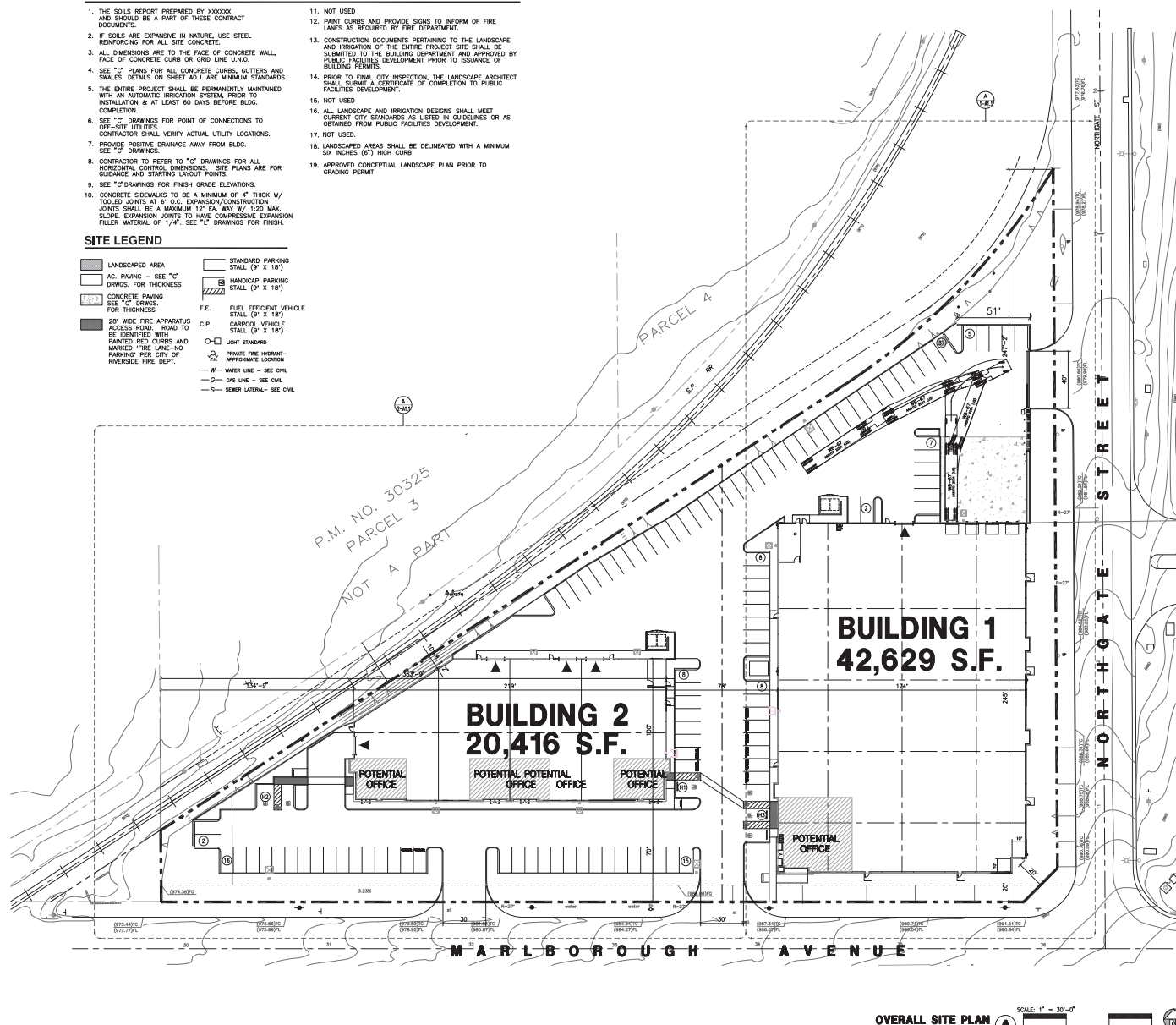


SITE PLAN GENERAL NOTES

- THE SOILS REPORT PREPARED BY XXXXX AND SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, OUTTERS AND SINKS. DETAILS ON SHEET A-01. ALL MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 90 DAYS BEFORE BLDG. COMPLETION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" MAX. W/ 1/20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "C" DRAWINGS FOR FINISH.
- NOT USED
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- 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.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

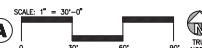
SITE LEGEND

- | | |
|--|--|
| LANDSCAPED AREA | STANDARD PARKING STALL (9' X 18') |
| AC. PAVING - SEE "C" DRWG. FOR THICKNESS | HANDICAP PARKING STALL (9' X 18') |
| CONCRETE PAVING SEE "C" DRWG. FOR THICKNESS | FUEL EFFICIENT VEHICLE STALL (9' X 18') |
| 20" WIDE FIRE APPARATUS ACCESS ROAD. ROAD TO BE IDENTIFIED WITH PAINTED RED CURBS AND MARKED "FIRE LANE-NO PARKING" PER CITY OF RIVERSIDE FIRE DEPT. | C.P. CARPOOL VEHICLE STALL (9' X 18') |
| | LIGHT STANDARD |
| | PROPOSED FIRE HYDRANT APPROXIMATE LOCATION |
| | WATER LINE - SEE CHIL |
| | GAS LINE - SEE CHIL |
| | SEWER LATERAL - SEE CHIL |



OVERALL SITE PLAN

scale: 1" = 30'-0"



Tabulation

SITE AREA	BLDG. 1	BLDG. 2	TOTAL
In s.f.			161,570 s.f.
In acres			3.71 ac
BUILDING AREA			
Office	5,000	4,000	9,000 s.f.
Warehouse	37,629	16,416	54,045 s.f.
TOTAL	42,629	20,416	63,045 s.f.
COVERAGE			39.0%
AUTO PARKING REQUIRED			
Office: 1/250 s.f.	20	16	36 stalls
Whse: 1/1,000 s.f.	38	17	55 stalls
TOTAL	58	33	91 stalls
AUTO PARKING PROVIDED			
Standard (9' x 18')	71	45	116 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Business & manufacturing and Park zone (BMP)			
SETBACKS			
Front - 50' or 40' (Bldg. over 30' ht. on arterial St.			
- 20' (Bldg. less 30' ht. on arterial St.			
Side - 0', 20' adjacent to street			
Rear - 0', 20' adjacent to street			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 45'			
MAXIMUM FLOOR AREA RATIO			
FAR - 1.50			

Utilities

WATER: CITY OF RIVERSIDE WATER
3750 UNIVERSITY AVE. 3RD FLOOR
RIVERSIDE, CA 92501
(951) 962-5351

ELECTRICITY: SO. CAL. EDISON
P.O. BOX 6400
RANCHO CUCAMONGA, CA 91729
(909) 549-5345

SEWER: RWCCP
18511 CROWN ST.
RIVERSIDE, CA 92504
(951) 926-5311

CABLE TV: CHARTER COMMUNICATIONS
7337 CENTRAL AVE.
RIVERSIDE, CA 92504
(888) 434-2427

GAS: SOUTHERN CALIFORNIA GAS CO.
16231 VALLEY BLVD.
FONTANA, CA 92335
(800) 427-2200

Project Information/Building Data

Zoning

EXISTING - HANDICAP BUSINESS PARK
INDUSTRIAL PARK (IP)

General Plan

EXISTING - (B/UP) BUSINESS/OFFICE PARK
Planning Dept Case #

Property owner

RCI M & N PARTNER
C/O DANIEL A. WITLER, GENERAL PARTNER
1450 IOWA AVE. STE. 220
RIVERSIDE, CA 92507
PHONE: (949) 632-3691

Applicant's representative

HPA INC.
18831 BARDEEN AVE. STE. # 100
IRVINE, CA 92612
TEL: 949-853-2137
FAX: 949-853-0851
ATTN: ALAN SANDOVAL

Address of the property

SOUTHEAST CORNER OF MARLBOROUGH AVE AND NORTHGATE ST.

Assessor's Parcel Number

249-070-011

Aerial Map



18831 bardeen avenue - ste. #100
Irvine, ca
92612
tel: 949-853-1770
fax: 949-853-0851
email: hpa@hpaarch.com

Owner:

MS NORTHGATE LLC

101 HODENAMP ROAD
SUITE 200
THOUSAND OAKS, CA 90703
TEL: (805) 494-1226

Project:

MARLBOROUGH AVE.
& NORTHGATE ST.

RIVERSIDE, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: Overall Site Plan

Project Number: 16065
Drawn by: A.D.
Date: 3/31/16
Revision:

Sheet:

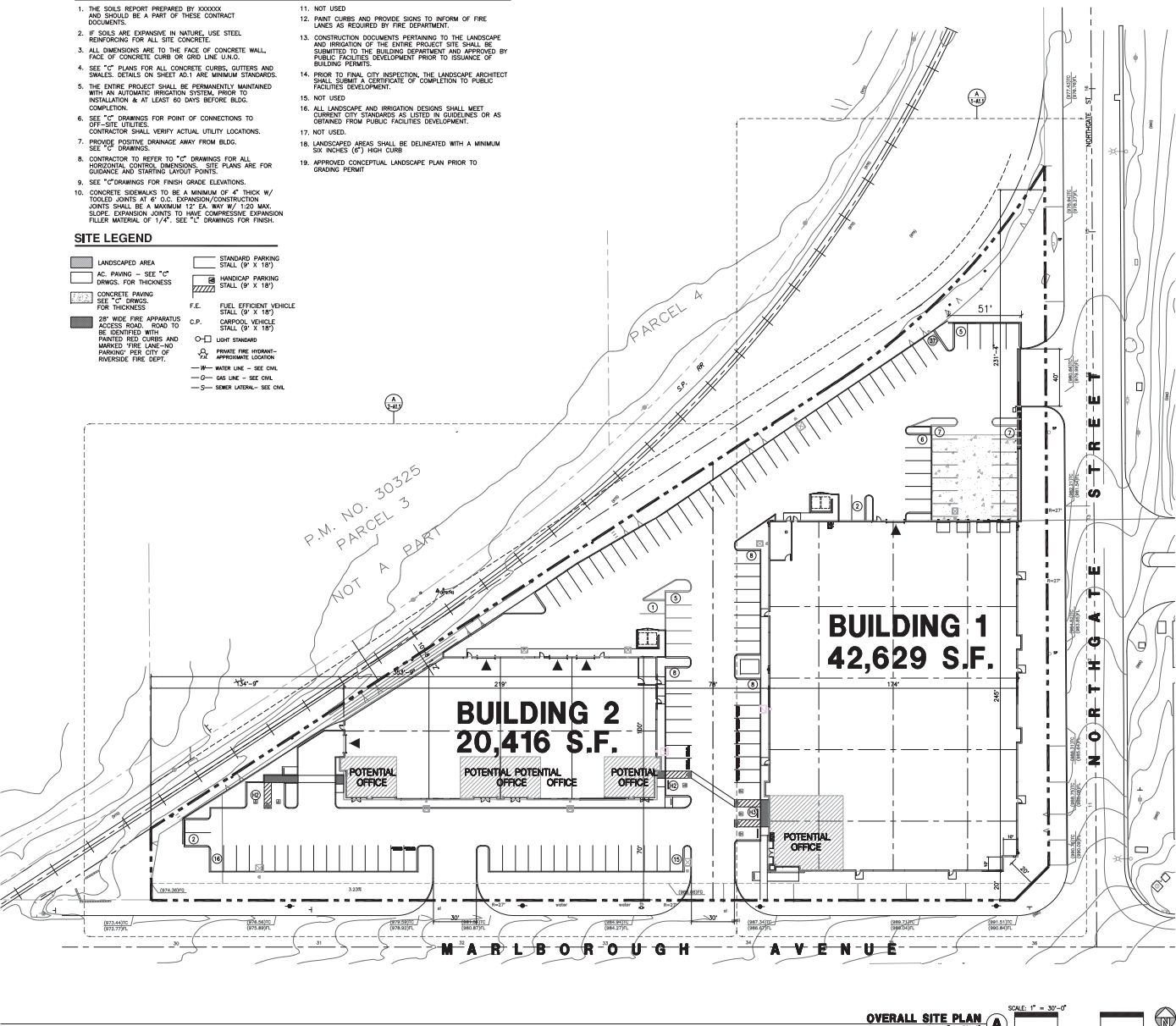
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SITE PLAN GENERAL NOTES

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- SEE "C" PLANS FOR ALL CONCRETE CURBS, OUTTERS AND SINKS. DETAILS ON SHEET A-1. MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUTS. PLANTS ARE FOR CONFORMANCE AND STARTING LAYOUTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" MAX. W/ 1:2.0 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "C" DRAWINGS FOR FINISH.
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- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- LANDSCAPED AREA
- AC. PAVING - SEE "C" DRWG. FOR THICKNESS
- CONCRETE PAVING - SEE "C" DRWG. FOR THICKNESS
- 20" WIDE FIRE APPARATUS ACCESS ROAD. ROAD TO BE IDENTIFIED WITH PAINTED RED CURBS AND MARKED "FIRE LANE-NO PARKING" PER CITY OF RIVERSIDE FIRE DEPT.
- STANDARD PARKING STALL (9' X 18')
- HANDICAP PARKING STALL (9' X 18')
- FUEL EFFICIENT VEHICLE STALL (9' X 18')
- C.P. CARPOOL VEHICLE STALL (9' X 18')
- LIGHT STANDARD
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- WATER LINE - SEE CHIL
- GAS LINE - SEE CHIL
- SEWER LATERAL - SEE CHIL



Tabulation

	BLDG. 1	BLDG. 2	TOTAL
SITE AREA			
In s.f.			161,570 s.f.
In acres			3.71 ac
BUILDING AREA			
Office	5,000	4,000	9,000 s.f.
Manufacturing (40%)	15,052	6,566	21,618 s.f.
Warehouse (60%)	22,577	9,850	32,427 s.f.
TOTAL	42,629	20,416	63,045 s.f.
COVERAGE			39.0%
AUTO PARKING REQUIRED			
Office: 1/250 s.f.	20	16	36 stalls
Manuf: 1/350 s.f. (50%)	44	19	63 stalls
Whse: 1/1000 s.f. (50%)	23	10	33 stalls
TOTAL	87	45	132 stalls
AUTO PARKING PROVIDED			
Standard (9' x 18')	87	50	137 stalls
ZONING ORDINANCE FOR CITY			
Zoning Designation - Business & manufacturing and Park zone (BMP)			
SETBACKS			
Front - 50' or 40' (Bldg. over 30' ht. on arterial St.			
- 20' (Bldg. less 30' ht. on arterial St.			
Side - 10' or 20' adjacent to street			
Rear - 0, 20' adjacent to street			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 45'			
MAXIMUM FLOOR AREA RATIO			
FAR - 1.50			

Utilities

WATER: CITY OF RIVERSIDE WATER
3750 UNIVERSITY AVE. 3RD FLOOR
RIVERSIDE, CA 92501
(951) 962-5201

ELECTRICITY: SO. CAL EDISON
P.O. BOX 6400
RANCHO CUCAMONGA, CA 91729
(909) 549-5345

SEWER: RWCCP
1801 N. G ST.
RIVERSIDE, CA 92504
(951) 826-5311

CABLE TV: CHARTER COMMUNICATIONS
7337 CENTRAL AVE.
RIVERSIDE, CA 92504
(888) 434-2427

GAS: SOUTHERN CALIFORNIA GAS CO.
16231 VALLEY BLVD.
FONTANA, CA 92335
(951) 827-2200

PHONE: AT&T
3502 TYLER ST
RIVERSIDE, CA 92503
(951) 363-0460

Project Information/Building Data

Zoning
EXISTING - MANUFACTURING PARK (MP)
INDUSTRIAL PARK (IP)

General Plan
EXISTING - (B/UP) BUSINESS/OFFICE PARK
Planning Dept Case #

CONSTRUCTION TYPE
OCCUPANCY
5-1/8 STORY
AUTOMATIC FIRE SPRINKLER
EXISTING - YES
FLOOR IN EXIST. CEILING MIN. 24' F.F.F.
YES FOR NEW BLDG. CEILING MIN. 24' F.F.F.
FLOOR IN EXIST. CEILING MIN. 24' F.F.F.
MAXIMUM TRAVEL DISTANCE TO EXIT=400'

Property owner
RCI M & N PARTNER
C/O DANIEL A. WINTER, GENERAL PARTNER
1450 IOWA AVE. STE. 200
THOUSAND OAKS, CA 91320
PHONE: (949) 632-3691

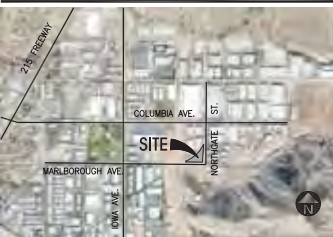
Applicant
SLAG DEVELOPMENT INC.
101 HODENKAMP RD. STE. 200
THOUSAND OAKS, CA 91320
PHONE: (805) 494-7704
FAX: (805) 494-1206
CONTACT: MOSHE SLAGI

Applicant's representative
HPA INC.
18331 BARDEEN AVE. STE. # 100
IRVINE, CA 92612
TEL: 949-853-2137
FAX: 949-853-0851
ATTN: ALAN SANDOVAL

Address of the property
SOUTHEAST CORNER OF MARLBOROUGH AVE AND NORTHGATE ST.

Assessor's Parcel Number
249-070-011

Aerial Map



18331 bardeen avenue - ste. #100
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email: hpa@hpaarch.com

Owner:
MS NORTHGATE LLC

101 HODENKAMP ROAD
SUITE 200
THOUSAND OAKS, CA 91320
TEL: (805) 494-1226

Project:
MARLBOROUGH AVE.
& NORTHGATE ST.

RIVERSIDE, CA

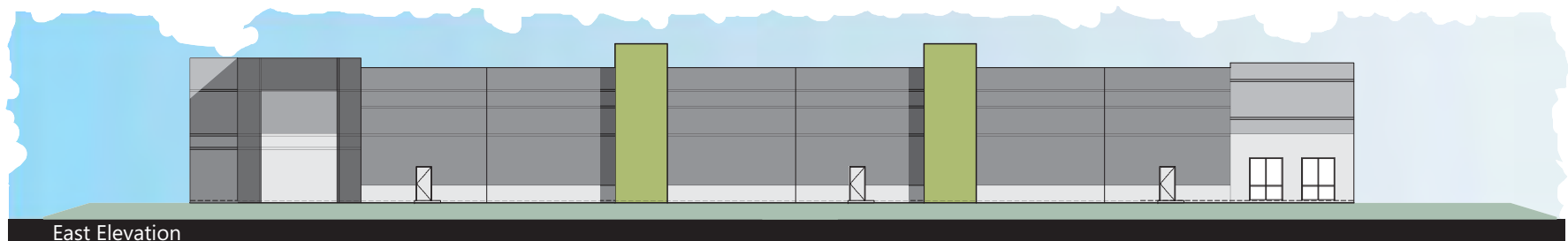
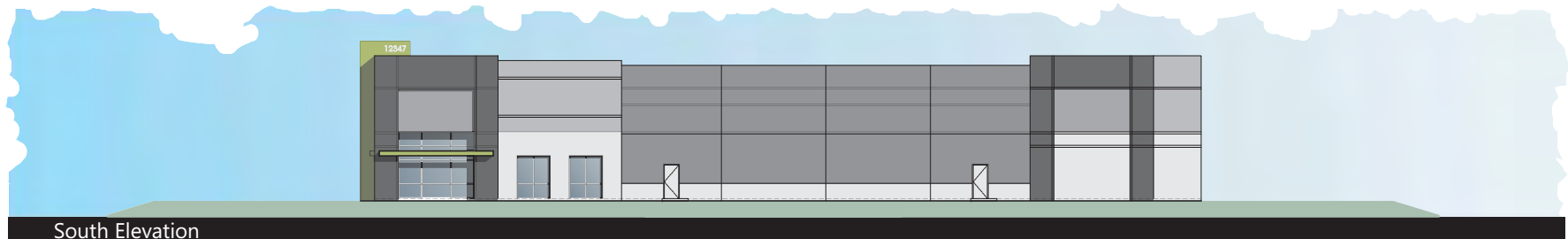
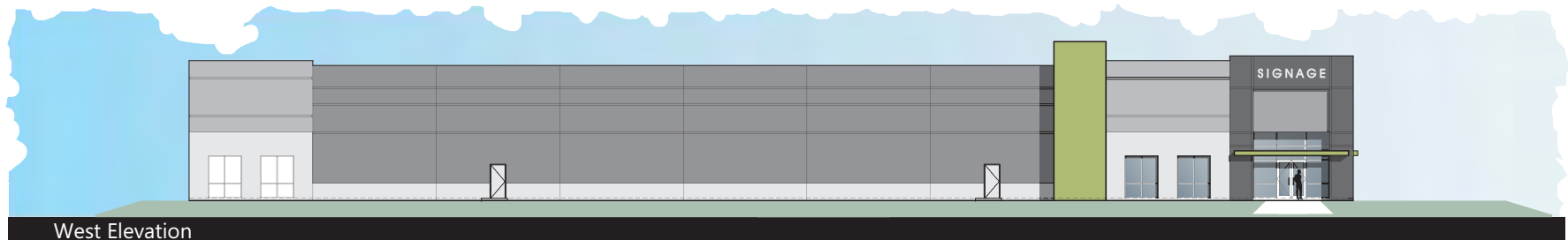
Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: Overall Site Plan

Project Number: 16065
Drawn by: A.D.
Date: 3/31/16
Revision:

Sheet:

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MARLBOROUGH AVE. & NORTHGATE ST.

CITY OF RIVERSIDE, CA

SILAGI DEVELOPMENT
and
MANAGEMENT, INC.

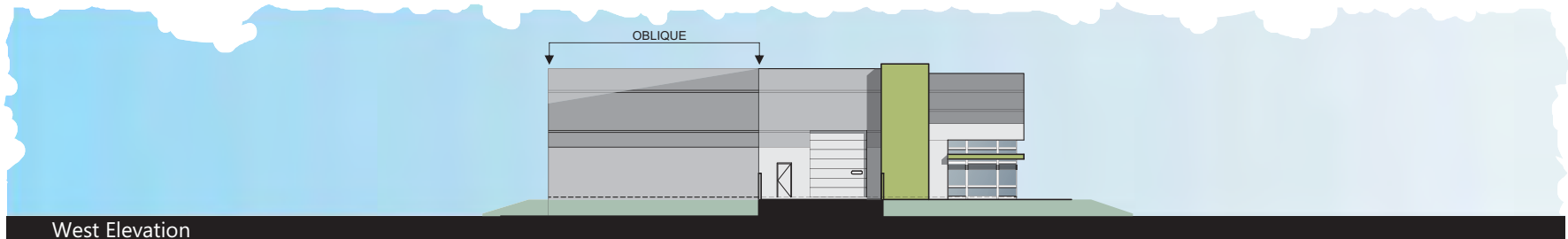
Job No. 16065.00

CONCEPTUAL COLORED ELEVATIONS - BUILDING 1

06.22.2016



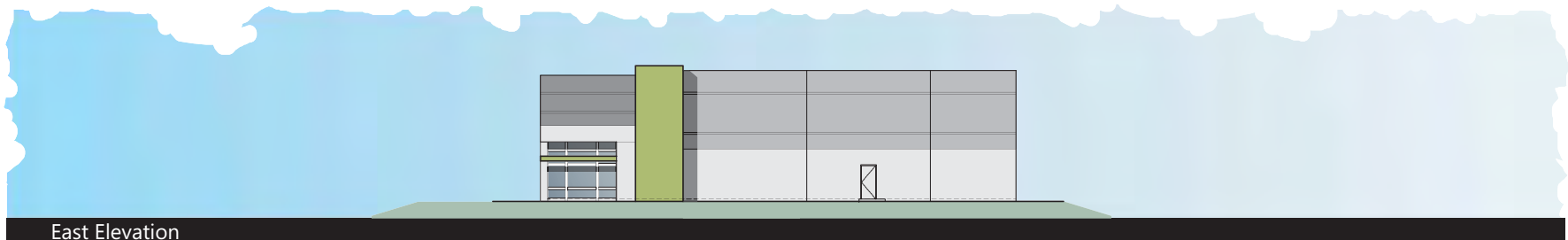
North Elevation



West Elevation



South Elevation



East Elevation



MARLBOROUGH AVE. & NORTHGATE ST.

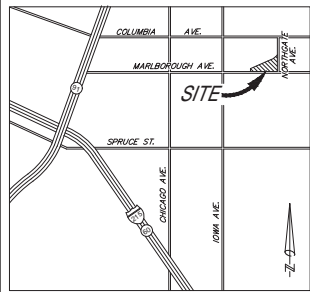
CITY OF RIVERSIDE, CA

SILAGI DEVELOPMENT
and
MANAGEMENT, INC.

Job No. 16065.00

CONCEPTUAL COLORED ELEVATIONS - BUILDING 2

05.03.2016



VICINITY MAP
NOT TO SCALE
THOMAS GUIDE PG. 716, PORT. GRID H-5 & H-6

OWNER/APPLICANT

SILAGI DEVELOPMENT, INC.
MS NORTHGATE, LLC
101 HODGENCAMP RD
THOUSAND OAKS, CA 91380
TEL: (805) 494-7204

ENGINEER

SDH & ASSOCIATES, INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CA 92507
VOICE: (951) 683-3691
FAX: (951) 788-2314

ASSESSOR'S PARCEL NO.

249-070-011

PROJECT INFO

AREA OF SITE = 161,289 SF (3.70 AC)
LANDSCAPE AREA = 77,143 SF (1.75 AC)
TOTAL BUILDING AREA = 63,045 (1.45 AC)
OFFICES = 7,000 S.F.
WAREHOUSE = 56,045 S.F.
BUILDING #1 = 42,629 S.F.
BUILDING #2 = 30,416 S.F.
MAX. FLOOR AREA RATIO (F.A.R.) = 1.50
* SITE PLAN INFO SHOWN HEREON IS PROPOSED PER P16-0784

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 6/44 SB
SUBDIVISION NAME: EAST RIVERSIDE LAND CO SUB
LOT/PARCEL: 19

SCHOOL DISTRICT

RIVERSIDE UNIFIED SCHOOL DISTRICT

UTILITY PURVEYORS

WATER.....CITY OF RIVERSIDE
GAS.....SO. CALIF. GAS
ELECTRICAL.....CITY OF RIVERSIDE
TELEPHONE.....PACIFIC BELL
SEWER.....CITY OF RIVERSIDE
CABLE.....CHARTER COMMUNICATION

ZONING AND LAND USE

EXISTING ZONING - BMP
PROPOSED ZONING - BMP

SURROUNDING LAND USE

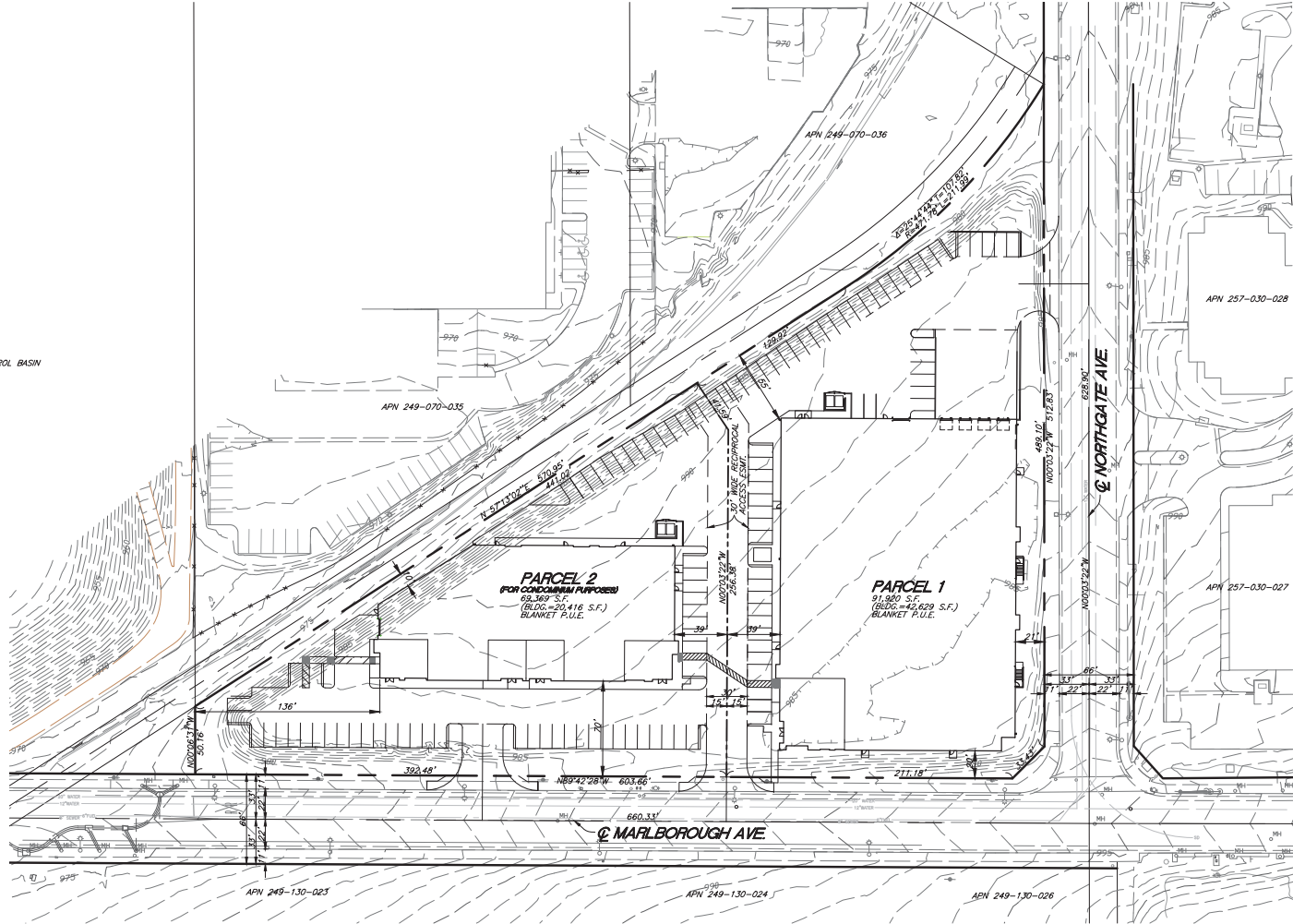
NORTH.....INDUSTRIAL
EAST.....INDUSTRIAL
SOUTH.....VACANT
WEST.....FLOOD CONTROL BASIN

SURROUNDING ZONING

NORTH.....BMP
EAST.....BMP
SOUTH.....BMP
WEST.....BMP

TENTATIVE PARCEL MAP NO 37244

PORT. SEC. 17, T.2S., R.4W., S.B.B.M.
JANUARY 2017



SCALE 1"=40'

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE
- EXISTING CONTOUR LINE
- PROPOSED PARCEL LINE

PROJECT NOTES

- PURSUANT TO SECTION 8762 OF THE PROFESSIONAL LAND SURVEYORS ACT IN CONFORMITY WITH THE PRACTICE OF LAND SURVEYING, ANY PARCEL SHALL REQUIRE THE FILING OF A RECORD OF SURVEY OR CORNER RECORD.
- TO THE BEST OF OUR KNOWLEDGE ALL EVIDENCE OF ABOVE GROUND UTILITIES ARE SHOWN HEREON. ANY UNDERGROUND UTILITIES ARE OBTAINED BY SEARCH OF AVAILABLE RECORDS. THE UTILITIES SERVING THE SUBJECT PROPERTY APPEAR TO ENTER VIA A PUBLIC RIGHT-OF-WAY.
- ACCESS TO THE SUBJECT PROPERTY VIA MARLBOROUGH AVENUE AND NORTHGATE AVENUE, BOTH BEING A PUBLIC RIGHT OF WAY.
- EACH PARCEL WILL BE SERVED BY ITS OWN DOMESTIC WATER, FIRE, LANDSCAPE, AND SEWER SERVICES.
- PARCEL 2 WILL ACCEPT DRAINAGE FROM PARCEL 1.
- PARCEL 2 CREATED FOR CONDOMINIUM PURPOSES

GENERAL NOTES

ZONING AND SETBACKS:
CURRENT ZONE: MP (MANUFACTURING PARK)
WITHIN HUNTER BUSINESS PARK SPECIFIC PLAN

CURRENT SETBACK REQUIREMENTS:

NORTHGATE STREET

FRONT: 40'

SIDE: 0' (20' IF ADJ. TO ST.)

REAR: 0'

PARKING REQUIREMENTS:
WAREHOUSE= ONE SPACE PER 1000 SQ. FT. OF GROSS FLOOR AREA.
MANUFACTURING= ONE SPACE PER 350 SQ. FT. OF GROSS FLOOR AREA.
OFFICE= ONE SPACE PER 250 S.F. OF OFFICE AREA.

COLUMBIA AVENUE
FRONT: 20' IF LANDSCAPING ONLY
50' IF PARKING IS COMBINED W/LANDSCAPING
SIDE: 0' (20' IF ADJ. TO ST.)
REAR: 0'

PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
RIVERSIDE, CALIFORNIA 92507
TEL: (951) 683-3691 FAX: (951) 788-2314

SCALE: 1"=40'

DATE: JANUARY 2017

BASED ON BEARINGS:

POINT ID: 18-53
1988 ELEVATION: 633.305
ADJUSTMENT YEAR: 1993

PK NAIL AND CITY ENGINEER TAG IN THE SWLY CORNER OF A CATCH BASIN ALONG THE ELY CURB OF IOWA AVE. AT THE SE CURB RETURN OF IOWA AVE. AND MARLBOROUGH AVE.

CITY OF RIVERSIDE

TENTATIVE PARCEL MAP 37244
MS NORTHGATE

1
OF
1
SHEETS