

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.



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project

**MARLBOROUGH
NORTHGATE
BUSINESS
CENTER
BUILDINGS**
900 Marlborough Ave.
Riverside, CA
92507

P20-0404
PC 20-0000

[illegible][illegible][illegible]

15'
SCALE 1"=30'
PC #20-0000

Scheme 5.2.8

6/10/22

1.1

513365

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**MARLBOROUGH
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BUILDING A**
900 MARLBOROUGH AVE.
Riverside, CA
92507

P20-0404
PC 20-0000

Site Details

ISSUED FOR RD	JOB NO.
PLAN CHECK	ISSD
00/00/21	DRAWN BY
00/00/21	CHECKED BY
00/00/21	DATE
00/00/21	SCALE
00/00/21	SHEET NO.
00/00/21	OF

Technical drawing of a reinforced concrete slab. The drawing shows a cross-section of the slab with dimensions and reinforcement details. The overall width is 1.0m. The slab is divided into sections with widths of 0.2m, 0.2m, 0.2m, and 0.2m. The total length is 1.0m. The drawing includes reinforcement bars with diameters of 10mm and 12mm. The slab is shown with a top view and a side view. The top view shows the reinforcement layout with bars labeled 10 and 12. The side view shows the slab thickness and the reinforcement bars. The drawing is labeled with dimensions and reinforcement details.

Trash Gate

$2^{\circ} = 1' - 0''$	2
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Guard Post

3	$\equiv 1'-0'$
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[illegible]

Gate Track

$-1/2^{\circ} \equiv 1^{\circ}-0^{\circ}$	4
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[illegible]

Exterior Stair Section

Exterior Stair Plan

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[illegible]

Sliding Gate

Exterior Stair Section

[illegible]

Exterior Stair Plan

18

FIG. 1
BRIDGE DECK SECTION

80'-0" TOTAL DECK WIDTH
36'-0" ROADWAY WIDTH
10'-0" SHOULDER WIDTH
DECK
SHOULDER
ROADWAY
PAVEMENT
10' WIDE
10' WIDE

Exterior Ramp Wall

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**MARLBOROUGH
NORTHGATE
BUSINESS
CENTER
BUILDING A
900 MARLBOROUGH AVE.**

P20-0404
PC 20-0000

First Floor Plan & Exiting

ISSUED FOR BID	JOB NO.	
06/02/21	DISC	
CASH CHECK	DISCOUNT	
06/02/21	CHECKED BY	
06/02/21	DATE	
06/02/21	FLAT DATE	
06/02/21	SCALE	
06/02/21	SHEET NO.	A2.1
06/02/21	OF	54-4378

1	REF ORCHD CONCRETE TYP WALL PANEL	REF ORCHD CONCRETE TYP WALL PANEL
2	ALUMINUM GROUND BEARING STEEL WITH W/COB OR STEEL COLUMN	ALUMINUM GROUND BEARING STEEL WITH W/COB OR STEEL COLUMN
3	SEE STRUCTURAL PLANS	SEE STRUCTURAL PLANS
4	4" MIN STD WALL WITH 5/8" OYTRM BOARD	4" MIN STD WALL WITH 5/8" OYTRM BOARD
5	4" MIN STD FLUSHING WALL OR PANELS WITH 1/2" OYTRM BOARD OR SIDE	4" MIN STD FLUSHING WALL OR PANELS WITH 1/2" OYTRM BOARD OR SIDE
6	4" MIN STD PLUMBING WALL WITH 5/8" OYTRM BOARD	4" MIN STD PLUMBING WALL WITH 5/8" OYTRM BOARD
7	4" MIN STD PLUMBING WALL WITH 5/8" OYTRM BOARD ON BOTH SIDES	4" MIN STD PLUMBING WALL WITH 5/8" OYTRM BOARD ON BOTH SIDES
8	SEE WALL SECTIONS	SEE WALL SECTIONS
9	ROOF OR PANEL LINE ABOVE	ROOF OR PANEL LINE ABOVE
10	SEE ROOF & ELEVATION PLANS	SEE ROOF & ELEVATION PLANS
11	4" MIN STD WALL WITH 1/2" ACCESS LACER	4" MIN STD WALL WITH 1/2" ACCESS LACER
12	SEE ROOF PLAN	SEE ROOF PLAN
13	ROOF DRAIN AND OVERFLOW DRAIN	ROOF DRAIN AND OVERFLOW DRAIN
14	SEE ROOF PLAN	SEE ROOF PLAN
15	4" MIN STD WALL WITH 1/2" ACCESS LACER	4" MIN STD WALL WITH 1/2" ACCESS LACER
16	SEE ROOF PLAN	SEE ROOF PLAN
17	FLUSH DOOR WITH 1/4" FRAME	FLUSH DOOR WITH 1/4" FRAME
18	SEE ELEVATION PLANS & DOOR SCHEDULE	SEE ELEVATION PLANS & DOOR SCHEDULE
19	SEE ROOF PLAN	SEE ROOF PLAN
20	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
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98	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
99	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
100	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS

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

 1
 ACCESSIBLE ENTRANCE & EXIT
 CONNECTED TO ADA PATH OF TRAVEL

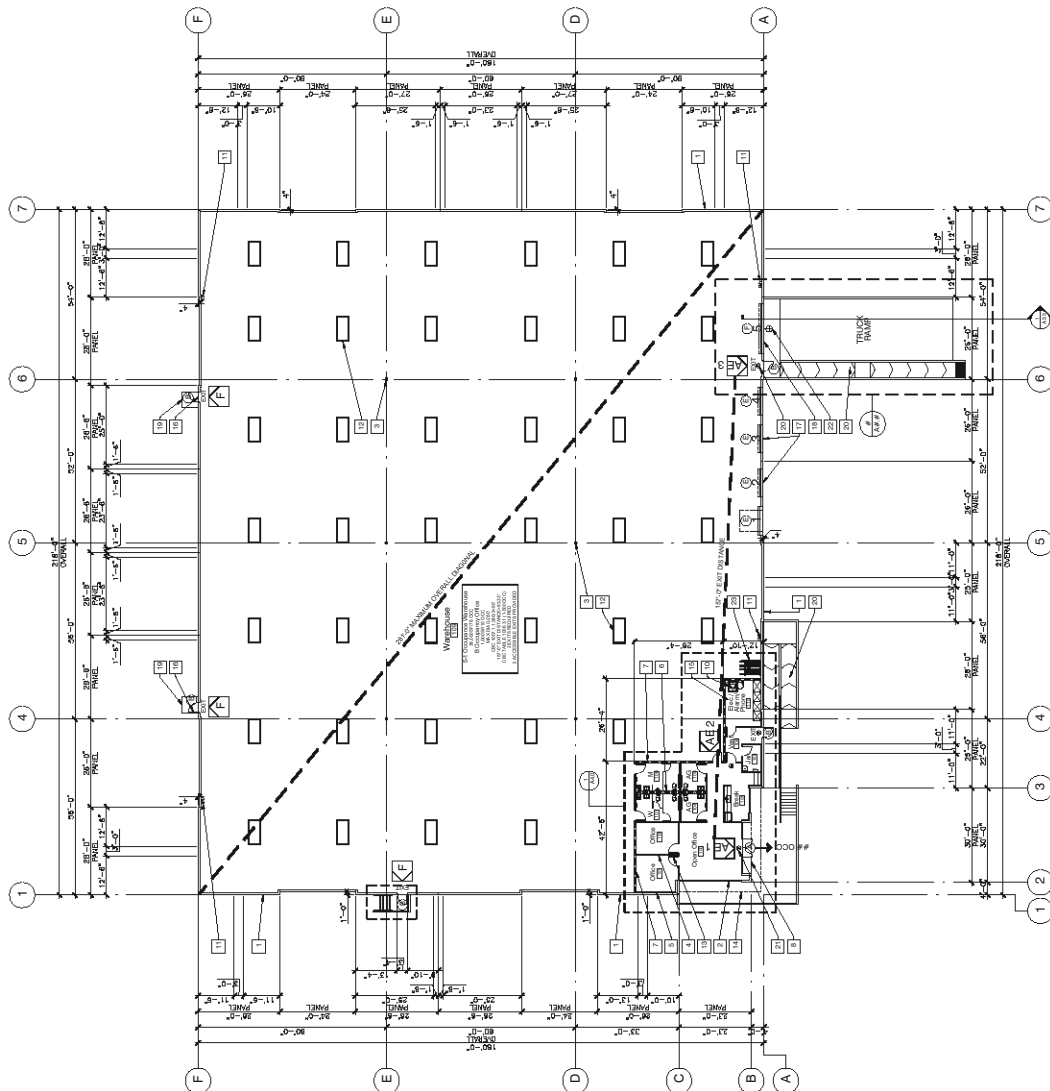
 FIRE ACCESS DOORS WITH "NOT ACCESSIBLE" SIGN
 INSTALLED AT INTERIOR STRIKE SIDE OF DOOR TO
 COMPLY WITH CBC SECTION 11B-703.3 "NOT AN
 ENTRANCE" AT EXTERIOR SIDE OF DOOR.

 MAXIMUM EXIT TRAVEL DISTANCE PER CBC
 SECTION 1017.2.2 FOR 5-1 OCCUPANCY AREA
 IS 150 FEET. MAXIMUM TRAVEL DISTANCE
 HEIGHT IS 5 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.

BUILDING A3		TOTAL OCCUPANTS	
OFFICE AREA	1,000 S.F.	(1/100 S.F.)	10 OCCUPANTS
WAREHOUSE AREA	30,000 S.F.	(1/500 S.F.)	70 OCCUPANTS
			80 OCCUPANTS

EXITS REQUIRED PER STORY
 FIRE TABLE 1006.3.1 (1-500 OCCUPANTS)
 ACCESSIBLE MEANS OF EGRESS PROVIDED
 TOTAL MEANS OF EGRESS PROVIDED

2 EXITS
3 EXITS
6 EXITS



First Floor Plan



12'
SCALE 1/16"=1'-0"
2,000 SF BUILDING FOOTPRINT

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P20-0404
PC 20-0000

sheet

Roof Plan

ISSUED FOR BID	JOB NO.
00/00/21	DSDO
PLAN CHECK	DRAWN BY
00/00/21	CHECKED BY
PERMIT	00/00/21
CONTRIBUTOR'S & SAFETY	00/00/21
PLAN OK	PLOT DATE
	5/24/21
	SCALE
	SHEET NO.

A2.3

OF SHEETS

Roof Notes

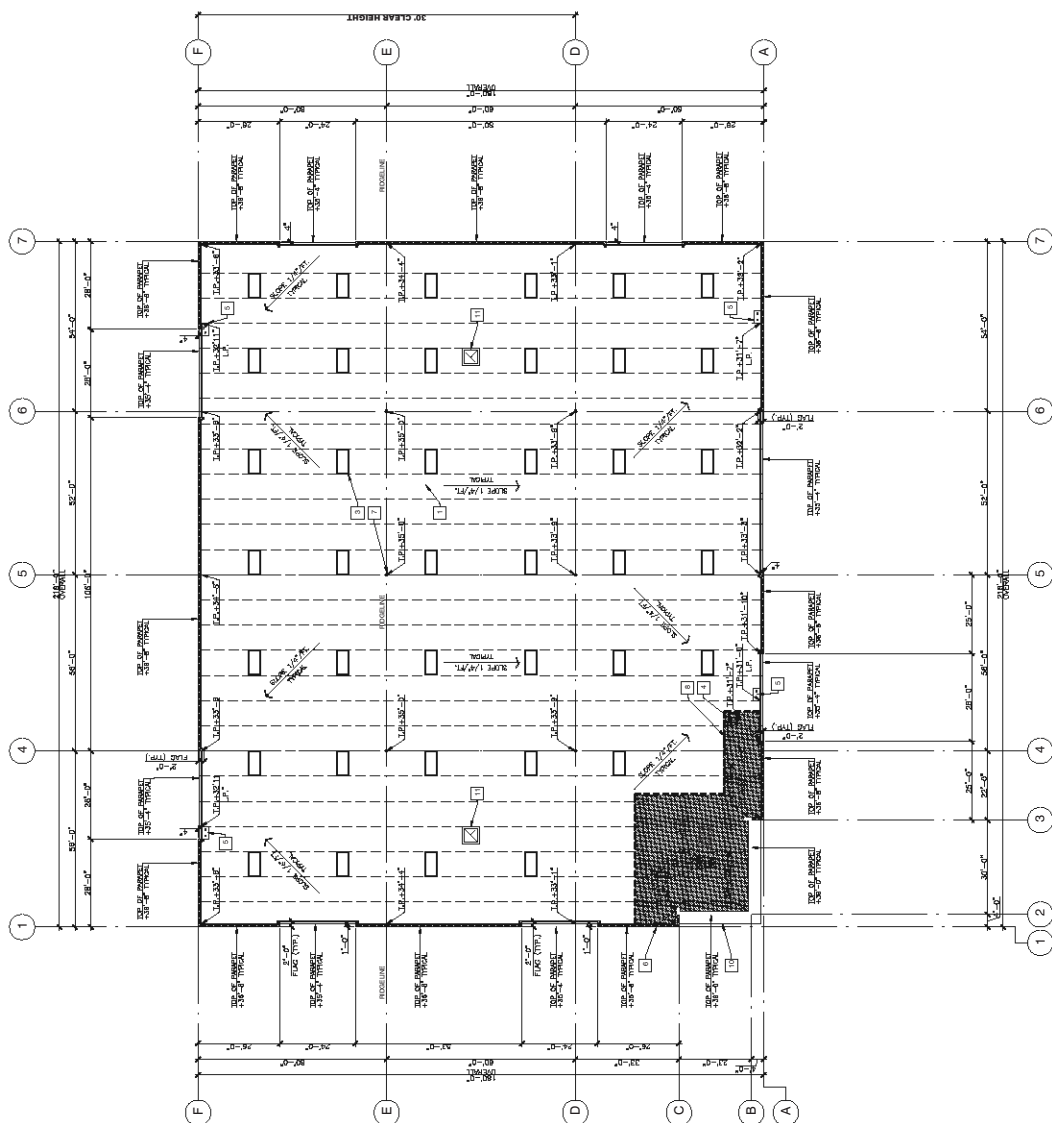
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|----|--|-----------------|
| 1 | BUILT-UP GLASS P-CAP SHEETING HOOKING
TO CONCRETE SLAB | |
| 2 | 0.010 IN. MIN. CORROSION PROTECTION
FOR ALL NON-STEEL STRUCTURAL STEEL MEMBERS | (SEE DRAWING 1) |
| 3 | SEE STRUCTURAL PLANS | |
| 4 | NORGESIM TUFFITE POLYCARBONATE ALUMINUM OR BRASS
FRAMES WITH 1/4" MIN. THICK GLASS P-CAP SHEETING
W/ACHETATE IMPREGATED GLASSIONITIC SURFACE, SECURITY
GRADE 100, 1/4" MIN. SEE DETAIL S. | 1/4" 100 |
| 5 | MOULDED GLASS 1/2" X 100 X 4MM. SEE DETAIL S. | 1/2" 100 4MM |
| 6 | INTERIOR OF ROOF BRAM AND OVERLAP ON DOWN
SIDE OF ROOF BRAM. SEE DETAIL S. | 1/2" 100 4MM |
| 7 | REINFORCING CONCRETE T.I.P. WALL PANEL
SEE STRUCTURAL PLANS | |
| 8 | STEEL COLUMN BELOW | |
| 9 | STEEL COLUMN PLATE | |
| 10 | OFFICE BELOW | |
| 11 | SEE FLOOR PLAN | |
| 12 | HVAC UNIT TOWARD ROOF SURFACE | |
| 13 | METAL ENTRY CANOPY | |
| 14 | SEE ELEVATIONS & STRUCTURAL PLANS | |
| 15 | BRASS/STAIN PLANS | |
| 16 | BRASS/STAIN 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

FIRE PROTECTION NOTES

1. BUILDING DESIGNED FOR HIGH-PILE STORAGE BETWEEN 13 FT AND 40 FT.
2. EARLY SUPPRESS-ON-FAST RESPONSE MONITORED SPRINKLER SYSTEM, CLASS AB COMMODITIES IN ACCORDANCE WITH CFC CHAPTER 10, AND 300 NFPA 13.
3. 39-408 SKEWERS PROVIDED IN WAREHOUSE, 39 SKUARETS X 32 SF (400-33) = 12,480 SF OF SKUOT/UT AREA.
4. SHOPS AND HEAVY VEHICLES NOT REQUIRED (WHEN STORAGE AREAS WITH EXISTING ACCESS TRAVEL DISTANCE OF 200 FEET OR LESS ON PROTECTED BY EARLY SUPPRESSION FAST RESPONSE (ESFR) SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH 2013 NFPA 13.
5. 30,000 SF WAREHOUSE AREA, 1,248 SF SKUOT/UT AREA FOR 120% OF WAREHOUSE AREA.



RoofPlan



4

12

[illegible]



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**P20-0404
PC 20-0000**

sheet

**Exterior
Elevations**

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Elevation Notes

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100. SPRINGFL CLAS

Exterior Color & Material Legend

- | | | | | | | | | | |
|---------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|
| 1. CLAS | 2. SPRINGFL CLAS | 3. SPRINGFL CLAS | 4. SPRINGFL CLAS | 5. SPRINGFL CLAS | 6. SPRINGFL CLAS | 7. SPRINGFL CLAS | 8. SPRINGFL CLAS | 9. SPRINGFL CLAS | 10. SPRINGFL CLAS | 11. SPRINGFL CLAS | 12. SPRINGFL CLAS | 13. SPRINGFL CLAS | 14. SPRINGFL CLAS | 15. SPRINGFL CLAS | 16. SPRINGFL CLAS | 17. SPRINGFL CLAS | 18. SPRINGFL CLAS | 19. SPRINGFL CLAS | 20. SPRINGFL CLAS | 21. SPRINGFL CLAS | 22. SPRINGFL CLAS | 23. SPRINGFL CLAS | 24. SPRINGFL CLAS | 25. SPRINGFL CLAS | 26. SPRINGFL CLAS | 27. SPRINGFL CLAS | 28. SPRINGFL CLAS | 29. SPRINGFL CLAS | 30. SPRINGFL CLAS | 31. SPRINGFL CLAS | 32. SPRINGFL CLAS | 33. SPRINGFL CLAS | 34. SPRINGFL CLAS | 35. SPRINGFL CLAS | 36. SPRINGFL CLAS | 37. SPRINGFL CLAS | 38. SPRINGFL CLAS | 39. SPRINGFL CLAS | 40. SPRINGFL CLAS | 41. SPRINGFL CLAS | 42. SPRINGFL CLAS | 43. SPRINGFL CLAS | 44. SPRINGFL CLAS | 45. SPRINGFL CLAS | 46. SPRINGFL CLAS | 47. SPRINGFL CLAS | 48. SPRINGFL CLAS | 49. SPRINGFL CLAS | 50. SPRINGFL CLAS | 51. SPRINGFL CLAS | 52. SPRINGFL CLAS | 53. SPRINGFL CLAS | 54. SPRINGFL CLAS | 55. SPRINGFL CLAS | 56. SPRINGFL CLAS | 57. SPRINGFL CLAS | 58. SPRINGFL CLAS | 59. SPRINGFL CLAS | 60. SPRINGFL CLAS | 61. SPRINGFL CLAS | 62. SPRINGFL CLAS | 63. SPRINGFL CLAS | 64. SPRINGFL CLAS | 65. SPRINGFL CLAS | 66. SPRINGFL CLAS | 67. SPRINGFL CLAS | 68. SPRINGFL CLAS | 69. SPRINGFL CLAS | 70. SPRINGFL CLAS | 71. SPRINGFL CLAS | 72. SPRINGFL CLAS | 73. SPRINGFL CLAS | 74. SPRINGFL CLAS | 75. SPRINGFL CLAS | 76. SPRINGFL CLAS | 77. SPRINGFL CLAS | 78. SPRINGFL CLAS | 79. SPRINGFL CLAS | 80. SPRINGFL CLAS | 81. SPRINGFL CLAS | 82. SPRINGFL CLAS | 83. SPRINGFL CLAS | 84. SPRINGFL CLAS | 85. SPRINGFL CLAS | 86. SPRINGFL CLAS | 87. SPRINGFL CLAS | 88. SPRINGFL CLAS | 89. SPRINGFL CLAS | 90. SPRINGFL CLAS | 91. SPRINGFL CLAS | 92. SPRINGFL CLAS | 93. SPRINGFL CLAS | 94. SPRINGFL CLAS | 95. SPRINGFL CLAS | 96. SPRINGFL CLAS | 97. SPRINGFL CLAS | 98. SPRINGFL CLAS | 99. SPRINGFL CLAS | 100. SPRINGFL CLAS |
|---------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|--------------------|

South Elevation

East Elevation

Marlborough Avenue Elevation

Trash Enclosure Elevations

Screen Wall Elevation

West Elevation



developer

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project

**MARLBOROUGH
NORTHGATE
BUSINESS
CENTER
BUILDING B**
XXX MARLBOROUGH AVE.
Riverside, CA
92507

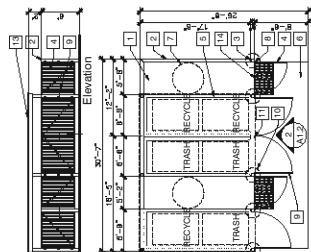
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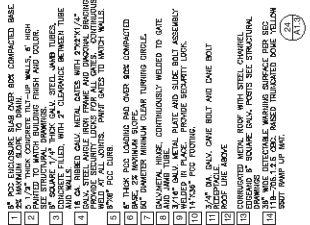
Site Details

ISSUED FOR RD	JOB NO.
PLAN CHECK	ISSD
00/00/21	DRAWN BY
00/00/21	CHECKED BY
00/00/21	DATE
00/00/21	SCALE
00/00/21	SHEET NO.
00/00/21	A1.2
00/00/21	OF 04/01/21

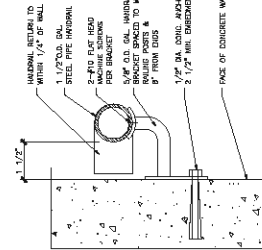
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CARTER GROUP ARCHITECTING, AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT WRITTEN AGREEMENT WITH CARTER GROUP ARCHITECTING. UNLIMITED DISPOSITION SHALL TAKE PRECEDENCE OVER BOUND DISPOSITIONS AND SHALL BE VOTED ON THE JOB SITE. ANY DISPOSITION SHALL BE INOUGHT TO THE FOSTER OF CARTER GROUP ARCHITECTING. PRIOR TO THE REVISION OF ANY WORK.



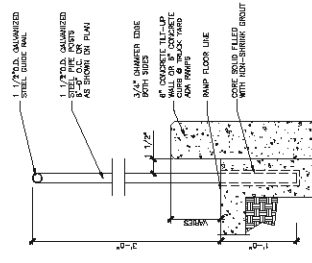
Notes



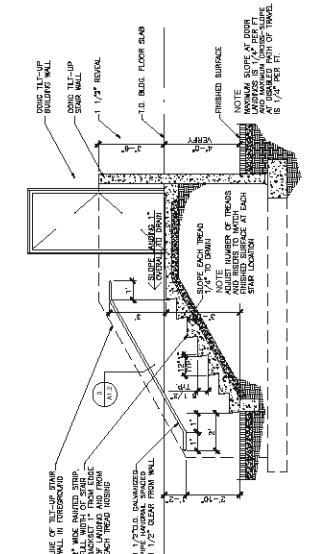
Trash/Recycle Enclosure	1/8"=1'-0"	6	Trash Gate
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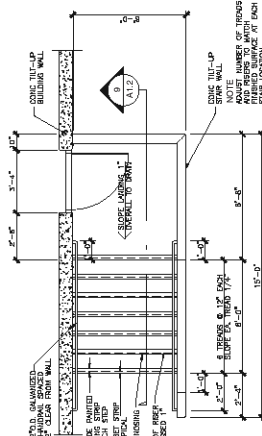
Guard Post



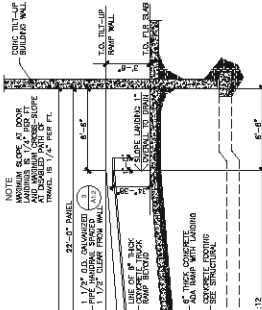
ate Track	3/4" x 1" x 8"	8	Ramp Guide Rail
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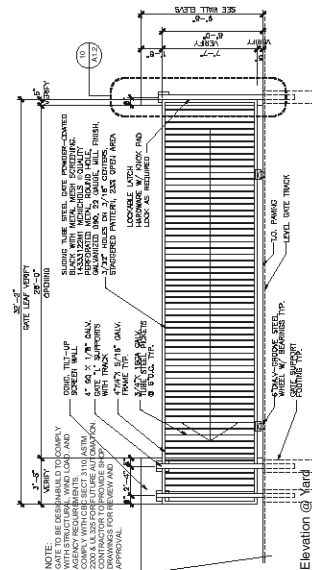


Exterior Stair Section

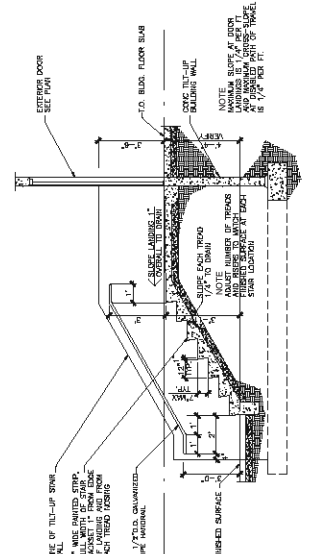


Exterior Stair Plan

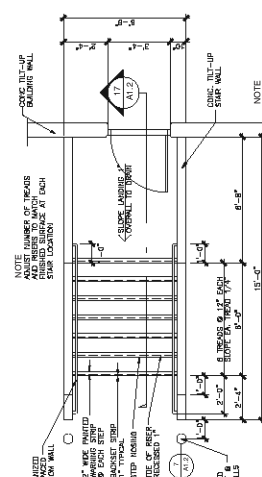




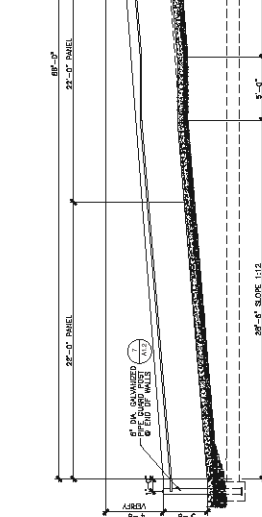
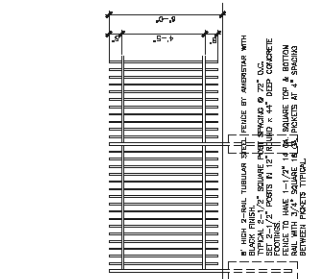
Sliding Gate



Exterior Stair Section



Exterior Stair Plan

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

Downloaded from <http://ajph.org/> on November 10, 2014



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PROJECT

**MARLBOROUGH
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BUILDING B
XXX MARLBOROUGH AVE.
RIVERSIDE, CA
92507**

**P20-0404
PC 20-0000**

SHEET

**First Floor Plan
& Exiting**

BUILDING FLOOR	NO. 100
DATE	05/01/21
DESIGNED BY	DAVID B. CARTER
CHECKED BY	DAVID B. CARTER
PLANT DATE	05/01/21
SCALE	1/8" = 1'-0"
SHEET NO.	A2.1

Floor Plan Notes

1. REINFORCED CONCRETE TIE-UP WALL PANEL.
SEE STRUCTURAL PLANS.
2. ALUMINUM FRAMING SYSTEM WITH VISION OR
GLASS CURTAIN WALL SYSTEM.
SEE STRUCTURAL PLANS.
3. STEEL COLUMNS.
SEE STRUCTURAL PLANS.
4. ON METAL STUD WALL WITH SF OYSPRM BOARD
ON BOTH SIDES.
5. 4" METAL STUD CAPPING WALL WITH SF OYSPRM BOARD
ON BOTH SIDES.
6. 6" METAL STUD CAPPING WALL WITH SF OYSPRM BOARD
ON BOTH SIDES.
7. 8" METAL STUD CAPPING WALL WITH SF OYSPRM BOARD
ON BOTH SIDES.
8. 10" METAL STUD CAPPING WALL WITH SF OYSPRM BOARD
ON BOTH SIDES.
9. ROOF ON PANEL LINE ABOVE.
SEE ROOF & ELEVATION PLANS.
10. ROOF DRAIN AND OVERFLOW DRAIN.
SEE ROOF PLAN.
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Insulation Notes

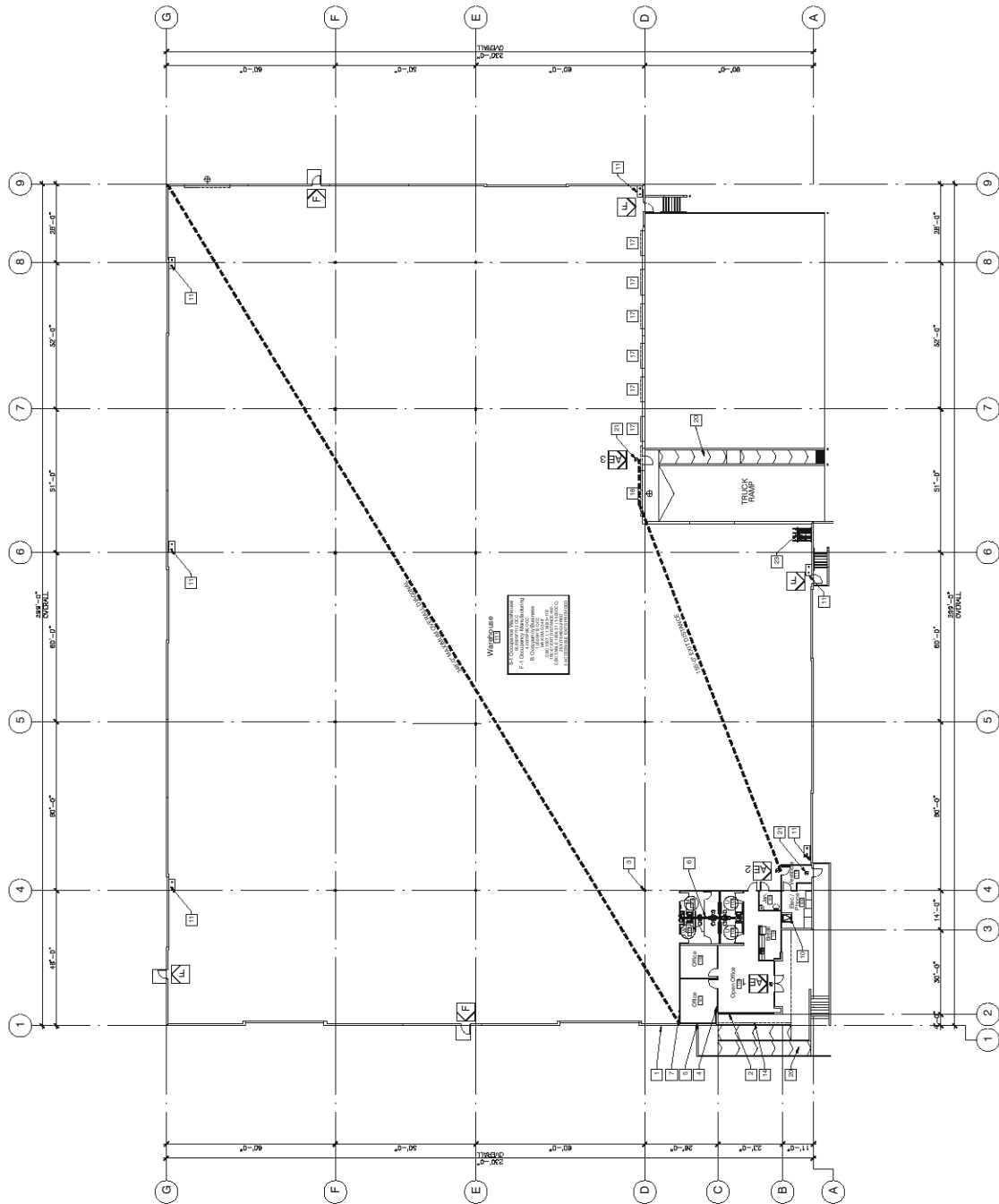
1. R-13 INSULATION IN ALL OFFICE AND RESTROOM WALLS, INCLUDING ALL
INTERIOR PARTITIONS @ EXTERIOR WALLS.
2. R-19 IN OFFICE CEILING FRAMING ABOVE TYPICAL TYPICAL CEILING.

Exit & Fire Access Legend & Notes

- ACCESSIBLE ENTRANCE & EXIT
CONNECTED TO MAIN PATH OF TRAVEL
FIRE ACCESS DOORS WITH "NOT ACCESSIBLE" SIGN
COMPLY WITH CBC SECTION 11B.703.5 & NOT AN
ENTRANCE AT EXTERIOR SIDE OF DOOR.
MAXIMUM EXIT TRAVEL DISTANCE PER CBC
SECTION 11B.703.5.1 SHALL BE 200 FEET.
ONE-STORY IN HEIGHT WHERE MINIMUM CEILING
HEIGHT IS 24 FEET FROM THE FINISHED FLOOR TO
THE TOP OF THE SPRINKLER RISER.
EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM
PER SECTION 903.3.1 SHALL BE 400 FEET.

Occupant Load

BUILDING AS	1,200 SF (1/100 S.F.)
OFFICE	4,000 SF (1/100 S.F.)
MANUFACTURING	4,000 SF (1/100 S.F.)
TOTAL OCCUPANCY	9,200 SF (1/100 S.F.)
EXIT REQUIRED PER STORY	3 EXITS
MINIMUM MEANS OF EGRESS	3 EXITS
TOTAL MEANS OF EGRESS PROVIDED	3 EXITS



First Floor Plan
SCALE: 1/8" = 1'-0"
60,000 SF BUILDING FOOTPRINT



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92507
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project

MARLBOROUGH
NORTHGATE
BUSINESS
CENTER
BUILDING B
XXX MARLBOROUGH AVE.

P20-0404
PC 20-0000

sheet

Roof Plan

[illegible][illegible]

Roof Notes

- [illegible]

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

FIRE PROTECTION NOTES:

1. ALL WAREHOUSE LIGHTS MUST BE DIMMABLE AND HAVE A MINIMUM OF 9 FT AND 8 FT EARLY SUPPRESSION RESPONSE MOUNTED SPRINKLER SYSTEM CLASS II COMMODATE IN ACCORDANCE WITH CFC CHAPTER 32 AND 203 NPA 1-1.

2. 64-WALL LIGHTS PROVIDED IN WAREHOUSE.

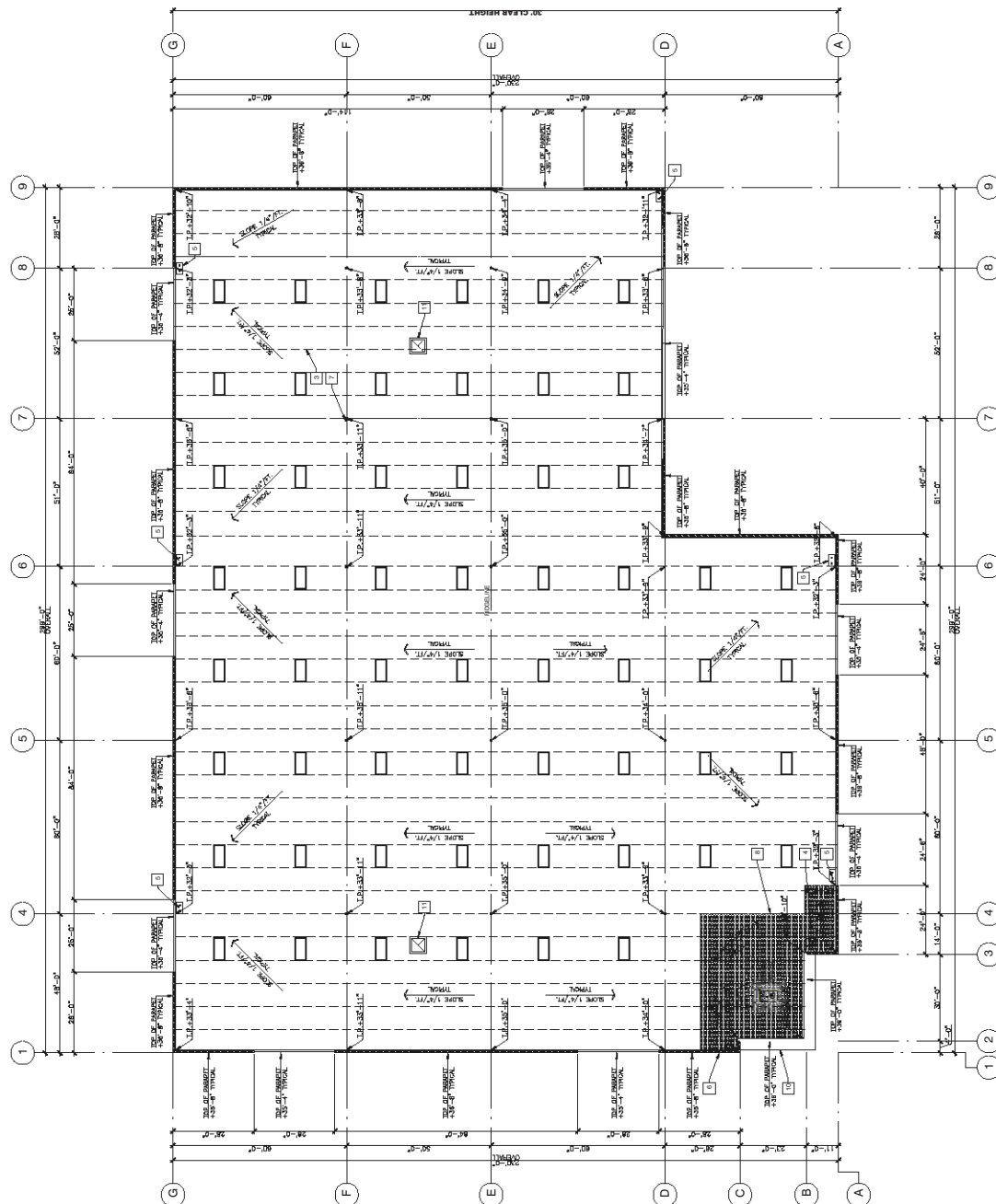
3. 84-BAY LIGHTS 3 X 5 FT (40W-3) = 17.8 SF OF SKYLIGHT AREA.

4. SMOKE AND HEAT DETECTORS ARE NOT REQUIRED WHEN STORAGE MEASURES WITH AN OPEN ACCESS SPACE DISTANCE OF 240 FT OR LESS OR WITH AN OPEN ACCESS SPACE DISTANCE OF 120 FT OR LESS OR WITH A TYPE I SPRINKLER SYSTEM INSTALLED WITH 203 NPA 1-1.

5. 0.003 SF/WK WAREHOUSE AREA

6. 0.003 SF/WK WAREHOUSE AREA

7. 0.003 SF/WK WAREHOUSE AREA



RoofPlan

12' 24'

SCALE 1/16"=1'-0"



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P20-0404
PC 20-0000

Sheet

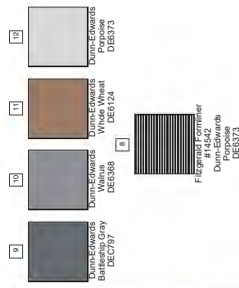
**Exterior
Elevations**

DESIGNED BY	DATE	SCALE	SHEET NO.
PC 20-0000	05/02/21	AS SHOWN	A3.1
CHECKED BY	DATE	SCALE	SHEET NO.
PC 20-0000	05/02/21	AS SHOWN	A3.1
APPROVED BY	DATE	SCALE	SHEET NO.
PC 20-0000	05/02/21	AS SHOWN	A3.1

Elevation Notes

1. MEDIUM GLASS OFFICE
2. SPANDREL GLASS OFFICE
3. MEDIUM GLASS WAREHOUSE
4. ALUMINUM STAIRCASE
5. ENTRANCE DOORS
6. METAL CHAUPET
7. BOFFET
8. CONCRETE TILT-UP WALL
9. CONCRETE TILT-UP WALL
10. CONCRETE TILT-UP WALL
11. CONCRETE TILT-UP WALL
12. HARP WALL & RAILING
13. STIFF/DIRT WALL
14. TRASH ENCLOSURE
15. OVERHEAD DOORS
16. ENT DOORS
17. STEEL GATE
18. ADDRESS SIGN LOCATION
19. 1 1/2" PANEL RECALLS
20. ENTRANCE WALL LIGHTING
21. MOUNTED LIGHT FIXTURE
22. MECHANICAL SERVICE
23. LOADS WITH THE MOUNTED SERVICE
24. TRASH ENCLOSURE
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Exterior Color & Material Legend



Trash Enclosure Elevations



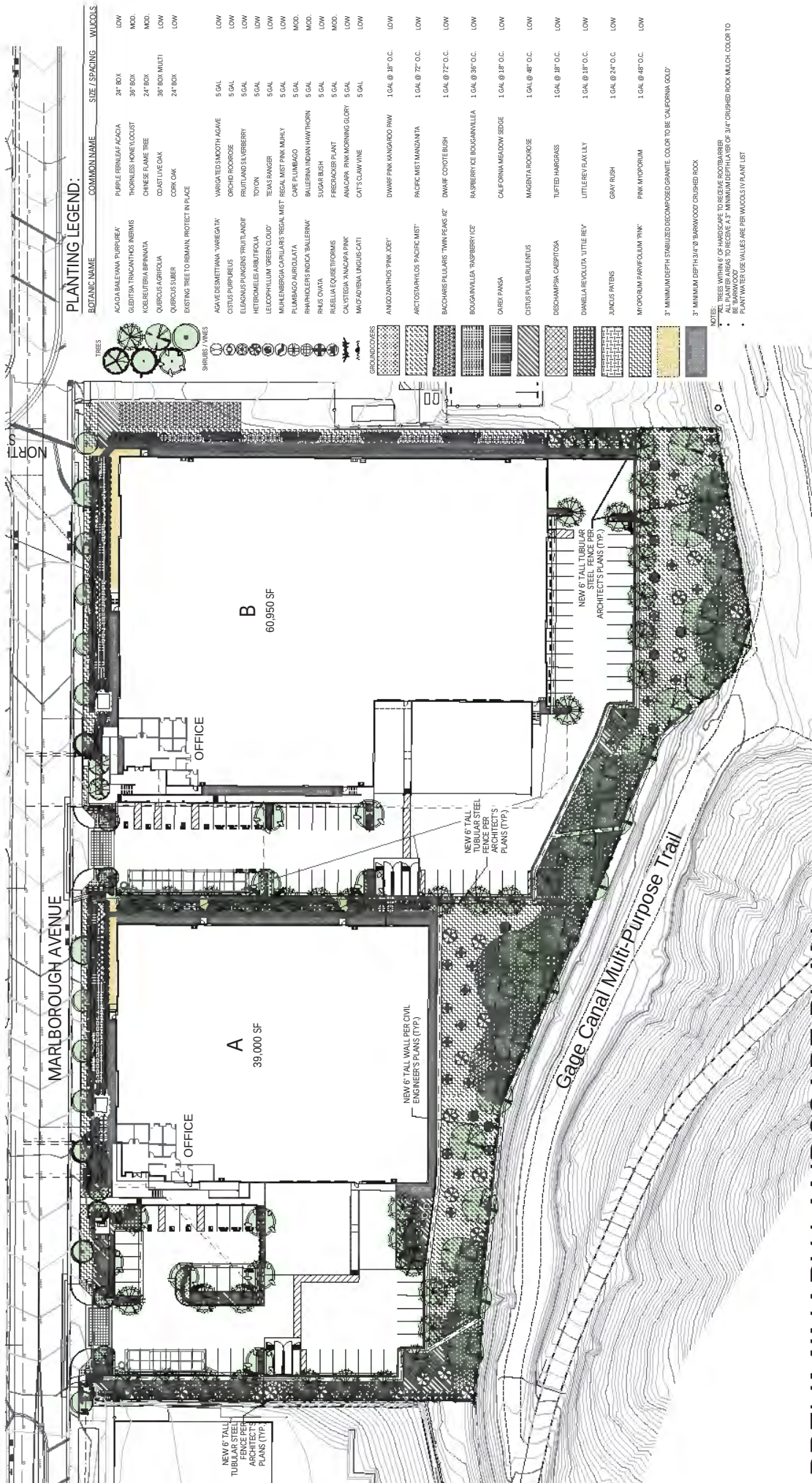
Trash Enclosure Elevations

South Elevation

East Elevation

Marlborough Avenue Elevation

West Elevation
SCALE 1/8"=1'-0"



PLANTING LEGEND:

BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUOLDS
ACACIA BAILEYANA PURPUREA	PURPLE BURNING ACACIA	24" BOX	LOW
GLEDETZIA TRICANTHOS HERMIS	THORNLESS HONEYLOCUST	30" BOX	MOD.
KOELBUTERIA PINNATA	CHINESE FLAME TREE	24" BOX	MOD.
QUERUS AGRIFOLIA	COAST LIVE OAK	30" BOX MULTI	LOW
QUERUS SUBER	CORK OAK	24" BOX	LOW
EXISTING TREE TO REMAIN, PROTECT IN PLACE			
AGAVE DESMETIANA VAREGATA	VARIATED SMOOTH AGAVE	5 GAL	LOW
CISTUS PURPUREUS	ORCHID ROSEBUSH	5 GAL	LOW
ELAEAGNUS PUNGENS TRUIT ANDIT	FRUIT AND S/L VERNIER	5 GAL	LOW
HEPTAPHYLLIS ARBUTIFOLIA	TOYON	5 GAL	LOW
LEUCOPHYLLUM VIRENS CLOUD	TEXAS RANGER	5 GAL	LOW
MULHBERGIA CAPILLARIS REGAL MIST	REGAL MIST PINK MULHLY	5 GAL	LOW
PLUMBAGO AURICULATA	CAPE PLUMBAGO	5 GAL	MOD.
RHAPHIOLEPS INDICA BALLEERNA	BALLERNA INDIAN HAWTHORN	5 GAL	MOD.
RHUS OVATA	SUGAR BUSH	5 GAL	LOW
RUSSIA EQUSETIFORMIS	FIRECRACKER PLANT	5 GAL	MOD.
CALISTEGIA ANACAPPA PINK	ANACAPPA PINK MORNING GLORY	5 GAL	LOW
MAUD ANDREA UNICUS CATI	CAT'S CLAW VINE	5 GAL	LOW
AMOUZANTHOS PINK JOEY	DWARF PINK KANGAROO PAW	1 GAL @ 30" O.C.	LOW
ARCTOSTAPHYLOS PACIFIC MITT	PACIFIC MITT MANDARIN	1 GAL @ 72" O.C.	LOW
BACCHARIS PULCHRA TWIG PEAS 42	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 @ 30" O.C.	LOW
CISTUS PALM VALENTINUS	MAGENTA ROSEBUSH	1 GAL @ 48" O.C.	LOW
DISCHAMPsia CASPIOTIA	TUFTED HARRISS	1 GAL @ 30" O.C.	LOW
DANIELIA REVOLUTA LITTLE REY	LITTLE REY PALM LILLY	1 GAL @ 30" O.C.	LOW
JUNCUS PATENS	GRAY BUSH	1 GAL @ 24" O.C.	LOW
MICROPSILUM PARVIFOLIUM PINK	PINK MICROPSILUM	1 GAL @ 48" O.C.	LOW
3" MINIMUM DEPTH STABILIZED DECOMPOSED GRANITE COLOR TO BE CALIFORNIA GOLD			
3" MINIMUM DEPTH 3/4" @ BARKWOOD CRUSHED ROCK			

NOTES:
• ALL TREES WITHIN 6' OF HANDSCAPE TO RECEIVE ROOTBARRIER
• ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF 3/4" CRUSHED ROCK MULCH COLOR TO
• PLANT WATER USE VALUES ARE PER WUOLDS IV PLANT LIST

PRELIMINARY LANDSCAPE PLAN
MARLBOROUGH NORTHGATE
BUSINESS CENTER
CITY OF RIVERISDE



4848 Broadway Avenue
Riverside, CA 92506
(951) 389-0700
Fax: (951) 389-0833
www.dsgp.com



NORTH



0 30' 60' 120'



PLANTING LEGEND:

BOTANICAL NAME	COMMON NAME	SIZE / SPACING	QUANTITY
ALBISIA SALICIFOLIA (PINK)	PINK ALBISIA	12\"/>	

PRELIMINARY LANDSCAPE PLAN MARLBOROUGH NORTHGATE BUSINESS CENTER CITY OF RIVERSIDE



4645 Brockton Ave.
Riverside, CA 92506
(951) 585-0700
Fax (951) 369-4039
www.wadg.com



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 Line
Sections

DESIGNED BY	DATE
CHECKED BY	DATE
PROJECT NO.	11/17/17
SCALE	1/16" = 1'-0"
SHEET NO.	A3.2
TOTAL SHEETS	1

1/16" = 1'-0"

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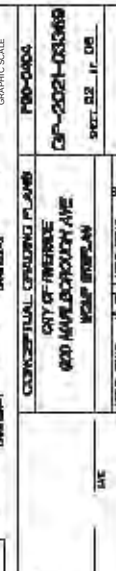
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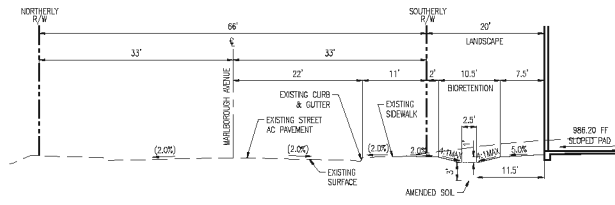
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1/16" = 1'-0"

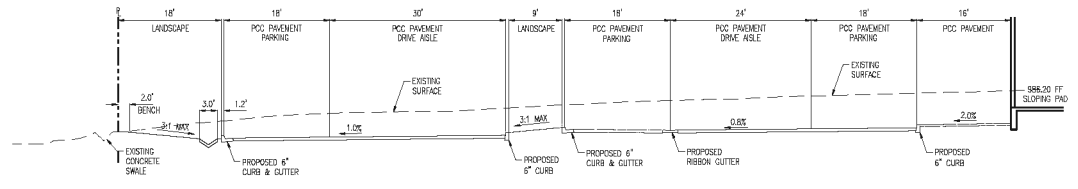
1/16" = 1'-0"



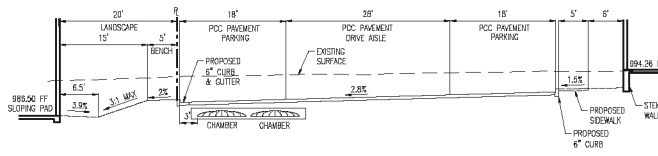




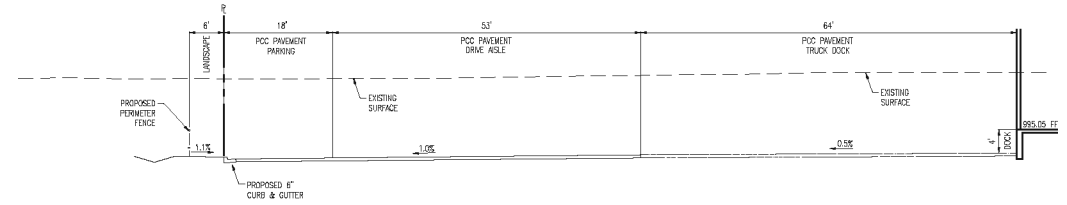
SECTION A-A



SECTION B-B

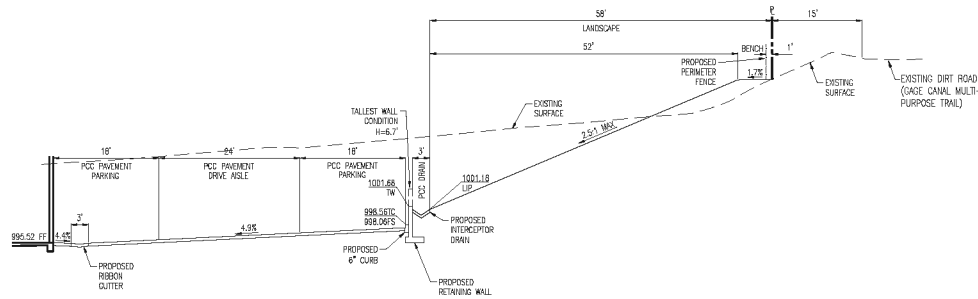


SECTION D-D

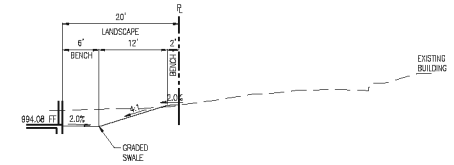


SECTION E-E

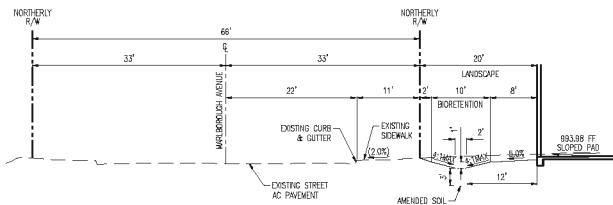
 Under Ground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	PLANS PREPARED UNDER THE SUPERVISION OF POINT NO: JB-A3 BRASS DISK STAMPED "JB-A" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEVATION: 831.548 (NAVD 88) ADJ 2009			 VALUED ENGINEERING, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 800 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786 PHONE: (951) 992-1801	<table border="1"> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	REVISIONS	DATE													PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED APPROVED BY: _____ DATE: _____	CONCEPTUAL GRADING PLANS CITY OF RIVERSIDE 900 MARLBOROUGH AVE CROSS SECTIONS	P20-0404 GP-2021-03369 SHEET 04 OF 06
	NO.	REVISIONS				DATE																	
HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=2'																							



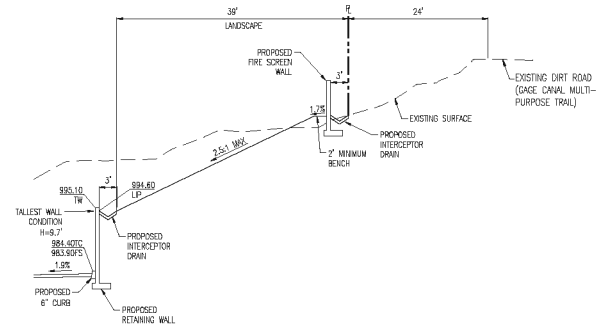
SECTION F-F



SECTION G-G

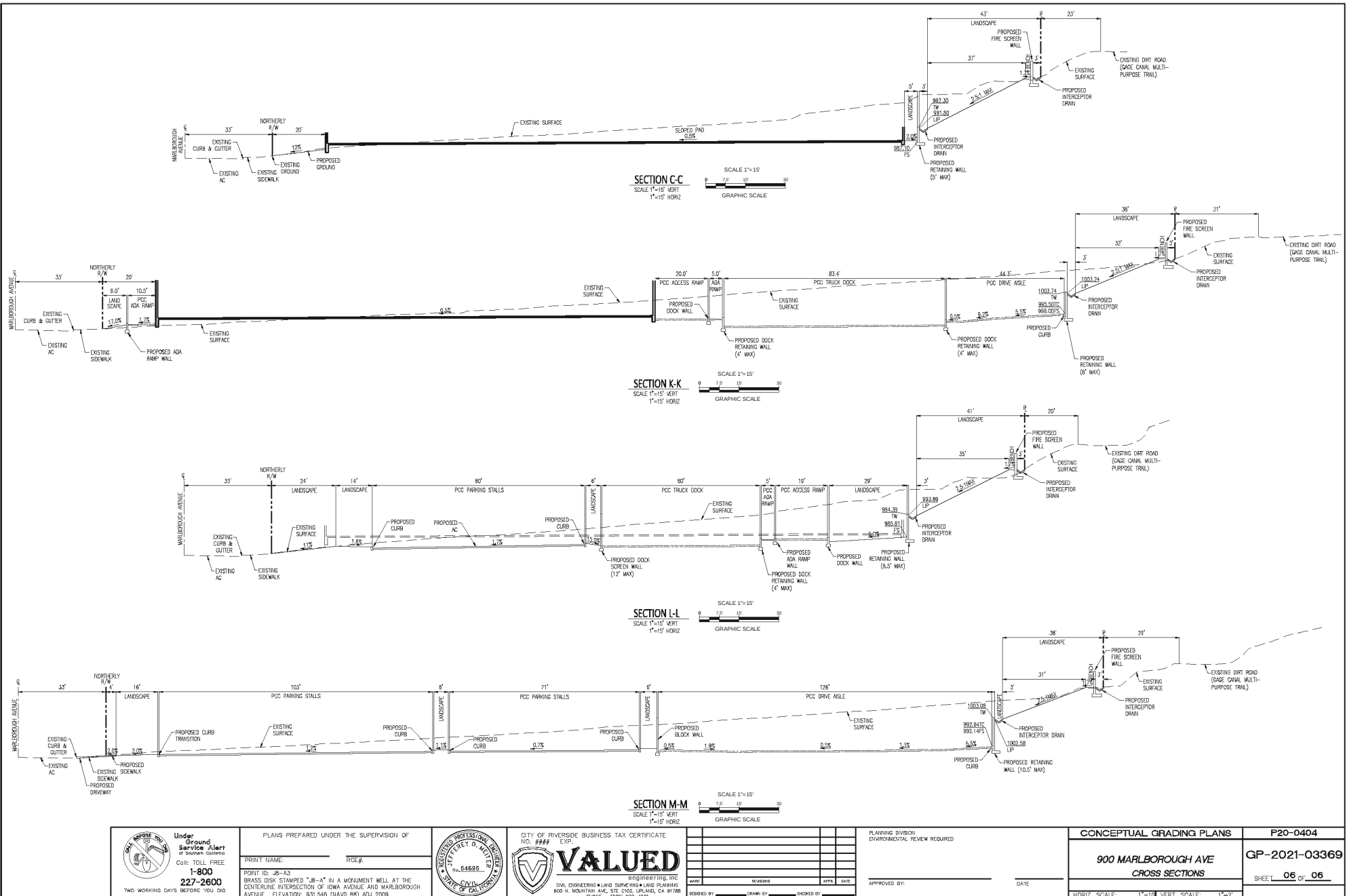


SECTION H-H



SECTION I-I

	PLANS PREPARED UNDER THE SUPERVISION OF PRINT NAME: _____ PCE# _____			CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. ### EXP. ### VALUED ENGINEERING, INC. CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING 800 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786 PHONE: (951) 992-1800	PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED APPROVED BY: _____ DATE: _____	CONCEPTUAL GRADING PLANS 900 MARLBOROUGH AVE CROSS SECTIONS		P20-0404 GP-2021-03369 SHEET <u>05</u> OF <u>06</u>
	POINT ID: JB-A3 BRASS DISK STAMPED "JB-A" IN A MONUMENT WELL AT THE CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH AVENUE. ELEVATION: 931.548 (NAVD 88) ADJ. 2008					WORK: _____ REVISIONS: _____ APPR: _____ DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____		HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=2'



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

PLANS PREPARED UNDER THE SUPERVISION OF
POINT TO: JB-A3
BRASS DISK STAMPED "JB-A3" IN A MONUMENT WELL AT THE
CENTERLINE INTERSECTION OF IOWA AVENUE AND MARLBOROUGH
AVENUE. ELEVATION: 831.548 (NAVD 88) ADJ 2008



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. ### EXP. ###
VALUED
ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
800 N. MOUNTAIN AVE., STE. C102, UPLAND, CA 91786
PHONE: (951) 992-1800

NO.	REVISIONS	DATE

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED
APPROVED BY: _____ DATE: _____

CONCEPTUAL GRADING PLANS	P20-0404
900 MARLBOROUGH AVE CROSS SECTIONS	GP-2021-03369
SHEET 06 OF 06	
HORIZ. SCALE: 1"=10' VERT. SCALE: 1"=2'	



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1325 Spruce Street
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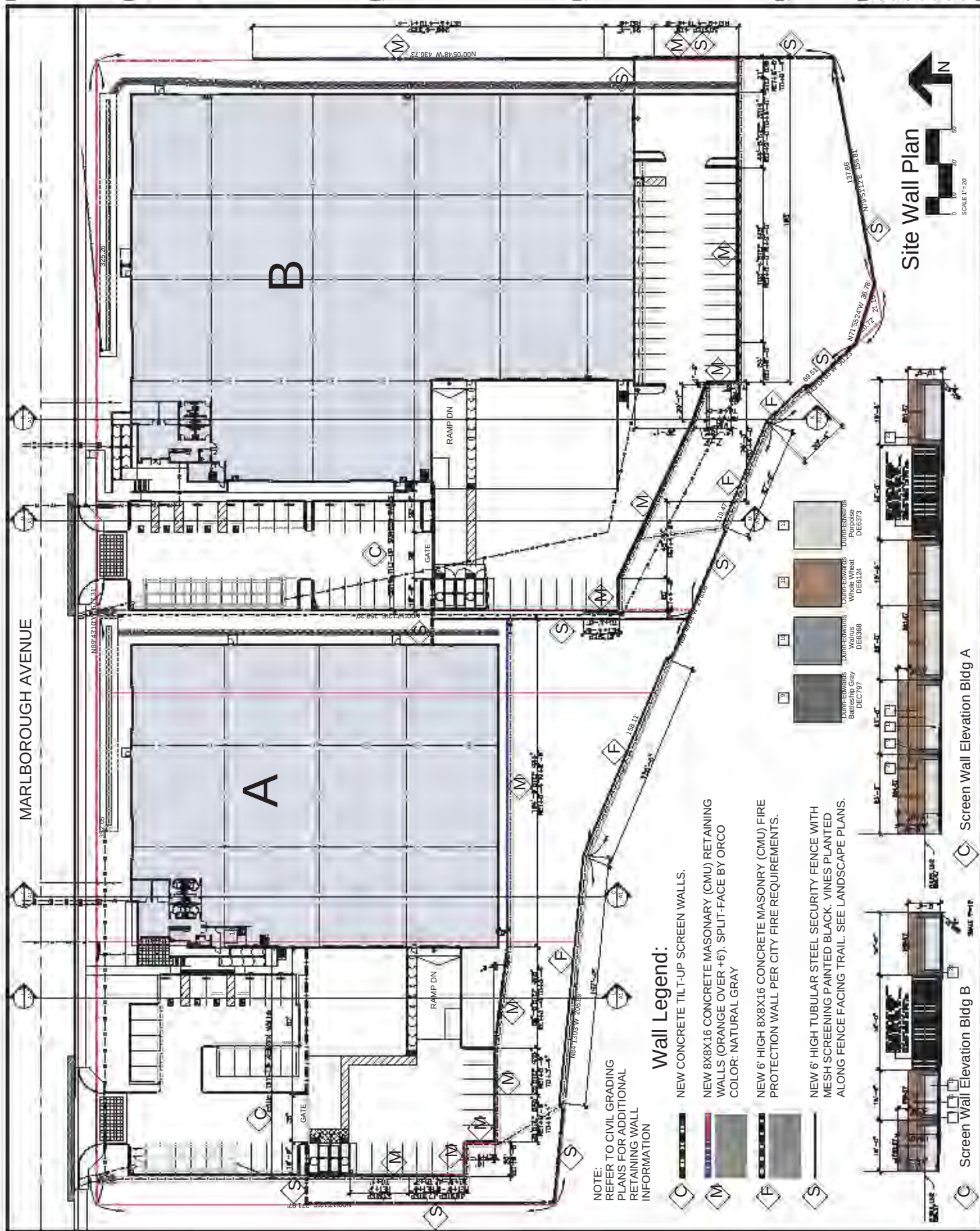
project

**MARLBOROUGH
NORTHGATE
BUSINESS
CENTER
BUILDINGS**
900 Marlborough Ave.
Riverside, CA
92507

P20-0404
PC 20-0000

Sheet

Site Wall Plan

[illegible]

受測者姓名	年齢	性別	身長	体重	BMI	体脂肪率	体脂肪量
Dr. Yamada	40	男	170	65	22.6	13.1	8.7
Dr. Tanaka	42	男	175	70	22.6	13.1	9.2
Dr. Nakamura	45	男	178	75	23.5	13.6	9.8
Dr. Sato	48	男	180	80	25.0	14.1	10.4
Dr. Kimura	50	男	182	85	25.9	14.6	11.0
Dr. Ito	52	男	185	90	26.3	15.1	11.6
Dr. Yamashita	55	男	188	95	26.7	15.6	12.2
Dr. Kobayashi	58	男	190	100	27.7	16.1	12.8
Dr. Matsuda	60	男	192	105	28.8	16.6	13.4
Dr. Suzuki	62	男	195	110	29.3	17.1	14.0
Dr. Watanabe	65	男	198	115	29.5	17.6	14.6
Dr. Yamaguchi	68	男	200	120	30.0	18.1	15.2
Dr. Kato	70	男	202	125	30.9	18.6	15.8
Dr. Ishikawa	72	男	205	130	31.2	19.1	16.4
Dr. Nagai	75	男	208	135	31.5	19.6	17.0
Dr. Hayashi	78	男	210	140	31.7	20.1	17.6
Dr. Yamazaki	80	男	212	145	32.6	20.6	18.2
Dr. Sasaki	82	男	215	150	33.0	21.1	18.8
Dr. Kim	85	男	218	155	33.2	21.6	19.4
Dr. Brown	88	男	220	160	33.3	22.1	20.0
Dr. Wilson	90	男	222	165	33.5	22.6	20.6
Dr. Moore	92	男	225	170	33.8	23.1	21.2
Dr. Taylor	95	男	228	175	34.2	23.6	21.8
Dr. Anderson	98	男	230	180	34.8	24.1	22.4
Dr. Thomas	100	男	232	185	35.3	24.6	23.0
Dr. Jackson	102	男	235	190	35.7	25.1	23.6
Dr. White	105	男	238	195	36.1	25.6	24.2
Dr. Harris	108	男	240	200	37.0	26.1	24.8
Dr. Martin	110	男	242	205	37.2	26.6	25.4
Dr. Thompson	112	男	245	210	37.5	27.1	26.0
Dr. Lee	115	男	248	215	37.9	27.6	26.6
Dr. Walker	118	男	250	220	38.4	28.1	27.2
Dr. Young	120	男	252	225	38.9	28.6	27.8
Dr. King	122	男	255	230	39.2	29.1	28.4
Dr. Wright	125	男	258	235	39.5	29.6	29.0
Dr. Scott	128	男	260	240	40.0	30.1	29.6
Dr. Green	130	男	262	245	40.5	30.6	30.2
Dr. Adams	132	男	265	250	41.1	31.1	30.8
Dr. Baker	135	男	268	255	41.8	31.6	31.4
Dr. Nelson	138	男	270	260	42.2	32.1	32.0
Dr. Hill	140	男	272	265	42.7	32.6	32.6
Dr. Evans	142	男	275	270	43.3	33.1	33.2
Dr. Roberts	145	男	278	275	43.9	33.6	33.8
Dr. Walker	148	男	280	280	44.4	34.1	34.4
Dr. King	150	男	282	285	44.9	34.6	35.0
Dr. Wright	152	男	285	290	45.6	35.1	35.6
Dr. Scott	155	男	288	295	46.2	35.6	36.2
Dr. Green	158	男	290	300	46.9	36.1	36.8
Dr. Adams	160	男	292	305	47.4	36.6	37.4
Dr. Baker	162	男	295	310	48.1	37.1	38.0
Dr. Nelson	165	男	298	315	48.8	37.6	38.6
Dr. Hill	168	男	300	320	49.3	38.1	39.2
Dr. Evans	170	男	302	325	49.8	38.6	39.8
Dr. Roberts	172	男	305	330	50.5	39.1	40.4
Dr. Walker	175	男	308	335	51.3	39.6	41.0
Dr. King	178	男	310	340	51.9	40.1	41.6
Dr. Wright	180	男	312	345	52.6		



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

P20-0404
PC 20-0000

sheet

SITE PHOTOMETRIC PLAN

[illegible]

Site Plan



DATE	SCALE	PI AN
1	1	1

[illegible][illegible]



developer

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Riverside, CA
92507

P20-0404
PC 20-0000

sheet

LIGHTING
CUTSHEETS

ISSUED FOR BID	JOB NO.
00/00/21	0300
ON	DRAWN BY
00/00/21	CHECKED BY
PERMIT	PLOT DATE
00/00/21	1/06/21
BLINDS & SAFETY	SCALE
1	1/5
CONSTRUCTION	SHEET NO.
1	E-1.1
4	OF
6	SHEETS



4352 IMPROVED AIR POLLUTIONS ARE THE REASON OF CARBON GROUP ACIDIFICATION IN THE WESTERN PACIFIC OCEANIC ZONE



cartergroup.net

FAX 951-784-2545

[illegible]