

RIVERSIDE CA, 92508

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.

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.

APN: 266-020-022

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

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

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
11. [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 THANK 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

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.

ENTIRE SITE PLAN COVERAGE	37,972 SQ. FT.	
PROPOSED NEW BUILDING	6,096 SQ. FT.	SITE COVERAGE 16%
PROP. 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%

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



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

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