

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 4" CMU BLOCK WALL WITH CAP + PAINTED BLACK 2" TUBULAR STEEL FENCE ON THE TOP
B) 6" CMU BLOCK WALL WITH CAP (PLASTER) - REFER TO SHEET DAB-A4.1 FOR ELEVATIONS
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS. TO LANDSCAPED AREAS, FINISH TO BE MEDIUM BROOM FINISH, PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- TRANSFORMERS PER ELECTRICAL DRAWINGS AND SERVICE PROVIDER.
- 6'-0" HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE. REMAIN OPEN DURING OFFICE HOURS.
- CONCRETE RAMP.
- 5-SPACE BIKE RACK.
- FIRE HYDRANT W/ CONC. FILLED STEEL GUARD POST.
- EXTERIOR CONCRETE STAIR.
- 12"W X 14"H OVERHEAD DOOR @ DRIVE THRU.
- ALL LANDSCAPE AREAS INDICATED BY SHADING.
- CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H.
- 6" TUBULAR STEEL FENCE.
- TRASH ENCLOSURE, REFER TO AD.7
- PRE-CAST CONC. WHEEL STOP.
- TRUNCATED DOME.
- SMOKERS' TRASH POLE.
- FUTURE MONUMENT SIGN.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- 6" TUBULAR STEEL FENCE AT PROPERTY PERIMETER, OFFSET 6" FROM THE PROPERTY LINE.
- COLOR CONCRETE REFER TO LANDSCAPE DRAWINGS.
- 6" TUBE STEEL MAN GATE.
- COVERED BREAK AREA.

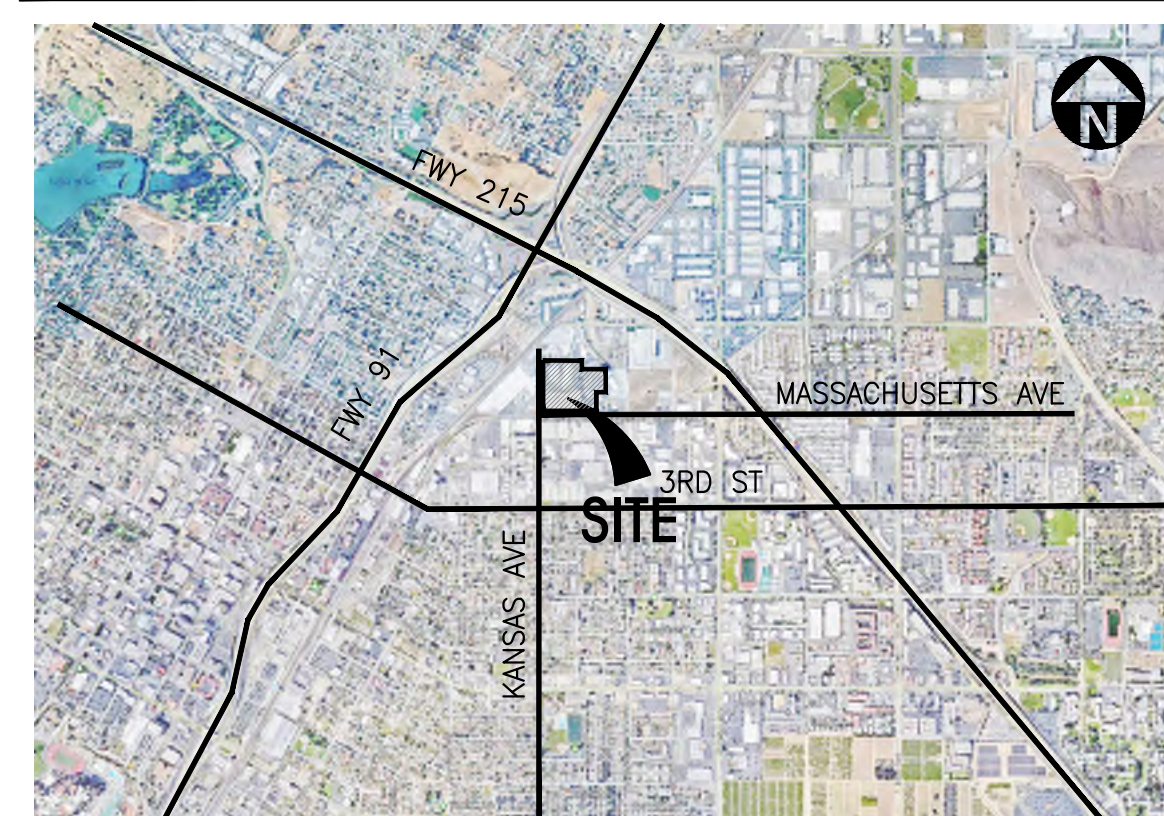
SITE PLAN GENERAL NOTES

- ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
- SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD.1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
- CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- REFER TO CIVIL 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.
- ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
- 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.
- SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- WALLS SHALL BE TREATED WITH A GRAFFITI-PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE, COLORED PANELING MATERIAL, ETC.).
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

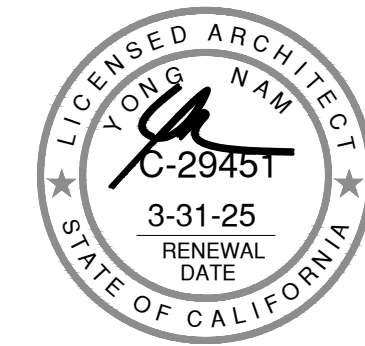
SITE PLAN GENERAL NOTES

- | | |
|--|---|
| CONCRETE PAVING - RE: CIVIL DRAWINGS THICKNESS | LIGHTING FIXTURE |
| STANDARD PARKING STALL 9'X18' | 26' WIDE FIRE LANE. PROVIDE RED CURBS AND SIGNAGE |
| ACCESSIBLE PARKING STALL, 9'X18' + 5' W ACCESSIBLE AISLE | LANDSCAPE |
| VAN ACCESSIBLE 12'X18' + 5' W ACCESSIBLE AISLE | PROPERTY LINE |
| FUTURE EV CHARGING STATION 9' X 18' | ACCESSIBILITY PATH OF TRAVEL |
| EV CHARGING STATION NEEDED 9' X 18' | |
- NOTES:
1.DECORATIVE HARDSCAPE FINISH IS PROPOSED WHEN INTERNAL WALKWAYS CROSS DRIVEWAYS, PARKING AREAS, OR LOADING AREAS.
2.GATES TO REMAINED OPEN DURING BUSINESS HOURS

AERIAL MAP



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Project:

MASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
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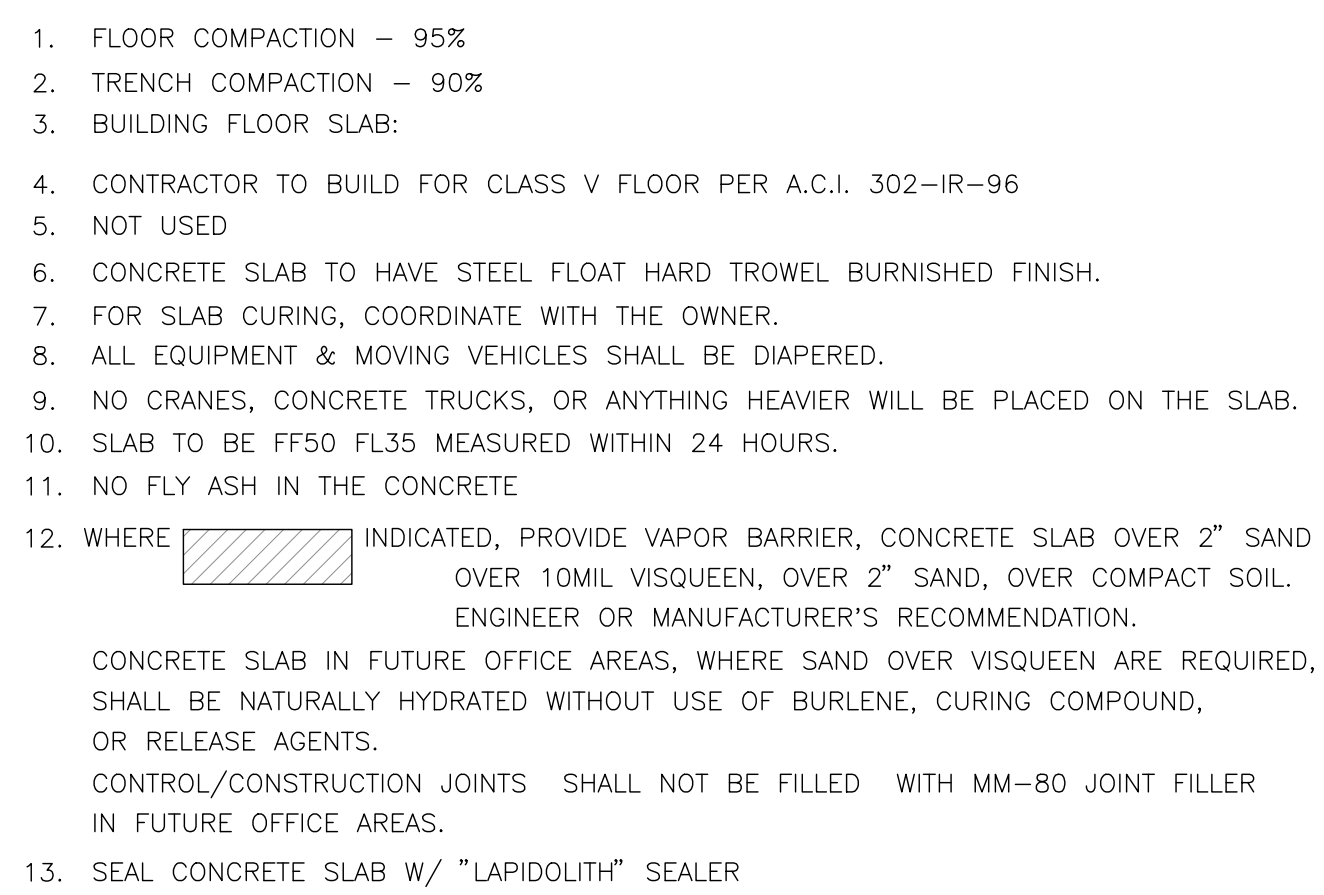
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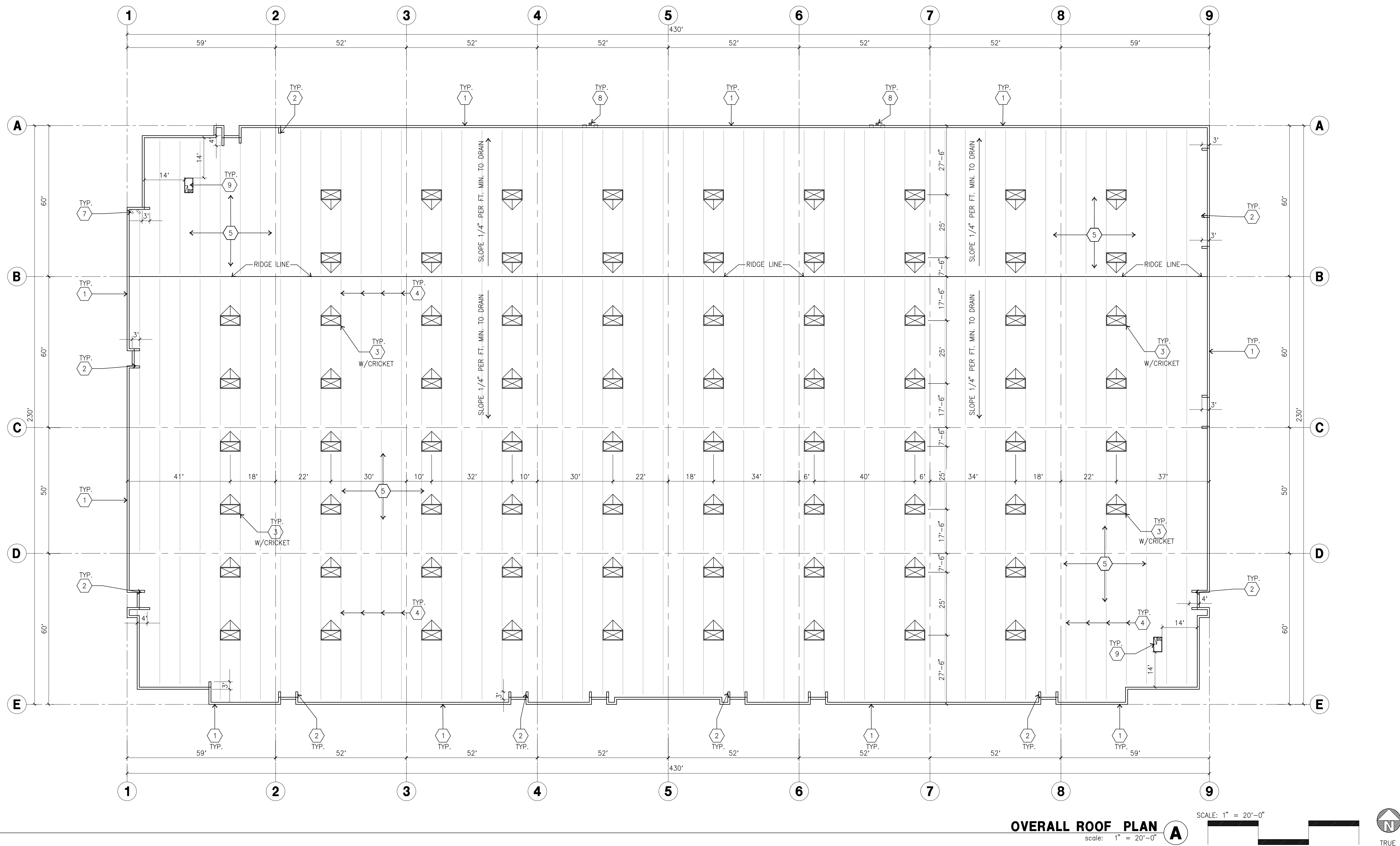
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Revision:

Sheet:

2-DAB-A1.1







ROOF PLAN KEYNOTES

- 1 CONCRETE PARAPET. SEE "S" DRAWINGS FOR THICKNESS
- 2 PARAPET RETURN
- 3 4'X8" 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 DOWNSPOT 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 6, 9, 10/AD.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 WRITING.
- I. ROOF DRAINS AND OVERFLOW DRAINS TO BE A MIN. 8" DIA., SEE "P" DRAWINGS FOR EXACT SIZE.
- 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: 6AF TYPE 5MB MOPPED AP SHEET, U.L. TYPE 63 BUR.
- L. ALL ROOFING FASTENERS SHALL MEET ALL CODE AND REGULATION REQUIREMENTS. PROPER REQUIREMENTS ARE IN PROJECTS JURISDICTION AND ALSO, FACTORY MUTUAL (FM) WIND UPLIFT PRESSURE REQUIREMENTS.

- M. ALL SKYLIGHTS TO BE PLACED A MIN. OF 18"-0" FROM INSIDE FACE OF PARAPET
- N. USE WHITE SCRIM FOIL INSULATION IN THE WAREHOUSE AREA.
- O. SMOKE VENTS SHALL BE REQUIRED IF AREAS FOR "POTENTIAL OFFICES" WILL BE USED FOR HIGH PILE COMBUSTIBLE STORAGE.
- P. ROOF DRAINS, OVERFLOW DRAINS AND RAINWATER PIPING WITHIN THE INTERIOR OF THE BUILDING SHALL BE TESTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLUMBING CODE FOR TESTING DRAIN, WASTE AND VENT SYSTEMS
- Q. ROOF DRAINS, OVERFLOW PIPING WITHIN THE BUILDING SHALL UTILIZE APPROVED DRAINAGE FITTINGS.
- R. MANUFACTURED ROOF DRAINS AND OVERFLOWS(FIXTURES) SHALL BE IAPMO LISTED
- S. CERTAINTED BUR OR SBS BASE SHEET MECHANICALLY ATTACHED TO APPROVED SUBSTRATE, APPROVED INTERPLY SHEETS SET IN HOT ASPHALT, APPROVED MINERAL-SURFACED CAP SHEET SET IN HOT ASPHALT. ASPHALT TYPE II OR TYPE IV. IN ANGLES OF ROOF DECK AND VERTICAL SURFACES, THE ROOFING CONTRACTOR SHALL FURNISH AND INSTALL AN APPROVED CANT STRIP WITH A MIN. 3" FACE. ROOF MAX. SLOPE 6":12". CLASS A RATED. ICC-ES EVALUATION REPORT NO. ESR-1388.
- SUMMARY OF ROOFING MATERIALS:
- BASE SHEET (1 PLY)
 - 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

ROOF LEGEND

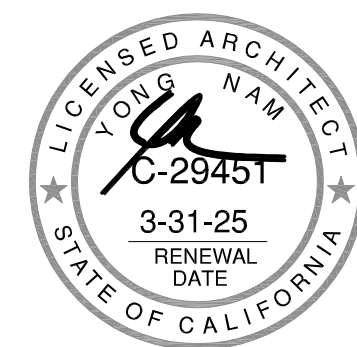
- | | | | |
|--|---------------------------------------|--|---|
| | 4' X 8' SKYLIGHT
SEE DETAIL 5/AD.3 | | BUILDING PARAPET LINE |
| | ROOF HATCH | | EXTERIOR DOWNSPOUT
W/ OVERFLOW SCUPPER |
| | FUTURE ROOF TOP UNIT | | INTERIOR ROOF DRAIN
W/ OVERFLOW SCUPPERS |

SKYLIGHT CALCULATION

- PROJECT:
CLEAR HEIGHT = 32 FT. CLEAR
- REQUIRED:
BUILDING FOOTPRINT = 97, 700 S.F. / 91, 700 S.F. WITHOUT OFFICE
SKYLIGHT REQUIRED = VOLUME OF BUILDING /9000 WITH AUTOMATIC SPRINKLER
VOLUME OF BUILDING = 3, 126 400 C.F.
3, 126 400 C.F. / 9,000 S.F.= 347.37 S.F.
- SKYLIGHT REQUIRED = 2.5 % = 2,442.5 S.F. (76 SKYLIGHTS, 32 S.F. EA)
- PROVIDED:
SKYLIGHT PROVIDED = 2.5 % = 2,442.5 S.F. (76 SKYLIGHTS, 32 S.F. EA)
- MODEL:
SKYLIGHT MODEL = MANUFACTURED BY BRISTOLITE DAYLIGHTING SYSTEM
MODEL # 14896-SS-CM-A-HS1 OR EQUAL
- BULGAR BAR MODEL = PROVIDED BULGAR BAR AT ALL SKYLIGHT LOCATION-TYP.



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CITY OF RIVERSIDE, CA

Consultants:

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

Title: OVERALL ROOF PLAN

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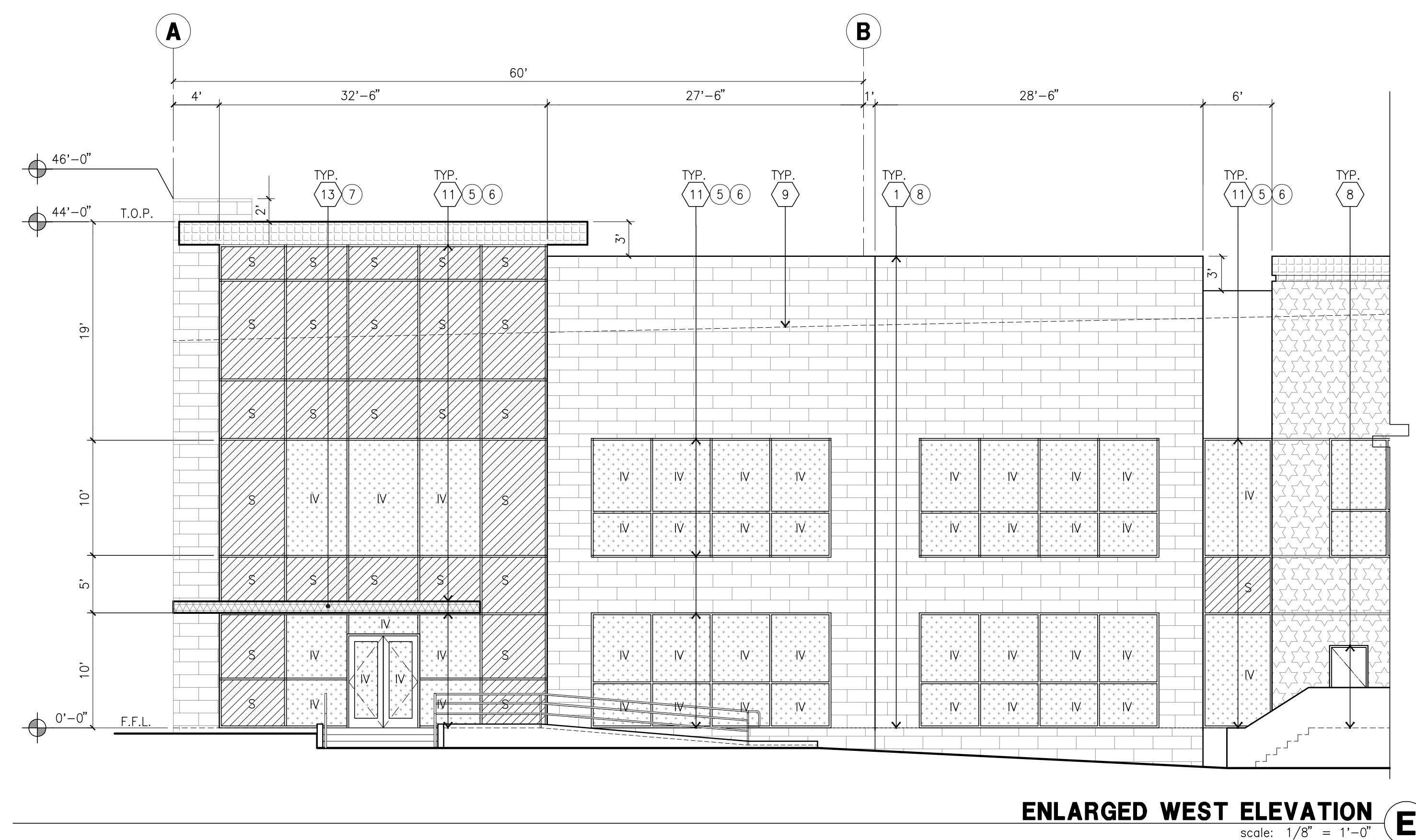
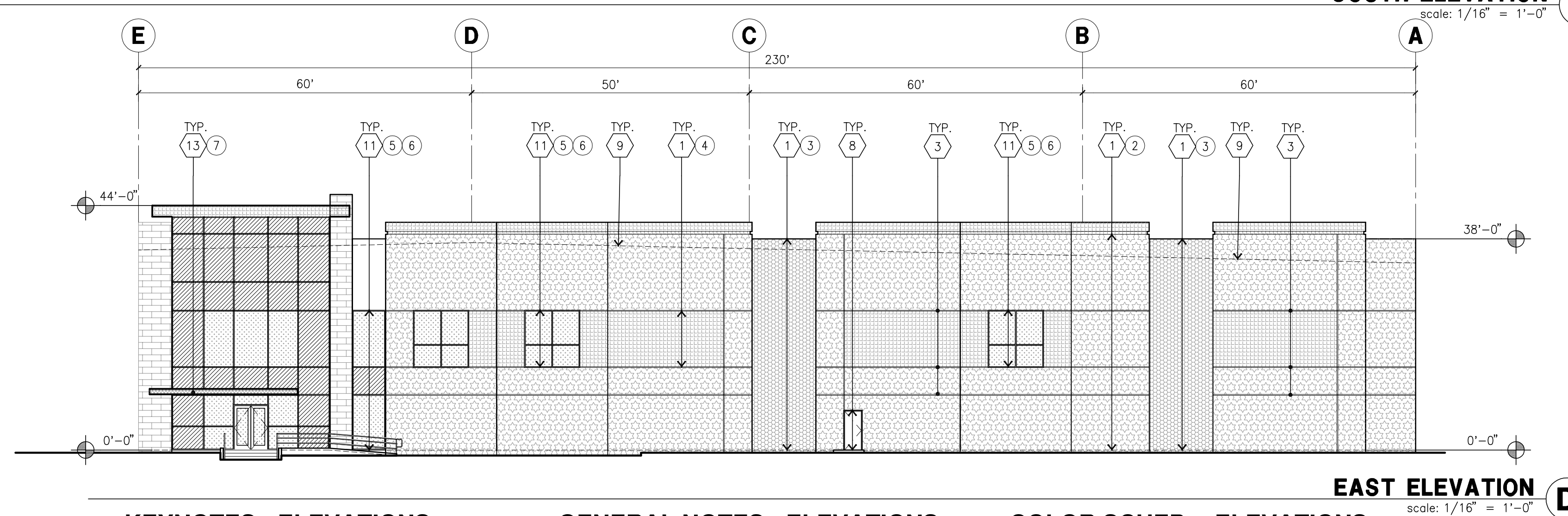
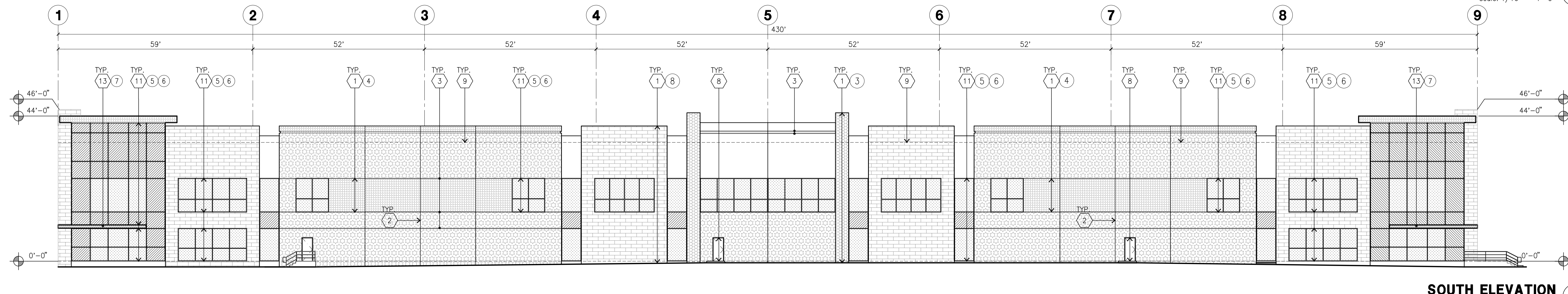
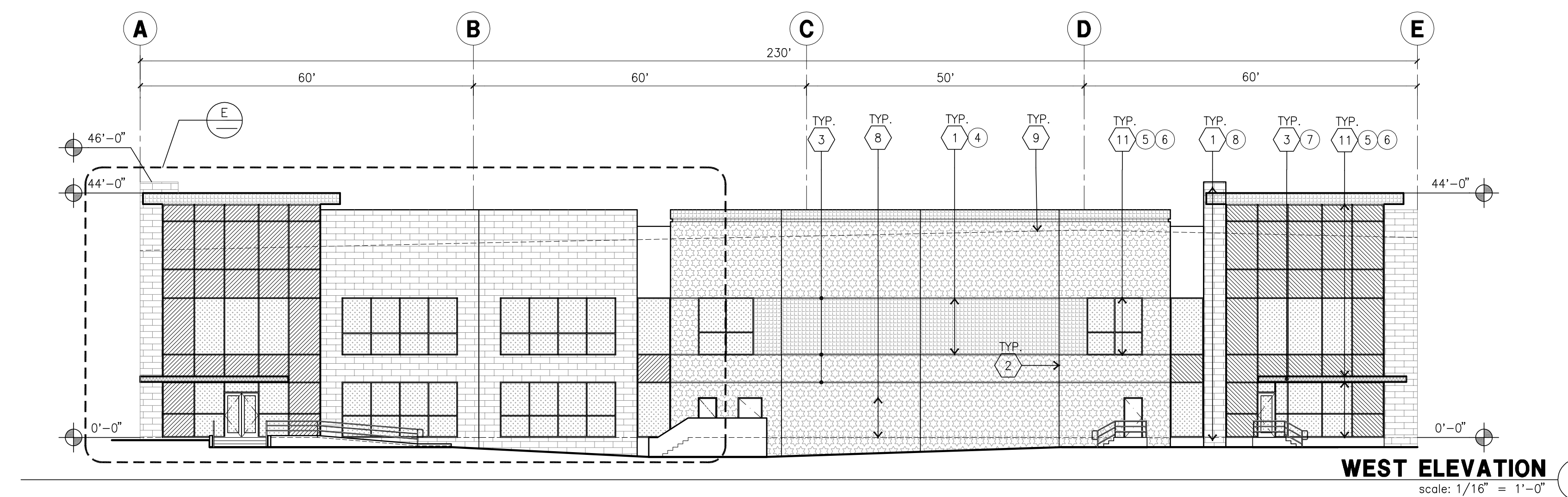
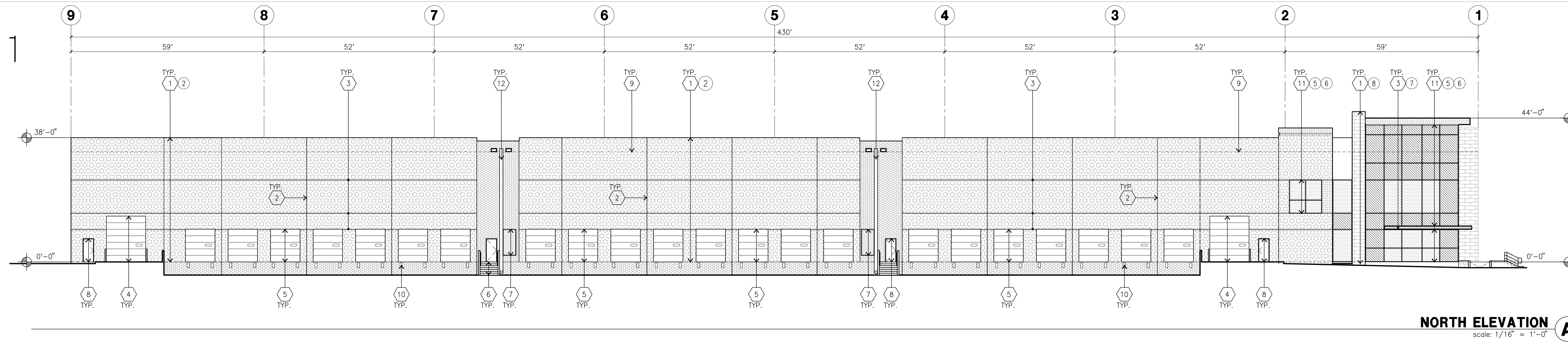
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FIRE PROTECTION -
SOILS ENGINEER -
HUNTER

Title: ELEVATIONS

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KEYNOTES - ELEVATIONS

- CONCRETE TILT-UP PANEL(PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.D.
- 12"x14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 8'x10' OVERHEAD DOOR @ DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 5" WIDE WARNING STRIPS. INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD PER ADA REQUIREMENTS.
- METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- ROOF LINE BEYOND.
- DOCK BUMPER
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIGLETS ADJACENT TO DOORS AND GLAZING
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPERS
- EXTERIOR CANOPY
- INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS

GENERAL NOTES - ELEVATIONS

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- E.T.O.P. EL.= TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.
- EXTERIOR WALL SHALL BE PROVIDED WITH A GRAFFITI-RESISTANT COATING OR PAINT, TO A HEIGHT OF 12' FOR BUILDING OR STRUCTURE SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK, DECORATIVE TILE, ETC.).

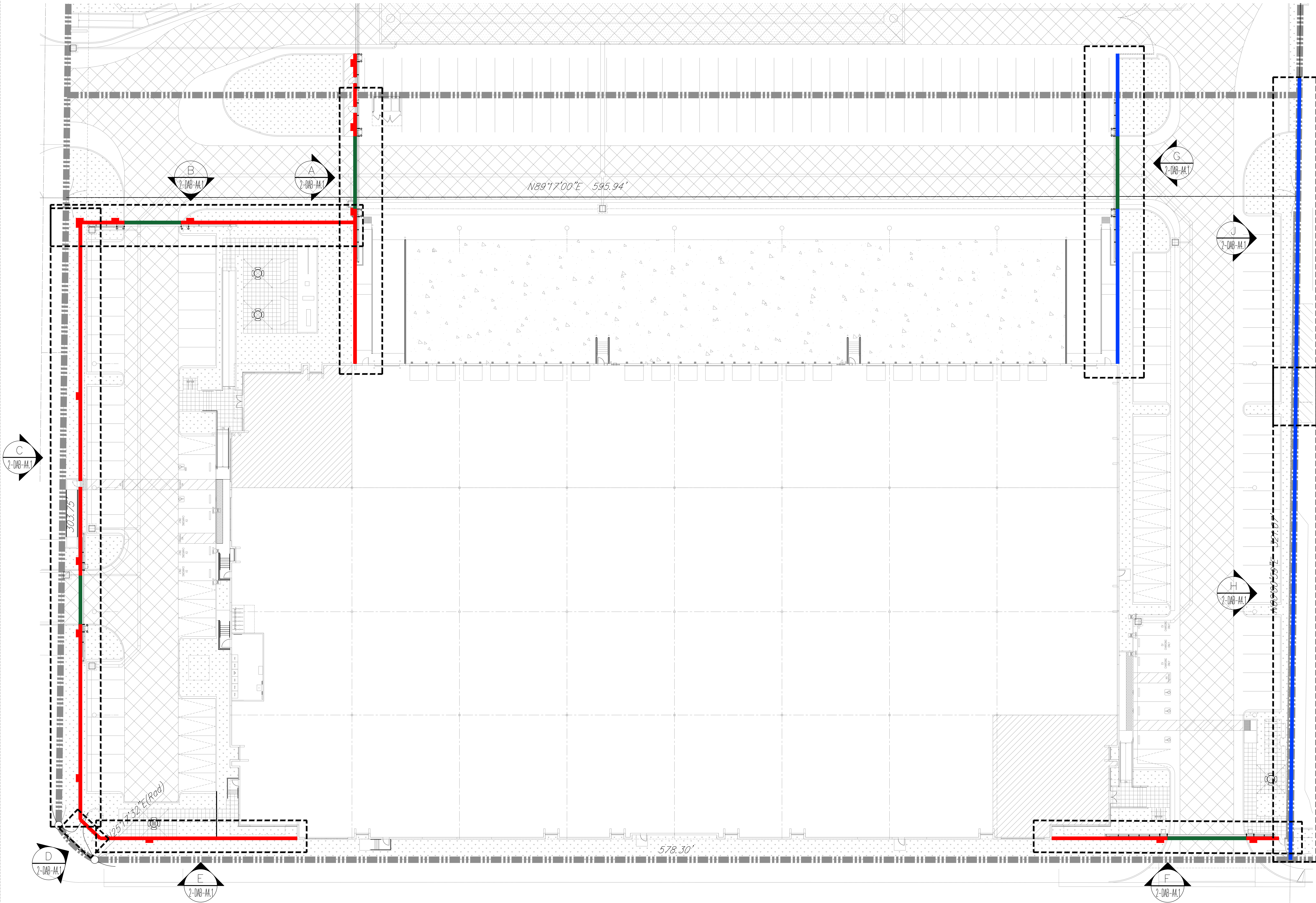
COLOR SCHED. - ELEVATIONS

- | | |
|---|--|
| 1 | CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7005 PURE WHITE |
| 2 | CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7043 WORLDLY GRAY |
| 3 | CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW7045 INTELLECTUAL GRAY |
| 4 | CONCRETE TILT-UP PANEL PAINT BRAND SHERWIN-WILLIAMS SW6524 COMMODORE |
| 5 | MULLIONS |
| 6 | GLAZING |
| 7 | METAL CANOPY |
| 8 | CORONADO STONE |
- COLOR SHERWIN-WILLIAMS SW7076 CYBERSPACE
COLOR BLUE REFLECTIVE GLAZING
SHERWIN-WILLIAMS ACRYLIC LATEX SYSTEM HIGH
PAINT BRAND GLOSS/CHIEF PERFORMANCE SMO524 COMMODORE
STYLE WIRECUT BRICK
COLOR LA JOLLA BLEND
SIZE 2 1/2" X 8"

GLAZING LEGEND

- | | |
|---|---------------------------------|
| TEMPERED SPANDREL GLASS | TEMPERED VISION INSULATED GLASS |
| PPG: VISTACOL (2) PACIFICA + SOLARBAN SOLARBAN 60 (3) CLEAR | |
| U VALUE: 0.27, SHGC: 0.21 AND VLT: 26% | |
| 1" INSULATED GLASS WITH 1/2" AIRSPACE AND (2) 1/4" LITES. | |

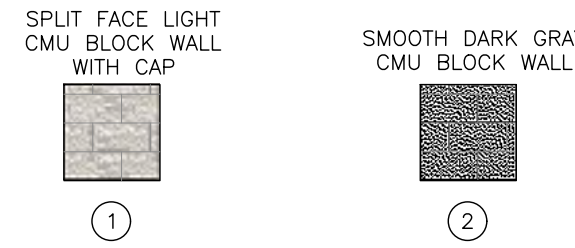
KEYPLAN



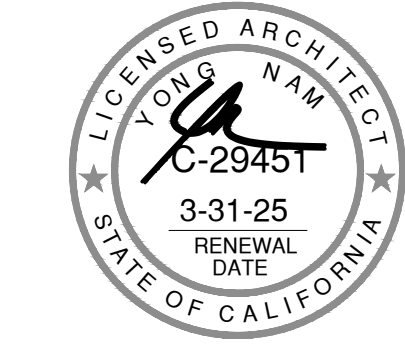
KEY NOTES

- 1 A) 4" CMU BLOCK WALL WITH CAP
B) 6" CMU BLOCK WALL WITH CAP (PILASTER)
C) PAINTED BLACK 2" TUBULAR STEEL FENCE
- 2 PAINTED BLACK 6" METAL SLIDING GATES
- 3 PAINTED BLACK 6" TUBULAR STEEL FENCE

COLOR LEGEND



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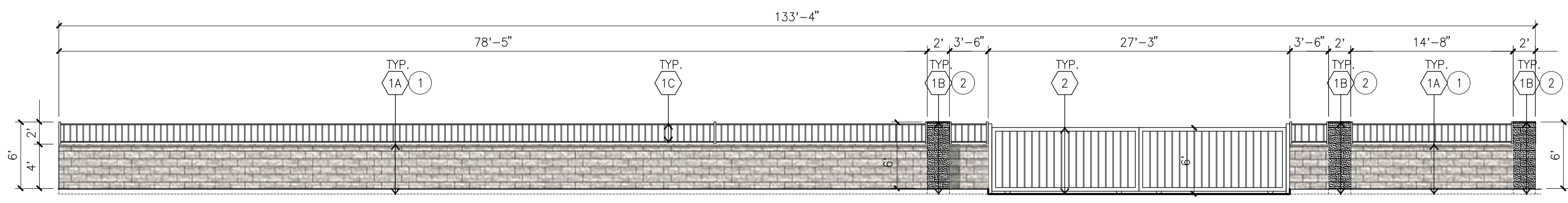
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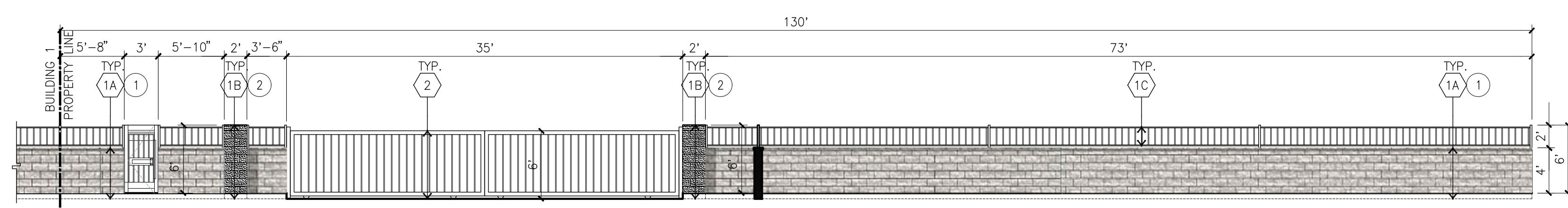
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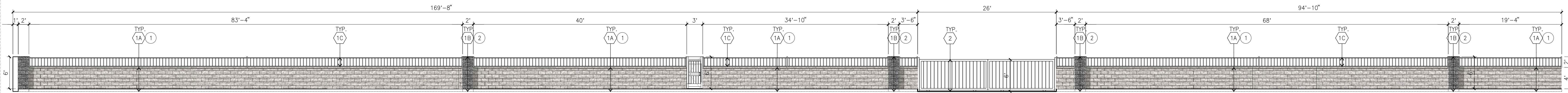
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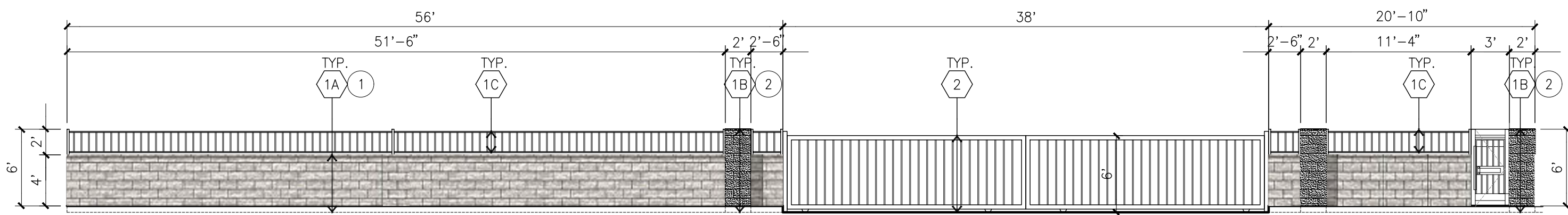
CMU WALL
scale: 1/8" = 1'-0" **B**



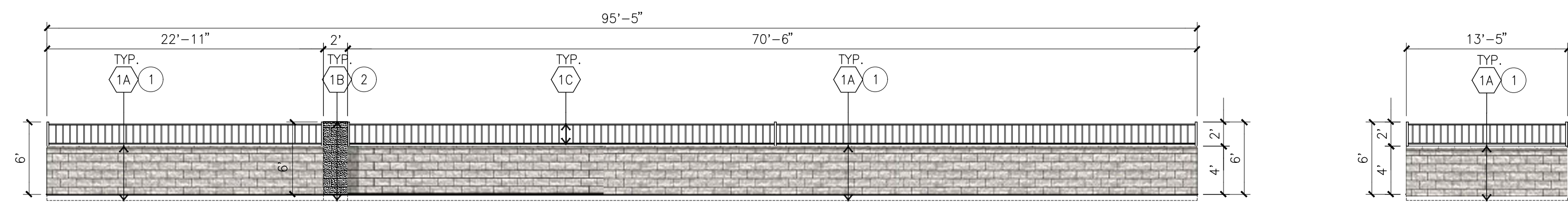
CMU WALL
scale: 1/8" = 1'-0" **A**



CMU WALL
scale: 1/8" = 1'-0" **C**

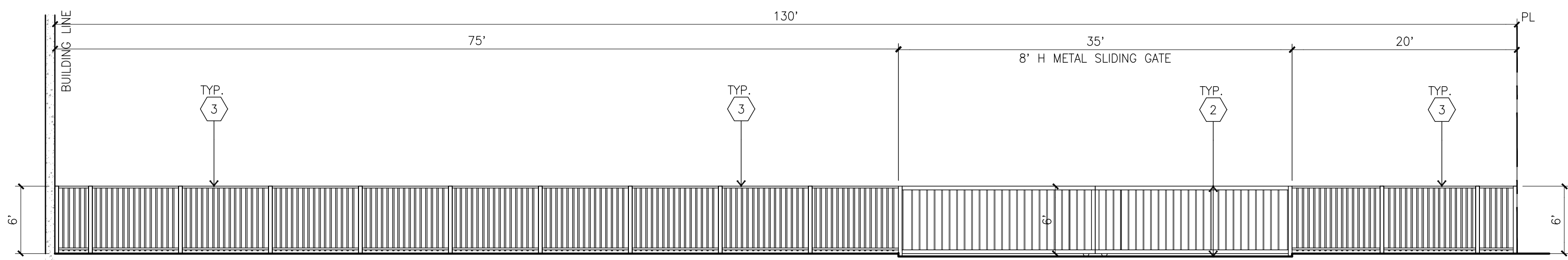


CMU WALL
scale: 1/8" = 1'-0" **F**

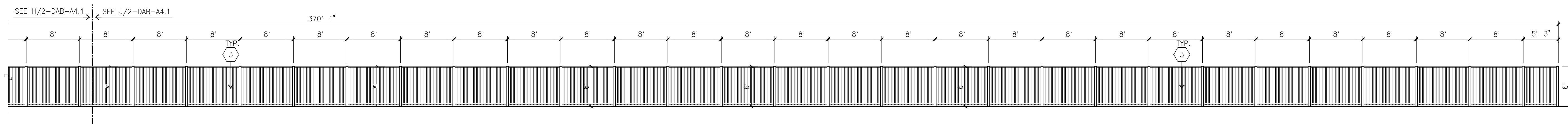


CMU WALL
scale: 1/8" = 1'-0" **E**

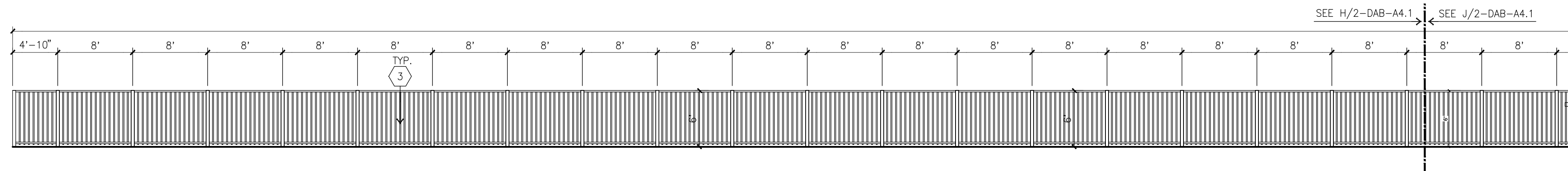
CMU WALL
scale: 1/8" = 1'-0" **D**



FENCE
scale: 1/8" = 1'-0" **G**

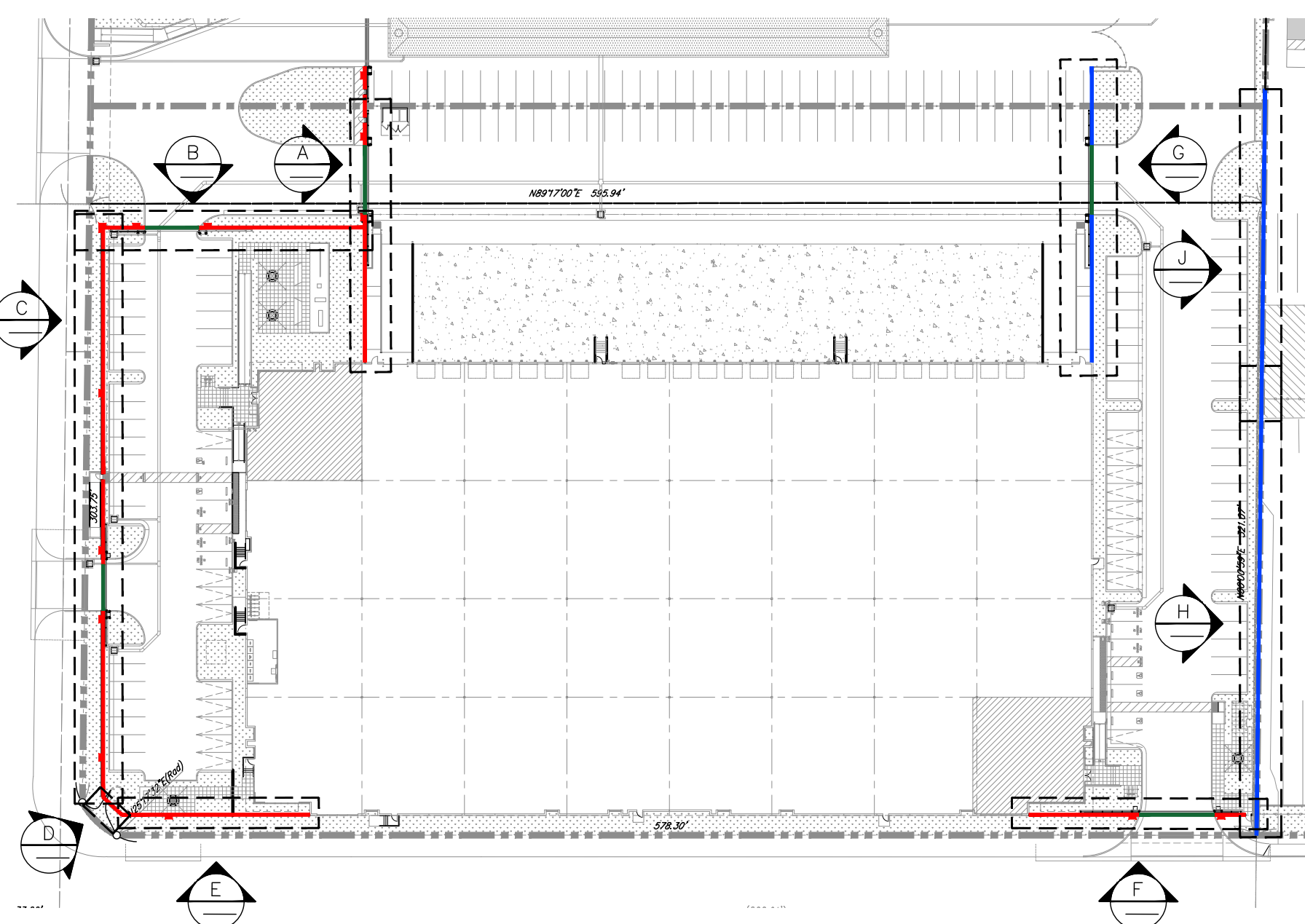


FENCE
scale: 1/8" = 1'-0" **H**



FENCE
scale: 1/8" = 1'-0" **J**

KEYPLAN



KEY NOTES

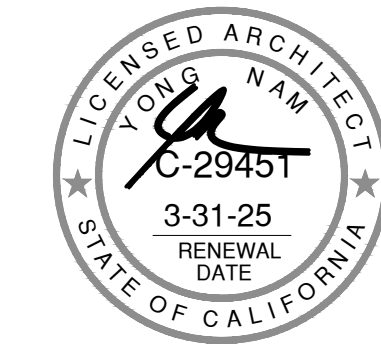
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- 2) 6" CMU BLOCK WALL WITH CAP (PILASTER)
- 3) PAINTED BLACK 2" H TUBULAR STEEL FENCE
- 4) PAINTED BLACK 6" H METAL SLIDING GATES
- 5) PAINTED BLACK 6" H TUBULAR STEEL FENCE

COLOR LEGEND

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



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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

Title: CMU WALL ELEVATIONS
FENCE ELEVATIONS

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

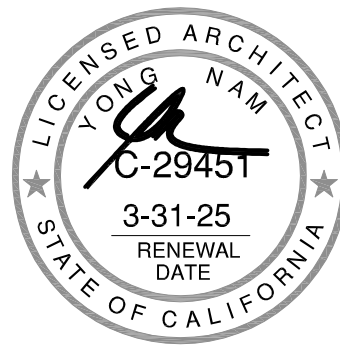
Revision:

Sheet:

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CITY OF RIVERSIDE, CA

Consultants:

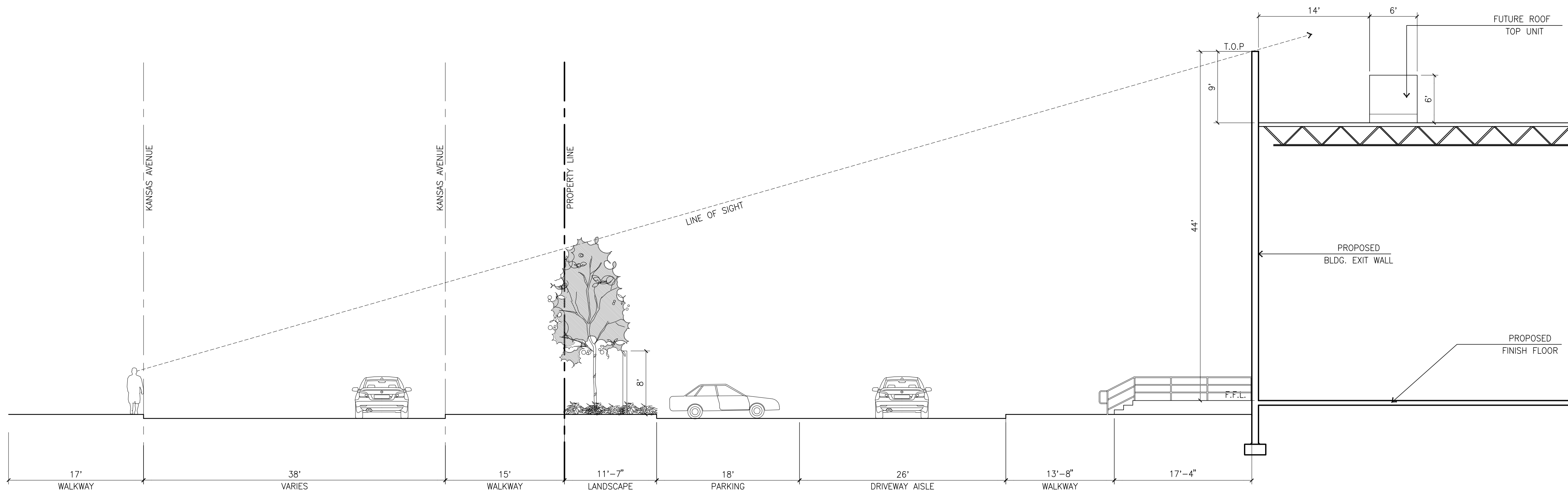
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 - STRUCTURAL
 - MECHANICAL
 - PLUMBING
 - ELECTRICAL
 - LANDSCAPE
 - FIRE PROTECTION
 - SOILS ENGINEER
- HUNTER

Title: SECTION SIGHT LINE STUDY

Project Number: 21074
Drawn by: AW
Date: 08/01/24
Revision:

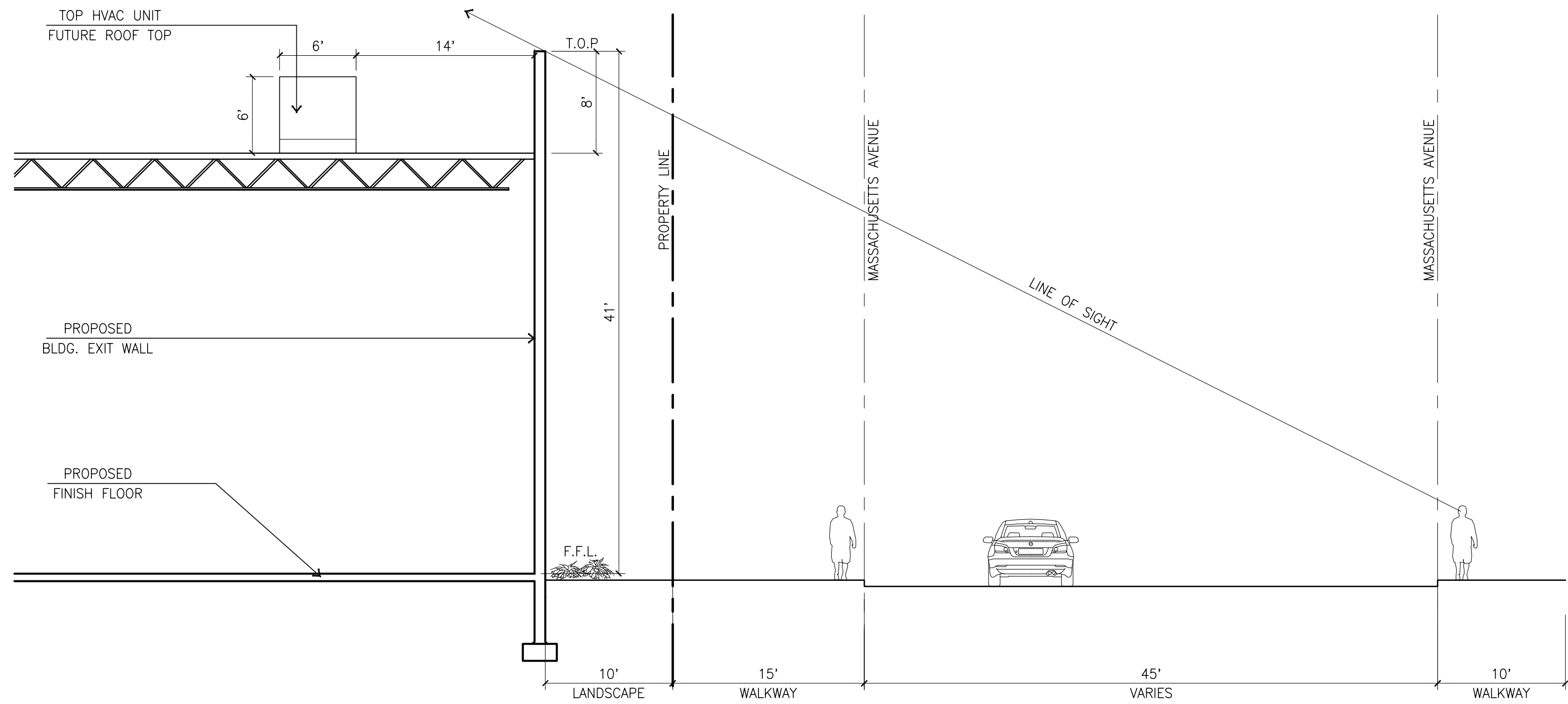
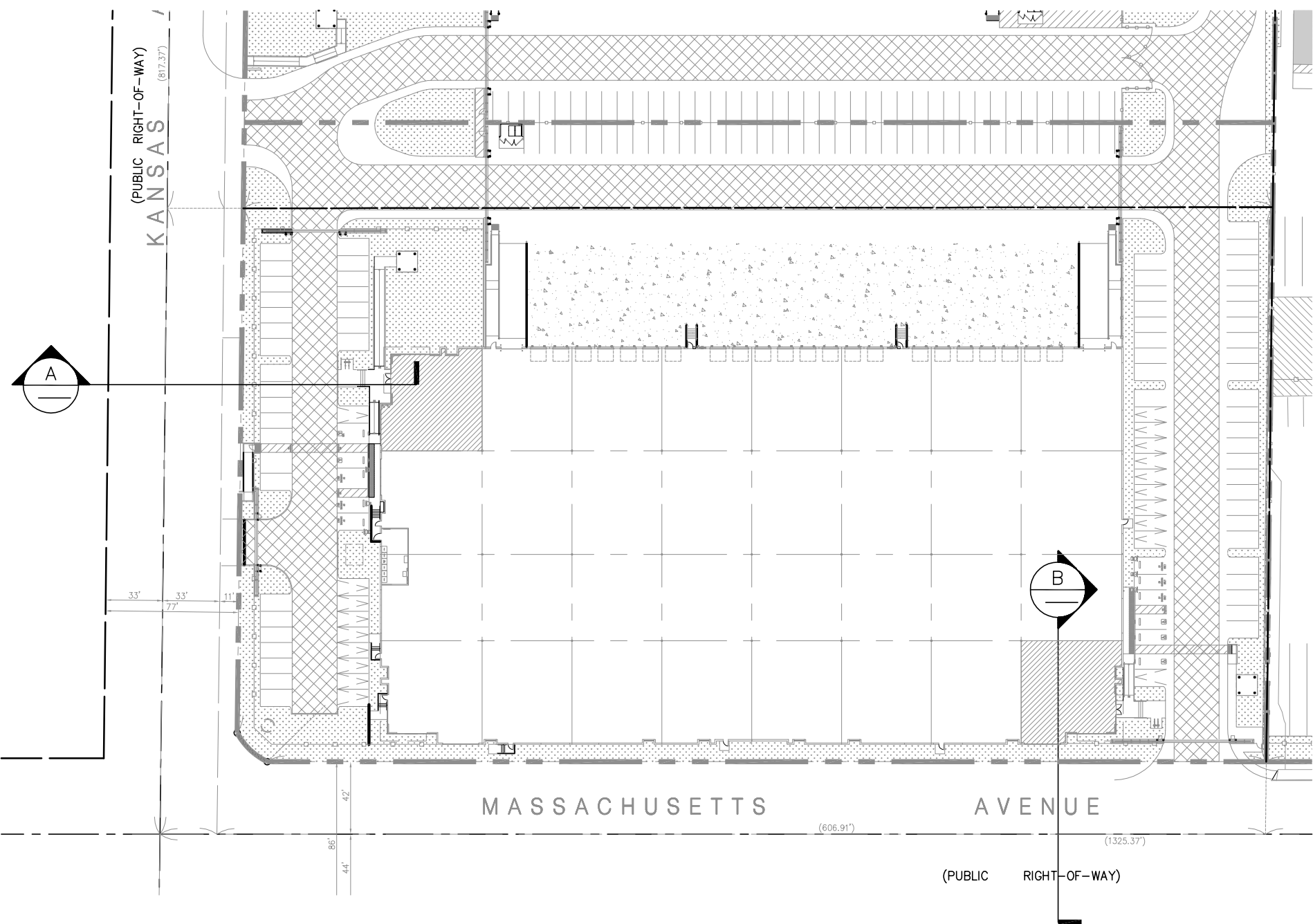
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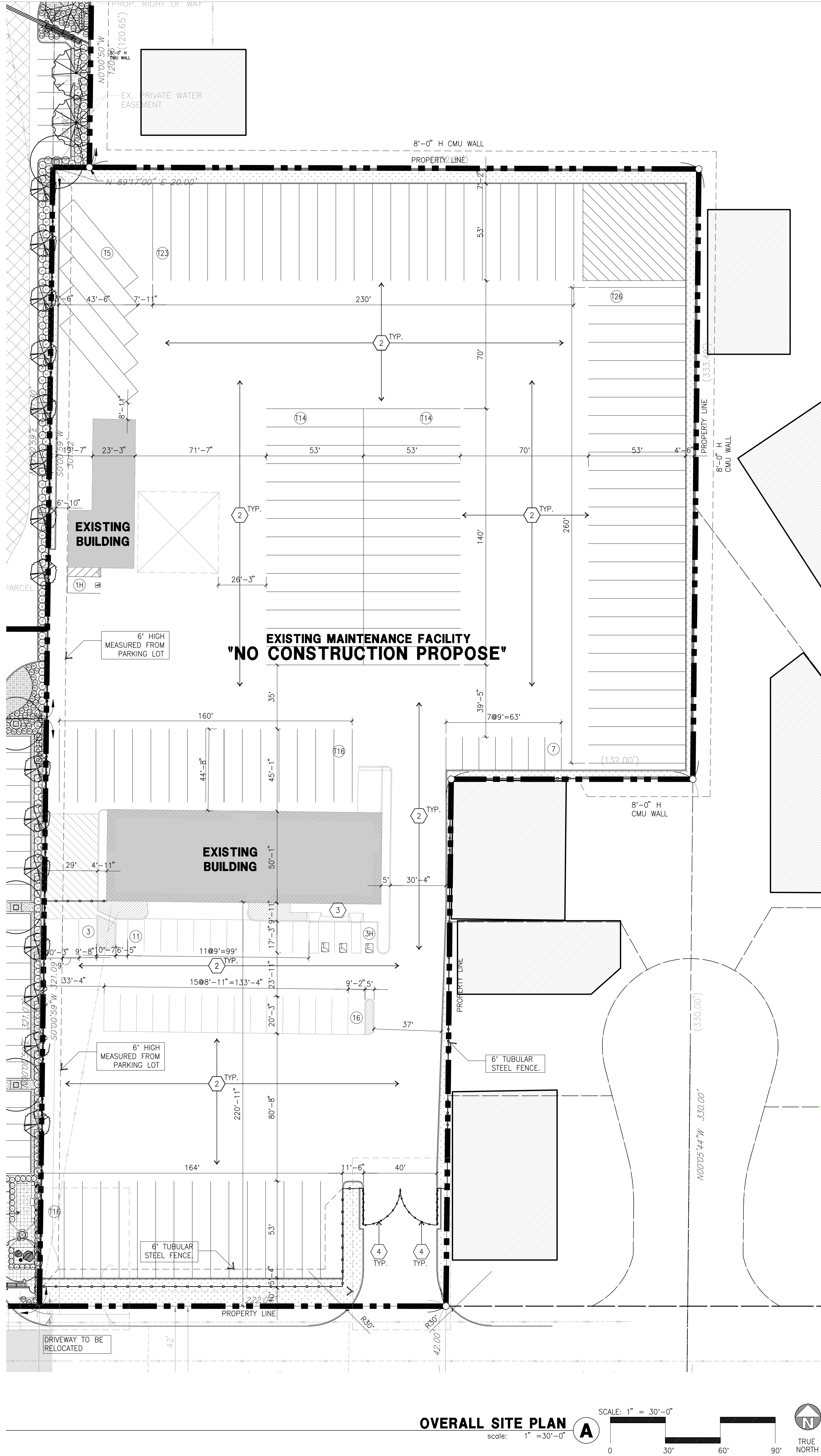


SECTION SIGHT LINE STUDY A
scale: 1/8"=1'-0"

KEYPLAN



SECTION SIGHT LINE STUDY B
scale: 1/8"=1'-0"



SITE PLAN KEYNOTES

- 1 NOT USED.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 8'-0" HIGH METAL SLIDING GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. CONTRACTOR TO DESIGN & DETAIL GATES. DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.

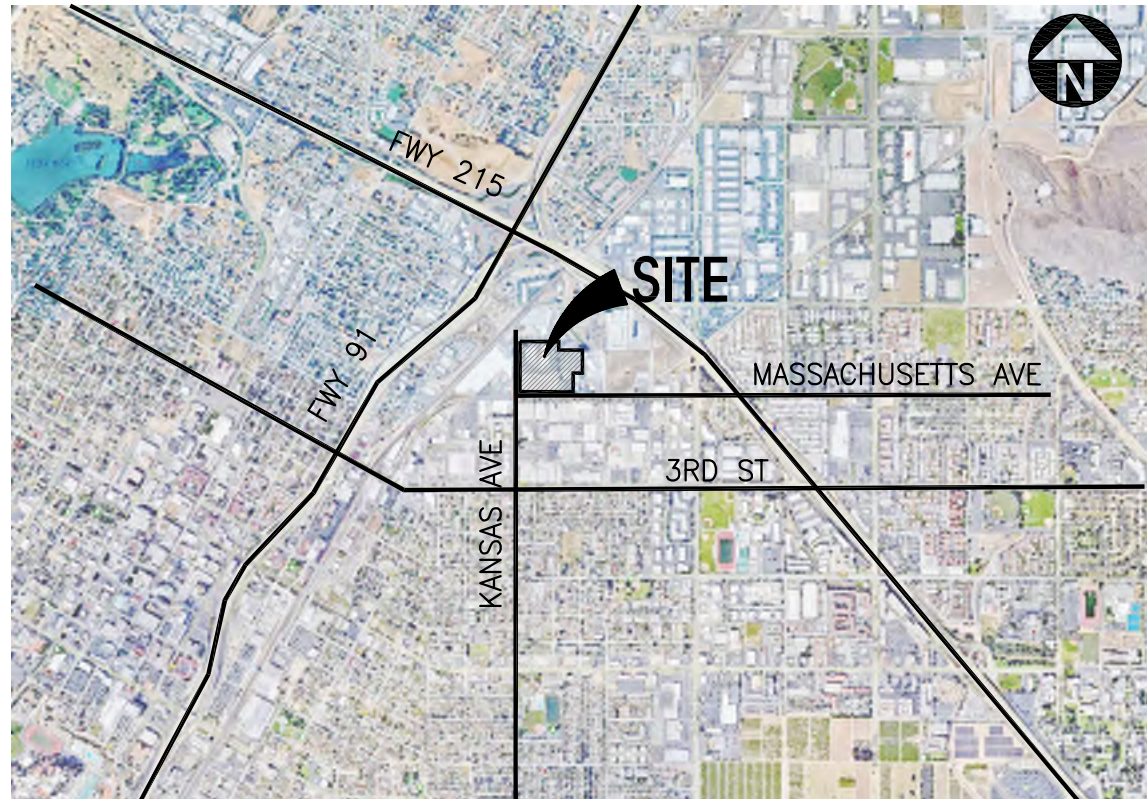
SITE PLAN GENERAL NOTES

- ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
- SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD-1 ARE MINIMUM STANDARDS.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- REFER TO CIVIL DWGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
- CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- REFER TO CIVIL 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.
- ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
- 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.
- SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- WALLS SHALL BE TREATED WITH A GRAFFITI-PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE, COLORED PANELING MATERIAL, ETC.).
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB

SITE PLAN GENERAL NOTES

- | | |
|---|---|
| CONCRETE PAVING - RE: CIVIL DRAWINGS THICKNESS | LIGHTING FIXTURE |
| STANDARD PARKING STALL 9'X18' | 26' WIDE FIRE LANE. PROVIDE RED CURBS AND SIGNAGE |
| ACCESSIBLE PARKING STALL 9'X18' + 5' W ACCESSIBLE AISLE | LANDSCAPE |
| VAN ACCESSIBLE 12'X18' + 5' W ACCESSIBLE AISLE | PROPERTY LINE |
| FUTURE EV CHARGING STATION 9' X 18' | ACCESSIBILITY PATH OF TRAVEL |
| EV CHARGING STATION NEEDED 9' X 18' | |

AERIAL MAP



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Project:

MASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

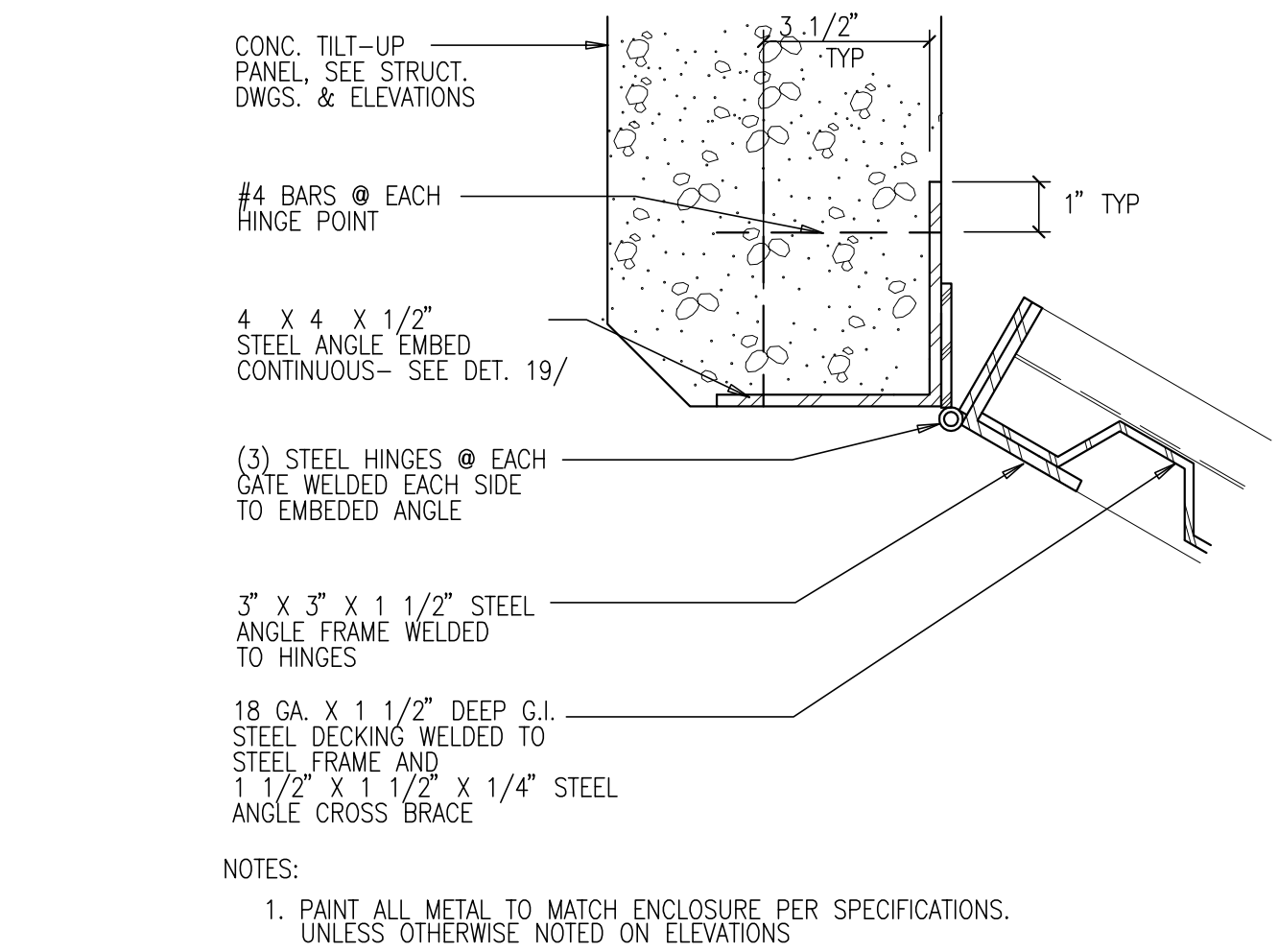
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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL SITE PLAN

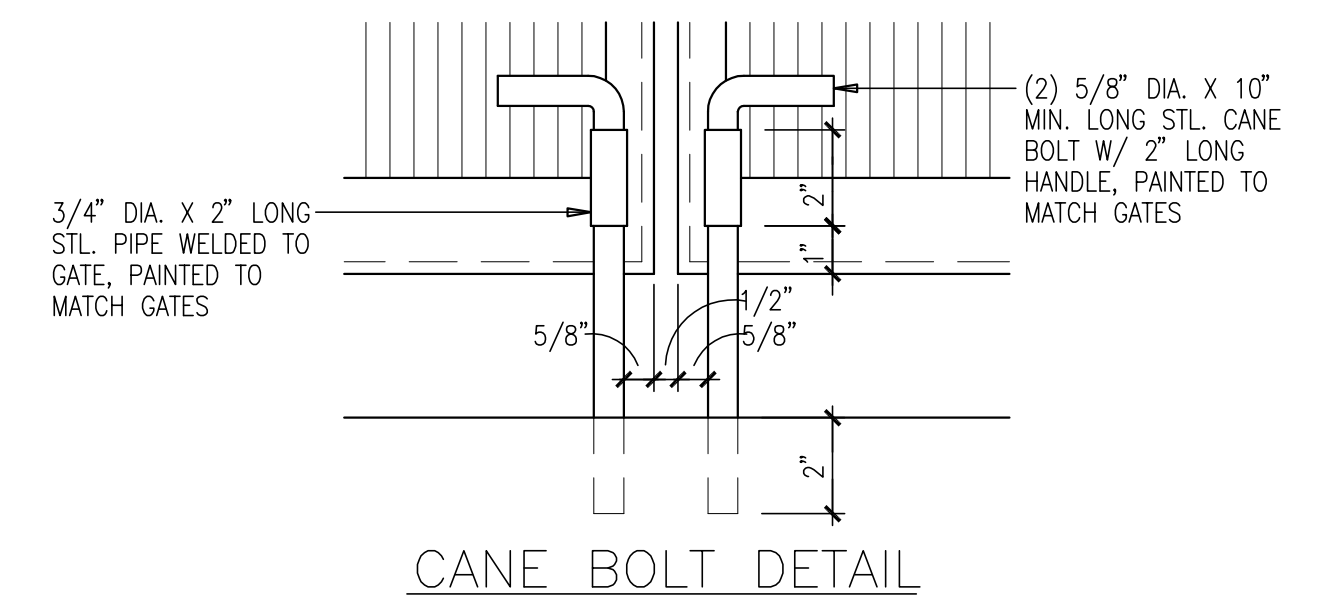
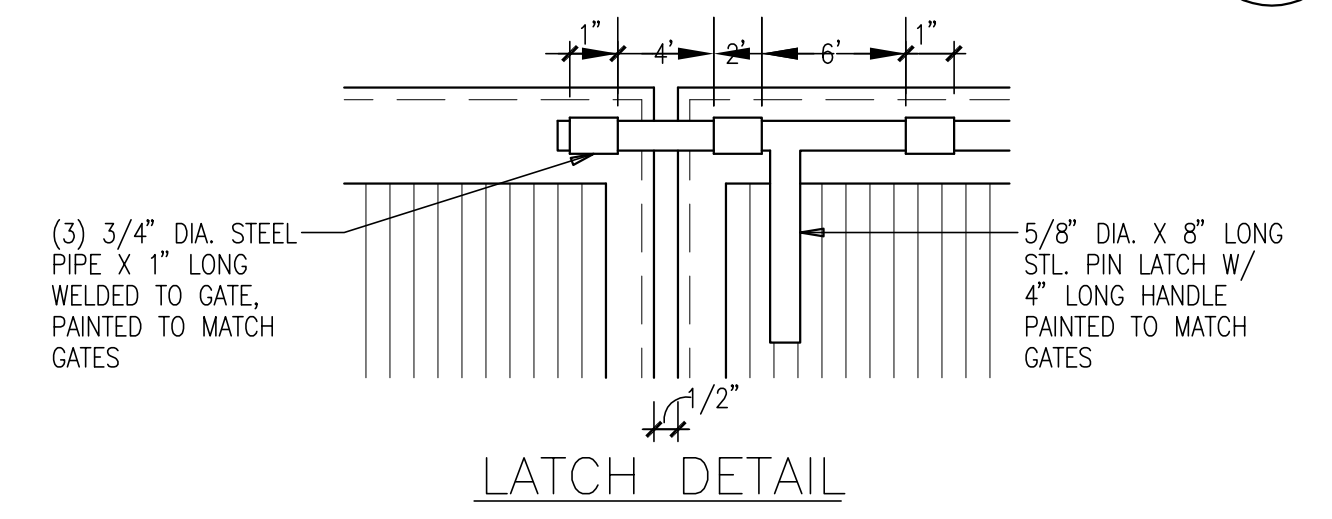
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Drawn by: AW
Date: 04/11/25
Revision:

Sheet:

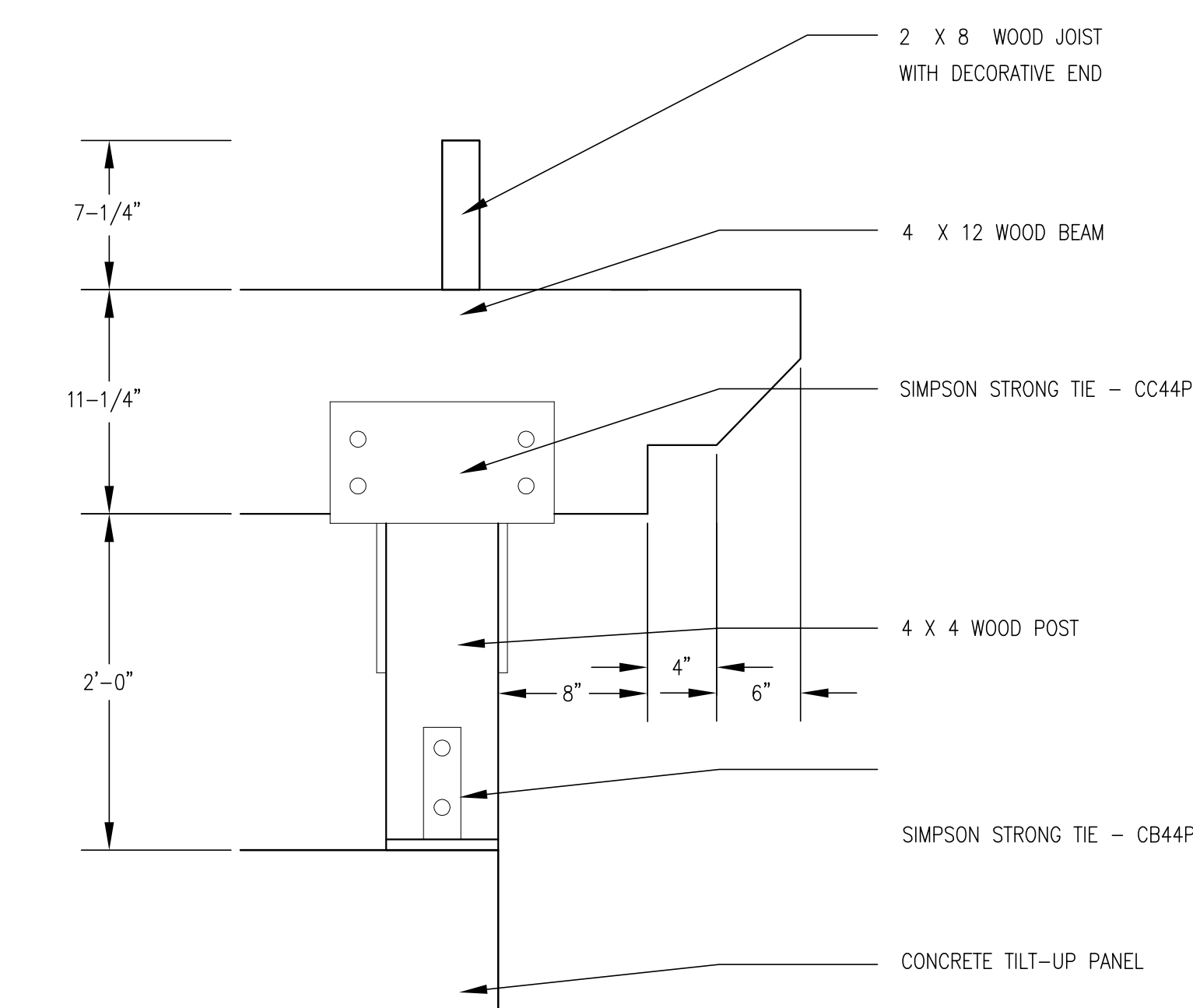
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TRASH ENCLOSURE GATE & HINGE
SCALE: 3"=1'-0"



TRASH ENCLOSURE GATE LATCHES
SCALE: 3" = 1'-0"



TRELLIS
SCALE: 3" = 1'-0"

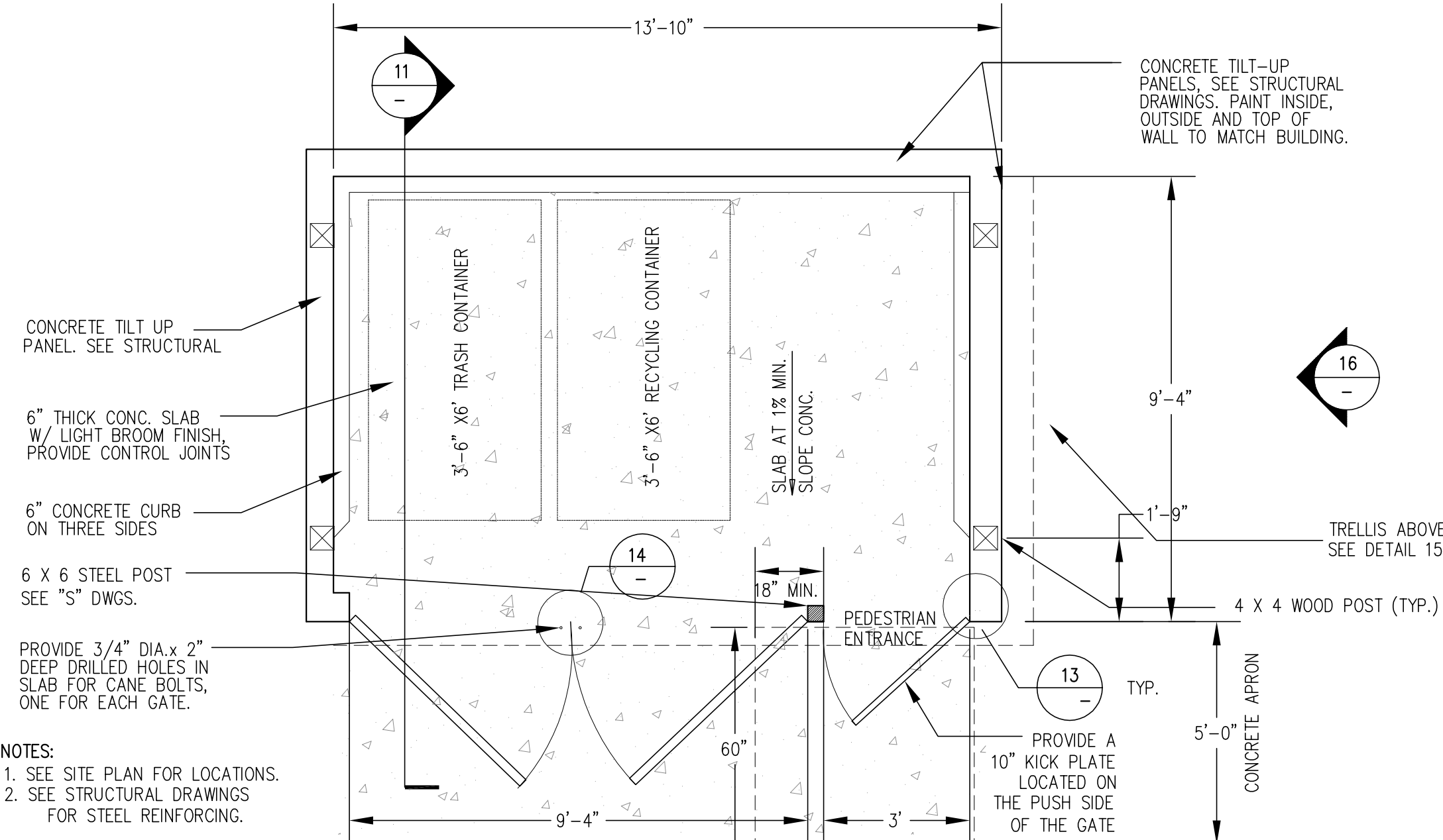
KEYNOTES -TRASH ENCLOSURE

- 1 CONCRETE TILT-UP PANEL
- 2 PANEL REVEAL PAINTED TO MATCH BUILDING.
- 3 TRELLIS ABOVE

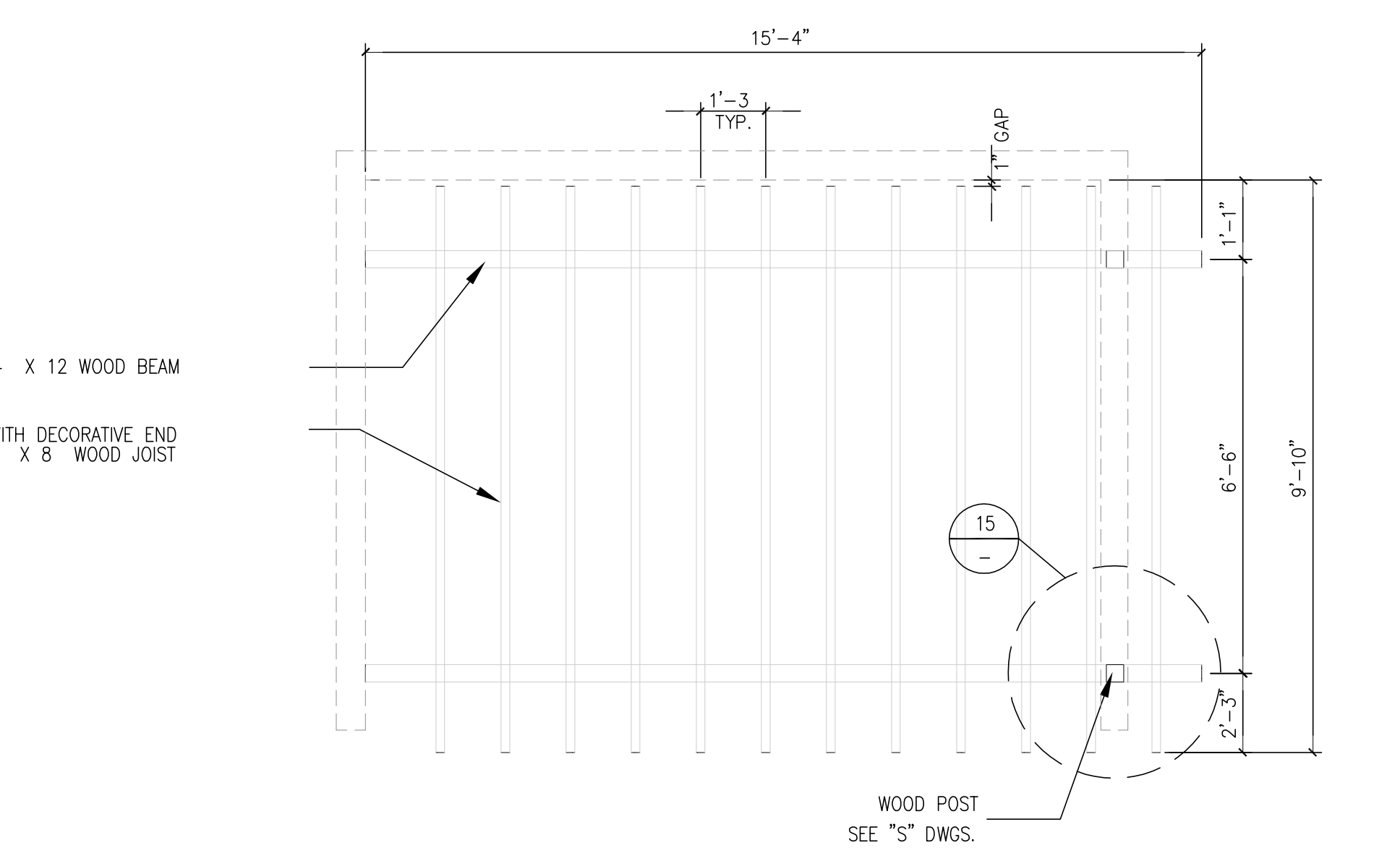
COLOR SCHEDULE -TRASH ENCLOSURE

- | | |
|--------------------------|------|
| 1 CONCRETE TILT-UP PANEL | PAIN |
| 2 CONCRETE TILT-UP PANEL | PAIN |
| 3 CONCRETE TILT-UP PANEL | PAIN |

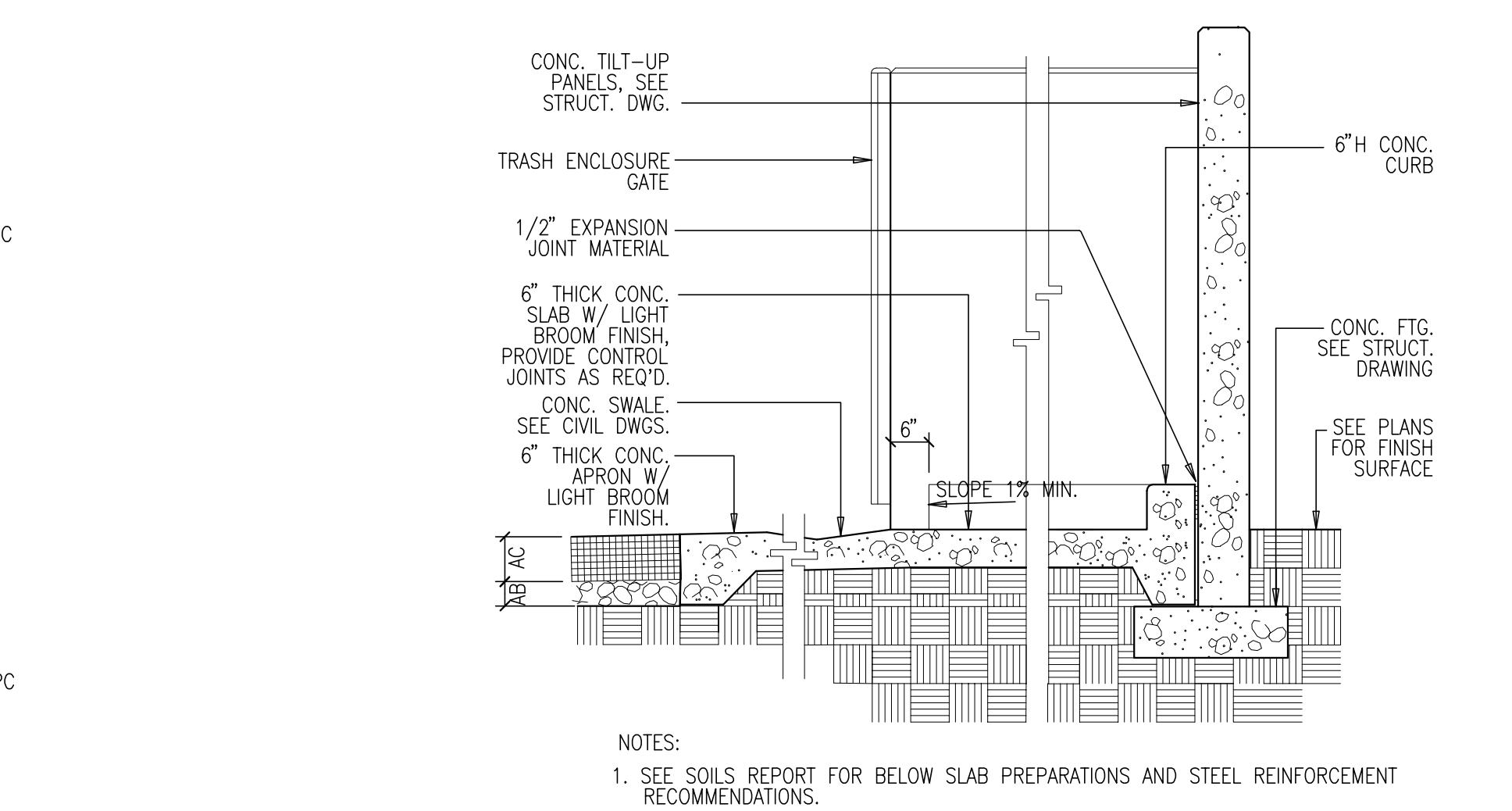
TRASH ENCLOSURE ELEVATION
N.T.S



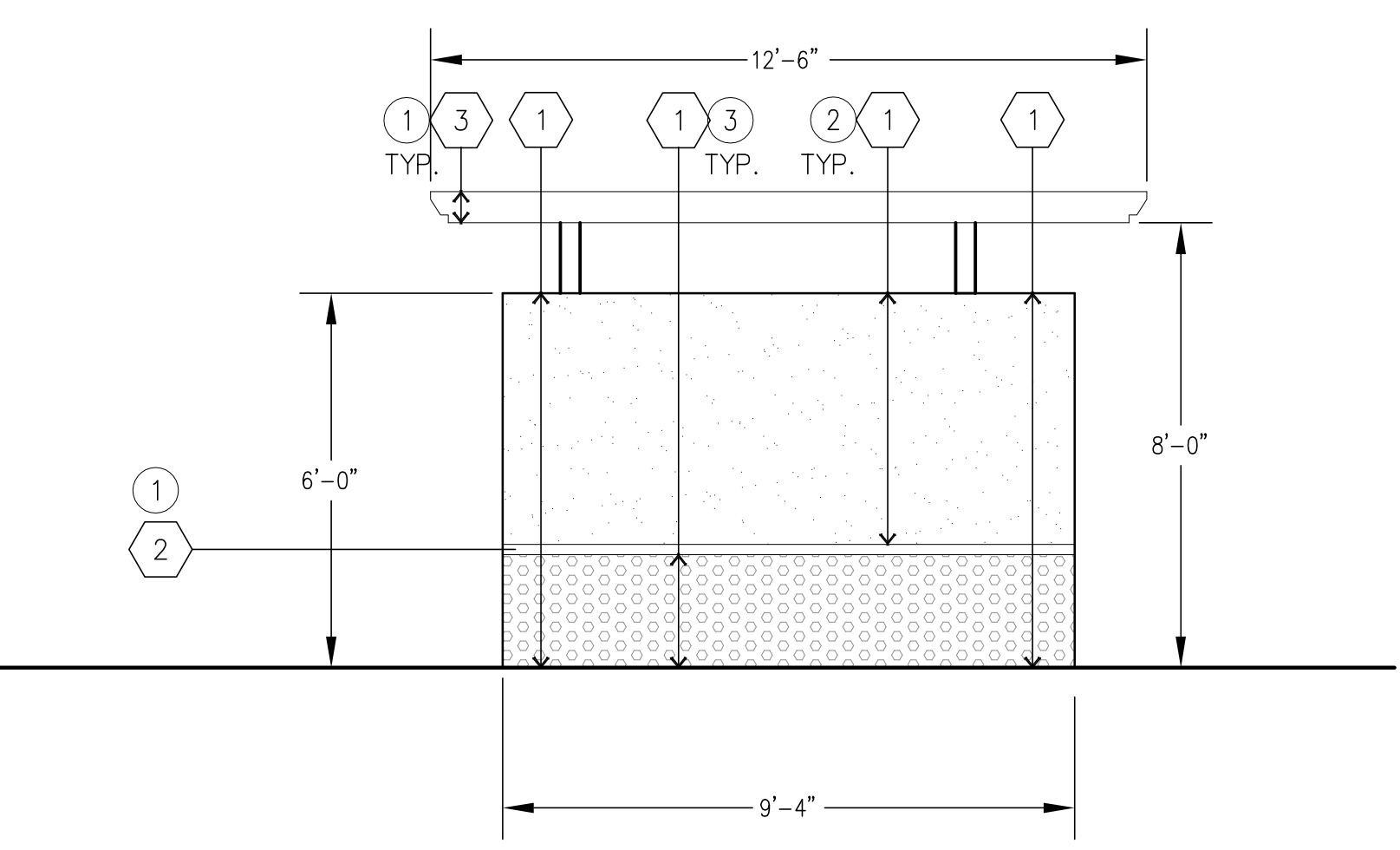
TRASH ENCLOSURE PLAN
SCALE: N.T.S.



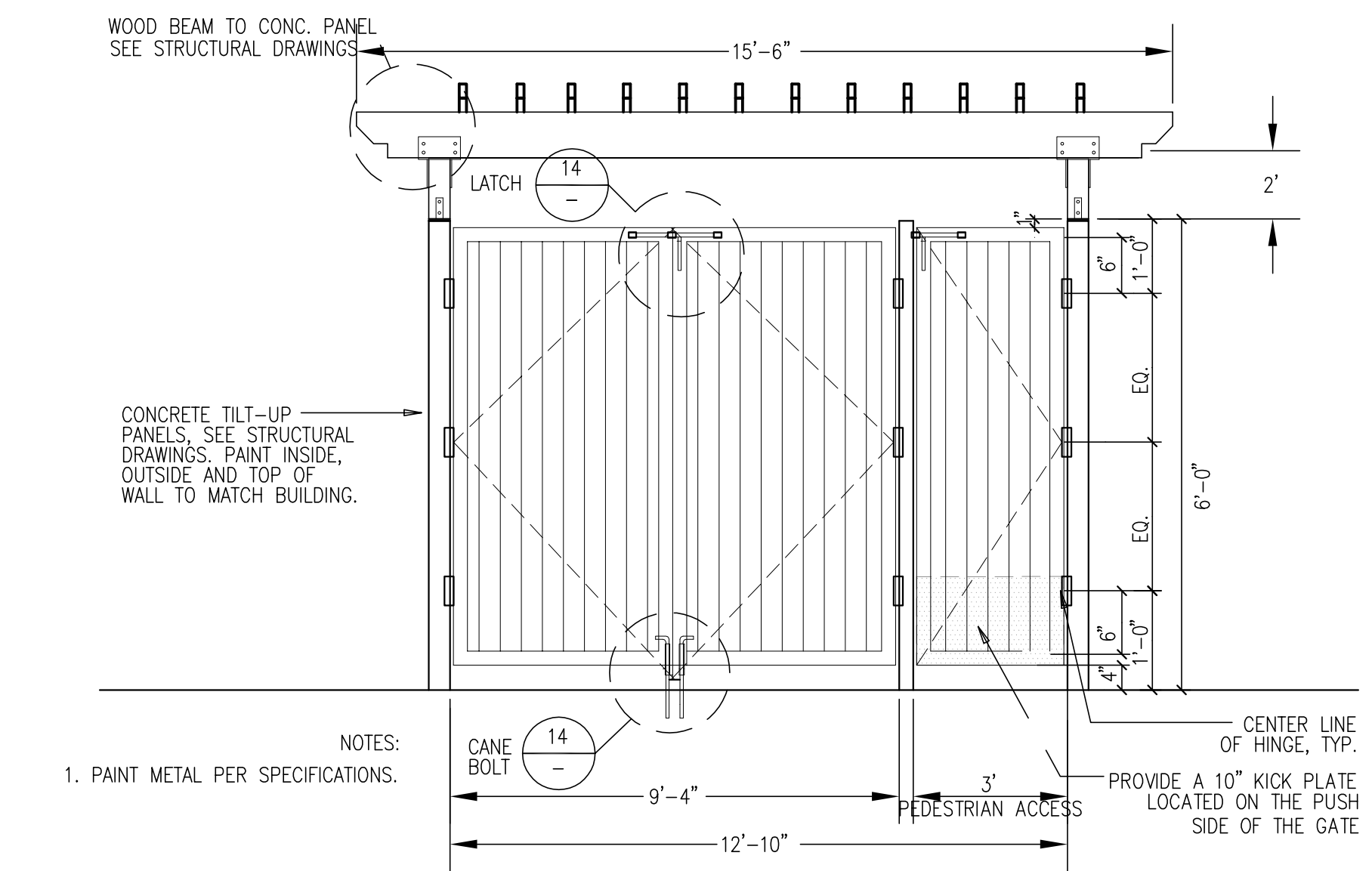
TRASH ENCLOSURE ROOF PLAN
N.T.S



TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"



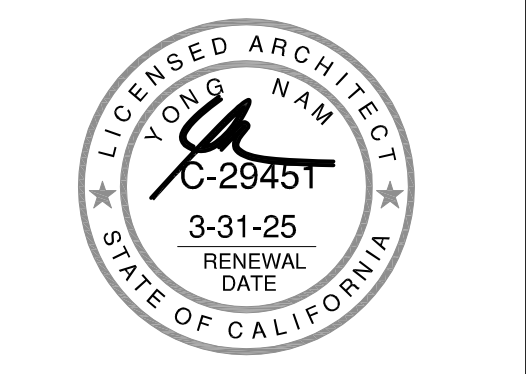
TRASH ENCLOSURE ELEVATION
N.T.S



TRASH ENCLOSURE GATE ELEVATION
02820-SGATE-ELEV2



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Project:

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& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

HUNTER

Title: DETAILS

Project Number: 21074
Drawn by: AW
Date: 05/16/24
Revision:

Sheet:



Building 1 North Elevation - Roberta Street



Building 1 West Elevation - Kansas Avenue



Building 1 South Elevation



Building 1 East Elevation



Conceptual Building 1 Colored Elevations

MASSACHUSETTS AVE. & KANSAS AVE.

Riverside, CA 92507

#21074 | 07.28.2024



StaleyPoint
CAPITAL



Building 1 North Elevation - Roberta Street



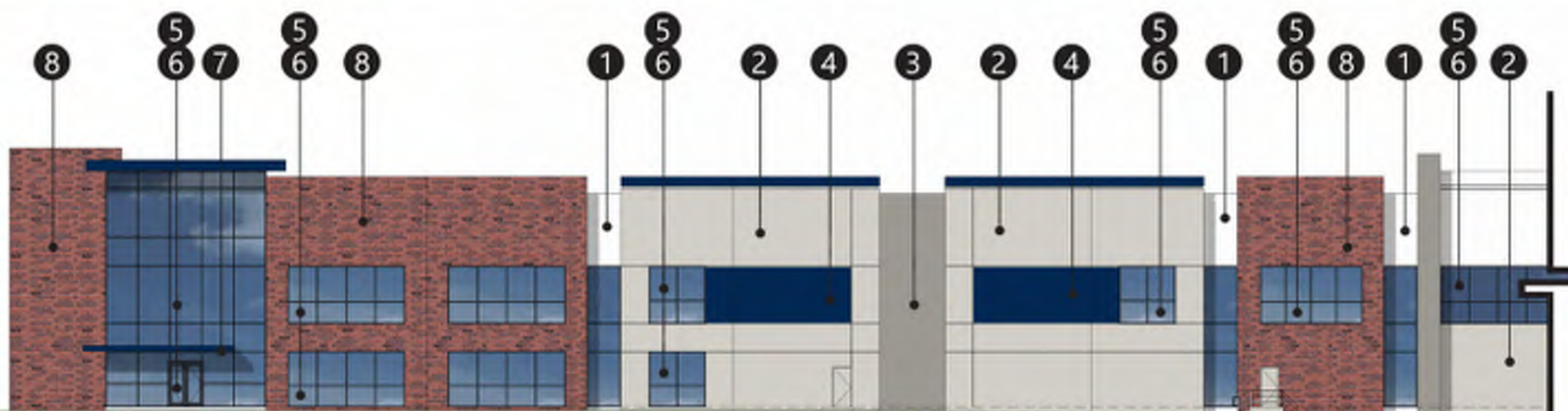
Building 1 West Elevation - Kansas Avenue



Building 1 East Elevation



Building 1 South Elevation



Building 1 North Elevation - Roberta Street



Sherwin Williams
SW 7005
Pure White



Sherwin Williams
SW 7043
Wordly Gray



Sherwin Williams
SW 7045
Intellectual Gray



Sherwin Williams
SW 6524
Commodore
(Match Pantone 295)



Anodized Aluminum
MULLION
Sherwin Williams SW 7076
Cyberspace
(BM Black Horizon)



Blue Reflective
GLAZING



Sherwin Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 6524 Commodore
(Match Pantone 295)



Coronado Stone
Style: Wirecut Brick
Color: La Jolla Blend
Size: 2 1/2" x 8"



Conceptual Building 1 Colored Elevations & Material Board

MASSACHUSETTS AVE. & KANSAS AVE.

Riverside, CA 92507

#21074 | 05.10.2024





Conceptual Building 2 Colored Elevations

MASSACHUSETTS AVE. & KANSAS AVE.

Riverside, CA 92507

#21074 | 07.29.2024



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CAPITAL

Building 2 North Elevation



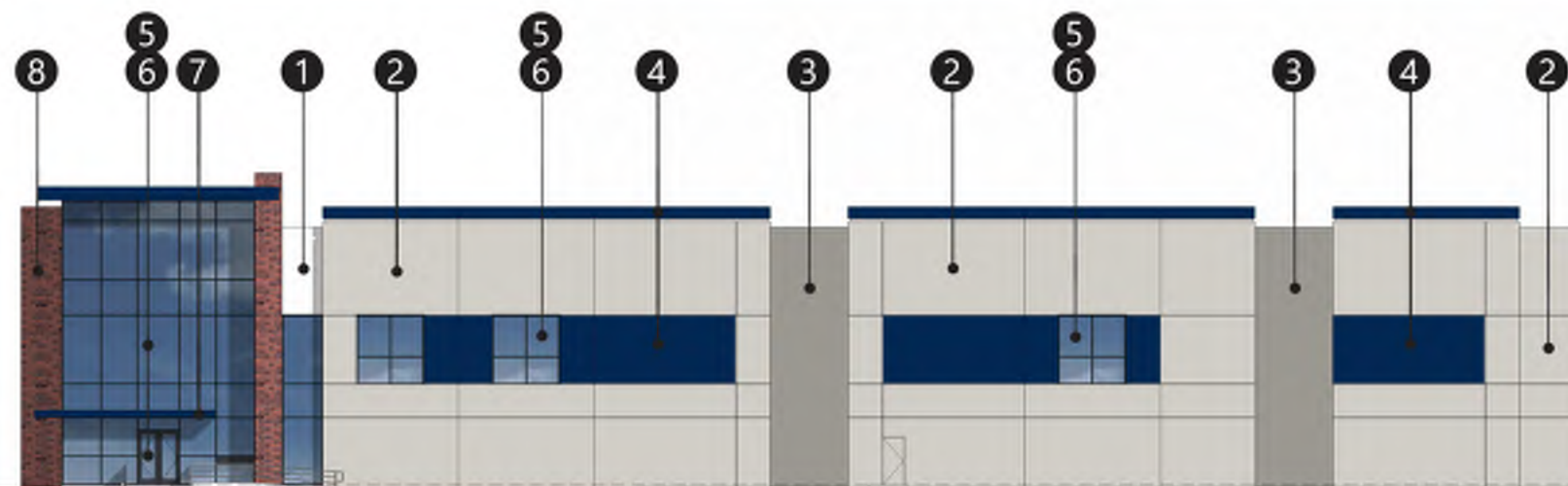
Building 2 West Elevation - Kansas Avenue



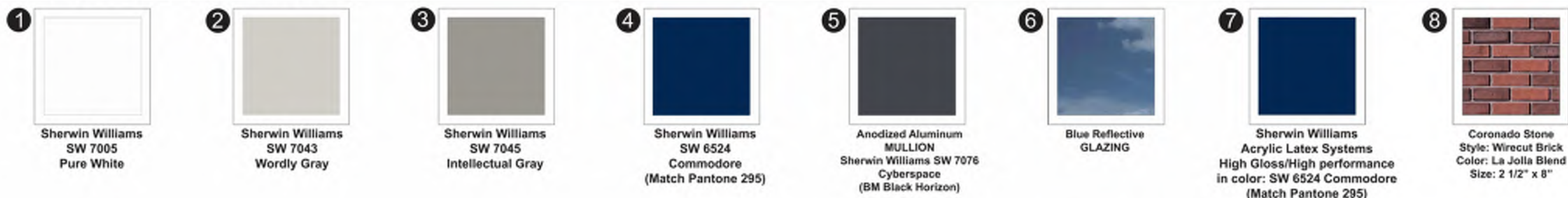
Building 2 East Elevation



Building 2 South Elevation - Massachusetts Avenue



Building 2 East Elevation - Kansas Avenue



Conceptual Building 2 Colored Elevations & Material Board

MASSACHUSETTS AVE. & KANSAS AVE.

Riverside, CA 92507

#21074 | 07.29.2024



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CAPITAL

ARTICLE VI OVERLAY ZONES

Chapter 19.170 INNOVATION DISTRICT OVERLAY ZONE (ID)

19.170.010 Purpose.

The Innovation District (ID) Overlay Zone is established to:

- A. Implement the goals, policies, and principles of the General Plan.
- B. Enable and encourage new development in the ID Overlay Zone area.
- C. Support a mix of high-density residential, high-intensity employment/office, civic, entertainment, institutional and pedestrian-oriented retail uses.
- D. Encourage investment in public facilities through quality redevelopment and improvements.
- E. Ensure that new development and redevelopment are designed to minimize traffic, parking and impacts on surrounding residential neighborhoods, and create walkable environments.

If regulations or development standards are not included in this Chapter, refer to the standards in applicable Chapter of Title 19.

(Ord. 7573 § 1(Exh. A), 2021)

19.170.020 Application.

- A. *Application.* The Innovation District (ID) Overlay Zone may be applied to the area bounded to the west by the State Route 91, to the north by State Route 60/Interstate 215, and to the south by Third Street. The ID Overlay Zone may be applied in combination with any existing Base Zone.
- B. *Relationship to ID Master Plan.* The ID Overlay implements the intent and guidelines in the ID Master Plan document.
- C. *Permit requirements.*
 - 1. In addition to any other permits required by the Zoning Code, new building or structure construction, sign or exterior alterations, enlargement of an existing building, structure, or signs shall, pursuant to Chapters 19.710 require Design Review.
 - 2. Minor Conditional Use Permit may be required pursuant to and 19.730.
- D. *Design Standards.*
 - 1. All projects must comply with the standards listed in this Chapter and in effect at the time the development is submitted to the City.
 - 2. Design Review processing and approval does not preclude compliance with all regulations and permitting requirements applicable to the proposed development.
 - 3. When required by this chapter, street dedication and improvements for building permits, the public street or right-of-way must be dedicated and improved consistent with all applicable City standards.

E. *Existing and Entitled Industrial and Manufacturing Uses.* The ID Overlay Zone authorizes existing and entitled industrial and manufacturing land uses to continue and expand as legal, conforming land uses until such time as they are converted to uses permitted in the applicable ID Overlay Zone Sub-District as set forth in Section 19.170.040 (Permitted Uses).

(Ord. 7573 § 1(Exh. A), 2021)

19.170.030 Sub-districts.

The ID Overlay Zone is divided into Sub-Districts as set forth in Table 19.240.030.

Table 19.170.030 - Innovation District Overlay Sub-District Descriptions	
Sub-District	Sub-District Description
IE - Industrial Emphasis	IE encourages a wide range of industrial, office, and commercial uses that may be integrated vertically and/or horizontally. While predominantly a mix of light industrial and office uses, other standalone uses, such as transportation services and energy-generation facilities, are encouraged. Clean & green industries, such as renewable energy, low-carbon, research and development, and public transportation infrastructure uses are encouraged in this Sub-District.
EE - Employment Emphasis	EE promotes high-intensity vertical mix of office, clean & green industrial, educational, and hospitality uses to be an employment center of regional importance with a limited mix of residential uses to compliment the employment focus. Clean & green industries, including renewable energy, low-carbon, education and training, and research and development are encouraged.
HE - Housing Emphasis	HE accommodates primarily residential housing development supported by ground-floor neighborhood-serving commercial uses and live work opportunities, with limited industrial functions.
ET - Eastside Transition	ET accommodates mid to low-rise buildings with a diverse array of uses, including residential, neighborhood-serving commercial, and limited office uses, that integrate more seamlessly with the neighboring Eastside Neighborhood.
CS - Civic Space	CS allows for greens, squares, and plazas with a variety of Civic Facilities.

(Ord. 7573 § 1(Exh. A), 2021)

19.170.040 Permitted uses.

The following table establishes the permitted land uses and uses permitted subject to the approval of a minor conditional use permit (Chapter 19.730 - Minor Conditional Use Permit) in the ID Overlay Zone Sub-Districts. Table 19.240.040 also identifies those uses that are specifically prohibited. Uses not listed in table are prohibited unless the Community & Economic Development Department Director, or his/her designee, pursuant to Chapter 19.060 (Interpretation of Code), determines that the use is similar and no more detrimental than a listed permitted or conditional use. Any use which is prohibited by state and/or federal law is also strictly prohibited.

Table 19.170.040 - Permitted Uses					
This table identifies permitted uses and uses requiring approval of other permits by zoning designation.					
District	IE	EE	HE	ET	CS
Civic Facilities					
Community Center and Services	X	P	P	P	P
Emergency Shelters	MC	MC	MC	X	P

Outdoor Auditorium and Performances	X	MC	MC	X	P
Public Parking Areas and Structured Garages	P	P	MC	MC	P
Transit Mobility Services and Stations	P	P	P	P	P
Commercial Functions					
-Alcohol Sales - On-Premises	P	P	P	MC	P
Assemblies of People - Entertainment (<500 people)	X	MC	MC	MC	MC
Assemblies of People - Non-Entertainment (<500 people)	X	MC	MC	MC	MC
Clean Energy Use	P	P	P	X	X
Day Care (child and senior)	MC	P	P	P	P
Education and Training Facilities	X	P	P	MC	MC
Home Occupations	X	P	P	P	X
Personal Services	P	P	P	P	X
Retail Sales	P	P	P	P	P
Restaurant (Full Service, Limit-Service, Small Shop, excluding drive-thru)	P	P	P	P	P
Shopkeeper Units (predominately work within a living space)	X	P	MC	P	
-Vehicle Repair (indoor only)	P	MC	X	X	X
Veterinarian/Small Animal Clinic	P	P	P	MC	X
Hospitality Functions					
-Convention Services	X	P	P	X	P
Hotel	X	P	P	X	X
Industrial Functions					
-Clean Energy Use	P	P	P	X	X
Heavy-Industries	MC	MC	X	X	X
Light-Industries	P	P	MC	X	X
Outdoor Storage	P	MC	X	X	X
Research Laboratories (wet laboratories/OSHA regulated)	P	P	MC	MC	X
Transportation Facilities	P	MC	X	X	X
Warehousing and Distribution Facilities	P	X	X	X	X
Office Functions					
-Administrative and Professional Facilities	P	P	P	MC	X
Medical Facilities	P	P	MC	MC	X
Research Laboratories (non-OSHA regulated)	P	P	MC	X	X
Residential Types					
-Attached Multiple-Family Dwelling	X	P	P	P	X
Detached Single and Multiple Family Dwelling	X	X	X	P	X
Live/Work Units (predominately living within a workspace)	X	MC	P	MC	X
Single-Room Occupancy Unit (Co-Living)	X	P	P	MC	X
C = Subject to the granting of a conditional use permit (CUP), Chapter 19.760 SP = Site Plan Review Permit, Chapter 19.770 MC = Subject to the granting of Minor Conditional Use Permit (MCUP), Chapter 19.730 sq. ft. = Square Feet P = Permitted					

(Ord. 7573 § 1(Exh. A), 2021)

19.170.050 Application Requirements and Processes.

All application requirements and processes identified in Article IX of this Title shall apply to this Chapter.

(Ord. 7573 § 1(Exh. A), 2021)

19.170.060 Building intensity and location standards.

Table 19.170.060 - Building Intensity and Location This table coordinates specific Building Functions, Intensities, and Location within each Zoning Sub-District.				
Sub-District Function	IE	EE	HE	ET
Civic	Civic space edges shall be completely or predominately bounded by buildings mid-block or at street corners.	Civic spaces may be hybrids and directly with public streetscape elements located mid-block and/or at corners.	Civic space edges shall be completely or partially bounded by buildings and/or located mid-block and street corners.	Civic space edges may be partially bounded by buildings and shall be directly accessible to 3rd Street walkways.
Commercial	1st floor of the primary building on corner lots may be commercial.	Up to 60% of the primary and accessory buildings may be commercial.	Up to 40% of the primary and/or accessory buildings may be commercial.	On corner lots up to 20% of the primary buildings 1st floor shall be commercial.
Hospitality	Not allowed.	Up to 60% of the primary and/or accessory buildings may be hospitality uses.	Up to 80% of the primary buildings may be hotel uses.	Not allowed.
Industrial	Up to 60% of the primary and accessory buildings shall be industrial. <u>Primary and accessory buildings may be industrial.</u>	Up to 60% of the primary buildings may be light industrial and/or clean and green industry. Only 1st floors of accessory buildings may be light industrial and/or clean and green industries.	Only 1st floors of accessory buildings may be light industrial and/or clean and green industries.	Not allowed.
Office	Up to 40% of the primary and accessory buildings may be office.	Up to 100% of the primary buildings may be office.	Up to 40% of the area of the primary and accessory buildings may be	Floors 1 - 2 of the primary buildings may be office. Up to 100% of

			office. Only floors 1-2 in the accessory buildings may be office	accessory buildings may be office.
Residential	Not allowed.	Up to 40% of the primary and/or accessory buildings shall be residential. Units are allowed to average >400 square feet.	Up to 100% of the primary buildings may be residential. Units are allowed to average >600 square feet	Up to 100% of the primary and accessory buildings may be residential, except corner lots. Units are allowed to average >800 square feet

(Ord. 7573 § 1(Exh. A), 2021)

19.170.070 Sub-district development standards.

The following diagram illustrates key terms used to define development areas on a lot for this Chapter:

Figure 19.170.070

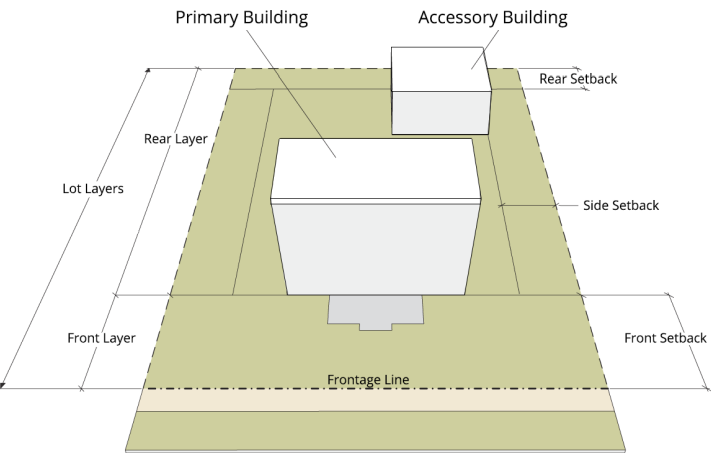
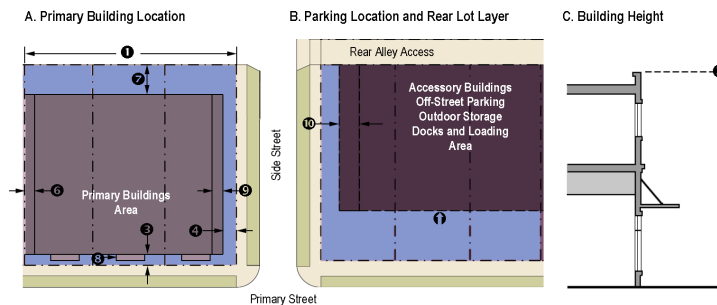


Table 19.170.070 IE - Industrial Emphasis (IE) Sub-District Development Standards



IE Development Standards		Minimum	Maximum	#
Lot and Density				
Lot Width (ft.)		25	-	①
Floor Area Ratio (FAR)	Sites under 5 acres	1.0	2.0	
	Sites over 5 acres	0.40	N/A	
Residential Density (Lots - Dwelling Units per Acre)		N/A	N/A	
Building Form and Location				
Building Height - Primary Building (Floors)		2 floors N/A	5 floors/75-feet	②
Building Height - Accessory Building (Floors)			3 floors	
Build-to Lines and Setbacks (ft.)				
Front (Principal Building)		5	10	③
Front (Principal Building) ¹	Kansas, Massachusetts, and Chicago Avenues	5	10 ²	③
	All Other Frontages	Same as I – General Industrial Zone	N/A	
Front (Front Layer and Principal Building) Side Street		5	10	④
Side Street (Rear Layer and Accessory Building)		5	10	⑤
Interior Side		5	10	⑥
Rear		10	10	⑦
Architectural Feature Projection Front (Principal Building) Encroachment (%)		-	40% 5 feet	⑧
Storage and Loading Area (Principal Building – Front Lot Layer)		5	-	⑨
Outdoor Storage and Loading Area (Accessory Building – Rear Lot Layer)		10	-	⑩
Rear Lot Layer Setback from Primary Frontage Line		25	-	↑
Parking				
Off-Street Parking		2-1 spaces per 5-1000 sq ft or per Zoning Code, whichever is less	5 spaces per 1000 sq ft	
"#" in the table corresponds with the numbers on the graphic ¹ Common ground floor open space may encroach into the setback area				

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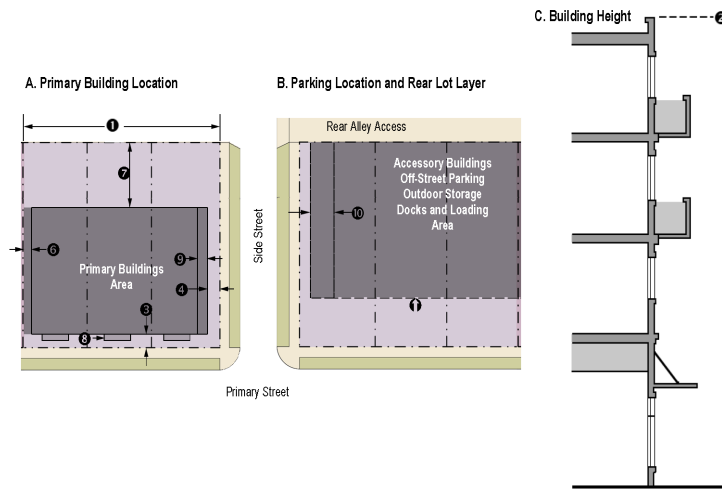
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² Eighty percent or more of the building façade shall comply.

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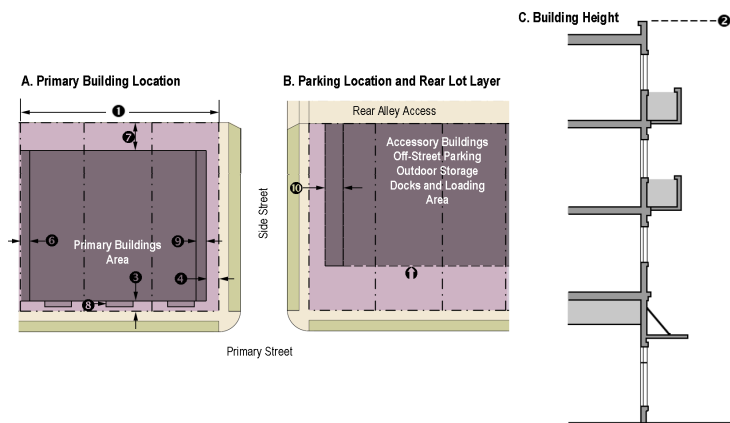
Table 19.170.070 EE - Employment Emphasis Sub-District Development Standards



EE Development Standards	Minimum	Maximum	#
Lot and Density			
Lot Width (ft.)	25	300	①
Floor Area Ratio (FAR)	2.0	6.0	
Residential Density (Lots - Dwelling Units per Acre)	30	100	
Building Form and Location			
Building Height - Primary Building (Floors)	2 floors	12 floors/140-feet	②
Building Step-back	4th floor/+55 feet	6th floor/+75 feet	
Building Height - Accessory Building (Floors)	-	6 floors	
Build-to Lines and Setbacks (ft.)			
Front (Principal Building)	0	10	③
Front (Principal Building) Street Side (Primary Street)	0	10	④
Street Side (Secondary) Minimum	5	10	⑤
Interior Side	0	10	⑤
Rear Minimum	5	10	⑦
Front (Principal Building) Encroachment (%)	60%	80%	⑧
Storage and Loading Area (Principal Building - Front Lot Layer)	5	-	⑨
Outdoor Storage and Loading Area (Accessory Building - Rear Lot Layer)	10	-	⑩
Rear Lot Layer Setback from Primary Frontage Line	20	-	↑
Parking			

Off-Street Parking	3 spaces per 1,000 sq. ft. for Nonresidential	1.5 space per Residential Housing Unit	
"#" in the table corresponds with the numbers on the graphic			

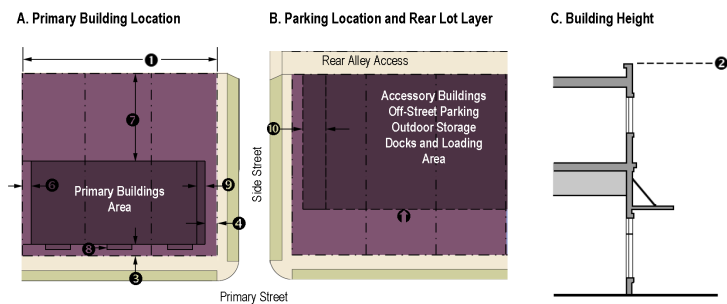
Table 19.170.070 HE - Housing Emphasis Sub-District Development Standards



HE Development Standards	Minimum	Maximum	#
Lot and Density			
Minimum Lot Width (ft.)	25	300	①
Maximum Floor Area Ratio (FAR)	2.0	5.0	
Residential Density (Lots - Dwelling Units per Acre)	30	150	
Building Form and Location			
Building Height - Primary Building (Floors)	2 floors	24 floors/240-feet	②
Building Step-back - Primary Building (Floors and approximate feet)	4 th floor/+55 feet	6 th floor/+75 feet	
Building Height - Accessory Building (Floors)	-	6 floors	
Build-to Lines and Setbacks (ft.)			
Front (Principal Building)	0	10	③
Front (Principal Building) Street Side (Primary Street)	0	10	④
Street Side (Secondary) Minimum	5	10	⑤
Interior Side	0	10	⑥
Rear Minimum	5	10	⑦
Front (Principal Building) Encroachment (%)	60%	80%	⑧
Storage and Loading Area (Principal Building - Front Lot Layer)	5	-	⑨
Outdoor Storage and Loading Area (Accessory Building - Rear Lot Layer)	10	-	⑩
Rear Lot Layer Setback from Primary Frontage Line	30	-	↑
Parking			

Off-Street Parking	2 spaces per 1,000 sq. ft. for Nonresidential	1.5 spaces per Residential Housing Unit	
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Table 19.170.070 ET - Eastside Transition Sub-District Development Standards



D. ET Development Standards	Minimum	Maximum	#
Lot and Density			
Minimum Lot Width (ft.)	25	50	①
Maximum Floor Area Ratio (FAR)	0.5	1.5	
Residential Density (Lots - Dwelling Units per Acre)	15	60	
Building Form and Location			
Building Height - Primary Building (Floors)	1 floor	4 floors/55-feet	②
Building Height - Accessory Building (Floors)	1 floor	4 floors	
Build-to Lines and Setbacks (in Feet)			
Front (Principal Building)	5	10	③
Front (Principal Building) Street Side (Primary Street)	0	10	④
Street Side (Secondary) Minimum	5	10	⑤
Interior Side	10	10	⑥
Rear Minimum	5	15	⑥
Front (Principal Building) Encroachment (%)	0	60	⑦
Storage and Loading Area (Principal Building - Front Lot Layer)	5	-	⑨
Outdoor Storage and Loading Area (Accessory Building - Rear Lot Layer)	10	-	⑩
Rear Lot Layer Setback from Primary Frontage Line	20	-	↑
Parking			
Off-Street Parking	2 spaces per 1,000 sq. ft. for Nonresidential	2 spaces per Residential Housing Unit	
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(Ord. 7573 § 1(Exh. A), 2021)

19.170.080 Additional standards.

In addition to the requirements outlined in Section 19.240.060, the following shall apply to building placement. The following diagram illustrates key terms used to define development areas on a lot:

A. Additional setback requirements.

~~1. The façade of the primary building shall be built parallel to the primary Frontage Line.~~

~~21.~~ Façade width.

- a. In the EE and HE Sub-Districts, the minimum façade width shall be 80 percent of the lot width.
- b. In the IE and ET Sub-Districts, the minimum façade width shall be 60 percent of the lot width.

~~32.~~ Permitted encroachments into the front setback include the following private building frontage elements: stoops (exterior stairs), forecourt terraces (at grade space), light court terraces (below grade space and stairs), recessed arcades and walkways, outdoor dining, green walls, artistic expressions, parking access screening, and planter boxes.

~~43.~~ ~~Maximum-Bb~~ Building setbacks.

~~a. Buildings shall be located no farther from frontage line than the maximum setback.~~

~~a. (1)~~ For buildings fronting on two ~~primary~~ streets, the front setback shall apply on both frontages.

~~b. (2)~~ For buildings fronting on three or more streets, the front setback shall apply on at least two of the frontages.

~~54.~~ Accessory buildings.

- a. Accessory buildings in the rear setback shall be a minimum of 15 feet measured from the centerline of the rear alley easement.
- b. In the absence of a rear alley, the rear setback for accessory buildings, the setback shall be a minimum of ten feet.

~~6. Windows and entryways.~~

~~a. All new buildings shall have windows on all perimeter walls oriented towards streets and courtyards.~~

~~b. All new buildings shall have clearly identifiable entry doorways on front façades.~~

~~75.~~ Exceptions.

- a. Outdoor eating areas - Where an outdoor eating area is installed, a portion of the building may be set back up to 12 feet from the frontage line, if at least 80 percent of the building facade is at the frontage line.
- ~~b. Temporary mixed-use areas - A temporary use may be allowed on vacant lots in EE and/or HE Sub-Districts to activate the site if it meets the Sub-District's general intent as defined in this title.~~

B. Façade width.

~~1. In the EE and HE Sub-Districts, the minimum façade width shall be 80 percent of the lot width.~~

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2. In the IE and ET Sub-Districts, the minimum façade width shall be 60 percent of the lot width.

C. Building heights.

1. Heights do not apply to attics, parapets, belfries, clock towers, chimney flutes, water tanks, elevator bulkheads or tower.
2. Residential building floor to finished ceiling height must be a minimum of ten feet in HE, EE, and ET Sub-Districts, except for ground or first floor live-work uses which do not have a minimum.
3. For development projects in all Sub-Districts that adjoin the ET Sub-District, the maximum building height shall be 65 feet within 20 feet of the ET Sub-district.

D. Façade glazing and openings.

1. The ground floor façade of primary buildings with commercial and/or office uses shall be a minimum of 70 percent glazed area.
2. Ground floor openings shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are three feet deep or more.
3. Openings above the first floor shall not exceed 70 percent of the total building front wall, with each façade being calculated independently.
4. In the EE, HE and ET Sub-Districts, a continuous plane of any building façade shall not exceed 20 feet without an opening.
5. Exceptions to glazing.
 - a. In the ~~HE~~ Sub-District, multi-level parking facilities, where permitted, are not required to meet the ground-floor transparency requirement (refer to development standard, C1 above).
 - b. If buildings are in rear layer ~~behind primary buildings,~~ and not visible from the adjacent public street, the building ground-floor transparency requirement shall not ~~apply~~ be required (refer to development standard, C1 above).

E. Windows and entryways.

- a1. All new buildings shall have windows on all perimeter walls oriented towards streets and courtyards.
- b2. All new buildings shall have clearly identifiable entry doorways on Front façades.

F. Loading areas.

1. Truck docks, loading, storage yards, and service areas are permitted within the rear layer on rear alley and lanes.
2. Loading, storage yards, and service areas shall be located on the side or rear of buildings and shall not face a ~~primary~~ street.

G. Open space.

1. Common ground floor open space.
 - a. Common ground floor open space is to be used for enhanced landscaping and passive/active gathering areas. Common ground floor open space does not include land occupied by streets, driveways, parking areas, service areas, required landscape areas or required front and street side yards.

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~~a.b.~~ Common ground floor open space may be provided in lieu of providing individual open space for each unit within the first four floors above the ground floor.

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~~b.c.~~ In the IE, EE and HE Sub-Districts, common ground floor open space, including, but not limited to terraces, courtyards, plazas, and patios, is required and must be directly accessible from within the primary building.

~~d. In the IE Sub-district, common ground floor open space adjacent to the public right-of-way shall be screened with decorative wall compliant with the development standards below (Section L.3).~~

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~~e.~~ Minimum Dimensions

~~i. Common ground floor open space shall be provided at a rate of 70 square feet per 1,000 square feet of building area or a minimum of 7,000 square feet, whichever is less.~~

~~ii. Each cCommon ground floor open space area shall have a minimum horizontal dimension of 20 feet in width in width and shall be a minimum of 7,000 square feet.~~

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2. Common upper floor open space—Mixed-use buildings.

a. In the EE and HE Sub-Districts, common upper floor open space, including, but not limited to, balconies, decks, terraces, common open space, and rooftops, is required for every five floors above the first four floors and the on the rooftop.

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b. Common upper floor open space is required for every for every five floors above the first four floors and the on the rooftop, in addition the private open space required in this section.

c. Common upper floor private open space shall have a minimum horizontal dimension of six feet in width and shall be a minimum of 2,000 square feet.

3. Private upper floor open space—Residential units.

a. Private upper floor open space shall include a balcony, deck, patio, porch that is directly accessible by a doorway from a habitable room within the residential unit.

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b. For each residential unit located on the fifth floor or higher, a private upper floor open space shall be a minimum 24 square feet.

~~F.H.~~ Outdoor retail sales and merchandise display.

1. All outdoor retail sales and merchandise displays shall be directly accessible to the primary business.

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2. Outdoor retail sales and merchandise displays shall not obstruct ingress and egress to a building, hinder accessibility, obstruct fire lanes, interfere with vehicular circulation, or sight distance, or be in landscaped areas.

3. Outdoor retail sales and merchandise displays shall not exceed five percent of the total gross floor area of the business, or 200 square feet, whichever is less.

4. Display merchandise shall not exceed a height of six feet above finished grade.

5. The temporary use of a parking or undeveloped area for outdoor retail sales, merchandise displays, and entertainment is permitted with a temporary use permit as defined in ~~this title~~the Zoning Code.

~~G.I.~~ Outdoor storage.

1. ~~1.~~ For nonresidential uses, storage shall be located in the rear layer of the lot ~~and not visible from streets.~~

2. ~~Storage shall be located behind the rear most wall of the building, or 50 feet, whichever is less.~~

3. ~~2.~~ In the EE, HE and ET Sub-Districts, storage shall be a maximum ten percent of the gross floor area of the use or 600 square feet, whichever is less.

4. ~~3.~~ In the IE Sub-District, storage shall be a maximum ~~40-10~~ percent of the ~~gross floor area of the use or 1,000 square feet, whichever is less~~ lot area.

~~HJ.~~ Parking.

1. Screening.

a. For lots without a primary building, parking shall be fully screened using landscaping, ~~decorative~~, opaque walls, or other rigid materials to screen any parking spaces located in the front layer.

b. Screening shall be a minimum ~~40~~36 inches in height.

c. Screening shall be setback a minimum of two-feet from the ~~frontage~~ property line.

2. Off-street parking shall be ~~set in the rear layer and~~ set-back a minimum of 25 feet from the ~~frontage~~ property line.

a. ~~Parking may be setback a minimum of 10 feet from the street adjacent property lines, if a decorative wall compliant with the development standards below (Section L.3) is provided to screen the parking.~~

3. ~~Exceptions to off street parking requirement may be granted for short term customer parking, drop off, and public private partnership car share spaces.~~

~~HK.~~ Pedestrian network connectivity.

1. An internal network of pedestrian walkways shall connect: 1) all buildings on a site; 2) on-site automobile and bicycle parking areas; 3) sidewalks; and 4) any on-site common open space or amenity.

2. Private, internal walkways shall be a minimum of six feet wide, hard surfaced/paved with concrete, stone, tile, brick, or comparable material.

3. When walkways cross driveways, parking areas, or loading areas, clearly identifiable markings shall be required and may include a raised crosswalk, a different paving material, or similar method.

4. Where a walkway is parallel and immediately adjacent to an ~~auto access alley drive aisle~~, clearly identifiable markings shall be required to separate the walkway from the auto travel lane using a raised curb, bollards, or other physical barriers.

~~L.~~ Edge conditions.

1. ~~Building pads sited along Massachusetts Avenue, between Kansas and Chicago Avenues, shall be equal to the grade of the public right-of-way.~~

2. ~~All developments shall provide parkway adjacent sidewalks along Massachusetts Avenue.~~

3. ~~Fences and walls facing public rights-of-way require a minimum setback of 5-feet from the property line.~~

a. ~~Fences and walls are not permitted to be located between the building and the public right-of-way.~~

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b. Height of fences and walls facing public rights-of-way may be a maximum of 6-feet in height. Provided that the bottom 2/3s of the wall is solid, and the upper 1/3 of the wall is openwork.

c. Fences and walls facing public rights-of-way shall be constructed of a minimum of two decorative materials.

4. Site Plan shall be designed to prevent the queuing of trucks on streets or elsewhere outside of facility.

M. Temporary mixed-use areas.

1. A temporary use may be allowed on vacant lots in EE and/or HE Sub-Districts to activate the site if it meets the Sub-District's general intent.

(Ord. 7573 § 1(Exh. A), 2021)

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19.170.090 Nonconformities.

- A. Land uses and structures legally established that do not conform to this chapter may continue to exist and operate as legal, conforming uses.
- B. Expansion of such uses and structures shall be limited as follows:
 - 1. The gross floor area may be expanded up to ten percent of the existing gross floor area of structures on the premises through a design review.
 - 2. The gross floor area of previously conforming uses and structures may be expanded up to 50 percent of the existing gross floor area of structures on the premises through a minor condition~~al~~ use permit.
 - 3. Within the HE Sub-district, existing conforming nonresidential uses may be replaced with other conforming, nonresidential uses without complying with the 80 percent residential land use requirement for new development.

(Ord. 7573 § 1(Exh. A), 2021)