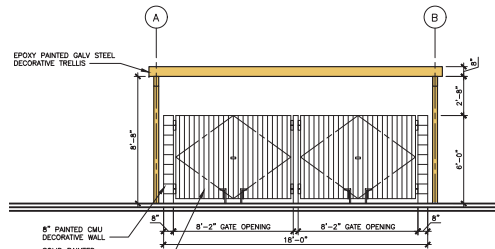
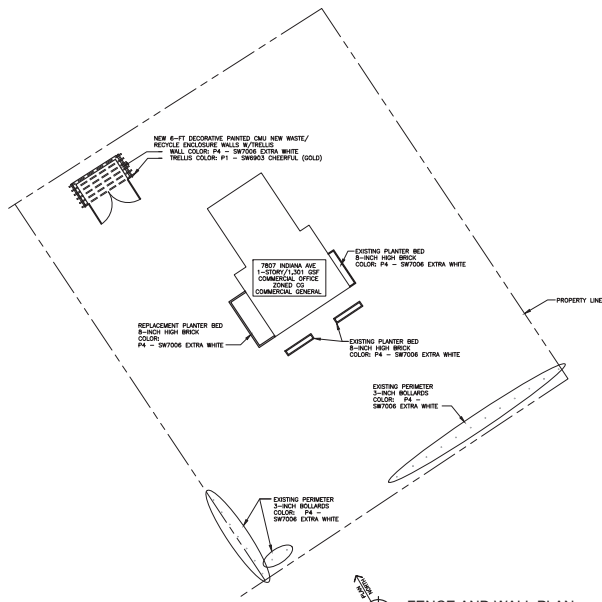


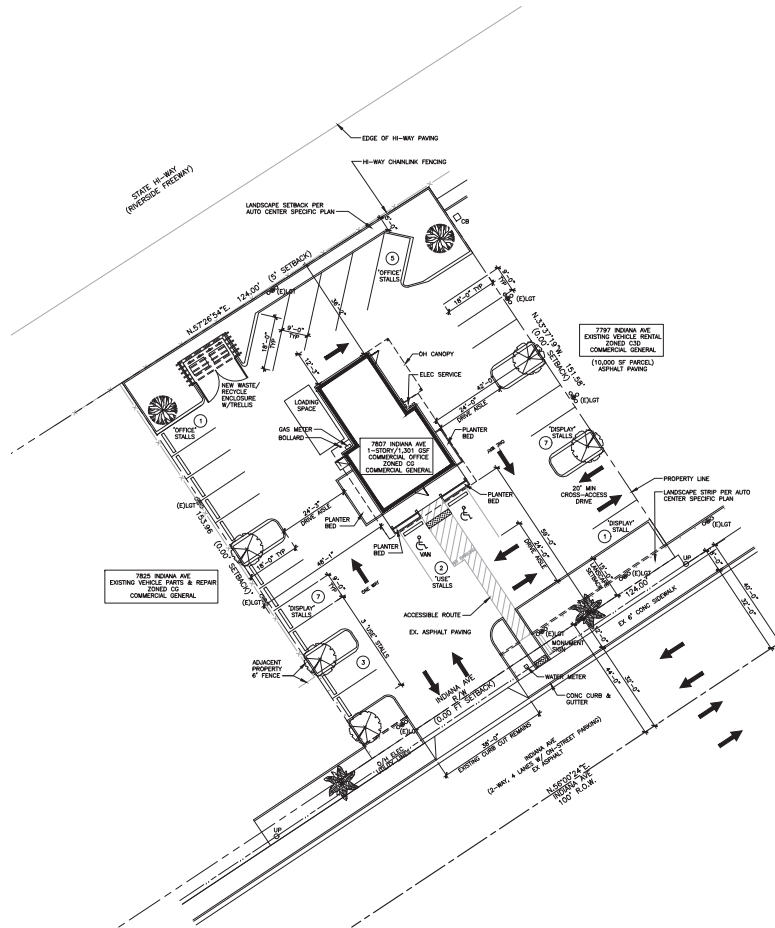
**DUMPSTER ENCLOSURE  
SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**DUMPSTER ENCLOSURE  
FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**FENCE AND WALL PLAN**  
SCALE: 1" = 200'-0"  
NORTH



## SCOPE OF WORK DESCRIPTION

THE PROJECT WILL INCLUDE THE FOLLOWING SCOPE OF WORK:

THE EXISTING BUILDING WILL BE REPAINTED TO MATCH THE HERTZ CORPORATION NATIONAL BRANDING STANDARDS. INTERIOR OFFICE SPACE WILL REMAIN UNCHANGED IN LAYOUT, BUT WILL BE REPAINTED AND NEW FURNITURE WOULD BE PROVIDED. EXTERIOR SIGNAGE WILL BE INSTALLED PER ORDINANCE REQUIREMENTS.

SITE WORK IMPROVEMENTS ARE PROVIDED TO COMPLY WITH CURRENT ORDINANCE REQUIREMENTS, WHICH WILL INCLUDE ENLARGING THE EXISTING PLANTING BED ADJACENT TO THE BUILDING SIMILAR TO THE EXISTING MASONRY CONSTRUCTION, ENLARGING THE LANDSCAPING SETBACK AT INDIANA AVENUE, PROVIDING A LANDSCAPE SETBACK AT RIVERSIDE FREEWAY (NORTH PROPERTY LINE), PROVIDING LANDSCAPING PENINSULAS WITHIN THE PARKING LOT, CONSTRUCTING A WASTE/RECYCLE ENCLOSURE WITH DECORATIVE TRELLIS, AND RESTRIPIING THE PARKING LOT.

SITE LIGHTING WILL BE UPGRADED FROM OLD FLUORESCENT FIXTURES TO ENERGY COMPLIANT LED, DARK-SKY TYPE. THIS INCLUDES REMOVING/REPLACING FLOOD LIGHTS ON THE BUILDING.

CITY OF RIVERSIDE  
ELECTRONIC STAMP

## NOTES

### LEGAL DESCRIPTION:

7807 INDIANA AVENUE IS:  
0.459 ACRES PART OF 1.46 ACRES NET IN PAR 2 PM 016/048 PM 0198

### BUILDING TYPE AND CONSTRUCTION:

EXISTING BUILDING = 7807 INDIANA AVENUE, RIVERSIDE, CA  
2016 CALIFORNIA BUILDING CODE, EXCEPT CHAPTER-1, APPENDIX A, B, D, E, F, H, K, L, AND M.  
CONSTRUCTION TYPE: 1B - NOT SPRINKLERED (BUILT BEFORE 3/1/1993)  
CONSTRUCTION DESCRIPTION: EXISTING EXTERIOR WALLS ARE CONCRETE MASONRY BACKUP WITH SPLIT-FACE BRICK VENEER & STUD FRAMED WITH PAINTED CLADDING WOOD SIDING.  
BUILDING IS ONE-STORY LESS THAN 20-FT TALL; FLOOR ELEVATION AT GRADE.

### ZONING:

REGULATED BY 1990 RIVERSIDE AUTO CENTER SPECIFIC PLAN, AMENDED 2013  
ZONED: CG - COMMERCIAL GENERAL  
GENERAL PLAN: CRC - COMMERCIAL REGIONAL CENTER  
MINIMUM LOT SIZE: 13,000 SF (REF SP-AUTO CENTER, SECTION 6.1.1)

### SITE CALCULATIONS:

APPROXIMATELY 16'-0" TO TOP OF PARAPET  
TOTAL SITE AREA: 20,000 SF (0.459 ACRES)  
BUILDING FOOTPRINT: 1,301 SF  
HARDSCAPE: 15,774 SF  
LANDSCAPE: 2,925 SF TOTAL  
(FULLY IRRIGATED)  
FLOOR AREA RATIO (FAR) = 1,301 / 20,000 = 0.065 (0.50 MAX) [COMPLIES]

### LANDSCAPING AREA:

GENERALLY REQUIRED: 58 MIN OF SITE = 1,000 SF PROVIDED: 2,125 / 20,000 = 10.6% [COMPLIES]  
VEHICLE PARKING = 26 COVERAGE WHERE 20 OR MORE SPACES OCCUR, MUST BE IN ADDITION TO PARKING LOT AREA LANDSCAPED & LANDSCAPE SETBACK.

### PARKING LOT REQUIRED:

58 MIN OF PARKING LOT = 780 SF  
PARKING LOT PROVIDED: 973 / 15,774 = 6.16% [COMPLIES]  
FULLY IRRIGATED

### SETBACK REQUIREMENTS:

FRONT YARD = 0 FT REQUIRED  
REAR YARD = 0 FT REQUIRED  
5 FT WIDE LANDSCAPED SETBACK AT FREEWAY 91 FRONTAGE

### LANDSCAPE STRIP:

15 FT WIDE REQUIRED PER RIVERSIDE AUTO CENTER  
5 FT WIDE LANDSCAPED SETBACK AT FREEWAY 91 FRONTAGE

### PARKING REQUIREMENTS (VEHICLE RENTAL WITH OUTDOOR DISPLAY) =

REQUIRED SPACES: 5 SPACES + 1 SPACE/250 SF OF OFFICE AREA  
OFFICE AREA: 1,301 SF (1,250 SF) = 5.2 ~ 6  
BARRIER FREE STALLS: 26 STALLS = 2 BF (200)

### OUTDOOR DISPLAY = 26 PROVIDED (INCLUDING 2 BF)

PARKING PROVIDED: 5 (INCLUDING 2 BF [1+1 VAN])  
REQUIRED PER OFFICE: 1 (PROVIDED FOR OUTDOOR DISPLAY, BUT NOT REQ'D)  
ADDITIONAL DISPLAY: 26  
TOTAL: 26

### TREE REQUIREMENTS:

REQUIRED: 1/4 STALLS = 26/4 = 7 TREES  
PROVIDED: 7 TREES W/ 30' CANOPIES  
EXISTING: 0 TREES W/ VARIOUS CANOPY SIZE

### FACTORED:

7 + 0 = 7 TREES TOTAL (NOT INCLUDING EXISTING PALMS)

### TREE REQUIREMENTS:

REQUIRED: 1/4 STALLS = 26/4 = 7 TREES  
PROVIDED: 7 TREES W/ 30' CANOPIES  
EXISTING: 0 TREES W/ VARIOUS CANOPY SIZE

### SITE LIGHTING REQUIREMENTS:

LIGHTING ZONE 3: SUITABLE FOR MEDIUM TO HIGH LEVELS AT NIGHT, UNSHIELDED & DECORATIVE LIGHTING = MAX 800 LUMENS/FIXTURE, NOT TO EXCEED 16,000 LUMENS/ACRE

MAX MOUNTING HEIGHT = 25 FT  
LANDSCAPE LIGHTING MAX PER LUMINAIRE = NOT TO EXCEED 900 LUMENS  
LANDSCAPE LIGHTING MAX LUMENS PER ACRE = 18,000  
ARCHITECTURAL FLOODLIGHTING = 20,000 LUMENS ABOVE HORIZ PLANE OF LIGHT SOURCE

### MAX ALLOWED LIGHT TRESPASS =

1.0 FC (5 LUX)  
MAX LIGHT INTENSITY = 10.0 FC  
AVERAGE LIGHT TO MIN LIGHT RATIO: REQUIRED = 4:1  
PROVIDED = 2.1:1

### SIGN REQUIREMENTS (BY SEPARATE PERMIT - SPONSORSHIP FOR REF ONLY)

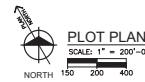
BUILDING FRONTAGE = 35'-7" (LESS THAN 80 LF CATEGORY)  
WALL SIGNS: 1 SF PER LF OF STREET FRONTAGE

### ALLOWABLE AREA =

(1) 35.5 SF WALL SIGN  
(1) 9 SF SHINGLE SIGN UNDER CANOPY

### FREESTANDING MONUMENT SIGN =

MAX 1 / 30 SF / 6 FT TALL MAX  
PARKING LOT STRIPING: PARKING STALLS SHALL BE WHITE OR YELLOW, EXCEPT BARRIER FREE STALLS SHALL BE BLUE.



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contractors

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The Hertz Corporation  
7807 Indiana Ave, Riverside, California  
Conditional Use Permit (CUP) Application

## REVISIONS

NOT FOR CONSTRUCTION

## PROJECT INFORMATION

PROJECT NO. 190513

SHEET NO.

AS101

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