

# ARLINGTON @ VAN BUREN PLAZA - PHASE 2

6161 VAN BUREN BLVD.

SEC VAN BUREN BLVD. & ARLINGTON AVE.  
RIVERSIDE, CALIFORNIA 92503

## DESIGN REVIEW RESUBMITTAL

GENERAL DATA	SITE AND BUILDING SUMMARY	PARKING SUMMARY	SHEET INDEX																																																																
<p><b>PROJECT ADDRESS:</b> 6161 VAN BUREN BLVD. RIVERSIDE, CA 92503</p> <p><b>ASSESSOR'S PARCEL #:</b> 191-020-013</p> <p><b>LOCATION:</b> CITY OF RIVERSIDE, CALIFORNIA</p> <p><b>TOTAL SITE AREA:</b> (±15.45 ACRES) ±673,094 S.F.</p> <p><b>JURISDICTION:</b> CITY OF RIVERSIDE, CALIFORNIA</p> <p><b>EXISTING ZONING:</b> CR (COMMERCIAL RETAIL ZONE)</p> <p><b>PROPOSED LAND USE:</b> COMMERCIAL</p> <p><b>SETBACKS:</b> FRONT = 0'-0" FT. SIDE = 0'-0" FT. INTERIOR = 0'-0" FT. REAR = 0'-0" FT.</p> <p><b>BOUNDARIES INFORMATION:</b> THIS PLAN HAS BEEN PREPARED BY USING THE ALTANSPS SURVEY BY N CONSULTING ENGINEERS, DATED 08/07/20, &amp; ENTITLEMENT SITE PLAN - PHASE 1 BY MMA ARCHITECTS, INC.</p> <p><b>DESCRIPTION: LEGAL</b></p> <p>THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, AND DESCRIBED AS FOLLOWS:</p> <p>PARCEL A: PARCELS 1 &amp; 2 OF PARCEL MAP 1580 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY.</p> <p>EXCEPT THAT PORTION LYING WITHIN PARCEL MAP 2033 AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY.</p> <p>AND ALL OF PARCEL 1, OF PARCEL MAP 1580 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY, AND A PORTION OF PARCEL 1, OF PARCEL MAP 1580 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWESTERLY CORNER OF PARCEL 1 PER SAID PARCEL MAP 1580, SAID POINT ALSO BEING ON THE EASTERLY SIDELINE OF VAN BUREN BOULEVARD HAVING A 720 FOOT HALF MOUTH AS SHOWN ON SAID MAP, SAID POINT ALSO BEING ON THE CENTERLINE OF BLUEBEL AVENUE, LOCATED BY INSTRUMENT NO. 18918 AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED DECEMBER 14, 1972 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p> <p>THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A AND SAID CENTERLINE NORTH 30°00'00" EAST 150 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>THENCE CONTINUING ALONG SAID LINE NORTH 55°02'37" EAST 184.28 FEET.</p> <p>THENCE SOUTH 89°30'47" WEST 150 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>SAID LEGAL DESCRIPTION IS ALSO KNOWN AS LOT 1 FURNANT TO CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 2, 1993 AS INSTRUMENT NO. 41933 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p> <p>ALSO EXCEPT FROM PARCEL 1, THE WESTERLY 120 FEET AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 41933 OF OFFICIAL RECORDS.</p> <p>APN: 191-020-011 AND 191-020-015</p> <p>PARCEL B: PARCELS 1 &amp; 2 OF PARCEL MAP 2033 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY.</p> <p>APN: 191-020-015</p> <p>PARCEL C: ALL OF PARCEL 1, OF PARCEL MAP 1580 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY, EXCEPT THAT PORTION PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID POINT BEING ON THE EASTERLY SIDELINE OF VAN BUREN BOULEVARD HAVING A 720 FOOT HALF MOUTH AS SHOWN ON SAID MAP, SAID POINT ALSO BEING ON THE CENTERLINE OF BLUEBEL AVENUE, LOCATED BY INSTRUMENT NO. 18918 AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED DECEMBER 14, 1972 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p> <p>THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL A AND SAID CENTERLINE NORTH 30°00'00" EAST 150 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>THENCE CONTINUING ALONG SAID LINE NORTH 55°02'37" EAST 184.28 FEET.</p> <p>THENCE SOUTH 89°30'47" WEST 150 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>SAID LEGAL DESCRIPTION IS ALSO KNOWN AS LOT 1 FURNANT TO CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 2, 1993 AS INSTRUMENT NO. 41933 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p> <p>EXCEPT FROM PARCEL 1, THE WESTERLY 120 FEET AS CONVEYED TO THE CITY OF RIVERSIDE BY GRANT DEED RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO. 41933 OF OFFICIAL RECORDS.</p> <p>APN: 191-020-011 AND 191-020-015</p> <p>PARCEL D: PARCELS 1 &amp; 2 OF PARCEL MAP 2033 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY.</p> <p>EXCEPT THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 13, 1973 AS INSTRUMENT NO. 41933 OF OFFICIAL RECORDS.</p> <p>APN: 191-020-011 AND 191-020-015</p> <p>PARCEL E: PARCELS 1 AND 2 OF PARCEL MAP 2033 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 145 PAGES 31 AND 32, OF PARCEL MAPS, RECORDS OF SAID COUNTY.</p> <p>APN: 191-020-011 AND 191-020-015</p>	<p><b>EXISTING BUILDING TO REMAIN:</b></p> <table><tbody><tr><td>EXISTING MAJOR 1 (RETAIL)</td><td>± 18,900 S.F. *</td></tr><tr><td>EXISTING MAJOR 2 (GROCERY STORE)</td><td>± 49,478 S.F. *</td></tr><tr><td>EXISTING MAJOR 3 (RETAIL)</td><td>± 28,042 S.F. *</td></tr><tr><td>(E) PAD 1 (KFC)</td><td>± 2,616 S.F. ***</td></tr><tr><td>(E) PAD 2 (RETAIL)</td><td>± 6,058 S.F. **</td></tr><tr><td>(E) PAD 3 (CARL'S JR)</td><td>± 4,096 S.F. **</td></tr><tr><td>(E) PAD 4 (RETAIL)</td><td>± 8,924 S.F. **</td></tr><tr><td>TOTAL OVERALL BUILDING AREA</td><td>± 118,114 S.F.</td></tr></tbody></table> <p><b>PROPOSED BUILDING ADDITION:</b></p> <p>ADDITION TO PAD 2 (DRIVE-THRU WINDOW) ± 64 S.F.</p> <p>TOTAL EXISTING BUILDING AREA (RETAIL/REST W/ DRIVE-THRU) ± 118,114 S.F. ± 64 S.F.</p> <p>OVERALL BUILDING AREA ± 118,178 S.F.</p> <p>* SQUARE FOOTAGE IS BASED ON CLIENT'S RENT ROLL. ** SQUARE FOOTAGE IS BASED ON MMA FIELD SURVEY. *** SQUARE FOOTAGE IS BASED ON ALTA SURVEY</p> <p><b>CONSTRUCTION TYPE:</b></p> <p>MODIFIED PAD 2 TYPE V - N (B) SPRINKLERED</p>	EXISTING MAJOR 1 (RETAIL)	± 18,900 S.F. *	EXISTING MAJOR 2 (GROCERY STORE)	± 49,478 S.F. *	EXISTING MAJOR 3 (RETAIL)	± 28,042 S.F. *	(E) PAD 1 (KFC)	± 2,616 S.F. ***	(E) PAD 2 (RETAIL)	± 6,058 S.F. **	(E) PAD 3 (CARL'S JR)	± 4,096 S.F. **	(E) PAD 4 (RETAIL)	± 8,924 S.F. **	TOTAL OVERALL BUILDING AREA	± 118,114 S.F.	<p><b>EXISTING PARKING DATA:</b></p> <p>EXISTING PARKING: (INCLUSIVE OF N.A.P.) 866 STALLS</p> <p>EXISTING PARKING RATIO: 7.2/1000 S.F.</p> <p><b>PROPOSED PARKING DATA:</b></p> <p><b>PARKING REQUIRED:</b></p> <p>(E) MAJOR 1 (RETAIL) 76 STALLS ±18,900 S.F. @ 1 PER 250 S.F.) (E) MAJOR 2 (GROCERY STORE) 198 STALLS ±49,478 S.F. @ 1 PER 250 S.F.) (E) MAJOR 3 (RETAIL) 112 STALLS ±28,042 S.F. @ 1 PER 250 S.F.) (E) PAD 1 (KFC/ REST.) 26 STALLS ±2,616 S.F. @ 1 PER 100 S.F.) (E) PAD 2 (±6,058 S.F. RETAIL/REST, W/ D.T.) 44 STALLS TENANT 1, ±2,275 S.F. @ 1 PER 100 S.F.) = 22.7 STALLS TENANT 2, ±1,090 S.F. @ 1 PER 100 S.F.) = 6 STALLS TENANT 3, ±2,757 S.F. @ 1 PER 100 S.F.) = 15.3 STALLS (E) PAD 3 (CARL'S JR REST, W/ D.T.) 41 STALLS ±4,096 S.F. @ 1 PER 100 S.F.) (E) PAD 4 (RETAIL) 36 STALLS ±8,924 S.F. @ 1 PER 250 S.F.)</p> <p>TOTAL PARKING REQUIRED: (INCLUSIVE OF N.A.P.) 533 STALLS</p> <p><b>PARKING PROVIDED:</b></p> <p>TOTAL PARKING PROVIDED: (INCLUSIVE OF N.A.P. PHASE I) 841 STALLS</p> <p>STANDARD (9'-0" X 18'-0") = 816 STALLS HANDICAP (9'-0" X 18'-0") = 25 STALLS</p> <p>PROPOSED PARKING RATIO: 7.1/ 1000 S.F.</p>	<p><b>ARCHITECTURAL</b></p> <table><tbody><tr><td>T-100</td><td>TITLE SHEET</td><td></td></tr><tr><td>C-01</td><td>ALTANSPS LAND TITLE SURVEY</td><td>(FOR REFERENCE ONLY)</td></tr><tr><td>C-02</td><td>ALTANSPS LAND TITLE SURVEY</td><td>(FOR REFERENCE ONLY)</td></tr><tr><td>C-03</td><td>ALTANSPS LAND TITLE SURVEY</td><td>(FOR REFERENCE ONLY)</td></tr><tr><td>SHT. 1</td><td>PRELIMINARY GRADING PLAN</td><td></td></tr><tr><td>L-0.1</td><td>PROPOSED LANDSCAPE PLAN</td><td></td></tr><tr><td>L-0.2</td><td>LANDSCAPE IMAGERY</td><td></td></tr><tr><td>D000</td><td>EXISTING SITE DEMOLITION PLAN</td><td></td></tr><tr><td>A010</td><td>PROPOSED SITE PLAN PHASING PLAN</td><td></td></tr><tr><td>A010.1</td><td>PROPOSED FIRE ACCESS PLAN</td><td></td></tr><tr><td>A010.2</td><td>PROPOSED TRASH TRUCK ACCESS PLAN</td><td></td></tr><tr><td>A012</td><td>TRASH ENCLOSURE, ENLARGED FLOOR PLAN, ELEVATIONS AND SECTION</td><td></td></tr><tr><td>A100</td><td>PROPOSED FLOOR PLAN</td><td>(PAD 2)</td></tr><tr><td>A200</td><td>EXTERIOR ELEVATIONS</td><td>(PAD 2)</td></tr><tr><td>A201</td><td>EXTERIOR ELEVATIONS</td><td>(PAD 2)</td></tr><tr><td>A130</td><td>MODIFIED ROOF PLAN</td><td>(PAD 2)</td></tr></tbody></table>	T-100	TITLE SHEET		C-01	ALTANSPS LAND TITLE SURVEY	(FOR REFERENCE ONLY)	C-02	ALTANSPS LAND TITLE SURVEY	(FOR REFERENCE ONLY)	C-03	ALTANSPS LAND TITLE SURVEY	(FOR REFERENCE ONLY)	SHT. 1	PRELIMINARY GRADING PLAN		L-0.1	PROPOSED LANDSCAPE PLAN		L-0.2	LANDSCAPE IMAGERY		D000	EXISTING SITE DEMOLITION PLAN		A010	PROPOSED SITE PLAN PHASING PLAN		A010.1	PROPOSED FIRE ACCESS PLAN		A010.2	PROPOSED TRASH TRUCK ACCESS PLAN		A012	TRASH ENCLOSURE, ENLARGED FLOOR PLAN, ELEVATIONS AND SECTION		A100	PROPOSED FLOOR PLAN	(PAD 2)	A200	EXTERIOR ELEVATIONS	(PAD 2)	A201	EXTERIOR ELEVATIONS	(PAD 2)	A130	MODIFIED ROOF PLAN	(PAD 2)
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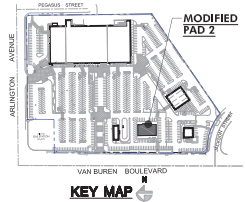
**McKently  
Malak  
ARCHITECTS**

35 Hugue Alley, Suite 200  
Pasadena California 91103 3548  
Tel: 626 585 6844 Fax: 626 585 6847

A PROJECT FOR:



133 PENN STREET  
EL SEGUNDO, CALIFORNIA 90245  
TEL 310-807-3375



## PHASE 2

**Arlington @ Van Buren Plaza**  
6161 Van Buren Blvd.  
SEC Van Buren Blvd. & Arlington Ave.  
Riverside, California 92503

### ISSUES / REVISIONS

No.	DATE	DESCRIPTION
01	02.12.2021	DESIGN REVIEW SUBMITTAL-PHASE 2
02	03.29.2021	DESIGN REVIEW RESUBMITTAL-PHASE 2

AS INSTRUMENTS OF SERVICE, ALL DESIGN IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF HANDEY + ASSOCIATES. NO PART THEREOF SHALL BE COPIED, REPRODUCED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED. WITHOUT THE WRITTEN CONSENT OF HANDEY + ASSOCIATES, NO ORAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE REVISIONS.

JOB NUMBER: 20055MMA  
DRAWN BY: CR CHECKED BY: H.M.  
DATE: 03.23.2021  
SHEET DESCRIPTION:

## TITLE SHEET

SHEET NUMBER:

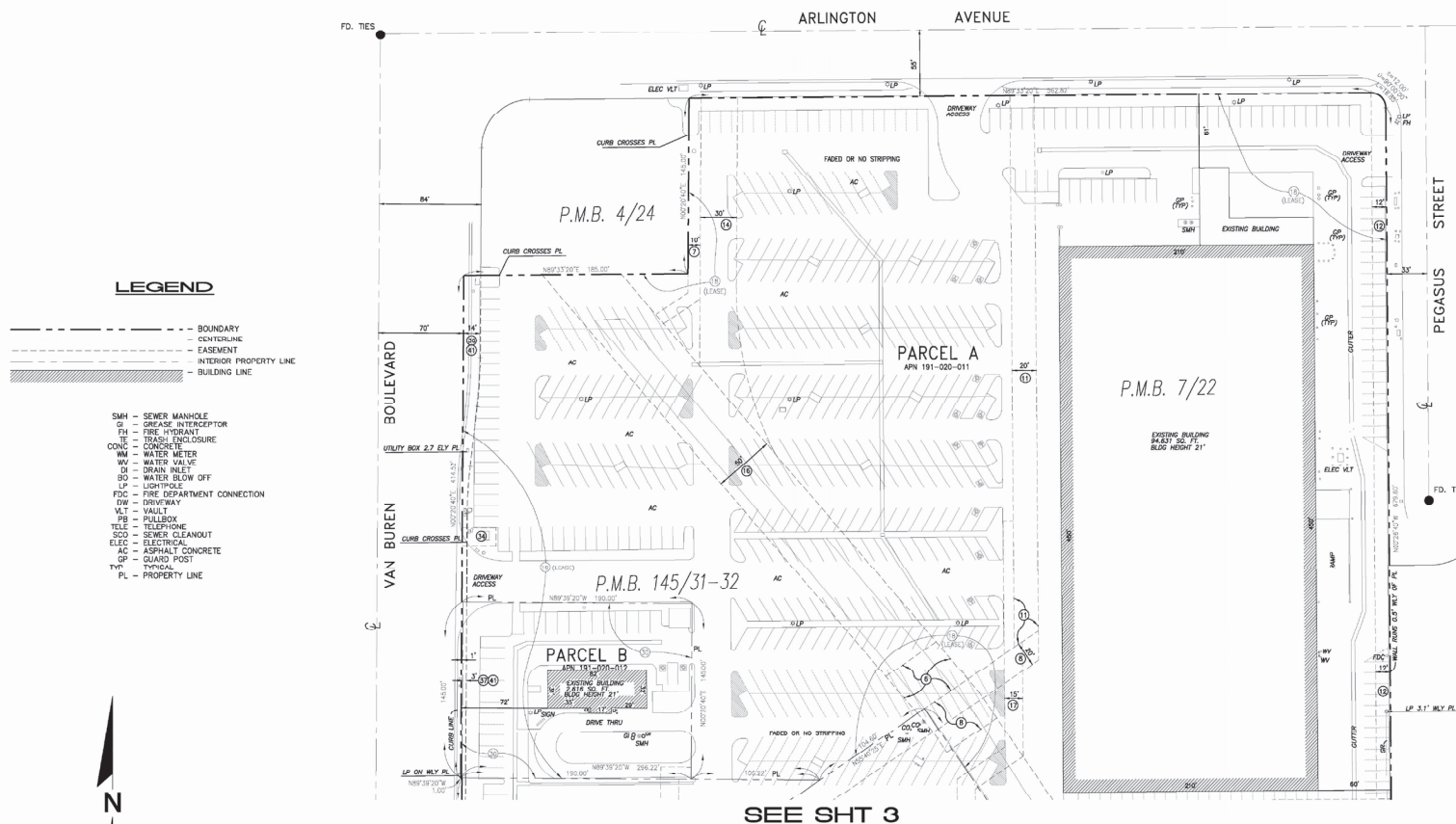
**T-100**

BASED ON SCHEME SP-16



# A.L.T.A. / N.S.P.S. SURVEY

## CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



**N CONSULTING ENGINEERS**  
 4 Park Plaza, Suite 1700  
 Irvine, CA 92614  
 PHONE: 949.396.1161  
 www.nconsulting.com

PROJECT ADDRESS:  
 7200 Arlington Avenue, Riverside, CA 92503  
 6201, 6101, 6221 Van Buren Blvd., Riverside, CA 92503

CLIENT:  
 13011 Brookhurst

DATE: 11

SITE:  
 APN(s): 191-020-011, -012, -013, Riverside, CA 92503  
 191-071 -012, -013, -015, -017 Riverside, CA 92503

TITLE:  
 ORDER NO. 18000110002  
 STEWART TITLE

DRAWN: SCALE: AT D  
 C/W NONE  
 CHECKED: REC NEW: DATE: 2 OF 3

FOR REFERENCE ONLY

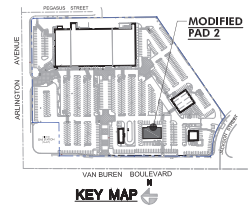
**McKently Malak ARCHITECTS**

35 Hugue Alley, Suite 200  
 Pasadena California 91103-3548  
 TEL 626 585 6844 FAX 626 585 6867

A PROJECT FOR:

**PARAGON COMMERCIAL GROUP LLC**

133 PENN STREET  
 EL SEGUNDO, CALIFORNIA 90245  
 TEL 310-807-3375



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**Arlington @ Van Buren Plaza**  
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JOB NUMBER: 20055MMA  
 DRAWN BY: CR CHECKED BY: H.M.  
 DATE: 03.23.2021  
 SHEET DESCRIPTION:

ALTA/NSPS SURVEY  
 (FOR REFERENCE ONLY)

SHEET NUMBER:

**C-02**

BASED ON SCHEME SP-16