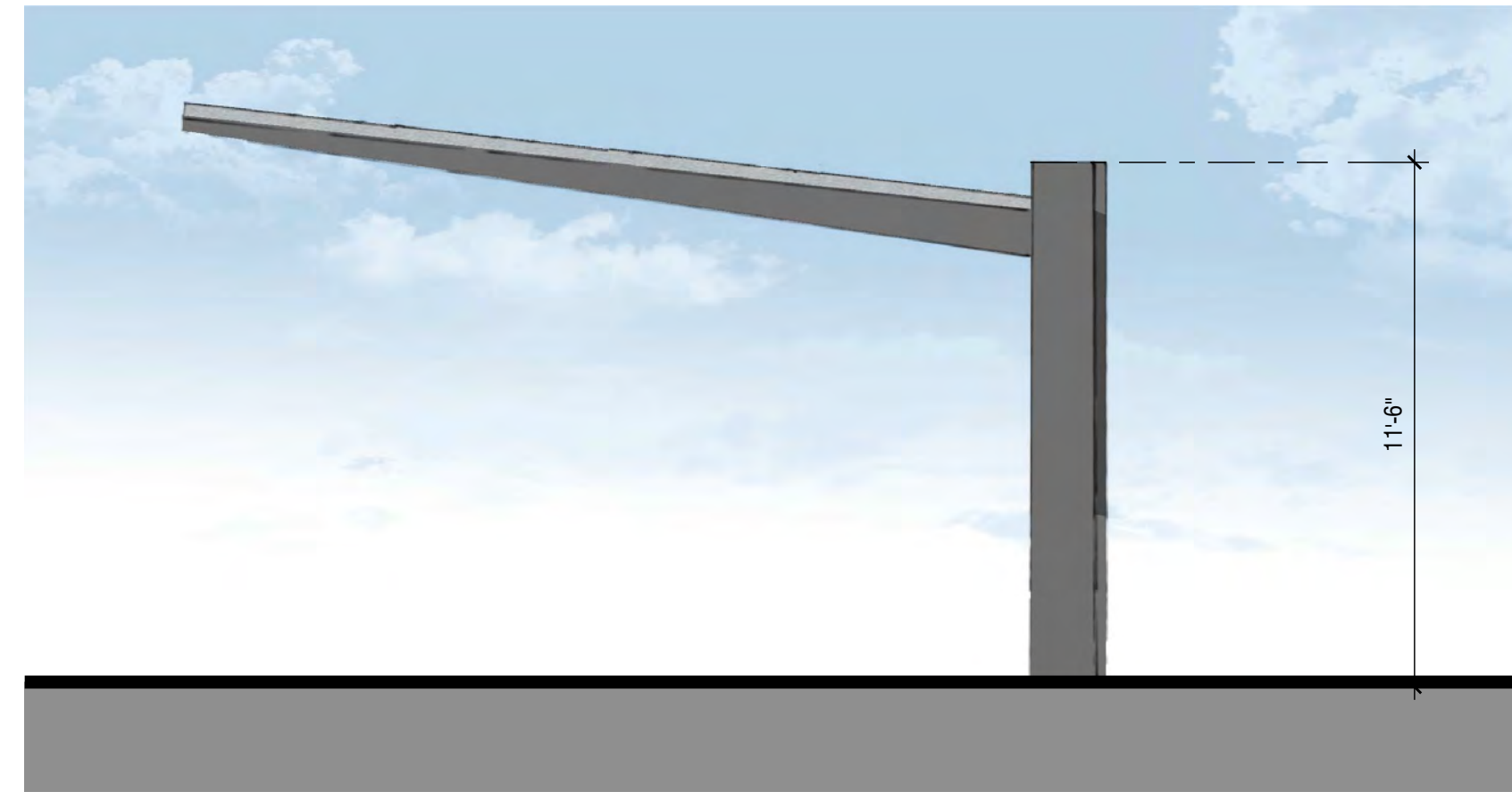
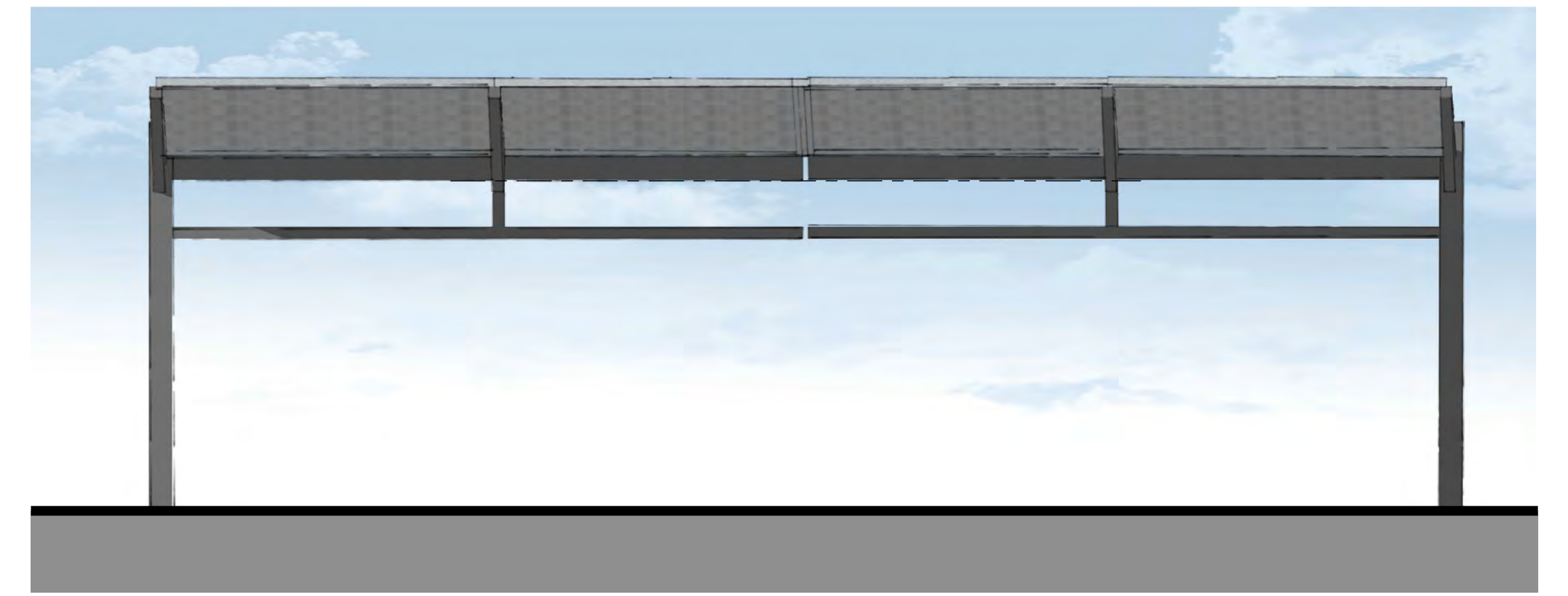


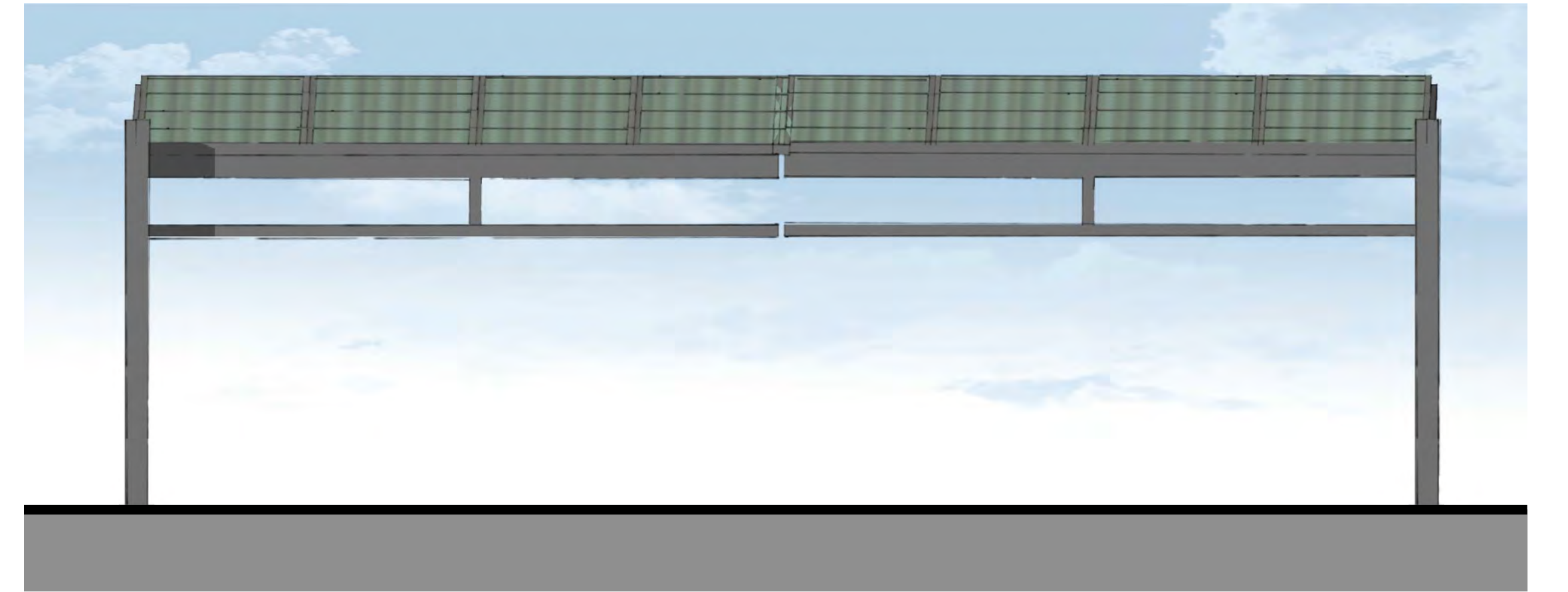
LEFT



RIGHT



FRONT



REAR



PERSPECTIVE

**MATERIAL**

SOLAR ROOFING WITH COLUMNS PAINTED TO MATCH RESIDENTIAL BUILDINGS WINDOW TRIM

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING/PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE/ FIXTURES REFER TO LANDSCAPE DRAWINGS



ROOF AWNING  
COLOR: VARIES

RA-1



STUCCO  
COLOR: SW 6252 / 7080 / 9615

ST-1



VINYL WINDOW  
COLOR: SW 7069

W-1



METAL RAILING  
COLOR: SW 7069

MR-1



MASONRY CLADDING  
COLOR: VARIES

MC-1



CEMENTITIOUS SIDING  
COLOR: SW 6819 / 2836

C-1



STOREFRONT  
COLOR: SW 6188

SF-1



ROOF FLAT TILE  
COLOR: VARIES

RT-1



BRICK CLADDING  
COLOR: VARIES

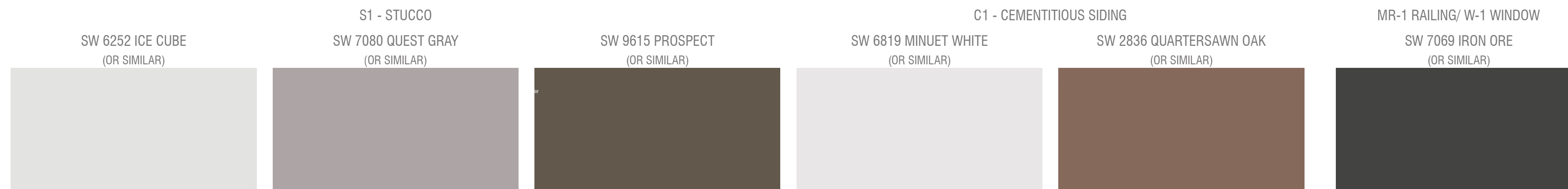
BC-1



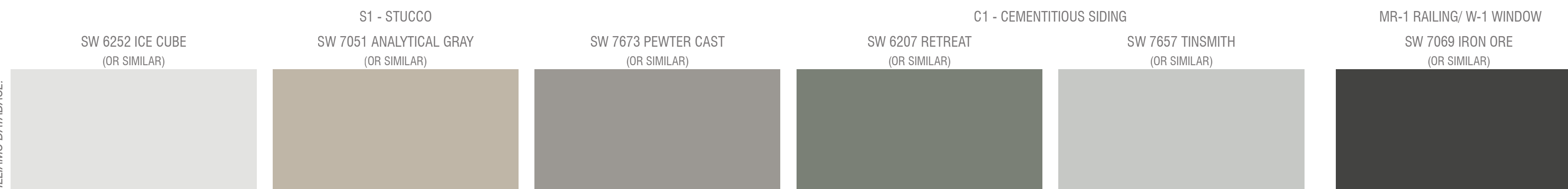
EXTERIOR LIGHTING  
COLOR: VARIES

L-1

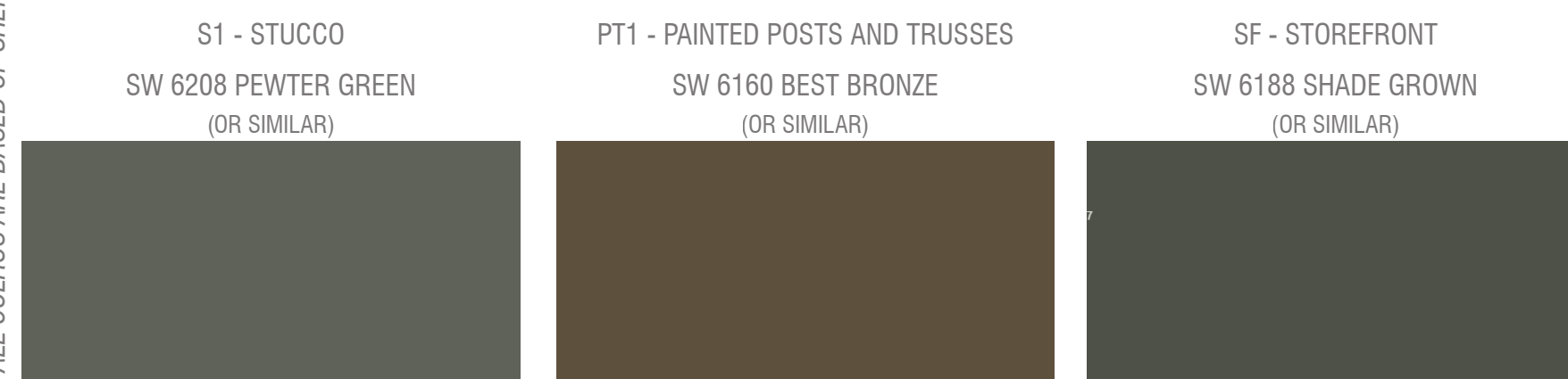
COLOR SCHEME 1



COLOR SCHEME 2



AMENITY BUILDINGS



ALL COLORS ARE BASED ON SHERWIN-WILLIAMS DATABASE.

MATERIAL LEGEND

- C-1 - COMPOSITE BOARD & BATTEN SIDING
- MR-1 - METAL RAILING
- RT-1 - CONCRETE FLAT ROOF TILE
- ST-1 - STUCCO
- W-1 - VINYL WINDOW
- CT-1 - COMPOSITE TRIM
- L-1 - DECORATIVE LIGHTING
- RA-1 - SHED ROOF AWNING WITH EXPOSED RAFTERS AND BRACKET SUPPORTS
- BC-1 - BRICK CLADDING
- SF-1 - STOREFRONT



## LEGEND

- |  |  |
|--|--|
| 1 Primary Entry with Formal Trees                    | 11 Open Lawn   |
| 2 Enhanced Amenity Entrance with Specimen Tree       | 12 Formal Dog Park with Dog Wash and Seating (Fenced)                                    |
| 3 Informal Dog Park With Shade Structure and Seating | 13 Enhanced Corner Cut-Back Landscape Design w/ Two Tier Monument                        |
| 4 Blade Wall with Signage                            | 14 Undulating Perimeter Wall/Fence with Decorative Pilasters                             |
| 5 Shade Structure with BBQ                           | 15 Streetscape per City Landscape Design Guidelines. (Refer to Master Plant Legend L-17) |
| 6 Tot Lot - Ages 5-12                                | 16 Trash Enclosure   |
| 7 Seating under Shade Trees                          | 17 Existing Median to remain and be protected in place                                   |
| 8 Pool and Clubhouse                                 | Existing Street Trees to remain and be protected in place                                |
| 9 Screen Trees with Landscape                        |  |
| 10 Secondary Entry Way With Signage                  |  |

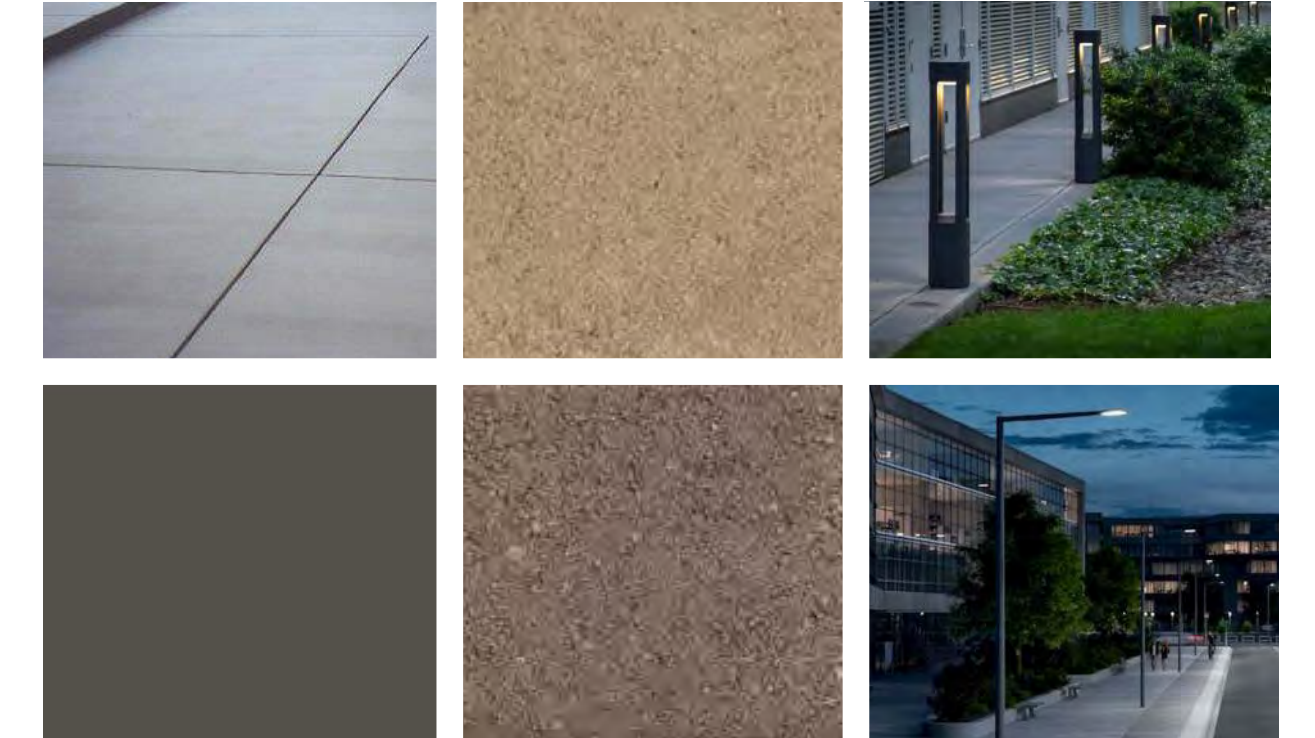


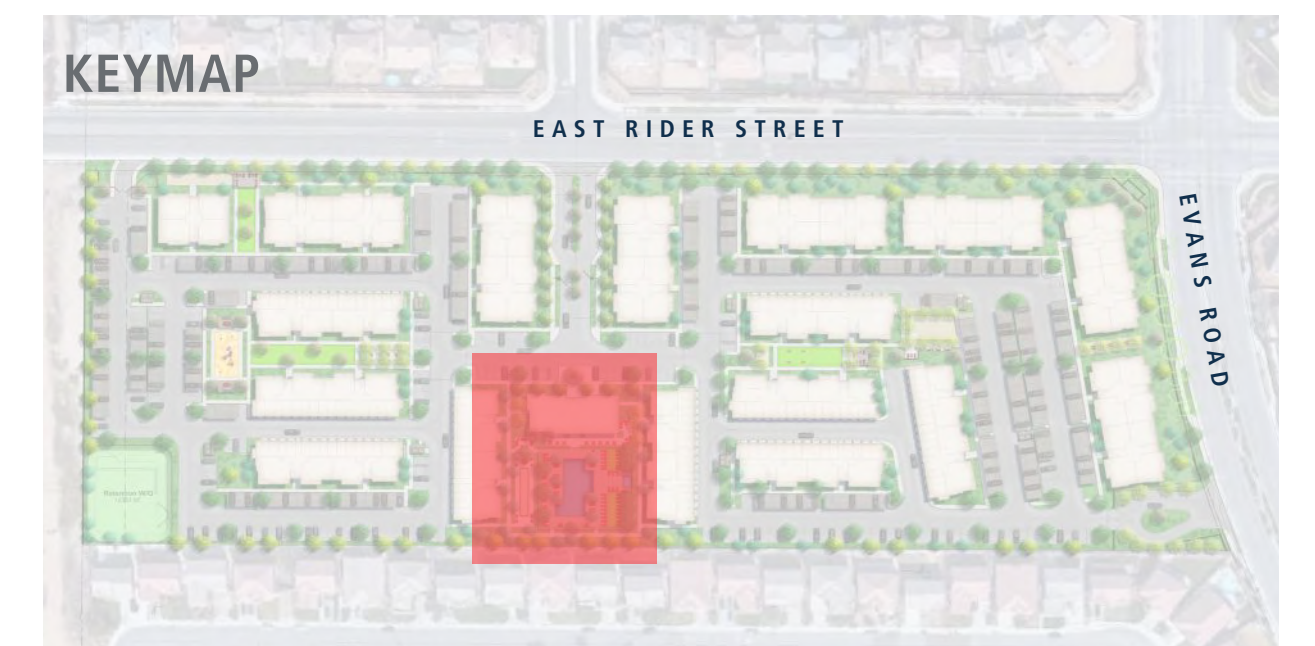
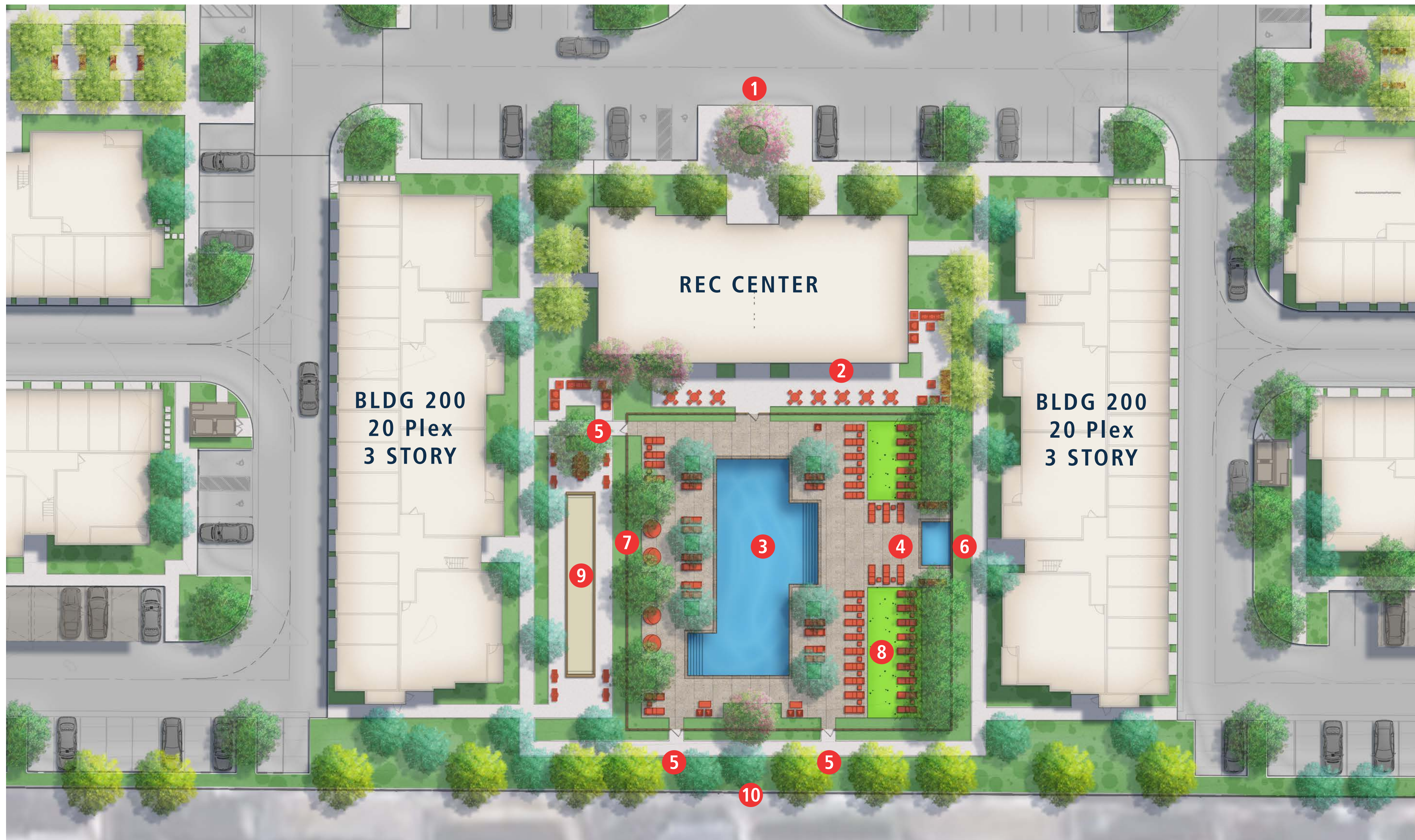


## LEGEND

- 1 Formal Row of Accent Trees
- 2 Formal Row of Canopy Trees
- 3 Vehicular Entry Gate
- 4 Pedestrian Entry Gate
- 5 Specimen Tree

### Material Imagery

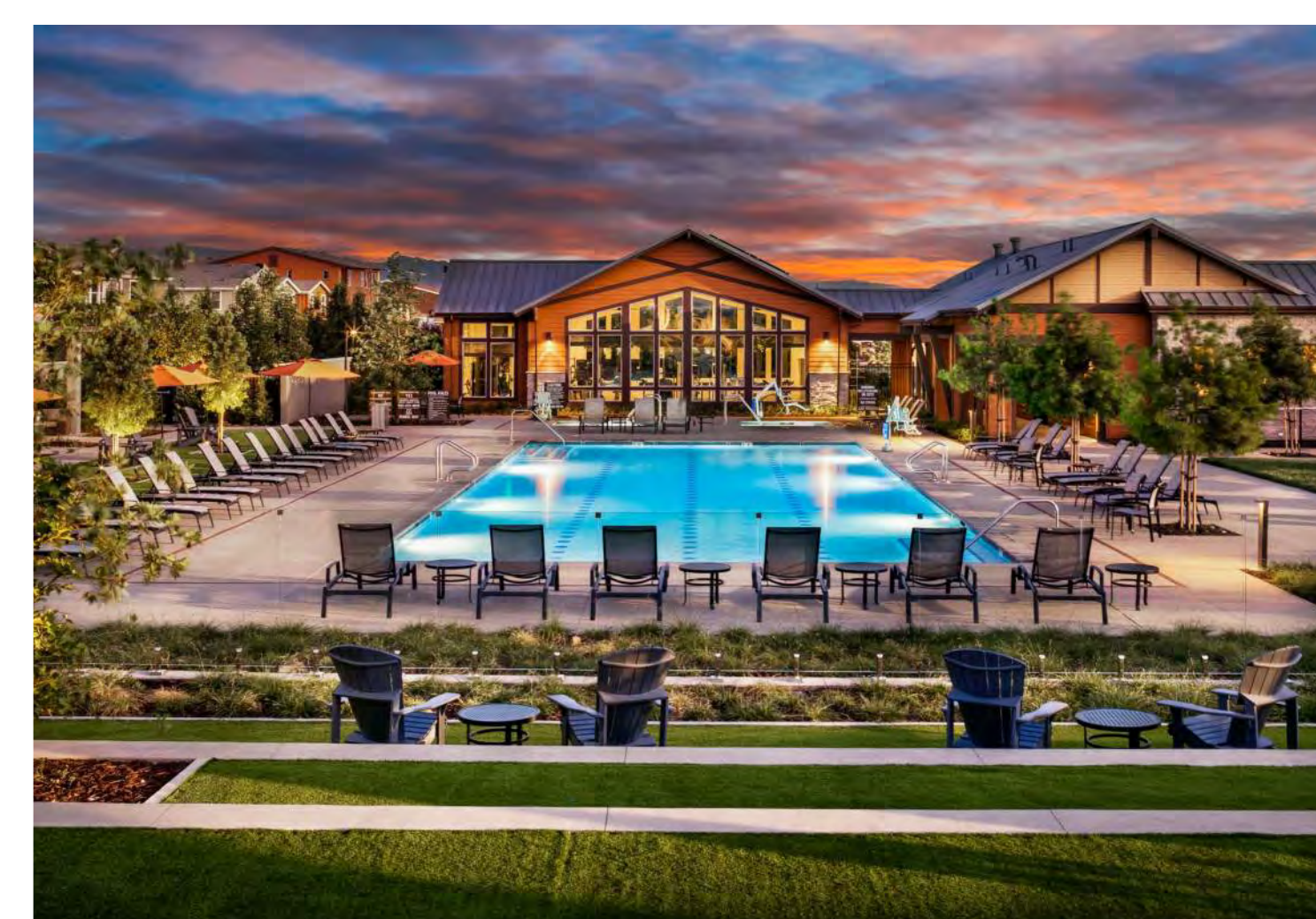
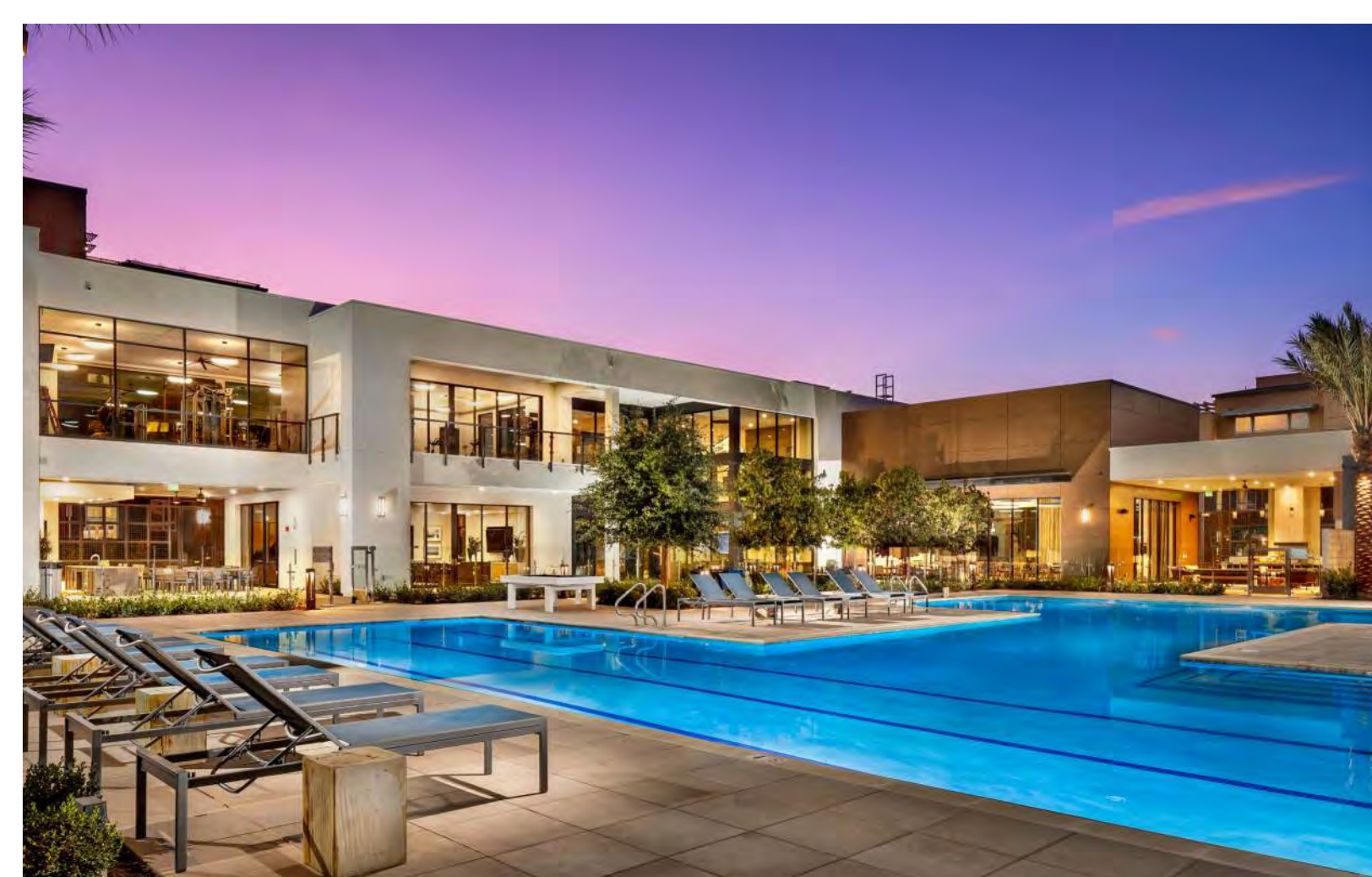
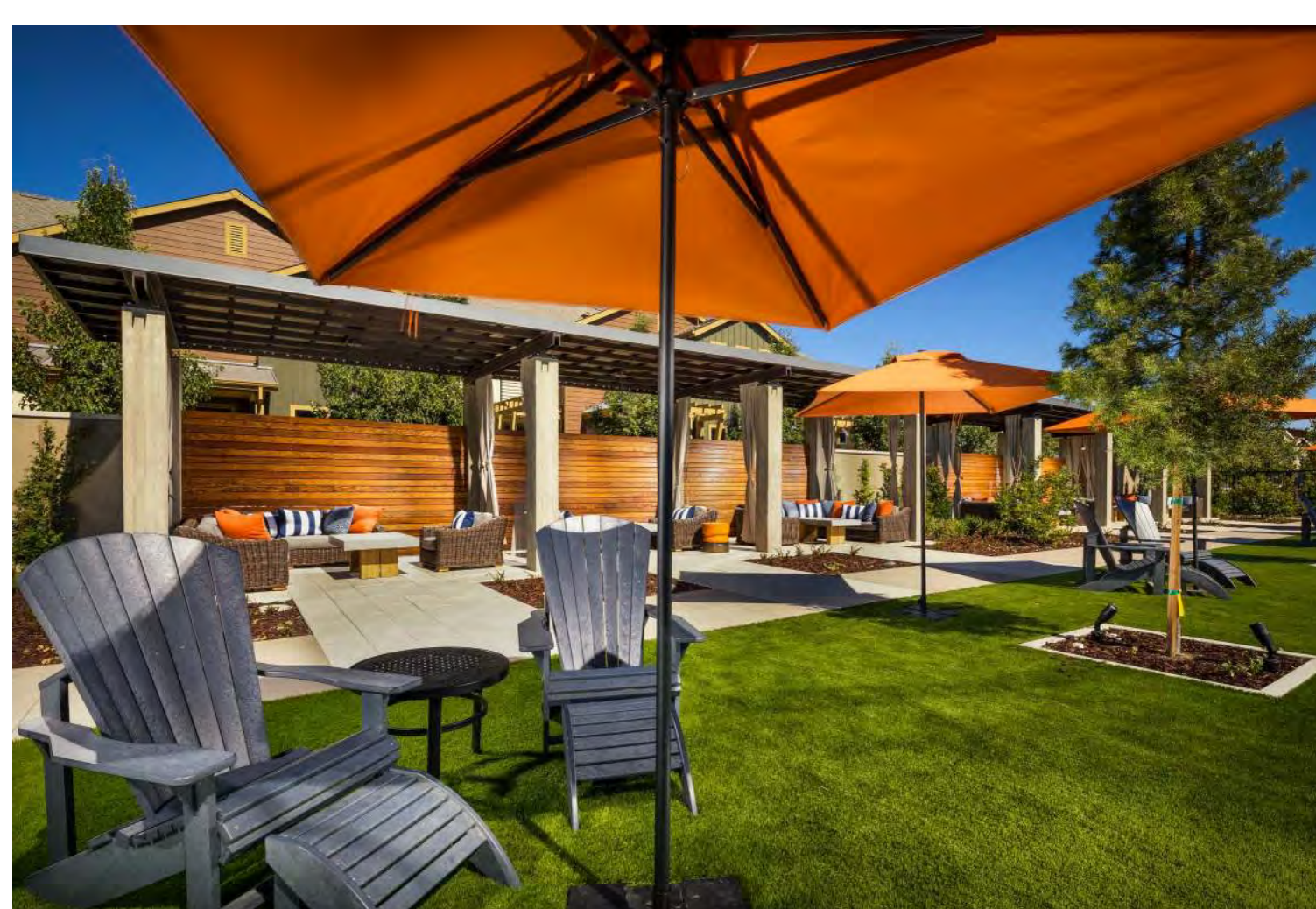


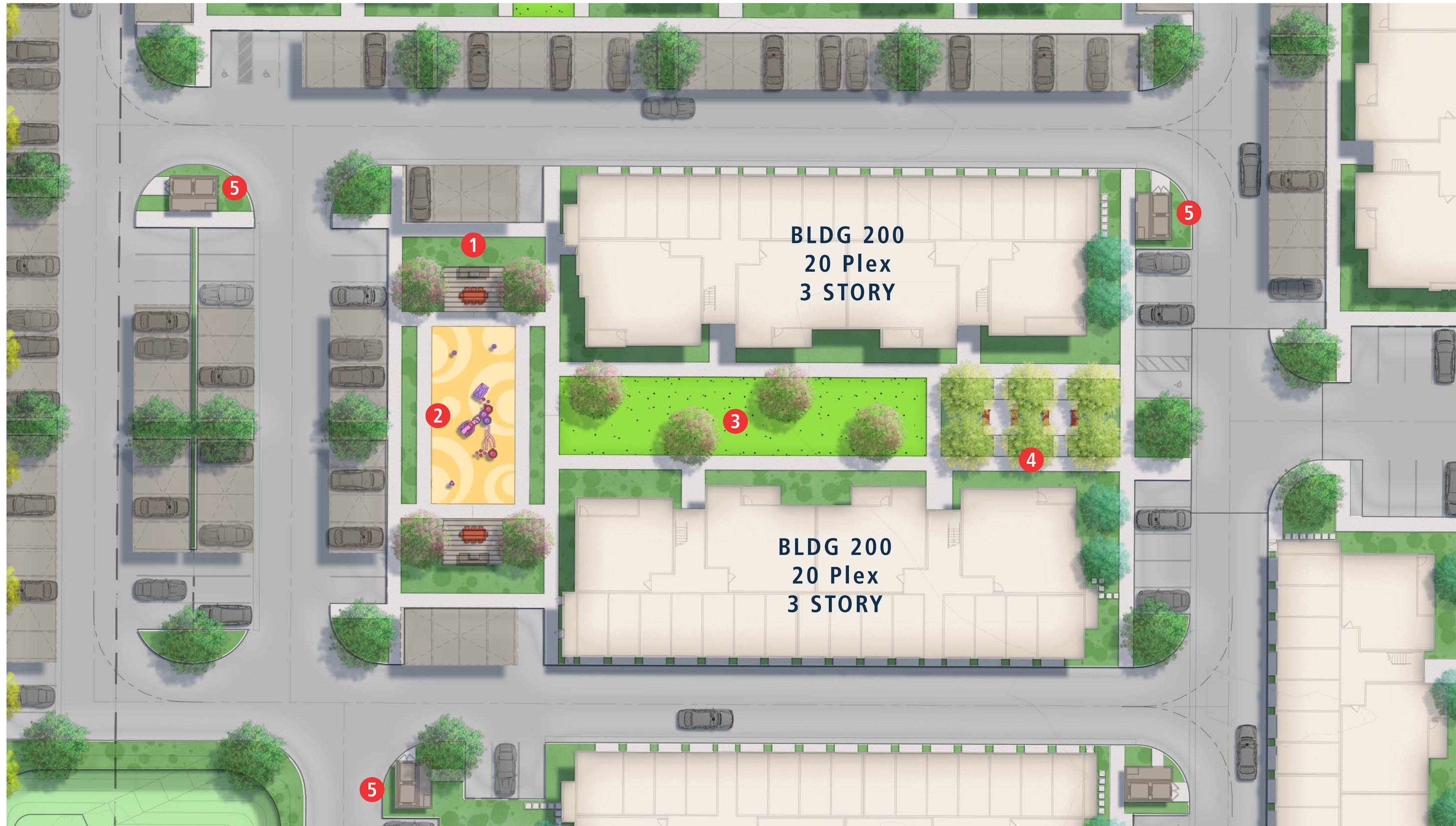


**LEGEND**

- 1 Specimen Tree
- 2 Indoor/Outdoor Patio
- 3 Pool (Approx. 2,000 Sq. ft)
- 4 Spa (Approx. 200 Sq ft)
- 5 Pool Entrance
- 6 Feature Wall
- 7 Day Beds
- 8 Chaise Lounge
- 9 Bocce Ball Court
- 10 Screen Tree/Planting

Material Imagery

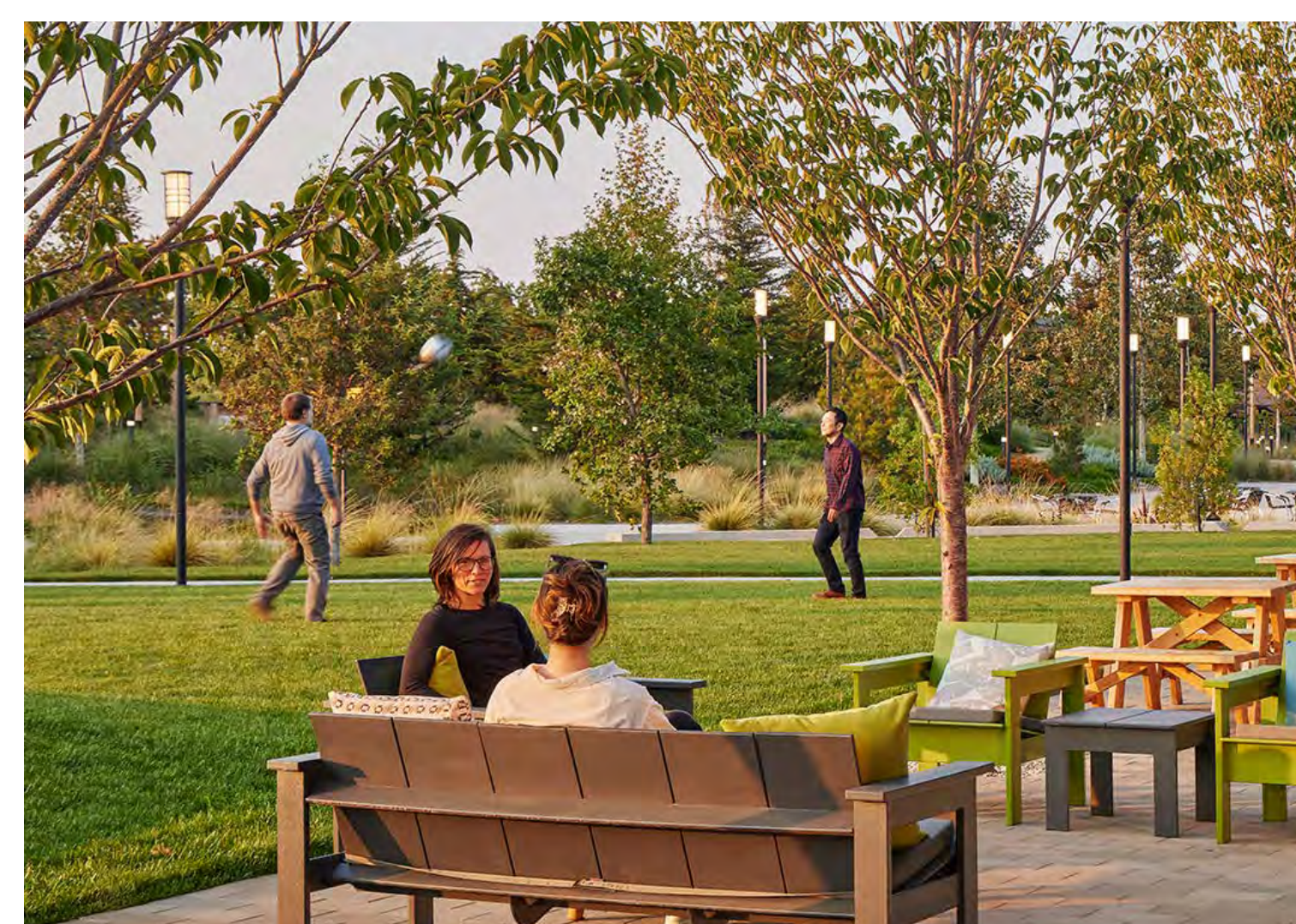


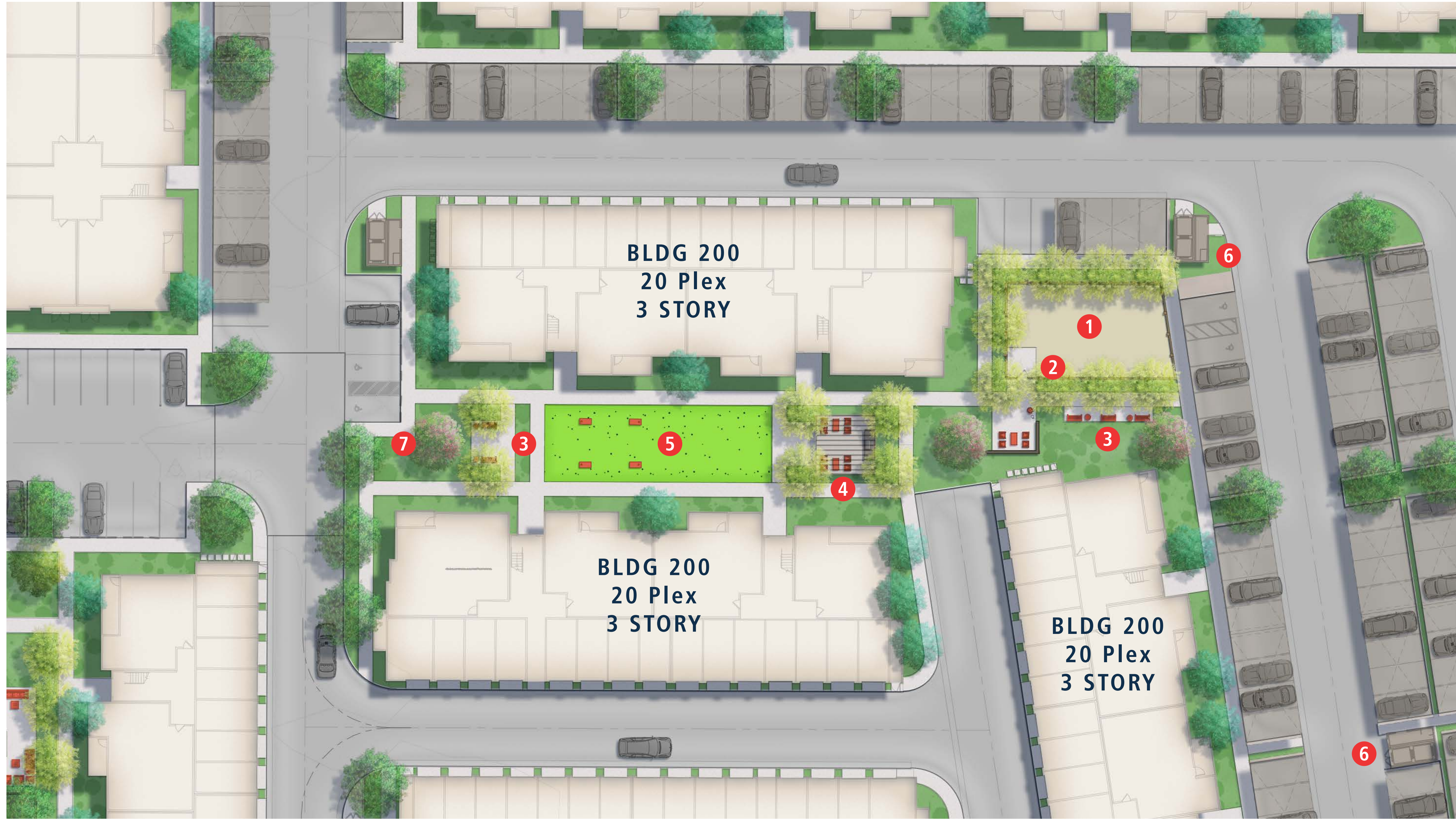


## LEGEND

- 1 Shade Structure with BBQ
- 2 Tot Lot
- 3 Open Lawn With Accent Trees
- 4 Bench Seating under Formal Tree Bosque
- 5 Trash Enclosure

### Material Imagery



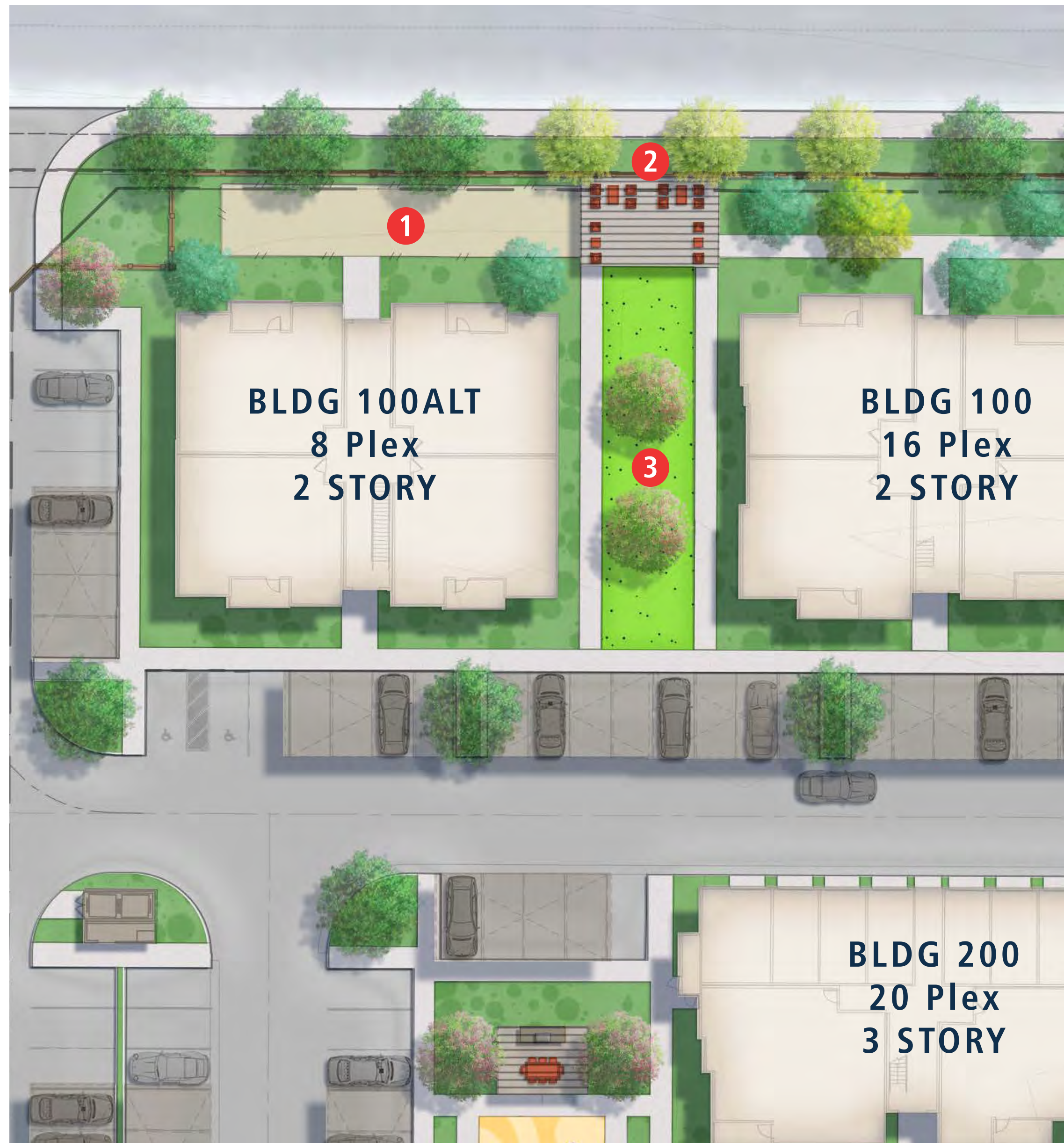


**LEGEND**

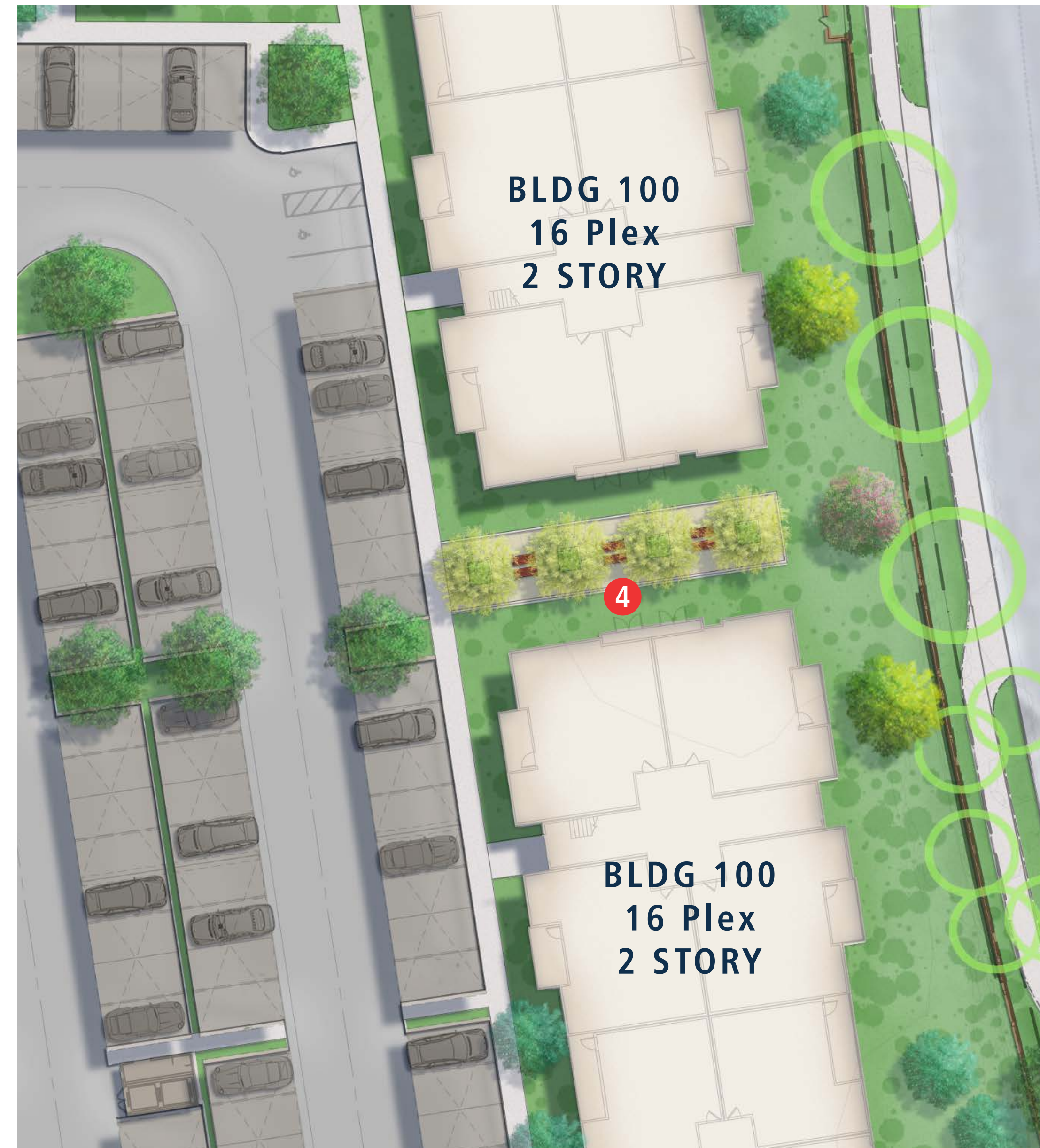
- 1 Formal Dog Park
- 2 Dog Wash and Pet Waste
- 3 Bench Seating under Shade Trees
- 4 Shade Structure with Soft Seating/BBQ
- 5 Open Lawn
- 6 Trash Enclosure
- 7 Accent Tree

Material Imagery





INFORMAL DOG PARK ENLARGEMENT PLAN



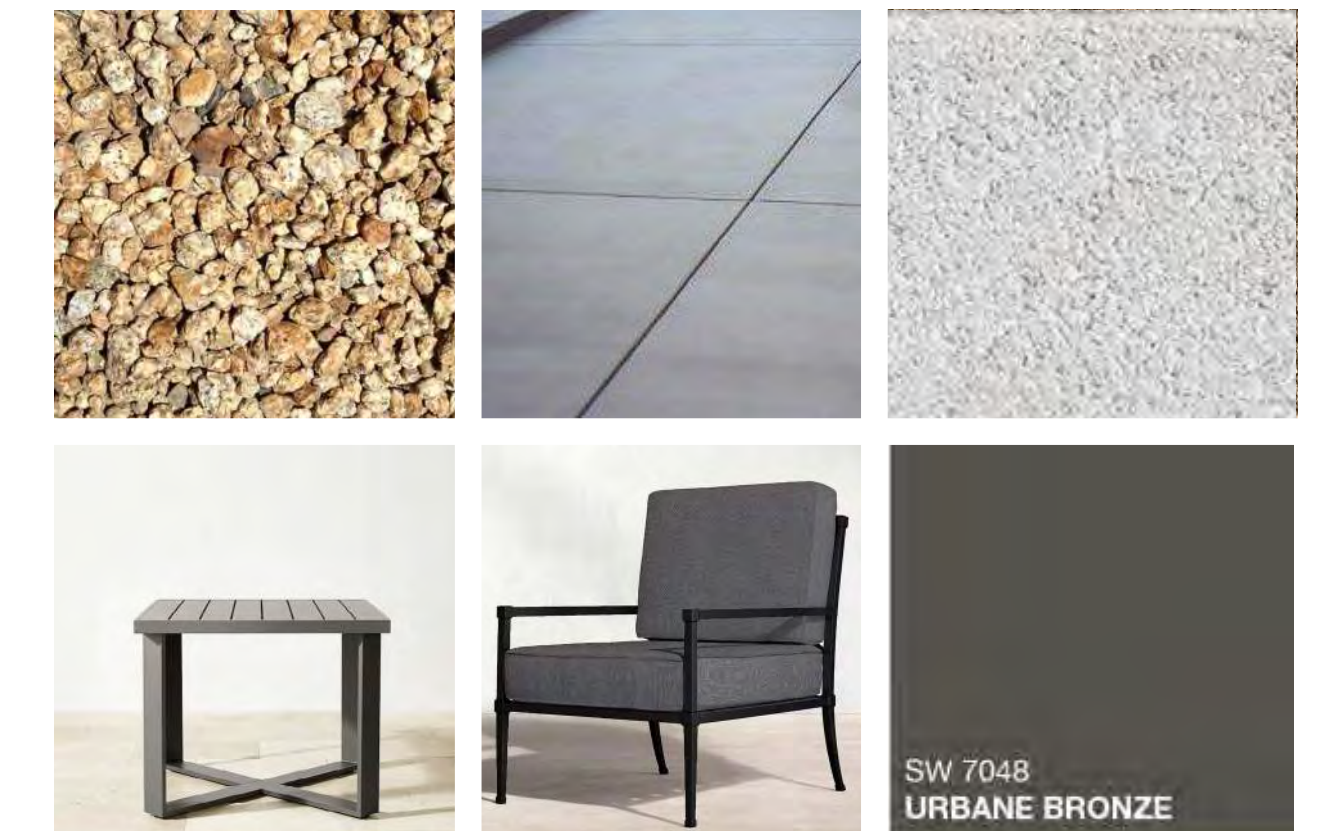
AMENITY SPACE ENLARGEMENT PLAN



**LEGEND**

- 1 Informal Dog Park
- 2 Shading Structure with Seating
- 3 Open Lawn With Shade Trees
- 4 Bench Seating Under Shade Trees

Material Imagery







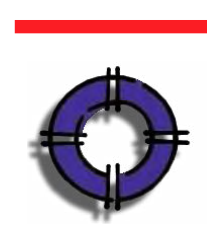
## LEGEND

 Accessible Path of Travel



## LEGEND

- Perimeter Wall with Decorative Pilaster
- - - Perimeter Tubular Steel Fence with Decorative Pilaster
- Decorative Pilaster at 50' o.c.
- Pool Enclosure Tubular Steel Fence
- Feature Wall
- Dog Park Enclosure Fence
- ✦ Two-Tier Monument
- ✦ Access Gate with Knox Box



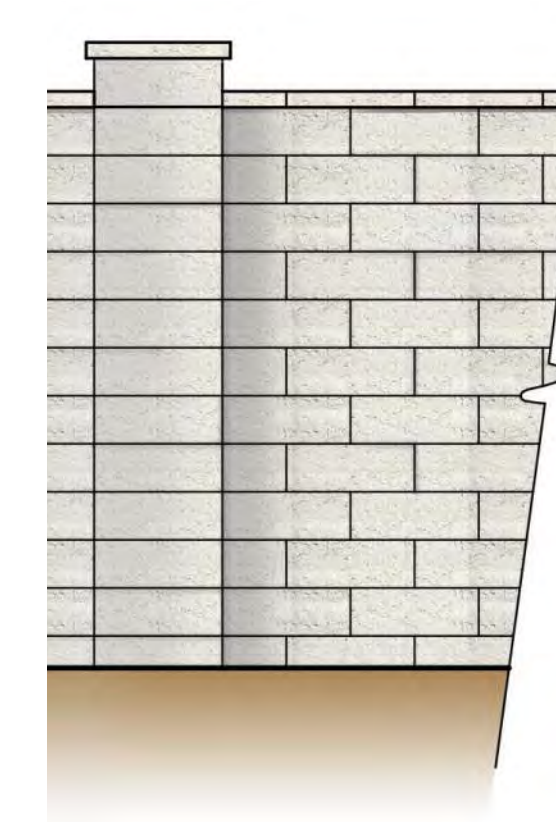
### Perimeter Wall with Decorative Pilaster

- 6'ht Split Face Block Wall with Flat Cap
- Color to match Architecture
- Split Face Block or Equal
- Split Face Block Pilaster or Equal

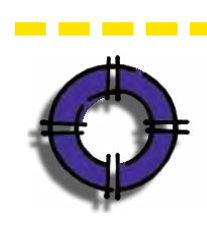


### Feature Wall

- 6' ht. minimum.
- Color to match Architecture
- Split Face Block or Equal
- Split Face Block Pilaster or Equal



### Two-Tier Entry Monument



### Perimeter Tubular Steel Fence with Decorative Pilaster

- 6' ht. minimum.
- Tubular steel painted color SW 7048 Urbane Bronze or SW 7675 Sealskinn (or equal)



### Pool Enclosure Tubular Steel Fence

- 5' ht. minimum.
- Tubular steel painted color SW 7048 Urbane Bronze or SW 7675 Sealskinn (or equal)
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication



SW 7675 Sealskin

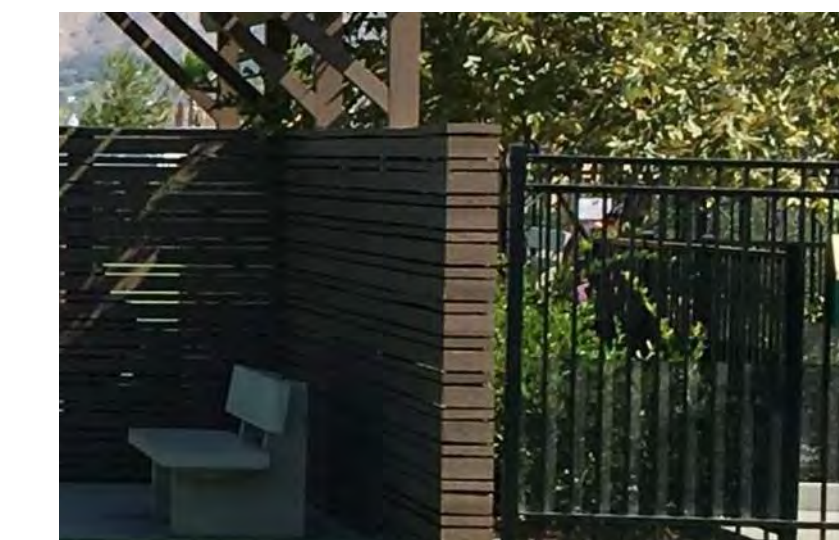
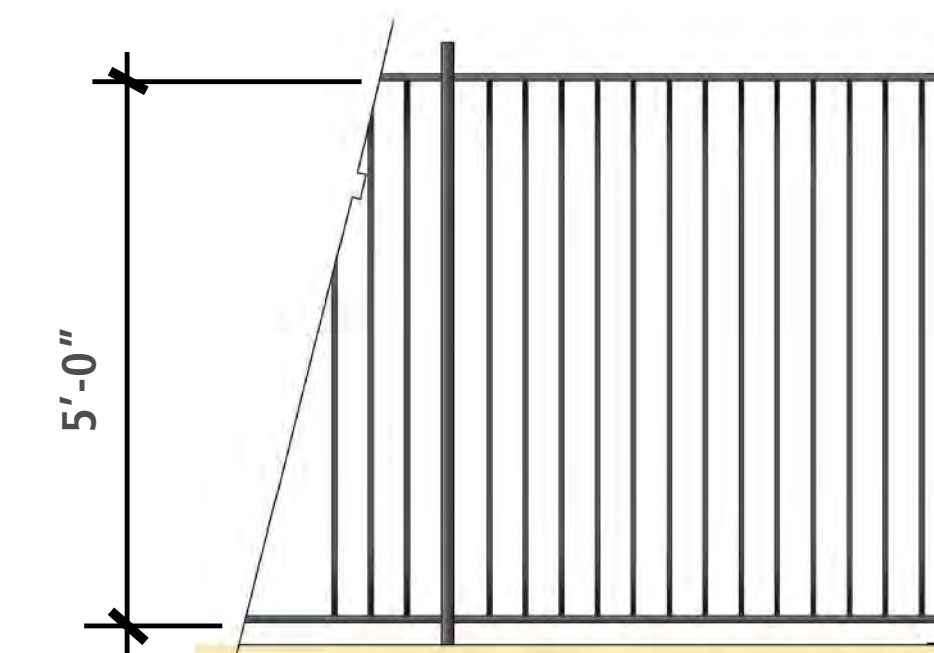


SW 7048 Urbane Bronze(or equal)



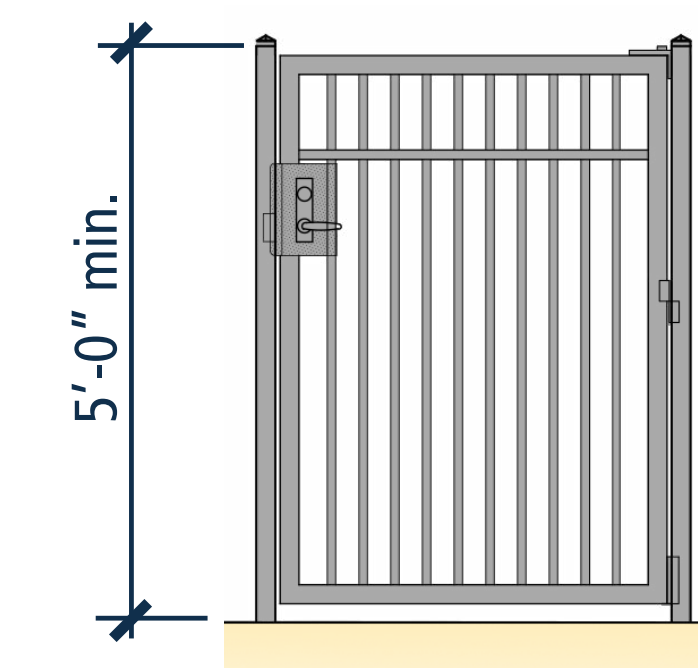
### Dog Park Enclosure Fence

- 5' ht. minimum.
- Tubular steel painted color SW 7048 Urbane Bronze or SW 7675 Sealskinn (or equal)
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication



### Access Gate w/ Knox Box

- 5' ht. minimum. 42" wide opening
- Tubular steel painted color SW 7048 Urbane Bronze or SW 7675 Sealskinn (or equal)
- per Local Fire Department Code



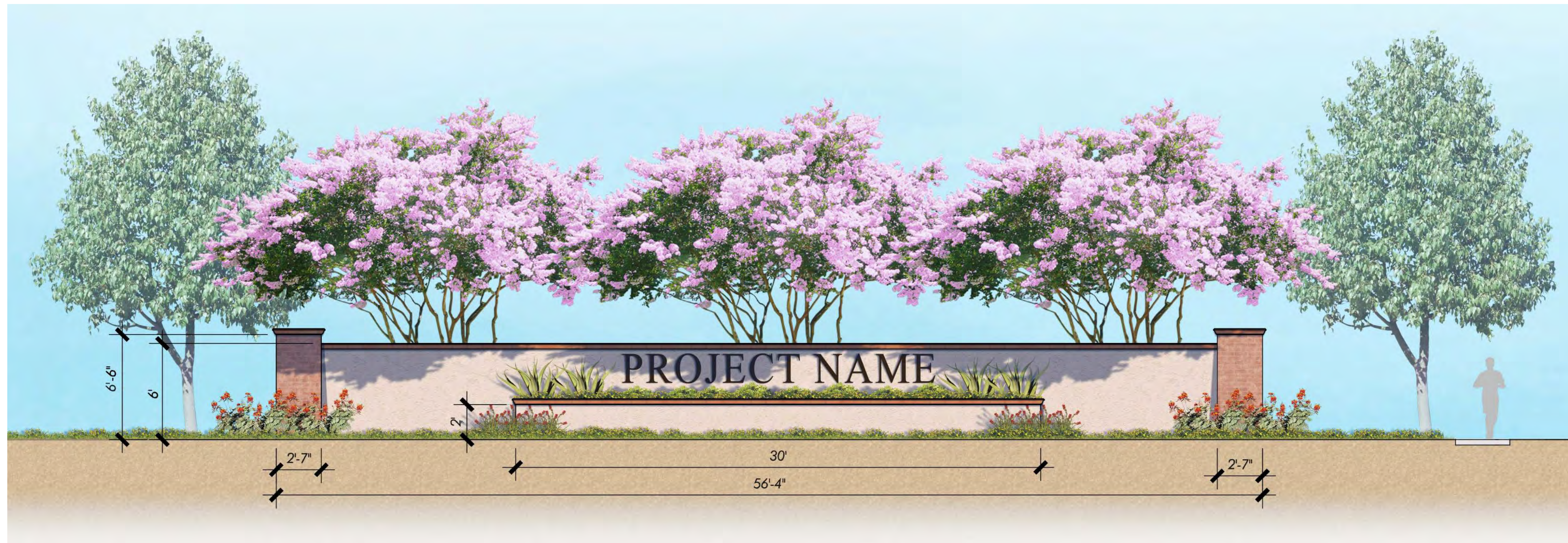
KNOX box shall provided as needed.



SW 7675 Sealskin



SW 7048 Urbane Bronze(or equal)



ENTRY MONUMENT SIGN ELEVATION

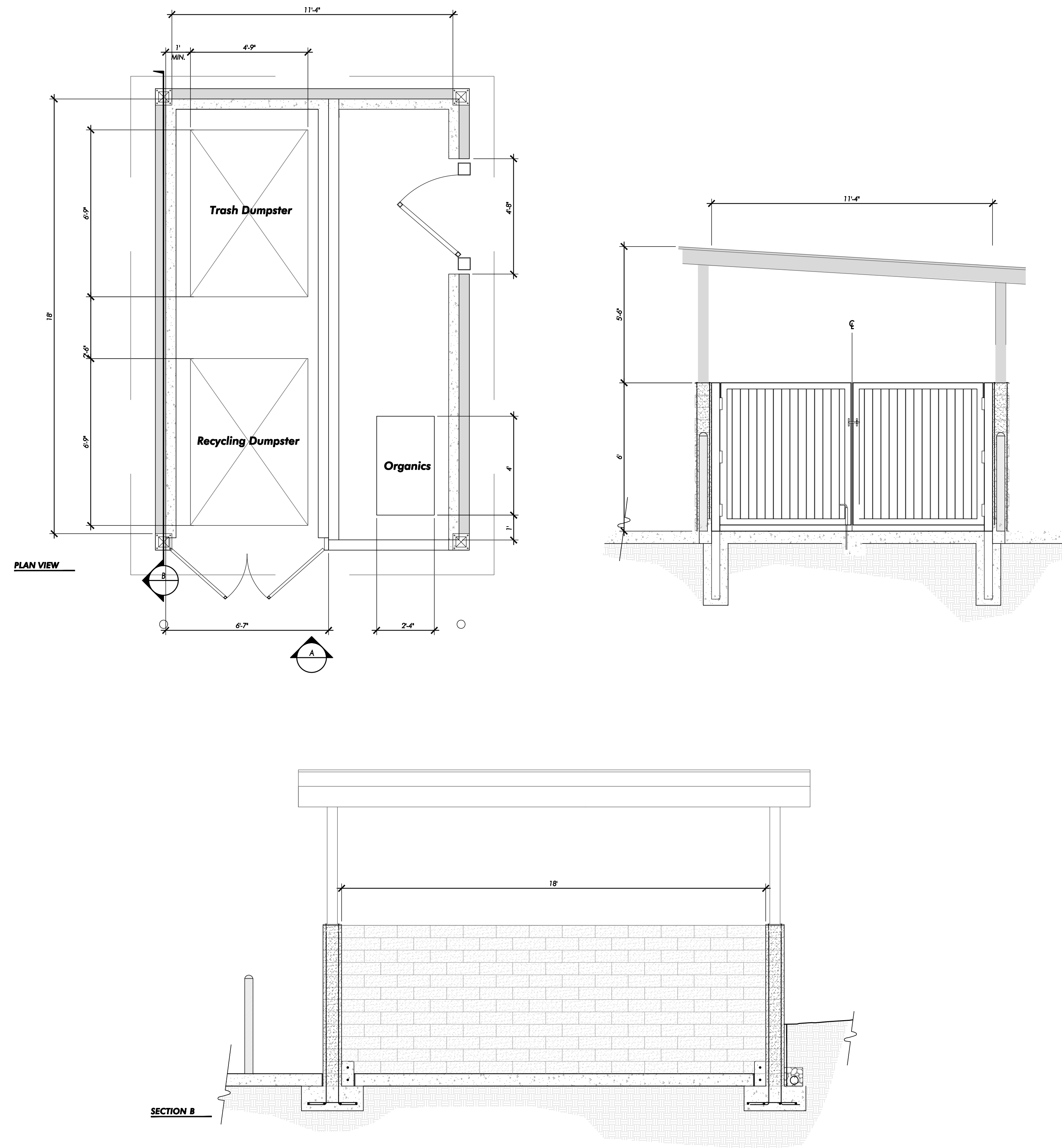
Scale: 1/4" = 1'-0"



ENTRY MONUMENT SIGN 3D








- Trash enclosure to be a CMU Build-up; block color and finish to match multi-family building architecture. Solid steel swing doors are to be used as primary access to enclosure.

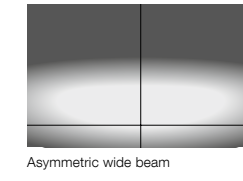


TRASH ENCLOSURE 3D VIEW



## LEGEND

- |  |   |
|--|---|
|  S1 Parking Lot Light/ Street Light |  S4 Tree Uplight               |
|  S2 Pathway Light                   |  S5 Shade Structure Down Light |
|  S3 Flood Light                     |   |



Asymmetric wide beam

**Area/roadway luminaires**  
with outrigger arm and asymmetric wide beam light distribution

A series of single and twin area/roadway luminaires with asymmetric wide beam light distribution and outrigger arm. This family of luminaires is designed specifically to illuminate streets, squares, access roads and pedestrian zones with maximum glare control and minimal spill light.

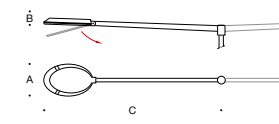
Die-cast aluminum  
Clear safety glass with anti-reflective coating for increased transmission  
Reflector made of pure anodized aluminum

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at [www.bega-us.com](http://www.bega-us.com)

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available PAL and custom colors, are a polyester powder.

NRFL listed to North American standards - Suitable for wet locations  
Protection class IP 66



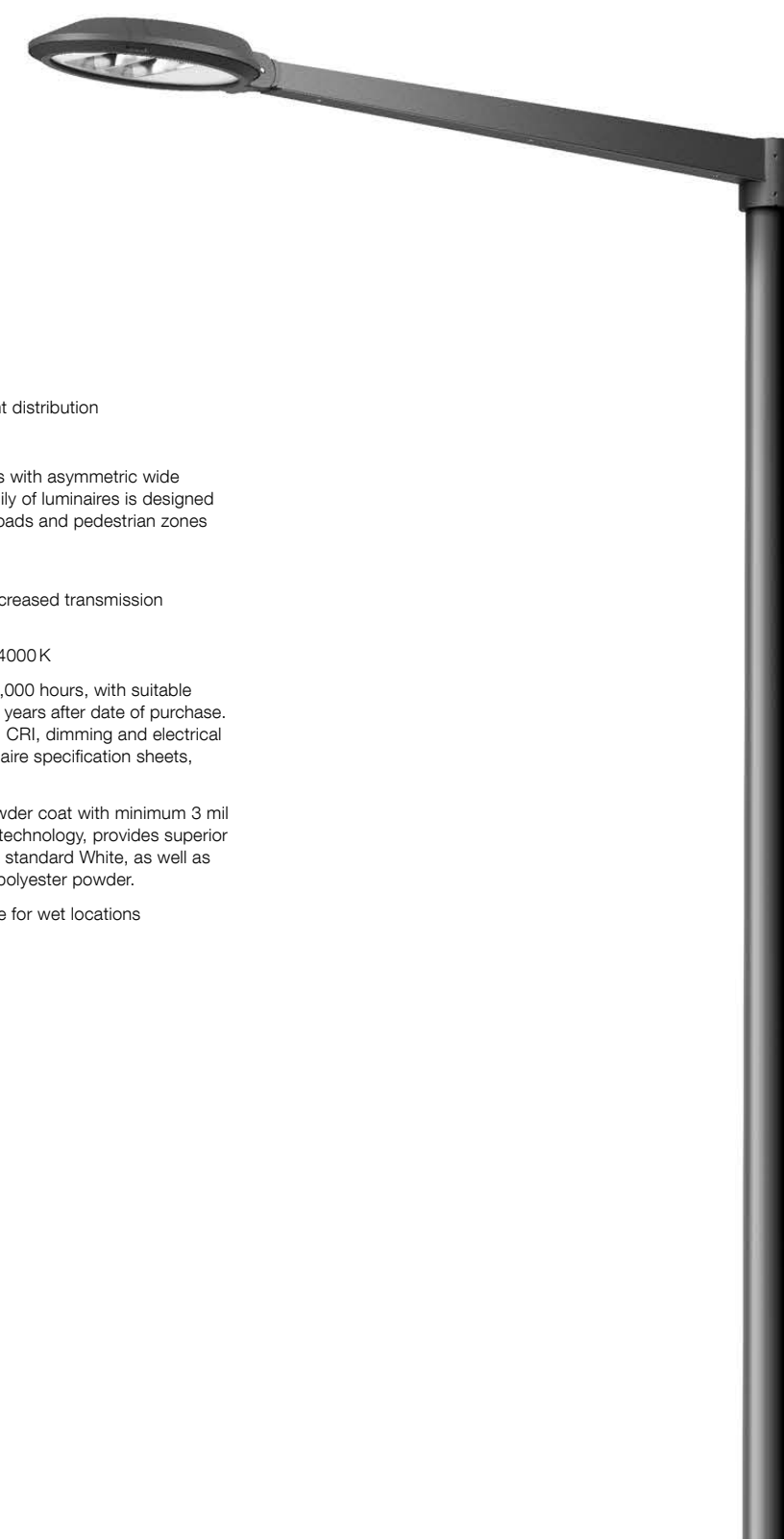
Pole-top luminaires with outrigger - single

LED	A	B	C
77960	31.0 W	10 1/4"	21 1/4"

Pole-top luminaires with outrigger - twin

LED	A	B	C
77963	31.0 W	10 1/4"	21 1/4"

Notes for above luminaires - see page 405-411.



## FXLuminaire

LED Up Lights

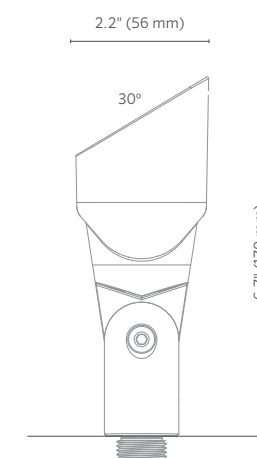


### PB Up Light DESIGNER PLUS

Medium-sized wall wash light in 1 or 3 LED.  
Available in brass construction, RGBW capable with Luxor® ZDC systems.

#### Quick Facts

- Brass construction
- Natural or antique brass finishes
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



PROJECT \_\_\_\_\_  
CATALOG # \_\_\_\_\_  
TYPE \_\_\_\_\_  
NOTES \_\_\_\_\_

## Poseidon Outdoor Wall Sconce No. 20363 By Access Lighting



Poseidon Outdoor Wall Sconce No. 20363  
By Access Lighting

### Product Options

Finish: Bronze,  
Light Option: Incandescent

### Details

Round wall plate  
Intended for mounting to a standard 4" x 2.25" deep metal octagon outlet box (not included)  
Material: Cast aluminum  
UL Listed Wet  
Warranty: 1 Year Limited Warranty  
Made In USA

### Dimensions

Fixture: Width 4", Height 6", Depth 5.5", Weight 1.4Lbs

### Lighting

#### Incandescent

Lamp Type	Halogen
Total Lumens	1070.0
# of Bulbs	1 (Not Included)
Bulb Type	60W PAR30 E26
Volts	120
Color Temp	2900 (Soft White)
Average Lifespan	3000.00
CRI	100
Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes



Notes:

Prepared by: \_\_\_\_\_  
Prepared for: \_\_\_\_\_  
Project: \_\_\_\_\_  
Room: \_\_\_\_\_  
Placement: \_\_\_\_\_  
Approval: \_\_\_\_\_

## S1 Parking Lot Light/Street Light

## S3 Flood Light

## FXLuminaire

LED Accent Lights

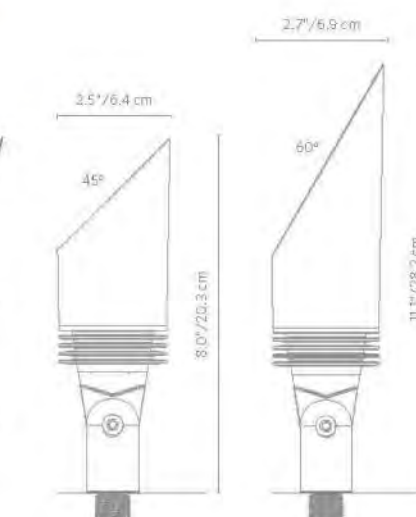


### NP Up Light DESIGNER PLUS

Expertly engineered with 45° or 60° shroud options to illuminate a variety of spaces in 1, 3, 6, or 9 LED. An RGBW version is also available for use with Luxor® ZDC systems.

#### Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- ProAim™ adjustability
- Tamper-resistant features
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



PROJECT \_\_\_\_\_  
CATALOG # \_\_\_\_\_  
TYPE \_\_\_\_\_  
NOTES \_\_\_\_\_

LANDSCAPE LIGHTING

## S2 Pathway Light

## S4 Tree Uplight



**St Martin Daybed**

Restoration Hardware | Grey w/ Sand Fabric



**Santa Barbara Slate Metal Dining Table & Chairs**

William Sonoma | Powdercoated Aluminum w/ Matte Grey Finish



**Trousdale Cast Aluminum Lounge Chair**

William Sonoma | Iron Finish w/ Charcoal Fabric



**SCARBOROUGH BENCH**

Landscapeforms | Powdercoated Metal "Black"



**BEVEL LITTER RECEPTACLE**

Forms + Surfaces | Argento



**392 SM PET WASTE STATION**

Most Dependable | Textured Black



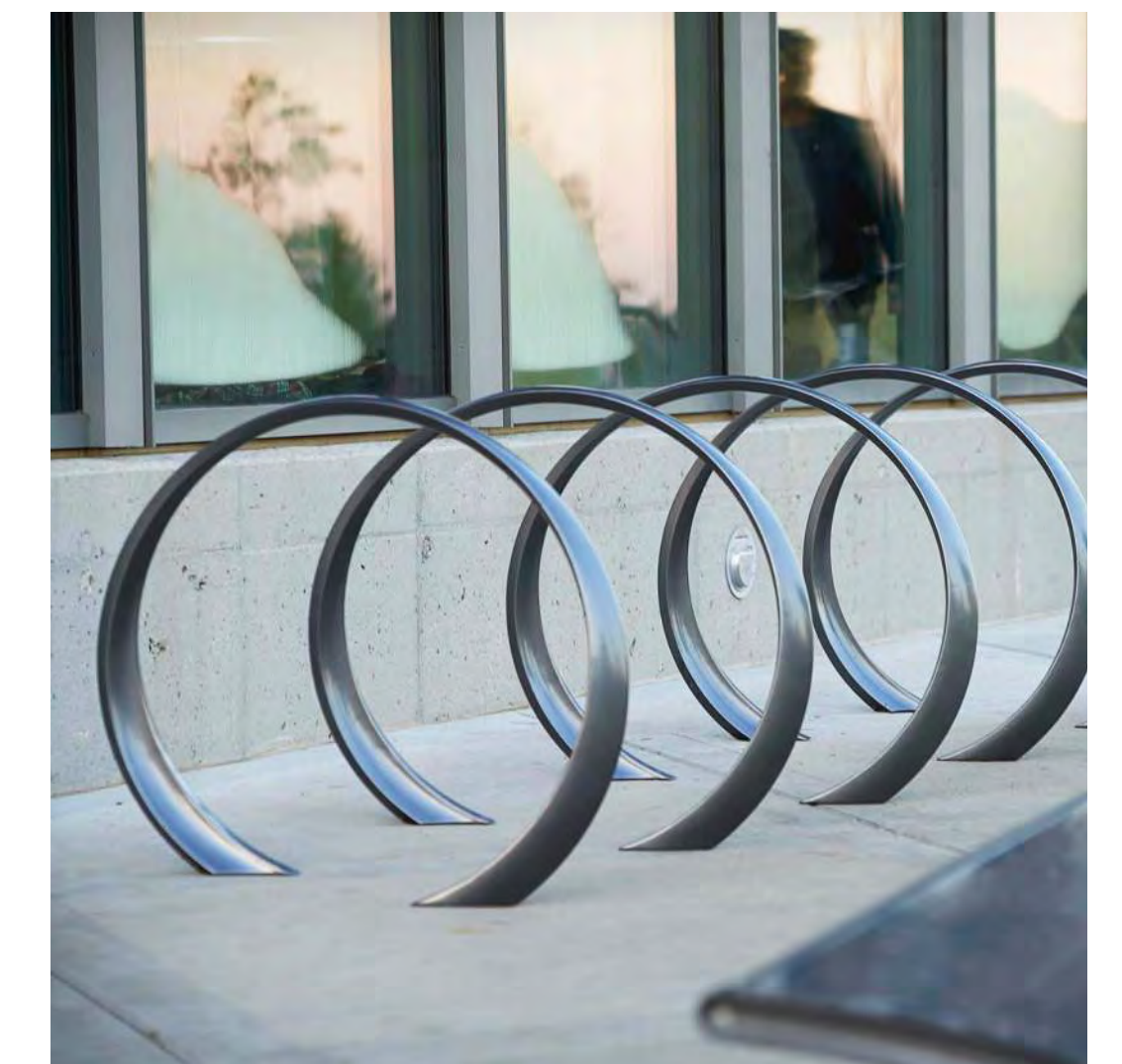
**440 SM OR SMSS W/ PET FOUNTAIN**

Most Dependable | Textured Black



**Santa Barbara Slate Metal Coffee Table**

William Sonoma | Matte Grey Finish



**"LOOP" BIKE RACK**

Landscape Forms | Black





**SANTA BARBARA DINING TABLE**

William Sonoma | Gray



**SANTA BARBARA METAL COFFEE TABLE**

Williams Sonoma | Gray



**BEVEL LITTER RECEPTACLE**

Forms + Surfaces | Argento



**SAN CLEMENTE OUTDOOR SOFA**

Williams Sonoma | Gray



**CANCUN SLING SUN LOUNGER**

Allegro Classics | Textured Graphite



**SAN CLEMENTE OUTDOOR ARMCHAIR**

Williams Sonoma | Gray

### Mulching

- Mulch all shrub and groundcover areas a minimum of 3" in depth.
- Mulch specification will be Aquinaga Green brand "Forest Floor" mulch, color "Standard Brown"



### Vehicular Paving at Alleyway

- Stamped AC paving in running bond or herringbone pattern
- ORCO Color, "Solar Tan"
- ORCO Color, "Tuscany" for outer band



Color: Solar Tan



Color: Tuscany



Pattern: Herringbone

### Pedestrian Paving and Driveways

- Natural gray concrete with broom finish and tool joints.
- Top Cast concrete with saw cut joints for driveway.
- Exposed aggregate, in courtyards, pedestrian entry ways and areas of frequent use where accents are desired.



### Hardscape Materials for Pocket Parks / Paseo

- Natural gray concrete with broom finish and tool joints.
- Exposed aggregate, in courtyards, pedestrian entry ways and areas of frequent use where accents are desired.
- Decorative gravel at accent planters, 3" minimum depth. Gravel to be "Mojave Gold" or equal.
- 6x12 Pavingstones with Running Bond pattern under trellis areas. Paving to be "Solar Gray"





















Color: Solar Gray



Pattern: Running Bond

## TREE SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FORM	WUCOLS
<b>Street Trees</b>					
	<i>Arbutus unedo</i>	Strawberry Tree	24" Box	Standard	L
	<i>Lagerstroemia indica</i> 'Muskogee'	Muskogee Crape Myrtle	24" Box	Standard	M
	<i>Laurus nobilis</i>	Bay Laurel	24" Box	Standard	L
	<i>Magnolia grandiflora</i>	Southern Magnolia	24" Box	Standard	M
	<i>Olea Europaea</i>	Fruitless Olive	24" Box	Standard	L
	<i>Ulmus parvifolia</i>	Chinese Elm	24" Box	Standard	L
<b>Shade/Canopy Trees</b>					
	<i>Platanus acerfolia</i>	London Plane Tree	24" Box	Standard	L
	<i>Quercus virginiana</i>	Southern live oak	24" Box	Standard	L
	<i>Rhus lancea</i>	African Sumac	24" Box	Standard	L
	<i>Tristania conferta</i>	Brisbane Box	24" Box	Standard	M
<b>Flower Accent/Specimen Trees</b>					
	<i>Cercidium x 'Desert Museum'</i>	Desert Museum Palo Verde	36" Box	Standard	L
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	Standard	L
	<i>Dracaena draco</i>	Dragon Tree	24" Box	Standard	L
	<i>Koelreuteria paniculata</i>	Golden Rain Tree	24" Box	Standard	L
<b>Vertical Accent Trees</b>					
	<i>Pinus canariensis</i> ,	Canary Island pine	24" Box	Standard	M
	<i>Podocarpus macrophyllus</i>	Yew Plum Pine	24" Box	Standard	L
	<i>Podocarpus gracilior</i>	Fern Pine	24" Box	Standard	M
	<i>Prunus caroliniana</i>	Carolina cherry laurel	24" Box	Standard	M



## SHRUB SCHEDULE:

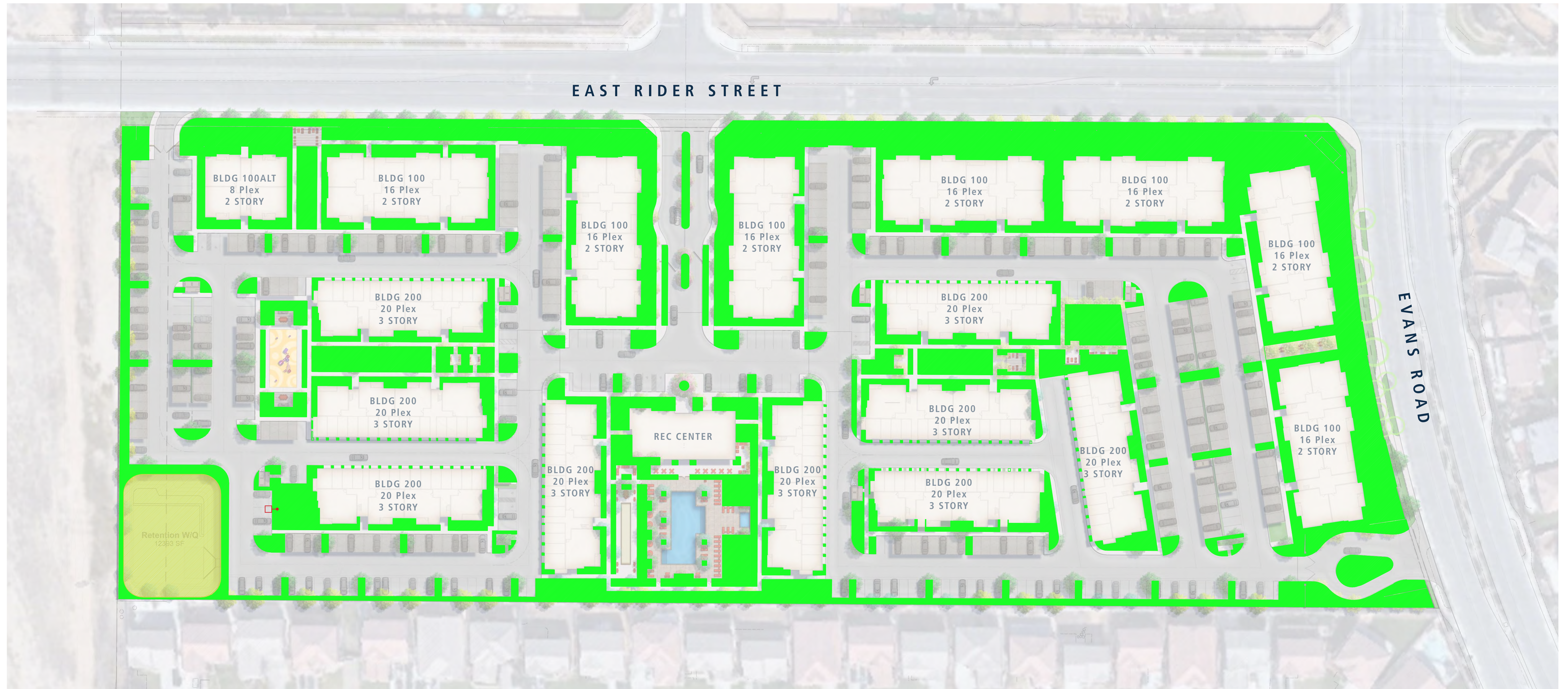
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	<i>Agave spp</i>	Agave	5 gal	36" o.c.	L
	<i>Aloe spp</i>	Aloe	5 gal	36" o.c.	L
	<i>Callistemon 'Little John'</i>	Little John Dwarf Bottlebrush	5 gal	30" o.c.	L
	<i>Dietes bicolor</i>	Fortnite Lily	5 gal	30" o.c.	L
	<i>Hemerocallis '</i>	Daylily	5 gal	30" o.c.	M
	<i>Hesperaloe parviflora</i>	Red Yucca	5 gal	24" o.c.	L
	<i>Heteromeles arbutifolia</i>	Toyon	5 gal	48" o.c.	L
	<i>Lavandula angustifolia</i>	Lavender	1 gal	30" o.c.	L
	<i>Ligustrum 'texanum'</i>	Waxleaf Privet	5 gal	36" o.c.	L
	<i>Malva alcea</i>	Pink Mallow	1 gal	24" o.c.	L
	<i>Olea 'little ollie'</i>	Little Olive	5 gal	30" o.c.	L
	<i>Prunus caroliniana</i>	Carolina Laurel Cherry	15 gal	Per Plan	M
	<i>Raphiolepis i. 'clara'</i>	Clara Indian Hawthorn	5 gal	30" o.c.	M
	<i>Raphiolepis i. 'majestic beauty'</i>	Majestic Beauty Indian Hawthorn	15 gal	36" o.c.	M
	<i>Rosa spp.</i>	Rose	2 gal	24" o.c.	L
	<i>Tulbaghia violacea</i>	Society Garlic	1 gal	24" o.c.	M
	<i>Westringia fruticosa</i>	Coast Rosemary	5 gal	36" o.c.	L
	<i>Xylosma Compacta</i>	Compact Shiny Xylosma	5 gal	36" o.c.	M

## GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
	<i>Baccharis "Twin Peaks"</i>	Twin Peaks Dwarf Coyote Bush	1 gal	30" o.c.	L
	<i>Bougainvillea spp.</i>	Red Bougainvillea	1 gal	30" o.c.	L
	<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 gal	30" o.c.	L
	<i>Lonicera "Halliana"</i>	Hall's Japanese Honeysuckle	1 gal	30" o.c.	L
	<i>Myoporum parvifolium</i>	Groundcover Myoporum	1 gal	24" o.c.	L
	<i>Rosmarinus 'tuscan blue'</i>	Tuscan Blue Rosemary	1 gal	24" o.c.	L
	<i>Senecio serpens</i>	Blue Chalksticks	1 gal	18" o.c.	L
	<i>Tachelospermum asiaticum</i>	Asia Jasmine	1 gal	24" o.c.	L

Note:

1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
2. Mature width of shrubs will not require excess trimming, no damage roots, shallow roots, etc.
3. Plant species and locations are consistent with Country of Riverside, California Friendly plant list.
4. Plants grouped according to water use factor per WUCOLS zones, compliant with City Ordinance.



## LEGEND

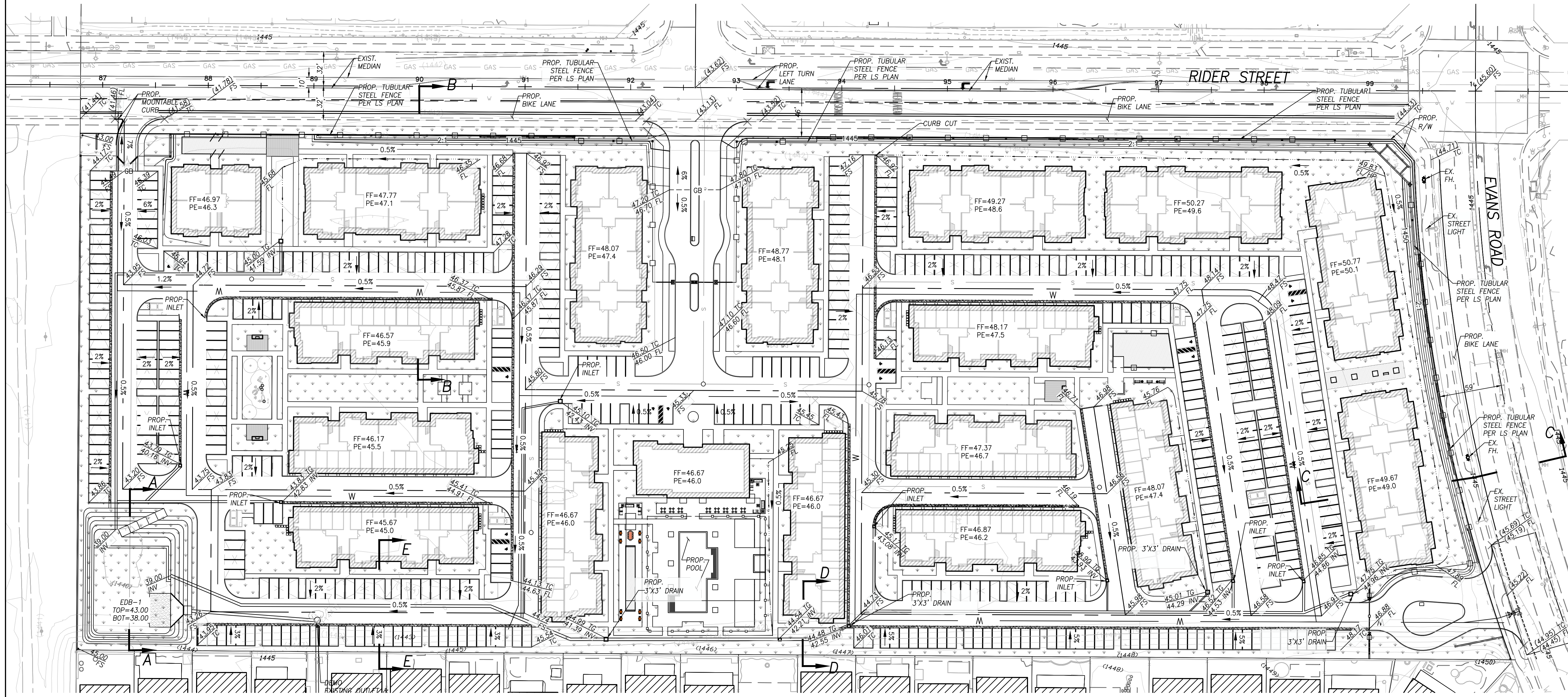
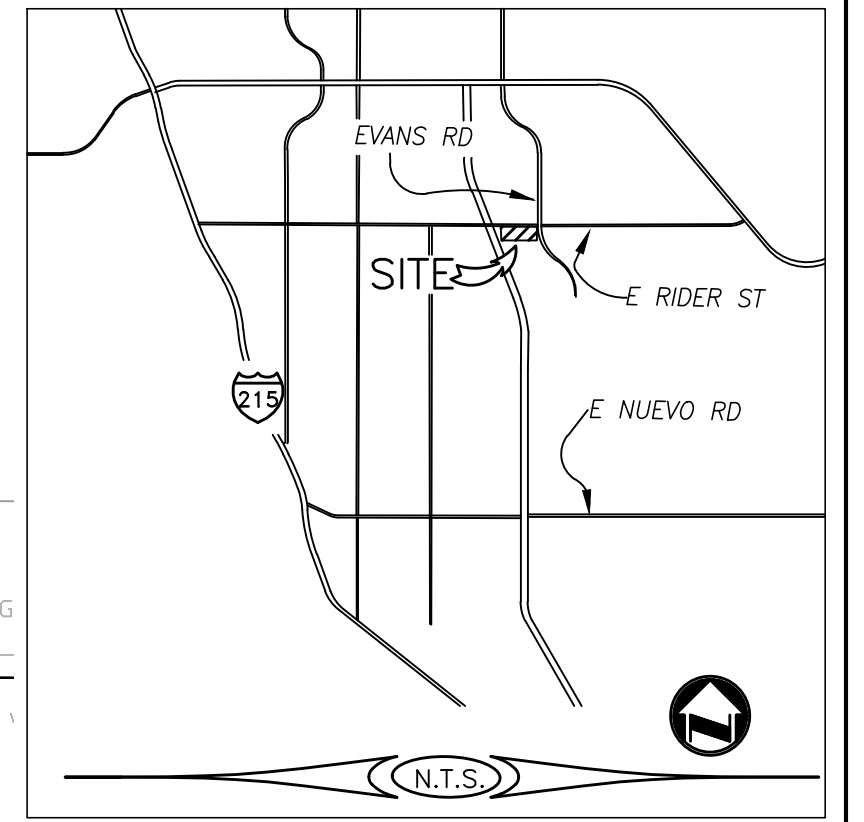
TOTAL LANDSCAPE AREA: 161,600 SF

 PLANTING AREA: 149,200 SF

 BASIN AREA: 12,400 SF

IN THE CITY OF PERRIS, STATE OF CALIFORNIA  
**CONCEPTUAL GRADING PLAN**  
**KAIDENCE EVANS**  
 APN:300-090-004

VICINITY MAP



**OWNER/APPLICANT**

BROOKHILL CORPORATION  
 2716 OCEAN PARK BLVD.  
 SANTA MONICA, CA 90405,  
 TEL: (310) 314-2400 X3

**ENGINEER**

ADKAN ENGINEERS  
 6879 AIRPORT DRIVE  
 RIVERSIDE, CA 92504  
 TEL: (951) 688-0241

**ASSESSOR'S PARCEL NUMBER**

300-090-004

**ZONING**

EXISTING ZONING: MR-SP (3029)  
 PROPOSED ZONING: MFR-22

**LAND USE**

EXISTING LAND USE: COMMERCIAL  
 PROPOSED LAND USE: RESIDENTIAL

**UTILITY PERVEYORS**

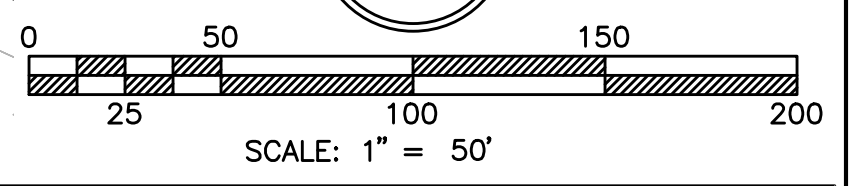
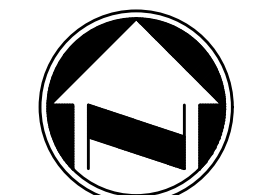
WATER: EMWD  
 SEWER: EMWD

**BENCHMARK**

40 Y (PID#X2103)  
 3" BRASS DISK, SET IN BOULDER, STATION IS ABOUT 4-1/2 MILES W OF LAKEVIEW, ABOUT ONE MILE W OF THE PASS THROUGH THE BERNASCONI MOUNTAINS, ABOUT 200 FEET SW OF THE INTERSECTION OF BRADLEY ROAD AND WALNUT AVENUE, 70 FEET S OF CENTERLINE OF WALNUT AVENUE, IN A LARGE BOLDER, AND MARKED WITH A TEE. MARK IS A METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA STANDARD DISK STAMPED 40 Y 1931. 1988 ELEVATION: 1496.35

**LEGAL DESCRIPTION**

LOT 1 AS SHOWN ON LOT LINE ADJUSTMENT NO. 00-0033 RECORDED APRIL 13, 2000 AS INSTRUMENT NO. 2000-136848 OF OFFICIAL RECORDS OF RIVERSIDE, CALIFORNIA, BEING A PORTION OF PARCEL 17 OF PARCEL MAP NO. 25943 ON FILE IN BOOK 176 PAGES 60 THROUGH 71 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA IN SECTION 16, TOWNSHIP 4 SOUTH, RANGE 3 WEST, RANCHO SAN JACINTO NUEVO.



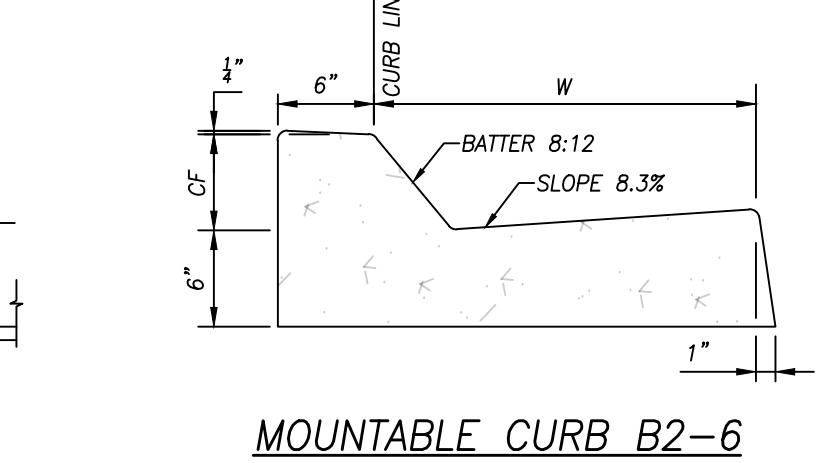
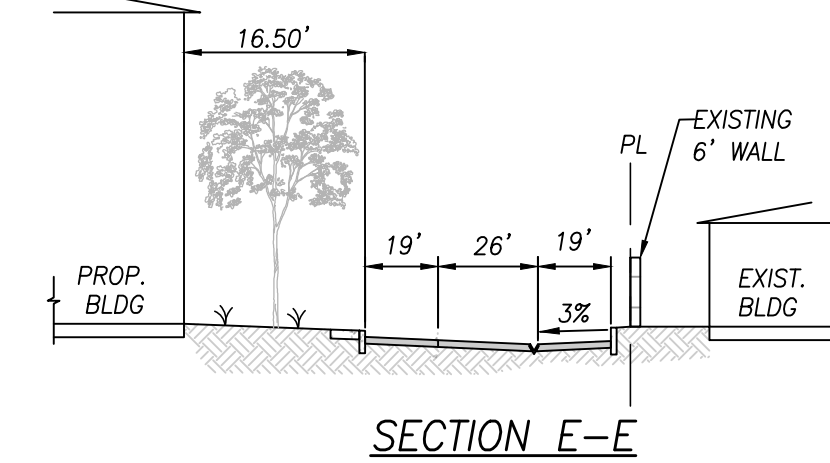
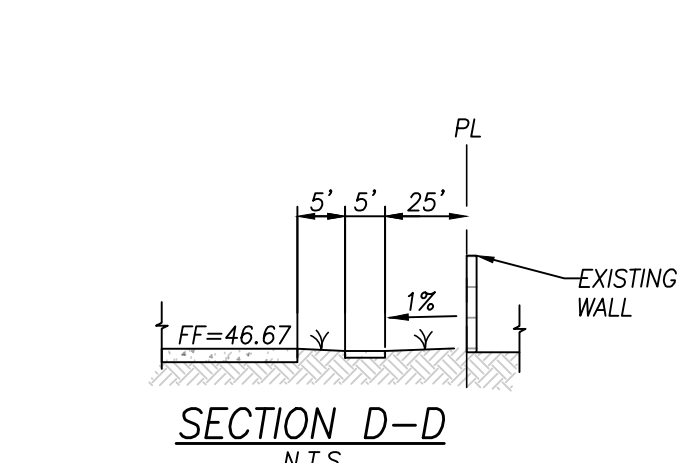
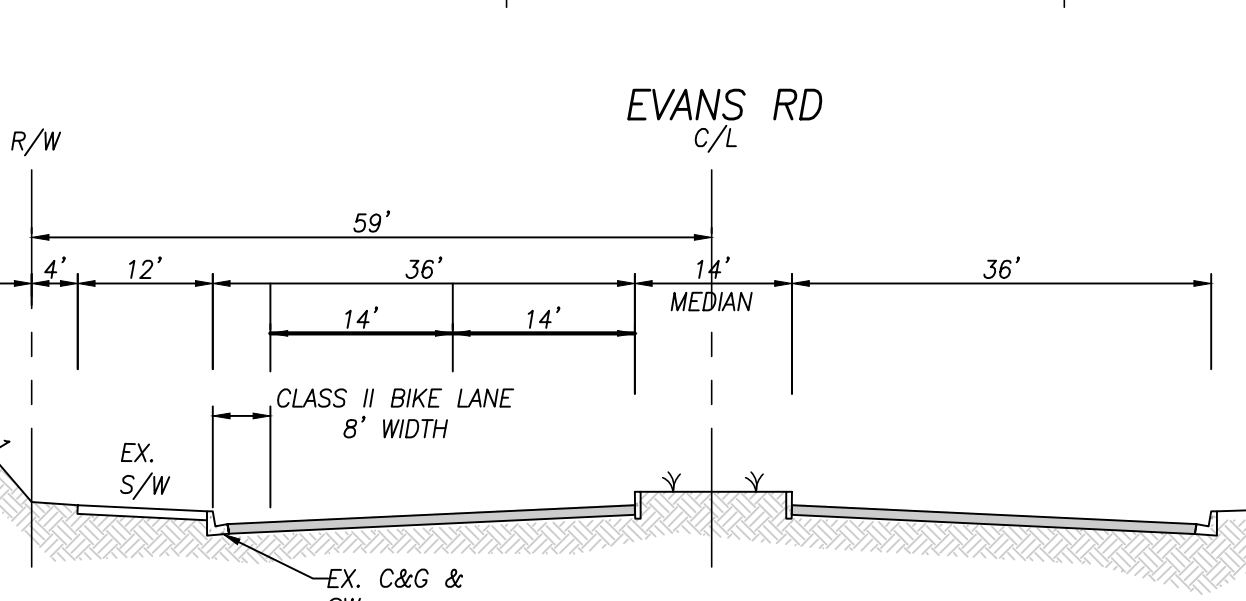
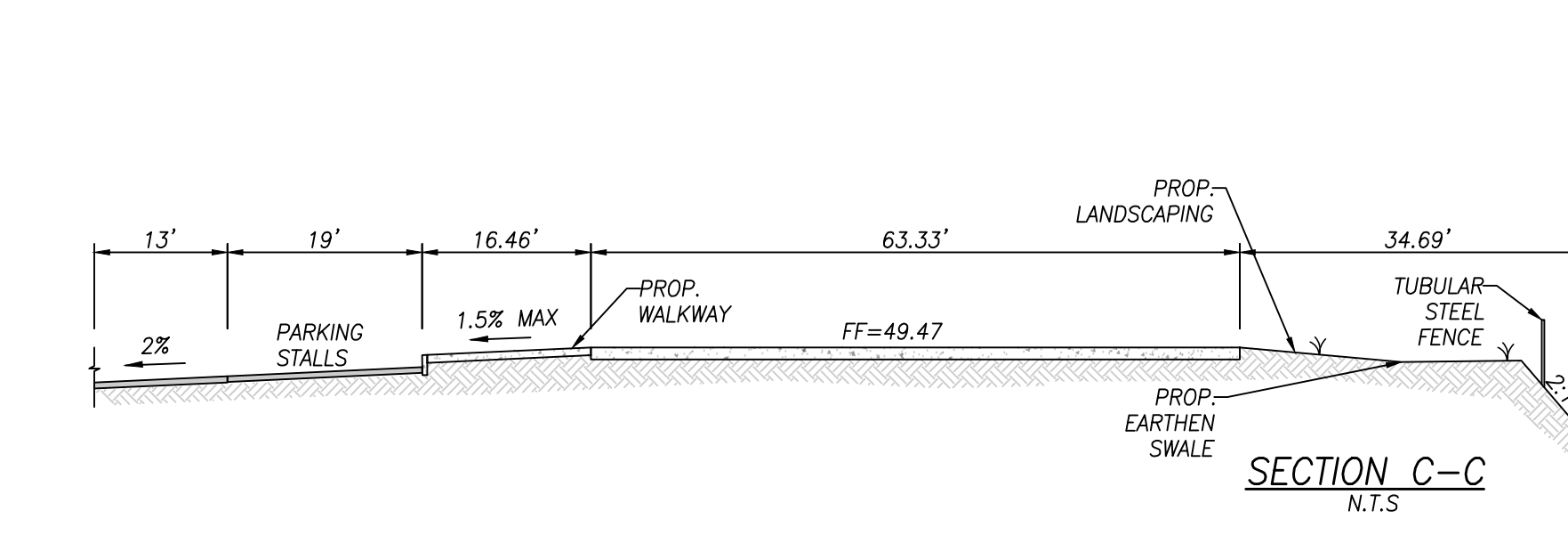
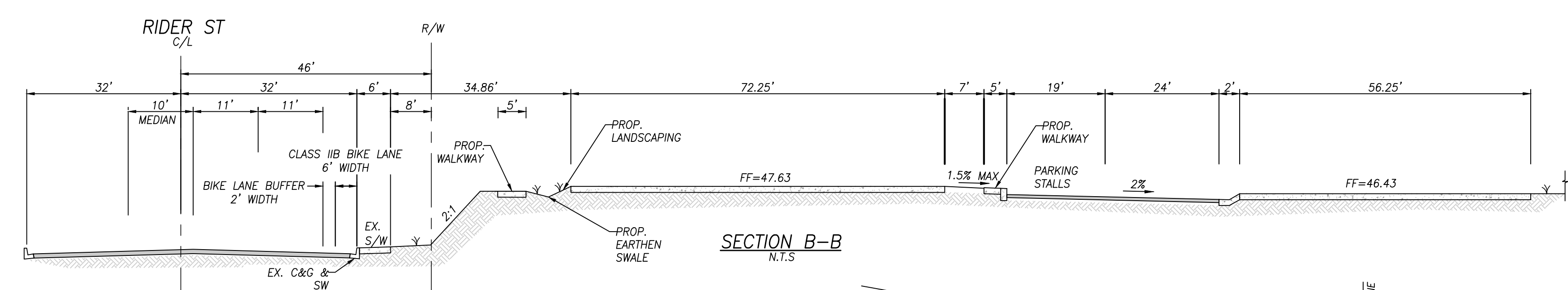
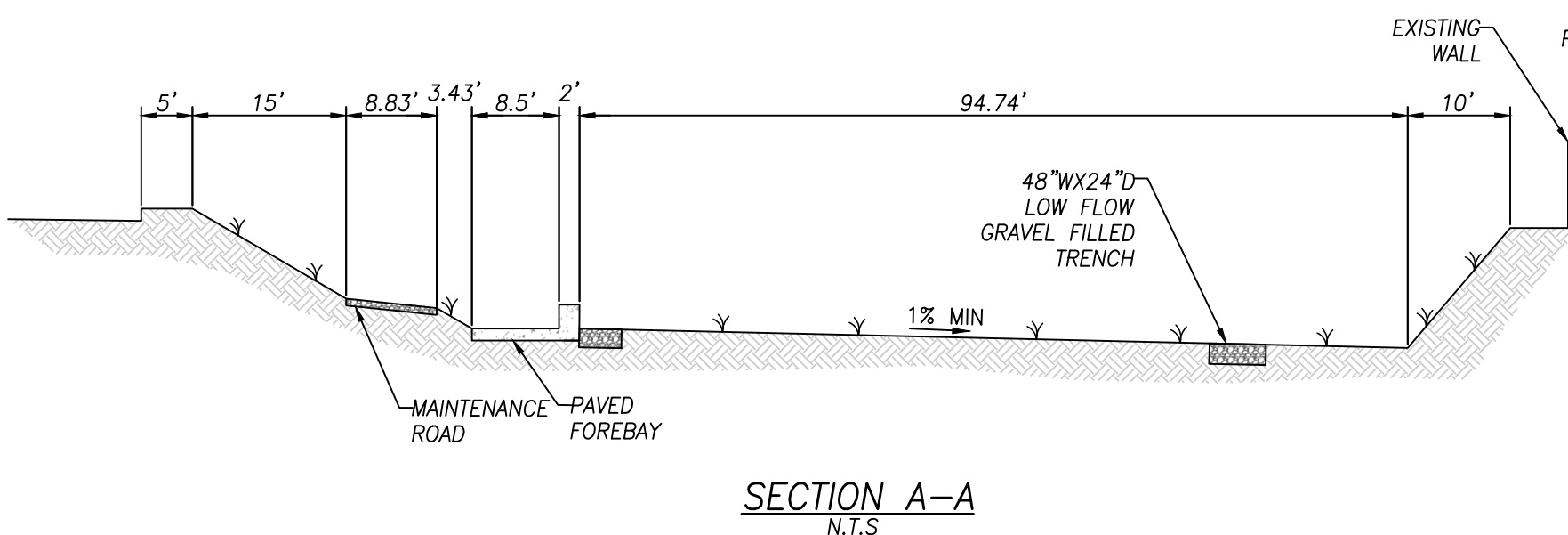
**LEGEND**

- |         |                                |
|---------|--------------------------------|
| ASPH.   | ASPHALT                        |
| EX. R/W | OFF-SITE EXISTING RIGHT OF WAY |
| TE      | TRASH ENCLOSURE                |
| FF      | FINISHED FLOOR                 |
| FH      | FIRE HYDRANT                   |
| P/L     | PROPERTY LINE                  |
| R/W     | ON-SITE RIGHT OF WAY           |
| FL      | FLOWLINE                       |
| EX. CL  | EXISTING CENTERLINE            |
| LS      | LANDSCAPE                      |
| GB      | GRADE BREAK                    |
| (XX.XX) | EXISTING TOPO ELEVATION        |
| TG      | TOP OF GRATE                   |
| D.S.    | DOWN SPOUT                     |
|         | PROP. CONCRETE PAVEMENT        |
|         | PROP. A.C. PAVEMENT            |
|         | GRAVEL                         |
|         | ADA PATH OF TRAVEL             |

PLANS PREPARED BY:

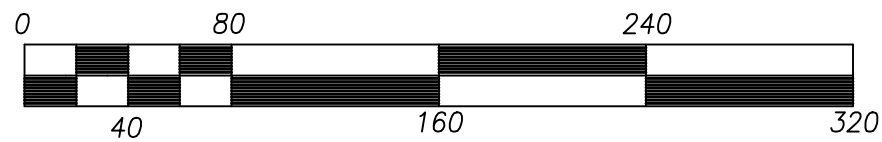
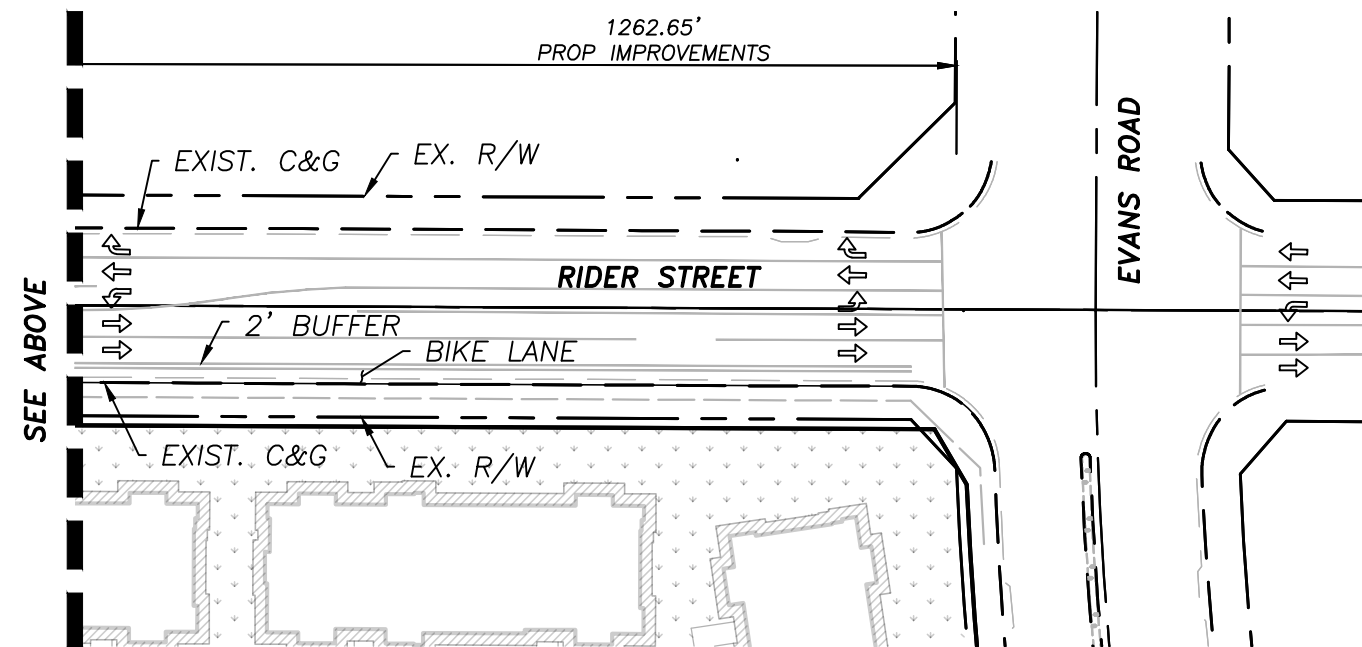
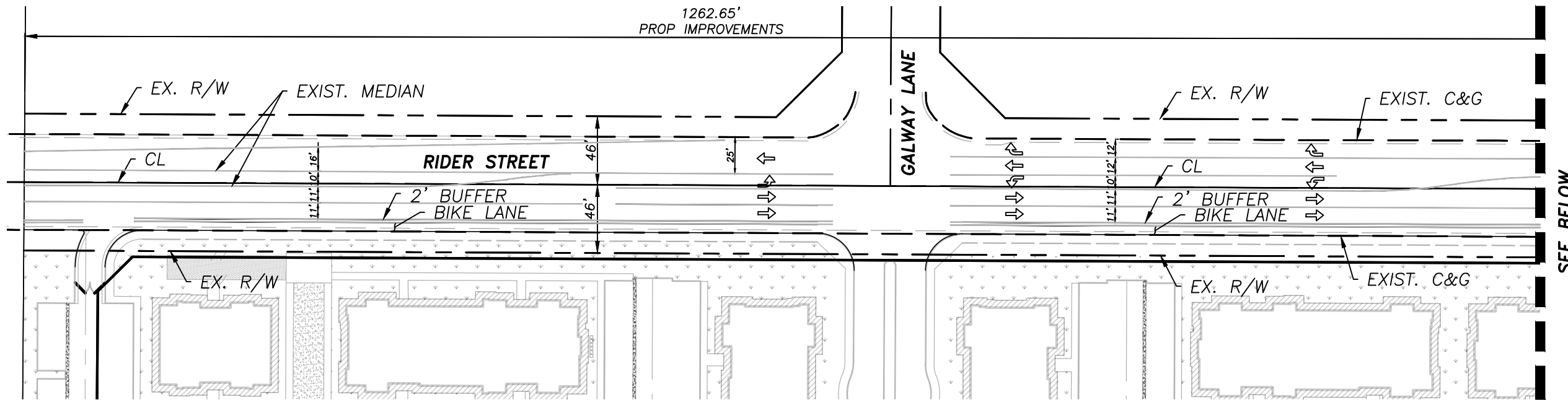
**adkan ENGINEERS**  
 Civil Engineering • Surveying • Planning  
 6879 Airport Drive, Riverside, CA 92504  
 Tel:(951) 688-0241 • Fax:(951) 688-0599

Plot Date: 10/10/2023



SHEET: C-1

IN THE CITY OF PERRIS, STATE OF CALIFORNIA  
**RIDER STREET EXHIBIT**  
 KAIDENCE EVANS



**SCALE**  
 SCALE: 1"=80'

PLANS PREPARED BY:  
**adkan**  
**ENGINEERS**  
 Civil Engineering, Surveying, Planning  
 6879 Airport Drive, Riverside, CA 92504  
 Tel:(951) 688-0241 • Fax:(951) 688-0599

Plot Date: 10/9/2023

**FIRE ACCESS LANE CURB & SIGNAGE DETAILS**

**FIRE DEPARTMENT ACCESS & WATER NOTES - CITY OF PERRIS**

**LEGEND**

- INDICATES PROPOSED FIRE DEPARTMENT CONNECTION LOCATIONS FOR REFERENCE ONLY
- INDICATES PROPOSED PRIVATE FIRE HYDRANT
- INDICATES EXISTING FIRE HYDRANT
- INDICATES APPROXIMATE LOCATION OF KNOX BOX WITH 3-SETS OF ENTRY DOOR/GATE KEYS
- INDICATES BLUE REFLECTIVE MARKER
- INDICATES AT GRADE POINT OF EGRESS / INGRESS INTO THE STRUCTURE
- INDICATES HOSE PULL DISTANCE FROM FIRE ACCESS ROADWAY
- INDICATES OUT OF ACCESS FROM 150' HOSE PULL
- INDICATES DEAD END TRAVEL DISTANCE IN FIRE ACCESS ROADWAY
- INDICATES FIRE HYDRANT SPACING
- INDICATES 2-HOUR FIRE RESISTANCE WALL RATING
- INDICATES FIRE ACCESS LANE CURB
- INDICATES FIRE ACCESS LANE
- INDICATES STAIR LOCATIONS
- INDICATES ELEVATOR LOCATIONS
- INDICATES PORTION OF THE BUILDING'S EXTERIOR WALL 10-30 FEET FROM THE FIRE LANE

**FIRE ACCESS SITE PLAN NOTES**

1. FIRE ACCESS ROADWAYS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF PERRIS FIRE APPARATUS WITH A TOTAL WEIGHT OF 75,000 POUNDS. APPARATUS WEIGHT IS DISTRIBUTED AS 50,000 POUNDS ON TANDEM REAR AXLES AND 25,000 POUNDS ON THE FRONT AXLE. THE SURFACE SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. A LETTER OR STATEMENT, WET-STAMPED AND SIGNED BY A REGISTERED ENGINEER, SHALL BE PROVIDED ON THE PLANS CERTIFYING THAT ANY NEW ROADWAY MEETS THIS 75,000-POUND, ALL-WEATHER REQUIREMENT. ROAD BASE WITHOUT AN APPROPRIATE

**FIRE ACCESS SITE PLAN KEYNOTE**

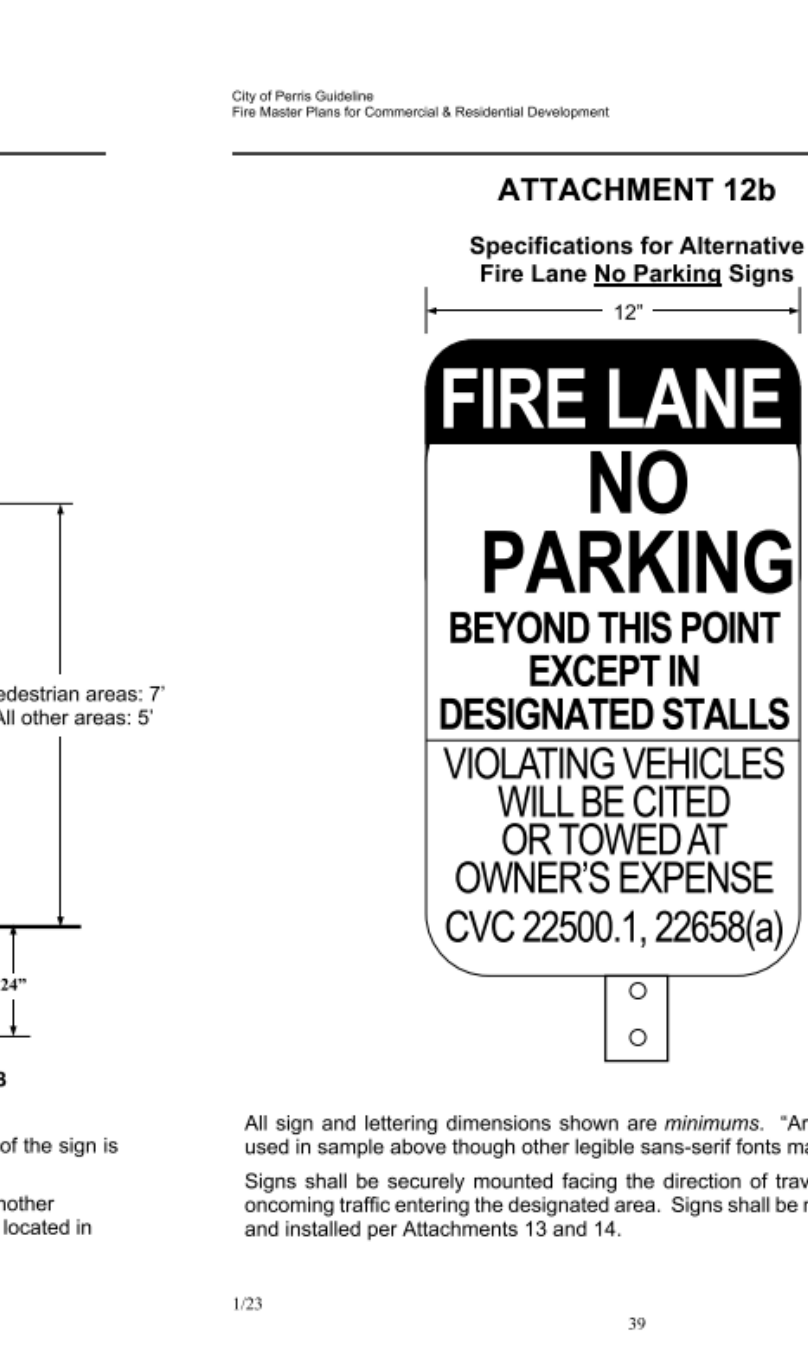
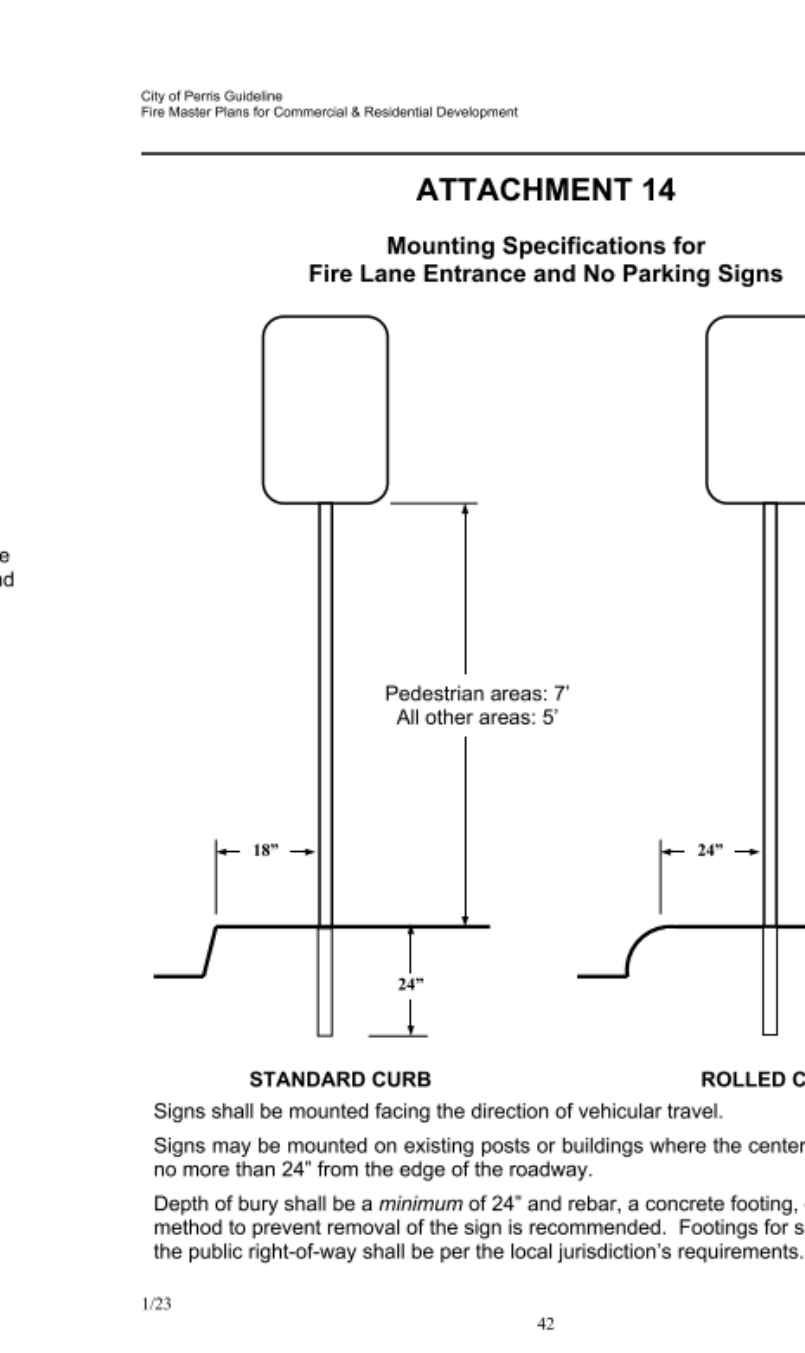
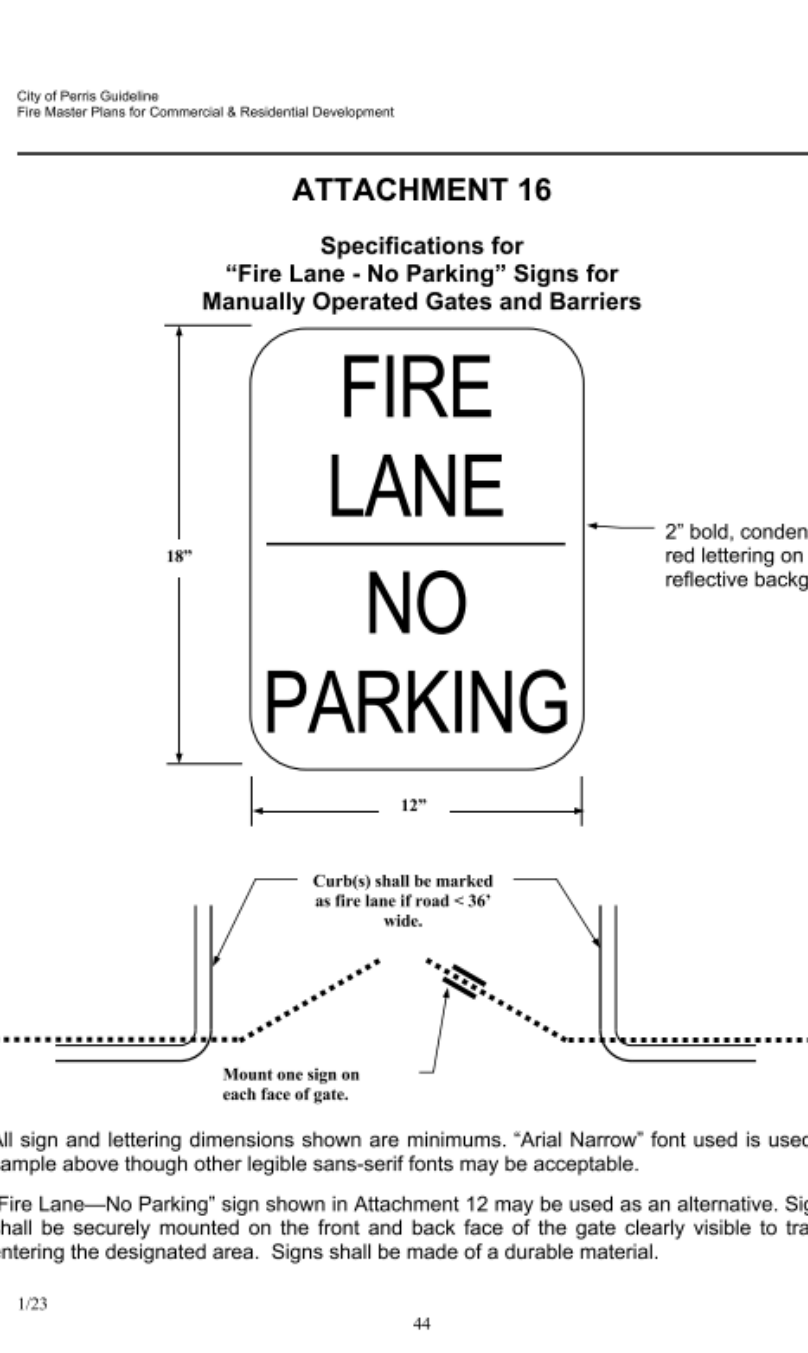
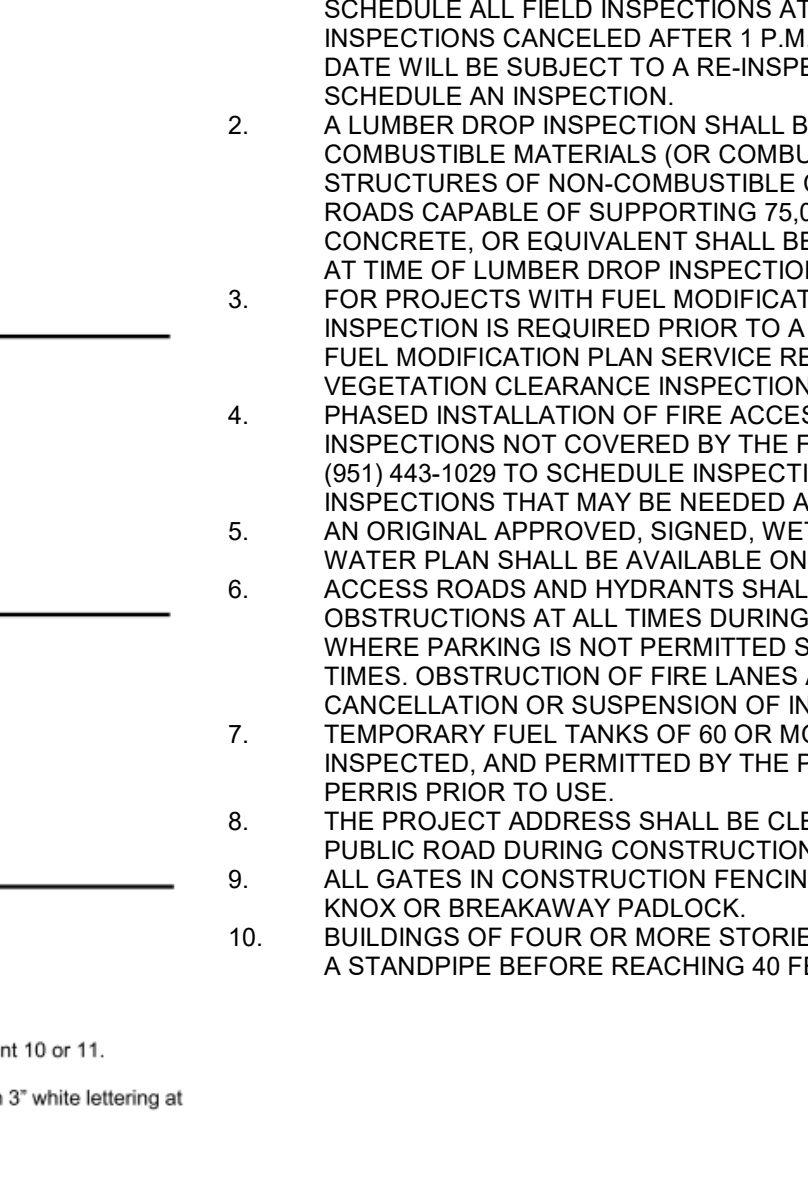
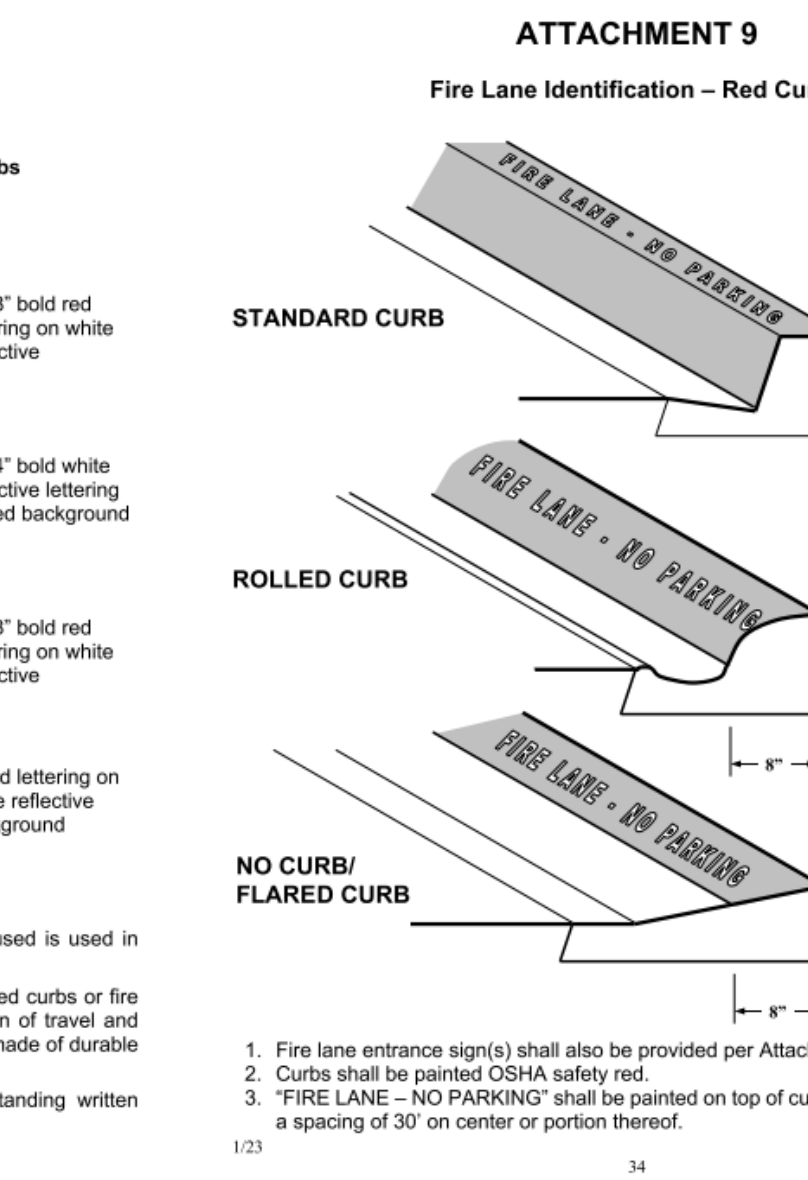
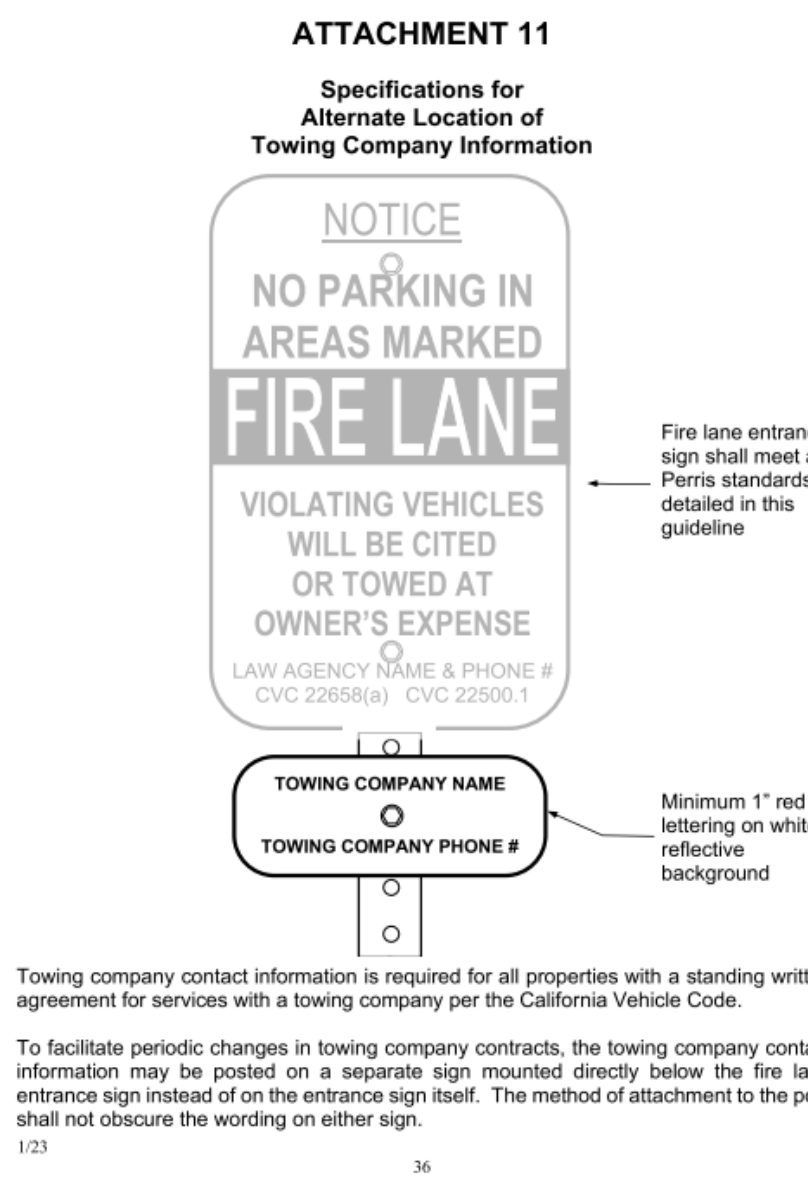
1. ACCESS GATE

**FIRE WATER FLOW & HYDRANT SPACING**

- FIRE WATER FLOW CALCULATION (CITY OF PERRIS) - BASED ON BUILDING 200**
1. CONSTRUCTION TYPE: V-B
  2. FIRE-FLOW AREA (B104.3) = 28,650 SF
  3. REQUIRED FIRE WATER FLOW (TABLE B105.1(2)) = 4,500 GPM
  4. REQUIRED DURATION (CFC TABLE B105.1(2)) = 4 HOURS
  5. REDUCTION PERMITTED DUE TO FIRE SPRINKLER PROTECTION (TABLE B 105.2) = 50% REDUCTION FOR NFPA 13 SPRINKLER SYSTEM
  6. REQUIRED FIRE WATER FLOW W/ SPRINKLER REDUCTION: 2,250 GPM FOR 4 HRS
- FIRE HYDRANT SPACING (CFC APPENDIX C)**
7. REQUIRED NUMBER OF HYDRANTS (CITY OF PERRIS): 2 HYDRANT
  8. MAXIMUM SPACING BETWEEN HYDRANTS (CITY OF PERRIS): 300

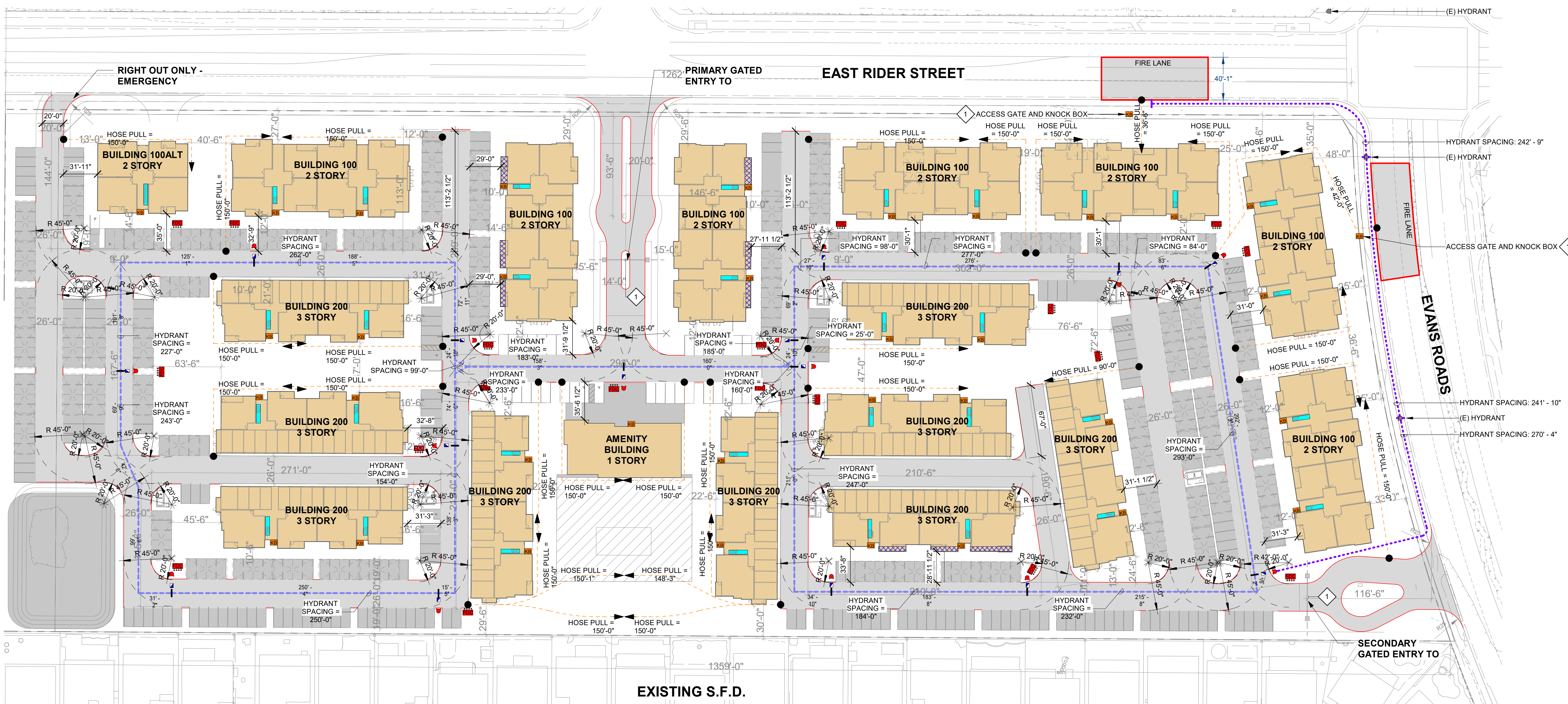
**SUMMARY OF BUILDING INFORMATION**

BUILDING NAME	NO. OF STOREY	TOTAL BUILDING AREA (SF)	CONSTRUCTION TYPE	AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING 100ALT	2	11,100	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 100	2	22,460	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
BUILDING 200	3	28,650	TYPE-VB	FULL NFPA 13
AMENITY	1	5,445	TYPE-VB	FULL NFPA 13
FITNESS	1	3,024	TYPE-VB	FULL NFPA 13



- INSPECTION REQUIREMENTS**
- PERRIS SITE INSPECTIONS ARE REQUIRED FOR THIS PROJECT. PLEASE SCHEDULE ALL FIELD INSPECTIONS AT LEAST 48 HOURS IN ADVANCE. INSPECTIONS CANCELED AFTER 1 P.M. ON THE DAY BEFORE THE SCHEDULED DATE WILL BE SUBJECT TO A RE-INSPECTION FEE. CALL (951) 443-1029 TO SCHEDULE AN INSPECTION.
- A LUMBER DROP INSPECTION SHALL BE PERFORMED PRIOR TO BRINGING COMBUSTIBLE MATERIALS (OR COMBUSTIBLE FIXTURES AND FINISHES FOR STRUCTURES OF NON-COMBUSTIBLE CONSTRUCTION) ALL-WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 75,000 LBS., TOPPED WITH ASPHALT, CONCRETE, OR EQUIVALENT SHALL BE IN PLACE AND HYDRANTS OPERATIONAL AT TIME OF LUMBER DROP INSPECTION.
- FOR PROJECTS WITH FUEL MODIFICATION, A VEGETATION CLEARANCE INSPECTION IS REQUIRED PRIOR TO A LUMBER DROP INSPECTION. USE THE FUEL MODIFICATION PLAN SERVICE REQUEST NUMBER TO SCHEDULE THE VEGETATION CLEARANCE INSPECTION.
- PHASED INSTALLATION OF FIRE ACCESS ROADS REQUIRES ADDITIONAL INSPECTIONS NOT COVERED BY THE FEES PAID AT PLAN SUBMITTAL. CALL OFM (951) 443-1029 TO SCHEDULE INSPECTION TO ARRANGE FOR ADDITIONAL INSPECTIONS THAT MAY BE NEEDED AND ANY FEES THAT MAY BE DUE. AN ORIGINAL APPROVED, SIGNED, WET-STAMPED PERRIS FIRE ACCESS & WATER PLAN SHALL BE AVAILABLE ON-SITE AT TIME OF INSPECTION. ACCESS ROADS AND HYDRANTS SHALL BE MAINTAINED AND REMAIN CLEAR OF OBSTRUCTIONS AT ALL TIMES DURING AND AFTER CONSTRUCTION. AREAS WHERE PARKING IS NOT PERMITTED SHALL BE CLEARLY IDENTIFIED AT ALL TIMES. OBSTRUCTION OF FIRE LANES AND HYDRANTS MAY RESULT IN CANCELLATION OR SUSPENSION OF INSPECTIONS.
- TEMPORARY FUEL TANKS OF 60 OR MORE GALLONS SHALL BE REVIEWED, INSPECTED, AND PERMITTED BY THE PERRIS FIRE DEPARTMENT, CITY OF PERRIS PRIOR TO USE.
- THE PROJECT ADDRESS SHALL BE CLEARLY POSTED AND VISIBLE FROM THE PUBLIC ROAD DURING CONSTRUCTION.
- ALL GATES IN CONSTRUCTION FENCING SHALL BE EQUIPPED WITH EITHER A KNOX OR BREAKAWAY PADLOCK.
- BUILDINGS OF FOUR OR MORE STOREYS SHALL BE PROVIDED WITH STAIRS AND A STAIRPPE BEFORE REACHING 40 FEET IN HEIGHT.

- GENERAL REQUIREMENTS**
1. FIRE LANE WIDTHS SHALL BE MEASURED FROM TOP FACE OF THE CURB TO TOP FACE OF THE CURB FOR FIRE LANES WITH STANDARD CURBS AND GUTTERS AND FROM FLOW-LINE TO FLOW-LINE FOR FIRE LANES WITH MODIFIED CURBS (E.G. ROLLED, RAMPED, ETC.). THE DEVELOPER IS RESPONSIBLE TO VERIFY THAT ALL APPROVED PUBLIC WORKS OR GRADING DEPARTMENT STREET IMPROVEMENT PLANS OR PRECISE GRADING PLANS CONFORM TO THE MINIMUM STREET WIDTH MEASUREMENTS PER THE APPROVED PERRIS FIRE DEPARTMENT ACCESS & WATER PLAN AND STANDARDS IDENTIFIED IN PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE FOR ALL PORTIONS OF THE FIRE ACCESS ROADS.
  2. PERMANENT, TEMPORARY, AND PHASED EMERGENCY ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS. AND SURFACED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.
  3. FIRE LANE SIGNS AND RED CURBS SHALL MEET THE SPECIFICATIONS SHOWN IN PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE AND SHALL BE INSTALLED AS DESCRIBED THEREIN. ADDITIONAL FIRE LANE MARKINGS MAY BE REQUIRED AT THE TIME OF INSPECTION DEPENDING ON FIELD CONDITIONS.
  4. ALL FIRE HYDRANTS SHALL HAVE A "BLUE REFLECTIVE PAVEMENT MARKER" INDICATING THEIR LOCATION PER THE PERRIS STANDARD. ON PRIVATE PROPERTY MARKERS ARE TO BE MAINTAINED IN GOOD CONDITION BY THE PROPERTY OWNER.
  5. ADDRESS NUMBERS SHALL BE LOCATED AND BE OF A COLOR AND SIZE SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE ROADWAY FROM WHICH THE BUILDING IS ADDRESSED IN ACCORDANCE WITH PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE.
  6. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH CHAPTER 5 OF THE CFC AND PERRIS PREVENTION BUREAU ACCESS & WATER GUIDELINE.
  7. APPROVED ACCESS WALKWAYS SHALL BE PROVIDED TO ALL REQUIRED OPENINGS AND ALL RESCUE WINDOWS.
  8. VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH A MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OR BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS, HORNS, OR STROBES.
  9. DUMPSTERS AND TRASH CONTAINERS LARGER THAN 15 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM.
  10. ANY FUTURE MODIFICATION TO THE APPROVED FIRE PREVENTION BUREAU ACCESS & WATER PLAN OR APPROVED SITE PLAN, INCLUDING BUT NOT LIMITED TO ROAD WIDTH, GRADE, SPEED HUMPS, TURNING RADII, GATES OR OTHER OBSTRUCTIONS, SHALL REQUIRE REVIEW, INSPECTION, AND APPROVAL BY THE PERRIS FIRE DEPARTMENT, CITY OF PERRIS.
  11. APPROVAL OF THIS PLAN SHALL NOT BE CONSTRUED AS APPROVAL OF ANY INFORMATION OR PROJECT CONDITIONS OTHER THAN THOSE ITEMS AND REQUIREMENTS IDENTIFIED IN PERRIS FIRE PREVENTION BUREAU ACCESS & WATER GUIDELINE AND RELATED PORTIONS OF THE CFC AND CBC. THIS PROJECT MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS NOT STATED HEREIN UPON EXAMINATION OF ACTUAL SITE AND PROJECT CONDITIONS OR DISCLOSURE OF ADDITIONAL INFORMATION.



**1 LEVEL 1 - SITE PLAN**  
SCALE: 1" = 50'-0"

**TCA ARCHITECTS**  
LOS ANGELES | IRVINE | OAKLAND  
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**WODEN**  
108 W. 4TH ST. SUITE 308  
SANTA ANA, CA 92701  
E-MAIL: INFO@WODENFIRE.COM  
OFFICE: (714) 353-3188  
WEBSITE: WWW.WODENFIRE.COM

DATE: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_  
REVISION: \_\_\_\_\_

**KAIDENCE EVANS**  
PERRIS, CALIFORNIA

**KAIDENCE GROUP**

**FIRE ACCESS DIAGRAM**

**NOT FOR CONSTRUCTION**

**F-1**  
WF1768  
JOB NUMBER  
AS INDICATED  
SCALE  
DRAFT  
ISSUED AS  
10/11/2023  
ISSUE DATE