



ENCROACHMENT PERMIT
General Permit
 City of Riverside - Public Works Dept.
 951-826-5341

Issuance of this permit shall not be construed as a waiver of any other applicable permit or requirement, and is only revocable permission to use the land for the purpose described.

Owner: MEL FIERRO
Location: 4213 MAIN ST RIVE
A.P.N.: 215-262-015

Encroachment: Install and Maintain 5 Metal Awnings Overhanging the Public Sidewalk up to 5 Feet and 7 Decorative Stucco Trim Pilasters and Caps extending into the sidewalk from 4" to 8".

The above-described encroachment being shown on Exhibit A attached hereto.

Upon issuance of this permit, I agree to comply with the attached terms and conditions.

Date: 3/16/10

By: [Signature]

Date: 3/16/10

By: Mel Fierro

Applicant
 MEL FIERRO
 19331 KRAMERIA AVE
 RIVERSIDE CA

Contractor/Developer
 INLAND PACIFIC CONTRACTORS
 425 W LA CADENA DR 19
 RIVERSIDE, CA

92508
 951-906-3312

92501
 951 684-0774

ENCROACHMENT PERMIT APPROVAL

This permit has been reviewed and approved by the Departments listed below, provided the attached terms and conditions are adhered to:

- P/W ENGINEERING
- P/W TRAFFIC
- P/U WATER
- P/U ELECTRIC

FINAL APPROVAL

Date: 3/8/10

[Signature]
 City Engineer

THIS PERMIT IS NOT VALID UNTIL ISSUED AND POSTED IN CITY RECORDS

Issued By: ~~3/11~~ Nicole Clark

Dated: 3/18/2010



City of Riverside

The following are requirements that need to be met for your permit #PW10-0068 .

- 1: Permittee acknowledges that the area of encroachment is owned or controlled by the City of Riverside.
- 2: Permittee acknowledges that the described property could be needed for a proposed or planned public improvement and the City may revoke this permit. Upon written notice of revocation, the permittee shall, within the time prescribed by the City, remove all improvements placed, constructed or maintained. If the permittee fails to abide by the removal order of the City, the City shall have the right to remove and destroy the improvements without reimbursement to the permittee. The cost of such removal shall be paid by the permittee to the City and shall constitute a debt owed to the City.
- 3: Permittee waives the right of claim, loss, damage or action against the City resulting from revocation, termination, removal of improvements or any action of the City, its officers, agents or employees taken in accordance with the terms herein.
- 4: If the Public Works Director of the City of Riverside finds that the permittee is in default of the terms of this permit, that shall be cause for revocation.
- 5: Permittee herewith agrees to hold the City of Riverside harmless from and against all claims demands, costs, losses, damages, injuries, actions for damages and/or injuries, and liability in connection with the construction, encroachment, and/or maintenance to be done by permittee within the described property.
- 6: Prior to any construction taking place on City controlled property, permittee shall obtain a Construction Permit or Street Opening Permit from the City Public Works Department.
- 7: The permittee agrees to insure that construction of their improvements will not interfere in any way with any existing City or utility facilities.
- 8: Permittee acknowledges that existing city or utility facilities will require future maintenance, reconstruction, and revisions and that facilities may be added, any of which may result in removal or alteration of the permittee's improvements without reimbursement to the permittee.
- 9: Prior to construction, permittee shall contact Underground Service Alert to field locate existing utility lines. Any conflicts discovered will void the permit until acceptable revisions are made. It shall be Permittee's responsibility to determine the location and required clearances from all public and private utility, sewer and drainage facilities prior to drilling and shall only drill in compliance with such clearance requirements.
- 10: Applicant shall obtain the appropriate Building Permit and Building and Safety Approvals prior to installation of the proposed improvements.

E10-0068

2-18-2010

PERMIT NO. 09-2709

ADDRESS: 4205 MAIN ST. RIVERSIDE, CA. 92501

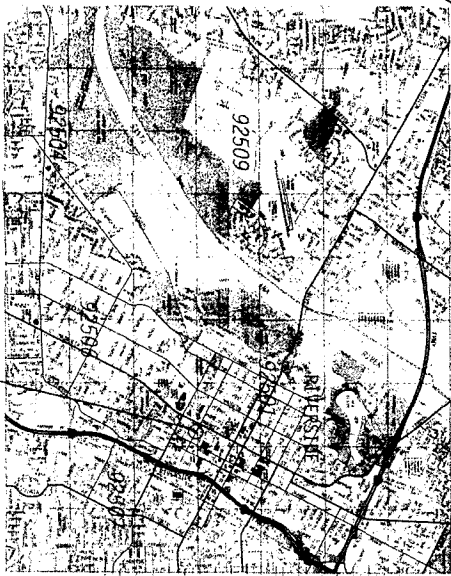
ENCROACHMENT(S) REQUESTED:

1. ONE (1) 24" CANOPY.
2. THREE (3) 48" CANOPIES.
3. ~~ONE~~ (1) 60" CANOPIES.
4. SEVEN (7) 4" X 24" W. I PILASTER FURRING w/ STUCCO.

HARDIE D. LEWIS, C.B.O.
Design & Construction Services Consultant
2223 BLACK OAK PL. - RIVERSIDE, CA 92506-4603
PHONE (951) 784-5750 FAX (951) 784-6227

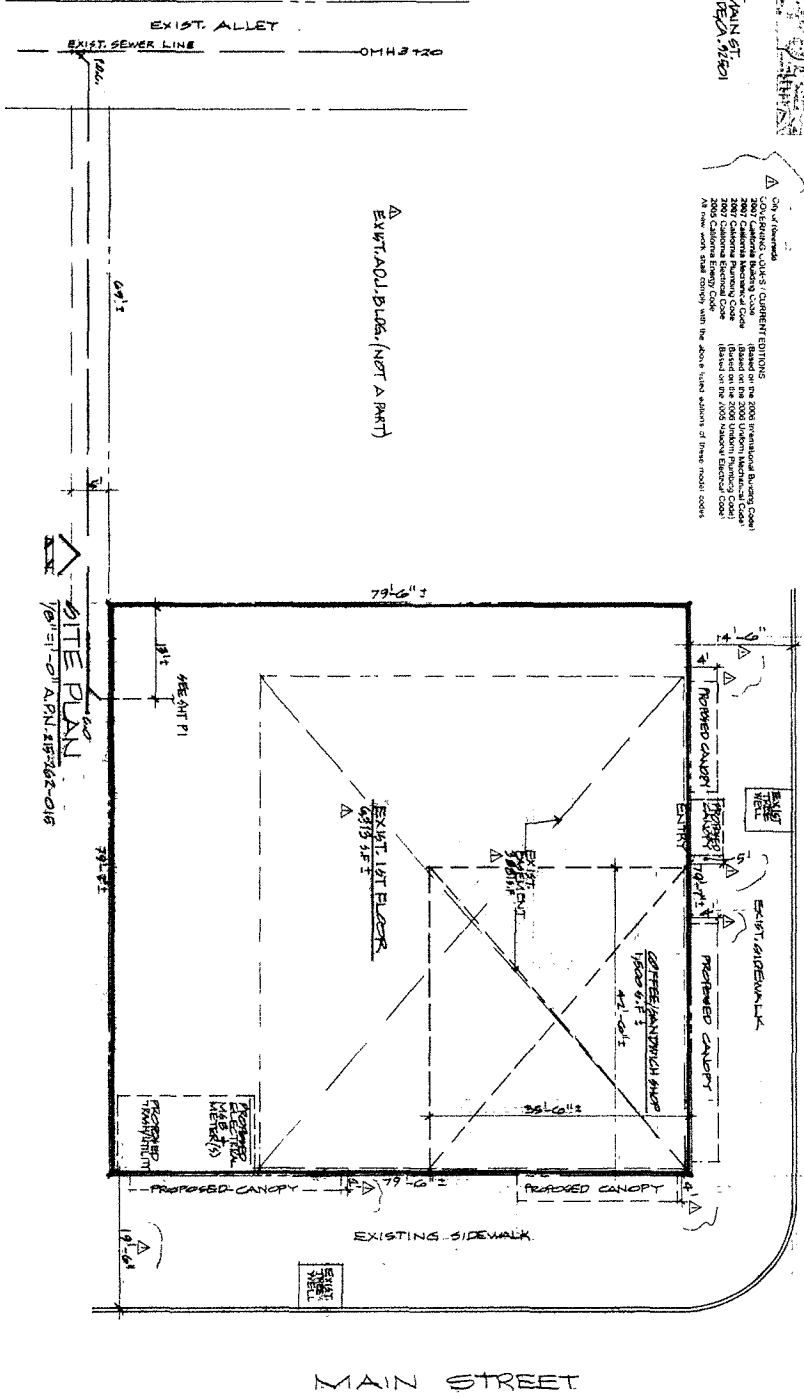
INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS:
• CERTIFIED PLANS EXAMINER NO. 57923
• CERTIFIED BUILDING INSPECTOR NO. 64021
COUNCIL OF AMERICAN BUILDING OFFICIALS:
• CERTIFIED BUILDING OFFICIAL NO 2807

E10-0068



NEAREST TRANSPORTATION: AIRPORT (ONTARIO INTERNATIONAL AIRPORT) - 12.7 MILES AWAY. RAILROADS (SANTA ANITA) - 1.5 MILES AWAY. HIGHWAY (94) - 0.5 MILES AWAY. STREET LIGHTS (STREET LIGHTS) - 0.5 MILES AWAY. PARKING (PARKING) - 0.5 MILES AWAY. TRAFFIC SIGNALS (TRAFFIC SIGNALS) - 0.5 MILES AWAY. OTHER LAND USES (OTHER LAND USES) - 0.5 MILES AWAY. SECTION OF MAP (SECTION OF MAP) - 0.5 MILES AWAY. SURVEY (SURVEY) - 0.5 MILES AWAY. DATE OF SURVEY (DATE OF SURVEY) - 0.5 MILES AWAY. NAME OF SURVEYOR (NAME OF SURVEYOR) - 0.5 MILES AWAY.

VICINITY MAP
 TOWN GUIDE MAP
 RIVERSIDE COUNTY
 SITE: 4205 MAIN STREET, RIVERSIDE, CA 92501



PIERRO'S COFFEE/SANDWICH SHOP
 4205 MAIN STREET
 RIVERSIDE, CA 92501

OWNER: MEL S. FIERRO
 1931 KRAMERIA AVE
 RIVERSIDE, CA 92507
 (951) 302-3912

DATE: 08-13-10
 AREA: 218'-0" x 115'-4"
 SCALE: 1/8" = 1'-0" & 1/4" = 1'-0"

ENGINEER: JEFFREY C. VAN DAM
 REGISTERED PROFESSIONAL ENGINEER
 No. 53767
 1044 W. 13th STREET, SUITE D
 RIVERSIDE, CA 92504
 (951) 302-3912

INDEX OF SHEETS

NO.	DESCRIPTION
A1	SITE PLAN/STATISTICS/VICINITY MAP
A2	FLOOR PLAN
A3	BASIS PLAN
A4	EXTERIOR ELEVATIONS
A5	DETAILS - ROOF PLAN
D1	DEMOLITION PLAN
S1	SECTIONS/DETAILS
S2	ELEVATOR INFO/SECTIONS
P1	PLUMBING PLAN
M1	MECHANICAL PLAN
M2	CERT. OF COMP.
M3	CERT. OF COMP./HANDICAPTED MEASURES
E1	BEVER PLAN/PANEL SCHEDULES
E2	LIGHTING PLAN/LIGHTING FEATURE SCHEDULE/ONE LINE DIAGRAM/NOTES
E3	BASIS ELECTRICAL PLAN

<p>PROJECT NO. 4205</p>	<p>TENANT IMPROVEMENTS: COFFEE/SANDWICH SHOP</p>	<p>OWNER/APPLICANT: MEL S. FIERRO</p>	<p>JEFFREY C. VAN DAM CONSULTING CIVIL ENGINEERS 1044 W. 13th STREET, SUITE D RIVERSIDE, CA 92504 (951) 302-3912</p>	<p>RELAND D. LEWIS, C.E.C. REGISTERED PROFESSIONAL ENGINEER 1044 W. 13th STREET, SUITE D RIVERSIDE, CA 92504 (951) 302-3912</p>
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FLOOR PLAN NOTES:

- 1 FURNISH ON EXISTING WALL W/STUCCO EXTERIOR FINISH
- 2 STUCCO ON EXISTING WALL
- 3 5/8" GYP. BOARD ON EXISTING WALL
- 4 FILL-IN OPENING W/METAL STUDS ETC & STUCCO EXTERIOR
- 5 6" METAL STUD WALL W/STUCCO EXTERIOR FINISH
- 6 6" METAL STUD WALL W/5/8" GYP. BOARD ON BOTH SIDES & 6" BATT INSULATION ON FULL HT. (WALL FROM FLOOR TO ROOF)
- 7 4" METAL STUD WALL W/5/8" GYP. BOARD ON BOTH SIDES (WALL FROM FLOOR TO 9'-0").
- 8 6" METAL STUD WALL W/5/8" GYP. BOARD ON BOTH SIDES (WALL FROM FLOOR TO ROOF).
- 9 GYP. BOARD ON FUTURE SIDE OF THESE WALLS SHALL BE DETACHABLE FOR FUTURE WORK IN WALLS.
- 10 PLUMBING FIXTURES-SEE PLUMBING PLAN/SHT. P1.
- 11 GRAB BARS PER CALIF. BLDG. CODE, CHAPTER 11.
- 12 POINT OF USE WATER HEATER.
- 13 SHELVING PER COFFEE/SANDWICH SHOP PLANS.
- 14 COUNTERS PER COFFEE/SANDWICH SHOP PLANS.
- 15 HANDRAIL PER CALIF. BLDG. CODE, CHAPTER 10.
- 16 GUARDRAIL PER CALIF. BLDG. CODE, CHAPTER 10.
- 17 CERAMIC TILE FLOORING & 6" BASE.
- 18 CERAMIC TILE WALLS(FLOORING CEILING).
- 19 5" GYP. BOARD CEILING.
- 20 CERAMIC TILE FLOORING & 6" BASE, ACOUSTIC TILE CEILING & GYP. BOARD SOFFITTING FACE.
- 21 4" METAL STUD FURNISH W/5/8" GYP. BOARD ON EXPOSED SIDE.
- 22 15" METAL STUD FURNISH W/5/8" GYP. BOARD ON EXPOSED SIDE.
- 23 DOUBLE STUD WALL- 4" METAL STUDS W/5/8" GYP. BOARD ON BOTH OUTER SIDES (WALL FROM FLOOR TO 9'-0")
- 24 2X6 F #2 JOISTS @ 16" O.C ON TOP OF METAL STUDS @9'-0" HT W/ 3/4" PLYWOOD ON TOP
- 25 METAL ACCESS LADDER TO TOP OF TOILETS

- 26 REVISE EXISTING ROOF LADDER AS REQUIRED ON TOP OF TOILETS TO EXISTING ROOF SCUTTLE AREA
- 27 INSTALL NEW ROOF SCUTTLE
- 28 TOILET PARTITION(S)
- 29 URINAL SCREEN(S)
- 30 PROVIDE CURB ETC AS REQ'D FOR NEW A/C UNIT ON ROOF
- 31 ELECTRICAL RIGUP : METER, PANELS ETC (SHT E1)
- 32 FILL-IN REMOVESTAIRS OPNG W/2X6 D F #2 JOISTS @ 16" O.C & 3/4" PLYWOOD
- 33 SUSPENDED ACOUSTIC TILE CEILING AS SELECTED BY OWNER

△ THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) SHALL BE PROVIDED ON OR ADJACENT TO EACH ACCESSIBLE ENTRY DOOR IN ACCORDANCE W/ 2007 C.B.C. SECT. 117.0, 117.0.1, 117.0.2

△ PROVIDE 10" (R-20) BATT INSULATION & EXIST. ROOF STRUCTURE AS SHOWN ON SECTION A & B/SHEET 01.

△ AT LEAST ONE DOOR OPENING SHALL PROVIDE 32" MIN. CLEAR WIDTH PASSAGE WHEN OPEN 90 DEGREES.

DOOR SCHEDULE:

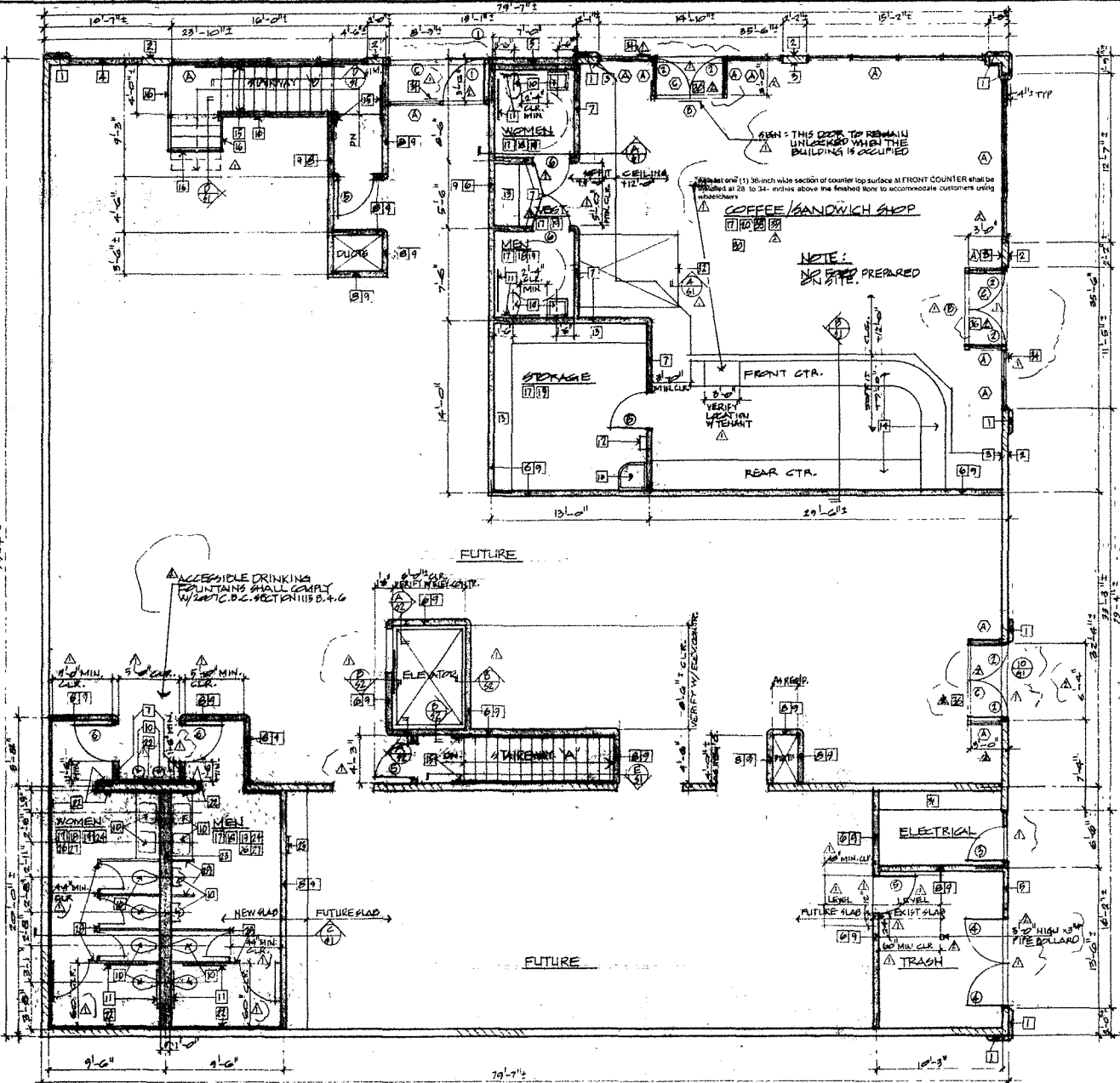
- 1 3'-6" W X 8'-0" H STOREFRONT HARBOR STYLE AND ALUM. (BLACK) DOOR W/ DOUBLE (LOW E) SOLAR GREY TEmPERED GLAZING W/FACTORY HARDWARE & BLACK ALUM THRESHOLD W/PANIC HOWER
- 2 3'-0" W X 8'-0" H : SEE DOOR 1
- 3 3'-0" W X 8'-0" H : SEE DOOR 1 EXCEPT W/OPAQUE PANELS IN LIEU OF GLAZING-OMIT PANIC HOWER.
- 4 3'-6" W X 8'-0" H : SEE DOOR 3 OMIT PANIC HOWER.
- 5 3'-0" W X 6'-8" H X 13/4" TH SOLID CORE WOOD DOOR W/ALUM FRAME FINISH & HARDWARE PER OWNER
- 6 SAME AS DOOR 5 EXCEPT W/APPROPRIATE HANDICAP SIGNAGE/STHROLS, & PRIVACY SET

WINDOW SCHEDULE:

- A STOREFRONT WINDOW WALL: 3"x4" AND ALUM. (BLACK) FRAME W/DOUBLE (LOW E) SOLAR GREY TEmPERED GLAZING
- B SAME AS A EXCEPT OVER DOOR ONLY.
- C SAME AS A EXCEPT AS CEILING & DOWNWAY ALCOVES.

△ MINIMUM NUMBER OF PLUMBING FIXTURES REQUIRED: RESTAURANT: 2 (FUTURE RESTAURANT/DINING AREA) MEN: 1, WOMEN: 1

RESTAURANT BAR & WAITING AREA: 2 (SEE 150 OCC) MEN 1, WOMEN 1
 FIXTURES (MEN) W.C. = 2
 L.R. = 1
 FIXTURES (WOMEN) W.C. = 2
 LAY = 1
 WILL INCLUDE TOILET & HAND WASHING SINK



FLOOR PLAN
 1/4" = 1'-0"

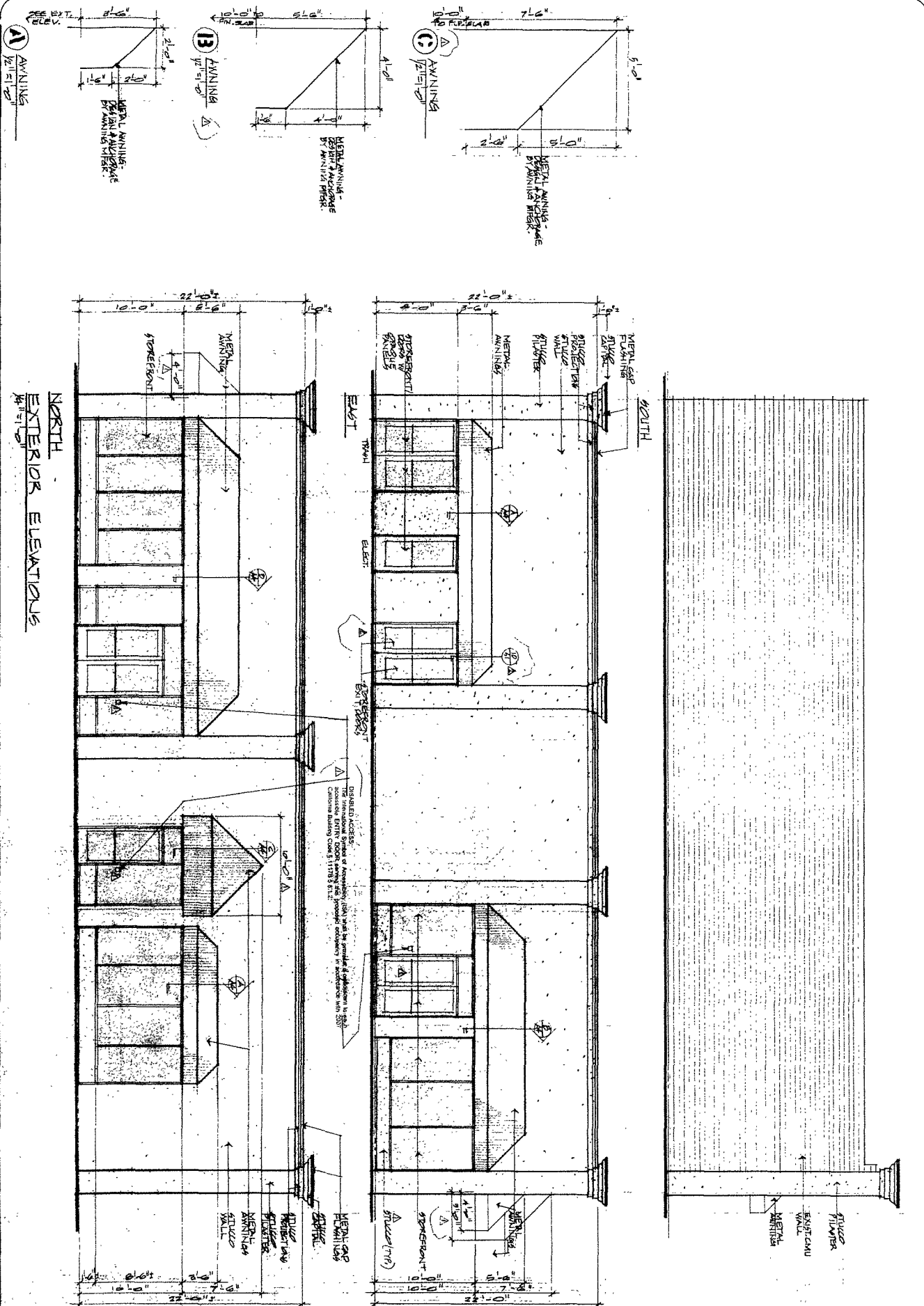
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 WWW.HDL.COM

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 WWW.MSFARCHITECTURE.COM

INTERIM IMPROVEMENTS
 COFFEE/SANDWICH SHOP
 FIERRO'S
 FLOOR PLAN
 DRAWN
 DATE
 11-4-2009
 REVISIONS
 11-11-2009
 11-11-2009
 11-11-2009





NORTH
EXTERIOR ELEVATIONS

SHEET NO. A/4 OF 5

TENANT IMPROVEMENT
EXTERIOR ELEVATIONS

COFFEE SANDWICH SHOP:
FIERRO'S
4205 MAIN STREET
RIVERSIDE, CA. 92501

OWNER/APPLICANT
MEL S. FIERRO
18331 KRAMERIA AVE
RIVERSIDE, CA. 92508 (951) 928-3312

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LAKELAND, CA. 91766-2686
PH: 951-752-2200
FAX: 951-752-2202
EMAIL: jcvan@jcvandam.com

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Design & Construction Services Consultant
1075 BRUNSON DRIVE, SUITE 101
CITY OF RIVERSIDE, CA 92507
OFFICE: 951-519-1100
CELL: 951-519-1100
1233 BLACK HALL PL., RIVERSIDE, CA 92506-1481
PHONE: 951-781-2200 FAX: 951-781-2242

E10-0068