

SITE PLAN SCALE: 1"=50.00' 1

SITE NOTES:

OWNER: ACAA LIMITED PARTNERSHIP
422 WIER ROAD, SAN BERNARDINO, CA 92408

DESIGN TEAM: ARCHIMETRICS
JAY NELSON
1177 IDAHO STREET, SUITE 200
REDLANDS, CA 92374
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REPRESENTATIVE: ARCHIMETRICS
JAY NELSON
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PREPARATION DATE: SEPTEMBER 19, 2019

A.P.N.: 311-502-001

LEGAL DESCRIPTION: (SEE LEGAL)

PROJECT ADDRESS: CORNER OF WILSON AVENUE & DALE STREET
PERRIS, CA

GENERAL PLAN: MFR-22 (MULTIFAMILY 22)
DESIGNATION

PROJECT SCOPE: CONSTRUCT NEW APARTMENTS BUILDINGS ON A SITE
WITH PARKING AND LANDSCAPING

BUILDING INFO: OCCUPANCY TYPE R2 MULTI-FAMILY
BUILDING USE YES
SPRINKLERED YES
TYPE OF CONSTRUCTION V-B

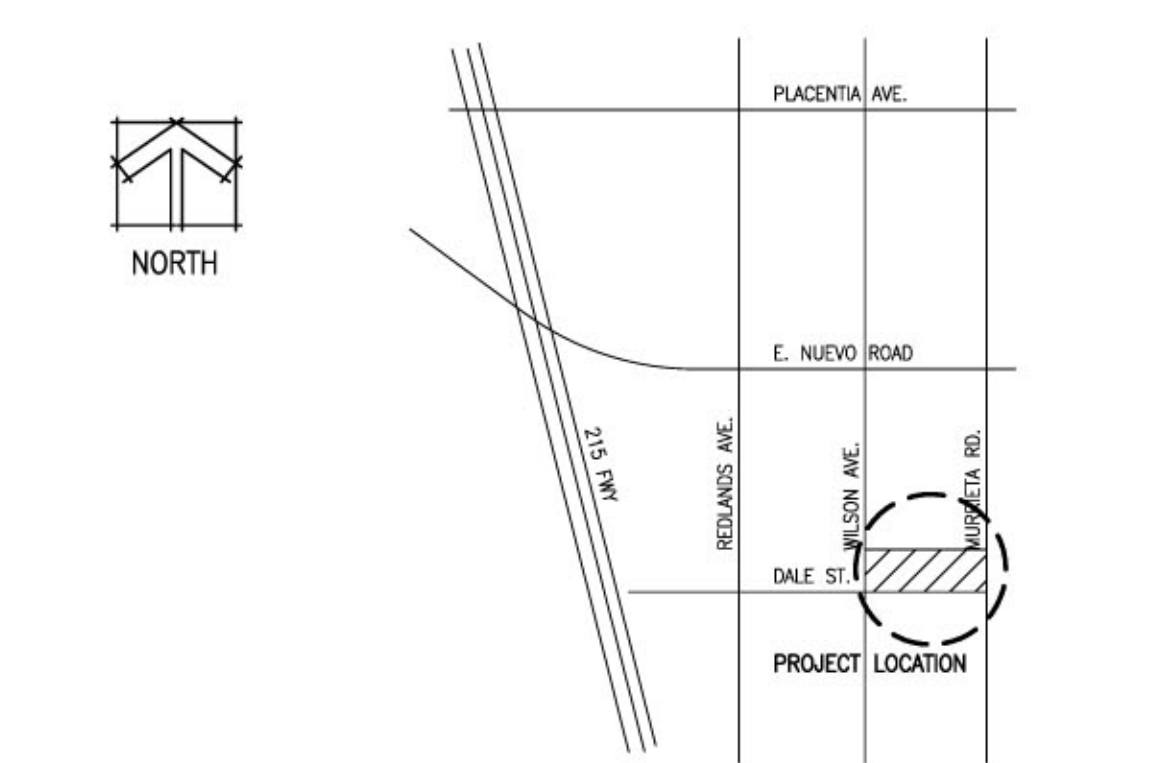
SITE NOTES: (cont'd)

PARCEL AREA: 582,177 SF (13.36 ACRES)

COVERAGE AREAS:

AREA OF USE	SQ. FT.	REQUIRED%	PROVIDED%
BUILDINGS	133,912	---	133,912 SF (23.0%)
CARPORTS	17,073	---	17,073 SF (2.9%)
PARKING/PAVED	260,935	---	260,935 SF (44.8%)
LANDSCAPING	187,330	87,327 SF(15%)	187,330 SF (32.2%)

VICINITY MAP



KEYNOTES

- 1 MASONRY PILASTER AND WROUGHT IRON FENCING
- 2 ENTRY GATES - MOTORIZED - TO BE WROUGHT IRON MATERIAL & COLOR TO MATCH WROUGHT IRON FENCE
- 3 TEXTURED CONCRETE - STAMPED CONCRETE, NATURAL COLOR
- 4 TEXTURED CONCRETE - STAMPED CONCRETE, TERRAZA COLOR
- 5 TRASH ENCLOSURE
- 6 CONCRETE SIDEWALKS
- 7 COMMON PLAYGROUND AREA
- 8 BARBEQUE AREA
- 9 CONCRETE BORDER - RETARDED FINISH, NATURAL COLOR
- 10 FIRE EMERGENCY ACCESS GATE
- 11 INDICATES ENCLOSED PARKING (TENANT)
- 12 INDICATES COVERED PARKING (TENANT)
- 13 INDICATES OPEN PARKING (GUEST) TO BE DOUBLE STRIPED
- 14 VANDAL RESISTANT/WEATHER RESISTANT/ILLUMINATED DIRECTORY SIGN
- 15 MONUMENT SIGN
- 16 INDICATES OPEN PARKING (TENANT)
- 17 INDICATES MAILBOX KIOSK - PROVIDE LIGHTING AT MAILBOX FOR SECURITY
- 18 BICYCLE RACK PER CITY STANDARDS

for:

New Apartments Plans
Mr. Ed Haddad

11111 5th Ave.
PERRIS, CA

REVISIONS

CONSTR.	BID	PLAN CHECK	DRAWN	JOB NO.	SHEET NAME
		12-19-22	VM	21-056	SITE PLAN