ARLINGTON PLAZA

IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SEPTEMBER, 2020

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 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 BANK	1,600	1/180	9	
TOTAL EXISTING	**126,076**		**578**	**557**
EXISTING RESTAURANT TO BE DEMOLISHED	1,584			
TOTAL EXISTING	**124,492**			
PROPOSED RETAIL	2,000	1/250	8	
PROPOSED RESTAURANT	11,450	1/100	115	
TOTAL	13,450		123	
TOTAL PARKING REQUIRED (124,495 + 13,450):	**137,942**		**685**	**582**

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

Land Use	Size		City of Riverside Code Parking Ratio [1]	Spaces Required
Proposed Tenant Mix				
Retail	85,778	SF	1 space per 250 SF of Gross Floor Area (GFA)	343
Restaurant	20,056	SF	1 space per 100 SF of GFA	201
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*		–
			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
- (PTR) PRELIMINARY TITLE REPORT
- (P) PROPOSED STANDARD STALL
- (P) PROPOSED COMPACT STALL
- PROPOSED PATH OF TRAVEL
- PROPOSED LANDSCAPE
- PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

ZONING:

CR: COMMERCIAL RETAIL ZONE

GENERAL PLAN:

C: COMMERCIAL

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.

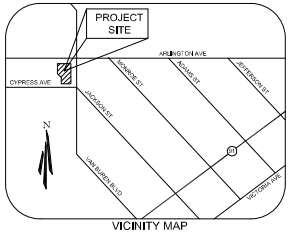
ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 4, 1981 AS INSTRUMENT NO. 169240 OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE RECORDED OCTOBER 14, 1983 AS INSTRUMENT NO. 213737 OF OFFICIAL RECORDS.

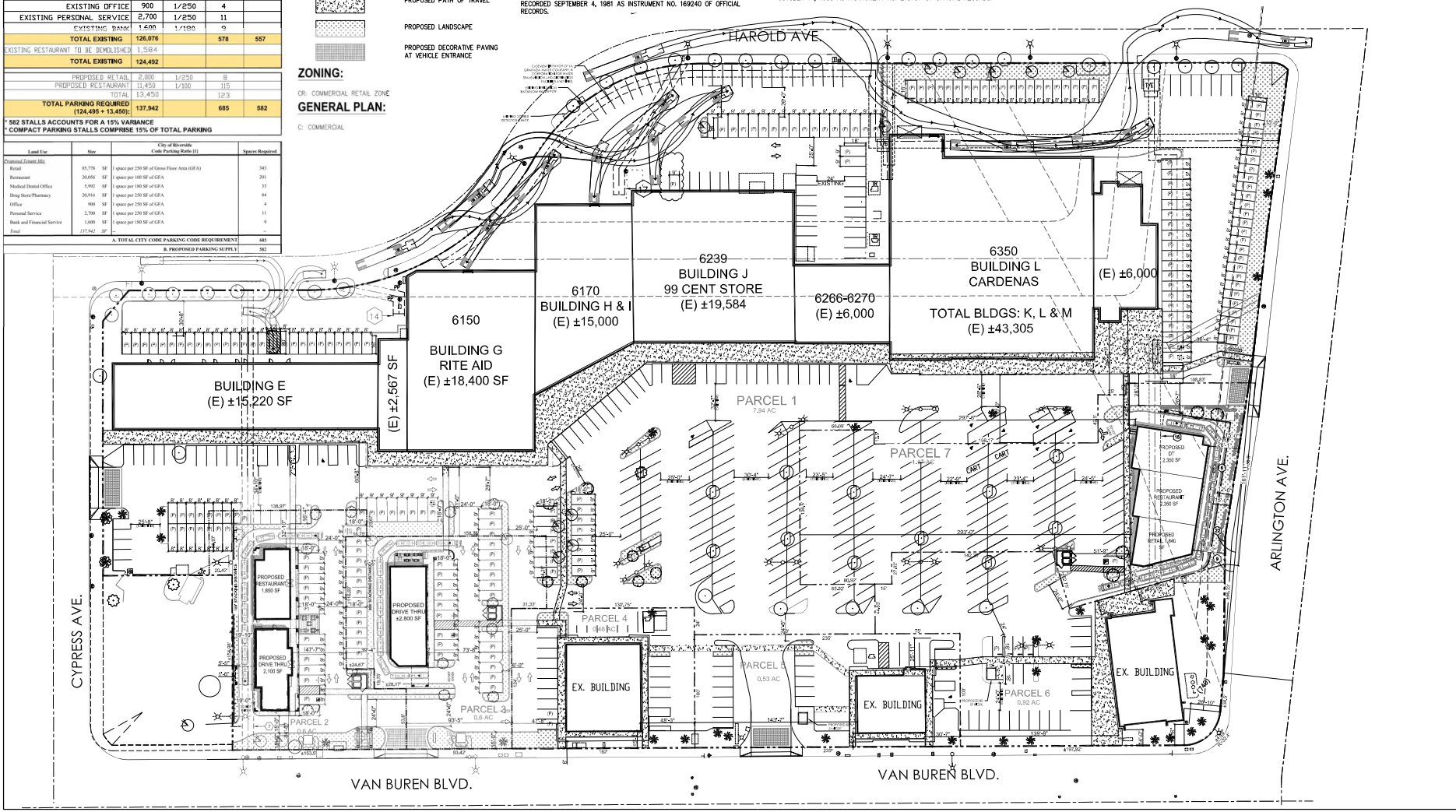
PARCEL 2 (PTR):
THOSE PORTIONS OF LOTS 277, 277A OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED OCTOBER 14, 1983 AS INSTRUMENT NO. 213737 OF OFFICIAL RECORDS.

GRAPHIC SCALE
0' 20' 40' 80' 160'
(IN FEET)
1 inch = 40 ft.
CONTOUR INTERVAL = 1-FOOT



VICINITY MAP
N.T.S.



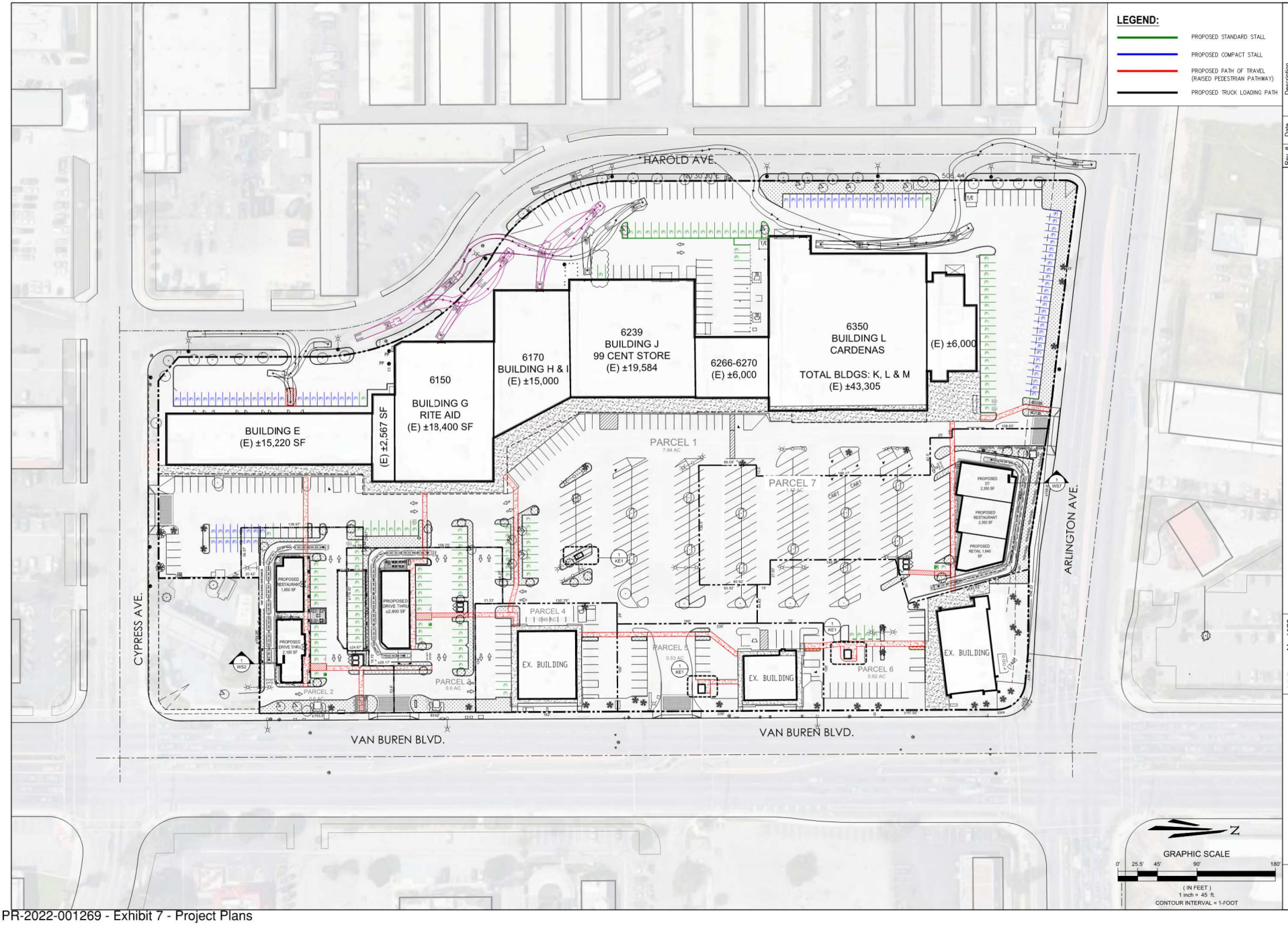
Rev. #	Date	Description

6000-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

SITE PLAN (MAP)

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

SP1



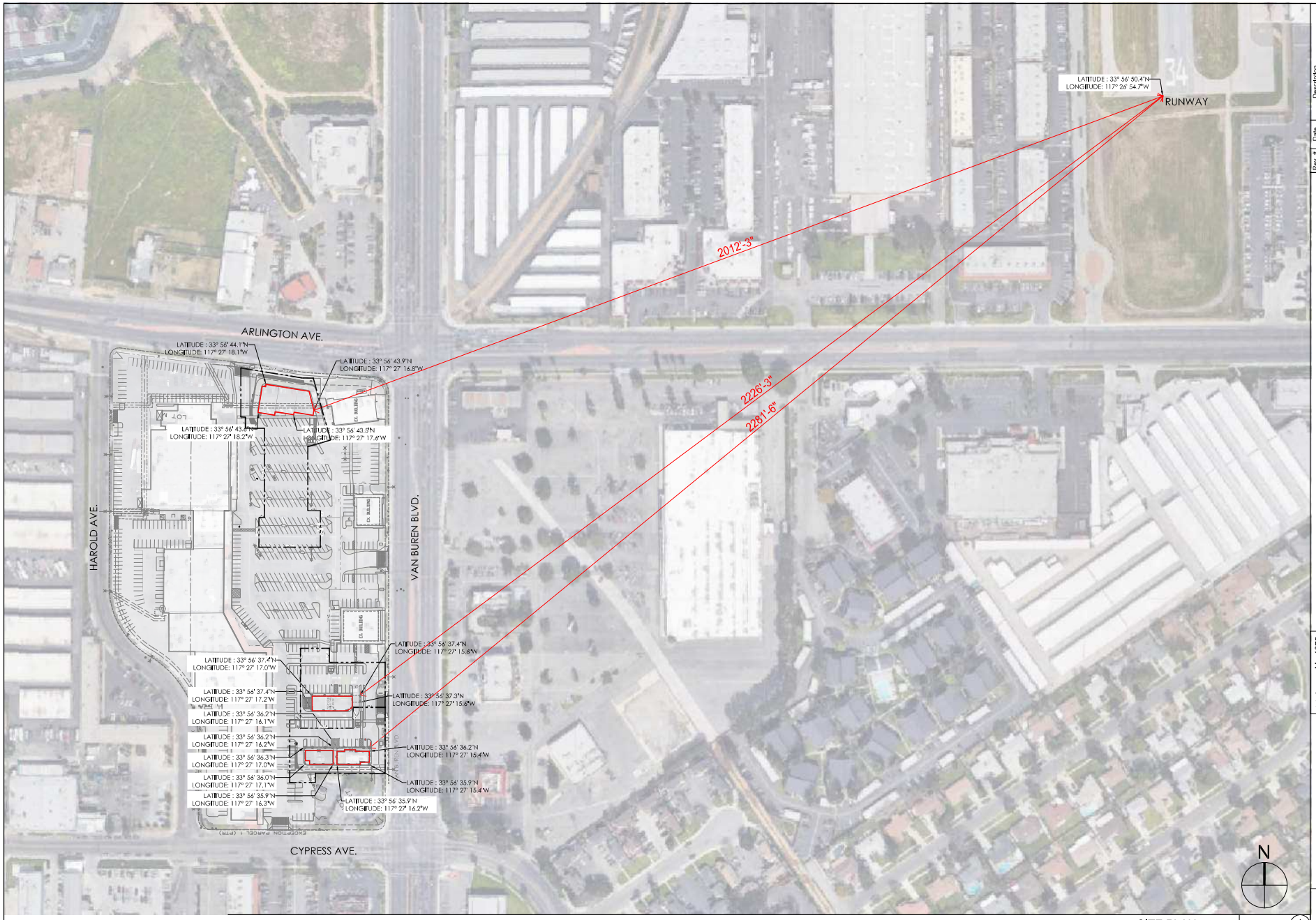
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

SITE PLAN (MAP)

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

SP2



SITE PLAN 1"=90' 1

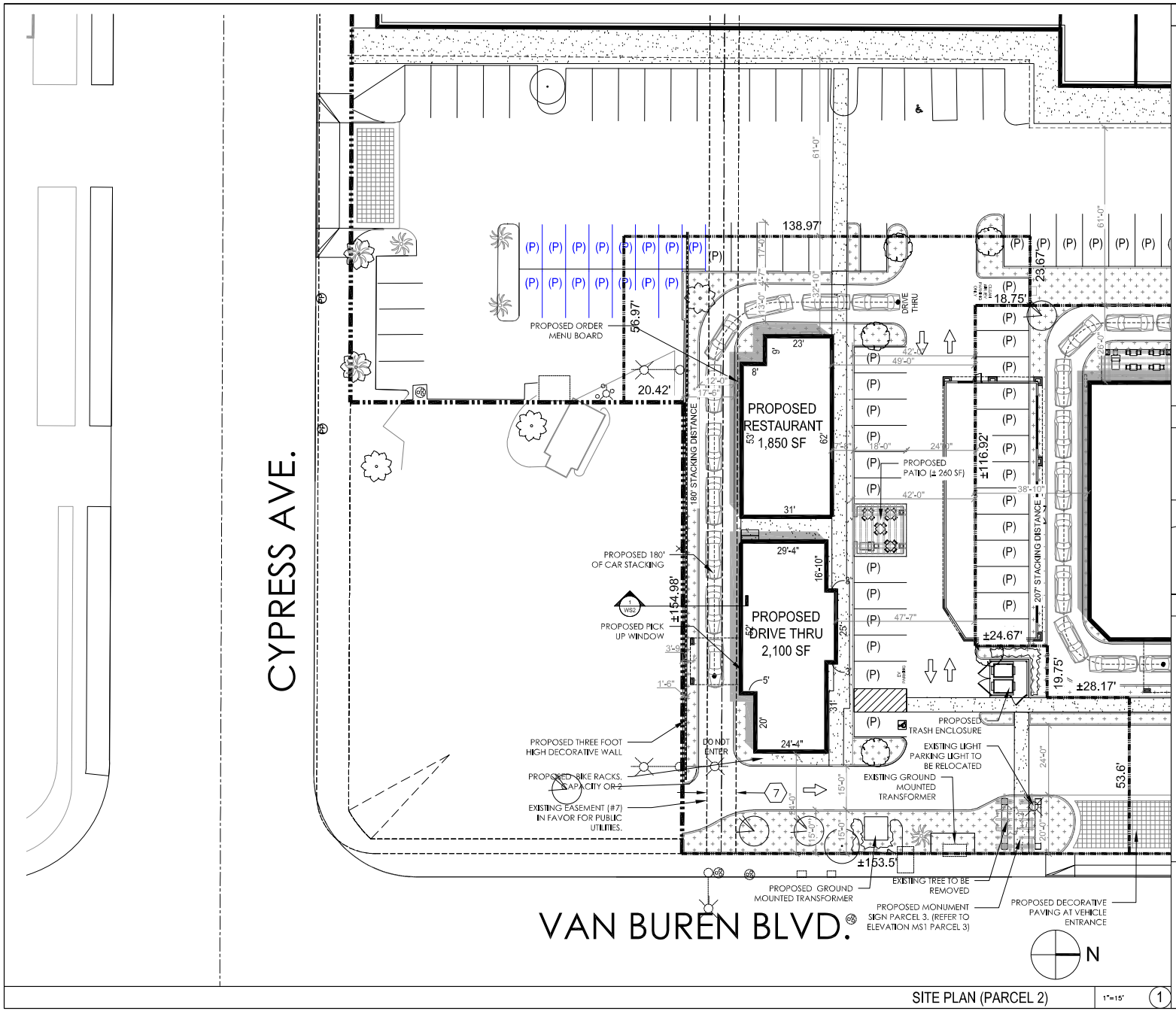
Rev. #	Date	Description

6000-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

FAA EXHIBIT

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

EX-6

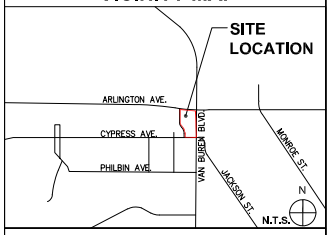


SITE PLAN (PARCEL 2) 1"=15' 1

SITE DATA

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6390 VAN BUREN BLVD., RIVERSIDE, CA 992503
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: • DRIVE THRU: • RESTAURANT:	±3,950 SF • 2,100 SF • 1,850 SF
PROPOSED LS AREA:	±2,150 SF (8.2%)
IMPERVIOUS AREA:	±18,456 SF (71%)
PROPOSED LOT COVERAGE:	±3,950 SF (15.1%)
PARKING REQUIREMENTS	
PARKING REQUIRED: • DRIVE THRU: • RESTAURANT:	40 STALLS • 21 STALLS (1/100 SF FOR 2,100 SF) • 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



LEGEND

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

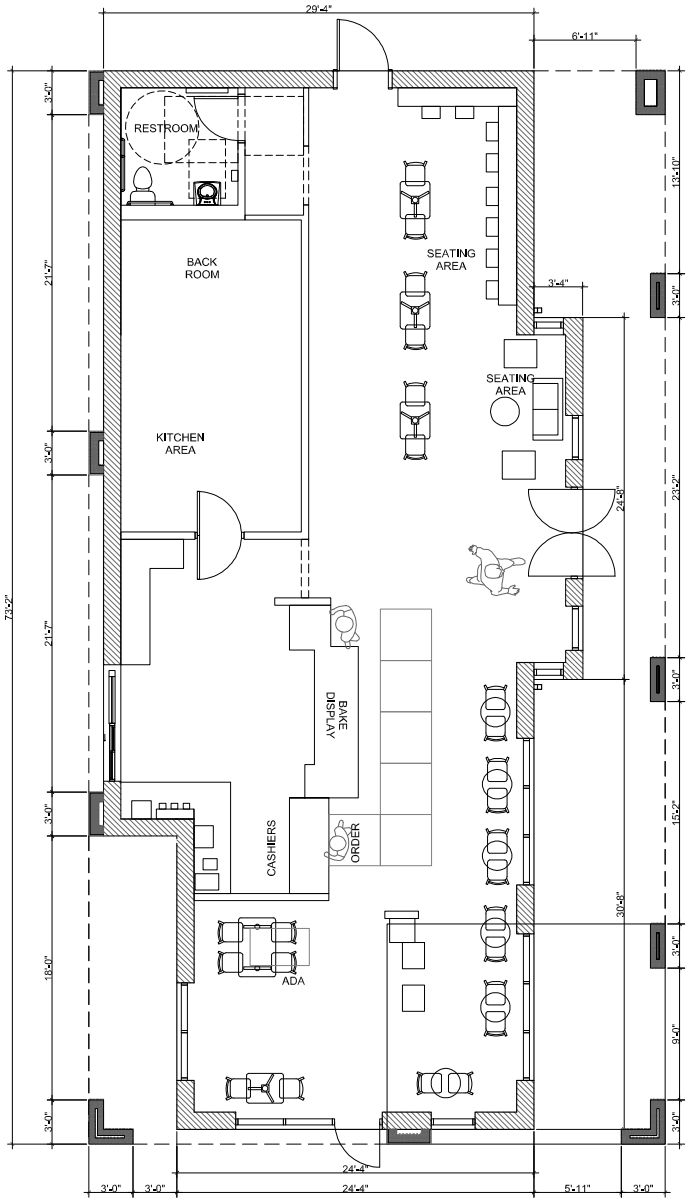
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

SITE PLAN (PARCEL 2)

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

11-B



INTERIOR FLOOR PLAN (PARCEL 2 - DRIVE THRU) 1/4"=1'-0" 1

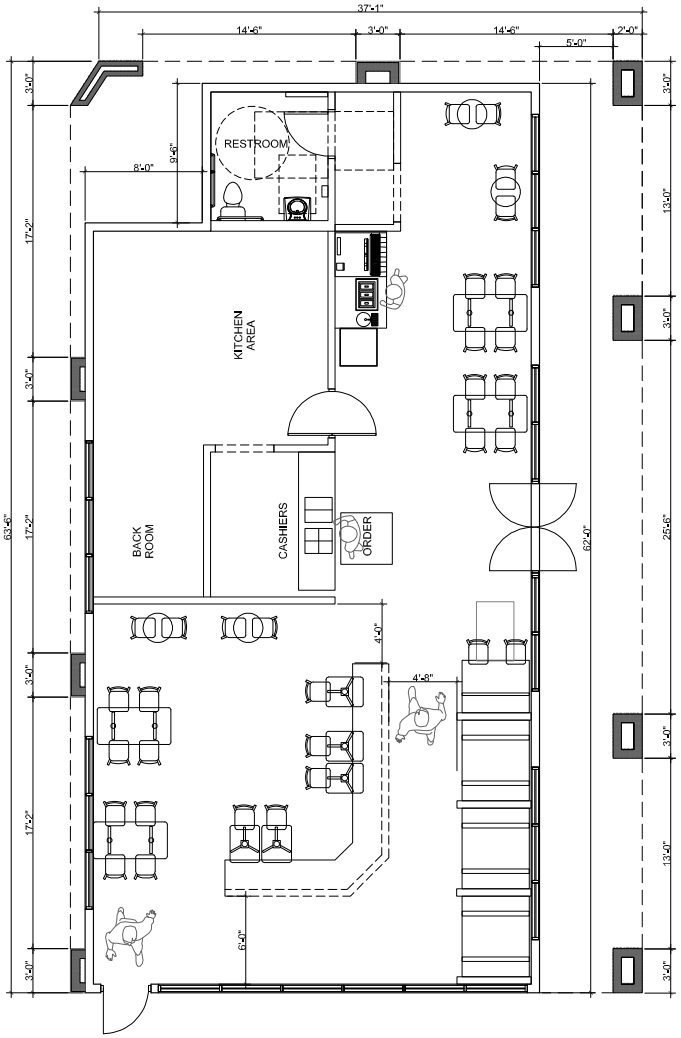
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (DRIVE THRU)

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

IFP



INTERIOR FLOOR PLAN (PARCEL 2 - RESTAURANT) 1/4"=1'-0" 1

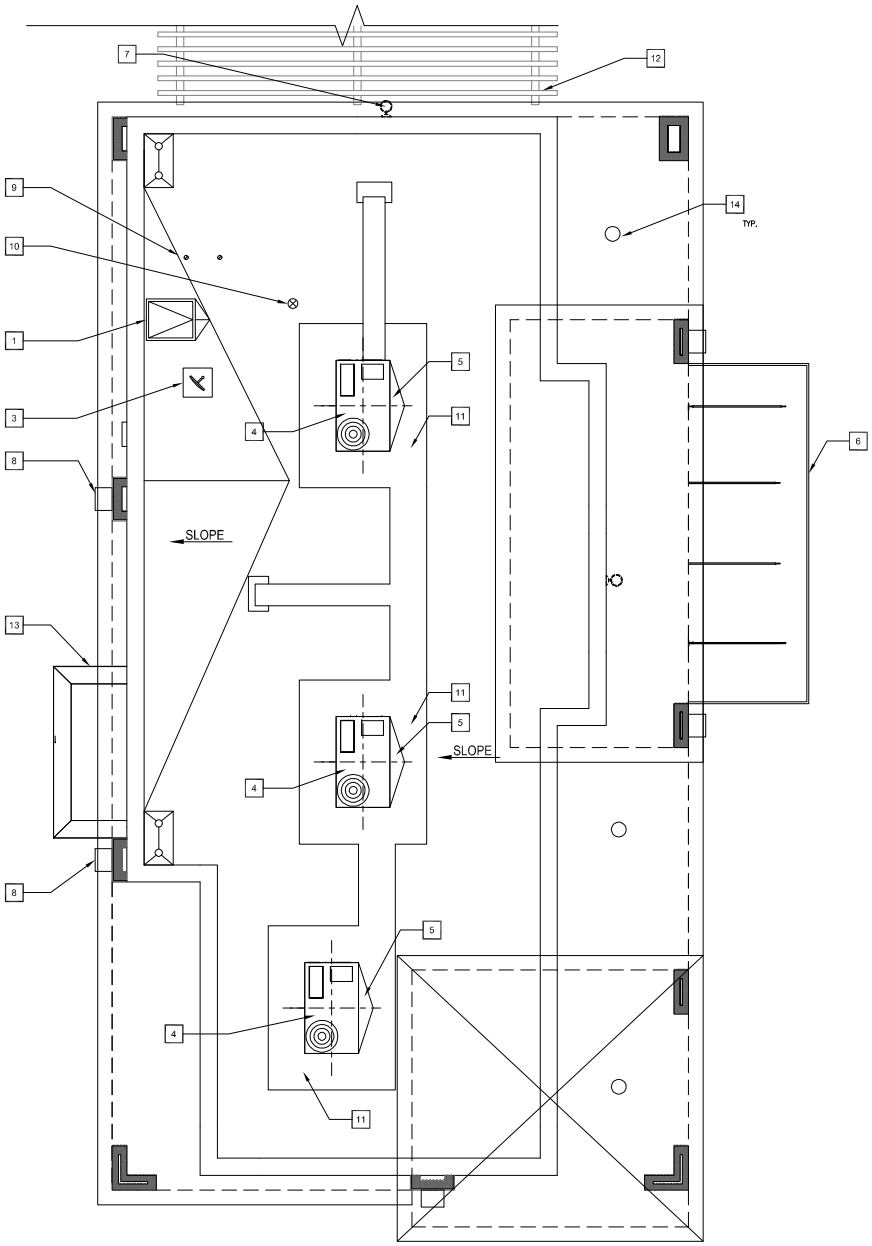
Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

INTERIOR FLOOR PLAN (RESTAURANT)

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

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	PREFINSIHED METAL CANOPY.	14	6"ø DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL CYLINDER – KICHER – 9264BA – BRONZE		

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

ROOF PLAN (DRIVE THRU)

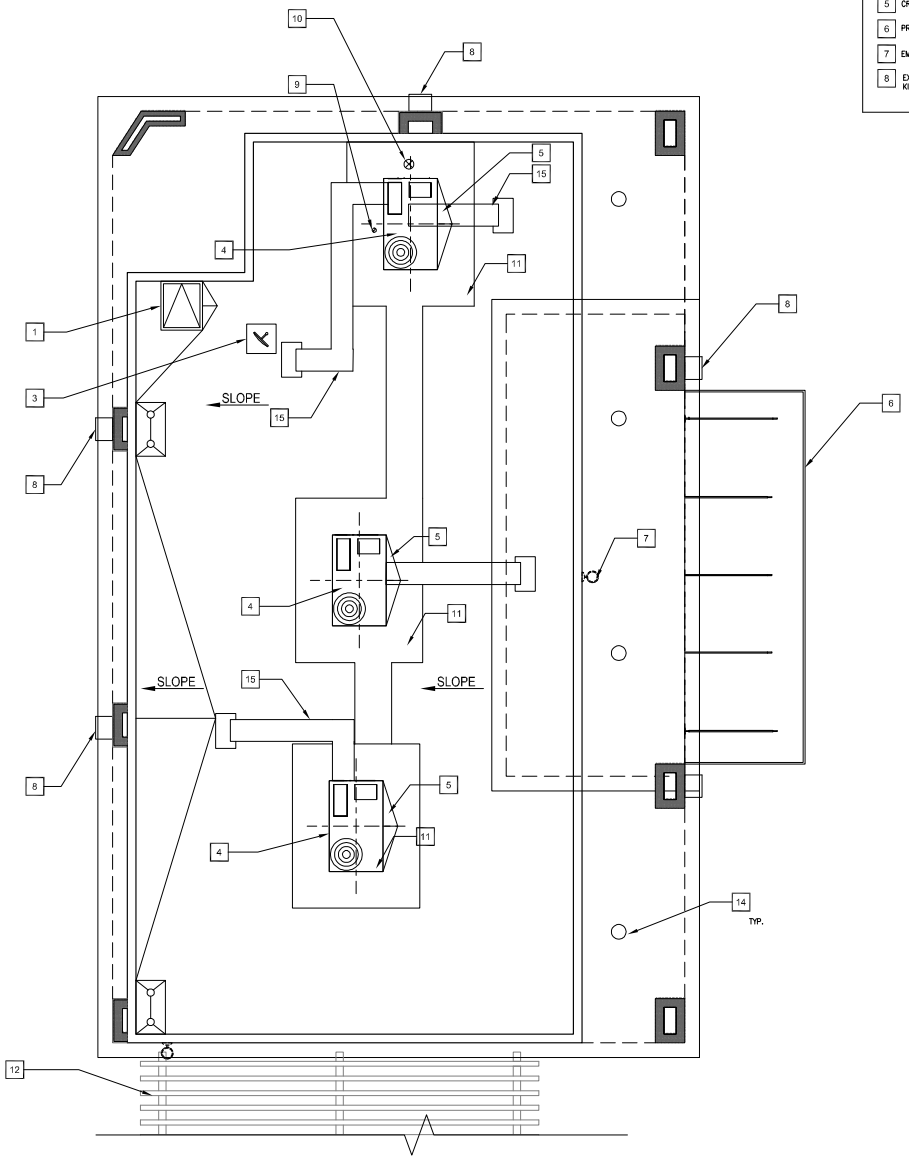
Job #: M - 1075
Date: 05/10/22
Scale: AS NOTED
Drawn By: SPD

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	PREFINSIHED METAL CANOPY.	14	6"ø DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL CYLINDER – KICHER – 9264BA – BRONZE		



ROOF PLAN (PARCEL 2 - RESTAURANT) 1/4"=1'-0" 1

Rev. #	Date	Description

6008-6390 VAN BUREN BLVD.
RIVERSIDE, CA 92503

ROOF PLAN (RESTAURANT)

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

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. TRELLIS
3. PREFINISHED METAL CANOPY
4. CITY SCAPES INLINE WALL MOUNTED TRELLIS – CITY BROWN
5. DRIVE THRU PICK UP WINDOW
6. EXTERIOR WALL CYLINDER – KICHER – 92646A – BRONZE
7. SERVICE & SECONDARY EGRESS DOOR
8. SURVEILLANCE CAMERA
9. EMERGENCY EGRESS LIGHT
10. EGRESS DOOR
11. SPANDREL STOREFRONT (FAUX WINDOWS)
12. INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
13. HVAC EQUIPMENT

EXTERIOR COLORS & FINISHES

- A – SHERWIN WILLIAMS PAINT #SW 6385 – NAPERY
- B – SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
- C – SHERWIN WILLIAMS PAINT #SW 9092 – ICED MOCHA
- D – ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M10C21A44
- E – TESORO COTO TILE & STONE COTTO EXTERIOR FINISH SPACE CODCOTTO20X20EXT
- F – SPANISH TILE ROOF
- G – SHERWIN WILLIAMS PAINT #SW 7032 – WARM STONE
- H – SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE
- I – VINTAGE RANCH DOVERWOOD ELDORADO STONE

SHERWIN WILLIAMS PAINT #SW 6385 – NAPERY

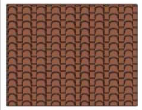
SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT

SHERWIN WILLIAMS PAINT #SW 9092 – ICED MOCHA

TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH CODCOTTO20X20EXT

SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE

SHERWIN WILLIAMS PAINT #SW 7032 – WARM STONE


SPANISH TILE ROOF

VINTAGE RANCH DOVERWOOD ELDORADO STONE

Rev. #	Date	Description

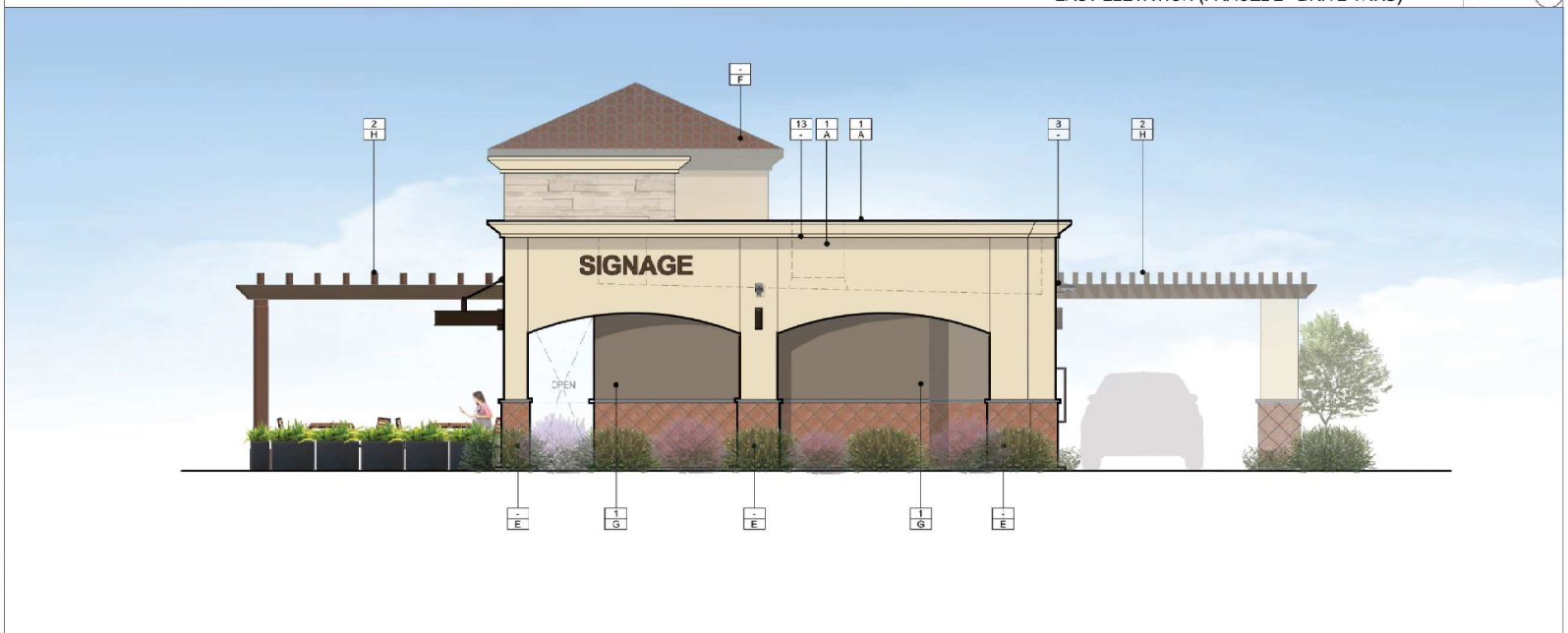
6000-6300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 2)

Job #: M - 1075
Date: 08/25/22
Scale: AS NOTED
Drawn By: SPD

ELEV

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



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

KEYED NOTES

1. EXTERIOR STUCCO TO BE PAINTED
2. TRELLIS
3. PREFINISHED METAL CANOPY
4. CITY SCAPES INLINE WALL MOUNTED TRELLIS – CITY BROWN
5. DRIVE THRU PICK UP WINDOW
6. EXTERIOR WALL CYLINDER – KICHER – 92646A – BRONZE
7. SERVICE & SECONDARY EGRESS DOOR
8. SURVEILLANCE CAMERA
9. EMERGENCY EGRESS LIGHT
10. EGRESS DOOR
11. SPANDREL STOREFRONT (FAUX WINDOWS)
12. INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
13. HVAC EQUIPMENT

EXTERIOR COLORS & FINISHES

- A – SHERWIN WILLIAMS PAINT #SW 6385 – NAPERY
- B – SHERWIN WILLIAMS PAINT #SW 9023 – DAKOTA WHEAT
- C – SHERWIN WILLIAMS PAINT #SW 9092 – ICED MOCHA
- D – ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M10C21A44
- E – TESORO COTO TILE & STONE COTTO EXTERIOR FINISH SPACE CODCOTTO20X20EXT
- F – SPANISH TILE ROOF
- G – SHERWIN WILLIAMS PAINT #SW 7032 – WARM STONE
- H – SHERWIN WILLIAMS PAINT #SW 7034 – STATUS BRONZE
- I – VINTAGE RANCH DOVERWOOD ELDORADO STONE

Rev. #	Date	Description

6000-6300 VAN BUREN BLVD.
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 2)

Job #:	M - 1075
Date:	08/25/22
Scale:	AS NOTED
Drawn By:	SPD

ELEV