

18233 VAN BUREN BLVD.

RIVERSIDE CA, 92508

LEGAL DESCRIPTION

LOT 40 OF RESUBMISSION OF GLEN AVON HEIGHTS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 10, PAGE 100 OF MAPS, RECORDS OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF BAIN STREET VACATED AND ABANDON BY THAT CERTAIN RESOLUTION 95-004 RECORDED JANUARY 20, 1995 AS INSTRUMENT NO. 018597 OF OFFICIAL RECORDS, WHICH WOULD PASS BY OPERATION OF LAW.

EXCEPTING THEREFROM THE SOUTHEASTERLY 255 FEET THEREOF, AS MEASURED ALONG THE SOUTHWEST LINE OF MISSION BOULEVARD, THE NORTHWESTERLY LINE OF SAID EXCEPTED PORTION BEING PARALLEL WITH SOUTHEASTERLY LINE OF SAID LOT.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED IN THAT DOCUMENT RECORDED MARCH 9, 1970 AS INSTRUMENT NO. 21676 OF OFFICIAL RECORDS

APN: 266-020-022

PROJECT DATA:

OCCUPANCY : B
CONSTRUCTION TYPE : VB - FIRE SPRINKLER
LAND USE / ZONING DISTRICT : C-2 PROPOSED
ADJACENT LAND USE / ZONING DISTRICT : C-2

OWNER: VAN BUREN LAND & INVESTMENT INC.
3595 VAN BUREN BLVD., SUITE 212
RIVERSIDE CA 92503

PRELIMINARY PARKING REQUIREMENTS

LANDUSE	S.F	PARKING REQ.
RETAIL 3	3,713	1/250 14
RESTAURANT	2,385	
SEATING AREA	1,500	1/100 15
KITCHEN	1,885	1/150 6
TOTAL REQUIRED		35
TOTAL PROVIDED		36

SITE PLAN LEGEND: [E] = EXISTING [N] = NEW

1. [N] PARKING STRIPE - WIDTH PER CITY STANDARDS.
2. [N] HANDICAP PARKING SYMBOL PER CITY STANDARDS.
3. [N] 6' CURB
4. [N] DRIVE THRU WINDOW
5. [N] 8' WIDE HANDICAP UNLOADING ZONE PER CITY STANDARDS.
6. [N] HANDICAP PARKING SIGNS PER CITY STANDARDS.
7. [N] HANDICAP TOW AWAY SIGN PER CITY STANDARDS.
8. [N] PATIO SEATING AREA
9. [N] DROUGHT TOLERANT LANDSCAPING
10. [N] 20'X20' CANOPY
- II. [E] F.H.TYPE 'B'
12. [N] TRAFFIC DIRECTIONAL ARROWS
13. PROPOSED PROPERTY LINE, SEE CIVIL
14. [N] DRIVE THRU ROOF
15. [N] ADA RAMP W/ TRUNCATED DOMES
16. ADA PATH OF TRAVEL
17. [N] DRIVE THRU WELCOME SIGN
18. [N] DRIVE THRU THAN YOU SIGN
19. [N] DRIVE THRU MENU SIGN W/ SPEAKERS
20. [N] DROUGHT TOLERANT SHRUBS
21. CONCRETE WHEEL STOP [TYP.]
22. [N] EARTHEN MOUNDS & LANDSCAPING
23. 6' DIA. STEEL BOLLARD FILLED WITH CONCRETE
24. [N] TRANSFORMER
25. [N] 3' RETAINING WALL
26. [N] LANDSCAPE PLANTER
27. 4' NOMINAL THICK CONCRETE WALKWAYS
28. [N] LIGHT POST
29. TRASH ENCLOSURE PER CITY STANDARDS
30. [N] 2'-6" HIGH DECORATIVE WALL W/ CULTURED STONE OVER STUCCO

GENERAL NOTES

FIRE SUPPRESSION SYSTEMS [IF REQUIRED] SHALL MEET THE DESIGN AND FIREFLOW STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

EXISTING SITE EXHIBITS NO UNUSUAL DRAINAGE OR HILLY TERRAIN. GRADING DESIGN PER CH. 70, IBC AND CITY ORDINANCES.

CONTRACTOR SHALL VERIFY ALL EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION.

CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL EXISTING AND PROPOSED CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT.

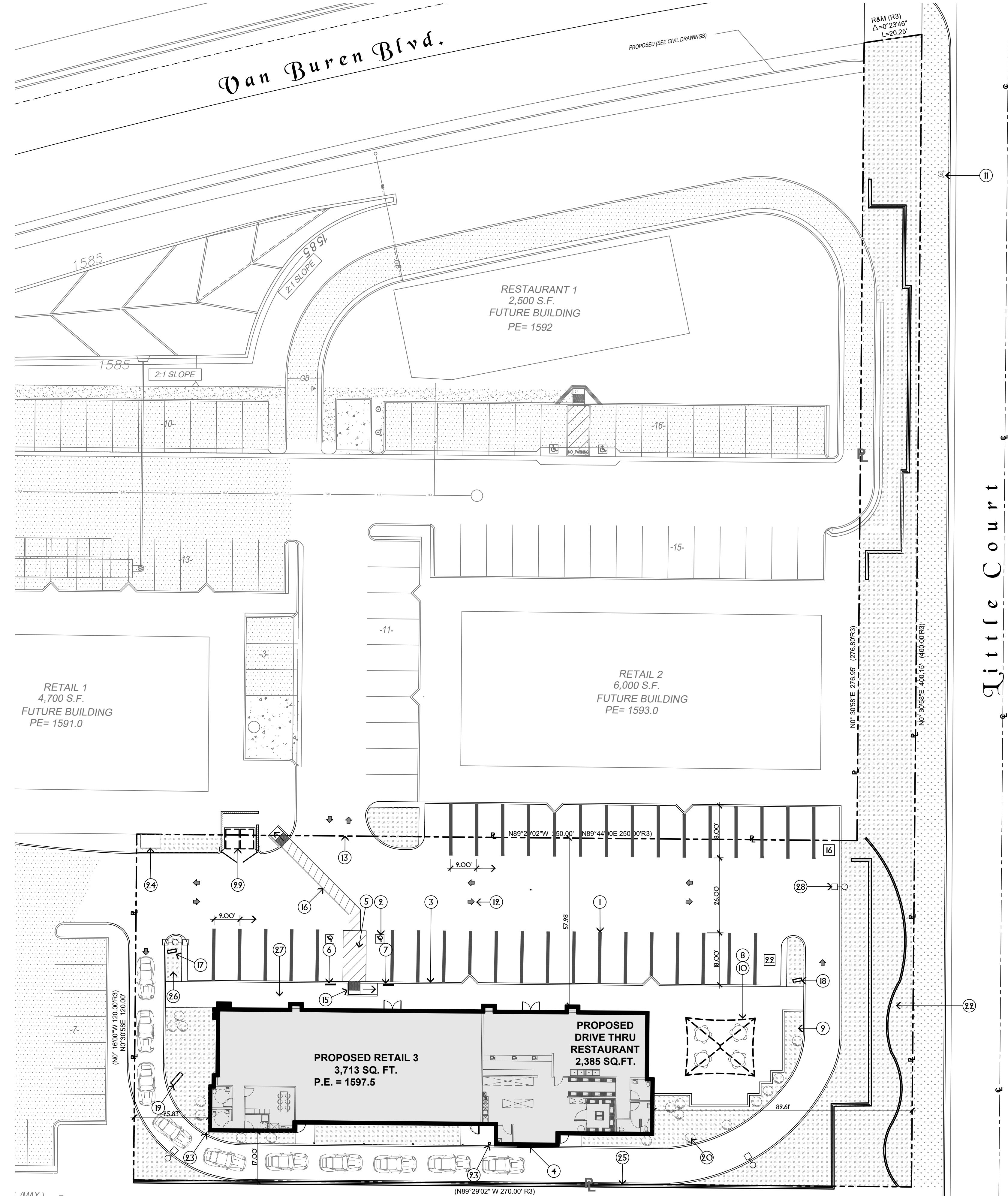
ALL SIGNAGE TO BE SUBMITTED FOR APPROVAL UNDER SEPARATE PERMIT. NO EXISTING PROTECTED OR ENDANGERED TREES EXIST ON SITE.

SITE PLAN DATA COVERAGE

ENTIRE SITE PLAN COVERAGE	37,972 SQ. FT.
PROPOSED NEW BUILDING	6,096 SQ. FT. SITE COVERAGE 16%
PROPOSED ASPHALT PAVING PARKING	6,585 SQ. FT. SITE COVERAGE 44.6%
PROPOSED LANDSCAPE	11,246 SQ. FT. SITE COVERAGE 30.6%
PROPOSED CONCRETE PAVING	2,751 SQ. FT. SITE COVERAGE 8.8%

LOT LINE NOTES

ANY CONFLICTING LOT LINES TO BE ADJUSTED BY LOT LINE ADJUSTMENT. PARKING IS TO BE SHARED BY RECIPROCAL PARKING AGREEMENT, CURRENTLY IN PLACE.



PRELIMINARY SITE PLAN

SCALE - 1/20' = 1'-0"

CHRISTIAN BERGUM AIA

Architecture • Planning • (760) 241-7742
14450 Park Ave. • Suite 140 • Victorville, CA 92392