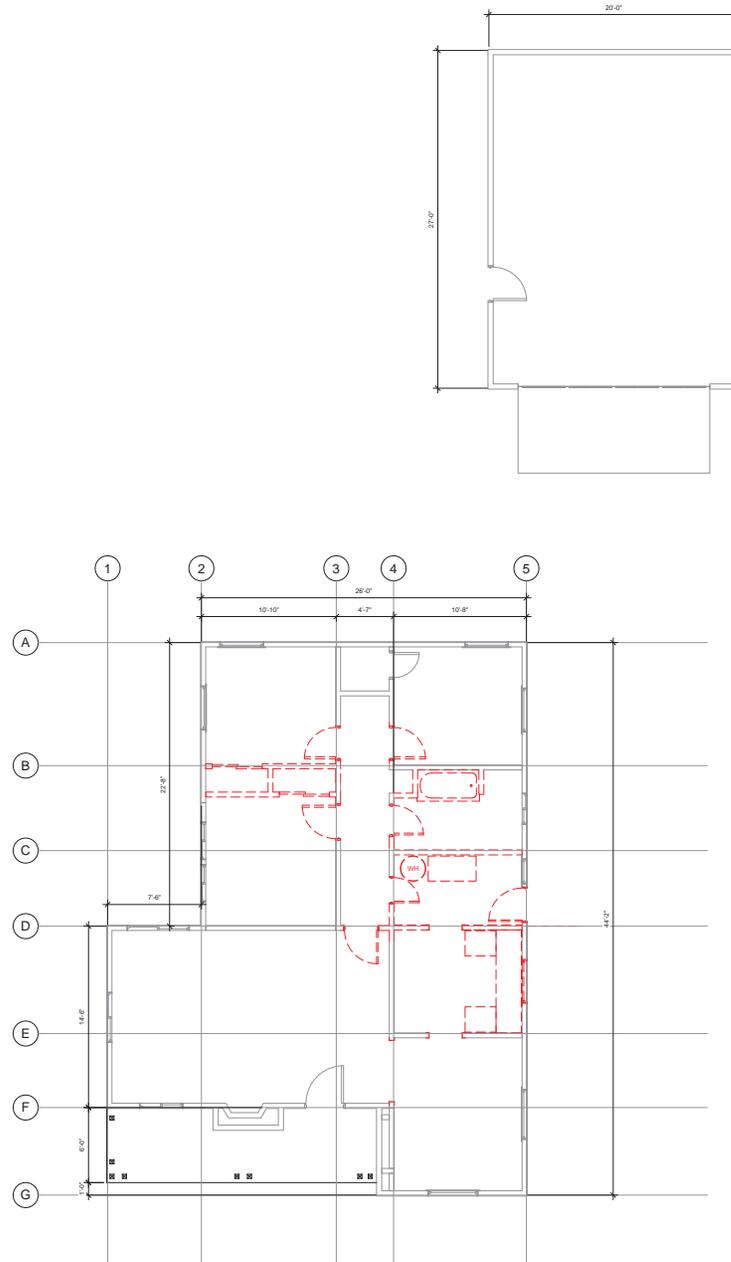


Floor Plan
1/4" = 1'-0"



Demo Plan
1/4" = 1'-0"

Wall Legend

-  EXISTING 2x WOOD STUD WALL TO REMAIN
-  EXISTING 2x WOOD STUD WALL TO BE REMOVED

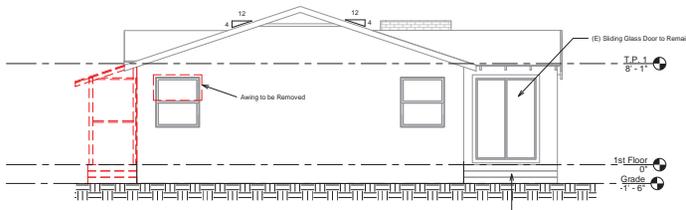
Proposed Walters Business Center For:
Kienle & Kienle Investments LP.
8568 Indiana Avenue, Riverside, CA 92504

2 Jun. 2021
21-4165

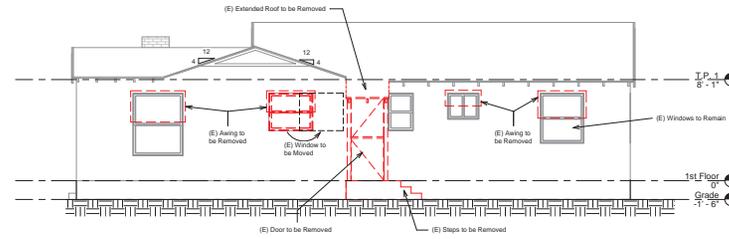


**Floor & Demo
Plan**

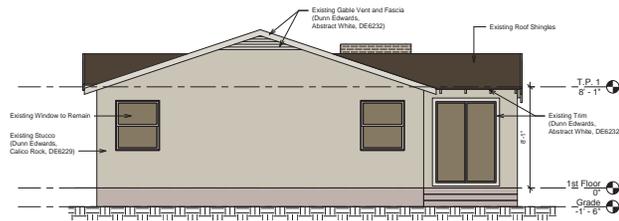
PL2



North Elevation (Existing)
1/4" = 1'-0"



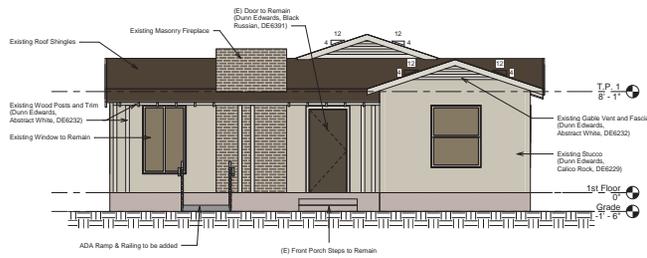
East Elevation (Existing)
1/4" = 1'-0"



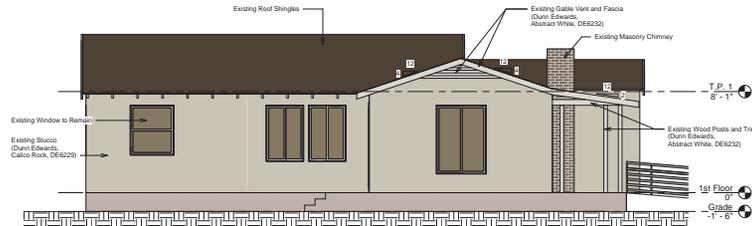
North Elevation (Proposed)
1/4" = 1'-0"



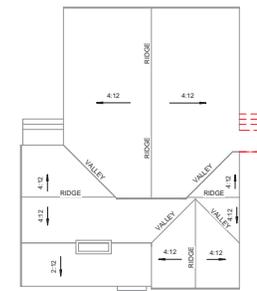
East Elevation (Proposed)
1/4" = 1'-0"



South Elevation (Proposed)
1/4" = 1'-0"



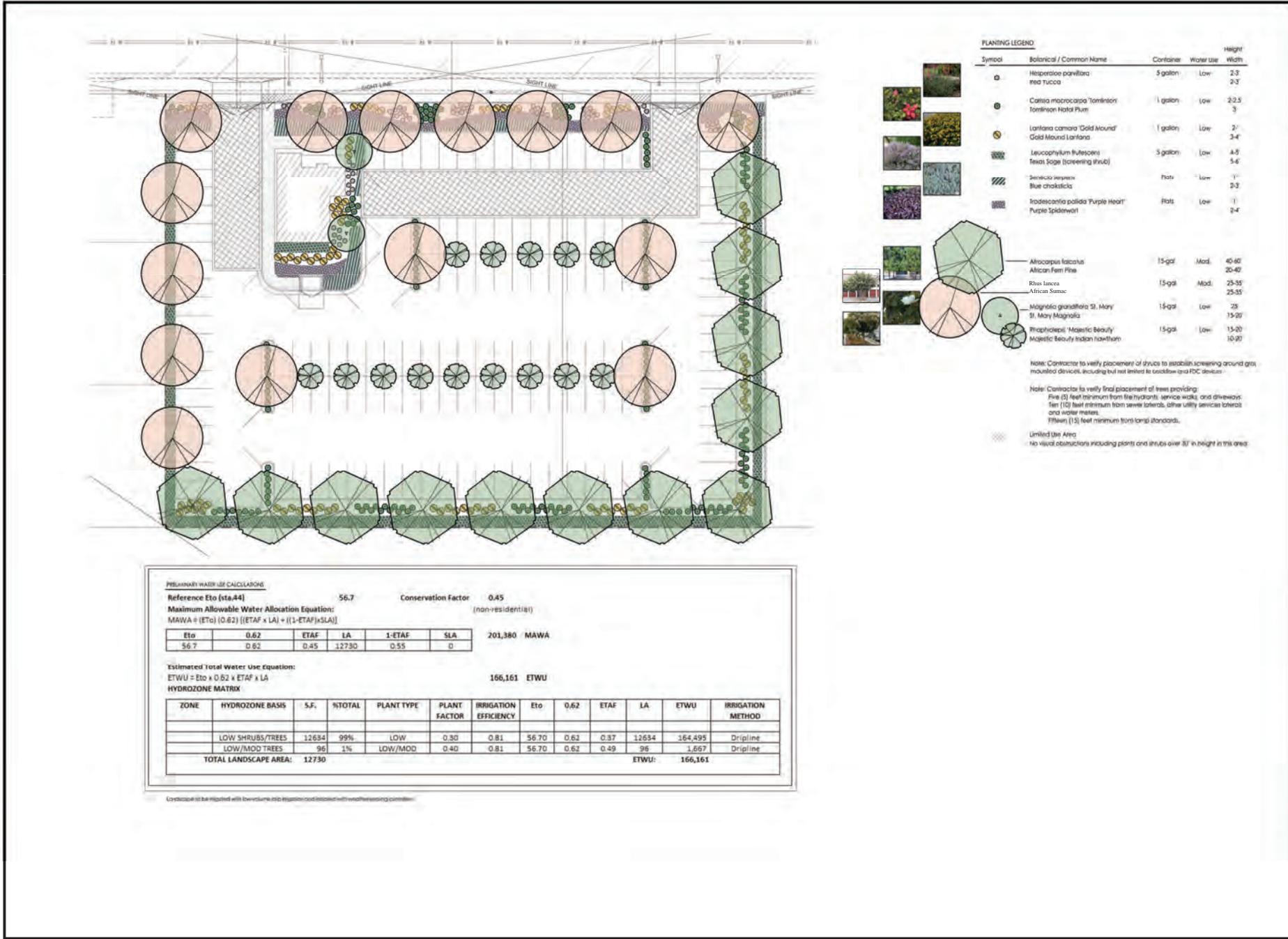
West Elevation (Proposed)
1/4" = 1'-0"



Roof Plan
1/8" = 1'-0"

| | | |
|--|---|---|
| Proposed Walters Business Center For: | |  |
| Kienle & Kienle Investments LP. 8568 Indiana Avenue, Riverside, CA 92504 | | |
| 23 Mar. 2022 | ▲ | |
| 21-4165 | ▲ | |
| Ext. Elevations & Roof Plan | | PL3 |

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PLANTING LEGEND

| Symbol | Botanical / Common Name | Container | Water use | Height | Width |
|--------|--|-----------|-----------|------------|-------|
| ○ | <i>Heperaloe parviflora</i> sea tucca | 5 gallon | Low | 2-3 | 2-3 |
| ● | <i>Cassia macrocarpa</i> Tomlinson Tomlinson Natal Plum | 1 gallon | Low | 2-2.5 3 | |
| ○ | <i>Lantana camara</i> 'Gold Mound' Gold Mound Lantana | 1 gallon | Low | 2' 3-4 | |
| ○ | <i>Leucophyllum fulvescens</i> Texas Sage (screening shrub) | 5 gallon | Low | 4-5 5-6 | |
| ▨ | <i>Senecio jaycockii</i> Blue chaksticks | Flat | Low | 1' 2-3 | |
| ▨ | <i>Troscaria pallida</i> 'Purple Heart' Purple Spiderwort | Flat | Low | 1' 2-4 | |

| | | | | | |
|---|--|--------|------|------------------|--|
| ○ | <i>Alseodaphne fasciata</i> African Fern Pine | 15-gal | Mod. | 40-60 20-40 | |
| ○ | <i>Rhus lancea</i> African Sumac | 15-gal | Mod. | 25-35 25-35 | |
| ○ | <i>Magnolia grandiflora</i> 'S', Mary St. Mary Magnolia | 15-gal | Low | 20' 15-20' | |
| ○ | <i>Phoradendron</i> 'Maestric Beauty' Maestric Beauty Indian Hawthorn | 15-gal | Low | 15-20' 10-20' | |

Note: Contractor to verify placement of drains to establish screening around gas mounted devices, including but not limited to gasflow and FDC devices.

Note: Contractor to verify final placement of trees providing:
Five (5) feet minimum from the hydrants, service walks, and driveways.
Ten (10) feet minimum from sewer laterals, other utility services laterals and water meters.
Fifteen (15) feet minimum from bond standards.

Limited Use Area
No visual obstructions including plants and shrubs over 30" in height in this area.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto (sta.44) 56.7 Conservation Factor 0.45
(non-residential)

Maximum Allowable Water Allocation Equation:
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

| Eto | 0.62 | ETAF | LA | 1-ETAF | SLA | 201,380 MAWA |
|------|------|------|-------|--------|-----|--------------|
| 56.7 | 0.62 | 0.45 | 12730 | 0.55 | 0 | |

Estimated Total Water Use Equation:
ETWU = Eto x 0.52 x ETAF x LA 166,161 ETWU

HYDROZONE MATRIX

| ZONE | HYDROZONE BASIS | S.F. | %TOTAL | PLANT TYPE | PLANT FACTOR | IRRIGATION EFFICIENCY | Eto | 0.62 | ETAF | LA | ETWU | IRRIGATION METHOD |
|------------------------------|------------------|--------------|--------|------------|--------------|-----------------------|-------|------|------|-------|----------------------|-------------------|
| | LOW SHRUBS/TREES | 12684 | 99% | LOW | 0.30 | 0.81 | 56.70 | 0.62 | 0.37 | 12634 | 164,495 | Drip/line |
| | LOW/MOD TREES | 96 | 1% | LOW/MOD | 0.40 | 0.81 | 56.70 | 0.62 | 0.49 | 96 | 1,667 | Drip/line |
| TOTAL LANDSCAPE AREA: | | 12730 | | | | | | | | | ETWU: 166,161 | |

Landscape will be irrigated with low volume drip irrigation installed with weatherproof controller.



D-Series Size 1 LED Area Luminaire

Specifications:
 Efficacy: 120 lm/W
 Length: 13" (330mm)
 Width: 5.5" (140mm)
 Height: 3.5" (89mm)
 Weight: 2.7 lbs (1.2kg)

Introduction:
 The modern styling of the D-Series is striking yet understated, making it a highly desirable statement even in a dimly lit environment. The D-Series also benefits from the latest in LED technology, resulting in high performance, high efficiency and low energy consumption. The outstanding photometric performance results in sites with excellent uniformity, greater peak spacing and lower glare, thereby it is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected life of over 100,000 hours.

Ordering Information:
 EXAMPLE: DSK1 LED P5 40K T5W MVOLT SPA NLTAR22 PIRHN ODDD

| Label | Code | Description | Manufacturer | Notes | Quantity |
|-------|------|--|--------------|-------|----------|
| DSK1 | DSK1 | DSK1 LED P5 40K T5W MVOLT SPA NLTAR22 PIRHN ODDD | LITHONIA | | 11 |

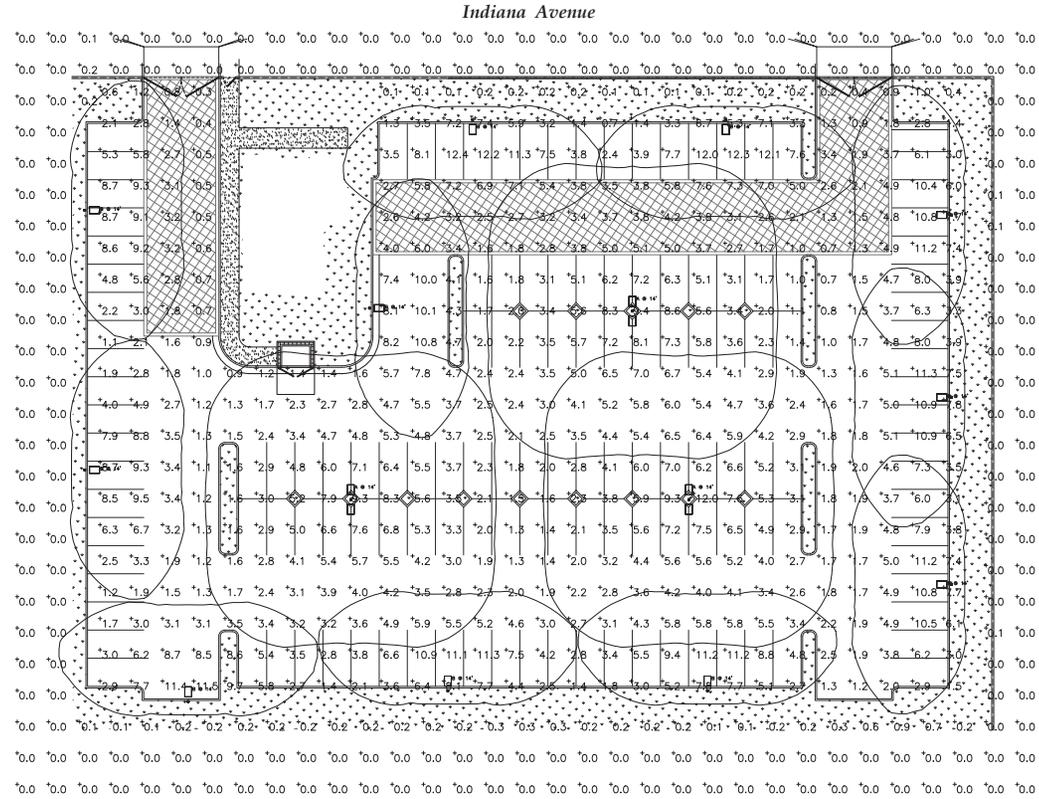
Accessories:
 DSK1 LED P5 40K T5W MVOLT SPA NLTAR22 PIRHN ODDD
 DSK1 LED P5 40K T5W MVOLT SPA NLTAR22 PIRHN ODDD
 DSK1 LED P5 40K T5W MVOLT SPA NLTAR22 PIRHN ODDD

Drilling:
 HANDBOLE ORIENTATION
 TOP OF FLARE

Mounting Spigots:
 DSK1 Area Luminaire - EPA

Statistics:

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---------------|--------|--------|---------|--------|---------|---------|
| SITE | + | 4.2 fc | 12.4 fc | 0.1 fc | 4.5:1 | 2.2:1 |
| PROPERTY LINE | + | 0.4 fc | 0.7 fc | 0.0 fc | N/A | N/A |



| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|-------------------|---------------------------|---------------------------|----------|-------------------|---------|
| □ | A | 3 | Lithonia Lighting | DSK1 LED P5 40K T5W MVOLT | DSK1 LED P5 40K T5W MVOLT | B4 UO G3 | 0.95 | 276 |
| □ | B | 11 | Lithonia Lighting | DSK1 LED P5 40K BLC MVOLT | DSK1 LED P5 40K BLC MVOLT | B1 UO G2 | 0.95 | 136 |

Photometric Site Plan
 1/16" = 1'-0"

Proposed Walters Business Center For:
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 8568 Indiana Avenue, Riverside, CA 92504

Proposed Walters Business Center For:
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 8568 Indiana Avenue, Riverside, CA 92504

| | |
|-------------|---|
| 2 Jun. 2021 | ▲ |
| 21-4165 | ▲ |

PHOTOMETRIC SITE PLAN



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Project Description

The proposed project is located at 8568 Indiana Avenue in the City of Riverside consisting of two parcels (APN 231-180-019 and APN 231-180-007). The proposed project consists of an office building through the process of converting an existing on-site home, and the construction of an accompanying parking lot for employees and customers. The site is currently zoned for residential use, therefore a change of zone will be required for the two parcels, totaling approximately 1.44 acres, changing from the R-1-7000 Single Family Residential Zone to the O - Office Zone. Also required is a Minor Conditional Use Permit to allow for the development of the office conversion and the construction of new parking lot on the project site.