

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 ASPHALT CONCRETE (AC) PAVING.
- 3 CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- 4 DECORATIVE COLORED DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH.
- 6 PROVIDE 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 TRASH ENCLOSURE PER CITY STANDARD.
- 8 APPROXIMATE LOCATION OF TRANSFORMER.
- 9 PRE-CAST CONCRETE WHEEL STOP.
- 10 CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 11 DESIGNATED SMOKING AREA.
- 12 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 13 ACCESSIBLE ENTRY SIGN.
- 14 ACCESSIBLE PARKING STALL SIGN.
- 15 8" HIGH CONCRETE TILT-UP SCREEN WALL.
- 16 42" HIGH CONCRETE GUARDWALL.
- 17 TRUNCATED DOME.
- 18 EMPLOYEE BREAK AREA.
- 19 EXTERIOR BIKE RACK.

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. 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.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. 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.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
16. ALL GROUND MOUNTED UTILITY STRUCTURES SUCH AS TRANSFORMERS, HVAC EQUIPMENT AND BACK FLOW PREVENTION VALVES SHALL BE LOCATED OUT OF VIEW FROM A PUBLIC STREET OR ADEQUATELY SCREENED THROUGH THE USE OF LANDSCAPING AND/OR MASONRY WALLS.
17. ALL LIGHTING FIXTURES TO BE FULLY SHIELDED WITH CUT-OFF FIXTURES THAT EMITS GLARE ONTO ADJACENT PROPERTIES.
18. PARKING AREA LIGHTING TO BE PROVIDED PURSUANT TO SECTION 19.02.110.0 OF PVCC SPECIFIC PLAN

**SITE LEGEND**

- CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- ASPHALT CONCRETE PAVING SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- DISABLED PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE
- DISABLED PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- PATH OF TRAVEL
- 26' FIRE WIDE FIRELANE
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION

**ALUC CALCULATION**

HIGH CUBE : 1 PER 1,428 S.F.  
 E-COMMERCE : 1 PER 1,000 S.F.

\*NOTE  
 ALL SIGNAGE WILL BE REVIEWED UNDER SEPARATE PERMIT

**PROJECT INFORMATION**

**Owner/Applicant**  
 PR PARTNERS, LLC  
 30220 RANCHO VIEJO RD, STE B  
 SAN JUAN CAPISTRANO, CA 92675  
 TEL : (949) 481-0463  
 CONTACT: LARS ANDERSON

**Applicant's Representative**  
 HPA, INC.  
 18831 BARDEEN AVE. - SUITE 100  
 IRVINE, CA 92612  
 PHONE: (949) 862-2138  
 FAX: (949) 863-0851  
 CONTACT: NANCY PARK

**Project Address**  
 SW CORNER OF PERRIS BLVD AND RAMONA EXPY  
 PERRIS, CA

**Zoning**  
 PROPOSED ZONING : (LI) INDUSTRIAL

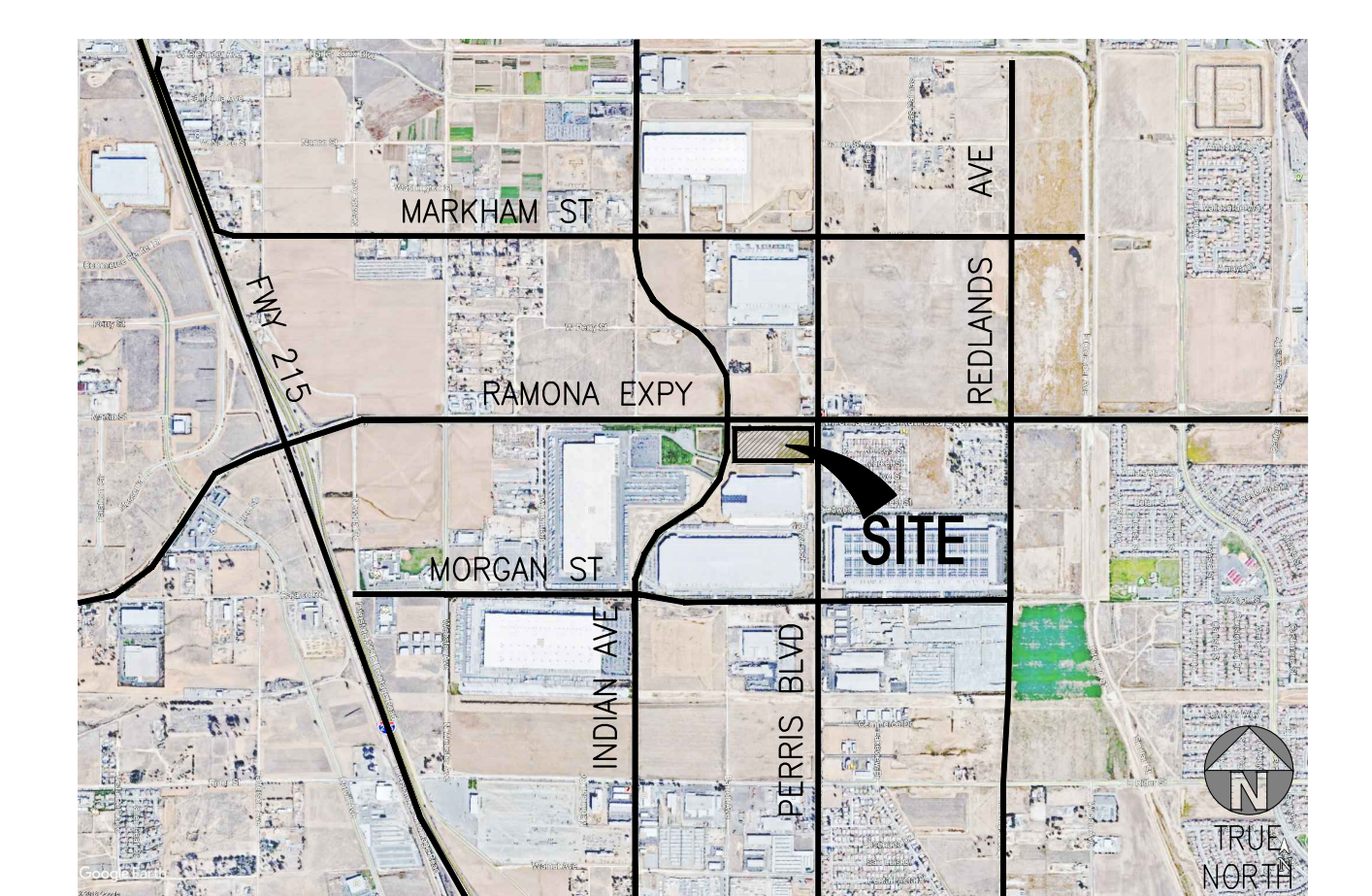
**Code Analysis**  
 2016 CALIFORNIA BUILDING CODE  
 2016 CALIFORNIA PLUMBING CODE  
 2016 CALIFORNIA MECHANICAL CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA FIRE CODE  
 2016 CALIFORNIA ENERGY CODE  
 2016 CALIFORNIA GREEN BUILDING STANDARDS

**Assessors Parcel Number**  
 303-060-020

**Construction Type**  
 CONCRETE TILT-UP BUILDING  
 BUILDING OCCUPANCY : S-1 / B  
 CONSTRUCTION TYPE : III-B  
 ESRF SYSTEM

**Legal Description**  
 PRELIMINARY TITLE REPORT #910090999-K26  
 BLOCKS 9 TO 12, INCLUSIVE OF FIGADOTA FARMS NO. 17 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 17 PAGE 32 OF MAPS, RECORDS OF SAID COUNTY;  
 EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED OCTOBER 7, 1958 AS INSTRUMENT NO. 58-71763 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**VICINITY MAP**



**PROJECT DATA**

<b>SITE AREA</b>	
In sq. ft.	682,778 s.f.
In acres	15.7 ac
<b>BUILDING AREA</b>	
Office	8,000 s.f.
Proposed : High Cube / Alternate : E-commerce	339,846 s.f.
<b>TOTAL</b>	<b>347,846 s.f.</b>
<b>COVERAGE</b>	50.9%
<b>AUTO PARKING REQUIRED</b>	
1st 20K @ 1/1,000 sf	20 stalls
2nd 20K @ 1/2,000 sf	10 stalls
Over 40K @ 1/5,000 sf	62 stalls
<b>TOTAL</b>	<b>92 stalls</b>
<b>AUTO PARKING PROVIDED</b>	
Standard (9'x19')	105 stalls
Standard Accessible (9'x19')	2 stalls
Van Accessible (12'x19')	3 stalls
EV accessible (9'x19')	1 stalls
EV Van Accessible (12'x19')	1 stalls
EV Parking	5 stalls
Clean Air / Van Pool	11 stalls
<b>TOTAL</b>	<b>128 stalls</b>
*End stalls 11'x19'	
<b>TRAILER PARKING PROVIDED</b>	
Trailer (10'x55')	82 stalls
<b>Zoning Ordinance for City</b>	
Current Zoning Designation - Perris Valley	
Commercial Center SP (PVCC-SP) - Commercial	
Proposed Zoning Designation - (LI) Industrial	
<b>MAXIMUM FLOOR AREA RATIO</b>	
F.A.R. - .75	
<b>MAXIMUM LOT COVERAGE</b>	
Coverage - 50%	
<b>SETBACKS</b>	
Indian Ave. - 15' *	
Ramona Expy. - 20' *	
Side / rear - 0'	
* Front yards for structures shall be increased 5' for each 10' of structure height greater than setback from property line	
<b>LANDSCAPE REQUIRED</b>	
Percentage	12%
<b>LANDSCAPE PROVIDED</b>	
Percentage	15.9%
In sq. ft.	108,545 s.f.



hpa, inc.  
 18831 bardeen avenue - ste.  
 #100 irvine, ca  
 92612  
 tel: 949-863-1770  
 fax: 949-863-0851  
 email: hpa@hparchs.com

Owner:  
 PR PARTNERS, LLC  
 c/o

PDP PACIFIC DEVELOPMENT PARTNERS, LLC  
 30220 RANCHO VIEJO RD  
 SAN JUAN CAPISTRANO, CA 92675  
 TEL : 949-481-0452

Project:  
 RAMONA EXPY.  
 &  
 INDIAN AVE.

PERRIS, CA

Consultants:  
 Civil: -  
 Structural: -  
 Mechanical: -  
 Plumbing: -  
 Electrical: -  
 Landscape: -  
 Fire Protection: -  
 Soils Engineer: -

Title: Overall Site Plan

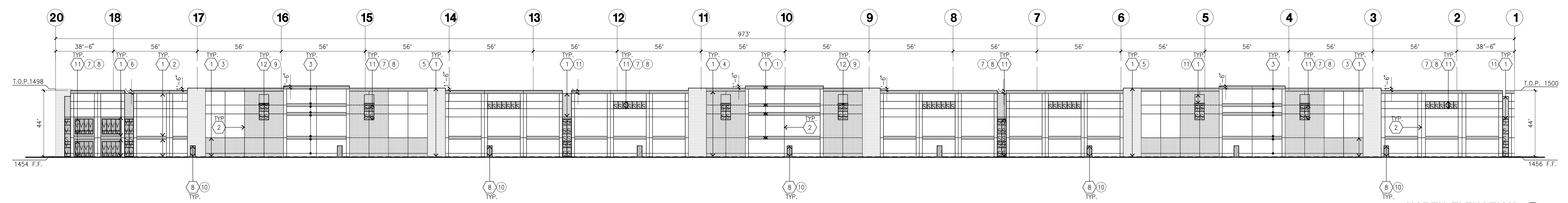
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 Drawn by: NP  
 Date: 08/19/19

Revision:  
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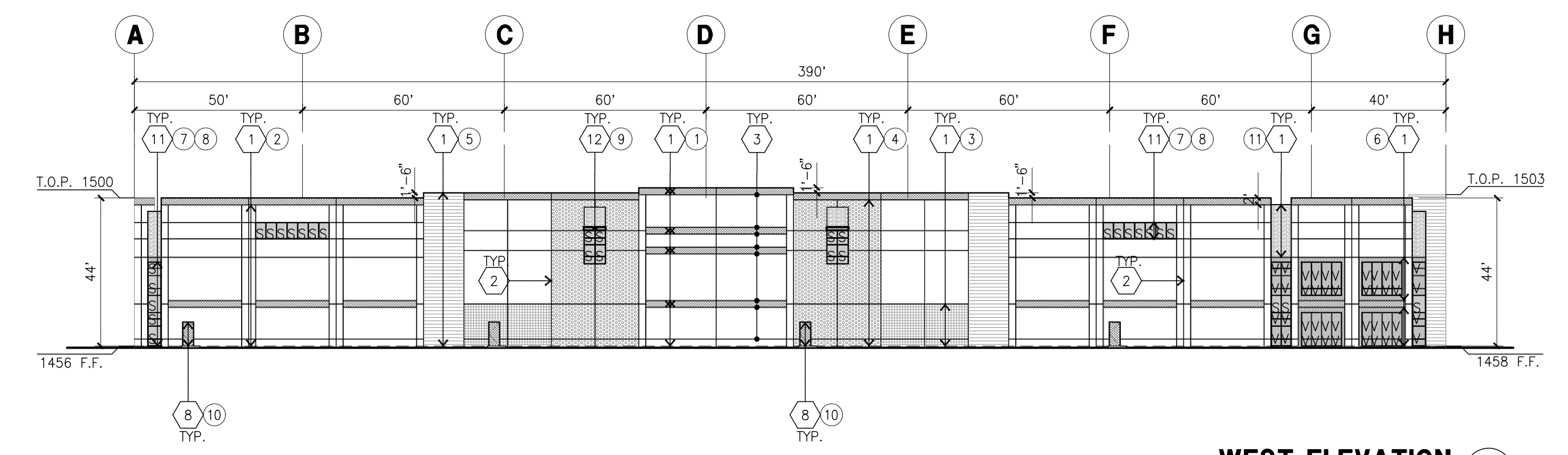
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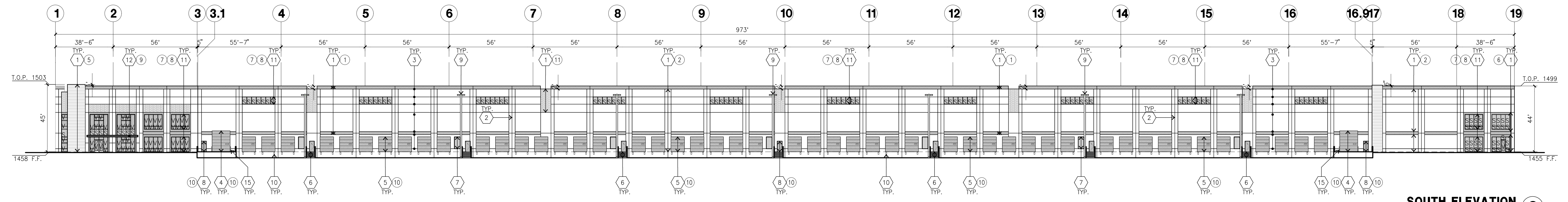
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- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: -
- Fire Protection: -
- Soils Engineer: -



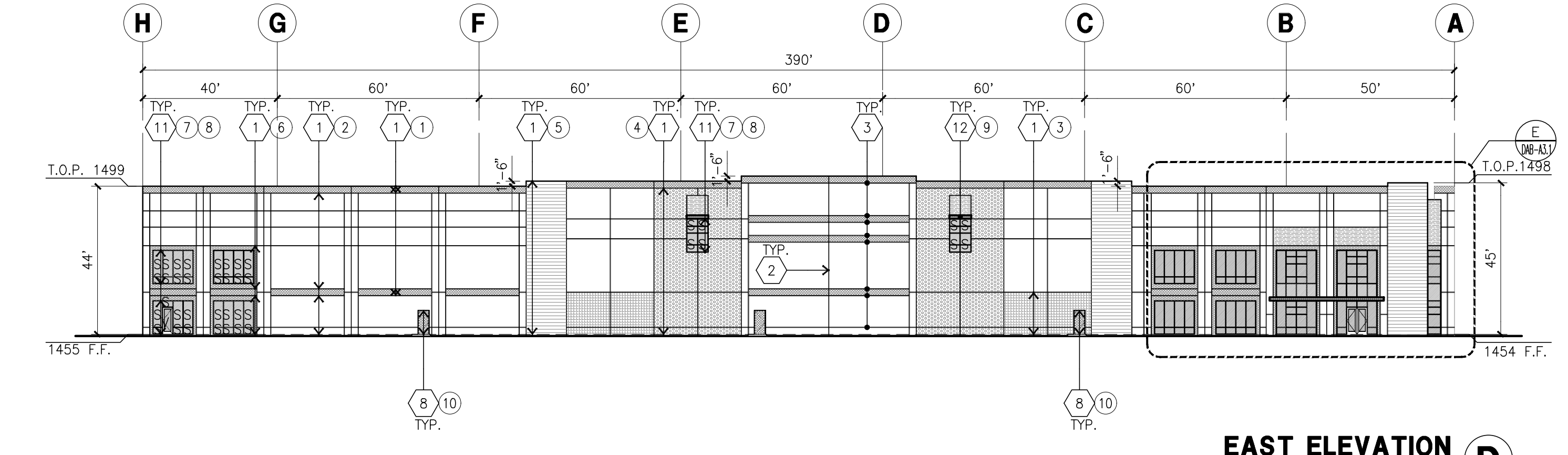
**NORTH ELEVATION A**  
scale: 1"=30'-0"



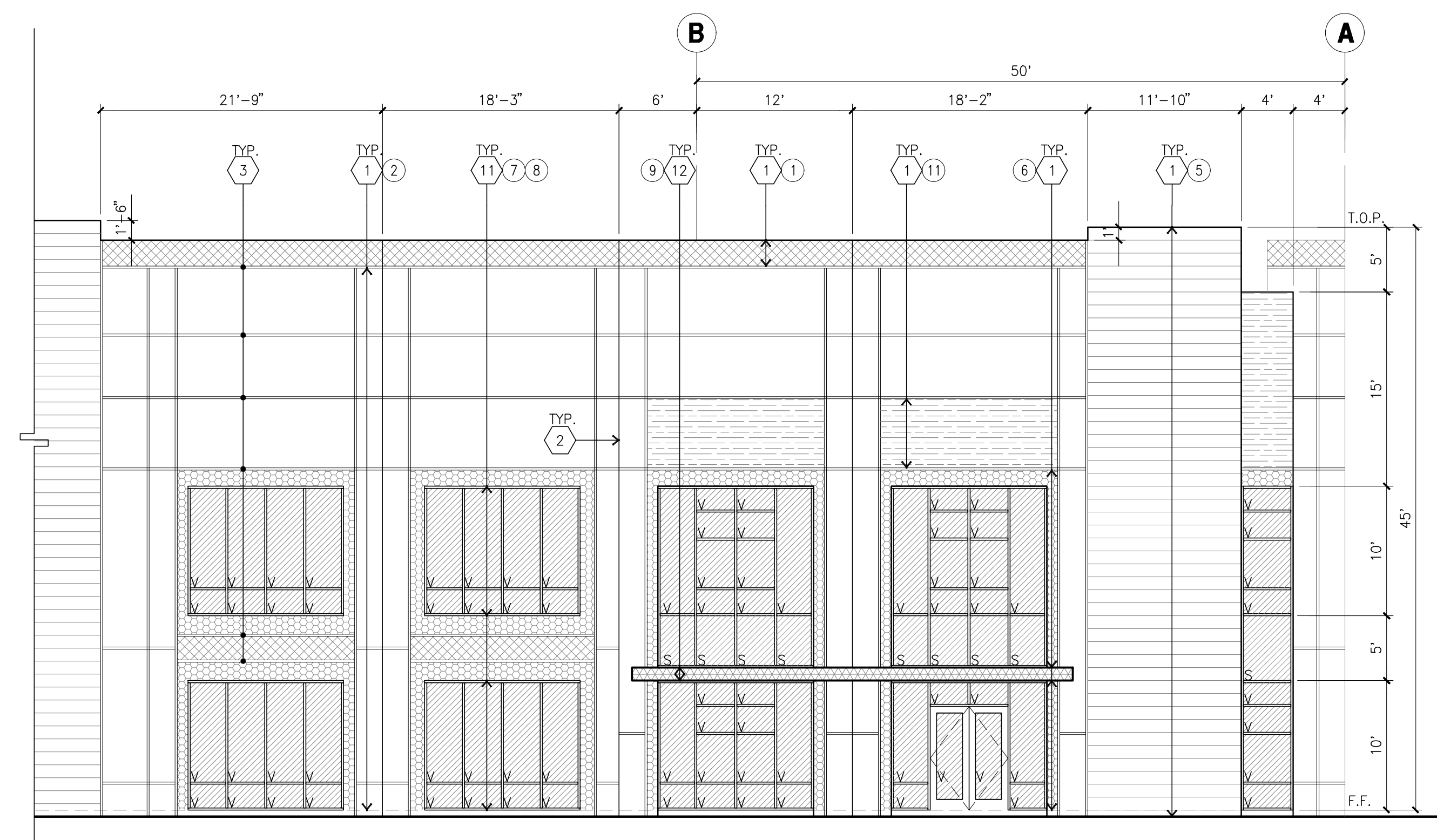
**WEST ELEVATION B**  
scale: 1"=30'-0"



**SOUTH ELEVATION C**  
scale: 1"=30'-0"



**EAST ELEVATION D**  
scale: 1"=30'-0"



**ENLARGED EAST ELEVATION E**  
scale: 1/8"=1'-0"

**ELEVATION KEYNOTES**

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL - ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 4' X 8' METAL LOUVER OPENINGS FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 METAL CANOPY.
- 13 KNOCK OUT PANEL.
- 14 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 15 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.

**ELEVATION GENERAL NOTES**

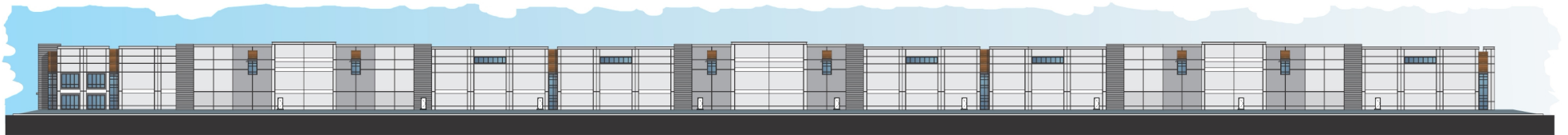
1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE TO 6" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

**ELEVATION COLOR LEGEND/SCHED.**

- 1 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7005 PURE WHITE
- 2 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7071 GRAY SCREEN
- 3 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7072 ONLINE
- 4 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7073 NETWORK GRAY
- 5 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7074 SOFTWARE
- 6 CONCRETE TILT-UP PANEL. COLOR : SHERWIN WILLIAMS SW 7075 WEB GRAY
- 7 GLAZING COLOR : BLUE REFLECTIVE GLAZING
- 8 MULLIONS COLOR : BLACK ANODIZED
- 9 METAL CANOPY : SHERWIN WILLIAMS PRO-INDUSTRIAL, WATER-BASED B53-1150 SEMI-GLOSS IN COLOR: SW 7075 WEB GRAY
- 10 DOOR COLORS : SHERWIN WILLIAMS SW 7005 PURE WHITE
- 11 CONCRETE TILT-UP PANEL : 1X6 IPE SIDING (EASED-EDGE) LONGEST LENGTH IS 20' MINIMUM SEAMS MONOLITHIC STACKING

**GLAZING LEGEND**

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- SPANDREL GLASS
  - VISION GLASS
- ALL GLAZING TO BE TEMPERED
- GLAZING : PPG SOLARCOOL (2) GRAYLITE II + SOLARBAN 60 (3) CLEAR U: 0.29, SHGC: 0.1, VLT: 5%  
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND (2) 1/4" LITES
- SPANDREL : 1/4" SOLARCOOL GRAYLITE SPANDREL W/ HARMONY GRAY OPACICOAT PAINTED ON REFLECTIVE.
- MULLIONS: ANODIZED CLEAR



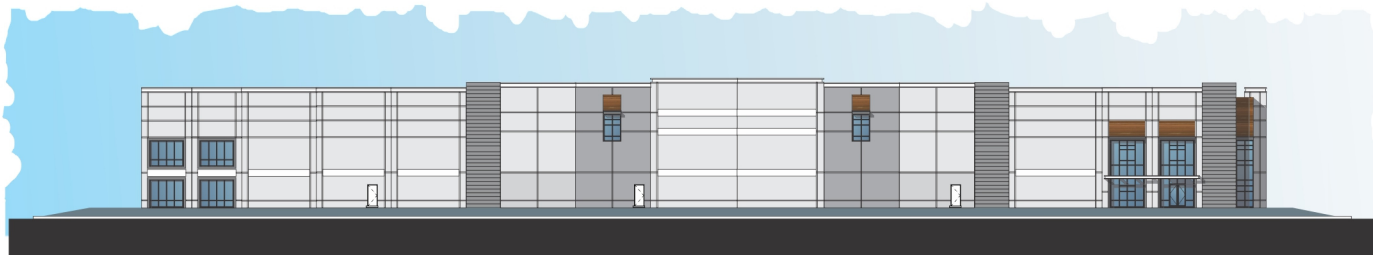
RAMONA EXPY ELEVATION - NORTH ELEVATION



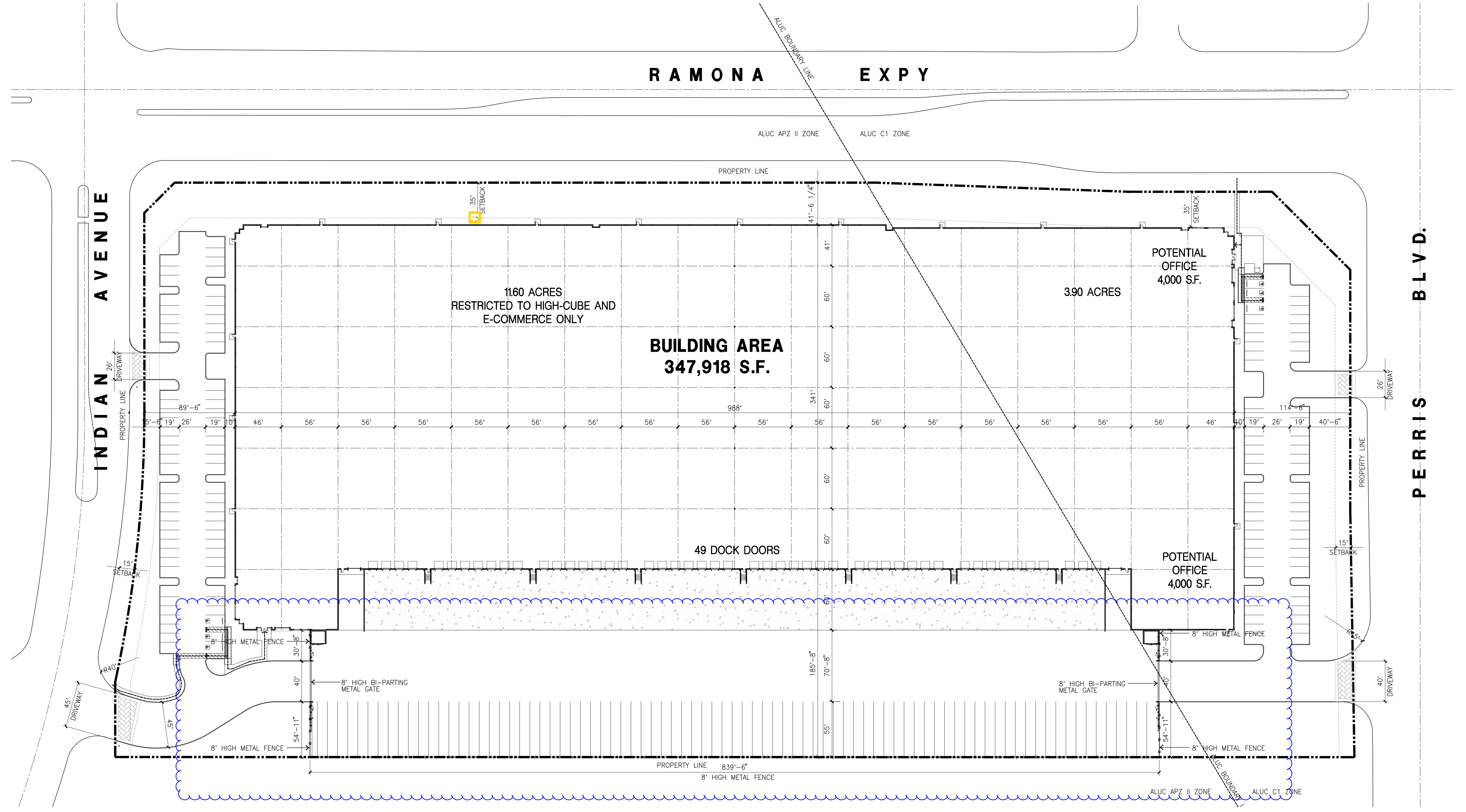
INDIAN AVENUE ELEVATION - WEST ELEVATION



SOUTH ELEVATION



FERRIS BLVD. - EAST ELEVATION



**OVERALL SITE PLAN A**  
scale: 1"=50'-0"  
SCALE: 1"=50'-0"  
0 50' 100' 150' TRUE NORTH

**SITE LEGEND**

CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS	LANDSCAPED AREA
ASPHALT CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS	PATH OF TRAVEL
STANDARD PARKING STALL (9' X 19')	26' FIRE WIDE FIRELANE
DISABLED PARKING STALL (9' X 19') + 5' W/ ACCESSIBLE AISLE	EXISTING PUBLIC FIRE HYDRANT
DISABLED PARKING (VAN) STALL (12' X 19') + 5' W/ ACCESSIBLE AISLE	PRIVATE FIRE HYDRANT- APPROXIMATE LOCATION