

Owner:



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

Project:

MS 215
BUSINESS
PARK

RIVERSIDE, CA

Consultants:

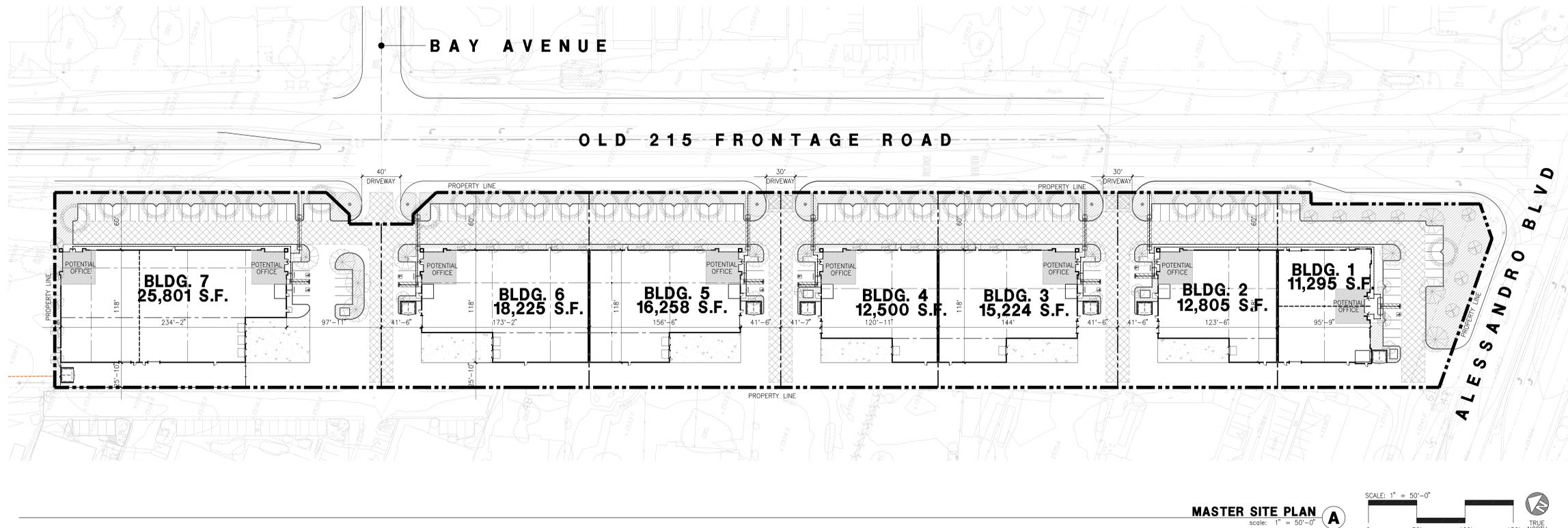
Civil: SDH
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER LANDSCAPE
Fire Protection: -
Soils Engineer: -

Title: Master site plan

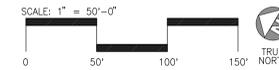
Project Number: 16129
Drawn by: NP
Date: 04/01/2019

Revision:

Sheet:



MASTER SITE PLAN
scale: 1" = 50'-0" A



VICINITY MAP



PROJECT INFORMATION

Owner / Applicant
SILAGI DEVELOPMENT
101 HODENCAMP ROAD
THOUSAND OAKS, CA 91360
PHONE: 805-402-4515
CONTACT: MOSHE SILAGI

Project Address
RIVERSIDE, CA

Construction Type
CONCRETE TILT-UP BUILDING

BUILDING OCCUPANCY : S-1 / B
CONSTRUCTION TYPE : III-B

ESFR SYSTEM

APN
263-100-021

Applicant Representative
HPA, INC.
18831 BARDEEN AVE. STE 100
IRVINE, CA 92612
PHONE: 949-862-2173
CONTACT: NANCY PARK

Code Analysis
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS

Zoning
BMP

TABULATION

	Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Subtotal	Street	Total
SITE AREA										
in s.f.	38,527	33,729	37,910	33,204	40,459	42,491	67,552	293,872	13,927	307,799 s.f.
in acres	0.9	0.8	0.9	0.8	0.9	1.0	1.6	6.7	0.3	7.1 ac
BUILDING AREA										
Office	1,200	1,000	1,000	1,000	1,000	1,000	2,500	8,700		8,700 s.f.
Warehouse	10,095	11,805	14,224	11,500	15,258	17,225	23,301	103,408		103,408 s.f.
TOTAL	11,295	12,805	15,224	12,500	16,258	18,225	25,801	112,108		112,108 s.f.
COVERAGE	29.3%	38.0%	40.2%	37.6%	40.2%	42.9%	38.2%	38.1%		36.4%
CLEAR HEIGHT	18'	18'	22'	18'	22'	22'	24'			
BUILDING HEIGHT	24'	24'	28'	24'	28'	28'	30'			
AUTO PARKING REQUIRED										
Office: 1/250 s.f.	5	4	4	4	4	4	10	35		35 stalls
Warehouse: 1/1,000 s.f.	11	12	15	12	16	18	24	108		108 stalls
TOTAL	16	16	19	16	20	22	34	143		143 stalls
AUTO PARKING PROVIDED										
Standard (9' x 18')	18	15	18	15	20	20	34	140		140 stalls
Standard Accessible (9' x 18')	0	0	0	0	0	0	1			1 stalls
Van Accessible (12' x 18')	1	1	1	1	1	1	1			7 stalls
TOTAL	19	16	19	16	21	21	36	148		148 stalls
MAXIMUM FLOOR AREA RATIO	FAR - 0.60									
MAXIMUM BUILDING HEIGHT ALLOWED	Height - 45'									
ZONING ORDINANCE FOR CITY	Zoning Designation - BMP									

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5'-6"x3'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- TRASH ENCLOSURE PER CITY STANDARD.
- APPROXIMATE LOCATION OF TRANSFORMER.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST *6 DIA. U.N.O. 42" H.
- DESIGNATED SMOKING AREA.
- LANDSCAPE: ALL LANDSCAPE AREAS INDICATED BY SHADING.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 8' HIGH METAL FENCE.
- 42" HIGH CONCRETE GUARDWALL.
- TRUNCATED DOME.
- EMPLOYEE BREAK AREA.
- EXTERIOR BIKE RACK.

SITE LEGEND

- CONCRETE PAVING
SEE "C" DRWS. FOR THICKNESS
- ASPHALT CONCRETE PAVING
SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING
STALL (9' X 18')
- DISABLED PARKING
STALL (9' X 18')
+ 5' W/ ACCESSIBLE AISLE
- DISABLED PARKING (VAN)
STALL (12' X 18')
+ 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 26" FIRE WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING 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, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- 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 LAYOUT POINTS.
- 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' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- 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.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- ALL GROUND MOUNTED UTILITY STRUCTURES SUCH AS TRANSFORMERS, HVAC EQUIPMENT AND BACK FLOW PREVENTION VALVES SHALL BE LOCATED OUT OF VIEW FROM A PUBLIC STREET OR ADEQUATELY SCREENED THROUGH THE USE OF LANDSCAPING AND/OR MASONRY WALLS.