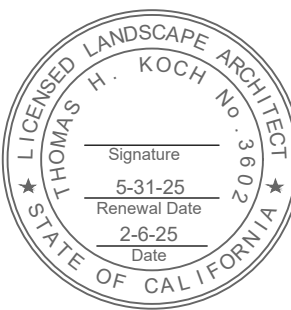
DRAWN BY: A.J.
DATE: 8-3-24
SCALE: 1" = 20'
PLOT: T-1
REF: GLO, ENCL, USBD10
FILE: 0157-0010

PREPARED FOR:

303 North Placentia Ave., Suite 200
Fullerton, CA 92831
(714) 867-1450

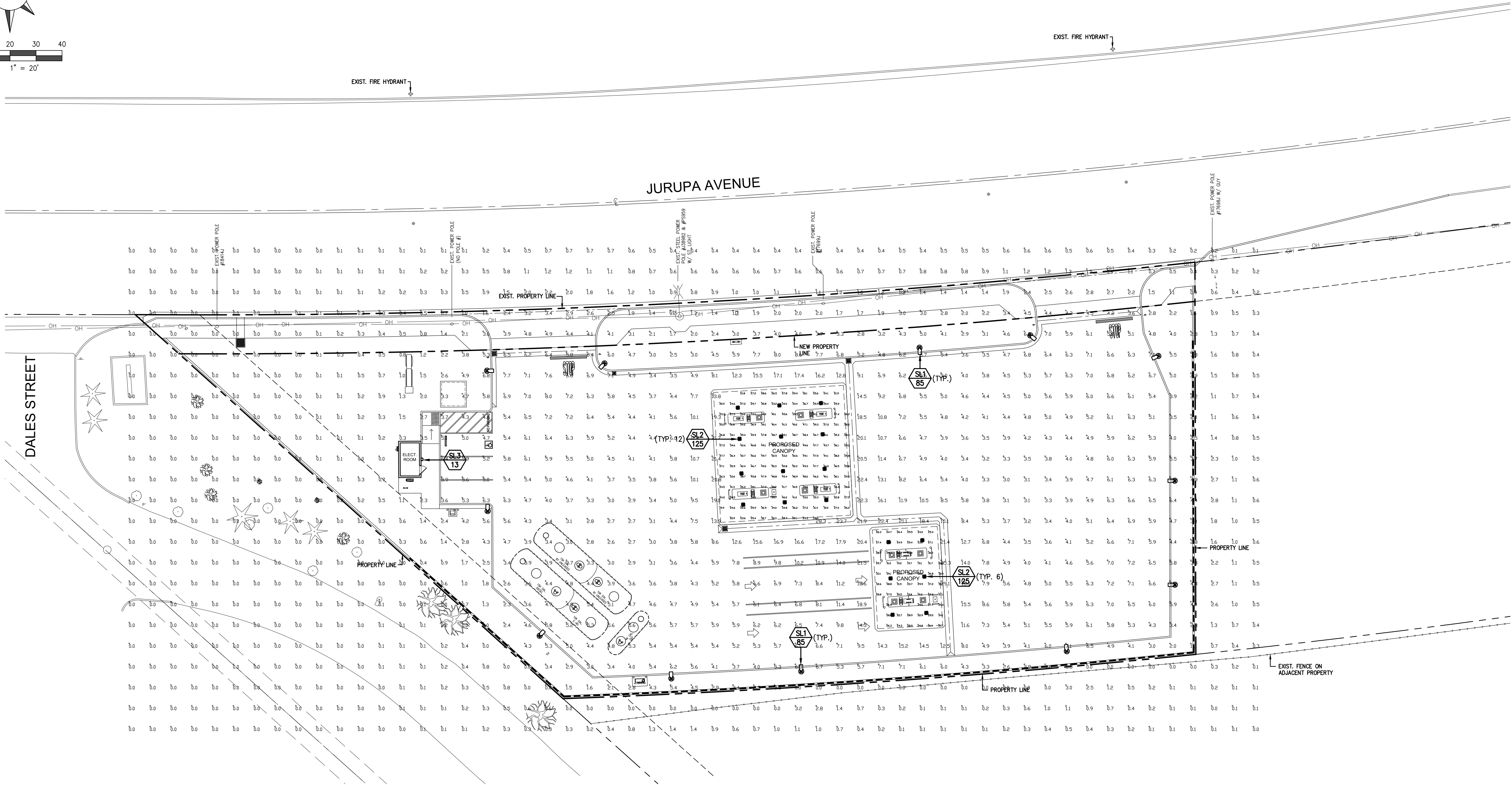
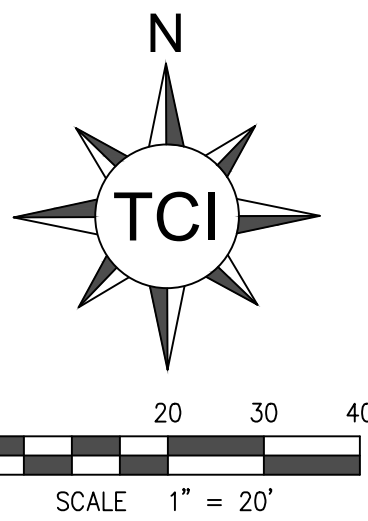
PREPARED BY:
THOMAS H. KOCH
LANDSCAPE ARCHITECT
26482 Emerald Way
Fullerton, CA 92831
CA License 3662
AZ Registration 33915
thk@tcour.net

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CONCEPTUAL LANDSCAPE PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER
L1.0



CALCULATION SUMMARY

LABEL	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG/MIN	MAX/MIN	
CANOPY 1	ILLUMINANCE	FC	35.93	53.2	19.9	1.81	2.67	
CANOPY 2	ILLUMINANCE	FC	27.62	39.1	19.1	1.45	2.05	
INSIDE CURB	ILLUMINANCE	FC	6.98	28.3	2.6	2.6	10.88	

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	FURN. BY	INST. BY	MARK	TYPE	MOUNTING TYPE	MOUNTING LOCATION	MOUNTING HEIGHT	NEW QTY.	MFR.	CATALOG NO.:	LAMPING						
											NO.:	VOLTS	WATTS	TYPE	COLOR TEMP.	LIGHT OUTPUT (LUMENS)	BUGS RATING
	G.C.	E.C.	SL1 85	LED	POLE	ON POLE	18'-0"	12	LSI	MRM LED 12L SIL FT UNV DIM 50 70CRI BRZ	1	120	85	LED	5000K	13,138	B2-U0-G3
	G.C.	E.C.	SL2 93	LED	RECESSED	UNDERSIDE OF CANOPY	18'-0"	18	LSI	CRUS SC LED SS 50 UE WHT	1	120	93	LED	5000K	13,980	B3-U0-G1
	E.C.	E.C.	SL3 13	LED	SURFACE	ON WALL	9'-0"	1	LSI	XWS LED 2L SIL 3 UNV DIM 40 70CRI BRZ	1	120	13	LED	4000K	2,058	B1-U0-G1

REMARKS:
1. 4" SQ. x 15'-0" HIGH POLE ON 3'-0" HIGH ABOVE GRADE FOOTING, WITH INTEGRAL LOUVER
2. FIXTURE SHALL BE LISTED FOR WET LOCATIONS.

DRAWN BY: AJ
DATE: 8/9/24
SCALE: 1" = 20'
PLOT: 1-1
REF: GUY BUESLO
FILE: 0152-0010

NOTICE
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PREPARED FOR:

303 North Piacentia Ave., Suite 200
Fullerton, CA 92631
(714) 867-450

PREPARED BY:
DATE: _____
REVISION: _____
NO.

SITE PHOTOMETRIC PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER
ES1.0

6/11/2025

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LEGEND:
G.C. = GENERAL CONTRACTOR



DRAWING NUMBER

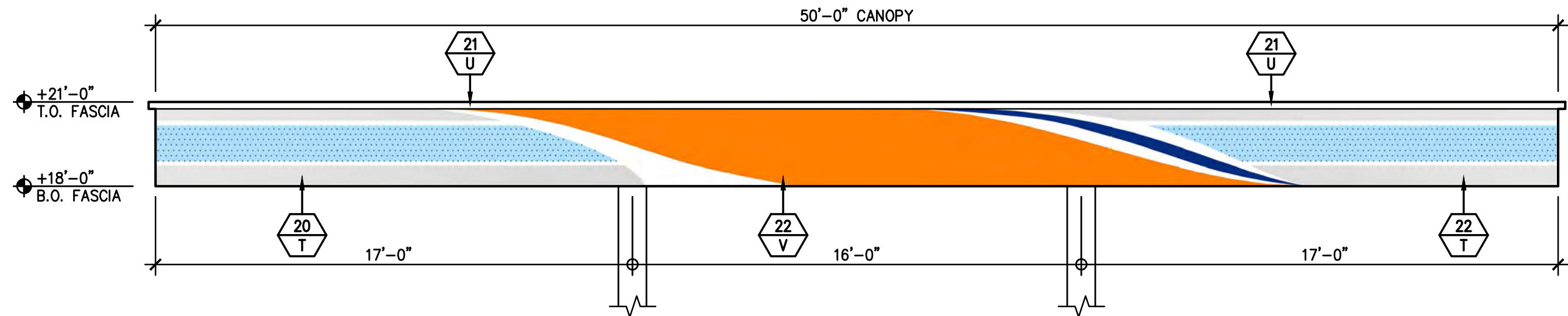
A1.0

$$3/8" = 1'-0"$$

8 EXTERIOR BUILDING ELEVATIONS

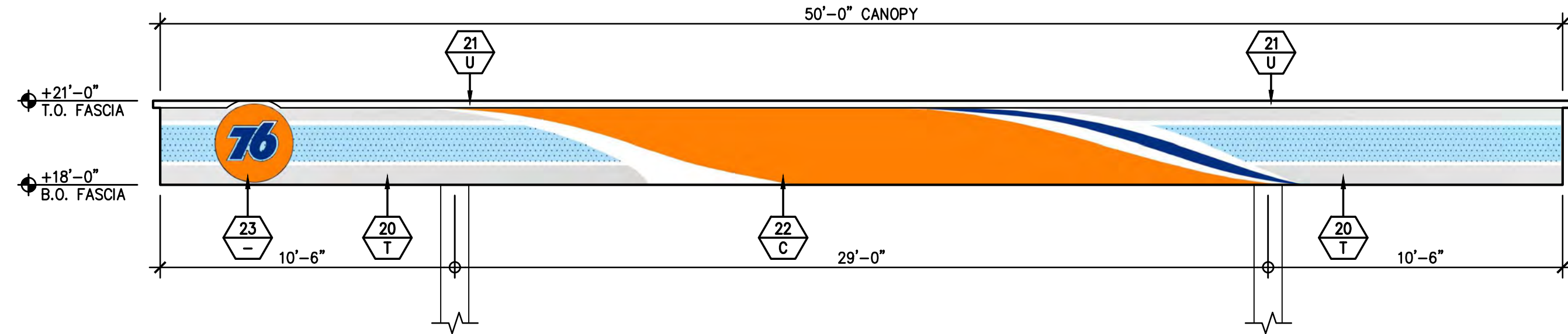
$$3/8'' = 1'-0''$$

1 NORTH FASCIA ELEVATION



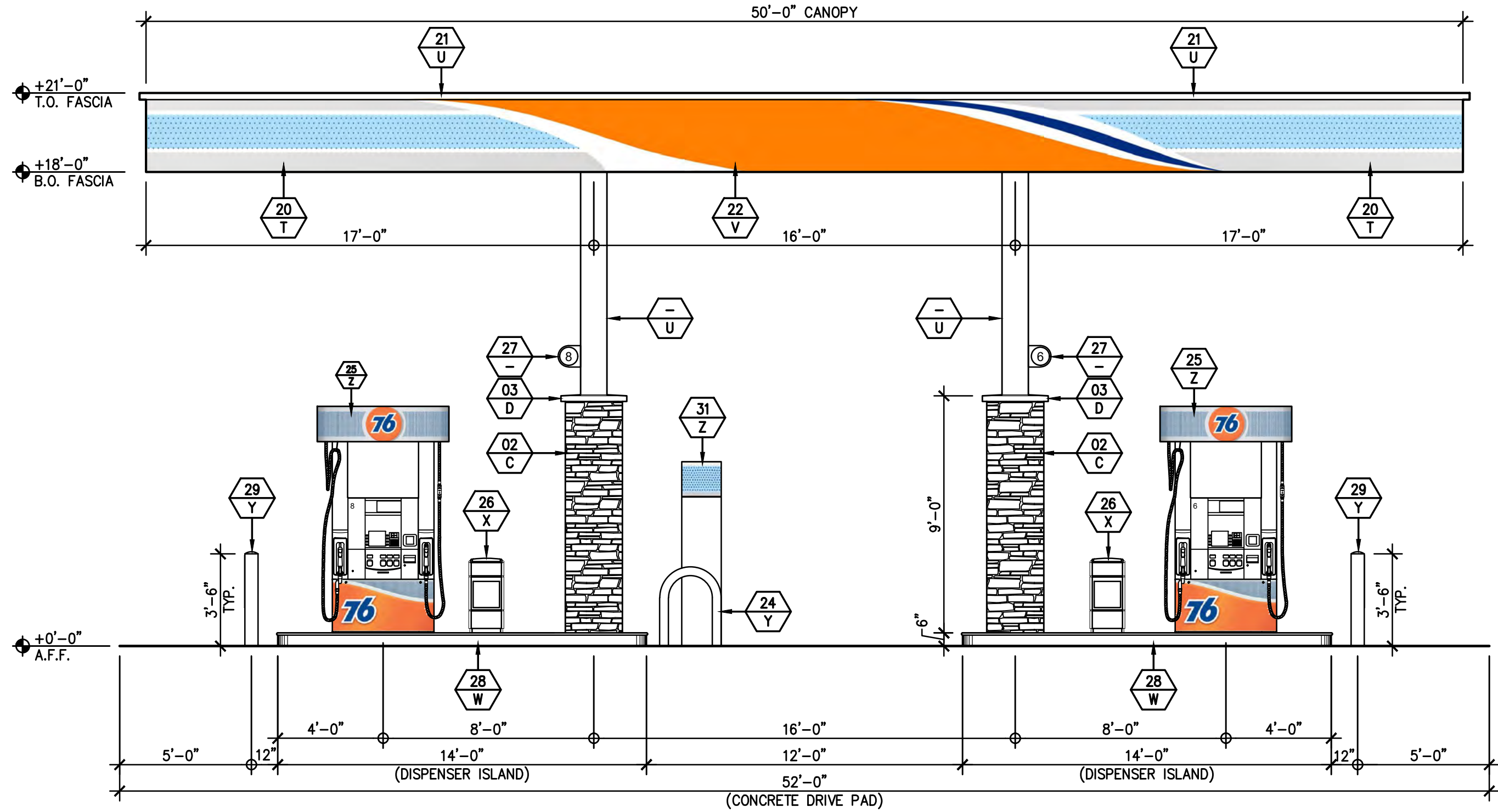
1/4" = 1'-0"

2 WEST FASCIA ELEVATION



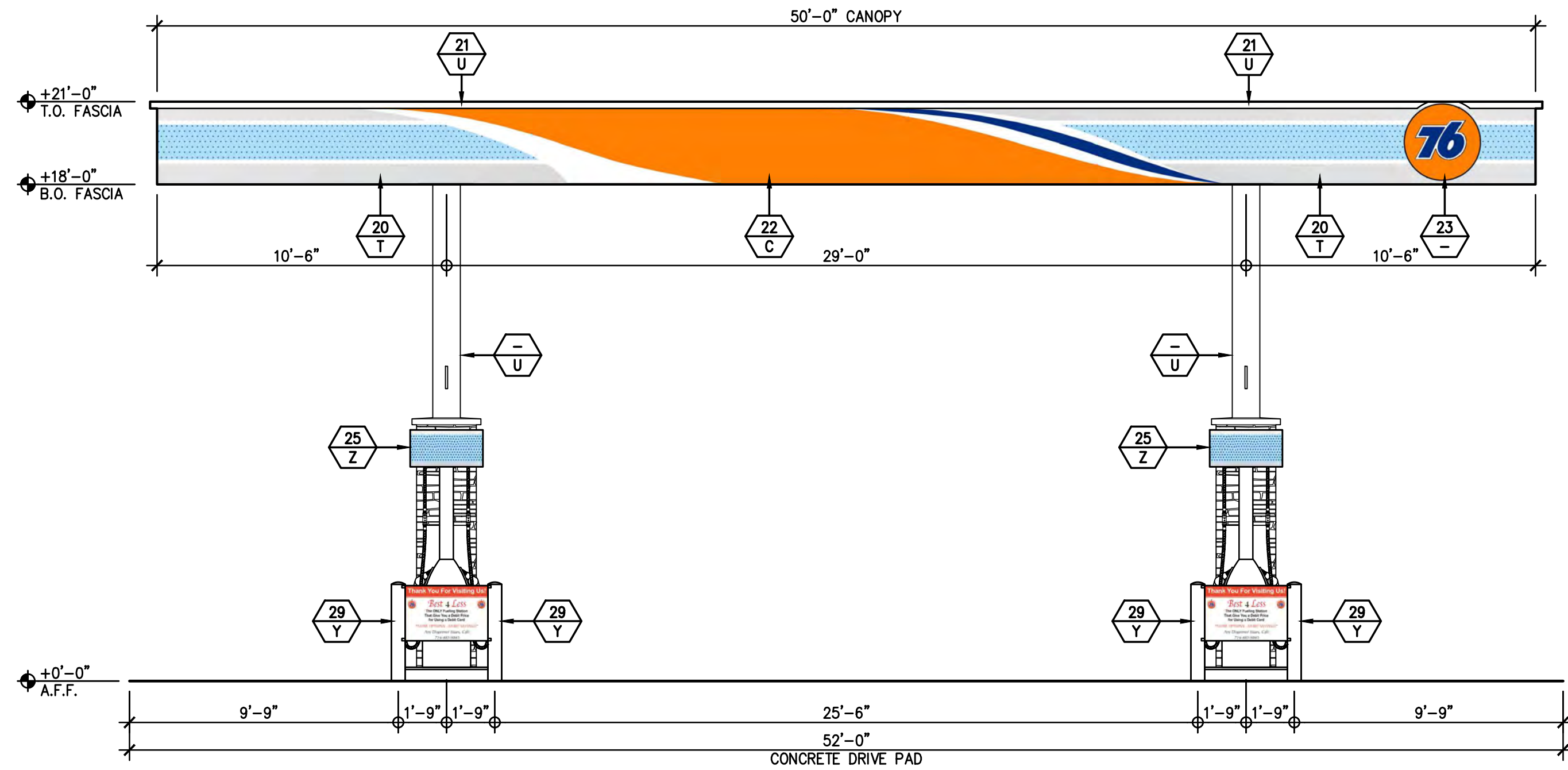
1/4" = 1'-0"

3 SOUTH CANOPY ELEVATION



1/4" = 1'-0"

4 EAST CANOPY ELEVATION



1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

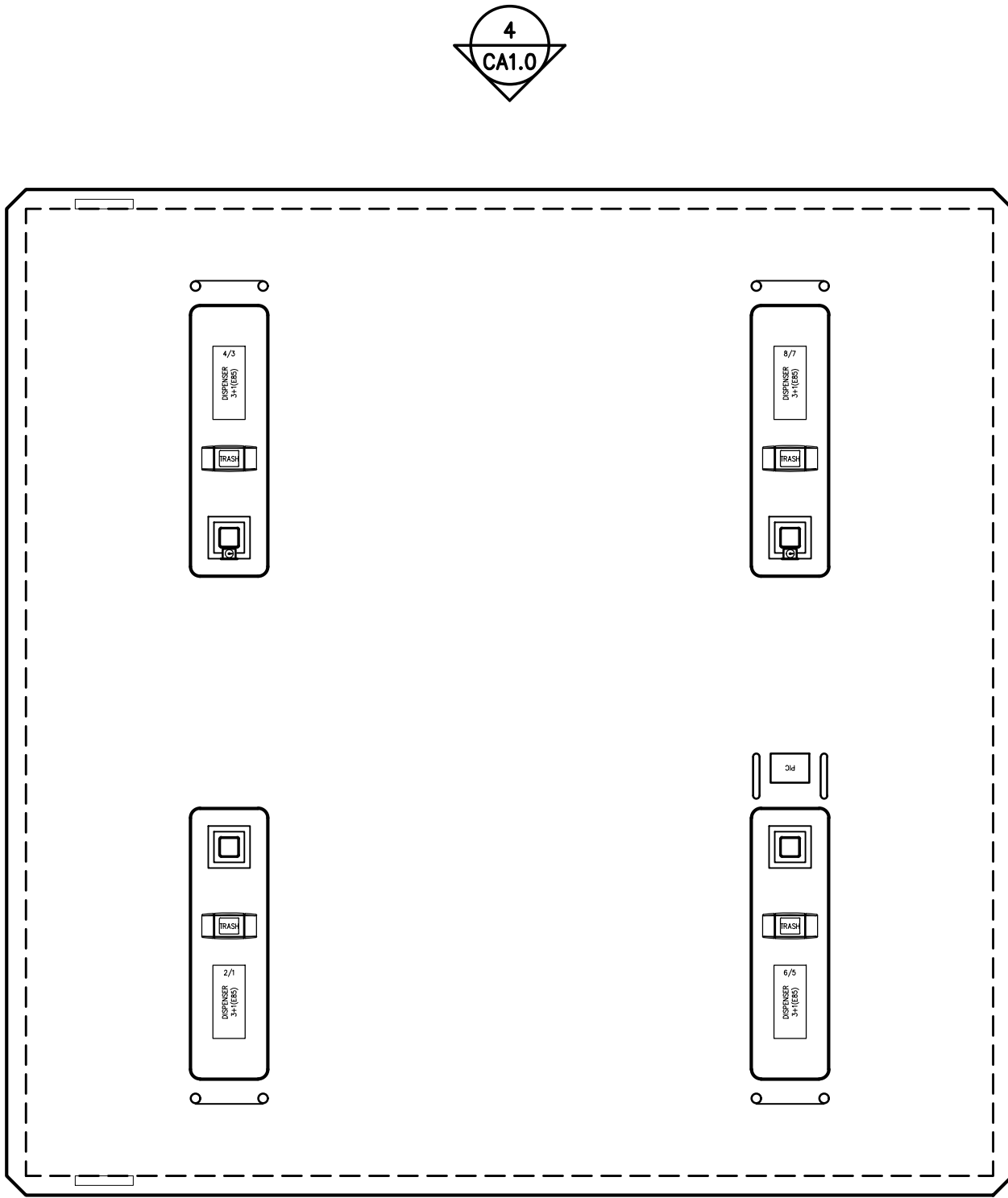
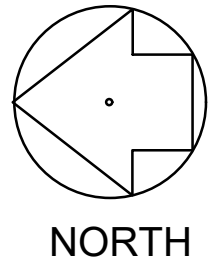
01 MATERIAL/FINISH
A COLOR

MATERIAL/FINISH:

- 02 STONE VENEER OVER CMU BLOCK
- 03 WATERTABLE/SILL
- 20 PRE-FINISHED ACM PANEL
- 21 3" HIGH LIGHT BAR ENCLOSURE
- 22 33" HIGH DIGITAL PRINTED CREST IMAGE
- 23 INTERNALLY ILLUMINATED SIGN (NOT A PART OF THIS PERMIT)
- 24 4" DIA. U-SHAPE METAL BARRIER POST
- 25 NON-ILLUMINATED DISPENSER TOPPER
- 26 TRASH VALET W/ WASH UNIT
- 27 DISPENSER I.D. FLAG
- 28 6" HIGH DISPENSER ISLAND
- 29 6" DIA. METAL BARRIER POST
- 30 8" DIA. METAL BARRIER POST
- 31 PAYPOINT MACHINE

COLOR:

- C MANUFACTURER: ELDORADO STONE - TEL: (800) 925-1491
STYLE.: STACKED STONE
COLOR: CASTAWAY
ICC REPORT No.: ESR-1215
- D MANUFACTURER: ELDORADO STONE - TEL: (800) 925-1491
STYLE: CHISELED EDGE WALL CAP
SIZE: 37"x9"x2.25"
COLOR: "EARTH"
ICC REPORT No.: ESR-1215
- T METALLIC SILVER
- U TITANIUM GRAY
- V ORANGE/BLUE REPEATING DOT PATTERN W/ WAVE
- W OASIS GRAY
- X GRAY
- Y 76 ORANGE
- Z 76 IMAGE PACKAGE



GAS CANOPY PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER

CA1.0

6/11/2025

DRAWN BY: A.J.
DATE: 6-9-24
SCALE: AS NOTED
PLOT: 1:1
REF: GUY BV/CALB
FILE: 0152-0010

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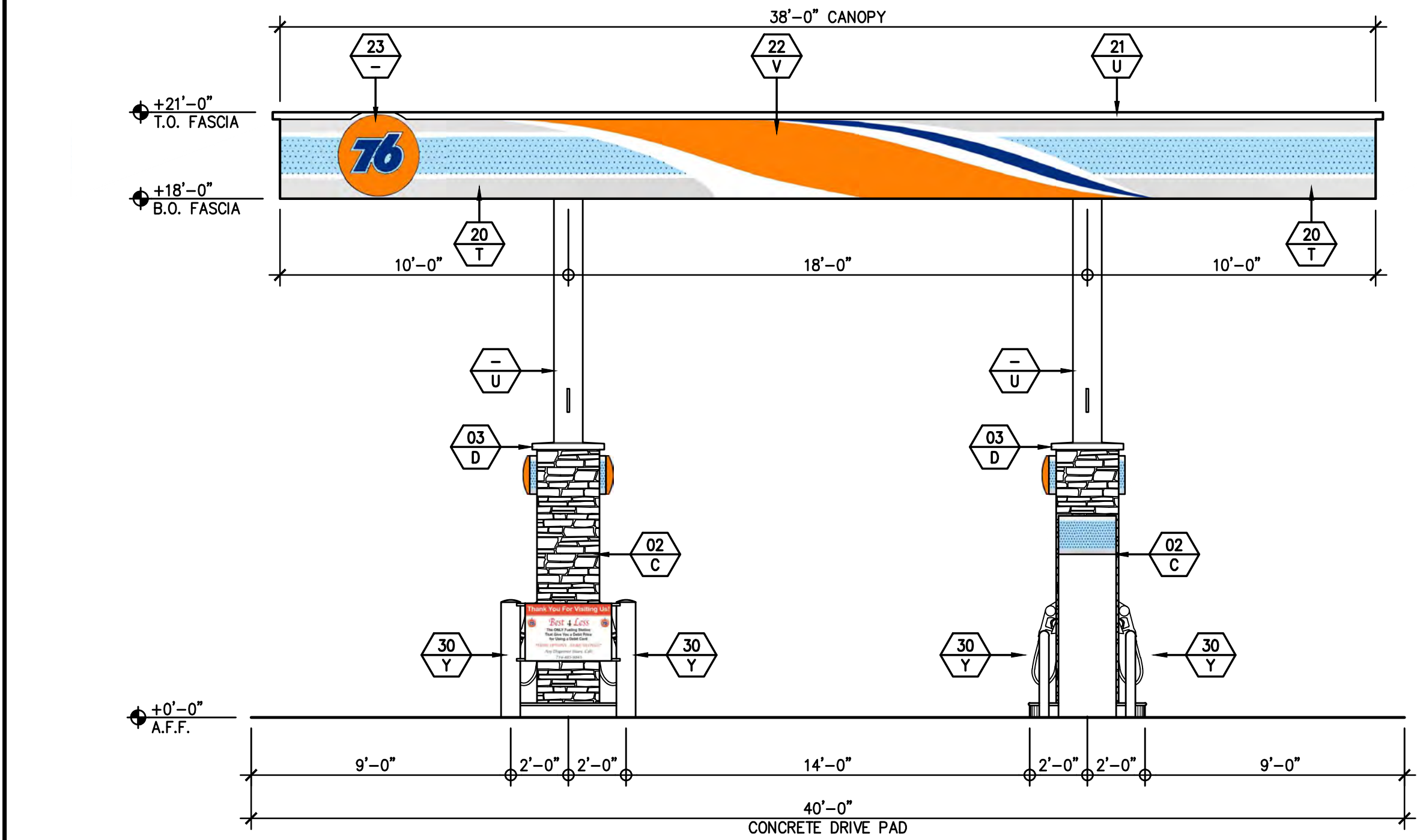
PREPARED FOR:

303 North Piacentia Ave., Suite 200
Fullerton, CA 92831
(714) 867-4450

PREPARED BY:

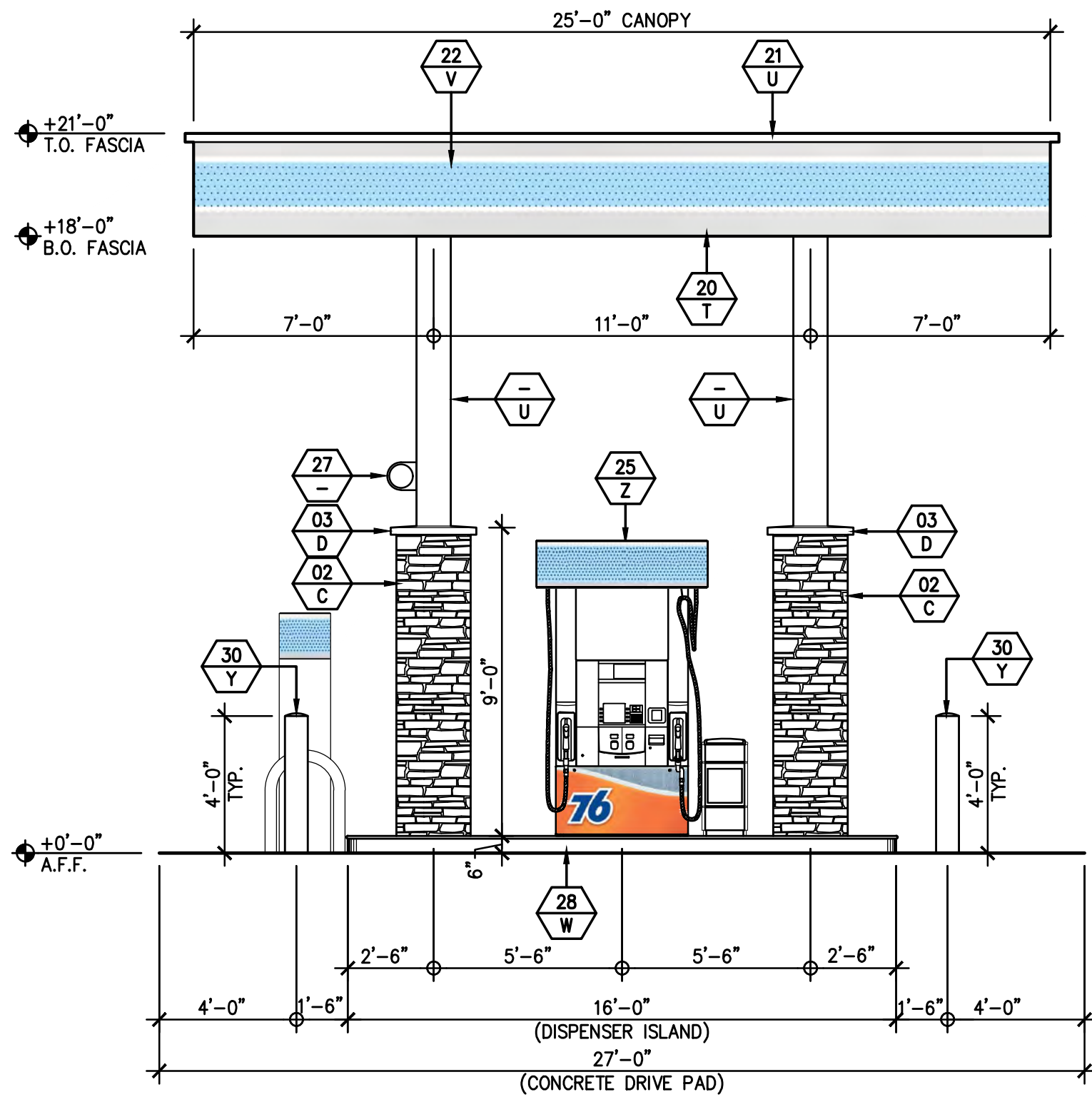
Travis Companies, Inc.
4430 E. Main Street, Suite F, Anaheim, CA 92807
Tel: (714) 693-5386 Fax: (714) 693-5333
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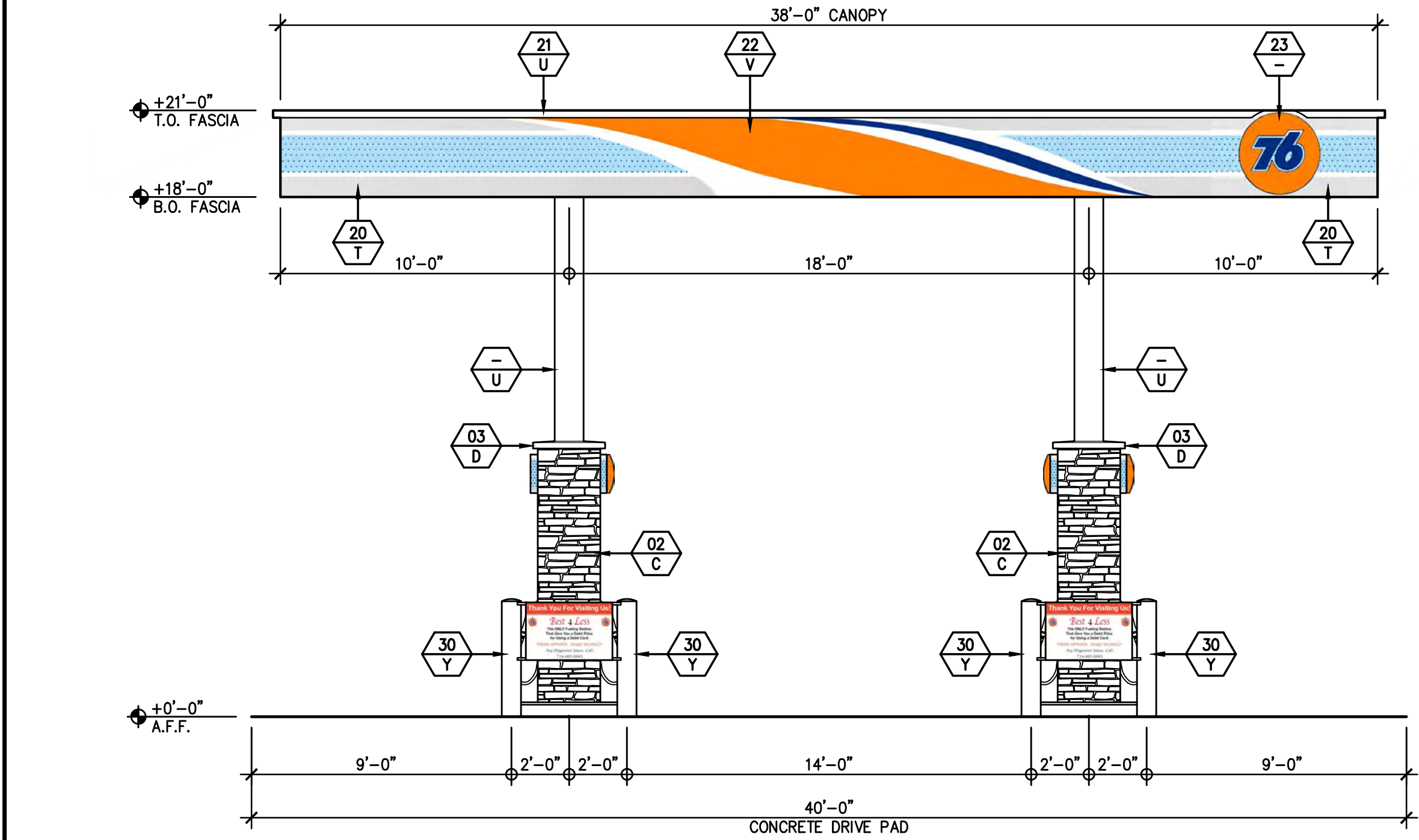
1 WEST CANOPY ELEVATION

1/4" = 1'-0"



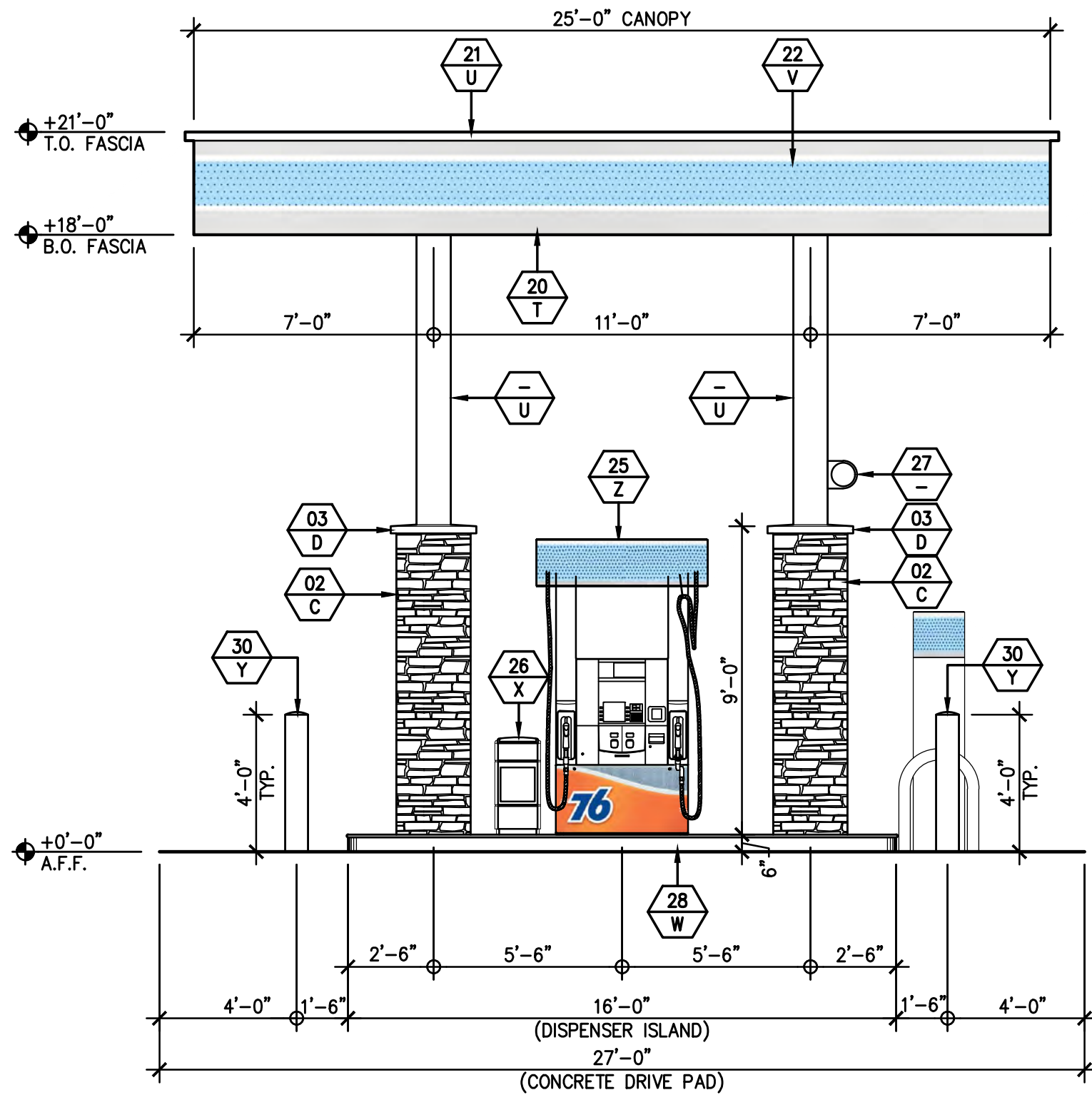
2 NORTH CANOPY ELEVATION

1/4" = 1'-0"



3 EAST CANOPY ELEVATION

1/4" = 1'-0"



4 SOUTH CANOPY ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

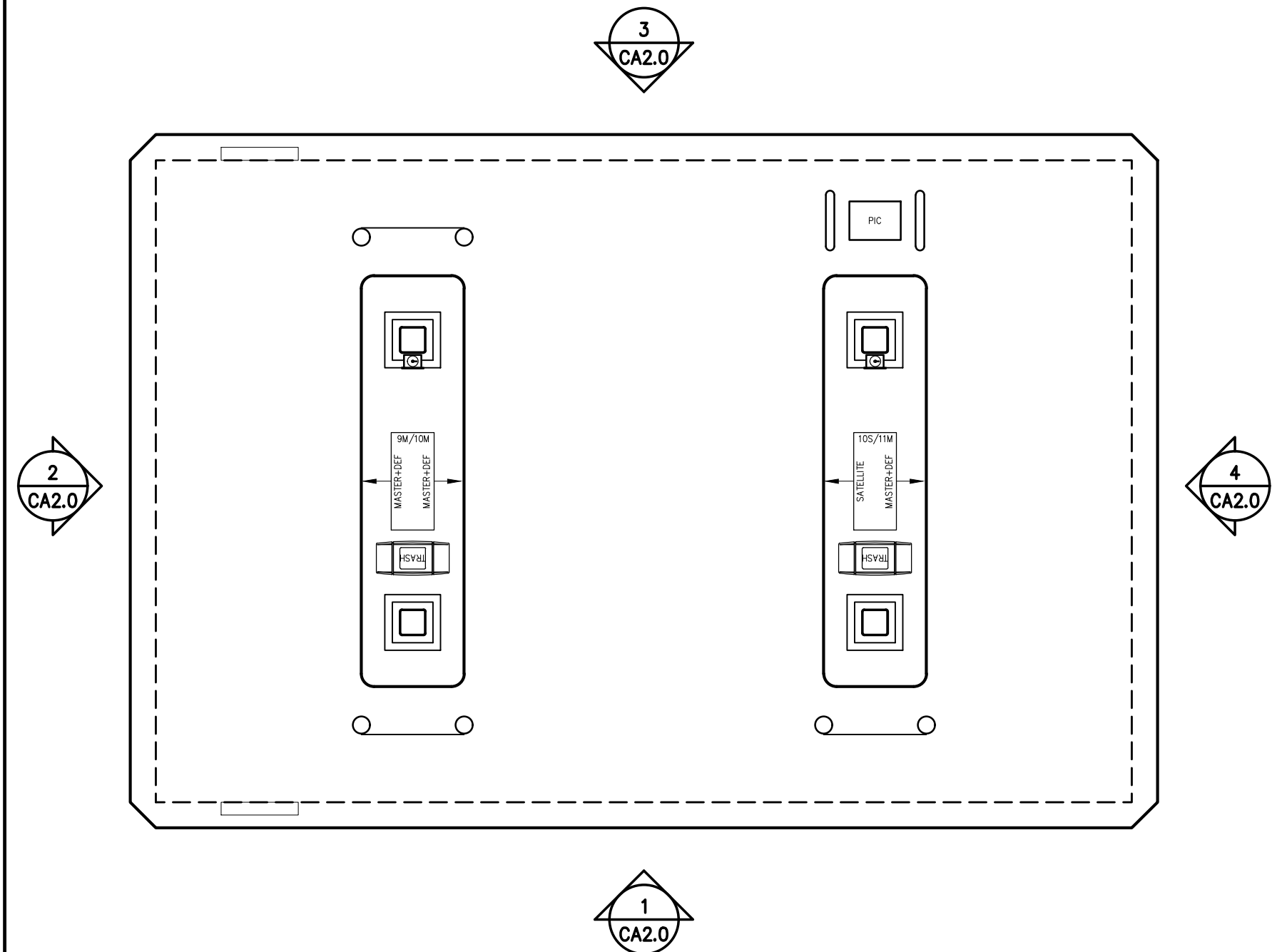
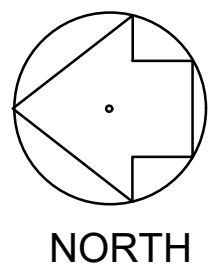
01 MATERIAL/FINISH
A COLOR

MATERIAL/FINISH:

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COLOR:

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- STYLE: STACKED STONE
- COLOR: CASTAWAY
- ICC REPORT No.: ESR-1215
- D MANUFACTURER: ELDORADO STONE - TEL: (800) 925-1491
- STYLE: CHISELED EDGE WALL CAP
- SIZE: 37"x9"x2.25"
- COLOR: "EARTH"
- ICC REPORT No.: ESR-1215
- T METALLIC SILVER
- U TITANIUM GRAY
- V ORANGE/BLUE REPEATING DOT PATTERN W/ WAVE
- W OASIS GRAY
- X GRAY
- Y 76 ORANGE
- Z 76 IMAGE PACKAGE



DIESEL CANOPY PLAN
BEST 4 LESS - JURUPA
XXXX JURUPA AVENUE
RIVERSIDE, CA 92504

DRAWING NUMBER

CA2.0

6/11/2025

DRAWN BY: A.J.
DATE: 6-9-24
SCALE: AS NOTED
PLOT: 1:1
REF: GUY RV CA2.0
FILE: 0157-0010

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