



Owner:

 Staley Point CAPITAL

STALEY POINT CAPITAL
11150 SANTA MONICA BLVD, SUITE 700
LOS ANGELES, CA 90025
TEL: 310-929-0088

Project:

MASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

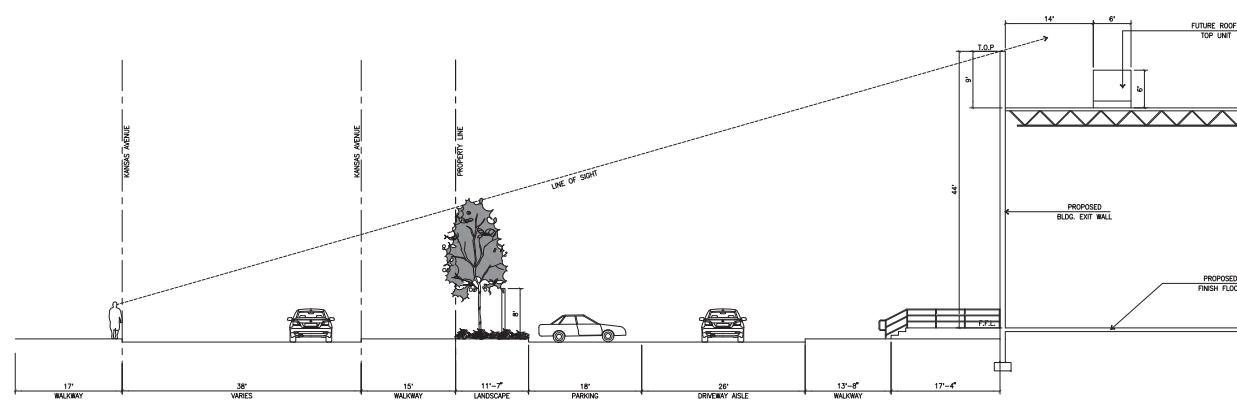
HUNTER

>Title: SECTION SIGHT LINE STUDY

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

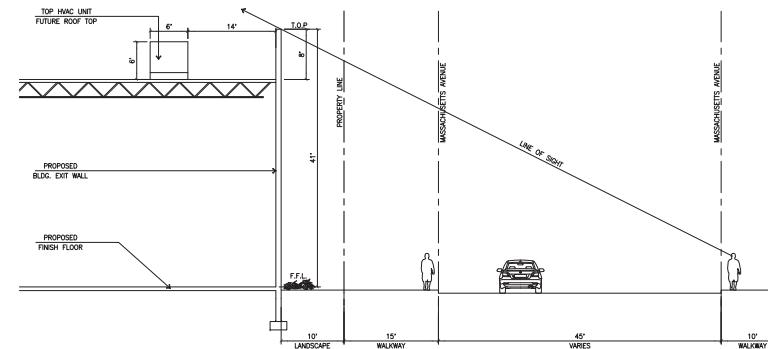
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2-DAB-A4.2



SECTION SIGHT LINE STUDY A

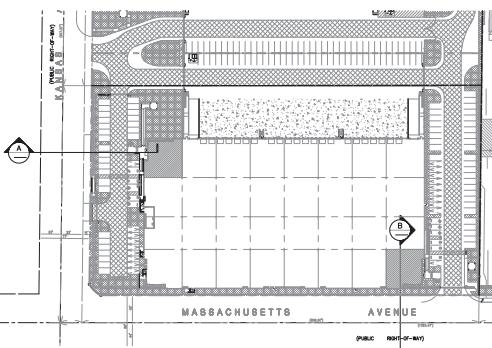
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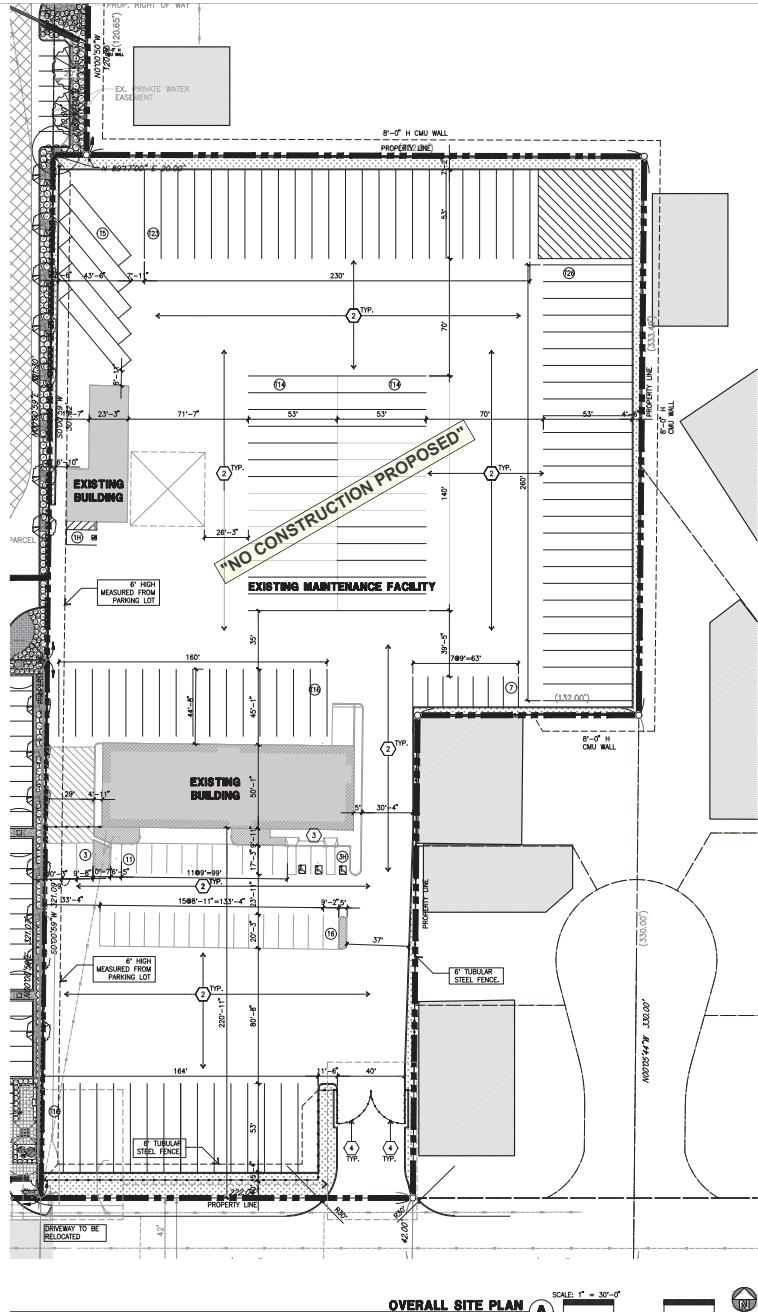


SECTION SIGHT LINE STUDY B

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

KEYPLAN





SITE PLAN KEYNOTE

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

HPA
architecture

HPA, INC.
18831 Bardeen Avenue - ste.
#100 Irvine, CA 92612



■ Owner:

StaleyPoint
CAPITAL

STALEY POINT CAPITAL
11150 SANTA MONICA BLVD. SUITE 700
LOS ANGELES, CA 90025
TEL: 310-929-8088

SITE PLAN GENERAL NOTES

1. ALL LIGHTING SHALL CONFORM WITH MUNICIPAL STANDARDS.
2. SEE CMA AND STRUCTURAL FOR SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE WALL, AND CONCRETE WALL.
4. REFER TO CIVIL PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET A14 ARE MINIMUM STANDARDS.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY TANDED WITH A 100' X 100' GRID.
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 CIVL DRAWINGS.
8. CONTRACTOR TO REFER TO CIVL DRAWINGS FOR ALL HORIZONTAL CONTROLS, DRAINAGE, AND CONCRETE CURBS, GUTTERS AND SWALES LAYOUT POINTS.
9. REFER TO CIVL DRAWINGS FOR FINISH GRADE ELEMENTS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ 10' JOINTS AT 6' C.D. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. EXPANSION JOINTS TO BE FILLED WITH EXPANSION FILLER MATERIAL OF 1/4", FINISH TO BE A MEDIUM BRUSH FINISH U.L.
11. ALL SIGNAGE SHALL CONFORM WITH THE MUNICIPAL STANDARDS.
12. PAINT CURBS AND PROVIDE SIGNS TO IDENTIFY FIRE LINES 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 SUBMITTING THE BUILDING PERMIT.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL PROVIDE A COPY OF THE LANDSCAPE AND IRRIGATION DESIGN DRAWING.
15. SITE PLANS SHALL MEET ALL ENGINEERING AND ZONING REQUIREMENT.
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES AS OF OCTOBER 1 FROM PUBLIC FACILITIES DEVELOPMENT.
17. WALLS SHALL BE TREATED WITH A GROUT/PROOF COATING ON SURFACES THAT ARE NOT INTENDED TO BE PAINTED (E.G. SPLIT-FACE BLOCK WALL, DECORATIVE TILE, COLORCOATED PANELING MATERIAL, ETC.).
18. 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

AERIAL MAP



ASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
LUMBERING
ELECTRICAL
LANDSCAPE

Title: OVERALL SITE PLAN

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

Sheet:

3-DAB-Al.1

Owner:

Staley Point
CAPITAL

STALEY POINT CAPITAL
11150 SANTA MONICA BLVD, SUITE 700
LOS ANGELES, CA 90025
TEL: 310-929-8888

Project:

MASSACHUSETTS AVE.
& KANSAS AVE. BY
STALEY POINT

CITY OF RIVERSIDE, CA

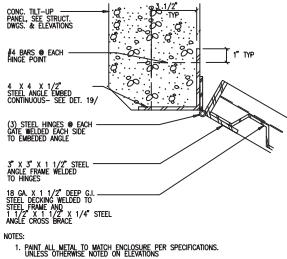
Consultants:
CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
HUNTER

Title: DETAILS

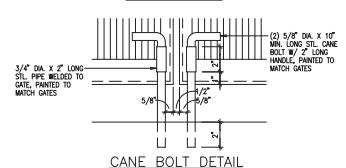
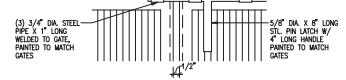
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Drawn by: AW
Date: 05/16/24
Revision:

Sheet:

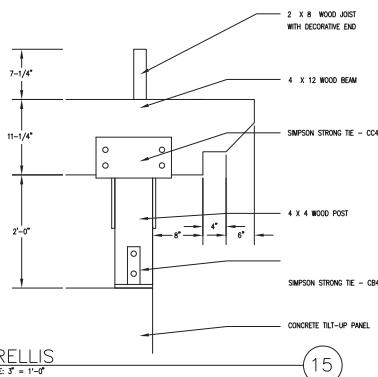
AD.7



TRASH ENCLOSURE GATE & HINGE
SCALE: 3'-0" - 0" 13



TRASH ENCLOSURE GATE LATCHES
SCALE: 3' = 1'-0" 14



TRELLIS
SCALE: 3' = 1'-0" 15

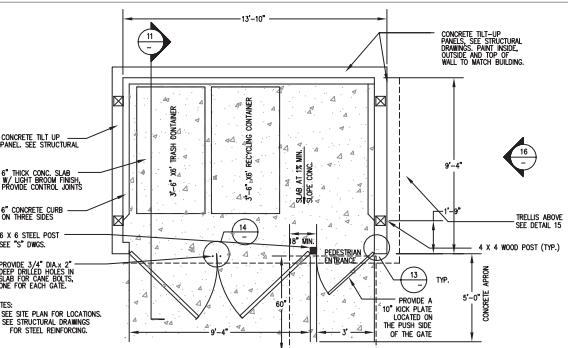
KEYNOTES - TRASH ENCLOSURE

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

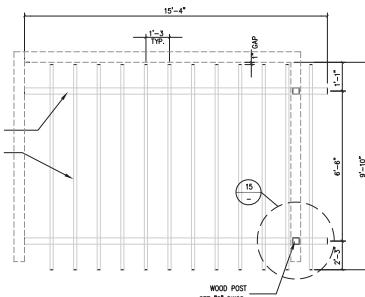
COLOR SCHEDULE - TRASH ENCLOSURE

| | |
|--------------------------|--------------------------------|
| ① CONCRETE TILT-UP PANEL | PANT BRAND SW 7005 PURE WHITE |
| ② CONCRETE TILT-UP PANEL | PANT BRAND SW 7647 CRUSHED ICE |
| ③ CONCRETE TILT-UP PANEL | PANT BRAND SW 7642 PAVESTONE |

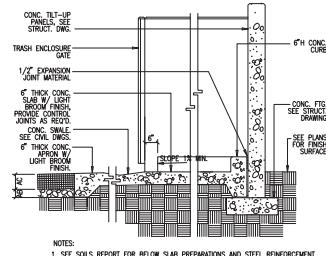
TRASH ENCLOSURE ELEVATION
N.T.S.



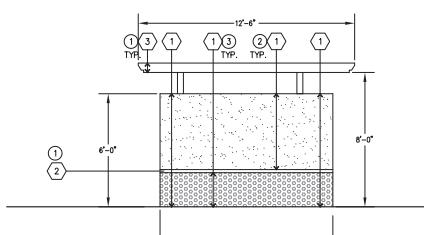
TRASH ENCLOSURE PLAN
SCALE: N.T.S. 9



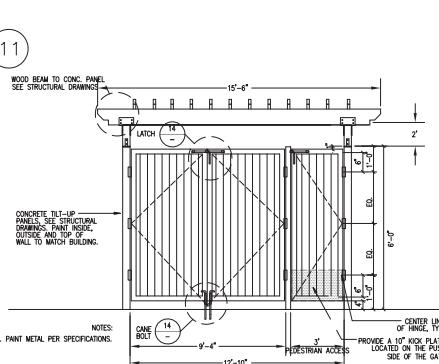
TRASH ENCLOSURE ROOF PLAN
N.T.S. 10



TRASH ENCLOSURE SECTION
SCALE: 1/2' = 1'-0" 11



TRASH ENCLOSURE ELEVATION
N.T.S. 16



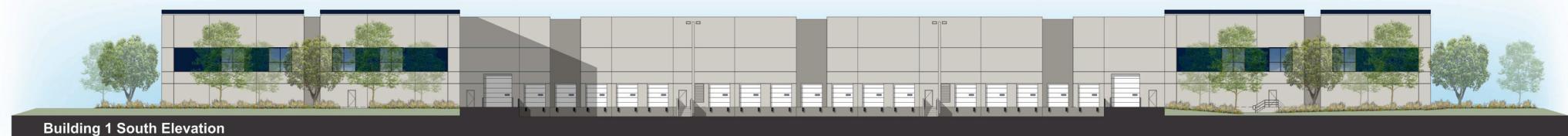
TRASH ENCLOSURE GATE ELEVATION
02920-SGATE-ELEV. 8



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



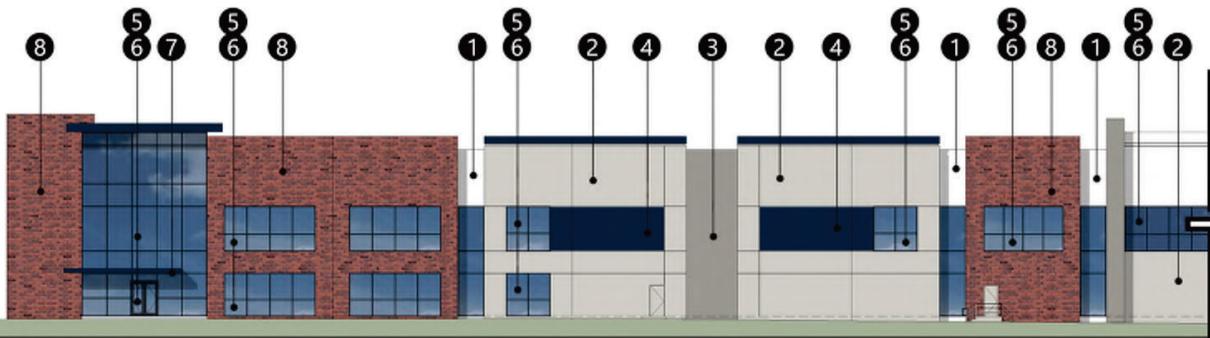
Building 1 West Elevation - Kansas Avenue



Building 1 East Elevation



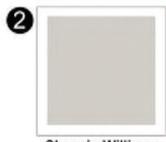
Building 1 South Elevation



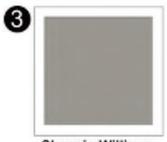
Building 1 North Elevation - Roberta Street



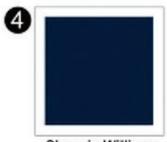
Sherwin Williams
SW 7005
Pure White



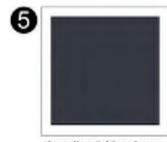
Sherwin Williams
SW 7043
Wordly Gray



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

Riverside, CA 92507
#21074 | 05.10.2024

MASSACHUSETTS AVE. & KANSAS AVE.

StaleyPoint
CAPITAL



Building 2 North Elevation



Building 2 West Elevation - Kansas Avenue



Building 2 South Elevation - Massachusetts Avenue



Building 2 East Elevation



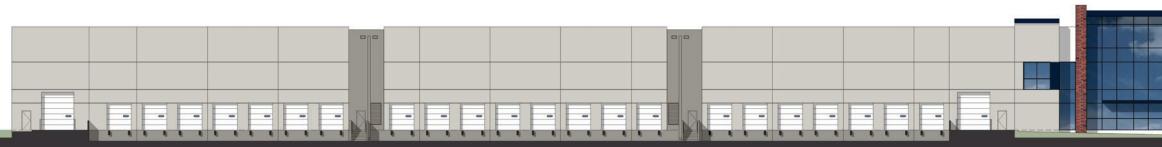
Conceptual Building 2 Colored Elevations

MASSACHUSETTS AVE. & KANSAS AVE.

Riverside, CA 92507

#21074 | 07. 29. 2024





Building 2 North Elevation



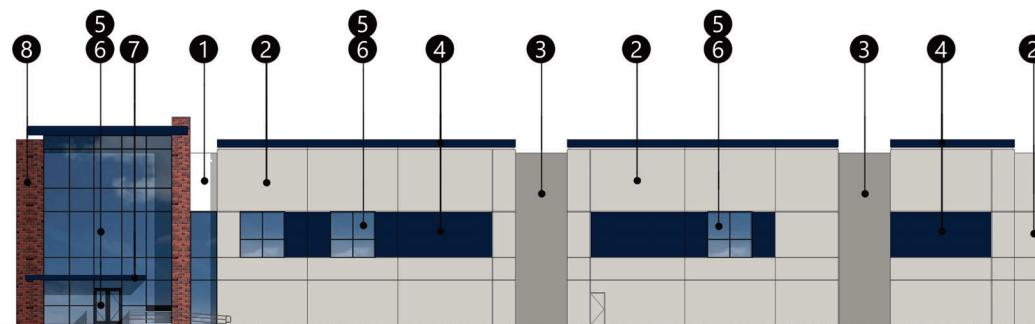
Building 2 West Elevation - Kansas Avenue



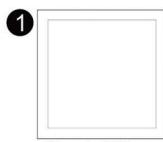
Building 2 East Elevation



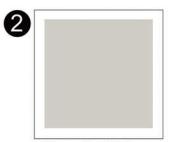
Building 2 South Elevation - Massachusetts Avenue



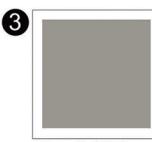
Building 2 East Elevation - Kansas Avenue



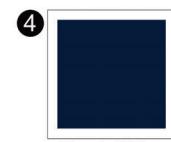
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Sherwin Williams
SW 7005
Pure White



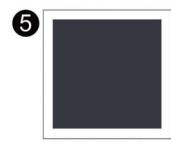
2
Sherwin Williams
SW 7043
Wordly Gray



3
Sherwin Williams
SW 7045
Intellectual Gray



4
Sherwin Williams
SW 6524
Commodore
(Match Pantone 295)



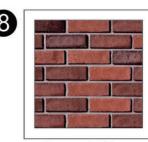
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Anodized Aluminum
MULLION
Sherwin Williams SW 7076
Cyberspace
(BM Black Horizon)



6
Blue Reflective
GLAZING



7
Sherwin Williams
Acrylic Latex Systems
High Gloss/High performance
in color: SW 6524 Commodore
(Match Pantone 295)



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



Conceptual Building 2 Colored Elevations & Material Board

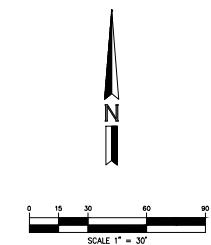
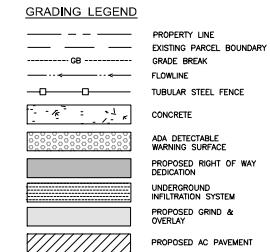
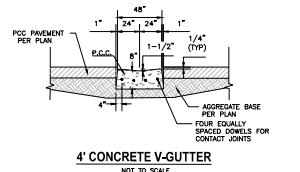
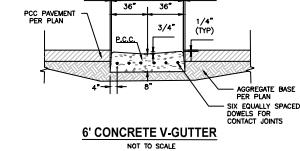
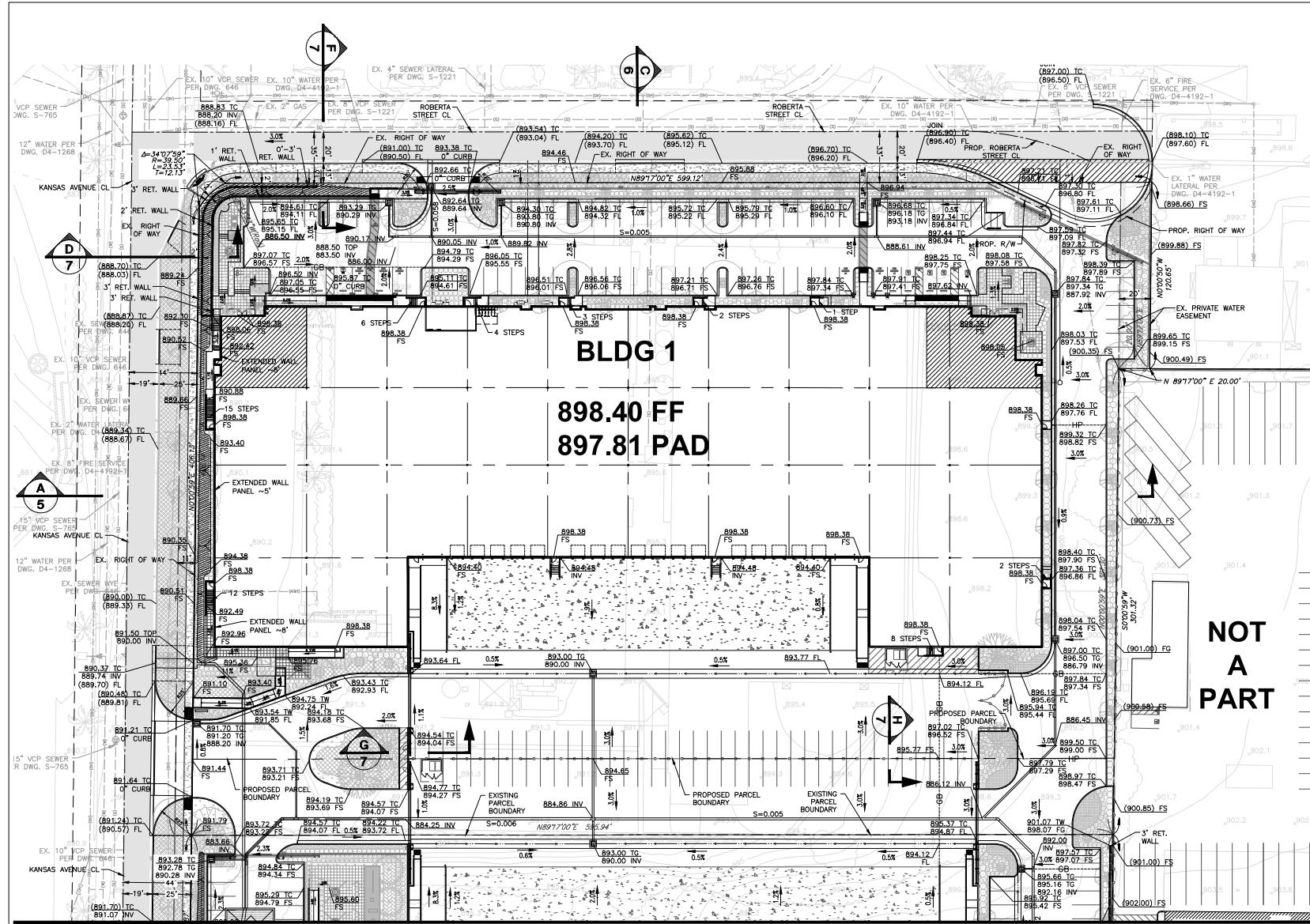
40
Years

MASSACHUSETTS AVE. & KANSAS AVE.

Riverside, CA 92507

#21074 | 07.29.2024

StaleyPoint
CAPITAL



PLANS PREPARED UNDER THE SUPERVISION OF

JOHN VLAISI, P.E. No. 49830
PRINT NAME: RCE#:

CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE EXP. NO. 751500178

90 E. Thousand Oaks Boulevard, Suite 201

Thousand Oaks, California 91360-5757

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897.29 TC 897.37 TC 898.47 FS

895.62 TC 895.16 TC 892.12 INV 895.42 FS

895.62 TC 895.16 TC 892.12 INV 895.42 FS

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

MARK: _____

REVISES: _____

APPR'D. DATE: _____

APPROVED BY: _____

DATE: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

PRELIM PRECISE GRADING PLANS
PRECISE GRADING PLAN

APN 210-130-015, 210-130-016

200 MASSACHUSETTS AVENUE

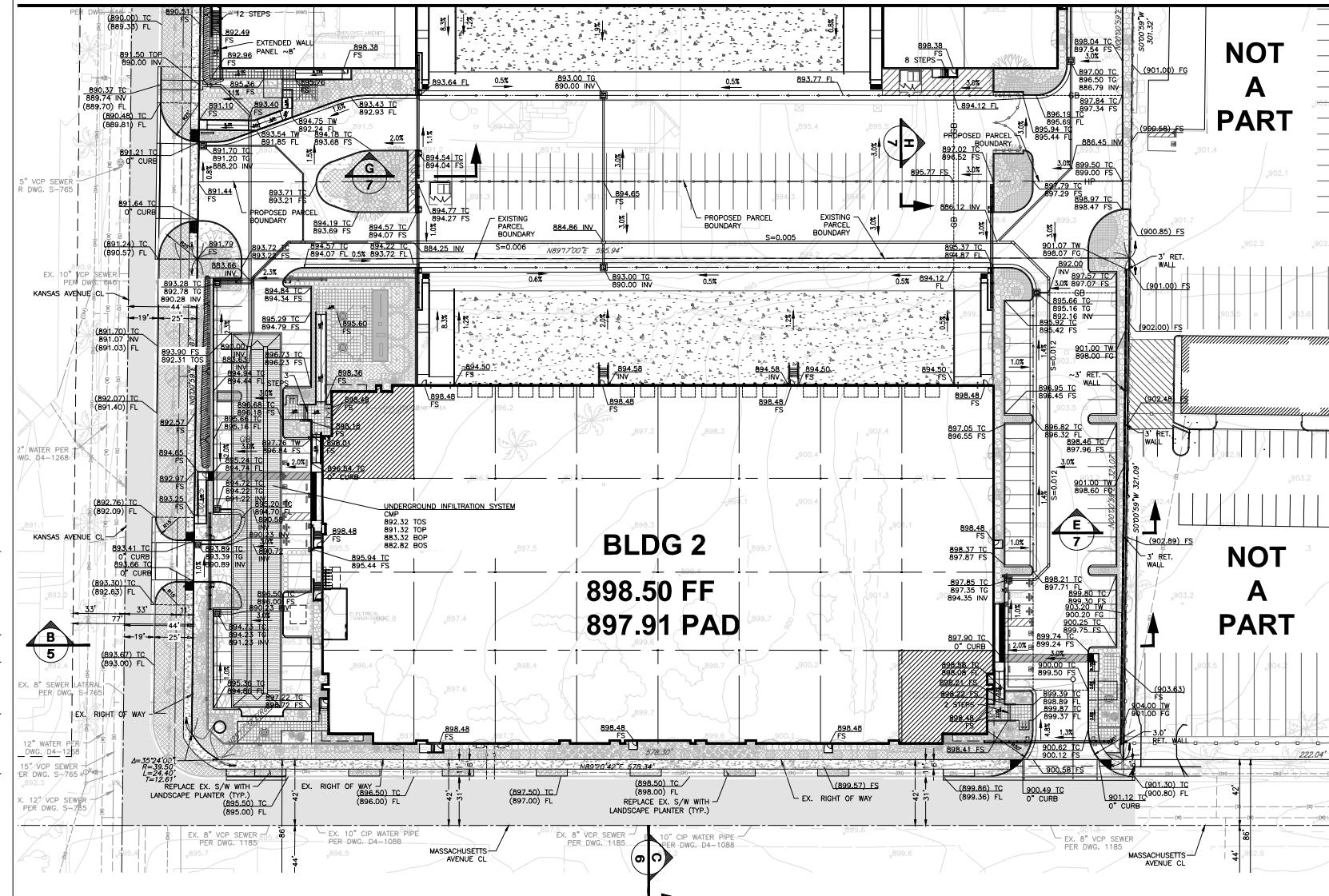
RIVERSIDE, CALIFORNIA

GP-2024-10585

SHEET 3 OF 10

HORIZ. SCALE: 1"=30' VERT. SCALE: NA

SEE MATCHLINE ON SHEET 3



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PLANS PREPARED UNDER THE SUPERVISION OF



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. 751500178 EXP.

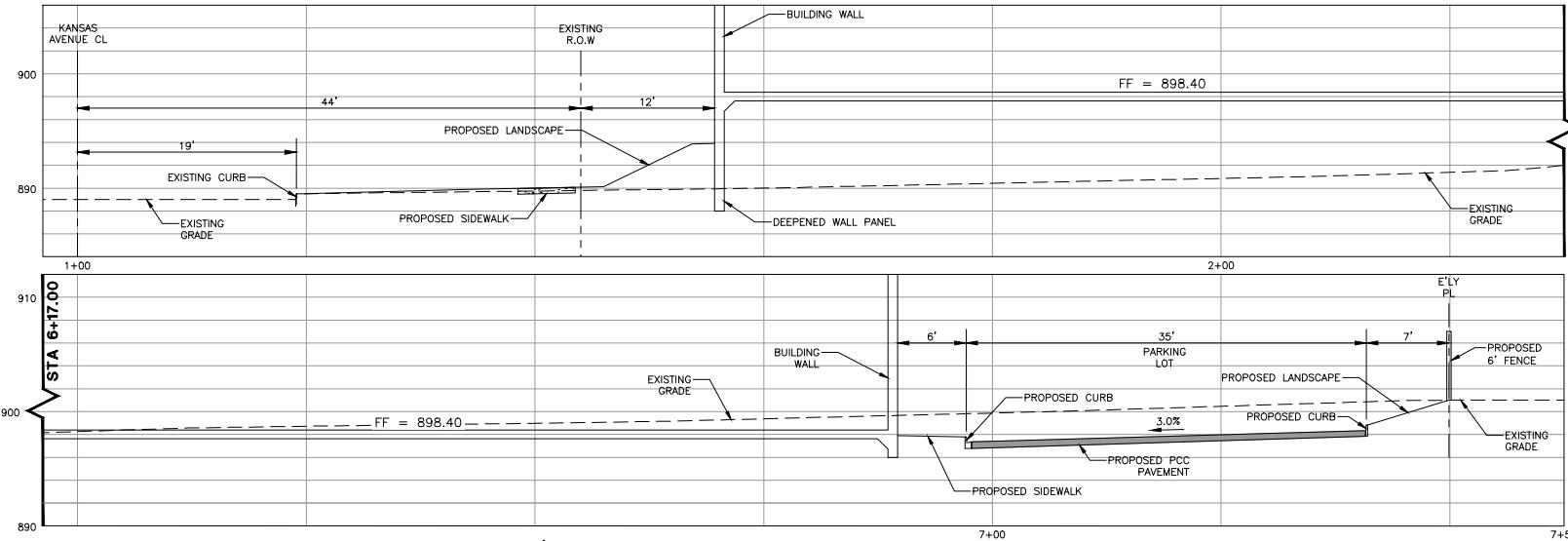
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|---|----|------|-----------|-------|------|--------------------|--|--|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| BY 2011 | 57 | MARK | REVISIONS | APPR. | DATE | APPROVED BY: _____ | | |
| DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____ | | | | | | | | |

PRELIM PRECISE GRADING PLAN
PRECISE GRADING PLAN
APN 210-130-015, 210-130-016
2069 MASSACHUSETTS AVENUE
RIVERSIDE, CALIFORNIA

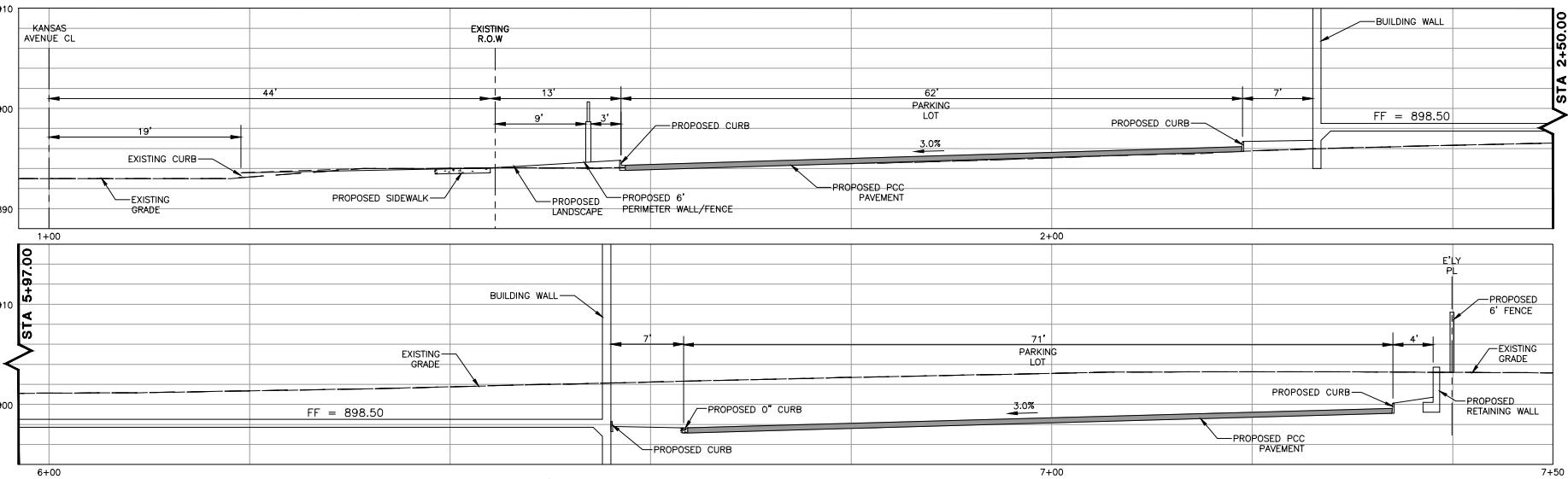
GP-2024-10585

SHEET 4 OF 10

SCALE: NA



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



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

SCALE
H:1"=5', V:1"=5'



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TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED UNDER THE SUPERVISION OF

JOHN VLASSIS, P.E. No. 49830
PRINT NAME: RCE#.



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. 751500178 EXP.

90 E. Thousand Oaks Boulevard, Suite 201
Thousand Oaks, California 91360-5157
805.496.2700 | 800.496.2700 | www.hz.com

HUNT ZOLLARS

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

MARK REVISIONS APPROVED DATE

APPROVED BY: DATE

DESIGNED BY: DRAWN BY: CHECKED BY:

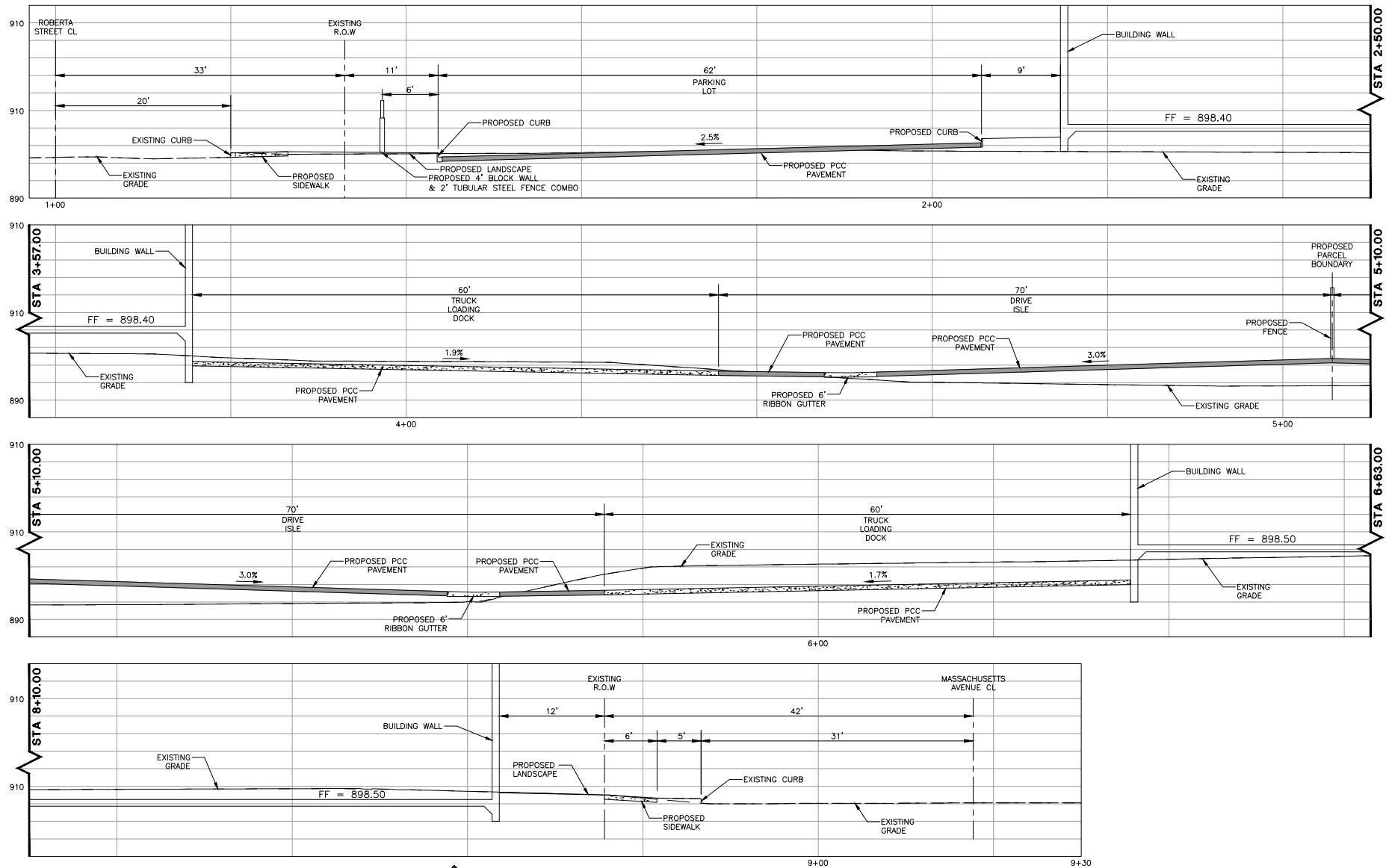
PRELIM PRECISE GRADING PLANS

**2626 KANSAS AVE. AND
2069 MASSACHUSETTS AVE.
CROSS SECTIONS + DETAILS**

PERMIT NO.

5 OF 10

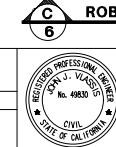
HORIZ. SCALE: 1"=30' VERT. SCALE: NA



SCALE



PLANS PREPARED UNDER THE SUPERVISION OF
JOHN VLASSIS, P.E. No. 49830
PRINT NAME: RCE#.
BENCHMARK:



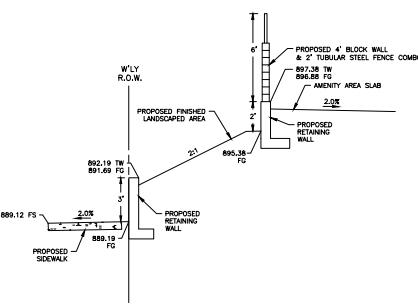
CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE
NO. 751500178 EXP.

PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIREMENTS

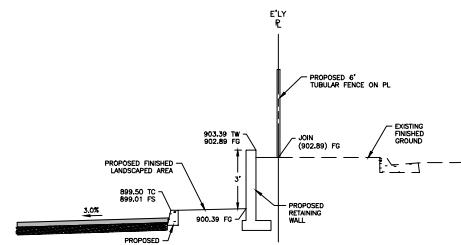
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| APPR. | DATE | APPROVED BY: _____ | DATE |
|-------|------|--------------------|------|

PRELIM PRECISE GRADING PLANS

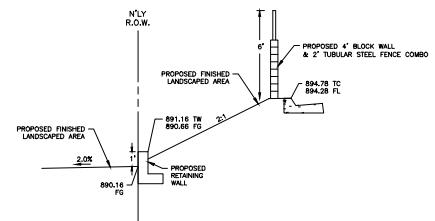
PERMIT NO.



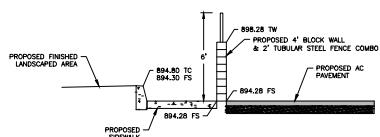
D 7 **WESTERLY R.O.W. - WALL SECTION**
SCALE: 1"=4'



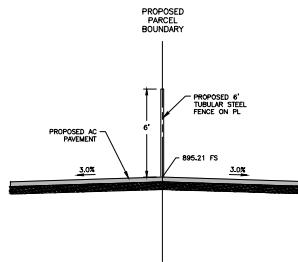
E 7 **EASTERLY PL - WALL SECTION**
SCALE: 1"=4'



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'



Underground
Service Alert
of Southern California
Call: TOLL FREE
**1-800
227-2600**
TWO WORKING DAYS BEFORE YOU DIG

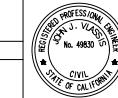
PLANS PREPARED UNDER THE SUPERVISION OF

JOHN VLASSIS, P.E. No. 49830

PRINT NAME: RCE#:

BENCHMARK:

POINT ID: 17-M3



CITY OF RIVERSIDE BUSINESS TAX CERTIFICATE

NO. 751500178 EXP.

90 E. Thousand Oaks Boulevard, Suite 201

Thousand Oaks, California 91360-5757

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PLANNING DIVISION
ENVIRONMENTAL REVIEW REQUIRED

APPROVED BY: _____

DATE: _____

PRELIM PRECISE GRADING PLANS

**2626 KANSAS AVE. AND
2069 MASSACHUSETTS AVE.
CROSS SECTIONS + DETAILS**

PERMIT NO.

Sheet **7** of **10**

HORIZ. SCALE: 1"=30' VERT. SCALE: NA