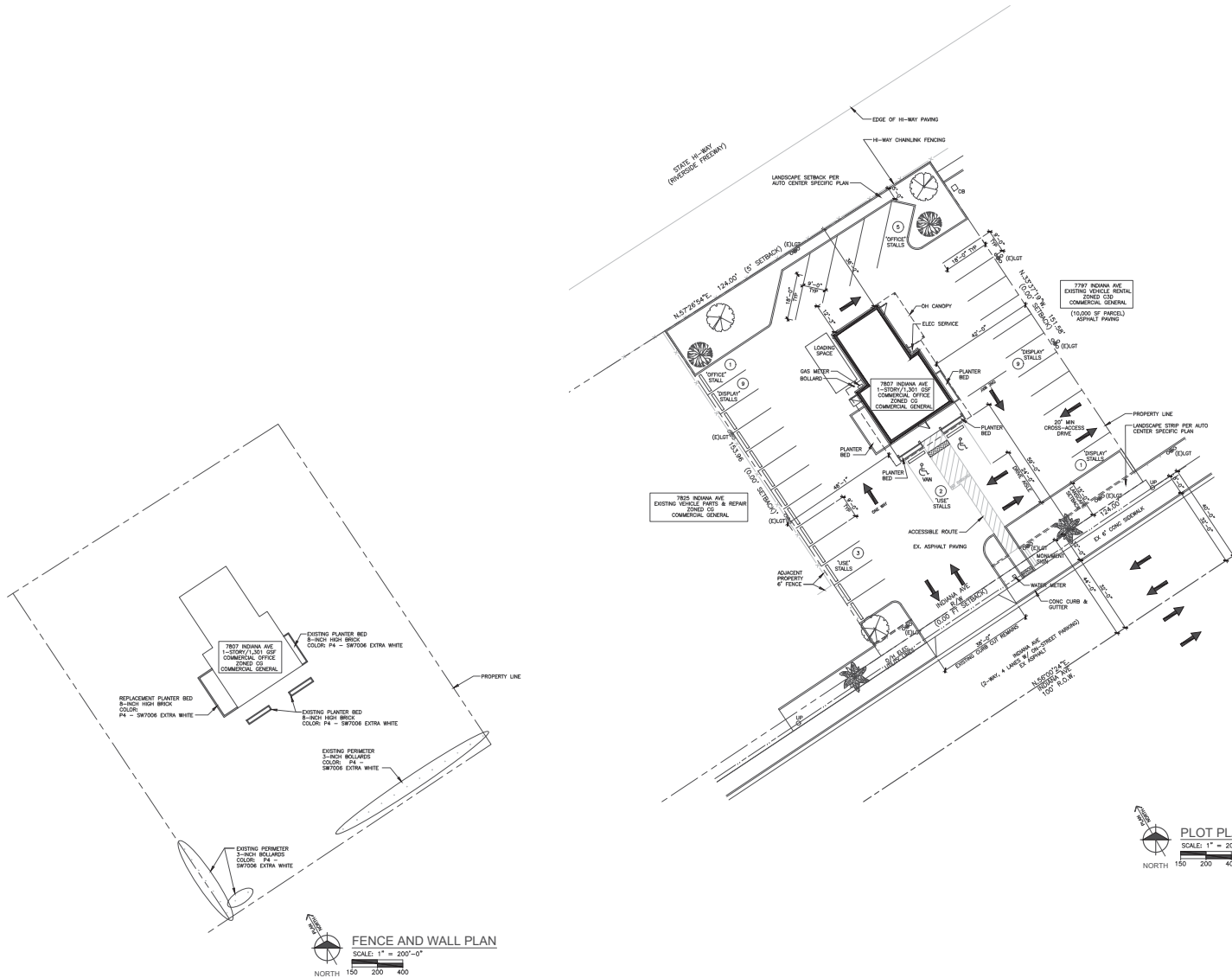


PLOT INFO: 2:10 (1/8"=1'-0") 11/08/2019 DATE: 11/08/2019 TIME: 13:52:54 PM USER: ARIAN.BEN



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 WESTERN 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,

C, 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:

BUILDING HEIGHTS: 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: 5% MIN OF SITE = 1,000 SF

PROVIDED: 1,480 / 20,000 = 7.5% [COMPLIES]

VEHICLE PARKING = 5% COVERAGE WHEN 20 OR MORE

SPACES OCCUR, MUST BE IN ADDITION TO PARKING LOT AREA

LANDSCAPED & LANDSCAPE SETBACK.

SETBACK REQUIREMENTS:

FRONT YARD = 0 FT REQUIRED

REAR YARD = 0 FT REQUIRED

REAR YARD = 0 FT REQUIRED

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: 31 STALLS = 2 SF REQUIRED

OUTDOOR DISPLAY - NOT REQUIRED, SEE TABLE BELOW FOR DISPLAY QUANTITIES.

PARKING CALCULATIONS = 31 PROVIDED (INCLUDING 2 SF)

PARKING PROVIDED: 5 (INCLUDING 2 SF [1+1 VAN])

REQUIRED PER OFFICE: 4

ADDITIONAL (DISPLAY): 8 (PROVIDED FOR OUTDOOR DISPLAY, BUT NOT REQUIRED)

TOTAL: 30

TREE REQUIREMENTS:

REQUIRED: 1-4 STALLS = 31/4 = 8 TREES

PROVIDED: 7 TREES W/ 30 CANOPIES

EXISTING: 0 TREES W/ VARIOUS CANOPY SIZE

FACTORED: 7 + 0 = 7 TREES TOTAL

PROPOSED NEW TREES

EXISTING TREES

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 = 0.5 FC (5 LUX)

MIN LIGHT INTENSITY = 1.0 FC

MAX LIGHT INTENSITY = 10.0 FC

AVERAGE LIGHT TO MIN LIGHT RATIO: REQUIRED = 4:1

PROVIDED = 2:12:1

SIGN REQUIREMENTS (BY SEPARATE PERMIT - SIGNS SHOWN 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.

frch

engineers
scientists
architects
constructors

frch.com

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

REVISIONS
01/2019 CUP RESUBMITTAL
11/2019 CUP RESUBMITTAL
NOT FOR CONSTRUCTION

01/2019 CONDITIONAL USE PERMIT

Drawn By: AJN
Designer: AJN
Reviewer: AJN
Manager: AJN

Hard copy is intended to be
24"x36" when plotted. Scale(s)
indicated and graphic quality may
not be accurate for any other sizes.

PROJECT NO.
190513
SHEET NO.

AS101

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PROPOSED
SOUTH ELEVATION - B
NO SCALE



PROPOSED
SOUTH ELEVATION - A
NO SCALE



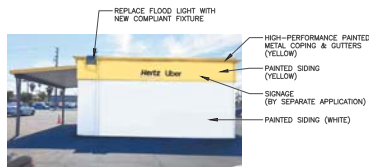
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SOUTH ELEVATION
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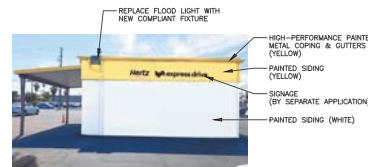
PROPOSED
WEST ELEVATION
NO SCALE



EXISTING
WEST ELEVATION
NO SCALE



PROPOSED
NORTH ELEVATION - B



PROPOSED
NORTH ELEVATION - A



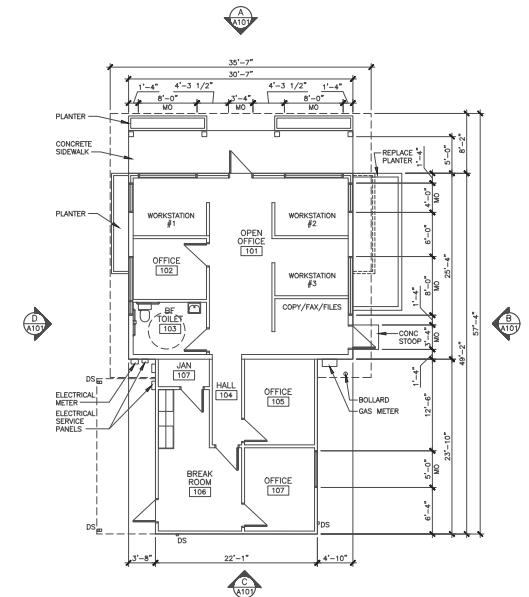
EXISTING
NORTH ELEVATION



PROPOSED
EAST ELEVATION
NO SCALE

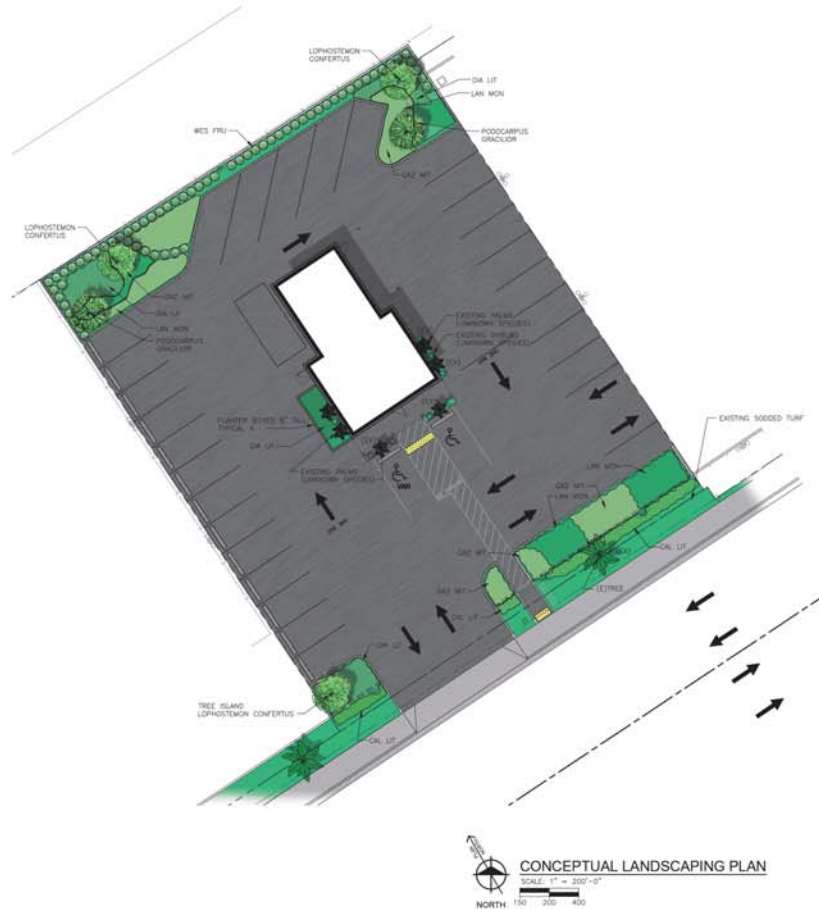


EXISTING
EAST ELEVATION
NO SCALE



FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT: P19-0382, Exhibit 6 - Project Plans DATE: 12/15/2019 TIME: 10:00 AM USER: P190382



| PLANT SCHEDULE | | | | | | |
|----------------|---------------------------|-------------------------|---------|---------|----------|------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QUANTITY | WATER USE* |
| TREES | | | | | | |
| | LOPHOSTEMON CONFERTUS | BROOKING BOX | 24" BOX | --- | 8 | M |
| | PODOCARPUS GRACILIOR | FERN PINE | 24" BOX | --- | 3 | M |
| SHRUBS | | | | | | |
| | LOPHOSTEMON 'LITTLE JOHN' | DIARY BOTTLEBUSH | 5 GAL | 36" OC | --- | L |
| | OMNELLA 'LITTLE KEY' | FLAX LILLY | 5 GAL | 24" OC | --- | M |
| | WESTRINIA FRUTICOSA | COAST ROSEMARY | 5 GAL | 36" OC | --- | L |
| GROUND COVER | | | | | | |
| | GAZANIA MITSUNA YELLOW | YELLOW GAZANIA | PLATE | 12" OC | --- | L |
| | LANTANA MONTEVIDEENSIS | PURPLE TRAILING LANTANA | 5 GAL | 36" OC | --- | L |

WATER NEEDS KEY:
VL=VERY LOW WATER USE, L=LOW WATER USE, M=MODERATE WATER USE, H=HIGH WATER USE. WATER USE STATED IS PER 1/4" INCH OF RAINFALL. WATER NEEDS OF LANDSCAPE PLANTINGS IN CALIFORNIA (ALSO REFERRED TO AS WUCOLS).

- NOTES:**
1. PROVIDE ROOT BARRIER AT ALL TREES WITHIN 5'-FEET OF ANY HARDSCAPE, PAVEMENT, OR CURB. ROOT BARRIERS ARE TO BE USED-2" DEEP ROOT CORPORATION (BOSTON-1984) INSTALLED PER MANUFACTURER'S SPECIFICATIONS. NOTE - ROOT BARRIERS SHALL NOT BE WRAPPED AROUND ROOTBALL.
 2. MULCH ALL LANDSCAPE AREAS WITH A 3" DEEP LAYER OF MEDIUM BRIND BARK MULCH, AT CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 3. ON CENTER SPACING NOTED ON THE PLANT LEGEND TAKES PRECEDENCE; PLANT COUNTS OVER OR SYMBOLS SHOWN ON DRAWING.
 4. CONTRACTOR TO SUBMIT SOIL PREPARATION AND BACKFILL SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL AT LEAST 14-DAYS PRIOR TO INSTALLATION OF SOIL PREPARATION OR PLANT MATERIALS.
 5. PROVIDE 24" OFFSET CIRCLE OF MULCH AT BASE OF TREES IN TURF AREAS.