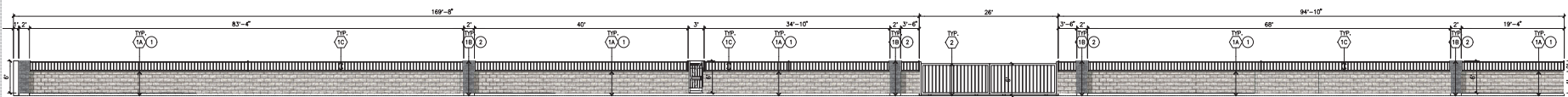
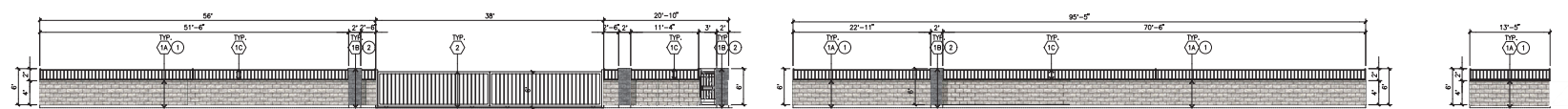


**CNU WALL** (B)  
scale: 1/8" = 1'-0"

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



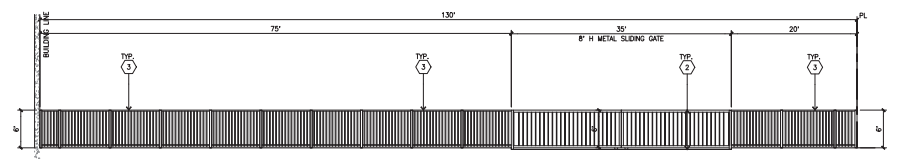
**CMU WALL**   
scale: 1/8" = 1'-0"



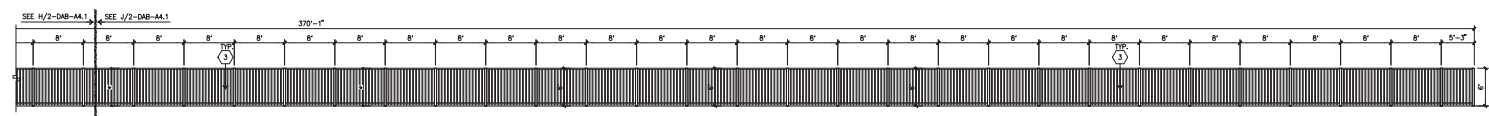
**CMU WALL** (F)  
scale: 1/8" = 1'-0"

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

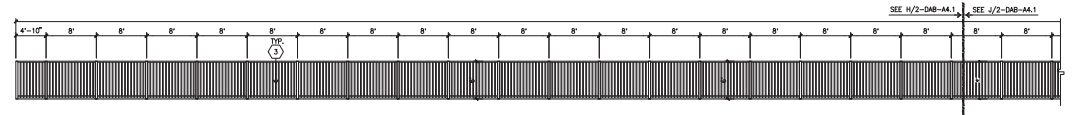
**CMU WALL** (D)  
scale: 1/8" = 1'-0"



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

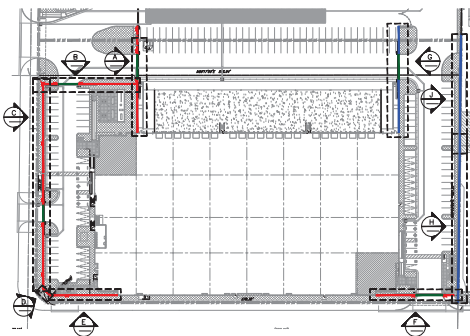


**FENCE** (H)  
scale: 1/8" = 1'-0"








**FENCE**   **J**

## KEYPLAN



## KEY NOTES

- |   |   |   |
|---|---|---|
|  |  | A) 4'H CMU BLOCK WALL WITH CAP<br>B) 6'H CMU BLOCK WALL WITH CAP (PILASTER)<br>C) PAINTED BLACK 2'H TUBULAR STEEL FENCE |
|  |  | PAINTED BLACK 6'H METAL SLIDING GATES   |
|  |  | PAINTED BLACK 6'H TUBULAR STEEL FENCE   |

### COLOR LEGEND

- 

HPA, INC.  
18831 Bardeen Avenue - ste.  
#100 Irvine, CA 92612  
Tel: 949 863 1770  
email: hpa@hparchs.com



Owner:



**STALEY POINT CAPITAL**  
11150 SANTA MONICA BLVD. SUITE 700  
LOS ANGELES, CA 90025  
TEL: 310-629-8088

Project:

MASSACHUSETTS AVE.  
& KANSAS AVE. BY  
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL	-
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	<b>HUNTER</b>
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: CMU WALL ELEVATIONS  
FENCE ELEVATIONS

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

Shoot:

2-DAB-A4.1





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Owner:



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11150 SANTA MONICA BLVD, SUITE 700  
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TEL: 310-525-0888

Project:

MASSACHUSETTS AVE.  
& KANSAS AVE. BY  
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

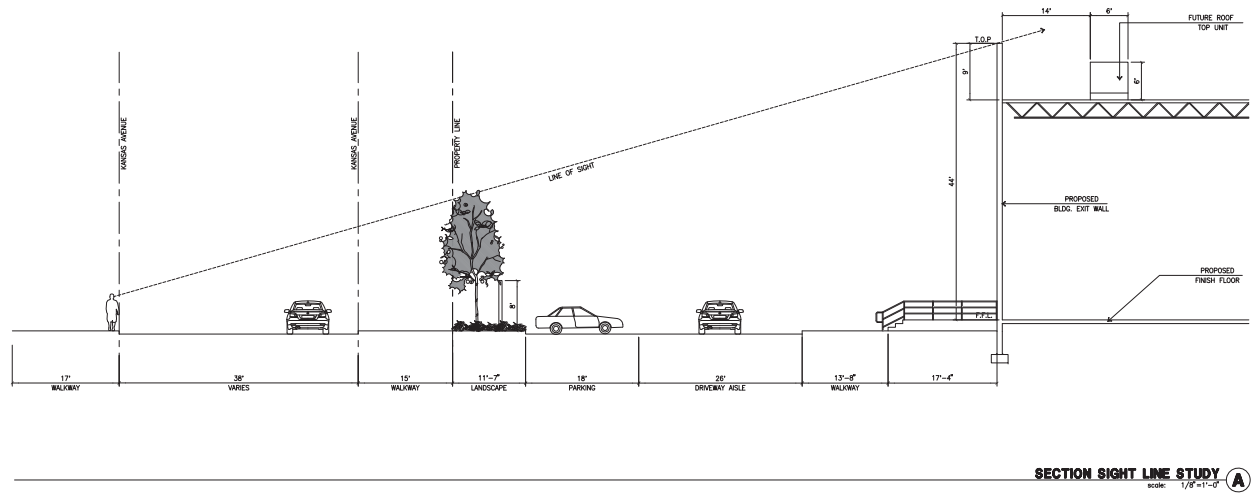
CIVIL  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE  
HUNTER  
FIRE PROTECTION  
SOILS ENGINEER

Title: SECTION SIGHT LINE STUDY

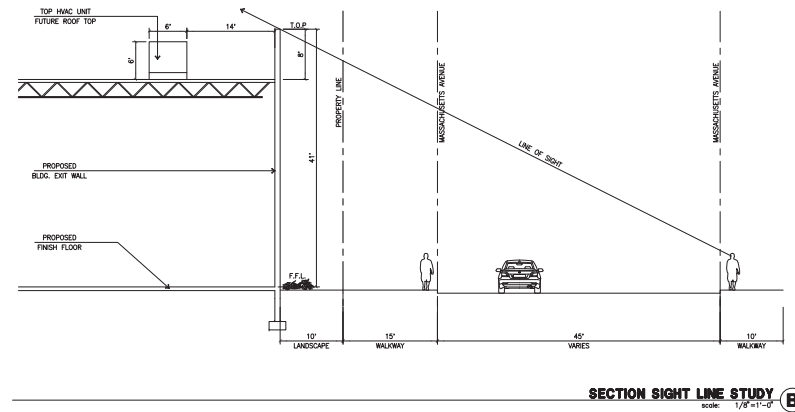
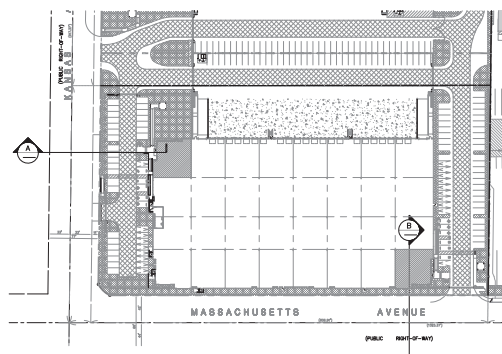
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Drawn by: AIV  
Date: 08/01/24  
Revision:

Sheet:

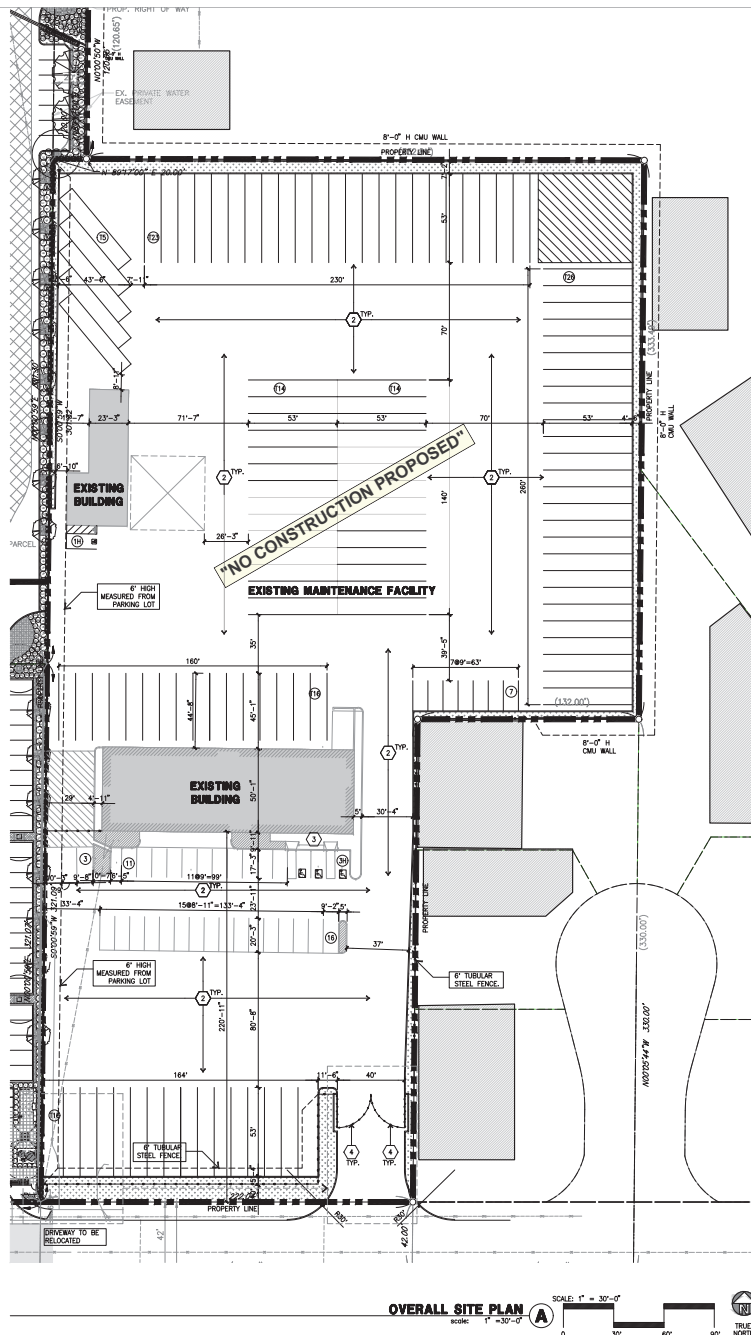
2-DAB-A4.2



## KEYPLAN







### SITE PLAN KEYNOTES

- 1 NOT USED.
- 2 ASPHALT CONCRETE (AC) PAVING
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH
- 4 8"-12" HIGH METAL SLIDING GATES W/ KNOB-BOX PER FIRE DEPARTMENT STANDARDS FOR DRIVEWAY CONNECTION TO DESIGN & DETAIL GATES, DRAWINGS AND CALCULATIONS PRIOR TO FABRICATION. PROVIDE CONDUIT FOR FUTURE.

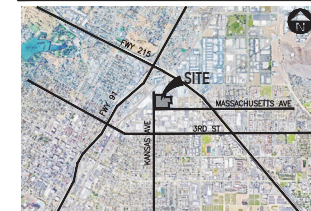
### SITE PLAN GENERAL NOTES

1. ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
2. SEE CIVIL AND STRUCTURAL FOR SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNLESS NOTED.
4. REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AD1 ARE MINIMUM STANDARDS.
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. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. REFER TO CIVIL DRAWINGS.
8. CONTRACTOR TO REFER TO CIVIL DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOLLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MINIMUM 12" DIA. W/ EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH UNLESS NOTED.
11. ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARD.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
13. 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.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENT.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. 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.).
18. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
19. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

### SITE PLAN GENERAL NOTES

- |   |   |
|---|---|
| CONCRETE PAVING - RE. CIVIL DRAWINGS THICKNESS          | 28" WIDE FIRE LANE. PROVIDE RED CURBS AND SIGNAGE |
| STANDARD PARKING STALL 9'X18'                           | LANDSCAPE   |
| ACCESSIBLE PARKING STALL 9'X18' + 5' W ACCESSIBLE AISLE | PROPERTY LINE                                     |
| VAN ACCESSIBLE 12'X18' + 5' W ACCESSIBLE AISLE          | ACCESSIBILITY PATH OF TRAVEL                      |
| FUTURE EV CHARGING STATION 9' X 15'                     |   |
| EV CHARGING STATION NEEDED 9' X 18'                     |   |
| LIGHTING FIXTURE  |   |

### AERIAL MAP



HPA, INC.  
18831 Barden Avenue - site  
#100 Irvine, CA 92612  
Tel: 949 863 1770  
email: hpa@hpaarch.com



Owner:



STALEY POINT CAPITAL  
11150 SANTA MONICA BLVD. SUITE 700  
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TEL: 310-929-0088

Project:

MASSACHUSETTS AVE.  
& KANSAS AVE. BY  
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL  
STRUCTURAL  
MECHANICAL  
ELECTRICAL  
LANDSCAPE  
FIRE PROTECTION  
SOILS ENGINEER

HUNTER

Title: OVERALL SITE PLAN

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

Sheet:

3-DAB-A1.1





CITY OF RIVERSIDE, CA



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

AD.7







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 | 07.29.2024







Building 1 North Elevation - Roberta Street



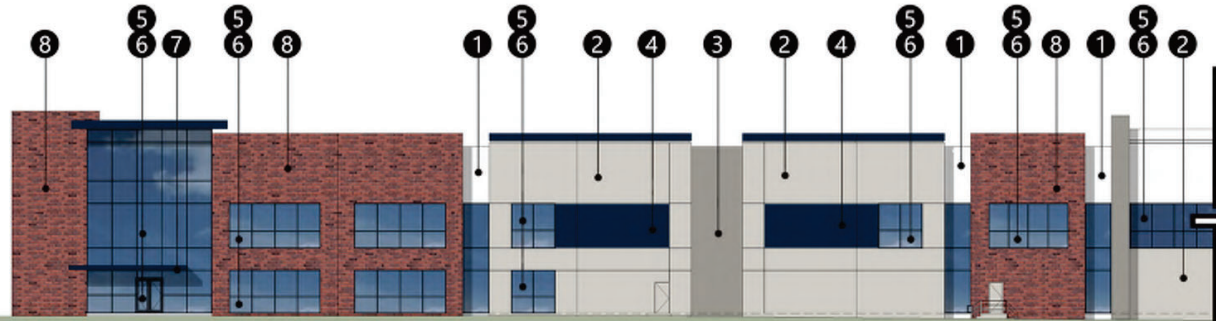
Building 1 West Elevation - Kansas Avenue



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





Building 2 North Elevation



Building 2 West Elevation - Kansas Avenue



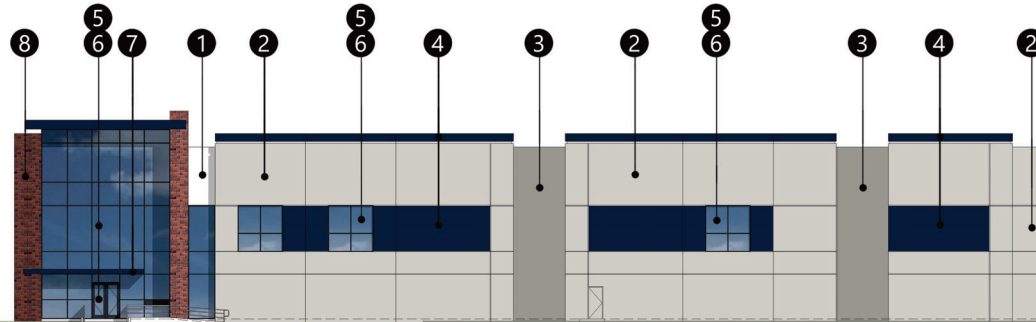
Building 2 East Elevation








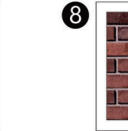


Building 2 South Elevation - Massachusetts Avenue



Building 2 East Elevation - Kansas Avenue



<p>1</p>  <p>Sherwin Williams SW 7005 Pure White</p>	<p>2</p>  <p>Sherwin Williams SW 7043 Wordly Gray</p>	<p>3</p>  <p>Sherwin Williams SW 7045 Intellectual Gray</p>	<p>4</p>  <p>Sherwin Williams SW 6524 Commodore (Match Pantone 295)</p>	<p>5</p>  <p>Anodized Aluminum MULLION Sherwin Williams SW 7076 Cyberspace (BM Black Horizon)</p>	<p>6</p>  <p>Blue Reflective GLAZING</p>	<p>7</p>  <p>Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 6524 Commodore (Match Pantone 295)</p>	<p>8</p>  <p>Coronado Stone Style: Wirecut Brick Color: La Jolla Blend Size: 2 1/2" x 8"</p>
---	--	--	--	--	---	--	---



Conceptual Building 2 Colored Elevations & Material Board

**MASSACHUSETTS AVE. & KANSAS AVE.**

Riverside, CA 92507

#21074 | 07.29.2024





FILENAME: R:\R314146.01 - Massachusetts Avenue Industrial\10 CADD & BIM\10.1 AutoCAD\Sheets\31414601 Tentative Tract Map.DWG Apr 25 2025 1:56pm

# TENTATIVE PARCEL MAP NO. 39268

## FOR CONDOMINIUM PURPOSES

### OWNER/APPLICANT

STALEY POINT CAPITAL  
11150 SANTA MONICA BOULEVARD, SUITE 700  
LOS ANGELES, CA 90025  
PHONE NUMBER: (310) 929-8097  
MKCB@STALEYPOINT.COM

### ENGINEER

HUITT-ZOLLARS, INC.  
90 E. THOUSAND OAKS BLVD., SUITE 201  
THOUSAND OAKS, CA 91360  
PHONE: (805) 418-1802

### TOPOGRAPHY SOURCE

HUITT-ZOLLARS, INC.  
2603 MAIN STREET, SUITE 400  
IRVINE, CA 92614  
PHONE: (949) 988-5815

### APN:

210-130-016-1  
210-130-016-2

### FLOOD\_ZONE

FEMA ZONE X

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

#### EXISTING PARCEL 1:

ALL THAT CERTAIN PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24; HENCE ALONG THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 NORTH 00°00'59" EAST 817.37 FEET TO THE CENTERLINE OF ROBERTA STREET, AS SHOWN BY A MAP OF RECORD OF SURVEY ON FILE IN BOOK 71 PAGE 17 OF THE RECORDS OF SURVEY, RIVERSIDE COUNTY, CALIFORNIA; THENCE ALONG SAID CENTERLINE OF ROBERTA STREET NORTH 89°17'00" EAST 659.88 FEET; THENCE SOUTH 00°00'50" EAST 20.00 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 1 OF THE MARIE TRACT, AS SHOWN BY THE ABOVE-MENTIONED RECORD OF SURVEY; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 SOUTH 00°00'50" EAST 133.65 FEET TO THE SOUTHEAST CORNER THEREOF; SAID SOUTHEAST CORNER BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, AS SHOWN BY THE ABOVE-MENTIONED RECORD OF SURVEY; THENCE SOUTH 89°17'00" WEST 20.00 FEET; THENCE SOUTH 00°00'59" WEST 301.32 FEET; THENCE SOUTH 89°17'00" WEST 606.92 FEET, MORE OR LESS, TO A POINT 33 FEET EASTERLY OF THE WESTERLY LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°00'59" EAST 434.81 FEET TO THE NORTHWESTERLY CORNER OF LOT 1 OF SAID MARIE TRACT; THENCE NORTH 89°17'00" EAST ALONG THE NORTHERLY LINE OF LOTS 1 AND 4 THROUGH 11 OF SAID MARIE TRACT, 626.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION GRANTED TO THE CITY OF RIVERSIDE, A MUNICIPAL CORPORATION, BY DEED RECORDED AUGUST 12, 1983, AS INSTRUMENT NO. 1983-164247 OF THE OFFICIAL RECORDS, SAID LEGAL DESCRIPTION IS PURSUANT TO UNRECORDED PARCEL MAP WAIVER 16-834 AS DISCLOSED BY DOCUMENT RECORDED SEPTEMBER 16, 1986, AS INSTRUMENT NO. 1986-225635 OF THE OFFICIAL RECORDS.

#### EXISTING PARCEL 2:

ALL THAT CERTAIN PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER NORTH 92°04'31" EAST, 33.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF KANSAS AVENUE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 92°04'31" EAST, 606.91 FEET; THENCE NORTH 00°00'59" EAST, 103.09 FEET; THENCE SOUTH 89°17'00" WEST, 606.92 FEET, MORE OR LESS, TO A POINT ON THE ABOVE-MENTIONED EASTERLY LINE OF KANSAS AVENUE; THENCE ALONG SAID EASTERLY LINE SOUTH 00°00'59" WEST, 362.43 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHERLY 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHERLY 1/2, LYING DISTANT THEREON SOUTH 376.32 FEET FROM THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST PROLONGATION OF THE MOST SOUTHERLY LINE OF PARCEL 1 OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED AUGUST 12, 1983, AS INSTRUMENT NO. 1983-164247 OF THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WITH SAID WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°17'00" EAST ALONG SAID PROLONGATION 33.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL 1; SAID CORNER ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH ALONG THE SOUTH PROLONGATION OF THE WEST LINE OF SAID PARCEL 1, SAID SOUTH PROLONGATION ALSO BEING THE MOST WEST LINE OF PARCEL 2 OF THAT CERTAIN PARCEL OF LAND CONVEYED TO R. K. MARVIN, ET AL., BY DEED RECORDED JULY 13, 1979, AS INSTRUMENT NO. 1979-139186 OF THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A DISTANCE OF 294.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF THE LAST SAID PARCEL 2; THENCE NORTH 89°17'00" EAST ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 655.00 FEET TO THE MOST SOUTHEASTERLY CORNER THEREOF; THENCE NORTH A DISTANCE OF 42.00 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 42.00 FEET NORTH AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE LAST SAID PARCEL 2; THENCE SOUTH 89°17'00" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 706.17 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 39.50 FEET; THE INITIAL RADIAL LINE AT SAID BEGINNING BEARS NORTH 25°17'32" EAST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°40'00" AN ARC LENGTH OF 24.52 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 11.00 FEET EAST AS MEASURED AT RIGHT ANGLES FROM THE MOST WEST LINE OF THE LAST SAID PARCEL 2; THENCE NORTH ALONG SAID PARALLEL LINE A DISTANCE OF 225.20 FEET TO THE MOST SOUTH LINE OF APRESAID PARCEL 1; THENCE SOUTH 89°17'00" WEST ALONG SAID MOST SOUTH LINE A DISTANCE OF 11.00 FEET TO THE TRUE POINT OF BEGINNING.

### BASIS OF BEARINGS

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF NORTH 0°00' 59" EAST FOR THE CENTERLINE OF KANSAS AVENUE AS SHOWN ON RECORD OF SURVEY, AS PER PARCEL MAP NO. 191,022.S.F. IN BOOK 92, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

### PARCEL INFORMATION

PARCEL 1: 253,740 S.F.  
PARCEL 2: 191,022 S.F.  
GROSS EXISTING PARCEL SIZE: 444,762 S.F. (10.2 AC.)

### LEGEND

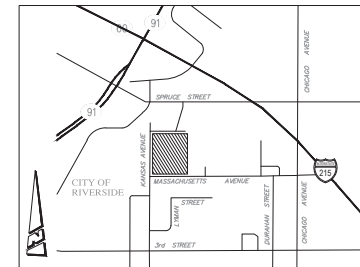
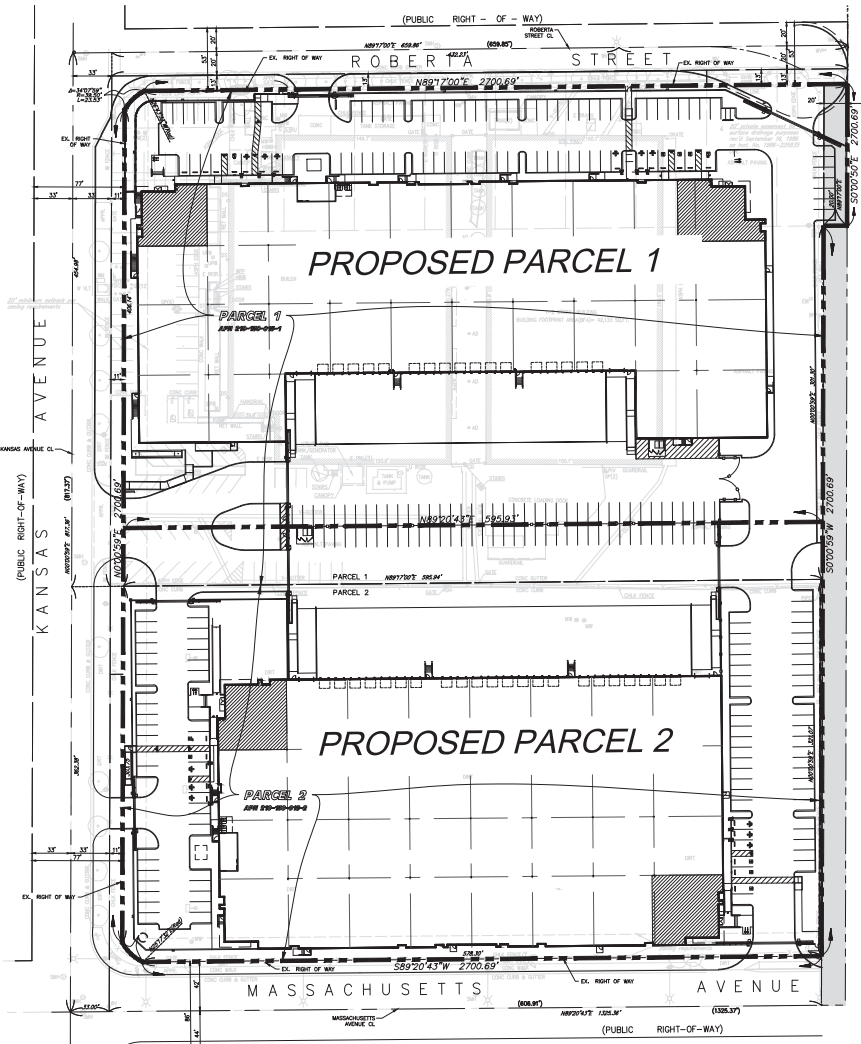
---	BOUNDARY LINE
- - - -	EXISTING PROPERTY LINE
- . - . -	EASEMENT LINE
[Symbol]	COVENANT AND AGREEMENT FOR DRAINAGE AND WATER EASEMENT

### ARCHITECT

HFA, INC.  
18831 BARDEEN AVENUE, SUITE 100  
IRVINE, CA 92612  
PHONE: (949) 863-1770

### SOILS ENGINEER

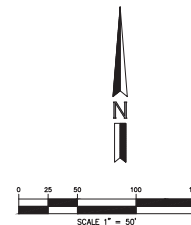
SOUTHERN CALIFORNIA GEOTECHNICAL  
ROBERT G. TRAZZO  
22885 SAN RANCHO PARKWAY, SUITE E  
YORBA LIND, CA 92587  
PHONE NUMBERS: (714) 685-1115



VICINITY MAP  
N.T.S.

### EXISTING EASEMENTS

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1945 AS BOOK 698, PAGE 297 OF OFFICIAL RECORDS. NOT PLOTTED, BLANKET IN NATURE.
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS BOOK 3018, PAGE 159 OF OFFICIAL RECORDS. NOT PLOTTED, LOCATION INDETERMINATE.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR DRAINAGE EASEMENT" RECORDED SEPTEMBER 16, 1986 AS INSTRUMENT NO. 86-225635 OF OFFICIAL RECORDS. PLOTTED.
- THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR PRIVATE DOMESTIC WATER LINE EASEMENT" RECORDED MAY 20, 1987 AS INSTRUMENT NO. 87-141124 OF OFFICIAL RECORDS. PLOTTED.
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1945 AS BOOK 698, PAGE 207 OF OFFICIAL RECORDS. NOT PLOTTED, BLANKET IN NATURE.
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 05, 1945 AS BOOK 698, PAGE 207 OF OFFICIAL RECORDS. NOT PLOTTED, LOCATION INDETERMINATE.
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 26, 1928 IN BOOK 781 OF DEEDS, PAGE 179. NOT PLOTTED.
- AN EASEMENT FOR UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS INSTRUMENT NO. 97215 OF OFFICIAL RECORDS. NOT PLOTTED, BLANKET IN NATURE.
- AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1961 AS INSTRUMENT NO. 97215 OF OFFICIAL RECORDS. NOT PLOTTED, LOCATION INDETERMINATE.



NO	REVISION	PREP	APPV	DATE



PREPARED BY:  
**HUITT ZOLLARS**  
90 E. Thousand Oaks Boulevard, Suite 201  
Thousand Oaks, California 91320  
Phone (805) 418-1802 Fax (805) 418-1810

PREPARED FOR:  
**StaleyPoint CAPITAL**  
11150 SANTA MONICA BLVD., SUITE 700  
LOS ANGELES, CA 90025

BENCH MARK:  
17-45  
DESCRIPTION:  
P.L. NAIL AND CITY ENGINEER TAG IN THE WESTERLY WING OF A CATCH BASIN, 7 FEET EASTERLY OF THE NORTHEAST CURB RETURN AT THIRD STREET AND KANSAS AVENUE

ELEVATION: 903.80' NAVD 88

CITY OF RIVERSIDE  
PM NO. 39268  
TENTATIVE PARCEL MAP  
2069 MASSACHUSETTS AVENUE  
RIVERSIDE, CA 92507

SHEET NUMBER  
1 OF 1  
PLAN No.



## OWNER INFORMATION

## SITE INFORMATION

CIVIL ENGINEER

SOILS ENGINEER

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DEMOLITION PLAN
3	PRECISE GRADING PLAN
4	PRECISE GRADING PLAN
5	CROSS SECTIONS & DETAILS
6	CROSS SECTIONS & DETAILS
7	CROSS SECTIONS & DETAILS
8	WOMP PLAN
9	WOMP SECTION
10	EROSION CONTROL PLAN

EARTHWORK QUANTITIES	
CUT (RAW)	15,065 CY
FILL (RAW)	24,108 CY
GROSS AREA	444,771 SF
DISTURBED AREA	466,293 SF

WDID: \_\_\_\_\_

ALL GRADING SHALL CONFORM TO THE REVERSHIRE MUNICIPAL CODE, TITLE 17 AND THE CURRENT CITY ADOPED EDITION OF THE CALIFORNIA BUILDING CODE.

2. ALL PROVISIONS OF THE PRELIMINARY SLOPE PLAN PREPARED BY \_\_\_\_\_, DATED \_\_\_\_\_, SHALL BE COMPLIED WITH DURING GRADING OPERATIONS. CITY BUSINESS TAX CERTIF. NO. \_\_\_\_\_, EXP. DATE \_\_\_\_\_.

3. THIS PLAN IS FOR GRADING PURPOSES ONLY AND IS NOT TO BE USED FOR THE PURPOSE OF CONSTRUCTING OR ON-SITE OFF-SITE IMPROVEMENTS. ISSUES OR A PERMIT BASED ON THIS PLAN DOES NOT CONSTITUTE APPROVAL OF DRY WAYS OR OTHER PARKING LOT, DRIVEWAY, TRAIL, OR WALLS. ALL SUCH IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE DIRECTLY TO THE BASIC GRADING OPERATION. ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED BUILDING PERMIT PLANS. OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED FROM APPROVED FOR THIS PURPOSE BY THE PUBLIC WORKS DEPARTMENT.

4. CERTIFICATION FROM THE REGISTERED (CIVIL ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT) STATING THAT THE GRADING HAS BEEN COMPLETED PER THE APPROVED PLAN, AND A COMPACTION REPORT FROM THE SOIL ENGINEER FOR FILL AREAS ARE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED.

5. CONTRACTOR IS RESPONSIBLE FOR EROSION, DUST AND TEMPORARY DRAINAGE CONTROL DURING GRADING OPERATIONS.

a. ALL MANUFACTURED SLOPES IN EXCESS OF 5 FEET IN VERTICAL HEIGHT ARE TO BE PROTECTED FROM EROSION DURING GRADING OPERATIONS AND, THEREAFTER, UNTIL INSTALLATION OF FINAL GROUNDCOVER (SEE LANDSCAPE PLANS FOR FINAL GROUNDCOVER).

b. ALL SLOPE PROTECTION SWALES TO BE CONSTRUCTED AT THE SAME TIME AS BANKS ARE GRADED.

6. THE DEVELOPER AND HIS CONTRACTOR ARE RESPONSIBLE FOR IMPLEMTATION AND MAINTENANCE OF EROSION CONTROL MEASURES SHOWN ON THIS PLAN AND SWPPP AND ALSO TO PROVIDE ANY ADDITIONAL EROSION CONTROL MEASURES (E.G., HYDROSEEDING, MULCHING OF STRAW, GRASS-BAGGING, DIVERSION DITCHES, RETENTION BASINS, ETC.) DICTATED BY FIELD CONDITIONS TO PREVENT EROSION AND/OR THE INTRODUCTION OF DIRT, MUD OR DEBRIS INTO EXISTING PUBLIC DRAINAGES AND/OR ONTO ADJACENT PROPERTIES DURING ANY PHASE OF CONSTRUCTION OPERATIONS. SPECIAL ATTENTION SHALL BE GIVEN TO EROSION CONTROL DURING EROSION CONTROL MEASURES NOTED ABOVE DURING THE PERIOD OCTOBER 1 TO MAY 31.

d. AFTER A RAINFALL, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND CHECK DAMS. SILT AND DEBRIS SHALL BE REMOVED FROM CITY OF RIVERSIDE STREETS, DRAINAGE DITCHES, AND ADJACENT PROPERTIES.

7. ANY ON-SITE RETAINING WALLS SHOWN ON THIS PLAN THAT ARE UNDER 3 FEET IN HEIGHT AND SUPPORT A SURCHARGE OR THAT ARE OVER 3 FEET IN HEIGHT REQUIRE SEPARATE REVIEW, APPROVAL, AND A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT. ANY NECESSARY RETAINING WALLS ON THE PERMETER OF THIS SITE SHALL BE IN PLACE AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO ISSUANCE OF THE GRADING PERMIT. APPROVED SEQUENCED GRADING WITH 1 1/2" MAXIMUM SLOPES TO WITHIN FEET OF THE ADJACENT PROPERTY LINE MAY BE ACCEPTABLE TO ALLOW FOR ISSUANCE OF A GRADING PERMIT PRIOR TO COMPLETION OF ANY NECESSARY PERMITTER RETAINING WALLS. (IF NO RETAINING WALLS ARE SHOWN ON THE PLAN, DO NOT PUT THIS NOTE ON PLAN.)

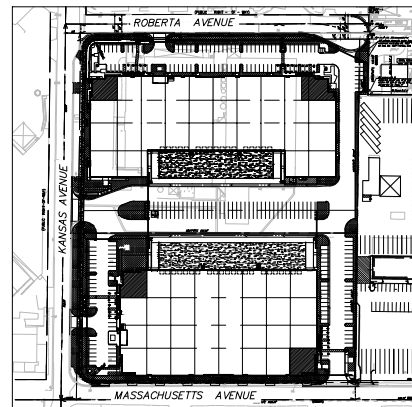
7. ANY IMPROVEMENTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE A SEPARATE CONSTRUCTION PERMIT AND INSPECTION FROM THE PUBLIC WORKS DEPARTMENT.

8. ANY WALLS, FENCES, STRUCTURES AND/OR APPURTENANCES ADJACENT TO THIS PROJECT ARE TO BE PROTECTED IN PLACE. IF GRADING OPERATIONS DAMAGE OR ADVERSELY AFFECT SAID ITEMS IN ANY WAY, THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR WORKING OUT AN ACCEPTABLE SOLUTION TO THE SATISFACTION OF THE AFFECTED PROPERTY OWNER(S).

9. THE CONTRACTOR/DEVELOPER IS RESPONSIBLE FOR ENSURING THAT RETAINING WALLS DO NOT INTERFERE WITH PROVISION OF UTILITIES.

10. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ADEQUATE COMPACTION HAS BEEN OBTAINED ON ENTIRE GRADING SITE, INCLUDING FILL AREAS OUTSIDE THE BUILDING PADS AND ON ALL SOIL SLOPES.

11. IT IS THE SOIL ENGINEER'S RESPONSIBILITY TO OBSERVE AND PERFORM COMPACTION TESTS DURING THE GRADING TO EVALUATE THE PREPARATION OF THE NATURAL GROUND SURFACE TO RECEIVE THE FILL AND THE COMPACTION ATTAINED IN THE FILL, INCLUDING FILL AREAS OUTSIDE THE BUILDING PAD AND ON ALL SOIL SLOPES.



PRIVATE ENGINEER'S NOTES:

THE EXISTENCE AND APPROPRIATE LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES NOR FOR UTILITIES OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY AND IRRIGATION COMPANIES PRIOR TO WORK ON EXCAVATION TO DETERMINE EXACT LOCATION OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON, AND FOR ANY DAMAGE OR PROTECTION OF THESE LINES.

THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (U.S.A.) PHONE (800) 422-4133, TWO (2) WORKING DAYS PRIOR TO DIGGING. NO CONSTRUCTION PERMIT ISSUED BY PUBLIC WORKS DEPARTMENT SHALL BE VALID INVOLVING UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS AN INQUIRY IDENTIFICATION NUMBER ISSUED BY U.S.A.

THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

CONTRACTOR FURTHER AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL BE WHOLLY AND EXCLUSIVELY LIMITED TO NORMAL WORKING CONDITIONS. THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR ANY LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

CASE NUMBERS

PLANNING CASE: PR-2024-001666 (DR)  
WQMP: PR-2021-001062  
STREET IMPROVEMENTS:  
STORM DRAIN IMPROVEMENTS:  
SEWER IMPROVEMENTS:

THE ABOVE ITEMS ARE THE MINIMUM INFORMATION REQUIRED FOR SUBMITTING A GRADING PLAN FOR REVIEW. THEREFORE, AFTER REVIEW, ADDITIONAL INFORMATION MAY STILL BE REQUIRED. IN SOME CASES, THE GRADING PLAN WILL BE SUBJECT TO ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE PLANNING DIVISION, COMMUNITY DEVELOPMENT DEPARTMENT WILL PERFORM THE ENVIRONMENTAL REVIEW AND WILL INFORM THE APPLICANT IF ADDITIONAL INFORMATION WILL BE REQUIRED.



PLANS PREPARED UNDER THE SUPERVISION OF

JOHN VLASSIS, P.E.	No. 49830
PRINT NAME:	RCE#.
BENCHMARK: POINT ID: I7-M3	

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE  
NO. 751500178 EXP.

90 E. Thousand Oaks Boulevard, Suite 201  
Thousand Oaks, California 91320-5757  
805.418.1802  
[www.hill-jarvis.com](http://www.hill-jarvis.com)

[illegible]

PLANNING DIVISION  
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY:

**DATA**

PRELIM PRECISE GRADING PLANS
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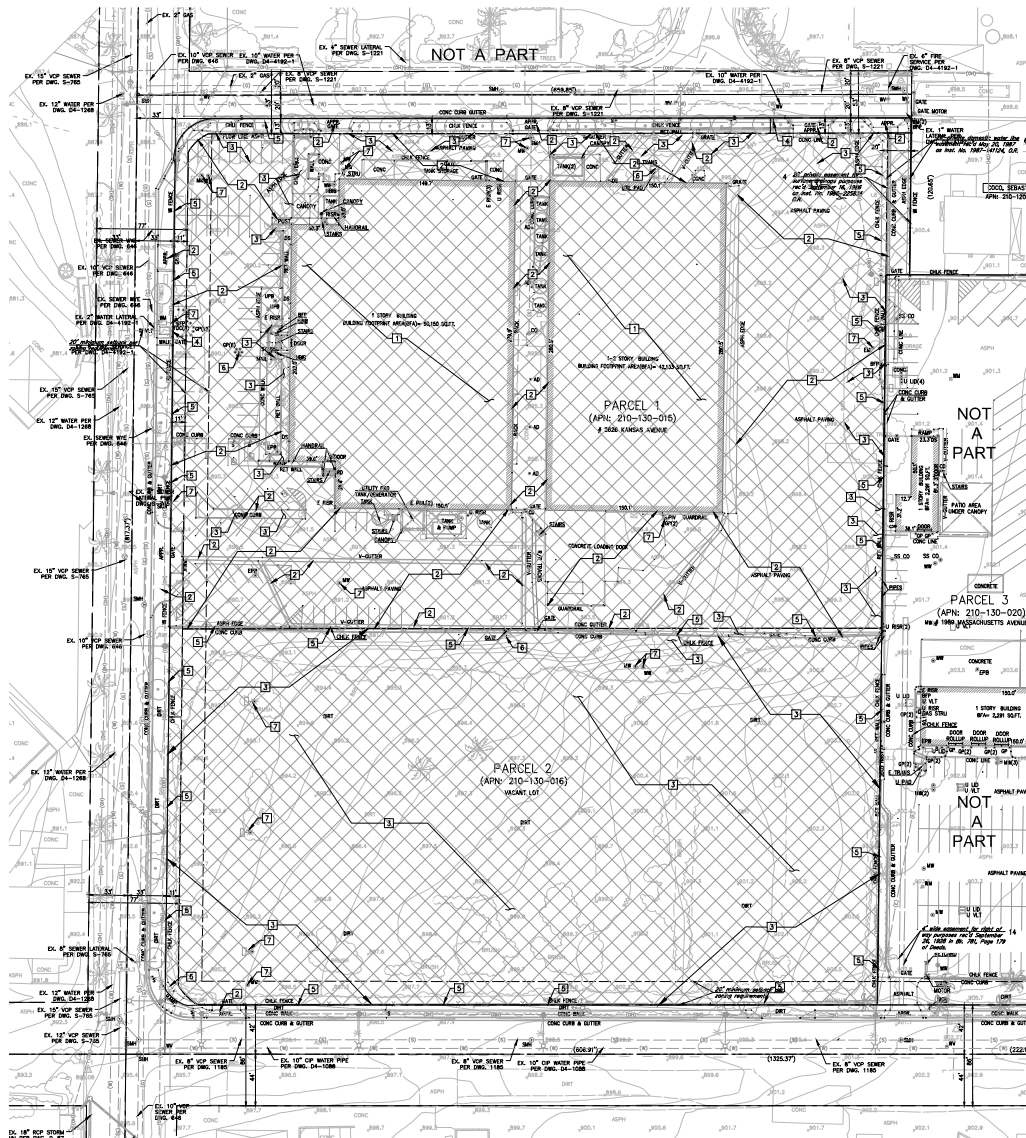
2626 KANSAS AVE. AND  
2069 MASSACHUSETTS AVE.  
TITLE SHEET

◀(PERMIT NO.)

SHEET **1** OF **10**

HORIZ. SCALE: 1"=30'	VERT. SCALE: NA
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#### GENERAL DEMOLITION NOTES:

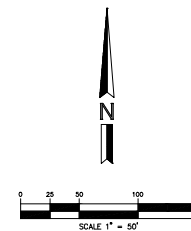
1. THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR, OWNER, AND ENGINEER.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE ALL BUILDINGS, MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK.
3. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP OFF ALL UNUSED UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN SECURITY FENCING AROUND THE PROPERTY DURING DEMOLITION. NO UNAUTHORIZED PERSONNEL SHALL ENTER THE PROPERTY.
5. THE CONTRACTOR SHALL ALLOW NO DEBRIS TO ACCUMULATE ON THE SITE. IMMEDIATELY REMOVE ALL DEBRIS, AND SALVAGE FROM SITE.
6. NO DEMOLITION SHALL BE STARTED UNTIL A HAZARDOUS MATERIALS REPORT HAS BEEN COMPLETED FOR THE EXISTING BUILDING AND ALL ABATEMENT/REMIEDIATION IS COMPLETED.
7. ALL EXISTING UTILITIES SHALL BE REMOVED UNLESS NOTED TO BE PROTECTED IN PLACE. REMOVED UTILITIES SHALL BE CAPPED WITHIN 4' OF BUILDING.
8. EXISTING ELECTRICAL AND COMMUNICATION CABLES/WIRING SHALL BE REMOVED FROM CONDUITS PRIOR TO REMOVAL.
9. MANHOLES NOT IDENTIFIED TO REMAIN SHALL BE EMPTIED AND STRUCTURE COMPLETELY REMOVED. BACKFILL WITH NATIVE SOIL TO A 90% RELATIVE COMPACTION.

#### DEMOLITION NOTES

- 1 REMOVE EXISTING BUILDING. SEE ARCHITECTURAL PLANS FOR PRECISE LOCATION OF SAWCUT LINE.
- 2 REMOVE INTERFERING PORTIONS OF DRIVEWAY, CURBS, GUTTERS, PCC, AND AC/AS.
- 3 REMOVE TREES, SHRUBS, LANDSCAPING
- 4 PROTECT IN PLACE
- 5 REMOVE EXISTING FENCE/OBSTACLE
- 6 REMOVE AND SALVAGE
- 7 DEACTIVATE, CAP AND REMOVE

#### DEMOLITION LEGEND

- REMOVAL AREA
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING MANHOLE



PLANS PREPARED UNDER THE SUPERVISION OF

JOHN VIASSIS, P.E. No. 49830  
PRINT NAME: RCEA

BENCHMARK  
POINT ID: 17-M3



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE  
NO. 751500178 EXP.



301 E. Thousand Oaks Boulevard, Suite 201  
Thousand Oaks, California 91320-0757  
805.476.1000  
www.huiz-zollars.com

MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DRAWN BY	CHECKED BY	

PLANNING DIVISION  
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY:

DATE

#### PRELIM PRECISE GRADING PLANS

2626 KANSAS AVE. AND  
2069 MASSACHUSETTS AVE.  
DEMOLITION PLAN

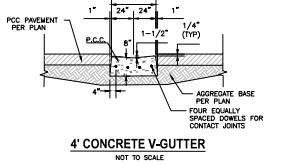
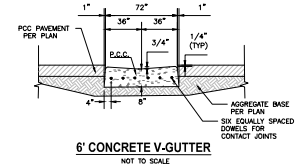
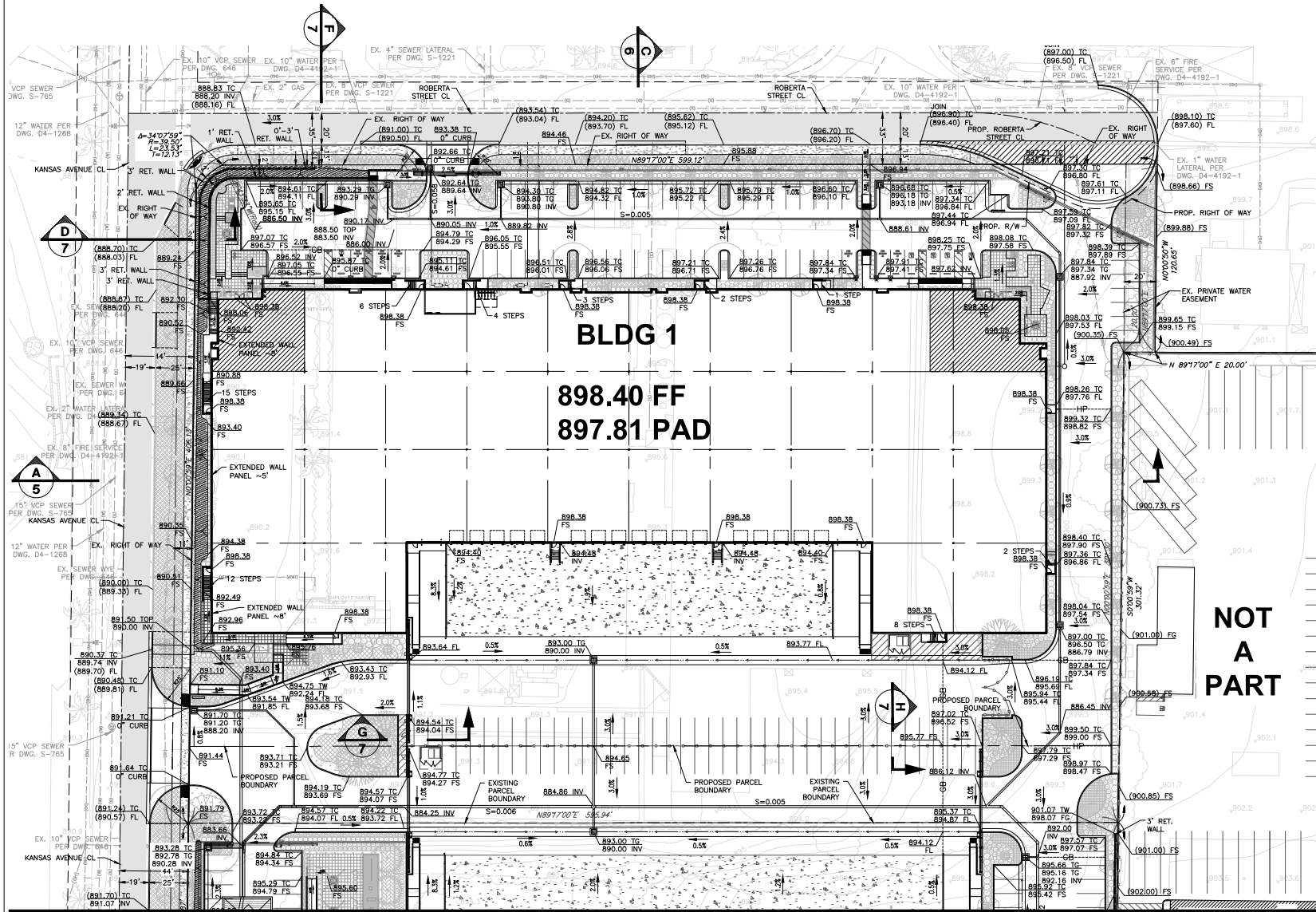
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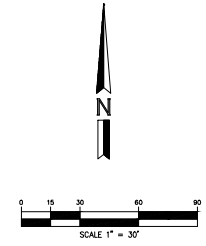
SHEET 2 OF 10



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GRADING LEGEND	
	PROPERTY LINE
	EXISTING PARCEL BOUNDARY
	GRADE BREAK
	FLOWLINE
	TUBULAR STEEL FENCE
	CONCRETE
	ADA DETECTABLE WARNING SURFACE
	PROPOSED RIGHT OF WAY
	DEDICATION
	UNDERGROUND INFILTRATION SYSTEM
	PROPOSED GRIND & OVERLAY
	PROPOSED AC PAVEMENT

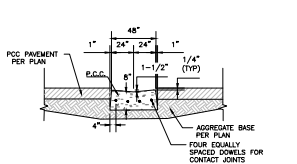
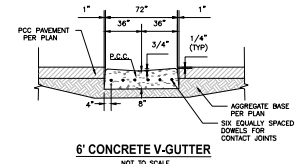
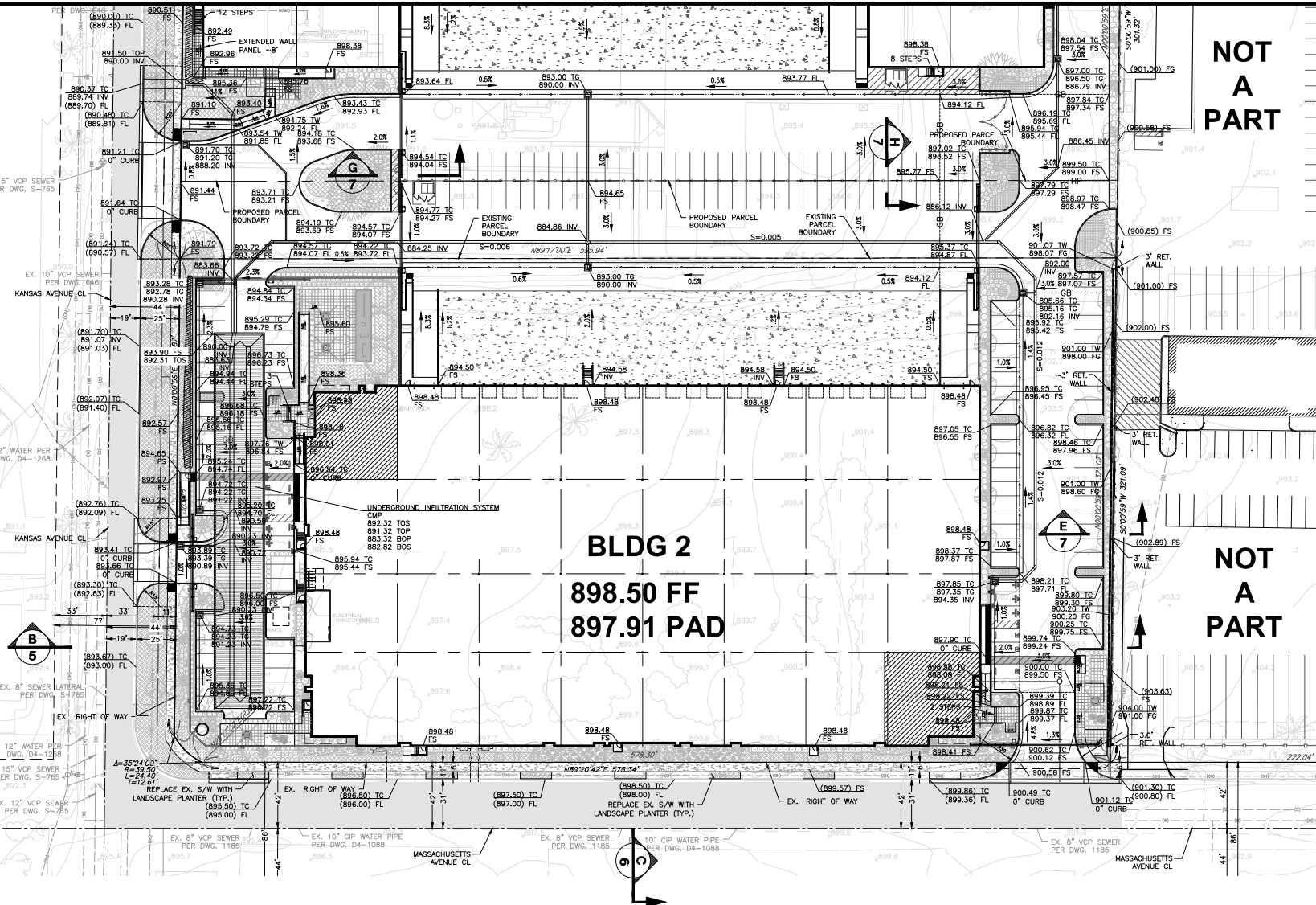


SEE MATCHLINE ON SHEET 4

	Under Ground Service Alert of Southern California Co. 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	PLANS PREPARED UNDER THE SUPERVISION OF JOHN VLASSIS, P.E. No. 49830 PRINT NAME: RCEA	CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 751500178 EXP.		PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED	PRELIM PRECISE GRADING PLANS APN 210-130-015, 210-130-016 2060 MASSACHUSETTS AVENUE RIVERSIDE, CALIFORNIA	GP-2024-10585 SHEET 3 OF 10
MARK: _____ REVISION: _____ APPR. DATE: _____ DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____				APPROVED BY: _____ DATE: _____			
HORIZ. SCALE: 1"=30' VERT. SCALE: NA							



SEE MATCHLINE ON SHEET 3



GRADING LEGEND	
	PROPERTY LINE
	EXISTING PARCEL BOUNDARY
	GRADE BREAK
	FLOWLINE
	TUBULAR STEEL FENCE
	CONCRETE
	ADA DETECTABLE WARNING SURFACE
	PROPOSED RIGHT OF WAY DEDICATION
	UNDERGROUND INFILTRATION SYSTEM
	PROPOSED GRIND & OVERLAY
	PROPOSED AC PAVEMENT



PLANS PREPARED UNDER THE SUPERVISION OF  
JOHN VIASSIS, P.E.  
PRINT NAME: No. 49830  
Firm Name: RCEA  
BENCHMARK: 17-M3  
TWO WORKING DAYS BEFORE YOU DIG



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE  
NO. 751500178 EXP.  
HUITT ZOLLARS

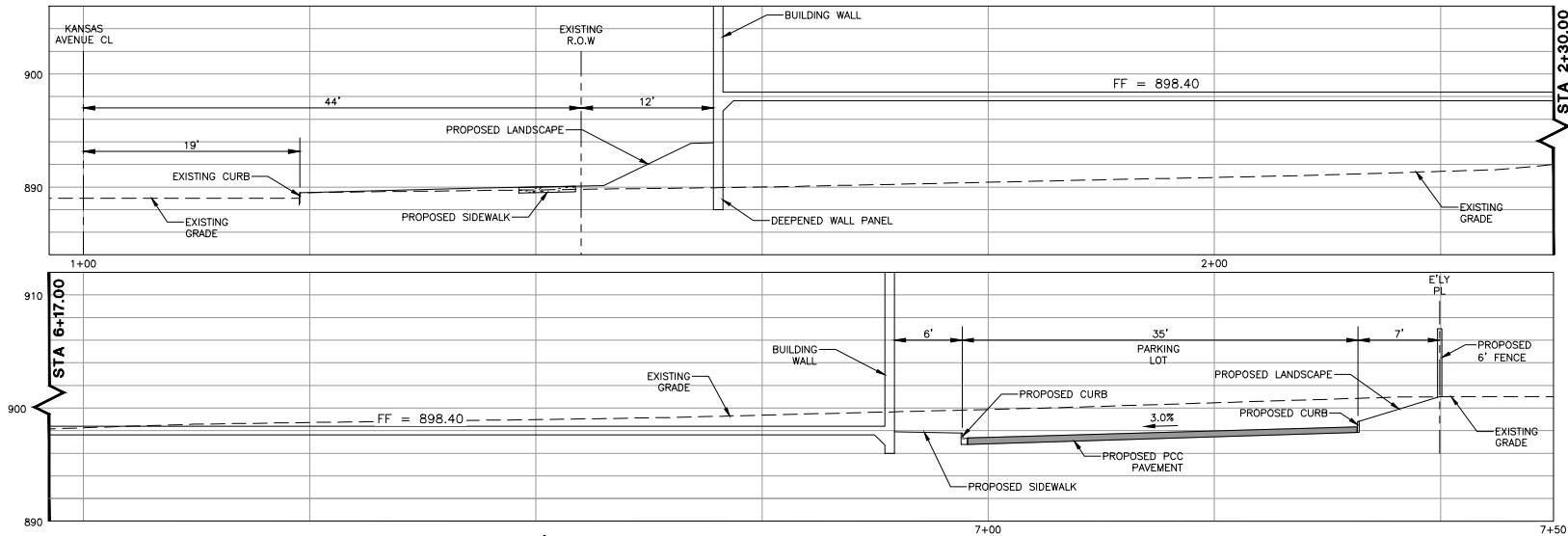
MARK	REVISIONS	APPV.	DATE

PLANNING DIVISION  
ENVIRONMENTAL REVIEW REQUIRED  
APPROVED BY: DATE

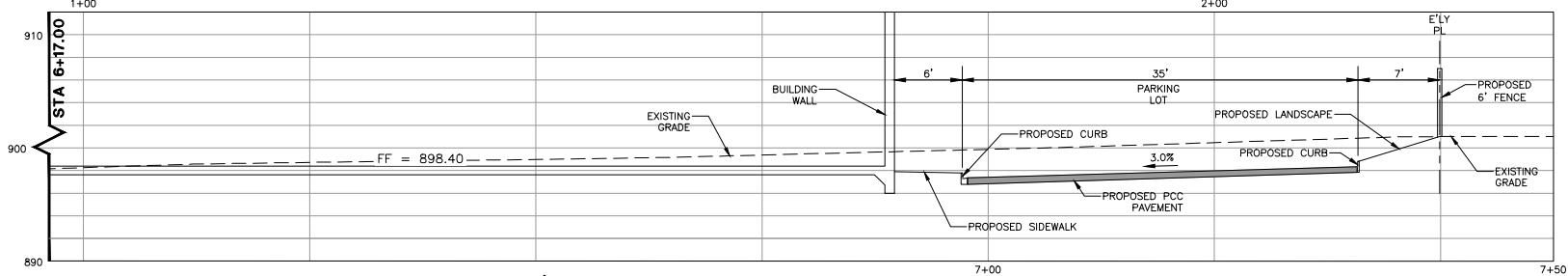
PRELIM PRECISE GRADING PLANS  
PRECISE GRADING PLAN  
APN 210-130-015, 210-130-016  
2060 MASSACHUSETTS AVENUE  
RIVERSIDE, CALIFORNIA

GP-2024-10585  
SHEET 4 OF 10

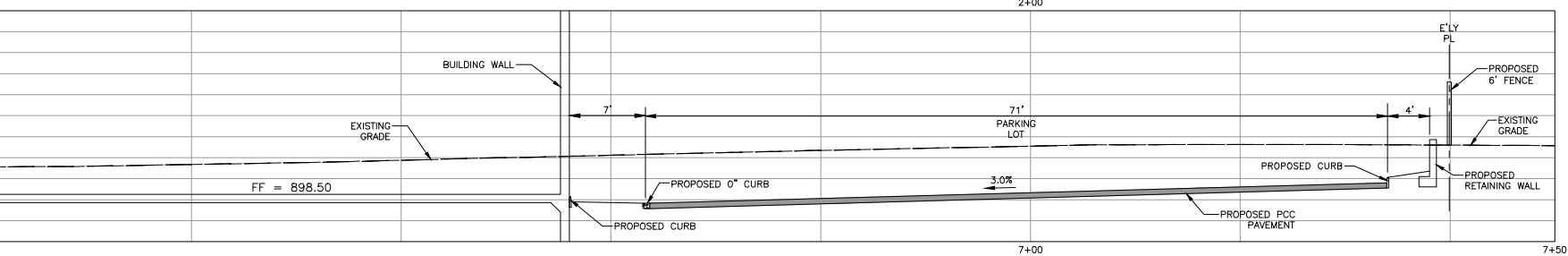




**A**  
**5** KANSAS AVENUE TO EASTERN PL - NORTHERLY SECTION  
H:1"=5' , V:1"=5'



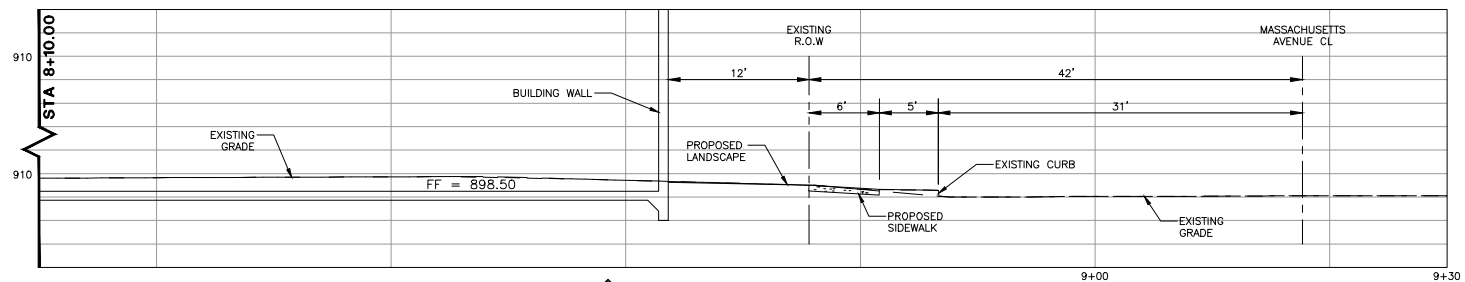
**B**  
**5** KANSAS AVENUE TO EASTERN PL - SOUTHERLY SECTION  
H:1"=5' , V:1"=5'



<b>SCALE</b> H:1"=5', V:1"=5'	<p>Under Ground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG</p>	PLANS PREPARED UNDER THE SUPERVISION OF JOHN VLASSIS, P.E. No. 49830 PRINT NAME: RCEA			CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE NO. 751500178 EXP.	<p>301 E. Thousand Oaks Boulevard, Suite 201 Thousand Oaks, California 91320-0757 805.493.1852 www.huitzollars.com</p>	MARK _____ REVISIONS _____ APPR. DATE _____ DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____	PLANNING DIVISION ENVIRONMENTAL REVIEW REQUIRED APPROVED BY: _____ DATE _____	<b>PRELIM PRECISE GRADING PLANS</b> <b>2626 KANSAS AVE. AND</b> <b>2069 MASSACHUSETTS AVE.</b> <b>CROSS SECTIONS + DETAILS</b>		<b>(PERMIT NO.)</b> SHEET <b>5</b> OF <b>10</b>
		BENCHMARK: POINT ID: 17-M3							HORIZ. SCALE: 1"=30' VERT. SCALE: NA		

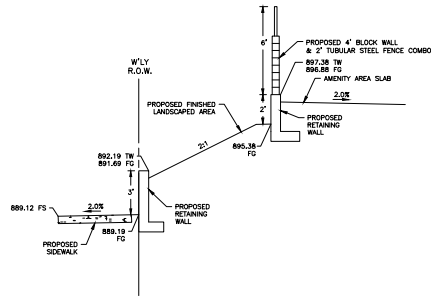
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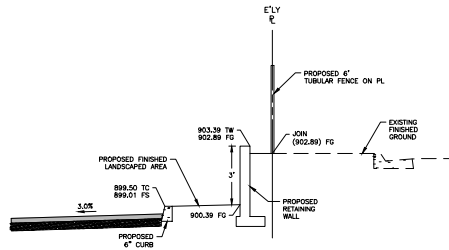




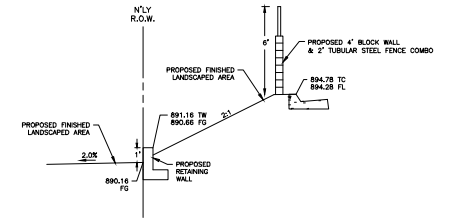
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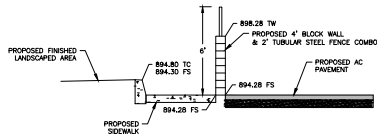
**D**  
7  
**WESTERLY R.O.W. - WALL SECTION**  
SCALE: 1"=4'



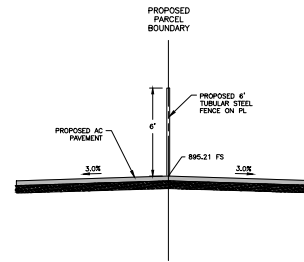
**E**  
7  
**EASTERLY PL - WALL SECTION**  
SCALE: 1"=4'



**F**  
7  
**NORTHERLY R.O.W. - WALL SECTION**  
SCALE: 1"=4'



**G**  
7  
**CONCRETE SCREEN WALL SECTION**  
SCALE: 1"=4'



**H**  
7  
**PARCEL BOUNDARY - FENCE SECTION**  
SCALE: 1"=4'



PLANS PREPARED UNDER THE SUPERVISION OF  
JOHN VIASSIS, P.E. No. 49830  
PRINT NAME: RCE-J  
BENCHMARK: POINT ID: 17-M3



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE  
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www.huitzollars.com

MARK	REVISIONS	APPR.	DATE
DESIGNED BY		DRAWN BY	
		CHECKED BY	

PLANNING DIVISION  
ENVIRONMENTAL REVIEW REQUIRED  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PRELIM PRECISE GRADING PLANS	
2626 KANSAS AVE. AND 2069 MASSACHUSETTS AVE. CROSS SECTIONS + DETAILS	
HORIZ. SCALE: 1"=30'	VERT. SCALE: NA
SHEET 7 OF 10	

PERMIT NO.:  
SHEET 7 OF 10