

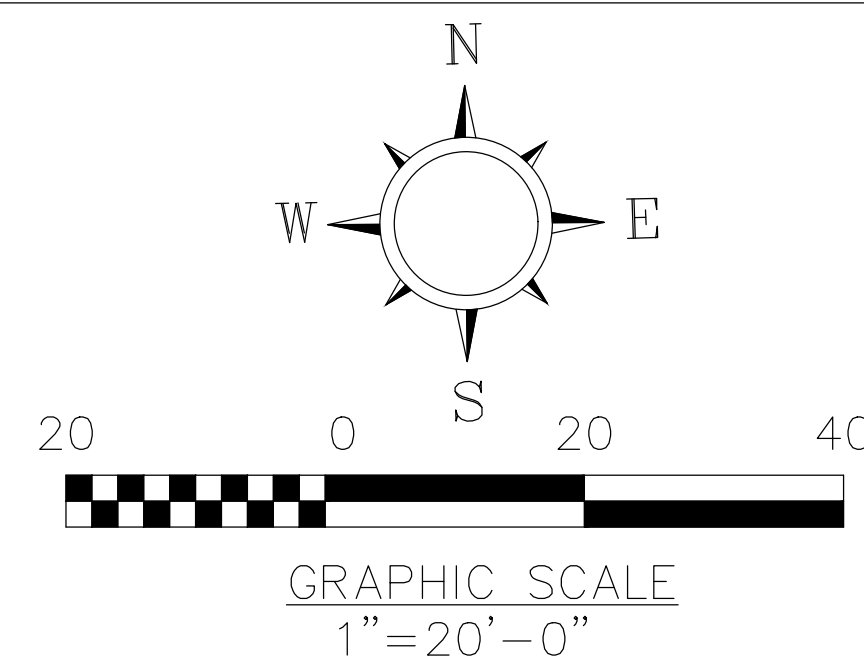
PENNSYLVANIA AVENUE
(82.5' WIDE PUBLIC ROAD)

BASELINE STREET
(82.5' WIDE PUBLIC ROAD)

SCOPE OF WORK

- ① CONSTRUCT 2,640 S.F. QSR WITH DRIVE THRU BUILDING.
- ② CONSTRUCT 2,440 S.F. QSR WITH DRIVE THRU BUILDING.
- ③ NEW YARD LIGHT; TYP.
- ④ CONSTRUCT TRASH ENCLOSURES (TYP. OF 2).
- ⑤ PROPOSED LANDSCAPING; TYP.
- ⑥ PROPOSED PATH OF TRAVEL; TYP.
- ⑦ INSTALL 36" MINIMUM WIDE DETECTABLE WARNING SURFACE SHALL BE YELLOW CONFORMING TO FS 335.38 OF FEDERAL STANDARD 595C.
- ⑧ PROPOSED MENU BOARD.
- ⑨ PROPOSED MID SIGN. (TYP OF 4)
- ⑩ PROPOSED PLANTER CURB PER PLAN.
- ⑪ PROPOSED DECORATIVE BLOCK WALL 6"Wx3'H

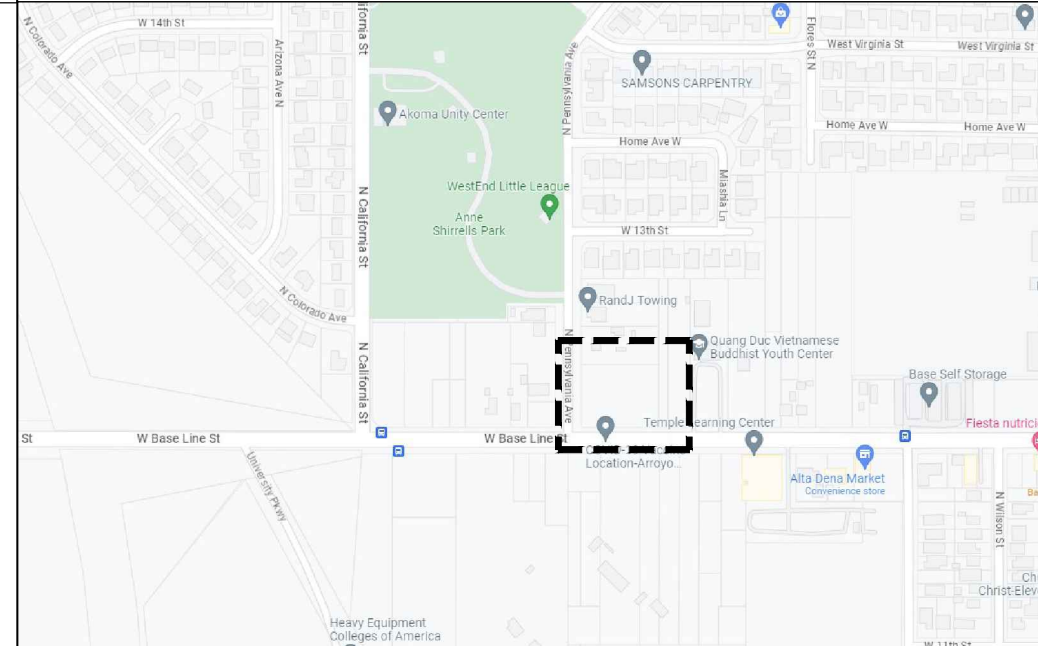
DIRECTIONAL ARROW/ GRAPHIC SCALE



REVISIONS

NO.	DATE	BY
1	27/03/2023	IJ
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

VICINITY MAP



SITE INFORMATION

PROPERTY ADDRESS: 1960 BASELINE STREET
SAN BERNARDINO, CA 92411

APN: 0143-211-02-0-000
0143-211-09-0-000
0143-211-10-0-000
C-2 (GENERAL COMMERCIAL)

ZONE: C-2 (GENERAL COMMERCIAL)

MINIMUM SETBACKS:
FRONT BASELINE ST: STREET SIDE 0 FEET
PENNSYLVANIA AVE.: STREET SIDE 0 FEET
INTERIOR 0 FEET
SIDE: STREET AND CORNER 0 FEET

REAR: ADJACENT TO AN ALLEY, STREET, OR A R ZONE FEET
NOT ADJACENT TO AN ALLEY OR STREET 0 FEET

HEIGHT RESTRICTIONS: 35 FEET

ITEM	SIZE	LOT %	AREA (SQ.FT.)
TOTAL LOT AREA	N/A	N/A	47,971 = 1.101 ACRES
BUILDING#1 - DRIVE THRU	40'X70'	5.5	2,840.0 SQFT
BUILDING#2 - DRIVE THRU	40'X65'	5.1	2,440.0 SQFT
LANDSCAPE AREA	N/A	18.9	8,903.0 SQFT

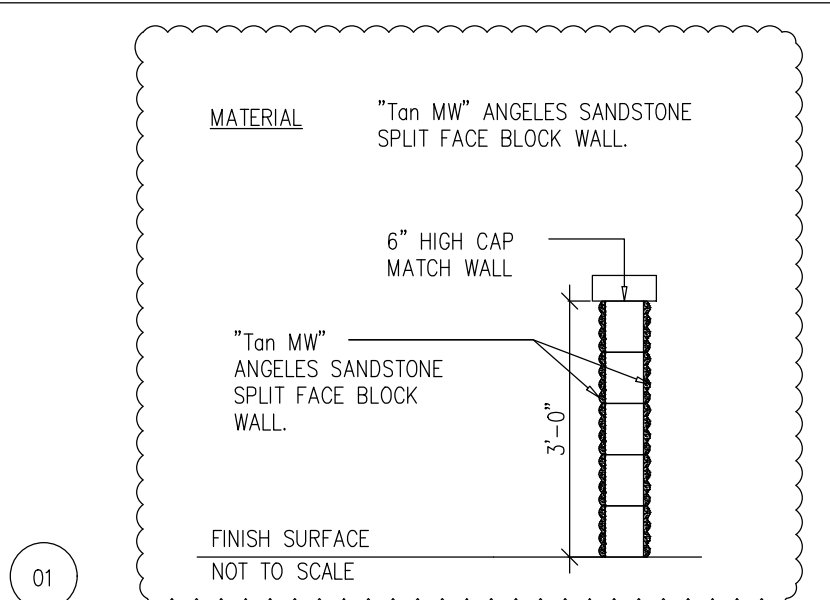
PARKING REQUIREMENTS:
BUILDING 1 (SEATING AREA EXCEPT KITCHEN): 100 SQ.FT. = 1,100:100 = 11 SPACES
BUILDING 2 (SEATING AREA EXCEPT KITCHEN): 100 SQ.FT. = 1,100:100 = 11 SPACES

TOTAL PARKING REQUIRED = 22 SPACES

PARKING PROVIDED:
03 - 8'-0"x18'-0" COMPACT PARKING STALL
40 - 9'-0"x18'-0" STANDARD PARKING STALL
02 - 17'-4"x18'-0" ACCESSIBLE PARKING STALL

TOTAL PARKING PROVIDED : 45 PARKING SPACES

DECORATIVE BLOCK WALL DETAIL



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 3 OF BLOCK 126 OF THE LANDS OF THE HEMET LAND COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 14 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING SOUTHERLY AND WESTERLY OF TRACT 13063, AS SHOWN BY MAP ON FILE IN BOOK 108 PAGES 10 AND 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THOSE PORTIONS IN FLORIDA AVENUE AND SOBABA STREET.

PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333

PROPOSED QUICK SERVICE RESTAURANT PADS

STORE # -
ADDRESS: NORTH WEST CORNER OF PENNSYLVANIA AVE.
SAN BERNARDINO, CA 92411

DRAWN: AR
CHECKED: --
DATE: 05/08/2023
JOB #: 19-0000
JOB NUMBER: PROPOSED SITE PLAN (Q.S.R.)
JOB NUMBER: --
SHEET: --

PS1.0