

1. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 19, 1910 IN BOOK 304 OF DEEDS, PAGE 100 (EASEMENT NOT PLOTTABLE).

2. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED APRIL 19, 1910 IN BOOK 304 OF DEEDS, PAGE 103 (EASEMENT NOT PLOTTABLE).

3. AN EASEMENT FOR LAYING, MAINTAINING, AND CONSTRUCTING WATER DITCHES, CANALS, PIPELINES, FLUMES AND CONDUITS FOR CONVEYING AND DISTRIBUTING WATER FOR IRRIGATION AND DOMESTIC PURPOSES AND INCIDENTAL PURPOSES IN FAVOR OF TWIN BUTTES WATER COMPANY, A CORPORATION, RECORDED AUGUST 11, 1919 IN BOOK 508 OF DEEDS, PAGE 101 (EASEMENT NOT PLOTTABLE).

4. A PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDED SUCH ELECTRICITY, POWER AND WATER ARE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES, AS SET OUT IN DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (EASEMENT NOT PLOTTABLE).

5. A PERPETUAL EASEMENT IN AND OVER THE HEREIN DESCRIBED PROPERTY FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PIPES, CONDUITS, POLES, WIRES, DITCHES, CANALS AND OTHER MEANS OF CONVEYING ELECTRICITY, POWER AND WATER, PROVIDED SUCH ELECTRICITY, POWER AND WATER ARE USED FOR THE OPERATION OF PUMPING PLANTS OPERATED BY THE ARLINGTON MUTUAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS, THE SECURITY TRUST AND SAVINGS BANK, A CORPORATION, RESERVING ALL RIGHTS PERTAINING TO THE USE OF ELECTRICITY AND POWER FOR ALL OTHER PURPOSES, AS SET OUT IN DEED RECORDED FEBRUARY 13, 1925 IN BOOK 629 PAGE 218 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (EASEMENT NOT PLOTTABLE).

6. AN EASEMENT FOR EXCAVATE FOR AND LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, ALTER, REPLACE AND REMOVE A LINE OF PIPE OR LINES OF PIPE, DITCHES OR FLOOD LINES, TOGETHER WITH ANY OR ALL FITTING APPURTENANT THERETO, FOR THE CONVEYANCE OF WATER AND INCIDENTAL PURPOSES IN FAVOR OF CITIZENS DOMESTIC WATER COMPANY, RECORDED MARCH 18, 1926 IN BOOK 663 OF DEEDS, PAGE 591 (EASEMENT NOT PLOTTABLE).

7. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPURTENANTS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE, THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY THE RECORDS (EASEMENT NOT PLOTTABLE).

8. AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY, RECORDED JUNE 19, 1928 AS BOOK 773, PAGE 144 OF DEEDS.

9. AN EASEMENT FOR WATER LINES AND INCIDENTAL PURPOSES IN FAVOR OF ANZA WATER COMPANY, RECORDED SEPTEMBER 23, 1954 AS BOOK 1633, PAGE 327 OF OFFICIAL RECORDS (EASEMENT NOT PLOTTABLE).

10. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM COUNTY HIGHWAY HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED JULY 27, 1955 AS BOOK 1771, PAGE 559 OF OFFICIAL RECORDS (NOT SHOWN).

11. AN EASEMENT FOR ROAD AND UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF VIRGL J. VIAL AND CLARA J. VIAL, HUSBAND AND WIFE, RECORDED JUNE 22, 1960 AS BOOK 2718, PAGE 145 OF OFFICIAL RECORDS.

12. EASEMENTS OVER SAID LAND AS EVIDENCED BY DEEDS TO THE CITY OF RIVERSIDE RECORDED APRIL 2, 1962 IN BOOK 3109 PAGES 344 AND 359 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA (EASEMENTS NOT PLOTTABLE).

13. AN EASEMENT FOR STORM DRAIN FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED SEPTEMBER 01, 1967 AS INSTRUMENT NO. 77337 OF OFFICIAL RECORDS.

14. AN EASEMENT FOR ROADWAY SLOPE AND SUPPORT AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 24, 2011 AS INSTRUMENT NO. 2011-031108 OF OFFICIAL RECORDS.

15. AN EASEMENT FOR PUBLIC STREET AND HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED MARCH 24, 2011 AS INSTRUMENT NO. 2011-031119 OF OFFICIAL RECORDS.

16. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF RIVERSIDE, CALIFORNIA, CHARTER CITY AND MUNICIPAL CORPORATION, RECORDED MAY 14, 2015 AS INSTRUMENT NO. 2015-0200822 OF OFFICIAL RECORDS.

PARCEL 1:

ALL THAT PORTION OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN BY MAP SHOWING A SUBDIVISION OF THE RANCHO LA SIERRA ON FILE IN BOOK 6 PAGE 70, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 32°27'35" WEST, OF RECORD NORTH 32°28' WEST ALONG THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO V.G. VIAL BY DEED RECORDED OCTOBER 10, 1927 IN BOOK 736, PAGE 281, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, 626 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JESSIE B. COALSON, A WIDOW, BY DEED RECORDED NOVEMBER 16, 1959, IN BOOK 2581, PAGE 420, OF OFFICIAL RECORDS, FOR THE POINT OF BEGINNING;

THENCE SOUTH 89°39'50" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 278.84 FEET (278.87 FEET OF RECORD) TO THE WESTERLY LINE OF VAN BUREN BOULEVARD, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 27, 1955, IN BOOK 37, PAGE 135; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID PARCEL 02°10' EAST, ALONG SAID WESTERLY LINE AND ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO V.G. VIAL BY DEED RECORDED JULY 27, 1955, IN BOOK 37, PAGE 135; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 37 OF MCCLASKY TRACT AS SHOWN BY MAP ON FILE IN BOOK 10, PAGES 36 AND 37, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 89°37'20" WEST OF RECORD SOUTH 89°39'50" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 37.13 FEET, ALONG SAID WESTERLY LINE 37.13 FEET; THENCE SOUTH 70°09'35" WEST, 386.52 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND CONVEYED TO V.G. VIAL BY DEED RECORDED OCTOBER 10, 1927, IN BOOK 73, PAGE 281, OF DEEDS, THENCE SOUTH 32°27'35" EAST (OF RECORD SOUTH 32°27'35" EAST) ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 404.23 FEET TO THE POINT OF BEGINNING.

SAID LAND IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 132, PAGE 4, OR RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

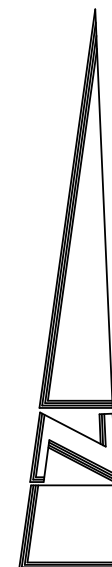
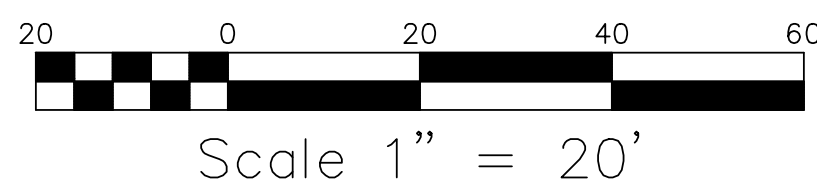
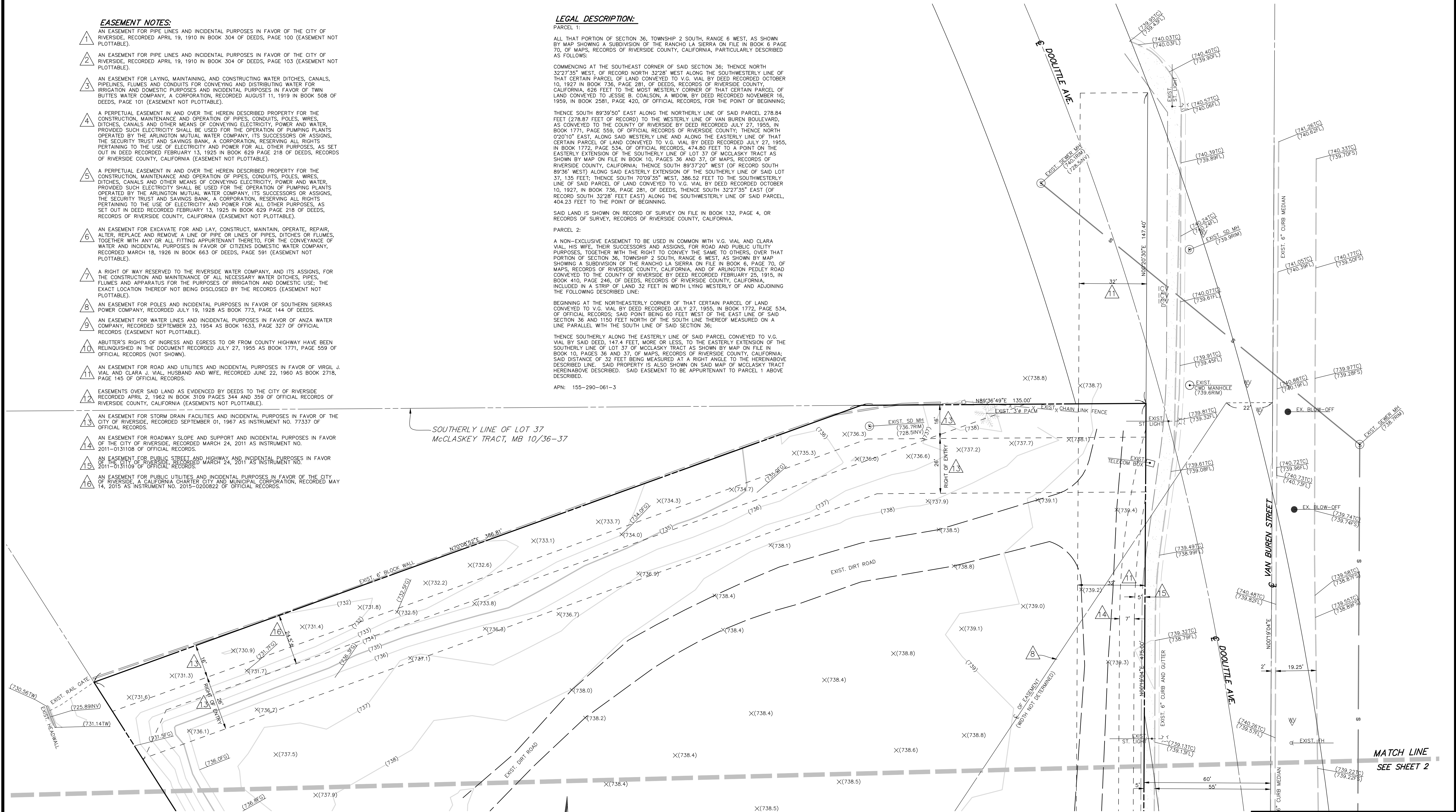
A NON-EXCLUSIVE EASEMENT TO BE USED IN COMMON WITH V.G. WAL AND CLARA WAL, HIS WIFE, THEIR SUCCESSORS AND ASSIGNS, FOR ROAD AND PUBLIC UTILITY PURPOSES, TOGETHER WITH THE RIGHT TO CONVEY THE SAME TO OTHERS, OVER THAT PORTION OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 8

BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO V.G. VIAL BY DEED RECORDED JULY 27, 1955, IN BOOK 1772, PAGE 534, OF OFFICIAL RECORDS; SAID POINT BEING 60 FEET WEST OF THE EAST LINE OF SAID SECTION 36 AND 1150 FEET NORTH OF THE SOUTH LINE THEREOF MEASURED ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36;

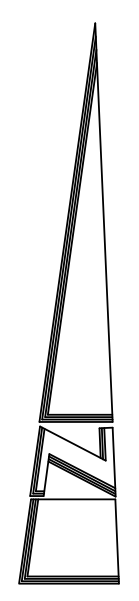
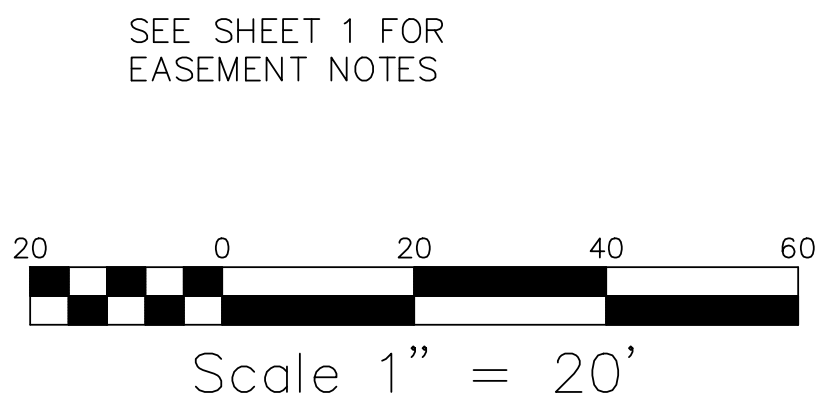
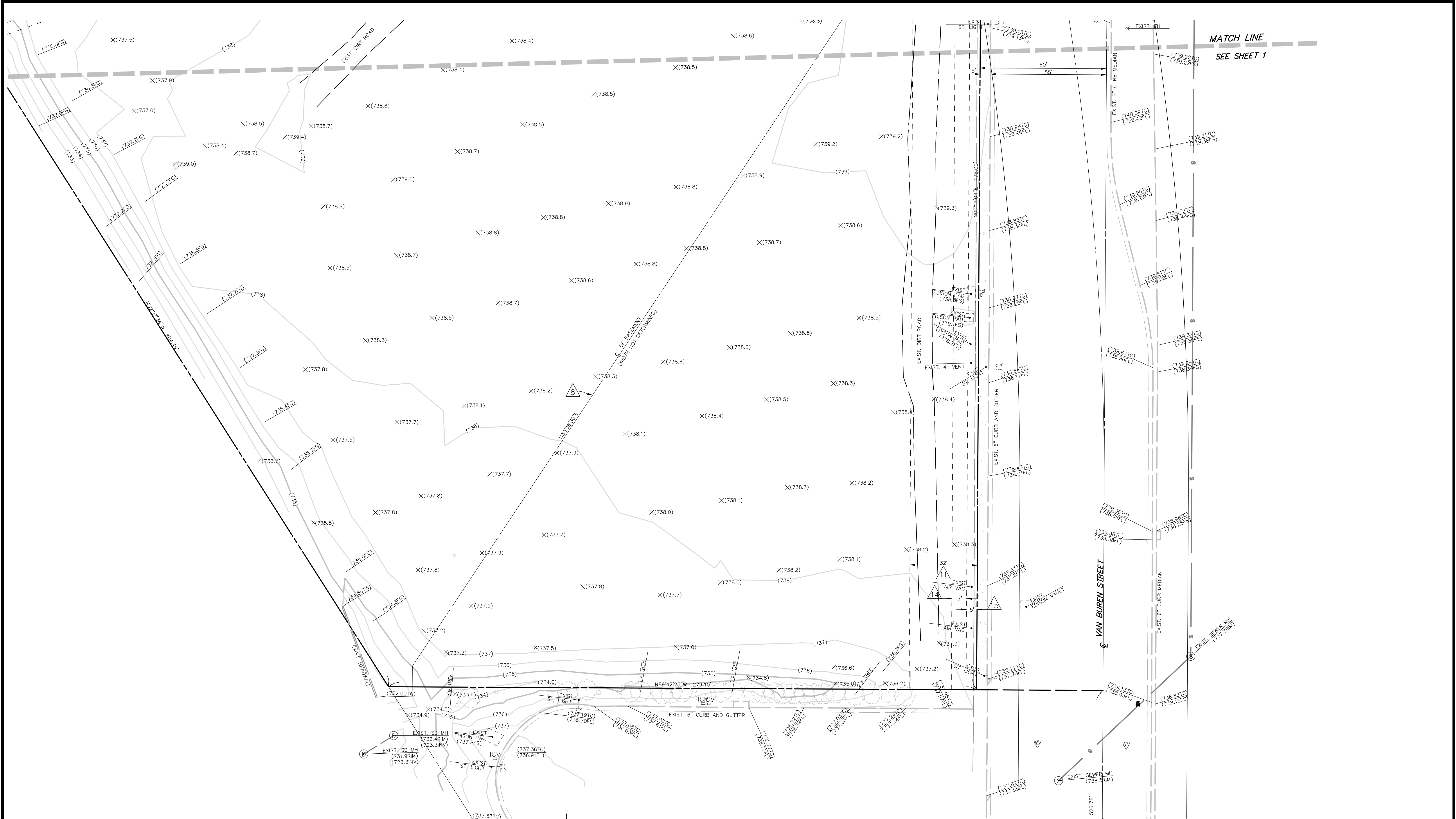
BEGINNING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO V.G. VIAL BY DEED RECORDED JULY 27, 1955, IN BOOK 1772, PAGE 534, OF OFFICIAL RECORDS; SAID POINT BEING 60 FEET WEST OF THE EAST LINE OF SAID PARCEL OF LAND; THENCE NORTH 82° 32' 00" WEST 100 FEET TO A POINT MEASURED ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO V.G. VIAL BY SAID DEED, 147.4 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 37 OF MCCLASKY TRACT AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF CLATSOP, OREGON; SAID DISTANCE OF 32 FEET BEING MEASURED AT A RIGHT ANGLE TO THE HEREINAFORE DESCRIBED LINE; SAID PROPERTY IS ALSO SHOWN ON SAID MAP OF MCCLASKY TRACT AS HEREINAFORE DESCRIBED; SAID EASEMENT TO BE APPURTINANT TO PARCEL 1 ABOVE DESCRIBED.

APN: 155-290-061-3



BENCHMARK	REVIEWS:	PREPARED UNDER THE SUPERVISION OF:	TOPOGRAPHIC MAP <div style="display: flex; justify-content: space-between;"> <div> <u>SITE</u> VAN BUREN STREET RIVERSIDE, CA 92503 </div> <div> <u>PREPARED FOR</u> ARTHUR DEMIRCHYAN 729 E. ARROW HWY. AZUSA, CA 91702 (626)859-0301 </div> </div>	DATE: 7/30/15	JOB NO. 5430
		R.C.E. _____ LIC. EXP. _____ DATE _____		DRAWN BY: KSJ	SCALE 1"=20'
		APPROVED BY: _____		DESIGNED BY: ---	SHEET 1
		DATE _____		CHECKED BY: KJR	OF 2 SHEETS



BENCHMARK	REVISIONS:	PREPARED UNDER THE SUPERVISION OF:		TOPOGRAPHIC MAP	DATE: 7/30/15	JOB NO. 5430
		R.C.E. LIC. EXP. DATE			DRAWN BY: KSJ	SCALE 1"=20'
		APPROVED BY:			DESIGNED BY: ---	SHEET 2 OF 2 SHEETS
		DATE			CHECKED BY: KJR	
				SITE VAN BUREN STREET AND ARLINGTON AVENUE RIVERSIDE, CA	PREPARED FOR ARTHUR DEMIRCHYAN 729 E. ARROW HWY. AZUSA, CA 91702 (626)859-0301	

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LAND
DEVELOPMENT
DESIGN
COMPANY, LLC

2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468
PLANNING • CIVIL • SURVEYING

[illegible]



FINISH & MATERIAL SCHEDULE

Pre-Cast Stone Pavers

PLANT KEY

Trees

Olea europaea 'Swan Hill' / 'Swan Hill' fruitless olive

Chitalpa tashkentensis 'Pink Dawn' / Chitalpa

Parkinsonia 'Desert Museum' / Palo verde

Syagrus romanzoffiana / Queen palm

Dalbergia sissoo / Rosewood

Shrub and Groundcover

Sightline Planting

A. Bougainvillea 'Barbara Karst' / Bougainvillea

B. Phormium tenax / New Zealand flax

Street-Facing Landscape

A. Phormium tenax / New Zealand Flax

B. Chondropetalum tectorum / Cape Rush

C. Muhlenbergia capillaris / Pink Muhly

D. Senecio talinoides 'Mandraliscae' / Blue finger

E. Trachelospermum jasminoides / Star jasmine

F. Thymus / Thyme

G. Achillea millefolium / Common yarrow

Parking Lot Canopy

A. Phormium tenax / New Zealand Flax

B. Muhlenbergia capillaris / Pink Muhly

C. Senecio talinoides 'Mandraliscae' / Blue finger

D. Hypericum calycinum / St Johnswort

Eastern Easment

A. Phormium tenax / New Zealand Flax

B. Chondropetalum tectorum / Cape Rush

C. Bougainvillea 'Barbara Karst' / Bougainvillea

Retention Basin

A. Pennisetum 'Fairy Tails' / Fountain grass

B. Carex pansa / California meadow sedge

Landscape Buffer

A. Asparagus densiflorus 'Myers' / Foxtail Fern

B. Ceanothus 'Yankee Point' / Ceanothus

C. Trachelospermum jasminoides / Star jasmine

Irrigation System

A. All systems are controlled automatically and connected to rain sensors

B. Drip irrigation with 12" spacing

C. Spray rotors on the eastern easment with drip irrigation for the first 5'

Mulch

A. 1.5" thick pea gravel in street-facing landscape zone, parking lot canopy, and more visible areas.

B. Min 2" thick shredded bark mulch at the easment and property line borders

John Kaliski Architects

3780 Wilshire Boulevard, Suite 300
Los Angeles, California 90010
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(213) 383-7981 *fax*
Contact:
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jkaliski@johnkaliski.com
Carolyn Matsumoto
cmatsumoto@johnkaliski.com

Project:

Express Car Wash
6458 Van Buren Boulevard
Riverside, CA 92503

Client:

Arthur Dermirchyan
202 East First Street
Santa Ana, CA 92701

No.	Date	Issue Notes
1	04.28.2015	Site Plan
2	06.02.2015	Pre-Development Mtg w/ City of Riverside
3	06.17.2015	Site Plan
4	06.24.2015	Site Plan - Alternative
5	06.25.2015	Site Plan to Traffic Engineer
6	07.07.2015	Site Plan Edit to Traffic Engineer
7	07.31.2015	Schematic Design Meeting
8	10.30.2015	CUP and Design Review Submittal
9	12.21.2015	Tentative Parcel Map Submittal

Consultant:

**Paul Lewis & Associates
Landscape Architecture**
13351-D Riverside Drive #445
Sherman Oaks, California 91423
(818) 788-9382 *ph*
(818) 788-3217 *fax*
Contact:
Paul Lewis, Leed AP
plewis@studio4903.com

DESIGN
DEVELOPMENT

Drawn By
JY

Reviewed By
PL/JK

Date
12/30/15

Project No.
1512

File Name
1512 151229 6458 Van Buren Landscape Plan.vwx

LANDSCAPE PLAN

L101

All drawings, documents, specifications, reports, computer files, field data and notes contained herein are instruments of service prepared by the Architect and shall remain the property of the Architect.

ZONING ANALYSIS

Criteria		Riverside Municipal Code	Allowed/Required	Provided	Notes
6458 Van Buren Blvd APN 155-290-061	CR Commercial Retail Zone	19.110.010.B			Indoor Oriented Retail Sales and Service and Office Uses (Stand-Alone Businesses or as part of Commercial Centers or Office Developments)
		19.150.020 (A)	Vehicle Wash Facilities		Subject to the granting of a Conditional Use Permit (CUP), Chapter 19.760
			Vehicle Parts and Accessories		Permitted
			Retail Sales with Incidental Repairs		Permitted
	AP Airport Protection Overlay Zone	19.170			Established to implement the requirements of the Riverside County Airport Land Use Compatibility Plan (ALUCP). The requirements are established to limit noise impacts on noise-sensitive uses and to protect and preserve airports and aviation safety, as well as public safety, from aviation-related hazards. The Airport Protection Overlay Zone may be applied to any underlying base zone and may be applied in conjunction with other overlay zones (Ord. 6966 §1,2007)
FAR		19.110.030	0.50 max	0.19	The Approving or Appeal Authority may make findings to allow a development project to exceed a max FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720(Variance) are not required.
Lot Area		19.110.030	20,000 sf min	174,464 sf / 4 ac	Smaller min lot areas may be established by a specific plan or master plan in the BMP Zone. A master plan must include provisions for common access, parking and maintenance. A total master plan area of 5 acres is required. Site Plan Review approval by the Zoning Administrator is required for any master plan.
Lot Width		19.110.030	60 ft min	475 ft	
Lot Depth		19.110.030	100 ft min	279'-1"	
Building Height		19.110.030	75 ft max		See restrictions in Chapter 19.170 for AP Overlay Zone
	Compatibility Zone D	1.5.3.(9)	150 ft max		Per ALUCP within Compatibility Zone D (see Riverside County Airport Land Use Compatibility Plan)
			16 ft max (for review)		Per FAA Federal Aviation Regulations (FAR) Part 77 Review.
Building Floor Area		1.5.3.(a)(5)	20,000 sf max	23,739 sf	Major Land Use Action required per ALUCP for any discretionary development proposal for projects having a building floor area of 20,000 sf or greater unless only ministerial approval (e.g., a building permit) is required.
Front Yard Setback		19.110.030	0 ft	20 ft	Front Yard Setbacks shall be increased by 2-1/2 ft per story for any story over the second story. See Chapter 19.180 - Building Setback Overlay Zone
Side Yard Setbacks	Interior Side	19.110.030	0 ft min	0 ft	Side Yard Setbacks shall be increased by 2-1/2 ft per story for any story over the second story.
	Street Side		0 ft min	N/A	
Rear Yard Setback		19.110.030	5 ft min abutting residential	32 ft with 5 ft landscaping	Whenever a CR zoned property abuts a property zoned for residential use, the setback shall be a minimum of 15 ft with at least 5 ft of landscaping. Additional setbacks may be required.
Landscape Setbacks		19.110.030	Varies		See Chapter 19.580 - Parking and Loading
	Parking Lot Landscaping Parking Spaces > 21	19.580.090.D.2	15 ft min	15 ft	For 21 or Greater Parking Spaces: a minimum 15-ft-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.
	Parking Lot Landscaping Adj to Residential Zone	19.580.090.D.4	5 ft min	5 ft Adj to Residential Zone along North Property Line	A minimum 5-ft-wide landscaped setback is required along all property lines shared with a residentially zoned or residentially used lot for parking, loading, and outdoor vehicle sales areas in conjunction with the required 6-ft high masonry wall.
Walls		19.110.040.A	6-ft min adj to Residential 3-ft within Front Yard Setback	6-ft Wall Adj to Residential Zone along North Property Line	Where any commercial zone adjoins any lot zoned for residential use, a minimum 6-ft-high decorative masonry wall shall be erected and maintained along such property line. However, such wall shall be limited in 3-ft within the front yard setback requirement.
All Activities to be Conducted Indoors		19.110.030.B		Vehicle Wash Facility by Conditional Use Permit	All activities shall be conducted wholly within a building except those activities specifically permitted within Article VII.
Access by Easement Permitted		19.110.040.C		N/A	Direct access to a public street or alley is not required for individual parcels within a commercial or office complex if permanent access to the parcel is provided by a recorded easement.
Temporary Sales		19.110.040.D			Temporary Sales Activities are permitted subject to the regulations set forth in Chapter 19.740 (Temporary Use Permit)
Screening of Mechanical Equipment		19.110.040.E			The screening of mechanical equipment shall comply with regulations set forth in Chapter 19.555 (Outdoor Equipment Screening)
Screening of Trash Receptacles		19.110.040.F			The screening of trash receptacles shall comply with regulations set forth in Chapter 19.554 (Trash/Recyclable Materials Collection Area Enclosures)
Utilities		19.110.040.G			Utilities shall be installed and maintained as set forth in Chapter 19.555 (Outdoor Equipment Screening)
Landscaping		19.110.040.H			Landscaping shall be provided and continuously maintained as set forth in Chapter 19.570 (Water Efficient Landscape and Irrigation)
Parking		19.110.040.I			Parking shall be provided as set forth in Chapter 19.580 (Parking and Loading)
	Vehicle Wash Facilities	Table 19.580.060	1 Space / 2 Employees of largest shift	4 Spaces*	*With Shared Parking Agreement during Building Permit process, will reduce to 2 provided parking spaces
	Retail Sales A Retail Sales B		1 Space / 250 sf of Floor Area	2,182 SF = 9 Spaces 10,527 SF = 43 Spaces	Parking may be provided on the same lot or within 300 ft of the subject site. Additional 43 Non-Required Parking Spaces provided
Lighting		19.110.040.J			All outdoor lighting associated with commercial uses adjacent to or within the immediate vicinity of residential uses shall be designated with fixtures and poles that illuminate commercial uses, while minimizing light trespass into residential areas.
					The candlepower of outdoor lighting shall be the minimum required for safety purposes.
					The provisions of Section 19.590.070 (Light and Glare) shall apply.
					The provisions of Chapter 19.556 (Lighting) shall apply (Ord 6966 §1,2007)
Wall Sign	CR Commercial Retail Zone	Table 19.620.080.A	1 Wall Sign per Occupant Building Frontage		For tenant/occupant building frontage less than 80 linear feet
			1 sf of Sign Area per linear foot of Occupant Building Frontage		
			2 Wall Signs per Occupant Building Frontage		
			1 sf of Sign Area per linear foot of Occupant Building Frontage		
Monument Sign	Commercial & Mixed Use Zones	Table 19.620.080.B	Total Max of 3 Monument Signs: Max 1 On-Premise Sign per street frontage Max Area: 40 sf Max Height: 8 ft		Sites 1 or More Acres but less than 2 Acres
			Total Max of 3 Monument Signs: Major Street Frontage: Max 1 On-Premise Sign / 200 linear feet of street frontage Max Area: 50 sf Max Height: 8 ft		Sites 2 or More Acres but less than 6 Acres

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		DESIGN DEVELOPMENT
Drawn By CM		Reviewed By JK
Date 9/6/16		Project No. 1512
File Name 1512 160901 6458 Van Buren Drawings.vwx		

ZONING ANALYSIS

AC101

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PROGRAM ANALYSIS

Site	Area (Square Feet)	Total Provided Parking
Total	4.0 (172,183sf)	97
Phase 1	2.2 (94,802sf)	2
Phase 2	1.8 (77,381sf)	95

Carwash	Area (Square Feet)	Required Parking	Occupant Load Factor*	Occupancy
Automatic Pay Station	840	N/A	1.5 per Station	1.5
Single Carwash Tunnel	3,014	1 Employee Spaces (2 Employees Max per Shift)	1.5 per Tunnel	1.5
Offices, WC	471	2 Employee Spaces (3 Employees Max per Shift)	100 Gross	5
Mechanical	1,035	N/A	300 Gross	4
Vacuum Station 1	N/A	8 Vacuum Stations + 1 Loading Space	1 per Vacuum Station	8
Vacuum Station 2	5,104	16 Vacuum Stations	1 per Vacuum Station	16
Vacuum Station 3	2,117	8 Vacuum Stations	1 per Vacuum Station	8
Detail Station	1,081	1 Employee Spaces (2 Employees Max per Shift)	1.5 per Station	1.5
Vending 1	241	N/A	100 Gross	3
Vending 2	81	N/A	100 Gross	1
Total Carwash	16,401	2		49.5

Retail A	Area (Square Feet)	Required Parking	Occupant Load Factor*	Occupancy
Retail	2,182	9 Spaces (1 Space/250 SF)	60 Gross Adjusted*	37
(Mercantile: Basement and grade floor areas)		1 Accessible Spaces per Table 11B-208.2		
Storage and Stock Rooms	390	8 Standard Spaces	300 Gross	2
Total Retail A	2,572	9		39

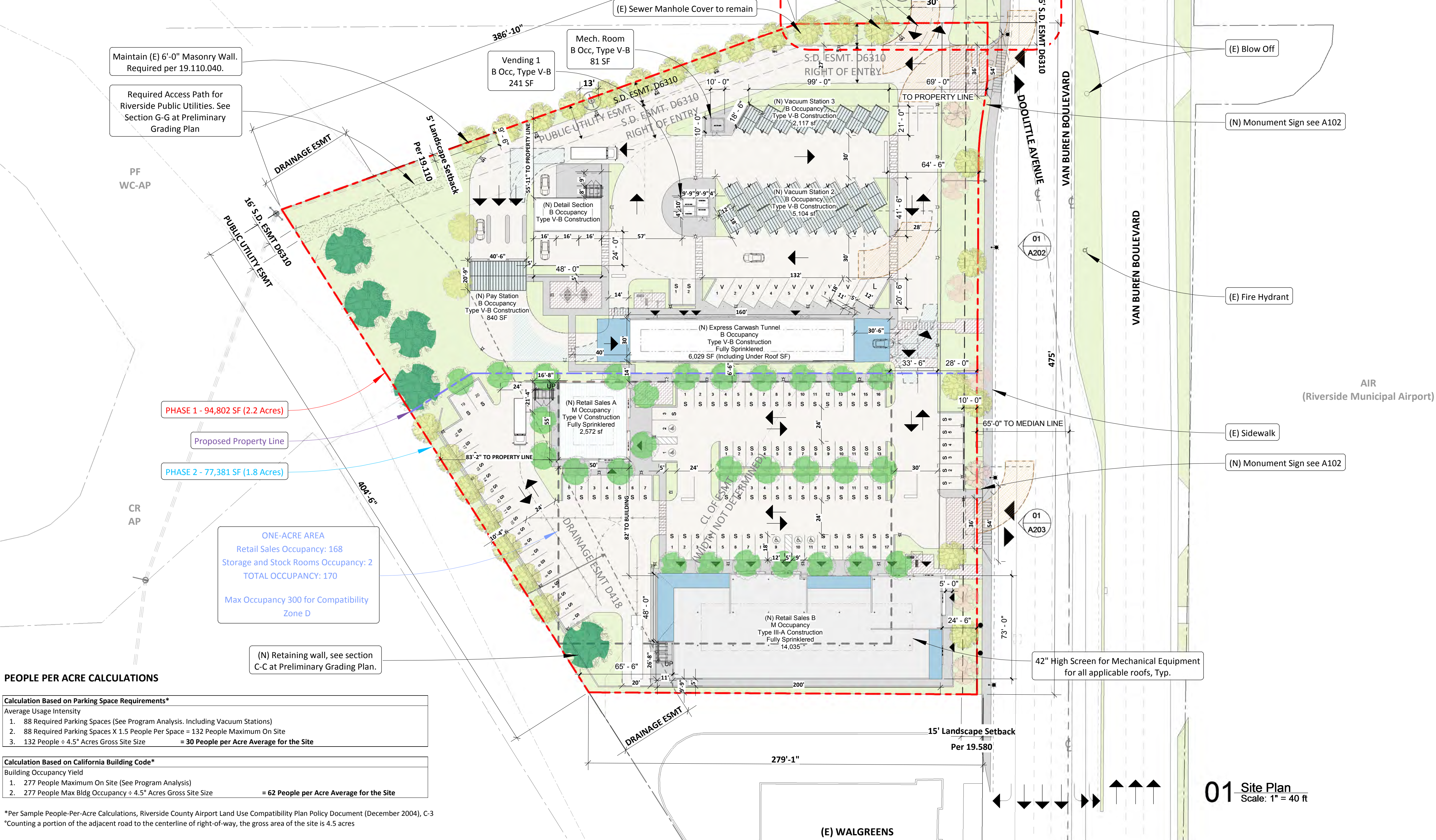
Retail B	Area (Square Feet)	Required Parking	Occupant Load Factor*	Occupancy
Retail Sales	10,527	43 Spaces (1 Space/250 SF)	60 Gross Adjusted*	176
(Mercantile: Basement and grade floor areas)		2 Accessible Spaces per Table 11B-208.2		
Storage and Stock Rooms	3,508	41 Standard Spaces	300 Gross	12
Total Retail B	14,035	43		188

Landscape	Area (Square Feet)
Total Landscape	45,649

*Per 2013 California Building Code, Table 1004.1.2

*The number of people calculated for office and retail uses should usually be adjusted (50%) to reflected the actual occupancy levels before making the final people per acre determination per Riverside County Airport Land Use Compatibility Plan Policy Doc

+Reduction from 4 required parking spaces to 2 provided parking spaces per Shared Parking Agreement done during building permit process



PEOPLE PER ACRE CALCULATIONS

Calculation Based on Parking Space Requirements*	
Average Usage Intensity	
1. 88 Required Parking Spaces (See Program Analysis. Including Vacuum Stations)	
2. 88 Required Parking Spaces X 1.5 People Per Space = 132 People Maximum On Site	
3. 132 People ÷ 4.5* Acres Gross Site Size	= 30 People per Acre Average for the Site

Calculation Based on California Building Code*	
Building Occupancy Yield	
1. 277 People Maximum On Site (See Program Analysis)	
2. 277 People Max Bldg Occupancy ÷ 4.5* Acres Gross Site Size	= 62 People per Acre Average for the Site

*Per Sample People-Per-Acre Calculations, Riverside County Airport Land Use Compatibility Plan Policy Document (December 2004), C-3
*Counting a portion of the adjacent road to the centerline of right-of-way, the gross area of the site is 4.5 acres

ALLOWABLE BUILDING HEIGHTS AND AREAS [TABLE 503]

Building	Occupancy	Construction Type	Height (feet)		Stories		Area (per story)	
			Allowed	Provided	Allowed	Provided	Allowed	Provided
Carwash Tunnel	B	V-B	40	32	2	1	9,000	6,253
Detail Station	B	V-B	40	13	2	1	9,000	1,081
Retail Sales A	M	V-B	40	23	2	1	9,000	2,593
Retail Sales B	M	III-A	65	25	4	1	18,500	14,035

FIRE-RESISTANCE RATING REQUIREMENTS [TABLE 601]

Building Element	Construction Rating (hours)	
	Type III-A	Type V-B
Primary Structural Frame	1	0
Bearing Walls - Exterior	2	0
Bearing Walls - Interior	1	0
Nonbearing Walls and Partitions - Exterior	See [Table 602]	
Nonbearing Walls and Partitions - Interior	0	0
Floor Construction and Associated Secondary Members	1	0
Roof Construction and Associated Secondary Members	1	0

FIRE-RESISTANCE RATING REQUIREMENTS EXTERIOR WALLS (FIRE-SEPARATION DISTANCE) [TABLE 602]

Fire Separation Distance = x (feet)	III-A	V-B
	M Occupancy	B Occupancy
x < 5	2	1
5 ≤ x ≤ 10	1	1
10 ≤ x < 30	1	0
x ≥ 30	0	0

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DESIGN DEVELOPMENT

KEY	
	(N) Building Structures
	Right Angle Turn Template per City of Riverside Public Works Dept standard Dwg No 116
	Fire Apparatus Access Road per Information Bulletin B-12-001
	(E) Street Light
	(N) Area Light (20' Height)
	(N) Area Light (14' Height)
	(N) Mechanical Equipment Screen
	(N) Shaded Seating
	(N) Bike Racks
	(N) Paving

SITE PLAN

A101

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FREESTANDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE ZONES [TABLE 19.620.080.B]

Use	Location	Street Frontage	Site Area (Acres)	Monument Sign		Notes
				Allowed	Provided	
Commercial Complex in Commercial and Mixed Use Zones	Phase 1	Van Buren	2.2	Max Street Frontage: 1 Max Area: 50 SF Max Height: 8 FT	1 50 SF 5 FT	
	Phase 2	Van Buren	1.8	Max Street Frontage: 1 Max Area: 40 SF Max Height: 8 FT	1 40 SF 5 FT	

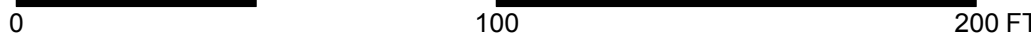
BUILDING SIGNS IN NON-RESIDENTIAL AND MIXED-USE DISTRICTS [TABLE 19.620.080.A]

Use	Location	Elevation	Linear Feet	Wall Sign		Notes
				Allowed	Provided	
Commercial Retail Zone (CR)	Express Car Wash Tunnel	North	166	2 Wall Signs/166 SF	2 Wall Signs/87 SF	
		East	30	1 Wall Sign/30 SF	1 Wall Sign/60 SF	
		South	166	2 Wall Signs/166 SF	2 Wall Signs/87 SF	
		West	30	1 Wall Sign/30 SF	1 Wall Sign/30 SF	
	Retail Sales A	North	50	1 Wall Sign/50 SF	TBD	
		East	55	1 Wall Sign/55 SF	TBD	
		South	50	1 Wall Sign/50 SF	TBD	
		West	55	1 Wall Sign/55 SF	TBD	
	Retail Sales B - 1	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		East	73	1 Wall Sign/73 SF	TBD	
	Retail Sales B - 2	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		South	20	1 Wall Sign/20 SF	TBD	
	Retail Sales B - 3	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		South	20	1 Wall Sign/20 SF	TBD	
	Retail Sales B - 4	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		South	20	1 Wall Sign/20 SF	TBD	
	Retail Sales B - 5	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		South	20	1 Wall Sign/20 SF	TBD	
	Retail Sales B - 6	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		South	20	1 Wall Sign/20 SF	TBD	
	Retail Sales B - 7	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		South	20	1 Wall Sign/20 SF	TBD	
	Retail Sales B - 8	North	20	1 Wall Sign/20 SF	TBD	Sign Program
		West	46	1 Wall Sign/46 SF	TBD	
		South	20	1 Wall Sign/20 SF	TBD	

AIR
(Riverside Municipal Airport)

KEY	
	(N) Building Structures
	(E) Street Light
	(N) Area Light (20' Height)

1 Site Plan
Scale: 1" = 40 ft



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DESIGN
DEVELOPMENT

Drawn By CM	Reviewed By JK
Date 11/29/16	Project No. 1512

File Name
1512 160901 6458 Van Buren Drawings v2017.vwx

SIGN PLAN

A102

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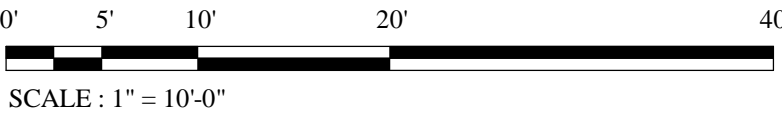
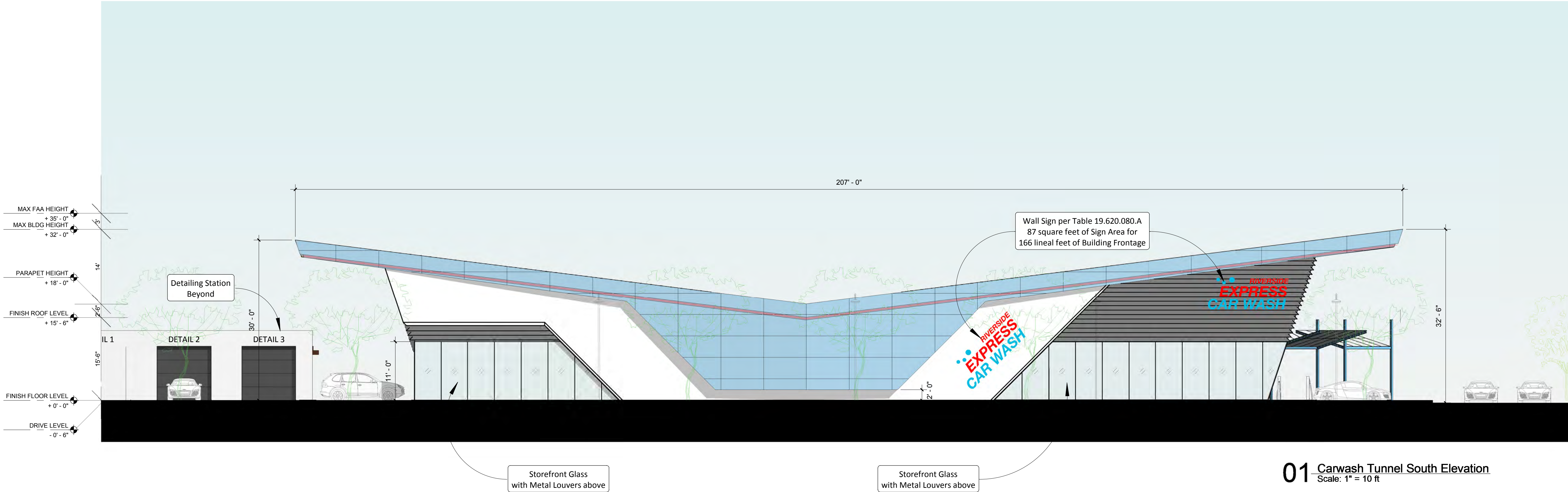
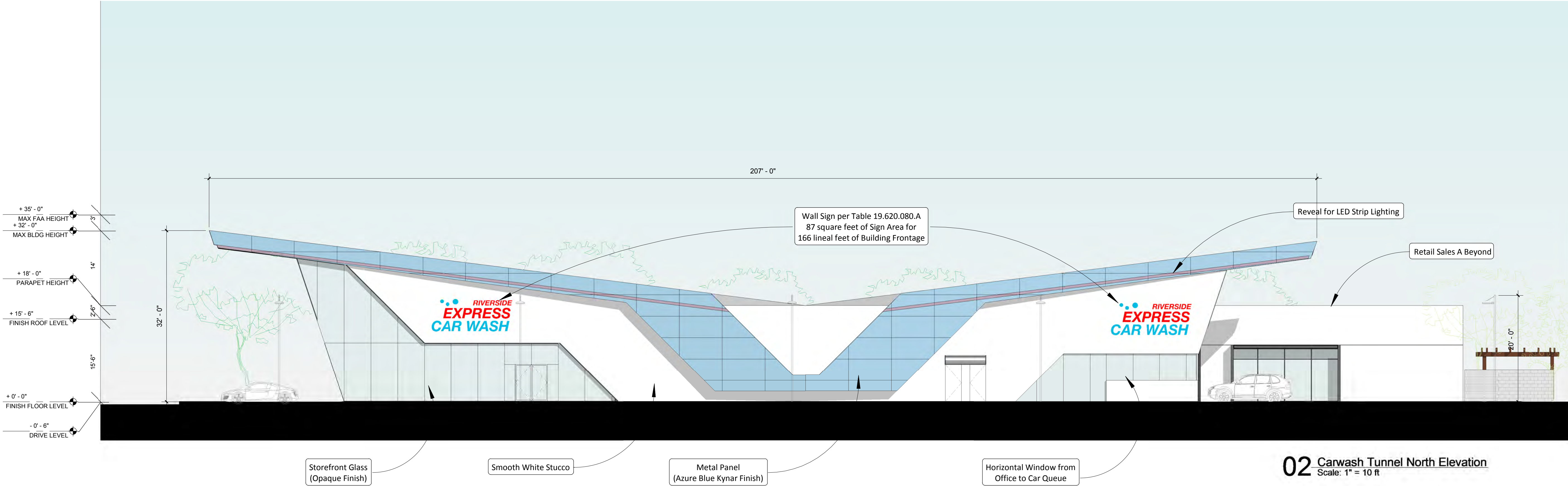
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CARWASH TUNNEL
NORTH & SOUTH
ELEVATIONS

A201

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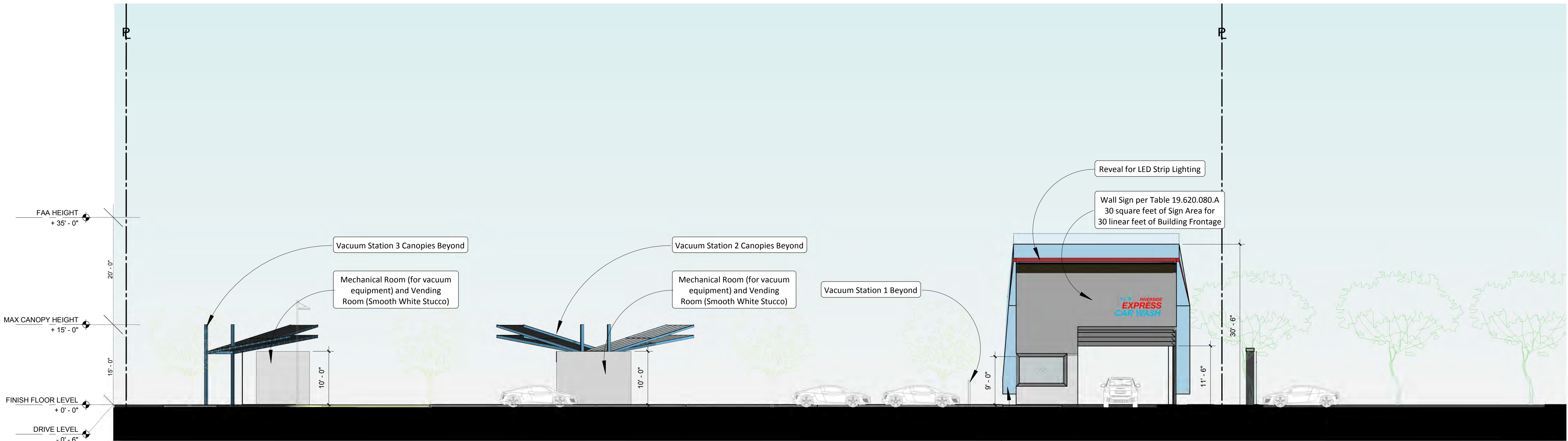
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Date 08/16/16	Project No. 1512

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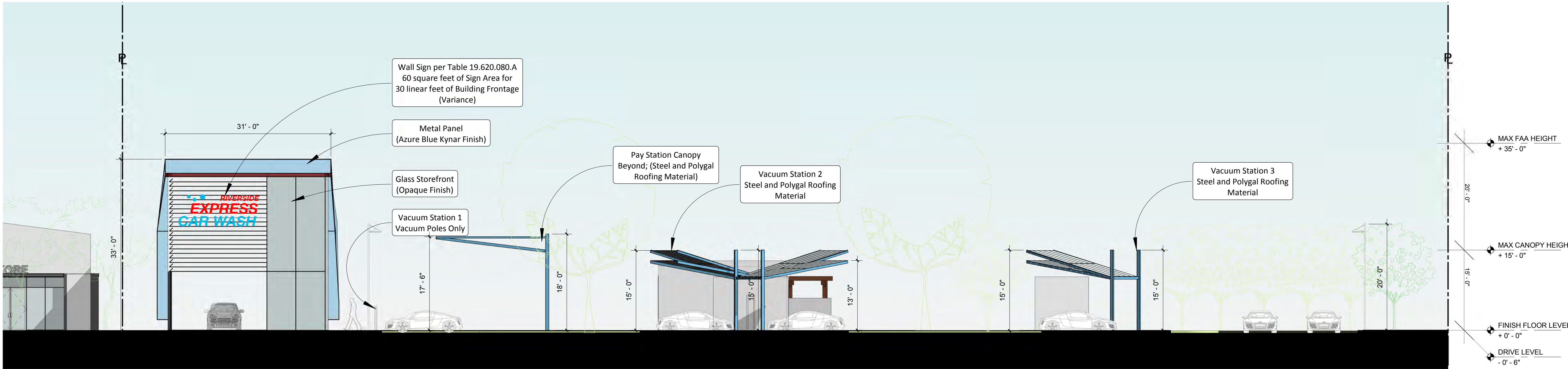
**CARWASH EAST &
WEST ELEVATIONS**

A202

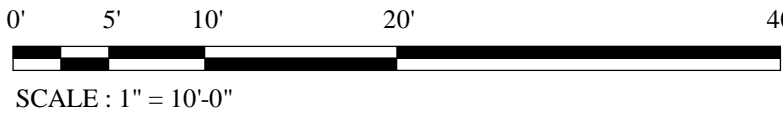
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02 Carwash Tunnel - West Elevation
Scale: 1" = 10 ft



01 Carwash Tunnel - East Elevation
Scale: 1" = 10 ft



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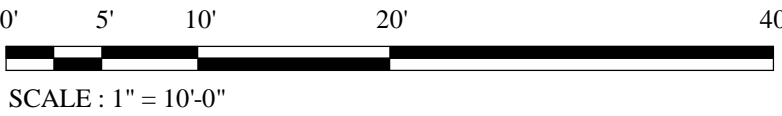
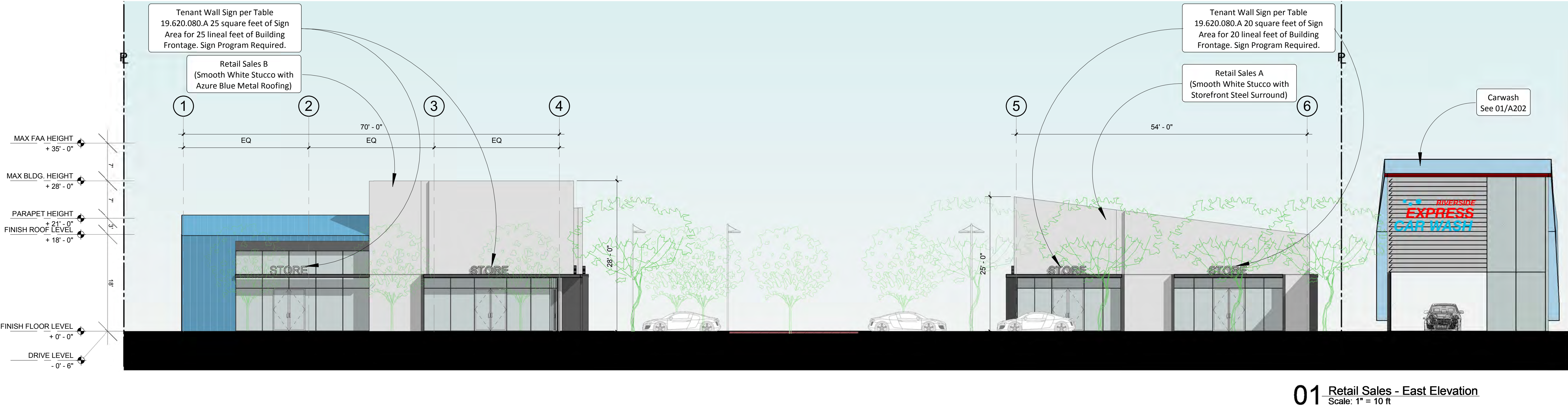
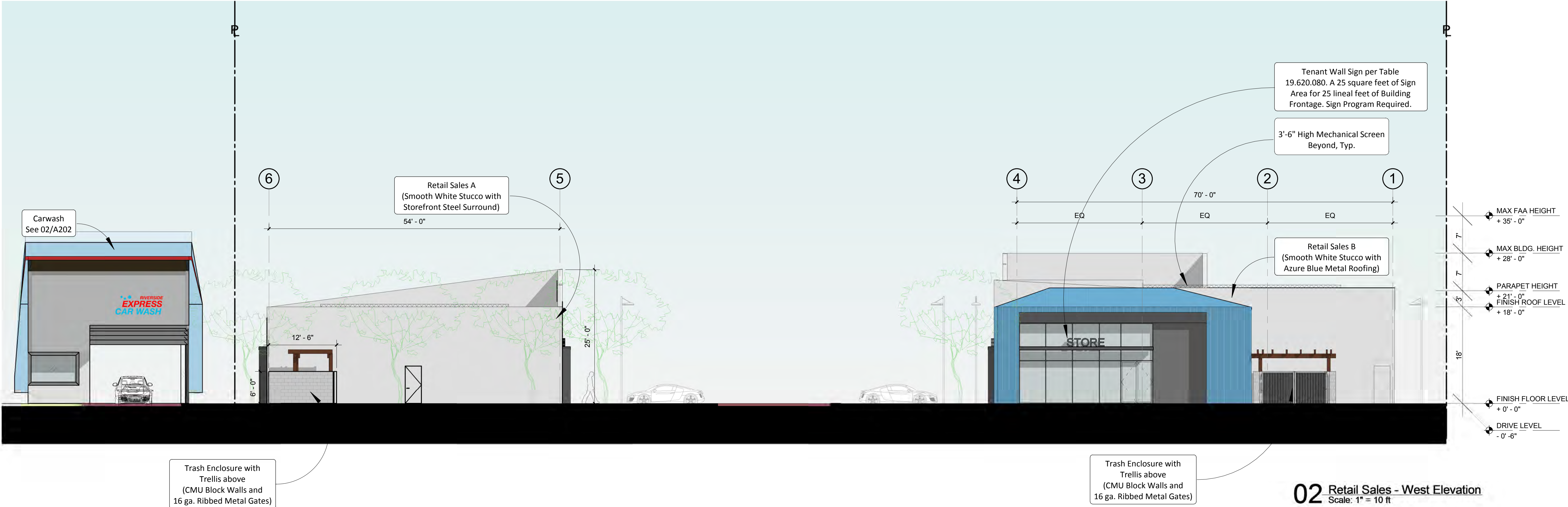
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Date 02/06/14	Project No. 1512

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RETAIL SALES EAST
& WEST ELEVATIONS

A203

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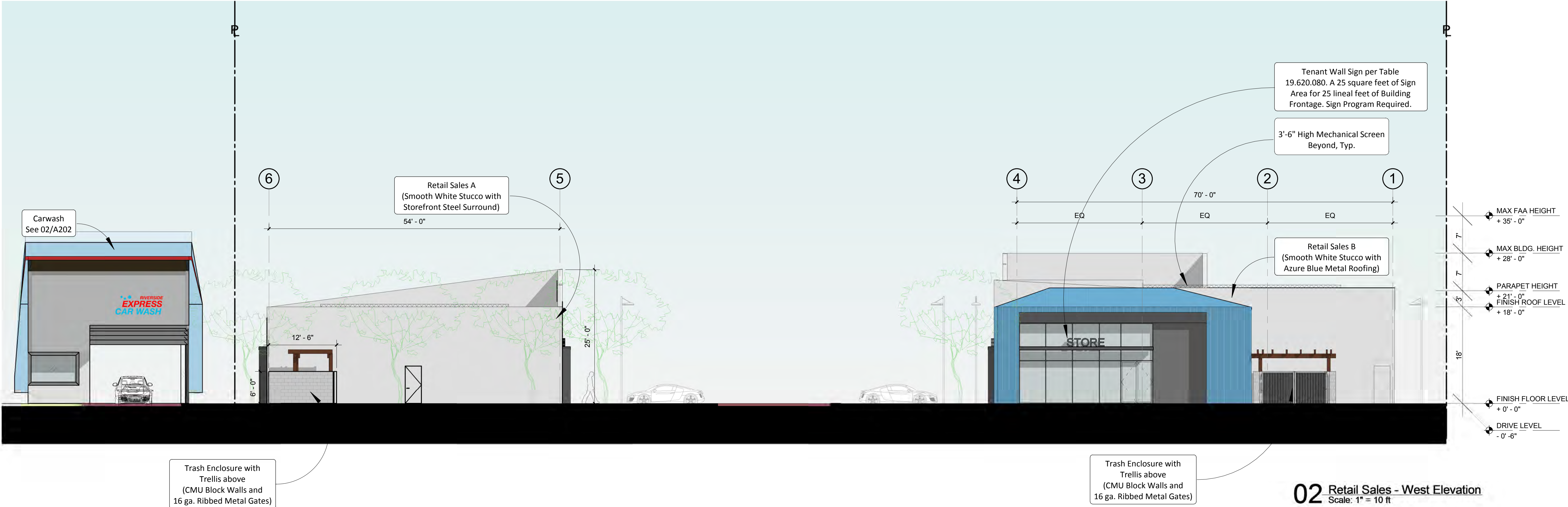
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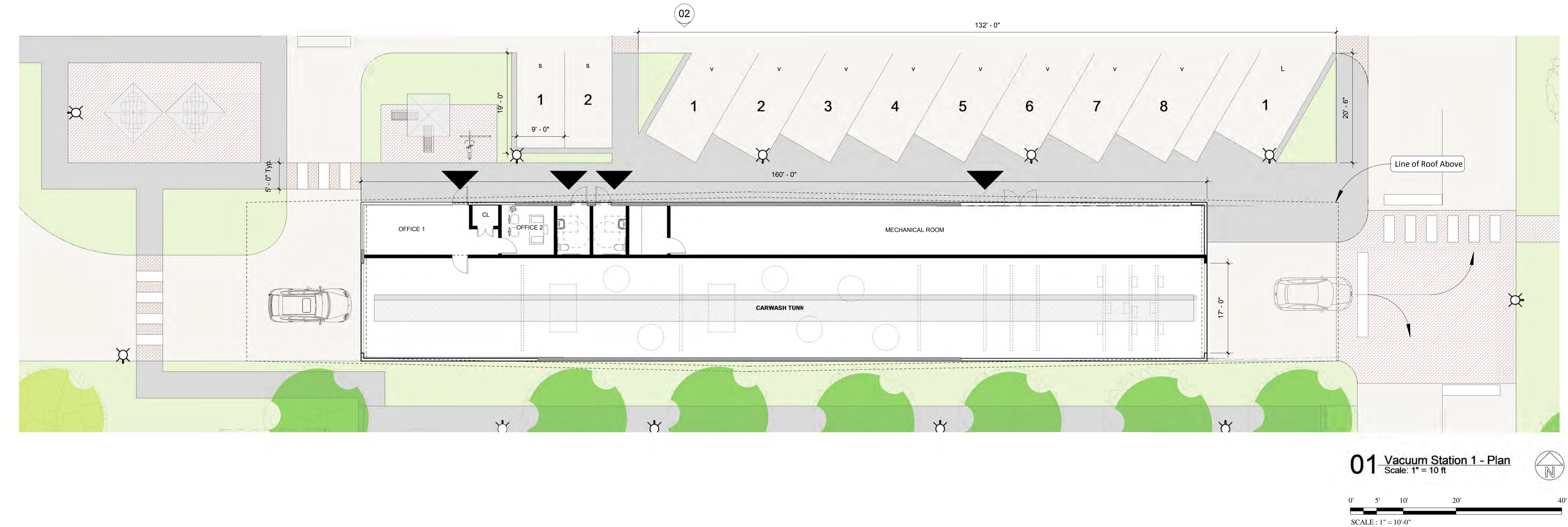
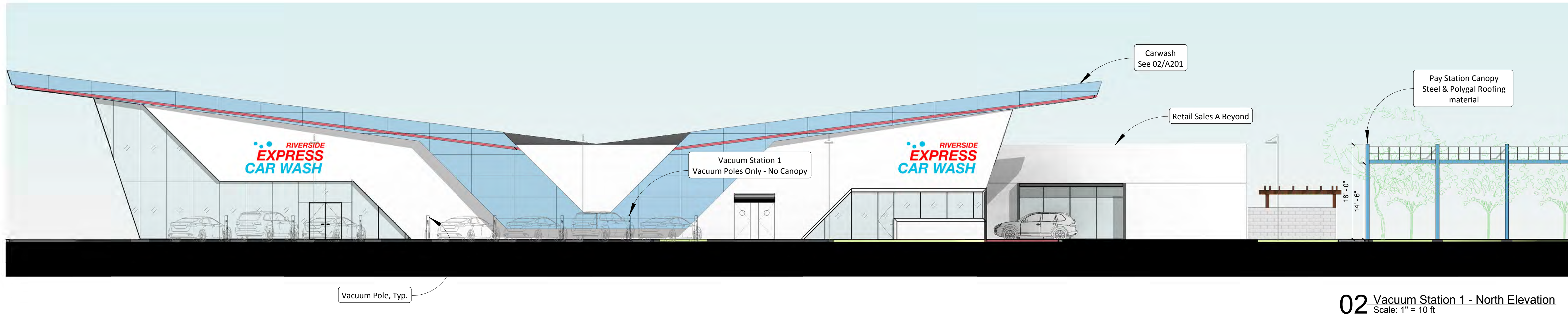
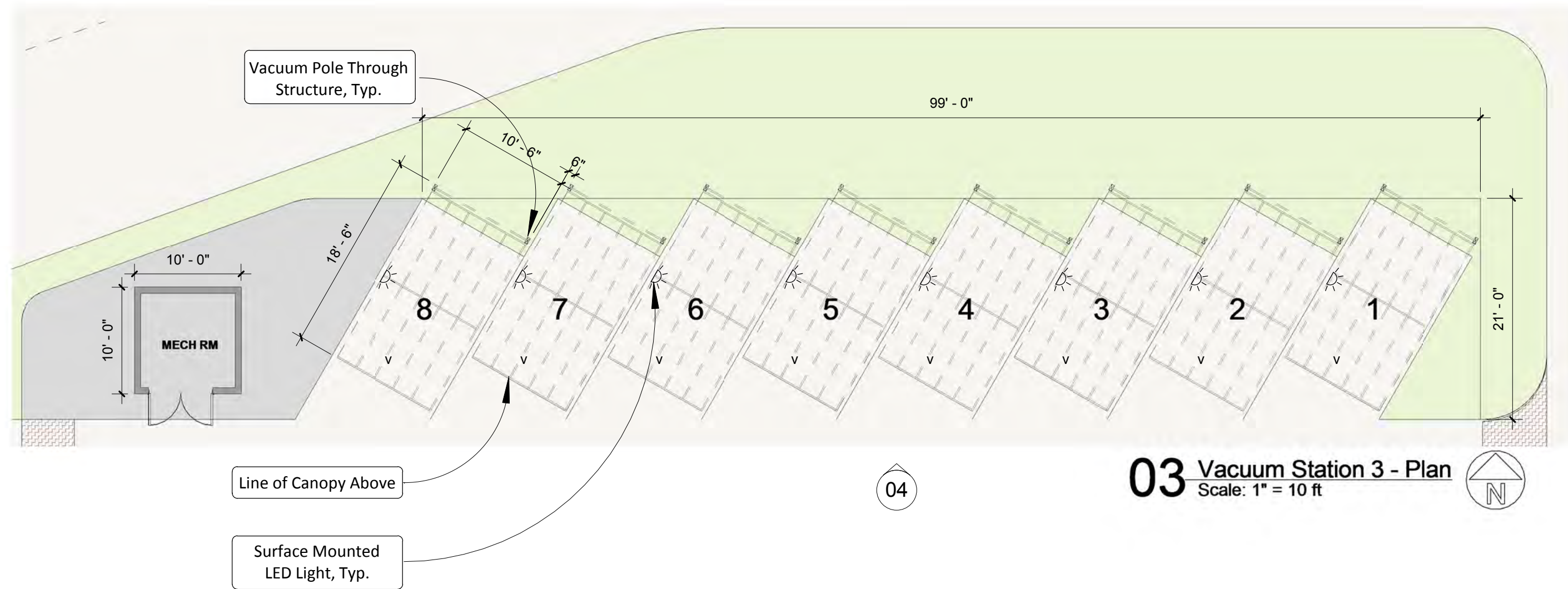
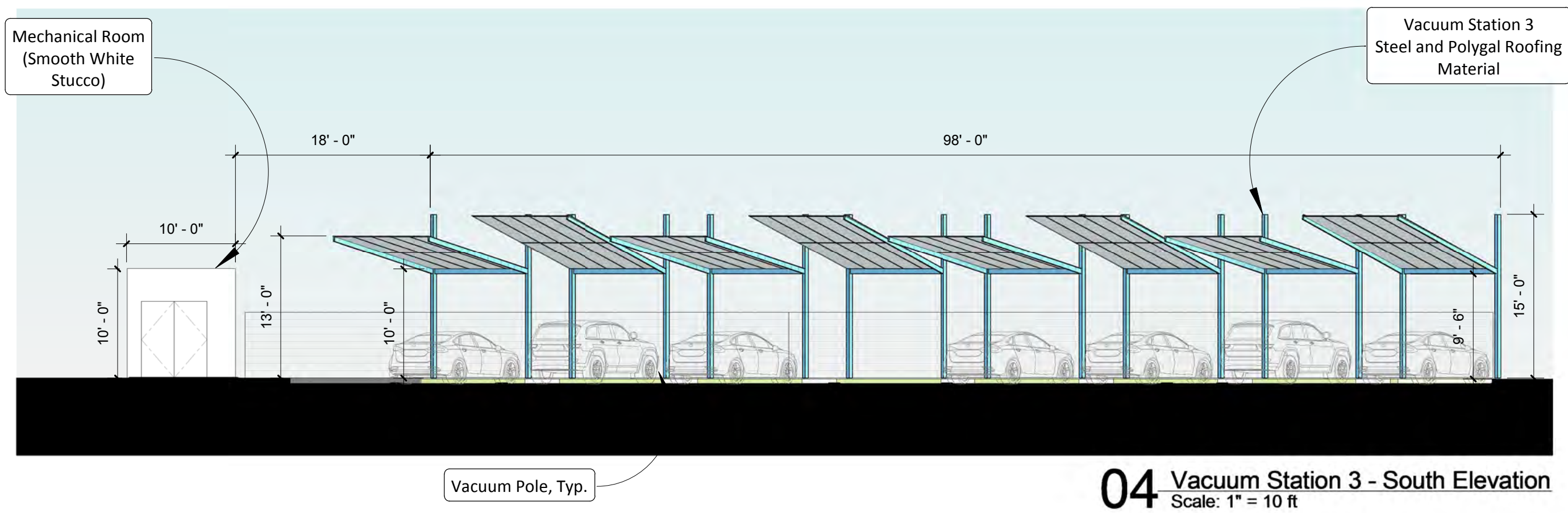
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RETAIL SALES EAST
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Arthur Dermirchyan

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DESIGN
DEVELOPMENT

Drawn By JV	Reviewed By JK
Date 00/00/00	Project No. 1512
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ENLARGED VACUUM STATION 1 & VACUUM STATION 3

A401

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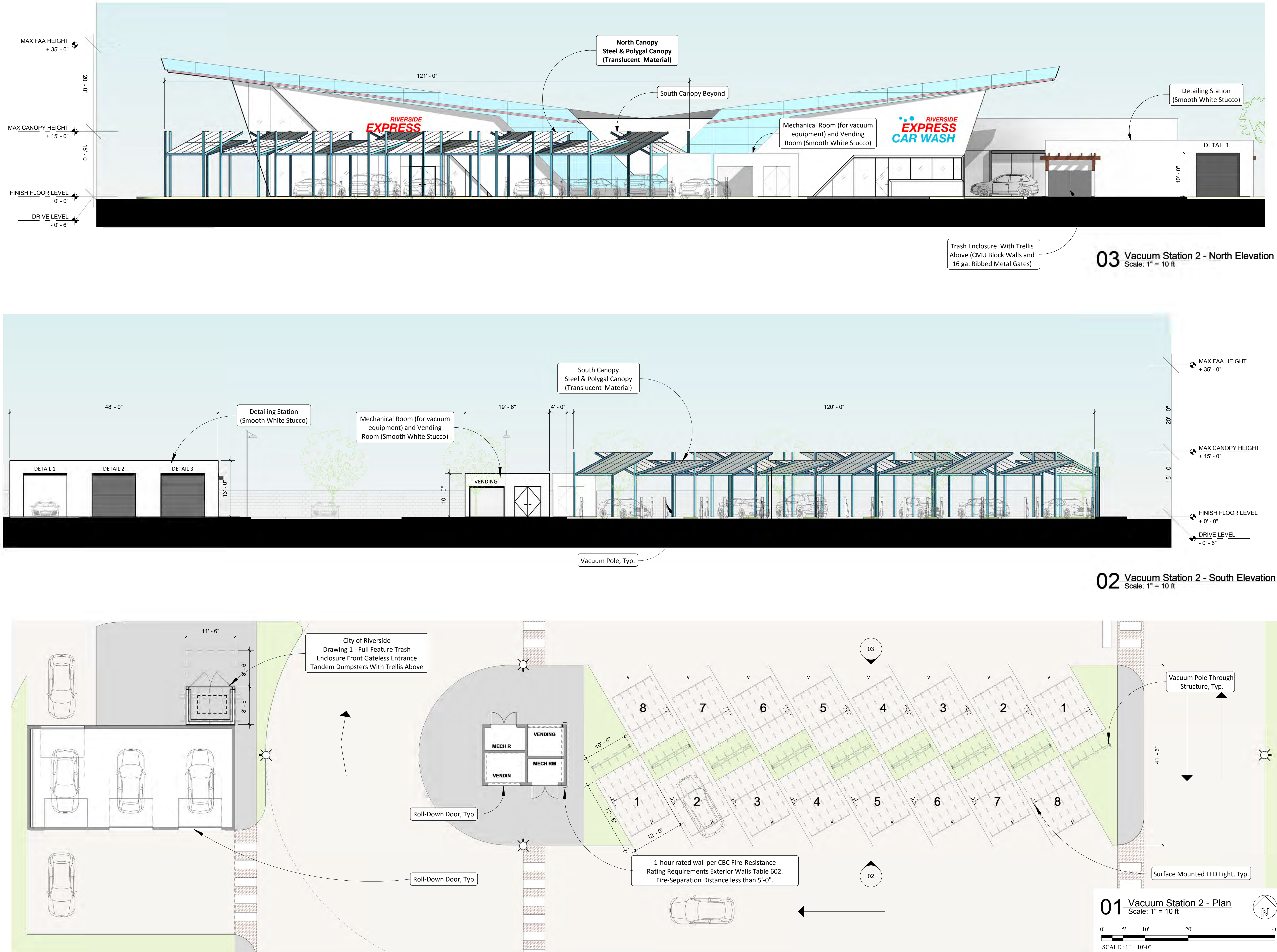
DESIGN
DEVELOPMENT

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ENLARGED VACUUM
STATION 2

A402

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DESIGN
DEVELOPMENT

Drawn By
07/29/2016

Reviewed By
JK
1512

Date
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Project No.
1512

File Name
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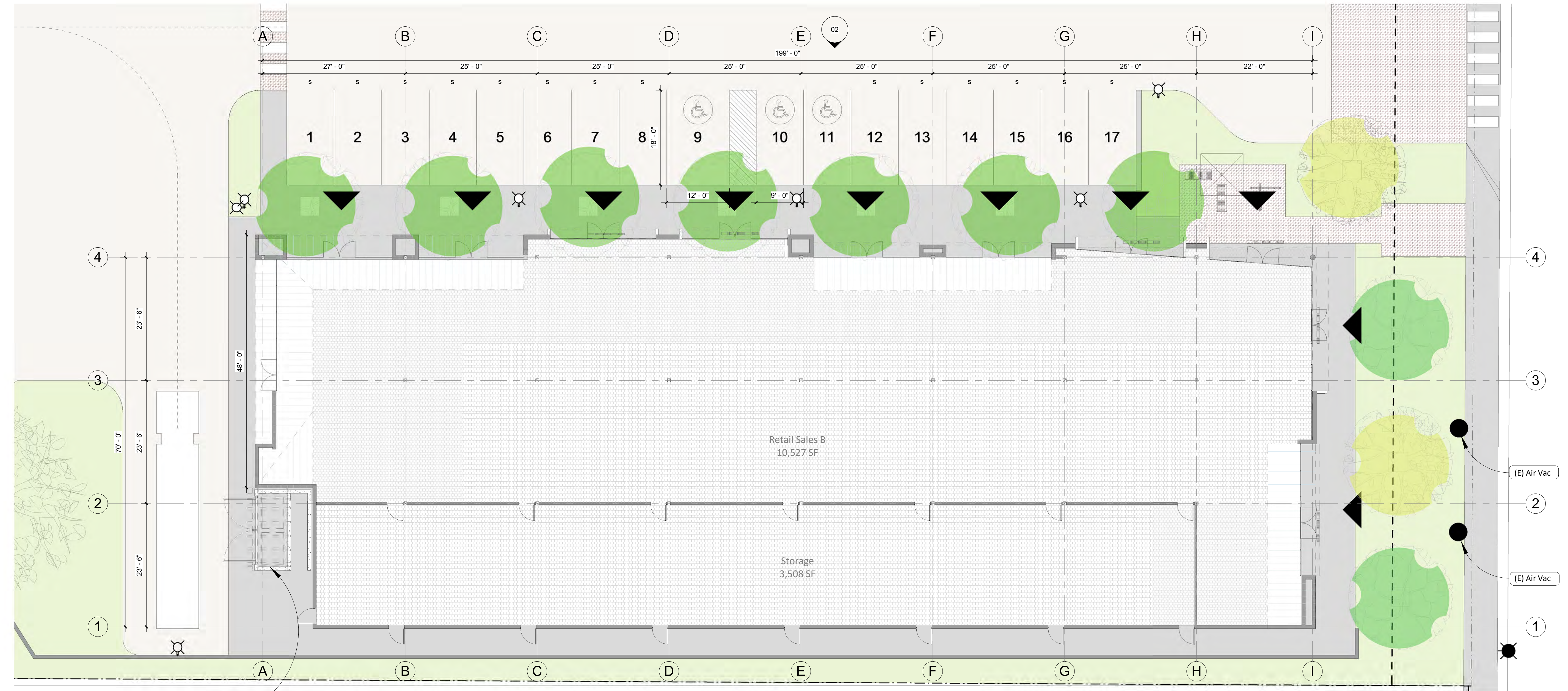
**ENLARGED RETAIL
SALES B**

A403

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02 Retail Sales B - North Elevation
Scale: 1" = 10 ft

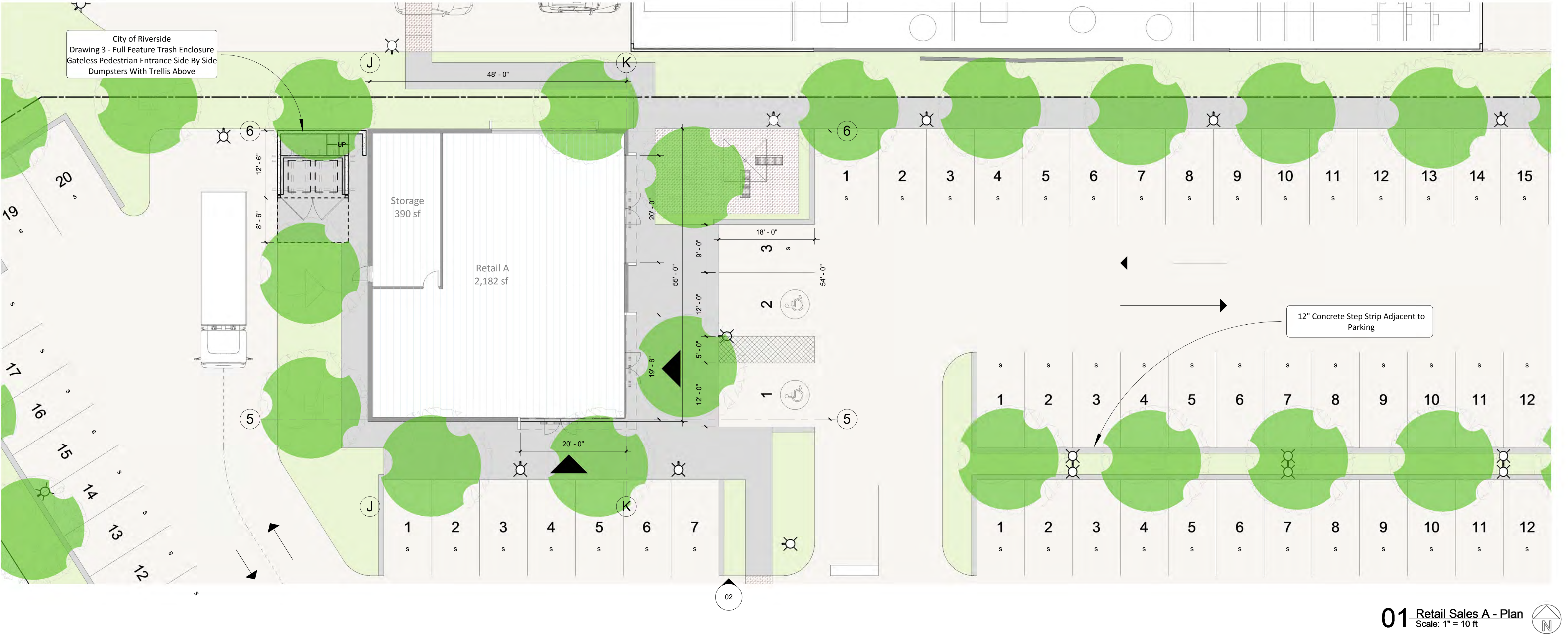


City of Riverside
Drawing 6 - Full Feature Trash
Enclosure Front Gateless Entrance
Tandem Dumpsters With Trellis Above

01 Retail Sales B - Plan
Scale: 1" = 10 ft

0' 5' 10' 20' 40'

SCALE: 1" = 10'-0"



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ENLARGED RETAIL SALES A

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DEVELOPMENT

Drawn By
JV

Reviewed By
JK

Date
09/06/2016

Project No.
1512

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**RENDERING- VIEW
LOOKING
NORTHWEST FROM
VAN BUREN
A601**

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Reviewed By
JK

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00/00/00
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**RENDERING- VIEW
OF CARWASH**

A602

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DESIGN
DEVELOPMENT

Drawn By
Reviewed By
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**RENDERING- VIEW
LOOKING
SOUTHWEST FROM
VAN BUREN BLVD
A603**

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