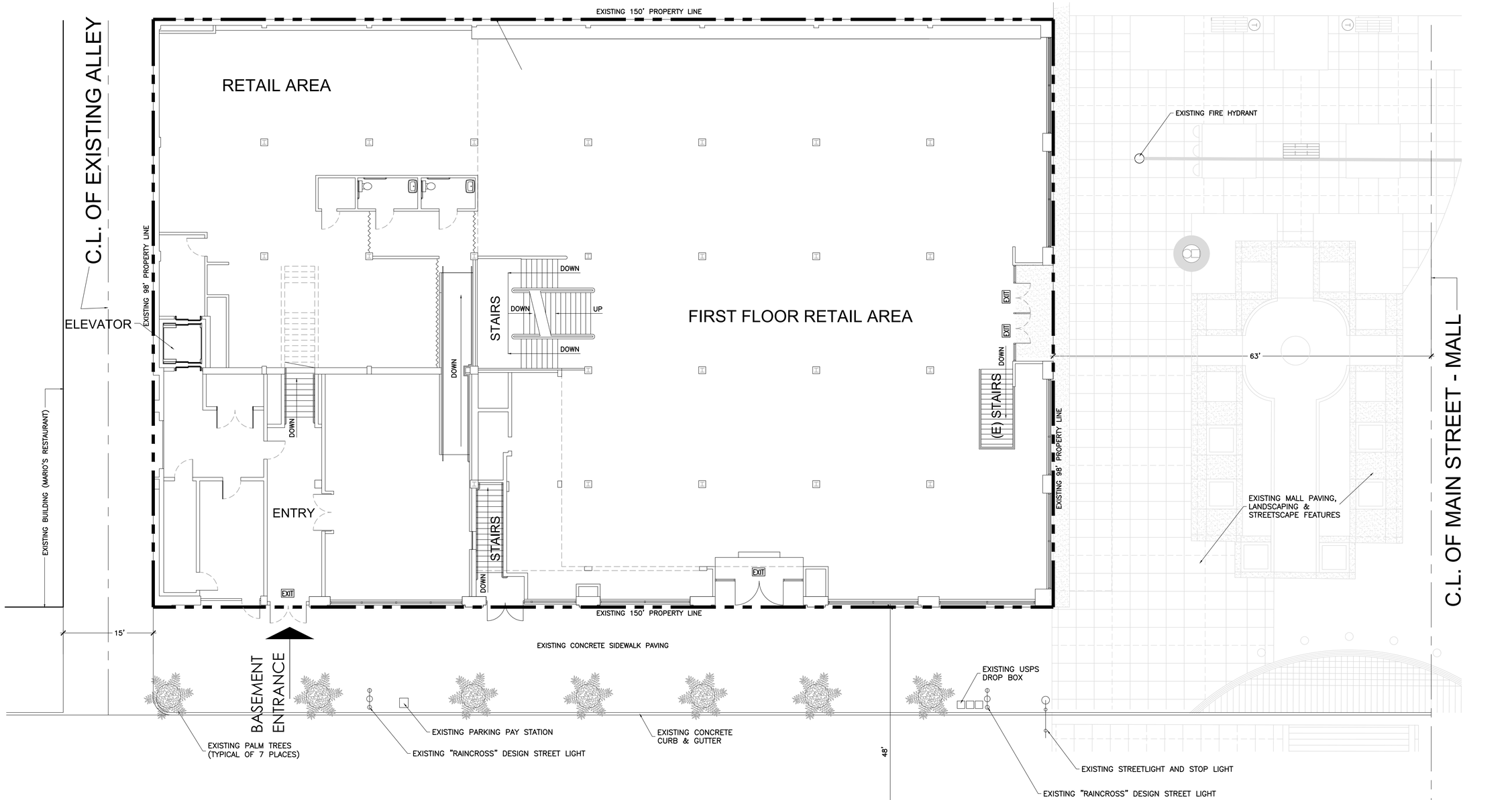


SITE PLAN
SCALE: 1/8" = 1'-0"

DRAWING INDEX

A–1 SITE PLAN
A–2 FLOOR PLAN BASEMENT LEVEL

PROJECT INFORMATION

OCCUPANCY GROUPS: A–2 & M
A.P.N.: 213–271–001
BUILDING AREA = 45,394 SQ. FT. TOTAL
TYPE III–B – FIRE SPRINKLERS
EXISTING EXTERIOR WALLS; 12" THICK CONCRETE, 4 EXTERIOR SIDES
PROTECTED OPENINGS AT SOUTH AND EAST EXTERIOR WALLS: NOT PERMITTED
PROTECTED OPENINGS AT WEST AND NORTH SIDES: UNLIMITED

PROPERTY OWNER / CONTACT

CRAIG JOHNSTON
3700 MAIN ST.
RIVERSIDE, CALIFORNIA 92501
TEL. NO. (951) 347–1732

ARCHITECT

CHARLES J. BROWN ARCHITECT
ATTN.: CHARLES BROWN ARCHITECT
4049 ALMOND ST. STE. 201
RIVERSIDE, CA 92501
TEL. NO. (951) 683–6222
cbrown@cbarchitect.org

SCOPE

TO ADD ENTERTAINMENT TO EXISTING RESTAURANT / BAR

CHARLES BROWN ARCHITECT
4049 ALMOND ST. STE. 201, RIVERSIDE CA 92501
951-683 6222 / cbrown@cbarchitect.org

LICENSED ARCHITECT JERRY BROWN C-0786 APRIL 30, 2015 DATE STATE OF CALIFORNIA

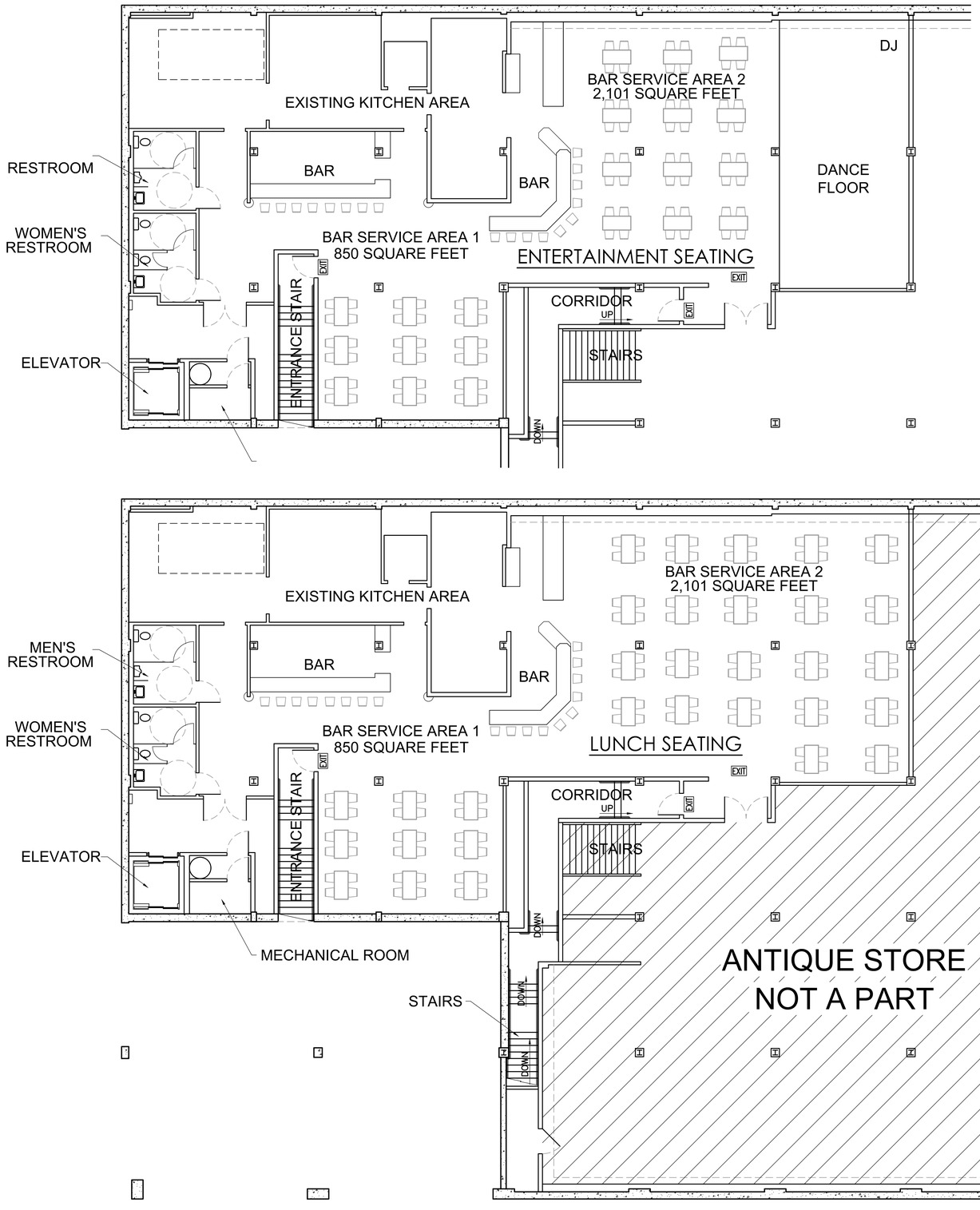
GALLERIA CAFE
MINOR CONDITIONAL USE PERMIT
OWNER: CRAIG JOHNSTON (951) 347–1732
3700 MAIN STREET RIVERSIDE, CA 92501

JOB	
DATE	10/04/18
REV.	1 -
SCALE: 1/8" = 1'-0"	

SITE PLAN

A-1

SHEET	1
OF	3



BASEMENT FLOOR PLAN

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

EXIT ANALYSIS:

NUMBER OF EXITS:
BAR / RESTAURANT OCCUPANT LOAD = 197
ANTIQUE STORE OCCUPANT LOAD = 199
TOTAL OCCUPANT LOAD = 396
STAIR WIDTH REQUIREMENT: 388 x .3 = 118.8" OF REQUIRED STAIR WIDTH
TWO 5' WIDE ACCESSIBLE STAIRS PROVIDED = 120"
118.8" < 120"

RESTROOM ANALYSIS:

A-2 OCCUPANCY RESTROOM REQUIREMENTS:
BAR / RESTAURANT: 2,951 S.F. / 30 = 98
98/2 = 49
49/50 = 0.98
2 W.C. FOR FEMALES
1 W.C. FOR & 1 URINAL FOR MALES

BAR / RESTAURANT AREA = 2,951 S.F.
OCCUPANT LOAD: 2,951/15 = 197

ANTIQUE STORE AREA = 5,968 S.F.
OCCUPANT LOAD: 5,968/30 = 199

CHARLES BROWN ARCHITECT
4049 ALMOND ST. STE. 201, RIVERSIDE CA 92501
951-683 6222 / cbrown@cbarchitect.org

LICENSED ARCHITECT CHARLES TERRY BROWN C-6786 APRIL 30, 2019 RENEWAL DATE STATE OF CALIFORNIA

GALLERIA CAFE

MINOR CONDITIONAL USE PERMIT

OWNER: CRAIG JOHNSTON (951) 347-1732
3700 MAIN STREET RIVERSIDE, CA 92501

JOB	
DATE	10/04/18
REV.	-
SCALE	1/8" = 1'-0"

FLOOR PLAN BASEMENT LEVEL

A-2

SHEET 2
OF 3