

PROJECT INFORMATION

SITE ADDRESS: 3610 PARK SIERRA DR. RIVERSIDE, CA APPLICANT: 3610 PS LLC EDGAR ARIJANYAN 13636 VENTURAL BLVD., #211 SHERMAN OAKS, CA 91423

ARCHITECT: BROESKE ARCHITECTS & ASSOCIATES, INC. 4344 LATHAM ST. #100

4344 LATHAM ST, #100 RIVERSIDE, CA 92501

SITE DATA

PROJECT DESCRIPTION: ADULT DAY CARE FACILITY REMODEL IN AN EXISTING RESTAURANT BUILDING.

ASSESSOR'S PARCEL NUMBER: 138-470-019

STING ZONE: CR-SP: COMMERCIAL RETAIL AND

EXISTING GENERAL PLAN LAND USE DESIGNATION: MU-U; MIXED USED - URBA

SITE AREA: 1.29 AC

OCCUPANCY: I-4

NUMBER OF STORIES: 2

TYPE OF CONSTRUCTION: V-B SPRINKLERED

EXISTING BUILDING AREA: 1ST FLOOR: 8,498 S.F. 2ND FLOOR: 558 S.F.

TOTAL: 9,056

N.T.S.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, IN THE COUNTY OR RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL IMAP NO. 18671, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER IMAP RECORDED IN BOOK 107, PAGES 41 AND 42, OF PARCEL MAPS, IN THE OFFICI OF THE COUNTY RECORDER OF SAID COUNTY.

TOCKLEDE MULTI THAT RODURING ENABLES 1, 70E DADGET MAD NO. 18972, IN THE CITY OF INVESTIGATION.

TOGETHER WITH THAT PORTION OF PARCEL 7 OF PARCEL MAP NO. 15817, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 86, PAGES 42 AND 43, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS OLLOWS:

COMMENSOR AT THE MOST SOUTHERLY CORNERS OF PARCEL 10 OF SAID PARCEL LAMP 1887. THENCE, CONTINUED AND CONTINUED AND CONTINUED THE CONTINUED AND CONTINUED AND

ICEL B: 4EXCLUSIVE EASEMENTS AS DEFINED IN SECTION 4.01 OF THE DECLARATION ESTABLISHING IPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS AFFECT LAND KNOWN AS PARK SIERRA ITER RECORDED DECEMBER 31, 1990, AS INSTRUMENT NO. 244662, AND MARCH 3, 1981, AS

## VICINITY MAP



## OFF-STREET PARKING TABULATION

	#	PARKING RATIO	TOTAL REQUIRED
DAY CARE OCCUPANT PARKING	180	1:10	18
EMPLOYEE PARKING	20 EMPL	1:1	20
FACILITY VEHICLE PARKING	10 VEHICLES	1:1	10
TOTAL REQUIRED PARKING SPACES			48
TOTAL PROVIDED STANDARD PARKING SPA	CES		110
TOTAL PROVIDED ACCESSIBLE PARKING SF	PACES		4

& associates, in

4344 latham street, suite riverside, ca 92501-1773 ph. (951) 300 1866

## ADULT DAY HEALTH CARE FACILITY REMODEL 3610 PARK SIERRA DR., RIVERSIDE, CA 92506

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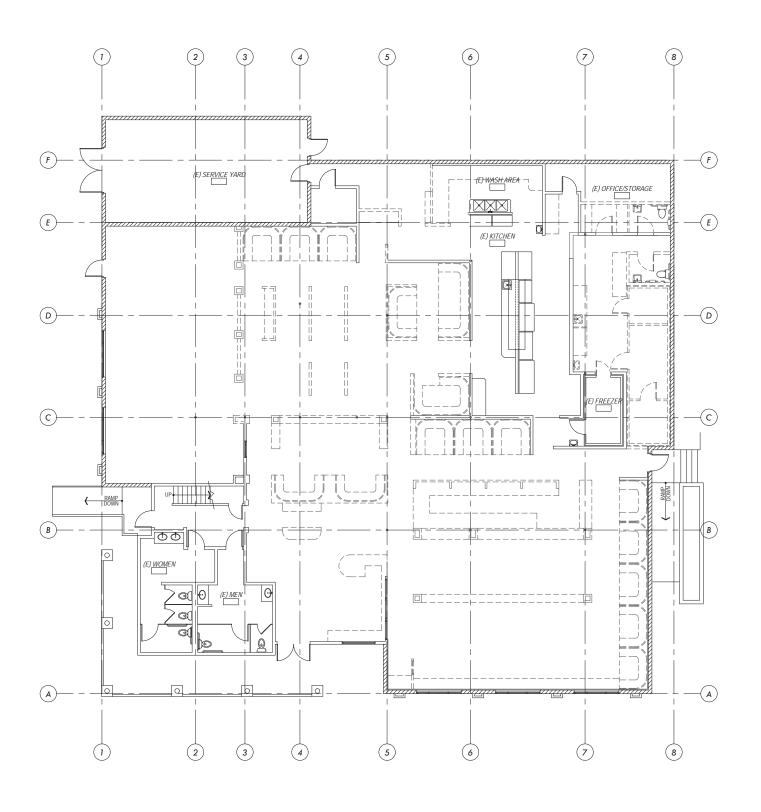
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SHEET TI

EXISTING SITE PLAN

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ADULT DAY HEALTH CARE
FACILITY REMODEL
3610 PARK SIERRA DR., RIVERSIDE, CA 92506

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CONTACT WITH READING PRANNINGS OR ANY PART TREFFICE PRESS.

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DATE • 2-4-2020

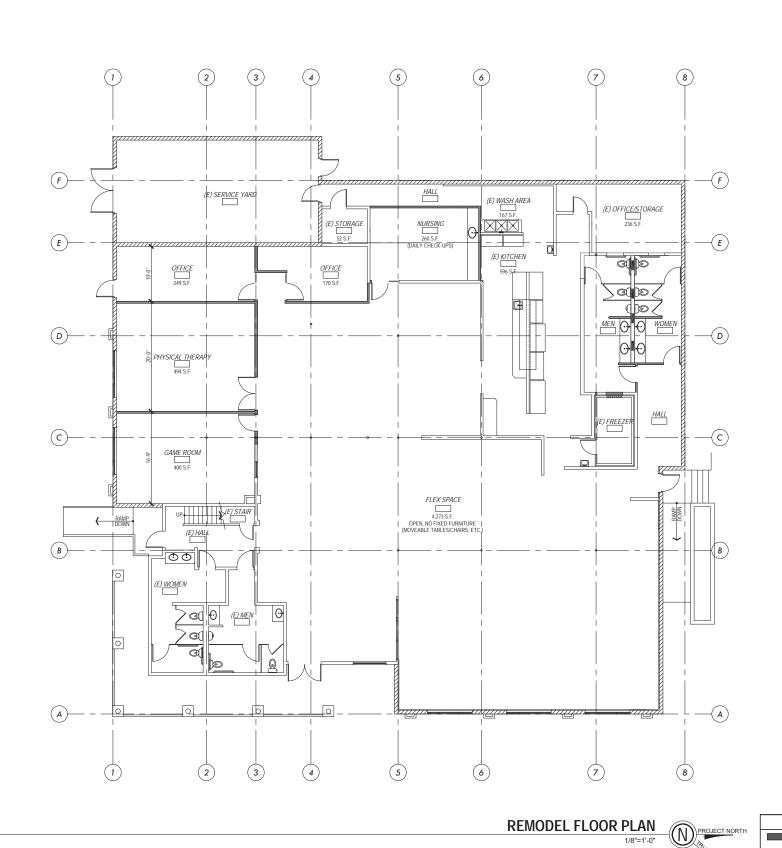
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DEMOLITION FLOOR PLAN

A2.1





ADULT DAY HEALTH CARE
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WALL LEGEND

EW 2x STUDS @ 16" O.C. (U.N.O.)

IWALL/ITEMS TO REMAIN- PATCH & PARK AS RECURED

REMODEL FLOOR PLAN

A2.2