

LEGEND:

	LANDSCAPE AREA		AC PAVEMENT
	PCC CONCRETE		PCC SIDEWALK
	POROUS PAVERS		ADA PATH OF TRAVEL
	# OF PARKING STALLS		

SHEET INDEX

C01	-	CONCEPTUAL SITE PLAN
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C06	-	PLOT PLAN
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A0.2	-	TRASH ENCLOSURE DETAILS
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A2.0	-	EXTERIOR ELEVATIONS
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A3.0	-	ROOF PLAN
L001	-	PLANTING SPECIFICATION
L101	-	PLANTING PLAN
L501	-	DETAILS
L901	-	PLANT PALLET

PROJECT INFORMATION:

APPLICANT: ABRAHAM KAHEN
10940 WILSHIRE BLVD, SUITE 1600
LOS ANGELES, CA 90024
(310)795-7183

ARCHITECT: PM DESIGN GROUP, INC.
38 EXECUTIVE PARK SUITE 310
IRVINE, CA 92614
(949)430-7051

CIVIL ENGINEER: PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
(714)385-1835

SURVEYOR: PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
(714)385-1835

PROJECT SCOPE OF WORK: DEMOLITION OF EXISTING BUILDINGS TO BE REPLACED WITH PROPOSED 2,470 S.F. QUICK-SERVICE RESTAURANT WITH DRIVE THRU. PARKING LOT (INCLUDING ADA IMPROVEMENTS) AND LANDSCAPING IMPROVEMENTS PROPOSED.

APN:	142-262-006 & 142-262-012
PROPERTY ADDRESS:	11095 MAGNOLIA AVENUE RIVERSIDE, CA 92505
GROSS ACREAGE:	0.75 AC/30,995 S.F.
NET ACREAGE:	0.70 AC/30,995 S.F.
PERVIOUS AREA:	9,304 S.F. (30.70% OF TOTAL SITE)
IMPERVIOUS AREA:	20,996 S.F. (69.30% OF TOTAL SITE)

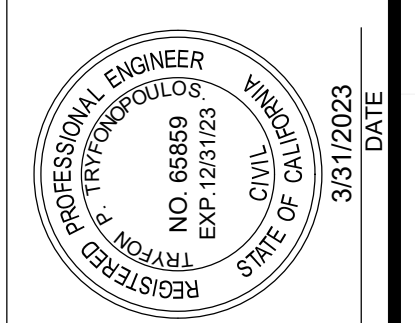
ZONE:	CR
ZONE AREA:	NOT IN A ZONING DISTRICT/AREA
LAND USE:	CITY
SPECIFIC PLAN:	NOT IN A SPECIFIC PLAN
AREA PLAN:	CITIES OF RIVERSIDE AND NORCO
POLICY AREA:	N/A
FEMA FLOOD ZONE:	ZONE X
MAP NUMBER:	06065C07150

PARKING CALCULATIONS:	PER AB-2097, PROJECT IS EXEMPT FROM PARKING REQUIREMENTS.
PARKING PROVIDED:	2,470 S.F. 21 REGULAR PARKING STALLS 1 ADA PARKING STALL (1 REQUIRED) 22 TOTAL PARKING STALLS

BICYCLE PARKING REQUIRED: 5% OF 22 = 2
BICYCLE PARKING PROVIDED: 2 BICYCLE PARKING

SITE PLAN KEYNOTES

- 1 EXISTING WROUGHT IRON FENCE TO BE REMOVED AND DISPOSED OFF SITE
- 2 EXISTING SCREEN WALL TO REMAIN
- 3 PROPOSED PARKING STALLS 9'x18' PER CITY STANDARDS
- 4 PROPOSED ADA PARKING STALL PER CITY STANDARDS
- 5 PROPOSED DRIVEWAY
- 6 EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH SIDEWALK, CURB & GUTTER
- 7 PROPOSED ADA RAMP
- 8 PROPOSED BIKE RACK
- 9 PROPOSED TRASH ENCLOSURE TO BE SCREENED PER SECTION 19.580.080 OF THE RMC
- 10 PROPOSED AC/AB PAVEMENT
- 11 PROPOSED CONCRETE DRIVE-THRU PAVEMENT
- 12 PROPOSED CONCRETE WALKWAY
- 13 PROPOSED LANDSCAPE AREA
- 14 PROPOSED LIGHT POLE
- 15 PROPOSED CLEARANCE BAR PER ARCHITECTURAL COLORED ELEVATIONS
- 16 PROPOSED PATIO SEATING
- 17 EXISTING TREE TO BE PROTECTED IN PLACE
- 18 PROPOSED ELECTRIC TRANSFORMER TO BE SCREENED PER SECTION 19.555.020.C.1 OF THE RMC
- 19 PROPOSED 3' HIGH LANDSCAPE HEDGE WALL
- 20 PROPOSED BIO-RETENTION BASIN
- 21 ENHANCED DRIVEWAY PAVING
- 22 FURNISH & INSTALL 4" FIRE SERVICE
- 23 FURNISH & INSTALL 2" DOMESTIC WATER SERVICE
- 24 FURNISH & INSTALL BACKFLOW PREVENTION DEVICE TO BE SCREENED PER SECTION 19.555.020.C.1 OF THE RMC
- 25 FURNISH & INSTALL 750 GAL GREASE INTERCEPTOR
- 26 EXISTING 1" WATER SERVICE FOR IRRIGATION PURPOSES
- 27 FURNISH & INSTALL PEDESTRIAN LIGHTS
- 28 PROPOSED DECORATIVE WALL FOR PATIO AREA H-3'
- 29 FURNISH & INSTALL TREE WELL
- 30 FURNISH & INSTALL 5x5' LANDSCAPE DIAMOND
- 31 FURNISH AND INSTALL STOP SIGN PER CITY STANDARDS
- 32 EXISTING POWER POLE TO BE PROTECTED IN PLACE
- 33 PROPOSED POROUS PAVER WALKWAY
- 34 PROPOSED 3' HIGH LANDSCAPE HEDGES FOR DRIVE-THRU SCREENING PURPOSES
- 35 PROPOSED DRIVE THRU ENTRY SIGN PER SEPARATE PERMIT
- 36 PROPOSED PRE-ORDER MENU BOARD PER SEPARATE PERMIT
- 37 PROPOSED DRIVE-THRU CANOPY PER ARCHITECTURAL COLORED ELEVATIONS
- 38 PROPOSED ORDER MENU BOARD PER SEPARATE PERMIT



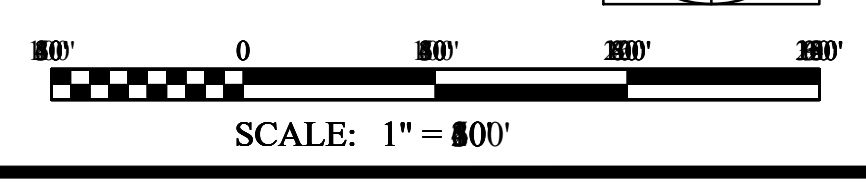
PLUMP ENGINEERING, INC.
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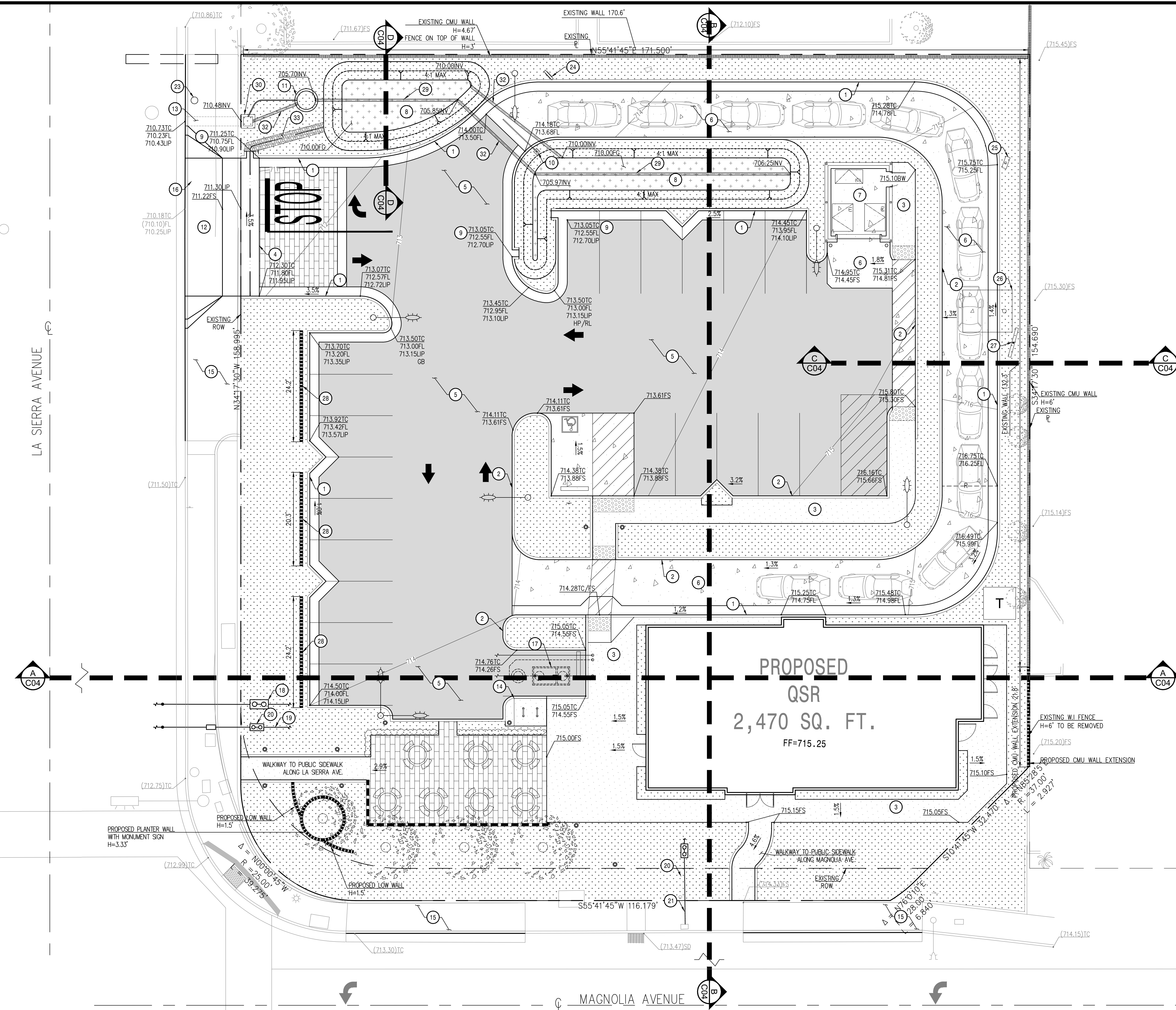
ABRAHAM KAHEN
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LOS ANGELES, CA 90024

PLUMP ENGINEERING, INC.
914 E. KATELLA AVENUE
ANAHEIM, CA 92805
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CONCEPTUAL SITE PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

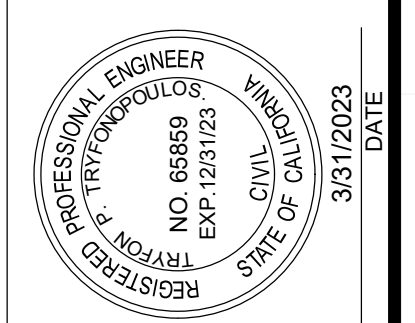
JOB NO.	2205041
DATE:	3/31/2023
SHEET	1 OF 6 SHEETS





- LEGEND:**
- AC/AB PAVEMENT
 - PCC/AB PAVEMENT
 - CONCRETE WALKWAY
 - LANDSCAPE AREA
 - POROUS PAVERS
 - RIP-RAP

- GRADING CONSTRUCTION NOTES**
- 1 CONSTRUCT 6" CURB & GUTTER
 - 2 CONSTRUCT 6" CURB
 - 3 CONSTRUCT 4" CONCRETE WALKWAY
 - 4 CONSTRUCT 4" WIDE V-GUTTER
 - 5 CONSTRUCT AC/AB PAVEMENT
 - 6 CONSTRUCT PCC/AB PAVEMENT
 - 7 CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURE PLANS
 - 8 FURNISH & INSTALL BIO-RETENTION BASIN
 - 9 CONSTRUCT CURB OPENING
 - 10 FURNISH & INSTALL CLEARANCE BAR PER ARCHITECTURAL COLORED ELEVATIONS
 - 11 CONSTRUCT SUMP PUMP
 - 12 CONSTRUCT DRIVEWAY PER CITY OF RIVERSIDE STD. DRAWING 302
 - 13 CONSTRUCT PARKWAY CULVERT
 - 14 CONSTRUCT BIKE RACK PER ARCHITECTURE PLANS
 - 15 EXISTING DRIVEWAY TO BE CLOSED
 - 16 EXISTING WATER METER TO BE RELOCATED
 - 17 FURNISH & INSTALL 750 GAL GREASE INTERCEPTOR
 - 18 FURNISH & INSTALL 4" FIRE SERVICE
 - 19 FURNISH & INSTALL 2" DOMESTIC WATER SERVICE
 - 20 FURNISH & INSTALL BACKFLOW PREVENTION DEVICE TO BE SCREENED PER SECTION 19.555.020.C.1 OF THE RMC
 - 21 EXISTING 1" WATER SERVICE FOR IRRIGATION PURPOSES
 - 22 CONSTRUCT POROUS PAVER WALKWAY
 - 23 EXISTING POWER POLE TO BE PROTECTED IN PLACE
 - 24 FURNISH & INSTALL DRIVE THRU ENTRY SIGN PER SEPARATE PERMIT
 - 25 FURNISH & INSTALL PRE-ORDER MENU BOARD PER SEPARATE PERMIT
 - 26 FURNISH & INSTALL DRIVE-THRU CANOPY PER ARCHITECTURAL COLORED ELEVATIONS
 - 27 FURNISH & INSTALL ORDER MENU BOARD PER SEPARATE PERMIT
 - 28 CONSTRUCT 3 FOOT HIGH CMU SCREEN WALL
 - 29 FURNISH & INSTALL 6" PERFORATED PIPE. SEE SHEET C03 FOR MORE INFORMATION.
 - 30 FURNISH & INSTALL 24"x24" DRAIN BOX
 - 31 FURNISH & INSTALL 3" PUMP LINE
 - 32 FURNISH & INSTALL 6" PVC PIPE
 - 33 FURNISH & INSTALL #4" RIP-RAP



PLUMP ENGINEERING INC.
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10700 MAGNOLIA AVENUE
 RIVERSIDE, CA 92504

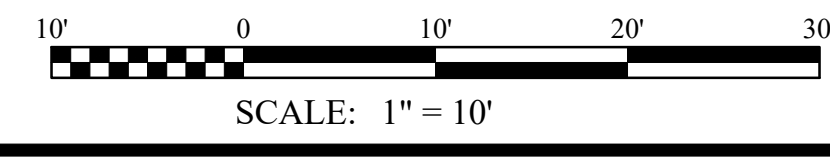


TERY FOX, TRVEENGP00105

JALEY DRE, Inc/C 2205041 - Pollo Campero Riverside/CAD/2205041 C02GR.dwg Mar 31, 2023 - 10:42am

CONCEPTUAL GRADING PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
 RIVERSIDE, CA

JOB NO. **2205041**
 DATE: **3/31/2023**
 SHEET
2 OF 6 SHEETS



DMA	SURFACE TYPE	DMA TYPE	TOTAL AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	% PERVIOUS	% IMPERVIOUS	EFFECTIVE IMPERVIOUS FRACTION	DMA RUNOFF FACTOR	V BMP (CF)	BIO-RETENTION PROPOSED SURFACE AREA (SF)	STORAGE VOLUME REQUIRED (CF)	STORAGE VOLUME PROVIDED (CF)
1	MIXED SURFACE	TYPE D	30,300	9,834	20,466	32.50	67.50	0.71	0.64	983.20	648.32	983.20	1,128.00

C03

SOURCE CONTROL BMP'S:

- SITE DESIGN & LANDSCAPE PLANNING
- EFFICIENT IRRIGATION
- TRASH ENCLOSURES

NON STRUCTURAL CONTROL BMP'S:

- EDUCATION FOR PROPERTY OWNERS, TENANTS AND OCCUPANTS (ENTIRE SITE)

TREATMENT CONTROL BMP'S:

- BIO-RETENTION BASIN

LEGEND:

- PROPOSED LANDSCAPE
- PROP. PCC PAVEMENT
- PROP. AC PAVEMENT
- PROP. SHEET FLOW
- PROP. CHANNEL FLOW
- DMA BOUNDARY
- DMA INFORMATION

GRADING CONSTRUCTION NOTES

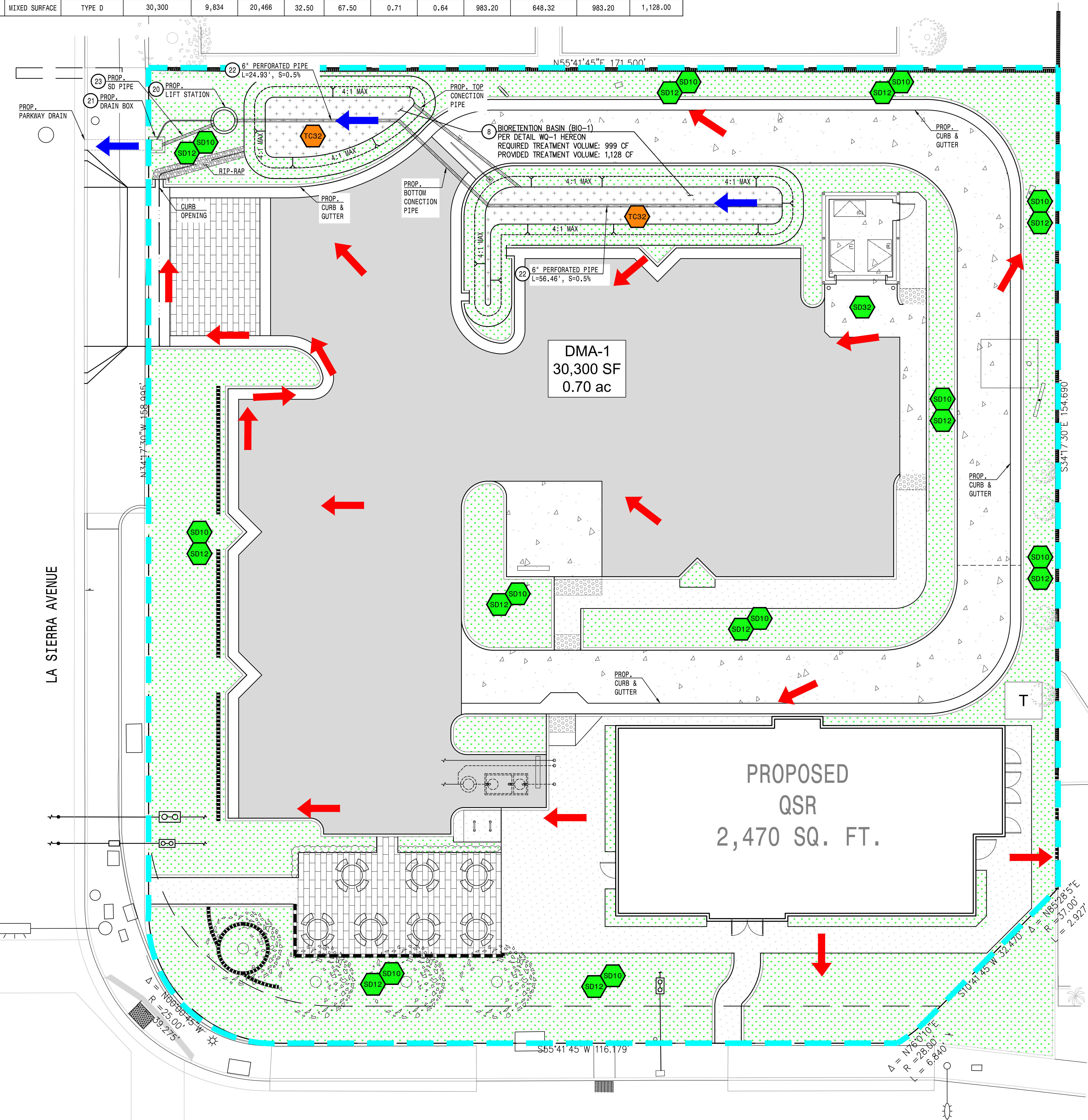
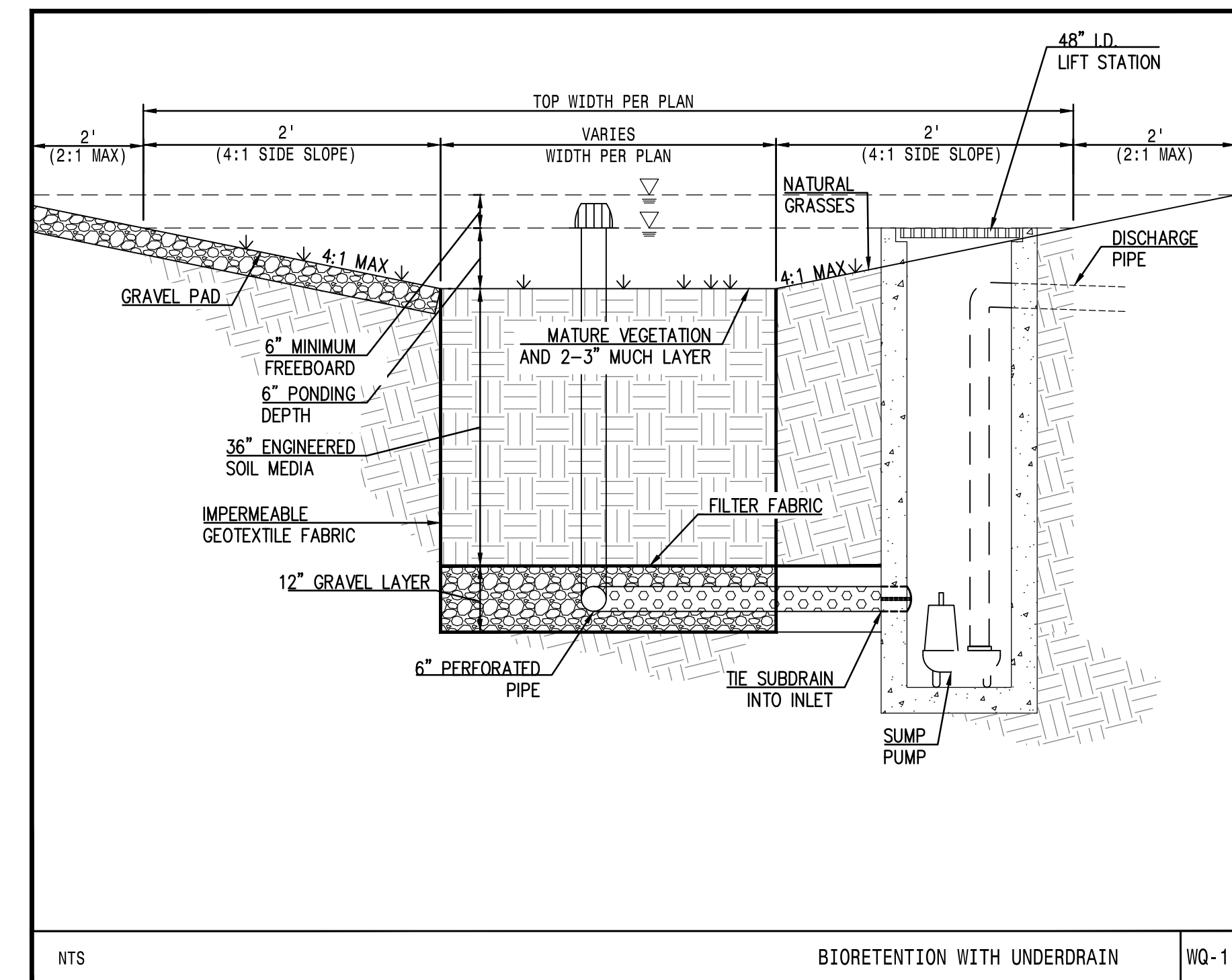
- 8 FURNISH & INSTALL BIO-RETENTION BASIN

STORM DRAIN CONSTRUCTION NOTES

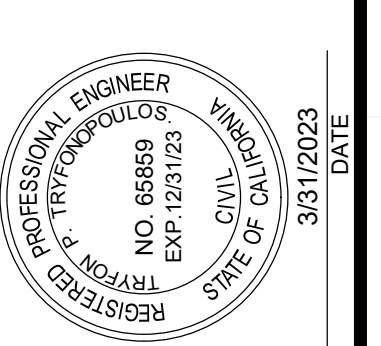
- 20 FURNISH AND INSTALL 48" I.D. LIFT STATION
- 21 FURNISH AND INSTALL DRAIN BOX
- 22 FURNISH AND INSTALL 6" PERFORATED PIPE
- 23 FURNISH AND INSTALL 8" PVC (SDR-35) STORM DRAIN LINE

PERVIOUS AND IMPERVIOUS AREA			
DMA	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	TOTAL AREA (SF)
1	9,834	20,466	30,300

EFFECTIVE AREA				
DEVELOPMENT TYPE	NEW DEVELOPMENT	FAR	REQUIRED LID BMP AREA	PROVIDED LID BMP AREA
MIXED USE, COMMERCIAL	NEW	1.0	3,030 SF (10%)	9,834 SF



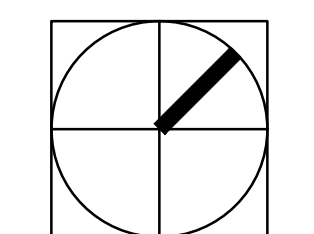
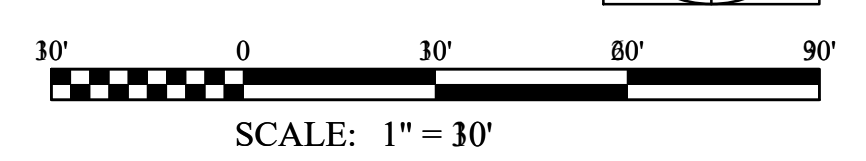
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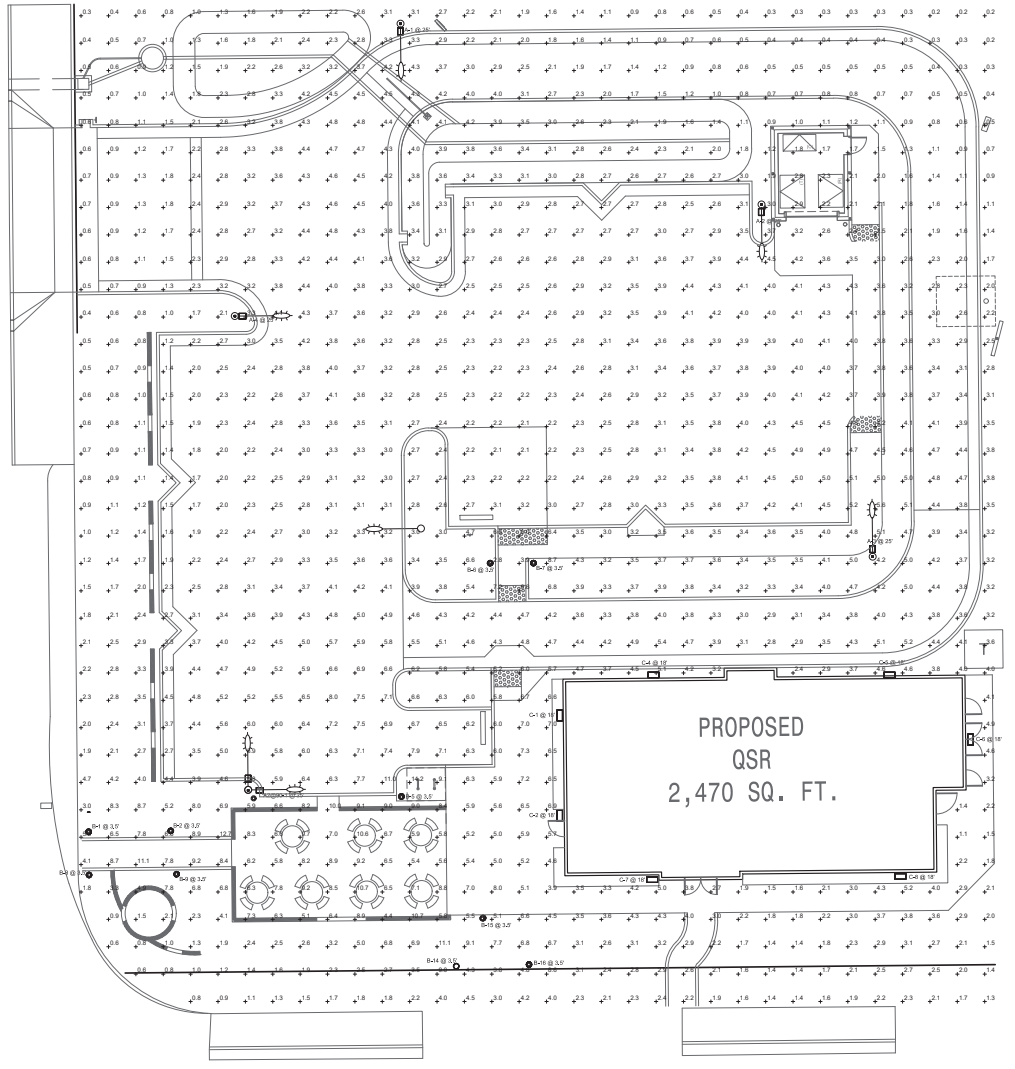
PLUMP ENGINEERING INC.
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 11095 MAGNOLIA AVENUE
 RIVERSIDE, CA 92504
 (951) 514-1111

WQMP SITE PLAN
POLLO CAMPERO
11095 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO. **2205041**
 DATE: **3/31/2023**
 SHEET
3 OF 6 SHEETS



JALEY DRE, Inc/C 2205041 - Pollo Campero Riverside/CAD/2205041 C03/WQ.dwg Mar 31, 2023 - 10:42am



Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Voltage	Polar Plot
☐	A	4	Lithonia Lighting	ESX1 LED P2 40K R3	Controler Select ESX LED Area Luminaire Site 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	13917	0.9	37.55	
☐	A2@ 90	1	Lithonia Lighting	ESX1 LED P2 40K R3	Controler Select ESX LED Area Luminaire Site 1 P2 Lumen Package 4000K CCT Type R3 Distribution	1	13917	0.9	795.18	
○	B	16	Lithonia Lighting	KBG3 LED 13C 350 40K ASY MCHLT	KBG3 WITH 3 LIGHT BOWARS (12 LED), 350W DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	1	809	0.9	16	
☐	C	7	Lithonia Lighting	TRV2 LED ALD 40K	TRV2 LED WITH ALD - PERFORMANCE PACKAGE 4000K	1	6942	0.9	53.6594	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	3.4 fc	14.2 fc	0.2 fc	71.0:1	17.0:1

NO	DATE	REVISION DESCRIPTION	APP'D	DATE

2/3/2023 DATE

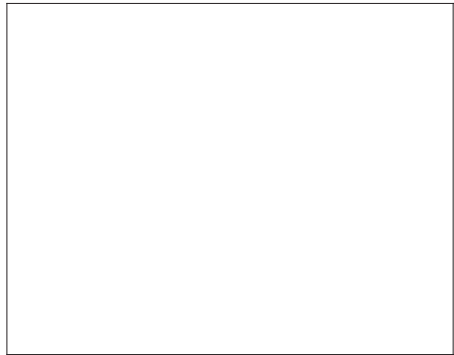
PLUMP ENGINEERING INC.
 CONSULTING ENGINEERS IN
 CIVIL / STRUCTURAL
 ENGINEERING & SURVEYING
11085 MAGNOLIA AVENUE
 RIVERSIDE, CA 92504

PLUMP ENGINEERING INC.
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 RIVERSIDE, CA 92504

SITE PHOTOMETRIC PLAN
POLO CAMPERO
11085 MAGNOLIA AVENUE
 RIVERSIDE, CA

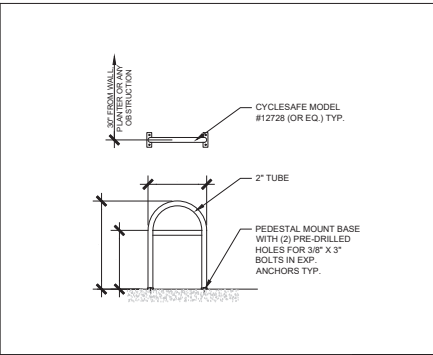


JOB NO. **2205041**
 DATE: **2/3/2023**
 SHEET



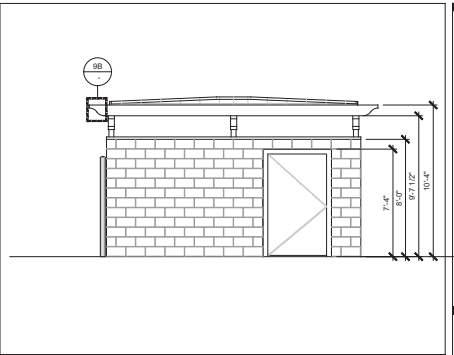
BIKE RACK DETAIL

SCALE	10
	1/2"=1'-0"



TRASH ENCLOSURE WALL DETAIL

SCALE	7
	1 1/2"=1'-0"



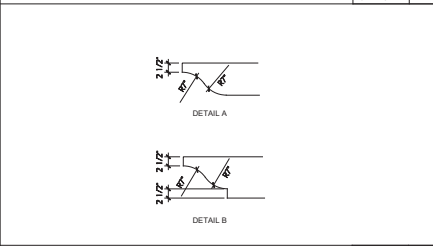
EAST ELEVATION

SCALE	3
	1/4"=1'-0"



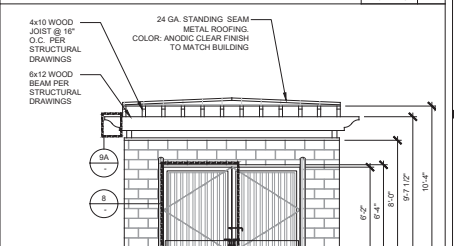
WOOD JOIST DETAIL

SCALE	9
	3/4"=1'-0"



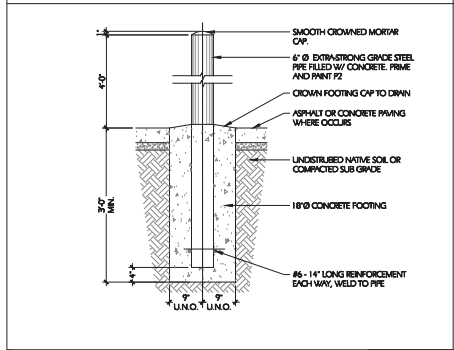
TRASH ENCLOSURE SECTION

SCALE	6
	1/4"=1'-0"



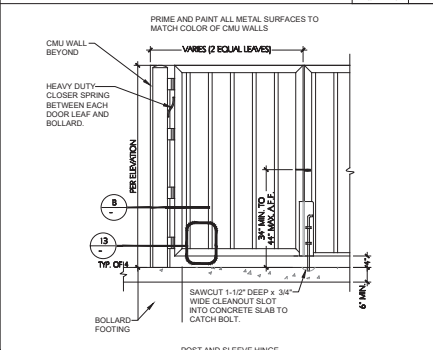
SOUTH ELEVATION

SCALE	2
	1/4"=1'-0"



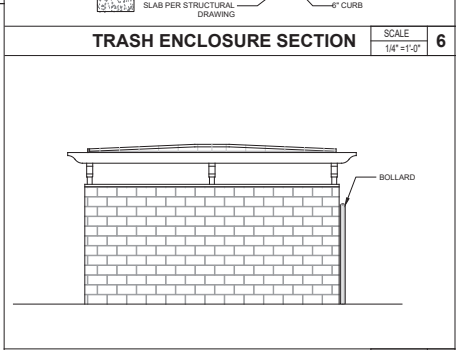
TRAFFIC BOLLARD

SCALE	12
	3/4"=1'-0"



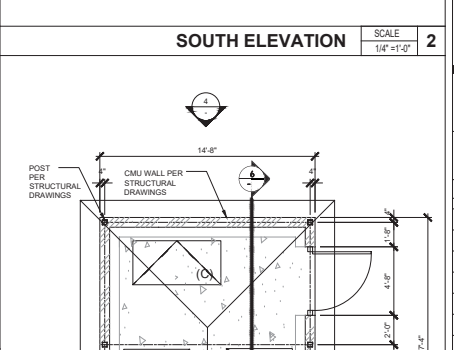
TRASH ENCLOSURE GATE

SCALE	8
	1/4"=1'-0"



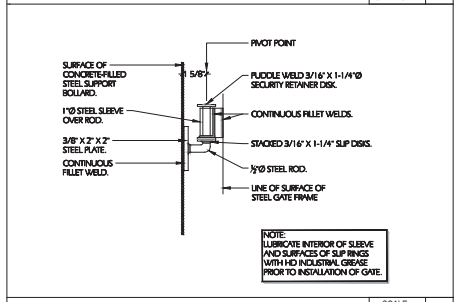
WEST ELEVATION

SCALE	5
	1 1/2"=1'-0"



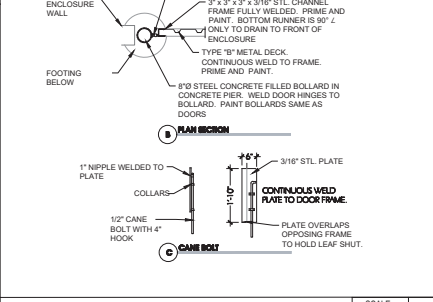
TRASH ENCLOSURE PLAN

SCALE	1
	1/4"=1'-0"



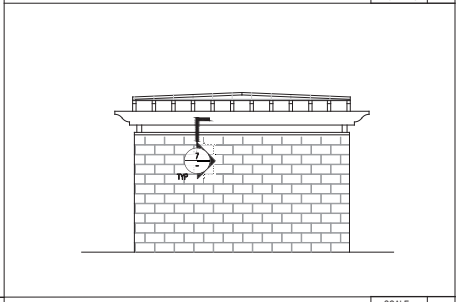
GATE HINGE

SCALE	11
	3"=1'-0"



TRASH ENCLOSURE GATE

SCALE	8
	1/4"=1'-0"



NORTH ELEVATION

SCALE	4
	1/4"=1'-0"

CONSULTANT:

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:

PROJECT ADDRESS:

11095 MAGNOLIA AVE.,
RIVERSIDE, CA

ISSUE FOR DESCRIPTION:

2nd PLANNING SUBMITTAL

ISSUE DATE:

11/23/2022

NO.	DESCRIPTION	DATE
1ST	PLANNING SUBMITTAL	09/09/2022
2ND	PLANNING SUBMITTAL	11/23/2022

REVISIONS:

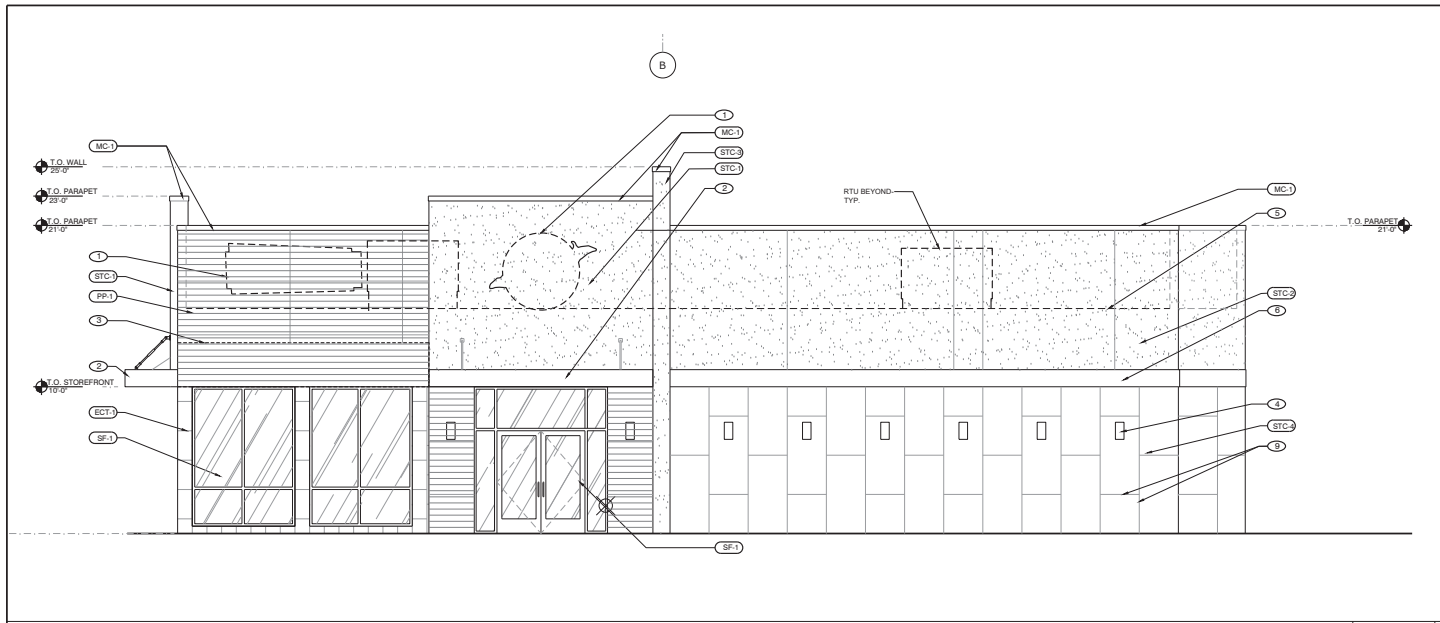
PROJECT MANAGER:
VANDANA RELKAR

DRAWN BY:
N.P.

PROJECT NUMBER: PCC21007.0

SHEET TITLE:
TRASH ENCLOSURE DETAILS

SHEET NUMBER:
A0.2



KEYNOTES	
1	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR (UNDER SEPARATE PERMIT)
2	STL CANOPY
3	ALUMINUM AWNING BY SIGNAGE VENDOR
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE, REF. ELEC. DRAWINGS FOR SPEC.
5	LINE OF ROOF DECK BEYOND
6	ALUMINUM BAND, REF. DETAIL 06/AB.6
7	DOWNSPOUT NOZZLE, REF. DETAIL 06/AB.8
8	DRIVE THRU WINDOW, REF. WINDOW SCHEDULE ON SHEET A7.0
9	STUCCO CONTROL JOINT

EXTERIOR FINISHES	
C#	DESCRIPTION
EXTERIOR STUCCO PAINT	
STC-1	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 0885 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS
STC-2	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 2896 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS
STC-3	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 6705 HIGH STRUNG NOTES: PRIME AND 2 FINISH COATS
STC-4	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 9110 MALABAR NOTES: PRIME AND 2 FINISH COATS
TILE	
ECT-1	MANUFACTURER: DALTILE PRODUCT / FINISH: PORCELAIN 12X24 COLOR: EV02
COPING	
MC-1	PRODUCT / FINISH: MTL COPING COLOR: ANODIC CLEAR FINISH (METALLIC) PROFILE: TAPERED PROFILE
METAL PANELING	
ST-1	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM ALUMINUM COMPOSITE PANELS
ALUMINUM COMPOSITE PANELS	
PP-1	MANUF.: GENERAL THEMING PRODUCT / FINISH: ALUMINUM COMPOSITE PANELING COLOR: COUNTRY - WOOD WITH LIME, GREEN, YELLOW GOLD & RED ORANGE ACCENTS
STOREFRONT	
SF-1	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNER OR EQ.

CONSULTANT:

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

PROJECT OWNER:

PROJECT ADDRESS:

11095 MAGNOLIA AVE.,
RIVERSIDE, CA

ISSUE FOR DESCRIPTION:

3RD PLANNING SUBMITTAL

ISSUE DATE:

1/31/2023

REVISIONS:		
NO.	DESCRIPTION	DATE
1ST	PLANNING SUBMITTAL	09/09/2022
2ND	PLANNING SUBMITTAL	11/23/2022
3RD	PLANNING SUBMITTAL	01/31/2023

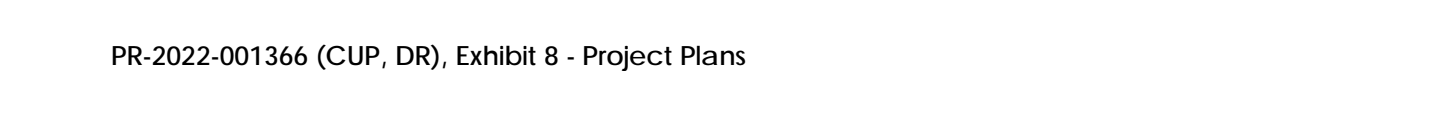
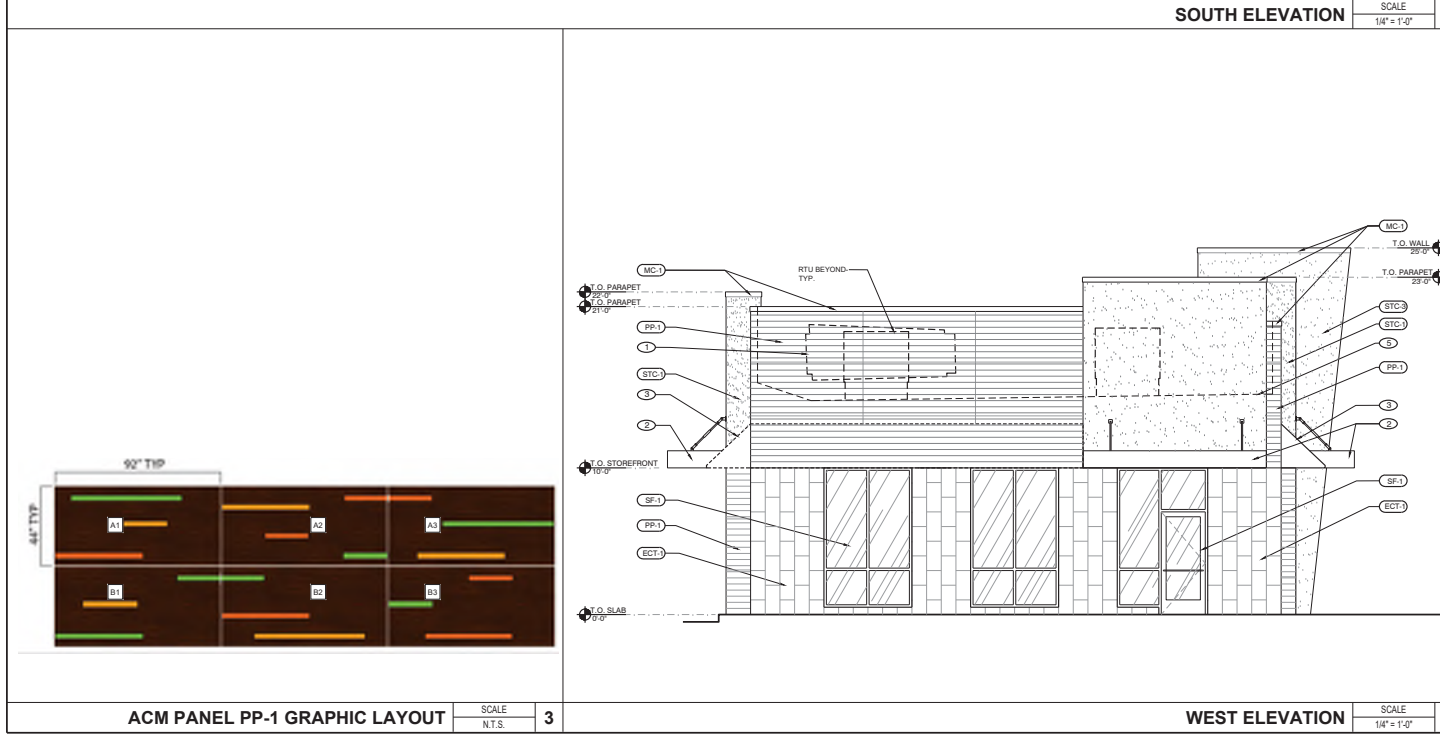
PROJECT MANAGER:
VANDANA KELKAR

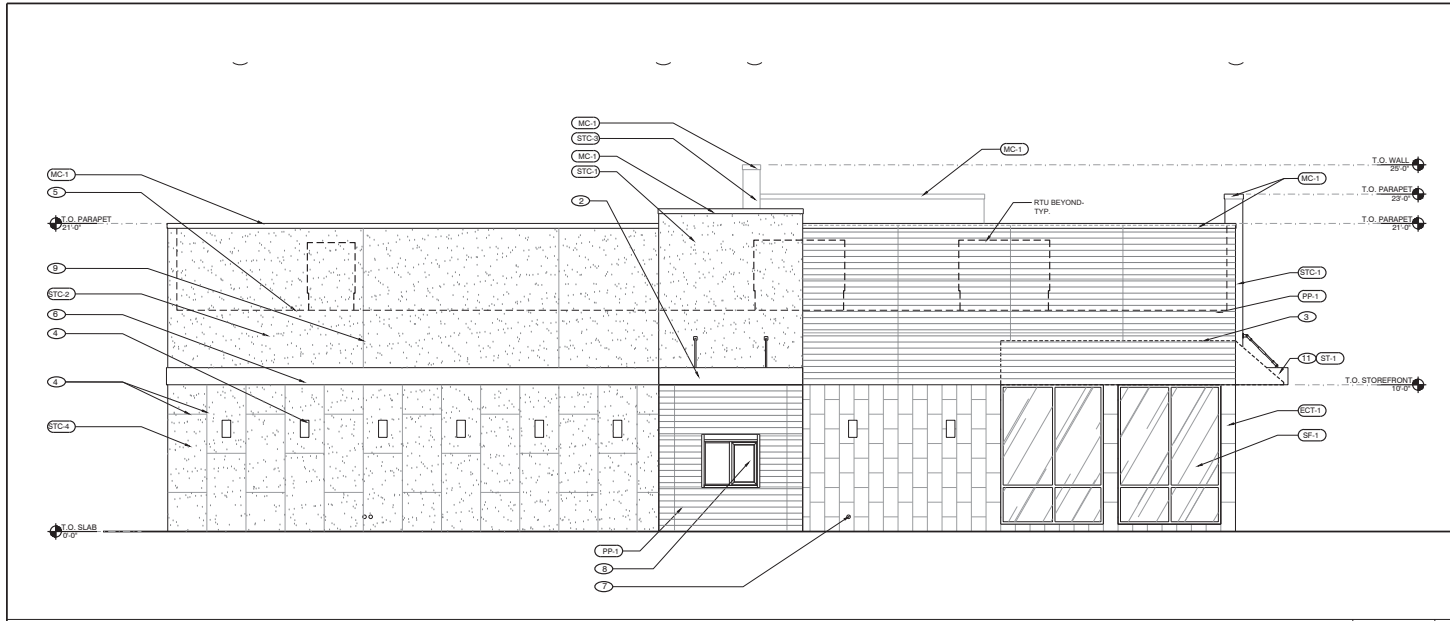
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W.P.

PROJECT NUMBER: PCC21007.0

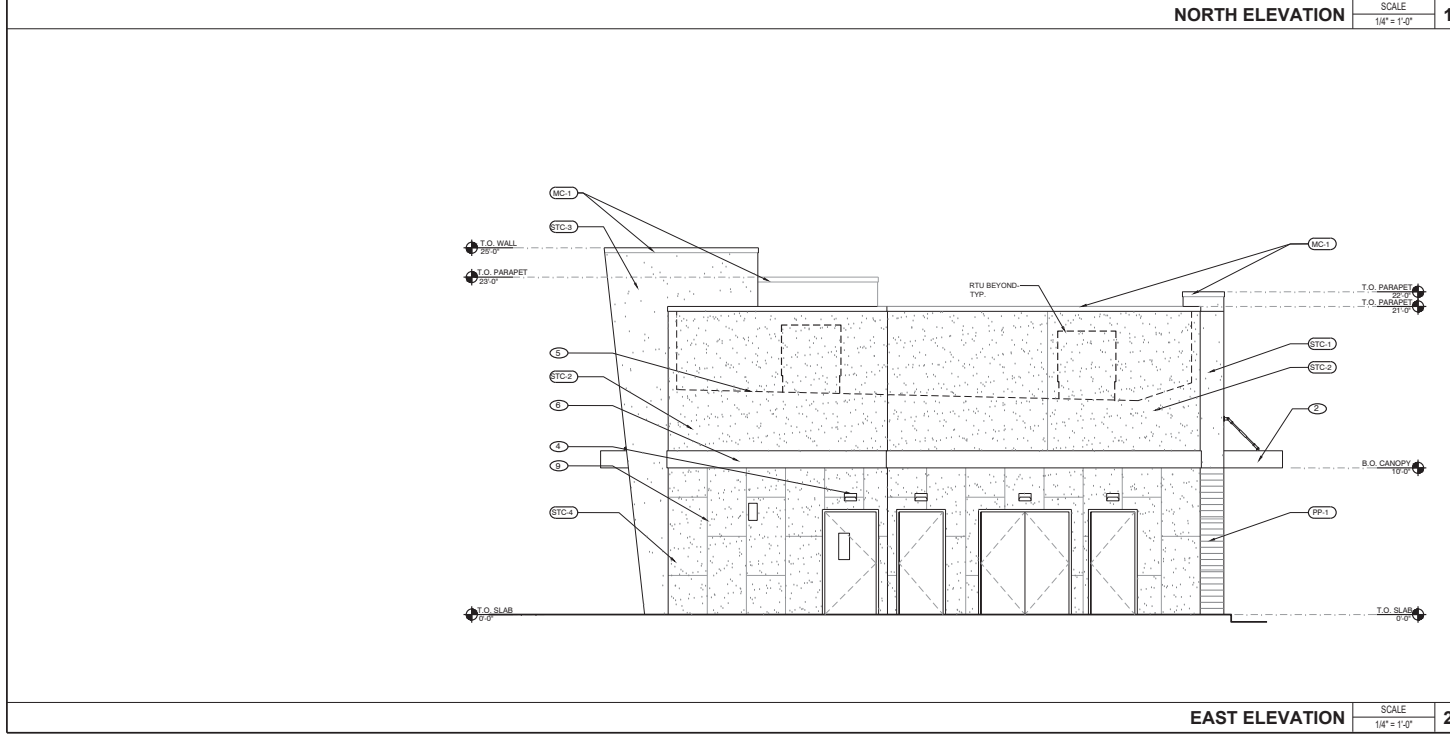
SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.0





NORTH ELEVATION SCALE 1/4" = 1'-0" 1



EAST ELEVATION SCALE 1/4" = 1'-0" 2

KEYNOTES	
1	APPROXIMATE LOCATION FOR SIGNAGE BY SIGNAGE VENDOR (UNDER SEPARATE PERMIT)
2	STL CANOPY
3	ALUMINUM AWNING BY SIGNAGE VENDOR
4	EXTERIOR WALL MOUNTED LIGHT FIXTURE, REF. ELEC. DRAWINGS FOR SPEC.
5	LINE OF ROOF DECK BEYOND
6	ALUMINUM BAND, REF. DETAIL 06/AB.6
7	DOWNSPOUT NOZZLE, REF. DETAIL 06/AB.6
8	DRIVE THRU WINDOW, REF. WINDOW SCHEDULE ON SHEET A7.0
9	STUCCO CONTROL JOINT

EXTERIOR FINISHES	
C#	DESCRIPTION
EXTERIOR STUCCO PAINT	
STC-1	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 0885 KNOCKOUT ORANGE, EGGSHELL NOTES: PRIME AND 2 FINISH COATS
STC-2	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 2896 FAIRFAX BROWN NOTES: PRIME AND 2 FINISH COATS
STC-3	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 6705 HIGH STRUNG NOTES: PRIME AND 2 FINISH COATS
STC-4	MANUFACTURER: STO CORP PRODUCT / FINISH: STUCCO, POWERWALL OR EQ. COLOR: FINISH: SHERWIN WILLIAMS - SW 9110 MALABAR NOTES: PRIME AND 2 FINISH COATS
TILE	
ECT-1	MANUFACTURER: DALTILE PRODUCT / FINISH: PORCELAIN 12X24 COLOR: EV02
COPING	
MC-1	PRODUCT / FINISH: MTL COPING COLOR: ANODIC CLEAR FINISH (METALLIC) PROFILE: TAPERED PROFILE
METAL PANELING	
ST-1	PRODUCT / FINISH: METAL PANELING COLOR: POLISHED ALUMINUM ALUMINUM COMPOSITE PANELS
ALUMINUM COMPOSITE PANELS	
PP-1	MANUF.: GENERAL THEMING PRODUCT / FINISH: ALUMINUM COMPOSITE PANELING COLOR: COUNTRY - WOOD WITH LIME, GREEN, YELLOW GOLD & RED ORANGE ACCENTS
STOREFRONT	
SF-1	PRODUCT / FINISH: CLEAR ANODIZED ALUMINUM, KAWNER OR EQ.

CONSULTANT:

38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

PROJECT OWNER:

PROJECT ADDRESS:

11095 MAGNOLIA AVE.,
RIVERSIDE, CA

ISSUE FOR DESCRIPTION:

3RD PLANNING SUBMITTAL

ISSUE DATE:

1/31/2023

NO.	DESCRIPTION	DATE
1ST PLANNING SUBMITTAL		09/09/2022
2ND PLANNING SUBMITTAL		11/23/2022
3RD PLANNING SUBMITTAL		01/31/2023

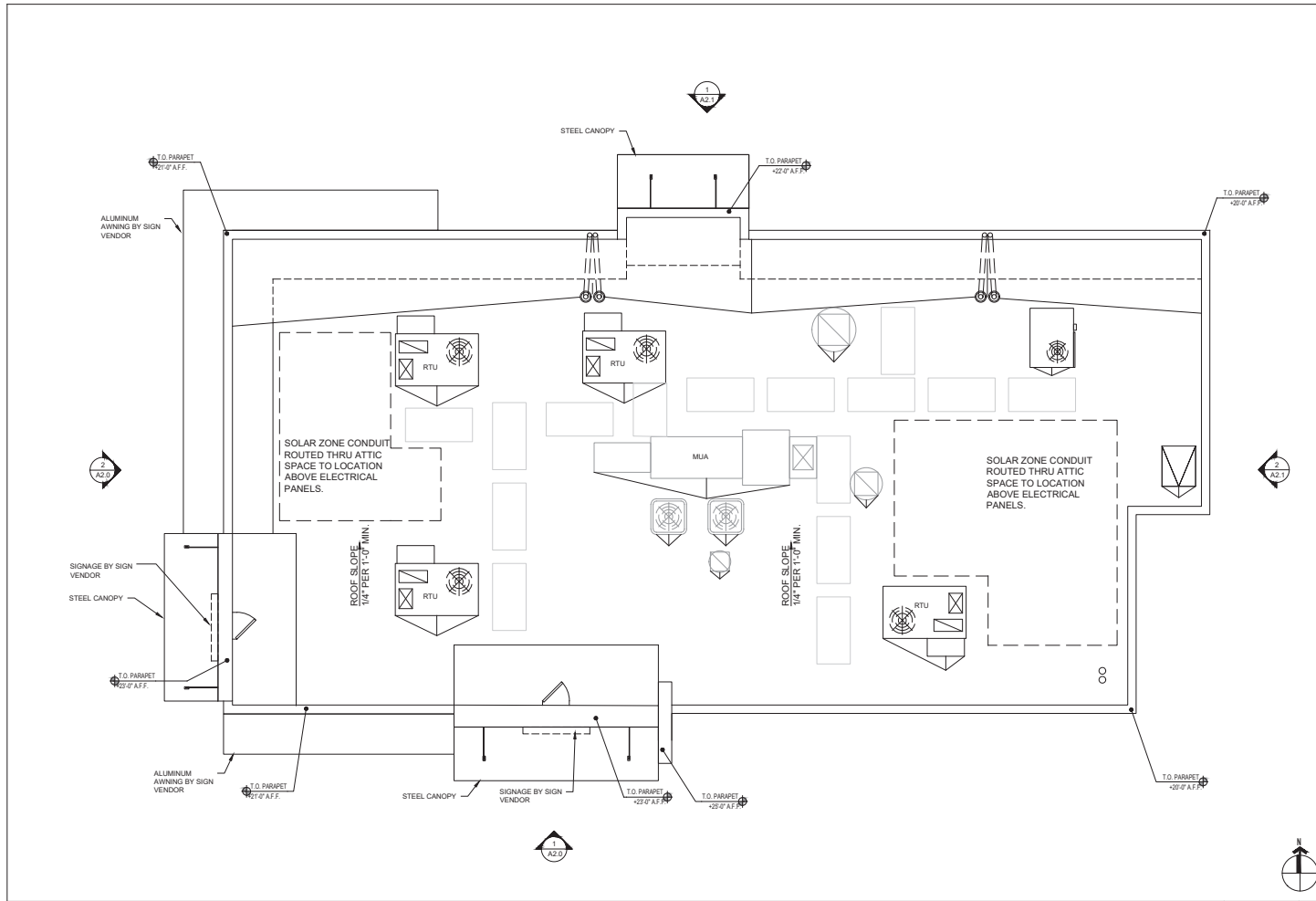
PROJECT MANAGER:
VANDANA KELKAR

DRAWN BY:
M.P.

PROJECT NUMBER: PCC21007.0

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.1



ROOF PLAN SCALE: 1/4" = 1'-0" 1

GENERAL NOTES - ROOF PLAN

1. REFER TO MECHANICAL DRAWINGS FOR ALL ROOF TOP MOUNTED EQUIPMENT LOCATIONS AND SPECIFICATIONS.
2. REFER TO STRUCTURAL DRAWINGS FOR ROOF TRUSS, FRAMING AND BLOOMING LAYOUT.
3. REFER TO PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR AN ADDITIONAL ROOF PENETRATIONS AND ROOF ELEMENTS (EXPOSED PIPING, ETC.).
4. ACCESS PANEL REFER TO WALL SECTIONS SHEETS FOR ADDITIONAL INFORMATION.
5. VERIFY CROCKET LOCATION OF ALL ROOF TOP EQUIPMENT W/ MECHANICAL DRAWINGS.
6. NO PONDING WATER ALLOWED.
7. VA & NORTH - USE SPLASH BLOCK AT UNIT CONDENSATE DRAIN.
8. NC & SOUTH - USE CONDENSATE LINES - EXTEND TO DRAINS.
9. PROVIDE TAPERED INSULATION AS REQUIRED TO DRAIN AROUND MECHANICAL EQUIPMENT. FIELD VERIFY SLOPE OF ROOF FOR DRAINAGE.
10. CONNECT ROOF DRAINAGE TO STORM SEWER - REFER TO PLUMBING & CIVIL DWGS. NOTIFY ARCHITECT IF THESE S/A CONFLICT.
11. ROOFING TO BE SINGLE PLY MEMBRANE MIN. 60 MIL. ROOFING SYSTEM - WHITE FINISH. REFER TO SPECIFICATIONS.
12. REFER TO RCP SHT. A1.5 & ELECTRICAL DWGS. FOR WALL MOUNTED ACCENT LIGHT FIXTURE SPECS.
13. ALL ROOF TOP EQUIPMENT (EXCEPT ROOF FANS WITH ROOF OPENINGS 12" SQUARE OR SMALLER), SHALL BE SUPPORTED ON ALL FOUR SIDES WITH STEEL ANGLE FRAME - REFER TO STRUCTURAL DRAWINGS.
14. G.C. TO CONFIRM THAT ALL AREAS PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF ROOF.
15. G.C. TO PROVIDE REINFORCING PLATE OVER BEADING FOR ALL ROOF OPENINGS AS REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
16. ROOFING SYSTEM AND ACCESSORIES INSTALLATION AND DETAILS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDATIONS. ROOFING CONTRACT SHALL COMPLY WITH ALL WARRANTY REQUIREMENTS SET FORTH BY MFR. CONTACT ARCHITECT FOR ANY "NON-STANDARD" DETAILS.

CONSULTANT:



38 EXECUTIVE PARK
Suite 310
IRVINE, CA 92614

STAMP:

PROJECT OWNER:



PROJECT ADDRESS:

11095 MAGNOLIA AVE.,
RIVERSIDE, CA

ISSUE FOR DESCRIPTION:

2nd PLANNING SUBMITTAL

ISSUE DATE:

11/23/2022

REVISIONS:

NO.	DESCRIPTION	DATE
1ST	PLANNING SUBMITTAL	09/09/2022
2ND	PLANNING SUBMITTAL	11/23/2022

PROJECT MANAGER:

VANDANA KELKAR

DRAWN BY:

M.P.

PROJECT NUMBER: PCC21007.0

SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A3.0

ROOFING DATA

- MANUFACTURER / PRODUCT - JOHN MANVILLE JM PVC SD PLUS-60 MIL - WHITE
- UL EVALUATION REPORT - UL ER10167-02
- CLASS A FIRE RATING

FASTENERS FOR ROOF COVERING SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, STAINLESS STEEL OR GALVANIZED.

ROOF MEMBRANE WIND LOAD MAXIMUM DESIGN PRESSURE (psf) = 60.0
ROOFING ASSEMBLY IS TO BE INSTALLED TO RESIST DESIGN WIND LOAD PRESSURES IN ACCORDANCE WITH SECTION 1609 OF THE CALIFORNIA BUILDING CODE, INCLUDING AT EQUIPMENT, CURBS AND PERIMETER PARAPET.

ROOF MEMBRANE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

PER SECTION 110.10D FOR MANDATORY SOLAR READY AREA REQUIREMENT, A COPY OF THE CONSTRUCTION DOCUMENT OR A COMPARABLE DOCUMENT INDICATING THE SOLAR ZONE INFORMATION MUST BE PROVIDED TO THE OCCUPANT.

PLANTING SPECIFICATIONS

- I. SCOPE OF WORK
- A. Furnish all labor, materials, and equipment necessary to provide and install plant material as shown on the drawings or as specified herein.
- B. WORK INCLUDED IN THIS SECTION - (ITEMS INCLUDED BUT NOT LIMITED TO):
 1. Grading, including regrading, mooring and shaping surface of all planting areas as indicated including the removal of existing vegetation unless otherwise specified.
 2. Prepare and fill soil in planting areas including furnishing all soil amendments as specified.
 3. Furnish and plant all plant material as indicated by the drawings and specifications.
 4. Prepare and fill all plant material as indicated by the drawings and specifications.
 5. Perform all pruning as required.
 6. Stake and tie all plant material as specified.
 7. Provide for the maintenance of the planting until acceptance of the job by the landscape architect.
 8. Dispose of all debris and surplus materials.
 9. Clean up.
 10. Guarantee.
 11. Maintenance.
- II. VERIFICATION OF SITE CONDITIONS
- A. EXCAVATION
 1. The contractor shall verify exact location of all existing sub-surface utilities (mechanical and electrical) prior to excavation. Any utilities, i.e., paving, concrete work, etc., destroyed or damaged by any work under this contract shall be repaired or replaced at the contractor's expense.
- B. SUB-SURFACE (DRAINAGE OR SOIL) CONDITIONS
 1. Should sub-surface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the contractor shall notify the landscape architect in writing, stating the condition and submitting a proposed covering soil of correction. If the contractor fails to notify the landscape architect of such conditions, he shall be responsible for plant material under the guarantee clause of the specifications.
- C. DIMENSIONS
 1. All stated dimensions are approximate. Before proceeding with any work, the contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the landscape architect of any discrepancy between the information on the drawings and actual conditions, refraining from doing any work in said areas until given approval to do so by the landscape architect.
- III. MATERIALS
- A. SOIL AMENDMENTS
 1. All soil amendment types and quantities shall be per soils report.
- B. TOP SOIL
 1. Topsoil shall consist of fertile, loamy natural soil, of uniform quality, free from subsoil, hard clods, stiff clay, hard pan, sods, partially decomposed debris, or any other undesirable materials.
 2. Topsoil shall not contain deleterious weeds, such as morning glory, some, oxalis, spurge, annual-pod, nut grass or Bermuda grass.
- C. PLANT MATERIALS
 1. Plants in the plant list conform to "standard plant names" by American Joint Committee of Horticultural nomenclature except in the cases not covered therein. In these instances the established custom of the nursery trade is followed.
 2. Plants shall be sound, healthy, vigorous, free from disease, insect pests or their eggs and shall have healthy, normal root systems, well-fitting their containers, but not to the point of being root bound.
 3. Plants shall not be pruned prior to delivery except as authorized by the landscape architect. In no case shall trees be topped before delivery.
 4. All plant material shall be subject to approval of size, health, quality, character, etc., by the landscape architect.
 5. The height and spread of all plant material shall be measured with branches in their normal position.
 6. The caliper of the trees shall be measured 4" above the surface of the ground.
 7. Where caliper or other dimensions of any plant material are omitted from the plant list, it shall be understood that these plant materials shall be of normal stock size or variety with an equitable adjustment of the contract price.
 8. Plant material shall be symmetrical, typical for variety and species, and shall conform to measurement specified in the plant list.
 9. Plant material larger than those specified may be supplied if complying in all other respects and all no additional cost to the owner, upon approval of the landscape architect.
 10. All plant material shall have been previously inspected at the nursery by the county horticultural department and shall be subject to acceptance as to quality to the landscape architect.
 11. Substitutions will be permitted as indicated, or if proof is submitted that any plant specified is not available, a processor will be considered for the use of the nearest equivalent size or variety with an equitable adjustment of the contract price.
 12. Quantities shown on the call-outs on the planting plan are for convenience of the contractor only. Quantities drawn on the site (whether by contractor or others), are the final authority and shall be furnished and installed as drawn.
- IV. OBSTRUCTIONS (TIES OR DOGS) ARE THE FINAL AUTHORITY AND SHALL BE FURNISHED AND INSTALLED AS DRAWN.
- A. CONTRACTOR'S RESPONSIBILITY
 1. The contractor is responsible for verifying the locations of all utility lines and other underground obstructions so the proper precautions may be taken not to disturb or damage such improvements. In the event of a conflict between such lines and plant locations, the contractor shall properly notify the landscape architect who shall arrange for the relocation of one or the other. Failing to follow this practice, the contractor shall be his own expense make any and all repairs for damages resulting from his work.
- V. FINISH GRADING
- A. FILLING
 1. Fill all planting areas as herein specified.
- B. UNIFORM GRADING
 1. After filling, all areas shall be brought to uniform grade by floating or hand tamping.
- C. GRACE RELATIONSHIPS
 1. Finish grade of planting areas after application of soil amendment shall be 1" below top of concrete walks and curb grades and 4" below finish floor of building or as noted by spot elevations.
- D. SLOPE (FRONTS BUILDINGS)
 1. Soil areas adjacent to building shall slope from the building at 2% minimum for 10 ft, and shall continue to slope at a maximum of 1% until water lines to street or storm system.
- E. ROCKS OR CLOCKS
 1. No rock or soil over 1/2" in diameter shall be in top of prepared planting bed.
- VI. WEEDING
- A. KILLING WEEDS
 1. The contractor shall germinate and destroy existing weed seeds before preparing areas for planting. Sufficient water shall be applied to the weed seed to sprout, young weeds shall then be destroyed and removed before they have an opportunity to set.
- B. SOIL PREPARATION
 1. Before starting soil preparation the contractor shall submit a soil report to the owner and landscape architect. If no soil report is submitted it shall be assumed that amendments were not added and the landscape contractor will be required to give a credit for soil preparation.
- B. COMPACTED AREAS
 1. Soil areas that are compacted to more than 90% during site preparation shall be topped to a minimum of 12" prior to beginning soil preparation. These areas shall be defined by the landscape architect and be billed as an extra in the unit price as given in the bid.
- C. METHODS OF WEEDING
 1. If the slope is under 2 1/2% to 1:1 the soil preparation materials should be broadcasted uniformly over all landscape areas and worked a depth of 6" by a rototiller or other acceptable mechanical means to obtain a uniform blend to 6".
 2. If the slope is greater than 2 1/2% to 1:1 the amendments shall be hydroblasted applied for areas over 1000 sq. ft. and raked on for small areas.
- D. EXTERNALS MATERIALS
 1. In addition to the work specified above the contractor shall remove all extraneous material that is exposed on the surface, and grade to facilitate run-off of surface water.
- E. DELIVERY SLABS
 1. Slurry delivery slabs from the supplier for the soil amendments to the site, bulk loads from the contractor's yard will not be accepted. Supply empty bags for fertilizer to the superintendent of the job.
- VI. STAKING AND TIE PLANTING
- A. CORRELATION
 1. Trees and shrubs shall not be planted until all operations in conjunction with the installation of all the irrigation systems have been completed, final grades have been established, and the planting beds properly prepared by outdoor and fertilizer as covered in these specifications.
- B. PLANTING TIME
 1. No staking shall take place during extremely hot, dry, windy or freezing weather.
- C. LOCATIONS
 1. Receive position of all plants and trees is subject to approval by the landscape architect, and they shall, if necessary, be relocated at his direction, as part of this contract.
- D. DISTRIBUTION
 1. No more plants shall be distributed about the landscape area than can be planted and watered on the same day.
- E. CONTAINER REMOVAL
 1. Plant containers shall be removed once plants have been installed. Care shall be taken to both sides. An axe or spade shall not be used. All containers shall be removed from the site.
- F. PLANTING PITS

1. All trees and shrub pits shall have a diameter of at least twice diameter of the root ball. pit depth shall be minimum 12" deeper than the root ball for trees and 8" deeper than the root ball for shrubs or as per planting notes.
- G. PLACING
 1. Pits shall be placed and be laid during backfill in an upright position in the center of the pit. plants shall be held slightly above nursery level. the earth ball shall be kept moist, any exposed root shall be spread. sprayed soil shall be prepared.
- H. BACKFILL
 1. Hand pit backfilling soil shall consist of 1 part nitrogen stabilized sawdust or 2 parts vermiculite. Materials shall be thoroughly mixed before placement. in addition to backfill commercial fertilizer 20-15-8 agrilome 21 gram tablets shall be added to the plant pits at the following rates:
 - 1 tablet per 1 gal. plant
 - 3 tablets per 5 gal. plant
 - 4 tablets per 10 gal. plant
 - 1 tablet per 1/2" caliper tree trunk for specimen plants larger than 15 gallon
- I. WATERING
 1. When the pit has been backfilled to three-quarters of its depth, water shall be poured about the roots. Air pockets shall be eliminated and backfill continued until the backfill is brought to the grade level.
- J. (COMPACT) FILL
 1. Backfill shall not be compacted around the roots or ball of the plant during or after planting. The backfill on which the root ball shall be compacted.
- K. SETTLEMENT
 1. Plants which settle shall be raised to the required level or relocated at the option of the contractor. Raised plants which fail to grow shall be replaced.
- L. STAKING
 1. Stakes shall be driven to sufficient depth to hold trees rigid. tree shall be supported by at least two ties. (see details)
- M. PRUNING
 1. Limbs, branches, canes and runners which require trimming shall be removed to leave a clean cut flush with trunk. Pruning only as directed by the landscape architect.
- N. PLANTING BEDS
 1. Planting beds shall be edged and cultivated to the finish shown. Beds shall be brought to a smooth-even surface through the use of a roller or similar grade after full settlement has occurred.
- O. (GROUND COVER) AREAS
- A. REFERENCE
 1. Refer to paragraph v, vi, vii, for finish grading, weed control and soil preparation.
- B. SOIL PREPARATION
 1. Prepare the soil as per these specifications and the "planting notes" on the planting plan.
- C. GRADING
 1. Areas shall be graded and finished smooth to provide a true surface.
- D. PLANT PITS AND FERTILIZER
 1. Planting pits for plants shall be 4"x4" or adequate to accept material from falls without crushing or disturbing the root ball. Place a 20-10-5 agrilome 1 gram fertilizer tablet in each pre-graded hole.
- E. WATERING
 1. Each section of ground cover shall be immediately watered upon completion of planting and thereafter as required.
- G. SPACING FROM EDGE
 1. The first row of ground cover shall always be within 6" from the edge of the planting area.
- X. (TIES OR DOGS) ARE THE FINAL AUTHORITY AND SHALL BE FURNISHED AND INSTALLED AS DRAWN.
- A. REFERENCE
 1. Refer to paragraph v, vi, vii, for finish grading, weed control, and soil preparation.
- B. SOIL PREPARATION
 1. Prepare the soil as per these specifications and the "planting notes" on the planting plan.
- C. GRADING
 1. Areas shall be graded and finished smooth to provide a true and uniform surface.
- D. QUALITY OF PLANTS
 1. Plants shall be healthy annual plant material in 4" pots in bloom.
- E. PLANT PITS AND FERTILIZER
 1. Each plant pit for seasonal color shall be 6" x 6" x 6" with one teaspoon of bone meal mix into the bottom mix. (see details)
- F. SPACING
 1. The first row of seasonal color should always be within 6" of the edge of the planting area.
- G. WATERING
 1. Each section of seasonal color shall be immediately watered upon completion of planting and watering thereafter as required.
- H. SPACING FROM EDGE
 1. The first row of seasonal color should always be within 6" of the edge of the planting area.
- XI. SOIL LAMINATE MATERIALS AND PLANTING (IF APPLICABLE)
- A. QUALITY
 1. Soil shall be at 1/2 grade machine out at a uniform thickness of 5/8" excluding top growth and thatch, weed free and shall be no less than eight months nor more than sixteen months old.
- B. INSTALLATION
 1. Installation shall take place within 24 hours after harvesting.
- C. REFERENCE
 1. Refer to paragraph v, vi, vii, for finish grading, weed control, and soil preparation.
- D. PREPARATION
 1. Soil areas prior to planting shall be tilled lightly and watered to a depth of 6" the day prior to planting, if any air pockets are found, the area shall be regraded as necessary. Lightly water the area to be planted just prior to planting.
- E. INSTALLATION
 1. Soil shall be laid in a staggered pattern, with tight joints and in the same direction each time. On all slopes and shall be installed from the bottom up and the ready laid soil should be protected by walking on boards as installer moves forward. On slopes, on the soil down with wooden pegs. No metal shovels will be allowed. No soil less than 18" in length will be allowed.
- F. JOINTS
 1. Finish the section of soil firmly together. If any spaces occur between sections of soil they must be filled with sand or have the soil tamped.
- G. ROLLING
 1. Roll soil with an adequately weighted roller to smooth out the soil bed.
- H. PROTECTION OF EDGES
 1. Care to protect the edges from drying if mowing edge is not used.
- I. WATERING
 1. After installation soil must be kept thoroughly watered to a depth of 6". No foot traffic should be allowed for 2 to 3 weeks from the date of installation.
- J. INSPECTION BY SUPPLIER
 1. If there are any questions regarding the quality of soil and installation a representative of the supplier shall be required to inspect the installation and the contractor called out by the supplier's representative.
- XII. SEED LAYAN PLANTING (IF APPLICABLE)
- A. REFERENCE
 1. Refer to paragraph v, vi, vii, for finish grading, weed control, and soil preparation.
- B. PREPARATION
 1. Grade to a depth of 2" below finish grade, remove stones, foreign growth of any kind and extraneous matter and grade to remove ridges and depressions so that area after settlement will conform to the finish grade. Roll and rake lightly until the surface is smooth, stable and of uniform texture.
- C. SOWING
 1. Sow lawn seed in the area designated on the drawings at the rate as designated on the drawings. Sow the lawn in two directions.
- D. TOP DRESSING
 1. Rake lightly, spread 1/2" of top dressing with a mechanical spreader, roll with 200-lb. roller and water with a fine spray.
- XIII. HYDRASEEDING SPECIFICATIONS (IF APPLICABLE)
- A. GENERAL
- B. EQUIPMENT
 1. Hydraulic equipment used for the application of the fertilizer, seed and slurry of prepared wood pulp shall be the "Hydra-seeder" type as approved by the landscape architect.
- C. APPLICATION
 1. The operator shall spray the area with a uniform, wide coat by using the green color of the wood pulp as a guide. The shall be applied in a sweeping motion, on an arched track on to to the rear allowing the wood pulp to build up on each other until a good coat is achieved and the material is spread at the required rate per acre.
- D. TIME LAY

1. All slurry mixture which has not been applied to the slopes within four hours after mixing will be rejected and removed from the project at the contractor's expense.
- E. PROTECTION
 1. Special care should be exercised by the contractor in preventing any of the slurry being sprayed inside any reservoir basin or onto drainage ditches and channels which may impede the free flow of rain or irrigation water. If slurry applied into restricted areas shall be cleaned up at the contractor's expense to the satisfaction of the landscape architect or owner.
- F. MAINTENANCE AND IRRIGATION
 1. Once the slurry mix has been applied and allowed to set for one day, the slopes shall then be irrigated. There is no set irrigation requirements in gallons per minute. Duration of time and number of gallons to be applied to the slopes will vary from day to day and systems to systems depending on the rate of growth and climatic conditions encountered. As a rule of thumb the soil surface should be kept moist at all times, particularly during the seedling germination period (30-days).
- G. WEEDING
 1. All bare spots shall be reseeded (soaked, if hydroseed is turf mix), by the contractor within 45 days providing the lack of cover growth or mulch is not due to inadequate sprinkling or erosion caused by excessive watering by owner.
- XIV. REPLACEMENTS
- A. GENERAL
 1. Contractor shall immediately replace any and all plant materials which for any reason die or are damaged while under his care. replacements shall be made with plants of like kind and size in the same manner as specified for the original planting. (see guarantee "I" for definition of replacements.)
- XV. CLEAN-UP
- A. GENERAL
 1. After the installation operations have been completed remove all brush, excess soil, empty plant containers and rubbish from the property. All stumps, logs or other marks in the areas caused by the work shall be removed and the ground left in a neat and orderly condition throughout the site. Contractor shall pick up all brush resulting from this work no less than each Friday before leaving the site, once a week, and/or the soil working day each week. All brush shall be removed completely from the site.
- B. TOP SOIL
 1. Excess topsoil shall be removed from the site.
- C. REMOVAL OF TAGS
 1. Remove all tags, labels, nursery stakes and ties from all plants unless otherwise directed, only at the end of all installation.
- XVI. INSPECTION
 1. At all times during construction, adequate protection shall be provided for all planted areas against damage of any kind.
- D. RESPONSIBILITY
 1. The contractor shall be held responsible for the care and preservation of all existing buildings and structures on the property and adjacent premises, any part of them injured, damaged or disturbed because of his work shall be repaired, replaced or cleaned by him at his expense.
- XVII. GUARANTEE
 1. All shrubs shall be guaranteed as to growth and health for a period of 180 days after completion of the specified maintenance period and/or final acceptance by the owner.
- B. TREES
 1. Trees shall be guaranteed to live and grow in acceptable upright position for 12 months after the specified maintenance period and/or final acceptance by the owner. The owner shall provide adequate maintenance to insure the extended guarantee on trees.
- C. DEFINITION OF DEATH
 1. Any shrub that die or lose more than 30% of their original leaves shall be replaced.
- D. REPLACEMENT
 1. The contractor, within seven (7) days of written notification by the owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirement of this guarantee. Replacement shall be made with plant materials as indicated or specified for the final planting, and all such replacement materials shall be guaranteed as specified for the original guarantee material.
- XVIII. MAINTENANCE
- A. SCORE
 1. After all work indicated on the drawings or herein specified has been completed, inspected, and approved by the owner or his representative, the contractor shall maintain all planted areas by means of continuous watering, weeding, mowing, regrading, edging and/or any other operations necessary for their care and upkeep for a period of not less than ninety (90) days. At the end of the maintenance period, all plant materials shall be in healthy, growing condition.
- B. WEED CONTROL
 1. All planted areas shall be kept free of debris and shall be weeded at not more than ten (10) day intervals. Areas that do not have a pre-emergent weed killer shall also be cultivated at not more than ten (10) day intervals.
- C. FERTILIZING
 1. All planted areas shall receive a fertilizer application as per soils report every 30 days following the beginning of maintenance. Water in thoroughly after application.
- D. CONDITION OF SITE
 1. During the maintenance period, keep the project neat and free from debris at all times. Obtain the owner's approval for on-site storage of equipment or maintenance material.
- XIX. FINAL CONSTRUCTION INSPECTION AND FINAL MAINTENANCE INSPECTION
- A. FINAL CONSTRUCTION INSPECTION
 1. When all landscape improvements have been installed in accordance with the plans and specifications, the contractor shall notify the landscape architect and request a "final construction" inspection. If the landscape architect determines the work to be substantially complete and in conformance with plans and specifications, the contractor will be advised that the basic maintenance period is started.
- B. FINAL MAINTENANCE INSPECTION
 1. At the end of the maintenance period and when ground covers and turf have established and all pick-up items have been completed the contractor shall request a final maintenance inspection. The contractor will be advised by the landscape architect at the final inspection that work is or is not satisfactory.
 - If the work is satisfactory, the basic maintenance period will end on the date of the final inspection.
 - If the work is unsatisfactory, the basic maintenance period will continue at no additional expense to the owner until the work has been completed, inspected and approved by the landscape architect.
- C. FAILURE TO PASS INSPECTION
 1. If work fails to pass final inspection, any subsequent inspections must be rescheduled as per above and will be charged to the contractor at the prevailing hourly rate of the landscape architect.



DIS. ALERT
DIAL TOLL FREE
811
UNDERGROUND SERVICE
ALERT OF UTILITIES
CALIFORNIA

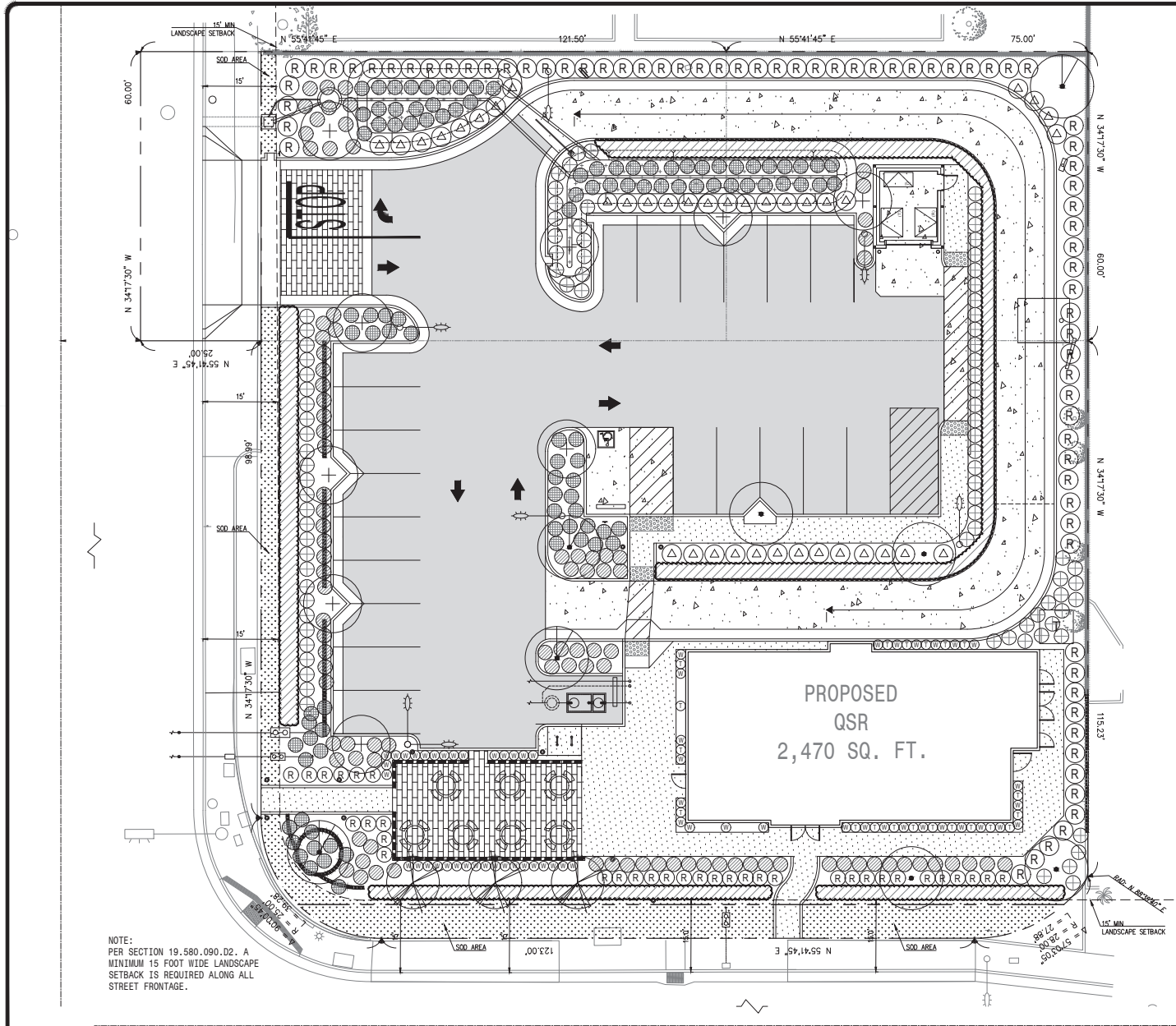
<p>L001</p>	<p>NO. DATE</p> <p>APPRO. DATE</p> <p>REVISION DESCRIPTION</p>
<p>PLANTING SPECIFICATION POLLO CAMPERO 11086 MAGNOLIA AVENUE RIVERSIDE, CA</p>	<p>NO. DATE</p> <p>APPRO. DATE</p> <p>REVISION DESCRIPTION</p>

JOB NO. **2205041**

DATE: **2/2/2023**

SHEET

1 OF 6 SHEETS



NOTE:
PER SECTION 19.580.090.D2. A
MINIMUM 15 FOOT WIDE LANDSCAPE
SETBACK IS REQUIRED ALONG ALL
STREET FRONTAGE.

TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
(-)	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX	D.S. STD.	MEDIUM
(+)	CHLOPSIS LINEARIS DESERT WILLOW	24" BOX	D.S. STD.	MEDIUM
(V)	UMBELLULARIA CALIFORNIA CALIFORNIA BAY LAUREL	24" BOX	D.S. STD, WOOD	MEDIUM
(X)	ULMUS PARVIFOLIA "DRAKE" DRAKE CHINESE ELM	24" BOX	D.S. STD, WOOD	MEDIUM

SHRUB LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
(A)	IVA HAYESIANA HAYES IVA	5 GAL	5'-0" O.C.	LOW
(R)	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL	5'-0" O.C.	LOW
(V)	WESTRINGIA F. "BLUE GEM" COAST ROSEMARY	5 GAL	5'-0" O.C.	LOW
(I)	LIGUSTRUM JAPONICUM "TEXANUM" TEXAS PRIVET	5 GAL	5'-0" O.C.	LOW
(Hatched)	CEONOTHUS GRISEUS "SANTA ANA" SANTA ANA CEONOTHUS	5 GAL	6'-0" O.C.	LOW

GROUND COVER LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
(Stippled)	MULLENBERGIA PIGENS SIEBERGRASS	1 GAL	5'-0" O.C.	LOW
(Dotted)	BACCHARIS PILLULARIS "PIGEON POINT" DWARF COYOTE BUSH	1 GAL	4'-0" O.C.	LOW
(Cross-hatched)	CEONOTHUS "ANCHOR BAY" ANCHOR BAY CEONOTHUS	1 GAL	4'-0" O.C.	LOW

ROCK MULCH LEGEND

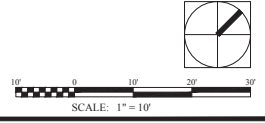
APPLY A 2" DEEP LAYER OF 3/4" SCREENED ROCK MULCH IN ALL PLANTING AREAS. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

(Dotted pattern) ROCK MULCH ALL PLANTING AREAS

- NOTES**
- USE ROOT BARRIERS FOR ALL TREES WITHIN 10' OF A CONCRETE CURB.
 - A 1 YEAR LANDSCAPE MAINTENANCE PERIOD AND 1 YEAR WARRANTY IS REQUIRED FOR ALL PLANTING AND IRRIGATION.

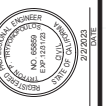
LEGEND:

(Solid black)	AC/AB PAVEMENT
(Dotted)	PCC/AB PAVEMENT
(Hatched)	CONCRETE WALKWAY
(Stippled)	SOD LANDSCAPE AREA



L101

NO.	DATE	REVISION DESCRIPTION



PLUMP ENGINEERING INC.
CONSULTING ENGINEERS IN
CIVIL/STRUCTURAL
ENGINEERING & SURVEYING
11085 MAGNOLIA AVENUE
RIVERSIDE, CA 92504



PLANTING PLAN
POLLO CAMPERO
11085 MAGNOLIA AVENUE
RIVERSIDE, CA

JOB NO.
2205041
DATE:
2/2/2023
SHEET
2 OF 6 SHEETS



MATERIAL LEGEND:

- | | | | | | | |
|---|---|---|--|---|---|---|
|  |  |  |  |  |  |  |
| SHERWIN WILLIAM
SW6885
KNOCKOUT ORANGE | SHERWIN WILLIAM
SW2586
FAIRFAX BROWN | SHERWIN WILLIAM
SW9110
MALABAR | DALTILE EVO2 LIGHT | PAC-CLAD ANODIC CLEAR | CREATIVE PALETTE INC.
COUNTRY WOOD w/ COLOR ACCENTS | SHERWIN WILLIAM
SW6285
HIGH STRUNG |



Pollo Campero

11095 MAGNOLIA AVENUE. RIVERSIDE, CA