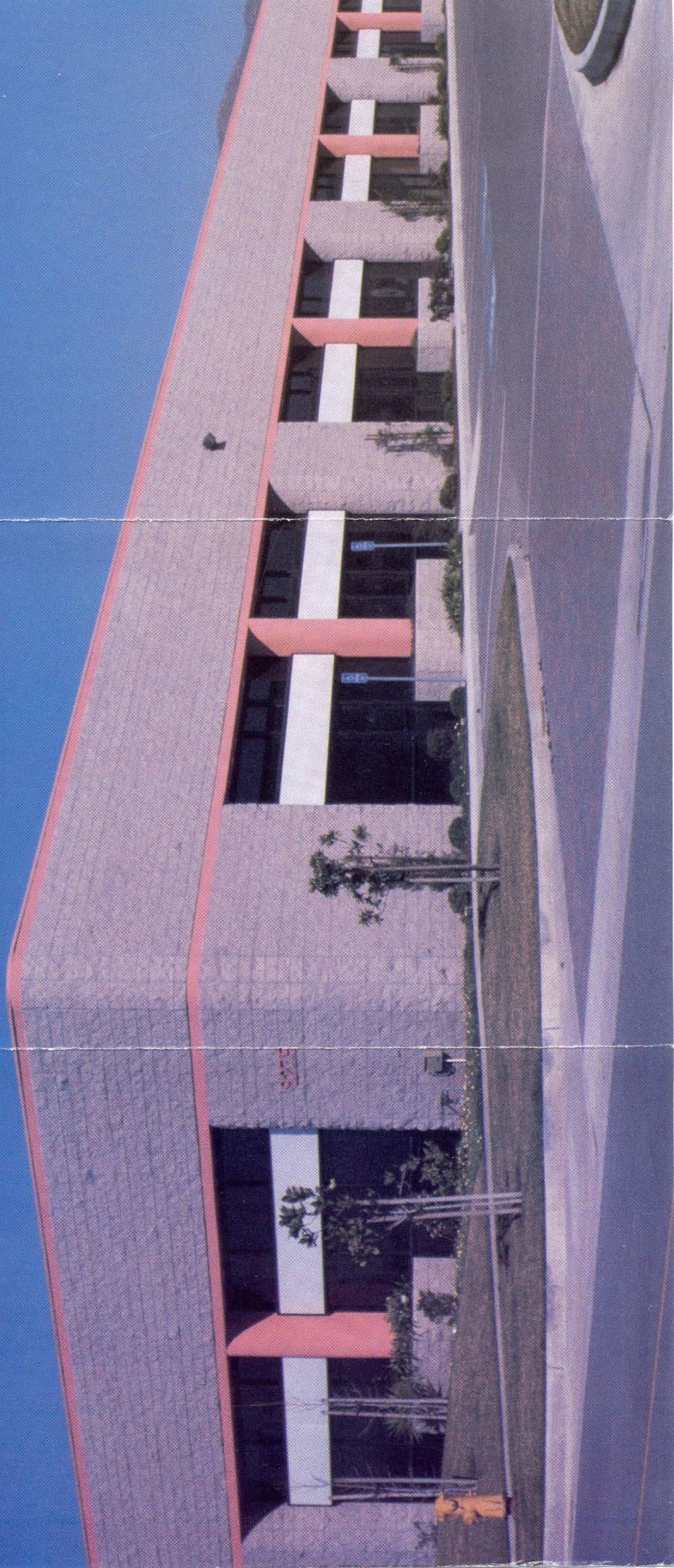


Brown & Hofmann - Architects



ORCO BUSINESS PARK



Orco Business Park a 46 acre master planned commercial development is located in the western part of Riverside near the intersection of Pomona (60) Freeway and the Devore (15) Freeway. This article discusses phase II of the development. Phases one and two are completed and phase three will start in the near future.

Phase II consists of four buildings constructed with 8 x 8 x 16 Grey Split Face Concrete Masonry Units. All walls are load bearing with two foot radius split face units at the corners. Each building has 15,600 square

feet of floor space and can be divided into increments of 1440 square feet. Each space has a 14' x 12' loading door and a clear ceiling height of 18'.

The split face masonry units provide a maintenance free exterior and aesthetics that will last forever providing the neighborhood with permanent beauty. This beauty combined with an excellent performance of reinforced concrete block in earthquakes and the natural fire resistance provides very economical structures. These buildings are shells only. Tenant improvement is provided as space is leased.

Owner:	Muth Development Co.
Architect:	Brown and Hofmann
Structural Engineer:	Noble R. Bussey
General Contractor:	Muth Development Co.
Mason Contractor:	Winegardner Masonry, Inc.
Block:	Orco Block Co., Inc.
Constructed:	1987
Building Size:	62,400 square feet
Exterior:	Load Bearing Grey Split Faced Concrete Block
Building Shell Cost:	\$1,355,000.00
Masonry Cost:	\$608,000.00
Masonry Cost per square foot of building:	\$9.75

Constructed by a signatory mason contractor using members of Bricklayers & Allied Craftsmen Union Locals 2, 13, 20 and 22.

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