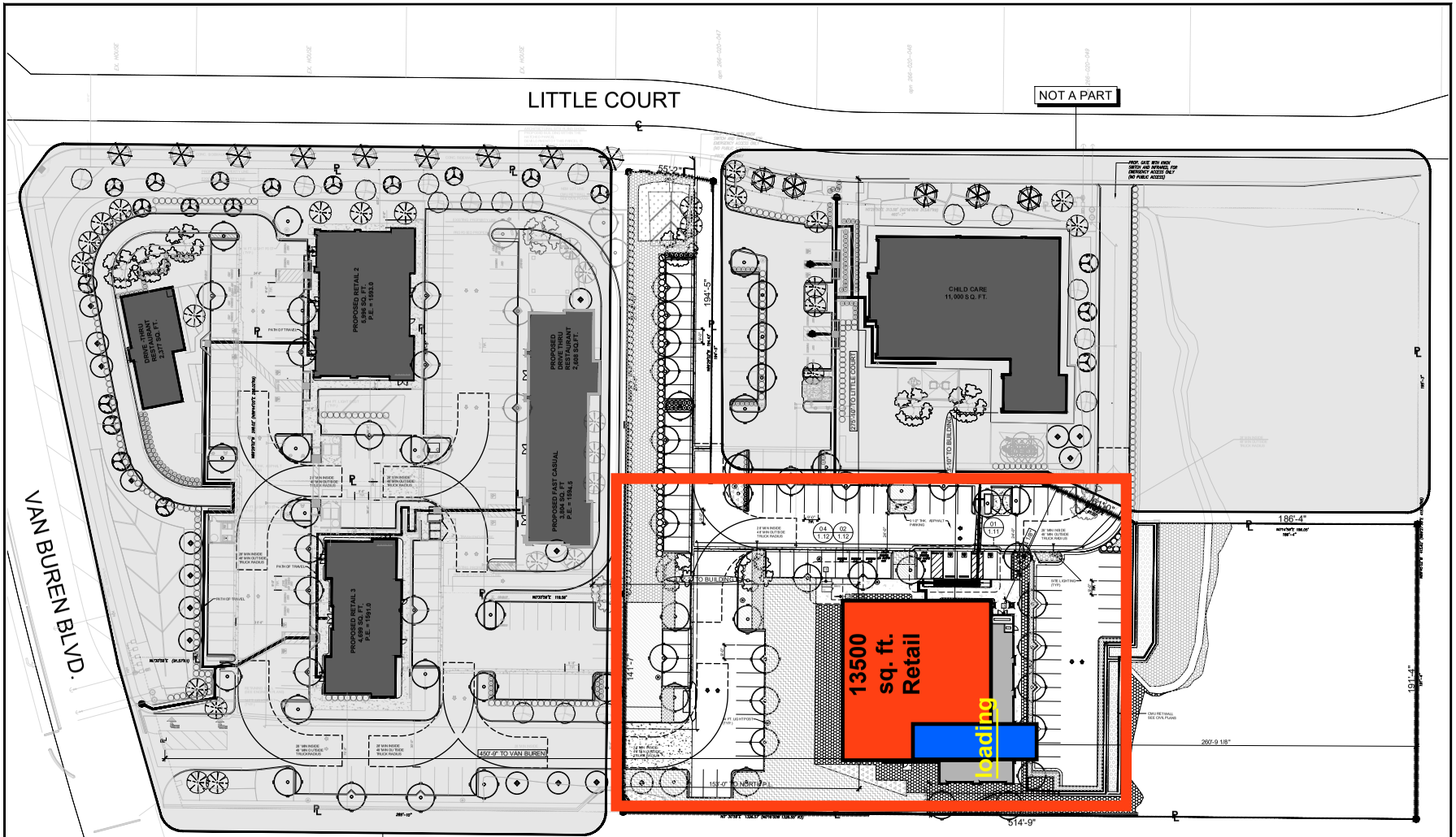


## PUBLIC WORKS - STREET TREES

PROTECT IN PLACE EXISTING STREET TREES IN THE **PUBLIC RIGHT-OF WAY** ALONG **VAN-BUREN BOULEVARD** AND ALONG **LITTLE COURT**. IF EXISTING STREET TREES ARE FOUND BY THE TREE INSPECTOR AT THE TIME OF SCHEDULED SITE INSPECTION (AFTER FINE GRADING AND HARDSCAPE INSTALLATION ARE COMPLETE), TO BE MISSING, DEAD OR DAMAGED OR IN POOR CONDITION, THEY WILL BE REQUIRED TO BE REMOVED AND/OR REPLACED WITH 24" BOX SIZE TREES TO THE TREE INSPECTORS INSPECTION. **PRIOR TO ANY PLANTING,** EMAIL THE TREE INSPECTOR AT gtanaka@riversideca.gov, TO SCHEDULE INSPECTION FOR TREE INSPECTOR TO DETERMINE PRECISE LOCATIONS AT TIME OF SCHEDULE SITE INSPECTION AFTER FINE GRADING AND HARDSCAPE INSTALLATION IS COMPLETE. PLANTING, STAKING, IRRIGATION, ROOT BARRIERS, TRUNK PROTECTORS, TO LANDSCAPE AND FORESTRY SPECIFICATIONS.

## PROJECT DESCRIPTION

NEW 14,480 SQ. FT. MEDICAL OFFICE BUILDING WITH NEW 4,030 SQ. FT. EXTERIOR TERRACE AREA. AREA BREAKDOWN IS AS FOLLOWS:

FIRST LEVEL: 9,676 SQUARE FEET OF OFFICE SPACE
SECOND LEVEL: 4,804 SQUARE FEET OF OFFICE SPACE
4,030 SQUARE FEET OF EXTERIOR TERRACE SPACE

SCOPE OF WORK IS LIMITED TO THE NEW SHELL BUILDING ITSELF TO AN TO AREA 5'-0" OR LESS FROM THE NEW SHELL BUILDING'S EXTERIOR WALLS.

ALL CONSTRUCTION BEYOND SHELL BUILDING APPROVED UNDER UNDER A SEPARATE PERMIT (PERMIT NUMBER:GP2021-007011)

## SITE PLAN NOTES

1. LOCATION OF LONG-TERM BICYCLE PARKING. FOUR SPACES PROVIDED. SEE SHEET 02 / 0.00 FOR DETAILED BICYCLE PARKING ANALYSIS
2. LOCATION OF LONG-TERM BICYCLE PARKING. FOUR SPACES PROVIDED. SEE SHEET 02 / 0.00 FOR DETAILED BICYCLE PARKING ANALYSIS
3. LOCATION OF ELECTRICAL ROOM WITH 1600A METER PANEL. SEE SHEET E0.2 FOR PANEL SCHEDULE AND SINGLE LINE DIAGRAM. SEE SHEET 01 / E1.0 FOR LOCATION OF METER AND ELECTRICAL ROOM ON ELECTRICAL PLAN

## SITE PLAN SYMBOLS

- ACCESSIBLE PATH OF TRAVEL TO BUILDING
- X'-X" SETBACK DIMENSION FROM FROM PROPERTY LINE TO BUILDING
- X'-X" DIMENSION FROM BUILDING TO RIGHT OF WAY
- X'-X" DIMENSION FROM PROJECT BUILDING TO NEAREST ADJACENT BUILDINGS

0 15 30

VAN BUREN VILLAGE SITE PLAN 1" = 30'-0" 01

SPM ARCHITECT
STEVEN PAUL MURRAY
ARCHITECT & ASSOCIATES
1177 Idaho Street, Suite 200A
Redlands, CA 92374
Phone (909) 884-7660
email: spmarch007@gmail.com

MEDICAL OFFICE BUILDING
18233 VAN BUREN BLVD.
RIVERSIDE, CA 92508
APN: 266-020-022

APPLICANT:

VAN-BUREN LAND AND INVESTMENT INC.
9670 MAGNOLIA AVE
SUITE 207
RIVERSIDE, CA 92503

AGENT:

SPM ARCHITECT & ASSOCIATES
909-887-7660

SITE PLAN

LICENSED ARCHITECT STEVEN PAUL MURRAY RE IC-1175 STATE OF CALIFORNIA 03-30-23

THIS SET NOT FOR CONSTRUCTION

| | |
|---|---|
| 12.17.2022 | PLAN CHECK SUB.01 |
| 06.14.2023 | PLAN CHECK SUB.02 |
| 12.01.2023 | PLAN CHECK SUB.03 |

SHEET
1.10

24 x 36 sheets are correct to scale
refer to the left sheet margin for all legal stipulations