



AREA ANALYSIS

PROJECT DATA:

SITE AREA: ±2,756,732 SF 63.3 Ac

BUILDING USES:

TOTAL OFFICE USE: 145,751 sf 584

STRAW HAT PIZZA:	6,000 sf	60
RAISING CANES:	4,487 sf	45
RESTAURANT:	6,000 sf	60
EL TORITO	10,666 sf	107
RED LOBSTER	8,047 sf	81
FARRELL'S 1ST FLOOR RESTAURANT:	8,498 sf	85
McDONALD'S RESTAURANT:	5,154 sf	52
RESTAURANT:	9,600 sf	96
SUB-TOTAL (FOOD USE)	58,452 sf	586

JIFFY LUBE:	1,936 sf	10
WALGREENS	14,500 sf	58
RETAIL	4,500 sf	18
VERSATILE INFORMATION	7,285 sf	29
FARRELL'S 2ND FLOOR OFFICE:	558 sf	2
SUB-TOTAL (RETAIL USE)	28,779 sf	117

PARK SIERRA MEDICAL CLINIC	40,000 sf	223
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L.A. FITNESS (GYM)	45,000 sf	300
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TOTAL AREA:	317,982 sf	1,810
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PARKING DATA:

REQUIRED:

OFFICE:	(1/250 sf):	584 STALLS
GYM:	(1/150 sf):	300 STALLS
RETAIL:	(1/250 sf):	117 STALLS
FOOD USE:	(1/100 sf):	586 STALLS
MEDICAL CLINIC:	(1/180 sf):	223 STALLS

TOTAL REQUIRED:	1,810 STALLS
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PROVIDED:

HANDICAP (9'x18"):	62 STALLS
STANDARD (9'x18"):	2,019 STALLS

TOTAL PROVIDED:	2,081 STALLS
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Job No.: 13037-02



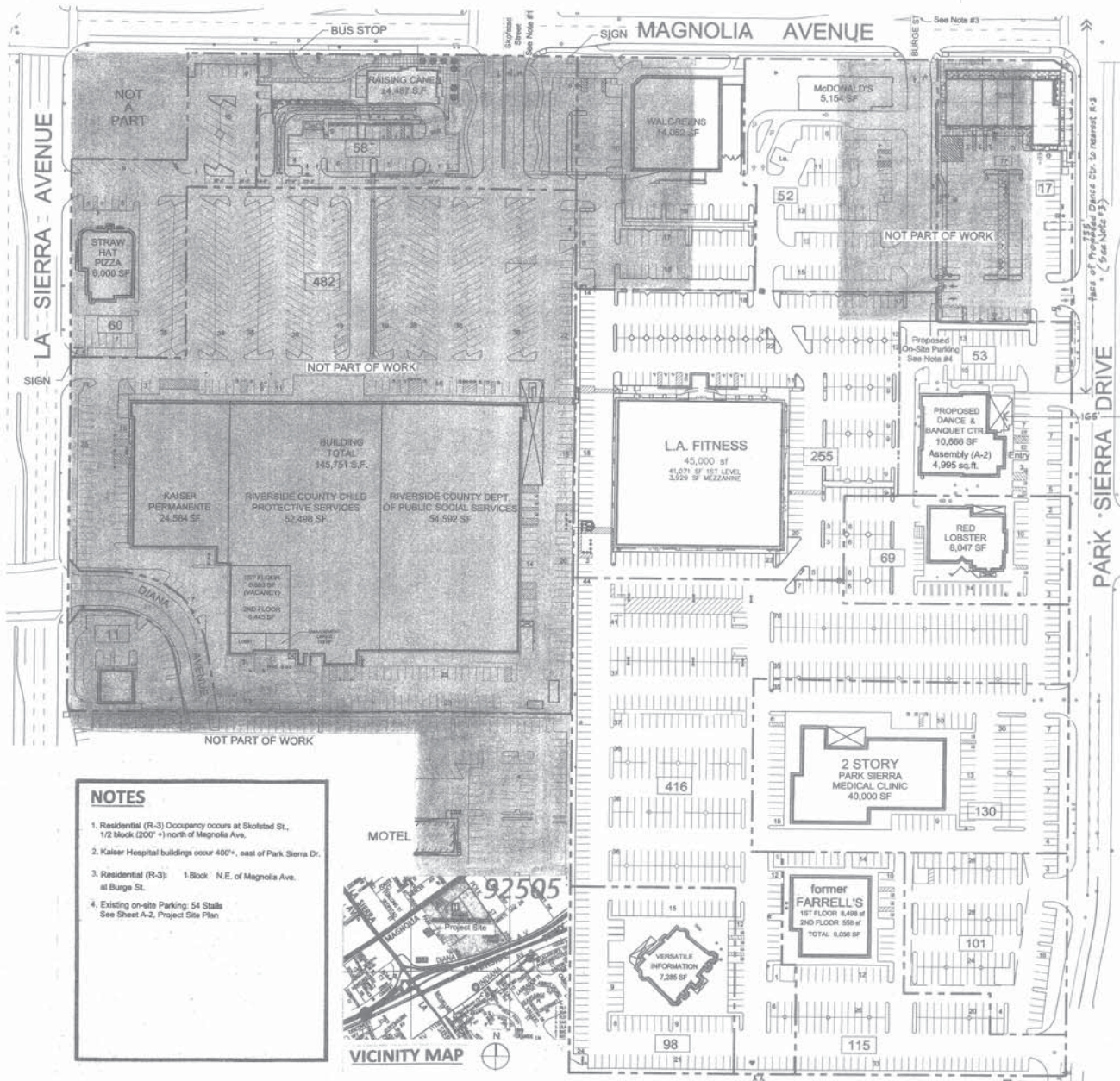
1/64" = 1'-0"

Date: 06/08/2018

Option No.

SP58

THIS PLAN WAS PREPARED FROM INFORMATION FURNISHED BY THE OWNER AND WILL BE SUBJECT TO MODIFICATIONS AS REQUIRED BY A FINAL SURVEY AND GOVERNING AGENCY APPROVALS.



- NOTES**
1. Residential (R-3) Occupancy occurs at Skidsted St., 1/2 block (200' +/-) north of Magnolia Ave.
 2. Kaiser Hospital buildings occur 400' +/- east of Park Sierra Dr.
 3. Residential (R-3): 1 Block N.E. of Magnolia Ave. at Burge St.
 4. Existing on-site Parking: 54 Stalls See Sheet A-2, Project Site Plan



AREA ANALYSIS

PROJECT DATA:
SITE AREA: ±2,756,732 SF 63.3 Ac

BUILDING USES:	PARKING RATIO*	AREA:	PARKING REQ'D:
Proposed DANCE / BANQUET CTR.		10,666 sf.	
Assembly:	1/30	4,995 sq.ft. =	168 Stalls See Sheet A-2
RED LOBSTER	1/100	8,047 sf	81
former FARRELL'S	1/100	9,056 sf	91
McDONALD'S RESTAURANT:	1/100	5,154 sf	52
RESTAURANT	1/100	2,800	28
SUB-TOTAL (FOOD USE) + ASSEMBLY		35,723 s.f.	420 Stalls
WALGREENS	1/250	14,500 sf	58 Stalls
RETAIL	1/250	4,500 sf	18
VERSATILE INFORMATION	1/250	7,285 sf	30
SUB-TOTAL (RETAIL USE)		26,285 sq.ft.	106 Stalls
PARK SIERRA MEDICAL CLINIC	1/180	40,000 sf	223
L.A. FITNESS (GYM)	1/150	45,000 sf	300
TOTAL AREA / STALLS		147,008 s.f. =	1,049 Stalls

PARKING DATA:
REQUIRED:

GYM:	(1/150 sf):	300 STALLS
RETAIL:	(1/250 sf):	106 STALLS
FOOD USE/ASSEMBLY	(1/100 sf)	420 STALLS
MEDICAL CLINIC:	(1/180 sf):	223 STALLS
TOTAL REQUIRED:		1,049 STALLS
TOTAL EXISTING		1307 STALLS
TOTAL PROPOSED		1306 STALLS

PARKING SURPLUS: 1306 - 1,049 = 257 STALLS

*per RMC Table 19.580.060

LEGEND

Parking excluded in CCR Parking Analysis

Parcel #5 Parcel Map #15817

INDEX of DRAWINGS

- A-1 Area Site Plan; Project/Parking Data
- A-2 Site Plan
- A-3 Area Summary Plan
- A-4 Floor Plan
- A-5 Photos
- A-6 Photos
- A-7 Photos
- A-8 Landscape Plan

AREA SITE PLAN

1/8" = 1'-0"

APR 138 470 015 - 3

REVISIONS

James A. Supik
 Design Plans Permit
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 Riverside, CA 92506
 951-315-9104
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**CONDITIONAL USE PERMIT: P18-0849
 (VARIANCE) P18-0860**

**Alterations & Tenant Improvements
 ARTIVAN DANCE & BANQUET CTR.
 3740 Park Sierra Dr., Riverside, Ca.
 (former El Torito Restaurant)**

Owner: David Vandenbrat
 (951) 347-7141

A-1

1st Submitted: 6/10/19
 Resubmitted: 5/1/2019

Exhibit 6 - Project Plans

Exhibit 6 - Project Plans

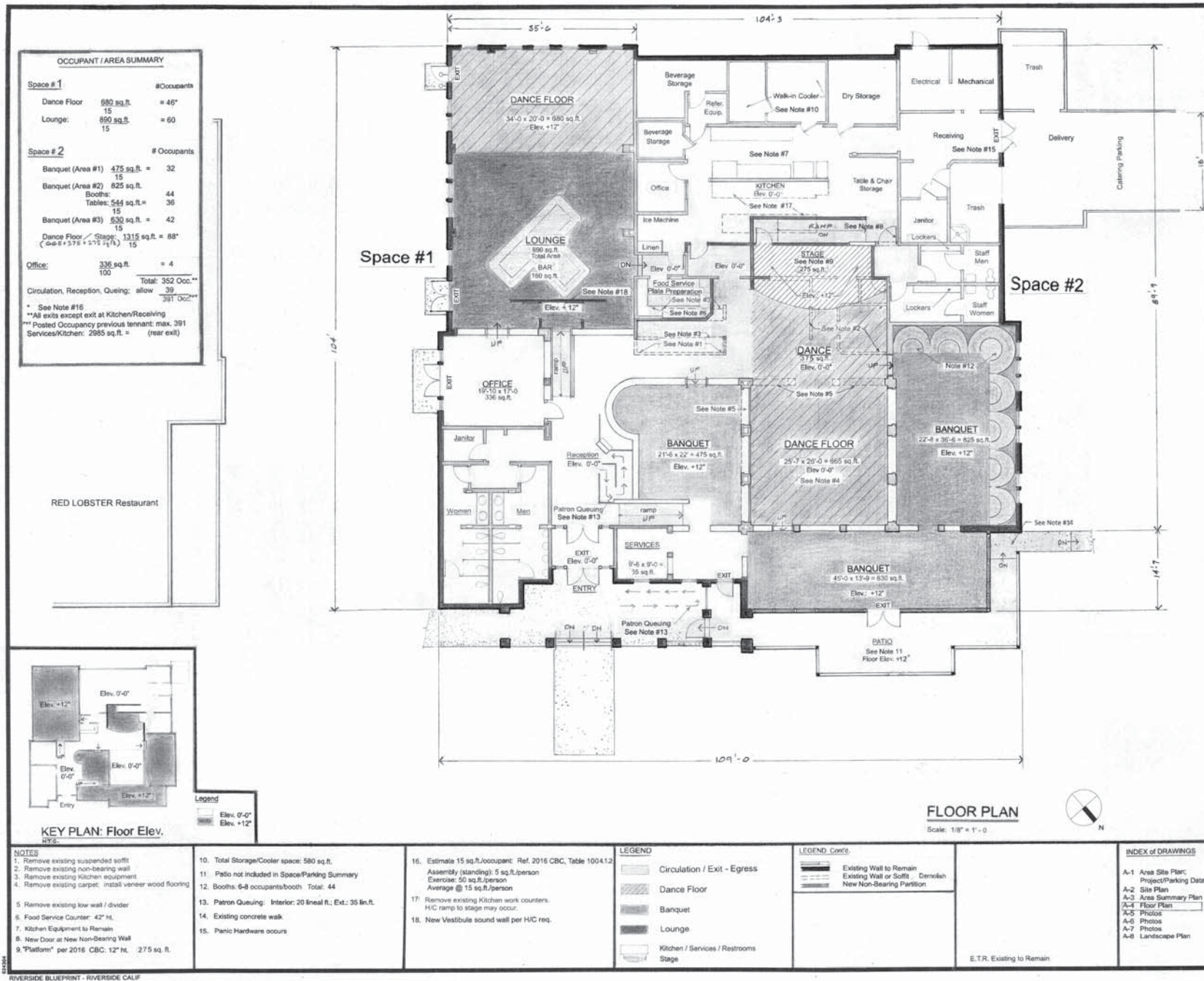


Exhibit 6 - Project Plans

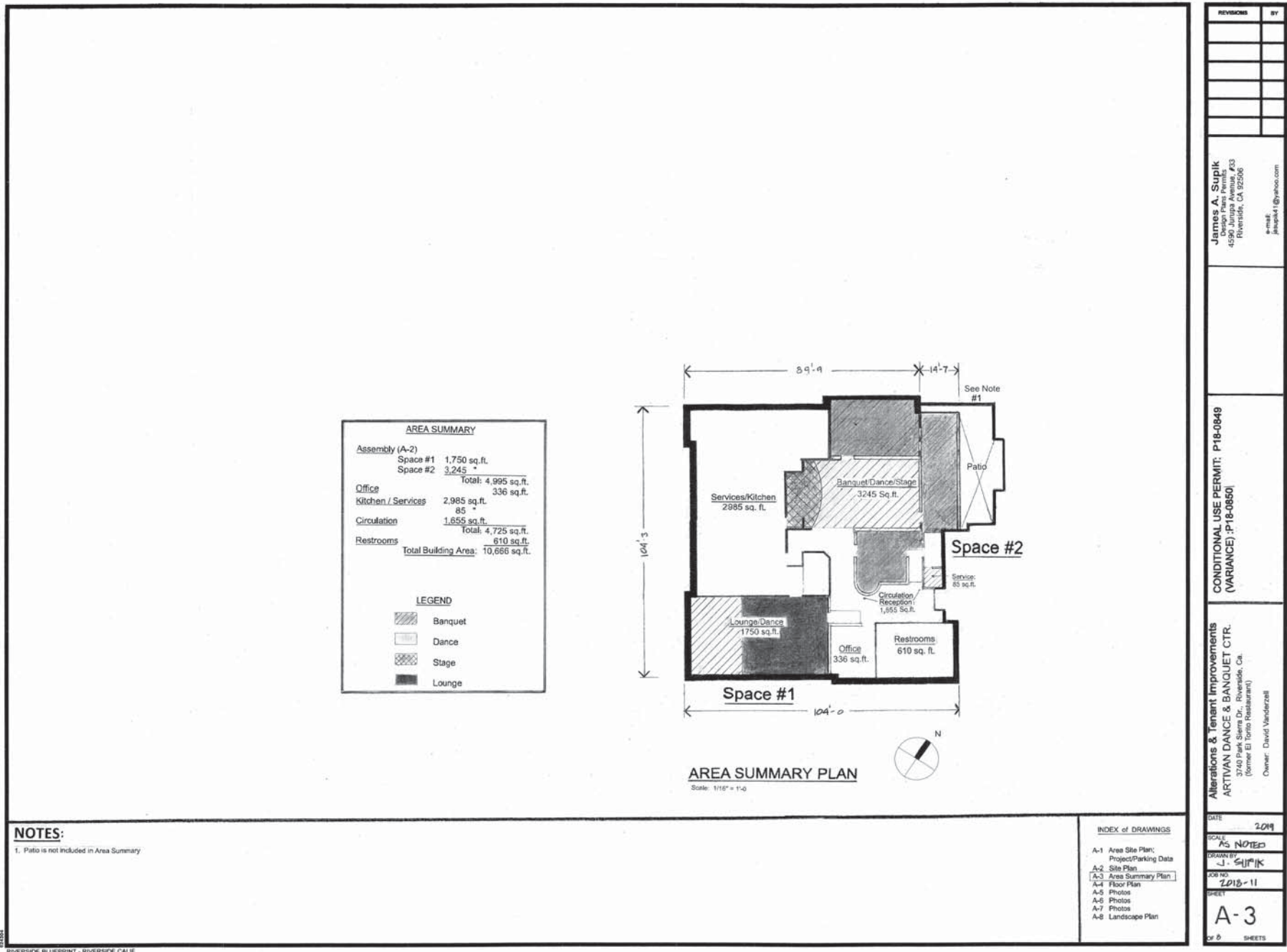


Exhibit 6 - Project Plans



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