

ACREAGE SUMMARY					
FUTURE PARCEL NO.	AREA (SQ.FT.)	AREA (AC)	WIDTH (FT.)	DEPTH (FT.)	FAR
1	333,061	7.65	1050.3	450.4	0.32
2	26,156	0.60	100	212	0.15
3	26,286	0.60	146.6	188	0.11
4	20,088	0.46	154	124	0.25
5	23,260	0.53	235	100	0.13
6	40,248	0.92	303.5	199.2	0.15
7	51,016	1.17	393	199.3	0.13
FUTURE NET AREA	520,026	11.93			
EXISTING NET AREA	522,871	12.00			

CITY OF RIVERSIDE MINIMUM LOADING REQUIREMENT				
	TOTAL SF	STANDARD PARKING	PARKING REQUIRED	PARKING PROVIDED
EXISTING RETAIL	83,778	1/250	335	
EXISTING RESTAURANT	10,190	1/100	102	
EXISTING MEDICAL	5,992	1/180	33	
EXISTING DRUG STORE/PHARMACY	20,916	1/250	84	
EXISTING OFFICE	900	1/250	4	
EXISTING PERSONAL SERVICE	2,700	1/250	11	
	113,376	1/190	59	
TOTAL EXISTING	126,676		578	557
EXISTING RESTAURANT TO BE DEMOLISHED	1,584			
TOTAL EXISTING	124,492			

PROPOSED RETAIL	2,200	1/250	8	
PROPOSED RESTAURANT	11,450	1/100	115	
TOTAL	13,450		123	
TOTAL PARKING REQUIRED	124,495 + 13,450:	137,942	685	582

* 582 STALLS ACCOUNTS FOR A 15% VARIANCE
 COMPACT PARKING STALLS COMPRISE 15% OF TOTAL PARKING

Land Use	Area	City of Riverside Code Parking Rate (1)	Spaces Required
Retail	85,778 SF	1 space per 250 SF of Gross Floor Area (GFA)	343
Restaurant	26,156 SF	1 space per 100 SF of GFA	261
Medical Dental Office	5,992 SF	1 space per 180 SF of GFA	33
Drug Store/Pharmacy	20,916 SF	1 space per 250 SF of GFA	84
Office	900 SF	1 space per 250 SF of GFA	4
Personal Service	2,700 SF	1 space per 250 SF of GFA	11
Bank and Financial Service	1,600 SF	1 space per 180 SF of GFA	9
Total	137,942 SF		685

A. TOTAL CITY CODE PARKING CODE REQUIREMENT 685
 B. PROPOSED PARKING SUPPLY 582

FLOOD ZONE:

ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 062260-0705-G, WHICH BEARS AN EFFECTIVE DATE OF 8-28-08 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ASSESSOR'S PARCEL NUMBERS:

151-151-006, 151-151-008, 151-151-009

LEGEND:

- PROPOSED PARCEL LINE
- EXISTING LOT/PARCEL LINE
- EXISTING EASEMENT LINE
- CENTERLINE
- PRELIMINARY TITLE REPORT
- PROPOSED STANDARD STALL
- PROPOSED COMPACT STALL
- PROPOSED PATH OF TRAVEL
- PROPOSED LANDSCAPE
- PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

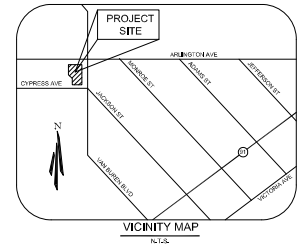
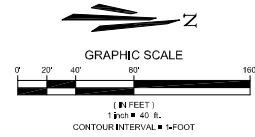
ZONING:

OR: COMMERCIAL RETAIL ZONE

GENERAL PLAN:

C: COMMERCIAL

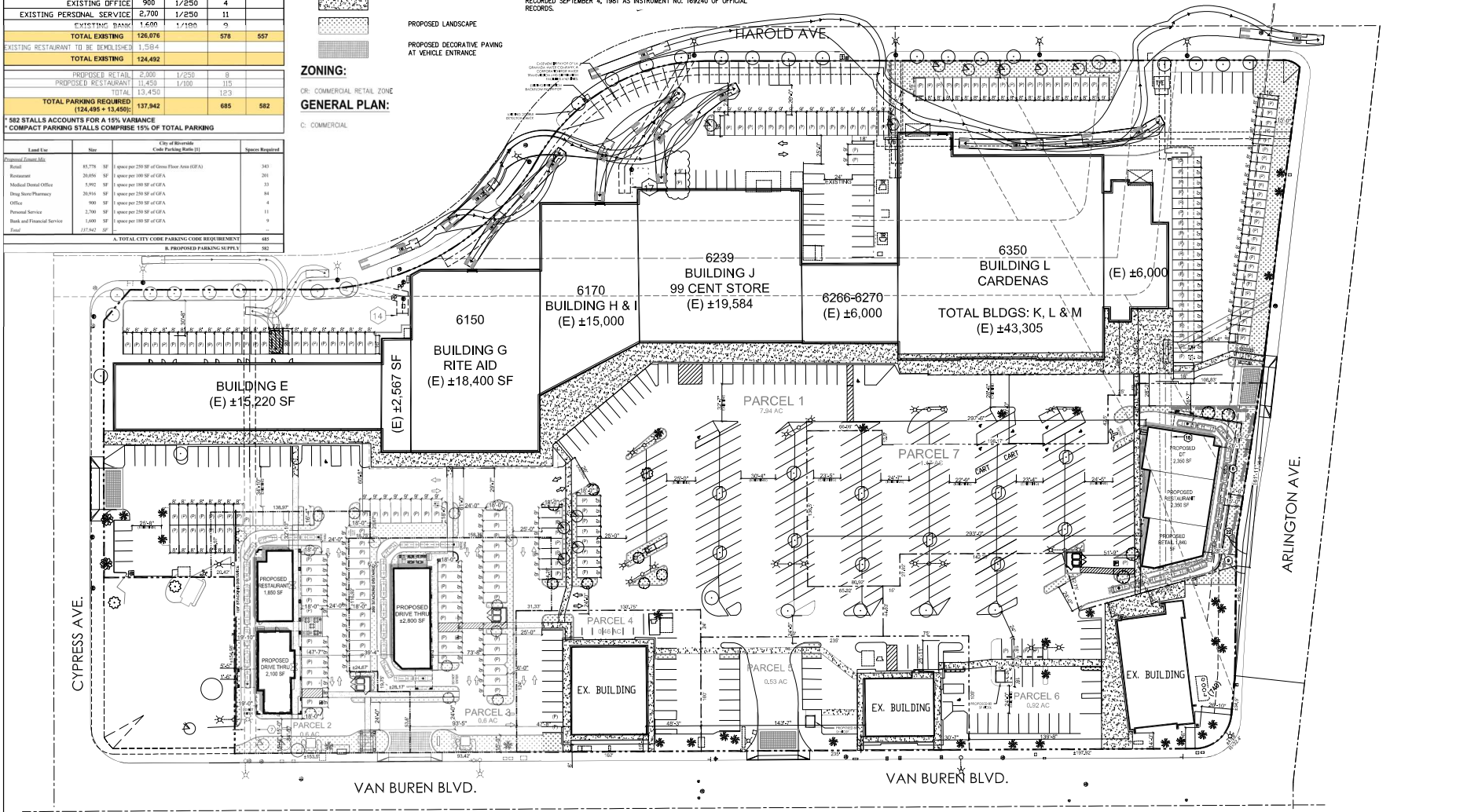
ARLINGTON PLAZA
 IN THE CITY OF RIVERSIDE
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 SEPTEMBER, 2020



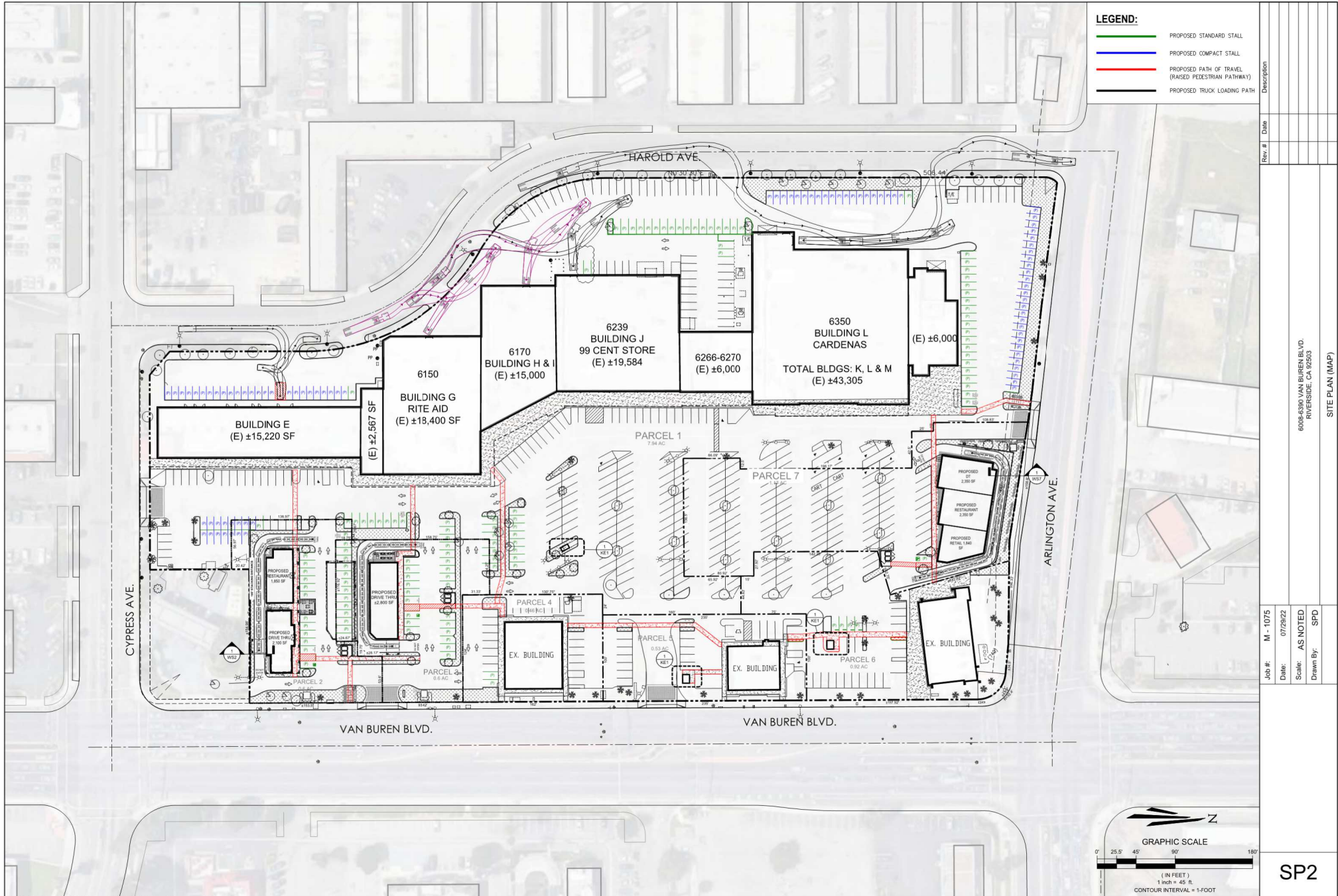
LEGAL DESCRIPTION:

PARCEL 1 (PTR): THOSE PORTIONS OF LOTS 277, 277A, 277B, 278, 278A, 278B, LOT "M" (VACATED) AND LOT "N" (VACATED) OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 ALSO EXCEPT PARCEL 1 OF PARCEL MAP 13804 AS PER MAP RECORDED IN BOOK 66 PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
 ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE RECORDED SEPTEMBER 4, 1981 AS INSTRUMENT NO. 169240 OF OFFICIAL RECORDS.

PARCEL 2 (PTR): THOSE PORTIONS OF LOTS 277, 277A OF CAMP ANZA SUBDIVISION NO. 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGES 81 AND 82 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 EXCEPT THAT PORTION DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, RECORDED OCTOBER 14, 1983 AS INSTRUMENT NO. 213737 OF OFFICIAL RECORDS.



Job #: M-1075	Date: 07/28/22	Scale: AS NOTED	Drawn By: SPD
6000388 VAN BUREN BLVD. RIVERSIDE, CA 92505			
SITE PLAN (MAP)			
SP1			



Rev. #	Date	Description

6006-6300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503

SITE PLAN (MAP)

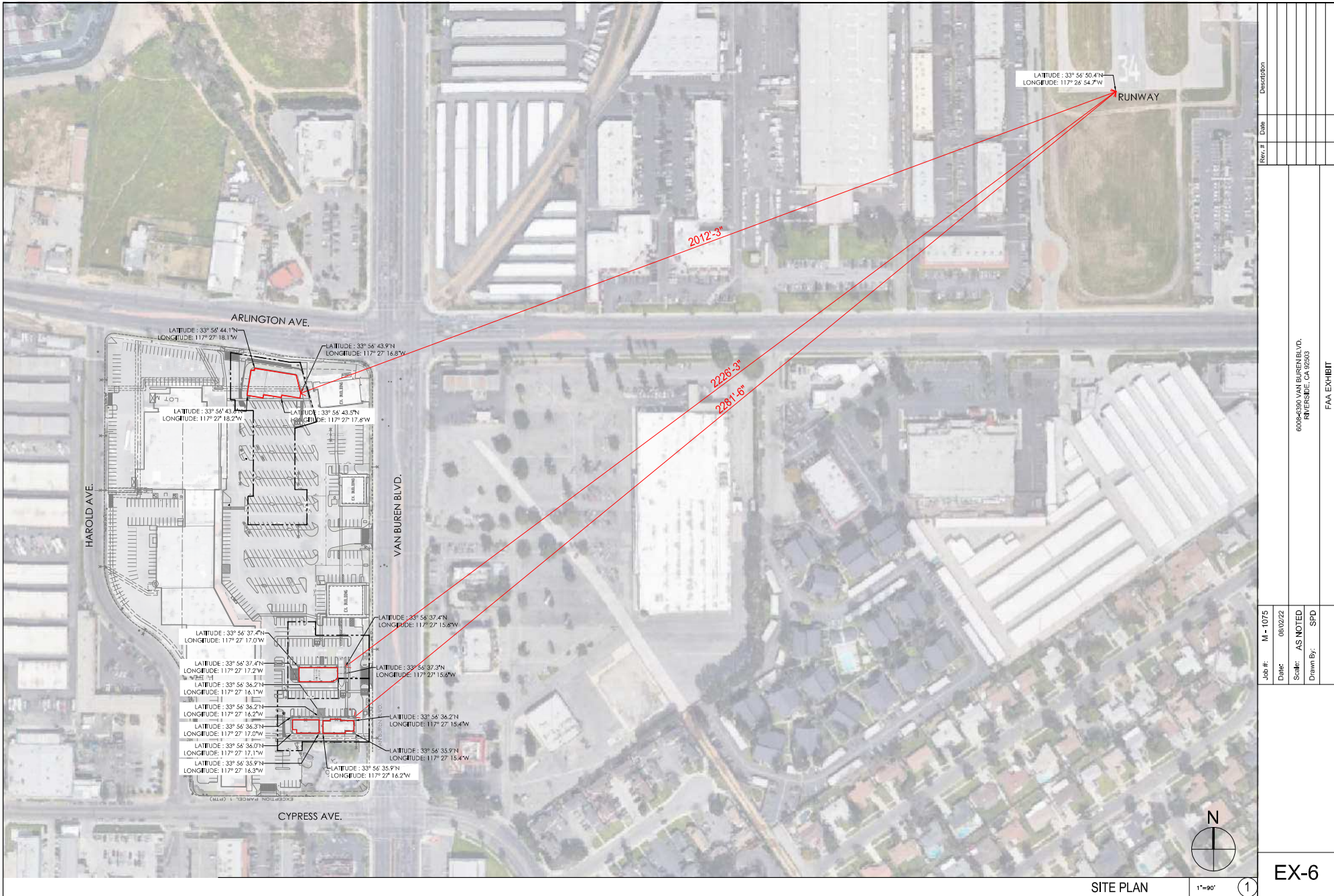
Job #:

Date:

Scale:

Drawn By:

SP2

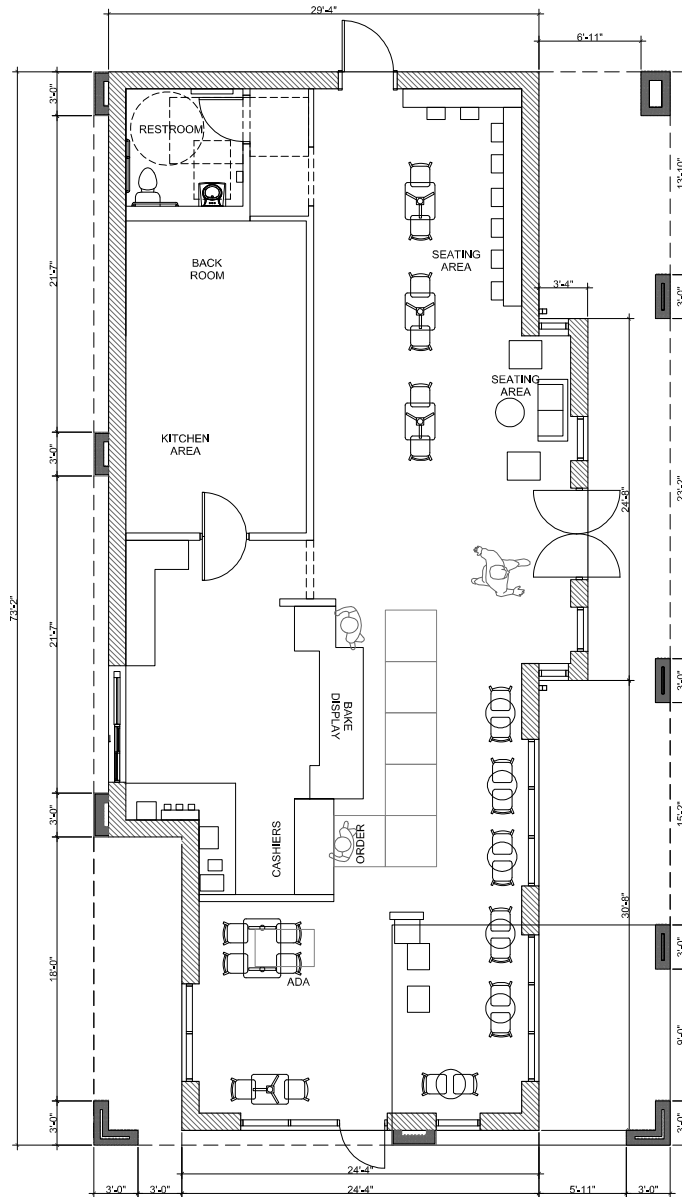


Rev. #	Date	Description

6065308 VAN BUREN BLVD. RIVERSIDE, CA 92503	
FAA EXHIBIT	

Job #: M-1075
Date: 08/02/22
Scale: AS NOTED
Drawn By: SPD

EX-6

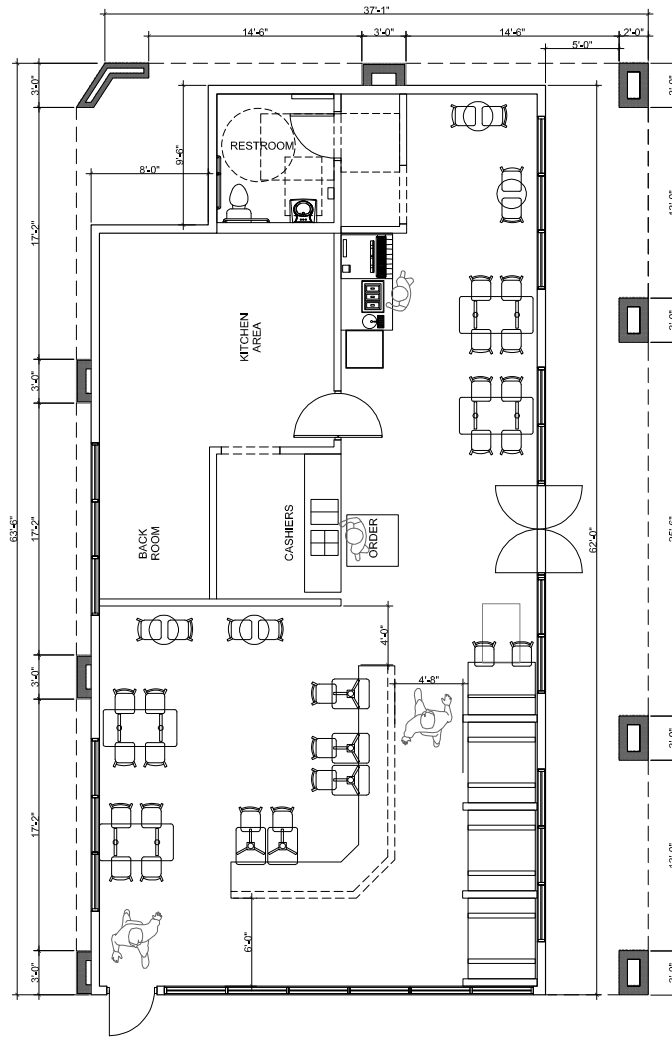


INTERIOR FLOOR PLAN (PARCEL 2 - DRIVE THRU)

1/4"=1'-0" 1

Job #:	M - 1075	Rev. #	Date	Description
Date:	05/10/22			
Scale:	AS NOTED			
Drawn By:	SPD			
6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503				
INTERIOR FLOOR PLAN (DRIVE THRU)				

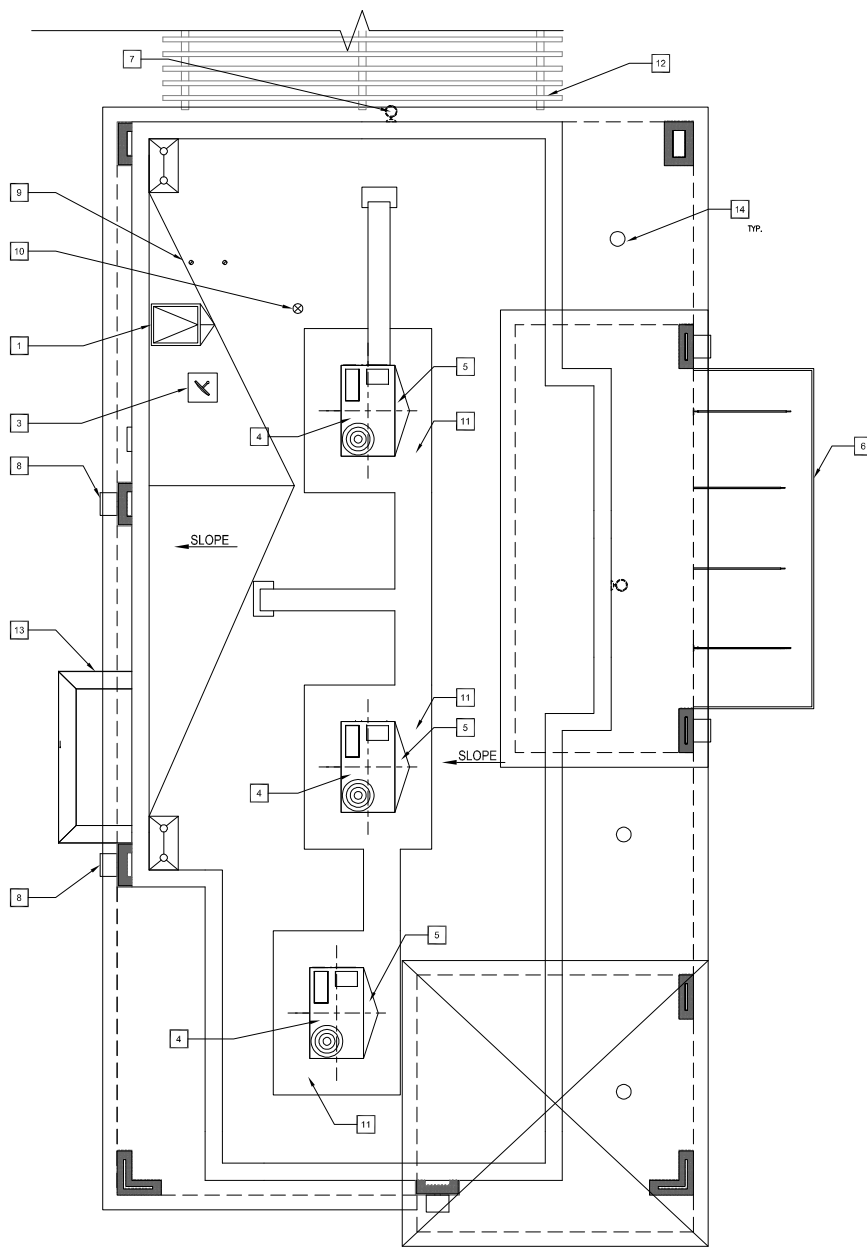
IFP



INTERIOR FLOOR PLAN (PARCEL 2 - RESTAURANT)

1/4"=1'-0" 1

Job #:	M - 1075	Rev. #		Date		Description
	Date:		05/10/22			
Scale:	AS NOTED					
Drawn By:	SPD					
6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503						
INTERIOR FLOOR PLAN (RESTAURANT)						
IFP						



KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL CYLINDER - KICHER - 92648A - BRONZE		

Rev. #	Date	Description

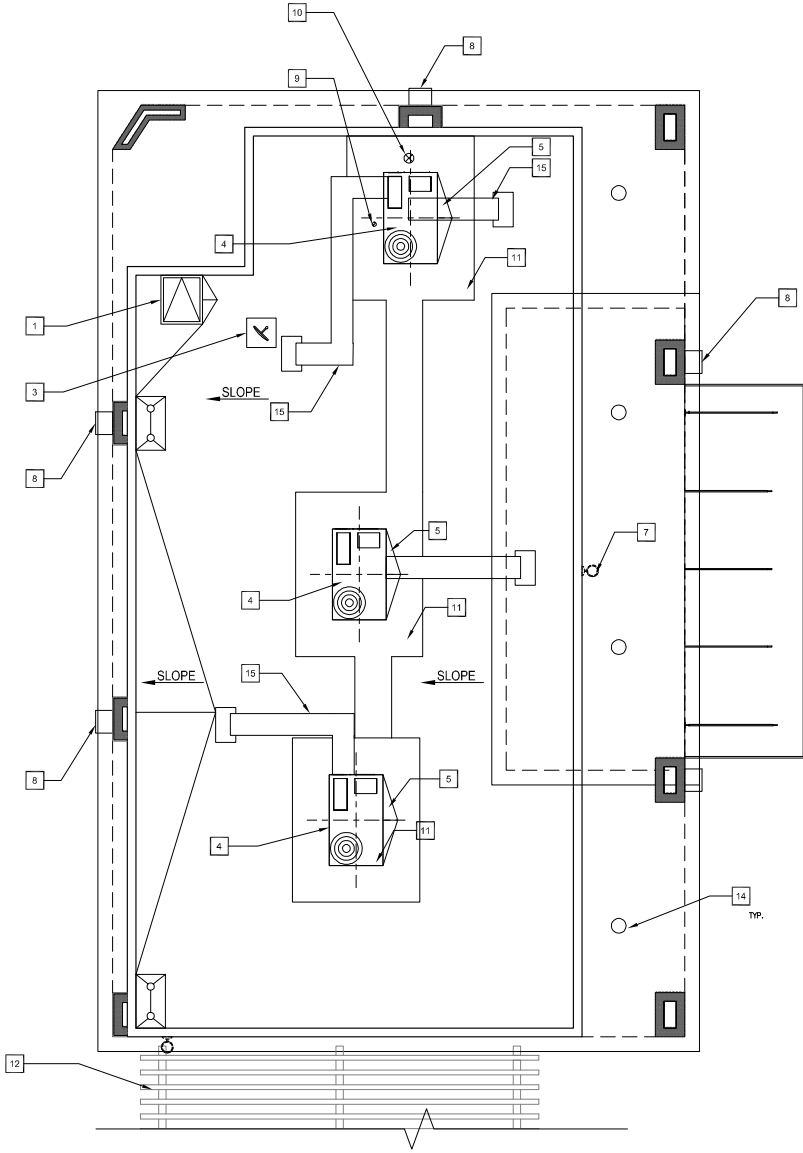
Job #:	M - 1075
Date:	05/10/22
Scale:	AS NOTED
Drawn By:	SPD

6008-0300 VAN BUREN BLVD. RIVERSIDE, CA 92503	
ROOF PLAN (DRIVE THRU)	

RP1

KEYED NOTES

1	ROOF ACCESS	9	EXHAUST DUCT
2	EQUIPMENT PLATFORM	10	PLUMBING VENT
3	SATELLITE DISH	11	WALKING PAD, 30" AROUND ALL MECH. UNITS
4	RTU	12	TRELLIS
5	CRICKET WITH TAPERED INSULATION	13	PICK UP WINDOW
6	PREFINISHED METAL CANOPY	14	6" DOWN LIGHTS
7	EMERGENCY LIGHT	15	AC DUCT
8	EXTERIOR WALL CYLINDER - KICHER - 92648A - BRONZE		



Rev. #	Date	Description

Job #:	M - 1075
Date:	05/10/22
Scale:	AS NOTED
Drawn By:	SPD

6008+330 VAN BUREN BLVD.
 RIVERSIDE, CA 92503
 ROOF PLAN (RESTAURANT)

IFP



KEYED NOTES

- 1 - EXTERIOR STUCCO TO BE PAINTED
- 2 - TRELLIS
- 3 - PREFINISHED METAL CANOPY
- 4 - CITY SCAPES INLINE WALL MOUNTED TROLIS - CITY BROWN
- 5 - DRIVE THRU PICK UP WINDOW
- 6 - EXTERIOR WALL CYLINDER - NICKER - 92X48A - BRONZE
- 7 - SERVICE & SECONDARY EGRESS DOOR
- 8 - SURVEILLANCE CAMERA
- 9 - EMERGENCY EGRESS LIGHT
- 10 - EGRESS DOOR
- 11 - SPANDREL SICHFRONT (PAJK WINDOWS)
- 12 - INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
- 13 - HVAC EQUIPMENT

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT #SW 6385 - NAPERV
- SHERWIN WILLIAMS PAINT #SW 5023 - DAKOTA WHEAT
- SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA
- ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-MTCC214K
- TESORO COTO TILE & STONE COTTO EXTERIOR FINISH SPACE C0000T02000003T
- SPANISH TILE ROOF
- SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
- SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE
- VINTAGE RANCH DOVERWOOD EL CORAZO STONE

SHERWIN WILLIAMS PAINT #SW 6385 - NAPERV	SHERWIN WILLIAMS PAINT #SW 5023 - DAKOTA WHEAT
SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA	TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH C0000T02000003T
SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE	SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
SPANISH TILE ROOF	VINTAGE RANCH DOVERWOOD EL CORAZO STONE

Rev. #	Date	Description

Job #: M - 1075	Date: 08/26/22	Scale: AS NOTED	Drawn By: SPD
6006-0300 VAN DUREN BLVD. RIVERSIDE, CA 92503 EXTERIOR ELEVATION (PARCEL 2)			



EAST ELEVATION (PARCEL 2 - DRIVE THRU)

1/4"=1'-0"

1



WEST ELEVATION (PARCEL 2 - DRIVE THRU)

1/4"=1'-0"

2

KEYED NOTES

- 1 EXTERIOR STUCCO TO BE PAINTED
- 2 TRELLIS
- 3 PREFINISHED METAL CANOPY
- 4 CITY SCAPES INLINE WALL MOUNTED TROLLIS - CITY BROWN
- 5 DRIVE THRU PICK UP WINDOW
- 6 EXTERIOR WALL CYLINDER - NICKER - 92X48A - BRONZE
- 7 SERVICE & SECONDARY EGRESS DOOR
- 8 SURVEILLANCE CAMERA
- 9 EMERGENCY EGRESS LIGHT
- 10 EGRESS DOOR
- 11 SPANREL SIECHENFROH (PAJK WINDOWS)
- 12 INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
- 13 HVAC EQUIPMENT

EXTERIOR COLORS & FINISHES

- A SHERWIN WILLIAMS PAINT #SW 6385 - NAPERVY
- B SHERWIN WILLIAMS PAINT #SW 9223 - DAKOTA WHEAT
- C SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA
- D ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M1CE21484
- E TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH SPACE C0000T2C0000001
- F SPANISH TILE ROOF
- G SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
- H SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE
- I VINTAGE RANCH DOVERWOOD EL CORADO STONE



Rev. #	Date	Description

Job #:	M - 1075
Date:	08/25/22
Scale:	AS NOTED
Drawn By:	SPD

6006-0300 VAN DUREN BLVD.
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 2)

ELEV