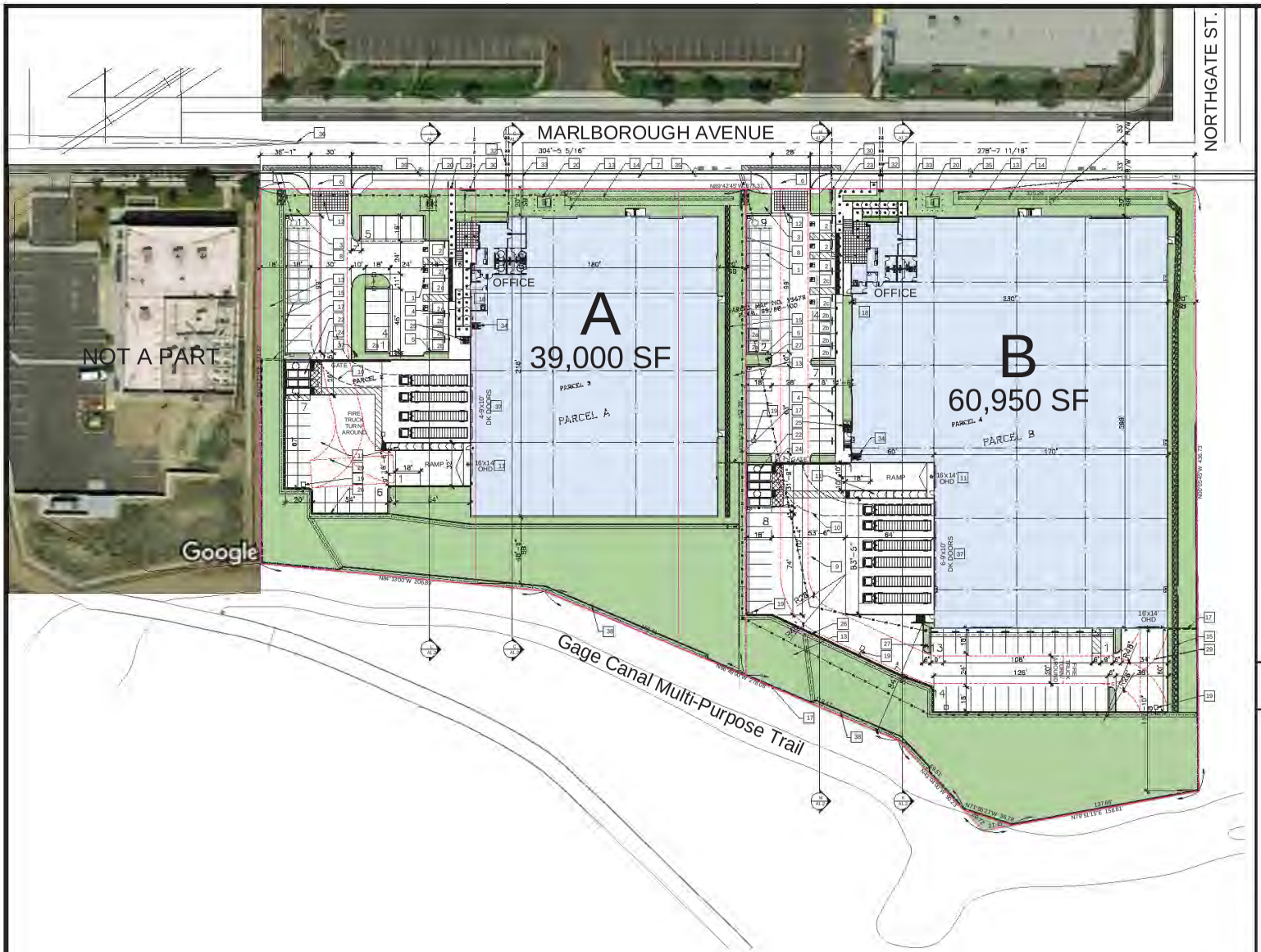
Business Operations Plan – 900 Marlborough Warehouse Project

The 99,950 square-foot warehouse project is comprised of two buildings. Building A consists of 39,000 square-feet (sf) and Building B 60,950 sf. Building A includes 1,000 sf of ancillary office space, four truck loading docks, and 42 passenger vehicle parking spaces. Building B includes 4,000 sf of ancillary office/manufacturing space, six truck loading docks, and 71 passenger vehicle parking spaces. Construction is expected to be completed by the third quarter of 2023 with the project operational by third quarter of 2023.

Although a specific end user of the facility is not known, the facility will be occupied by one or two general warehouse-oriented businesses. The businesses may operate up to seven days a week, with round the clock operations. These businesses will engage in activities consistent with the underlying Business and Manufacturing Park (BMP) zoning for the site, as well as the underlying Industrial Park District land use designation in the Hunter Business Park Specific Plan, and the Business/Office Park (B/OP) General Plan land use designation. The warehouse business(es) will sell product (material and merchandise) to other wholesalers, retailers, industrial businesses, commercial businesses, institutions, farms and professional businesses. The buildings have been designed to provide space for the safe, secure, and efficient storage and handling of the product, with a small area for ancillary administrative offices, and parking for employees and trucks. Building B also includes a small area for ancillary manufacturing activities. Product is organized in a way to track where items are located, when they arrived, how long they have been there, and how much is on hand.

Estimated trip generation for the project based on the Institute of Transportation Engineers' Trip Generation, 10th Edition, Land Use 110"General Light Industrial," reveals the project is anticipated to generate approximately 471 two-way passenger-vehicle trips per day, or 235 inbound and 236 outbound passenger vehicles per day. The project is also estimated to generate 25 two-way truck trips per day, or 12 inbound and 13 outbound trucks per day.



Job Address

900 Marlborough Avenue

Owner

THE MAGNON COMPANIES
1325 SPRUCE STREET, SUITE 100
RIVERSIDE, CA 92507
ATTEN: DAVID STAPLEY
951-684-0860
FAX 951-784-2545

Code Analysis

SITE AREA	5.68 NET ACRES (247,021 SF)
PARCEL A	2.414 ACRES (105,154 SF)
PARCEL B	3.165 ACRES (137,867 SF)
ZONE	HUNTER INDUSTRIAL PARK SPECIFIC PLAN GENERAL INDUSTRIAL BMP BUSINESS & MANUFACTURING PARK SPECIFIC PLAN OVERLAY
MAXIMUM LOT COVERAGE	50% STRUCTURE COVERAGE
MAXIMUM HEIGHT	30 FEET MAIN ROOF LINE
FRONT YARD SETBACK	20 FEET
INTERIOR SIDE YARD	20 FEET
REAR YARD	20 FEET
LANDSCAPE SETBACK	20 FEET
OCCUPANCY TYPE	B OFFICE
NONSEPARATED CBC 508.3	F-2 MANUFACTURING S-1 WAREHOUSE
CONSTRUCTION TYPE	II-B FULLY SUPERVISED E.S.F.R. AUTOMATIC FIRE SPRINKLER SYSTEM
EXTERIOR BEARING WALLS CBC TABLE 601	2-HR FIRE RESISTANCE RATING
WALL MATERIAL	CONCRETE TILT-UP
TABLE 722.2.1.1	SILICEOUS AGGREGATE CONCRETE
TABLE 721.1(2) ITEM 4.1.1	2-HR THICKER THAN 5"

Area Justification

TYPE II-B CONSTRUCTION
BASIC ALLOWABLE FLOOR AREA FOR S-1 OCCUPANCY
WITH AUTOMATIC SPRINKLER SYSTEM
PER TABLE 508.3 (ONE-STORY) 70,000 SF
BUILDINGS
MAXIMUM ALLOWABLE FLOOR AREA 70,000 SF

Project Information

BUILDING A		PARKING REQUIRED
OFFICE	1,000 SF (1/250 SF)	4.00 SPACES
WAREHOUSE	38,000 SF (1/1000 SF)	38.00 SPACES
TOTAL	39,000 SF	42.00 SPACES
BUILDING A COVERAGE (FAR 39,000/105,154 SF)		37.09%

PARKING PROVIDED	
STANDARD (9x18)	34 SPACES
DEDICATED CLEAN AIR VEHICLE (9X18)	1 SPACES
DEDICATED CAV WIRED FOR FUTURE CHARGING (9X18)	3 SPACES
DEDICATED CAV CAR ACCESSIBLE WIRED FOR FUTURE	1 SPACE
DEDICATED CAV VAN ACCESSIBLE WIRED FOR FUTURE	1 SPACE
CAR ACCESSIBLE	1 SPACES
VAN ACCESSIBLE	1 SPACES
TOTAL	42 SPACES

BUILDING B		PARKING REQUIRED
OFFICE	1,000 SF (1/250 SF)	4.00 SPACES
MANUFACTURING	3,000 SF (1/350 SF)	8.00 SPACES
WAREHOUSE	56,950 SF (1/1000 SF)	57.00 SPACES
TOTAL	60,950 SF	70.00 SPACES
BUILDING B COVERAGE (FAR 60,950/137,867 SF)		44.21%

PARKING PROVIDED	
STANDARD (9x18)	60 SPACES
DEDICATED CLEAN AIR VEHICLE (9X18)	3 SPACES
DEDICATED CAV WIRED FOR FUTURE CHARGING (9X18)	4 SPACES
DEDICATED CAV CAR ACCESSIBLE WIRED FOR FUTURE	1 SPACE
DEDICATED CAV VAN ACCESSIBLE WIRED FOR FUTURE	1 SPACE
CAR ACCESSIBLE	2 SPACES
VAN ACCESSIBLE	1 SPACES
TOTAL	71 SPACES

TOTAL BUILDING FOOTPRINT	99,950 SF
TOTAL BUILDING COVERAGE (FAR)	40.77%
PARKING RATIO	1.16/1000 SF
LANDSCAPE COVERAGE	73,769 SF 30.10%
PARKING PAVING & HARDSCAPE COVERAGE	71,464 SF 29.13%

CURRENT CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE

ASSESSOR'S PARCEL NUMBER
249-130-023, 249-130-024, 249-130-053

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
PARCELS 2 AND 3 OF PARCEL MAP 15476, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 95, PAGES 99 AND 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:
PARCEL 4 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE OR ADJUSTMENT PID-0942, AS EVIDENCED BY DOCUMENT RECORDED MAY 05, 2014 AS INSTRUMENT NO. 2014-0182603 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP 15476, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 95 OF PARCEL MAPS, PAGES 99 AND 100, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 4 DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF MARLBOROUGH AVENUE AND NORTHGATE STREET AS SHOWN ON SAID PARCEL MAP NO. 15476;

THENCE SOUTH ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL 4 (#4134) BEARS SOUTH 00°05'45" EAST, (331.73 FEET) ON SAID PARCEL MAP NO. 15476, SOUTH 00°05'45" EAST, 33.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARLBOROUGH AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY PROLONGATION, SOUTH 00°05'45" EAST, 105.00 FEET TO THE NORTHERLY TERMINUS OF SAID COURSE IN SAID EAST LINE;

THENCE SOUTH 89°54'46" EAST ALONG SAID EAST LINE, 18.00 FEET TO AN ANGLE POINT IN SAID EAST LINE;

THENCE NORTH 00°05'45" WEST ALONG SAID EAST LINE, 105.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARLBOROUGH AVENUE;

THENCE NORTH 89°54'46" WEST ALONG SAID SOUTHERLY RIGHT OF WAY, 18.00 FEET TO THE TRUE POINT OF BEGINNING.

FOR CONVEYANCING PURPOSES ONLY: APN 249-130-023 (AFFECTS PARCEL 2 OF PARCEL I) AND APN 249-130-024 (AFFECTS PARCEL 3 OF PARCEL I) AND APN 249-130-053 (AFFECTS PARCEL II)

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project

MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDINGS

900 Marlborough Ave.
Riverside, CA
92507

P20-0404
PC 20-0000

sheet

Site Plan

ISSUED FOR BID 00/00/22	JOB NO. MAR-2520
PLAN CHECK 00/00/22	DRAWN BY
PERMIT 00/00/22	CHECKED BY
REVISIONS BUILDING & SAFETY	PLOT DATE 06/13/22
REVISIONS FIRE PLAN CK	SCALE
REVISIONS CONSTRUCTION	SHEET NO. A1.1
	OF SHEETS

Site Plan Notes

1. 4" WIDE DOUBLE PARKING STALL STRIPES PAINTED WHITE.
2. ACCESSIBLE PARKING STALL
2a. LOW EMITTING & FUEL EFFICIENT VEHICLE (CLEAN AIR VEHICLE) PREFERRED PARKING SPACES CGC SECT 5.106.5.1
2b. LOW EMITTING & FUEL EFFICIENT VEHICLE (CLEAN AIR VEHICLE) PREFERRED PARKING SPACES WIRED FOR FUTURE DOUBLE EVSE INFRASTRUCTURE. CGC SECT 5.106.5.3.3
2c. 1 STANDARD & 1 VAN ADA ACCESSIBLE LOW EMITTING & FUEL EFFICIENT VEHICLE (CLEAN AIR VEHICLE) PREFERRED PARKING SPACES WIRED FOR FUTURE SINGLE EVSE INFRASTRUCTURE. ACCESSIBLE PARKING SIGN AT DRIVEWAY ENTRANCE.
3. CONCRETE WHEEL STOPS AT ALL PARKING SPACES ADJACENT TO SIDEWALKS.
4. 18" WIDE CONCRETE PAVER STRIP IN PLANTERS NEXT TO PARKING SPACES.
5. NEW CONCRETE DRIVEWAY AND DRIVE APPROACH PER AGENCY STANDARDS.
6. EXISTING CONCRETE SIDEWALK, CURB & GUTTER.
7. 6" CONCRETE CURB PER AGENCY STANDARDS.
8. CONCRETE PAVING OVER BASE PER CIVIL DRAWINGS.
9. TRUCK TURNING RADIUS.
10. CONCRETE TRUCK YARD & RAMP WITH ADA ACCESSIBLE RAMP. ON DOOR AT FORK LIFT RAMP IS PROHIBITED FROM BEING USED AS A DOCK.
11. MEDIUM SALT FINISH CONCRETE ACCENT PAVING WITH SAWCUT GRID AT 24" OC
12. LANDSCAPE AREA. SEE LANDSCAPE PLANS.
13. BIO-RETENTION BASIN. SEE CIVIL PLANS.
14. SITE DRAINAGE. SEE CIVIL PLANS.
15. EXISTING CHAIN LINK FENCE.
16. NEW 8' HIGH TUBULAR STEEL SECURITY FENCE WITH MESH SCREENING TO MEET CITY REQUIREMENTS ELECTRICAL/PHONE ROOM LOCATION.
17. NEW PARKING LOT LIGHTS WITH WHITE FINISH. SEE ELECTRICAL DRAWINGS.
18. PROFESSIONALLY PAINTED LOGIBORE & PVE WITH 12" WIDE CONCRETE PAVER STRIP IN PLANTERS NEXT TO PARKING SPACES. PROVIDE BOLLARDS AND LANDSCAPE SCREENING PER CITY REQUIREMENTS.
19. 60"X60" MIN. REQUIRED LEVEL LANDING AT ALL EXTERIOR DOORS TO MEET TITLE 24 REQUIREMENTS.
20. COVERED TRASH/RECYCLE ENCLOSURE WITH CONCRETE TILT-UP WALLS PAINTED TO MATCH BUILDING WITH ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL FROM STREET TO BUILDING ACCESS POINTS AS SHOWN. SEE NOTE THIS SHEET.
21. 8' MIN. HIGH CONCRETE SCREEN WALL WITH SLIDING STEEL GATE WITH PERFORATED METAL SCREENING PAINTED TO MATCH BUILDING. PROVIDE KNOX LOCKBOX. SEE WALL ELEVATIONS.
22. HUNTCO BRS BIKE RACK WITH BLACK FINISH.
23. SLOPE MASONRY RETAINING WALL. SEE WALL PLAN & CIVIL DRAWINGS.
24. FIRE HYDRANT LOCATION.
25. GRAVEL WALKING SURFACE.
26. FIRE LANE WITH TURN AROUND HAMMER HEAD PER CITY REQUIREMENTS.
27. FIRE DEPARTMENT CONNECTION WITH DETECTOR CHECK ASSEMBLY.
28. FIRE SPRINKLER RISER WITH PROTECTIVE BOLLARDS AS REQUIRED.
29. WATER METER LOCATION.
30. SEWER LATERAL TO BUILDING
31. HIGH DENSITY INTERIOR, LOCKABLE, BIKE RACK, 2 CYCLE SAFE QUAD RACKS OR EQUAL FOR STORAGE OF 4 BIKES EACH RACK (8 BIKES TOTAL).
32. EXISTING STREET LIGHT.
33. EXISTING STREET MEDIAN STRIPING.
34. ON-SITE ELECTRICAL HOOKUPS SHALL BE PROVIDED AT LOADING DOCKS PER SECTION 19.435.030.C.6 OF THE ZONING CODE
35. 8' HIGH MASONRY FIRE PROTECTION WALL AT SOUTH PROPERTY LINE PER CITY FIRE REQUIREMENTS. SEE WALL PLAN AND CIVIL DRAWINGS.

Scope of Work

CONSTRUCT TWO NEW INDUSTRIAL BUILDINGS WITH A TOTAL BUILDING FOOTPRINT AREA OF 99,950 SF, BUILDING A 39,000 SF & BUILDING B 60,950 SF, LANDSCAPED YARD, SITE LIGHTING, TOTAL PARKING OF 113 SPACES, CONCRETE WALL SCREENED TRUCK YARDS WITH SLIDING GATE, BUILDING A WITH 4 DOCK-HIGH SPACES & BUILDING B WITH 6 DOCK-HIGH SPACES, BOTH BUILDINGS WITH ONE TRUCK YARD RAMP, OVERHEAD DOOR & TRASH ENCLOSURES, ALL ON A 5.68 NET ACRE SITE.

Path of Travel:

PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" BEVELED AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM, AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. (P.O.T.) SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM [11B-307.4] AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80" [11B-204 & 11B-307]. ALL BARRIERS IN THE PATH OF TRAVEL SHALL BE REMOVED TO ALLOW PATH OF TRAVEL TO COMPLY WITH CBC 11B.

Notes

1. ALL GAS METERS, PIPES AND VALVES, GROUND MOUNTED AC UNITS, ETC., TO BE SCREENED TO DESIGN REVIEW STAFF APPROVAL.
2. ALL ELECTRIC METERS AND PANELS TO BE PLACED IN EQUIPMENT ROOMS OR ENCLOSURES.
3. ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED ON ALL SIDES BY EITHER PERIMETER BORDER OR PARAPET WALLS AT LEAST AS HIGH AS THE EQUIPMENT TO BE SCREENED.
4. ALL REQUIRED DOOR LANDINGS TO COMPLY WITH THE DISABLED ACCESS REQUIREMENTS OF TITLE 24, FOR LANDING SIZE AND STRIKE SIDE CLEARANCE.
5. ALL DOORS AND EXITS TO COMPLY WITH THE REQUIREMENTS OF TITLE 24.
6. ROOF DRAIN DISCHARGE SHALL NOT BE ACROSS A WALKING SURFACE.
7. THE LOCATION, DESIGN AND COLOR OF ALL BACKFLOW PREVENTERS SUBJECT TO PLANNING, PUBLIC UTILITIES, AND FIRE DEPARTMENTS REVIEW AND APPROVAL. THE VISIBILITY OF SUCH FACILITIES SHALL BE MINIMIZED TO THE PLANNING DEPARTMENT'S REVIEW AND APPROVAL THROUGH MEANS INCLUDING BUT NOT LIMITED TO RELOCATION, BERMING, LANDSCAPING, AND/OR INSTALLATION OF A SCREEN WALL.

Site Plan

0 15' 45' 75'

SCALE 1"=30'

PC #20-0000

Scheme 5.2.8

06/10/22

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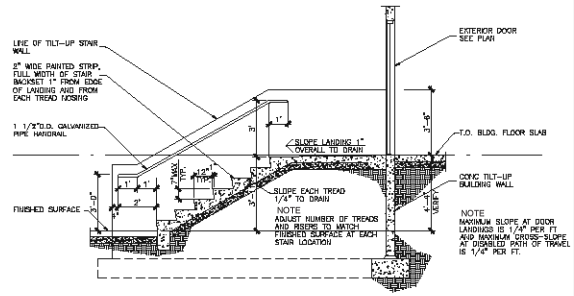
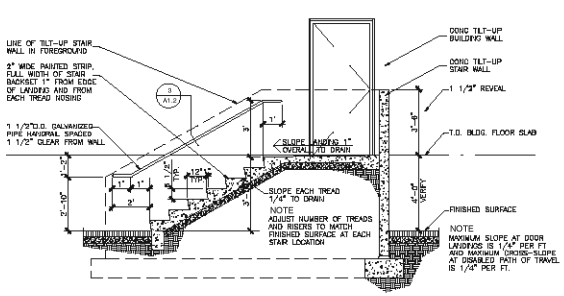


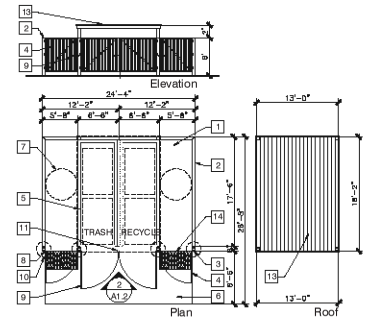
Exterior Stair Section 3/8"=1'-0" 17



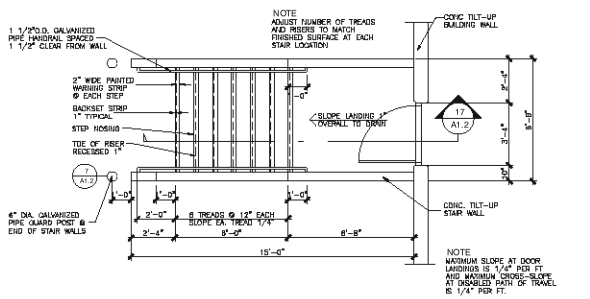
Exterior Stair Section 3/8"=1'-0" 9

Notes

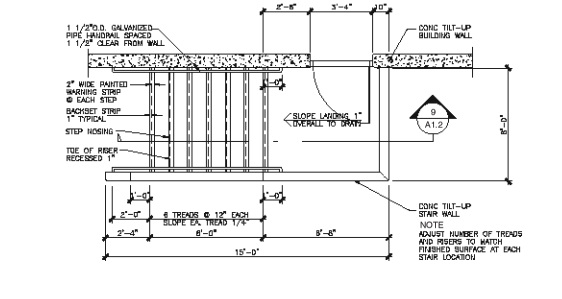
1. 6" PCC ENCLOSURE SLAB OVER 90% COMPACTED BASE, 2% MAXIMUM SLOPE TO DRAIN.
2. 8 1/2" THICK CONCRETE TILT-UP WALLS, 8' HIGH PAINTED TO MATCH BUILDING FINISH AND COLOR. SEE STRUCTURAL DRAWINGS.
3. 6" SQUARE 1/4" THICK GALV. STEEL JAMB TUBES, CONCRETE FILLED, WITH 2" CLEARANCE BETWEEN TUBE AND WALLS.
4. 19 GA. RIBBED GALV. METAL GATES WITH 3"X3"X1/4" GALV. STEEL ANGLE IRON FRAME AND DIAGONAL BRACING. PROVIDE SECURITY LOCKS FOR ALL GATES. CONTINUOUS WELD AT ALL JOINTS. PAINT GATES TO MATCH WALLS.
5. 6"X6" PCC CURB.
6. 6" THICK PCC LOADING PAD OVER 90% COMPACTED BASE, 2% MAXIMUM SLOPE.
7. 60" DIAMETER MINIMUM CLEAR TURNING CIRCLE.
8. GALV.METAL HINGE, CONTINUOUSLY WELDED TO GATE AND JAMB TUBE.
9. 3/16" GALV. METAL PLATE AND SLIDE BOLT ASSEMBLY WELDED IN PLACE. PROVIDE SECURITY LOCK.
10. 14"X36" PCC FOOTING.
11. 3/4" DIA. GALV. CANE BOLT AND CANE BOLT RECEPTICLE.
12. ROOF LINE ABOVE.
13. CORRUGATED METAL ROOF WITH STEEL CHANNEL FOOTPRINT 6" SQUARE GALV. POSTS SEE STRUCTURAL DRAWINGS.
14. 36" WIDE DETECTABLE WARNING SURFACE PER SEC. 119-705.1.2.5 CBC. RAISED TRUNCATED DOME. YELLOW SSDT RAMP UP MAT.



Trash/Recycle Enclosure 1/8"=1'-0" 1

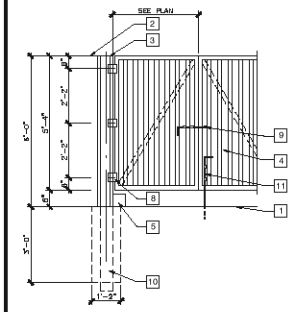


Exterior Stair Plan 3/8"=1'-0" 18

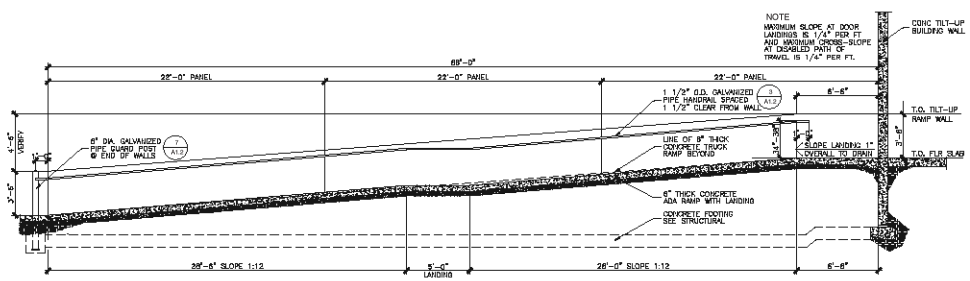


Exterior Stair Plan 3/8"=1'-0" 10

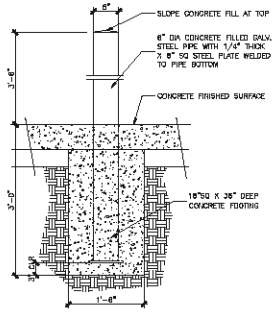
6



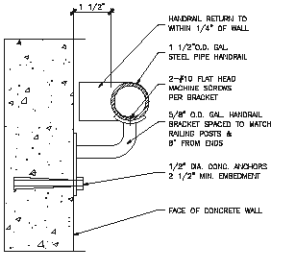
Trash Gate 1/2"=1'-0" 2



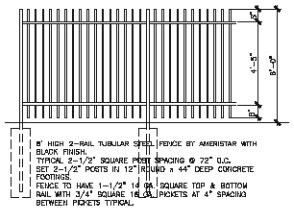
Exterior Ramp Wall 1/4"=1'-0" 11



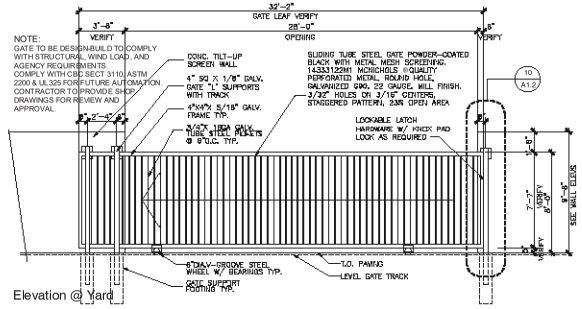
Guard Post 1"=1'-0" 7



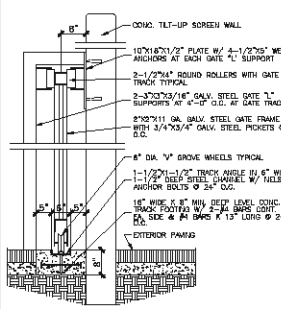
Handrail @ Conc. Wall 8"=1'-0" 3



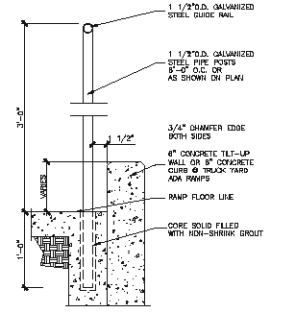
14 Tubular Steel Fence 3/8"=1'-0" 20



Sliding Gate 1/4"=1'-0" 12



Gate Track 3/4"=1'-0" 8



Ramp Guide Rail 1-1/2"=1'-0" 4

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developer

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project

MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDING A
900 MARLBOROUGH AVE.
Riverside, CA
92507

P20-0404
PC 20-0000

sheet

Site Details

ISSUED FOR BID 00/00/21	JOB NO.
PLAN CHECK 00/00/21	DATE
PERMIT 00/00/21	DRAWN BY
REVISIONS BUILDING & SAFETY	CHECKED BY
REVISIONS FIRE PLAN CK	PLOT DATE 3/24/21
REVISIONS CONSTRUCTION	SCALE
	SHEET NO. A1.2
	OF SHEETS

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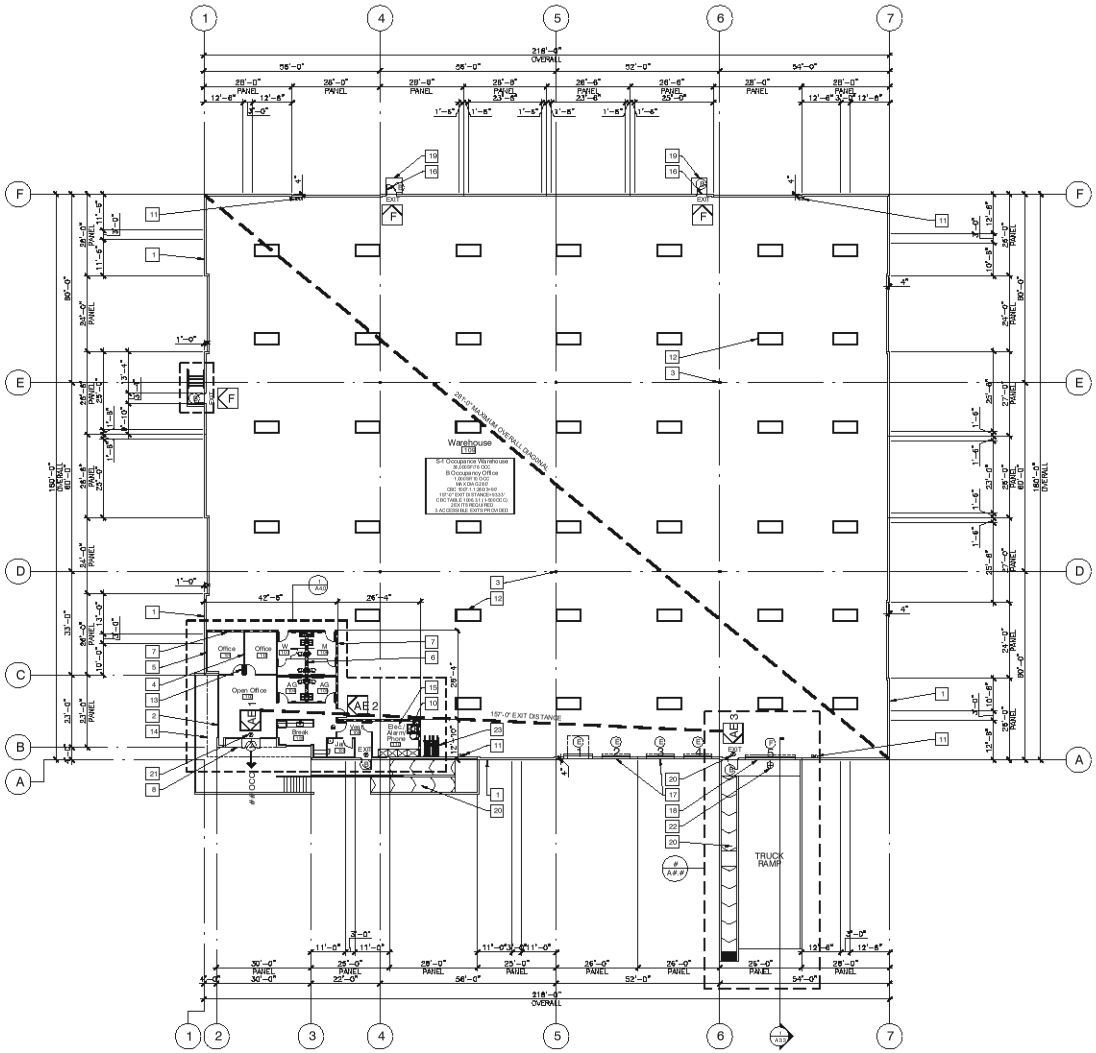

First Floor Plan

SCALE 1/16" = 1'-0"
39,000 SF BUILDING FOOTPRINT

Floor Plan Notes

1. REINFORCED CONCRETE TILT-UP WALL PANEL. SEE STRUCTURAL PLANS.
2. ALUMINUM FRONTSET GLAZING SYSTEM WITH VISION OR SPANDREL GLASS. SEE EXTERIOR ELEVATIONS.
3. STEEL COLUMNS. SEE STRUCTURAL PLANS.
4. 4" METAL STUD WALL WITH 5/8" GYPSUM BOARD ON BOTH SIDES.
5. 4" METAL STUD FURRING WALL ON PANELS WITH 5/8" GYPSUM BOARD ON ONE SIDE.
6. 8" METAL STUD PLUMBING WALL WITH 5/8" GYPSUM BOARD ON BOTH SIDES.
7. 6" METAL STUD PARTIAL HEIGHT DEMISING WALL WITH 5/8" GYPSUM BOARD ON BOTH SIDES.
8. SOFFIT. SEE WALL SECTIONS.
9. ROOF OR PANEL LINE ABOVE. SEE ROOF & ELEVATION PLANS.
10. ROOF HATCH ACCESS LADDER. SEE ROOF PLAN.
11. ROOF DRAIN AND OVERFLOW DRAIN. SEE ROOF PLAN.
12. SKYLIGHT ABOVE. SEE ROOF PLAN.
13. FLUSH DOOR WITH H.M. FRAME. SEE ENLARGED PLANS & DOOR SCHEDULE.
14. METAL CANOPY ABOVE. SEE ROOF PLAN.
15. ELECTRICAL ROOM. SEE ELECTRICAL PLANS.
16. HOLLOW METAL DOOR WITH FRAME. SEE ELEVATIONS & DOOR SCHEDULE.
17. 9X10 "VERTICAL LIFT" OHD (1 W/ PIT LEVELER & 3 FUTURE). SEE STRUCTURAL PLANS & WALL SECTIONS.
18. 16X14 "ROLLUP" OHD AT TRUCK RAMP. SEE STRUCTURAL PLANS & WALL SECTIONS.
19. 60"X60" MIN. LEVEL LANDING AT ALL EXTERIOR DOORS TO MEET TITLE 24 REQUIREMENTS. (1 / A1.3)
20. ADA RAMP. SEE STRUCTURAL PLANS.
21. EXIT SIGN. SEE REFLECTED CEILING PLAN & ELECTRICAL PLANS.
22. EXTERIOR WALL LIGHT. SEE ELEVATIONS & ELECTRICAL PLANS.
23. HIGH DENSITY INTERIOR, LOCKABLE, BIKE RACK. 2 CYCLE SAFE QUAD RACKS OR EQUAL FOR STORAGE OF 4 BIKES EACH RACK (8 BIKES TOTAL).
24. NOT SHOWN.

Insulation Notes

1. R-13 INSULATION IN ALL OFFICE AND RESTROOM WALLS, INCLUDING ALL INTERIOR FURRING @ EXTERIOR WALLS.
2. R-19 IN OFFICE CEILING FRAMING LID ABOVE T-BAR CEILING.

Exit & Fire Access Legend & Notes

AE 1 — ACCESSIBLE ENTRANCE & EXIT CONNECTED TO ADA PATH OF TRAVEL.

F — FIRE ACCESS DOORS WITH "NOT ACCESSIBLE" SIGN INSTALLED AT INTERIOR STRIKE SIDE OF DOOR TO COMPLY WITH CBC SECTION 11B-703. & "NOT AN ENTRANCE" AT EXTERIOR SIDE OF DOOR.

MAXIMUM EXIT TRAVEL DISTANCE PER CBC SECTION 1017.2.2 FOR S-1 OCCUPANCY AREA ONE-STORY IN HEIGHT WHERE MINIMUM CEILING HEIGHT IS 24 FEET FROM THE FINISHED FLOOR TO THE CEILING OR ROOF AND THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.1 SHALL BE 400 FEET.

Occupant Load

BUILDING A3

OFFICE AREA	1,000 S.F.	(1/100 S.F.)	10 OCCUPANTS
WAREHOUSE AREA	36,000 S.F.	(1/500 S.F.)	76 OCCUPANTS
TOTAL OCCUPANTS			86 OCCUPANTS

EXITS REQUIRED PER STORY	
CBC TABLE 1006.3.1 (1-500 OCCUPANTS)	2 EXITS
ACCESSIBLE MEANS OF EGRESS PROVIDED	3 EXITS
TOTAL MEANS OF EGRESS PROVIDED	6 EXITS

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project

MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDING A
900 MARLBOROUGH AVE.
Riverside, CA
92507

P20-0404
PC 20-0000

sheet

First Floor Plan & Exiting

ISSUED FOR BID 00/00/21	JOB NO. 0323
PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY	PLOT DATE 3/24/21
REVISIONS FIRE PLAN CK	SCALE
REVISIONS CONSTRUCTION	SHEET NO. A2.1
	OF SHEETS

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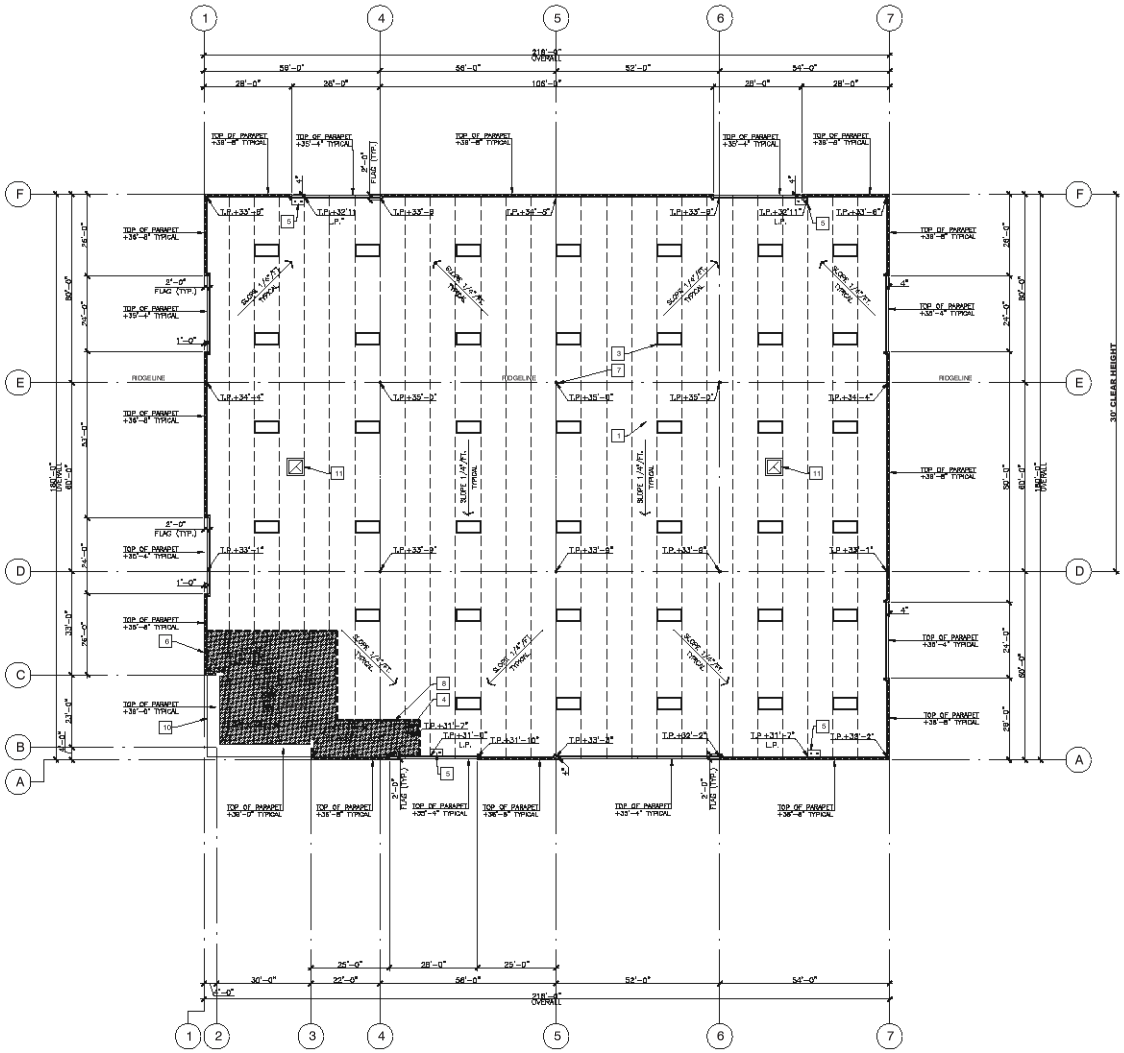

RoofPlan

SCALE 1/16"=1'-0"

Roof Notes

1. BUILT-UP CLASS "A" CAP SHEET MEMBRANE ROOFING SYSTEM. LOW-SLOPE COOL ROOF REFLECTANCE TO MEET 0.63 FOR NEW CONSTRUCTION AND ALTERATIONS. (§140.3(a)1Ai1).
2. ROOF FRAMING. SEE STRUCTURAL PLANS.
3. KINGSPAN TUFFLITE POLYCARBONATE ALUMINUM CURB MOUNTED TRIARCH SKYLIGHT. MODEL 4896-AL-CM-1-PC-WP-CAWF WITH BRISTOLITE GLADIATOR STEEL SECURITY GRILL 4896-S-G-1. SEE DETAIL. (4 / A5.2)
4. BILCO ROOF ACCESS HATCH. MODEL 3036 S-20. ICBO #2489. SEE DETAILS. (7 / A5.2) (8 / A5.2)
5. INTERIOR ROOF DRAIN AND OVERFLOW DRAIN. SEE PLUMBING DRAWINGS. (2 / A5.2) (3 / A5.2)
6. REINFORCED CONCRETE TILT-UP WALL PANEL. SEE STRUCTURAL PLANS
7. STEEL COLUMN BELOW. SEE STRUCTURAL PLANS.
8. OFFICE BELOW. SEE FLOOR PLAN.
9. HVAC UNIT. PAINT TO MATCH ROOF SURFACE SEE MECHANICAL PLANS.
10. METAL ENTRY CANOPY. SEE ELEVATIONS & STRUCTURAL PLANS.
11. EXHAUST FANS. SEE MECHANICAL PLANS.

NOTE

ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED ON ALL SIDES BY EITHER A SEPARATE SCREEN OR PARAPET WALLS THAT ARE AT LEAST AS HIGH AS THE EQUIPMENT TO BE SCREENED AND ANY UNSCREENED VENTS OR FANS TO BE PAINTED TO MATCH ROOF.

FIRE PROTECTION NOTES

1. BUILDING DESIGNED FOR HIGH-PILED STORAGE BETWEEN 12 FT AND 40 FT.
2. EARLY SUPPRESSION-FAST RESPONSE MONITORED SPRINKLER SYSTEM. CLASS I-IV COMMODITIES IN ACCORDANCE WITH CFC CHAPTER 32 AND 2013 NFPA 13.
3. 39-4X8 SKYLIGHTS PROVIDED IN WAREHOUSE: 39 SKYLIGHTS X 32 SF (4X8=32) = 1,248 SF OF SKYLIGHT AREA.
4. SMOKE AND HEAT VENTS ARE NOT REQUIRED WHEN STORAGE AREAS WITH AN EXIT ACCESS TRAVEL DISTANCE OF 250 FEET OR LESS OR PROTECTED BY EARLY SUPPRESSION FAST RESPONSE (ESFR) SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH 2013 NFPA 13
5. 38,000 SF WAREHOUSE AREA: 1,248 SF SKYLIGHT AREA FOR 3.28% OF WAREHOUSE AREA.

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Roof Plan

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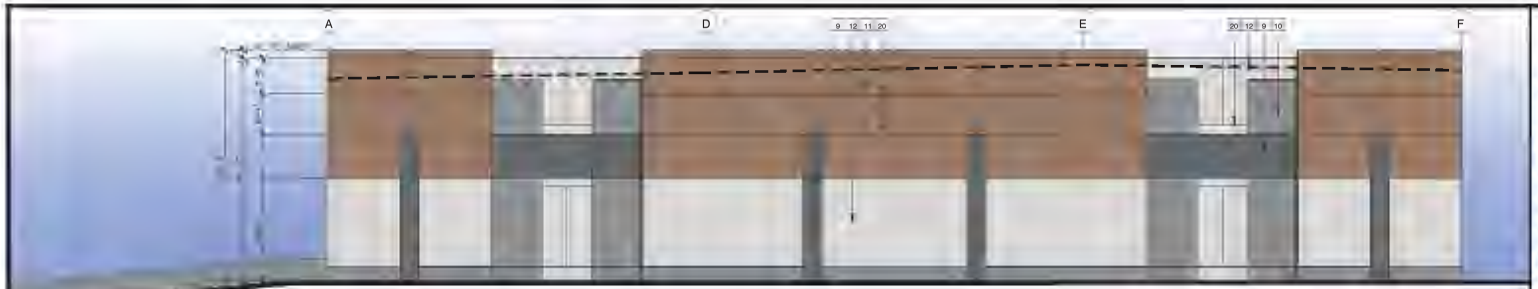
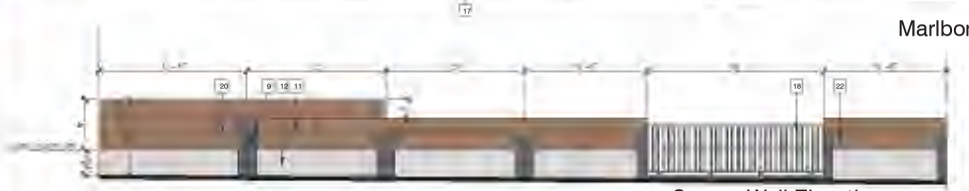


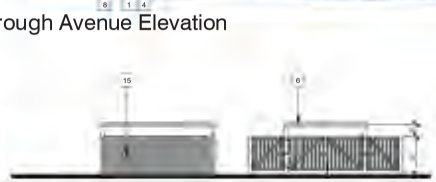
South Elevation

East Elevation

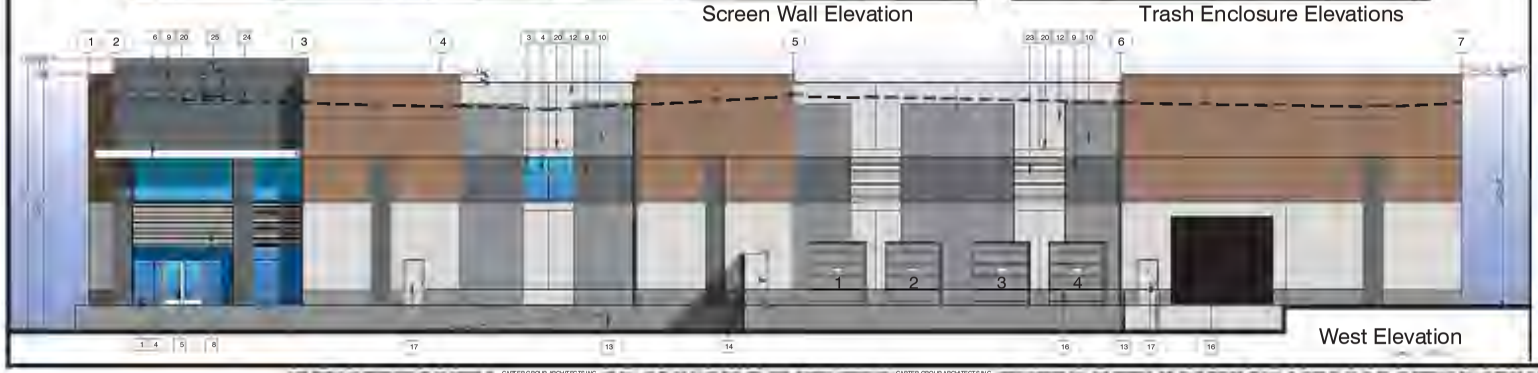
Marlborough Avenue Elevation



Screen Wall Elevation



Trash Enclosure Elevations



West Elevation

Elevation Notes

1 GLASS
2 SPANDREL GLASS
3
4 SYSTEM
5
6 CANOPY:
7
8 WALL: #14542
9
10 WALL:
11 WALL:
12 WALL:
13 RAMP
14
15
16
17
18
19
20 1/2" REVEALS.
21
22
23
24 AT PARAPET
25

Exterior Color & Material Legend

9	10	11	12
Dunn-Edwards Battleship Gray DEC797	Dunn-Edwards Walrus DE6368	Dunn-Edwards Whole Wheat DE6124	Dunn-Edwards Porpoise DE6373

8
Fitzgerald Formliner #14542
Dunn-Edwards Porpoise DE6373

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Exterior Elevations

A3.1

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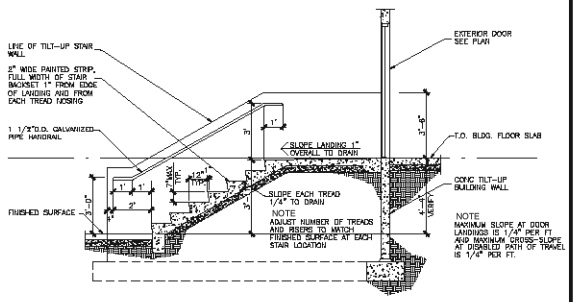
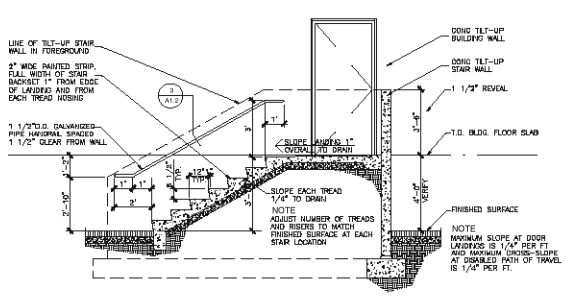
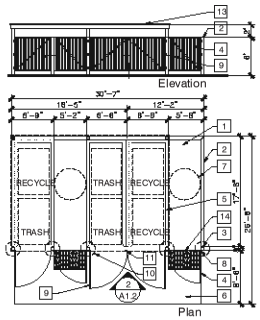
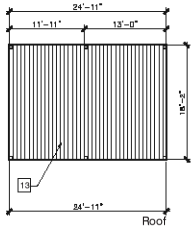


Exterior Stair Section 3/8"=1'-0" | 17



Exterior Stair Section 3/8"=1'-0" | 9



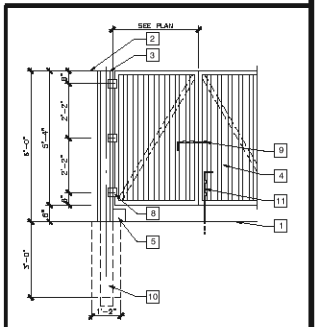


Notes

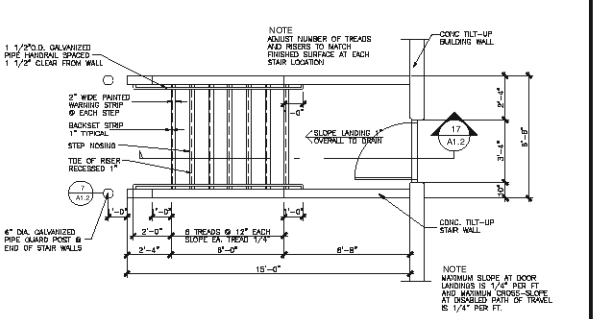
1. 8" PCC ENCLOSURE SLAB OVER 80% COMPACTED BASE. 2% MAXIMUM SLOPE TO DRAIN.
2. 5 1/2" THICK CONCRETE TILT-UP WALLS, 6' HIGH PAINTED TO MATCH BUILDING FINISH AND COLOR. SEE STRUCTURAL DRAWINGS.
3. 8" SQUARE 1/4" THICK GALV. STEEL JAMB TUBES, CONCRETE FILLED, WITH 2" CLEARANCE BETWEEN TUBE AND WALLS.
4. 16 GA. RIBBED GALV. METAL GATES WITH 2"X2"X1/4" GALV. STEEL ANGLE IRON FRAME AND DIAGONAL BRACING. PROVIDE SECURITY LOCKS FOR ALL GATES. CONTINUOUS WELD AT ALL JOINTS. PAINT GATES TO MATCH WALLS.
5. 8"X8" PCC CURB.
6. 6" THICK PCC LOADING PAD OVER 90% COMPACTED BASE, 2% MAXIMUM SLOPE.
7. 50' DIAMETER MINIMUM CLEAR TURNING CIRCLE.
8. GALVANIZED HINGE, CONTINUOUSLY WELDED TO GATE AND JAMB TUBE.
9. 3/16" GALV. METAL PLATE AND SLIDE BOLT ASSEMBLY WELDED IN PLACE. PROVIDE SECURITY LOCK.
10. 14"X36" PCC FOOTING.
11. 3/4" DIA. GALV. CANE BOLT AND CANE BOLT RECEPTACLE.
12. ROOF LINE ABOVE
13. CORRUGATED METAL ROOF WITH STEEL CHANNEL EDGEAND 8" SQUARE GALV. POSTS SEE STRUCTURAL DRAWINGS
14. 36" WIDE DETECTABLE WARNING SURFACE PER SEC 118-705.1.2.5 CBC. RAISED TRUNCATED DOME YELLOW SHOT RAMP UP MAT.

24 A1.3

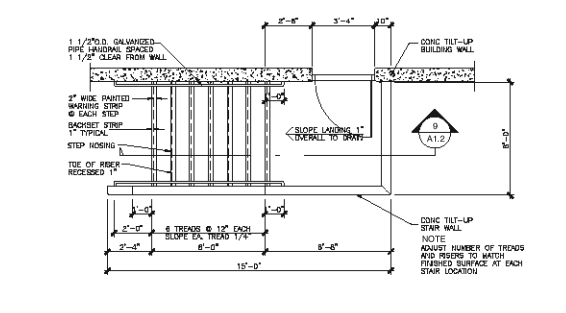
Trash/Recycle Enclosure 1/8"=1'-0" | 6



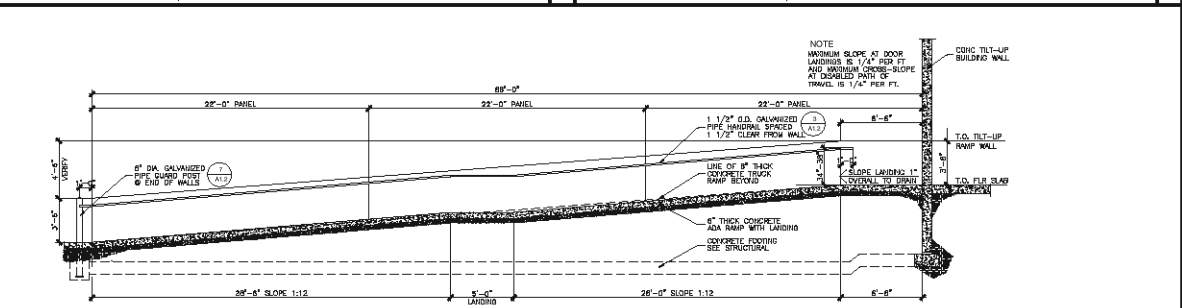
Trash Gate 1/2"=1'-0" | 2



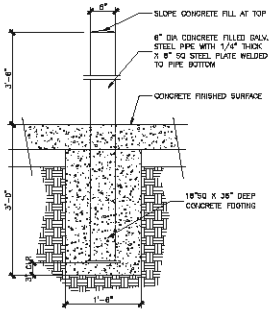
Exterior Stair Plan 3/8"=1'-0" | 18



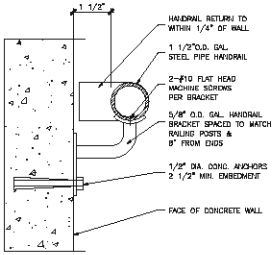
Exterior Stair Plan 3/8"=1'-0" | 10



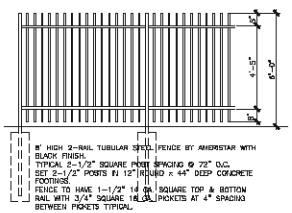
Exterior Ramp Wall 1/4"=1'-0" | 11



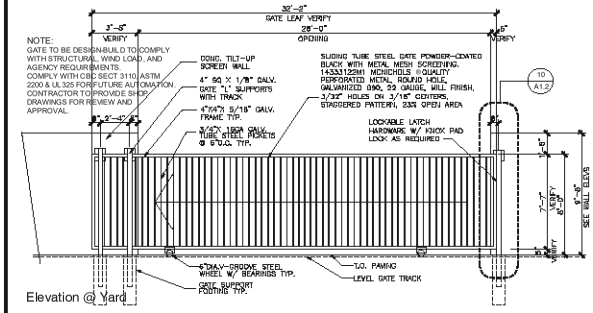
Guard Post 1"=1'-0" | 7



Handrail @ Conc. Wall 8"=1'-0" | 3

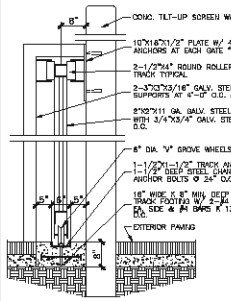


Tubular Steel Fence 3/8"=1'-0" | 20

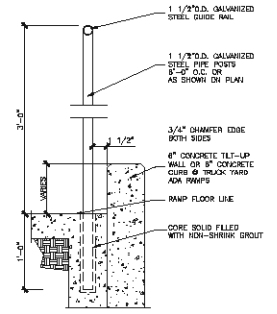


Elevation @ Yard

Sliding Gate 1/4"=1'-0" | 12



Gate Track 3/4"=1'-0" | 8



Ramp Guide Rail 1-1/2"=1'-0" | 4

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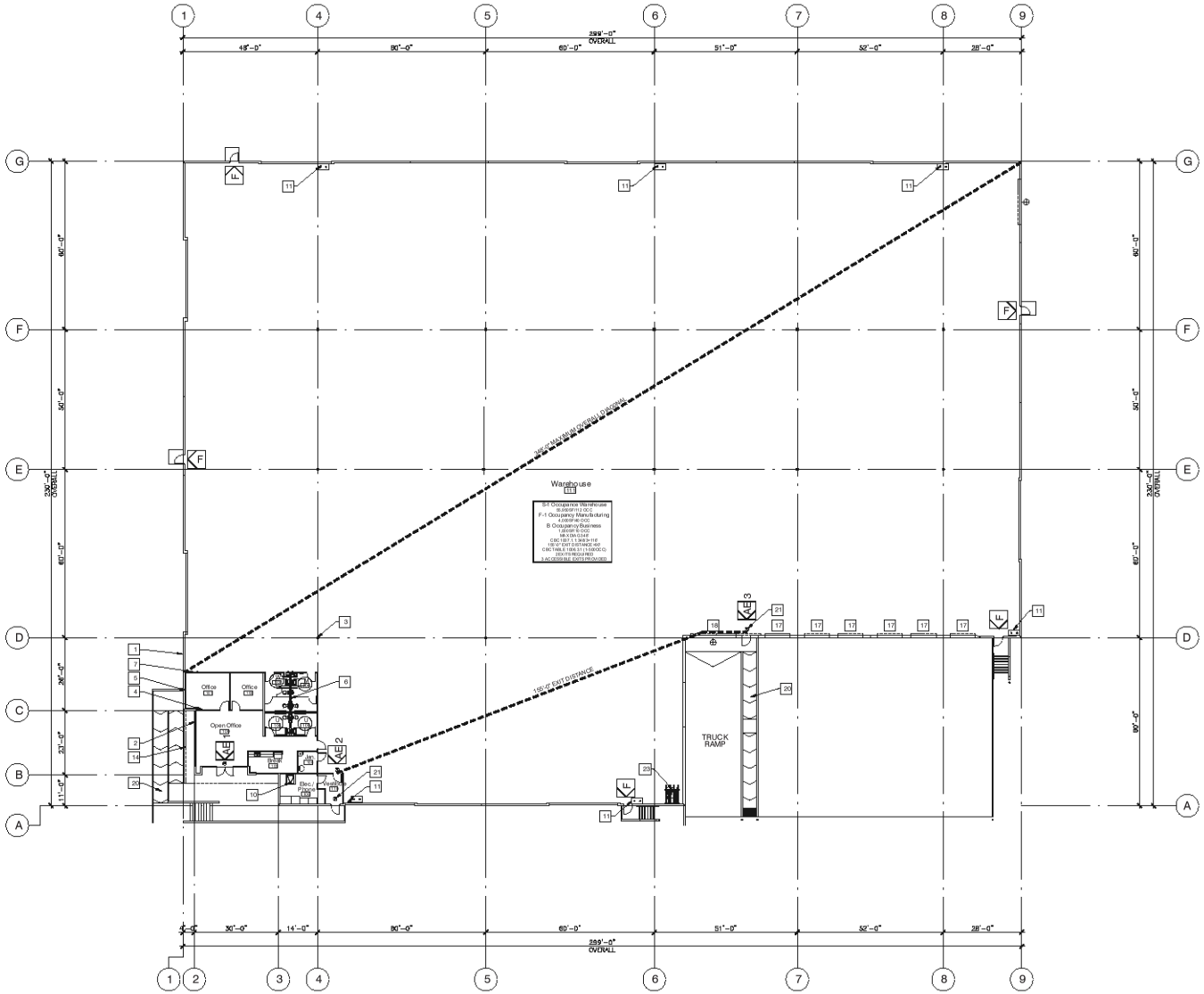

Floor Plan

SCALE 1/16"=1'-0"
60,950 SF BUILDING FOOTPRINT

Floor Plan Notes

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21. EXIT SIGN. SEE REFLECTED CEILING PLAN & ELECTRICAL PLANS.
22. EXTERIOR WALL LIGHT. SEE ELEVATIONS & ELECTRICAL PLANS.
23. HIGH DENSITY INTERIOR, LOCKABLE, BIKE RACK. 2 CYCLE SAFE QUAD RACKS OR EQUAL FOR STORAGE OF 4 BIKES EACH RACK (8 BIKES TOTAL).
24. NOT SHOWN.

Insulation Notes

1. R-13 INSULATION IN ALL OFFICE AND RESTROOM WALLS, INCLUDING ALL INTERIOR FURRING @ EXTERIOR WALLS.
2. R-19 IN OFFICE CEILING FRAMING LID ABOVE T-BAR CEILING.

Exit & Fire Access Legend & Notes

AB 1 — ACCESSIBLE ENTRANCE & EXIT CONNECTED TO ADA PATH OF TRAVEL.

F — FIRE ACCESS DOORS WITH "NOT ACCESSIBLE" SIGN INSTALLED AT INTERIOR STRIKE SIDE OF DOOR TO COMPLY WITH CBC SECTION 11B-703. & "NOT AN ENTRANCE" AT EXTERIOR SIDE OF DOOR.

MAXIMUM EXIT TRAVEL DISTANCE PER CBC SECTION 1017.2.2 FOR S-1 OCCUPANCY AREA ONE-STORY IN HEIGHT WHERE MINIMUM CEILING HEIGHT IS 24 FEET FROM THE FINISHED FLOOR TO THE CEILING OR ROOF AND THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 903.3.1.1 SHALL BE 400 FEET.

Occupant Load

BUILDING A3

OFFICE AREA	1,000 S.F.	(1/100 S.F.)	10 OCCUPANTS
MANUFACTURING	4,000 S.F.	(1/100 S.F.)	40 OCCUPANTS
WAREHOUSE AREA	56,950 S.F.	(1/500 S.F.)	112 OCCUPANTS
TOTAL OCCUPANTS			162 OCCUPANTS

EXITS REQUIRED PER STORY	
CBC TABLE 1006.3.1 (1-500 OCCUPANTS)	2 EXITS
ACCESSIBLE MEANS OF EGRESS PROVIDED	3 EXITS
TOTAL MEANS OF EGRESS PROVIDED	9 EXITS

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project

MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDING B
XXX MARLBOROUGH AVE.
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92507

P20-0404
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sheet

First Floor Plan & Exiting

ISSUED FOR BID 00/00/21	JOB NO. 0323
PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY 1	PLOT DATE 2/09/21
REVISIONS FIRE PLAN CK 2	SCALE
REVISIONS CONSTRUCTION 3	SHEET NO. A2.1
4	
5	OF SHEETS

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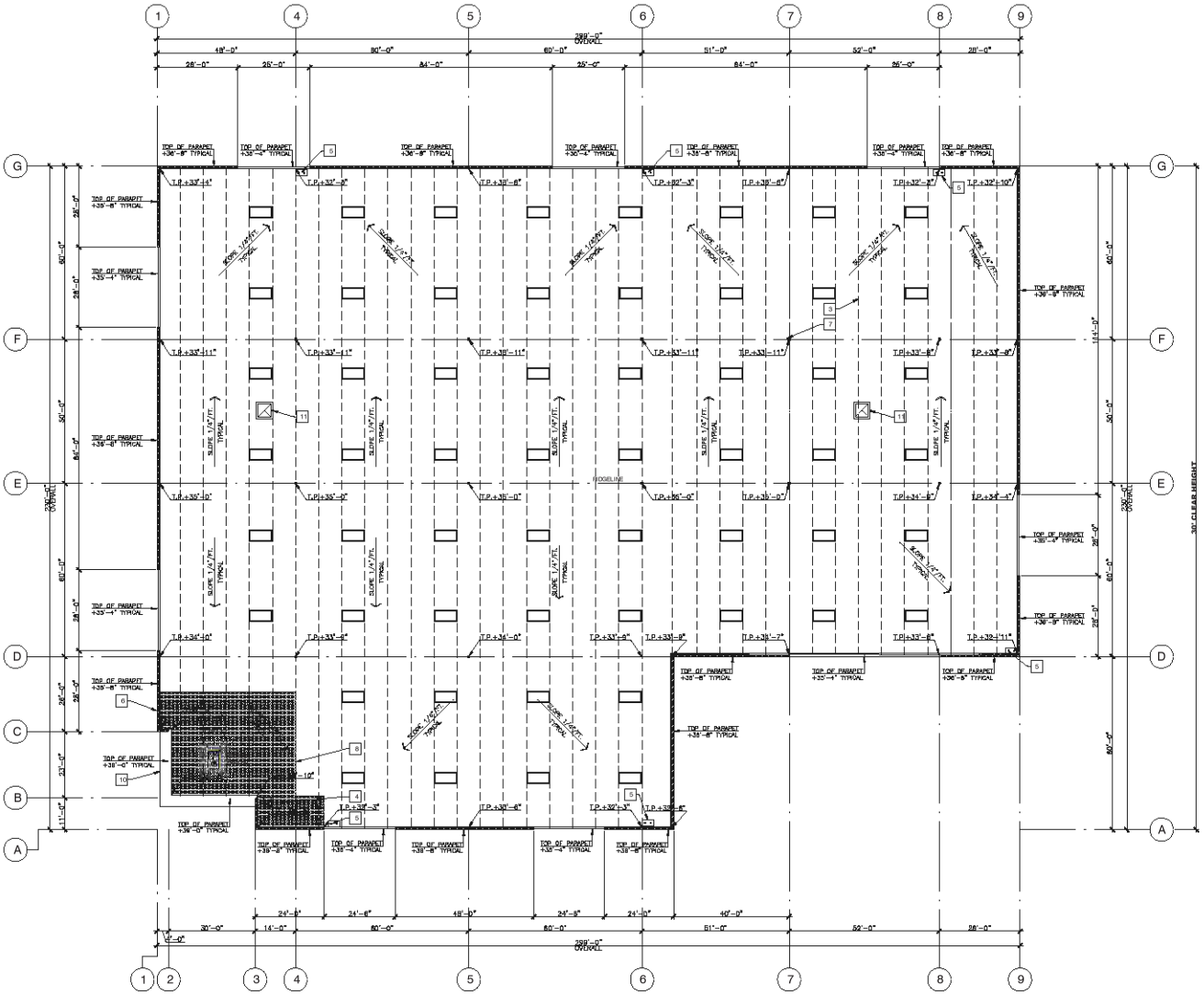

RoofPlan

SCALE 1/16"=1'-0"

Roof Notes

1. BUILT-UP CLASS "A" CAP SHEET MEMBRANE ROOFING SYSTEM. LOW-SLOPE COOL ROOF REFLECTANCE TO MEET CRC FOR NEW CONSTRUCTION AND ALTERATIONS. (§140.3(a)1Aa1).
2. ROOF FRAMING. SEE STRUCTURAL PLANS.
3. SKYLIGHT: SKYCO SKYPRO ILLUMINATOR MODEL: MF4836-A-S-CM-SPW-MF CURB MOUNT SKYLIGHT WITH SUNCLAR SARS 4836 FSB-1 ESR IAC. #3037. SEE DETAIL. (4/A5.2)
4. ROOF HATCH: "BRISTOLITE" ROOF ACCESS HATCH. MODEL 3038 SAH-12-SF. ICBO #2489. (7/A5.2) (8/A5.2)
5. INTERIOR ROOF DRAIN AND OVERFLOW DRAIN. SEE PLUMBING DRAWINGS. (2/A5.2) (3/A5.2)
6. REINFORCED CONCRETE TILT-UP WALL PANEL. SEE STRUCTURAL PLANS
7. STEEL COLUMN BELOW. SEE STRUCTURAL PLANS.
8. OFFICE BELOW. SEE FLOOR PLAN.
9. HVAC UNIT. PAINT TO MATCH ROOF SURFACE SEE MECHANICAL PLANS.
10. METAL ENTRY CANOPY. SEE ELEVATIONS & STRUCTURAL PLANS.
11. EXHAUST FANS. SEE MECHANICAL PLANS.

NOTE:

ALL ROOF MOUNTED EQUIPMENT TO BE SCREENED ON ALL SIDES BY EITHER A SEPARATE SCREEN OR PARAPET WALLS THAT ARE AT LEAST AS HIGH AS THE EQUIPMENT TO BE SCREENED AND ANY UNSCREENED VENTS OR FANS TO BE PAINTED TO MATCH ROOF.

FIRE PROTECTION NOTES:

BUILDING DESIGNED FOR HIGH-PILED STORAGE BETWEEN 12 FT AND 40 FT. EARLY SUPPRESSION FAST RESPONSE MONITORED SPRINKLER SYSTEM. CLASS IVV COMMODITIES IN ACCORDANCE WITH CFC CHAPTER 32 AND 2013 NFPA 13.

56-4X8 SKYLIGHTS PROVIDED IN WAREHOUSE.
56 SKYLIGHTS X 32 SF (4X8=32) = 1,792 SF OF SKYLIGHT AREA.

SMOKE AND HEAT VENTS ARE NOT REQUIRED WHEN STORAGE AREAS WITH AN EXIT ACCESS TRAVEL DISTANCE OF 200 FEET OR LESS OR PROTECTED BY EARLY SUPPRESSION FAST RESPONSE (ESFR) SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH 2013 NFPA 13

60,950 SF WAREHOUSE AREA.
1,984 SF SKYLIGHT AREA FOR 2.94% OF WAREHOUSE AREA.

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Roof Plan

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PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY 1	PLOT DATE 2/09/21
REVISIONS FIRE PLAN CK 2	SCALE
REVISIONS CONSTRUCTION 3	SHEET NO.
4	A2.3
5	OF SHEETS

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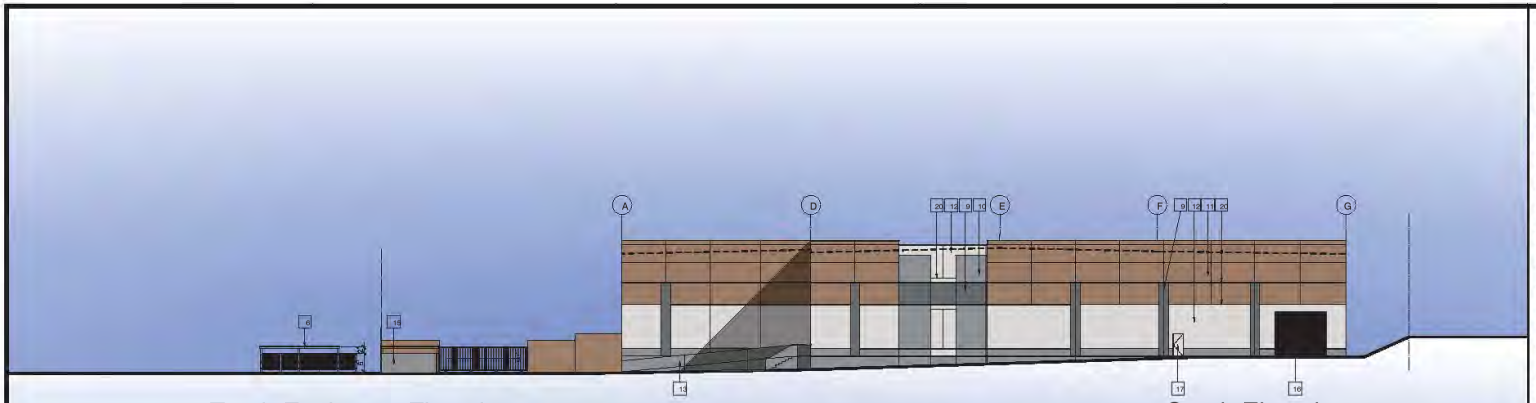
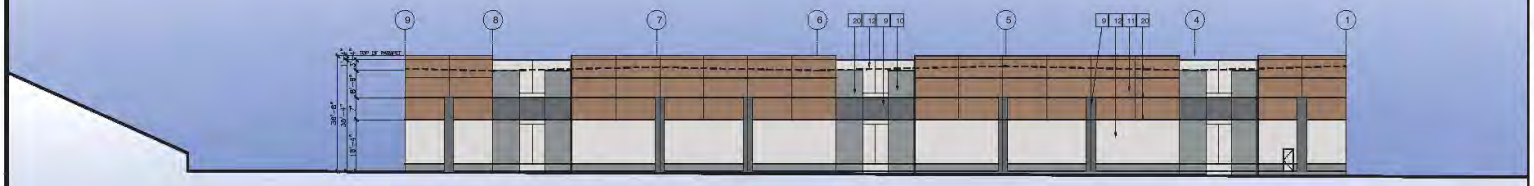
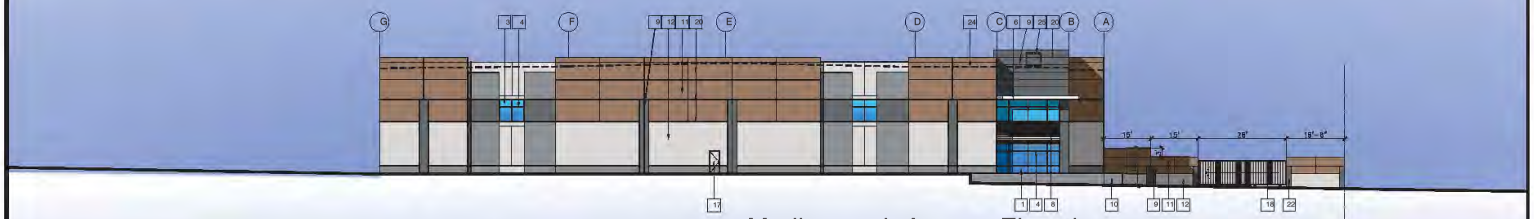


Trash Enclosure Elevations

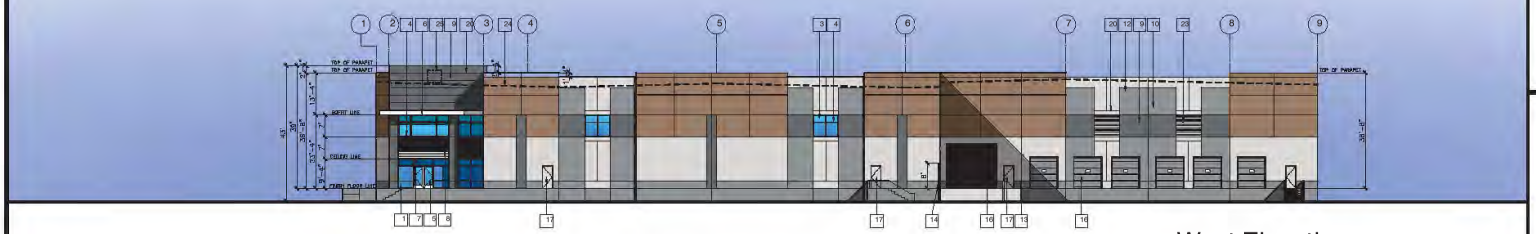
South Elevation



East Elevation



Marlborough Avenue Elevation



West Elevation

SCALE 1/16"=1'-0"

Elevation Notes

1	VISION GLASS OFFICE:	VITRO 1" INSULATING TEMPERED VISTACOOL (2) PACIFICA+CLEAR
2	SPANDREL GLASS OFFICE:	VITRO 1" INSULATING TEMPERED VISTACOOL (2) PACIFICA+CLEAR 3-0288 MEDIUM GRAY OPACIFIER (4)
3	VISION GLASS WAREHOUSE:	VITRO 1/4" MONOLITHIC TEMPERED VISTACOOL (2) PACIFICA HEAT TREATED
4	ALUMINUM STOREFRONT:	FRONT-SET GLAZED SYSTEM CLEAR ANODIZED
5	ENTRANCE DOORS:	NARROW STYLE ALUMINUM CLEAR ANODIZED
6	METAL CANOPY:	METAL CANOPY PREWEATHERED GALVALUME KYNAR 500 FINISH
7	SOFFIT:	LINEAR BRUSHED ALUMINUM CEILING CLEAR ANODIZED
8	CONCRETE TILT-UP WALL:	FLUTED RIB FORMED CONCRETE FITZGERALD FORMLINER PATTERN #14542 COLOR: PORPOISE DE6373
9	CONCRETE TILT-UP WALL:	SMOOTH FINISH DUNN-EDWARDS COLOR: BATTLESHIP GRAY DEC797
10	CONCRETE TILT-UP WALL:	SMOOTH FINISH DUNN-EDWARDS COLOR: WALRUS DE6368
11	CONCRETE TILT-UP WALL:	SMOOTH FINISH DUNN-EDWARDS COLOR: WHOLE WHEAT DE6124
12	CONCRETE TILT-UP WALL:	SMOOTH FINISH DUNN-EDWARDS COLOR: PORPOISE DE6373
13	RAMP WALL & RAILING:	SMOOTH FINISH DUNN-EDWARDS COLOR: BATTLESHIP GRAY DEC797
14	SITE/GATE WALL:	EXTERIOR ENAMEL DUNN-EDWARDS COLOR: SEE ELEVATIONS
15	TRASH ENCLOSURE:	SMOOTH FINISH DUNN EDWARDS COLOR: WALRUS DE6368
16	OVERHEAD DOORS:	EXTERIOR ENAMEL DUNN-EDWARDS COLOR TO MATCH ADJACENT WALL COLOR.
17	EXIT DOORS:	HOLLOW METAL DOOR & FRAME COLOR TO MATCH ADJACENT WALL COLOR
18	STEEL GATE:	EXTERIOR ENAMEL DUNN-EDWARDS COLOR: BLACK
19	ADDRESS SIGN LOCATION:	12" HEIGHT RAISED CHANNEL LETTERING INTERNALLY ILLUMINATED
20	1 1/2" PANEL REVEALS.	
21	EXTERIOR WALL LIGHTING LOCATIONS.	
22	KNOX BOX LOCATION	
23	MECHANICAL VENTING LOUVERS WITH FINE MESH. SEE MECHANICAL PLANS.	L.M. LOUVERS INC. MODEL FG-4004 OR EQUAL
24	ROOF LINE AT PARAPET	
25	TRACE OF ROOF MECHANICAL EQUIPMENT	

Exterior Color & Material Legend

9	10	11	12
Dunn-Edwards Battleship Gray DEC797	Dunn-Edwards Walrus DE6368	Dunn-Edwards Whole Wheat DE6124	Dunn-Edwards Porpoise DE6373

8

Fitzgerald Formliner #14542 Dunn-Edwards Porpoise DE6373

Trash Enclosure Elevations

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MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDING B

XXX MARLBOROUGH AVE.
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92507

P20-0404
PC 20-0000

sheet

Exterior Elevations

ISSUED FOR BID 00/00/21	JOB NO. 0820
PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY	PLOT DATE 2/05/21
REVISIONS FIRE PLAN CK	SCALE
REVISIONS CONSTRUCTION	SHEET NO. A3.1
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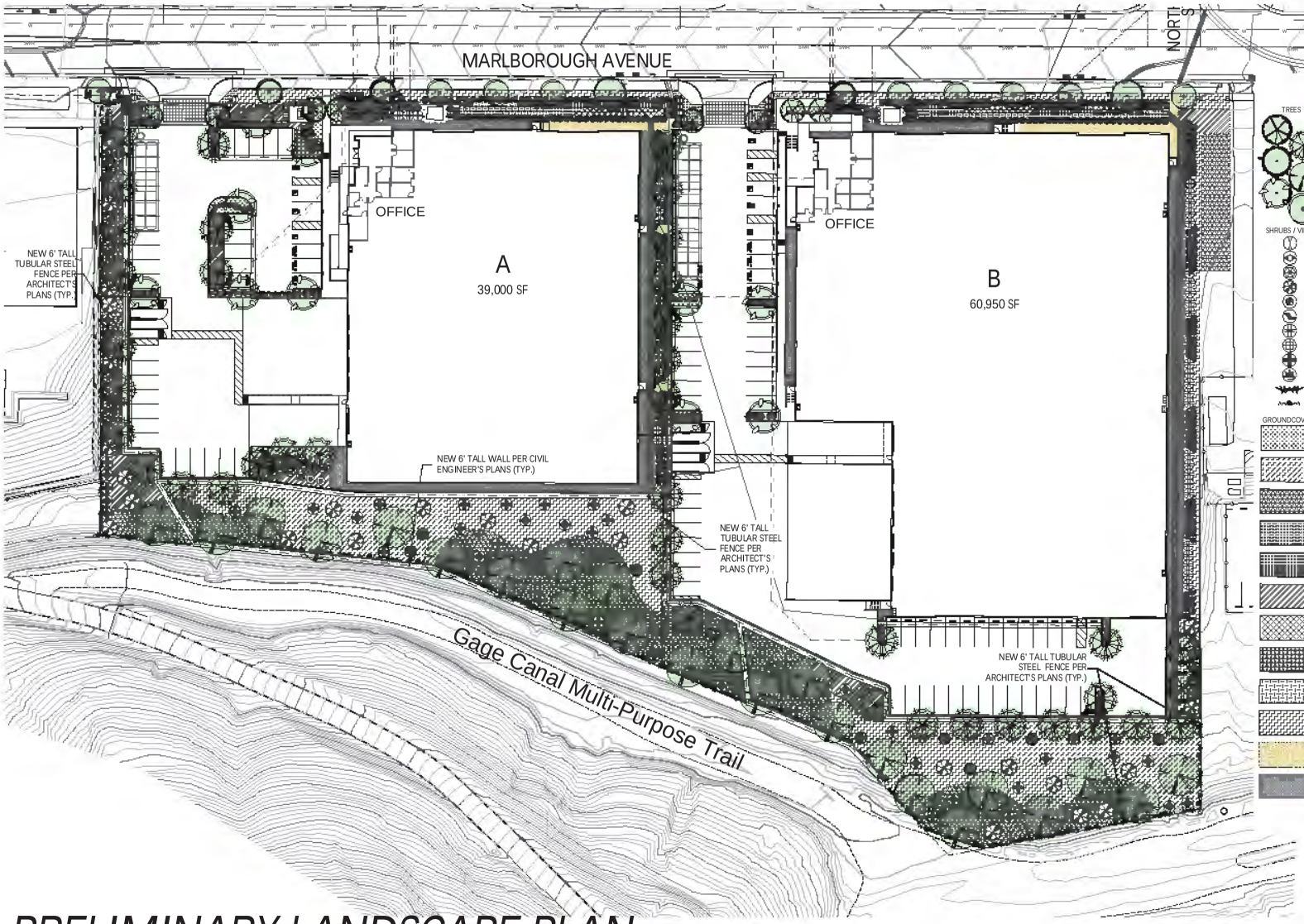


PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES			
ACACIA BAILEYANA 'PURPUREA'	PURPLE FERNLEAF ACACIA	24" BOX	LOW
GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	36" BOX	MOD.
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MOD.
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX MULTI	LOW
QUERCUS SUBER	CORK OAK	24" BOX	LOW
EXISTING TREE TO REMAIN, PROTECT IN PLACE			
SHRUBS / VINES			
AGAVE DESMETTIANA 'VARIEGATA'	VARIGATED SMOOTH AGAVE	5 GAL	LOW
CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW
ELEAGNUS PUNGENS 'FRUITLANDII'	FRUITLAND SILVERBERRY	5 GAL	LOW
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW
LEUCOPHYLLUM 'GREEN CLOUD'	TEXAS RANGER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY	5 GAL	LOW
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL	MOD.
RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	MOD.
RHUS OVATA	SUGAR BUSH	5 GAL	LOW
RUSELLIA EQUISETIFORMIS	FIRECRACKER PLANT	5 GAL	MOD.
CALYSTEGIA 'ANACAPA PINK'	ANACAPA PINK MORNING GLORY	5 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	LOW
GROUNDCOVERS			
ANIGOZANTHOS 'PINK JOEY'	DWARF PINK KANGAROO PAW	1 GAL @ 18" O.C.	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL @ 72" O.C.	LOW
BACCHARIS PILULARIS 'TWIN PEAKS #2'	DWARF COYOTE BUSH	1 GAL @ 72" O.C.	LOW
BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	1 GAL @ 36" O.C.	LOW
CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL @ 18" O.C.	LOW
CISTUS PULVERULENTUS	MAGENTA ROCKROSE	1 GAL @ 48" O.C.	LOW
DESCHAMPSIA CAESPITOSA	TUFTED HAIRGRASS	1 GAL @ 18" O.C.	LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 18" O.C.	LOW
JUNCUS PATENS	GRAY RUSH	1 GAL @ 24" O.C.	LOW
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL @ 48" O.C.	LOW
3" MINIMUM DEPTH STABILIZED DECOMPOSED GRANITE. COLOR TO BE 'CALIFORNIA GOLD'			
3" MINIMUM DEPTH 3/4"Ø 'BARKWOOD' CRUSHED ROCK			

NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
- ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF 3/4" CRUSHED ROCK MULCH. COLOR TO BE 'BARKWOOD'
- PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

PRELIMINARY LANDSCAPE PLAN
MARLBOROUGH NORTHGATE BUSINESS CENTER
CITY OF RIVERISDE

NORTH 0 30' 60' 120'

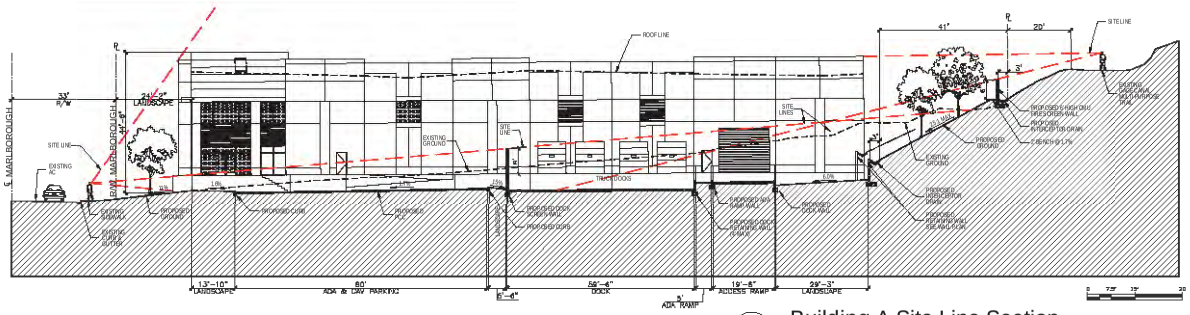
4649 Brockton Avenue
Riverside, CA 92506
(951) 369-0700
Fax (951) 369-4039
www.cwdg.fun

PRELIMINARY LANDSCAPE PLAN

MARLBOROUGH NORTHGATE BUSINESS CENTER

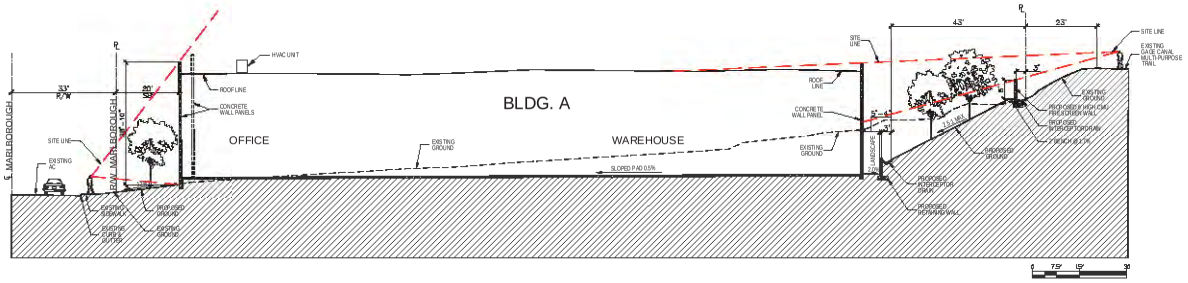
CITY OF RIVERISDE

Riverside, CA 92506



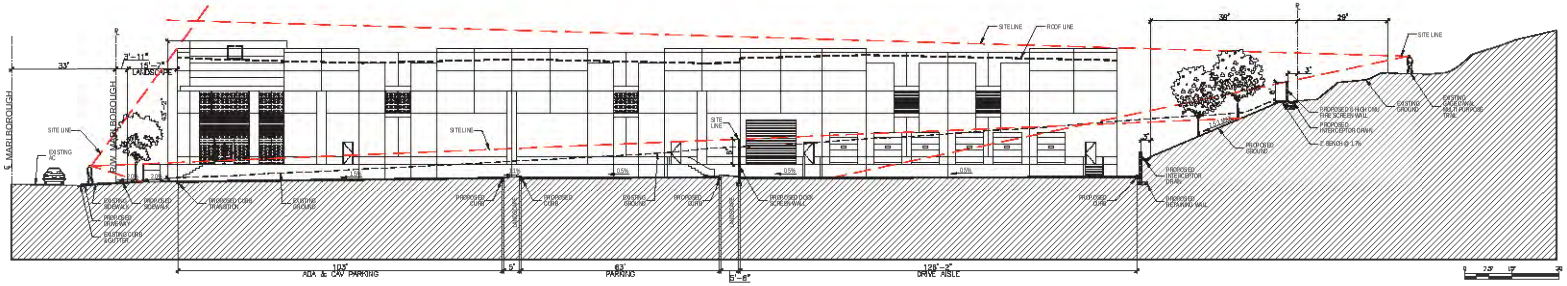
L-L Building A Site Line Section

Scale: 1/16" = 1'-0"



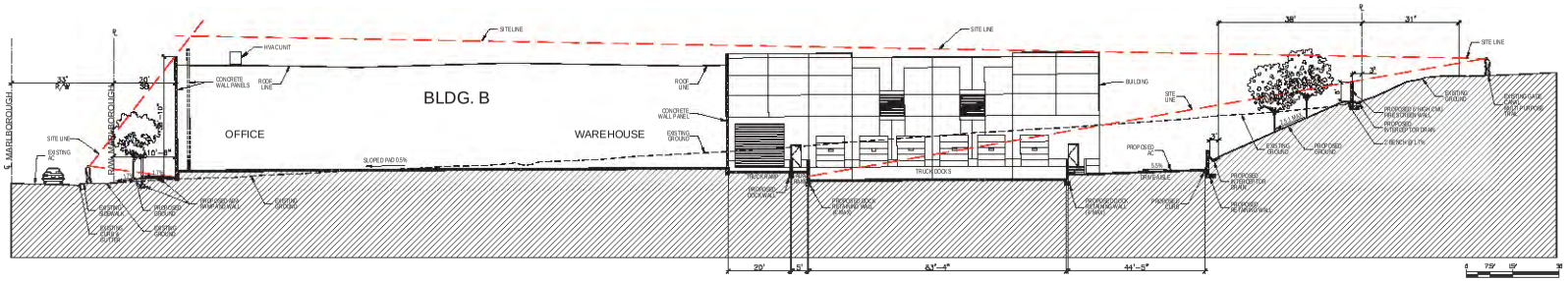
C-C Building A Site Line Section

Scale: 1/16" = 1'-0"



M-M Building B Site Line Section

Scale: 1/16" = 1'-0"



K-K Building B Site Line Section

Scale: 1/16" = 1'-0"

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Site Line Sections

ISSUED FOR BID 00/00/21	JOB NO. 0320
PLAN CHECK 00/00/21	DRAWN BY
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REVISIONS BUILDING & SAFETY 1	PLOT DATE 11/01/21
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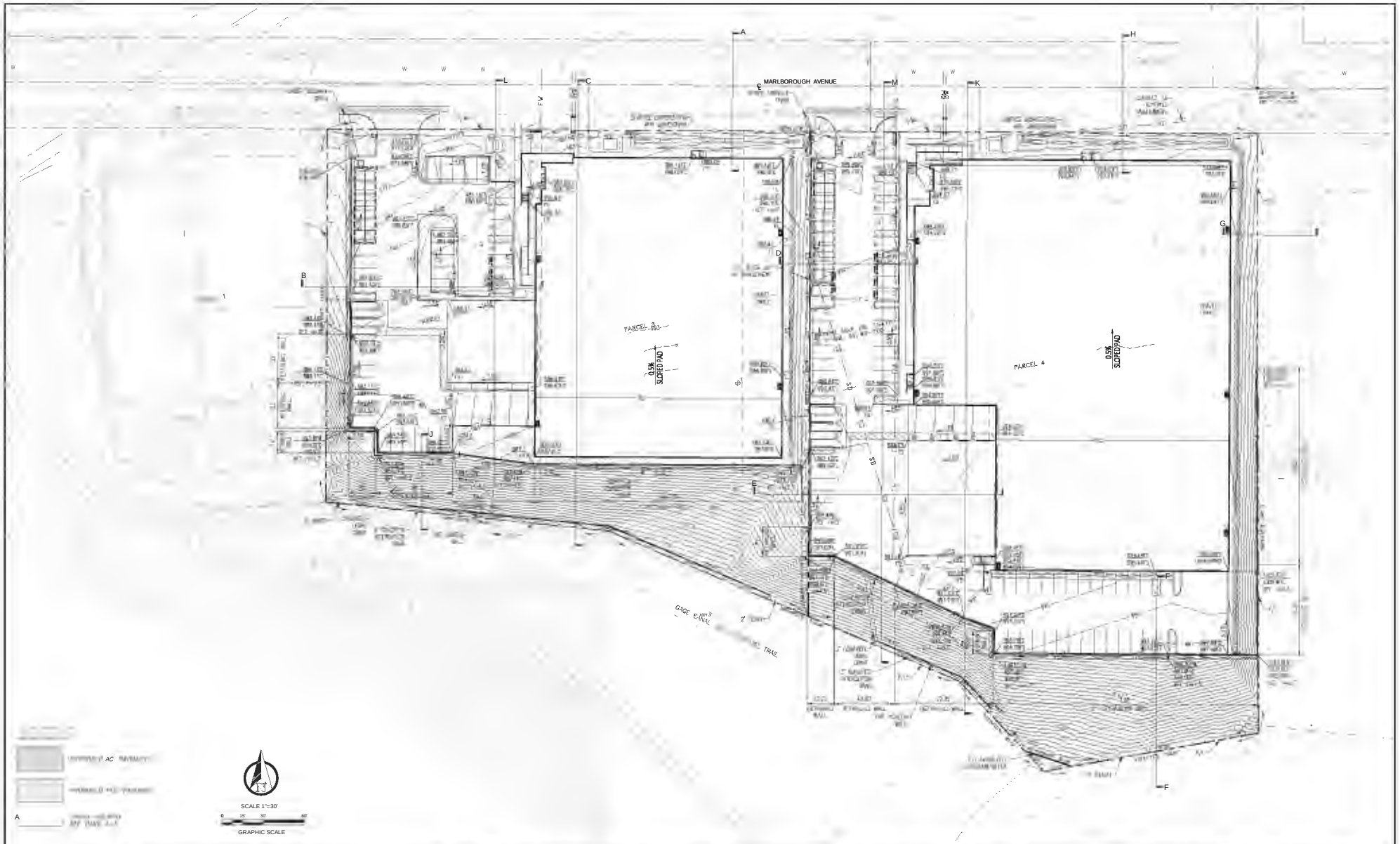


Under Ground Service Alert of Southern California
1-800 227-2600

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. #### EXP.

VALUED engineering, inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
600 N. MOUNTAIN AV., SUITE 101, UPLAND, CA 91786

APPROVED BY: DATE

CONCEPTUAL GRADING PLANS
CITY OF RIVERSIDE
900 MARLBOROUGH AVE
PRELIMINARY GRADING

P20-0404
GP-2021-03369
SHEET 01 OF 06

BMP LEGEND

- DRAINAGE AREA DELINEATION
- FLOW LINE
- PCC PAVEMENT
- LANDSCAPE
- UNDERGROUND CHAMBERS
- DRAINED BIOSWALE BOND DRAIN
- ADA MANHOLE
- SUPERION™ DRAIN DRAIN INLET WITH SEDIMENTATION INSERT
- DA# / AREA — DRAINAGE DESIGNATION / AREA

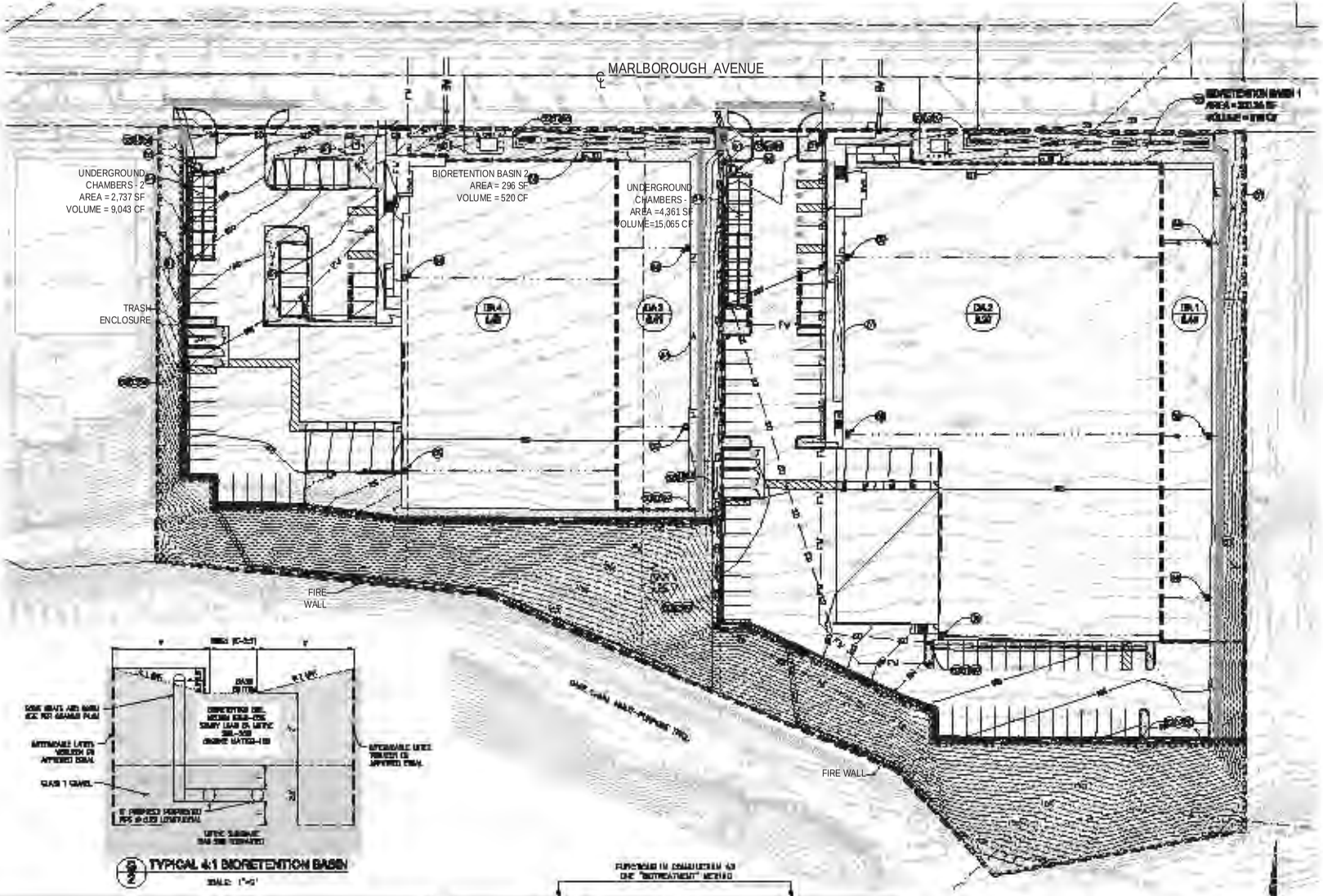
WQMP ITEMS

1. PROPOSED LANDSCAPE DETENTION MINIMUM USE OPPORTUNITY
2. NO DUMPING STORMDRAIN AND SIGNAGE, PER DETAIL "A" HEREON
3. 24"x36" DROP INLET OF DRAINS PROVIDED (SLANTED TRENTON BRIDGE GRATE) PER DETAIL D ON SHEET 3
4. PROPOSED 3RD PARTY MC-4000 UNDERGROUND STORAGE CHAMBERS BY STORMTECH PER DETAIL C ON SHEET 3
5. 48" DIA. CHAMBER OF ACE ON BIOSWALE PER DETAIL D ON SHEET 3
6. PROPOSED FLOWS BY ELECTRONIC SIGNAGE DRAIN AREAS (C-3A-AND-3AB-AND-AV ACE DETAIL E ON SHEET 3
7. PROPOSED 18" HORIZONTAL DRAIN BASIN PER DETAIL F ON SHEET 3
8. BIORETENTION BASIN PER DETAIL "D" ON HEREON
9. ROOF DRAIN DOWNSPOUT FILTER PER DETAIL "H" HEREON
10. PROPOSED AND PROPOSED 24" FLOWTHROUGH ANCHOR FILTER (PER APPROVED PLAN) PER DETAIL "I" ON SHEET 3

WQMP SUMMARY

EXISTING
PERVIOUS AREA: 0 FT²
PERV. AREA: 544,400 FT²

PROPOSED
TOTAL AREA: 544,400 FT²
IMPERV. AREA: 193,000 FT²
PERV. AREA: 351,400 FT²

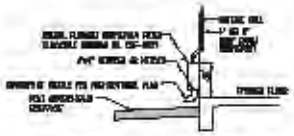


NO DUMPING

DRAINS TO RIVER

A/2 STENCIL
LETTERS 3" HIGH
NOT TO SCALE

C/2 TYPICAL 4:1 BIORETENTION BASIN
SCALE: 1"=5'



H/2 ROOF DRAIN DOWNSPOUT FILTER
NOT TO SCALE

FUNCTIONAL IN COMBINATION AS ONE "BIOTREATMENT" METHOD

BMP - BIORETENTION BASIN 1 (DA 1)	
	VOLUME (CF)
[illegible]	513
[illegible]	901

BMP - BIORETENTION BASIN 2 (DA 3)	
	VOLUME (CF)
[illegible]	520
[illegible]	518

BMP - UNDERGROUND DETENTION CHAMBERS 1 (DA 2)	
	VOLUME (CF)
[illegible]	1,238
[illegible]	409

BMP - UNDERGROUND DETENTION CHAMBERS 2 (DA 4)	
	VOLUME (CF)
[illegible]	1,093
[illegible]	2,777

DA 1	DA 2	DA 3	DA 4	DA 5
BIORETENTION BASIN - 1	UNDERGROUND STORAGE CHAMBER-1	BIORETENTION BASIN - 2	UNDERGROUND STORAGE CHAMBER-2	SELF-TREATING AREA

SCALE 1"=30'
0 15 30 60
GRAPHIC SCALE

PLANS PREPARED UNDER THE SUPERVISION OF:
PRINT NAME: [illegible]
PRINT ID: 25-42
[illegible]

CITY OF RIVERSIDE PARKING TAX CERTIFICATE
VALUED engineering, inc.

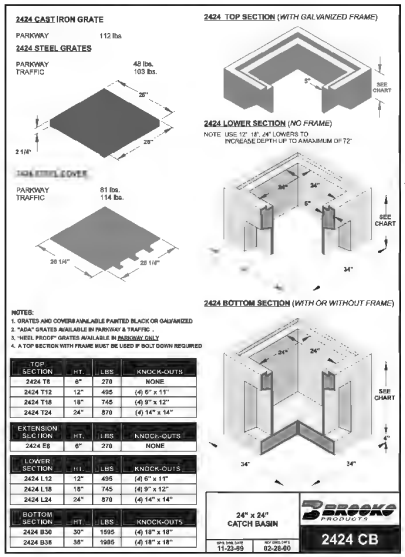
[illegible]	[illegible]	[illegible]	[illegible]

SIGNATURE: [illegible] DATE: [illegible]

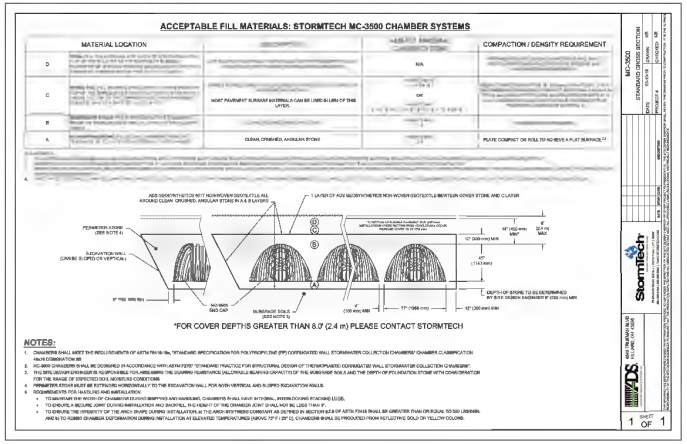
CONCEPTUAL GRADING PLANS
CITY OF RIVERSIDE
920 MARLBOROUGH AVE
WQMP EXHIBIT

ISSUE DATE: 1"=30' | VERT. DATUM: NA

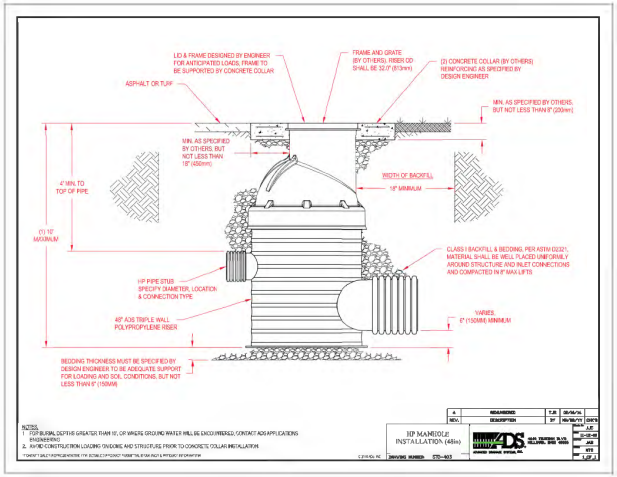
P20-0404
GP-2021-03369
SHEET 02 of 08



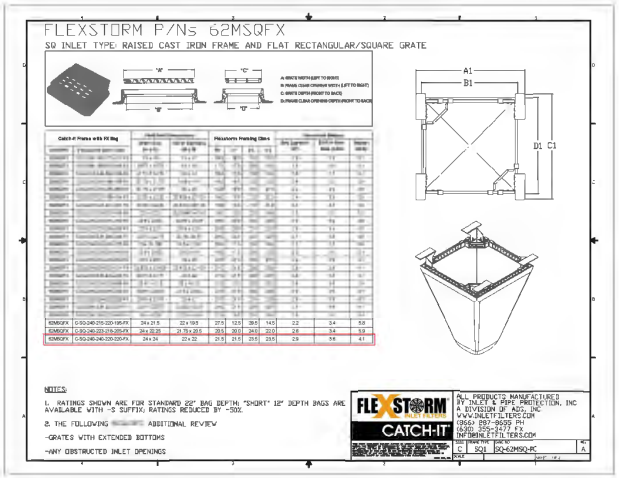
B 3 24"x24" DROP INLET
BROOKS PRODUCT #2424CB



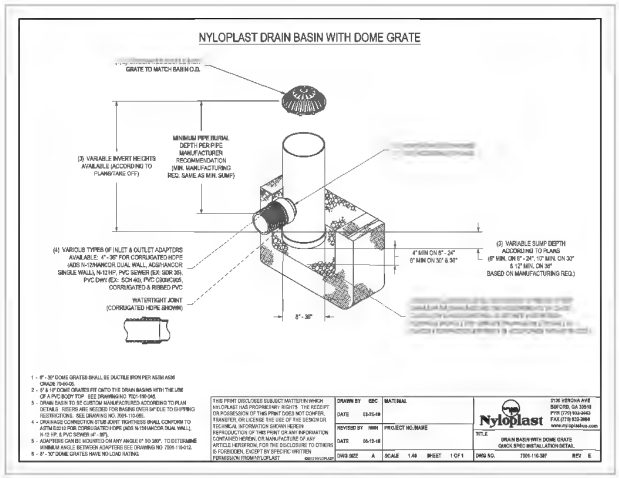
C 3 24"x24" DROP INLET
BROOKS PRODUCT #2424CB



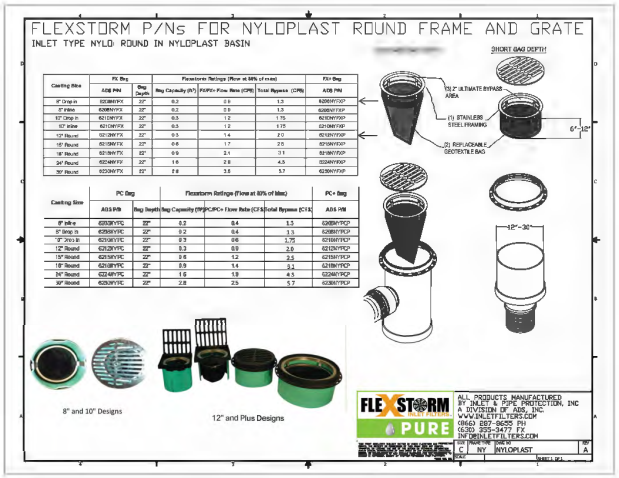
D 3 48" HP MANHOLE
ADVANCED DRAINAGE SYSTEMS



E 3 INSERT FILTER, SQUARE GRATE
FLEXSTORM
DRAWING NO. SQ-62MSQ-PC



F 3 DOMED GRATE
NYLOPLAST
DRAWING NO. 7001-110-397



I 3 INSERT FILTER, ROUND GRATE
DRAWING NO. NYLOPLAST

Under Ground Service Alert of Southern California
Call: TOLL FREE 1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED UNDER THE SUPERVISION OF
PRINT NAME: RCE#.
POINT ID: J6-A3
BRASS DISK STAMPED "J6-A" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEVATION: 931.546 (NAVD 88) ADJ 2009

REGISTERED PROFESSIONAL ENGINEER JEFFREY D. MEYER No. 54696 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. #### EXP.
VALUED engineering, inc
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
602 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786
PHONE: (909) 982-4601

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

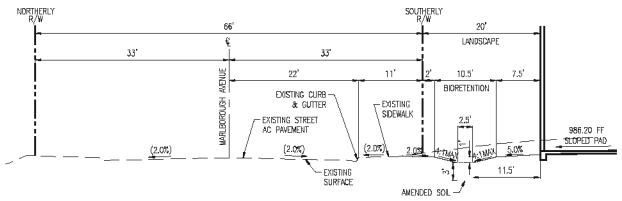
PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: ____ DATE ____

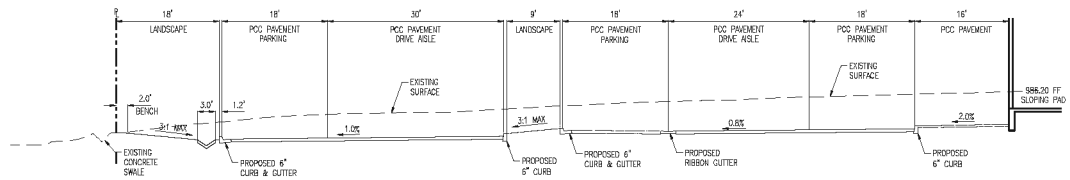
CONCEPTUAL GRADING PLANS
CITY OF RIVERSIDE
900 MARLBOROUGH AVE
PRELIMINARY WOMP SITEPLAN DETAIL

HORIZ. SCALE: 1"=20' VERT. SCALE: NA

P20-0404
GP-2021-03369
SHEET 03 OF 06



SECTION A-A



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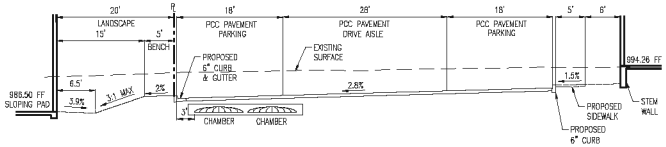

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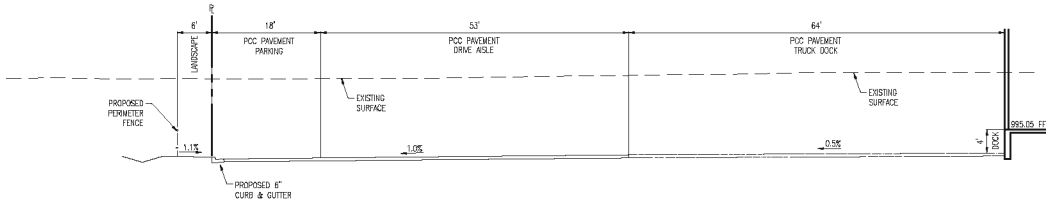


SECTION E-E

Under Ground Service Alert of Southern California
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED UNDER THE SUPERVISION OF

PRINT NAME: RCE#.

POINT ID: J8-A3
BRASS DISK STAMPED "J8-A" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEVATION: 931.546 (NAVD 88) ADJ 2009

REGISTERED PROFESSIONAL ENGINEER JEFFREY D. MEYER No. 54696 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. #### EXP.

VALUED engineering, inc
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
600 N. MOUNTAIN AVE, STE C102, UPLAND, CA 91786
PHONE: (909) 982-4601

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: ____ DATE ____

CONCEPTUAL GRADING PLANS

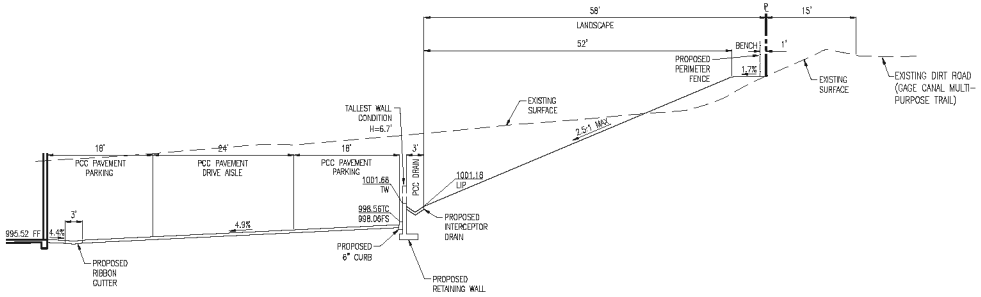
CITY OF RIVERSIDE
900 MARLBOROUGH AVE
CROSS SECTIONS

HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=2'

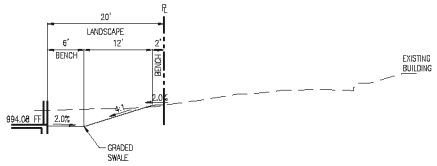
P20-0404

GP-2021-03369

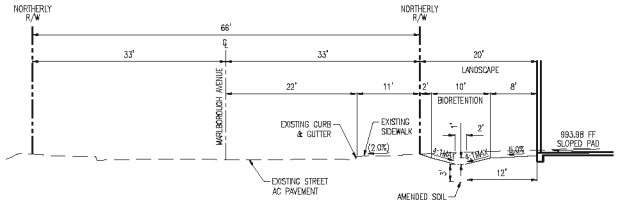
SHEET 04 OF 06



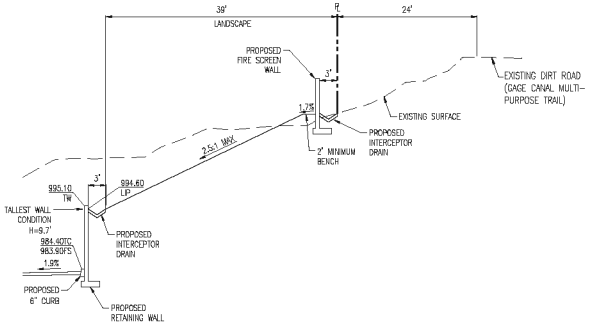
SECTION F-F



SECTION G-G



SECTION H-H



SECTION J-J

Under Ground Service Alert of Southern California
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED UNDER THE SUPERVISION OF

PRINT NAME: RCE#.

POINT ID: J8-A3
BRASS DISK STAMPED "J8-A" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEVATION: 831.546 (NAVD 88) ADJ 2009

REGISTERED PROFESSIONAL ENGINEER JEFFREY D. MEYER No. 54696 CIVIL STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. #### EXP.

VALUED engineering, inc
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
600 N. MOUNTAIN AVE, STE C102, UPLAND, CA 91786
PHONE: (909) 982-4601

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: ____ DATE ____

CONCEPTUAL GRADING PLANS

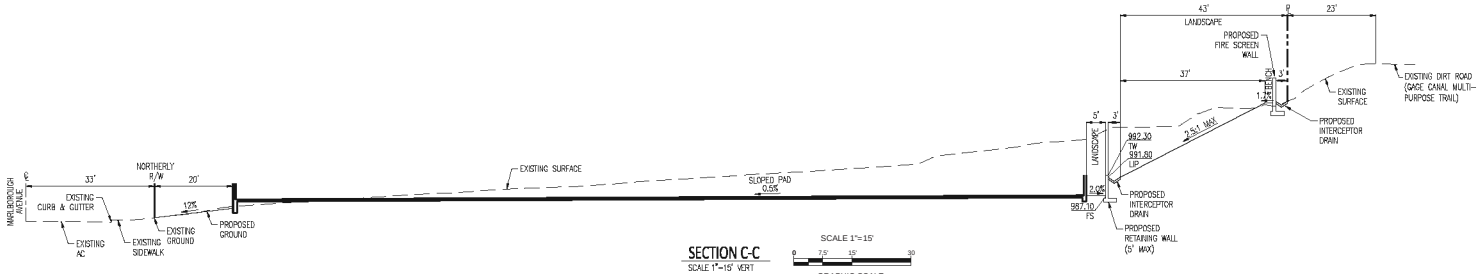
900 MARLBOROUGH AVE
CROSS SECTIONS

HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=2'

P20-0404

GP-2021-03369

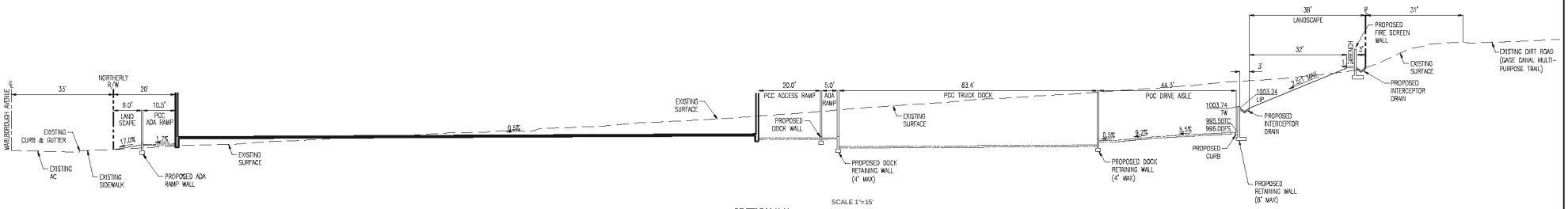
SHEET 05 OF 06



SECTION C-C

SCALE 1"=15' VERT
1"=15' HORIZ

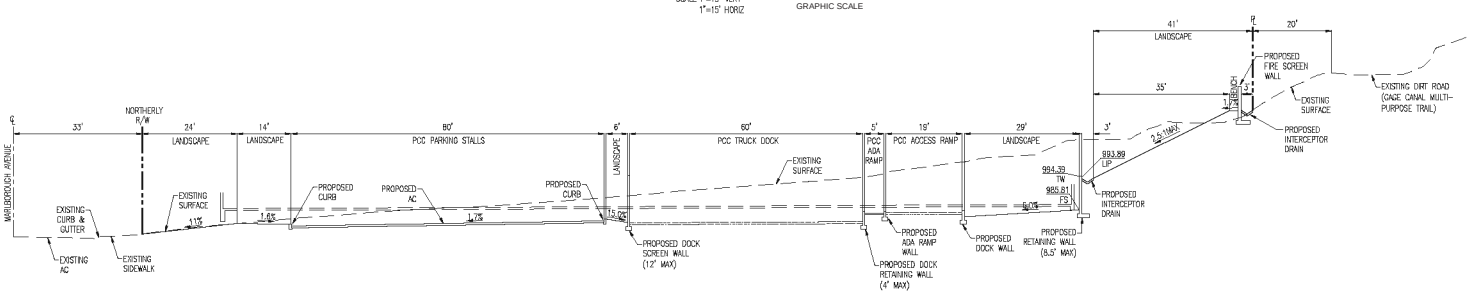
SCALE 1"=15'
0 7.5' 15' 30
GRAPHIC SCALE



SECTION K-K

SCALE 1"=15' VERT
1"=15' HORIZ

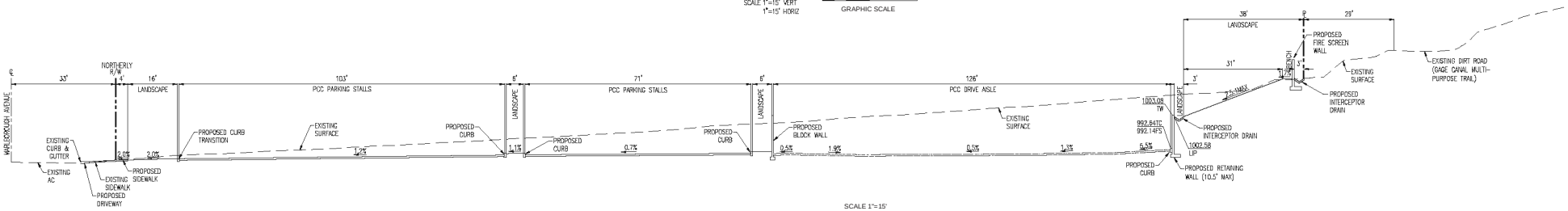
SCALE 1"=15'
0 7.5' 15' 30
GRAPHIC SCALE



SECTION L-L

SCALE 1"=15' VERT
1"=15' HORIZ

SCALE 1"=15'
0 7.5' 15' 30
GRAPHIC SCALE



SECTION M-M

SCALE 1"=15' VERT
1"=15' HORIZ

SCALE 1"=15'
0 7.5' 15' 30
GRAPHIC SCALE

Call BEFORE YOU DIG
Under Ground Service Alert of Southern California
Call: TOLL FREE
1-800 227-2600
TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED UNDER THE SUPERVISION OF

PRINT NAME: RCE#.

POINT ID: J8-A3
BRASS DISK STAMPED "J8-A" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEVATION: 831.546 (NAVD 88) ADJ 2009

REGISTERED PROFESSIONAL ENGINEER
JEFFREY D. MEYER
No. 54696
CIVIL
STATE OF CALIFORNIA

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. #### EXP.

VALUED engineering, inc
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
600 N. MOUNTAIN AVE, STE C102, UPLAND, CA 91786
PHONE: (909) 982-4601

MARK	REVISIONS	APPR.	DATE

DESIGNED BY ____ DRAWN BY ____ CHECKED BY ____

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: ____ DATE ____

CONCEPTUAL GRADING PLANS

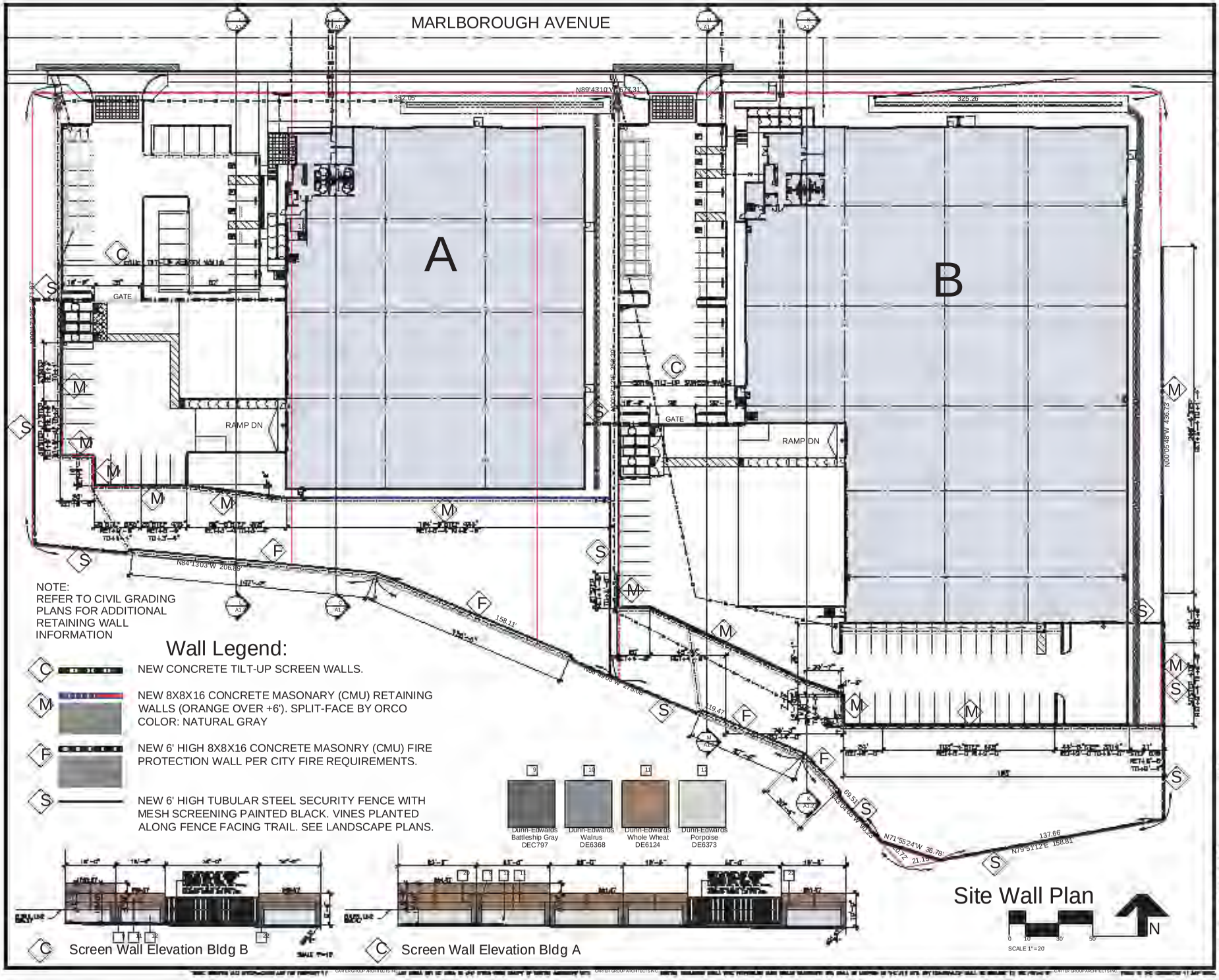
900 MARLBOROUGH AVE
CROSS SECTIONS

HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=2'

P20-0404

GP-2021-03369

SHEET 06 OF 06



CARTER GROUP ARCHITECTS INC.

222 W. Avenida
San Antonio
San Clemente
CA 92672
TEL
949 498 3535
EMAIL
carter@
cartergroup.net

developer

THE MAGNON COMPANIES

1325 Spruce Street
Suite 100
Riverside, CA
92507
951-684-0860
FAX 951-784-2545

project

MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDINGS

900 Marlborough Ave.
Riverside, CA
92507

P20-0404
PC 20-0000

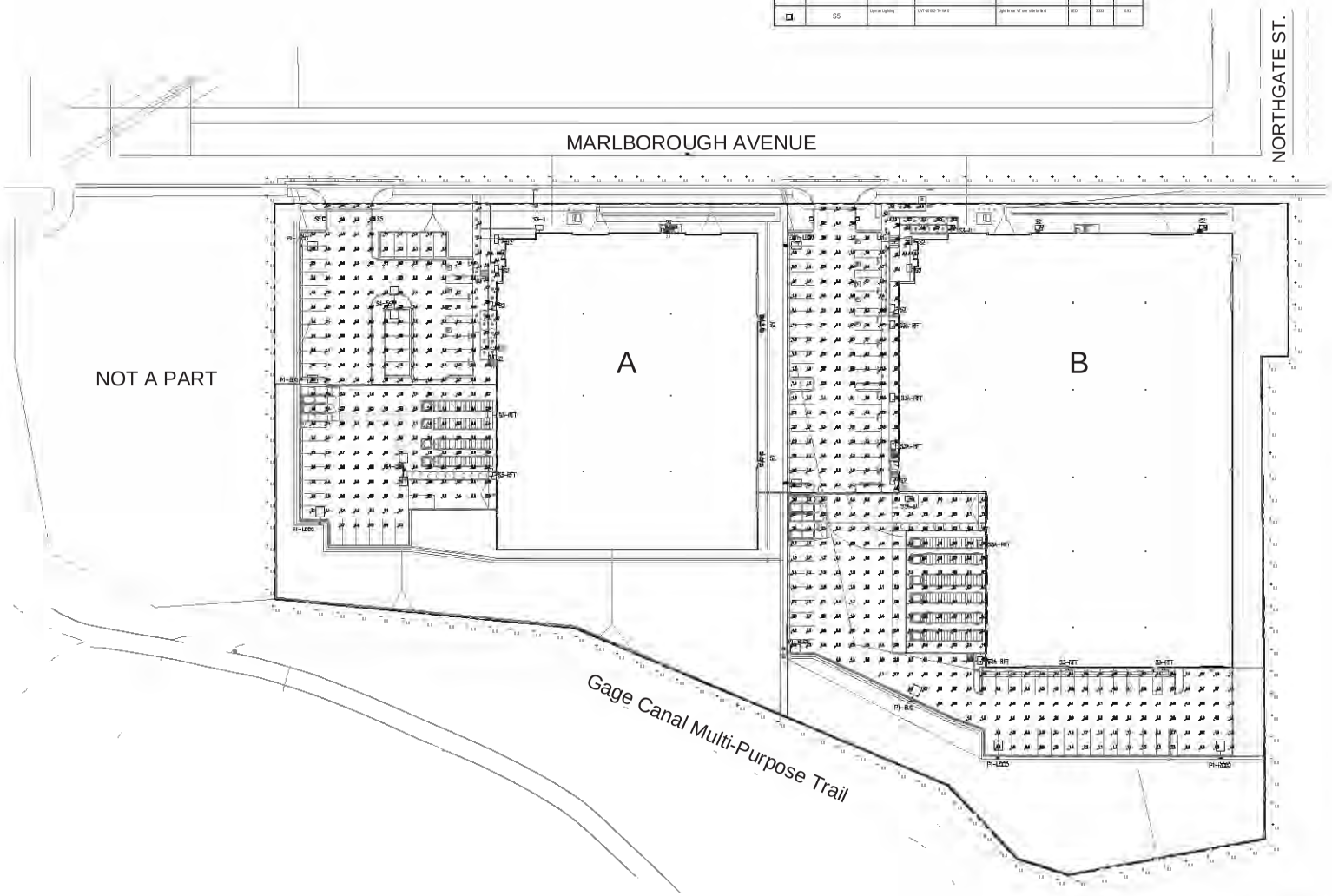
sheet

Site Wall Plan

A1.1W

Schedule							
Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF
	P1-BLC	Lithonia Lighting	DSX1 LED P3 41K BLC MVOLT	DSX1 LED P3 41K BLC MVOLT	LED	11008	0.91
	P1-II	Lithonia Lighting	DSX1 LED P4 41K TSM MVOLT	DSX1 LED P4 41K TSM MVOLT	LED	14457	0.91
	P1-LCCO	Lithonia Lighting	DSX1 LED P4 41K LCCO MVOLT	DSX1 LED P4 41K LCCO MVOLT	LED	8819	0.91
	P1-RCCO	Lithonia Lighting	DSX1 LED P4 41K RCCO MVOLT	DSX1 LED P4 41K RCCO MVOLT	LED	8819	0.91
	S2	Lithonia Lighting	WDGE2 LED P1 40K BICRI VF	WDGE2 LED NFW P1 PERFORMANCE PACKAGE, 4000 K, BICRI, VISUAL COMFORT FORWARD OPTIC	LED	3014	0.91
	S3A-II	Lithonia Lighting	WDGE2 LED P2 70CRI RFA 40K	WDGE2 LED NFW P2 PERFORMANCE PACKAGE, 4000 K, 70CRI, TYPE 2 OPTIC	LED	21030	0.91
	S3A-RFT	Lithonia Lighting	WDGE2 LED P2 70CRI RFT 40 K	WDGE2 LED NFW P2 PERFORMANCE PACKAGE, 4000 K, 70CRI, FORWARD THROW OPTIC	LED	21030	0.91
	S3-II	Lithonia Lighting	WDGE2 LED P2 70CRI RFA 40K	WDGE2 LED NFW P2 PERFORMANCE PACKAGE, 4000 K, 70CRI, TYPE 2 OPTIC	LED	14034	0.91
	S3-RFT	Lithonia Lighting	WDGE2 LED P2 70CRI RFT 40 K	WDGE2 LED NFW P2 PERFORMANCE PACKAGE, 4000 K, 70CRI, FORWARD THROW OPTIC	LED	14034	0.91
	S4-SS	Lithonia Lighting	DSX1 LED P4 41K TBS MVOLT	DSX1 LED P4 41K TBS MVOLT	LED	15898	0.91
	S5	Lighture Lighting	LVT-10 BD 7W 840	Light linear VT one side bracket	LED	1100	0.91

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING A PATIO (E TRAIL)	+	17.5 fc	31.6 fc	1.2 fc	26.3 : 1	14.6 : 1
BUILDING A PATIO (E TRAIL)	+	19.5 fc	28.1 fc	1.6 fc	17.6 : 1	12.2 : 1
PARKING LOTA	+	3.4 fc	11.5 fc	1.1 fc	10.5 : 1	3.1 : 1
PARKING LOTB	+	3.1 fc	10.4 fc	1.1 fc	9.4 : 1	2.8 : 1
PERIMETER A	+	1.2 fc	7.1 fc	0.0 fc	4.7 : 1	2.1 : 1
PERIMETER B	+	4.4 fc	20.2 fc	0.0 fc	20.2 : 1	4.4 : 1
BEYOND PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN | SCALE: 1" = 30'-0" | 1

CARTER GROUP ARCHITECTS INC.
222 W. Avenida San Antonio
San Clemente
CA 92672
TEL 949 498 3535
EMAIL carter@cartergroup.net

developer

THE MAGNON COMPANIES
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project

MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDINGS
XXX MARLBOROUGH AVE.
Riverside, CA
92507

P20-0404
PC 20-0000

sheet

SITE PHOTOMETRIC PLAN

ISSUED FOR BID 00/00/21	JOB NO. 0000
PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY	PLOT DATE 1/06/21
REVISIONS FIRE PLAN CK	SCALE
REVISIONS CONSTRUCTION	SHEET NO. E-0.1

DESIGN WEST ENGINEERING
MECHANICAL • ELECTRICAL • ENERGY CONSULTANTS

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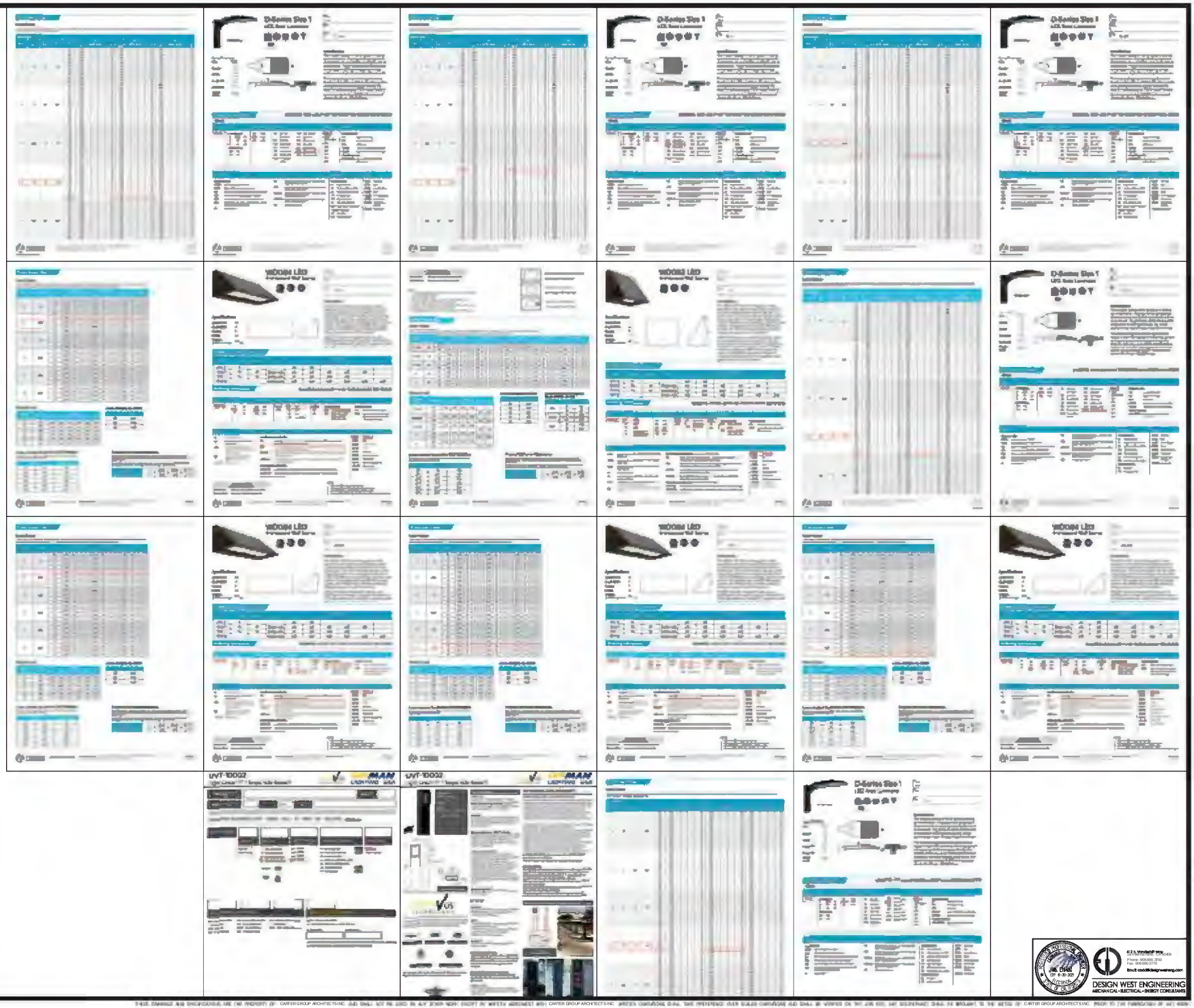

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project

MARLBOROUGH
NORTHGATE
BUSINESS
CENTER
BUILDINGS

XXX MARLBOROUGH AVE.
Riverside, CA
92507

P20-0404
PC 20-0000

sheet

LIGHTING
CUTSHEETS

ISSUED FOR BID 00/00/21	JOB NO. 0520
PLAN CHECK 00/00/21	DRAWN BY
PERMIT 00/00/21	CHECKED BY
REVISIONS BUILDING & SAFETY 1	PLOT DATE 1/06/21
REVISIONS FIRE PLAN 2	SCALE
REVISIONS CONSTRUCTION 3	SHEET NO. E-1.1
4	
5	OF SHEETS

DESIGN WEST ENGINEERING
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STREET VIEW MARLBOROUGH @ NORTHWEST CORNER

AERIAL BUILDING B NORTHWEST CORNER

AERIAL BUILDING A NORTHWEST CORNER

STREET VIEW BUILDING A @ NORTHWEST CORNER

AERIAL SOUTHWEST CORNER

AERIAL NORTHEAST CORNER

CARTER GROUP ARCHITECTS INC.

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MARLBOROUGH NORTHGATE BUSINESS CENTER BUILDINGS

900 Marlborough Ave.
Riverside, CA
92507

P20-0404
PC 20-0000

sheet

Exterior Views

A3.2

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