

PROPERTY OWNER

FIRST INDUSTRIAL REALTY TRUST
 898 N. PACIFIC COAST HIGHWAY SUITE 175
 EL SEGUNDO, CA 90245
 TEL: (310) 321-3805
 CONTACT: PAUL LOUBET
 FLOUBET@FIRSTINDUSTRIAL.COM

APPLICANT

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APPLICANT'S REPRESENTATIVE

HPA, INC.
 18831 BARDEEN AVE SUITE 100
 IRVINE, CA 92612
 TEL: 949-862-2116
 ATTN: RUBEN CHOI

ADDRESS OF THE PROPERTY

100 W SINCLAIR STREET PERRIS, CA 92571

ASSESSOR'S PARCEL NUMBER

303-080-013 & 303-080-015

ZONING

ZONING DESIGNATION - PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN
 LIGHT INDUSTRIAL

LEGAL DESCRIPTION

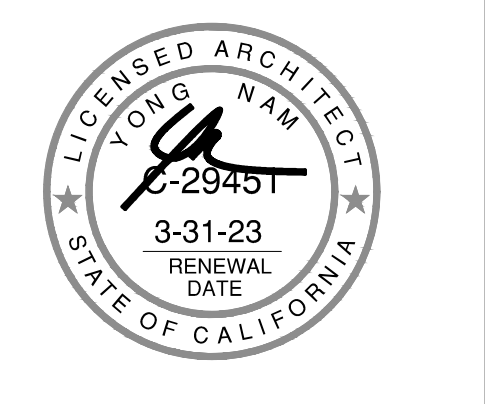
PARCELS A AND B OF LLA NO. 08-10-0001, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED JANUARY 7, 2009, AS INSTRUMENT NO. 2009-0006173 OF OFFICIAL RECORDS, RIVERSIDE COUNTY.

PROJECT DATA

SITE AREA		
In sf	877,984 sf	
In acres	20.2 ac	
BUILDING AREA		
Office - 1st Floor	4,000 sf	
Office - 2nd Floor	419,224 sf	
Warehouse	423,224 sf	
TOTAL BUILDING AREA	427,224 sf	
FLOOR AREA RATIO		
Maximum Allowed	0.75	
Actual	0.487	
SITE COVERAGE		
Maximum Allowed	50%	
Actual	48.20%	
AUTO PARKING REQUIRED		
Office - less than 10% of GFA	no stalls	
When: 1 to 20,000 sf @ 1 / 1,000 sf	20 stalls	
20,001 sf to 40,000 sf @ 1 / 2,000 sf	10 stalls	
Over 40,001 sf @ 1 / 5,000 sf	78 stalls	
TOTAL	108 stalls	
AUTO PARKING PROVIDED		
Standard (9' x 19')	92 stalls	
ADA Standard (9' x 19')	4 stalls	
ADA Van (9' x 19')	1 stall	
Standard EVCS (9' x 19')	5 stalls	
ADA EVCS Standard Parking (9' x 19')	1 stall	
ADA EVCS Van Parking (12' x 19')	1 stall	
Clean Air/Vanpool/EV Parking (9' x 19')	4 stalls	
TOTAL	108 stalls	
TRAILER PARKING REQUIRED		
1 per 5,000 sf	85 stalls	
TRAILER PARKING PROVIDED		
Trailer (10' x 53')	120 stalls	
ZONING ORDINANCE		
Zoning - Perris Valley Commerce Center Specific Plan - Light Industrial		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 50'		
SETBACKS		
Front/street building setback at secondary arterial - 15'		
Rear/site building setback - none		
LANDSCAPE		
REQUIRED	87,989 SF	
PROVIDED	10.0 % 88,889 SF 101.1 %	



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Owner:

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989 N Sepulveda Blvd, Suite 750
 El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST INDUSTRIAL SINCLAIR

100 W SINCLAIR STREET
 PERRIS, CA

Consultants:

CIVIL - FMCVIL -
 STRUCTURAL -
 MECHANICAL -
 PLUMBING -
 ELECTRICAL -
 LANDSCAPE - SPLA -
 FIRE PROTECTION -
 SOILS ENGINEER -

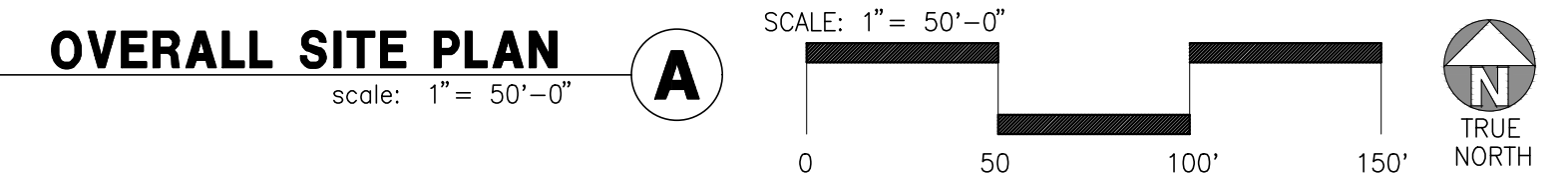
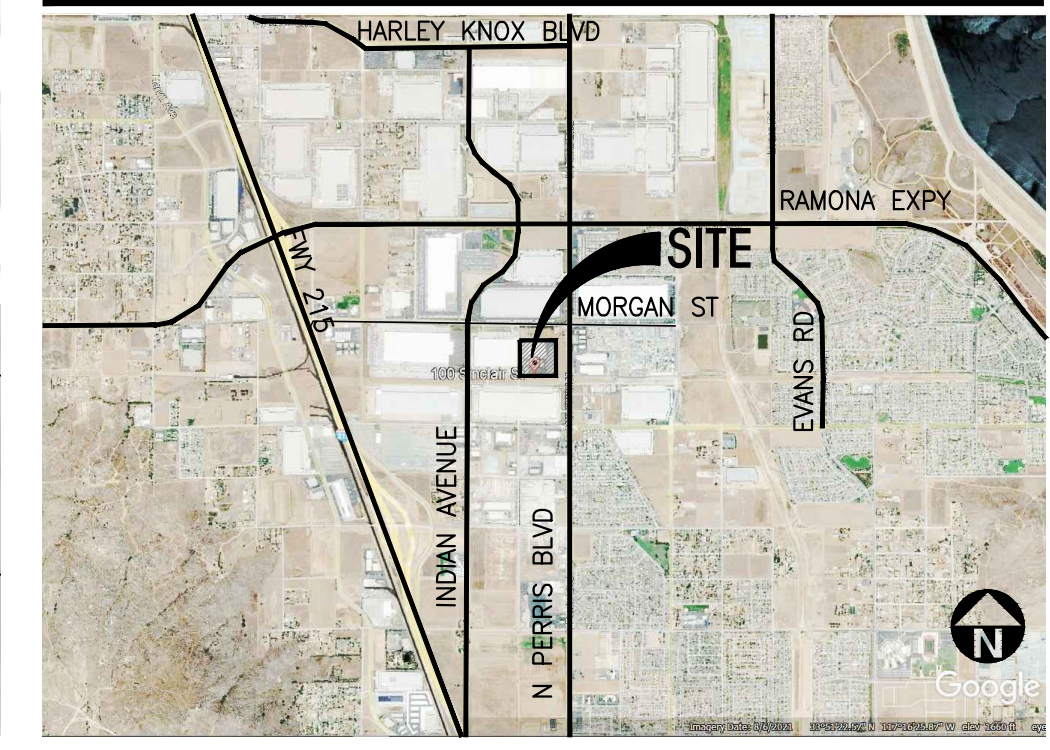
Title: OVERALL SITE PLAN

Project Number: 21393
Drawn by: RC
Date: 03/30/2023
Revision:

Sheet:

DAB-A1.1

Aerial Map



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP HOUSE
- 3 CONCRETE WALKWAY
- 4 ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5 5'-6" X 5'-6" X 4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE METAL, MANUAL OPERATED SLIDING GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 7 PROVIDE METAL, MANUAL OPERATED SWING GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- 8 LANDSCAPE. SEE "L" DWGS.
- 9 CONCRETE TILT-UP SCREEN WALL
- 10 BIKE RACK.
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 8" H WROUGHT IRON FENCE
- 13 14" H SCREEN WALL WITH ANTI GRAFFITI COATING
- 14 ELECTRICAL ROOM
- 15 PROPOSED SITE LIGHT POLE.
- 16 PROPOSED STREET LIGHT
- 17 TRASH ENCLOSURE PER CITY STANDARD.
- 18 PROPOSED FIRE HYDRANT
- 19 HANDICAPPED PARKING STALL SIGN
- 20 HANDICAPPED ENTRY SIGN
- 21 PRE-CAST CONC. WHEEL STOP
- 22 CONC. FILLED GUARD POST "6" DIA. U.N.O. 42" H.
- 23 EXTERIOR CONC. STAIR.
- 24 FUTURE INDOOR EMPLOYEE BREAK AREA
- 25 COLOR CONCRETE WITH SCORING LINES AT TRUCK DRIVEWAY
- 26 EMPLOYEE BREAK AREA WITH PICKLE BALL
- 27 EMPLOYEE BREAK AREA WITH CANOPY AND TABLE
- 28 FUTURE INDOOR EMPLOYEE BREAK AREA
- 29 AUTOMATIC BOOM BARRIER DOUBLE GATE
- 30 PROPOSED 8' CLASS I MULTIPURPOSE PATH
- 31 3' WIDE WI SWING GATE W/LOCKSET
- 32 6' WIDE WI SWING GATE W/LOCKSET

SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- 26' FIRE LANE.
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL
- TRUCK IN & OUT

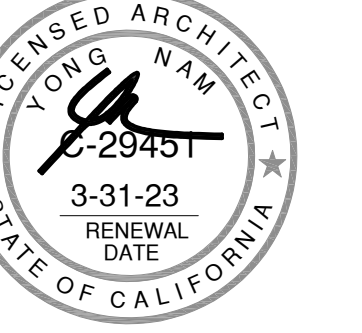
SITE PLAN GENERAL NOTES

1. THE SOILS REPORT PREPARED BY _____ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING 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, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY 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 W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
11. PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINE IN DURING SUBMITTAL.
12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES 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 ISSUANCE OF BUILDING PERMITS.
14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

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MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: FENCE & WALL PLAN

Project Number: 21393

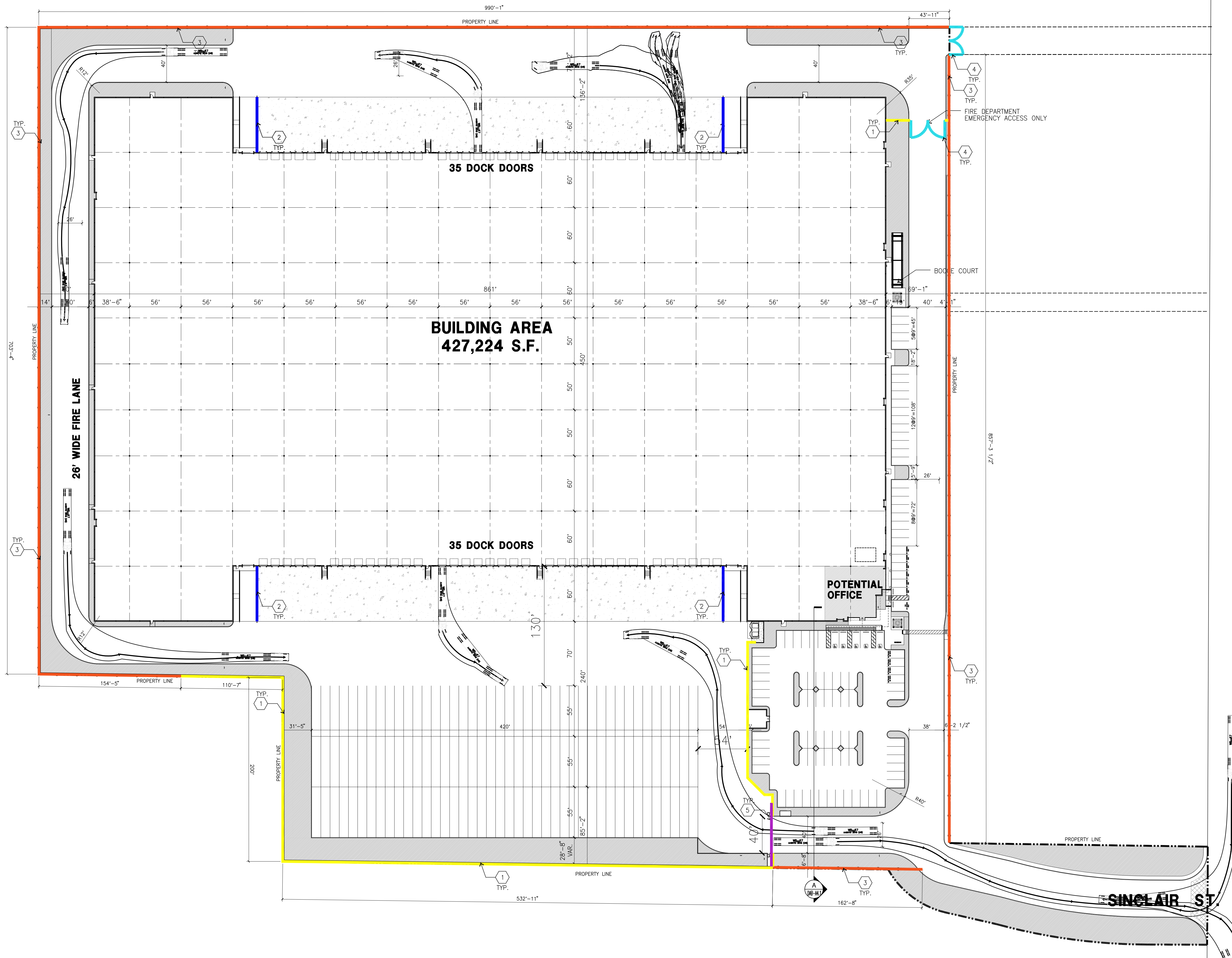
Drawn by: RC

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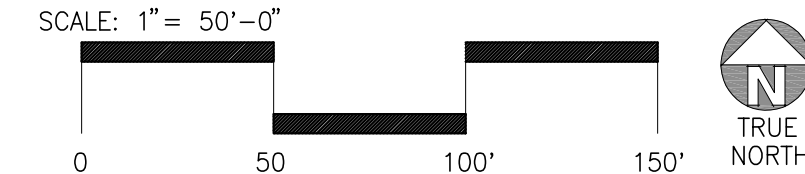
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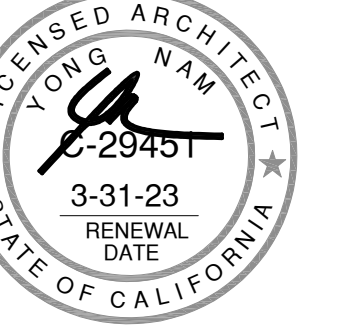
OVERALL SITE PLAN
scale: 1" = 50'-0"



LEGEND	SITE PLAN KEYNOTES
	1 14' HIGH CONCRETE TILT UP SCREEN WALL WITH ANTI-GRAFFITI COATING.
	2 42" HIGH CONCRETE GUARD WALL.
	3 8' HIGH WROUGHT IRON FENCE.
	4 8' HIGH TUBE STEEL SWING GATE.
	5 8' HIGH SLIDING GATE. PROVIDE VIEW-OBSCURING MESH MATERIAL SECURED TO THE BACK OF THE GATES TO SCREEN LOADING DOCK AREAS FROM PUBLIC VIEW.



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ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number: 21393

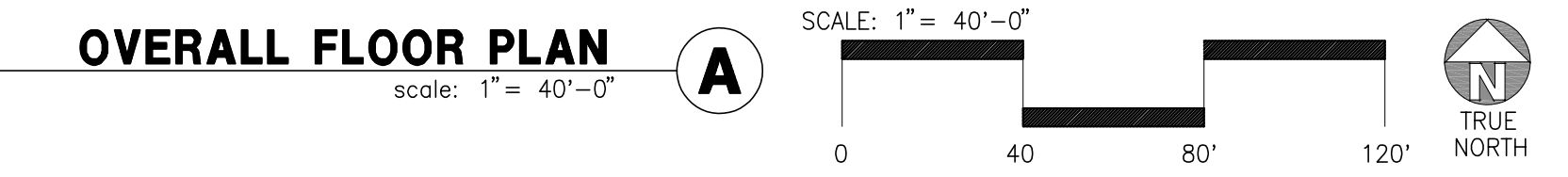
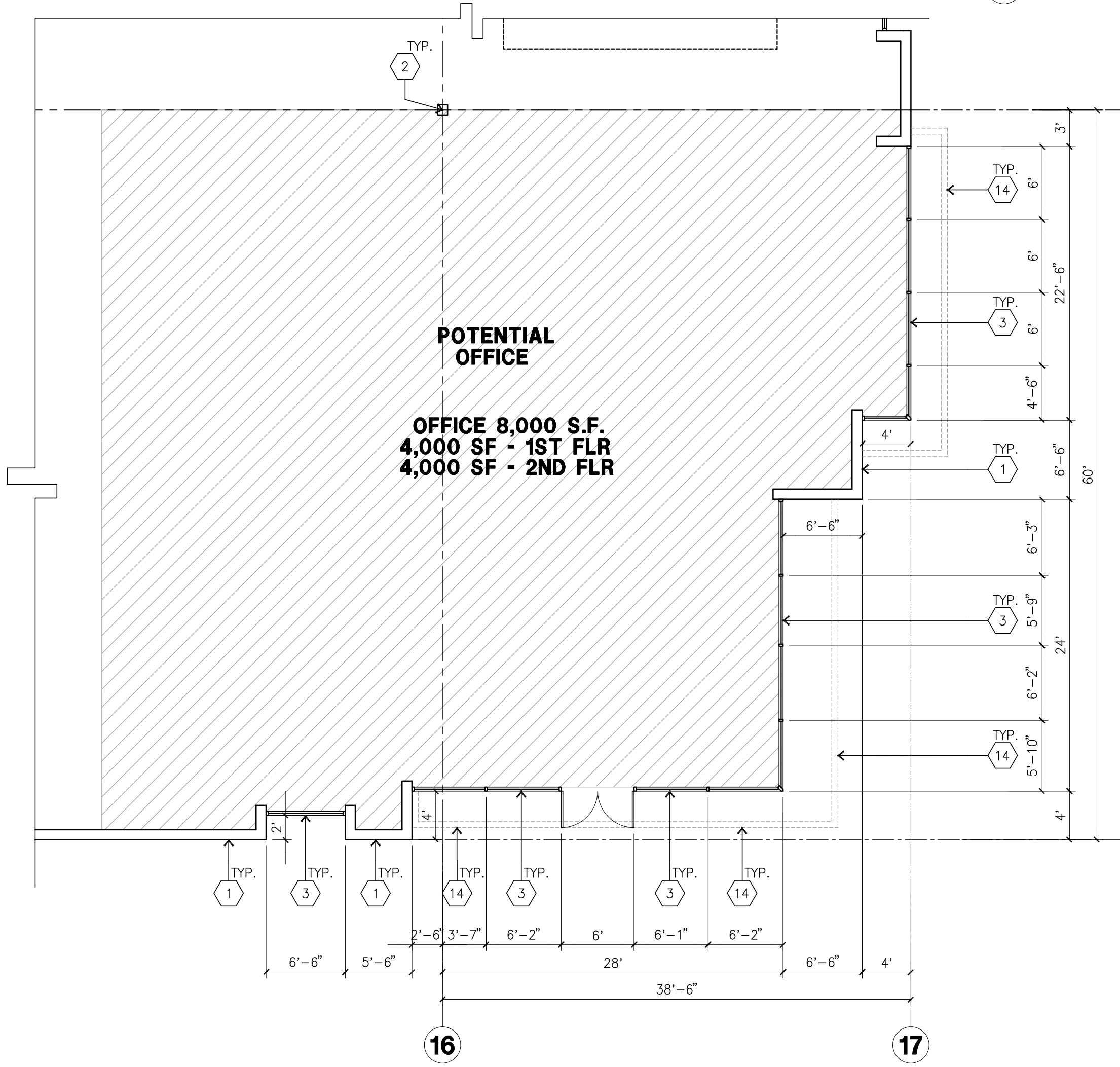
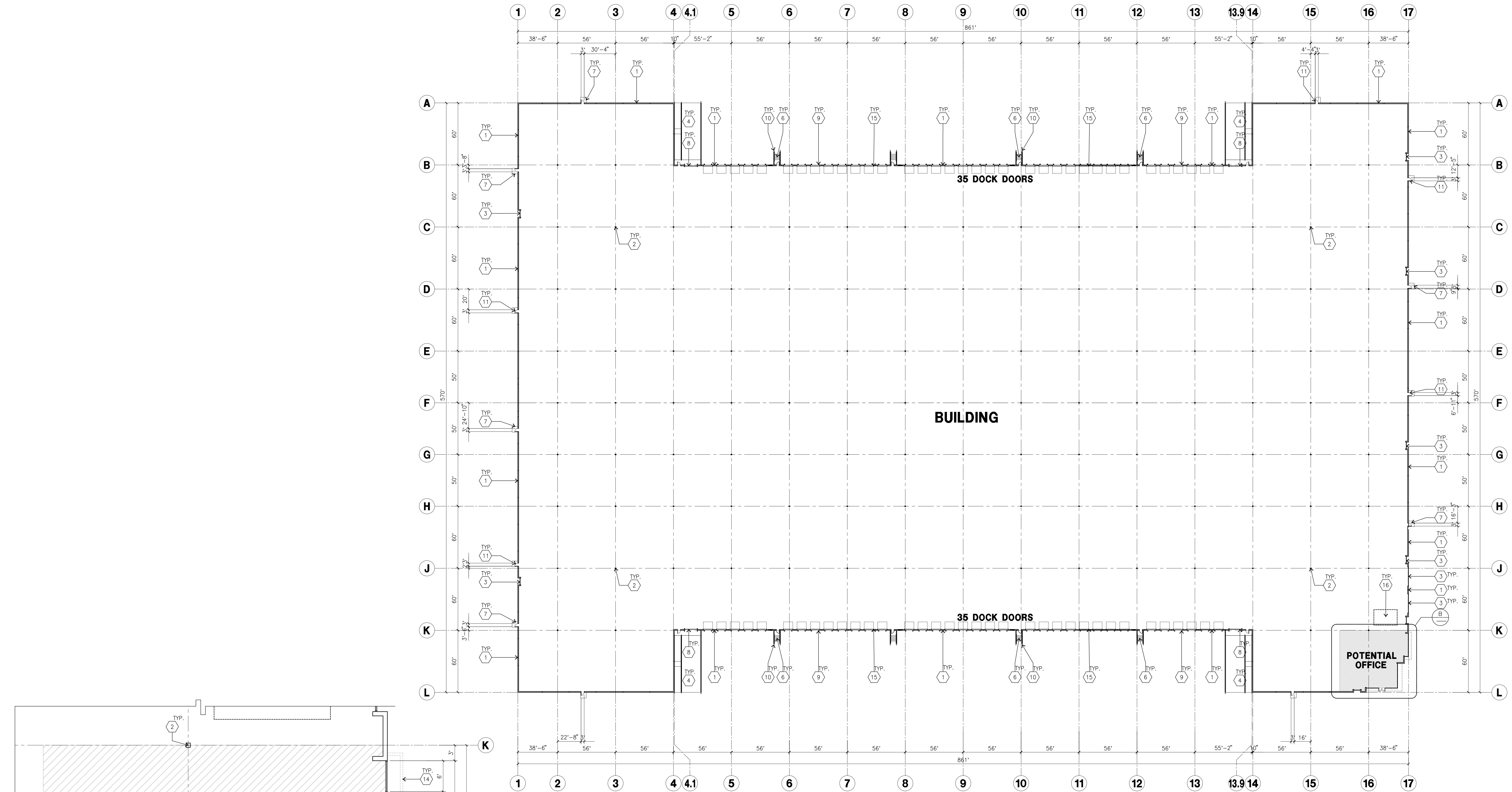
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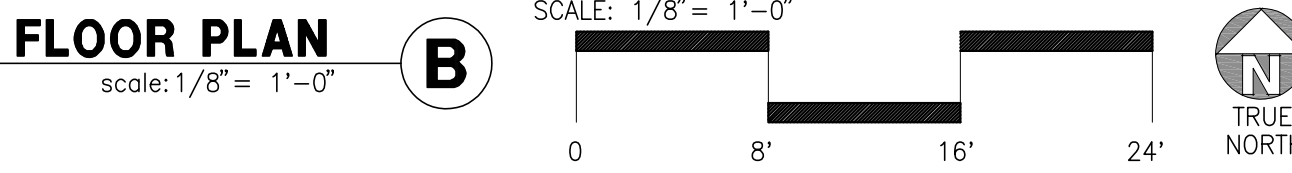
KEYNOTES - FLOOR PLAN

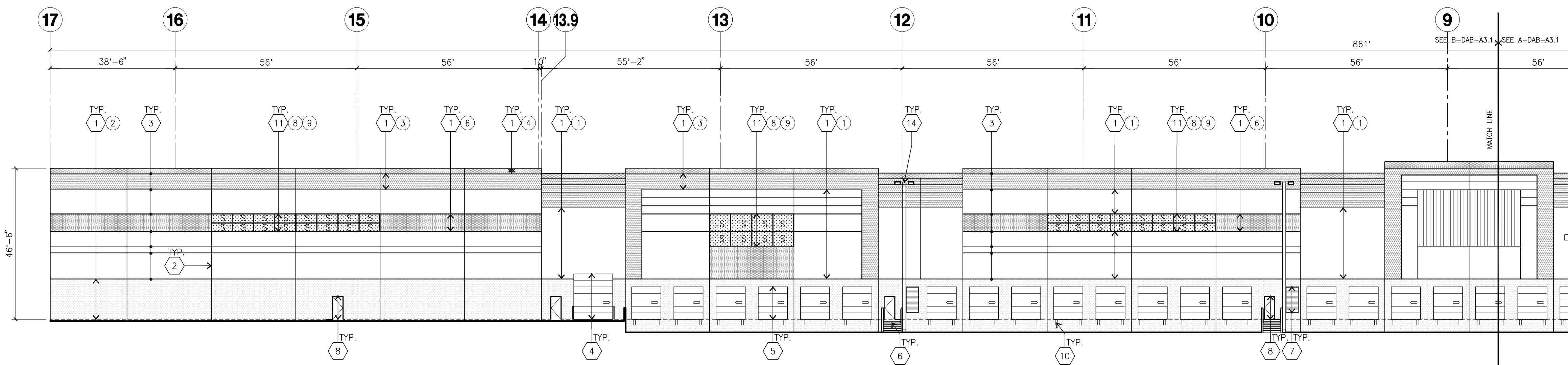
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAR
- 7 5'-6" X 5'-6" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" = 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 9 DOCK DOOR BUMPER
- 10 CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 TUBE STEEL CANOPY.
- 15 Z GUARD
- 16 FUTURE INDOOR EMPLOYEE BREAK AREA

GENERAL NOTES - FLOOR PLAN

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLLUMNS ARE TO RECEIVE PRIMER ONLY. ALL OYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1" COAT OF WHITE TO COVER.
- F. SLOPE FOUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOK EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD-4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 113381.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/A4.1 OFFICE SECTION.

ENLARGED FLOOR PLAN





NORTH ELEVATION
scale: 1" = 20'-0" **A**

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 4" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAUGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 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.G.
- 4 OVERHEAD DOOR # DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 5 OVERHEAD DOOR # DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRACTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 ROOF LINE BEYOND.
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SUBSETS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 PARAPET RETURN
- 13 TUBE STEEL CANOPY
- 14 EXTERIOR DOWNSPOUT.
- 15 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
- 16 INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN

COLOR SCHED. - ELEVATIONS

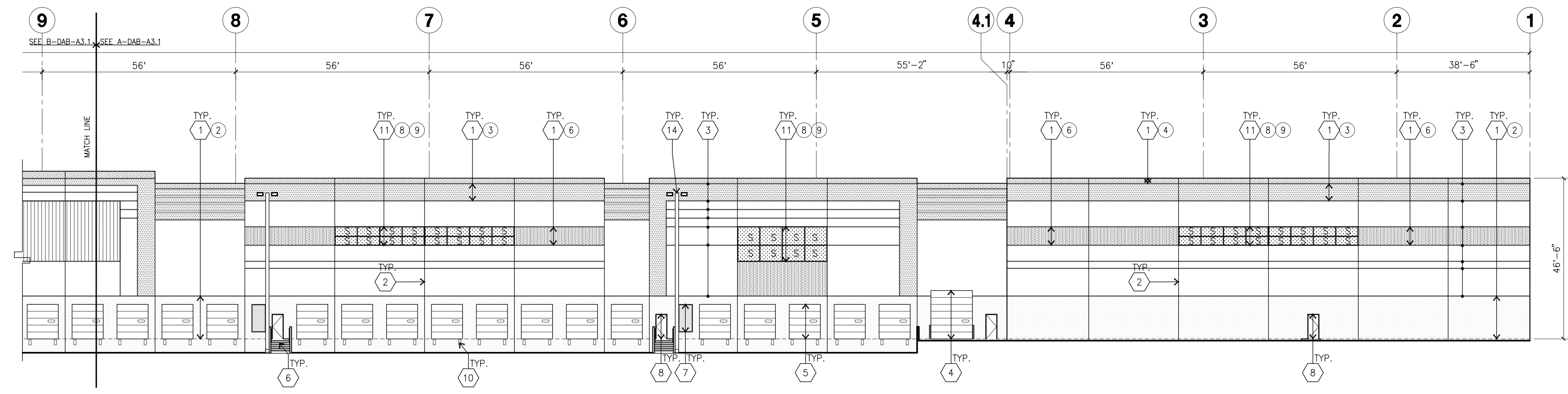
- 1 CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN-WILLIAMS SW7005 PURE WHITE
- 2 CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN-WILLIAMS SW7071 GRAY SCREEN
- 3 CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN-WILLIAMS SW7073 NETWORK GRAY
- 4 CONCRETE TILT-UP PANEL PAINT BRAND: SHERWIN-WILLIAMS SW7075 WEB GRAY
- 5 CONCRETE TILT-UP PANEL CORRUGATED METAL WITH DARK GRAY
- 6 CONCRETE TILT-UP PANEL FORMLINER PAINTED IN SHERWIN-WILLIAMS SW7075 WEB GRAY
- 7 SPLIT LIMESTONE - BLACK FOREST CORONADO STONE
- 8 MULLIONS COLOR: CLEAR ANODIZED
- 9 GLAZING COLOR: BLUE REFLECTIVE GLAZING
- 10 METAL CANOPY COLOR: SW ACRYLIC LATEX SYSTEMS HIGH GLOSS / HIGH PERFORMANCE 7075 WEB GRAY

GLAZING LEGEND

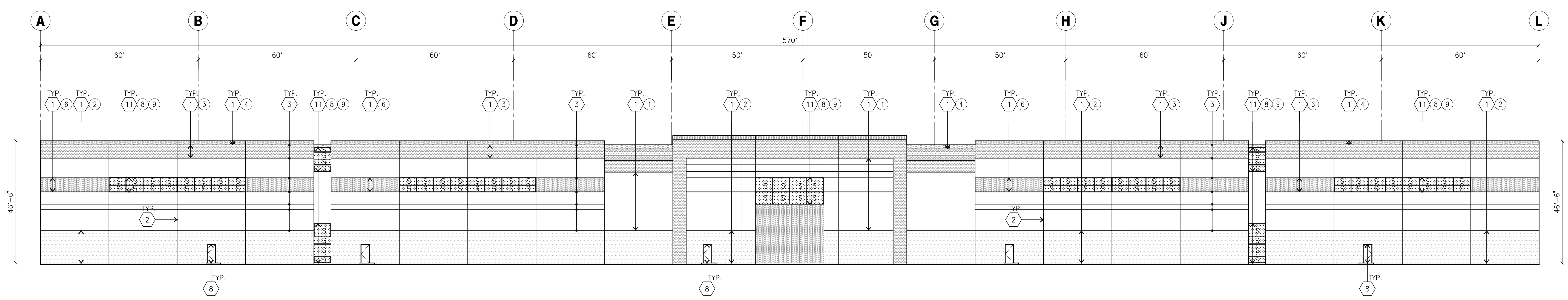
- 1 TEMPERED SPANDREL GLASS
- 2 TEMPERED VISION INSULATED GLASS FPG: VISTACOL (2) PACIFICA + SOLARBAN SOLARBAN 60 (3) CLEAR U VALUE: 0.27, SHGC: 0.21 AND VLT: 26% 1" INSULATED GLASS WITH 1/2" AIRSPACE AND (2) 1/4" LITES.
- 3 TEMPERED VISION GLASS

GENERAL NOTES - ELEVATIONS

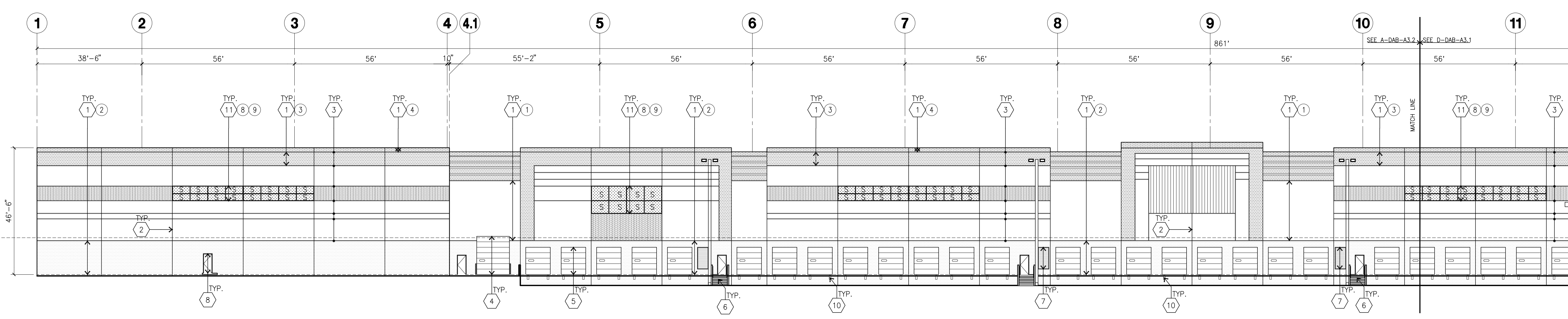
- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON



NORTH ELEVATION (CONT.)
scale: 1" = 20'-0" **B**



WEST ELEVATION
scale: 1" = 20'-0" **C**



SOUTH ELEVATION
scale: 1" = 20'-0" **D**



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Title: ELEVATIONS

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DAB-A3.2

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- 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 OVERHEAD DOOR & DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 5 OVERHEAD DOOR & DOCK HIGH. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID FINISH TO MEET ADA. REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM. TREAD FOR ADA REQUIREMENTS.
- 7 METAL LOUVER. PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 ROOF LINE BEYOND.
- 10 DOCK BUMPER.
- 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 PARAPET RETURN.
- 13 TUBE STEEL CANOPY.
- 14 EXTERIOR DOWNSPOUT.
- 15 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS.
- 16 INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN.

COLOR SCHED. - ELEVATIONS

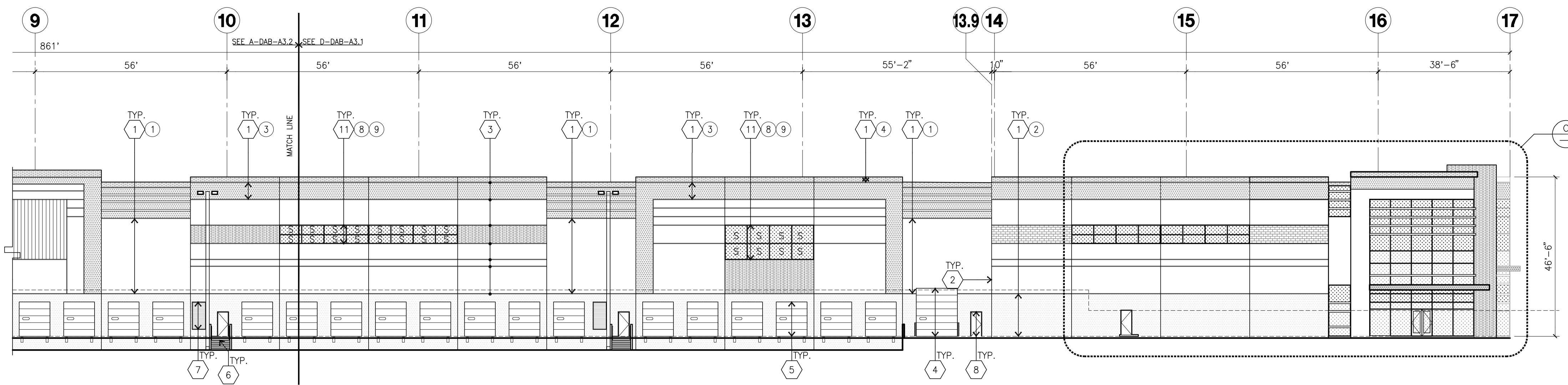
- | | | |
|----|------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1 | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7005_PURE WHITE | |
| 2 | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7021_GRAY_SCREEN | |
| 3 | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7023_NETWORK_GRAY | |
| 4 | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7025_WEB_GRAY | |
| 5 | CONCRETE TILT-UP PANEL CORRUGATED METAL WITH DARK GRAY | |
| 6 | CONCRETE TILT-UP PANEL FORMLINER PAINTED IN SHERWIN-WILLIAMS SW7075_WEB_GRAY | |
| 7 | SPLIT LIMESTONE - BLACK FOREST CORONADO_STONE | |
| 8 | MULLIONS | COLOR: CLEAR ANODIZED |
| 9 | GLAZING | COLOR: BLUE REFLECTIVE GLAZING |
| 10 | METAL CANOPY | SW ACRYLIC LATEX SYSTEMS HIGH GLOSS /HIGH PERFORMANCE 7075 WEB GRAY |

GLAZING LEGEND

- | | | | |
|---|-------------------------|---|--------------------------------------------------------------------------------------------------|
| 1 | TEMPERED SPANDREL GLASS | 2 | TEMPERED VISION INSULATED GLASS |
| 3 | TEMPERED VISION GLASS | 4 | FPG: VISTACOL (2) PACIFICA + SOLARBAN SOLARBAN 60 (3) CLEAR |
| | | 5 | U VALUE: 0.27, SHGC: 0.21 AND VLT: 26% 1" INSULATED GLASS WITH 1/2" AIRSPACE AND (2) 1/4" LITES. |

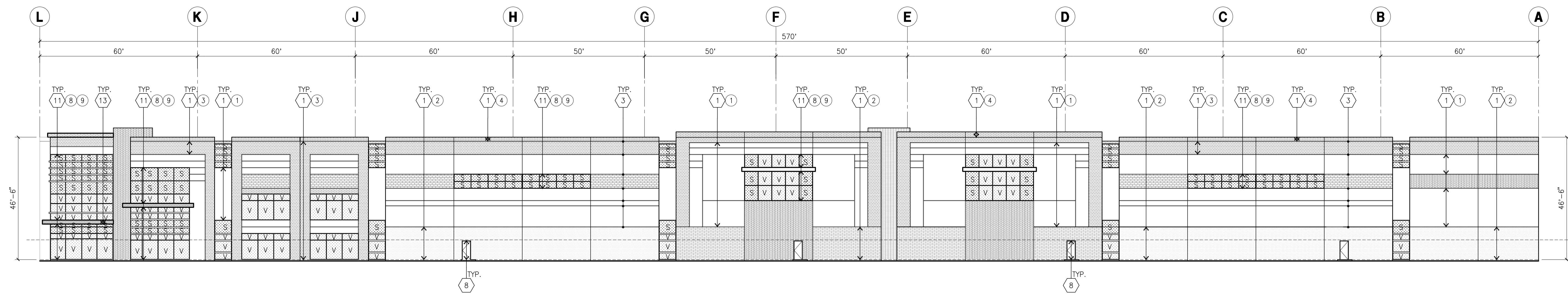
GENERAL NOTES - ELEVATIONS

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. EL = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- I. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- J. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.



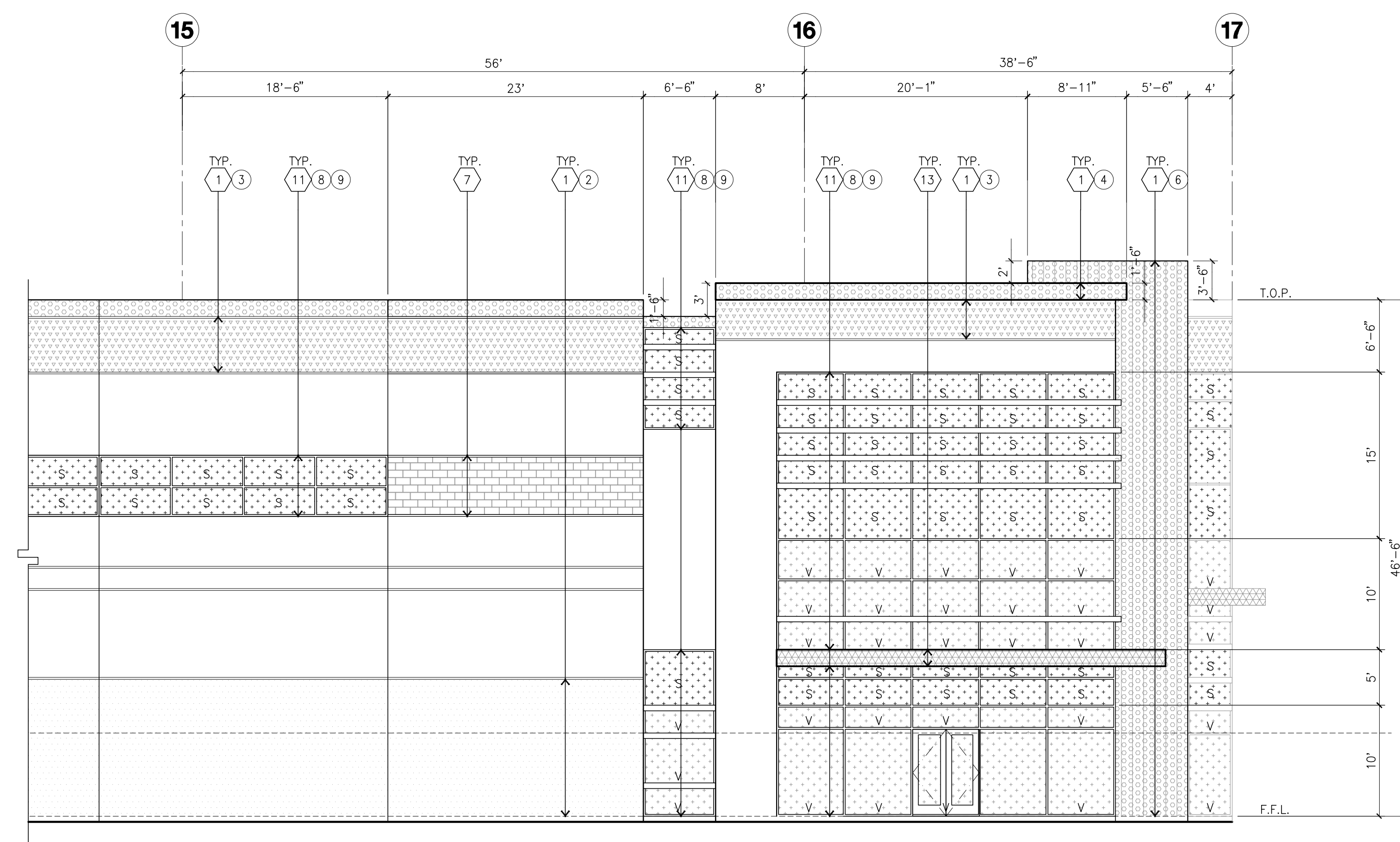
SOUTH ELEVATION (CONT.)

scale: 1" = 20'-0"



EAST ELEVATION

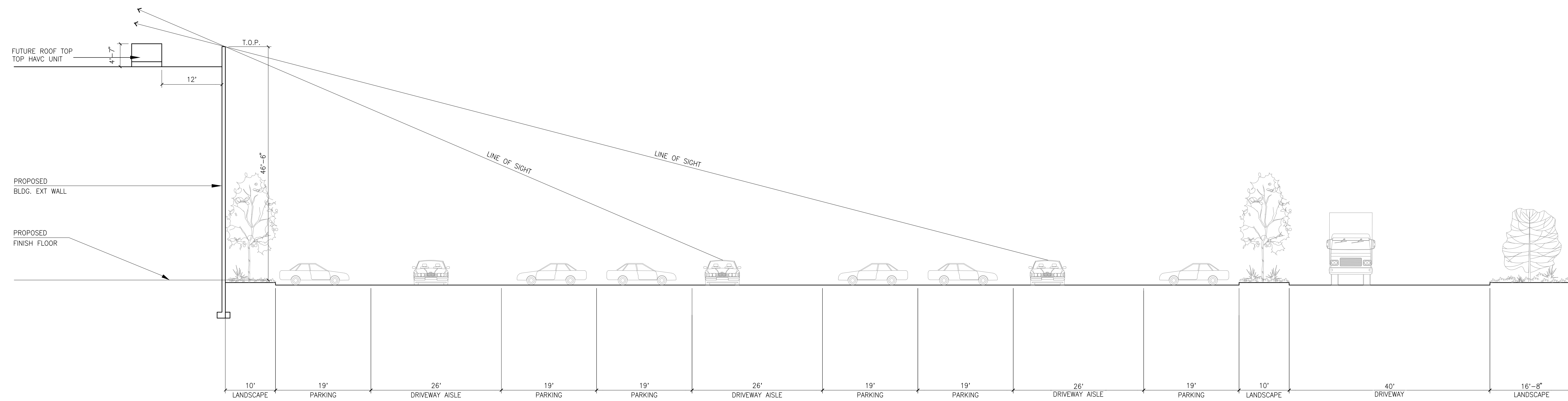
scale: 1" = 20'-0"



ENLARGED SOUTH ELEVATION

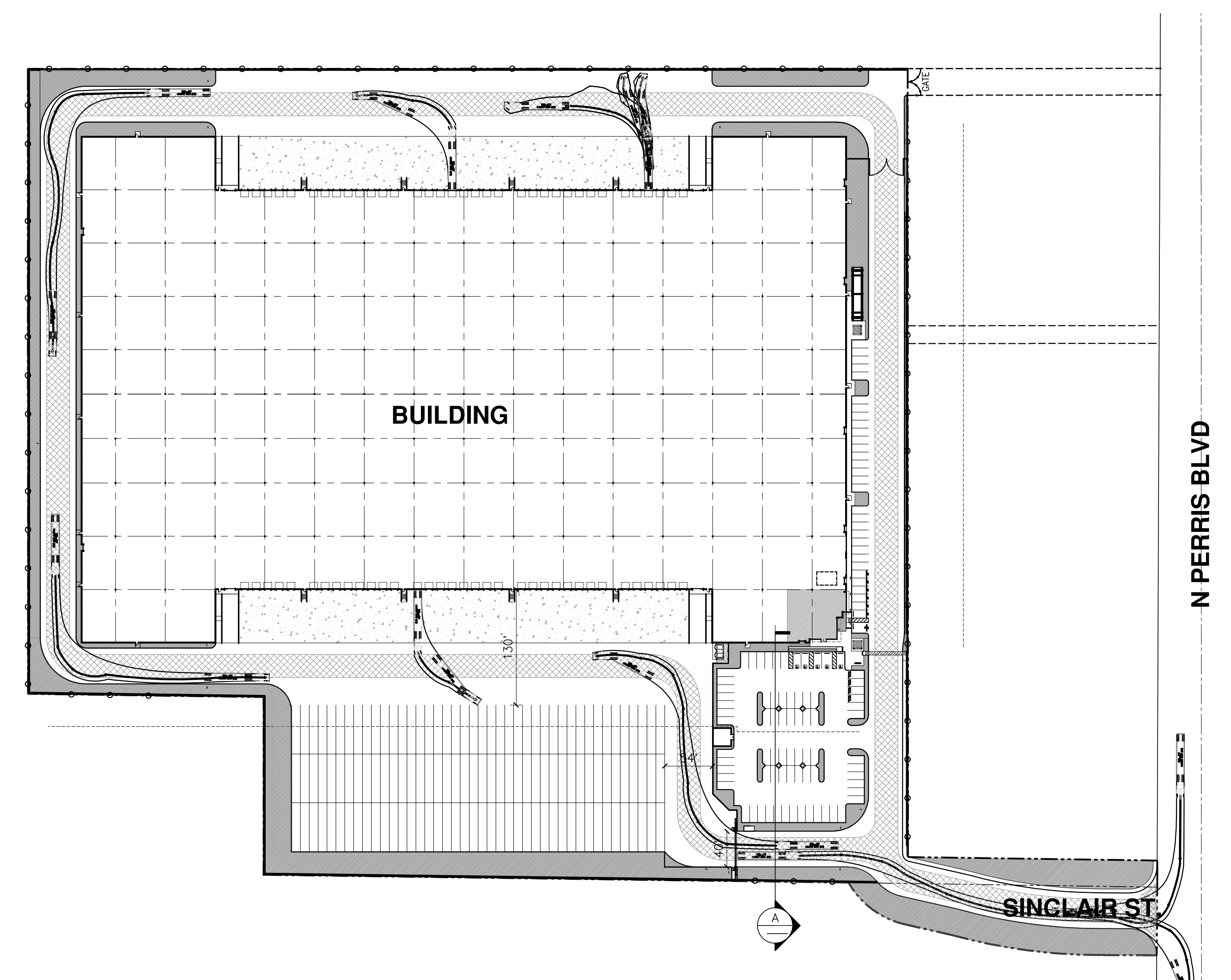
scale: 1/8" = 1'-0"



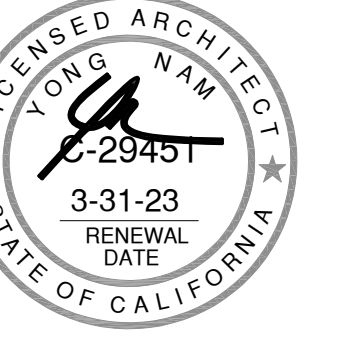


SITE SECTION STUDY A
scale: 1/10" = 1'-0"

SITE PLAN LEGEND



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



Owner:



989 N Sepulveda Blvd. Suite 750
El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST INDUSTRIAL
SINCLAIR**

100 W SINCLAIR STREET
PERRIS, CA

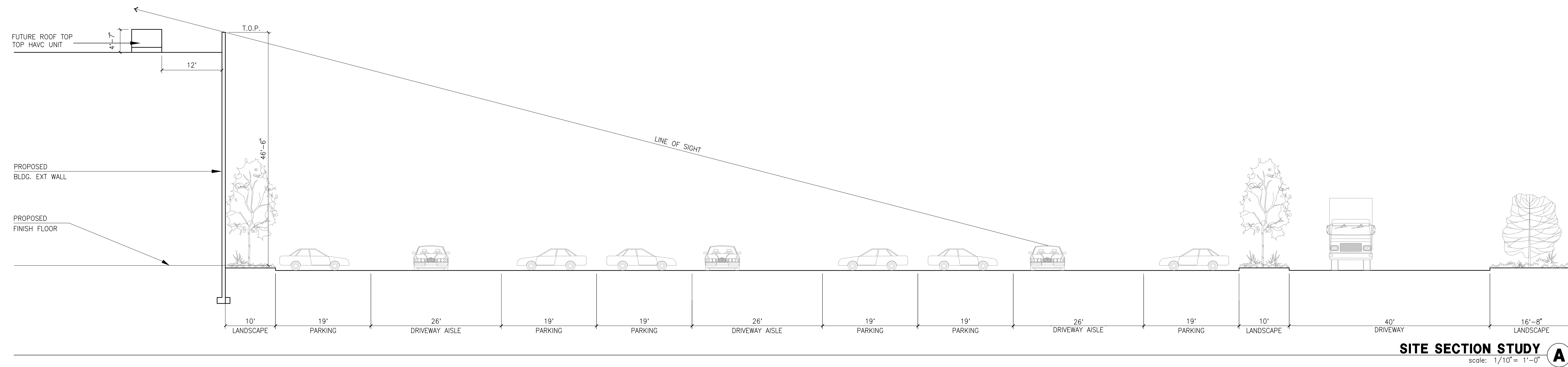
Consultants:

CIVIL	FMCVIL
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

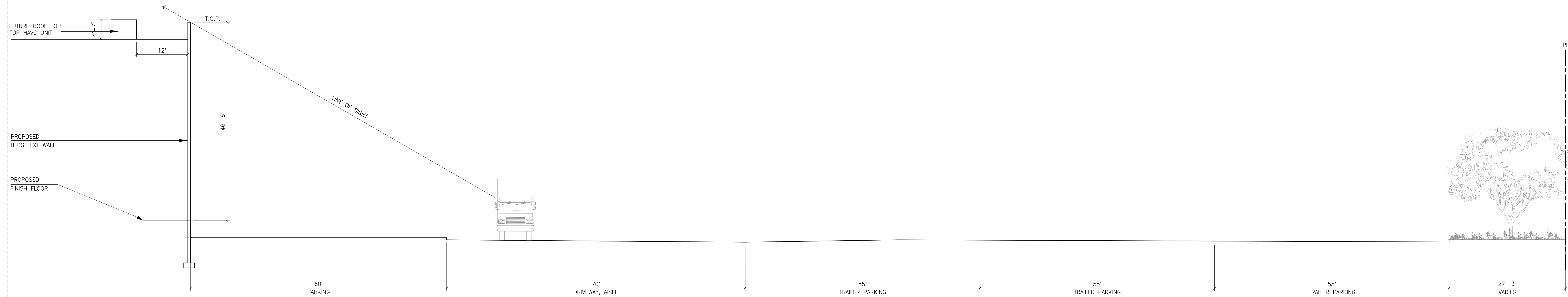
Title: SECTION

Project Number: 21393
Drawn by: RC
Date: 03/30/2023
Revision:

Sheet:
DAB-A4.1

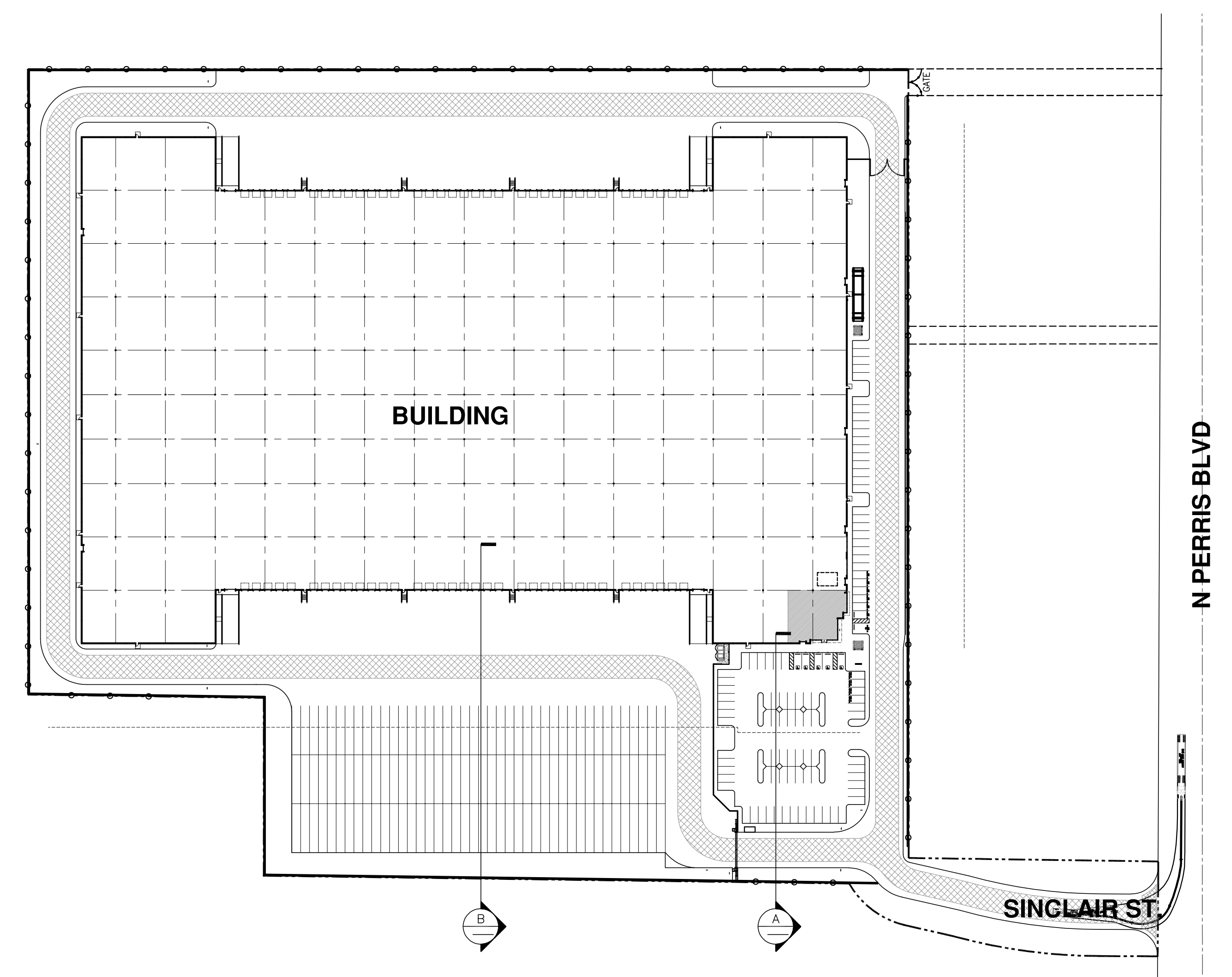


SITE SECTION STUDY A
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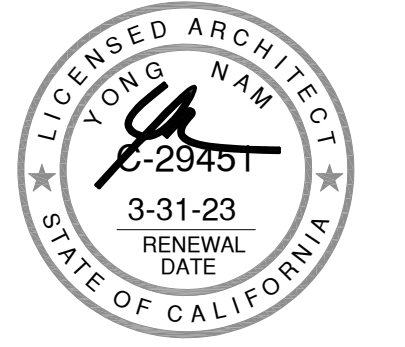


SITE SECTION STUDY B
scale: 1/10" = 1'-0"

SITE PLAN LEGEND



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



Owner:



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El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST INDUSTRIAL
SINCLAIR**

100 W SINCLAIR STREET
PERRIS, CA

Consultants:

CIVIL	FMCVIL
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **SITE SECTION**

Project Number: 21393
Drawn by: RC
Date: 03/30/2023
Revision:

Sheet:

DAB-A4.1A



hpa, inc.
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 92612
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 email: hpa@hparchts.com



Owner:



989 N Sepulveda Blvd. Suite 750
 El Segundo, CA 90245
 tel: 310-414-5400

Project:

**FIRST INDUSTRIAL
 SINCLAIR**
 100 W SINCLAIR STREET
 PERRIS, CA

Consultants:

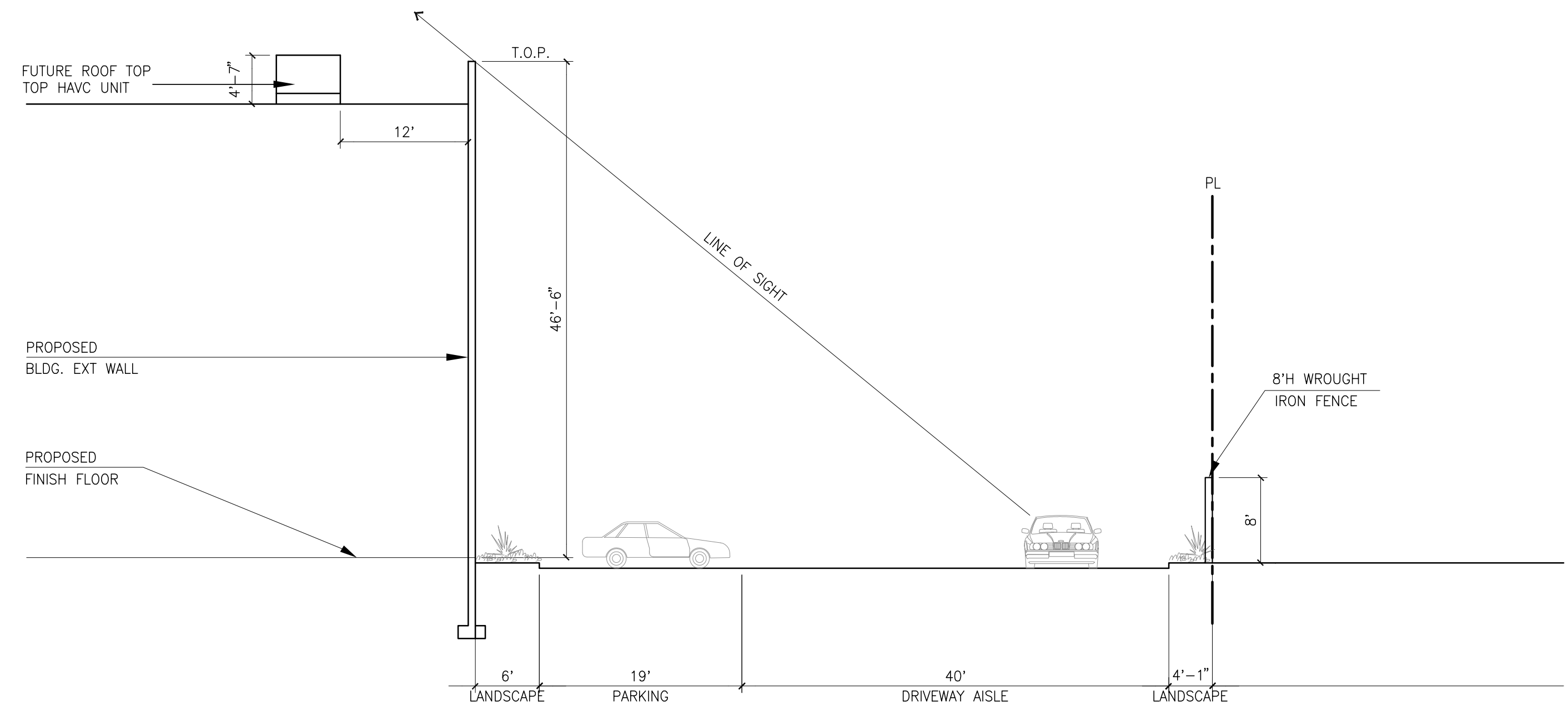
CIVIL	FMCVIL
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: SITE SECTION

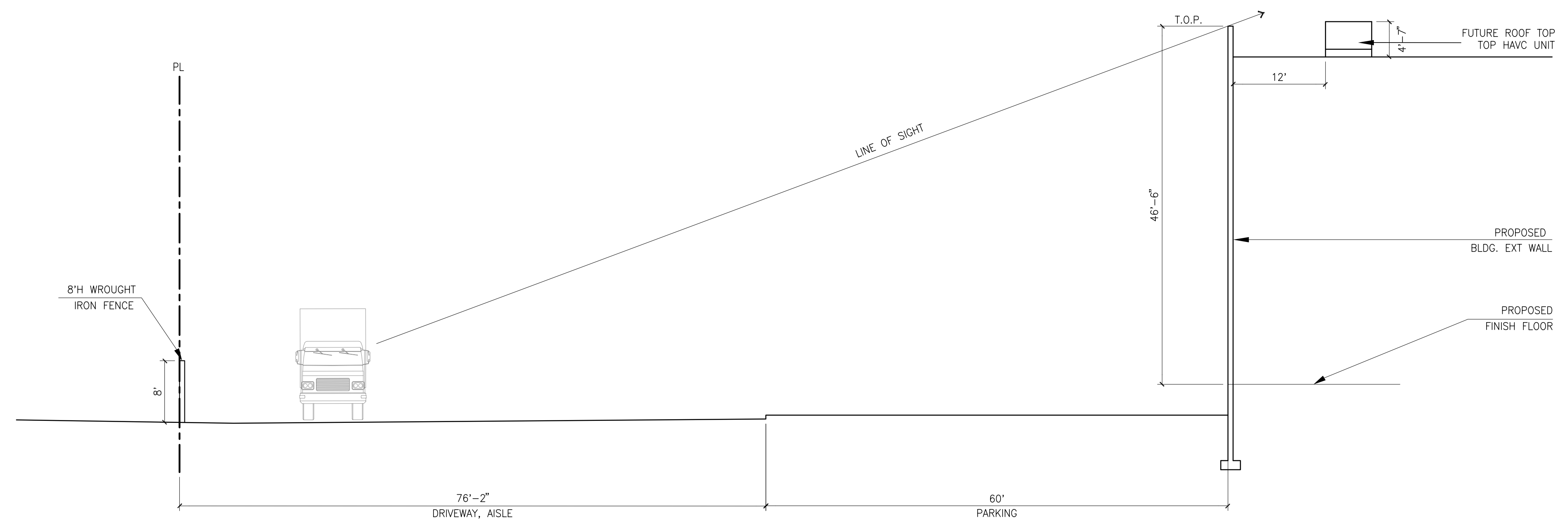
Project Number: 21393
 Drawn by: RC
 Date: 03/30/2023
 Revision:

Sheet:

DAB-A4.1B

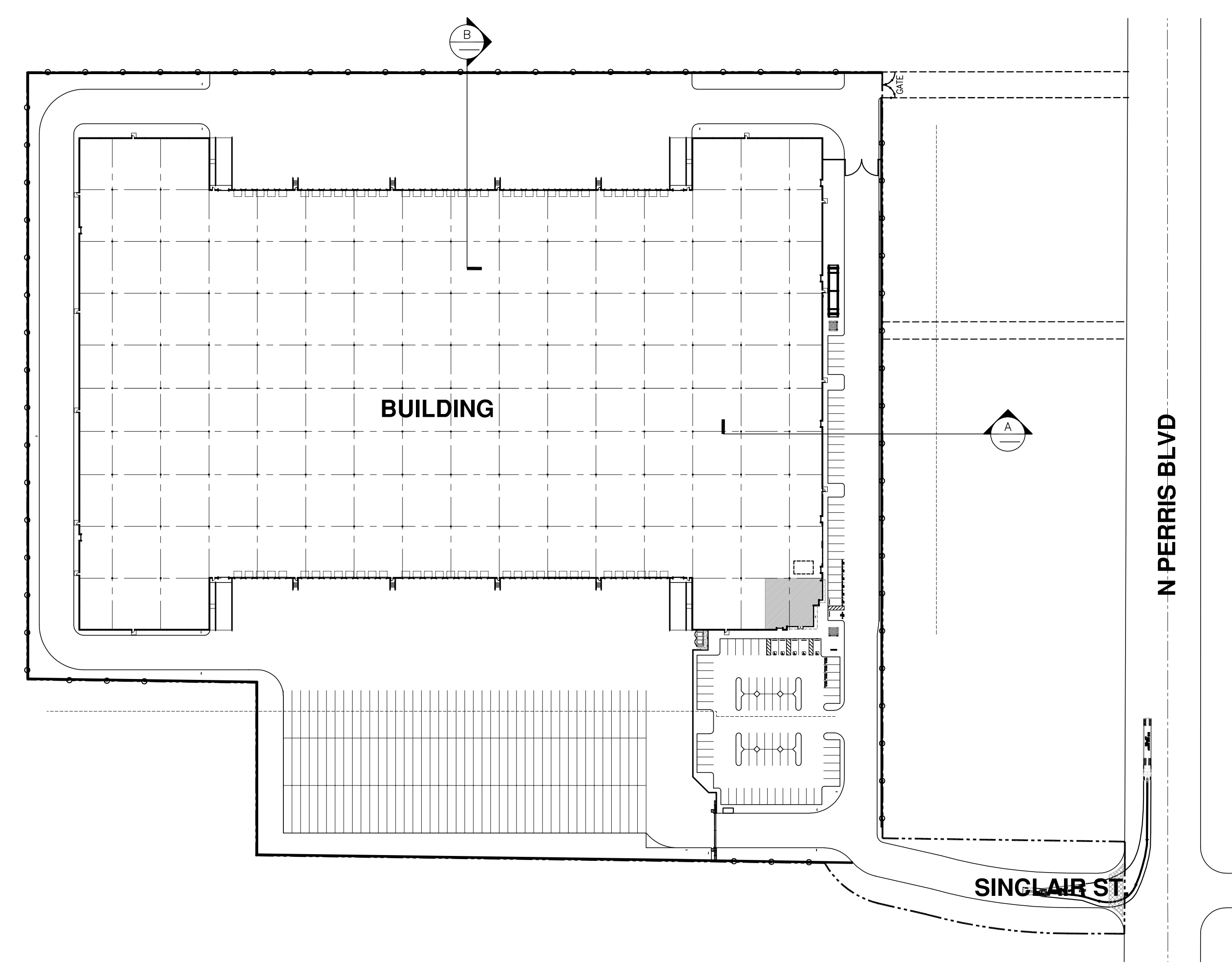


SITE SECTION STUDY A
 scale: 1/10" = 1'-0"



SITE SECTION STUDY B
 scale: 1/10" = 1'-0"

SITE PLAN LEGEND



Owner:



989 N Sepulveda Blvd. Suite 750
El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST INDUSTRIAL
SINCLAIR**

100 W SINCLAIR STREET
PERRIS, CA

Consultants:

CIVIL	FMCVIL
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: TRASH ENCLOSURE

Project Number: 21393

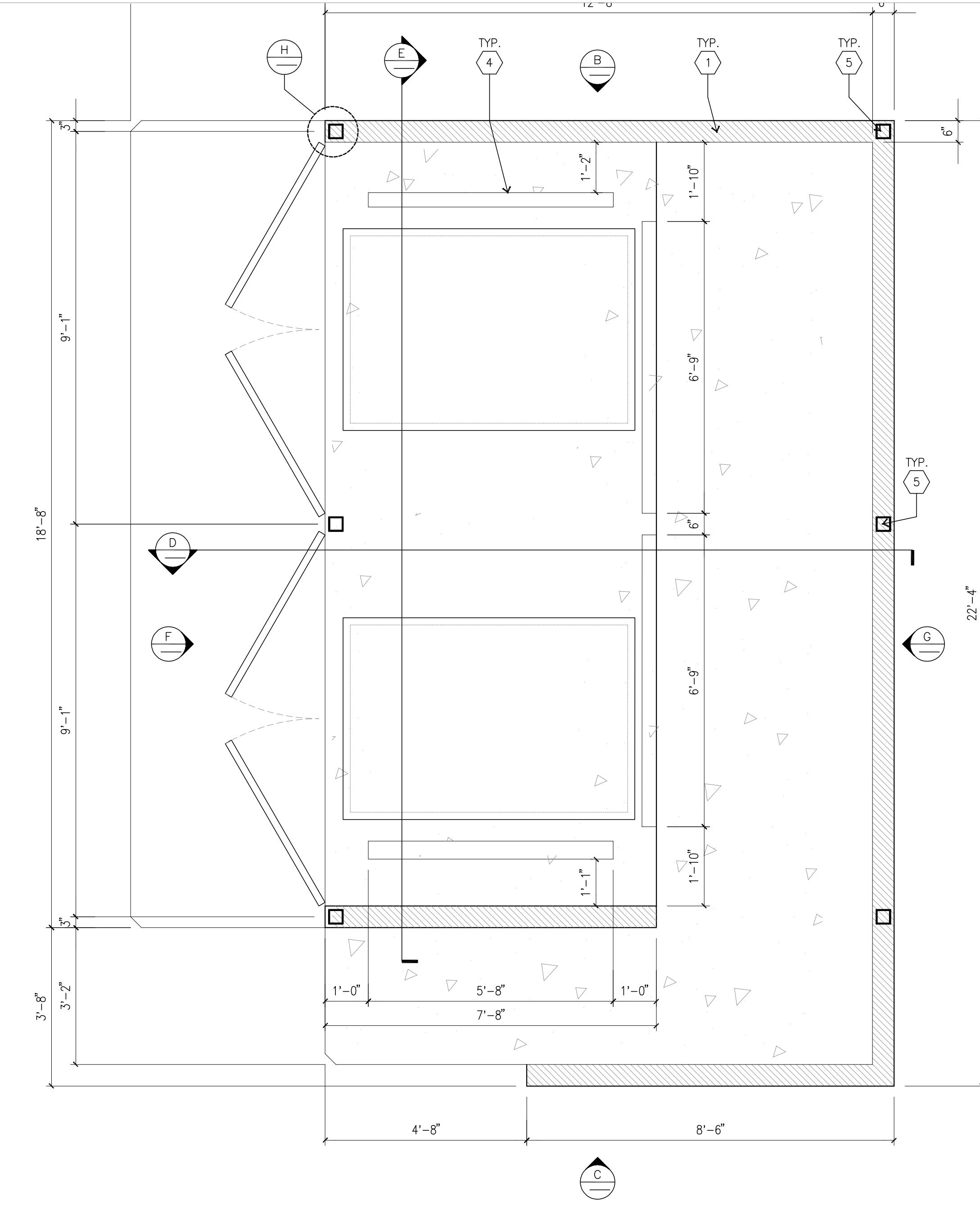
Drawn by: RC

Date: 03/30/2023

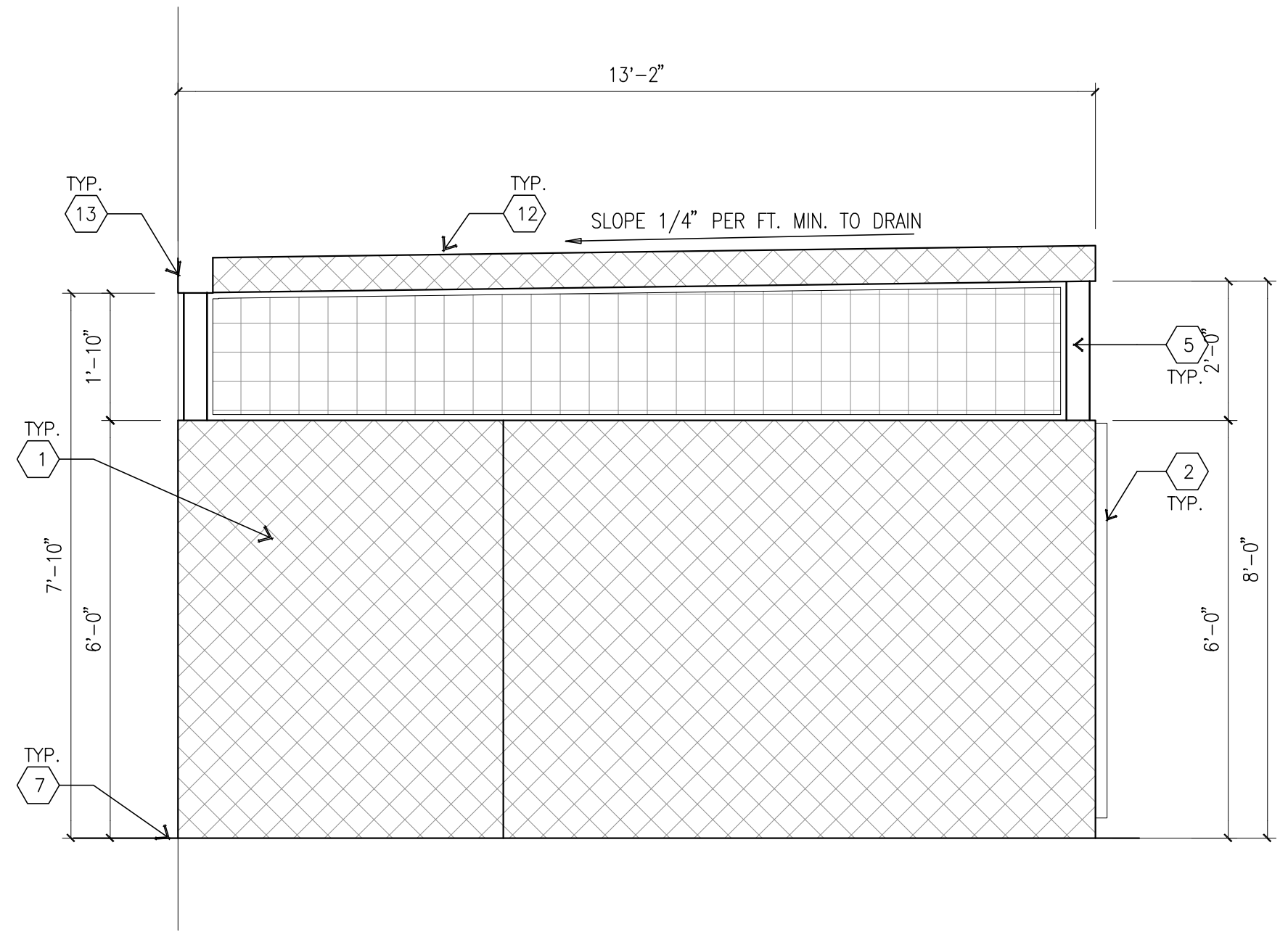
Revision:

Sheet:

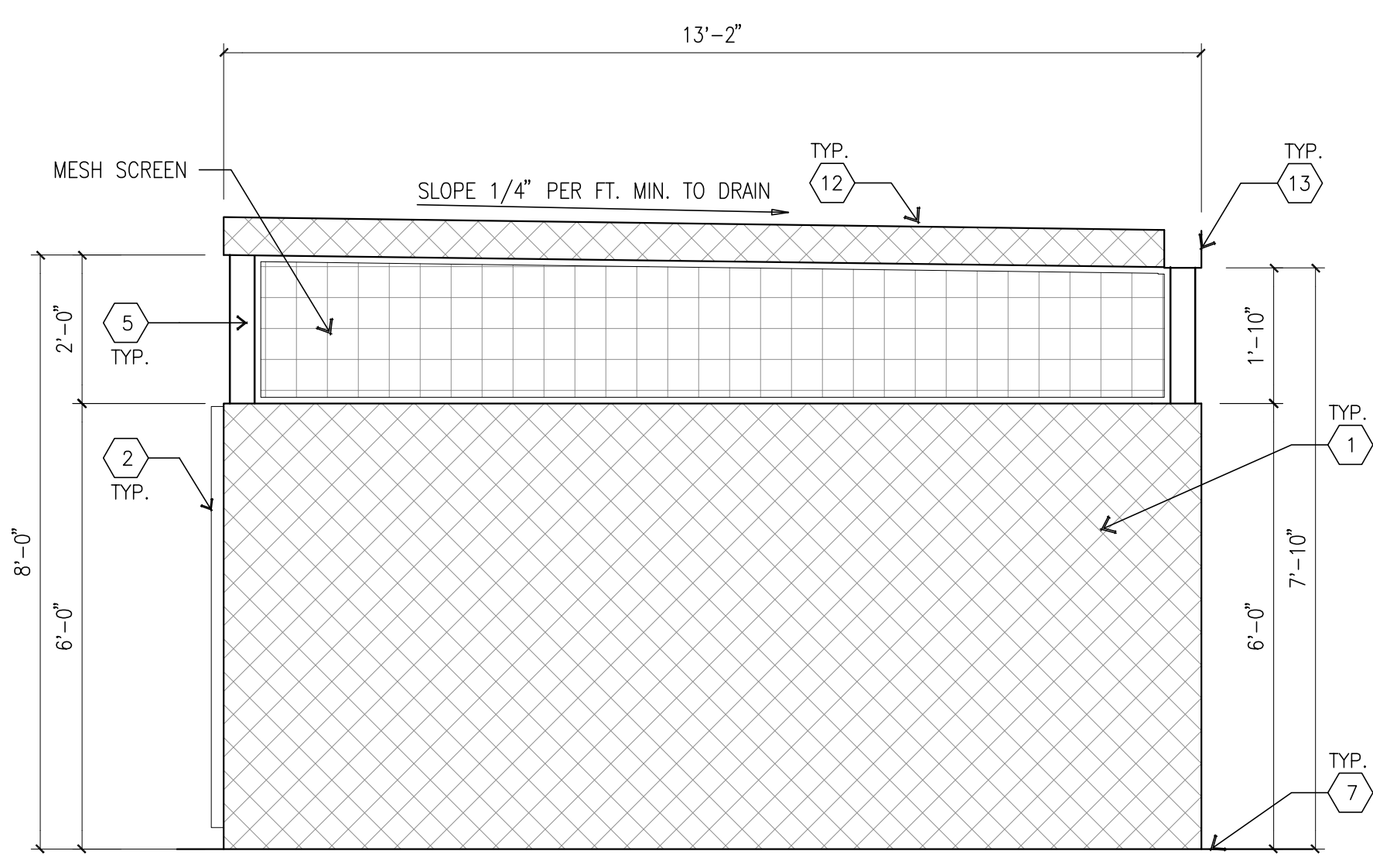
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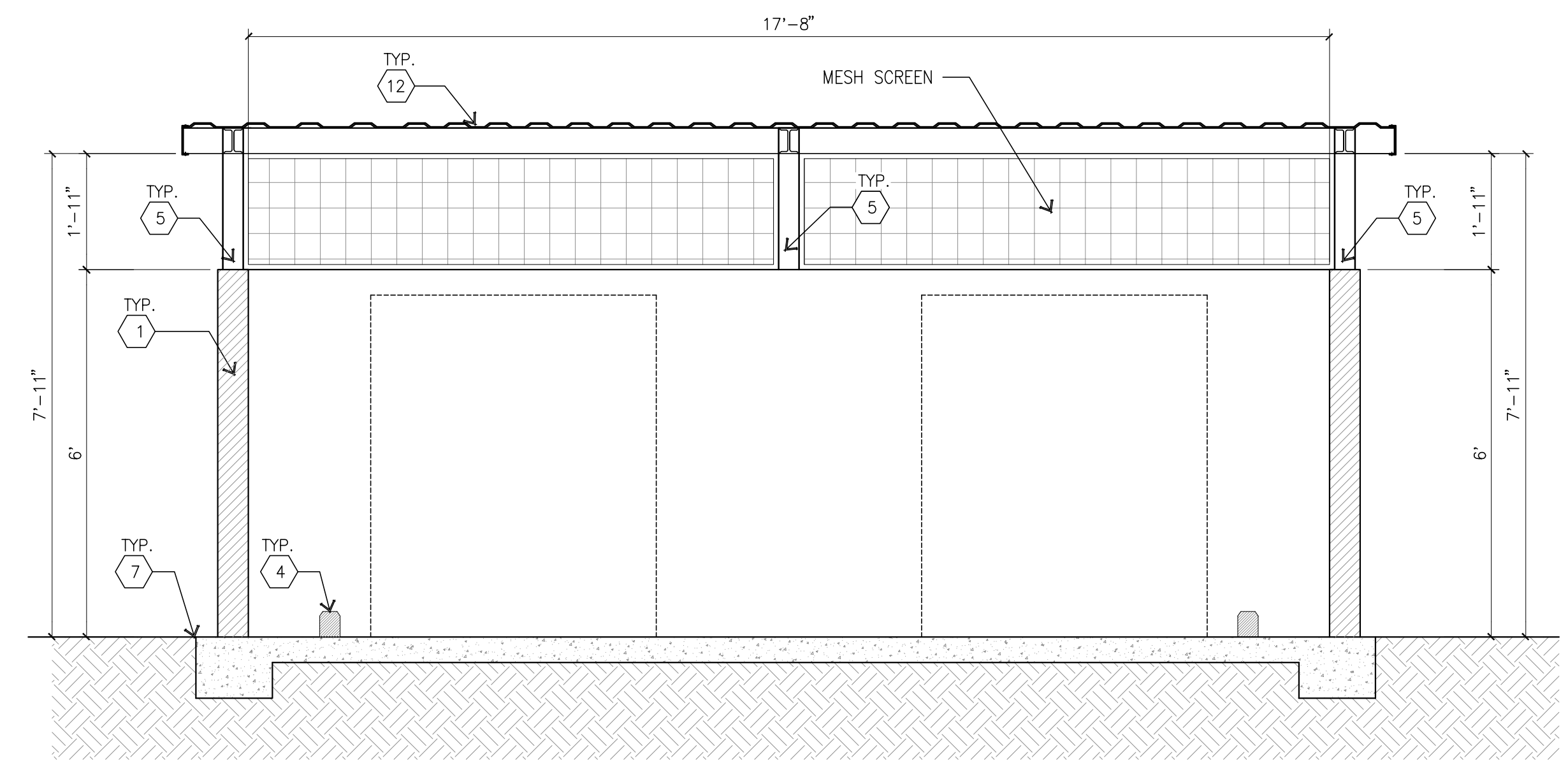
ENLARGED TRASH ENCLOSURE PLAN (A)
scale: 1/2" = 1'-0" TRUE NORTH



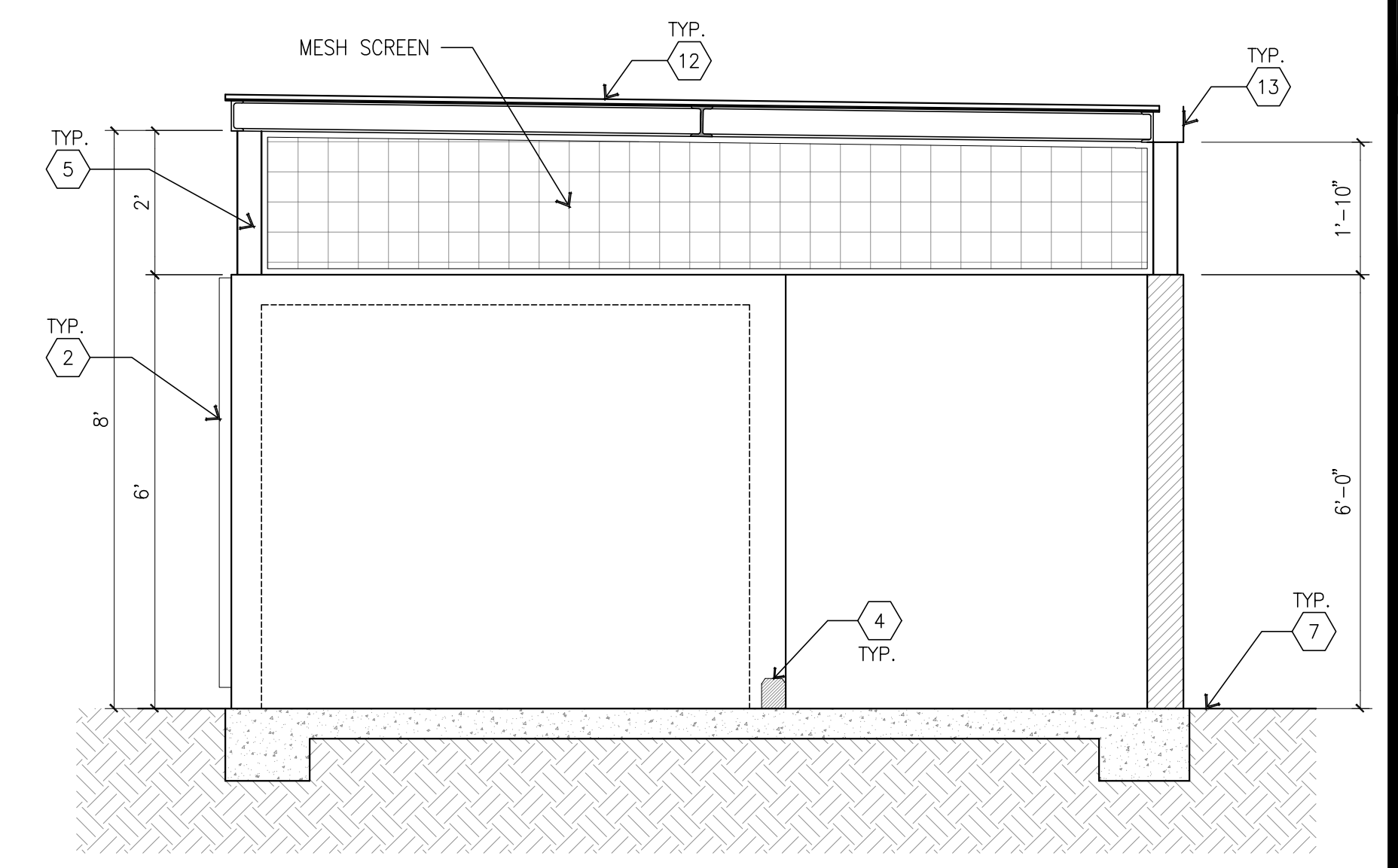
TRASH ENCLOSURE ELEVATION (C)
scale: 1/2" = 1'-0"



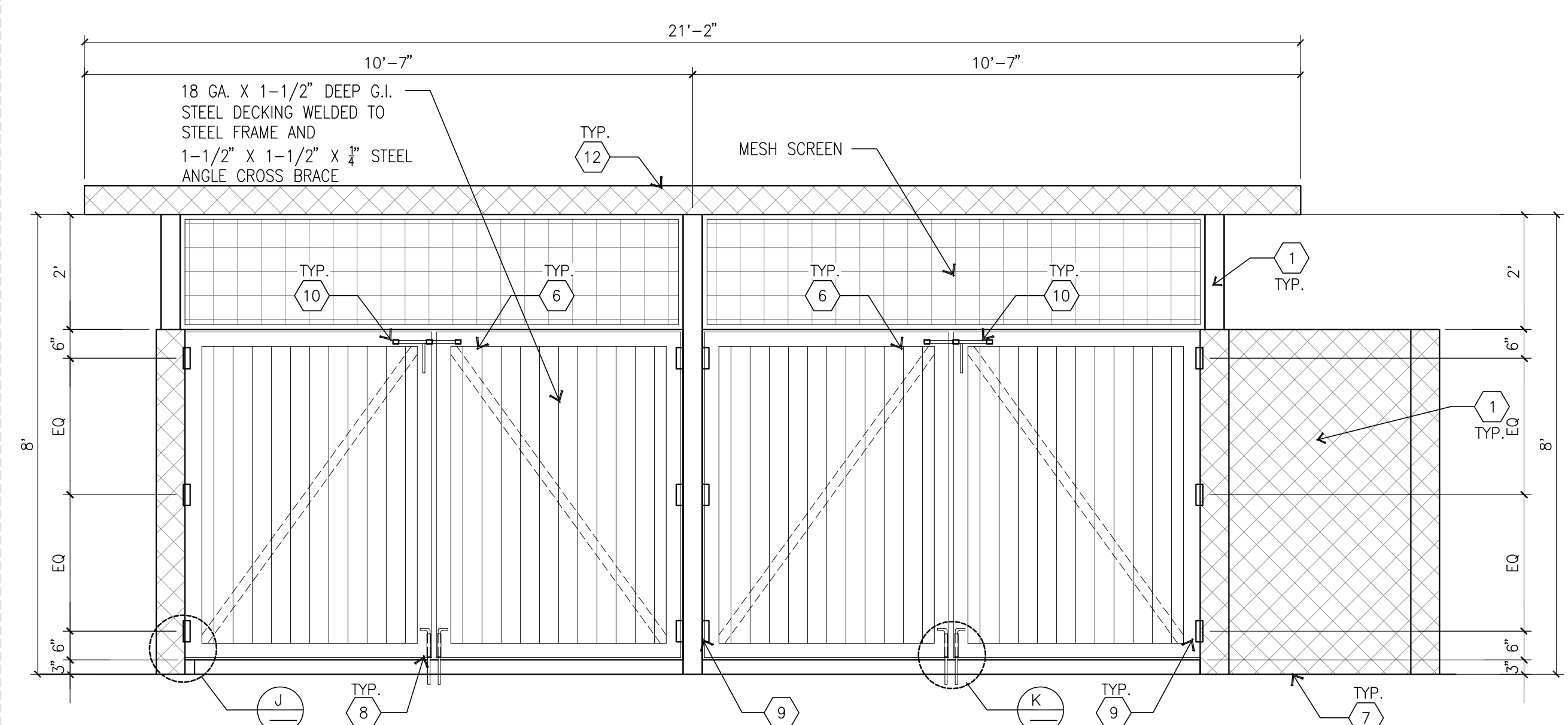
TRASH ENCLOSURE ELEVATION (B)
scale: 1/2" = 1'-0"



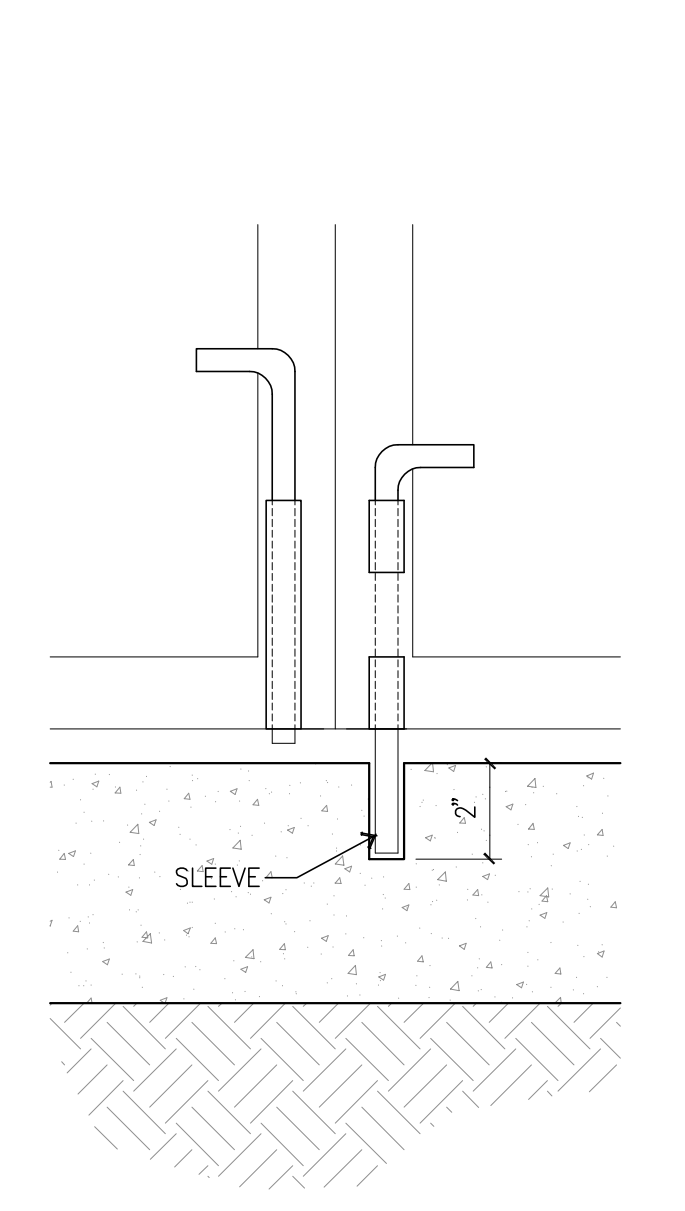
TRASH ENCLOSURE SECTION (E)
scale: 1/2" = 1'-0"



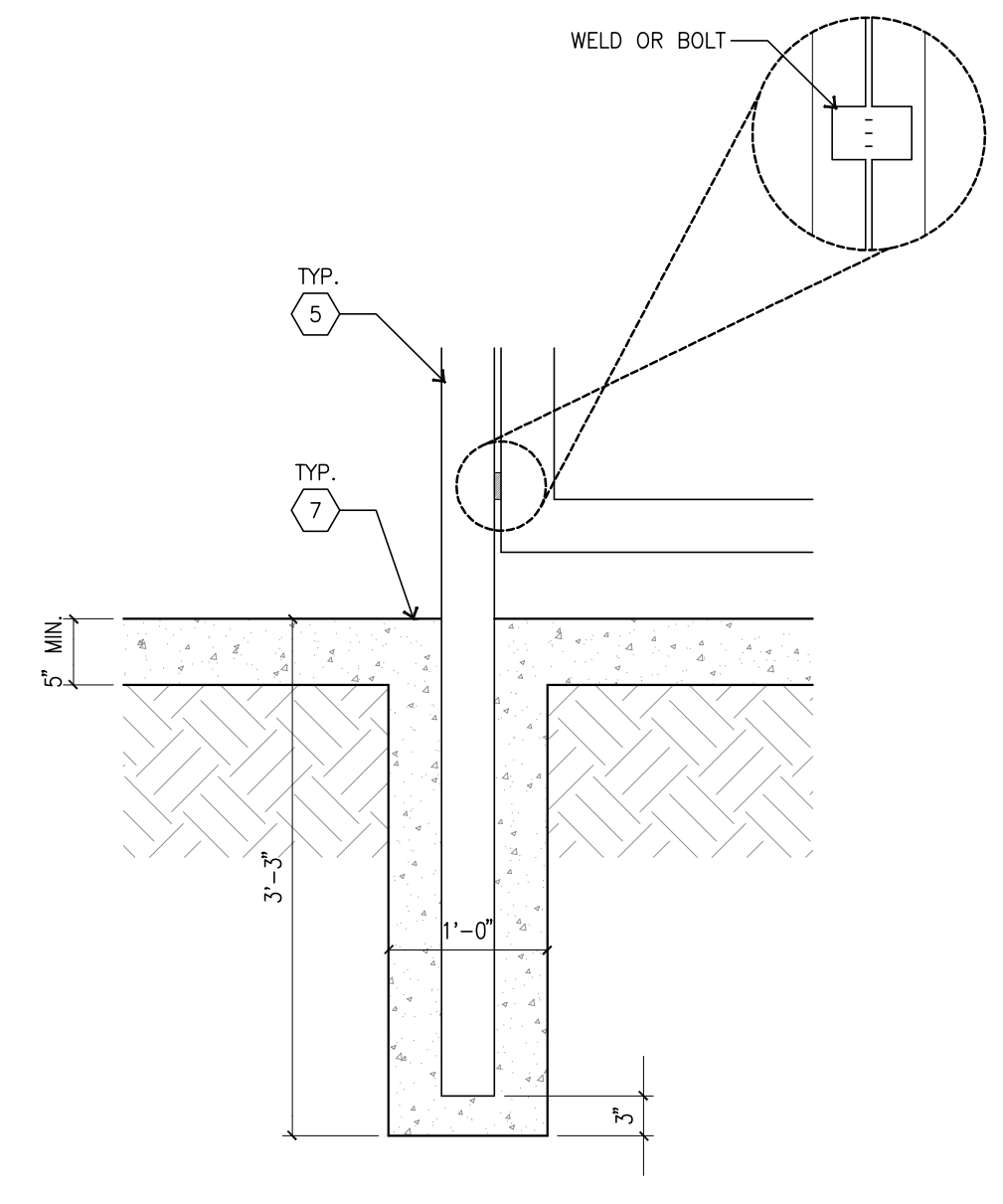
TRASH ENCLOSURE SECTION (D)
scale: 1/2" = 1'-0"



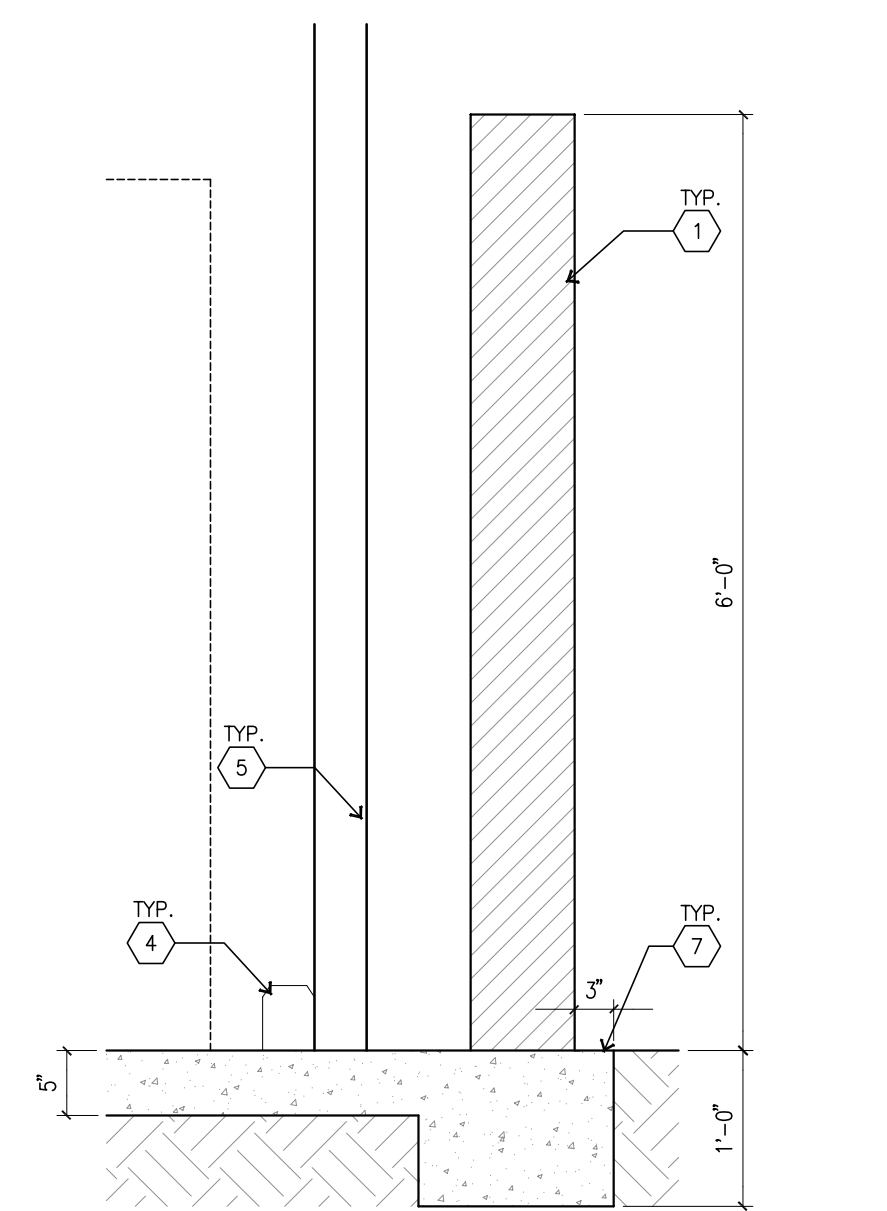
TRASH ENCLOSURE ELEVATION (F)
scale: 1/2" = 1'-0"



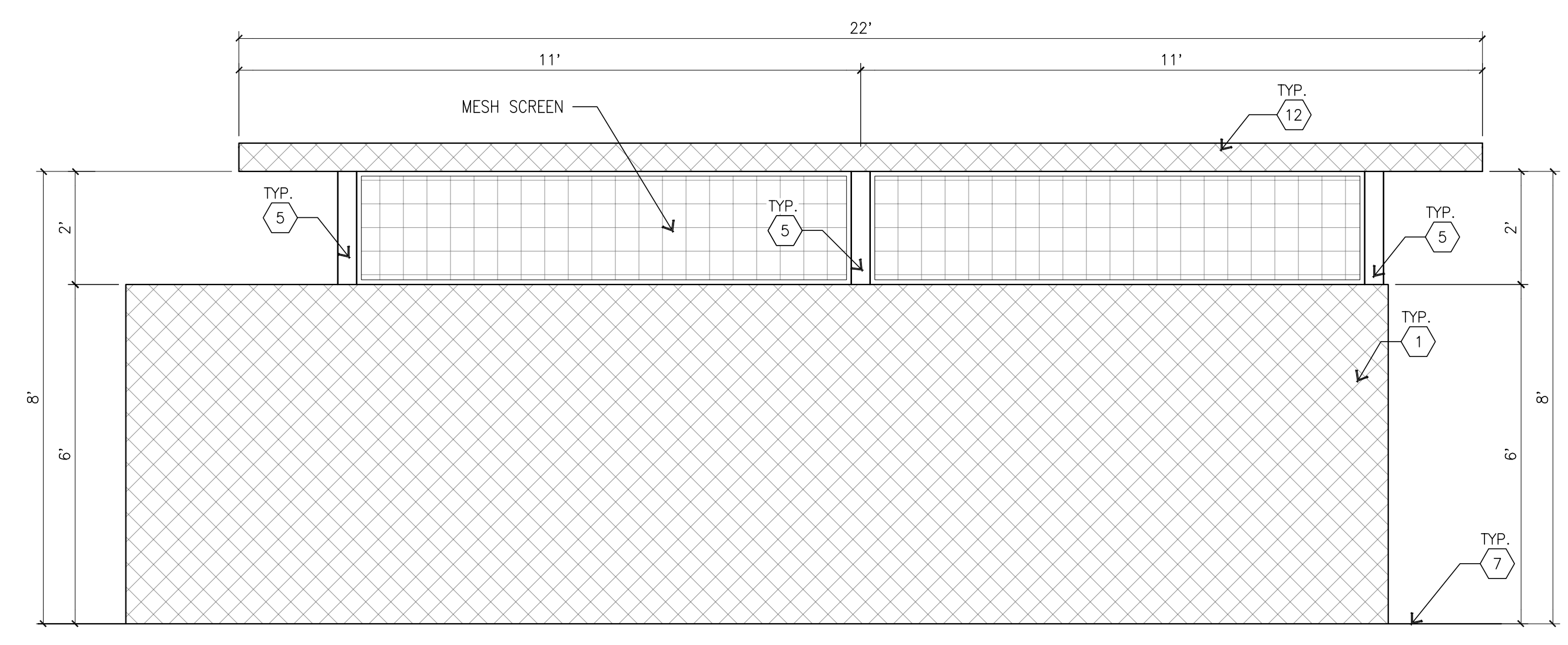
SLEEVE DETAIL (K)
scale: N.T.S.



STEEL COL. FOOTING (J)
scale: N.T.S.



WALL FOOTING DETAIL (H)
scale: N.T.S.



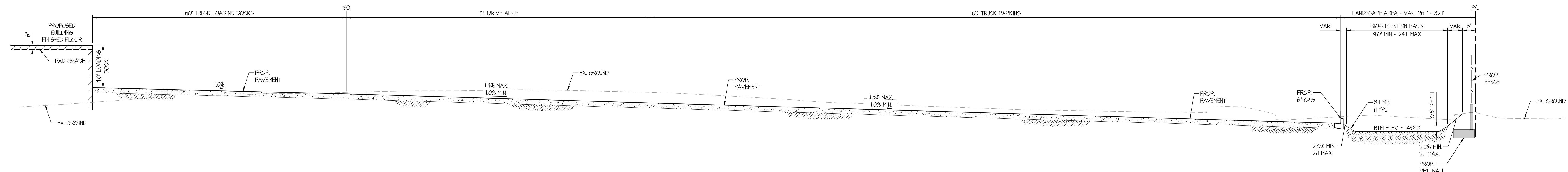
TRASH ENCLOSURE ELEVATION (G)
scale: 1/2" = 1'-0"

KEYNOTES

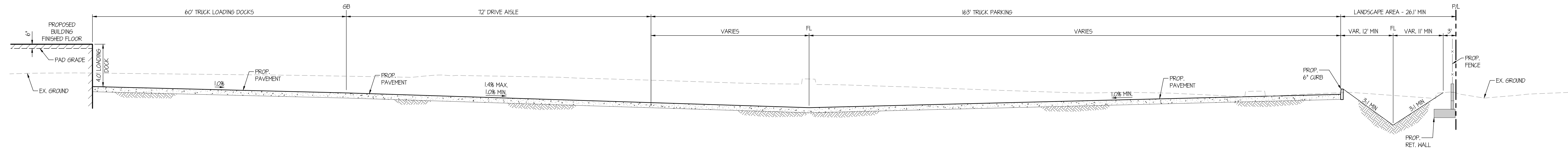
- 1 CONCRETE TILT-UP WALL.
- 2 DOUBLE SWING METAL GATES.
- 3 CONCRETE APRON 5" MIN.
- 4 4"W X 4"H WHEEL STOPS WITH 1" BEVEL TOP CUTS, SHALL BE FROM RECYCLED MATERIALS. SECURED TO SLAB W/ 1/2" DIA. ANCHOR BOLTS @ 36" O.C. MIN. TYPICAL.
- 5 STEEL TUBE FRAME PER "S" DRAWINGS.
- 6 18 GA. X 1 1/2" DEEP G.I. STEEL DECKING WELDED TO STEEL FRAME AND 1 1/2" X 1 1/2" X 1/4" STEEL ANGLE CROSS BRACE.
- 7 FINISH SURFACE.
- 8 STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE) SEE DETAIL 6/AD.6
- 9 HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
- 10 HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)
- 11 NOT USED
- 12 GALVANIZED CORRUGATED METAL DECK.
- 13 20 GA. G.I. GUTTER PAINTED.

COLOR LEGEND

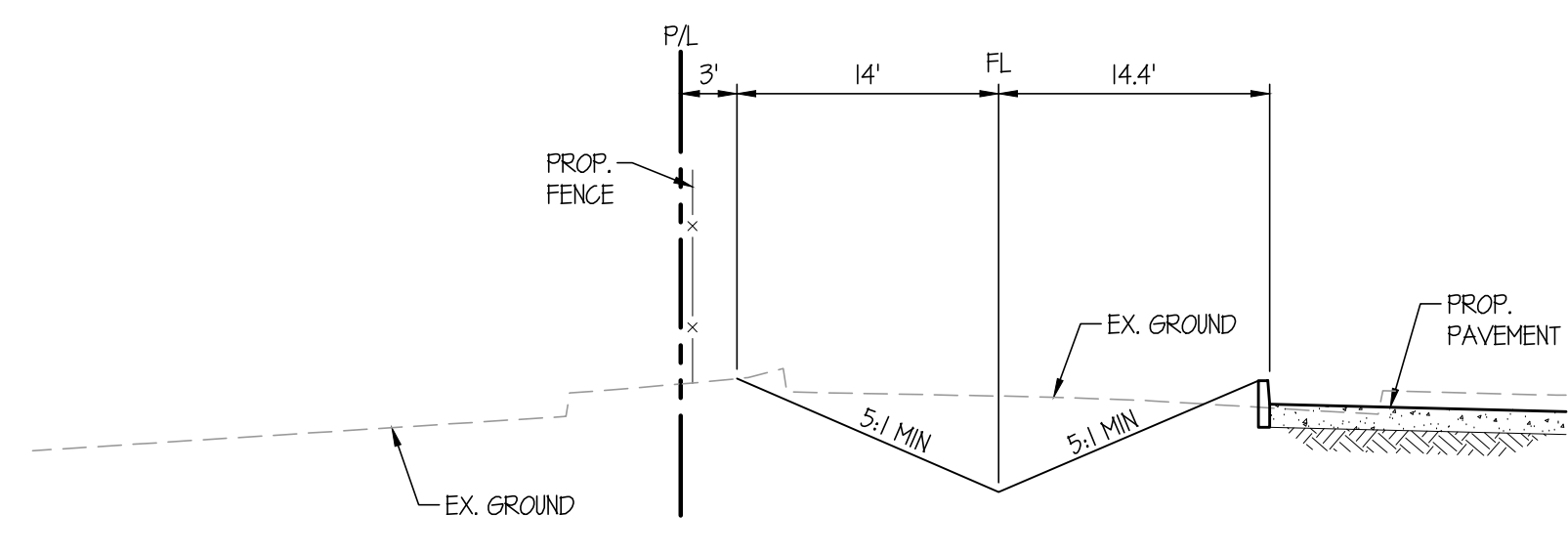
- 1 CONC. TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW7064 PASSIVE



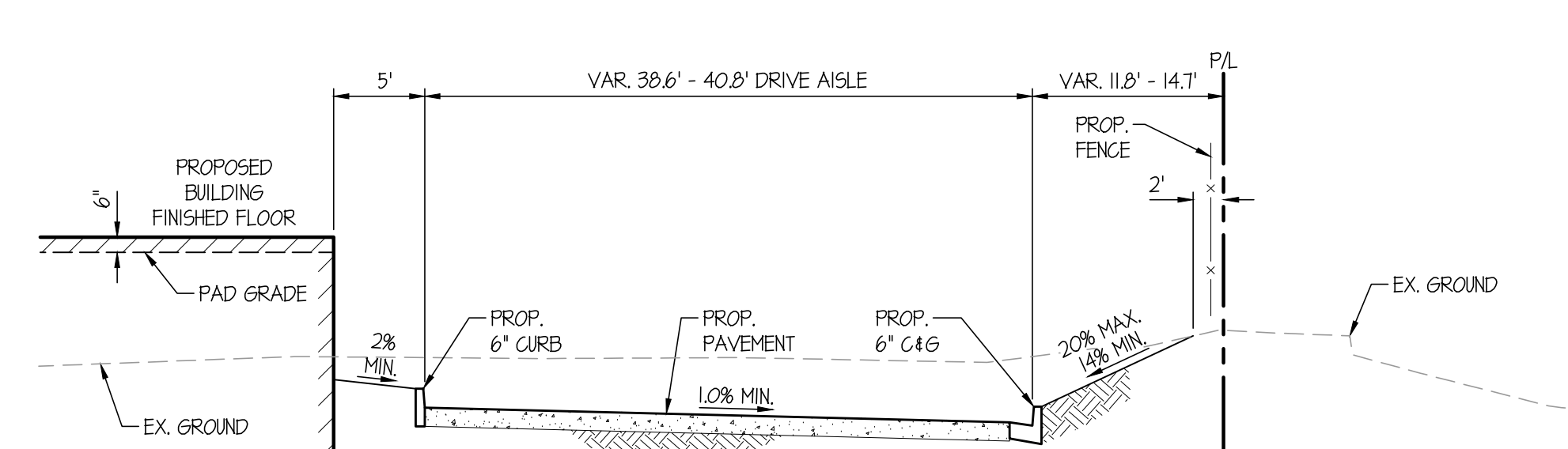
SECTION A-A
N.T.S.



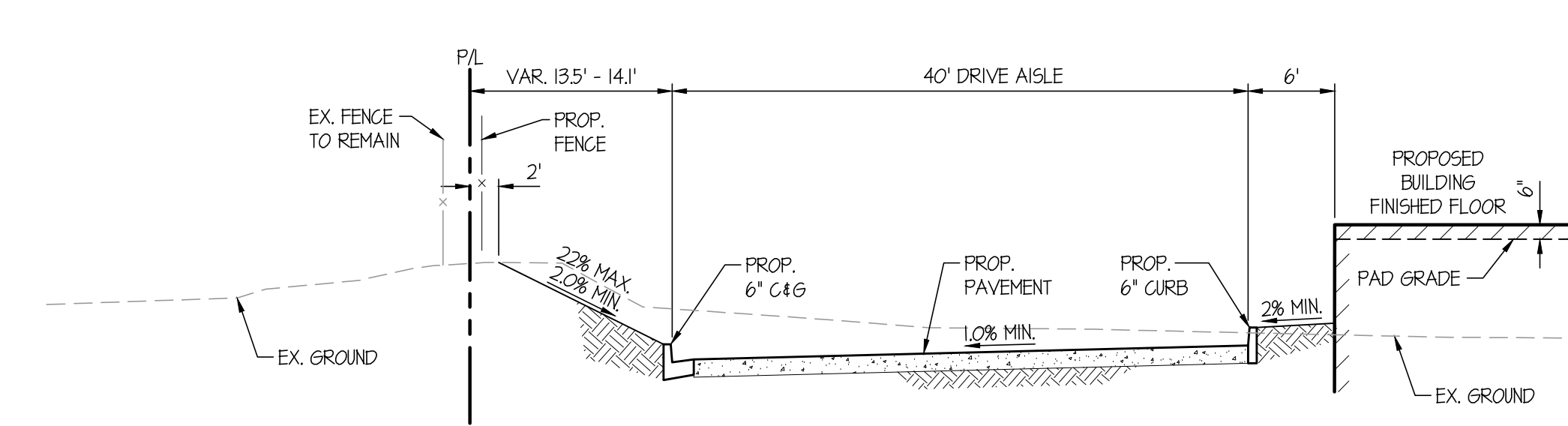
SECTION B-B
N.T.S.



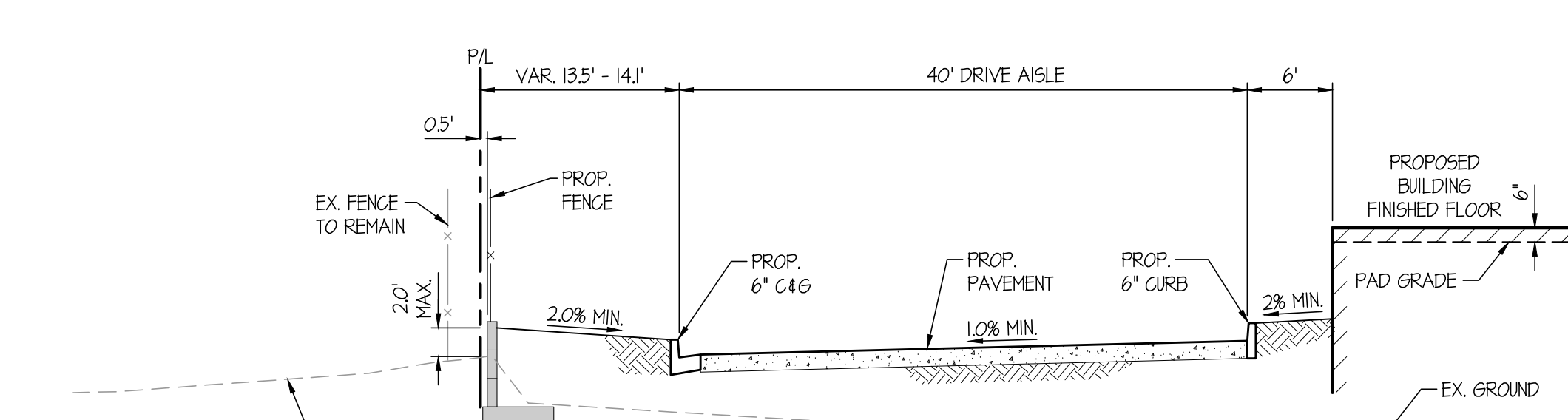
SECTION C-C
N.T.S.



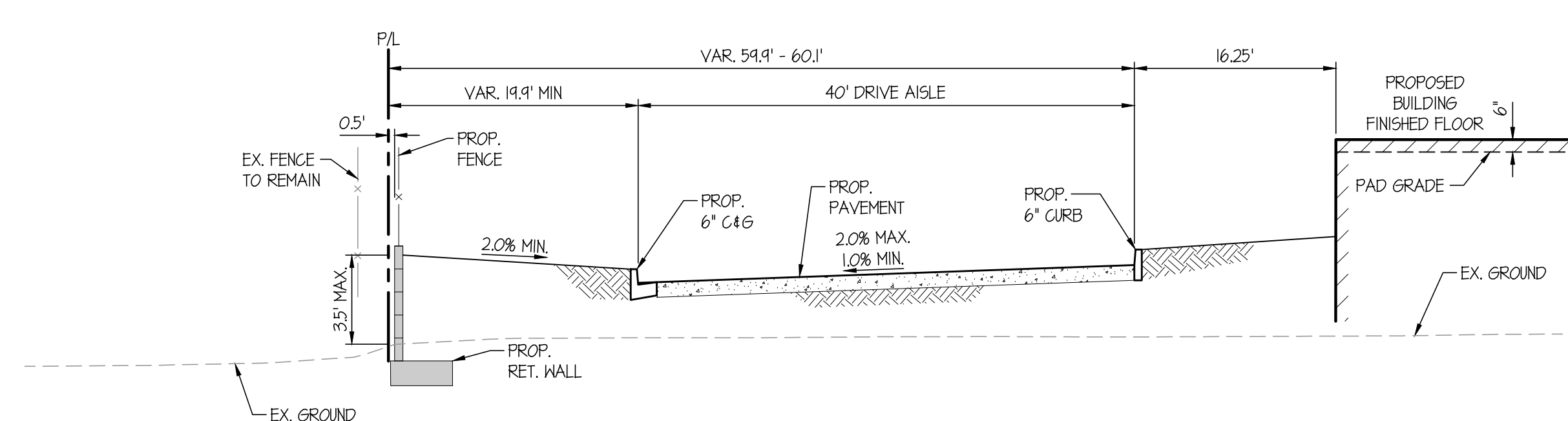
SECTION D-D
N.T.S.



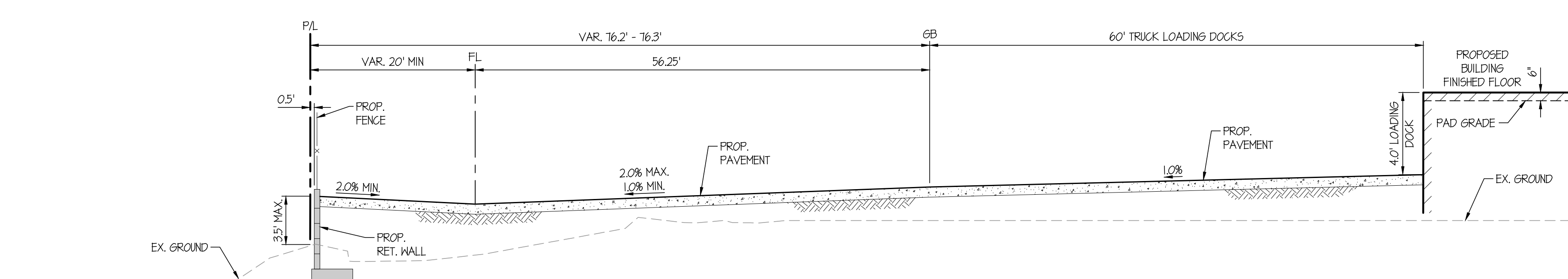
SECTION E-E
N.T.S.



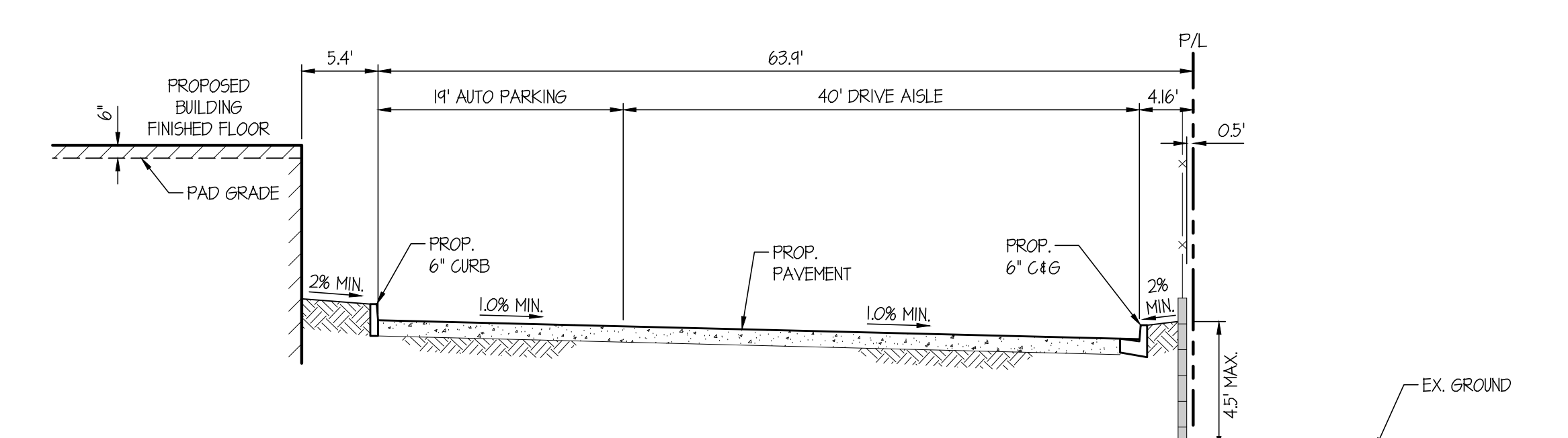
SECTION F-F
N.T.S.



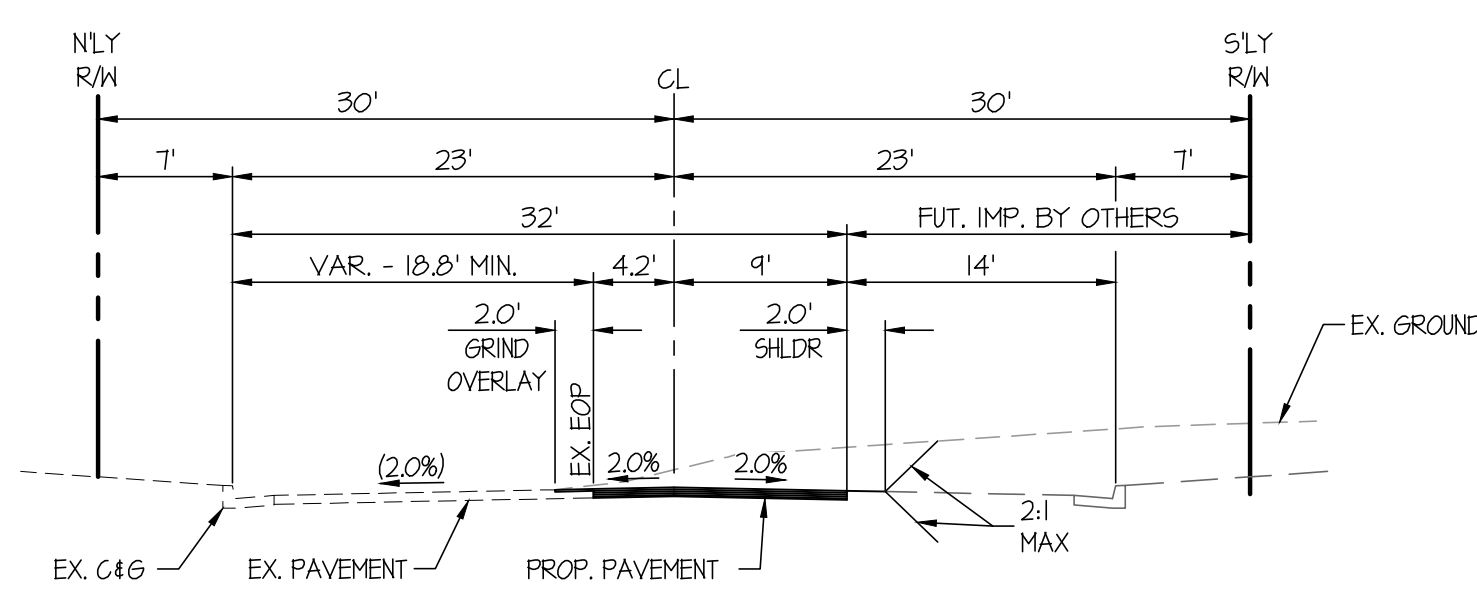
SECTION G-G
N.T.S.



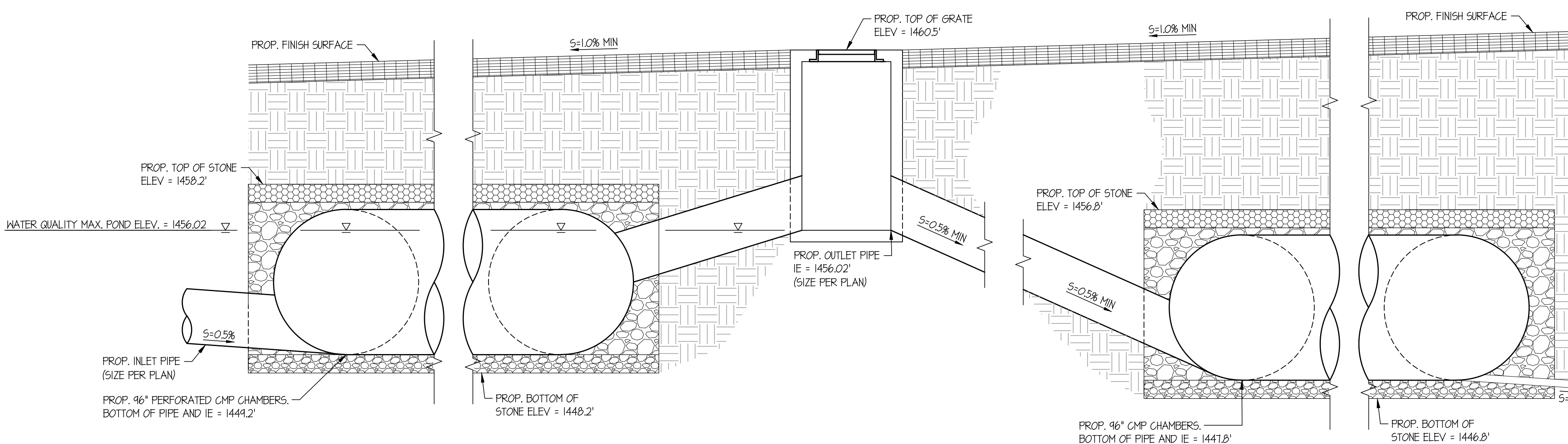
SECTION H-H
N.T.S.



SECTION I-I
N.T.S.



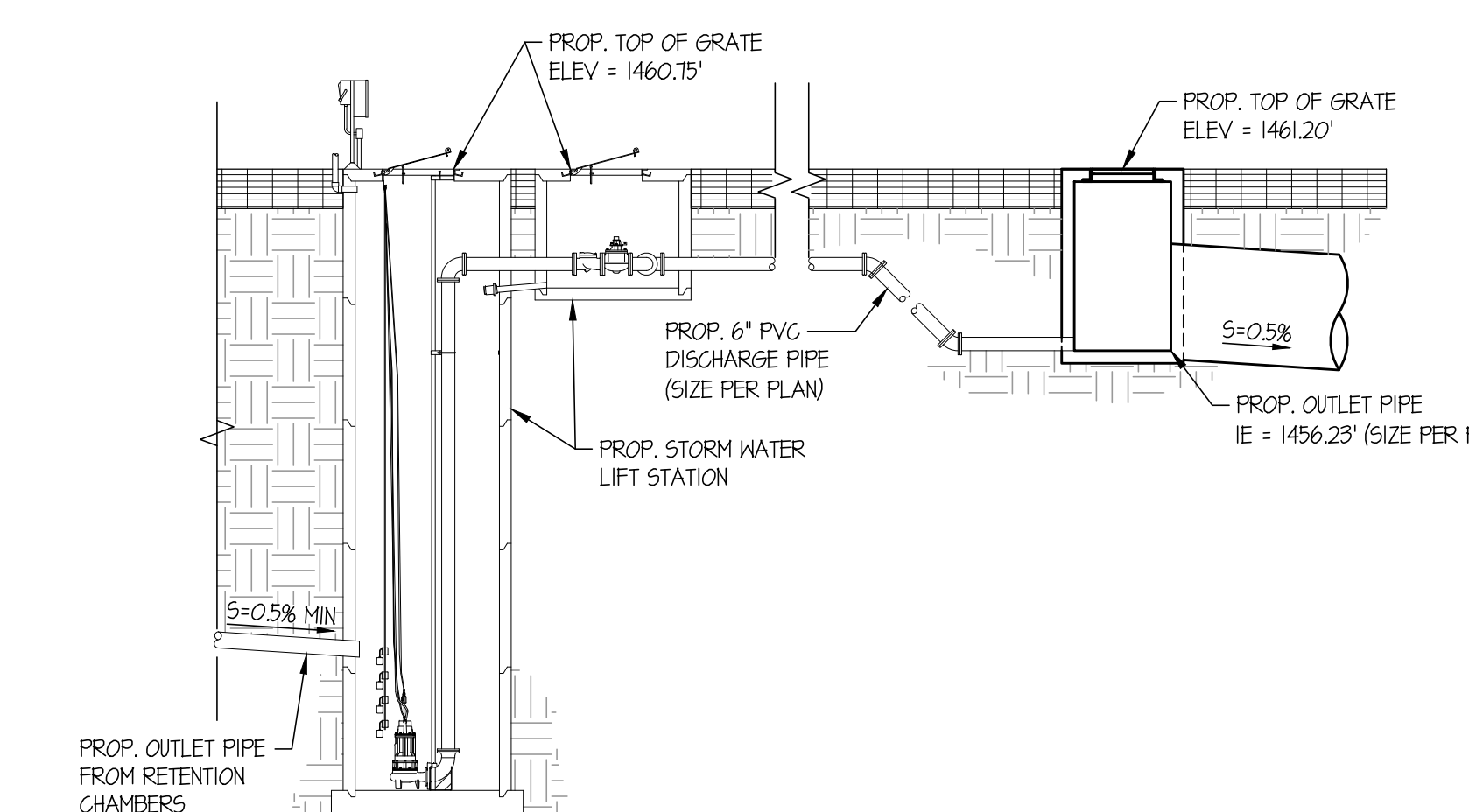
SECTION J-J - SINCLAIR STREET
HOR. SCALE: 1"=10'



BIO-RETENTION CHAMBERS

RETENTION CHAMBERS

UNDERGROUND CHAMBERS DETAIL
N.T.S.



STORM WATER LIFT STATION OUTLET DETAIL
N.T.S.

BENCHMARK
N65 BM 4436 PVD D25444 NAVD83 EL. = 1571.17 FEET
3-1/4" ALUMINUM DISK SET FLUSH IN FOOTING OF POWER POLE T05640/01 AT NE CORNER OF CAJALCO ROAD AND SEATON AVE.

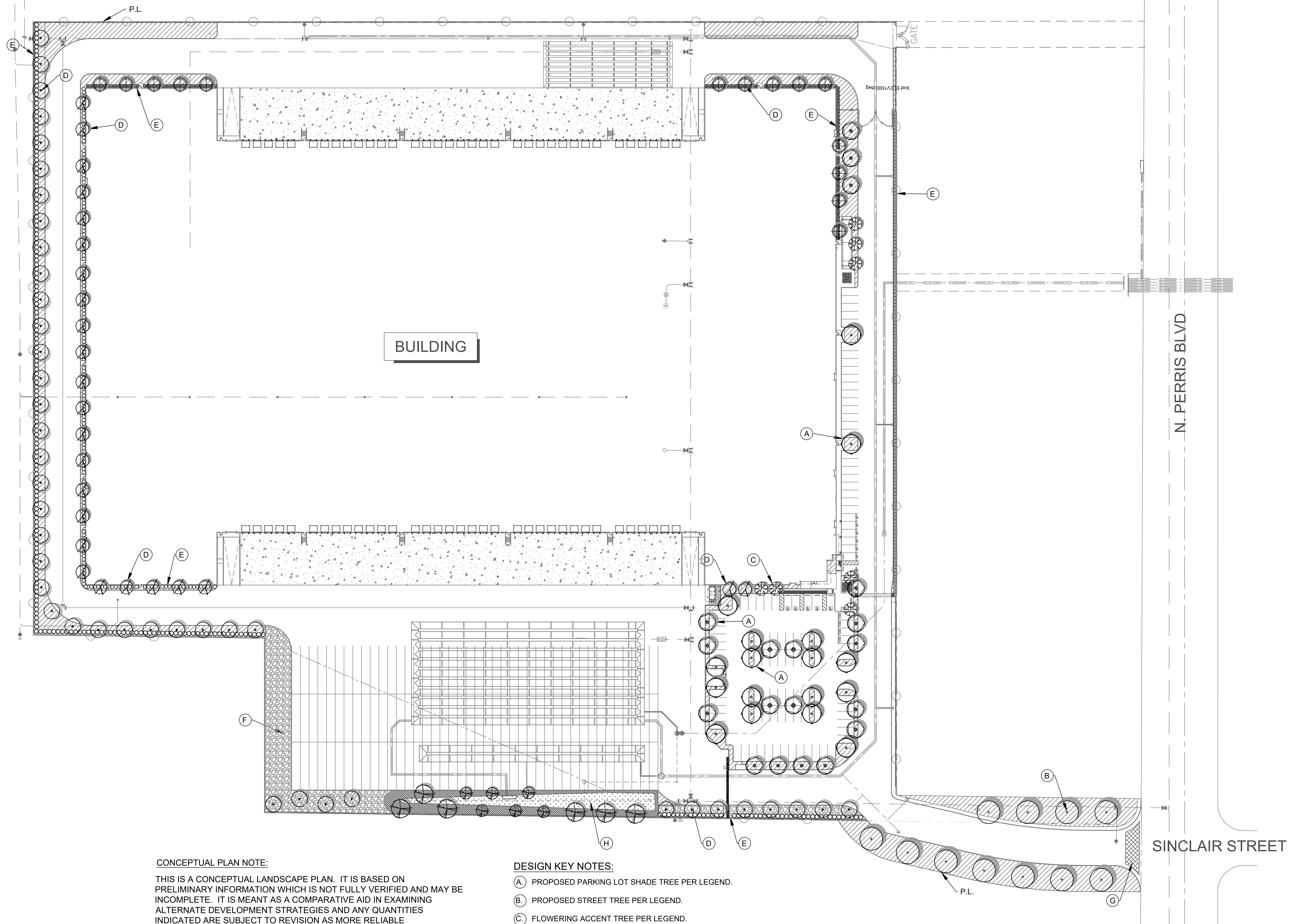
BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 10, NAD83 (BPOD 2010.00) AS DETERMINED LOCALLY BY A LINE BETWEEN CONTIGUOUS OPERATING REFERENCE STATIONS (CORS) MLEP1 AND PRSF1 BEING N53-20-17.63N AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC) AND/OR NATIONAL GEODETIC SURVEY (NGS), RESPECTIVELY.

SCALE: AS SHOWN
DATE: MAR 01 2022
DESIGNED: AJ
CHECKED: PM
PLN CK REF.

CITY OF PERRIS
100 W. SINCLAIR STREET
SITE PLAN / CONCEPTUAL GRADING
TYPICAL SECTIONS

FM CIVIL ENGINEERS INC.
2885 TEGANWOOD DRIVE, SUITE 306
HARRIETTA, CA 92503
951.351.4619 - PERRIS.CIVIL.COM

SHEET
2
OF 2 SHEETS



CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATED MANDATED AB-1881 WATER ORDINANCE.

GENERAL NOTES:

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

DESIGN KEY NOTES:

- (A) PROPOSED PARKING LOT SHADE TREE PER LEGEND.
- (B) PROPOSED STREET TREE PER LEGEND.
- (C) FLOWERING ACCENT TREE PER LEGEND.
- (D) SCREEN TREE PER LEGEND.
- (E) SCREEN SHRUB PER LEGEND.
- (F) ROCK MULCH OVER WEED FILTER FABRIC AT TRUCK YARD PLANTING AREAS.
- (G) ENHANCED VEHICULAR PAVING AT DRIVEWAY CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
- (H) BIOFILTRATION BASIN PER CIVIL DWGS.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

- H = HIGH WATER NEEDS
- M = MODERATE WATER NEEDS
- L = LOW WATER NEEDS
- VL = VERY LOW WATER NEEDS

PROJECT DATA

SITE AREA = 877,944 SQ. FT. (20.2 AC.)
 LANDSCAPE REQUIRED = 87,799 SQ. FT. (10%)
 LANDSCAPE PROVIDED = 88,689 SQ. FT. (10.1%)

NON-ORGANIC MULCH LEGEND

SYMBOL	DESCRIPTION
	COBBLE OVER WEED FILTER FABRIC. 'RIVERSIDE COBBLE' 2-4" SIZE AVAILABLE THRU KRC ROCK OR APPROVED EQUAL.

PLANTING LEGEND

TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
		STATEMENT ACCENT TREES WITH UPLIGHTS ALONG SINCLAIR ST. CERODIUM X 'BLUE PALO VERDE', BLUE PALO VERDE 36" BOX SIZE	11	L
		FLOWERING ACCENT TREE LAGERSTROEMIA X 'WATERMELON RED', CRAPE MYRTLE 36" BOX SIZE. STANDARD TRUNK. DOUBLE STAKE	7	L
		PARKING LOT SHADE TREE ULMUS PARVIFOLIA, EVERGREEN ELM 24" BOX SIZE	17	L
		PROPERTY LINE SCREEN TREE PINUS ELДАРICA, MONDELL PINE 24" BOX SIZE	43	L
		VERTICAL GROWING SCREEN TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE	14	M
		VERTICAL GROWING SCREEN TREE ACACIA STENOPHYLLA, SHOE STRING ACACIA 15 GAL. SIZE	25	L
		SECONDARY PARKING LOT SHADE TREE GEJERA PARVIFLORA, AUSTRALIAN WILLOW 15 GAL. SIZE.	19	M
		BIORETENTION FRIENDLY TREE QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE.	6	L
		BIORETENTION FRIENDLY TREE CHILOPSIS LINEARIS, DESERT WILLOW 24" BOX SIZE.	6	L

SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:

SYMBOL	SHRUB NAME	WUCOLS
	ROSMARINUS O. 'TUSCAN BLUE', TUSCAN BLUE ROSEMARY 5 GAL. SIZE ALTERNATE: CISTUS PURPUREUS, PURPLE ROCK ROSE	L
	RHUS OVATA, SUGAR BUSH 5 GAL. SIZE @ 60" O.C.	L
	WESTRINGIA F. 'WYNYABBIE GEM', COAST ROSEMARY 5 GAL. SIZE.	L

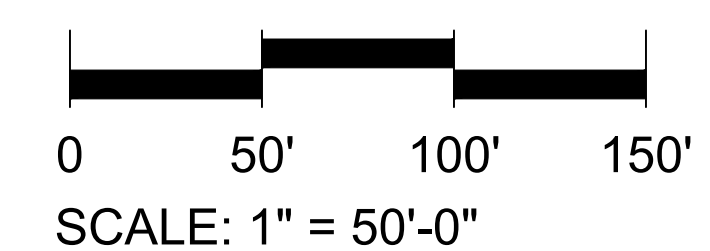
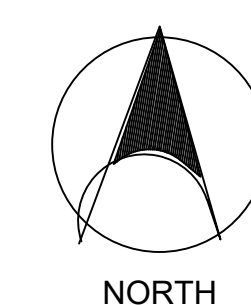
GROUND COVER AND SHRUB MASSES

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	ACACIA R. 'LOWBOY', PROSTRATE ACACIA 1 GAL. SIZE @ 48" O.C.	L
	ALOE 'BLUE ELF', BLUE ELF ALOE 1 GAL. SIZE @ 18" O.C.	L
	CEANOTHUS G. VAR. H. 'YANKEE POINT', YANKEE POINT CEANOTHUS 1 GAL. SIZE @ 36" O.C.	L
	BACCHARIS P. 'PIGEON POINT', DWARF COYOTE BRUSH 1 GAL. SIZE @ 36" O.C.	L
	HESPERALOE P. 'YELLOW', YELLOW YUCCA 5 GAL. SIZE @ 36" O.C.	L
	LANTANA 'NEW GOLD', NEW GOLD LANTANA 1 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE @ 36" O.C.	M
	LOMANDRA L. 'BREEZE', DWARF MAT RUSH 1 GAL. SIZE @ 30" O.C.	M
	MUHLENBERGIA CAPILLARIS, PINK MUHLY 1 GAL. SIZE @ 30" O.C.	L
	DETENTION BASIN BOTTOM MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	M
	EROSION CONTROL GROUND COVER AT SLOPE OF BASIN CHONDROPETALUM TECTORIUM, SMALL CAPE RUSH 1 GAL. SIZE @ 36" O.C.	L

NOTE: ALL SHRUB PLANTING AREAS WITHIN LIMIT OF WORK SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH. PROVIDE SUBMITTAL FOR REVIEW PRIOR TO INSTALLATION.

**CONCEPTUAL LANDSCAPE PLAN
100 W SINCLAIR STREET**

PERRIS, CA



DATE: 3-30-23