



hpa, Inc.  
18831 barren avenue, -ste, #100  
Irvine, ca  
92612  
tel: 949-983-1770  
fax: 949-983-0851  
email: hpa@hparchs.com

Owner:



901 Via Placentia, Suite 175  
Orange, CA 91764  
tel: (909) 382-0033  
fax: (909) 382-0073

Project:

Sycamore Canyon  
BUILDING 1 AND 2

City of Fiverside  
CA

Consultants:

- CIVIL THibaux Eng.
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE Hunter Landscape
- FIRE PROTECTION
- SUB-SUBMITTER

Think: OVERALL SITE PLAN

Project Number:	14087
Drawn by:	JW
Date:	9/30/2015
Revision:	
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. 2"-4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR WALL DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
  6. 14H 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 DRAWING. GATE TO BE DESIGNED FOR 85 MPH WIND LOAD. EX. "C" CONTRACTOR TO DESIGN & DETAIL GATES, PROVIDE SHOP DRAWINGS & CALC. PRIOR TO PERMITTING.
  8. POTENTIAL 7'- SIZE X 15' LONG TRASH COMPACTOR W/ 4" WIDE X 22" LONG REDUCE CONTAINER, PER THE CITY OF SAN BERNARDINO STANDARDS.
  9. LANDSCAPE - SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADDED PATTERNS.
  10. 4H PVC FENCE WITH 8H TUBULAR FENCE 3H" MIN. FROM EDGE OF TRAIL.
  11. EXTERIOR CONC. STAIR.
  12. BIKE BACK.
  13. 8H TUBULAR FENCE.
  14. 8H CHU 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" DETAILS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
  5. THE EXISTING PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM PRIOR TO INSTALLATION & AT LEAST 30 DAYS BEFORE BLDG. COMPLETION.
  6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL 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 SIGNALLING TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 1/2" DIA. MET W/ 1:20 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 LINES 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**
- LANDSCAPED AREA
  - CONCRETE PAVING
  - LANDSCAPE PAVING
  - STANDARD PARKING
  - AC. PAVING - SEE "C" DWGS. FOR FINISHES
  - HANDICAP PARKING STALL (8' X 18')
  - STANDARD PARKING STALL (8' X 18')
  - PATH OF TRAVEL

**PROJECT INFORMATION**

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

**Assessors Parcel Number**  
242-100-011, 012, 013, 014, 015, 016, 018, 025, 026, 028, 033, 034, 035, 036, 043-045-003, 004, 005, 006

**Applicant**  
HPA  
18831 BARREN AVE, STE #100  
IRVINE, CA 92612  
TEL: (949) 982-2122

**Project Address**  
6275 LANCE DRIVE  
ORANGE, CA

**Zoning Information**  
(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF RIVERSIDE)  
GENERAL PLAN DESIGNATION FOR GENERAL PLAN MAP: "S2/O" - BUSINESS/OFFICE PARK  
ZONE DESIGNATION PER ZONING MAP: REDEVELOPMENT ZONE  
SPECIAL ZONE: "SMP" - THE SYCAMORE CANYON AND BOX CANYON BUSINESS PARK REDEVELOPMENT PROJECT AREA  
SPECIAL PLAN: SYCAMORE CANYON BUSINESS PARK SPECIFIC PLAN INDUSTRIAL  
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 sq.ft.
Site area (in acres)	51.59	19.62	71.21 ac.
<b>Building area</b>			
Office	10,000	10,000	20,000 sq.ft.
Warehouse	1,002,995	332,174	1,335,169 sq.ft.
Total	1,012,995	362,174	1,375,169 sq.ft.
Coverage	45.1%	42.4%	44.3%
<b>Parking provided</b>			
Office @ 1/250	40	40	80 stalls
Warehouse @ 1/1000	1,003	332	1,335 stalls
Total	1,043	372	1,415 stalls
<b>Parking provided</b>			
Auto	436	135	571 stalls
Handicap	10	8	18 stalls
Total parking provided	446	143	589 stalls
Trailer	271	71	342 stalls
Landscapes provided	507,678	241,735	749,413 sq.ft.
Dedicated Mitigation Area			128,774 sq.ft.
			2.98 ac.

