



hpa, inc.
18831 barden avenue - ste. #100
irvine, ca 92612
tel: 949-863-1770
fax: 949-863-0851
email: hpa@hparchs.com

Owner:



901 Via Placentia, Suite 175
Ontario, CA 91764

tel: (909) 382-0033
fax: (909) 382-0073

Project:

Sycamore Canyon
BUILDING 1 AND 2

City of Riverside
CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Thames Eng.

Hunter Landscape

Think:

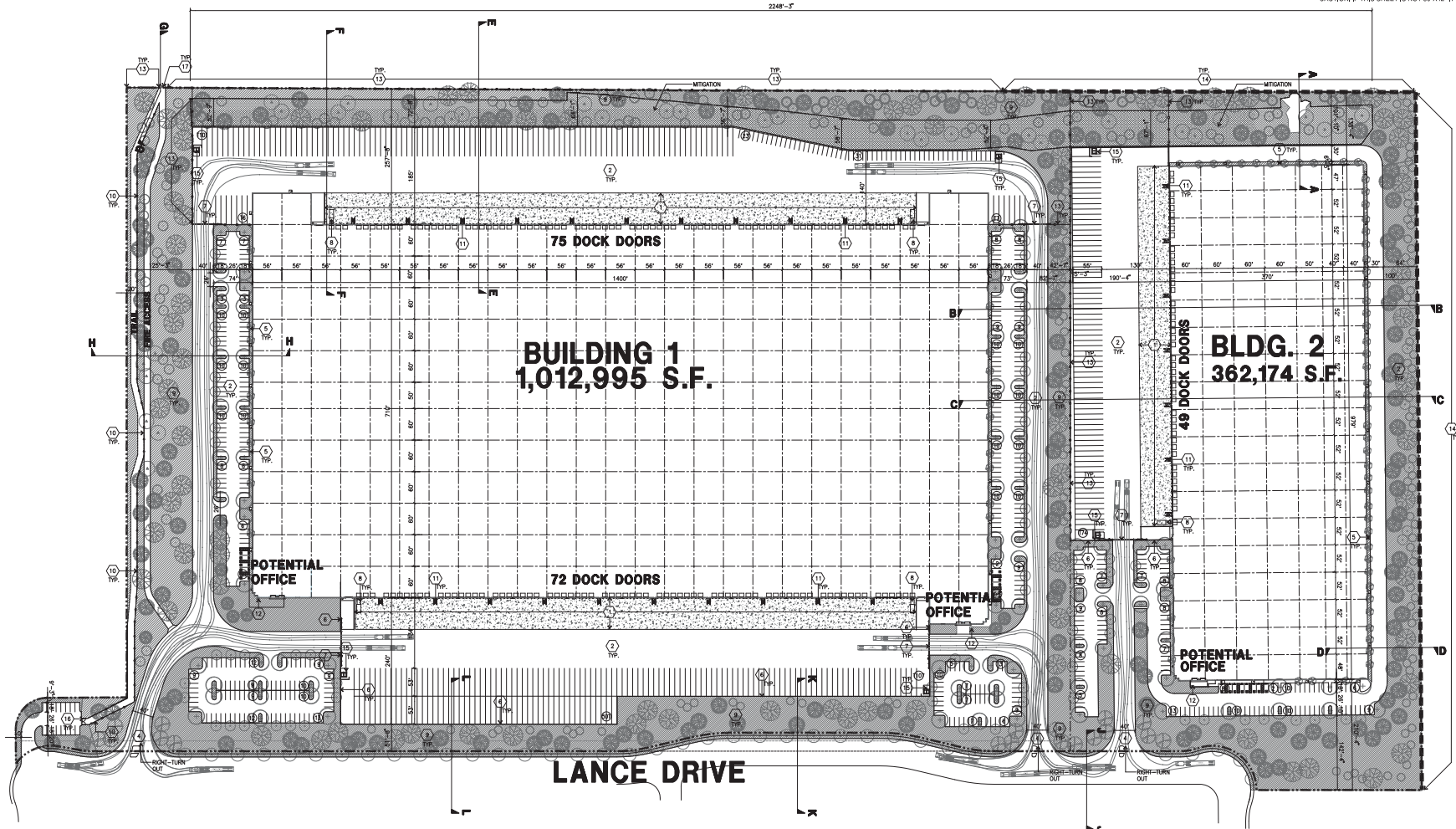
OVERALL SITE PLAN

Project Number: 14087
Drawn by: JWW
Date: 9/30/2015

Revision: 4/1/16
Revision: 5/2/16
Revision: 5/5/16
Revision: 7/1/16

Sheet:

A1.1



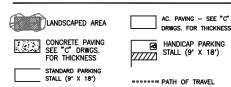
SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONC. PAVEMENT, SEE "C" & "D" DRAWINGS.
2. NOT USED.
3. CONCRETE WALKWAY, SEE "L" DRAWINGS.
4. DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
5. 3'-7 1/2" x 4'-4" MIN. THICK CONCRETE EXTERIOR LANDSCAPED PAV. TYP. AT ALL EXTERIOR WALL DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE MAX. AS REQ. BY CITY INSPECTOR.
6. 14" CONCRETE TILT-UP SCREEN WALL - TO BE TREATED TO MATCH THE ADJACENT BUILDING WALL.
7. PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED FOR 80 MPH WIND LOAD. EX. "C" CONTRACTOR TO DESIGN & DETAIL GATES, PROVIDE SHOP DRAWINGS & CALC. PRIOR TO PERMITTING.
8. POTENTIAL 7' SIDE X 15' LONG TRASH COMPACTOR W/ 8" WIDE X 22' LONG REFUSE CONTAINER, PER THE CITY OF SAN BERNARDINO STANDARDS.
9. LANDSCAPE, SEE "C" DWGS. LANDSCAPE AREAS INDICATED BY SHADDED PATTERNS.
10. 4" PVC FENCE WITH 8" MIN. TUBULAR FENCE 3" MIN. FROM EDGE OF TRAIL.
11. EXTERIOR CONC. STAIR.
12. BIKE BACK.
13. 8" MIN. TUBULAR FENCE.
14. 8" MIN. WALL.
15. TRASH ENCLOSURE PER CITY STANDARD.
16. VEHICULAR/PASSENGER ACCESS GATE.
17. VEHICULAR/PASSENGER ACCESS GATE WITH FIRE KNOX BOX.

SITE PLAN GENERAL NOTES

1. NOT USED.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS OTHERWISE NOTED.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SLOPES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS. UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SEE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" O.C. MAX. W/ 1:30 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4", SEE "C" DRAWINGS FOR FINISH.
11. NOT USED.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.

SITE LEGEND



PROJECT INFORMATION

Owner
HILLWOOD INVESTMENTS
901 VIA PLACENTIA, SUITE 175
ONTARIO, CA 91764
TEL: (909) 382-0033
FAX: (909) 382-0073
CONTACT: KATHY HOFFER

Assessors Parcel Number
382-100-011, 012, 013, 014, 015, 016,
025, 026, 027, 028, 029, 030, 031, 032, 033,
043-050-001, 002, 003, 004, 005, 006

Project Address
6275 LANCE DRIVE
RIVERSIDE, CA

Applicant
HPA
18831 BARDEN AVE., STE. #100
IRVINE, CA 92612
TEL: (949) 862-1722
CONTACT: KATHY HOFFER

Zoning Information
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF RIVERSIDE)

GENERAL PLAN DESIGNATION FOR GENERAL PLAN MAP: "B-10" - BUSINESS/OFFICE PARK
ZONE DESIGNATION PER ZONING MAP: REDEVELOPMENT ZONE

SPECIAL ZONE:
FOR:
ZONING PER EXHIBIT 5. LAND USE MAP.

TABULATION

	BLDG. 1	BLDG. 2	TOTAL
Site area (in sq.ft.)	2,247,384	854,509	3,101,893 s.f.
Site area (in acres)	51.59	19.62	71.21 ac.
Building area			
Office	10,000	10,000	20,000 s.f.
Warehouse	1,022,055	352,174	1,374,229 s.f.
Total	1,032,055	362,174	1,394,229 s.f.
Coverage	45.1%	42.4%	44.3%
Parking required			
Office @ 1/250	40	40	80 stalls
Warehouse @ 1/1000	1,022	352	1,374 stalls
Total	1,062	392	1,454 stalls
Parking provided			
Auto	436	135	571 stalls
Handicap	10	8	18 stalls
Total parking provided	446	143	589 stalls
Trailer	271	71	342 stalls
Landscaped provided	507,678	241,735	749,413 s.f.
Dedicated Mitigation Area			128,774 s.f.
			2.36 ac.

VICINITY MAP

