

ACREAGE SUMMARY					
FUTURE PARCEL NO.	AREA (SQ.FT.)	AREA (AC)	WIDTH (FT.)	DEPTH (FT.)	FAR
1	333,061	7.65	1050.3	450.4	0.32
2	26,156	0.60	100	212	0.15
3	26,286	0.60	146.6	188	0.11
4	20,088	0.46	154	124	0.25
5	23,260	0.53	235	100	0.13
6	40,248	0.92	303.5	199.2	0.15
7	51,016	1.17	393	199.3	0.13
FUTURE NET AREA	520,026	11.93			
EXISTING NET AREA	522,871	12.00			

	CITY OF RIVERSIDE MINIMUM LOADING REQUIREMENT		
	TOTAL SF	STANDARD PARKING	PARKING PROVIDED
EXISTING RETAIL	83,778	1/250	335
EXISTING RESTAURANT	10,190	1/100	102
EXISTING MEDICAL	5,992	1/180	33
EXISTING DRUG STORE/PHARMACY	20,916	1/250	84
EXISTING OFFICE	900	1/250	4
EXISTING PERSONAL SERVICE	2,700	1/250	11
TOTAL EXISTING	126,676	1/190	578
EXISTING RESTAURANT TO BE DEMOLISHED	1,584		
TOTAL EXISTING	124,492		

PROPOSED RETAIL	2,200	1/250	8
PROPOSED RESTAURANT	11,450	1/100	115
TOTAL	13,450		123
TOTAL PARKING REQUIRED	124,495 + 13,450		685
TOTAL PROVIDED	137,942		582

* 582 STALLS ACCOUNTS FOR A 15% VARIANCE
 COMPACT PARKING STALLS COMPRISE 15% OF TOTAL PARKING

Land Use	City of Riverside Code Parking Rate (1)	Spaces Required
Retail	85,778 SF @ 1 space per 250 SF of Gross Floor Area (GFA)	343
Restaurant	26,156 SF @ 1 space per 100 SF of GFA	261
Medical/Dental Office	5,992 SF @ 1 space per 180 SF of GFA	33
Drug Store/Pharmacy	20,916 SF @ 1 space per 250 SF of GFA	84
Office	900 SF @ 1 space per 250 SF of GFA	4
Personal Service	2,700 SF @ 1 space per 250 SF of GFA	11
Bank and Financial Service	1,600 SF @ 1 space per 180 SF of GFA	9
Total	137,942 SF	582

A. TOTAL CITY CODE PARKING CODE REQUIREMENT
 B. PROPOSED PARKING SUPPLY

FLOOD ZONE:

ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 062260-0705-G, WHICH BEARS AN EFFECTIVE DATE OF 8-28-06 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ASSESSOR'S PARCEL NUMBERS:

151-151-006, 151-151-008, 151-151-009

LEGEND:

- PROPOSED PARCEL LINE
- EXISTING LOT/PARCEL LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- PRELIMINARY TITLE REPORT
- PROPOSED STANDARD STALL
- PROPOSED COMPACT STALL
- PROPOSED PATH OF TRAVEL
- PROPOSED LANDSCAPE
- PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

ZONING:

OR: COMMERCIAL RETAIL ZONE

GENERAL PLAN:

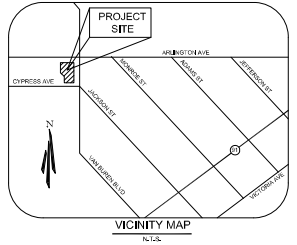
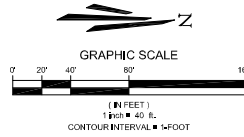
C: COMMERCIAL

ARLINGTON PLAZA

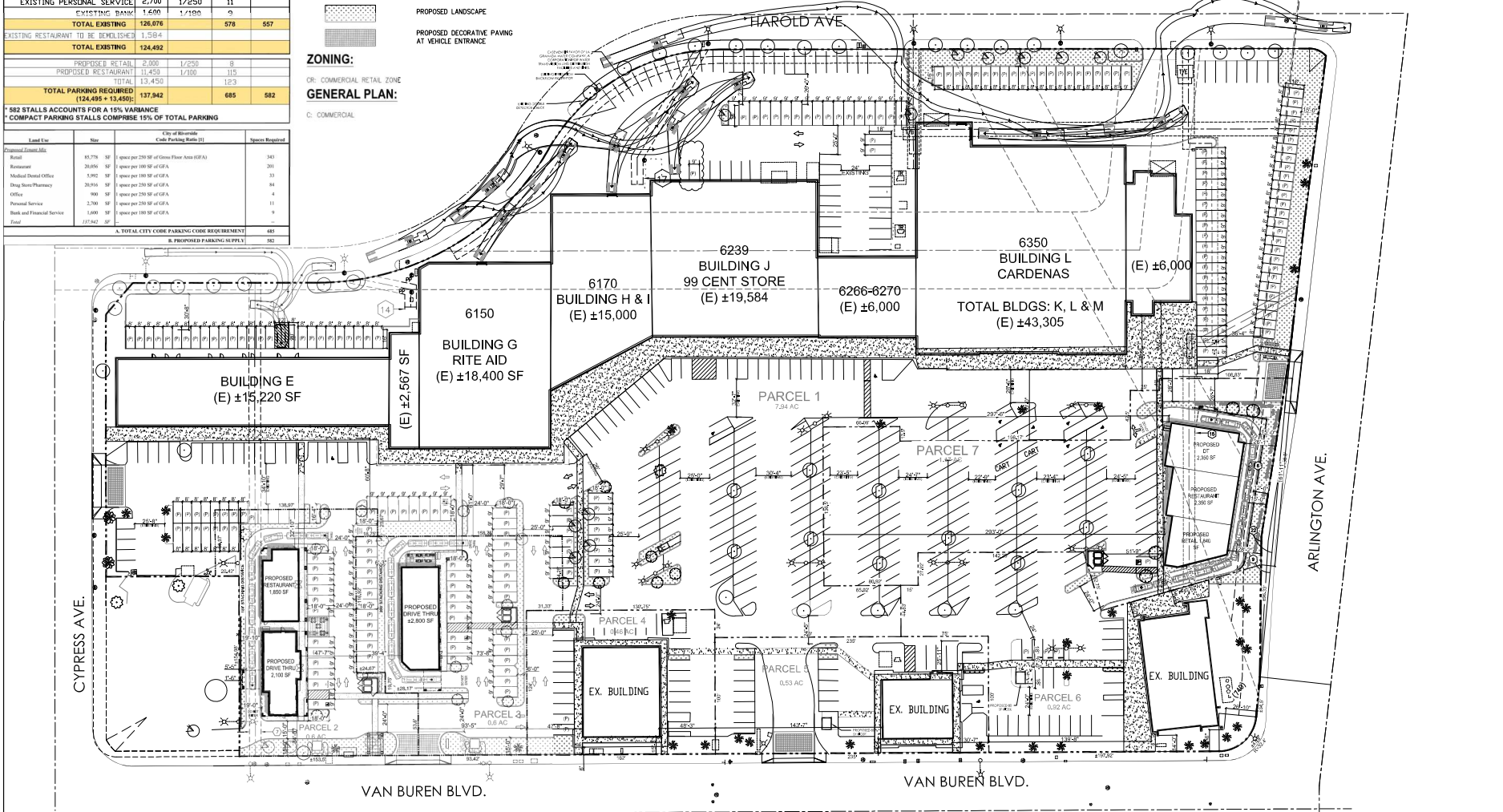
IN THE CITY OF RIVERSIDE

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SEPTEMBER, 2020



LEGAL DESCRIPTION:
 PARCEL 1 (PTR): THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M" (VACATED) AND LOT "N" (VACATED) OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 ALSO EXCEPT PARCEL 1 OF PARCEL MAP 13804 AS PER MAP RECORDED IN BOOK 66 PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
 ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 4, 1981 AS INSTRUMENT NO. 169240 OF OFFICIAL RECORDS.
 PARCEL 2 (PTR): THOSE PORTIONS OF LOTS 277, 277A OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THAT PORTION DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED OCTOBER 14, 1983 AS INSTRUMENT NO. 213737 OF OFFICIAL RECORDS.

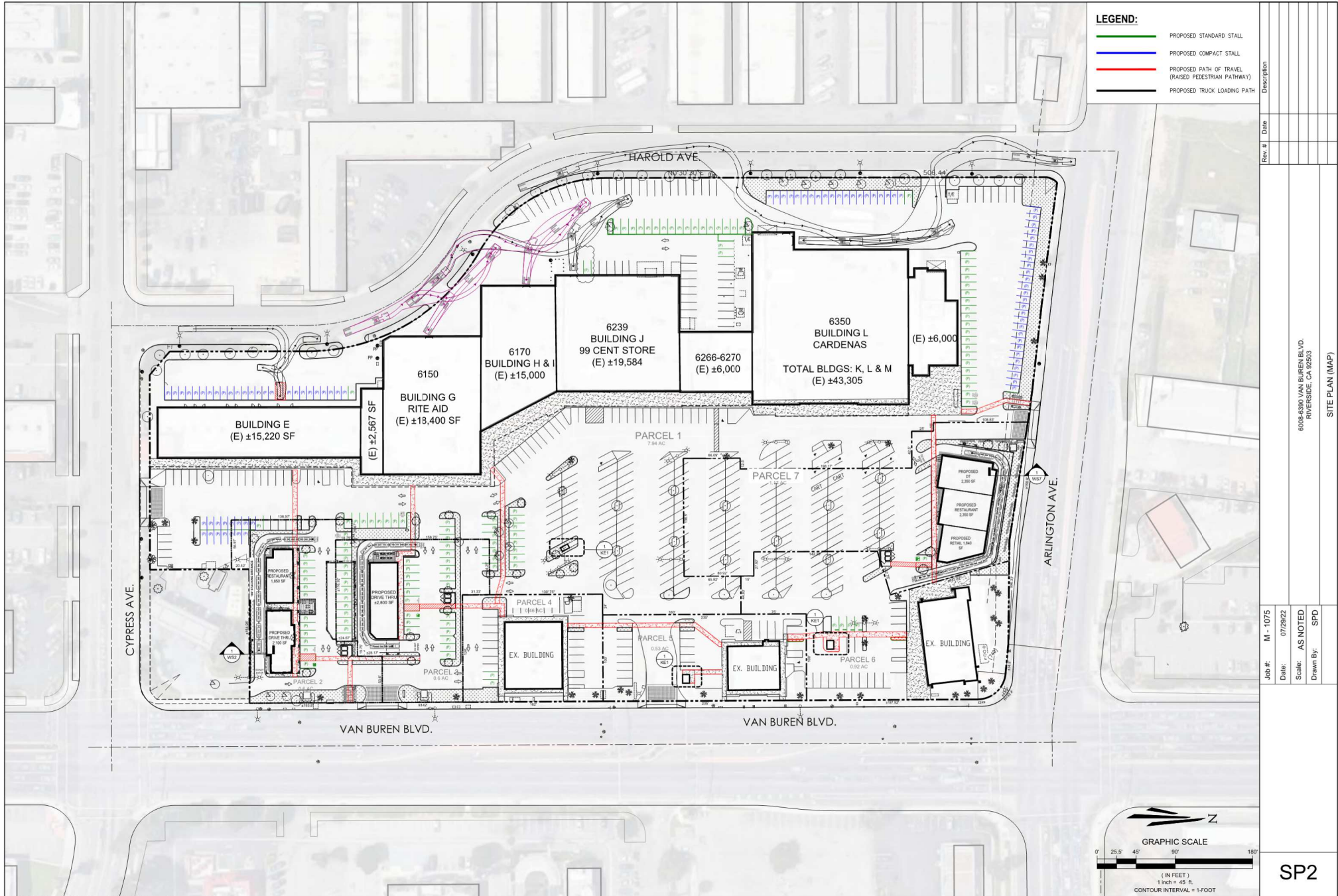


Rev. #	Date	Description

6060369 VAN BUREN BLVD.
 RIVERSIDE, CA 92505
 SITE PLAN (MAP)

Job #: M-1075
Date: 07/29/22
Scale: AS NOTED
Drawn By: SPD

SP1

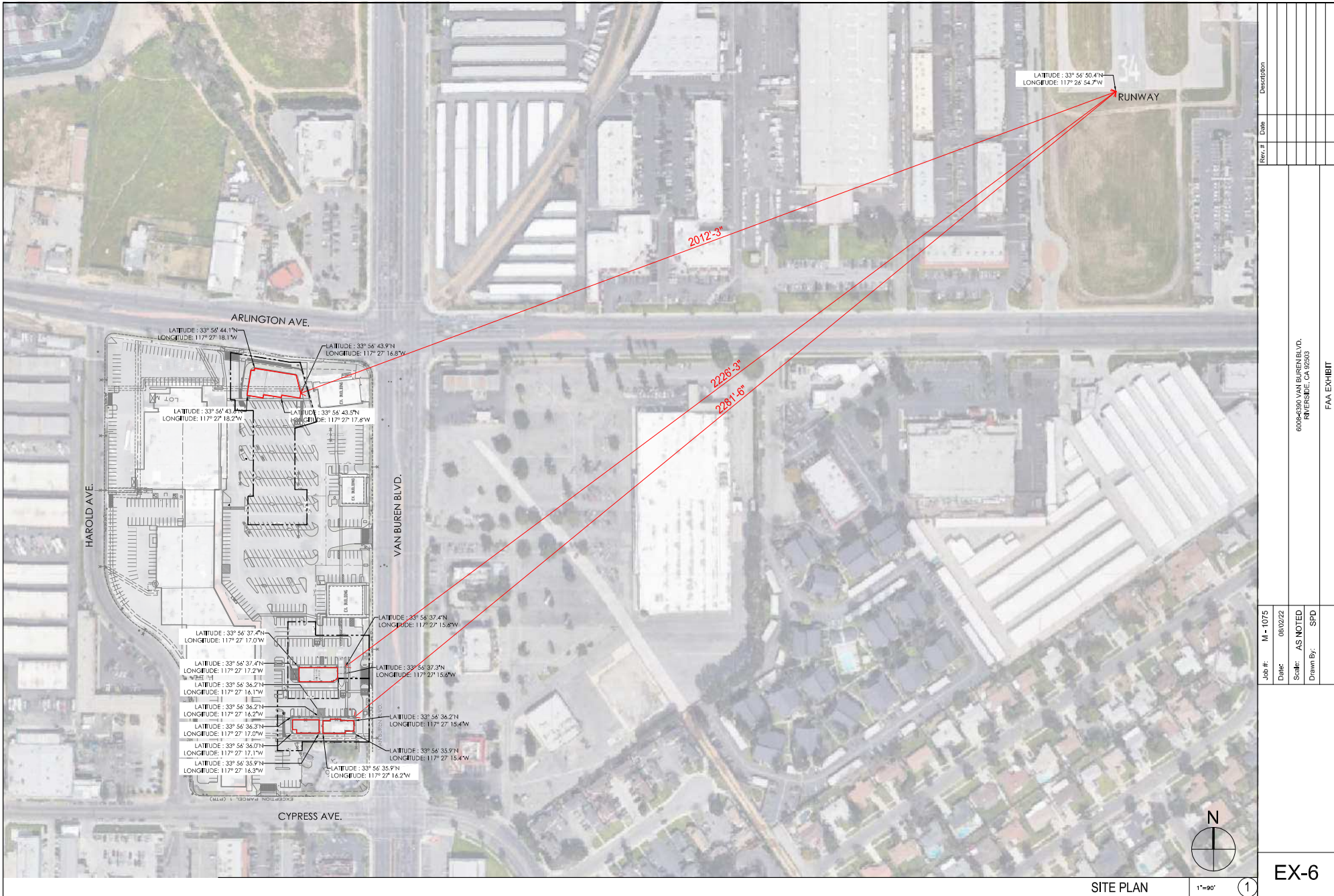


Rev. #	Date	Description

Job #: M - 1075
 Date: 07/28/22
 Scale: AS NOTED
 Drawn By: SPD

6006-6300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503
 SITE PLAN (MAP)

SP2

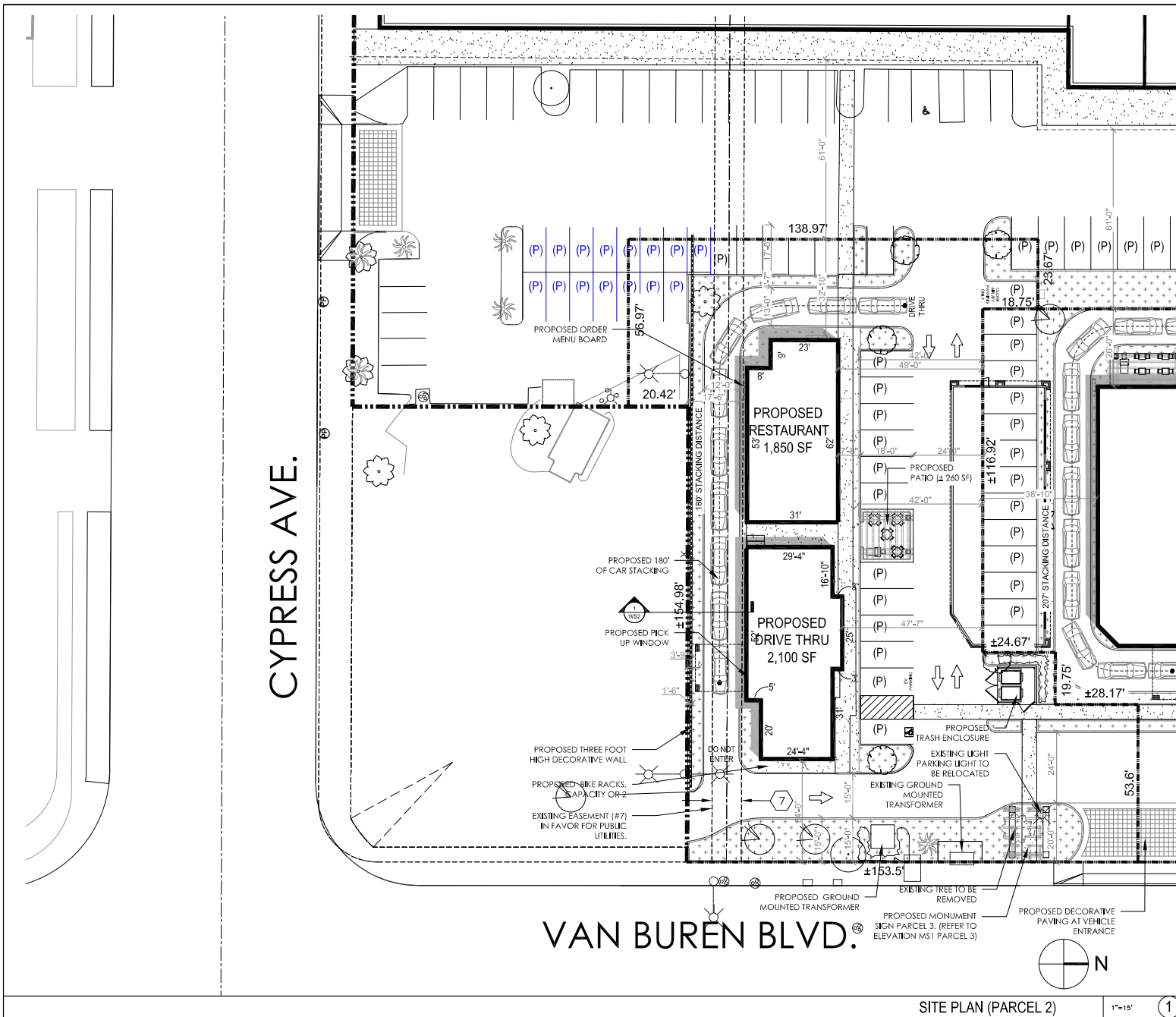


Job #: M-1075		Date: 08/02/22		Scale: AS NOTED		Drawn By: SPD	
6066369 VAN BUREN BLVD.		RIVERSIDE, CA 92503		FAA EXHIBIT			
Description							
Date							
Rev. #							

N
SITE PLAN
 1"=90'
1

EX-6

PR-2022-001269 - Exhibit 7 - Project Plans



CYPRESS AVE.

VAN BUREN BLVD.

SITE PLAN (PARCEL 2)

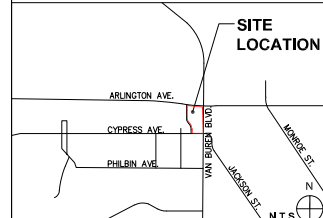
1"=15'

1

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 AND RESTAURANT
SPRINKLED:	N/A
EXISTING ZONING:	CR - COMMERCIAL RETAIL
PROPOSED ZONING:	CR - COMMERCIAL RETAIL
BUILDING DATA (PARCEL 2)	
SITE AREA GROSS:	±28,145 SF (0.6 AC)
ALLOWABLE BUILDING HEIGHT:	10'
CONSTRUCTION TYPE:	V-B
PROPOSED BUILDING AREA:	±3,950 SF
DRIVE THRU:	± 2,100 SF
RESTAURANT:	± 1,850 SF
PROPOSED LS AREA:	±2,150 SF (8.2%)
IMPERVIOUS AREA:	±18,465 SF (65%)
PROPOSED LOT COVERAGE:	±3,950 SF (15.1%)
FARKING REQUIREMENTS	
PARKING REQUIRED:	40 STALLS
DRIVE THRU:	21 STALLS (7,100 SF FOR 2,100 SF)
RESTAURANT:	19 STALLS (7,100 SF FOR 1,850 SF)
TOTAL PARCEL 2 PARKING PROVIDED:	20 TOTAL STALLS
LANDSCAPE SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (CYPRESS):	15' FT
SIDE:	N/A
BUILDING SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (CYPRESS):	15' FT
SIDE:	N/A

VICINITY MAP



LEGEND

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

Rev. #

Date

Job #: M-1075

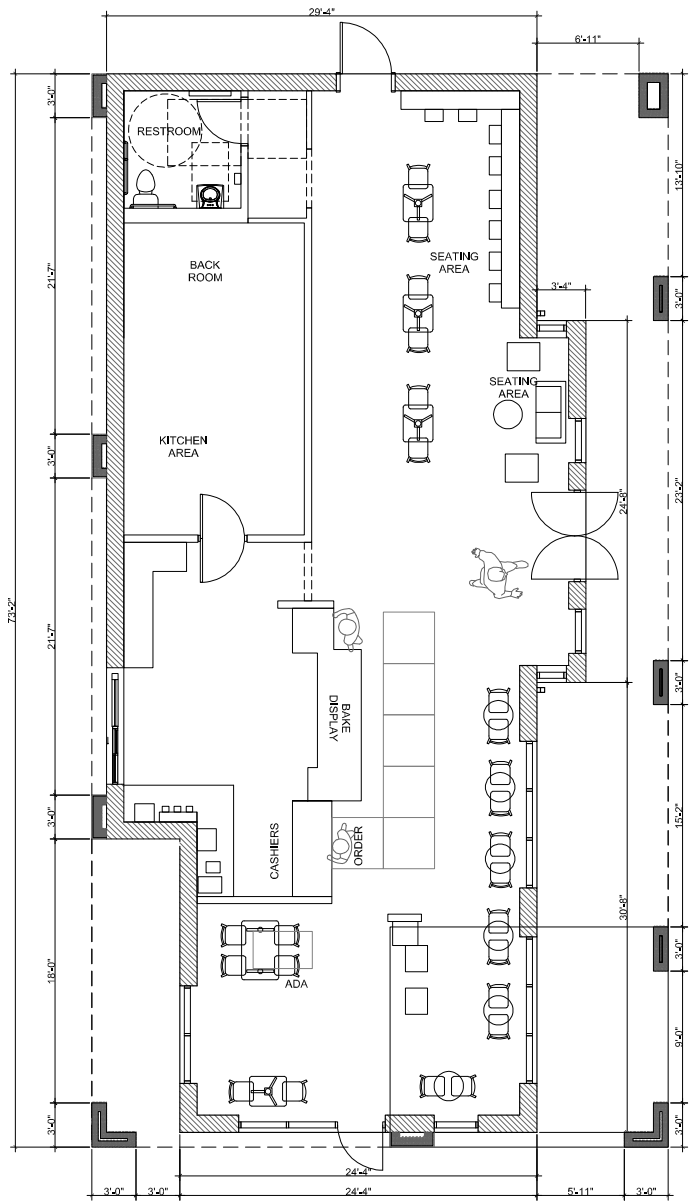
Date: 08/02/22

Scale: AS NOTED

Drawn By: SPD

6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92505

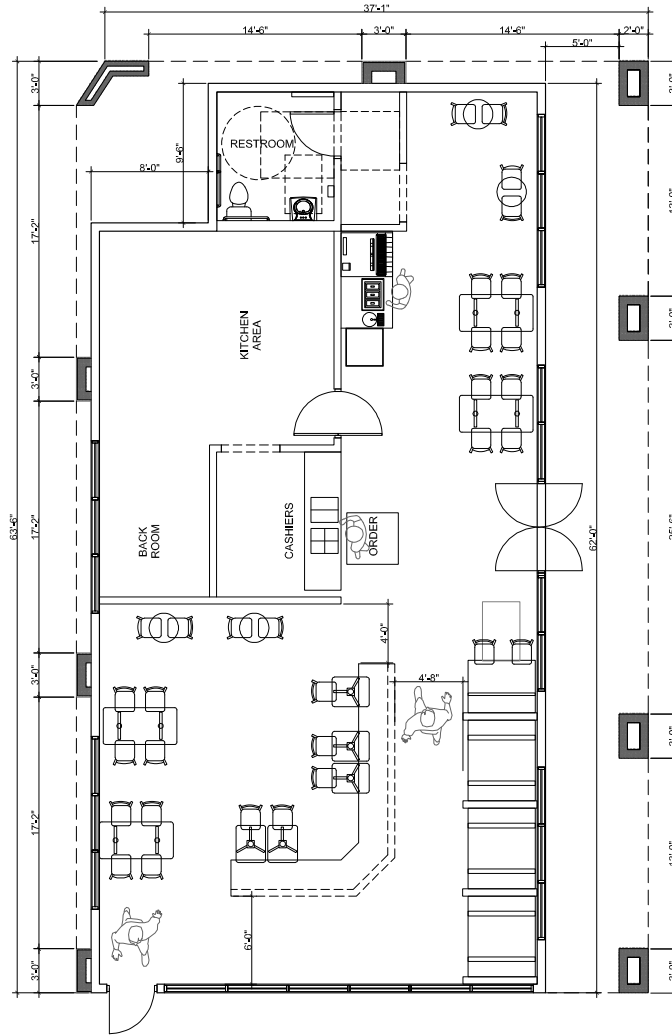
SITE PLAN (PARCEL 2)



INTERIOR FLOOR PLAN (PARCEL 2 - DRIVE THRU)

1/4"=1'-0" ①

Job #: M - 1075 Date: 05/10/22 Scale: AS NOTED Drawn By: SPD	Rev. # Date Description	6008-0300 VAN BUREN BLVD, RIVERSIDE, CA 92503 INTERIOR FLOOR PLAN (DRIVE THRU)	IFP

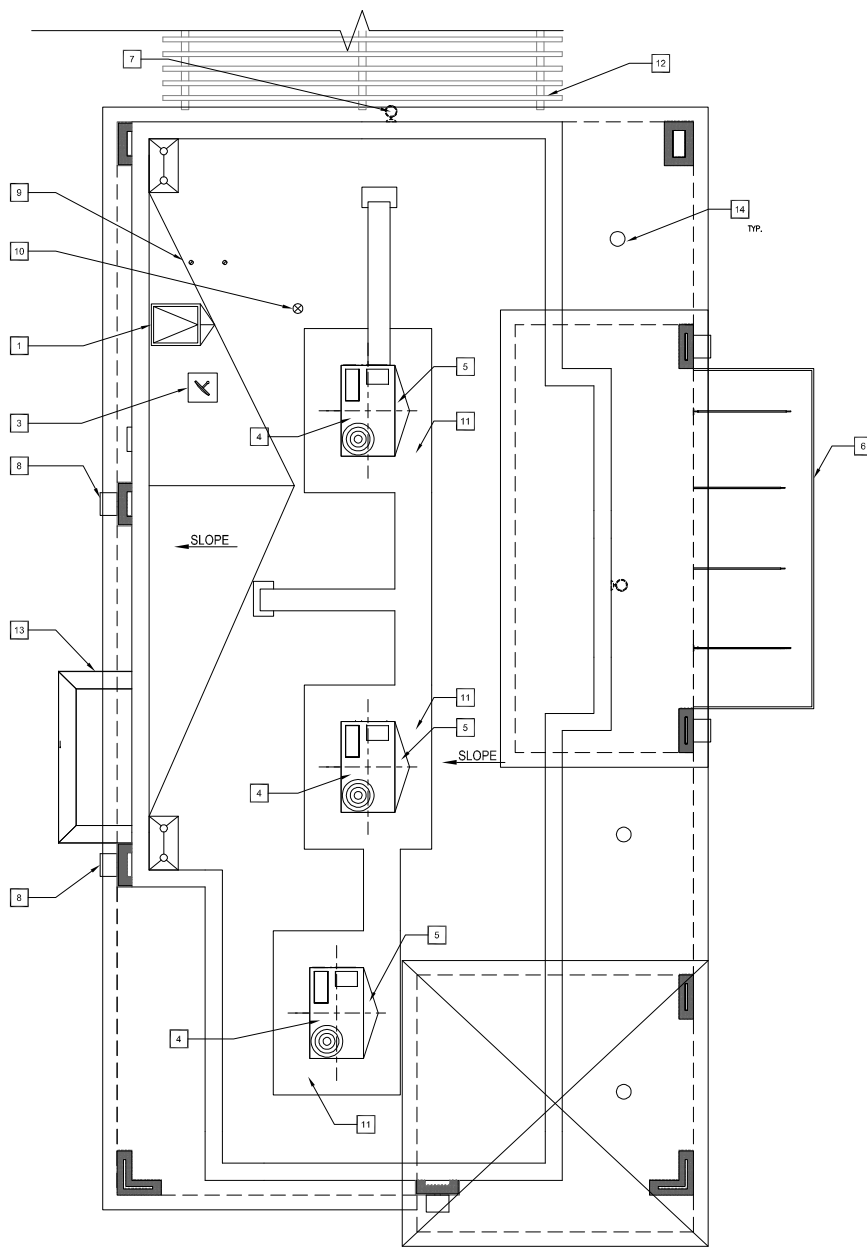


INTERIOR FLOOR PLAN (PARCEL 2 - RESTAURANT)

1/4"=1'-0" 1

Job #:	M - 1075	Rev. #	
Date:	05/10/22	Date	
Scale:	AS NOTED	Description	
Drawn By:	SPD		
6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503			
INTERIOR FLOOR PLAN (RESTAURANT)			

IFP



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 CYLINDER - KICHER - 92648A - BRONZE	

Rev. #	Date	Description

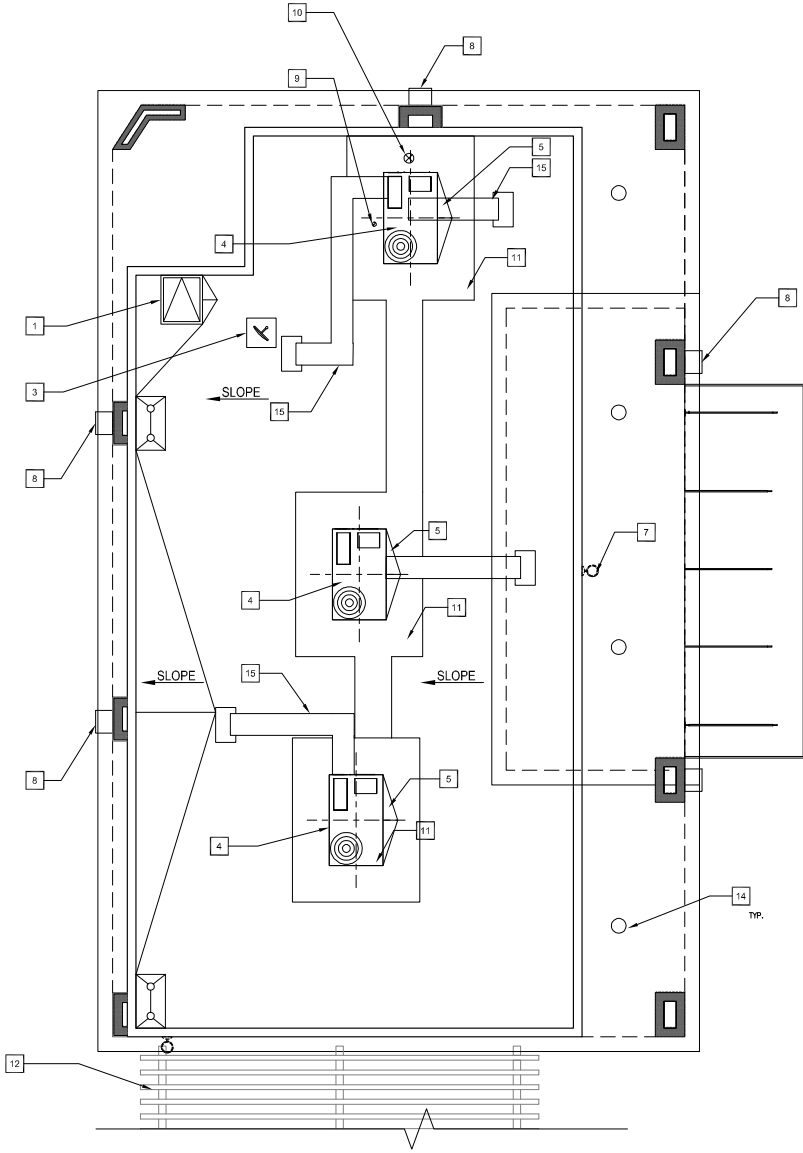
Job #:	M - 1075
Date:	05/10/22
Scale:	AS NOTED
Drawn By:	SPD

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

RP1

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 CYLINDER - KICHER - 92648A - BRONZE		



Rev. #	Date	Description

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

6008+330 VAN BUREN BLVD.
 RIVERSIDE, CA 92503

ROOF PLAN (RESTAURANT)

IFP



NORTH ELEVATION (PARCEL 2)

1/8"=1'-0" 1



SOUTH ELEVATION (PARCEL 2)

1/8"=1'-0" 2

KEYED NOTES

- 1 EXTERIOR STUCCO TO BE PAINTED
- 2 TRELIS
- 3 PREFINISHED METAL CANOPY
- 4 CITY SCAPES IN-LINE WALL MOUNTED TRELIS - CITY BROWN
- 5 DRIVE THRU PICK UP WINDOW
- 6 EXTERIOR WALL CYLINDER - NICKER - 92X48A - BRONZE
- 7 SERVICE & SECONDARY EGRESS DOOR
- 8 SURVEILLANCE CAMERA
- 9 EMERGENCY EGRESS LIGHT
- 10 EGRESS DOOR
- 11 SPANREL SICHFRONT (RAJIK WINDOWS)
- 12 INTERNAL DOWNDRAFT FOR PRIMARY DRAIN
- 13 HVAC EQUIPMENT

EXTERIOR COLORS & FINISHES

- A SHERWIN WILLIAMS PAINT #SW 6385 - NAPERY
- B SHERWIN WILLIAMS PAINT #SW 5023 - DAKOTA WHEAT
- C SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA
- D ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M10C21AA
- E TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE C0000TC0000C0T
- F SPANISH TILE ROOF
- G SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
- H SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE
- I VINTAGE RANCH DOVERWOOD EL CORAGO STONE

SHERWIN WILLIAMS PAINT #SW 6385 - NAPERY

SHERWIN WILLIAMS PAINT #SW 5023 - DAKOTA WHEAT

SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA

TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE C0000TC0000C0T

SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE

SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE

SPANISH TILE ROOF

VINTAGE RANCH DOVERWOOD EL CORAGO STONE

Rev. #	Date	Description

Job #: M - 1075
 Date: 08/26/22
 Scale: AS NOTED
 Drawn By: SPD

6006-0300 VAN DUREN BLVD.
 RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 2)

ELEV



EAST ELEVATION (PARCEL 2 - DRIVE THRU) 1/4"=1'-0" ①

KEYED NOTES

Rev #	Description	Date
1	EXTERIOR STUCCO TO BE PAINTED	
2	TRELLIS	
3	PREFINISHED METAL CANOPY	
4	CITY SCAPES INLINE WALL MOUNTED TROLLIS - CITY BROWN	
5	DRIVE THRU PICK UP WINDOW	
6	EXTERIOR WALL CYLINDER - RICHER - 9244BA - BRONZE	
7	SERVICE & SECONDARY EGRESS DOOR	
8	SURVEILLANCE CAMERA	
9	EMERGENCY EGRESS LIGHT	
10	EGRESS DOOR	
11	SPANGREL SICHFRONT (RAJUK WINDOWS)	
12	INTERNAL DOWNSPOUT FOR PRIMARY DRAIN	
13	HVAC EQUIPMENT	

EXTERIOR COLORS & FINISHES

-	SHERWIN WILLIAMS PAINT
A	#SW 6385 - NAPERVY
B	SHERWIN WILLIAMS PAINT
#SW 9023 - DAKOTA WHEAT	
C	SHERWIN WILLIAMS PAINT
#SW 9032 - CED MOCHA	
D	ANODIZED ALUMINUM STOREFRONT SYSTEM
#40 DARK BRONZE AA-M10C21A4	
E	TESORO COTTO TILE & STONE
COTTO EXTERIOR FINISH - SPACE	
000007C20000002	
F	SPANISH TILE ROOF
G	SHERWIN WILLIAMS PAINT
#SW 7032 - WARM STONE	
H	SHERWIN WILLIAMS PAINT
#SW 7034 - STATUS BRONZE	
I	VINTAGE RANCH DOVERWOOD
EL CORAZO STONE	



WEST ELEVATION (PARCEL 2 - DRIVE THRU) 1/4"=1'-0" ②

Rev #	Date	Description

Job #: M - 1075
 Date: 08/26/22
 Scale: AS NOTED
 Drawn By: SPD

8006-6300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 2)

ELEV