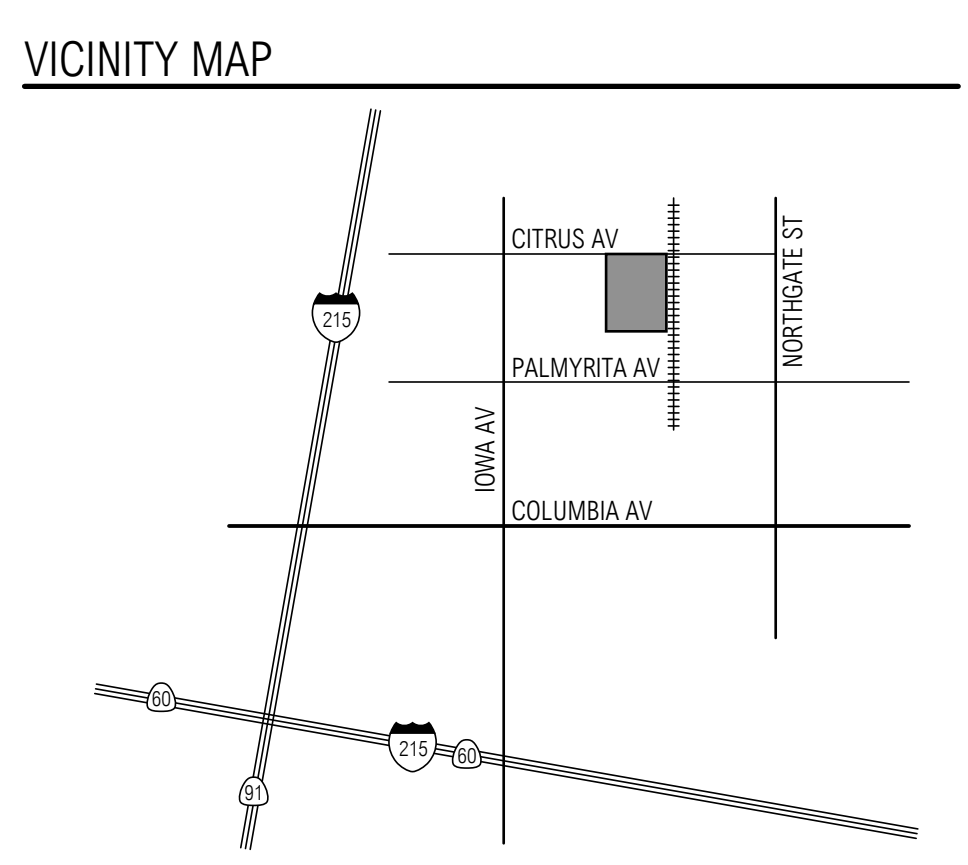


- GENERAL NOTES**
1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF RESOLUTION 16792 HUNTER BUSINESS PARK.
 2. THE PROJECT IS WITHIN AREA 3 INDUSTRIAL PARK DISTRICT OF THE SPECIFIC PLAN AND IS ZONED MP - MANUFACTURING PARK.
 3. DEVELOPED AREAS OF THE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 4. THE FINAL LOCATION OF ELECTRICAL TRANSFORMERS SHALL BE SHOWN ON THE FINAL PLANS. THEY SHALL BE SCREENED FROM PUBLIC VIEW TO THE SATISFACTION OF THE PLANNING DEPARTMENT.
 5. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
 6. ONSITE FIRE HYDRANTS WILL BE INSTALLED PER THE REQUIREMENTS OF THE CITY OF RIVERSIDE FIRE DEPARTMENT.



SITE PLAN
SCALE: 1" = 40'-0"

- KEYNOTES**
1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
 2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL INTERIOR PERIMETERS.
 3. PAINTED CONCRETE TRASH AND RECYCLE BIN ENCLOSURE MIN. 6'-0" HIGH.
 4. TYPICAL STANDARD PARKING STALL MIN. 9' X 18' - STRIPE PER STANDARDS.
 5. 8'-0" PAINTED STEEL TUBULAR FENCE.
 6. 8'-0" VINYL COATED CHAIN LINK GATE. ALL SITE GATES WILL HAVE KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS.
 7. ACCESSIBLE BUILDING ENTRY WITH ADJACENT BICYCLE STALLS.
 8. CONCRETE PAVED TRUCK APRON.
 9. CONCRETE PAVED FORKLIIFT RAMP.
 10. AC PAVING.
 11. 48" HIGH DOCK LOADING DOOR.
 12. 12" W X 15" H GRADE LEVEL PAINTED ROLL-UP ACCESS DOOR.
 13. ON SITE ACCESSIBLE SIDEWALK AND CURB RAMPS. SIDEWALK TO BE MINIMUM 4' WIDE. CONCRETE PARKING BUMPERS TO BE PROVIDED IN FRONTING STALL TO PREVENT OVERHANGS.
 14. PROPOSED CURB CUT PER STANDARDS WITH DECORATIVE COLORED CONCRETE PAVING ON SITE.
 15. 8'-0" PAINTED CONCRETE SCREEN WALL WITH PAINTED STEEL PICKET GATE. ALL SITE GATES WILL HAVE KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS.
 16. 8'-0" PAINTED STEEL PICKET FENCE WITH ROLLING GATE. ALL SITE GATES WILL HAVE KNOX BOXES TO ALLOW FOR FIRE DEPARTMENT ACCESS.
 17. EXISTING ENCAPSULATED BRINE PIT.
 18. FUTURE TRUCK COURT IF TENANT PARKING DEMAND ALLOWS.
 19. 8'-0" PAINTED STEEL TUBULAR FENCE WITH CMU PILASTERS AT 50'-0" O.C.
 20. LANDSCAPED SLOPE EASEMENT.

PROJECT DATA - BUILDING A

SITE AREA:	290,039 SF
	6.59 AC
BUILDING AREA:	150,071 SF
PARKING REQUIRED:	
10,000 SF OFFICE (1/250 SF)	40 STALLS
140,071 SF WAREHOUSE (1/1000 SF)	140 STALLS
TOTAL STALLS	180 STALLS
PARKING PROVIDED:	180 STALLS

PROJECT DATA - BUILDING B

SITE AREA:	71,473 SF
	1.64 AC
BUILDING AREA:	31,702 SF
PARKING REQUIRED:	
7,500 SF OFFICE (1/250 SF)	30 STALLS
24,202 SF WAREHOUSE (1/1000 SF)	25 STALLS
TOTAL STALLS	55 STALLS
PARKING PROVIDED:	74 STALLS

PROJECT DATA - BUILDING C

SITE AREA:	72,707 SF
	1.67 AC
BUILDING AREA:	21,920 SF
PARKING REQUIRED:	
10,000 SF OFFICE (1/250 SF)	40 STALLS
21,920 SF WAREHOUSE (1/1000 SF)	22 STALLS
TOTAL STALLS	62 STALLS
PARKING PROVIDED:	62 STALLS

PROJECT DATA - BUILDING D

SITE AREA:	86,904 SF
	1.99 AC
BUILDING AREA:	41,890 SF
PARKING REQUIRED:	
5,000 SF OFFICE (1/250 SF)	20 STALLS
36,890 SF WAREHOUSE (1/1000 SF)	37 STALLS
TOTAL STALLS	57 STALLS
PARKING PROVIDED:	62 STALLS

PROJECT DATA - BUILDING E

SITE AREA:	87,642 SF
	2.01 AC
BUILDING AREA:	46,782 SF
PARKING REQUIRED:	
7,000 SF OFFICE (1/250 SF)	28 STALLS
39,782 SF WAREHOUSE (1/1000 SF)	40 STALLS
TOTAL STALLS	68 STALLS
PARKING PROVIDED:	70 STALLS

PROJECT DATA - TOTAL SITES

SITE AREA:	608,765 SF
	13.97 AC
BUILDING AREA:	292,365 SF
COVERAGE:	48.03 %
PARKING REQUIRED:	422 STALLS
PARKING PROVIDED:	448 STALLS
LANDSCAPE AREA:	64,483 SF
COVERAGE:	10.59%

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CD	BID	PC	DD	SD	MARK	DATE	DESCRIPTION
				11/08/05			SCHEMATIC DESIGN

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CHKD BY: DR
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