

(PUBLIC RIGHT — OF — WAY)

KEY NOTES

- 1) 4" CMU BLOCK WALL WITH CAP
- 2) 6" CMU BLOCK WALL WITH CAP (PLASTER)
- 3) PAINTED BLACK 2" TUBULAR STEEL FENCE
- 4) PAINTED BLACK 6" METAL SLIDING GATES
- 5) PAINTED BLACK 6" TUBULAR STEEL FENCE
- 6) 6" CMU BLOCK

COLOR LEGEND

- 1) SPLIT FACE LIGHT CMU BLOCK WALL WITH CAP
- 2) SMOOTH DARK GRAY CMU BLOCK WALL



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Owner:



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Project:

MASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

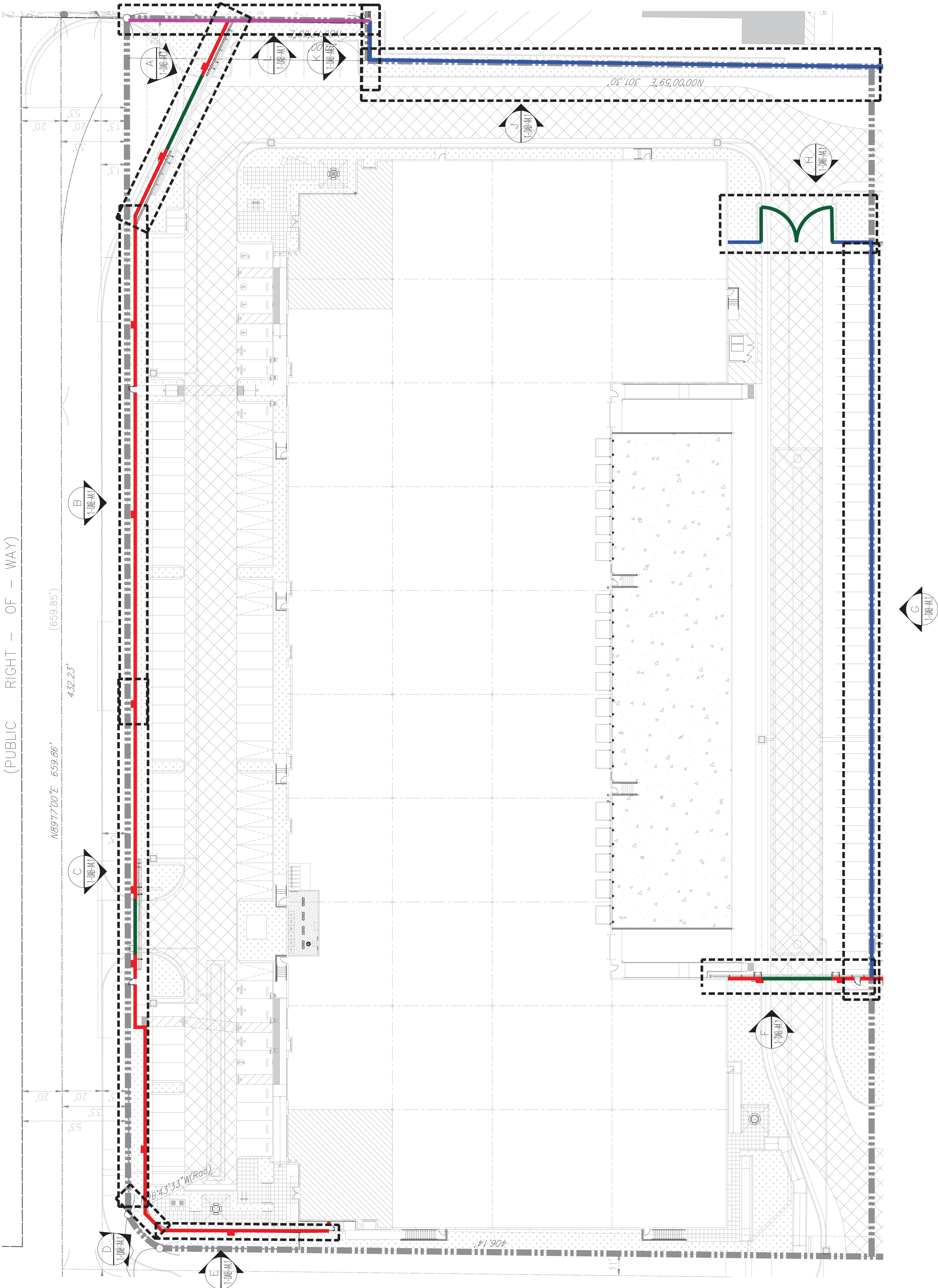
- CIVIL
 - STRUCTURAL
 - MECHANICAL
 - PLUMBING
 - ELECTRICAL
 - LANDSCAPE
 - FIRE PROTECTION
 - SOILS ENGINEER
- HUNTER

Title: KEYPLAN SCREENWALL

Project Number: 21074
Drawn by: AW
Date: 04/11/25
Revision:

Sheet:

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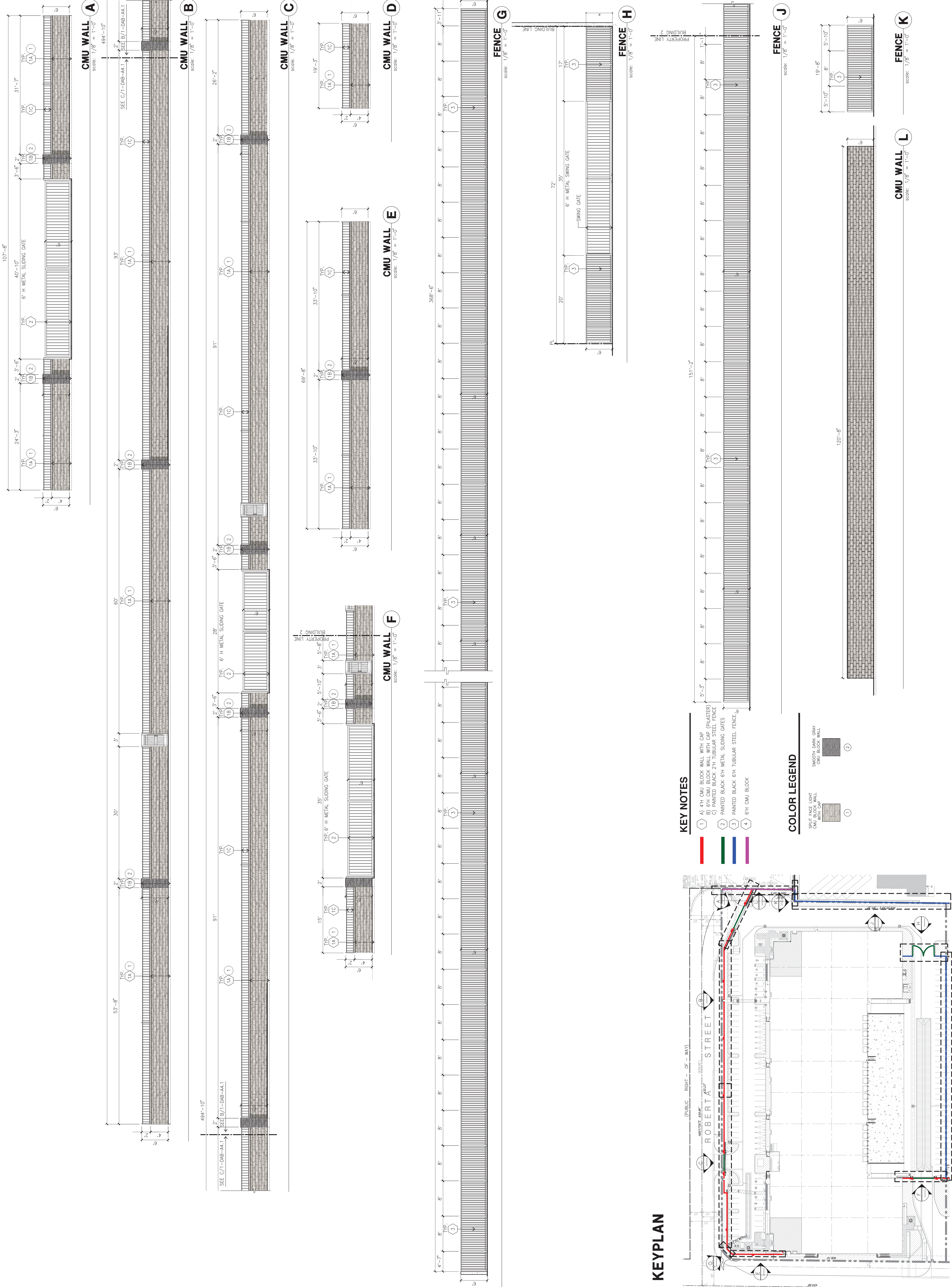
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HUNTER

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FENCE ELEVATIONS

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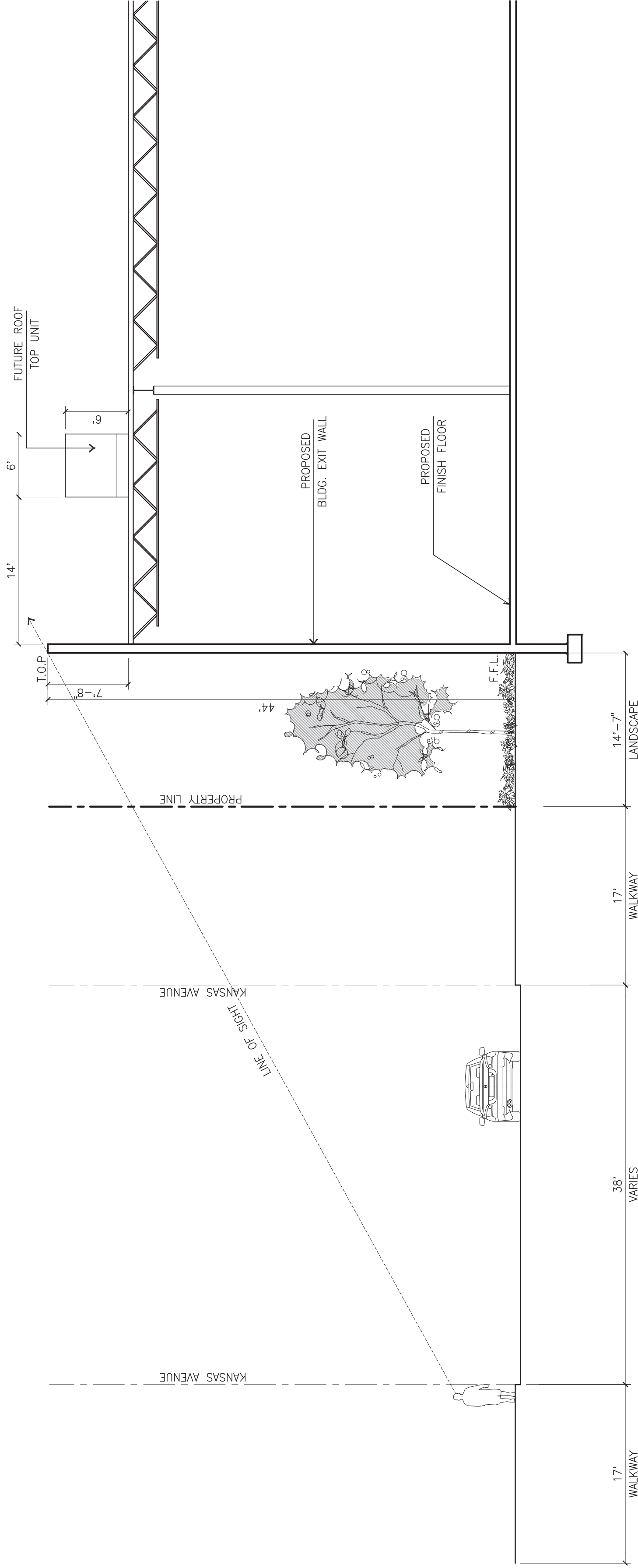
Title: SECTION SIGHT LINE STUDY

Project Number: 21074

Drawn by: AW

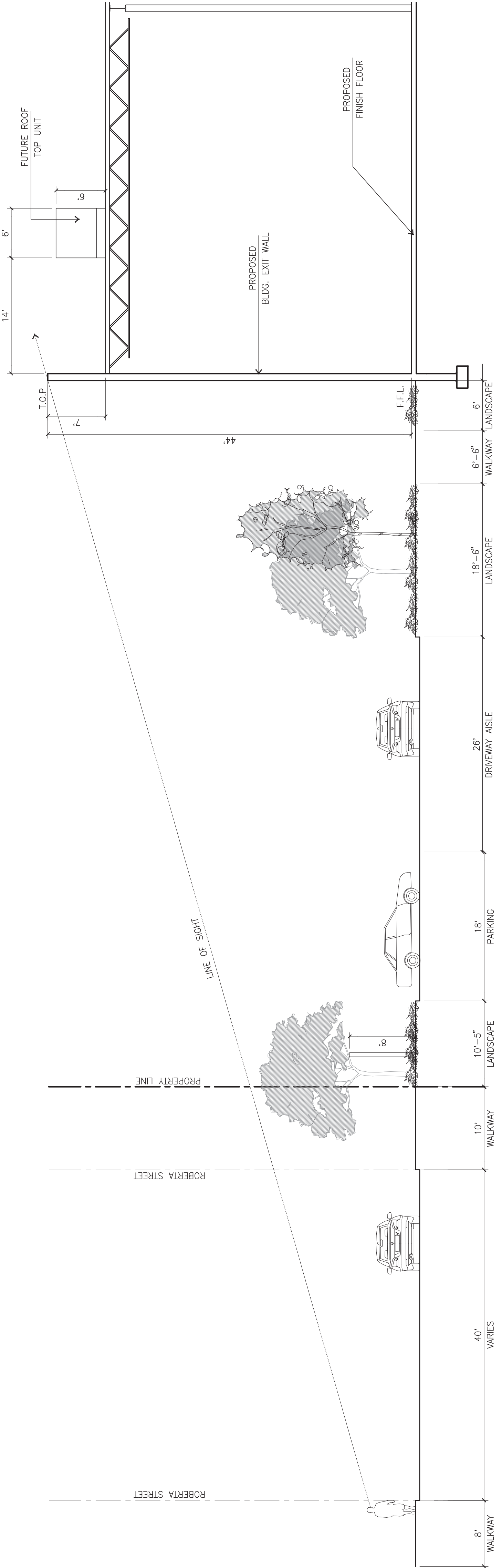
Date: 08/01/24

Revision:



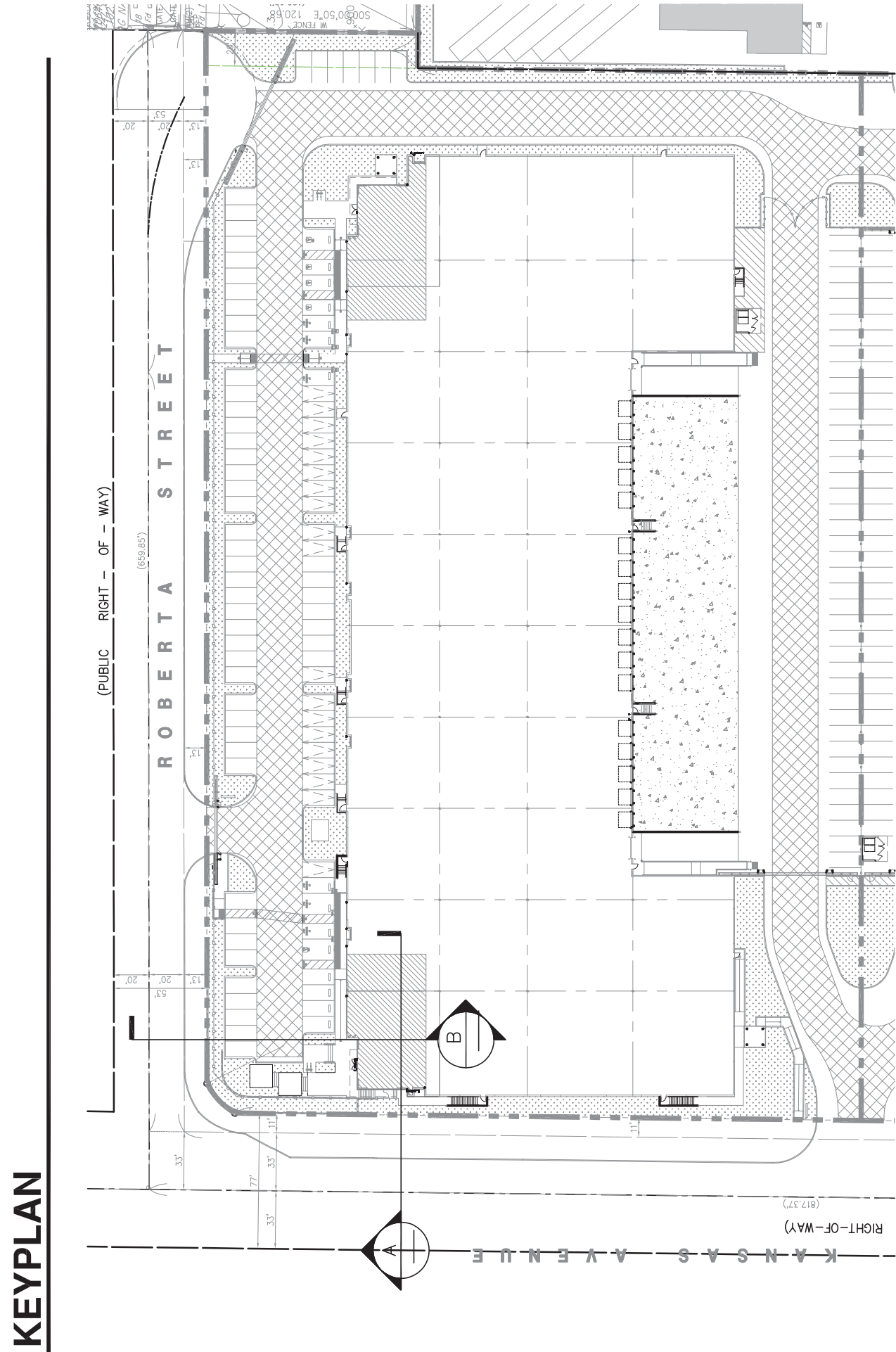
SECTION SIGHT LINE STUDY A

scale: 1/8" = 1'-0"

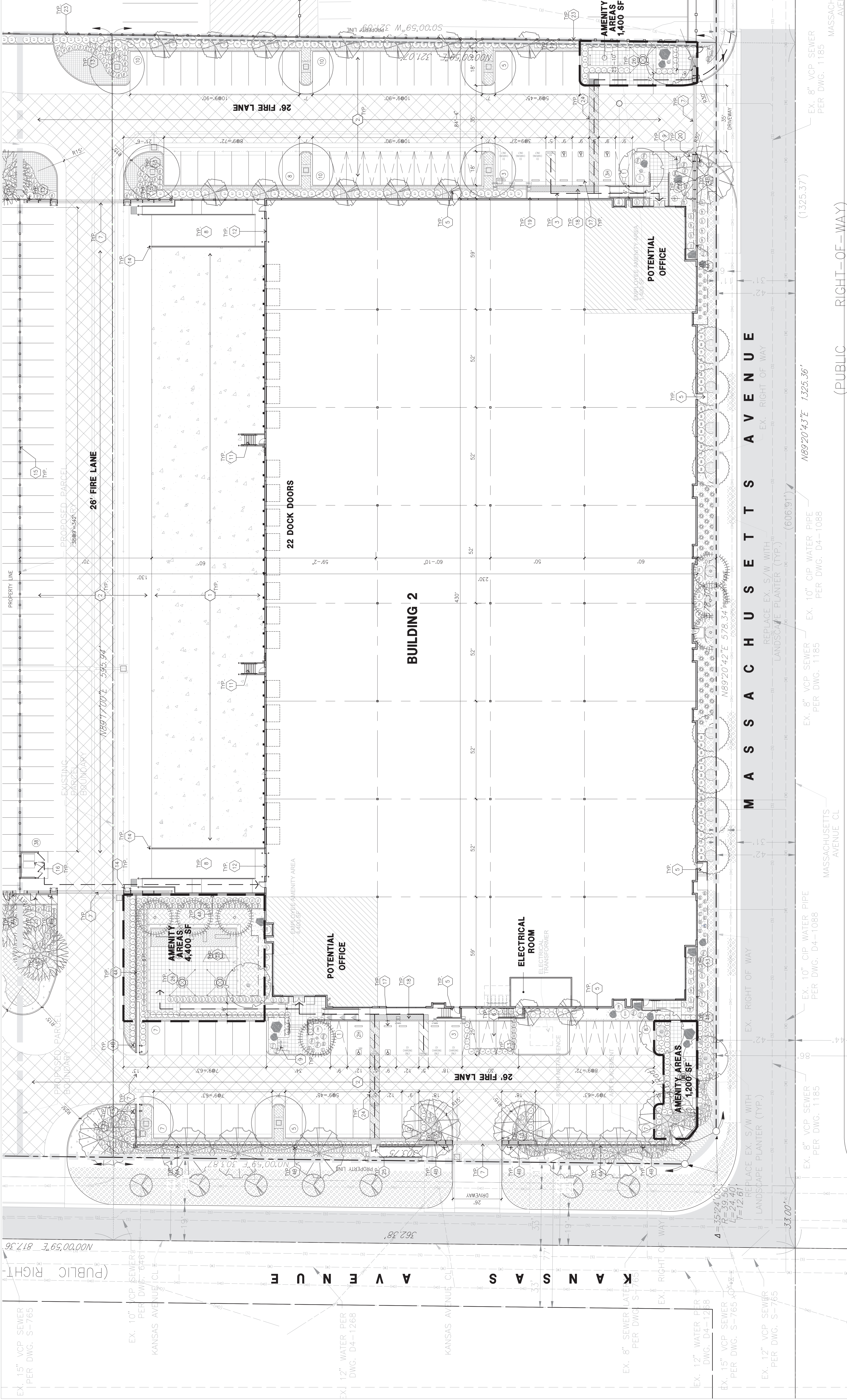


SECTION SIGHT LINE STUDY B

scale: 1/8" = 1'-0"



KEYPLAN



SITE PLAN KEYNOTES

1. HEAVY BROOM FINISH CONCRETE PAVEMENT.
2. ASPHALT CONCRETE (AC) PAVING.
3. CONCRETE WALKWAY, MEDIUM BROOM FINISH.
4. 4" DIA. BLOCK WALL WITH CAP + FENCE ON THE TOP
5. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
6. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
7. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
8. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
9. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
10. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
11. 6" DIA. BLOCK WALL WITH CAP (PLASTER)
12. 12" W/ 14" OVERHEAD DOOR @ DRIVE THRU.
13. ALL LANDSCAPE AREAS INDICATED BY SHADING.
14. CONC. FILLED GUARD POST *6 DIA. U.N.O. 4.2" H.
15. 6" TUBULAR STEEL FENCE.
16. TRASH ENCLOSURE. REFERS TO A0.7
17. PRE-CAST CONC. WHEEL STOP.
18. FRUNCAED DOME.
19. SMOKE'S TRASH POLE.
20. FUTURE MONUMENT SIGN.
21. ACCESSIBLE ENTRY SON.
22. ACCESSIBLE PARKING STALL SIGN.
23. 6" TUBULAR STEEL FENCE AT PROPERTY PERIMETER, OFFSET 6" FROM THE PROPERTY LINE.
24. 6" TUBULAR STEEL FENCE AT PROPERTY PERIMETER, OFFSET 6" FROM THE PROPERTY LINE.
25. 6" TUBE STEEL W/ CONC. FILLED STEEL GUARD POST.
26. COVERED BREAK AREA.

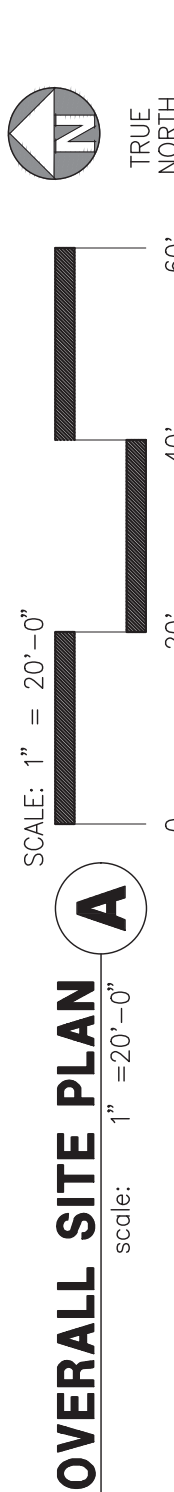
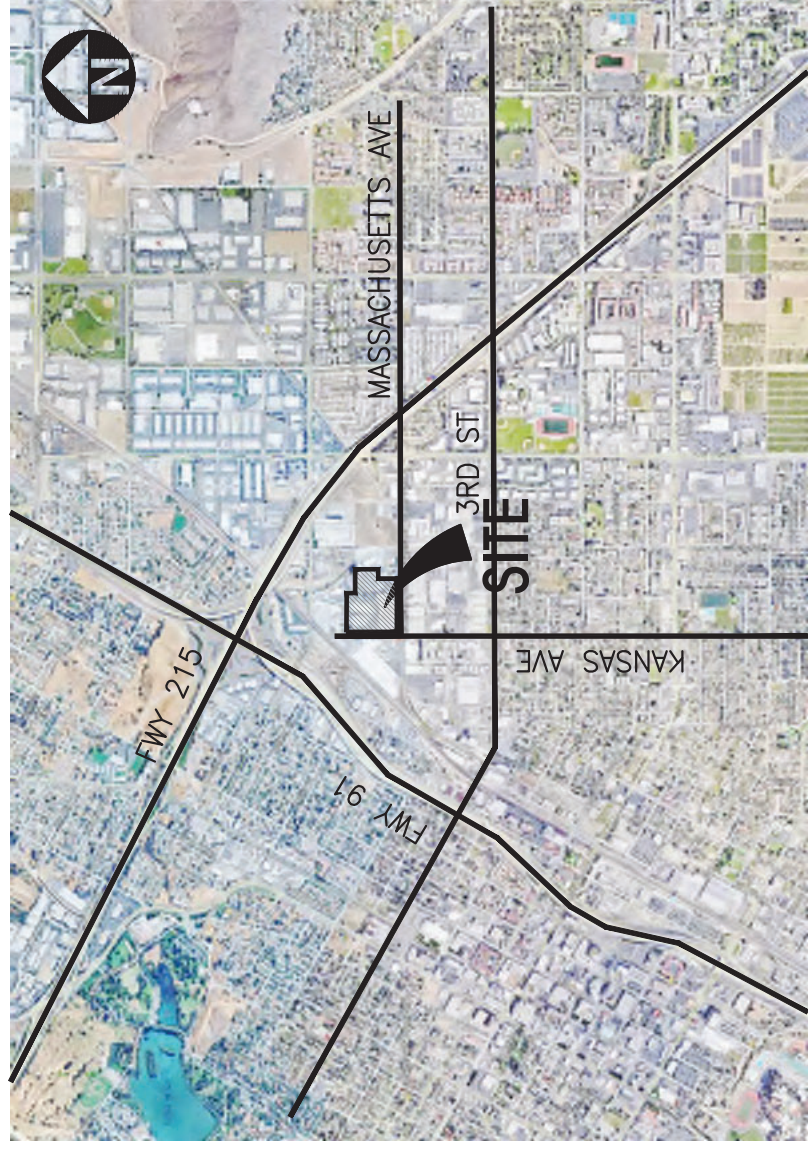
SITE PLAN GENERAL NOTES

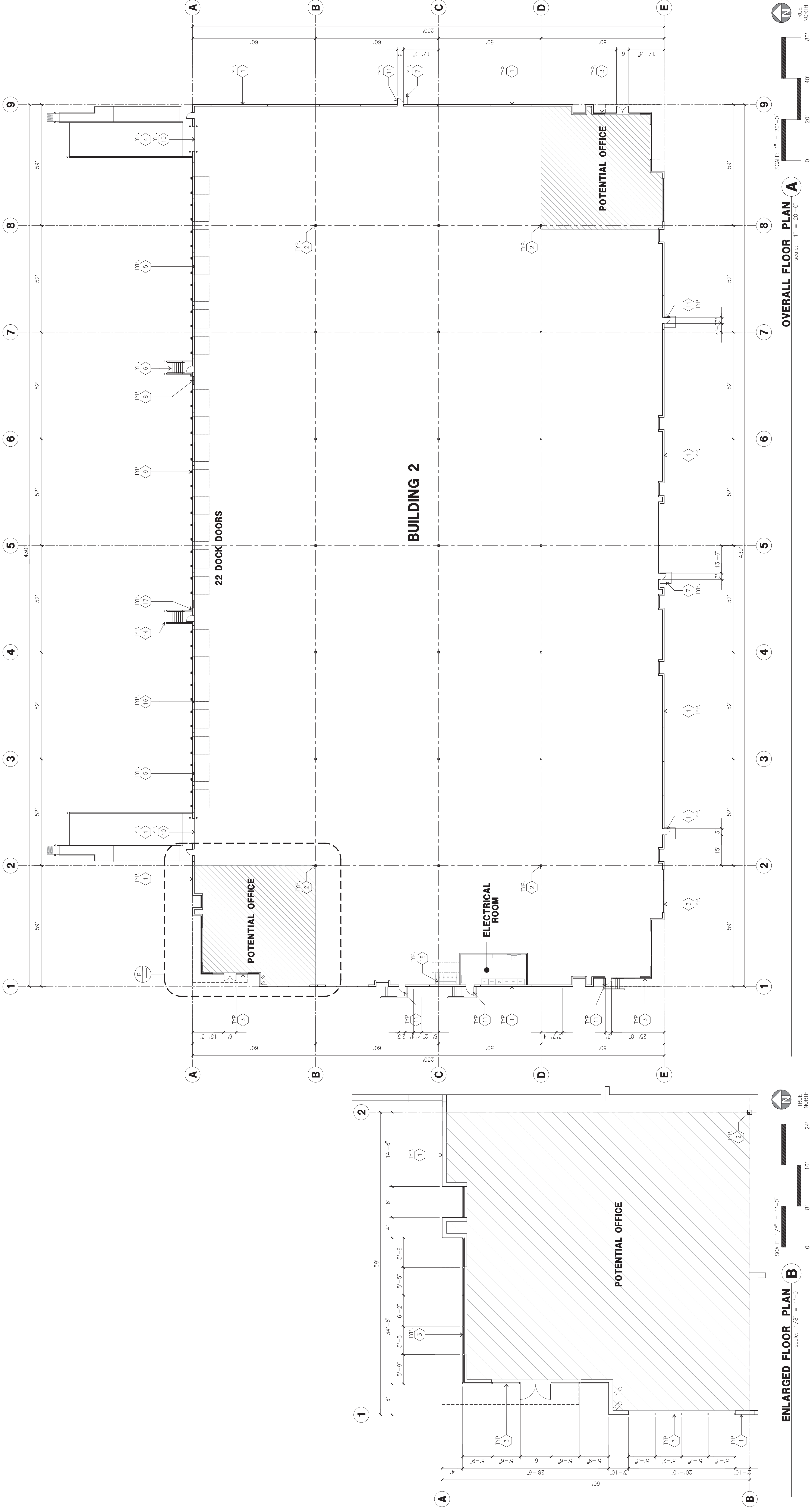
1. ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
2. SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
3. CONCRETE CURB OR GRID LINE U.N.O.
4. REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
8. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
9. DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6'.
11. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6'.
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SITE PLAN GENERAL NOTES

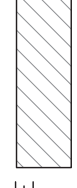
1. CONCRETE PAVING = RE. CIVIL
 2. DRAWINGS THICKNESS
 3. CONCRETE PARKING STALL
 4. ACCESSIBLE PARKING STALL
 5. 9'X18' + 5' W ACCESSIBLE AISLE
 6. VAN ACCESSIBLE
 7. 12'X18' + 5' W ACCESSIBLE AISLE
 8. FUTURE EV CHARGING STATION
 9. EV CHARGING STATION NEEDED
 10. 9' X 18'
 11. LIGHTING FIXTURE
 12. PROVIDE RED CURBS AND STORAGE
 13. LANDSCAPE
 14. PROPERTY LINE
 15. ACCESSIBILITY
 16. PATH OF TRAVEL
- NOTES:
1. DECORATIVE HARDSCAPE FINISH IS PROPOSED WHEN OFFERING PARKING AREAS, CROSS DRIVEWAYS, PARKING AREAS, OR LOADING AREAS.
2. GATES TO REMAINED OPEN DURING BUSINESS HOURS

AERIAL MAP





FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT.
1. FLOOR COMPACTION – 95%
 2. TRENCH COMPACTION – 80%
 3. BUILDING FLOOR SLAB:
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-96
 5. NOT USED
 6. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 7. FOR SLAB CURING, COORDINATE WITH THE OWNER.
 8. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAPPERED.
 9. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 10. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 11. NO FLY ASH IN THE CONCRETE
 12. WHERE  INDICATED, PROVIDE VAPOR BARRIER, CONCRETE SLAB OVER 2" SAND OVER 10MIL VISQUEEN, OVER 2" SAND, OVER COMPACT SOIL. ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 - CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VISQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLENE, CURING COMPOUND, OR RELEASE AGENTS.
 - CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 13. SEAL CONCRETE SLAB W/ "LAPDOLITH" SEALER

GENERAL NOTES-FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH FILE STORAGE WITH FIRE PROTECTION. ALL MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE ARE TO RECEIVE COAT OF WHITE TO COVER.
- F. SLOPE FOUR STRIP 1/2" TO EXTERIOR AT ALL WINDOOR EXITS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GROUNDLINE, OR FACE OF STUD UNO.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. PROVIDE PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN.
- K. ALL EQUIPMENT TO BE DAPPERED INCLUDING CARS AND TRUCKS.
- L. ALL EXIST. MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. 
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT".
- N. THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR: PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/4A-1 OFFICE SECTION.

KEYNOTES - FLOOR PLAN

- (1) CONCRETE TILT-UP PANEL
- (2) STRUCTURAL STEEL COLUMN
- (3) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- (4) CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL BLOW-UP AND WALL ON BOTH SIDE OF RAMP.
- (5) 81'-0" X 10' TRUCK DOOR, SECTIONAL O/H., STANDARD GRADE.
- (6) EXTERIOR CONCRETE STAIR
- (7) 5'-6"x6'-5"x4" THICK CONCRETE EXTERIOR LANDING AND TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOW FINISH. SLOPE TO BE DRAINAGE. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- (8) LOUVERED OPENING FOR VENTILATION.
- (9) DOCK DOOR BUMPER
- (10) 12' X 14' DRIVE THRU. SECTIONAL O/H., STANDARD GRADE.
- (11) 3"x7" HOLLOW METAL EXTERIOR MAN DOOR.
- (12) SOFFIT LINE ABOVE
- (13) ROOF HATCH ACCESS LADDER
- (14) CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H
- (15) INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
- (16) Z GUARD FOR ALL OVERHEAD DOORS
- (17) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
- (18) 6-SPACE BIKE RACK



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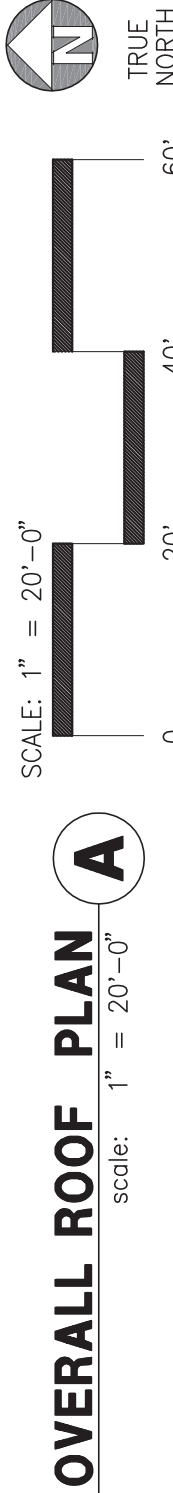
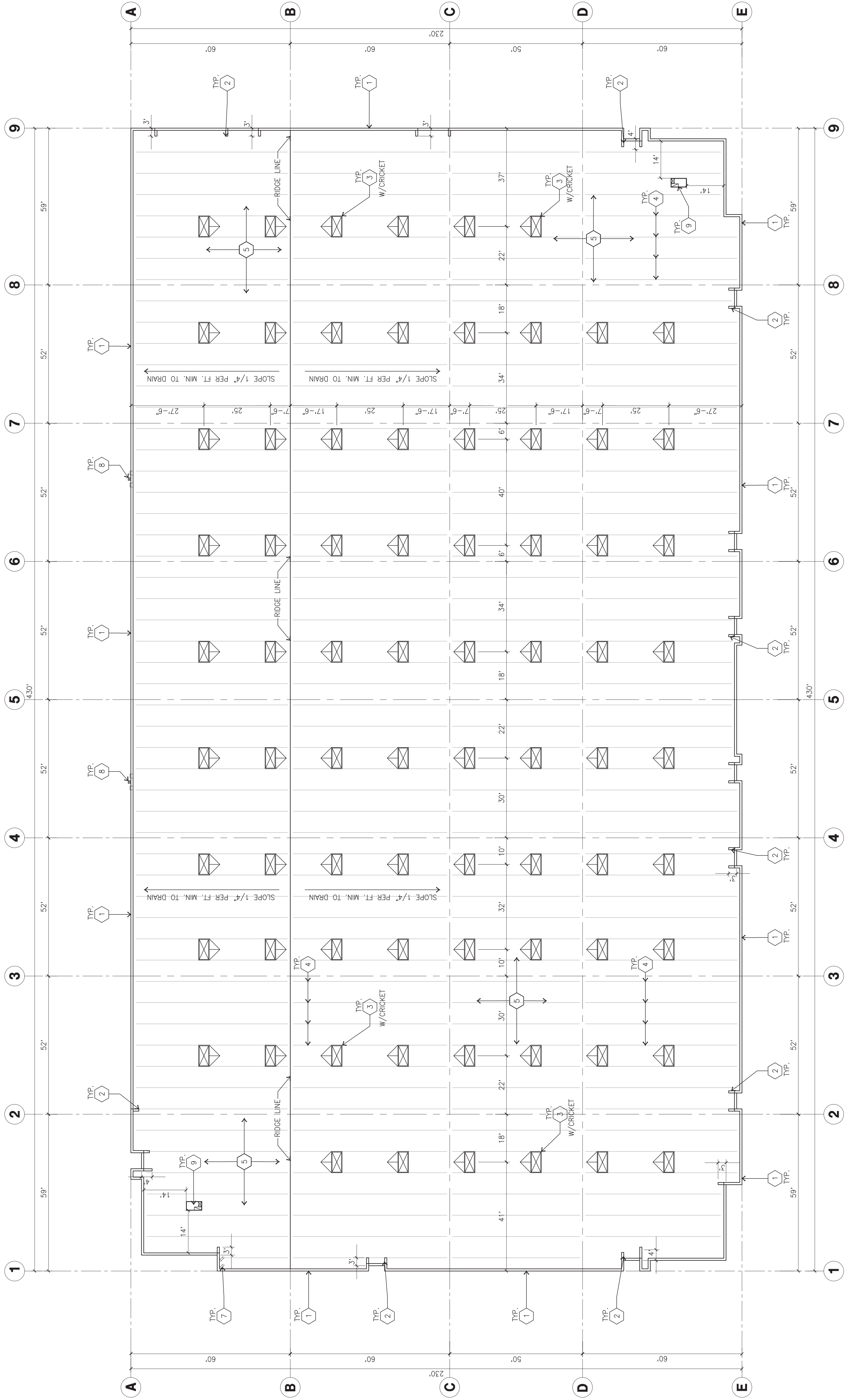
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- FIRE PROTECTION
- SOLSENGER

Title: OVERALL ROOF PLAN

Project Number: 21074
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ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET. SEE "S" DRAWINGS FOR THICKNESS
- 2 PARAPET RETURN
- 3 4X8 CURB MOUNTED SKYLIGHT.
- 4 STRUCTURAL JOIST. SEE "S" DRAWINGS.
- 5 PROVIDE CERTAINTED 4-PLY BUILT-UP ROOFING, OVER ROOF SHEATHING OVER ROOF FRAMING. U.N.O. 10 YEAR NO DOLLAR LIMIT WARRANTY AND 2 YEAR LABOR GUARANTEE
- 6 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 7 INTERIOR ROOF DRAIN WITH OVERFLOW INTERIOR DRAIN.
- 8 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
- 9 FUTURE ROOF TOP UNIT

ROOF PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, GRIDLINE, OR FACE OF STUD. (U.N.O.)
- B. VERIFY THAT ALL ROOF AREAS HAVE POSITIVE DRAINAGE(1/4" FT.) PRIOR TO ROOF INSULATION INSTALLATION.
- C. REFER TO "S" DRAWINGS FOR ROOF HEIGHT ELEVATIONS IN REGARDS TO ROOF DRAINAGE.
- D. CONTRACTOR TO VERIFY AND COORDINATE WITH ALL SUBCONTRACTORS, ALL LOCATIONS AND SIZES OF ROOF OPENINGS.
- E. FOR TYP. ROOF PENETRATIONS, SEE DETAIL S. D. 16/03.3 CONTRACTOR TO VERIFY ALL LOCATIONS WITH MECHANICAL AND PLUMBING DRAWINGS
- F. CONTRACTOR TO VERIFY ALL ROOF DRAIN DEPRESSIONS W/ "S" DRAWINGS.
- G. CONTRACTOR TO COORDINATE EXACT SKYLIGHT LOCATION W/ FIRE SPRINKLER AND ROOF FRAMING SUBCONTRACTORS. LOCATIONS ON DRAWINGS ARE APPROXIMATE.
- H. ALL SKYLIGHTS TO BE DESIGNED PER WIND SPEED DESIGN CRITERIA W/ STRONGER FRAMES, SUPPORTS AND DOMES. MANUFACTURER TO CONFIRM IN DRAWING.
- I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZ.
- J. PROVIDE SHAPED CRICKETS AS REQUIRED FOR PROPER ROOF DRAINAGE OF 1/4" PER FOOT (MIN).
- K. BUILT UP ROOFING TO BE DESIGNED FOR 1.90 AND TO BE A U.L. CLASS A ROOF. FLASHING: 60# TYPE 3MB MAPPED AP SHEET, U.L. TYPE 63 BAR.
- L. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. CONTRACTOR TO VERIFY FASTENING REQUIREMENTS FOR ALL ROOFING AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.

ROOF LEGEND

- 4' X 8' SKYLIGHT
SEE DETAIL S/D0.3
- ROOF HATCH
- FUTURE ROOF TOP UNIT
- BUILDING PARAPET LINE
- EXTERIOR DOWNSPOUT
W/ OVERFLOW SCUPPER
- INTERIOR ROOF DRAIN
W/ OVERFLOW SCUPPERS

SKYLIGHT CALCULATION

- PROJECT: CLEAR HEIGHT = 32 FT. CLEAR
- REQUIRED:
BUILDINGS FOOTPRINT = 97,700 S.F. / 91,700 S.F. WITHOUT OFFICE
SKYLIGHT REQUIRED = VOLUME OF BUILDING /9000 WITH AUTOMATIC SPRINKLER
3,126 400 C.F. / 9,000 S.F.= 347.37 S.F.
- PROVIDED:
SKYLIGHT REQUIRED = 2.5 % = 2,442.5 S.F. (76 SKYLIGHTS, 32 S.F. EA)
SKYLIGHT PROVIDED = 2.5 % = 2,442.5 S.F. (76 SKYLIGHTS, 32 S.F. EA)
- MODEL:
SKYLIGHT MODEL = MANUFACTURED BY BRISQUELITE DRAINAGING SYSTEM
MODEL # 1650P-SS-CA-A-151 OR EQUAL
BUILDUP BAR MODEL = PROVIDED BUILDUP BAR AT ALL SKYLIGHT LOCATION-TYP.

- SUMMARY OF ROOFING MATERIALS:
- ROOFING: 4-PLY BUILT-UP ROOFING
- INTERPLY SHEETS (2 PLY)
- CAP SHEET (1 PLY)
- ASTM D 312 ASPHALT (THREE MOPPINGS)
- T. SEE ACOUSTIC REPORT FOR ROOF-CEILING ASSEMBLY REQUIREMENT FOR STC RATING



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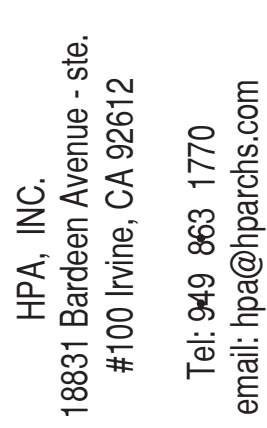
- A. ALL PAINT COLOR CHANGES TO OCCUR AT NGISE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. F.O.P. TELPAP FINISH PARAPETS, EAVES.
- D. F.O.P. TELPAP FINISH PARAPETS, EAVES.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- F. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- G. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
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- O. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
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- Q. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- R. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- S. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- T. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- U. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- V. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- W. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- X. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- Y. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.
- Z. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS.

TEMPERED SPANDREL GLASS
 V
 TEMPERED VISION INSULATED GLASS
 PPG, VISTACOL, (2) PACIFICA + SOLAR
 SORBAN 60 (3) CLEAR
 U VALUE: 0.27, SHGC: 0.21 AND VLT:
 1" INSULATED GLASS WITH 1/2" AIRSPAC
 AND (2) 1/4" LITES.



scale: $1/8'' = 1'-0''$

1	4" CMU BLOCK WALL WITH CAP
2	6" CMU BLOCK WALL WITH CAP (PILAST)
3	PAINTED BLACK 2" H TUBULAR STEEL FENCE
4	PAINTED BLACK 6" H METAL SLIDING GATES
5	PAINTED BLACK 6" H TUBULAR STEEL FENCE



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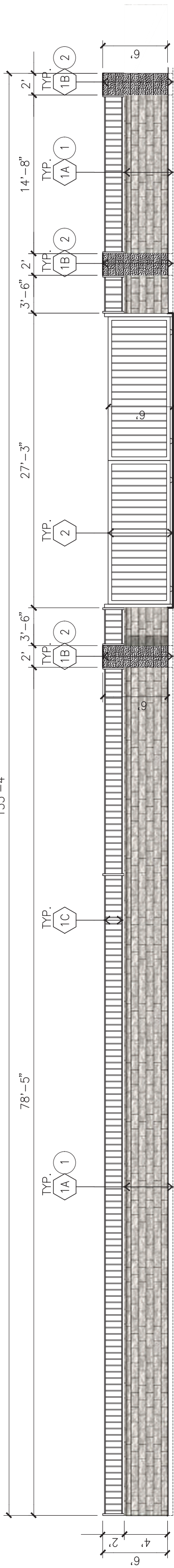
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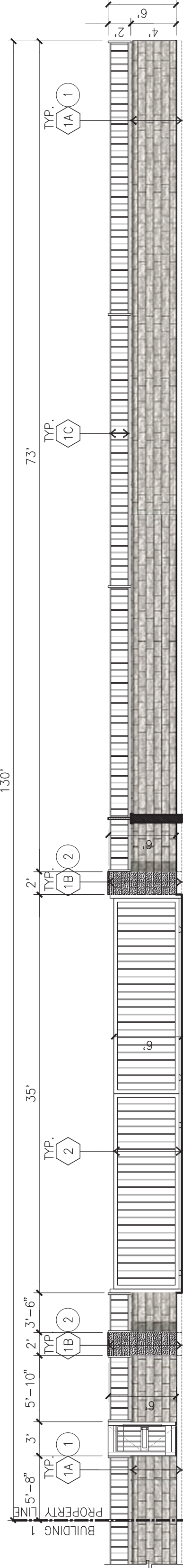
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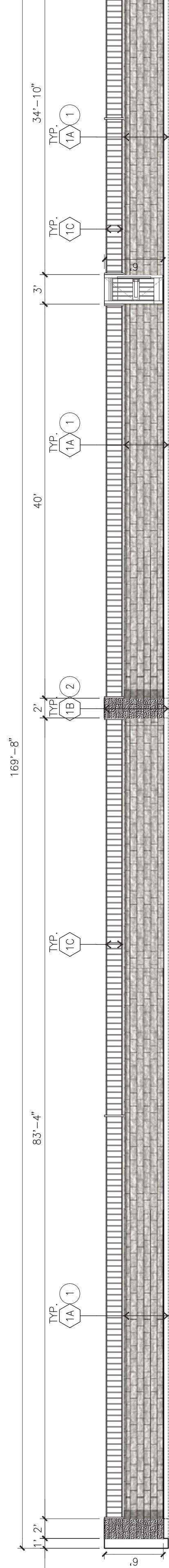
CMU WALL B

scale: 1/8" = 1'-0"



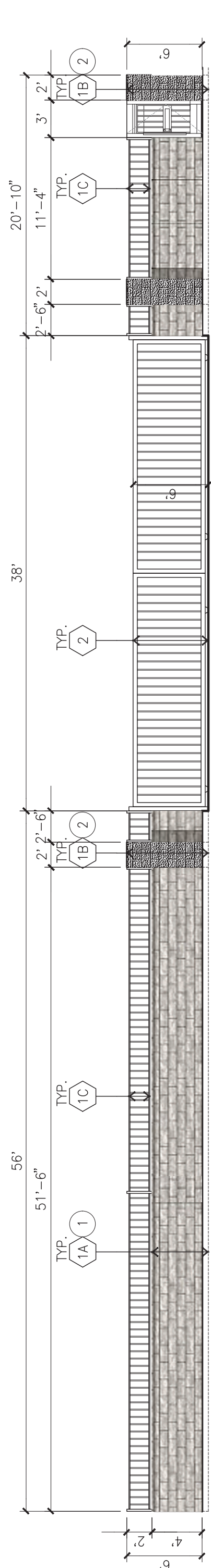
CMU WALL A

scale: 1/8" = 1'-0"



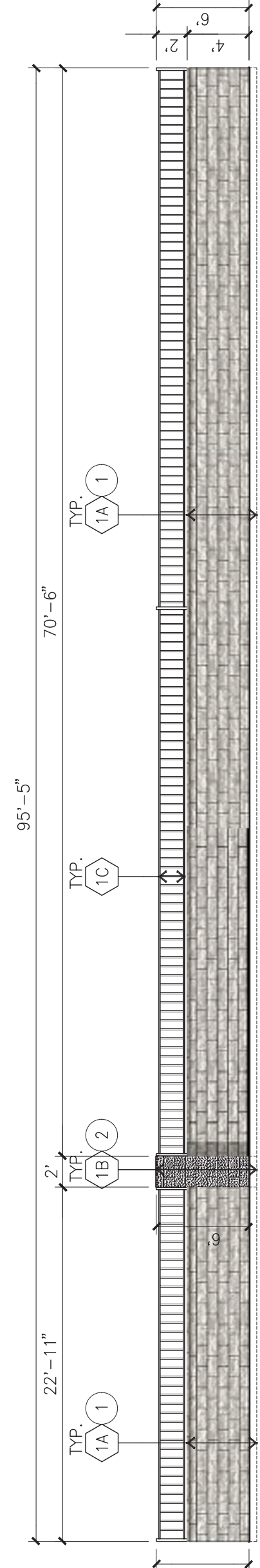
CMU WALL C

scale: 1/8" = 1'-0"



CMU WALL F

scale: 1/8" = 1'-0"

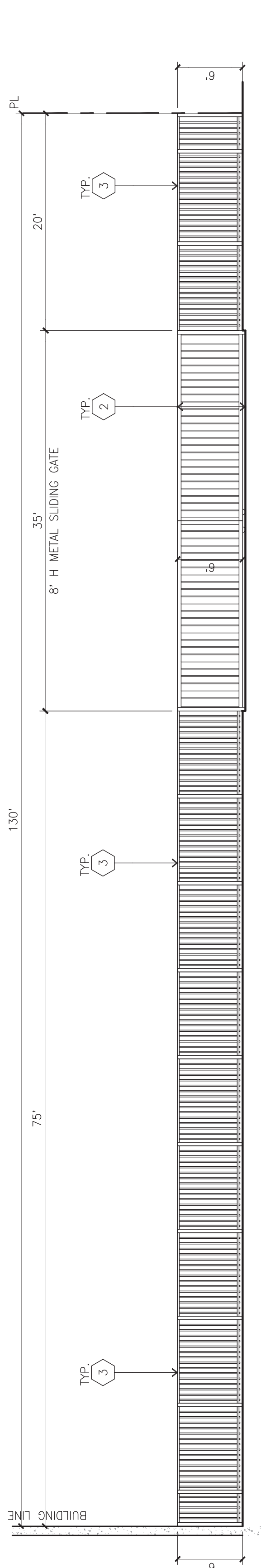


CMU WALL E

scale: 1/8" = 1'-0"

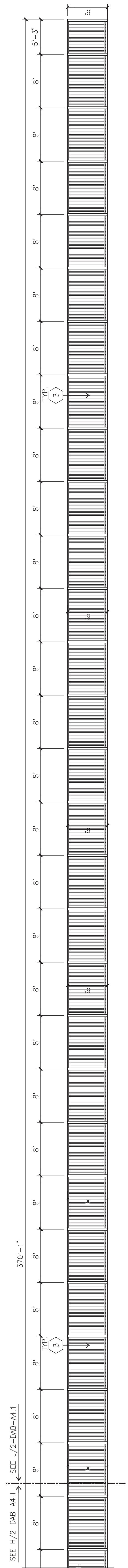
CMU WALL D

scale: 1/8" = 1'-0"



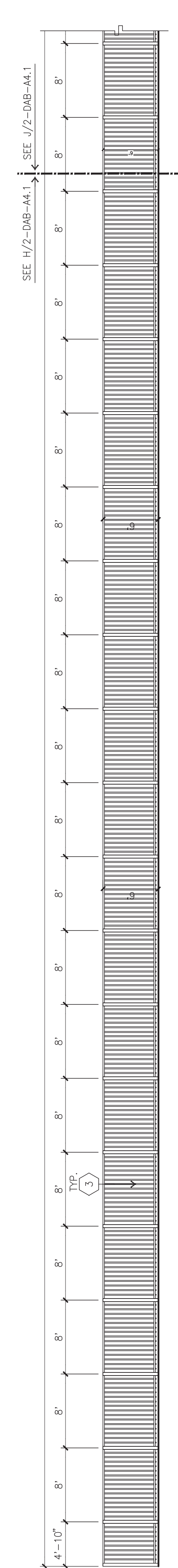
FENCE G

scale: 1/8" = 1'-0"



FENCE H

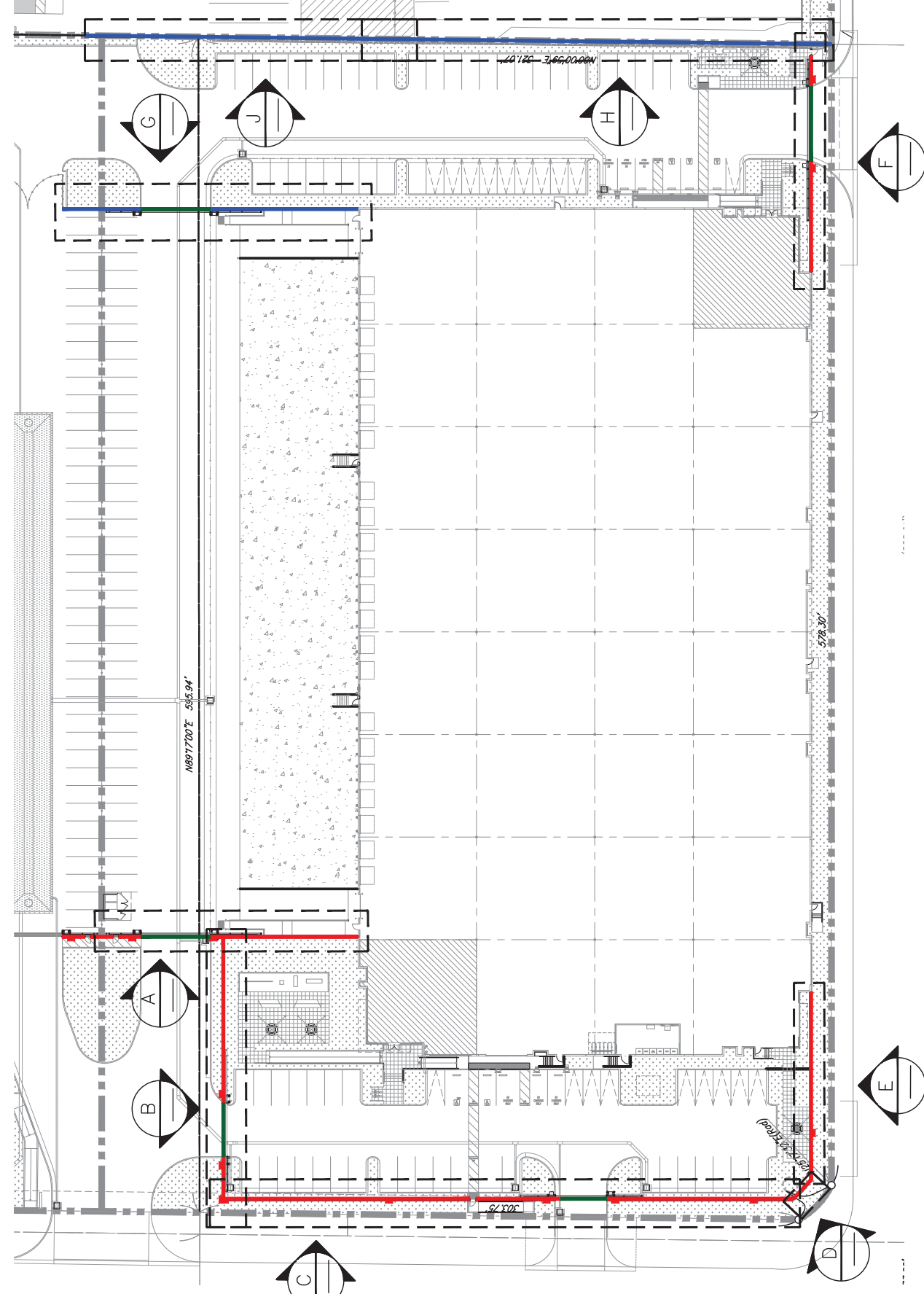
scale: 1/8" = 1'-0"



FENCE J

scale: 1/8" = 1'-0"

KEYPLAN



KEY NOTES

- 1) 4TH CMU BLOCK WALL WITH CAP
- 2) 6TH CMU BLOCK WALL WITH CAP (PLASTER)
- 3) PAINTED BLACK 2 1/2" TUBULAR STEEL FENCE
- 4) PAINTED BLACK 6 1/2" TUBULAR STEEL FENCE

COLOR LEGEND

- SPRIT FACE LIGHT GRAY CMU BLOCK WALL WITH CAP
- SMOOTH DARK GRAY CMU BLOCK WALL



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Owner:



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LOS ANGELES, CA 90025
TEL: 310-929-8088

Project:

MASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE PROTECTION
- SOLSENGER

HUNTER

Sheet:

Title: CMU WALL ELEVATIONS
FENCE ELEVATIONS

Project Number: 21074
Drawn by: AW
Date: 04/11/25
Revision:

2-DAB-A4.1



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Consultants:

CIVIL

STRUCTURAL

MECHANICAL

PLUMBING

ELECTRICAL

LANDSCAPE

FIRE PROTECTION

SOILS/ENGINEER

HUNTER

Title: SECTION SIGHT LINE STUDY

Project Number: 21074

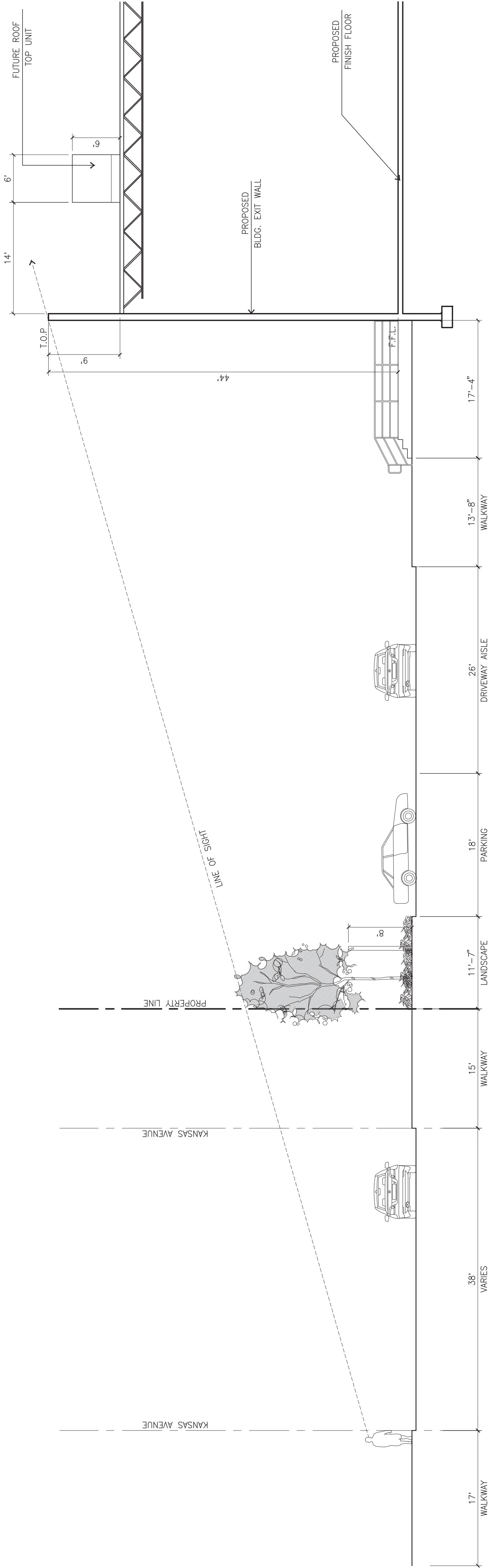
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Date: 08/01/24

Revision:

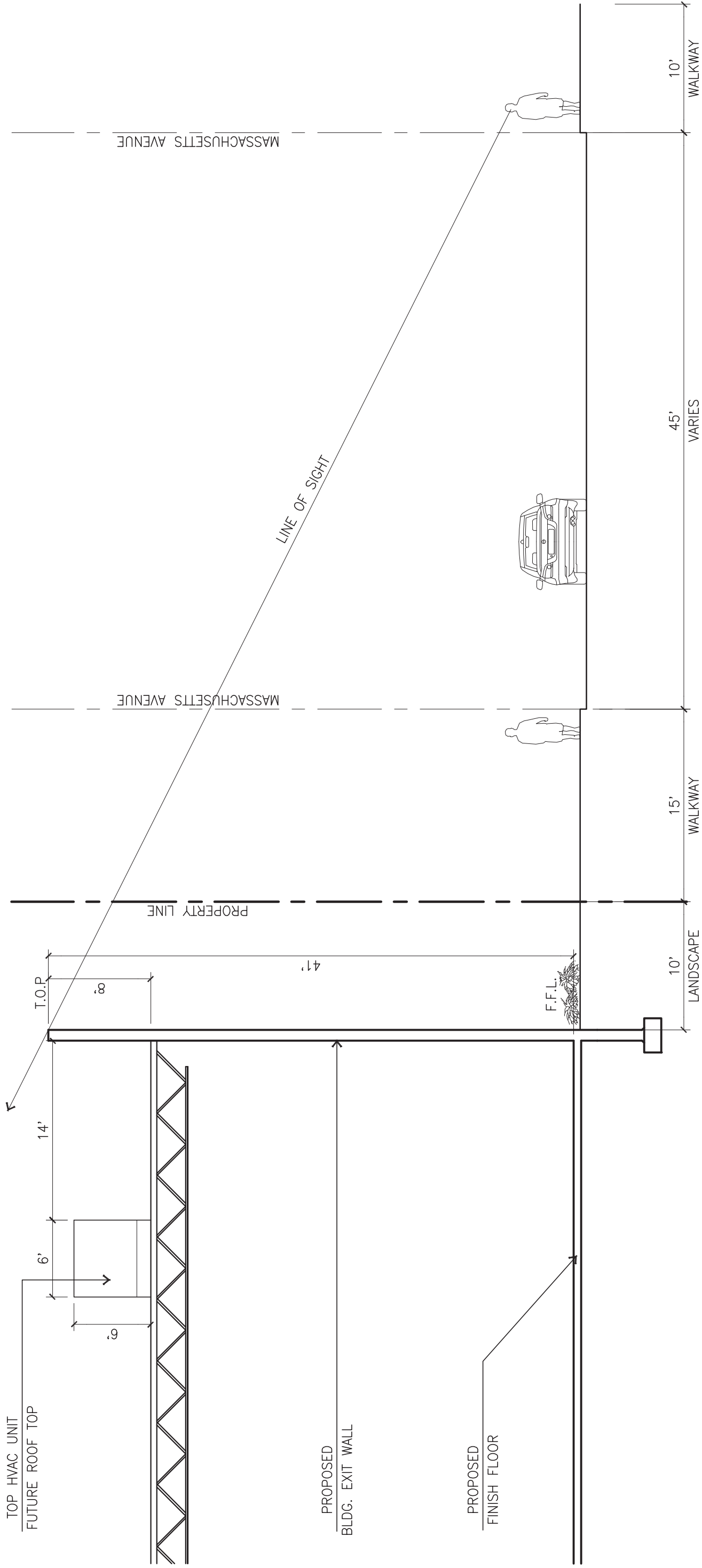
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SECTION SIGHT LINE STUDY **A**

scale: 1/8"=1'-0"



SECTION SIGHT LINE STUDY **B**

scale: 1/8"=1'-0"

KEYPLAN

