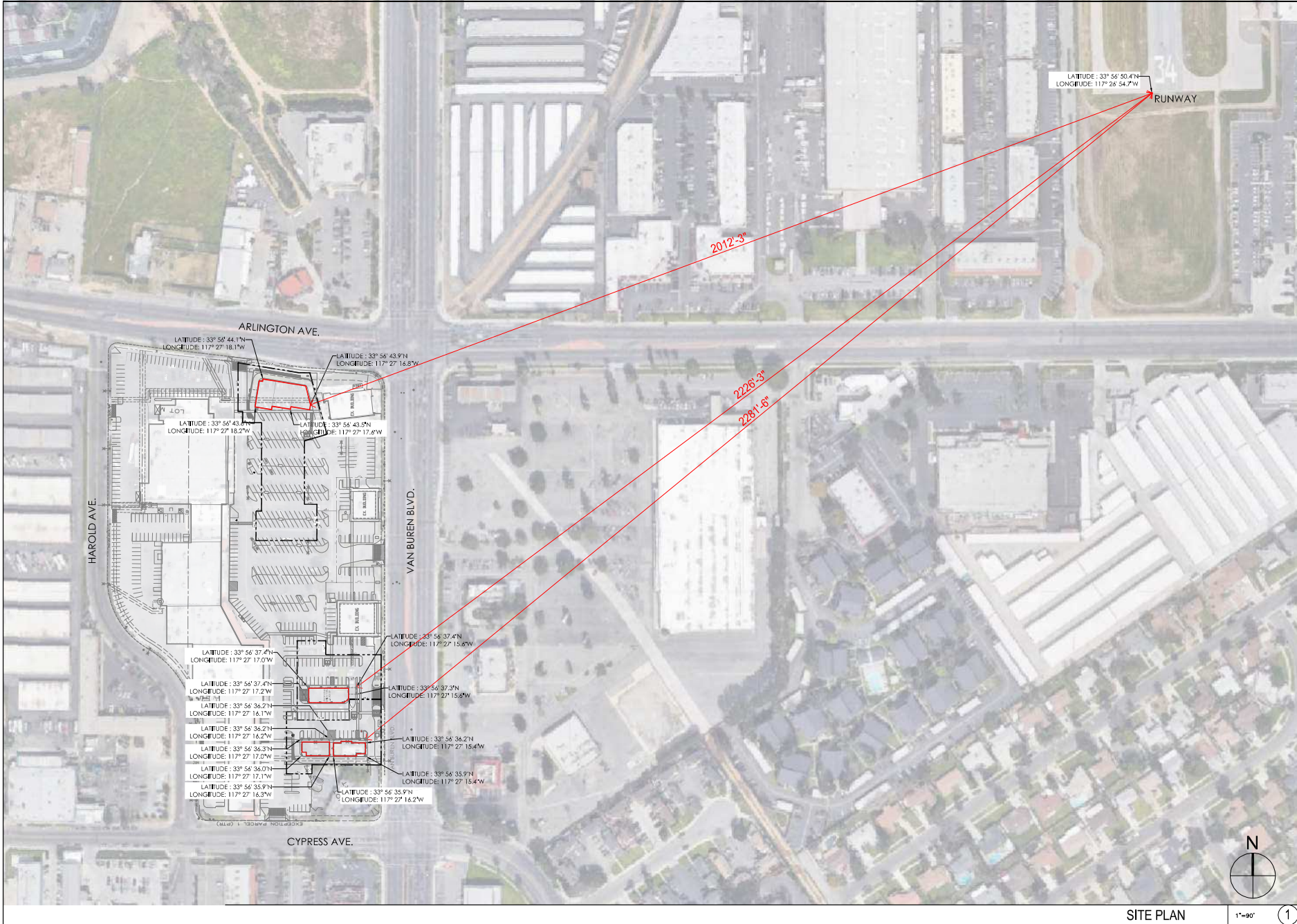




SITE PLAN

1"=90'

1

Job #:	M - 1075	Rev. #		Description	
Date:	08/02/22	Date			
Scale:	AS NOTED				
Drawn By:	SPD				
60064300 VAN BUREN BLVD. RIVERSIDE, CA 92505					
FAA EXHIBIT					

EX-6

CYPRESS AVE.

VAN BUREN BLVD.

SITE PLAN (PARCEL 2)

1"=15'

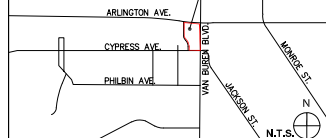
1

SITE DATA

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 92503
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:	±26,145 SF (0.6 AC)
ALLOWABLE BUILDING HEIGHT:	30'
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:	±18,446 SF (71%)
PROPOSED LOT COVERAGE:	±3,950 SF (15.1%)
PARKING REQUIREMENTS	
PARKING REQUIRED:	40 STALLS
• DRIVE THRU:	21 STALLS (1/100 SF FOR 2,100 SF)
• RESTAURANT:	19 STALLS (1/100 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

SITE LOCATION

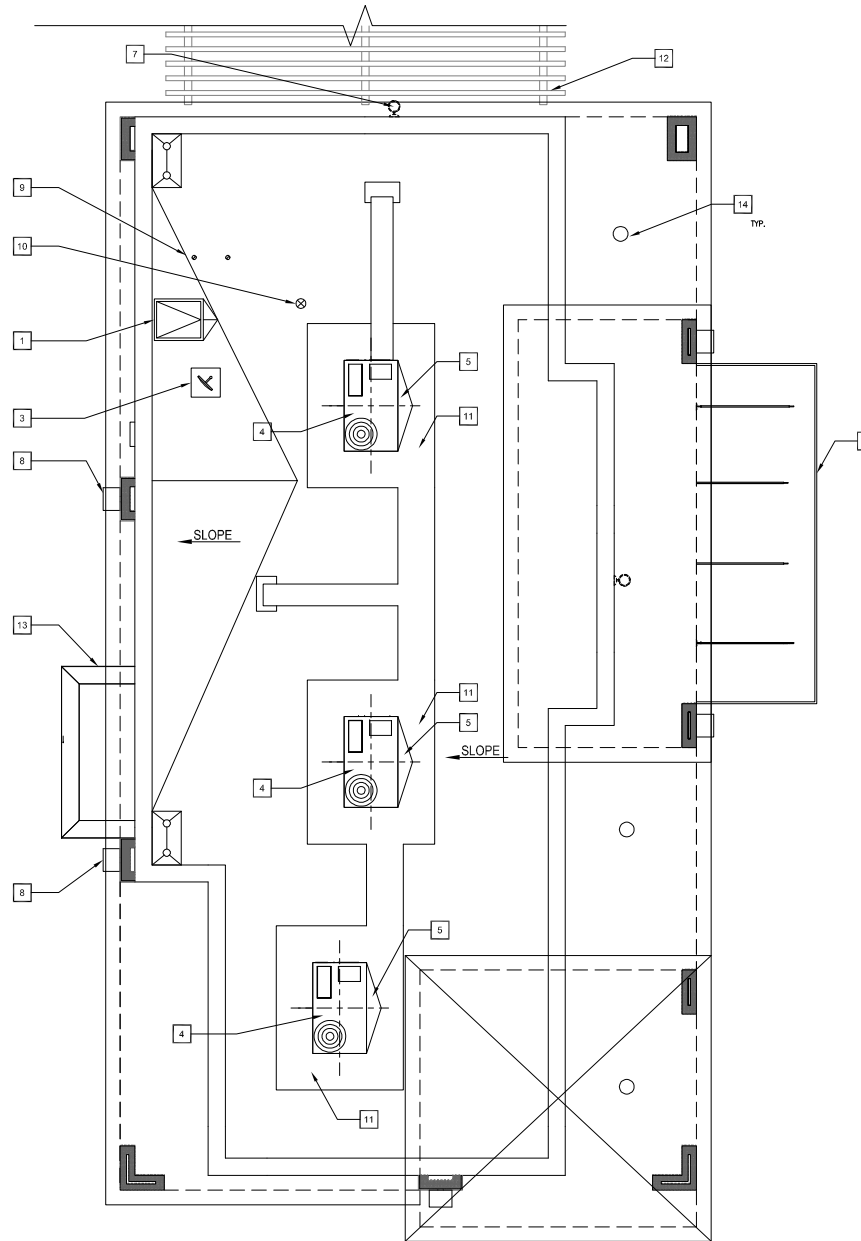


LEGEND

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

Job #: M-1075
Date: 08/02/22
Scale: AS NOTED
Drawn By: SPD

11-B



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 - 9264BA - BRONZE		

Rev. #	Date	Description

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

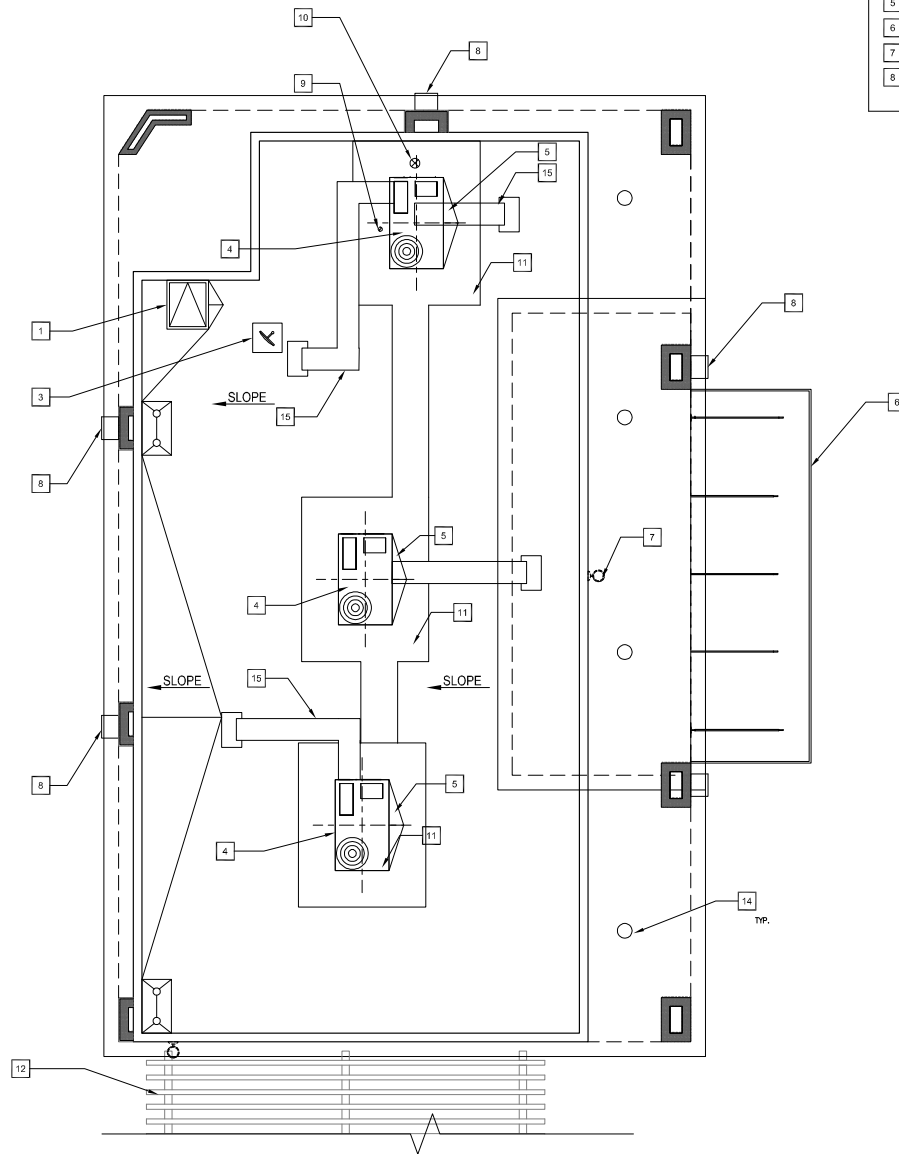
6008-4390 VAN BUREN BLVD.
RIVERSIDE, CA 92503
ROOF PLAN (DRIVE THRU)

ROOF PLAN (PARCEL 2 - DRIVE THRU)

1/4"=1'-0"

1

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 - 9254BA - BRONZE		

Description

Date

Rev. #

Job #

Date

Scale

Drawn By

SPD

Job #

Date

Scale

Drawn By

SPD

Job #

Date

Scale

Drawn By

SPD

Job #

Date

Scale

Drawn By

SPD

Job #

Date

Scale

Drawn By

SPD

6000+3300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

ROOF PLAN (RESTAURANT)

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

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

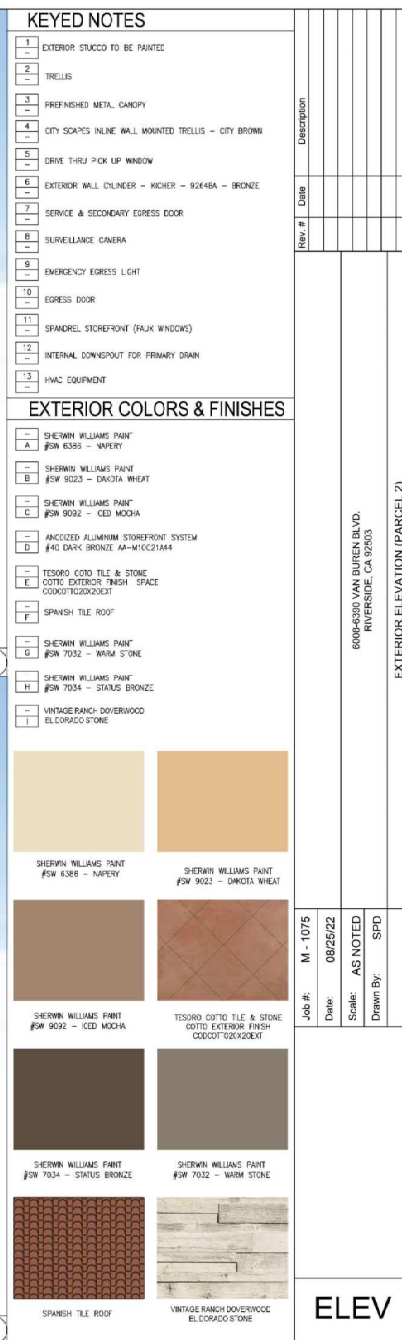
Job # M - 1075
Date 05/10/22
Scale AS NOTED
Drawn By SPD

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

ROOF PLAN (PARCEL 2 - RESTAURANT)

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

IFP


$$1/8^{\circ}=1^{\circ}-0^{\circ} \quad (1)$$
