

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			

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
- (P) PRELIMINARY TITLE REPORT
- (P) PROPOSED STANDARD STALL
- (P) PROPOSED COMPACT STALL
- (P) PROPOSED PATH OF TRAVEL
- (P) PROPOSED LANDSCAPE
- (P) PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

ZONING:

OR: COMMERCIAL RETAIL ZONE

GENERAL PLAN:

C: COMMERCIAL

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.

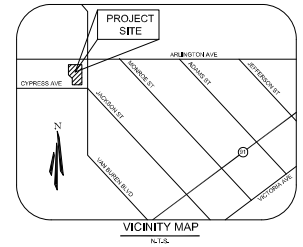
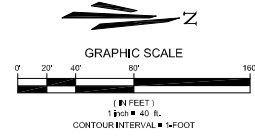
ALSO EXCEPT PARCEL 1 OF PARCEL MAP 13804 AS PER MAP RECORDED IN BOOK 66 PAGE 13 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE CITY OF RIVERSIDE RECORDED OCTOBER 14, 1983 AS INSTRUMENT NO. 213737 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.

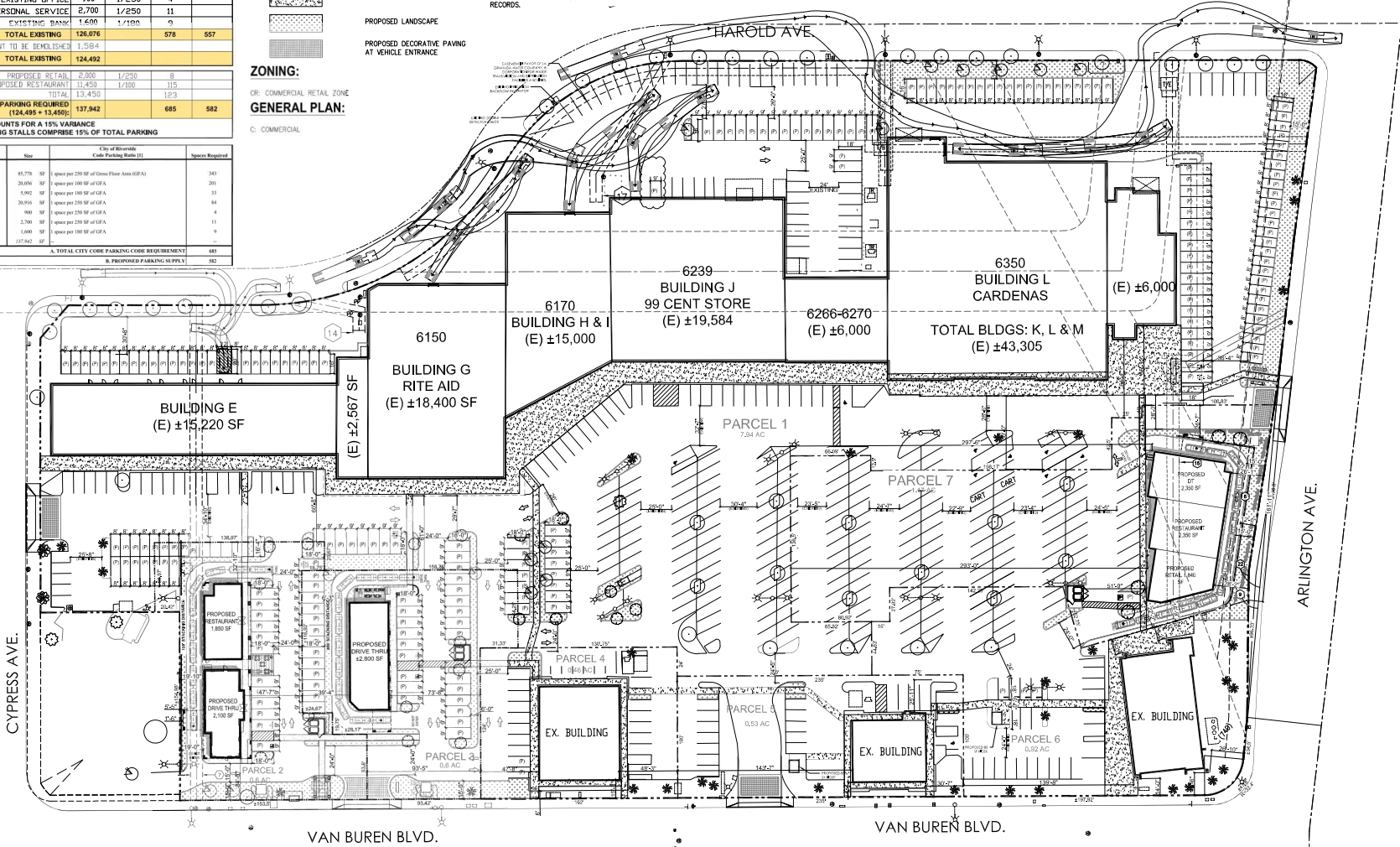
ARLINGTON PLAZA
IN THE CITY OF RIVERSIDE
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
SEPTEMBER, 2020



CITY OF RIVERSIDE MINIMUM LOADING REQUIREMENT					
	TOTAL SF	STANDARD PARKING REQUIRED	COMPACT 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		
EXISTING RESTAURANT TO BE DEMOLISHED	1,584	1/150	0		
TOTAL EXISTING	126,076		578	557	
PROPOSED RETAIL	2,200	1/250	9		
PROPOSED RESTAURANT	11,450	1/100	115		
TOTAL	13,650		123		
TOTAL PARKING REQUIRED	124,485 + 13,650:		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)	Spots Required
Residential	85,778 SF	1 space per 250 SF of Gross Floor Area (GFA)	343
Residential	20,088 SF	1 space per 100 SF of GFA	201
Medical District 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		687

A. TOTAL CITY CODE PARKING CODE REQUIREMENT: 687
B. PROPOSED PARKING SUPPLY: 582



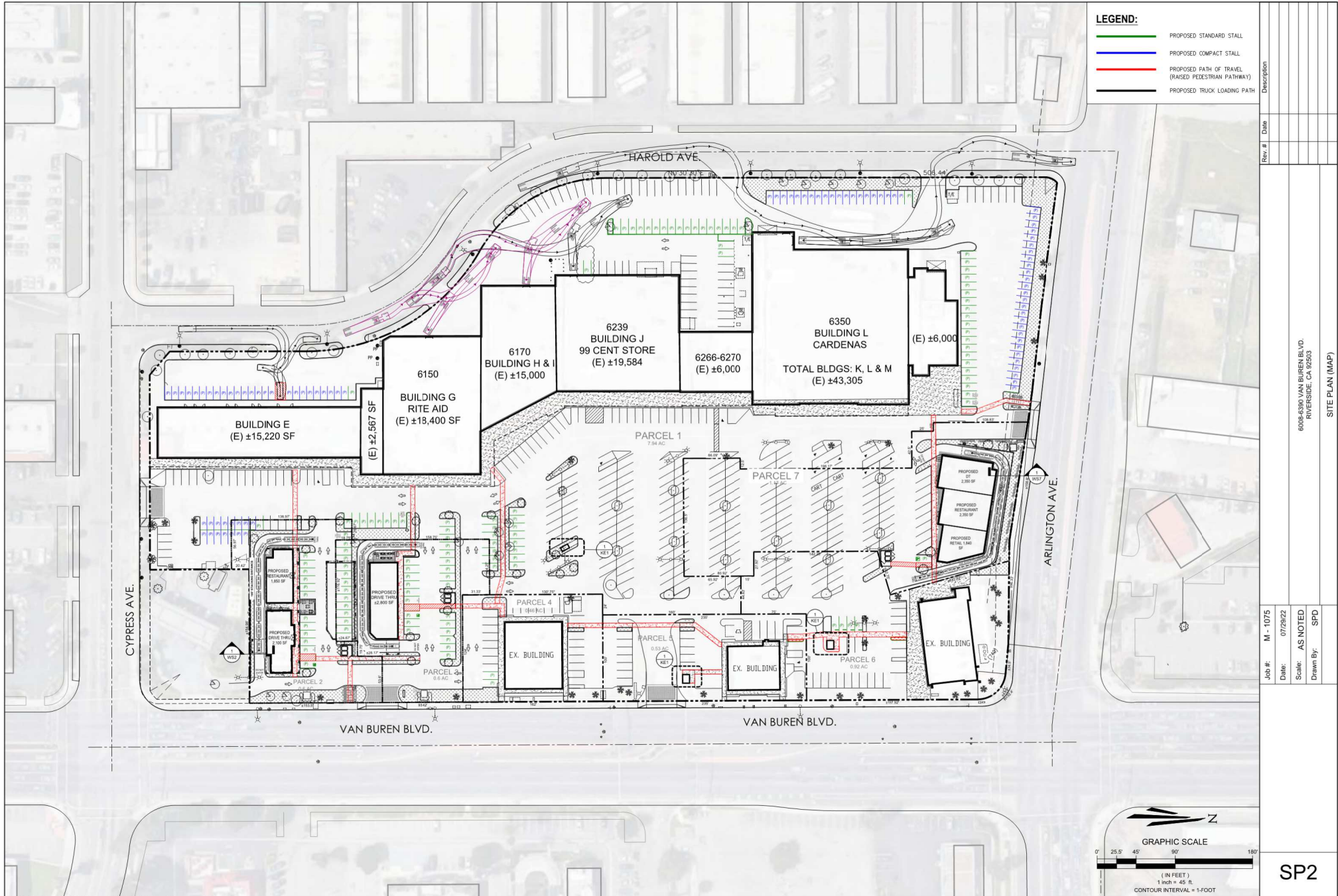
Rev. #	Date	Description

Job #: M-1075
Date: 07/28/22
Scale: AS NOTED
Drawn By: SPD

6060338 VAN BUREN BLVD.
RIVERSIDE, CA 92503

SITE PLAN (MAP)

SP1



Rev. #	Date	Description

6006-6300 VAN BUREN BLVD.
 RIVERSIDE, CA 92503

SITE PLAN (MAP)

Job #:

Date:

Scale:

Drawn By:

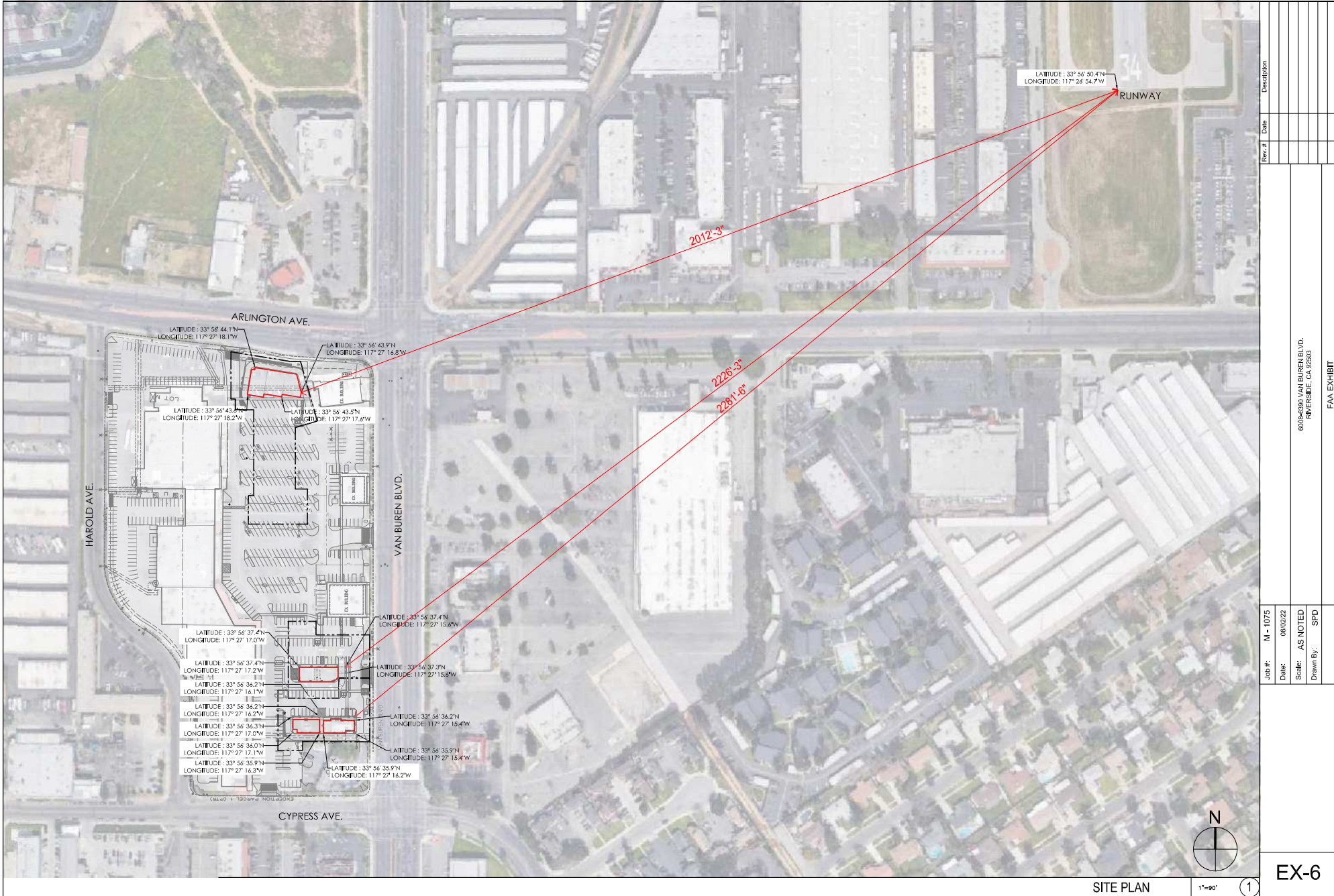
M - 1075

07/28/22

AS NOTED

SPD

SP2



Rev. #	Date	Description

60606308 VAN BUREN BLVD.
 RIVERSIDE, CA 92506
 FAA EXHIBIT

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



SITE PLAN

1"=90'

1

EX-6

CYPRESS AVE.

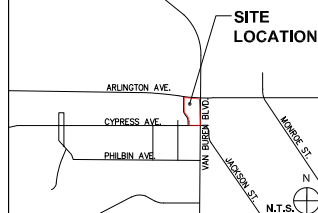
VAN BUREN BLVD.

SITE DATA

PROJECT DATA	
ASSESSOR'S PARCEL NUMBER:	151-151-006, 008 & 009
ADDRESS:	6008-6300 VAN BUREN BLVD., RIVERSIDE, CA 92505
DESCRIPTION:	NEW DRIVE THRU AND RESTAURANT
SPRINKLED:	N/A
EXISTING ZONING:	CR - COMMERCIAL RETAIL
PROPOSED ZONING:	CR - COMMERCIAL RETAIL
BUILDING DATA (PARCEL 2)	
SITE AREA GROSS:	±26,145 SF (0.6 AC)
ALLOWABLE BUILDING HEIGHT:	30'
CONSTRUCTION TYPE:	V-B
PROPOSED BUILDING AREA:	±3,950 SF
• DRIVE THRU:	± 2,100 SF
• RESTAURANT:	± 1,850 SF
PROPOSED LS AREA:	±2,150 SF (8.2%)
IMPERVIOUS AREA:	±18,466 SF (71%)
PROPOSED LOT COVERAGE:	±3,950 SF (15.1%)

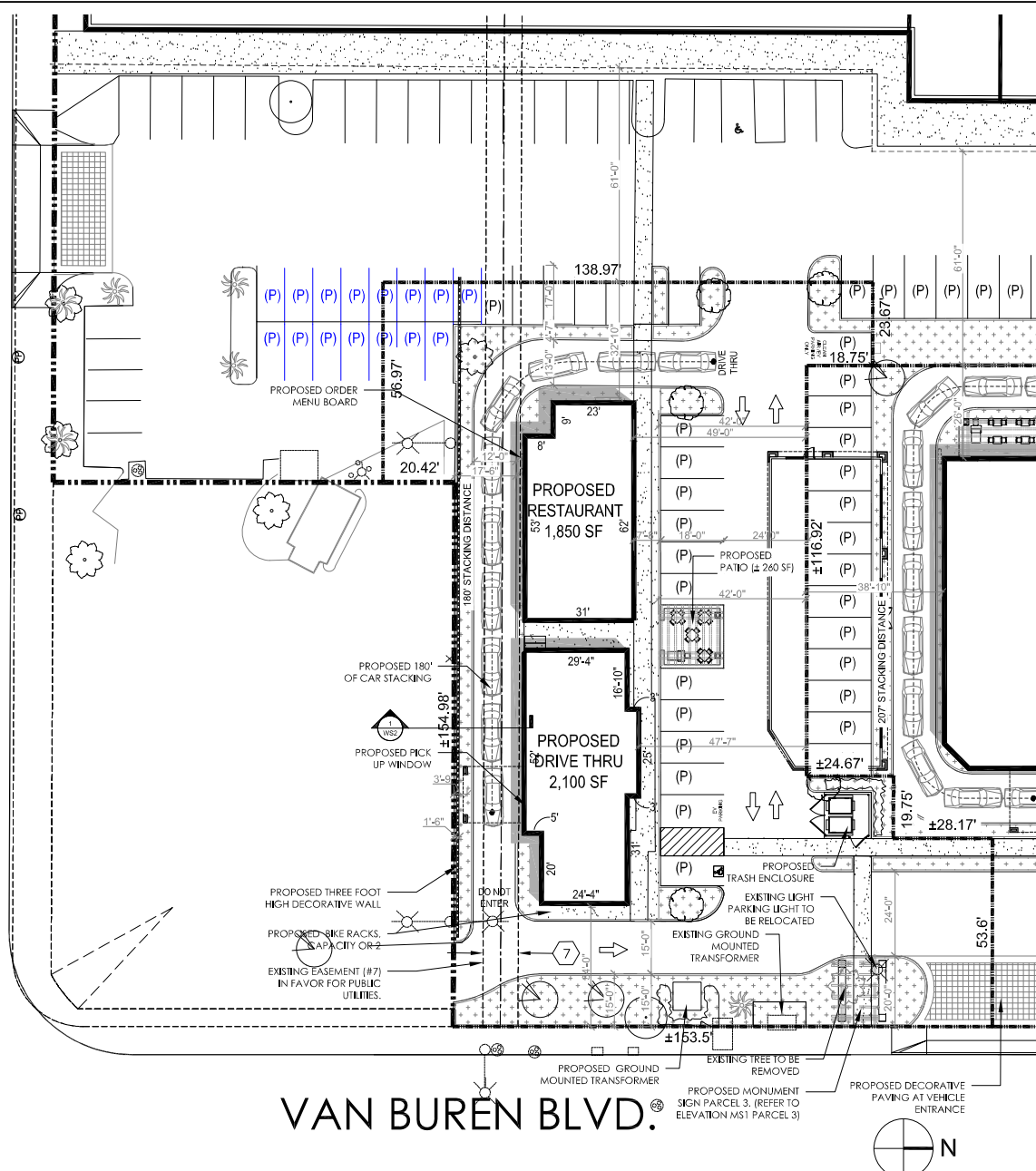
PARKING REQUIREMENTS	
PARKING REQUIRED:	40 STALLS
• DRIVE THRU:	• 21 STALLS (1,700 SF FOR 2,100 SF)
• RESTAURANT:	• 19 STALLS (1,700 SF FOR 1,850 SF)
TOTAL PARCEL 2 PARKING PROVIDED:	20 TOTAL STALLS
LANDSCAPE SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (CYPRESS):	15' FT
SIDE:	N/A
BUILDING SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE (CYPRESS):	15' FT
SIDE:	N/A

VICINITY MAP



LEGEND

- PROPERTY LINE
- LANDSCAPE SETBACK
- BUILDING SETBACK
- 3" MASONRY WALL
- LANDSCAPE AREA
- CONCRETE PAVING/SEWALK/PEDESTRIAN PATH OF TRAVEL
- STANDARD A.C. PAVING
- PROPOSED DECORATIVE PAVING AT VEHICLE ENTRANCE

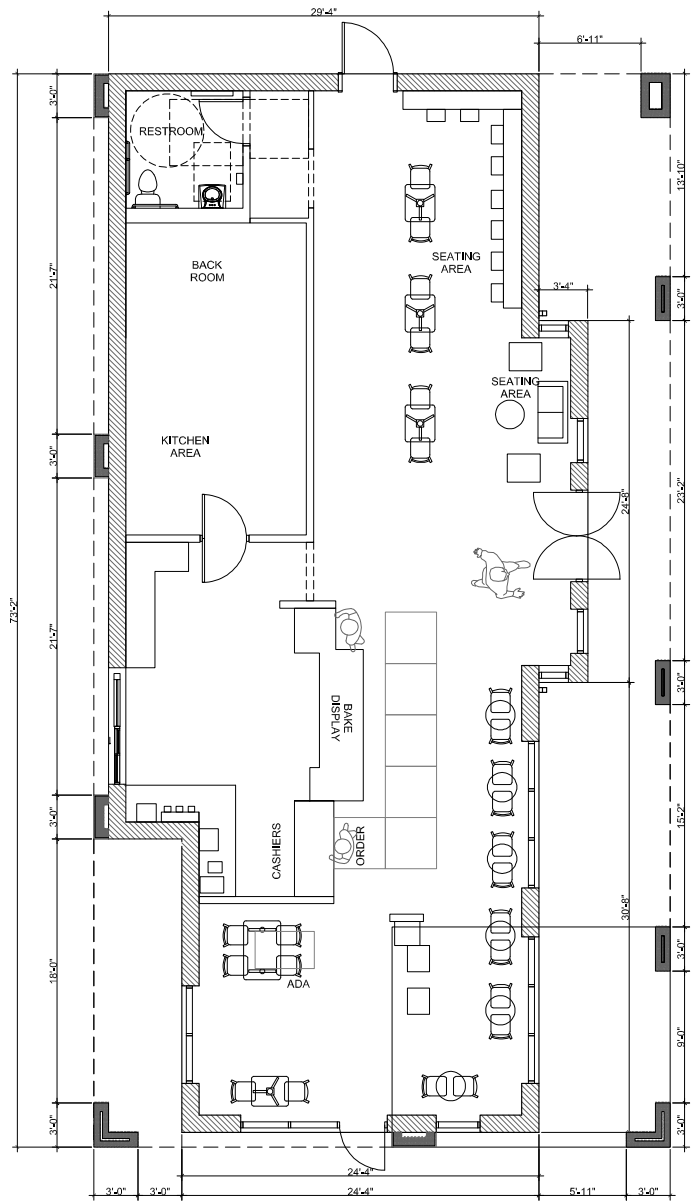


SITE PLAN (PARCEL 2) 1"=15'

Rev. #	Date	Description

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

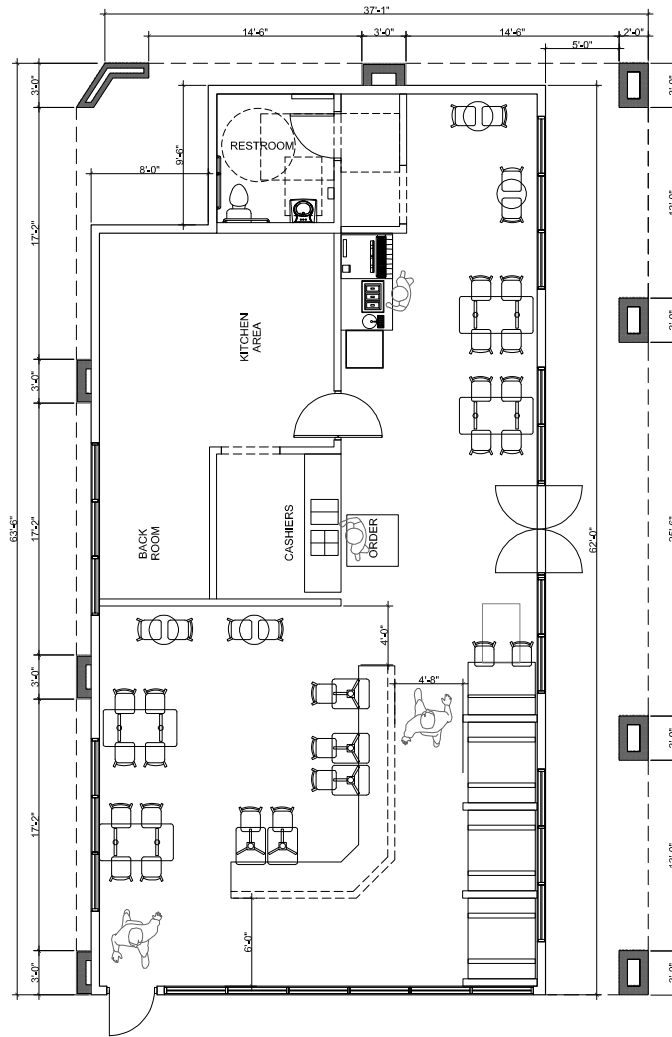
11-B



INTERIOR FLOOR PLAN (PARCEL 2 - DRIVE THRU)

1/4"=1'-0" 1

Job #:	M - 1075	Date:	05/10/22	Scale:	AS NOTED	Drawn By:	SPD
				6008-4300 VAN BUREN BLVD. RIVERSIDE, CA 92503			
				INTERIOR FLOOR PLAN (DRIVE THRU)			
		Rev. #	Date	Description			

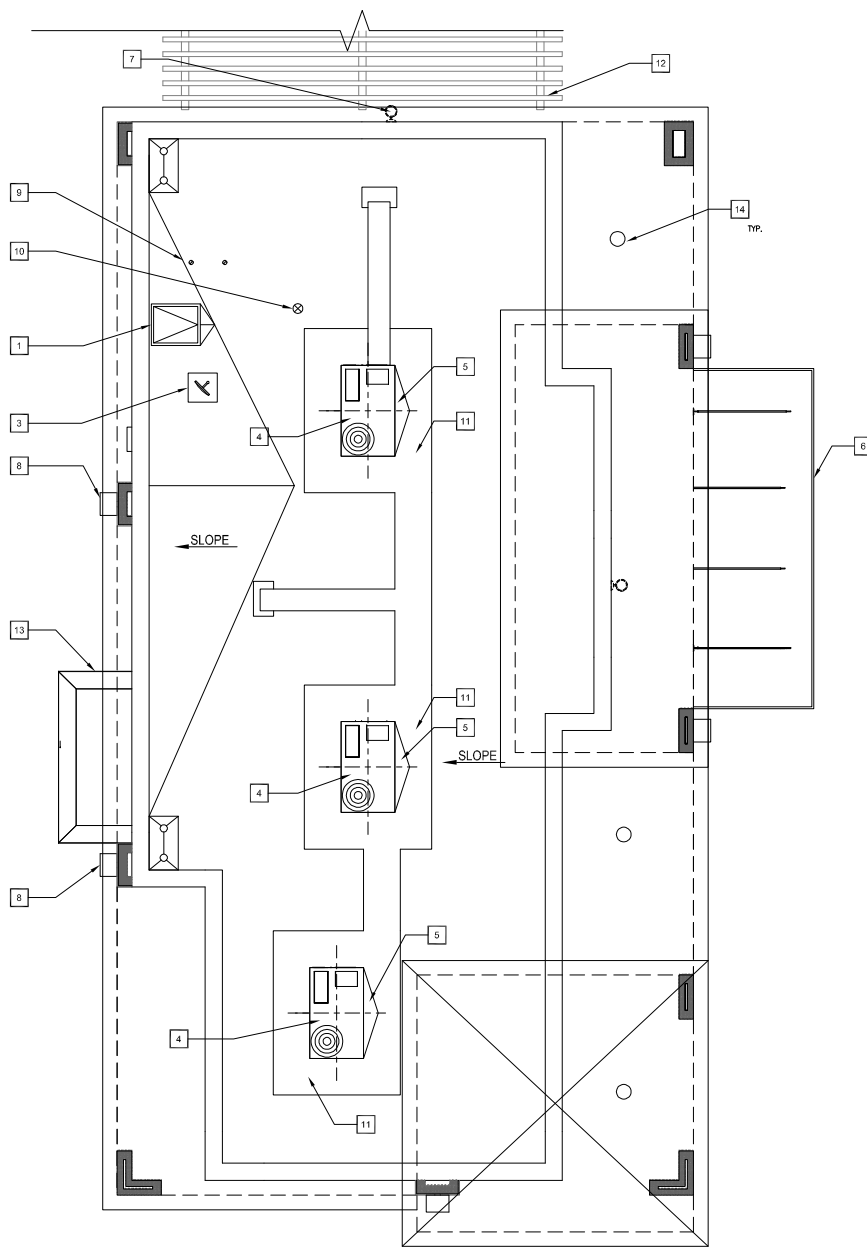


INTERIOR FLOOR PLAN (PARCEL 2 - RESTAURANT)

1/4"=1'-0" 1

Job #:	M - 1075	Rev. #	
Date:	05/10/22	Date	
Scale:	AS NOTED	Description	
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

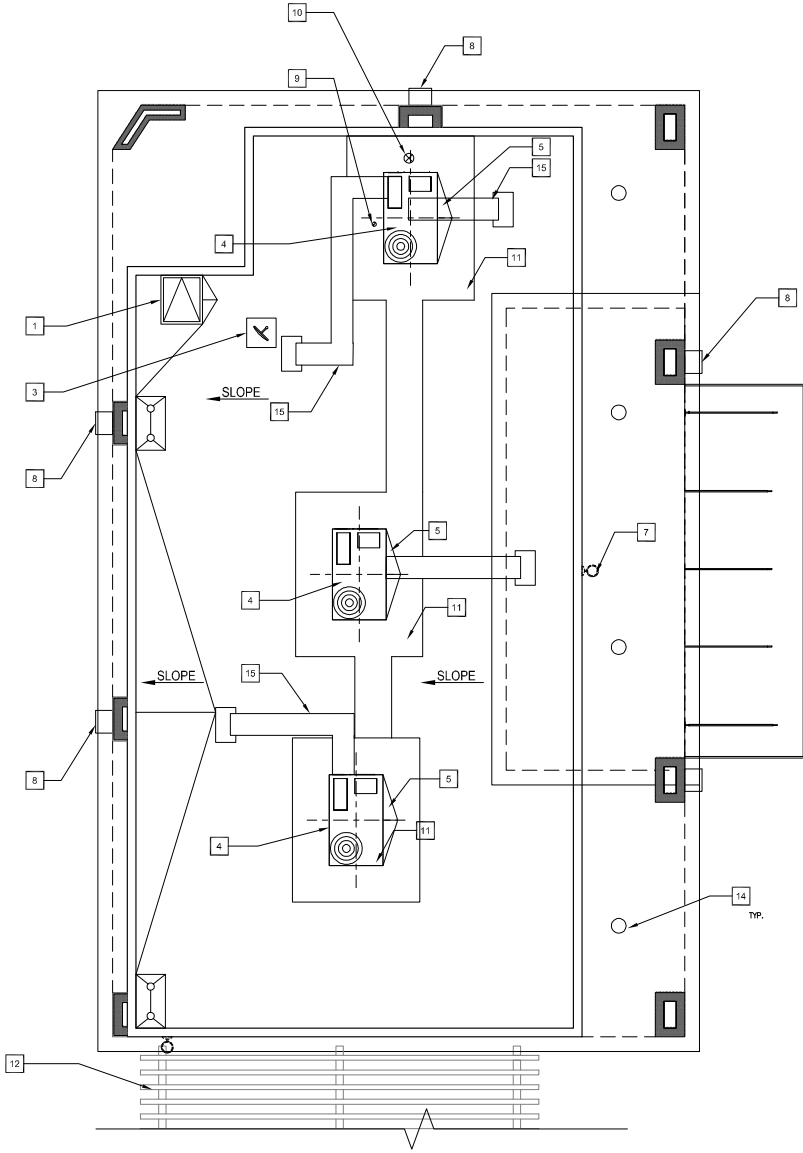
Job #:	M - 1075
Date:	05/10/22
Scale:	AS NOTED
Drawn By:	SPD

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)

ROOF PLAN (PARCEL 2 - RESTAURANT)

1/4"=1'-0" (1)

IFP



NORTH ELEVATION (PARCEL 2)

1/8"=1'-0"

1



SOUTH ELEVATION (PARCEL 2)

1/8"=1'-0"

2

KEYED NOTES

- 1 - EXTERIOR STUCCO TO BE PAINTED
- 2 - TRELIS
- 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 - SPANREL SIDEFRONT (RAJUK WINDOWS)
- 12 - INTERNAL DOWNPOUT FOR PRIMARY DRAIN
- 13 - HVAC EQUIPMENT

EXTERIOR COLORS & FINISHES

- SHERWIN WILLIAMS PAINT #SW 6385 - NAFERY
- SHERWIN WILLIAMS PAINT #SW 5223 - DAKOTA WHEAT
- SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA
- ANODIZED ALUMINUM STOREFRONT SYSTEM #42 DARK BRONZE AA-MTCCZ14A
- TESORO COTO TILE & STONE COTO EXTERIOR FINISH SPACE C0000T02000002
- SPANISH TILE ROOF
- SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
- SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE
- VINTAGE RANCH DOVERWOOD EL CORAZO STONE



Rev. #	Date	Description

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

8006-0300 VAN DUREN BLVD.
RIVERSIDE, CA 92503

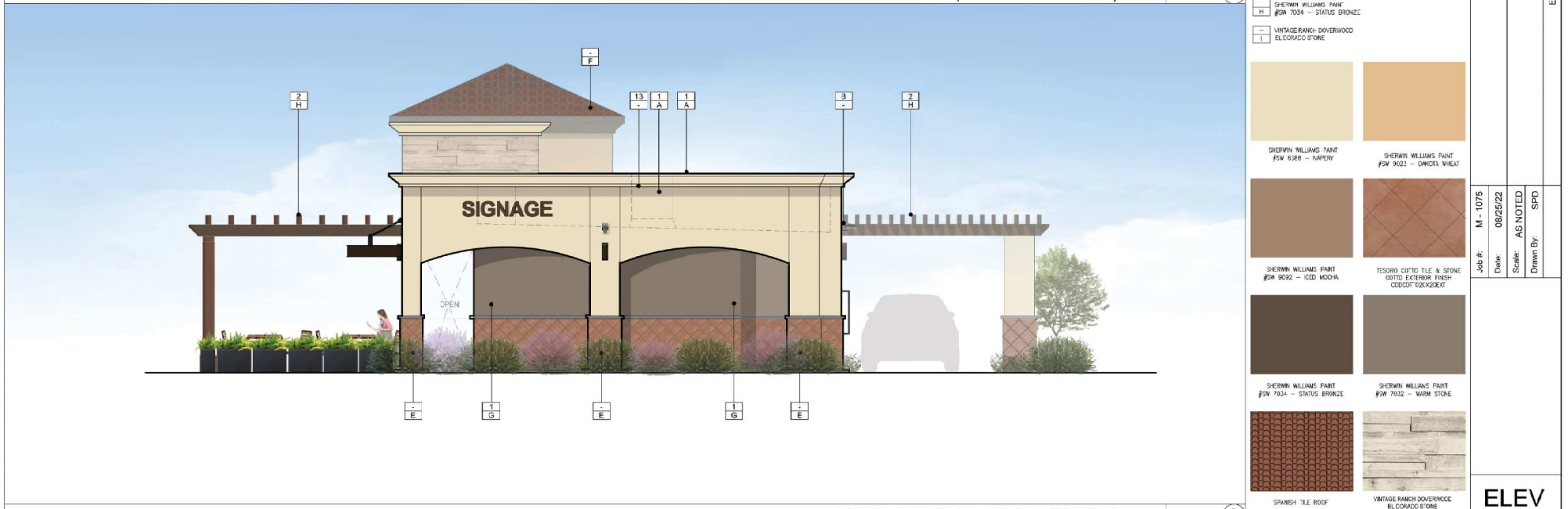
EXTERIOR ELEVATION (PARCEL 2)

ELEV



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 TRELLIS - CITY BROWN
5	DRIVE THRU PICK UP WINDOW
6	EXTERIOR WALL CYLINDER - KICKER - 92X48A - BRONZE
7	SERVICE & SECONDARY EGRESS DOOR
8	SURVEILLANCE CAMERA
9	EMERGENCY EGRESS LIGHT
10	EGRESS DOOR
11	SPANGREL SICHROFRONT (RAJUK WINDOWS)
12	INTERNAL DOWNSPOUT FOR PRIMARY DRAIN
13	HVAC EQUIPMENT
EXTERIOR COLORS & FINISHES	
-	SHERWIN WILLIAMS PAINT
A	#SW 6385 - NAPERY
B	SHERWIN WILLIAMS PAINT #SW 5023 - DAKOTA WHEAT
C	SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA
D	ANODIZED ALUMINUM STOREFRONT SYSTEM #40 DARK BRONZE AA-M11C21414
E	TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH - SPACE COTTOCTG20X20CT
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
SHERWIN WILLIAMS PAINT #SW 6385 - NAPERY	SHERWIN WILLIAMS PAINT #SW 9022 - DAKOTA WHEAT
SHERWIN WILLIAMS PAINT #SW 9032 - CED MOCHA	TESORO COTTO TILE & STONE COTTO EXTERIOR FINISH - COTTOCTG20X20CT
SHERWIN WILLIAMS PAINT #SW 7034 - STATUS BRONZE	SHERWIN WILLIAMS PAINT #SW 7032 - WARM STONE
SPANISH TILE ROOF	VINTAGE RANCH DOVERWOOD EL CORADO STONE
ELEV	

Rev. #	Date	Description

Job #:	M - 1075
Date:	08/26/22
Scale:	AS NOTED
Drawn By:	SPD

6006-6300 VAN DUREN BLVD.
RIVERSIDE, CA 92503

EXTERIOR ELEVATION (PARCEL 2)