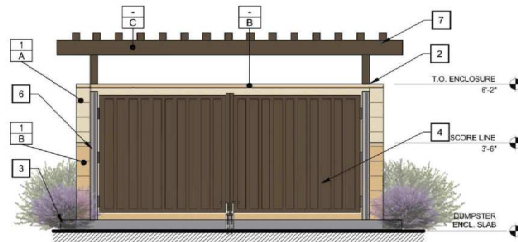


TRASH ENCLOSURE EAST

3/8"=1"

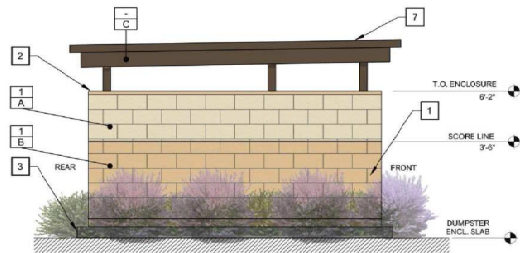
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TRASH ENCLOSURE SOUTH

3/8"=1"

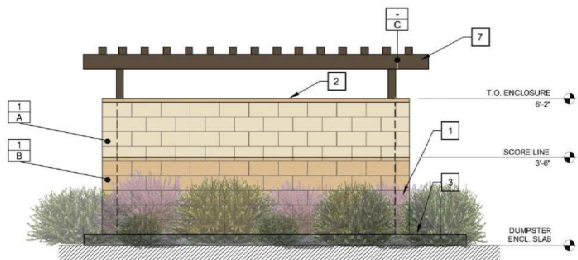
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TRASH ENCLOSURE WEST

3/8"=1"

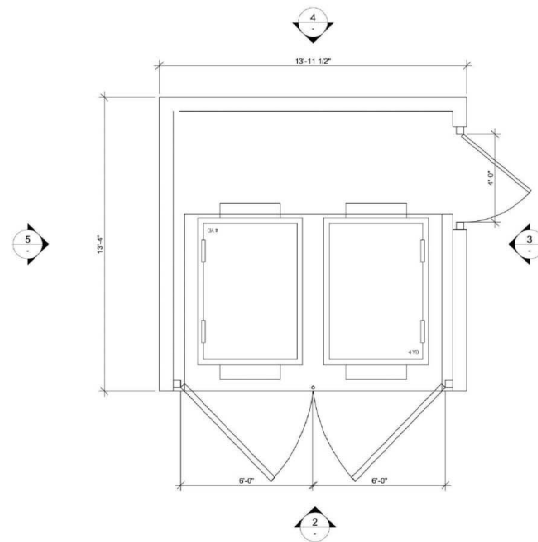
5



TRASH ENCLOSURE NORTH

3/8"=1"

4



TRASH ENCLOSURE PLAN VIEW

3/8"=1"

1

KEYED NOTES

- 1 8"X8"X16 - MASONRY WALL
- 2 2" CONCRETE CAP
- 3 6" FPD FOUNDATION, EXTENDING 6" BEYOND ENCLOSURE WALLS, OVER BICK COMPACTED BASE, WITH A MIN. SLOPE OF 2" TO DRAIN ENCLOSURE.
- 4 18 GA. METAL GATES AND STEEL MINI V-BEAM PANEL HUNG ON 3" STEEL PIPES.
- 5 4' ACCESS OPENING
- 6 4"X4" STEEL PIPE
- 7 4"X4" STEEL TRELLIS

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT
- A #SW 6385 - INFERY
- B SHERWIN WILLIAMS PAINT
- B #SW 9023 - DAKOTA WHEAT
- SHERWIN WILLIAMS PAINT
- C #SW 7034 - STATUS BRONZE



SHERWIN WILLIAMS PAINT
#SW 6385 - INFERY



SHERWIN WILLIAMS PAINT
#SW 9023 - DAKOTA WHEAT



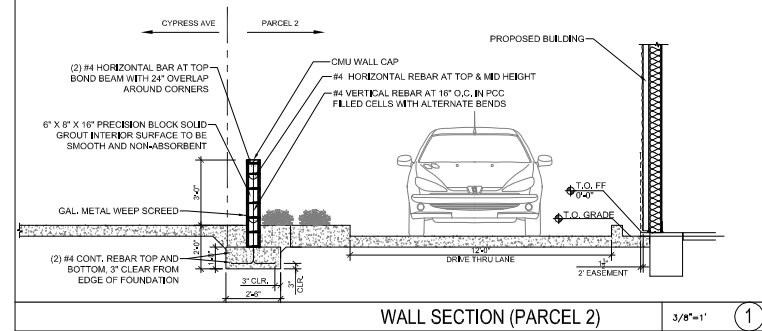
SHERWIN WILLIAMS PAINT
#SW 7034 - STATUS BRONZE

Rev #	Date	Description

Job #: M - 10775	Date: 08/16/22	Drawn By: SPD
Scale: AS NOTED	Date: AS NOTED	Drawn By: SPD

6006-6390 VAN BUREN BLVD. RIVERSIDE, CA 92503
TRASH ENCLOSURE (PARCEL 2)

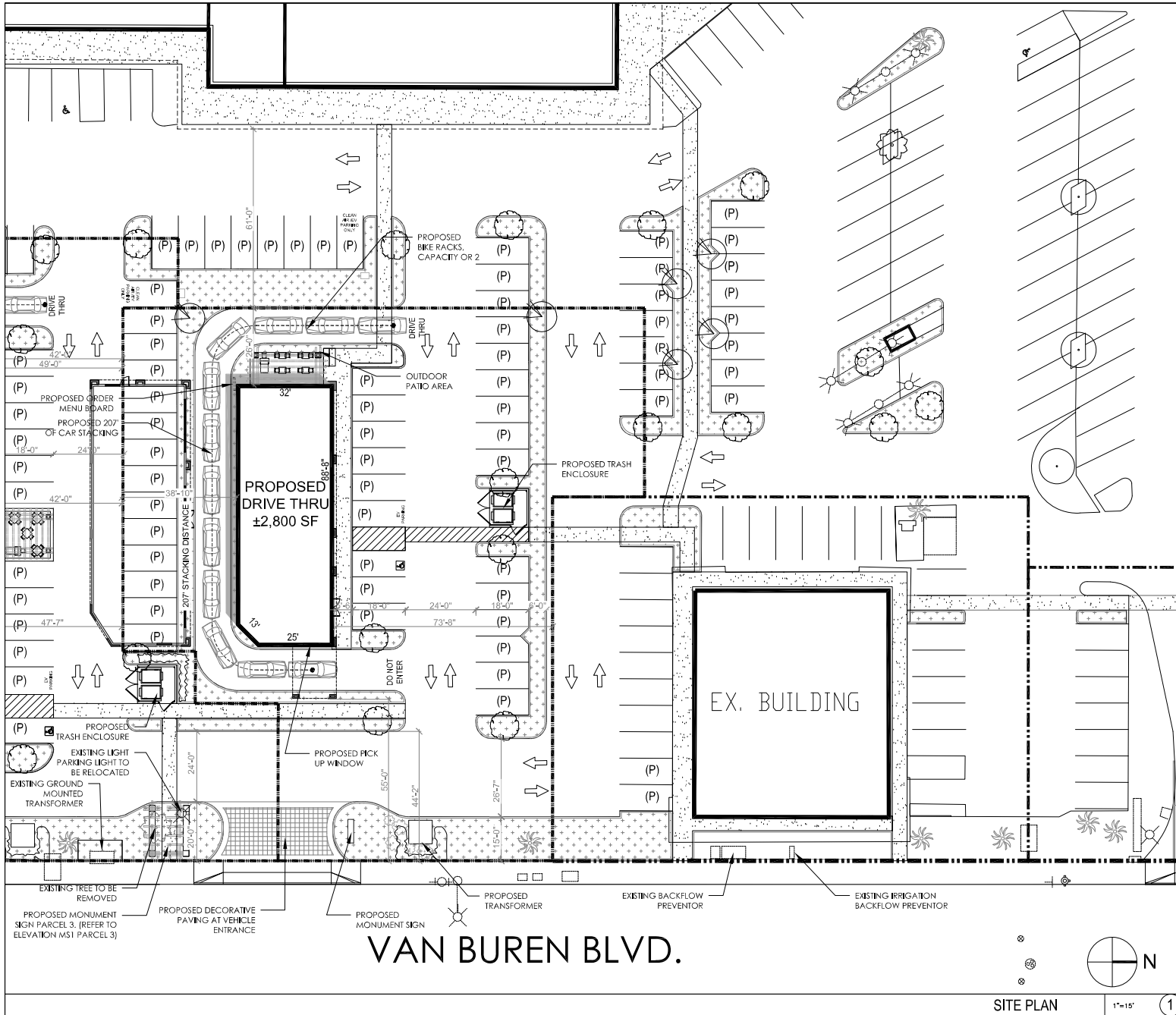
TE



WALL SECTION (PARCEL 2)

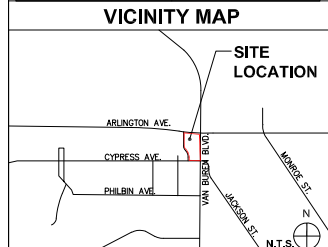
3/8"=1' 1

Job #:	M-1075
Date:	12/10/21
Scale:	AS NOTED
Drawn By:	SPD
Job #:	
Date:	
Scale:	
Drawn By:	
 CADENCE	
CADENCE CAPITAL INVESTMENTS LLC 6400 RIDDLERS GREEN CR. STE. 1820 GREENWOOD VILLAGE, CO 80111 60084390 VAN BUREN BLVD. RIVERSIDE, CA 92503 WALL SECTION (PARCEL 2)	
WS2	



SITE DATA

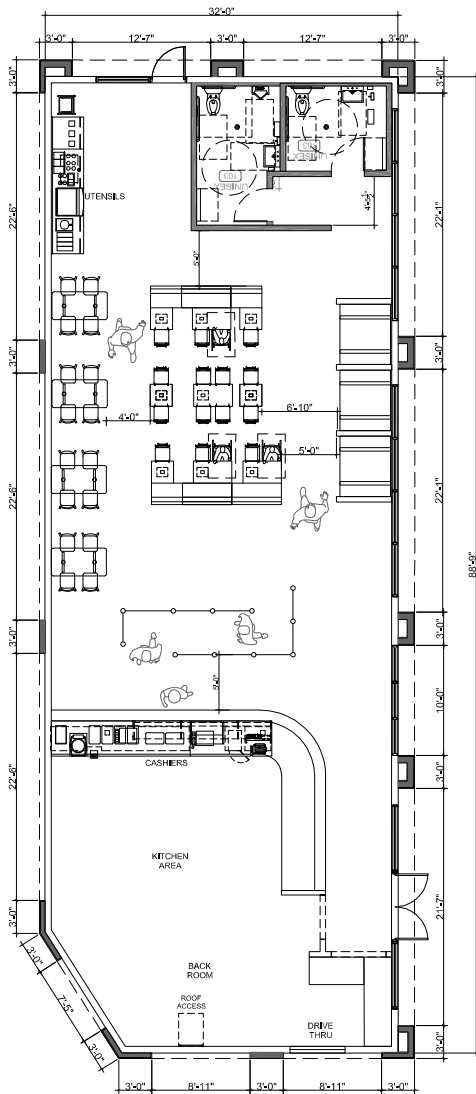
PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503
DESCRIPTION:	NEW DRIVE THRU
SPRINKLED:	N/A
EXISTING ZONING:	CR - COMMERCIAL RETAIL
PROPOSED ZONING:	CR - COMMERCIAL RETAIL
BUILDING DATA (PARCEL 3)	
SITE AREA GROSS:	±26,289 SF (0.6 AC)
ALLOWABLE BUILDING HEIGHT:	37'
PROPOSED BUILDING AREA:	2,800 SF
PROPOSED LS AREA:	±4,000 SF (15,21%)
IMPERVIOUS AREA:	±19,104 SF (73%)
PROPOSED LOT COVERAGE:	±2,800 SF (11.0%)
PARKING REQUIREMENTS	
PARKING REQUIRED:	28 STALLS
• DRIVE THRU:	• 23 STALLS (1/100 SF FOR 2,800 SF)
TOTAL PARCEL 3 PARKING PROVIDED	
37 TOTAL STALLS	
LANDSCAPE SETBACKS	
FRONT	N/A
REAR	N/A
SIDE	15' FT
BUILDING SETBACKS	
FRONT	N/A
REAR	N/A
SIDE	15' FT
SIDE	N/A



LEGEND

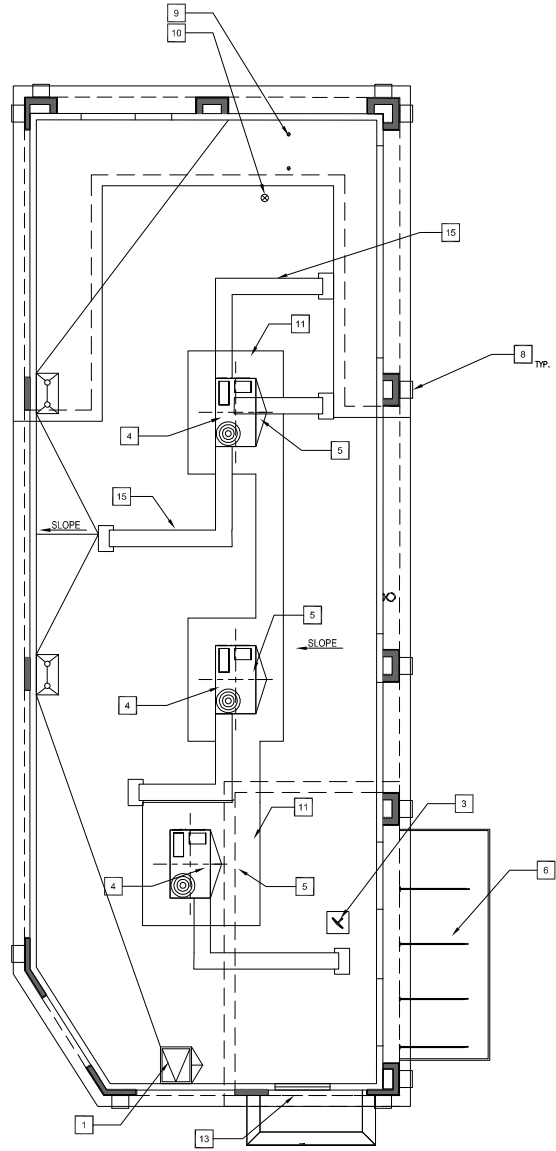
	PROPERTY LINE
	LANDSCAPE SETBACK
	BUILDING SETBACK
	3" MASONRY WALL
	LANDSCAPE AREA
	CONCRETE PAVING/SIDEWALK/PEDESTRIAN PATH OF TRAVEL
	STANDARD A.C. PAVING
	PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

Rev. #	Date	Description	Job #	M - 1075	Date
					08/02/22
					Scale: AS NOTED
					Drawn By: SPD
6008-6390 VAN BUREN BLVD. RIVERSIDE, CA 92503 SITE PLAN (PARCEL 3)					
11-C					



INTERIOR FLOOR PLAN (PARCEL 3 - RESTAURANT)

<p>Job #: M - 1075</p> <p>Date: 08/08/22</p> <p>Scale: AS NOTED</p> <p>Drawn By: SPD</p>	Rev. #	Date	Description
<p>6008-4300 VAN BUREN BLVD, RIVERSIDE, CA 92503</p>			
<p>INTERIOR FLOOR PLAN (PARCEL 3)</p>			
<p>IFP</p>			



KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCENCE - AMERICAN LIGHTING FRAMEWORK STAGE 5\"/>		

Rev. #	Date	Description

Job #:	M - 1075
Date:	08/08/22
Scale:	AS NOTED
Drawn By:	SPD

6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
ROOF PLAN (PARCEL 3)	
IFP	

ROOF PLAN (PARCEL 3 - RESTAURANT)

1/4"=1'-0" 1



NORTH ELEVATION (PARCEL 3)

1/4"=1'-0" 1



SOUTH ELEVATION (PARCEL 3)

1/4"=1'-0" 2

KEYED NOTES

- 1 EXTERIOR STUCCO TO BE PAINTED
- 2 TRELLIS
- 3 PREFINISHED METAL CANOPY
- 4 STREET ADDRESS WHITE VINYL
- 5 DRIVE THRU PICK UP WINDOW
- 6 EXTERIOR WALL CYLINDER - MICHIE - 92X48A - BRONZE
- 7 SERVICE & SECONDARY EGRESS DOOR
- 8 SURVEILLANCE CAMERA
- 9 EGRESS DOOR
- 10 SPANDEL STOREFRONT WINDOW (FAUX WINDOW)
- 11 INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
- 12 HVAC EQUIPMENT
- 13 CITY SCAPES INLINE WALL MOUNTED TRELLIS - CITY BROWN

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT
- #SW 6385 - NAPERI
- SHERWIN WILLIAMS PAINT
- #SW 9223 - DAKOTA WHEAT
- SHERWIN WILLIAMS PAINT
- #SW 9032 - CED MOCHA
- ANODIZED ALUMINUM STOREFRONT SYSTEM
- #42 DARK BRONZE AA-WFCE2144
- TESORO COTTO TILE & STONE
- COTTO EXTERIOR FINISH - SPACE
- CCCCOT2C2000202
- SPANISH TILE ROOF
- SHERWIN WILLIAMS PAINT
- #SW 7032 - WARM STONE
- SHERWIN WILLIAMS PAINT
- #SW 7034 - STATUS BRONZE
- VINTAGE RANCH DOVERWOOD
- EL CORAZO STONE



Rev. #	Date	Description

Job #: M - 1075
 Date: 08/08/22
 Scale: AS NOTED
 Drawn By: SPD

6006-0300 VAN DUREN BLVD.
 RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 3)

ELEV



EAST ELEVATION (PARCEL 3)

1/4"=1'-0"

KEYED NOTES

- 1 - EXTERIOR STUCCO TO BE PAINTED
- 2 - TRELIS
- 3 - PREFINISHED METAL CANOPY
- 4 - STREET ADDRESS WHITE VINYL
- 5 - DRIVE THRU PICK UP WINDOW
- 6 - EXTERIOR WALL CYLINDER - RICKER - 92X46A - BRONZE
- 7 - SERVICE & SECONDARY EGRESS DOOR
- 8 - SURVEILLANCE CAMERA
- 9 - EGRESS DOOR
- 10 - SPANDREL STOREFRONT WINDOW (FAUX WINDOW)
- 11 - INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
- 12 - HVAC EQUIPMENT
- 13 - CITY SCAPES INLINE WALL MOUNTED TRELIS - CITY BROWN

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT
- A #SW 6395 - NAPERY
- B SHERWIN WILLIAMS PAINT
- #SW 6223 - DAKOTA WHEAT
- C SHERWIN WILLIAMS PAINT
- #SW 9032 - CED MOCHA
- D ANODIZED ALUMINUM STOREFRONT SYSTEM
- #40 DARK BRONZE AA-W/CC21M4
- E TESORO COTTO TILE & STONE
- COTTO EXTERIOR FINISH SPACE
- CCOCCOTCCOCCOCCOT
- F SPANISH TILE ROOF
- G SHERWIN WILLIAMS PAINT
- #SW 7032 - WARM STONE
- H SHERWIN WILLIAMS PAINT
- #SW 7034 - STATUS BRONZE
- I VINTAGE RANCH DOVERWOOD
- ELCORADO STONE

Rev. #	Date	Description



WEST ELEVATION (PARCEL 3)

1/4"=1'-0"

SHERWIN WILLIAMS PAINT #SW 6395 - NAPERY	SHERWIN WILLIAMS PAINT #SW 6223 - DAKOTA WHEAT
SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA	TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE CCOCCOTCCOCCOCCOT
SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE	SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
SPANISH TILE ROOF	VINTAGE RANCH DOVERWOOD ELCORADO STONE

6006-6300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 3)

Job #:	M - 1075
Date:	08/07/22
Scale:	AS NOTED
Drawn By:	SPD

ELEV



WEST TRELLIS ELEVATION (PARCEL 3)

1/4"=1'-0" 2

NORTH TRELLIS ELEVATION (PARCEL 3)

1/4"=1'-0" 1

KEYED NOTES

- 1 TRELLIS
- 2 PROPOSED RESTAURANT

EXTERIOR COLORS & FINISHES

- SHEWEN WILLIAMS PAINT #SW 7034 - STATUS BRONZE
- A



SHEWEN WILLIAMS PAINT #SW 7034 - STATUS BRONZE

Rev. #	Date	Description

8006-6300 VAN DUREN BLVD.
RIVERSIDE, CA 92503

Job #: M - 1075
Date: 08/29/22
Scale: AS NOTED
Drawn By: SPD

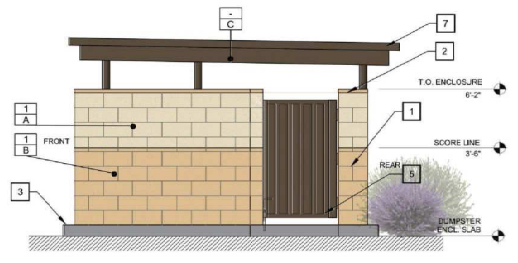
TRELLIS ELEVATION (PARCEL 3)



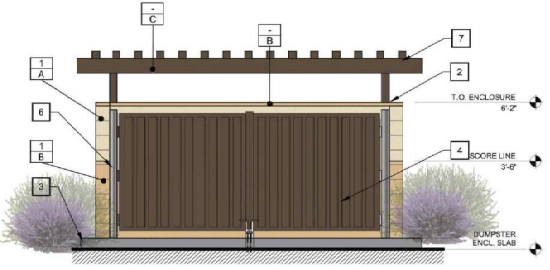
TRELLIS RENDERING (PARCEL 3)

N.T.S. 3

ELEV



TRASH ENCLOSURE EAST 3/8"=1" **3**



TRASH ENCLOSURE SOUTH 3/8"=1" **2**

- ### KEYED NOTES
- 8"x8"x16" - MASONRY WALL
 - 2" CONCRETE CAP
 - 6" PCC FOUNDATION, EXTENDING 6" BEYOND ENCLOSURE WALLS, OVER SCR COMPACTED BASE, WITH A MIN. SLOPE OF 2" TO DRAIN ENCLOSURE.
 - 1/8" GA. METAL GATES AND STEEL MINI V-BEAM PANEL HUNG ON 3" STEEL PIPES.
 - 4' ACCESS OPENING
 - 4"x4" STEEL PIPE
 - 4"x4" STEEL TRUSS

- ### EXTERIOR COLORS & FINISHES
- SHERWIN WILLIAMS PAINT #SW 6385 - INFERNO
 - SHERWIN WILLIAMS PAINT #SW 9023 - DAKOTA WHEAT
 - SHERWIN WILLIAMS PAINT #SW 7004 - STATUS BRONZE



SHERWIN WILLIAMS PAINT
#SW 6385 - INFERNO



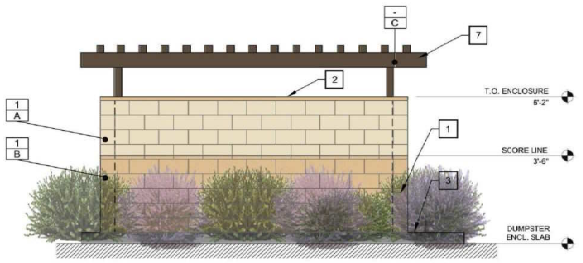
SHERWIN WILLIAMS PAINT
#SW 9023 - DAKOTA WHEAT



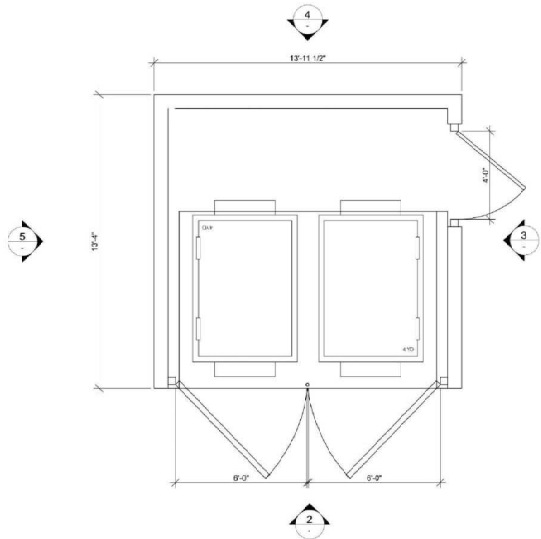
SHERWIN WILLIAMS PAINT
#SW 7004 - STATUS BRONZE



TRASH ENCLOSURE WEST 3/8"=1" **5**



TRASH ENCLOSURE NORTH 3/8"=1" **4**



TRASH ENCLOSURE PLAN VIEW 3/8"=1" **1**

Rev #	Date	Description

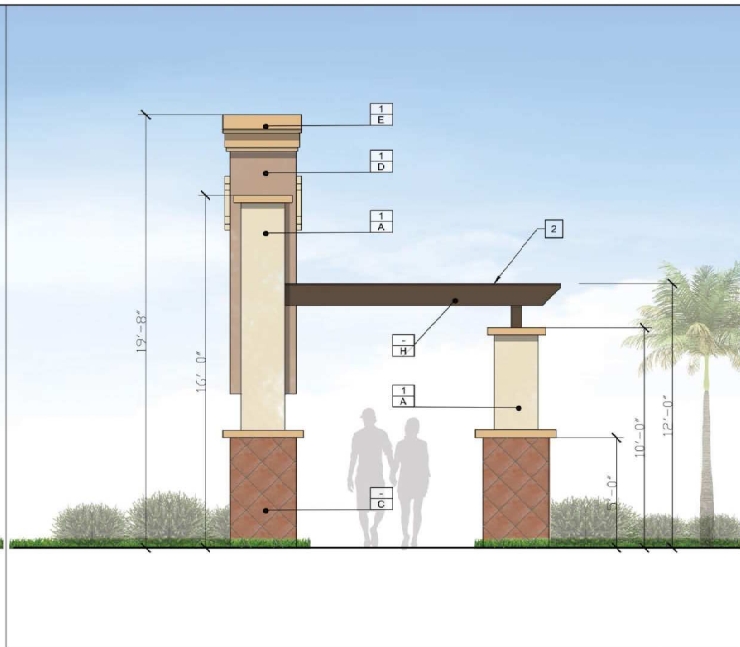
Job #: M - 1075	Date: AS NOTED	Drawn By: SPD
Scale: 08/16/22		

6006 690 VAN BUREN BLVD.
ROYALTON, CA 92576

TRASH ENCLOSURE (PARCEL 3)



SOUTH ELEVATION 3/8"=1" 3



WEST ELEVATION 3/8"=1" 2



EAST ELEVATION 3/8"=1" 3



NORTH ELEVATION 3/8"=1" 1

KEYED NOTES

- 1 EXTERIOR STUCCO TO BE PAINTED
- 2 TRELLIS
- 3 PLAZA LOGO (REPLICATE THE SAME FONT AS THE EXISTING MONUMENT SIGN)
- 4 MEDALLION

EXTERIOR COLORS & FINISHES

- 1 SHERWIN WILLIAMS PAINT #SW 4333 - IVORY
- 2 SHERWIN WILLIAMS PAINT #SW 7332 - WARM STONE
- 3 TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE ODDDDT02K02XCT
- 4 SHERWIN WILLIAMS PAINT #SW 9292 - ICEE MOCHA
- 5 SHERWIN WILLIAMS PAINT #SW 9023 - DAKOTA WHEAT
- 6 SHERWIN WILLIAMS PAINT #SW 7234 - STATUS BRONZE



Rev #	Date	Description

Job #: M - 1075	Date: 08/24/22
Scale: AS NOTED	Drawn By: SPD

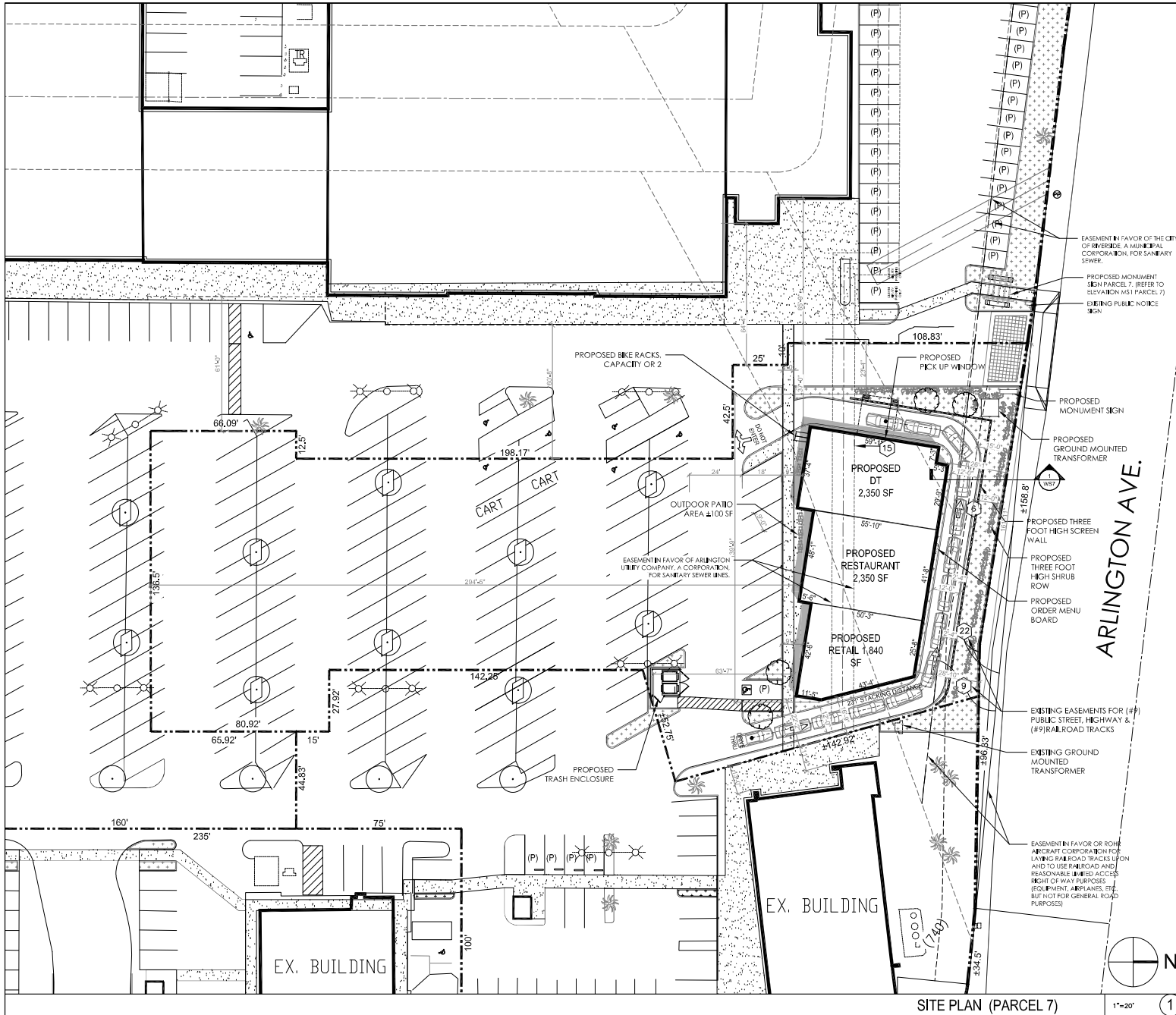
6006 6900 VAN BUREN BLVD. ROYALTON, CA 92586	
MONUMENT SIGN (PARCEL 3)	



Rev. #	Date	Description

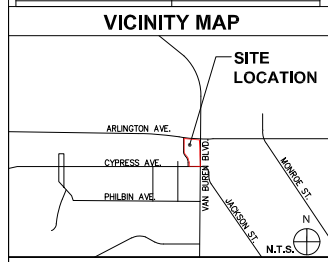
Job #: M - 1075	6006 6300 VAN BUREN BLVD. ARVIN, CA 93203
Scale: 08/29/22	MONUMENT RENDERING (PARCEL 3)
Date: AS NOTED	
Drawn By: SPD	

MS1



SITE DATA

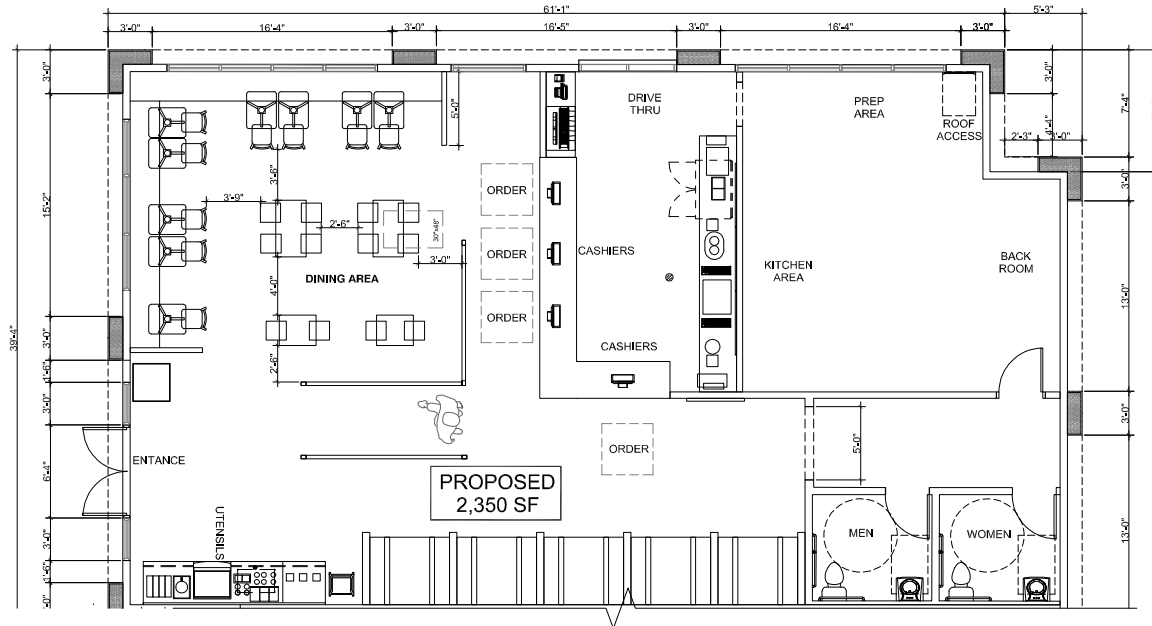
PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92505
DESCRIPTION:	NEW DRIVE THRU, RESTAURANT AND RETAIL
SPRINKLED:	N/A
EXISTING ZONING:	CR - COMMERCIAL RETAIL
PROPOSED ZONING:	CR - COMMERCIAL RETAIL
BUILDING DATA (PARCEL 7)	
SITE AREA GROSS:	±51,011 SF (1.17 AC)
ALLOWABLE BUILDING HEIGHT:	32'
CONSTRUCTION TYPE:	V-B
DEMO BUILDING AREA:	N/A
PROPOSED BUILDING AREA:	±45,540 SF
• DRIVE THRU:	• 2,350 SF
• RESTAURANT 1:	• 2,350 SF
• RETAIL:	• 1,840 SF
PROPOSED LS AREA:	±3,546 SF (7.0%)
IMPERVIOUS AREA:	±50,026 SF (98.0%)
PROPOSED LOT COVERAGE:	±6,540 SF (12.8%)
PARKING REQUIREMENTS	
REQUIRED:	55 STALLS
• DRIVE THRU:	• 24 STALLS (1/700 SF FOR 2,350 SF)
• RESTAURANT:	• 24 STALLS (1/700 SF FOR 2,350 SF)
• RETAIL:	• 7 STALLS (1/250 SF FOR 1,840 SF)
TOTAL PARCEL 7 PARKING PROVIDED:	±79 TOTAL STALLS
LANDSCAPE SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (ARLINGTON):	15' FT
SIDE:	N/A
BUILDING SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (ARLINGTON):	15' FT
SIDE (INTERIOR):	N/A



LEGEND

	PROPERTY LINE
	LANDSCAPE SETBACK
	BUILDING SETBACK
	3H MASONRY WALL
	LANDSCAPE AREA
	CONCRETE PAVING/SIDEWALK/PEDESTRIAN PATH OF TRAVEL
	STANDARD A.C. PAVING
	PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

Job #: M-1075	Date: 08/15/22	Scale: AS NOTED	Drawn By: SPD
11-A			

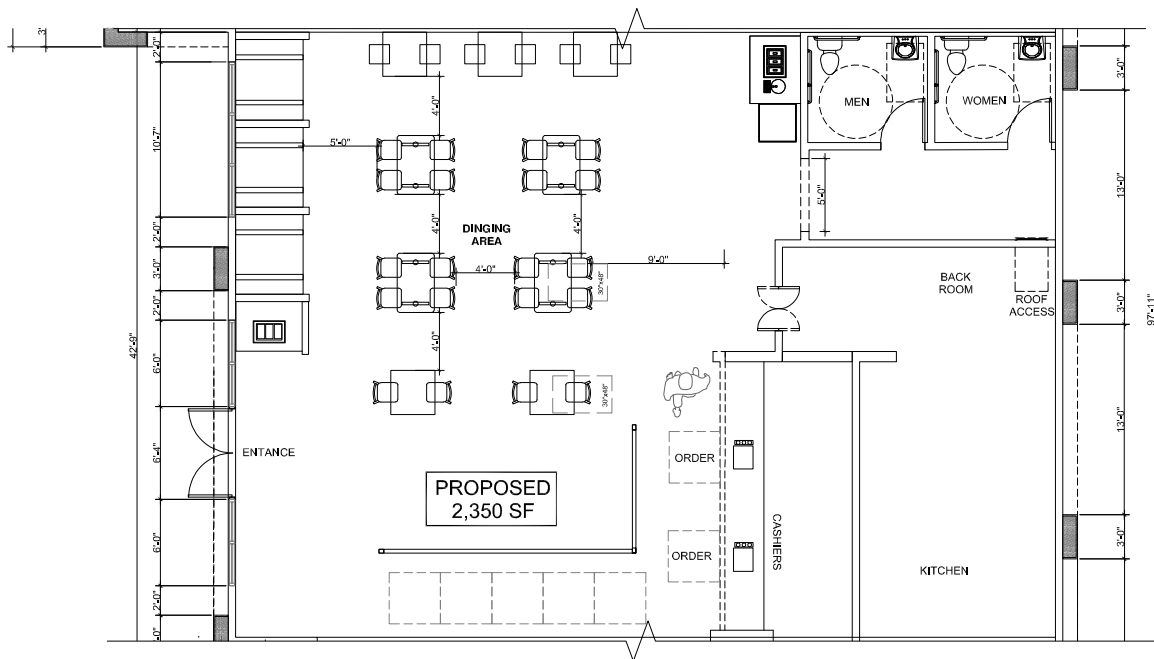


Job #:	M - 1075
Date:	08/13/22
Scale:	AS NOTED
Drawn By:	SPD

6008-0300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (DRIVE THRU)

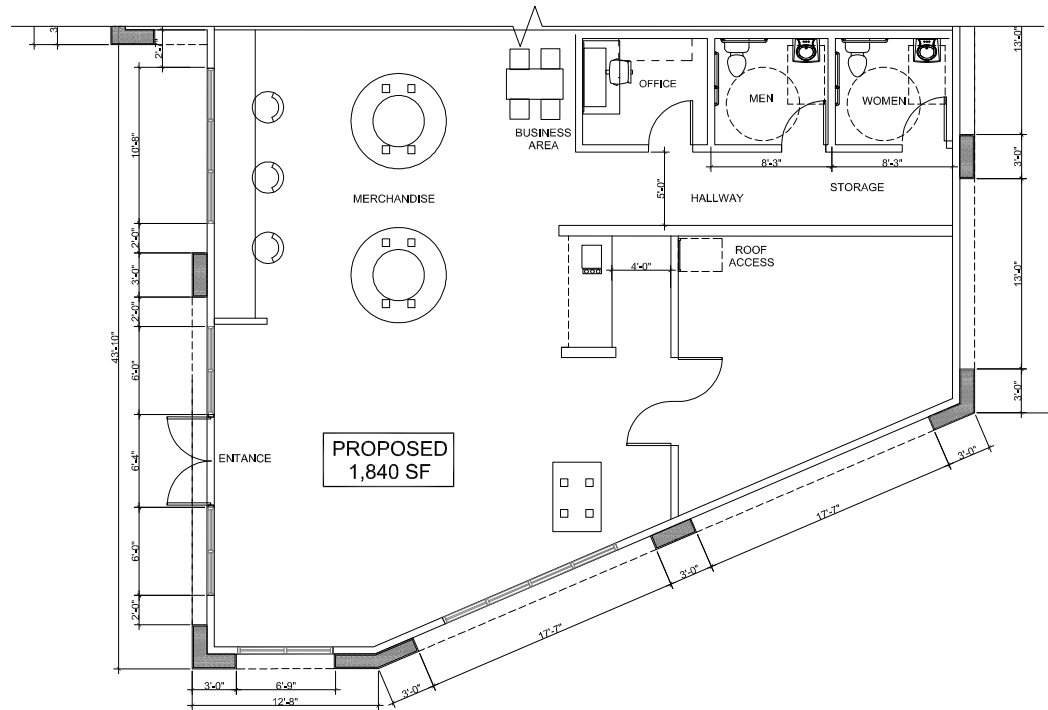
Rev. #	Date	Description



INTERIOR FLOOR PLAN (PARCEL 7 - RESTAURANT)

1/4"=1'-0" 1

Job #:	M - 1075	Rev. #	Date	Description
Date:	08/13/22			
Scale:	AS NOTED			
Drawn By:	SPD			
6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503				
INTERIOR FLOOR PLAN (RESTAURANT)				



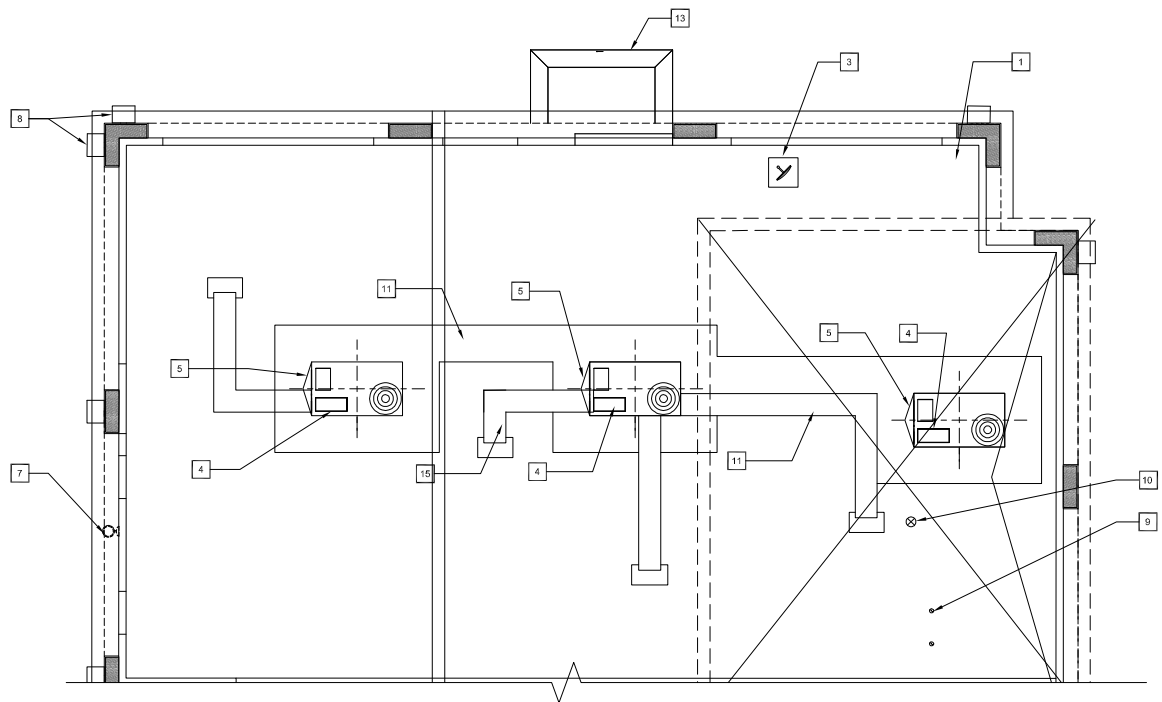
Rev. #	Date	Description

Job #: M - 1075
 Date: 05/10/22
 Scale: AS NOTED
 Drawn By: SPD

6008-4300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503
 INTERIOR FLOOR PLAN (RETAIL)

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE - AMERICAN LIGHTING FRAMEWORK STAGE 5" TALL WALL SCONCE		

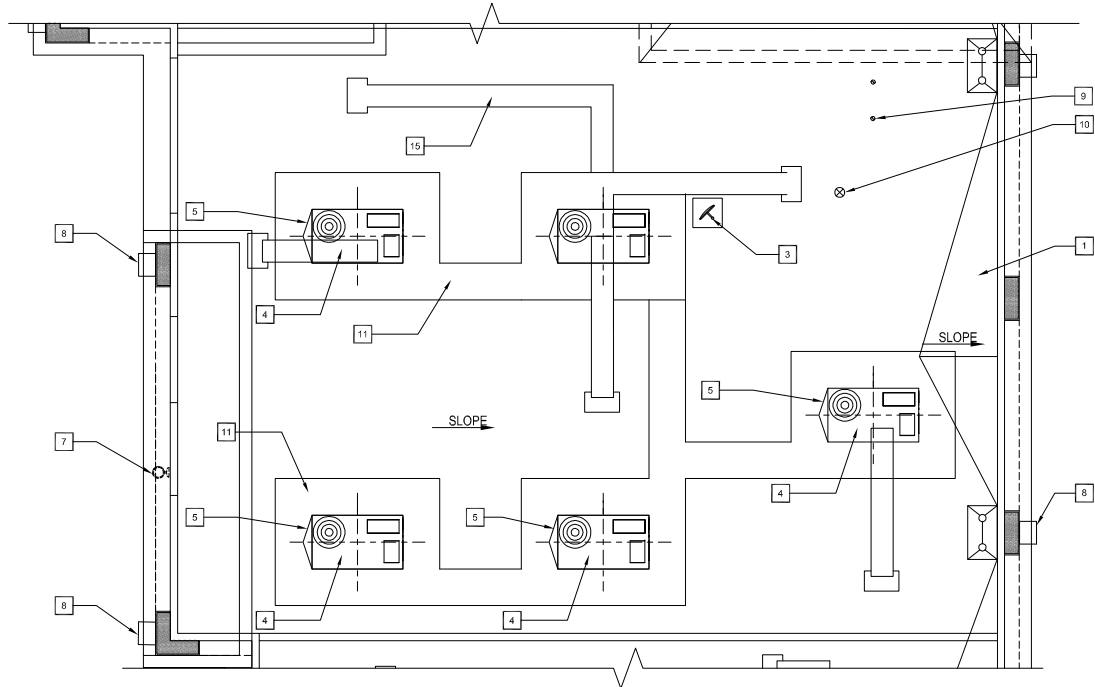


Rev. #	Date	Description

Job #:	M - 1075
Date:	08/13/22
Scale:	AS NOTED
Drawn By:	SPD
6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
ROOF PLAN (DRIVE THRU)	

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCONCE - AMERICAN LIGHTING FRAMEWORK STAGE 5" TALL WALL SCONCE		



Rev. #	Date	Description

Job #: M - 1075
 Date: 05/10/22
 Scale: AS NOTED
 Drawn By: SPD

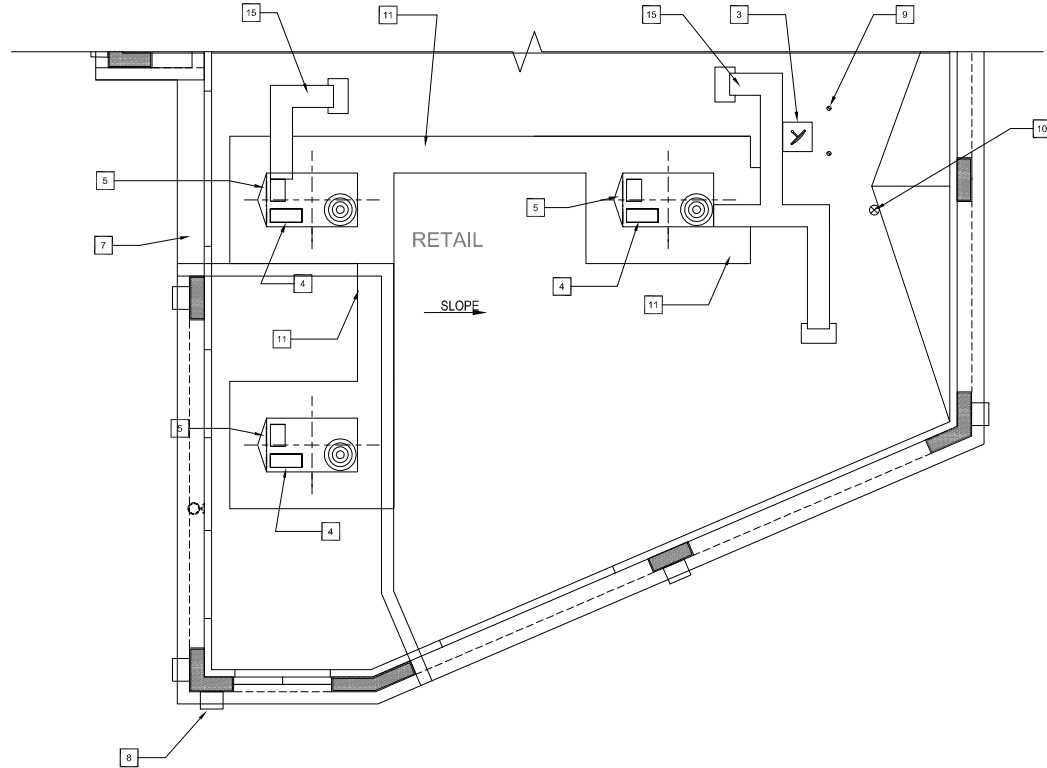
6008-0300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503

ROOF PLAN (RESTAURANT)

ROOF PLAN (PARCEL 7 - RESTAURANT)

1/4"=1'-0" (1)

RP2



KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL SCISSON - AMERICAN LIGHTING FRAMEWORK STAGE 5" TALL WALL SCISSON		

Rev. #	Date	Description

Job #:	M - 1075
Date:	08/13/22
Scale:	AS NOTED
Drawn By:	SPD

6008-0300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503
 ROOF PLAN (RETAIL)