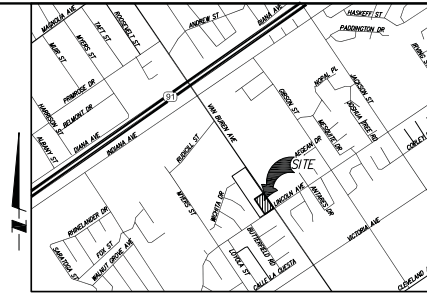
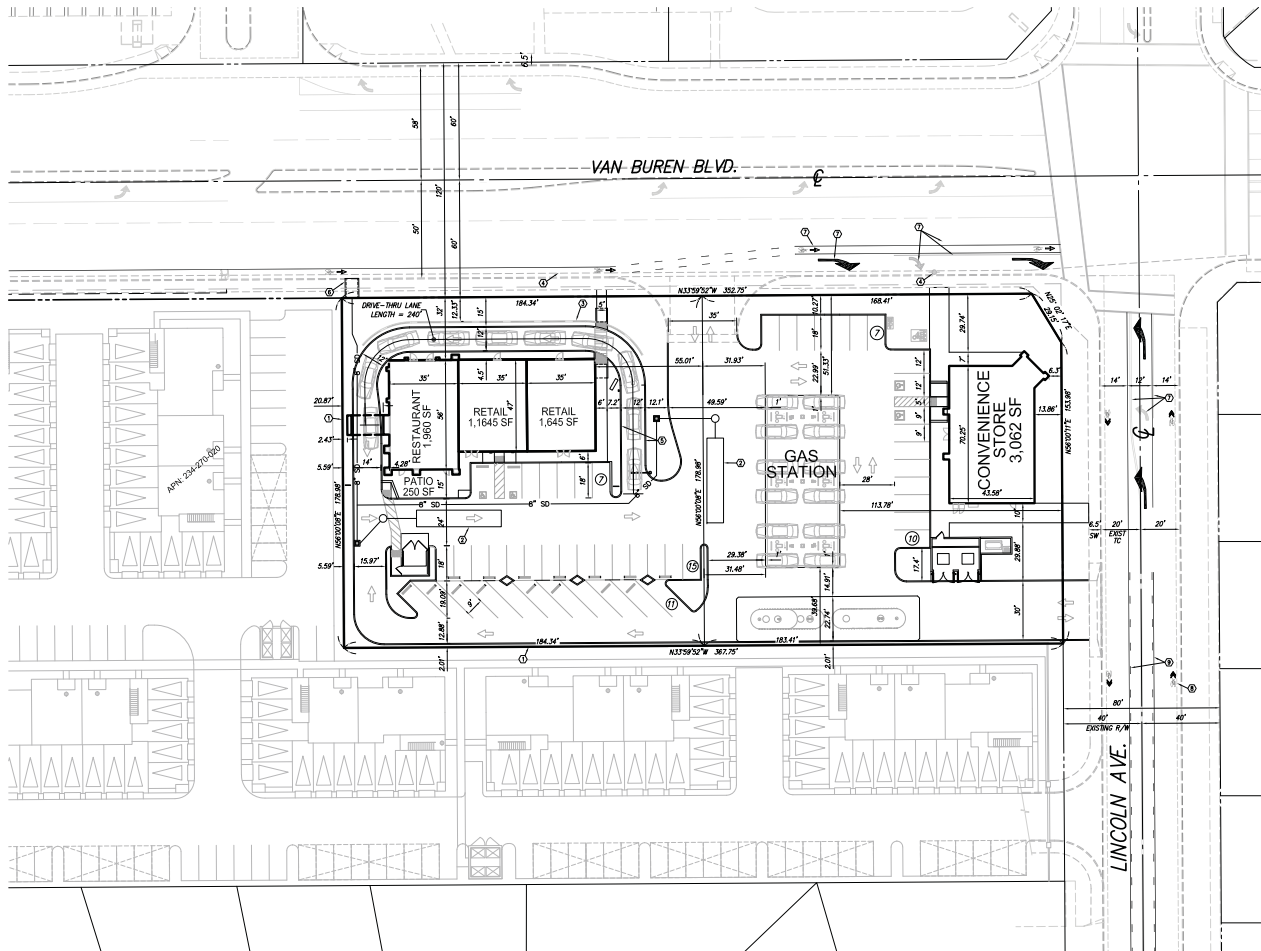


SITE PLAN

TENTATIVE PARCE MAP 37711

CITY OF RIVERSIDE

SEPTEMBER 17, 2019



VICINITY MAP
SECTION 18 TOWNSHIP 3 SOUTH RANGE 5 WEST
NOT TO SCALE

OWNER

STEVEN WALKER COMMUNITIES
7111 INDIANA AVENUE, SUITE 300
RIVERSIDE, CA 92504
ATTN: STEVE BERZANSKY
PH: (951)274-3097

ENGINEER

PSOMAS
1500 IOWA AVENUE, SUITE 210
RIVERSIDE, CA 92507
PHONE: (951) 233-1415
FAX: (951) 682-1579
CONTACT: DAVID BROTCHE

PROJECT SUMMARY

PARCEL 2 OF PARCEL MAP 37351 1.507 ACRES / 65,633 S.F.
PARCEL 1: 0.758 ACRES / 32,994 S.F.
PARCEL 2: 0.749 ACRES / 32,639 S.F.
GROSS AREA: 1.507 ACRES / 65,633 S.F.
FLOOR AREA RATIO (FAR) 0.134

LAND USE/ZONING/GENERAL PLAN

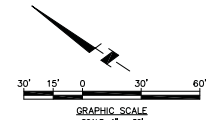
EXISTING ZONING: RE (RESIDENTIAL ESTATE)
EXISTING GENERAL PLAN: MDR (MEDIUM DENSITY RESIDENTIAL)
EXISTING LAND USE: VACANT / NURSERY
PROPOSED ZONING PARCELS 1 & 2: OR (COMMERCIAL RETAIL)
PROPOSED GENERAL PLAN PARCELS 1 & 2: C (COMMERCIAL)

PARKING

	AREA (S.F.)	SPACES REQUIRED	SPACES PROVIDED
RESTAURANT	6,050	29	14
RETAIL	3,290	14	14
GAS STATION	1,062	12	12
TOTALS	10,352	46	50

NOTES

- PROPOSED COMBINATION RETAINING/ 6" MIN. FREE STANDING WALL (BY OTHERS)
- WOMP UNDERGROUND CHAMBERS.
- PROPOSED 3" SCREEN WALL.
- EXISTING ELECTRICAL POLE TO BE RELOCATED.
- DRIVE-THRU LANE (230' FROM ENTRANCE TO PICK-UP WINDOW)
- PARKWAY DRAIN PER CITY OF RIVERSIDE STD. DWG. NO. 410
- REMOVE TRAFFIC MARKINGS
- CLASS II BIKE LANE, EAST BOUND BETWEEN LINCOLN BLVD AND RUDOLL STREET
- CLASS III/SHARROWS BIKE ROUTE BETWEEN VAN BUREN BLVD AND MYERS STREET
- TWO-WAY LEFT-TURN LANE MEDIAN MARKINGS BETWEEN VAN BUREN BLVD AND MYERS STREET



MARK	REVISIONS	DATE	BY
SITE PLAN FOR: STEVEN WALKER COMMUNITIES SCALE: 1"=30' DATE: 09/17/2019 DESIGNED: JC CHECKED: DB PLAN OR REF: F.B.			
PSOMAS 1500 IOWA AVENUE, SUITE 210 RIVERSIDE, CA 92507 (951) 787-8421 WWW.PSOMAS.COM			
SHEET 1 OF 1 SHEETS DRAWING NO. 45TE010700			

PB LINCOLN, LLC

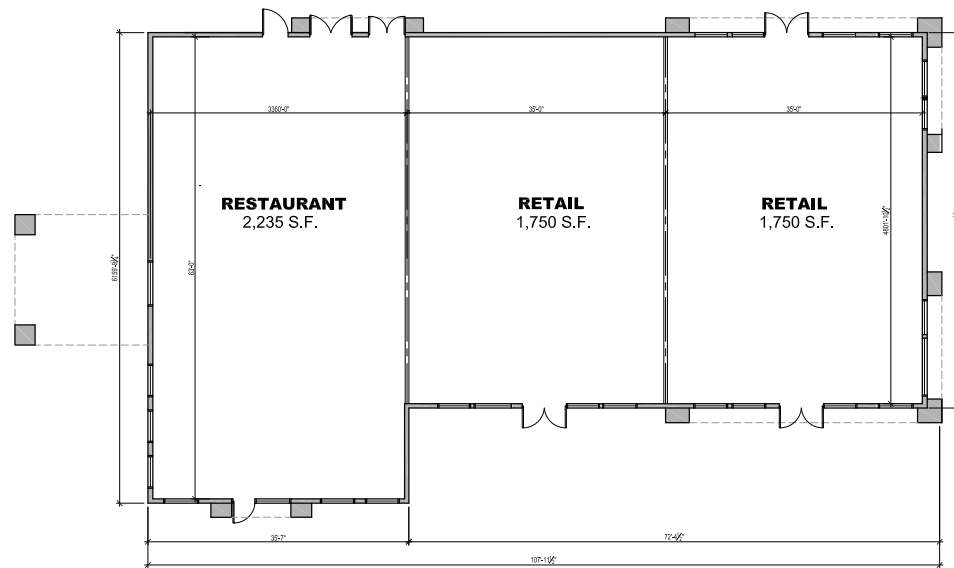
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NEW RETAIL CENTER
VAN BUREN & LINCOLN
RIVERSIDE, CA

RESTAURANT/ RETAIL
ROOF PLAN

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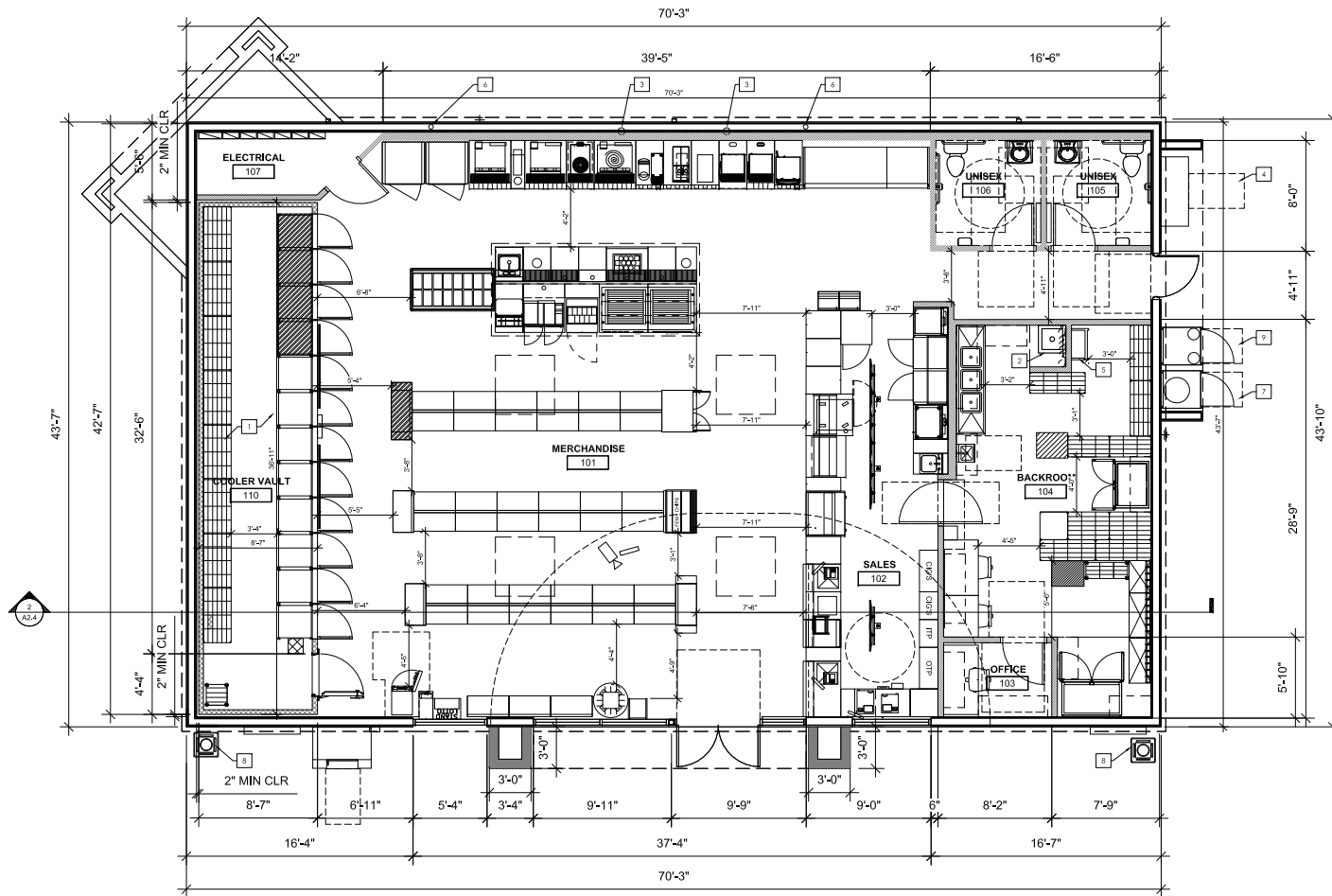
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1 FLOOR PLAN
SCALE: 1/8"=1'-0"



1 DIMENSIONED FLOOR PLAN



ALCOHOL SALES LEGEND

	ALCOHOL SALES AREA
ALCOHOL SALES AREA SQ FT	- 31.6
TOTAL SALES AREA SQ FT	- 1,978
TOTAL ALCOHOL SQ FT	- 1,599

GENERAL NOTES

- TOTAL OCCUPANCY : 62

KEYNOTES

- PRE-FABRICATED COOLER WALLS, CEILING, FLOOR, DOORS AND RACKS, MAINTAIN 2" AIR SPACE BETWEEN COOLER AND ADJACENT WALLS PER MANUFACTURES SPECIFICATIONS.
- MOP SINK.
- PROVIDE SPACE FOR RECESSED BOX IN WALL FOR CO2 LINES AND PVC CONDUIT FOR POST MIX AND SLURPEE MACHINES.
- ELECTRICAL PANELS.
- ROOF LADDER.
- ROOF DRAIN AND OVERFLOW DRAIN INSIDE WALL.
- CO2 ENCLOSURE
- EXTERIOR TRASH RECEPTACLE
- N02 ENCLOSURE



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

SHEET:
A2.0
7043 STUD - LEFT

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Job#: SE1076
Scale: AS NOTED
Date: 04/20/18
Drawn By: KJ
Checked By: PM

TAIT
TAIT & ASSOCIATES, INC.
200 N. FORT WORTH DRIVE
DALLAS, TEXAS 75201
714.640.0001
www.taitinc.com



7-ELEVEN, INC.
3200 HACKBERRY RD., IRVING, TEXAS 75063
7-ELEVEN #1040676
VAN BUREN & LINCOLN
RIVERSIDE, CA 92503

FLOOR PLAN

Rev. #	Date	Description
PROTO 8-31-2017		

PB LINCOLN, LLC

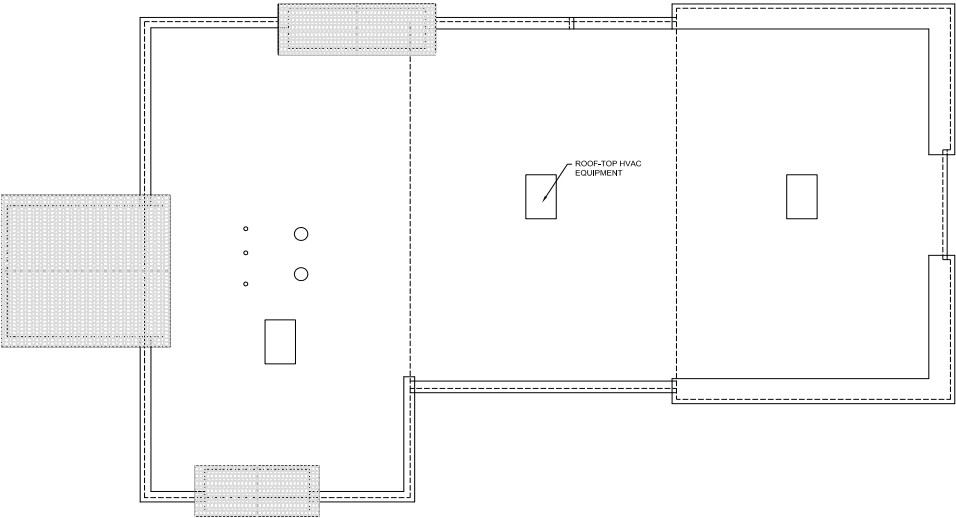
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RIVERSIDE, CA

RESTAURANT/ RETAIL
ROOF PLAN

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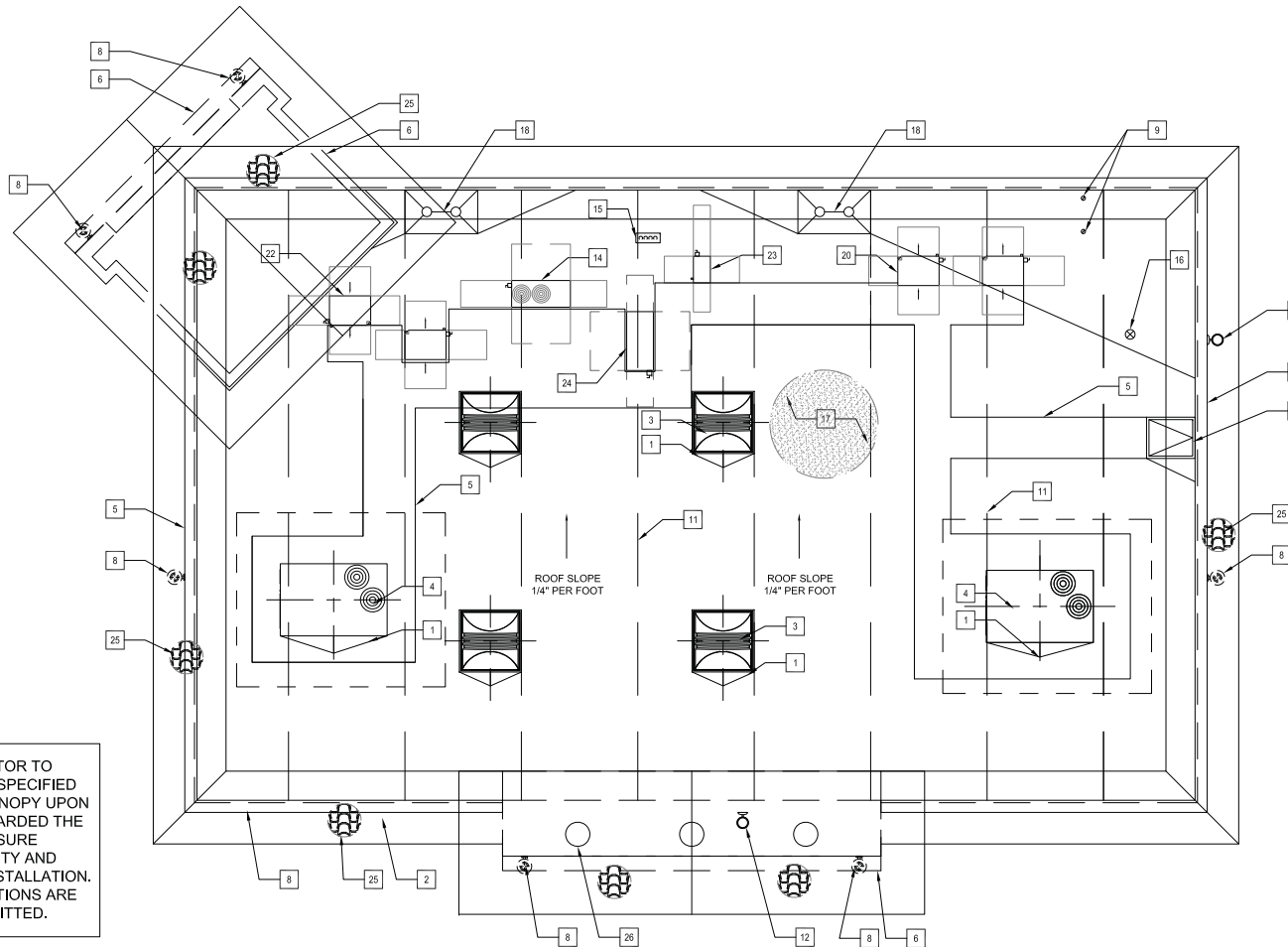


1 ROOF PLAN

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



SCALE: 3/32" = 1'-0"



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

1. ROOF MATERIAL IS MINERAL SURFACE ROLL ROOFING, CLASS B FIRE RATING MINIMUM
2. NEW MECHANICAL CURBS SHALL BE A MINIMUM OF 8" HIGH.
3. MECHANICAL EQUIPMENT SHALL BE SET ON APPROVED CURBS OR PLATFORMS, IN LIEU OF CURBS OR PLATFORMS, EQUIPMENT MAY BE SET ON LEVEL REDWOOD SLEEPERS WHICH SPAN STRUCTURAL ROOF FRAMING MEMBERS. LAG SCREWS SHALL BE SET INTO A FULL BED OF ROOFING MASTIC AND SECURED WITH LAG SCREWS INTO STRUCTURAL FRAMING MEMBERS, LAG SCREW HEADS SHALL BE COVERED WITH DOLLOP OF MASTIC.

1	CRICKET W/ TAPERED INSULATION (TYP)
2	KNOX BOX
3	SUNOPTICS PRISMATIC SKYLIGHT, 4040 SIGNATURE SERIES, (TYP)
4	RTU REF MECHANICAL SHEETS
5	WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT
6	NEW PARAPET WALL
7	36" REMOTE CHANNEL LETTER SIGNAGE (UNDER SEPARATE PERMIT)
8	DECORATIVE WALL SCOSCE
9	3" SANITARY VENT THROUGH ROOF
10	PRE-FINISHED METAL CAP FLASHING - DARK BRONZE (TYP)
11	JOIST
12	EMERGENCY EGRESS LIGHT
13	ROOF SCUTTLE W/ GRAB BARS INSTALLED BY GC REFERENCE MATERIAL SCHEDULE
14	FBD DUAL REMOTE CONDENSER
15	REFRIGERANT PIPE PORTAL
16	EXHAUST DUCT
17	SINGLE PLY ROOFING OVER (2) LAYERS OF RIGID FOAM INSULATION
18	COMBINATION ROOF DRAIN AND OVERFLOW BY ZURN, SIOUX CHIEF OR APPROVED EQUAL
19	NOT USED
20	3" WALL CASE REMOTE CONDENSER
21	ROUTE 8" EXHAUST DUCT UP THROUGH ROOF W/ ROOF CAP AND INSECT SCREEN
22	6" WALL CASE REMOTE CONDENSER
23	HOSHIZAKI REMOTE CONDENSER
24	FBD SINGLE REMOTE CONDENSER
25	CLAY BARREL ROOF TILE
26	RECESSED SOFFIT LIGHT FIXTURE

	ROOF HATCH
	ROOF DRAINAGE CRICKET
	ROOF DRAIN AND OVERFLOW DRAIN

SHEET:
A2.4
7043 STUD - LEFT

	REV.	#	Date	Description
PROTO 8-31-2017				
RYEN, INC.				
FY ED., IRVING, TEXAS 75063				
JEN #1040676				
JREN & LINCOLN				
NSSIDE, CA 92503				
ROOF PLAN				

The logo for the number eleven, featuring a stylized '1' and the word 'ELEVEN' in a bold, sans-serif font.

TAIT

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APRIL 1984

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Checked By:	DF

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1

CLAY BARREL ROOF
CAPISTRANO BLEND
EAGLELITE TILE



2

CHAPS - DE6049
DUNN EDWARDS



3

SNOWBOUND SW7004
SHERWIN WILLIAMS



4

AESTHETIC WHITE
SW7035 SHERWIN
WILLIAMS



5

DARK BRONZE
ALUMINUM KAWNEER



6

TIMBER BARK
HARDIESOFFIT
PANELS



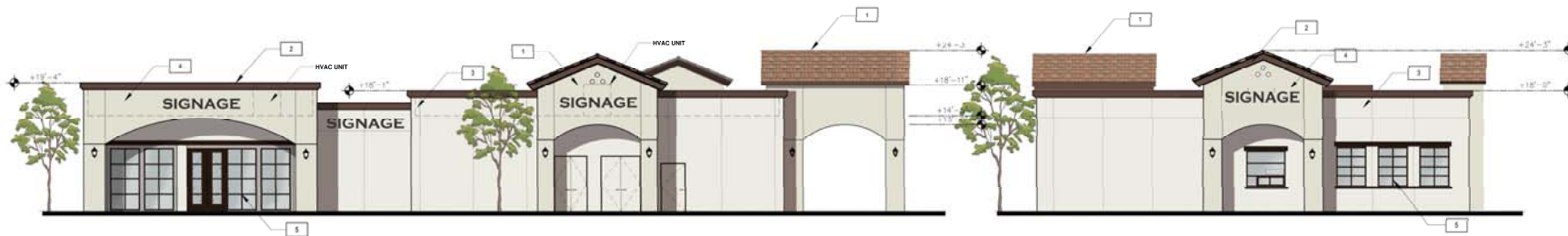
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

WEST ELEVATION

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

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PB LINCOLN, LLC

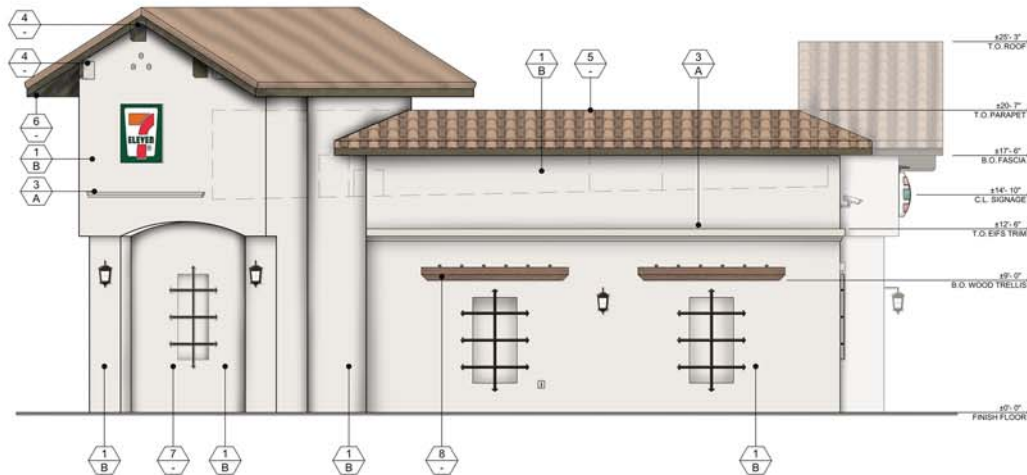
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VAN BUREN & LINCOLN
RIVERSIDE, CA

RESTAURANT/ RETAIL
BUILDING
ELEVATIONS

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DR-1.0



2 EXTERIOR ELEVATION - NORTH

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

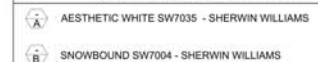
MATERIAL SAMPLES



FINISHES

1. 7/8" EXTERIOR CEMENT PLASTER OVER 3.4# EXP. DIAMOND MESH OVER "TYVEK" COMMERCIAL WRAP OVER 15# BUILDING PAPERS
MANUFACTURER: LA HABRA STUCCO
A LIGHT DASH. MACHINE APPLY
2. STOREFRONT - ALUMINUM GLAZING
BY: KAWNEER
FINISH: 451T VG
3. EIFS TRIM:
1/8" EXTERIOR STUCCO OVER EIFS CORNICE
A SMOOTH STEEL TROWEL
4. WOOD FASCIA:
BY: HARDIE PLANKS
FINISH: TIMBER BARK
5. CLAY BARREL BRUSHED ROOF TILE
BY: EAGLELITE TILE
FINISH: CAPISTRANO BLEND
3817 LA SALLE BLEND
6. SOFFIT PANELS SYSTEM
BY: HARDESOFFIT PANELS
FINISH: VENTED CEDARMILL - "TIMBER BARK"
7. ORNAMENTAL WROUGHT IRON
BY: T.B.D.
FINISH: DARK BRONZE
8. WOOD TRELLIS
BY: T.B.D.
FINISH: MATCH "TIMBER BARK"

MATERIAL SAMPLES



1 EXTERIOR ELEVATION - WEST (STOREFRONT)

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

Description

Date

Rev. #

PROTO 8-31-2017

7-ELEVEN, INC.
3200 HACKBERRY RD., IRVING, TEXAS 75063

7-ELEVEN #1040676
VAN BUREN & LINCOLN
RIVERSIDE, CA 92503

EXTERIOR ELEVATIONS



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