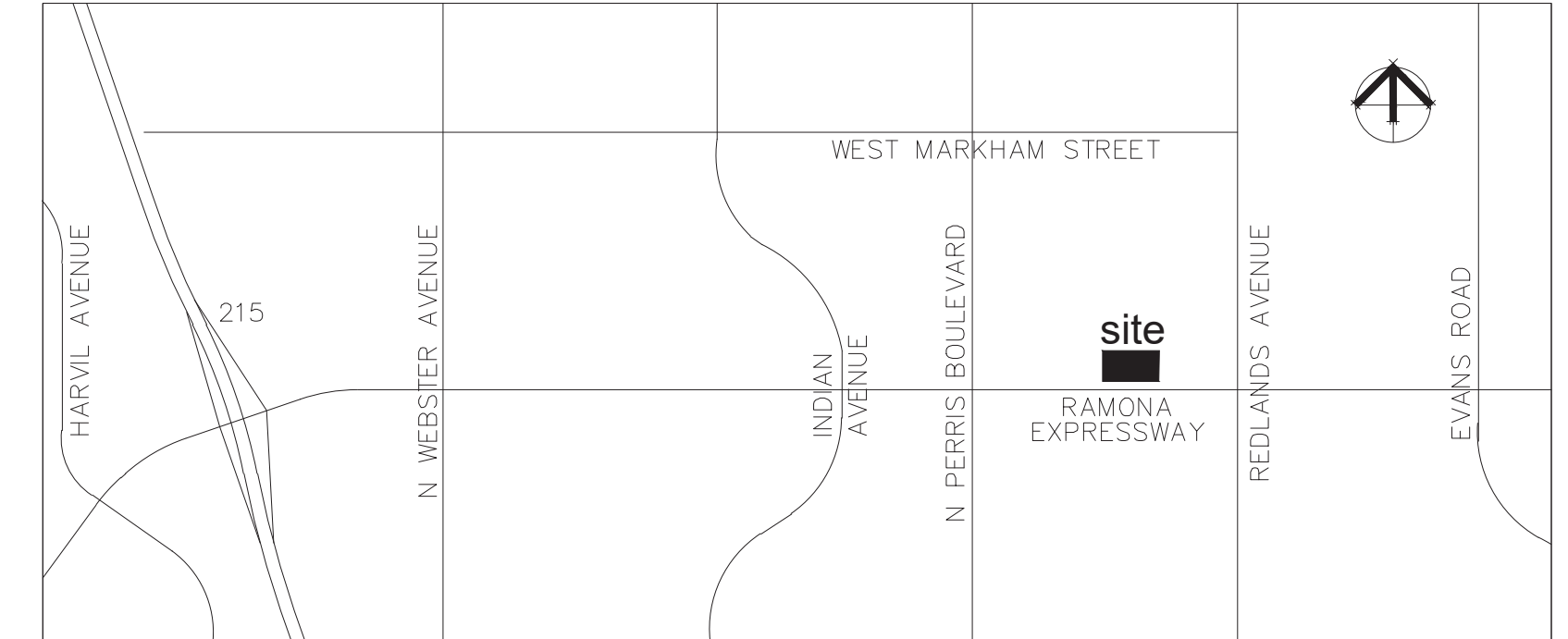


Vicinity Map



Project Summary

Site Area	
Zone - Commercial	4.34 Acres
FAR (.75 max)	.20 FAR
Site Coverage (50% max)	20.4 %

Perris Valley Commerce Center Specific Plan  
 Planning Area 1 - North Industrial  
 Flight Corridor Buffer - Zone D

Building Summary

Building A	15,508 sf
Building B	14,692 sf
Building C	3,300 sf
Building D	5,000 sf
<b>Total</b>	<b>38,500 sf</b>

Parking Summary

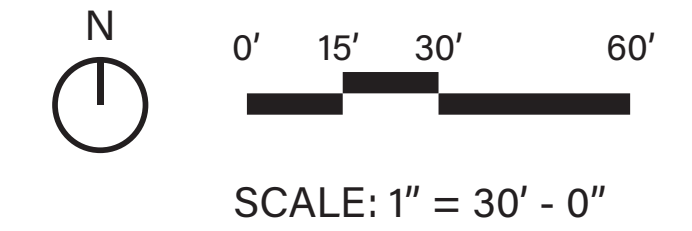
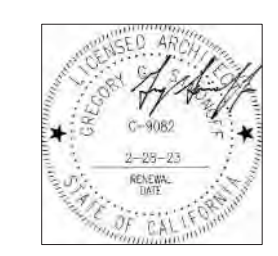
<b>Commercial</b>	
Requirements: 5 spaces per 1000 square feet of gross floor area	
Required	193 spaces required
Provided	197 spaces provided
	5.1/000

Owner

Optimus Building Corp.  
 629 Dufranc Ave.  
 Sebastopol, CA 95472

Architect

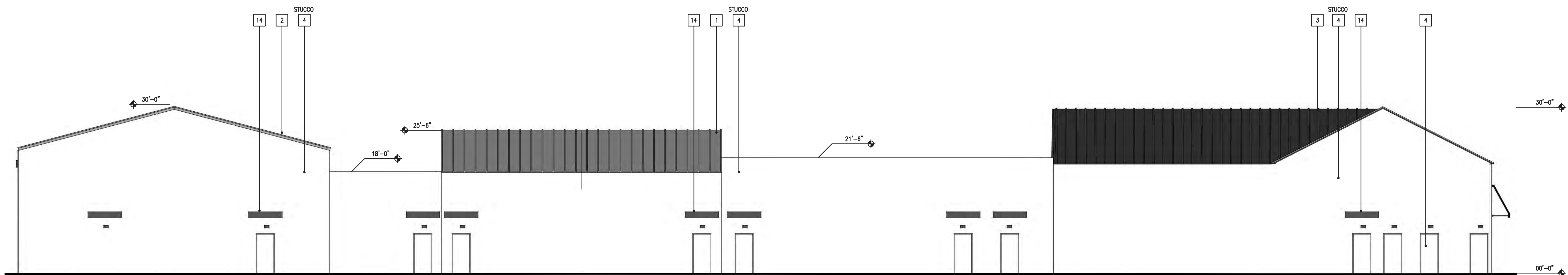
SMS Architects  
 100 Progress  
 Suite 250  
 Irvine, CA 92618



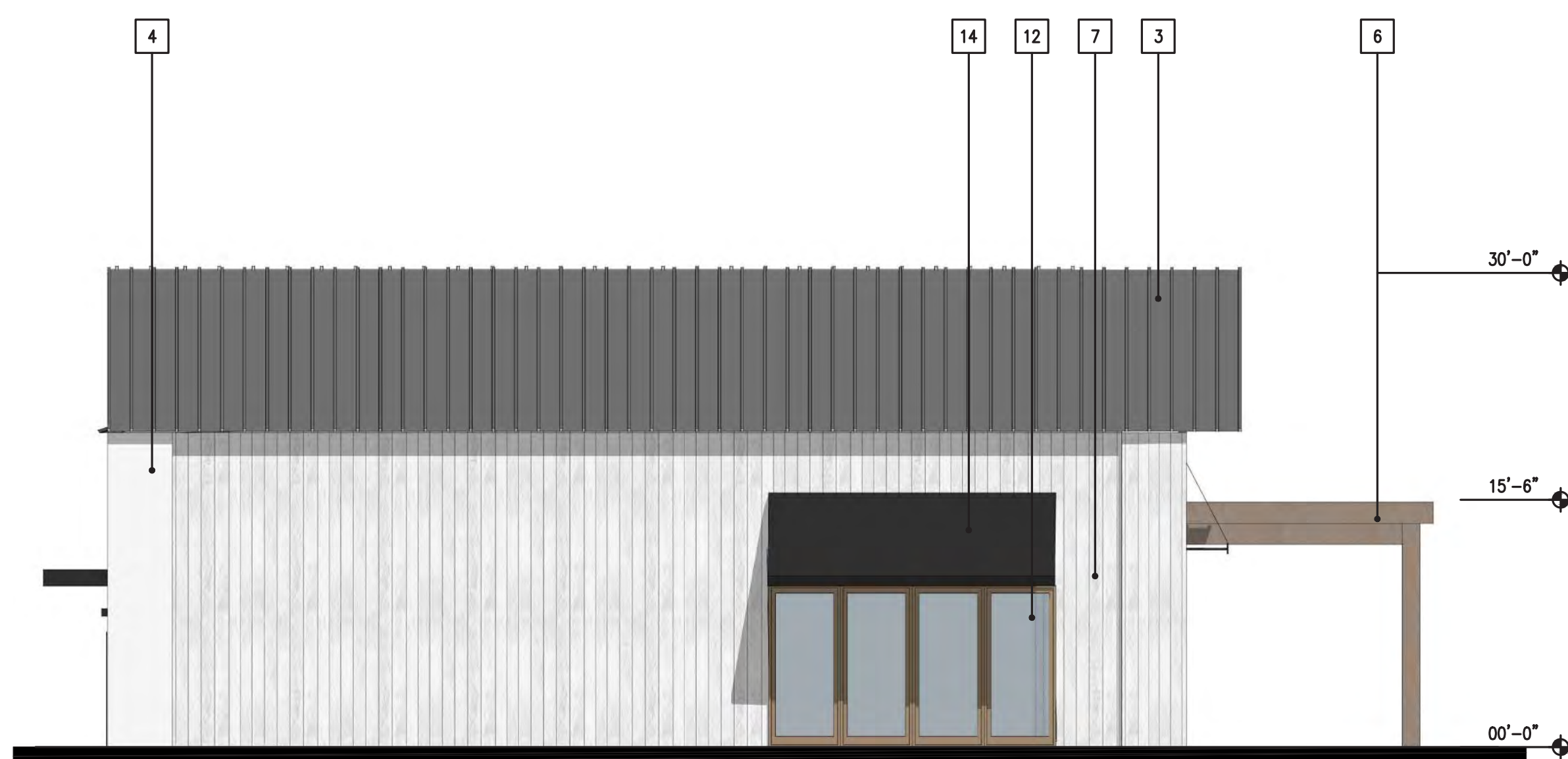




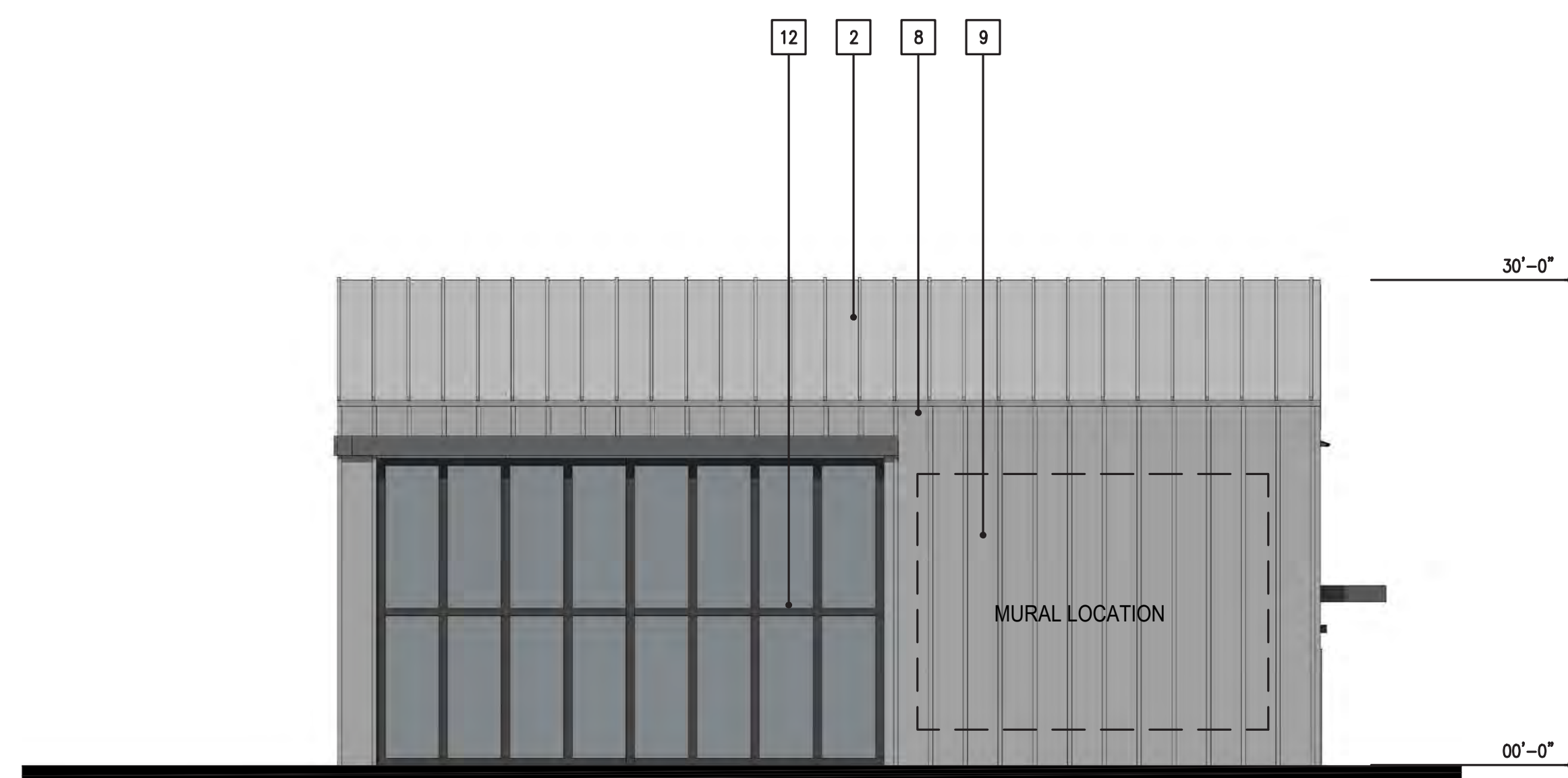
FRONT ELEVATION - SOUTH



BACK ELEVATION - NORTH



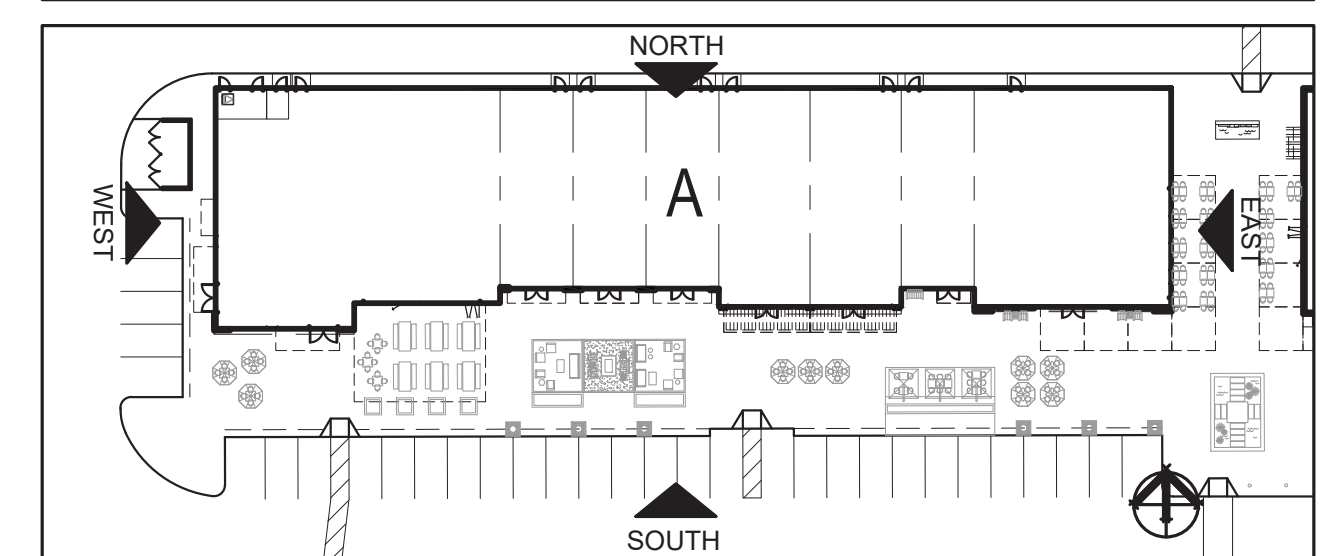
SIDE ELEVATION - WEST



SIDE ELEVATION - EAST

**COLORS AND MATERIALS**

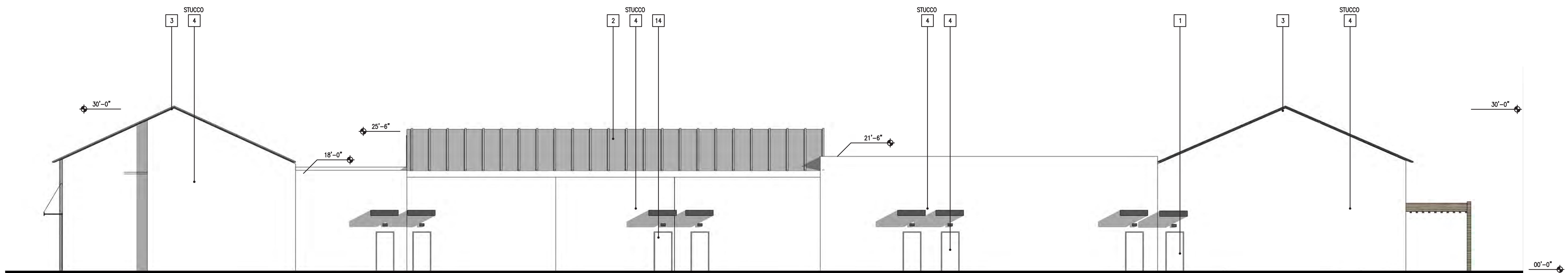
1	Metal Roof	Western States Metal, Cool Zinc
2	Metal Roof	Western States Metal, Gray Slate
3	Metal Roof	Western States Metal, Charcoal Gray
4	Paint	Sherwin Williams, SW 7006 Extra White
5	Paint	Sherwin Williams, SW 6171 Chat Room
6	Wood	Natural Stain
7	Wood	White Stain
8	Board and Batten	Hardie Panel Vertical Siding, Iron Gray
9	Board and Batten	Hardie Panel Vertical Siding, Arctic White
10	Board and Batten	Hardie Panel Vertical Siding, Timber Bark
11	Brick Veneer	Eldorado Stone, Tundra Brick, Ashland
12	Storefront	Anodized Aluminum, Dark Bronze
13	Metal Awning	to match Sherwin Williams, SW 6171 Chatroom
14	Metal Awning	to match Sherwin Williams, SW 7974 Peppercorn







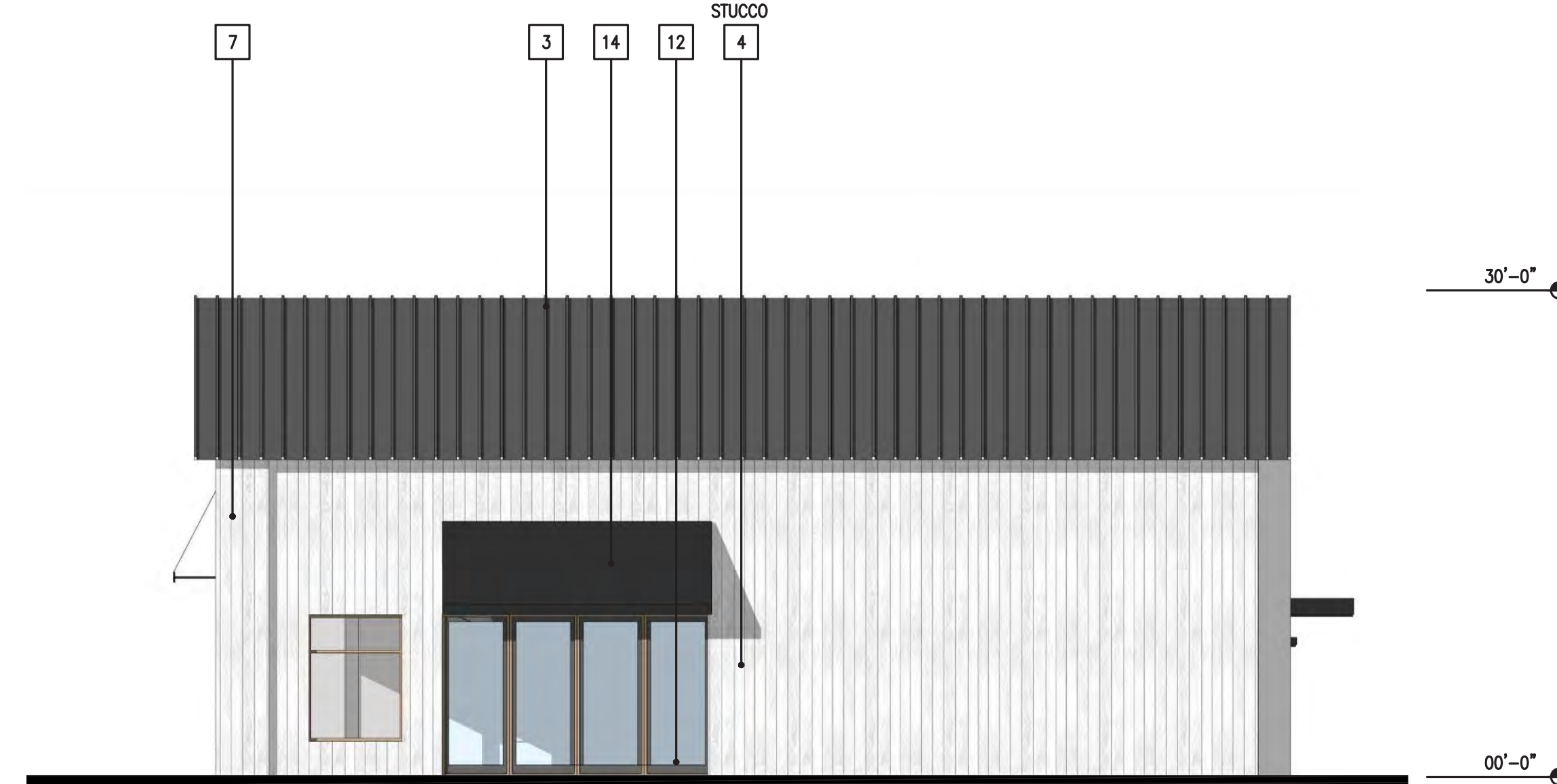
FRONT ELEVATION - SOUTH



BACK ELEVATION - NORTH



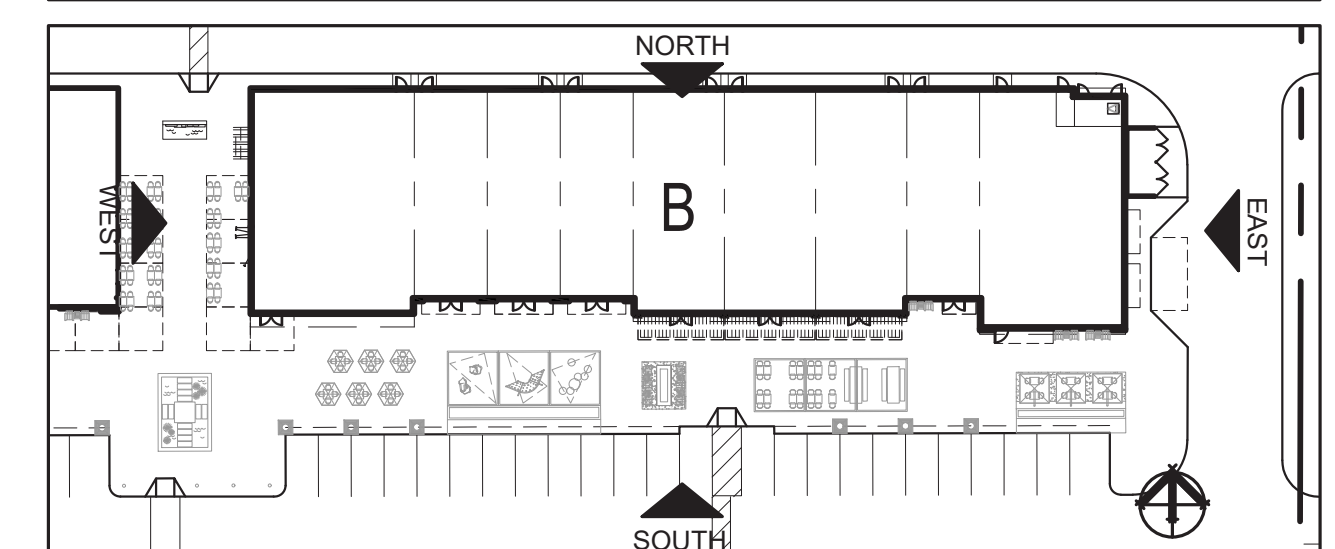
SIDE ELEVATION - WEST



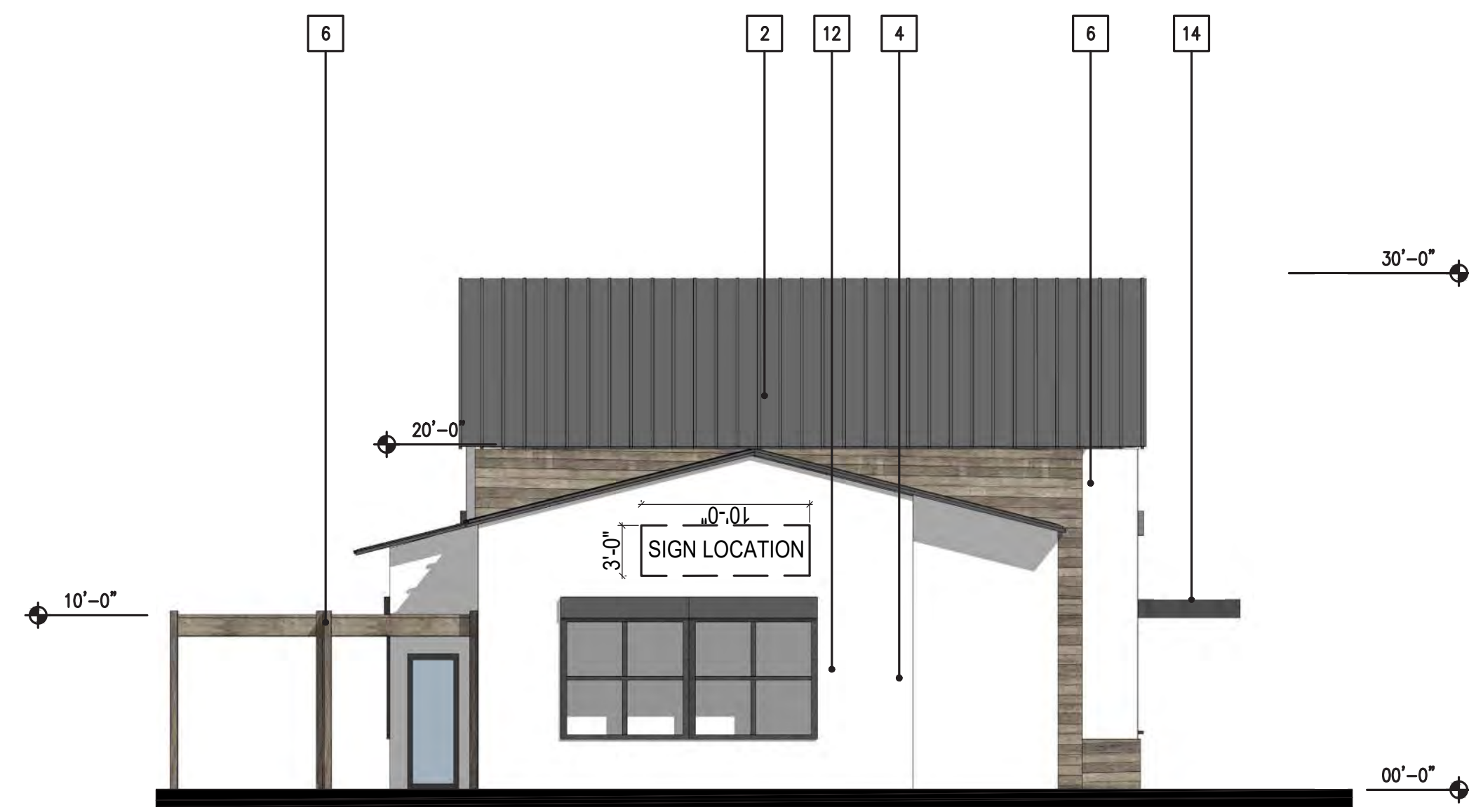
SIDE ELEVATION - EAST

**COLORS AND MATERIALS**

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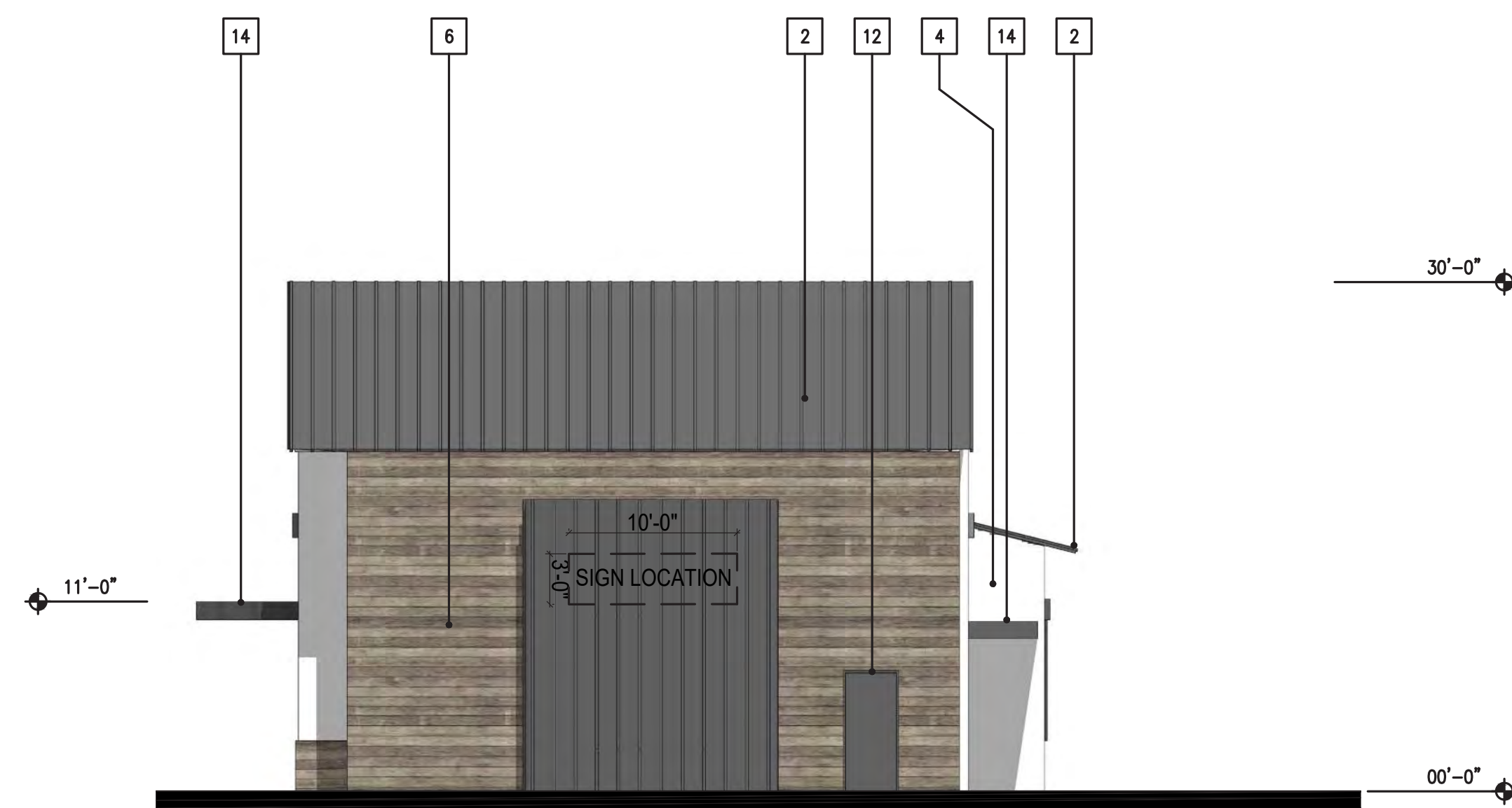




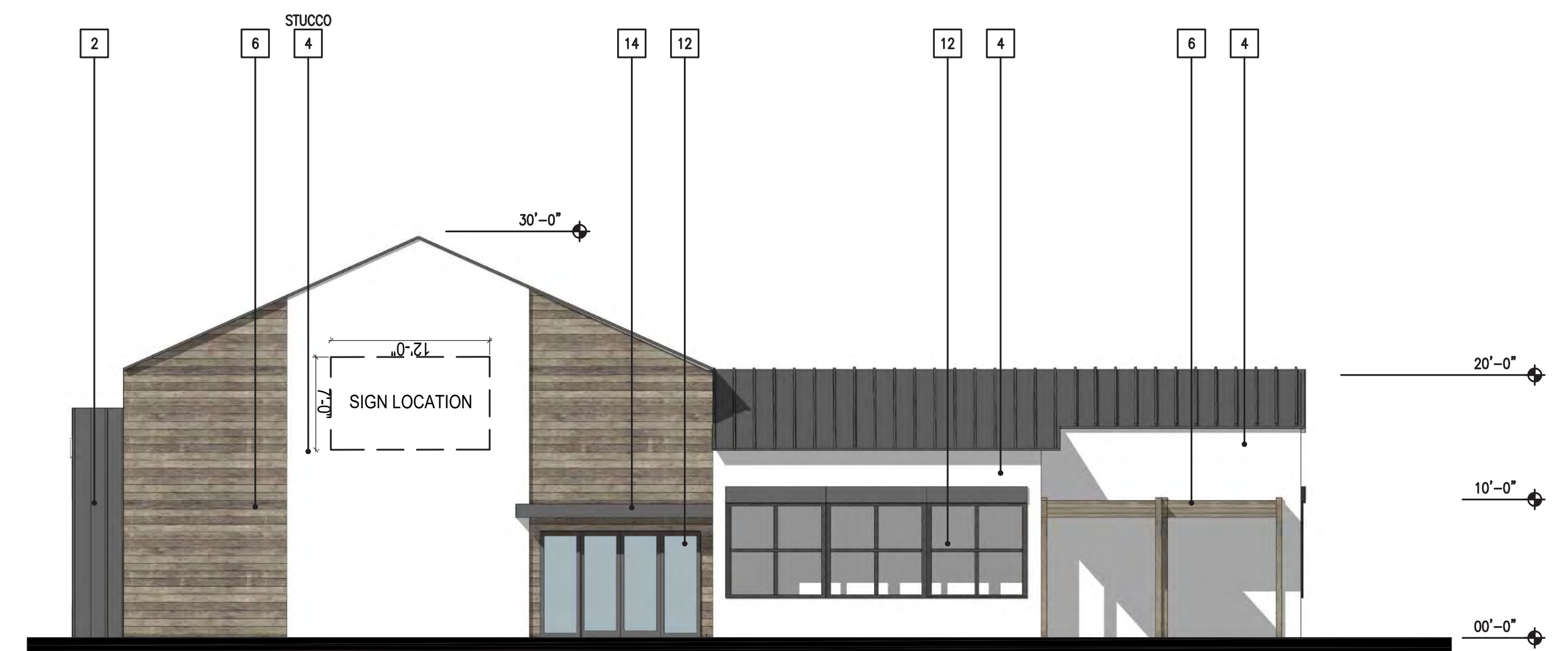
WEST ELEVATION



SOUTH ELEVATION

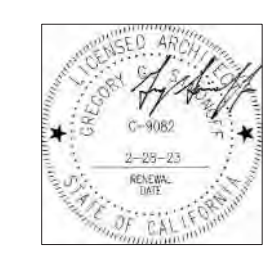
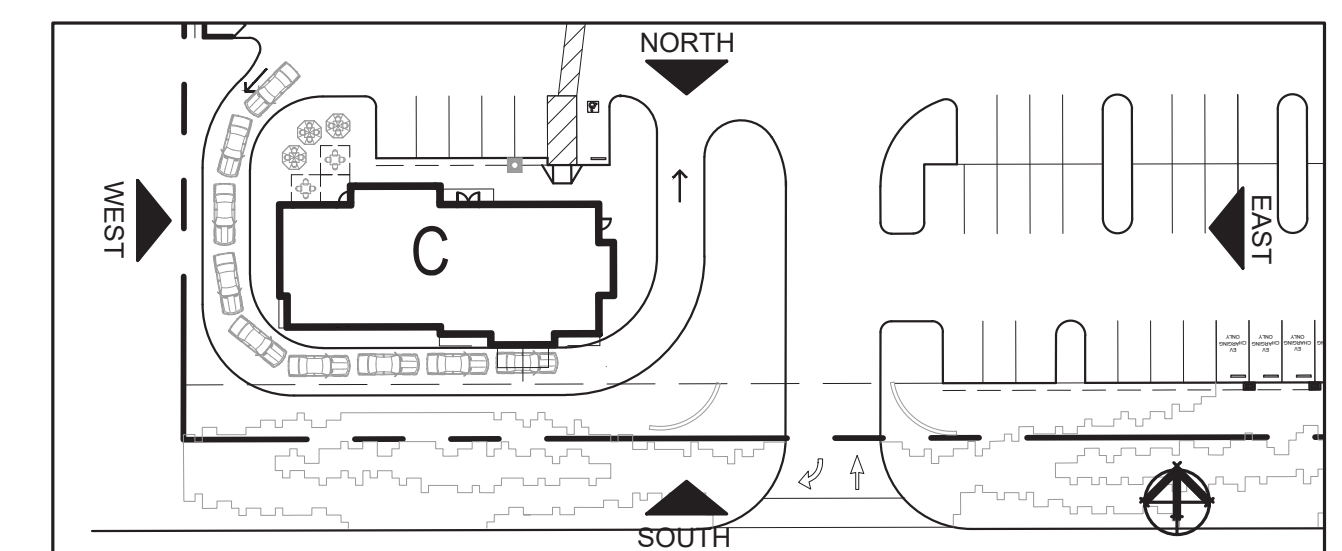


EAST ELEVATION

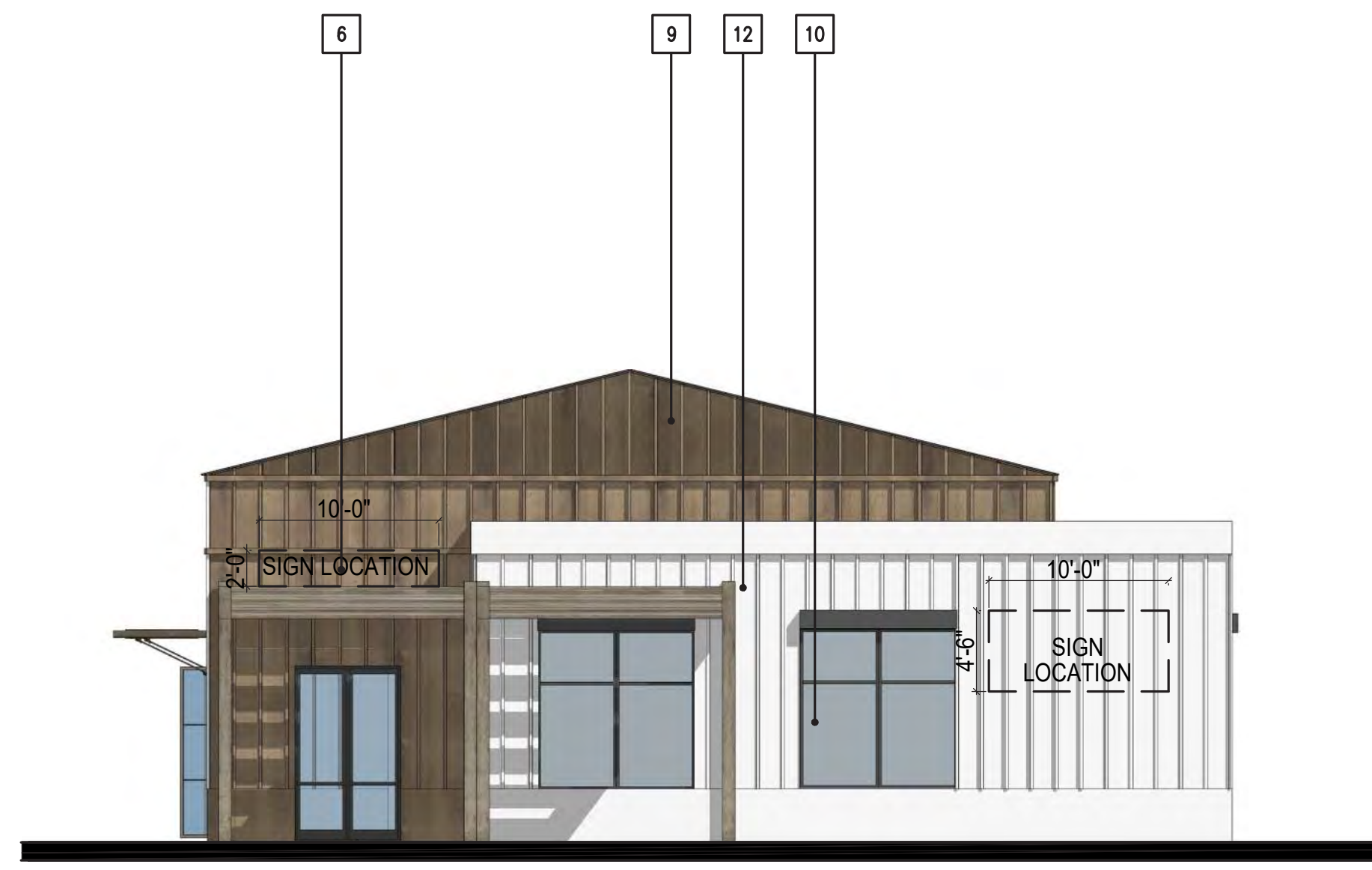


NORTH ELEVATION

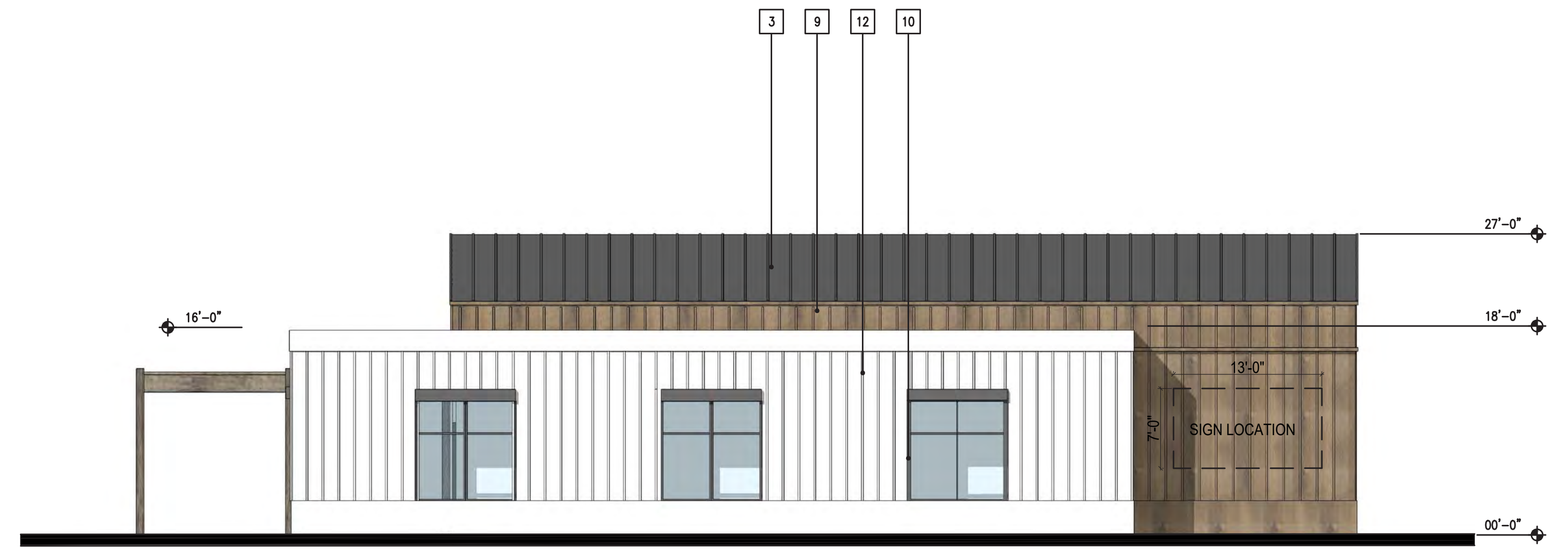
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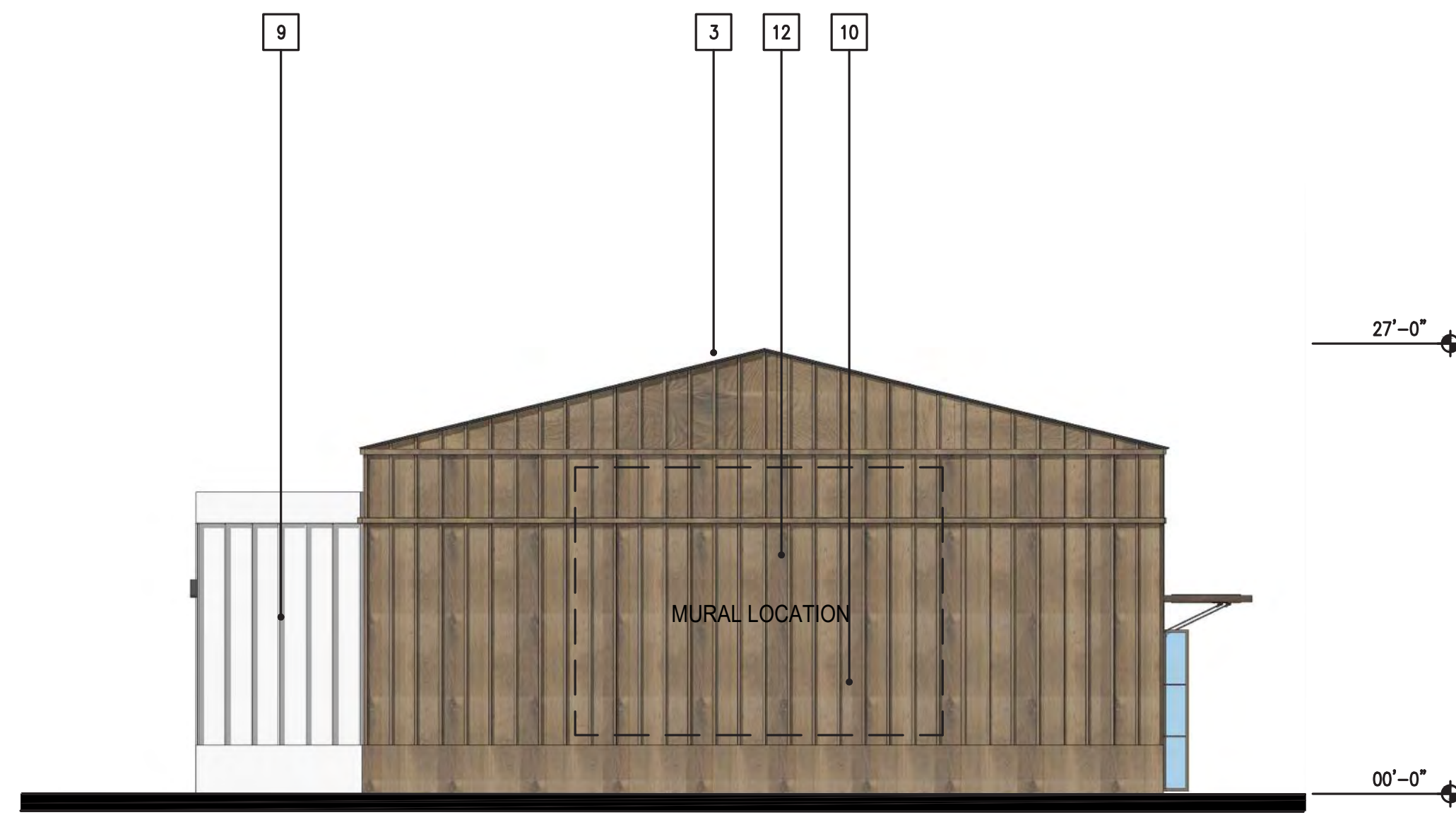




WEST ELEVATION



SOUTH ELEVATION

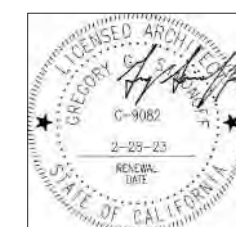
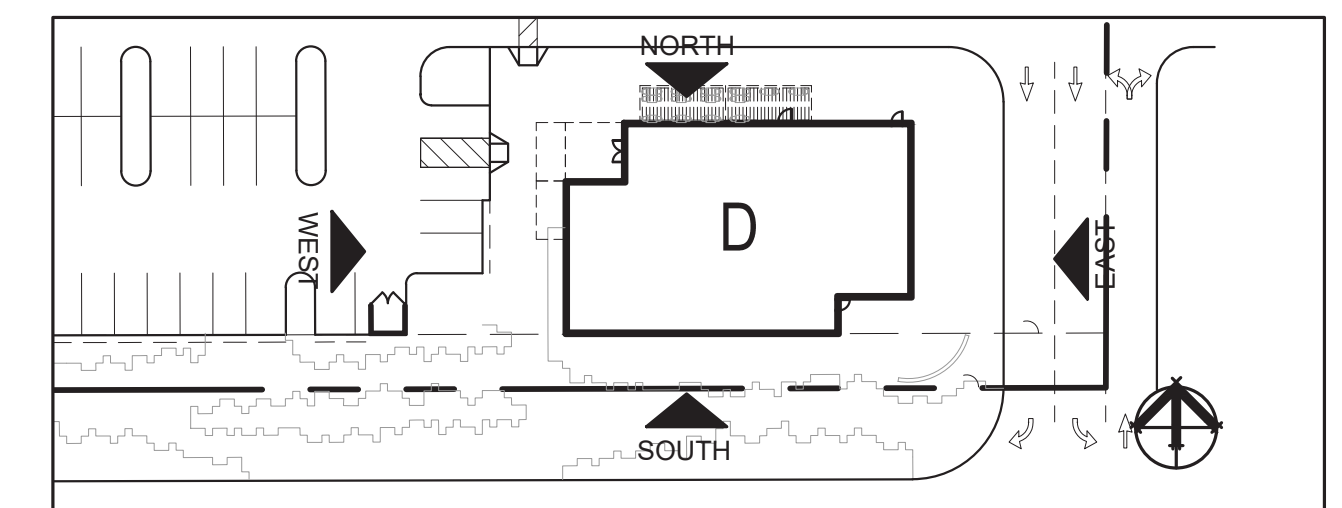


EAST ELEVATION



NORTH ELEVATION

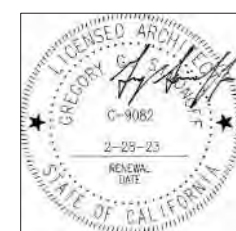
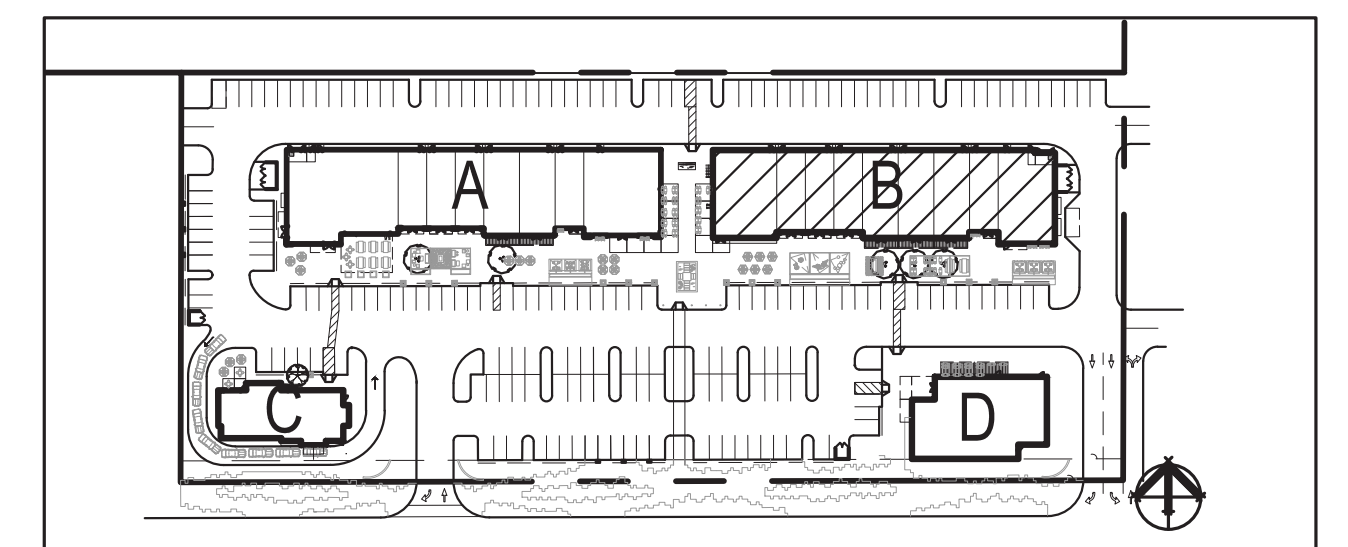
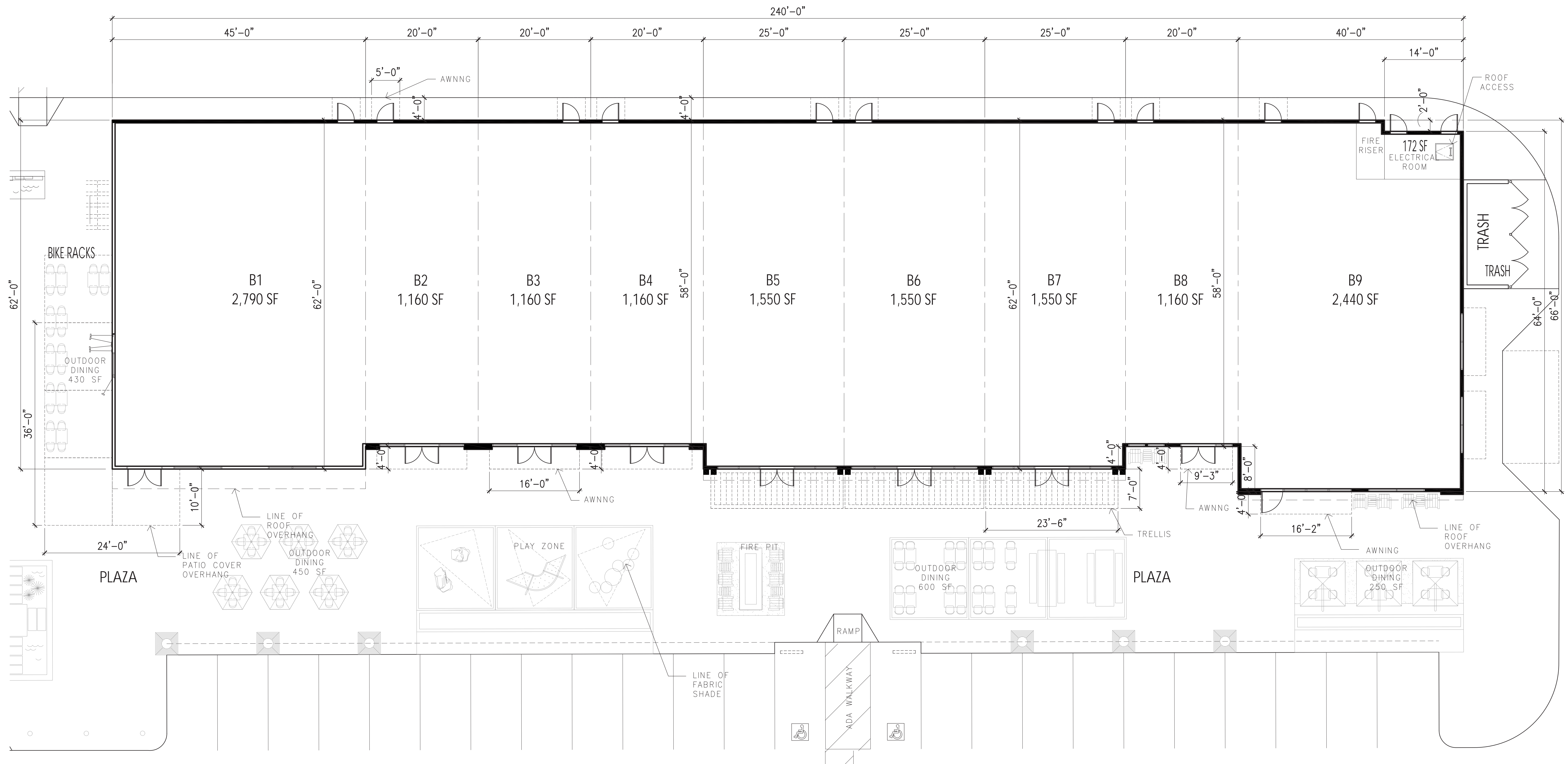
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0' 4' 8' 16'

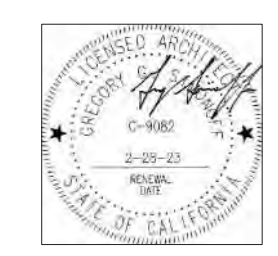
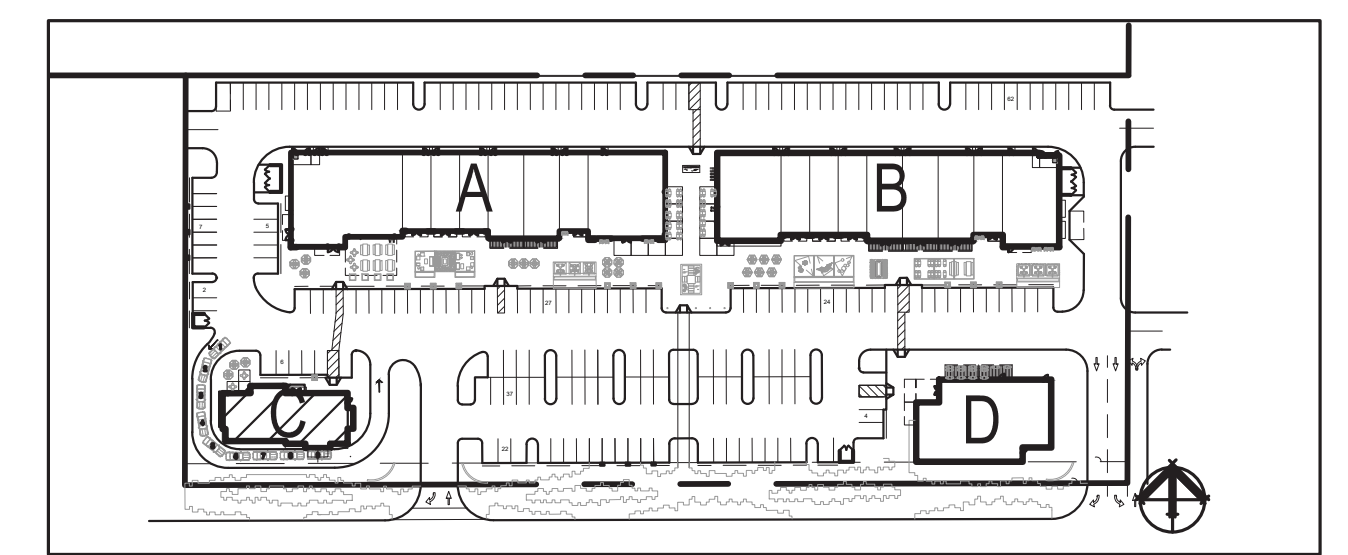
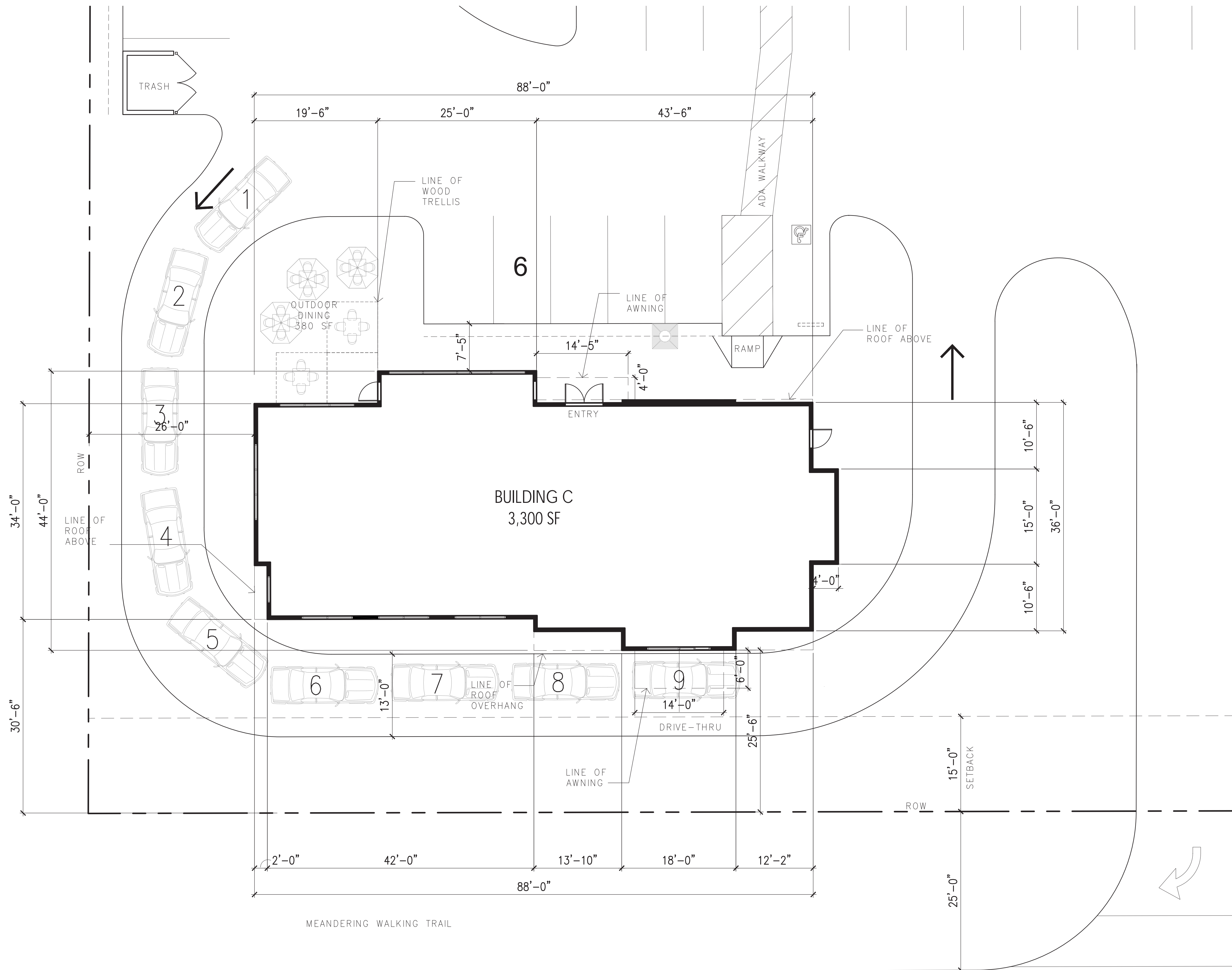
SCALE: 1/8" = 1' - 0"

**FLOOR PLAN**  
Building B

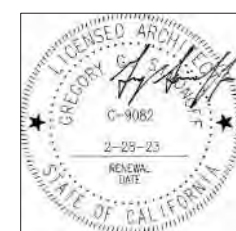
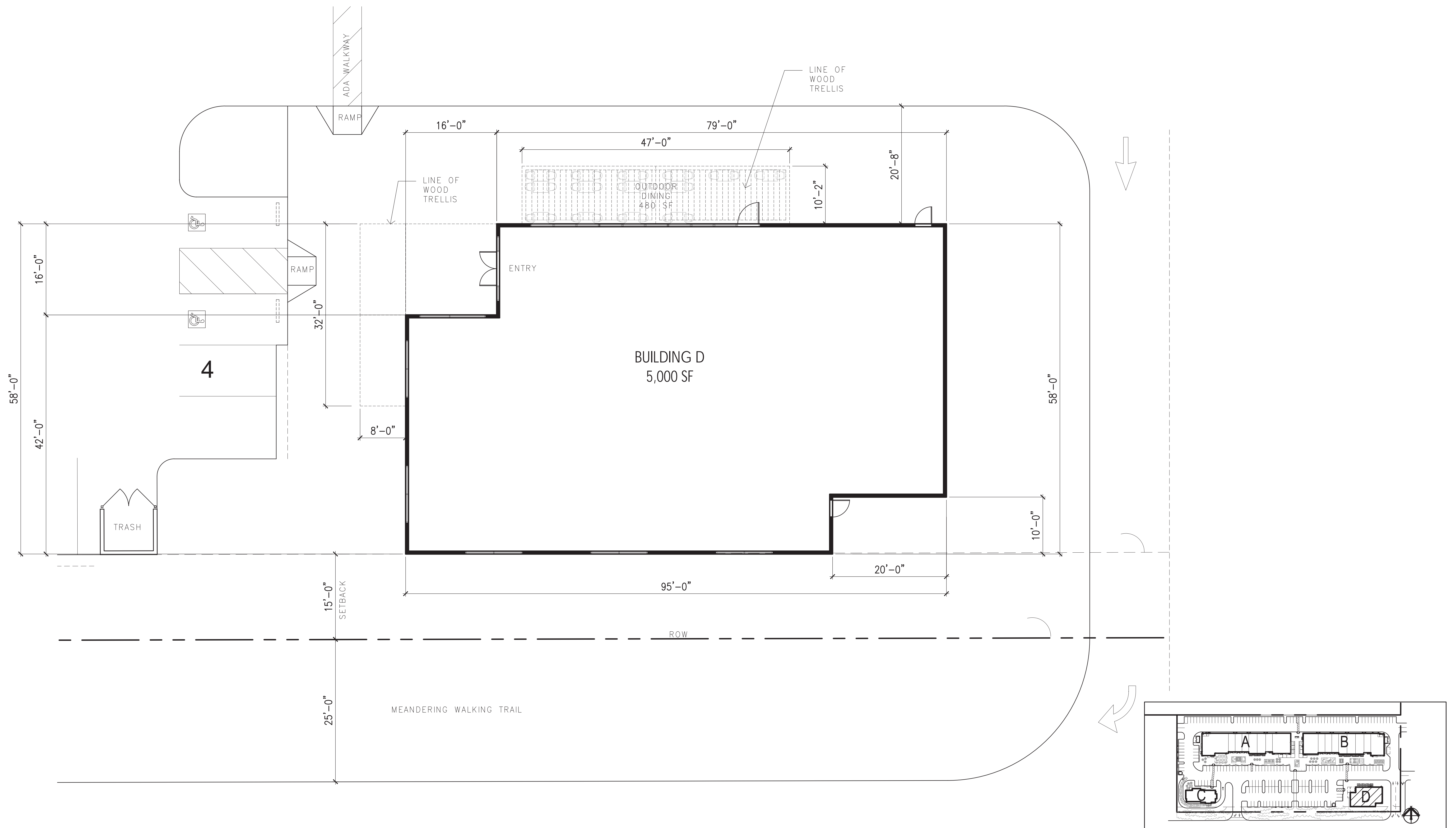
**OPTIMUS BUILDING CORPORATION**

**SMS ARCHITECTS**



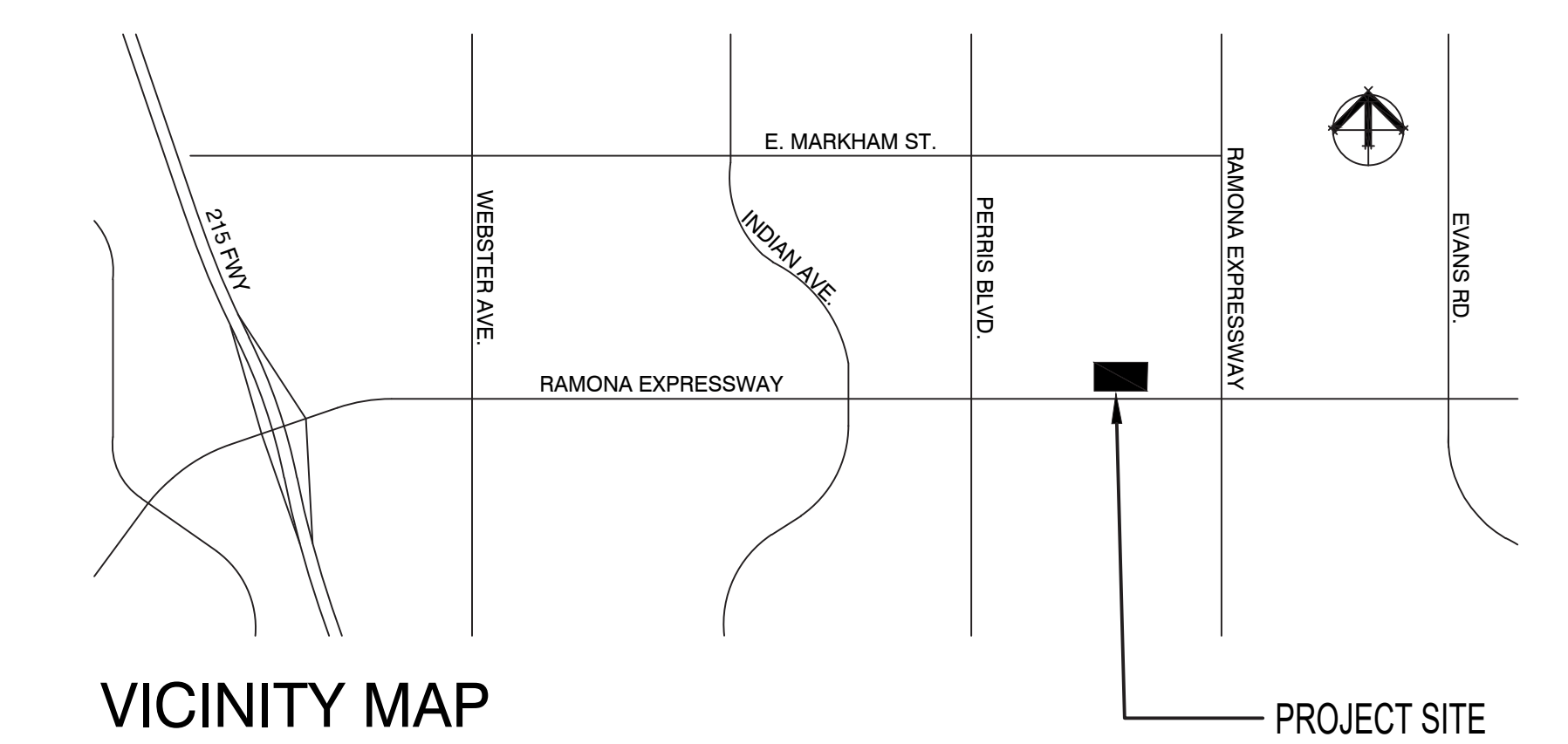
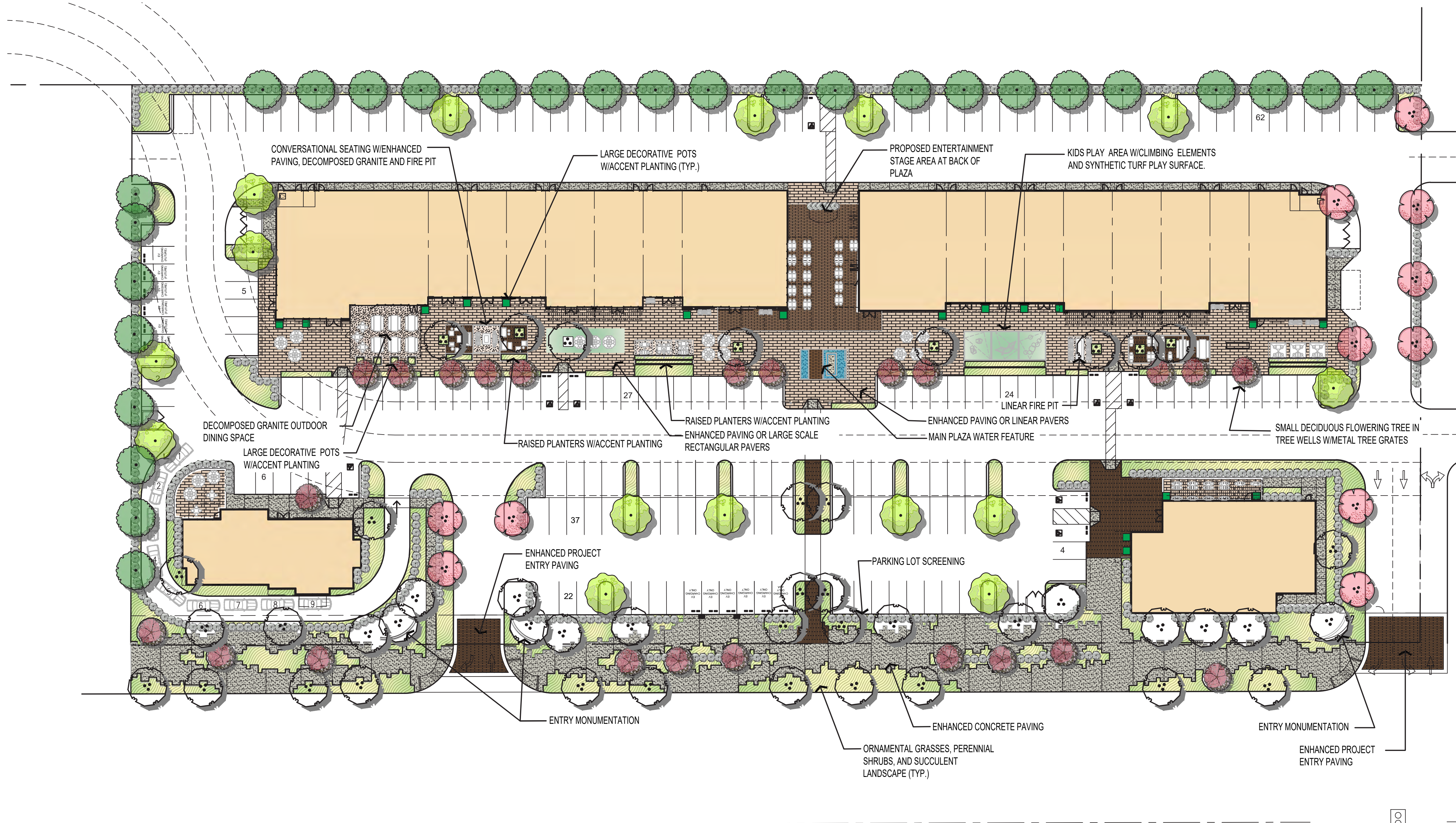






SCALE: 1/8" = 1' - 0"





CONCEPT PLANT SCHEDULE

PERIMETER SCREEN TREE BRACHYCATON POPULNEUS / KURRAJONG TRISTANIA CONFERTA / BRISBANE BOX	28	15 GAL 15 GAL
EVERGREEN FLOWERING PARKING LOT TREE GERCIDIUM X DESERT MUSEUM / DESERT MUSEUM PALO VERDE	15	24" BOX
SMALL FLOWERING ACCENT TREE GERCIS OCCIDENTALIS 'CLAREMONT' / CLAREMONT WESTERN REDBUD	23	24" BOX
MULTI-TRUNK ACCENT TREE STREET TREES TO BE PER 36" BOX OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE	44	36" BOX
DECIDUOUS FLOWERING ENTRY TREE CHLOPSIS LINEARIS 'BURGUNDY' / BURGUNDY DESERT WILLOW X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA	11	24" BOX, L 24" BOX, L
SCREENING SHRUBS ARBUBUS 'NEEDS' COMPACTA / COMPACT STRAWBERRY TREE CISTUS X HYBRIDUS / WHITE ROCKROSE ECHINUM FASCIOSUM / PRIDE OF MADERA ELAEAGNUS PARVIFLORA / FRUITLAND THORNY ELAEAGNUS HETEROMELES ARBUTIFOLIA / TOYON LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANSER FRAXUS ILICIFOLIA / HOLLY LEAF CHERRY NESTINGIA X WYNABBIE SEM / WYNABBIE SEM COAST ROSEMARY	575	15 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 15 GAL, L 5 GAL, L 15 GAL, VL 5 GAL, L
ORNAMENTAL GRASSES, PERENNIAL SHRUBS AND SUCCULENTS CALLISTEMON VIMINALIS 'BETTER JOHN' / DRYARF 'KEEPING BOTTLEBRUSH' DANIELLA REVOLUTA 'VARISATED' / VARISATED FLAX LILY DANIELLA REVOLUTA 'DRS000' TM / LITTLE REV FLAX LILY HESPERALOE PARVIFLORA / RED YUCCA LAVANDULA ANGSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER MULBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MULBERRY MULBERGIA 'DANOSA' / BAMBPOO MULBERRY MULBERGIA X 'PINK FLAMINGO' / PINK FLAMINGO MULBERRY PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA LAUREL CHERRY SALVIA 'GREGGII' 'DEEP RED' / DEEP RED AUTUMN SAGE TEUCHO X 'SUNRISE' / YELLOW BELLS ARABIS X 'BLUE FLAME' / BLUE FLAME AGAVE ALOE STRIATA / CORAL ALOE CAREX SPISGA / SAN DIEGO SEDGE ERAGrostis SPECTABILIS / PURPLE LOVEGRASS JUNCUS PATENS / CALIFORNIA GRAY RUSH JUNCUS PATENS / CALIFORNIA GRAY RUSH SALVIA X 'BEE'S BLISS' / BEE'S BLISS SAGE BENECIO SERPENS / BLUE CHALKSTICKS ACHILLEA MILEFOLIUM 'MOONSHINE' / MOONSHINE COMMON YARROW CAREX TUMULICOLA / FOOTHILL SEDGE	14,068 SF	5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 1 GAL, L 1 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L 5 GAL, L

NOTE:

- FINAL LOCATIONS OF TREES AND LANDSCAPING ARE SUBJECT TO IMPROVEMENTS: PROPOSED CATCH BASIN INLET, WQMP FACILITIES, STORM DRAIN PIPES, UTILITIES, ETC.
- UTILITIES AND LIGHT STANDARDS SHALL BE COORDINATED WITH OWNER'S ENGINEERING TEAM TO AVOID CONFLICTS WITH REQUIRED TREE LOCATIONS AND UTILITY SCREENING.
- ADDITIONAL PLANT MATERIAL WILL BE SHOWN TO AVOID A MONOCULTURAL PLANTING DESIGN.
- SHRUB PLANT MATERIAL SHALL BE SHOWN AS MASSINGS AND NOT AS SPOTTY SINGLE PLANT PLACEMENT.

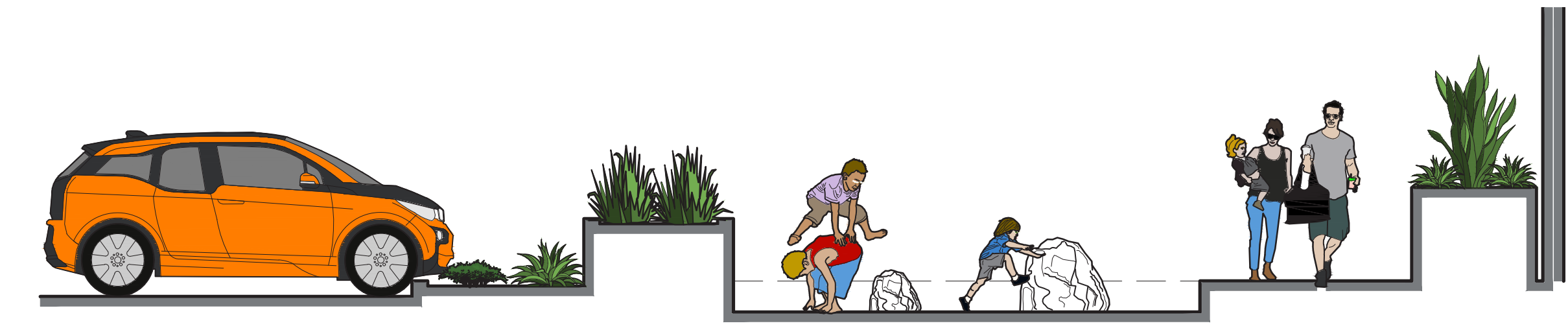
LANDSCAPE CALCULATIONS

A. Total Project Site Area (Gross):	204,546 sf
B. Total Landscaped Area:	29,761 sf
C. Landscaped Area Percentage:	14.54%
D. Common Open Space Area:	14,551 sf
Common Open Space Percentage:	7.11%
E. Total Parking Lot Area:	81,799 sf
Total Parking Lot Landscape Area:	7,597 sf
Parking Lot Landscape Percentage:	9.28%

ALL LANDSCAPE AND IRRIGATION PLANS SHALL COMPLY WITH REQUIREMENTS AND STANDARDS OF TITLE 19.17 OF THE CITY OF PERRIS MUNICIPAL CODE AND THE CITY'S CURRENT POLICIES.

LANDSCAPE MAINTENANCE RESPONSIBILITY NOTE:

THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ETC.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN ALL LANDSCAPE AREAS FOR THE PROJECT.



Wilson Davis Associates  
Landscape Architecture  
2825 Litchfield Dr.  
Riverside, CA 92503  
Ph. (951) 353-2436

0 20 40 60 80 feet  
1" = 20'





**RAMONA PROMENADE**  
Ramona Expressway, Perris, California

**RENDERED VIEW**

**OPTIMUS  
BUILDING  
CORPORATION**

**SMS ARCHITECTS**





**RAMONA PROMENADE**  
Ramona Expressway, Perris, California

**RENDERED VIEW**

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