

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	48,248	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 REQUIRED	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
EXISTING DRIVE THRU	11,400	1/150	6
TOTAL EXISTING	126,876		578
EXISTING RESTAURANT TO BE REDESIGNED	1,584		
TOTAL EXISTING	124,492		

PROPOSED RETAIL	2,308	1/250	9
PROPOSED RESTAURANT	11,450	1/100	115
TOTAL	13,450		123
TOTAL PARKING REQUIRED (124,492 + 13,450)	137,342		685
582 STALLS ACCOUNTS FOR A 15% VARIANCE			582

COMPACT PARKING STALLS COMPRISE 15% OF TOTAL PARKING

Land Use	Area	City of Riverside Code Parking Rate (1)	Spaces Required
General Office	85,778	1 space per 250 SF of Gross Floor Area (GFA)	343
Retail	26,156	1 space per 180 SF of GFA	145
Restaurant	26,286	1 space per 180 SF of GFA	146
Medical Dental Office	5,992	1 space per 180 SF of GFA	33
Drug Store/Pharmacy	20,916	1 space per 250 SF of GFA	84
Office	900	1 space per 250 SF of GFA	4
Personal Service	2,700	1 space per 250 SF of GFA	11
Bank and Financial Service	1,000	1 space per 180 SF of GFA	6
Total	137,342		685

A. TOTAL CITY CODE PARKING CODE REQUIREMENT 685
B. PROPOSED PARKING SUPPLY 582

FLOOD ZONE:

ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 060260-0705-G, WHICH BEARS AN EFFECTIVE DATE OF 8-28-08 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

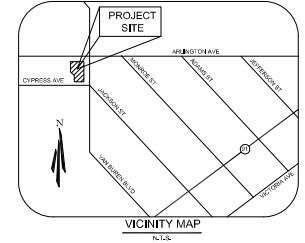
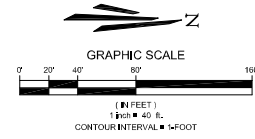
ZONING:

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:

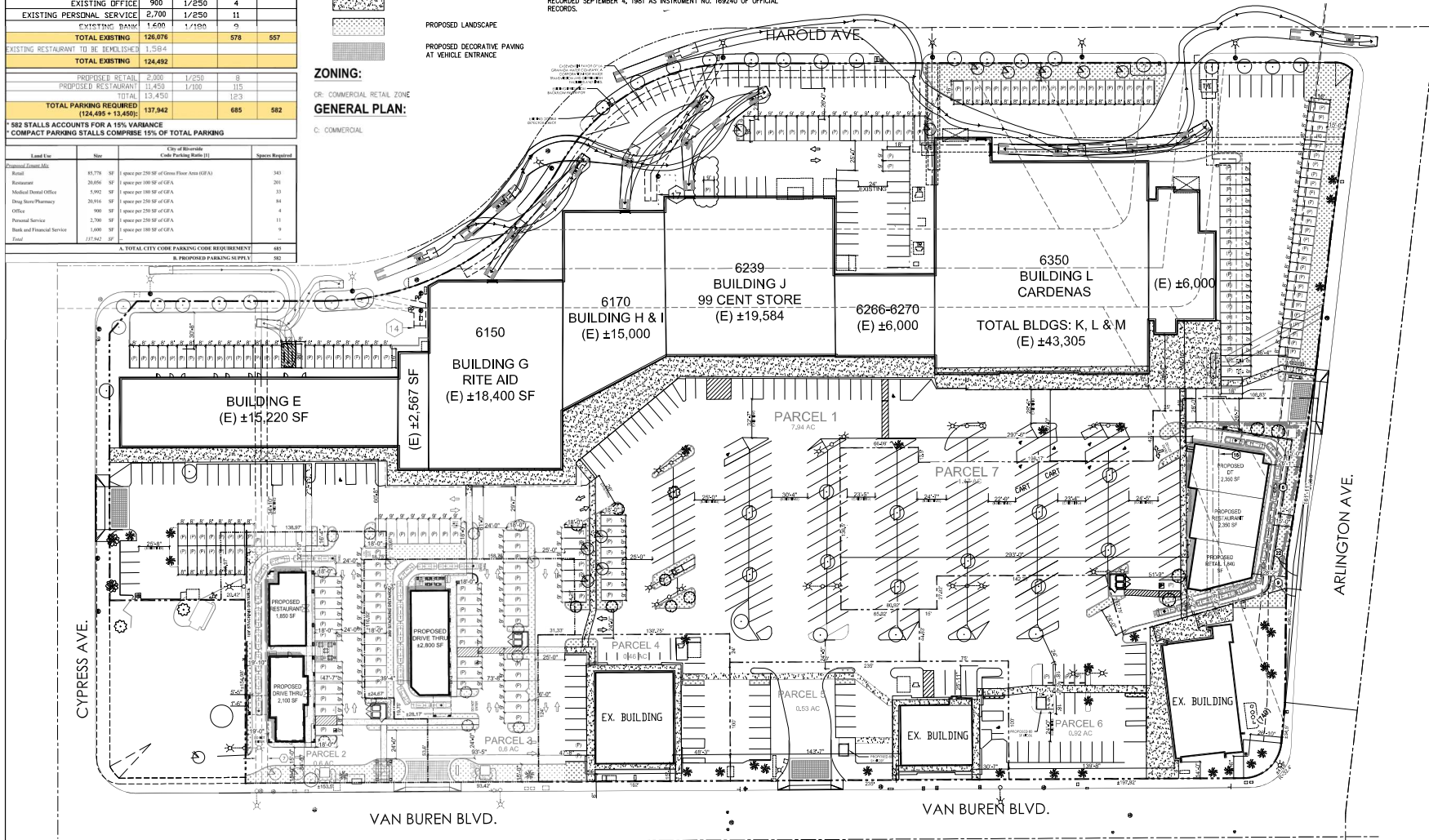
PARCEL 1 (PTR):
THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M" (VACATED) AND LOT "N" (VACATED) OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER 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.

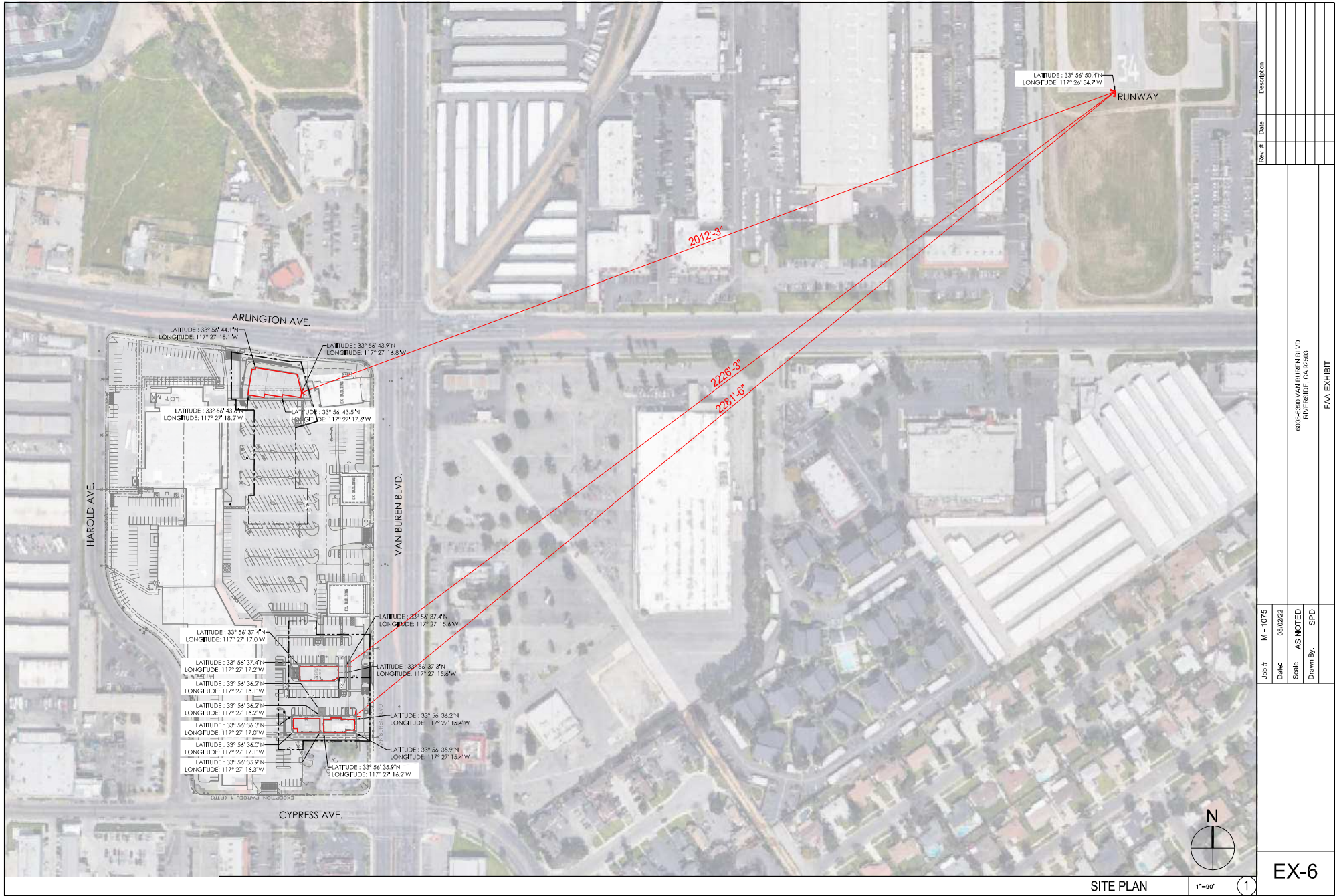
ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 4, 1981 AS INSTRUMENT NO. 169240 OF OFFICIAL RECORDS.

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.



SP1		Job #:	M - 1075																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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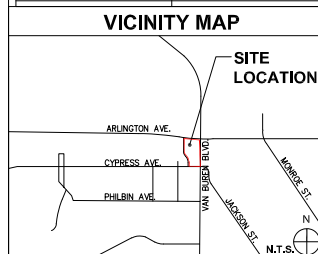
Job #:	M - 1075	Rev. #		Description	
Date:	08/02/22	Date			
Scale:	AS NOTED				
Drawn By:	SPD				
60064300 VAN BUREN BLVD. RIVERSIDE, CA 92505					
FAA EXHIBIT					
EX-6					

CYPRESS AVE.

VAN BUREN BLVD.

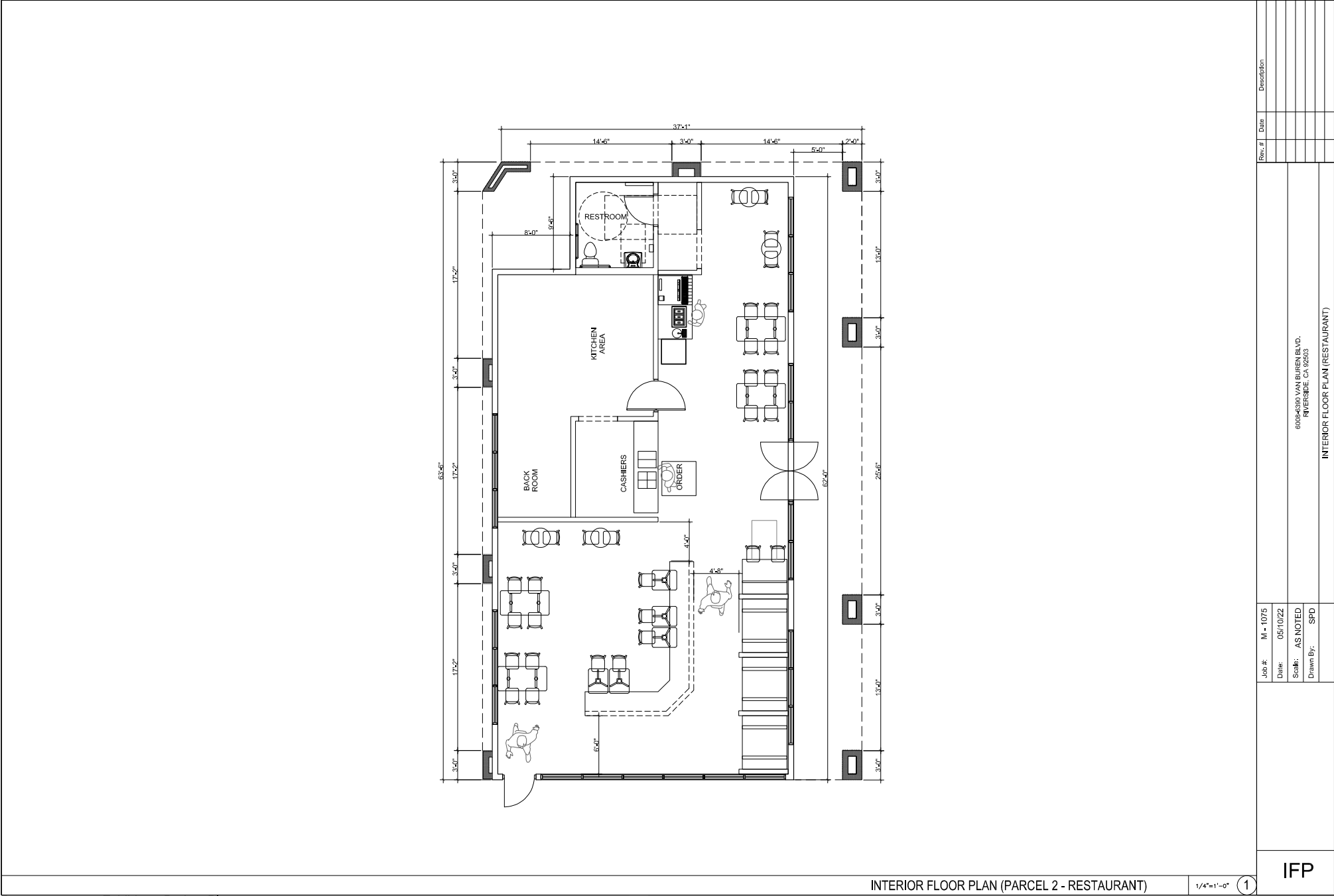
SITE PLAN (PARCEL 2)

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



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

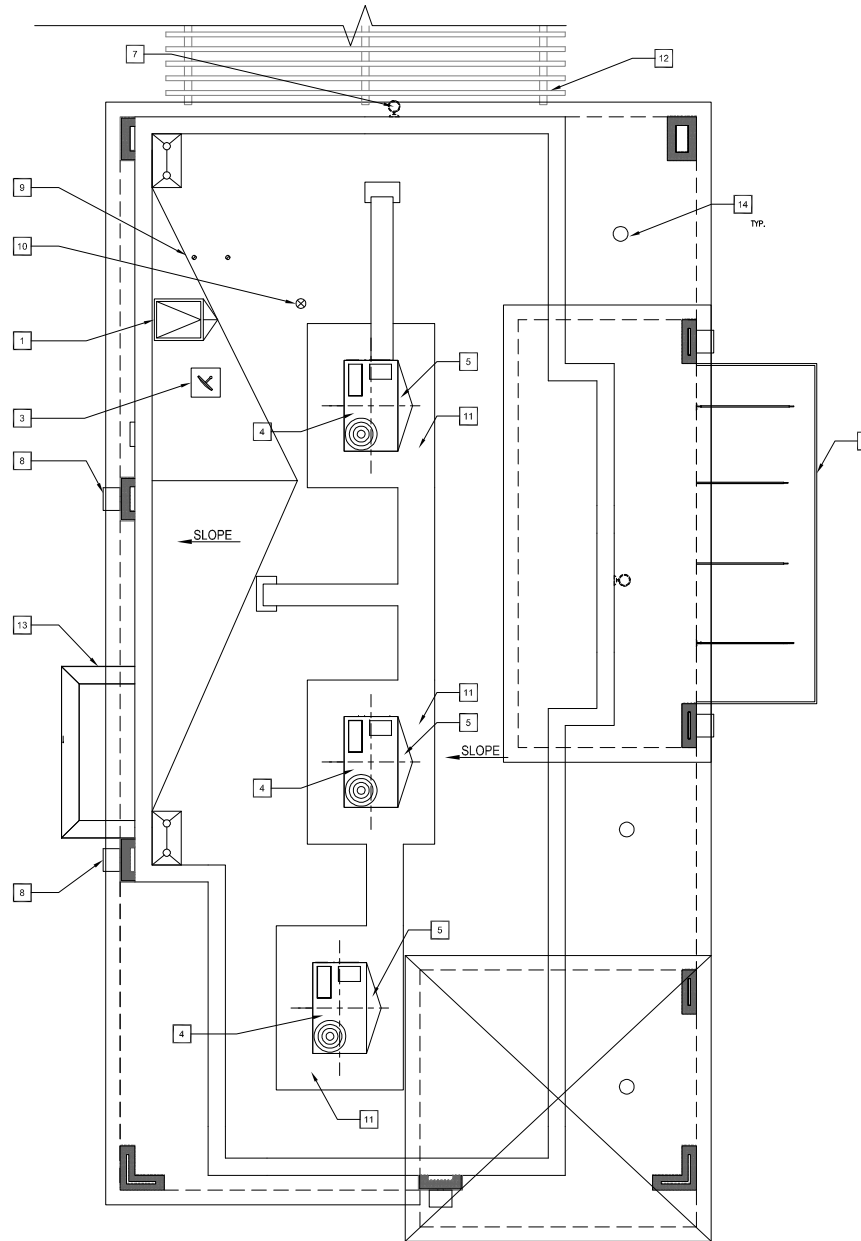
Job #:	M - 1075	Drawn By:	SPD
Date:	08/02/22	Scale:	AS NOTED
11-B			



INTERIOR FLOOR PLAN (PARCEL 2 - RESTAURANT)

1/4"=1'-0"

IFP		Job #:	M - 1075		Description
		Date:	05/10/22		
		Scale:	AS NOTED		
		Drawn By:	SPD		
		6008-4390 VAN BUREN BLVD. RIVERSIDE, CA 92503			
		INTERIOR FLOOR PLAN (RESTAURANT)			



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 - 92548A - BRONZE		

Rev. #	Date	Description

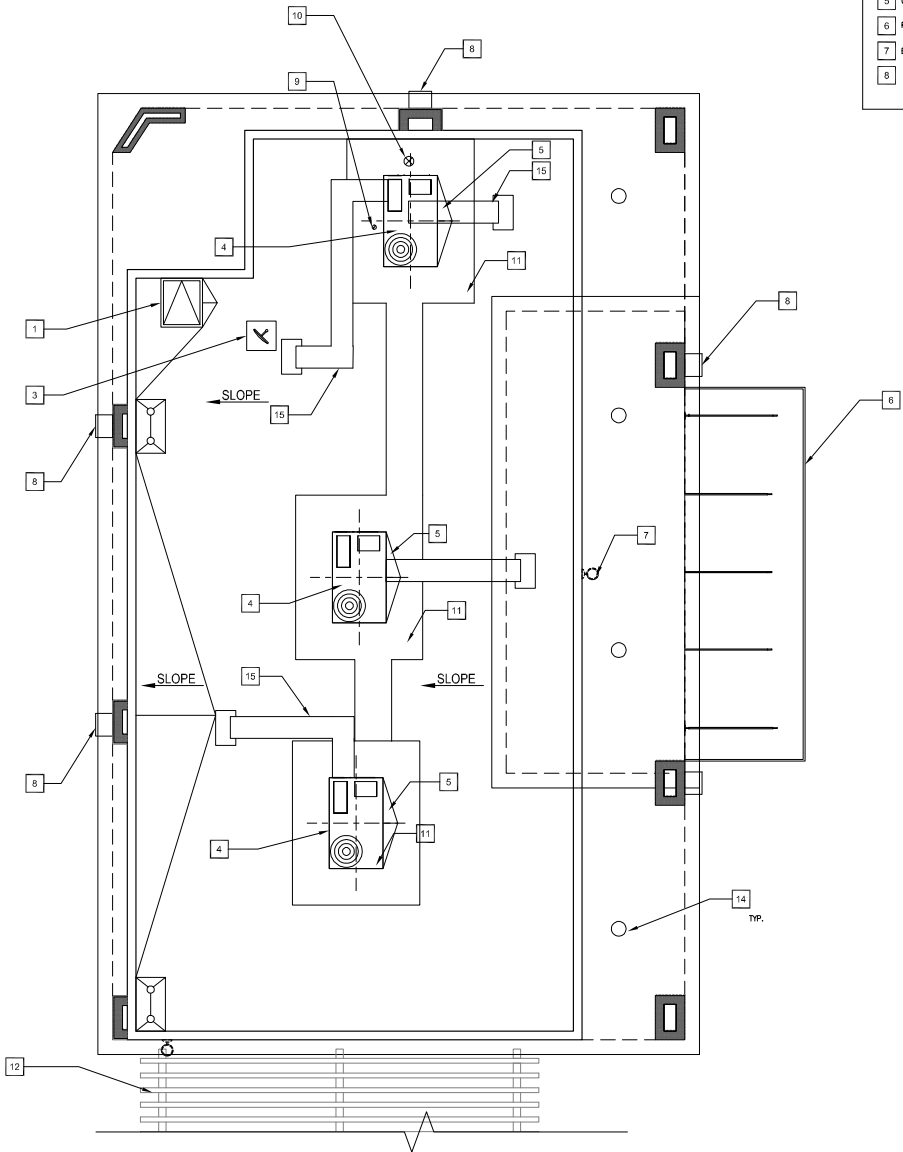
Job #:	M - 1075
Date:	05/10/22
Scale:	AS NOTED
Drawn By:	SPD

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

RP1

ROOF PLAN (PARCEL 2 - DRIVE THRU)

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



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		

Rev. #	Date	Description

Job #:	M - 1075
Date:	05/10/22
Scale:	AS NOTED
Drawn By:	SPD
6000+4300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
ROOF PLAN (RESTAURANT)	

ROOF PLAN (PARCEL 2 - RESTAURANT)

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

IFP



