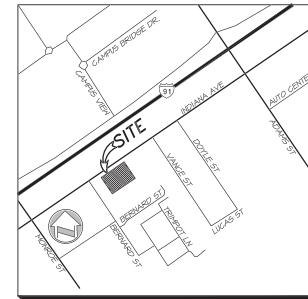


IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

8568 INDIANA AVENUE WALTERS BUSINESS CENTER SITE PLAN WITH GRADING



VICINITY MAP
T3SR5W SEC 8

LEGEND

SD = STORM DRAIN	EX = EXISTING
TC = TOP OF CURB	MH = MAIN HOLE
FS = FINISH SURFACE	PE = PAD ELEVATION
SHR = SEWER	PROP = PROPOSED
CL = CENTER LINE	SM = SIDEWALK
TP = TOP OF FOOTING	(1) = EXISTING ELEVATION
FG = FINISHED GROUND	C&G = CURB AND GUTTER
HW = WATER	SF = SQUARE FEET
EP = EDGE OF PAVEMENT	OF-C&G FACE
RL = PROPERTY LINE	TE = TRASH ENCLOSURE
RM = RIGHT OF WAY	⊙ = PARKING ROW COUNT
OS = OPEN SPACE	

TRACT BOUNDARY

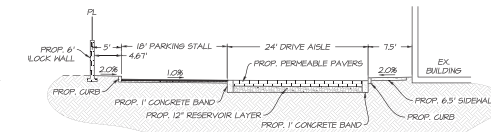
PROPOSED CURB & GUTTER	
PAD	
LOT LINE	
MAJOR CONTOUR	
MINOR CONTOUR	
AUG LIMIT	
CENTER LINE	
PROP. EASEMENT	
EXISTING WATER	
EXISTING SEWER	
EXISTING GAS	
EXISTING HALL	
EXISTING CURB & GUTTER	
EXISTING STORM DRAIN	
CONCRETE	
LANDSCAPING	
ASPHALT	
EXISTING BUILDING	



TYP. CONCRETE WALL BLOCK

SPLIT FACED CONCRETE BLOCK
COLOR: REDSTONE SIZE: 6"X8"X16"
MAX. HEIGHT: 6'0"

CONTRACTOR TO INSTALL MATCHING 2" CAP AT TOP
(OR APPROVED EQUIVALENT BY OTHER MANUFACTURER)



SECTION D-D

SCALE: 1"=10'



SCALE: 1" = 20'

OWNER/APPLICANT

KIBBLE & KIBBLE INVESTMENTS
303 ADAMS STREET
RIVERSIDE, CA 92504
(951) 688-3332

ENGINEER

adkan ENGINEERS
6071 AIRPORT DRIVE
RIVERSIDE, CA 92504
(951) 688-0241

ZONING & LAND USE

EXISTING ZONING: R-1000-SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE: O-OFFICE
PROPOSED ZONING: C6-COMMERCIAL GENERAL
PROPOSED LAND USE: O-OFFICE

UTILITY SURVEYORS

WATER: CITY OF RIVERSIDE
SEWER: RIVERSIDE PUBLIC UTILITIES
ELECTRIC: SO. CAL. GAS COMPANY
GAS: SCHOOL UNIFIED SCHOOL DISTRICT

PROPERTY INFORMATION

TOTAL GROSS AREA: 1.44 ACRES
TOTAL NET AREA: 1.42 ACRES
OVERALL DIMENSIONS: 244' X 213'

ASSESSOR'S PARCEL NUMBER

23-180-014, 23-180-007

PROJECT NOTES

1. THOMAS BROS. MAP PAGE 15 GRID B5.
2. ALL CUT SLOPES WILL BE 2:1 RATIO AND FILL SLOPES 2:1 (UNLESS OTHERWISE NOTED).
3. SETBACKS OF SLOPES TO PROPERTY LINES SHALL CONFORM TO CBC 2014.
4. LOT DIMENSIONS SHOWN HEREON INCLUDE DIMENSIONS TO STREET R/W.
5. PROPERTY NOT LOCATED IN A FLOODPLAIN.
6. PROPERTY HAS LOW LIQUEFACTION POTENTIAL.
7. PROPERTY IS NOT IN A SUBSIDENCE AREA.
8. PROPERTY CONTAINS NO KNOWN WELLS.
9. PROPERTY IS NOT IN A FAULT ZONE.
10. PROPERTY IS NOT IN A FAULT LINE.
11. SETBACKS TO ALL SITE BOUNDARIES WILL COMPLY WITH THE 2014 CBC.
12. THERE ARE TWO EXISTING STRUCTURES LOCATED ON SITE. THE 1000 SF BUILDING IS TO REMAIN FOR FUTURE OFFICE USE AND THE 547 SF GARAGE IS TO BE REMOVED.
13. THERE ARE NO PROPOSED HALLS/ENCLOSURES WITHIN THE FRONT YARD SETBACK (15' FROM THE ULTIMATE RIGHT OF WAY) HALLS/ENCLOSURES LOCATED OUTSIDE THE SETBACK ARE LIMITED TO 6 FEET IN HEIGHT.

PARKING REQUIREMENTS

PARKING STANDARD FOR SERVICE OFFICE: 1 SPACE / 200 SF
BUILDING AREA: 100 SF
REQUIRED PARKING: 8 SPACES
PROVIDED PARKING: 121 SPACES

BENCHMARK

POINT ID: PS-3
DATA: KPI INVO
DESCRIPTION: P.K. NAIL AND CITY ENGINEER TAG IN STREET LIGHT BASE ALONG NORTHERLY CURB OF INDIANA AVENUE, 15 FEET WEST OF VANCE STREET. (SET AS PART OF THE AUTO CENTER RENOVATION PROJECT)

ELEVATION:

624.075

LEGAL DESCRIPTION

FOR APN 23-180-014:
PARCEL 1: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF SAID LOT 19, 310 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 100 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 2: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF INDIANA AVENUE, 410 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF INDIANA AVENUE, 35 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

PARCEL 3: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 4: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-014:
PARCEL 5: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 6: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-014:
PARCEL 7: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 8: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-014:
PARCEL 9: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 10: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-014:
PARCEL 11: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 12: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-014:
PARCEL 13: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 14: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-014:
PARCEL 15: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 16: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

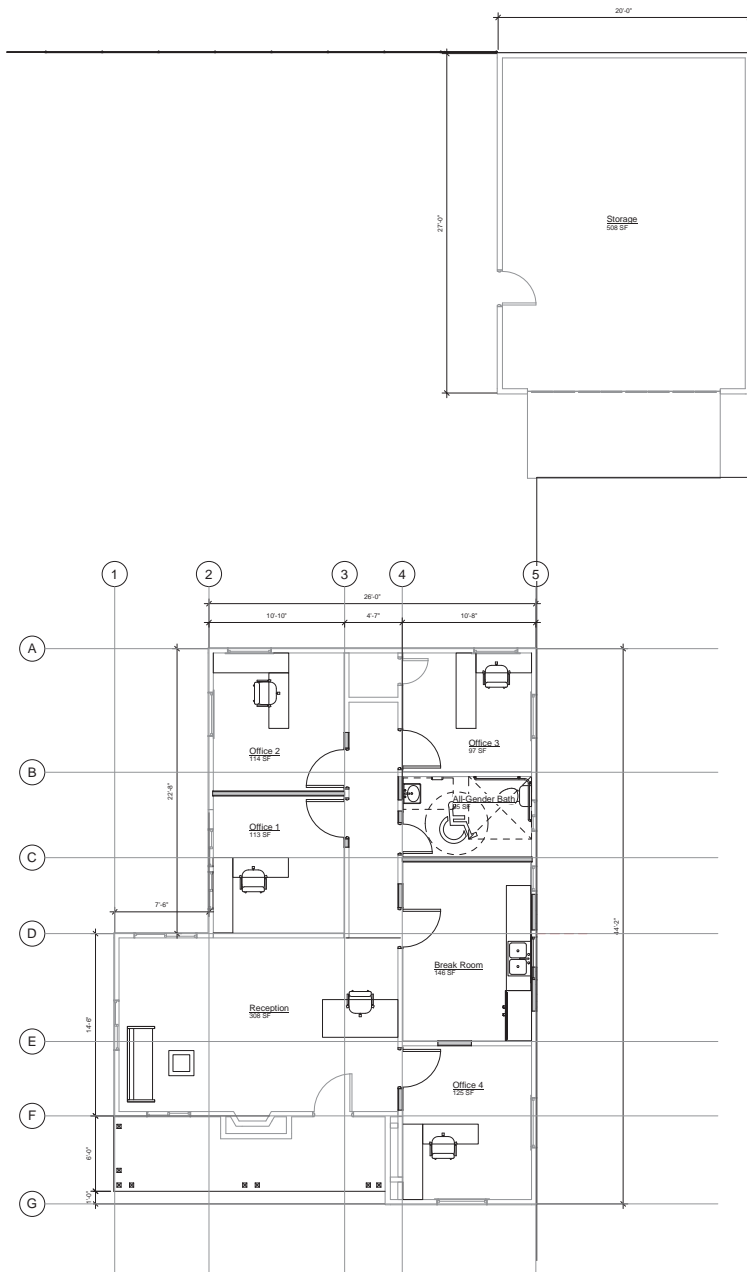
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PARCEL 17: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 18: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

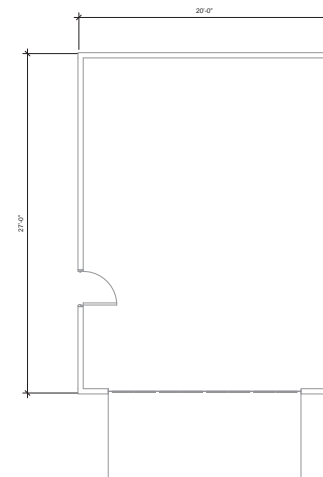
FOR APN 23-180-014:
PARCEL 19: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

FOR APN 23-180-007:
PARCEL 20: ALL THAT PORTION OF LOT 19, AS SHOWN BY AMENDED MAP OF A PORTION OF MONROE HEIGHTS AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 19; THENCE SOUTHWESTERLY ON THE NORTHEASTERLY LINE OF LOT 19, 210 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 465 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET; THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 19, 210 FEET TO THE POINT OF BEGINNING.

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

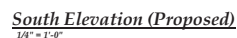
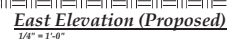
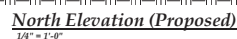
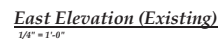
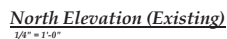


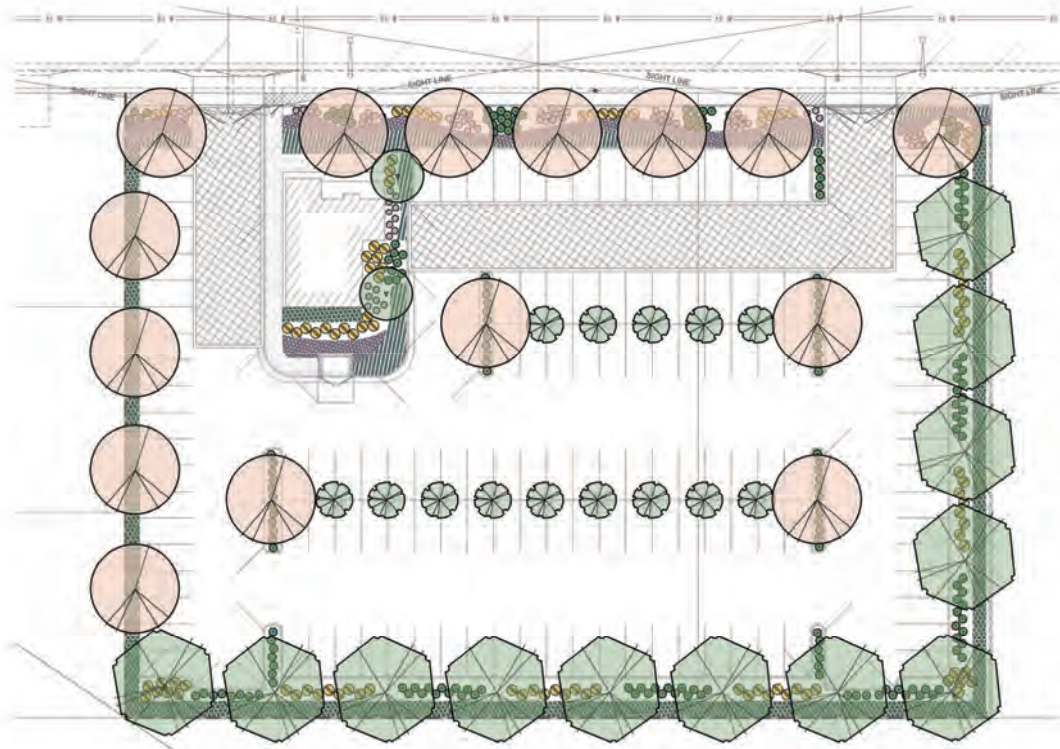
Demo Plan
1/4" = 1'-0"

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





PLANTING LEGEND

Symbol	Botanical / Common Name	Container	Water use	Height
○	Heperode pavillara red tucca	5 gallon	Low	2-3'
●	Cassia macrocarpa Tomlinson Tomlinson Natal Plum	1 gallon	Low	2-2.5'
●	Lantana camara 'Gold Mound' Gold Mound Lantana	1 gallon	Low	2'
●	Leucophyllum fulvescens Texas Sage (screening shrub)	5 gallon	Low	3-4'
■	Senecio jacobin Blue chalcidicks	Flats	Low	4-5'
■	Trodescanthia pallida 'Purple Heart' Purple Spiderwort	Flats	Low	2-3'

●	Africanus falcatus African Fern Pine	15-gal	Mod.	40-45'
●	Rhus luncea African Sunac	15-gal	Mod.	20-40'
●	Magnolia grandifolia 'St. Mary' St. Mary Magnolia	15-gal	Low	25-35'
●	Phoradendron 'Maestric Beauty' Maestric Beauty Indian Hawthorn	15-gal	Low	25'

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

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

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

PERMANENT WATER USE CALCULATIONS

Reference Eto (sta.44) 56.7 Conservation Factor 0.45
Maximum Allowable Water Allocation Equation:
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)] (non-residential)

Eto	0.62	ETAF	LA	1-ETAF	SLA
56.7	0.62	0.45	12730	0.55	0

201,380 MAWA

Estimated Total Water Use Equation:

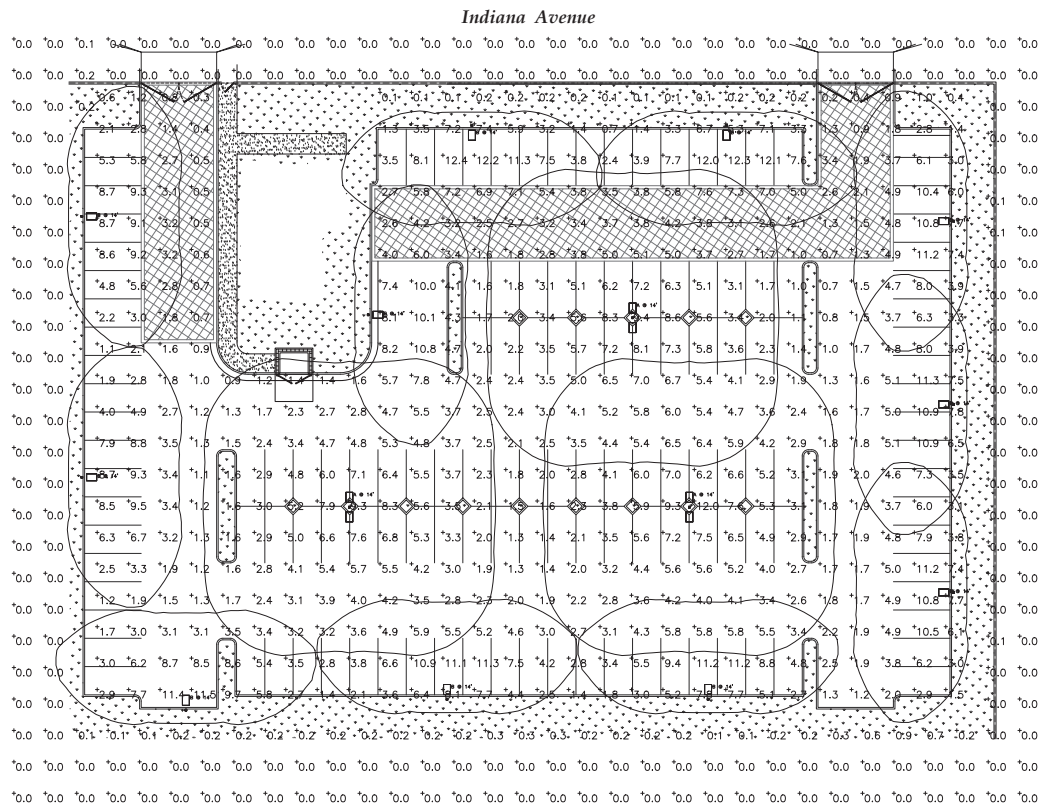
ETWU = Eto x 0.62 x ETAF x LA



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	12634	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 and associated with weatherproofing controller.

[illegible]

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Light Loss Factor	Wattage
	A	3	Lithonia Lighting	DSX1 LED P5 40K T5W MVOLT	DSX1 LED P5 40K T5W MVOLT	B4 U0 G3	0.95	276
	B	11	Lithonia Lighting	DSX1 LED P5 40K BLC MVOLT	DSX1 LED P5 40K BLC MVOLT	B1 U0 G2	0.95	138

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

Photometric Site Plan 


1/16" = 1'-0"

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



ANDRESEN
ARCHITECTURE
INC.

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

<p>Proposed Walters Business Center For: Kienle & Kienle Investments LP. 8568 Indiana Avenue, Riverside, CA 92504</p>	
<p>2 Jun. 2021</p>	<p>▲</p>
<p>21-4165</p>	<p>▲</p>
<p>PHOTOMETRIC SITE PLAN</p>	

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.