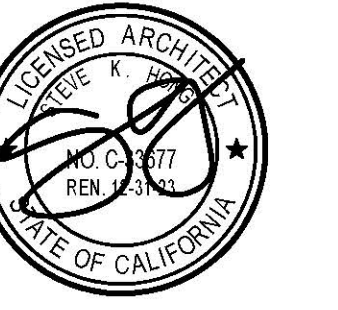


Industrial			
<b>SITE AREA</b>	546,895	SF	
	12.55	Acres	
<b>BUILDING AREA</b>			
1ST FLOOR	WAREHOUSE	266,098	SF
	OFFICE	5,000	SF
1ST TOTAL		271,098	SF
2ND FLOOR		0	SF
TOTAL		271,098	SF
<b>PROJECT FACT</b>			
MAX COVERAGE		0.50	
COVERAGE PROVIDED		0.50	
MAX FAR		0.75	
FAR PROVIDED		0.50	
CLEAR HEIGHT		36'	
<b>ZONING</b>			
ZONING ORDINANCE		PVCC COMMERCIAL	
PROPOSED ZONING		PVCC LI	
MAX BUILDING HEIGHT		50'	
SET BACK			
FRONT	25'		
RESIDENTIAL	20'		
SIDE/REAR	0'		
<b>PARKING REQ</b>			
AUTO PARKING			9' X 19'
SIZE			
WAREHOUSE	1/1000 1ST 20K	20	
WAREHOUSE	1/2000 ABV. 20K	126	
OFFICE INCLUDED WITHIN 10% GFA			
TOTAL		146	
<b>PROJECT PROVIDED</b>			
PARKING PROVIDED			
AUTO	9'X19'	129	
ADA	9' & 12' X 19'	9	
CLEAN AIR/EV	20%	35	
TOTAL		173	
TRAILER	10'X53'	78	
<b>LANDSCAPE REQUIRED</b>			
LANDSCAPE PROVIDED	82,034 SF	15%	
	83,236 SF	15%	
Retail			
<b>SITE AREA</b>	4.58	Acres	
<b>BUILDING AREA</b>			
BUILDING 1	Restaurant	4,000	SF
BUILDING 2	Restaurant	5,000	SF
BUILDING 3		52,008	SF
TOTAL		61,008	SF
<b>PROJECT FACT</b>			
FAR PROVIDED		0.30	
MAX COVERAGE		0.75	
COVERAGE		0.13	
<b>ZONING</b>			
ZONING ORDINANCE		PVCC COMMERCIAL	
PROPOSED ZONING		Planning Area 3	
FLIGHT BUFFER		ZONE D	
<b>PARKING REQ</b>			
AUTO PARKING			9' X 19'
SIZE			
BUILDING 1	2,400 SF indoor dining	48	
BUILDING 2	3,000 SF indoor dining	60	
BUILDING 3	107 Rooms, 4 Levels	117	
TOTAL		225	
<b>PROJECT PROVIDED</b>			
PARKING PROVIDED			
TOTAL		226	
<b>LANDSCAPE REQUIRED</b>	19,950 SF	10%	
<b>LANDSCAPE PROVIDED</b>	41,263 SF	21%	



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275K SPEC DEVELOPMENT

T B D  
PERRIS CA 92571

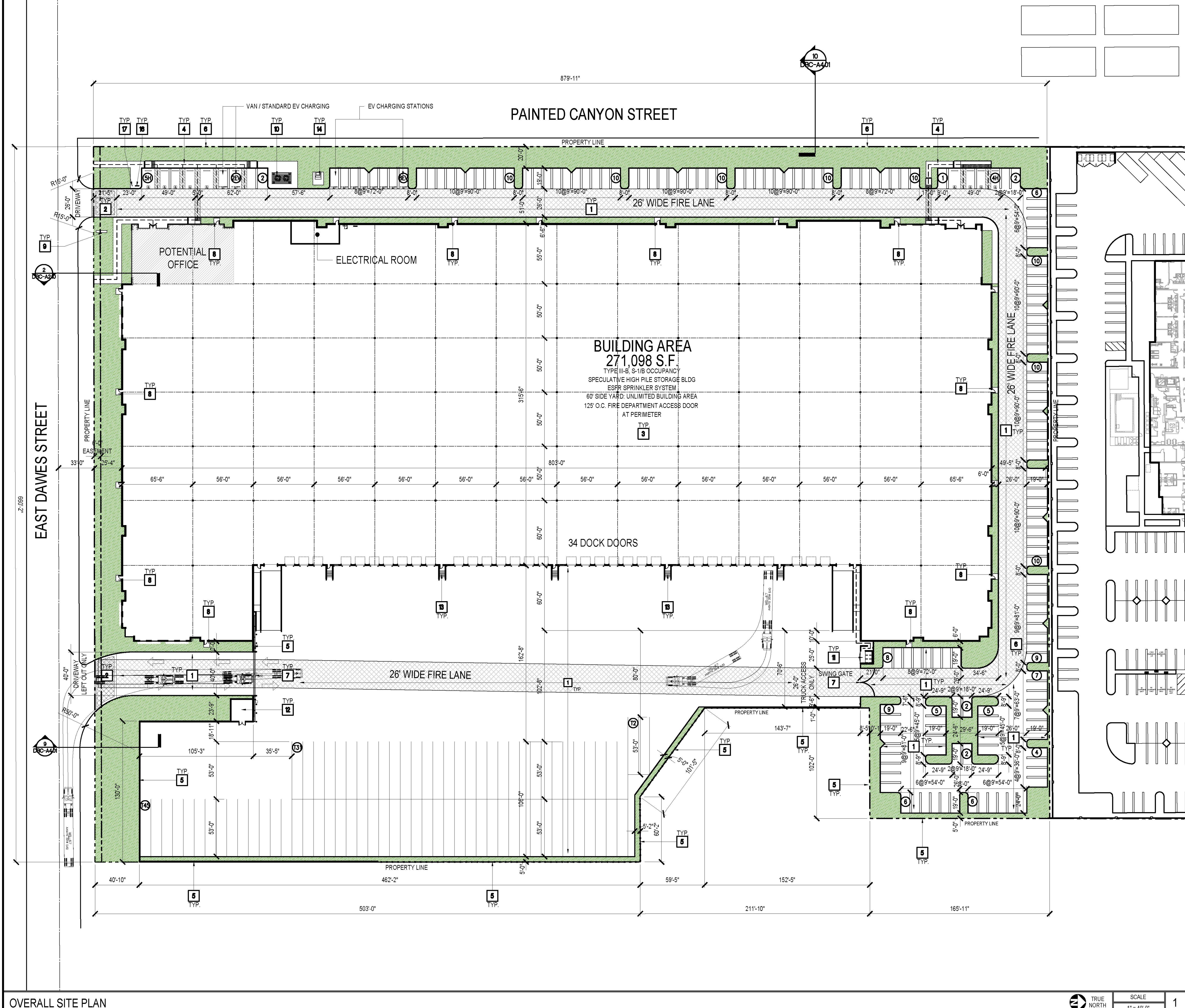


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764 RAMONA EXPY SUITE C  
PERRIS CA 92571

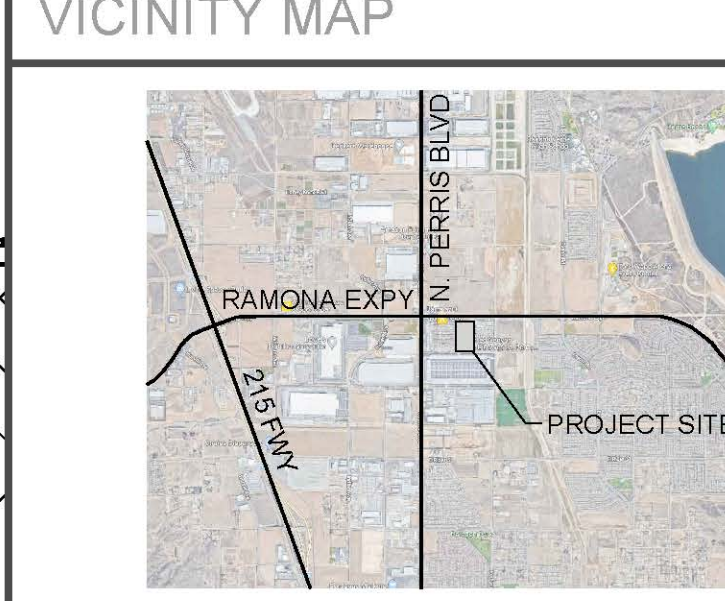
No.	ISSUANCE	DATE

JOB No. 22-346  
DRAWN STEVE HONG CHECKED STEVE HONG  
SHEET TITLE ARCHITECTURAL OVERALL SITE PLAN  
SHEET NUMBER



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**PROJECT ADDRESS / APN**  
ADDRESS: TBD, PERRIS CA 92571  
APN: 303-100-012, 303-100-014



**PROJECT DESCRIPTION**

NEW CONSTRUCTION FOR (1) SPECULATIVE 291,098 SF TYPE III-B, S-1/B OCCUPANCY WAREHOUSE WITH ESFR FIRE SPRINKLER SYSTEM. PROPOSED SITE IMPROVEMENTS CONSIST OF 14H CONCRETE TILT SCREEN WALL, TRASH ENCLOSURE, PUMP HOUSE, SITE LIGHTING STANDARDS, 8H WROUGHT IRON FENCE AND HARDSCAPE/LANDSCAPE IMPROVEMENTS PER CITY STANDARDS.

**PROJECT DATA**

SITELAND		Perris	946,005	SF
TOTAL AREA			33.55	Acres
BUILDING AREA	WAREHOUSE	205,000	SF	
	OFFICE	5,000	SF	
	TOTAL	210,000	SF	
TOTAL		210,000	SF	

PROJECT FACT			
MAX COVERAGE		85%	
COVERAGE PROVIDED		85%	
MAX FILL		0.75'	
MAX FILL PROVIDED		0.75'	
MIN CLEAR HEIGHT		13'	
ZONING COMPLIANCE		PVCC-COMMERCIAL	PVCC-L
PROPOSED ZONING			
MIN BUILDING HEIGHT			
SET BACK			

LANDSCAPE REQUIRED			
LANDSCAPE REQUIRED	15% OF SITE AREA	82,004	SF
LANDSCAPE PROVIDED			
LANDSCAPE AREA	AS PERCENTAGE	83,336	SF
		100%	

**GENERAL NOTES**

- ALL DIMENSIONS ARE TO FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINES UNLESS NOTED OTHERWISE.
- ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH A SMART AUTOMATIC IRRIGATION SYSTEM.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SITE DRAINAGE, TOPOGRAPHY AND UTILITIES.
- FOR PAVING SECTIONS, CONCRETE CURBS, SWALES AND GUTTERS SEE CIVIL DRAWINGS.
- PROPERTY LINE ARE REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR HORIZONTAL CONTROL.
- LANDSCAPE AREAS SHALL BE DELINEATED WITH A MIN. 6" CONCRETE CURB.

**KEYNOTES**

- SITE PAVING AND SECTION PER CIVIL ENGINEERING
- DECORATIVE PAVEMENT AT ENTRY - COLORED CONCRETE W/ SAW CUT PATTERN
- PRIMARY BUILDING
- PEDESTRIAN CONCRETE WALKWAY WITH MEDIUM BROOM FINISH
- 14H DECORATIVE CONCRETE TILT SCREEN WALL WITH PILASTER @ 100 O.C. AND AT CORNERS
- 8H DECORATIVE CONCRETE TILT SCREEN WALL WITH PILASTER @ 100 O.C. AND AT CORNERS
- 8H BLACK PAINTED VEHICULAR ROLLING GATE WITH KNOX PAD LOCK. MANUALLY OPERATED. PROVIDE CONDUITS FOR FUTURE OPERATOR
- 5'-8" X 8" X 4" THICK CONCRETE LANDING PAD AT ALL EXTERIOR MANDOORS WITH MEDIUM BROOM FINISH
- FUTURE MONUMENT SIGN WITH ELEC. CONDUITS
- EMPLOYEE BREAK AREA, TENANT FURNISHED UNLESS NOTED OTHERWISE - 10DRCA4401
- TRASH ENCLOSURE
- PUMP HOUSE
- EXTERIOR CONCRETE STAIR
- APPROXIMATE LOCATION OF ELEC. TRANSFORMER WITH BOLLARD PROTECTION AND LANDSCAPE SCREENING
- NOT USED
- SHORT TERM - BICYCLE RACK 8% OF PARKING STALL
- DESIGNATED SMOKING AREA - 25' AWAY FROM ANY ENTRY

**LEGEND**

- STANDARD PARKING STALL 9' X 19'
- CLEAN AIR, VANPOOL / EV 9' X 19'
- ADA PARKING VAN 12' X 19' OR STANDARD 9' X 19' WITH 5' CLR AISLE
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL, MAX 5% SLOPE AND MAX 2% CROSS SLOPE WITH 48" MIN. CLEAR, UNLESS NOTED OTHERWISE WITH ADA ACCESSIBLE RAMP
- LANDSCAPE, SEE LANDSCAPE DRAWINGS

TRUE NORTH

SCALE  
1" = 40'-0"

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**275K SPEC DEVELOPMENT**

T B D  
PERRIS CA 92571

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CONSTRUCTION + ENGINEERING

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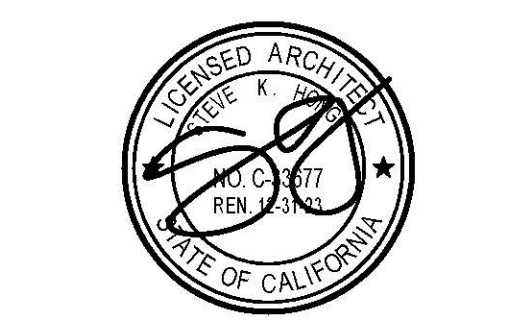
No.	ISSUANCE	DATE

**JOB No.**  
22-340

**DRAWN** STEVE HONG **CHECKED** STEVE HONG

**SHEET TITLE**  
ARCHITECTURAL  
OVERALL SITE PLAN

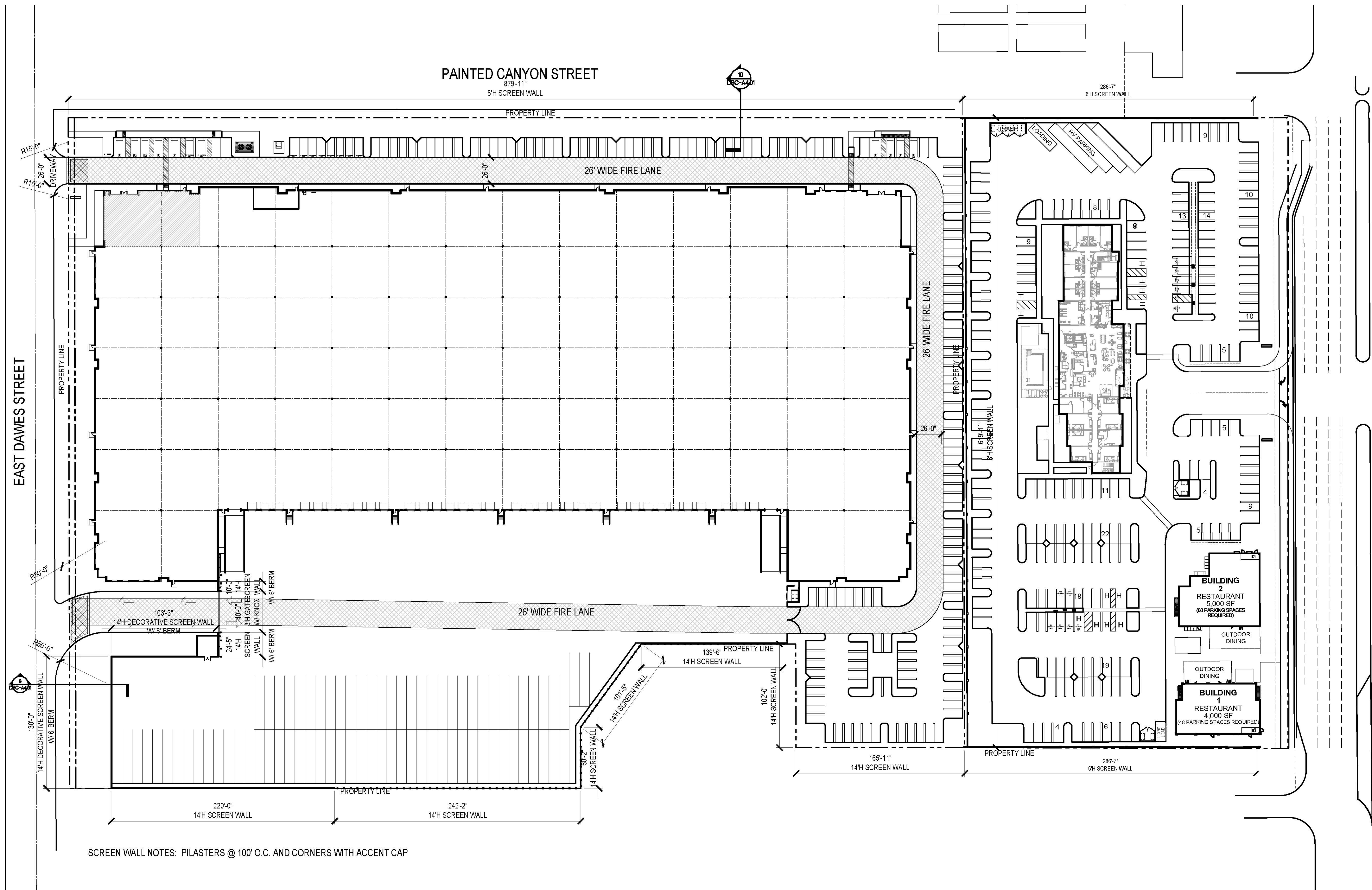
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SCREEN WALL NOTES: PILASTERS @ 100' O.C. AND CORNERS WITH ACCENT CAP

275K SPEC DEVELOPMENT

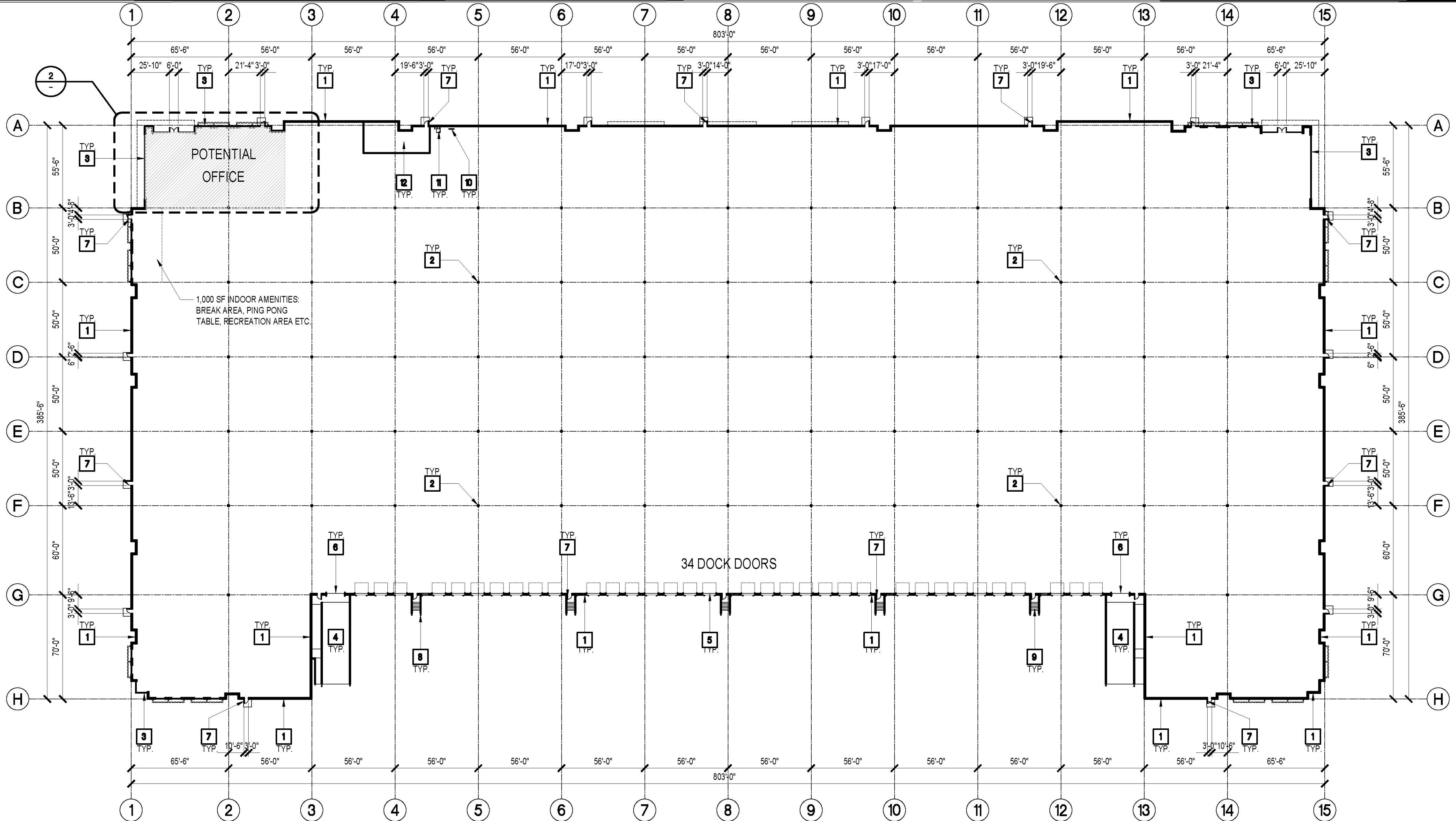
TERRIS CA 92571



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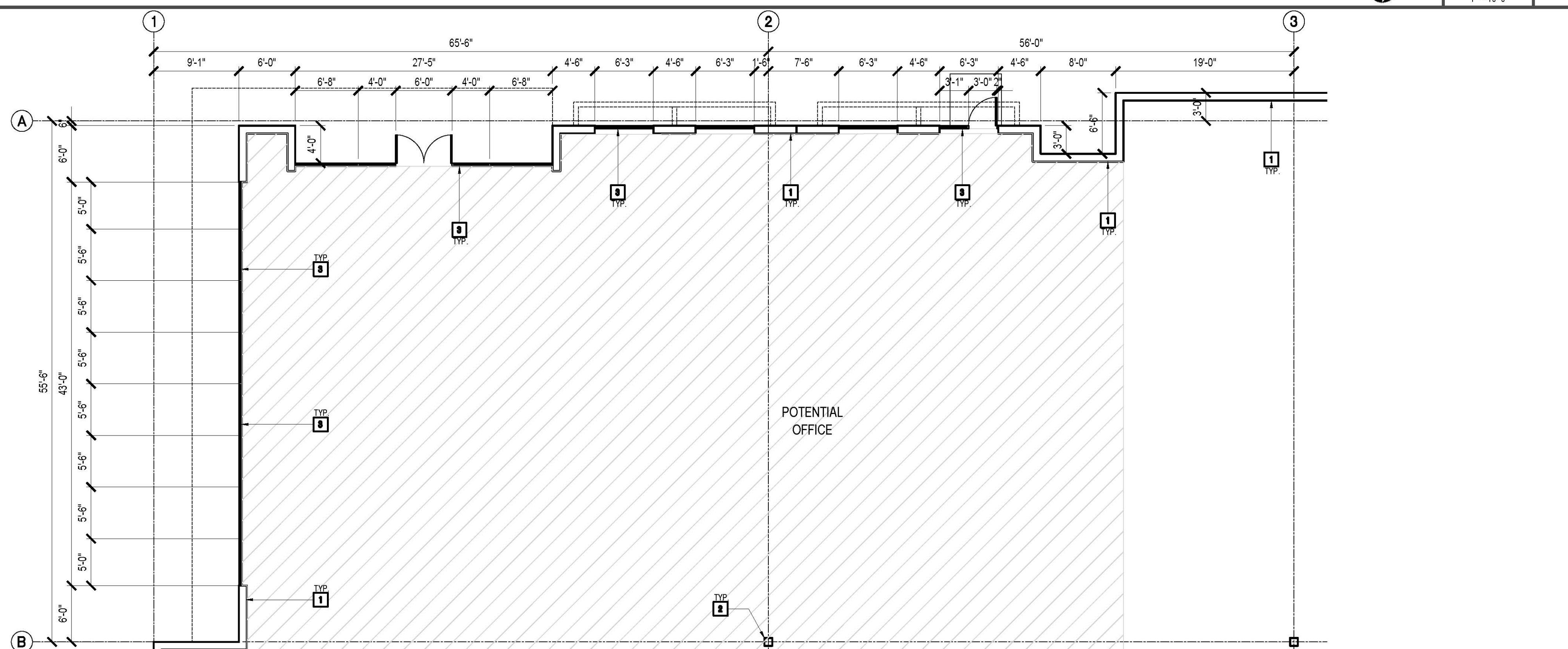
No.	ISSUANCE	DATE

JOB No. 22-340  
 DRAWN BY STEVE HONG  
 CHECKED BY STEVE HONG  
 SHEET TITLE ARCHITECTURAL FIRE AND FENCE PLAN  
 SHEET NUMBER



OVERALL FLOOR PLAN

TRUE NORTH  
SCALE  
1" = 40'-0"



ENLARGED FLOOR PLAN

TRUE NORTH  
SCALE  
1/8" = 1'-0"

GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR SLAB ON GRADE FINISH FLOOR ELEVATION ANY DIRECTION OF SLOPE IF ANY.
2. SLOPE POUR STRIP 2" TO EXTERIOR AT ALL MAN DOORS AND DOCK DOORS. SEE STRUCTURAL DRAWINGS FOR POUR STRIP LOCATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRID LINE OR FACE OF STUD UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR POINT CONNECTION TO OFF-SITE UTILITIES AND CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
5. CONTRACTOR TO PROTECT AND KEEP FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS TO PREVENT OIL SPILLS.
6. CONCRETE SLAB TO HAVE STEEL FLOAT TROWEL BURNISHED FINISH.
7. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES SHALL BE FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR.
8. PROVIDE MM-EP-90 AT CONTROL/EXPANSION JOINTS AT THE SPEEDWAY ONLY.

PAINT NOTES

1. INTERIOR CONCRETE WALL: SINGLE COAT OF ACRYLIC PAINT ON INTERIOR WALLS. SHERWIN WILLIAMS, "SNOWBOUND" SW 7004 - FLAT SHEEN.
2. ALL STRUCTURAL STEEL MEMBER INCLUDING COLUMNS, LEDGERS, JOISTS, GIRDERS SHALL RECEIVE LIGHT GRAY SHOP PRIMER. ANY FIELD WELDS SHALL BE TOUCHED UP TO MATCH SHOP PRIMER.
3. STRUCTURAL COLUMNS SHALL RECEIVE A COAT OF OSHA YELLOW SAFETY WARNING COLOR, PAINT UP TO 12" ABOVE FINISH FLOOR.
4. ARCHITECTURAL COATINGS REQUIRE USE OF HVLP SPRAYING EQUIPMENT OR MINIMUM TRANSFER RATE OF AT LEAST 50% OR MANUAL APPLICATION TECHNIQUE.
5. PAINT SHALL BE OF "SUPER COMPLIANT" LOW VOC PER SCAQMD RULE 1113.

KEYNOTES

- 1 CONCRETE TILT UP PANEL.
- 2 STRUCTURAL STEEL BUILDING COLUMN
- 3 STOREFRONT SYSTEM AND GLAZING SEE ELEVATION FOR SPECIFICATION
- 4 CONCRETE RAMP WITH 42" H CONC. TILT UP GUARD WALL OR BUILDING WALL
- 5 9'X10' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6" VISION PANEL. STANDARD GRADE WITH WHITE FACTORY FINISH.
- 6 12'X14' X 24 GA OVER HEAD ROLL UP DOOR, COUNTER BALANCED WITH 24" X 6" VISION PANEL STANDARD GRADE WITH WHITE FACTORY FINISH.
- 7 3'X7' HOLLOW METAL DOOR AND FRAME.
- 8 PROTECTIVE BOLLARD
- 9 CONCRETE STAIR
- 10 LONG TERM INTERIOR BICYCLE RACK
- 11 ROOF ACCESS LADDER
- 12 ELECTRICAL ROOM

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275K SPEC DEVELOPMENT

TERRIS CA 92571

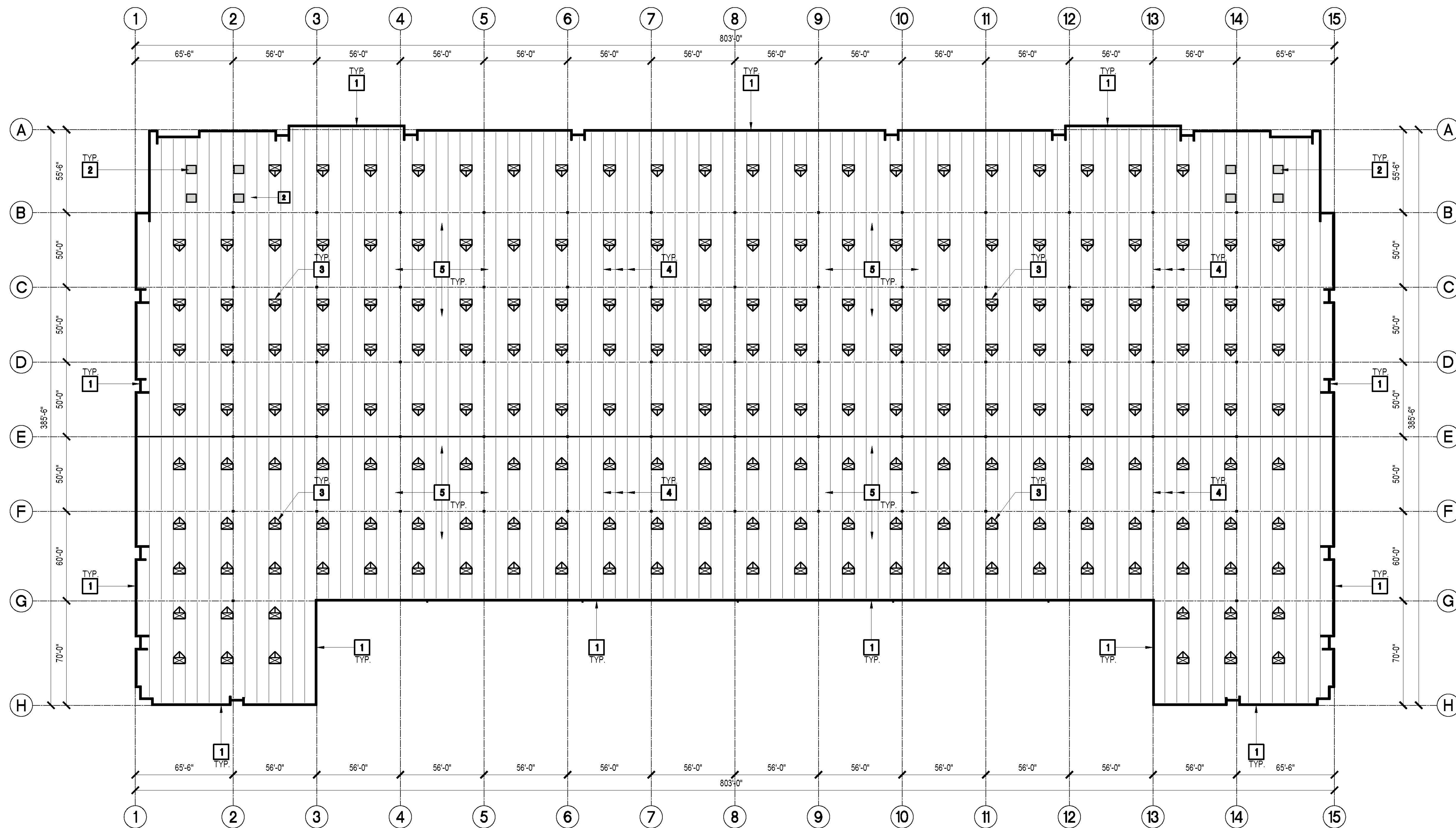
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CONSTRUCTION + ENGINEERING

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764 RAMONA EXPY SUITE C  
PERRIS CA 92571

No.	ISSUANCE	DATE

JOB No. 22-340  
DRAWN: STEVE HONG CHECKED: STEVE HONG  
SHEET TITLE  
**ARCHITECTURAL**  
OVERALL FLOOR PLAN  
SHEET NUMBER

**DRC-A2.01**

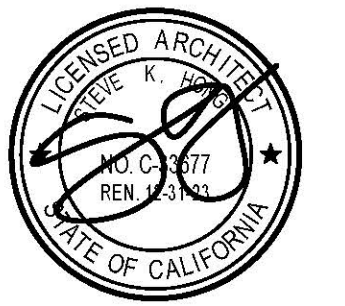


**KEYNOTES**

- 1** CONCRETE TILT UP PARAPET
- 2** HVAC UNIT
- 3** SKYLIGHTS AND SMOKE HATCHES
- 4** ROOF JOIST BELOW
- 5** 4PLY BUILT UP ROOFING



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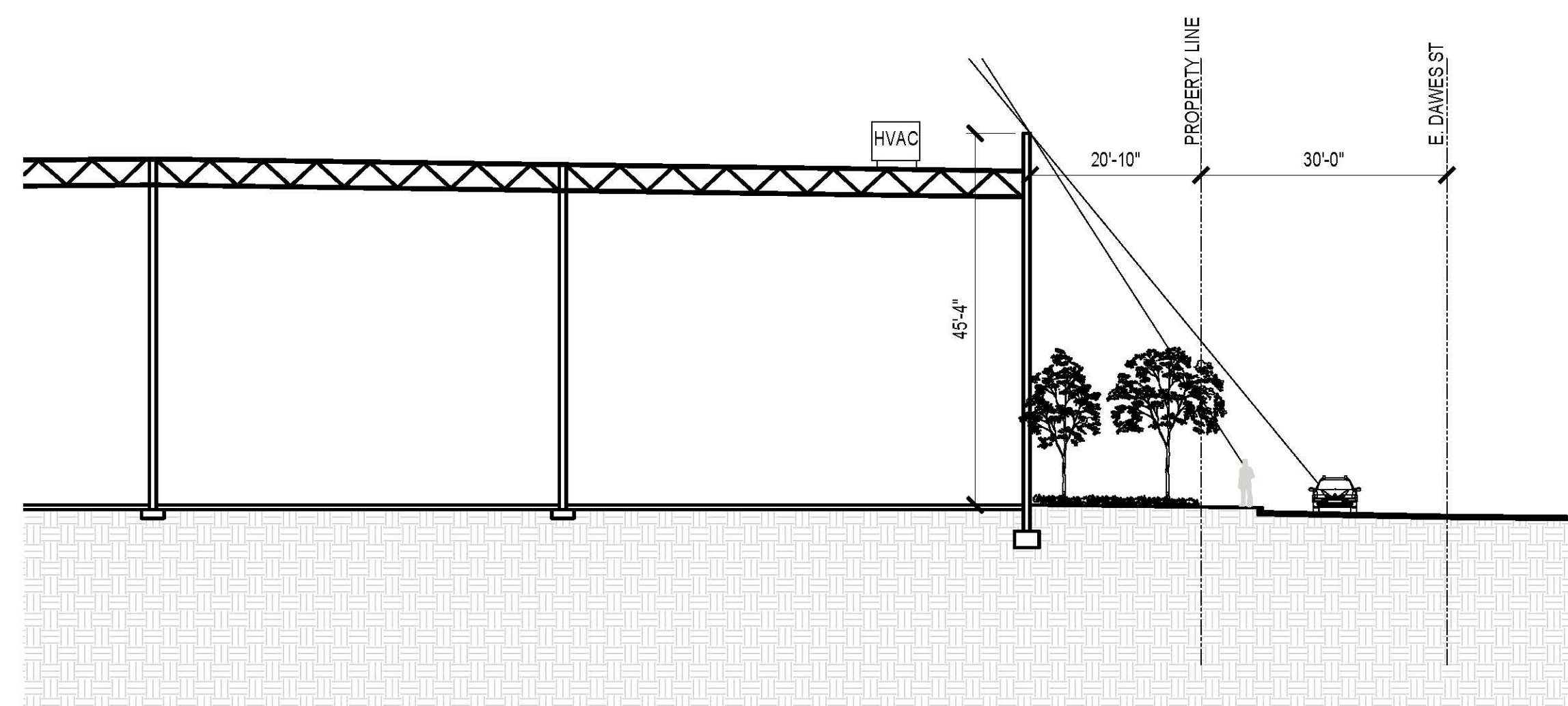


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**ROOF PLAN**

TRUE NORTH  
 SCALE  
 1" = 40'-0"



**SIGHT LINE SECTION**

SCALE  
 1/16" = 1'-0"

275K SPEC DEVELOPMENT

T B  
 PERRIS CA 92571

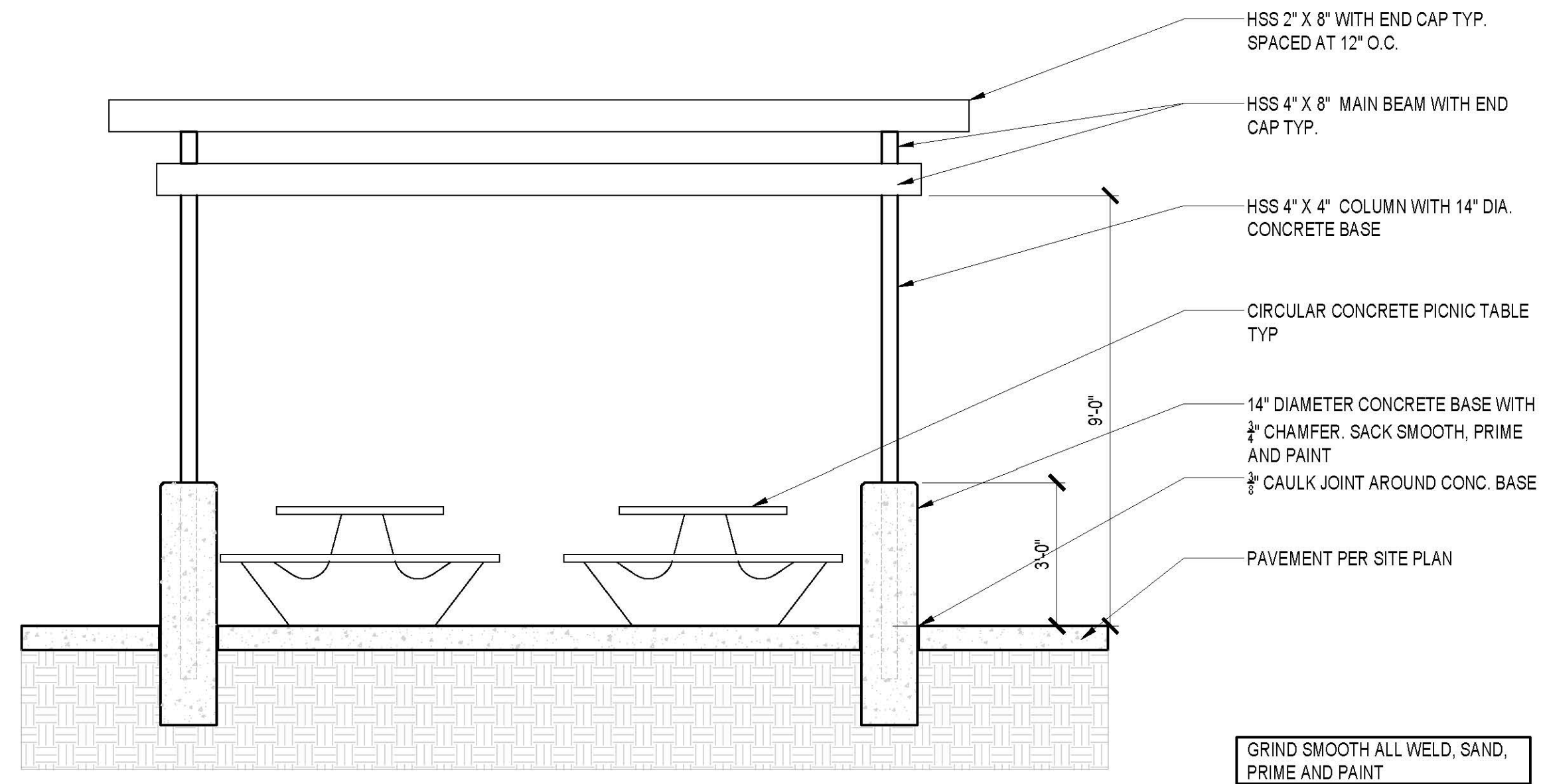


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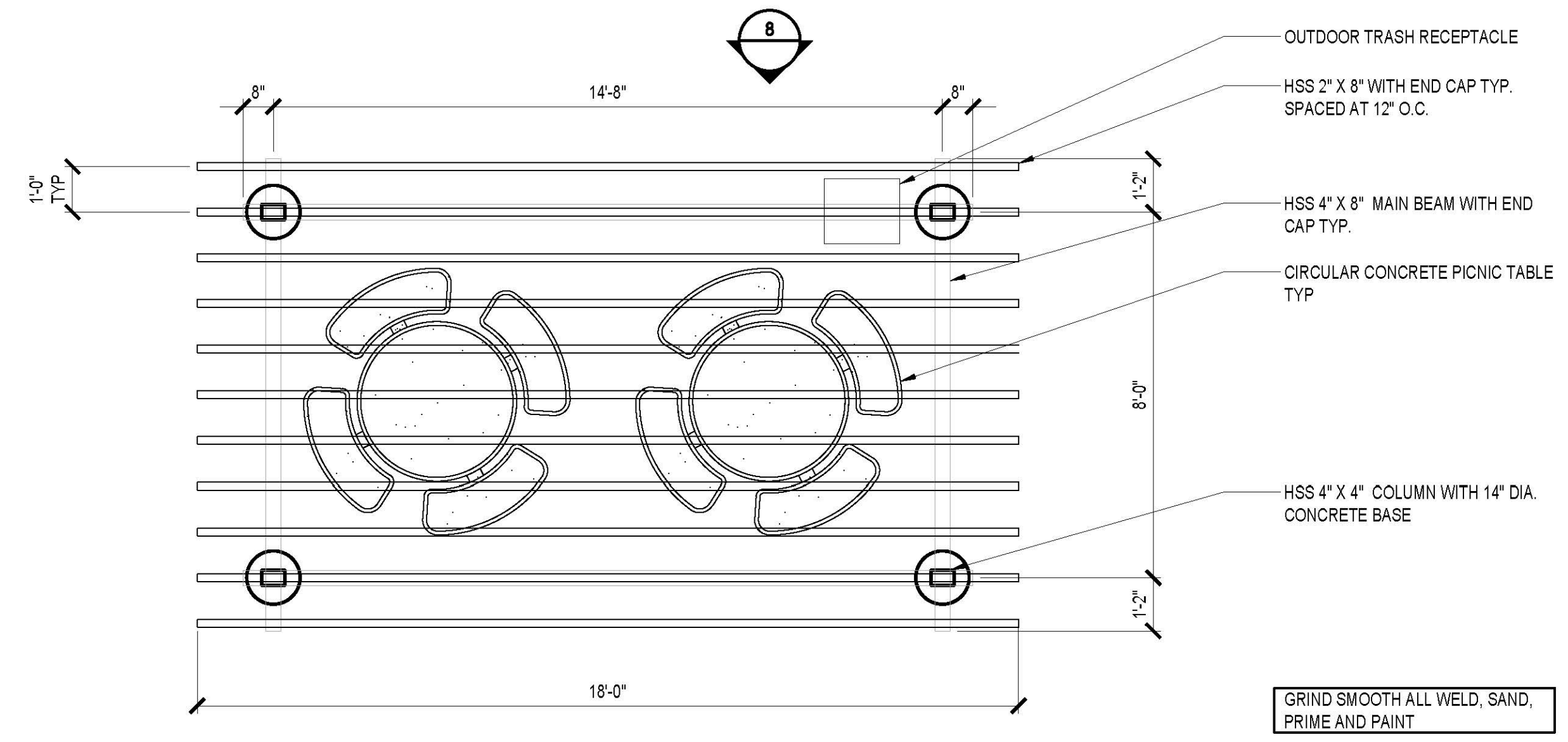
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 DRAWN BY STEVE HONG  
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 SHEET TITLE ARCHITECTURAL ROOF / SIGHT LINE  
 SHEET NUMBER





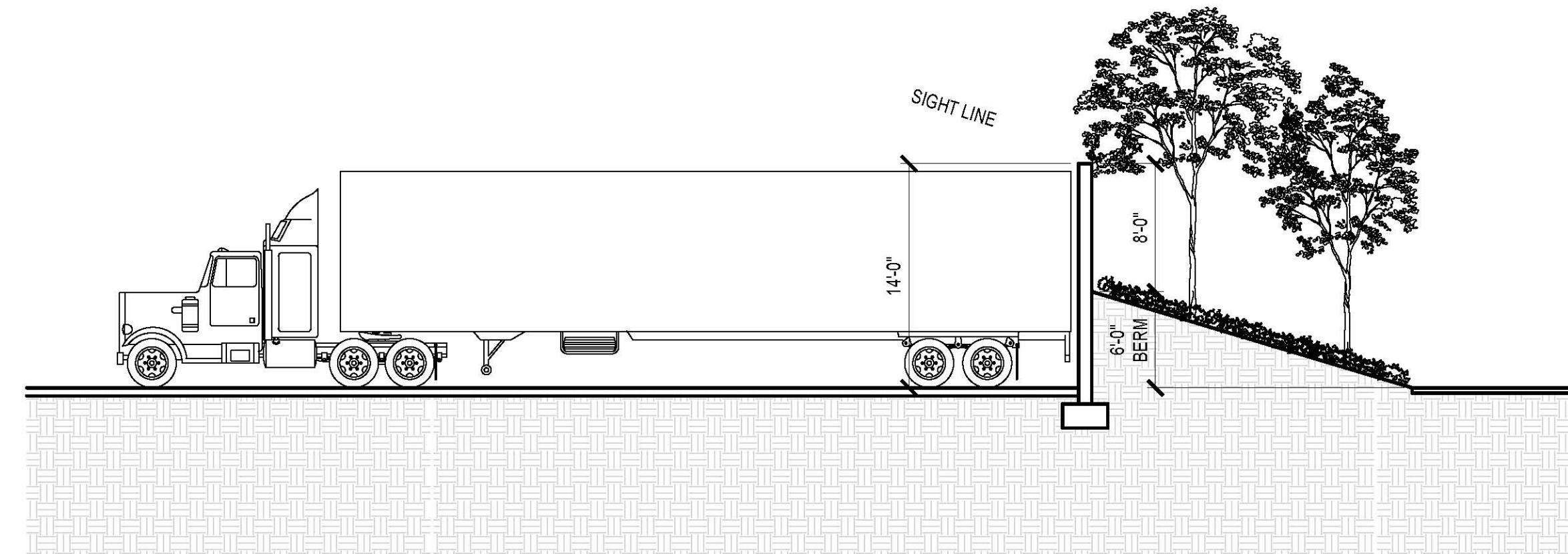
TRELLIS CANOPY ELEVATION

SCALE  
NTS 8



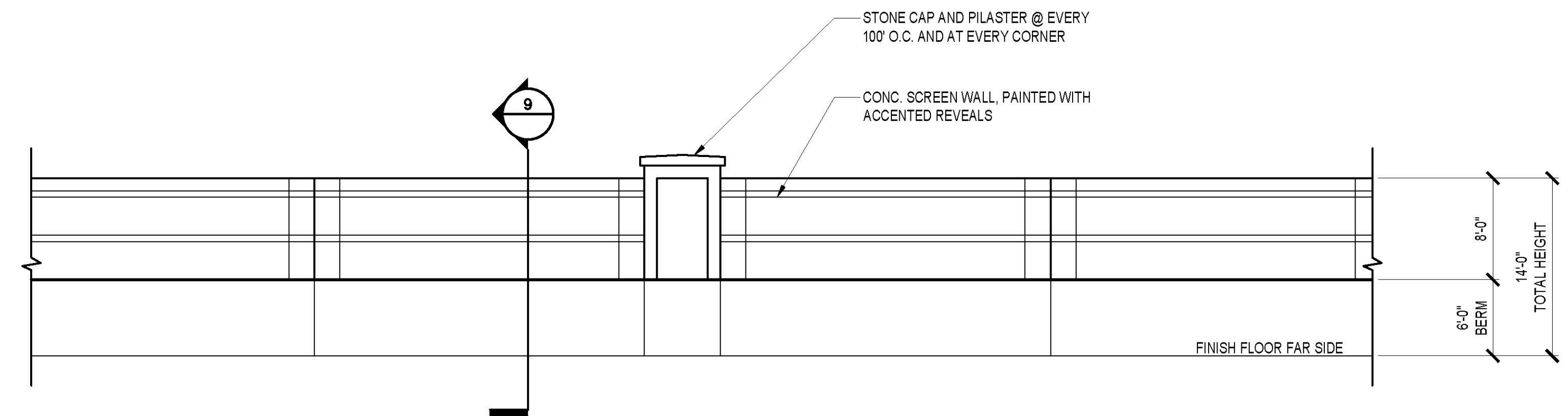
TRELLIS CANOPY PLAN VIEW

SCALE  
NTS 1



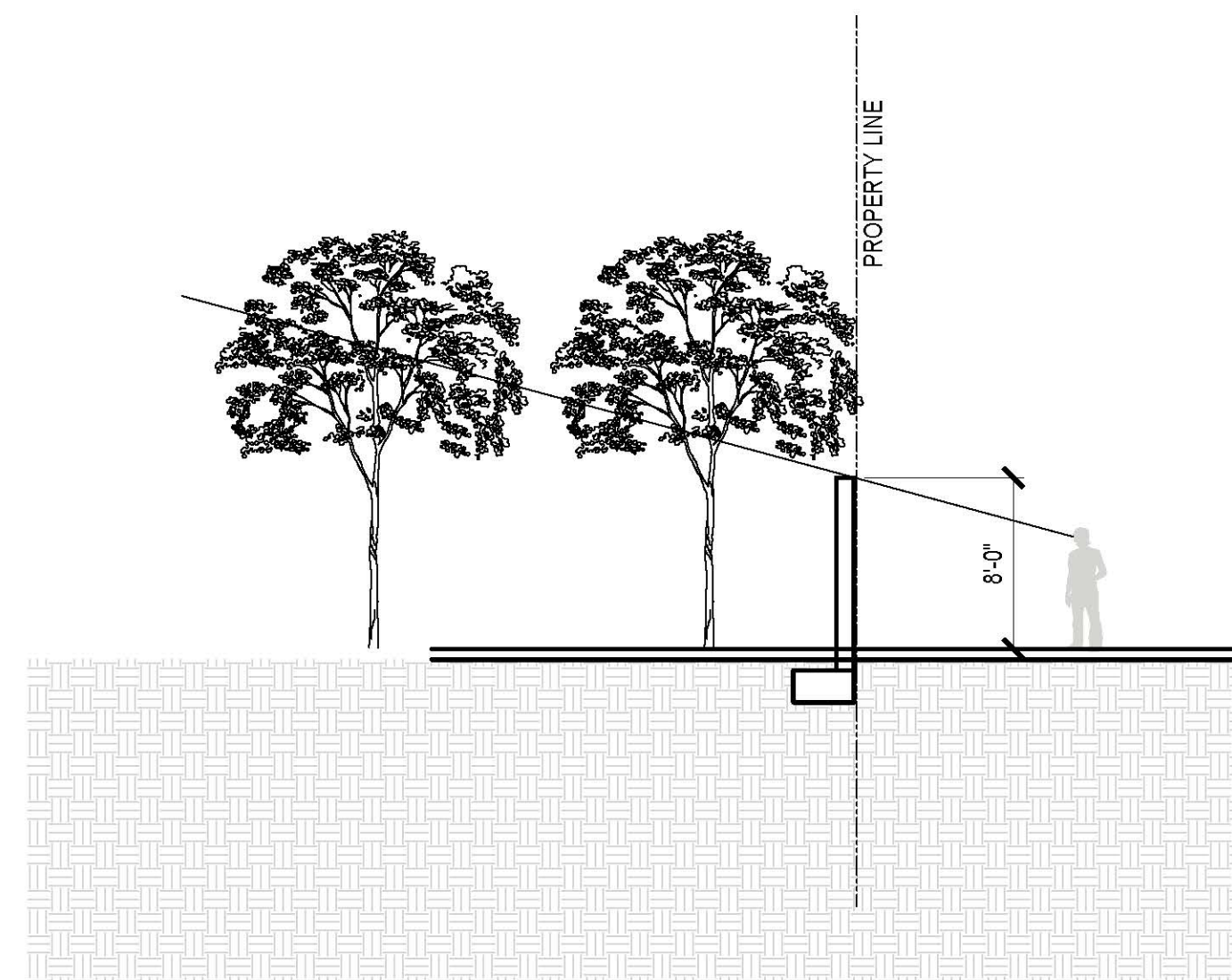
14'H SCREEN WALL SECTION

SCALE  
1/8"=1'-0" 9



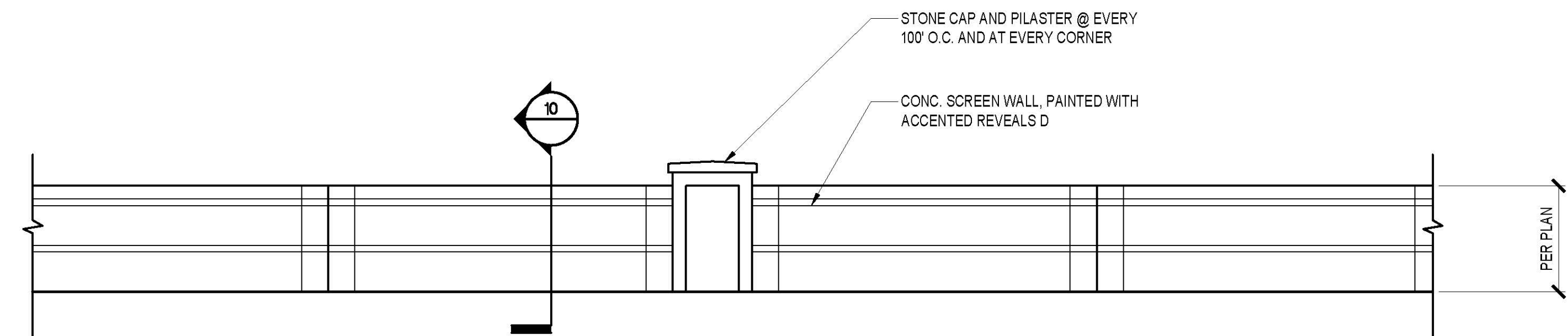
14'H SCREEN WALL ELEVATION

SCALE  
1/8"=1'-0" 3



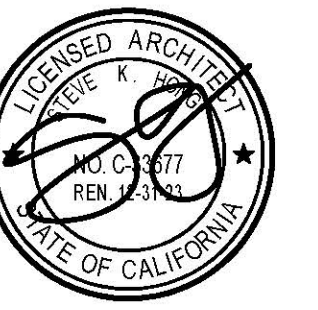
14'H SCREEN WALL SECTION

SCALE  
1/8"=1'-0" 10



SCREEN WALL ELEVATION

SCALE  
1/8"=1'-0" 4



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275K SPEC DEVELOPMENT

T B  
P R R I S C A 9 2 5 7 1



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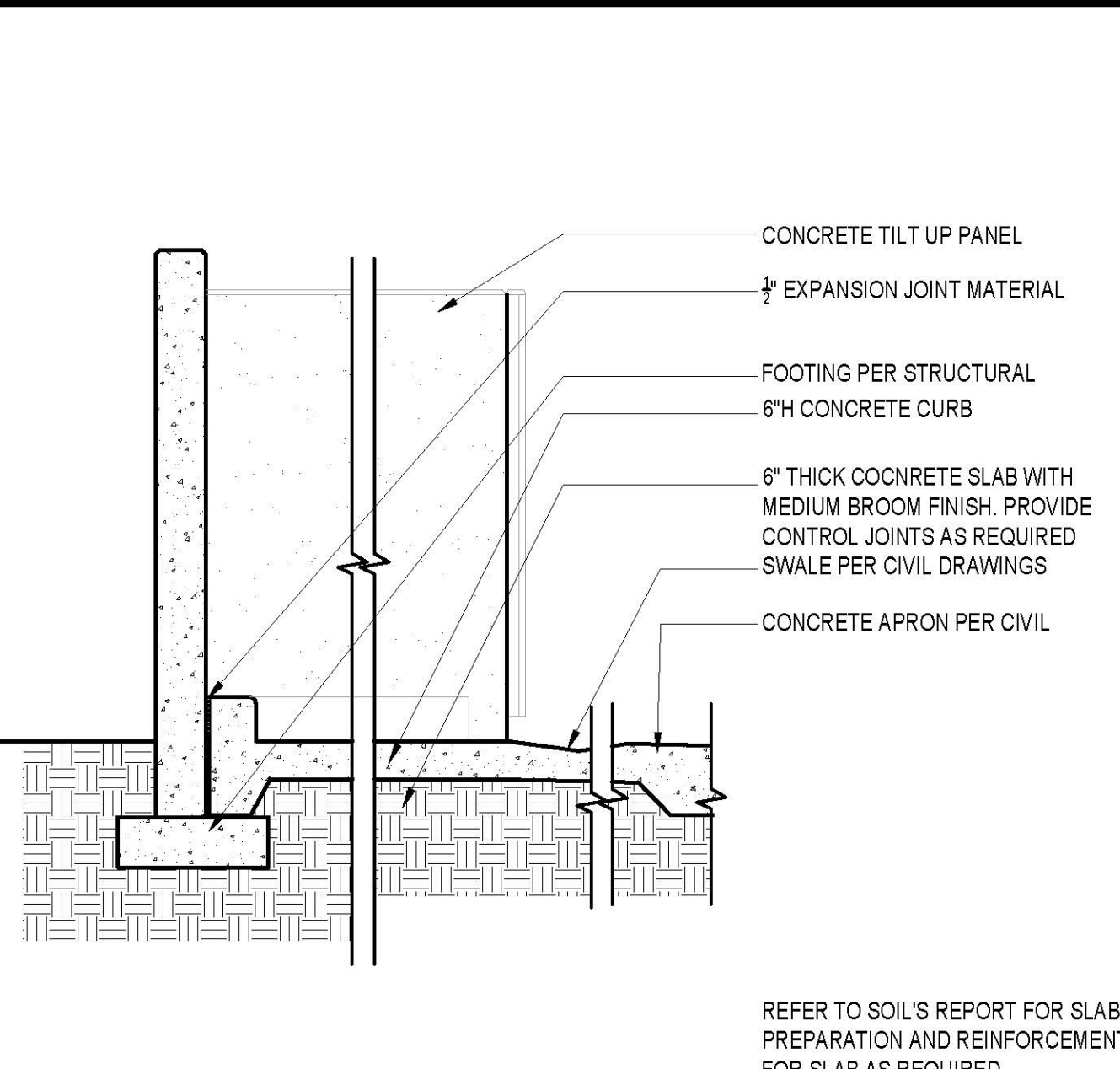
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P R R I S C A 9 2 5 7 1

No.	ISSUANCE	DATE

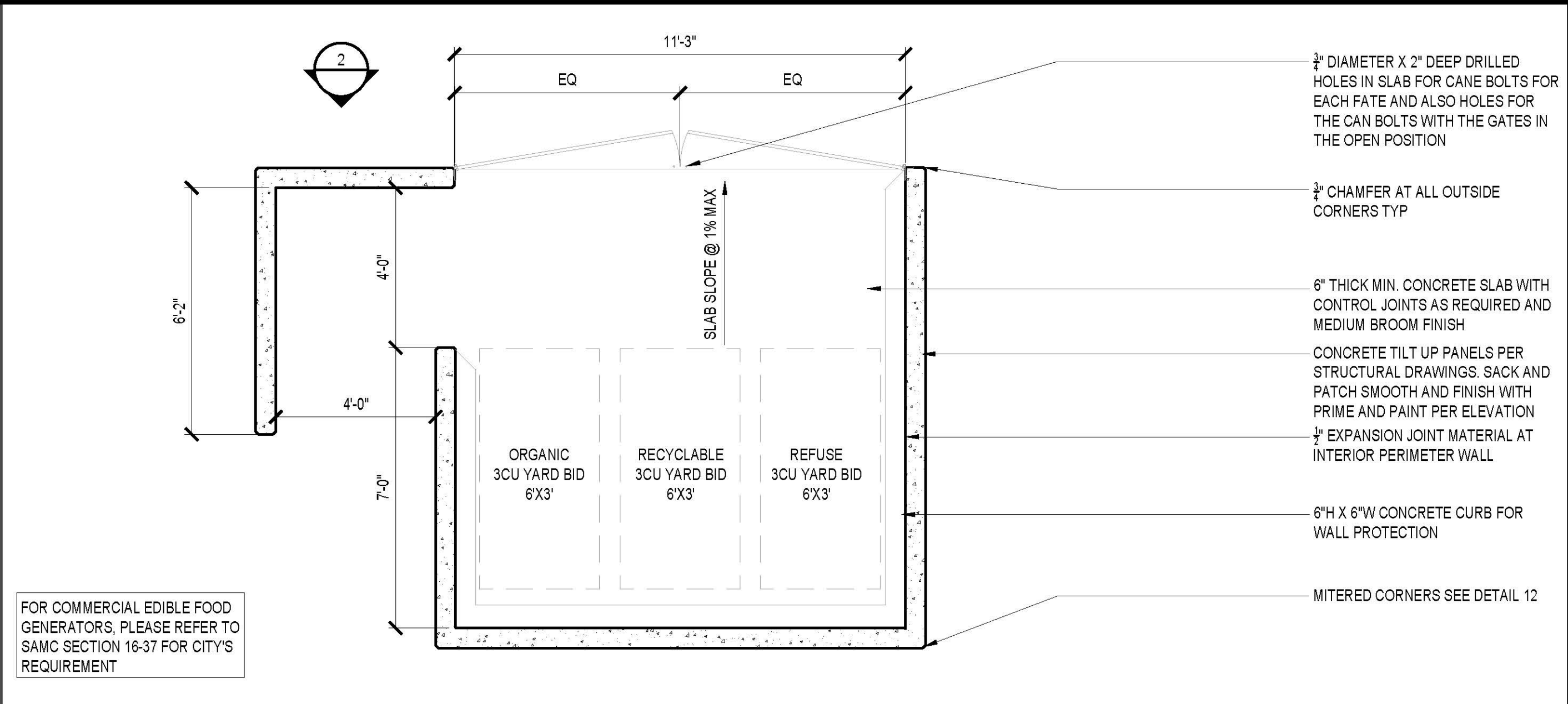
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22-340  
DRAWN: STEVE HONG CHECKED: STEVE HONG  
SHEET TITLE  
ARCHITECTURAL  
ROOF / SIGHT LINE  
SHEET NUMBER

**DRC-A4.01**

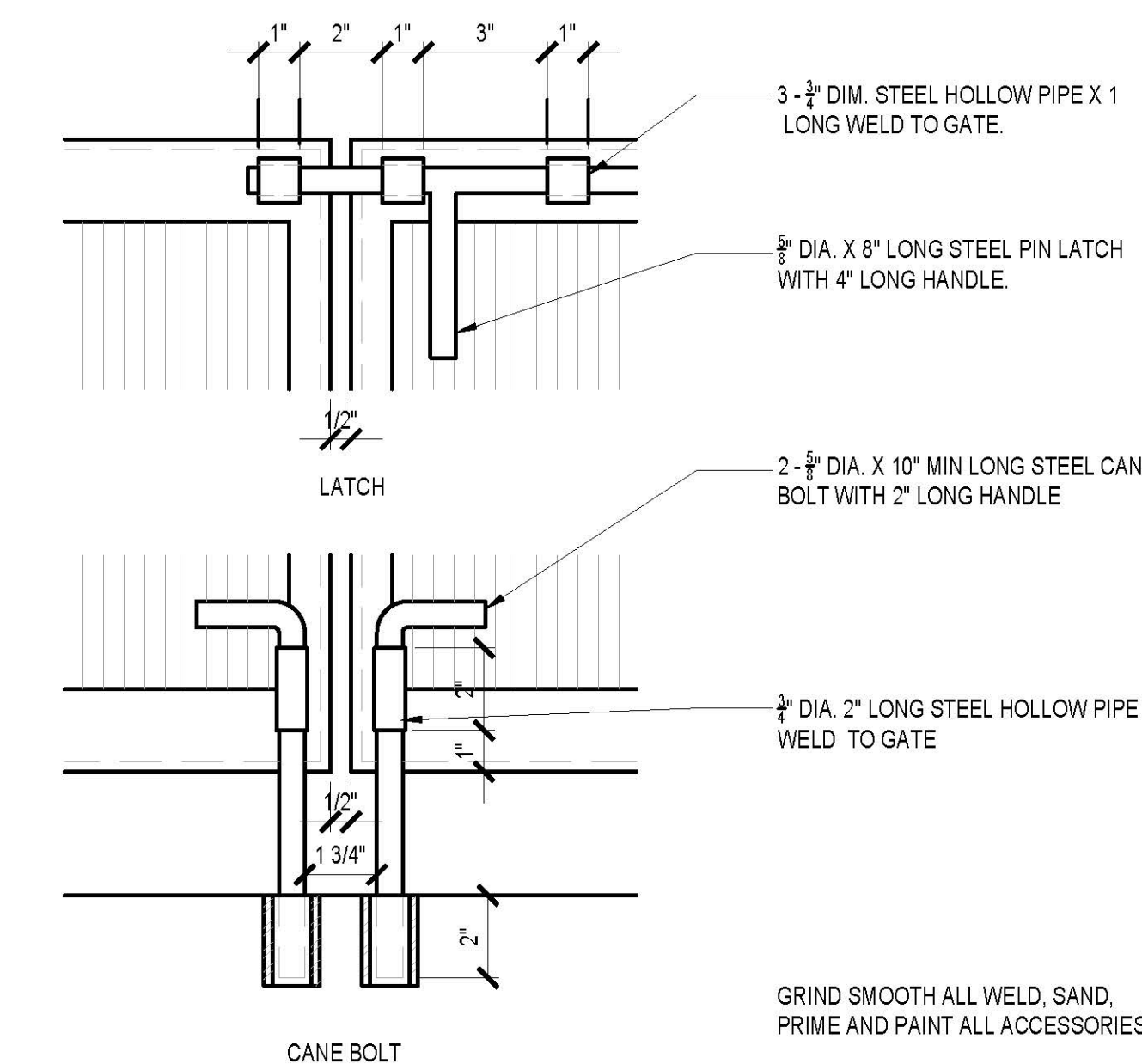
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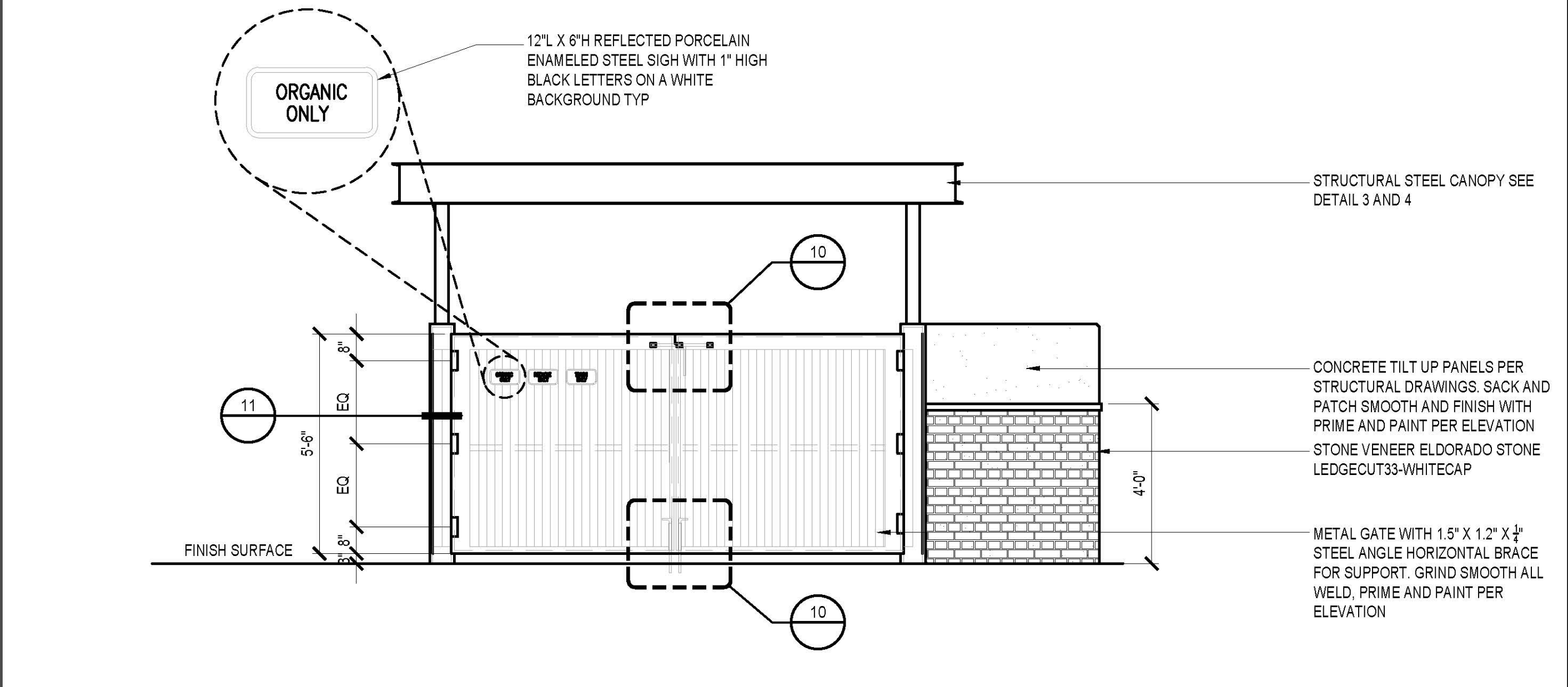
TRASH ENCLOSURE SECTION SCALE 3/8"=1'-0" 5



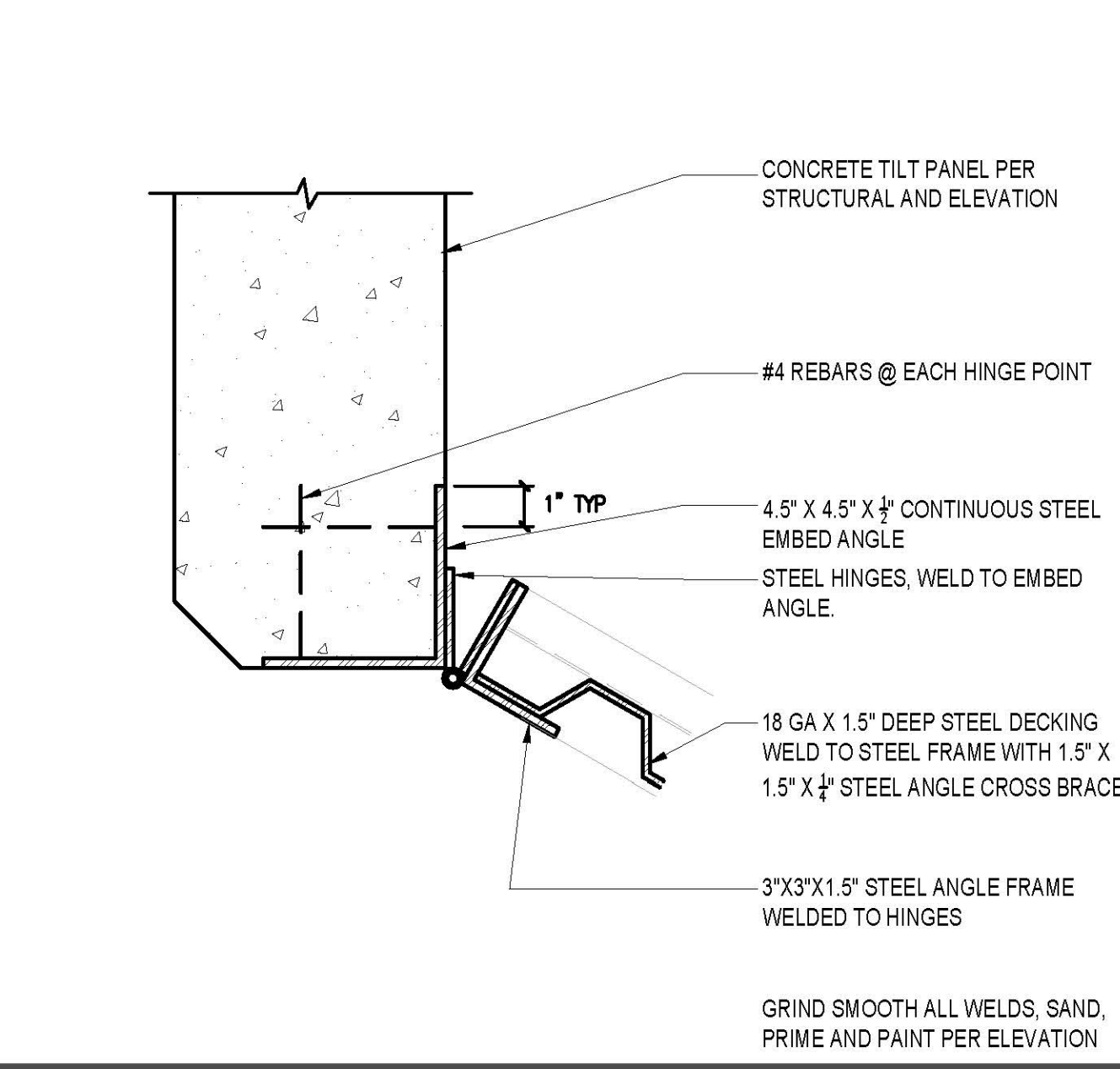
CONCRETE TILT TRASH ENCLOSURE SCALE 3/8"=1'-0" 1



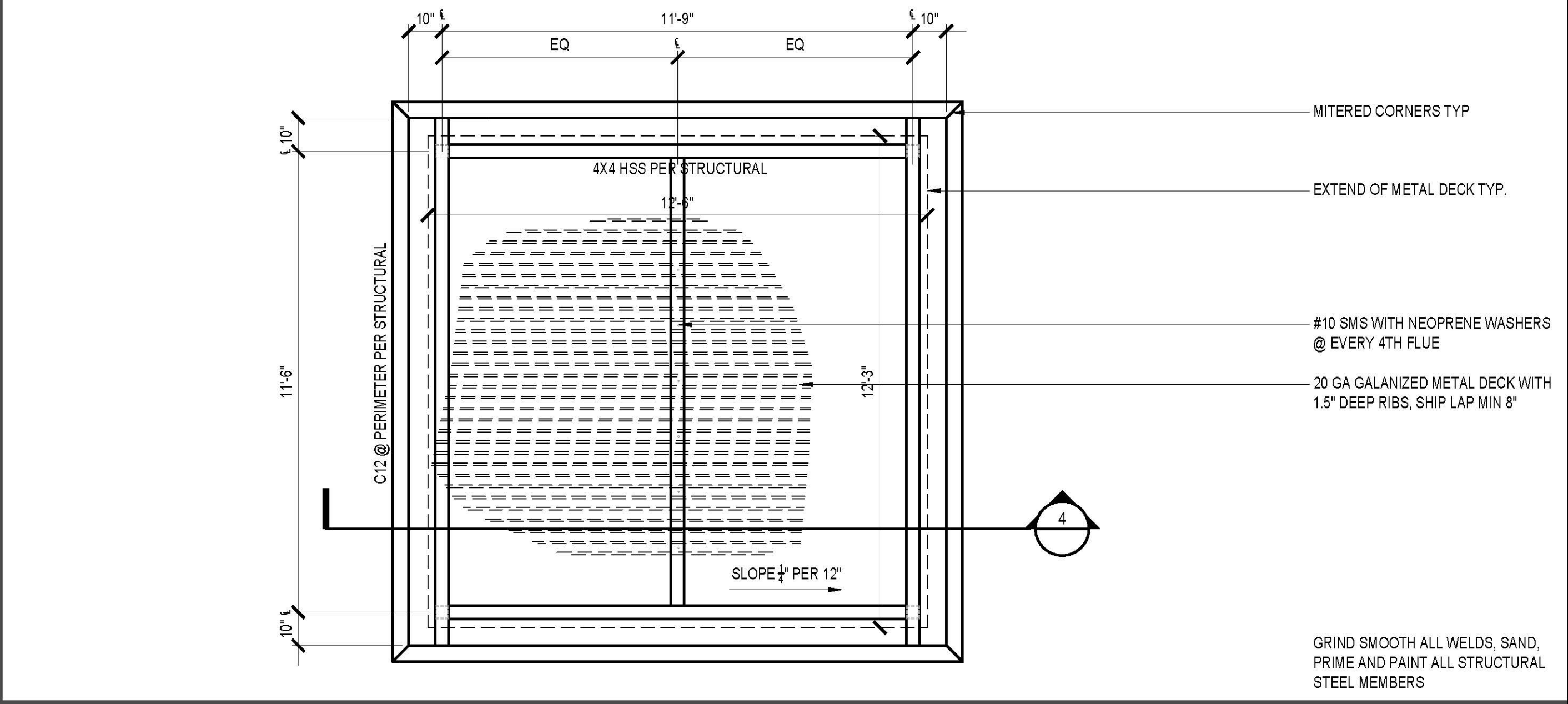
LATCH AND CANE BOLT SCALE 3/8"=1'-0" 10



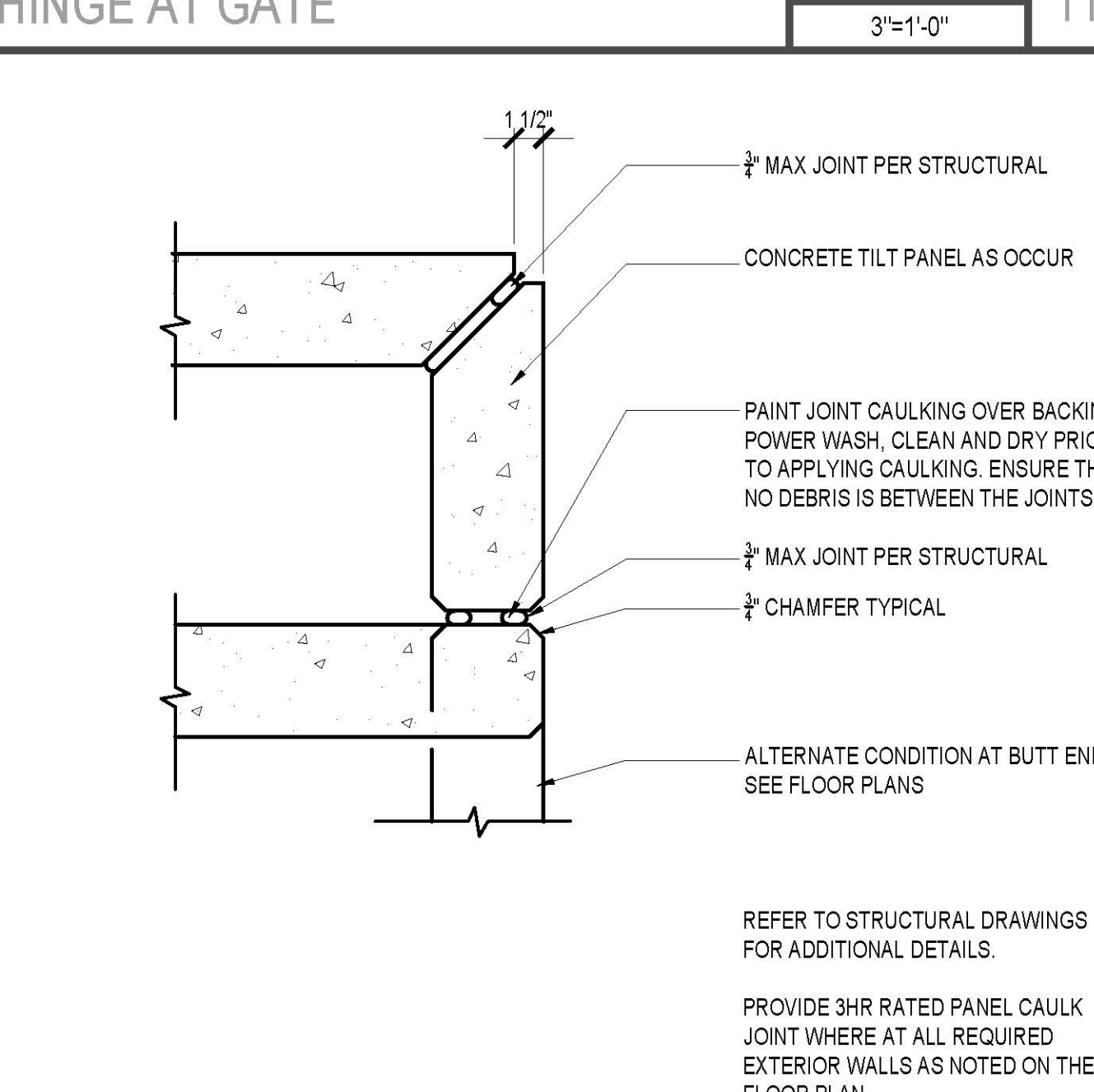
TRASH ENCLOSURE ELEVATION SCALE 3/8"=1'-0" 2



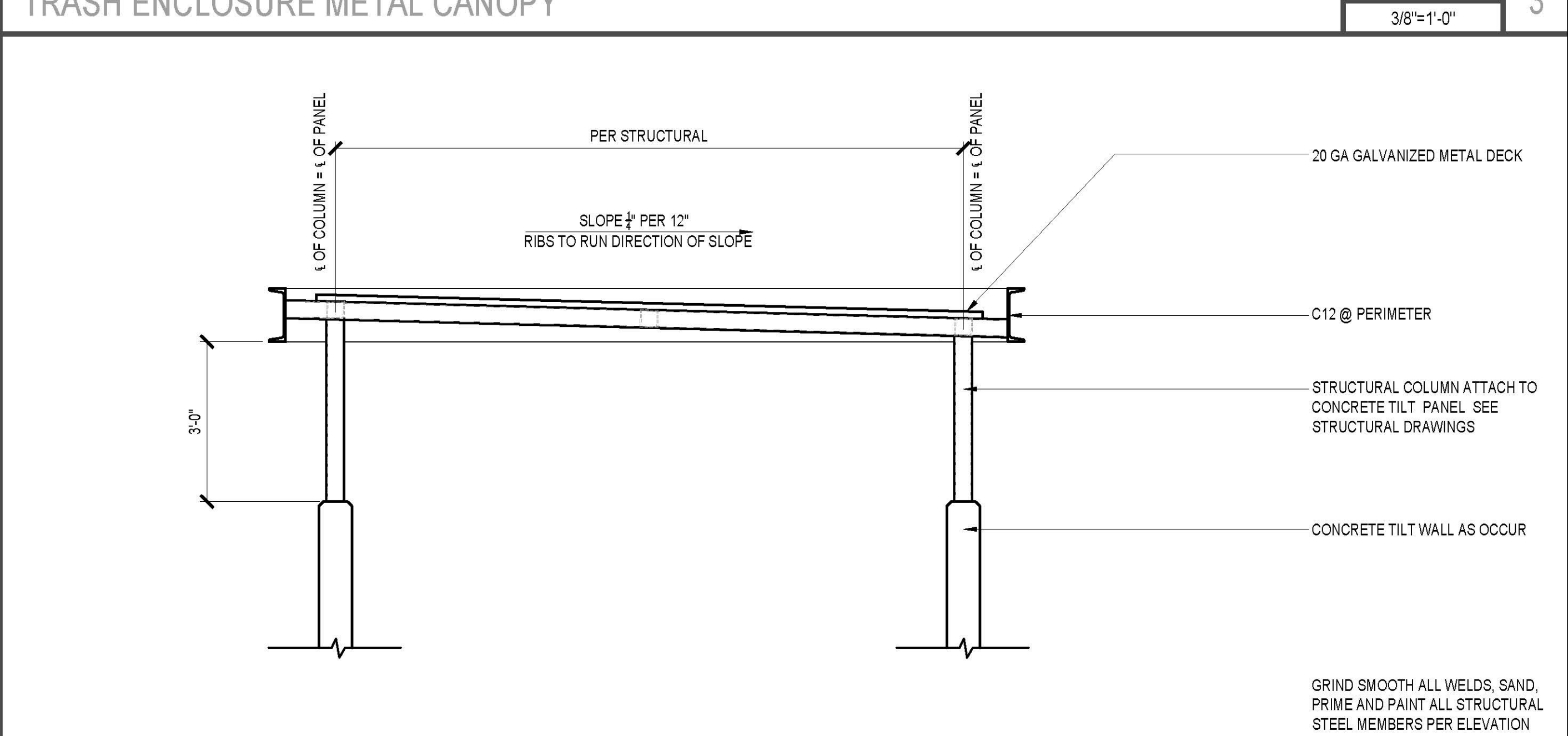
HINGE AT GATE SCALE 3/8"=1'-0" 11



TRASH ENCLOSURE METAL CANOPY SCALE 3/8"=1'-0" 3



CONC. TILT TYP. PANEL JOINT SCALE 1 1/2"=1'-0" 12



TRASH ENCLOSURE CANOPY SECTION SCALE 1/2"=1'-0" 4

**SKH ARCHITECT**

STEVE K HONG ARCHITECT  
 4580 MACARTHUR BLVD SUITE 500  
 IRVINE CALIFORNIA 92660  
 PROJECT MANAGER: STEVE HONG  
 714 - 822 - 1171, STEVE@SKHARCHITECT.COM

ARCHITECT  
 NO. C 3877  
 REV. 5/25/24  
 STATE OF CALIFORNIA

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 8911 RESEARCH DRIVE  
 IRVINE CA 92618  
 949-242-8044  
 ERIC.ROBELS@RASMITH.COM  
 ATTN: ERIC ROBELS
- LANDSCAPE ARCHITECT**  
 HUNTER LANDSCAPE INC.  
 711 S. FEE ANA ST.  
 PLACENTIA CA 92870  
 WILL@HUNTERLANDSCAPE.NET  
 ATTN: WILL COCHRAN

275K SPEC DEVELOPMENT

TERRIS CA 92571

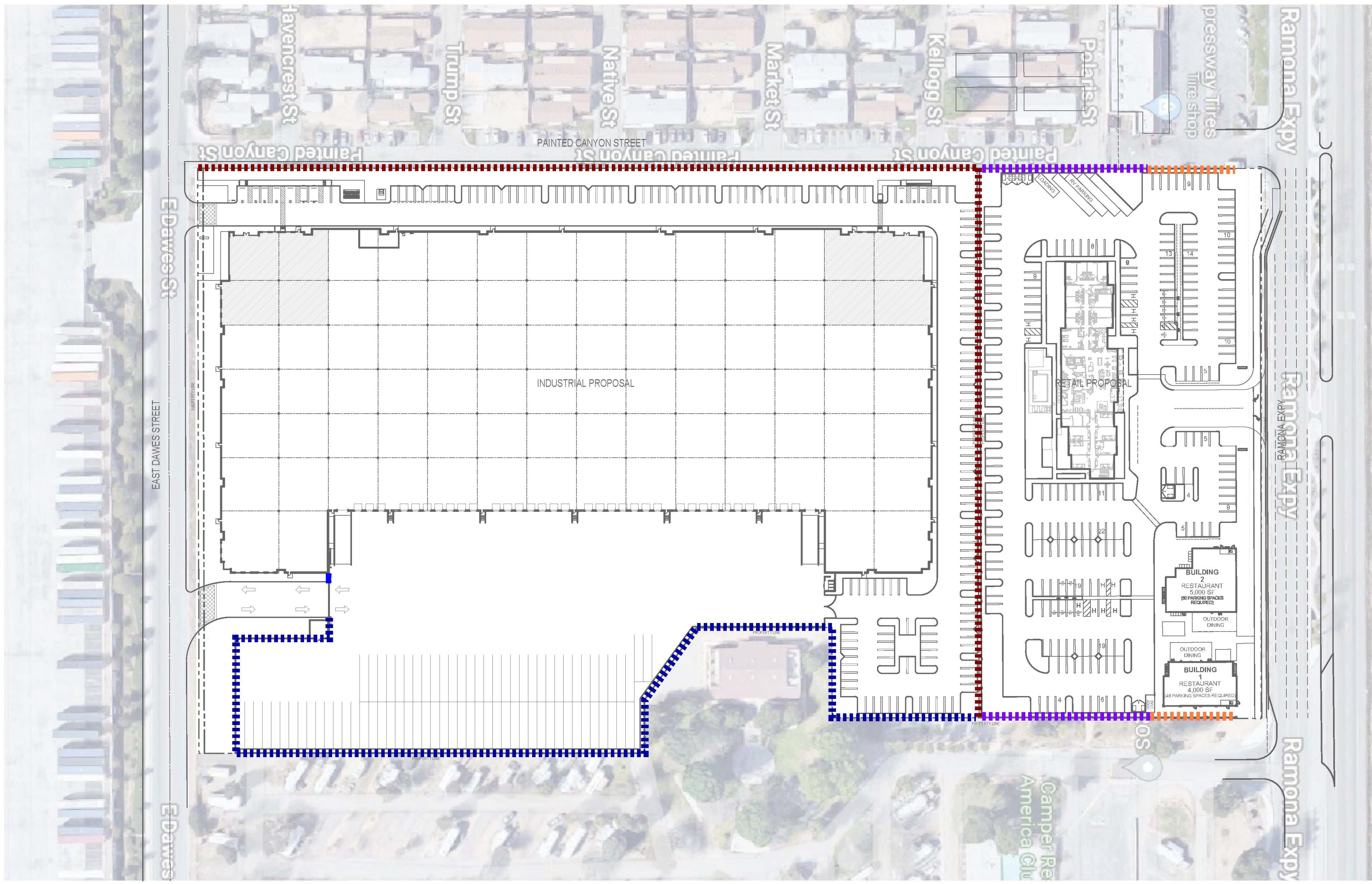
alabباس  
 Construction & Engineering

ALABBASI CONSTRUCTION & ENGINEERING  
 764 RAMONA EXPY SUITE C  
 TERRIS CA 92571

No.	ISSUANCE	DATE

JOB No:  
22-340  
 DRAWN: STEVE HONG CHECKED: STEVE HONG  
 SHEET TITLE  
**ARCHITECTURAL DETAILS**  
**ONSITE TRASH ENCLOSURE**  
 SHEET NUMBER



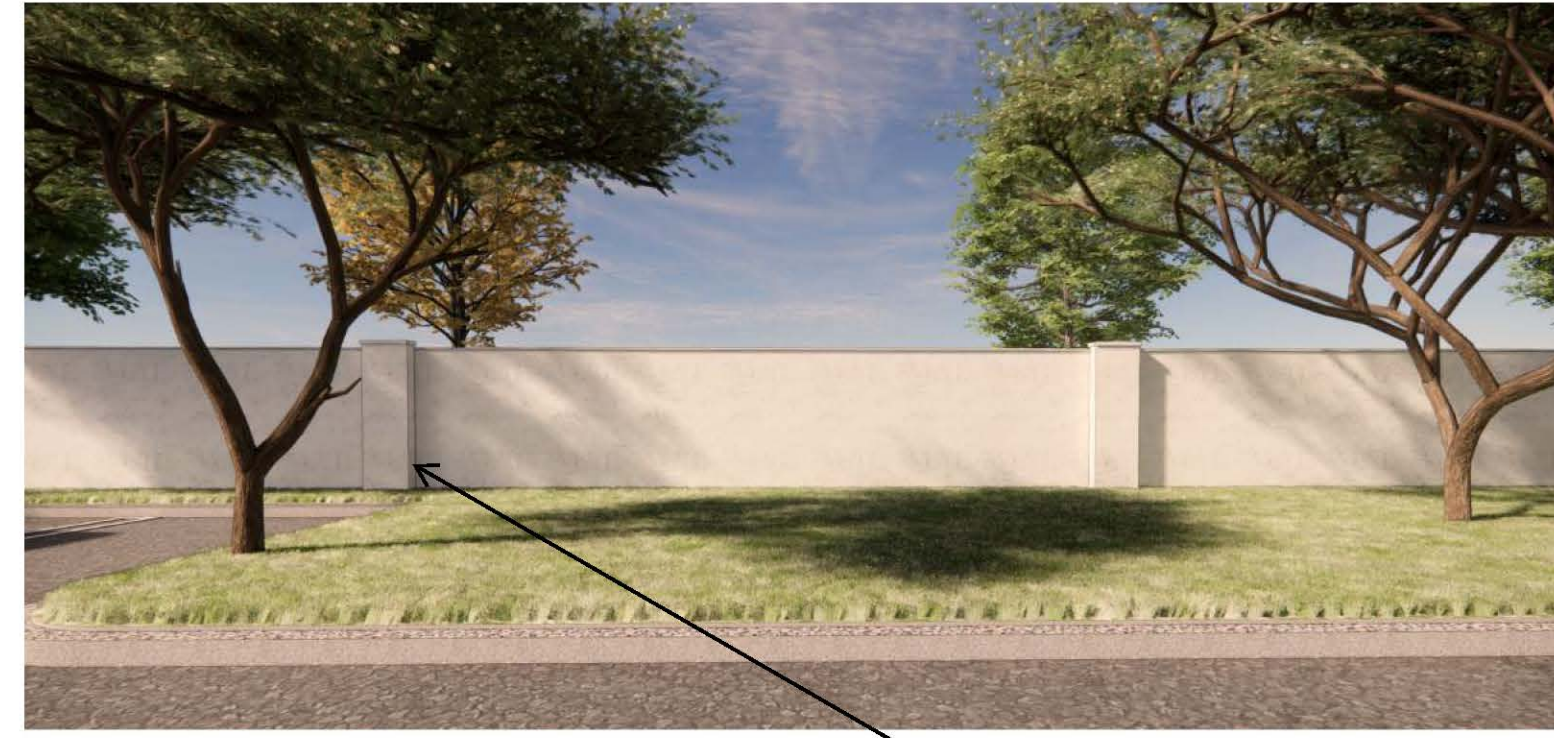


**LEGEND**

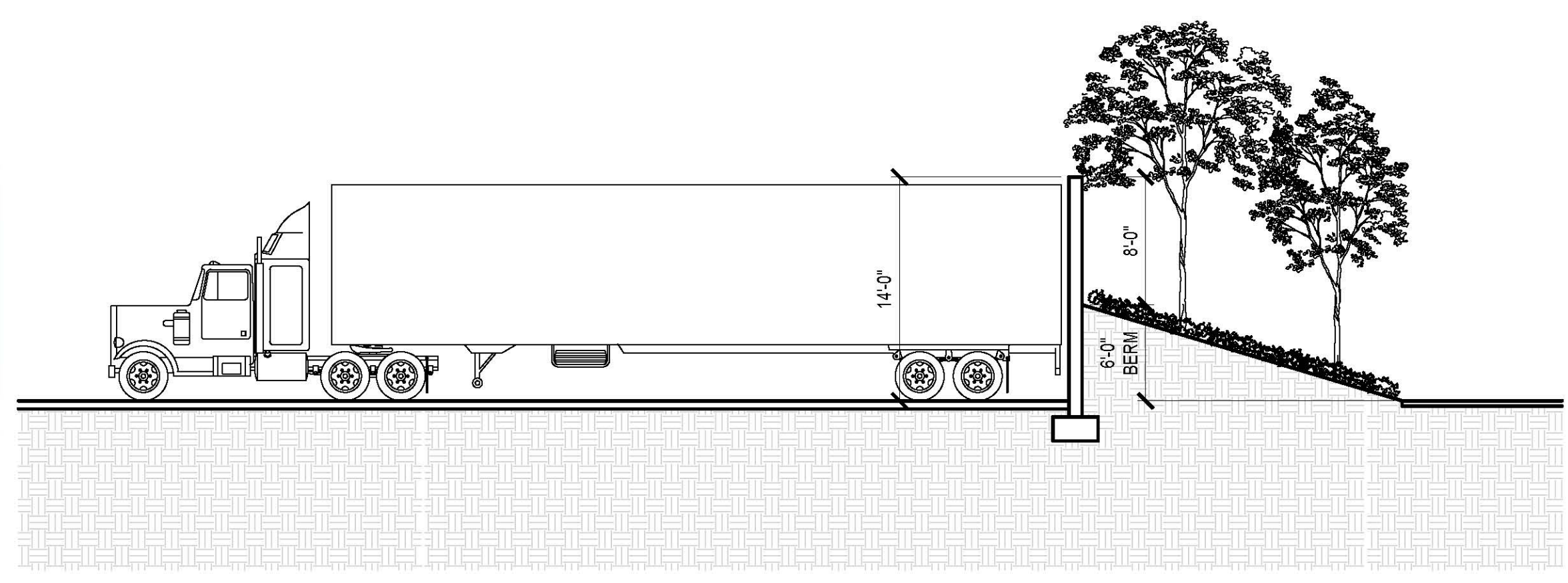
- 14'H SCREEN WALL
- 8'H SCREEN WALL
- 6'H SCREEN WALL
- 3'H SCREEN WALL



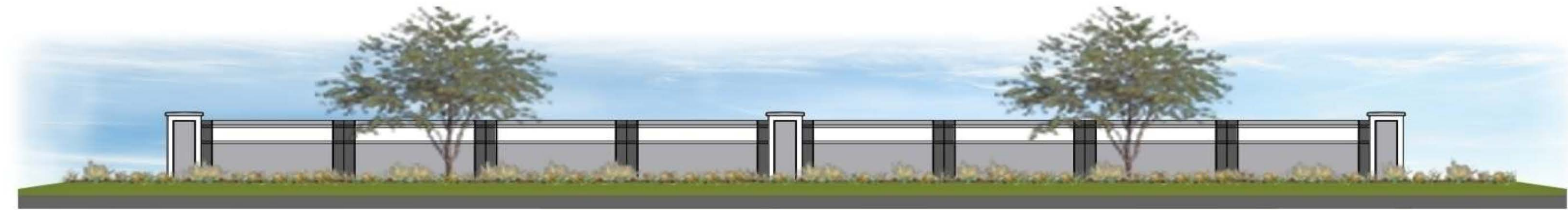
3'H WALL



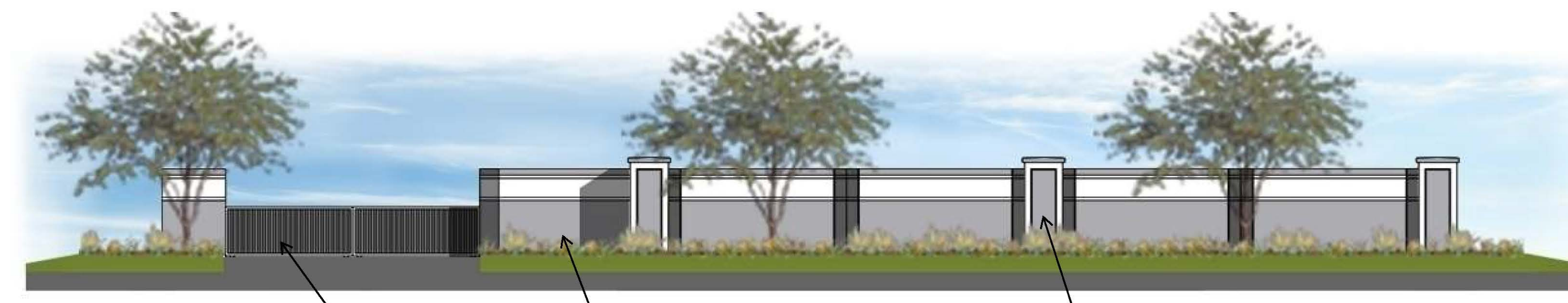
6'H WALL



14'H WALL SECTION WITH BERM



8'H WALL



14'H WALL

SLIDING METAL GATE      PAINTED CONCRETE TILT WALL WITH DECORATIVE REVEALS      PILASTER WITH DECORATIVE CAP

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275K SPEC DEVELOPMENT

T PERRIS CA 92571



ALABBASI CONSTRUCTION & ENGINEERING  
764 RAMONA EXPY SUITE C  
PERRIS CA 92571

No.	ISSUANCE	DATE

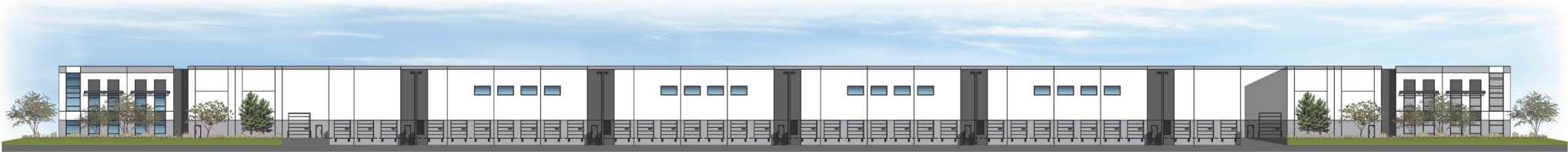
JOB No. 22-346  
DRAWN BY: STEVE HONG      CHECKED BY: STEVE HONG  
SHEET TITLE: ARCHITECTURAL  
SHEET NUMBER: 1



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



14' HIGH SCREEN WALL



14' HIGH SCREEN WALL



14' HIGH SCREEN WALL

COLORED ELEVATION DESIGN



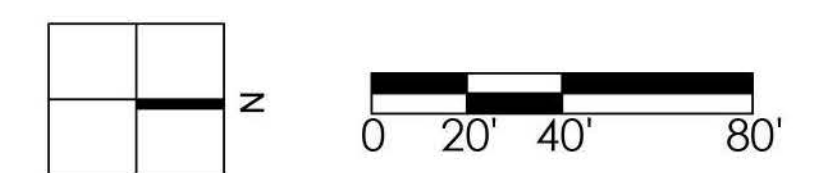
**PLANTING LEGEND**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Chilopsis linearis</i> Desert Willow	36" Box	9	L	Multi
	<i>Chitalpa tashkentensis</i> Chitalpa	36" Box	21	L	Standard
	<i>Magnolia g. 'Little Gem'</i> Magnolia	36" Box	13	M	Standard
	<i>Pinus eldarica</i> Afghan Pine	36" Box	46	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	36" Box	4	M	Multi
	<i>Ulmus parvifolia</i> Chinese Elm	36" Box	20	L	Standard
	<i>Tristania conferta</i> Brisbane Box	36" Box	22	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
	<i>Baccharis p. 'Centenial'</i> Coyote Bush	5 Gal		L	
	<i>Cassia phyllodenia</i> Silverleaf Cassia	5 Gal		L	
	<i>Heteromeles arbutifolia</i> Toyon	5 Gal		M	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal		M	
	<i>Salvia c. 'Allen Chickering'</i> Allen Chickering Sage	5 Gal		L	
	<i>Salvia greggii</i> Autumn Sage	5 Gal		L	
	<i>Salvia leucantha</i> Mexican Sage	5 Gal		L	
	<i>Westringia fruticosa</i> Coast Rosemary	5 Gal		L	
	<i>Westringia f. 'Grey Box'</i> Dwarf Coast Rosemary	5 Gal		L	
	<i>Westringia 'Wynyabbie Gem'</i> Wynyabbie Coast Rosemary	5 Gal		L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Lonicera j. 'Halliana'</i> Hall's Honeysuckle	1 Gal	48" O.C.	L	
	<i>Carissa m. 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Lantana 'Gold Mound'</i> Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	

Gravel  
 SITE AREA: 546,895 SF  
 % LANDSCAPE REQUIRED: 15%  
 AREA LANDSCAPING PROVIDED (NOT INCLUDING ROW): 83,236 SF  
 % LANDSCAPE PROVIDED: 15%



SHEET 1

**E. Dawes St & Painted Canyon Rd**

22-129  
 12.15.22 03.27.24  
 03.08.23 05.06.24  
 05.23.23 06.28.24

Perris, California



**HUNTER LANDSCAPE**

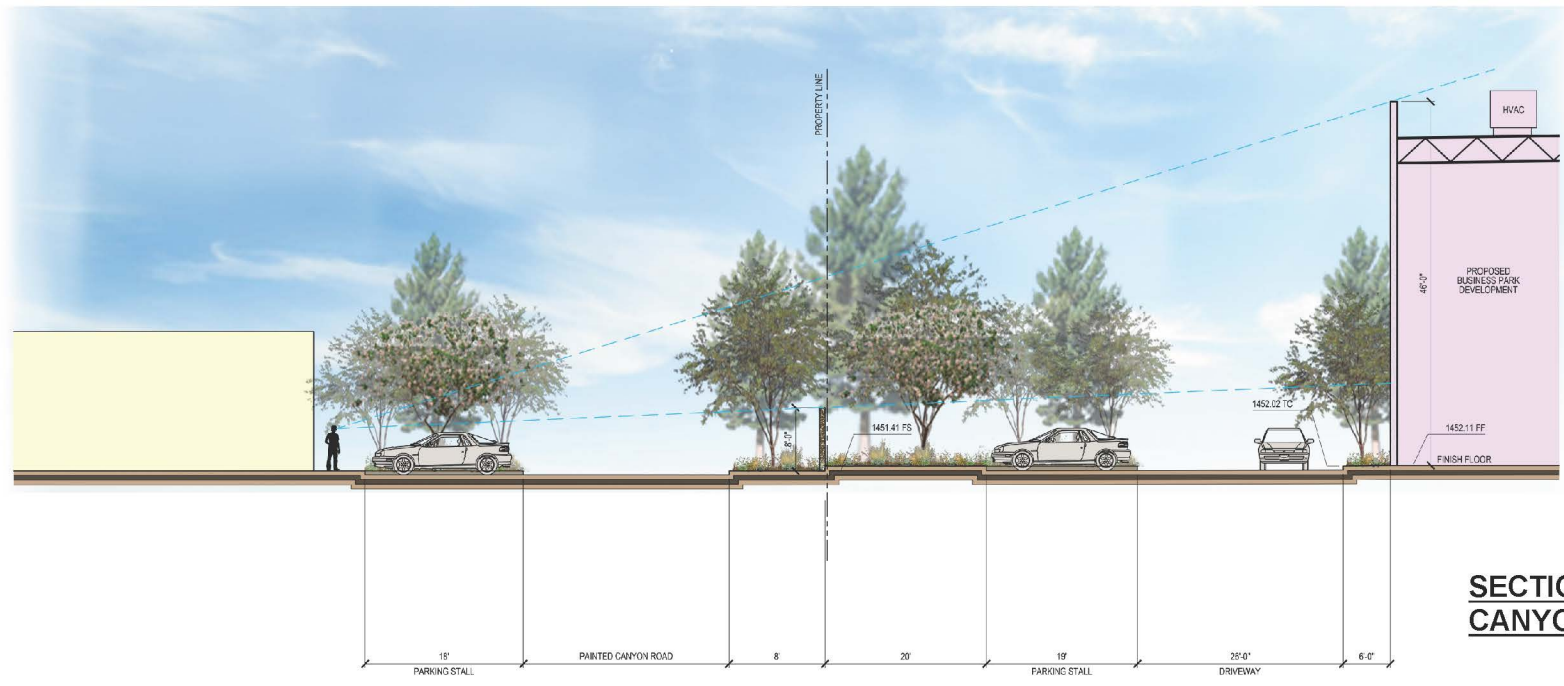
711 FEE ANA STREET PLACENTIA, CA 92870  
 714.986.2400 FAX 714.986.2408



**NORTH - SOUTH SECTION**




**EAST - WEST SECTION**




**SECTION AT PAINTED CANYON RD.**

**SITE SECTION (COLOR)**


- 1




PAINTED CONCRETE  
SHERWIN-WILLIAMS  
SW 7006  
EXTRA WHITE
- 2




STONE VENEER:  
ELDORADO STONE  
LEDGECUT33  
WHITECAP
- 3




PAINTED CONCRETE  
SHERWIN-WIL  
SW 7071  
GRAY SCREEN
- 4




PAINTED CONCRETE  
SHERWIN-WILLIAMS  
SW 7974  
PEPPERCORN
- 5



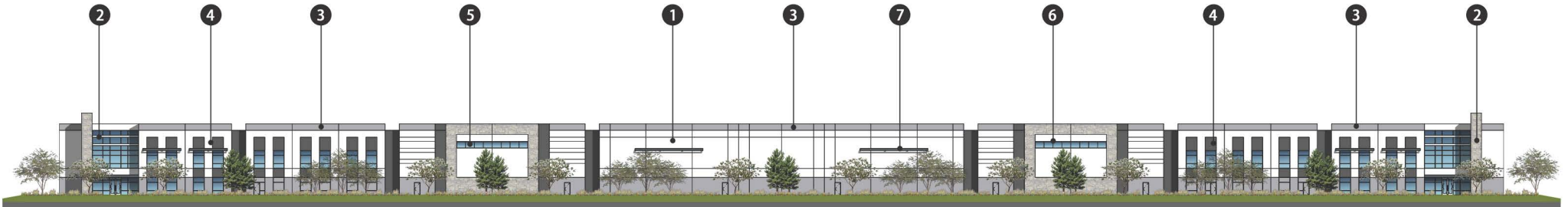
BLUE REFLECTIVE  
GLAZING
- 6



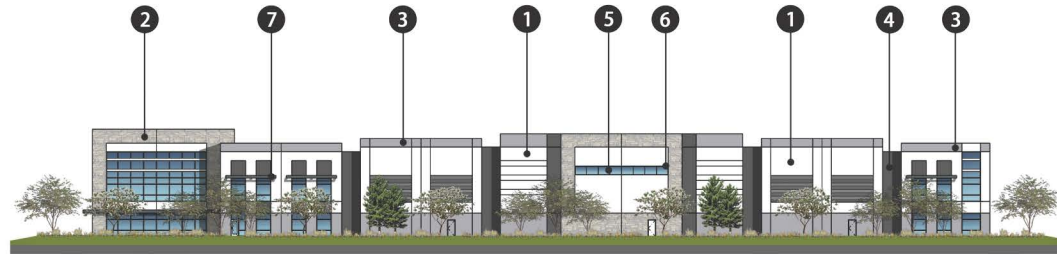
CLEAR ANODIZED  
MULLIONS
- 7



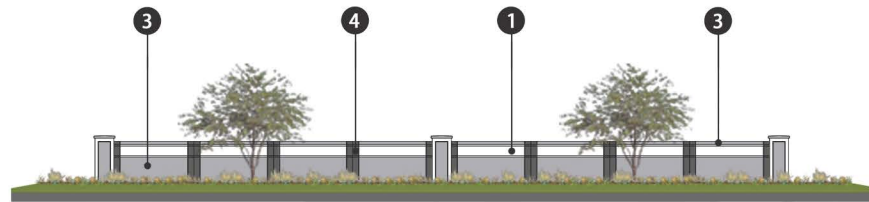
ACM TRIM:  
REYNBOND  
COLORWELD 500XL  
NIGHTFALL METALLIC



WEST ELEVATION



SOUTH ELEVATION



14' HIGH SCREEN WALL

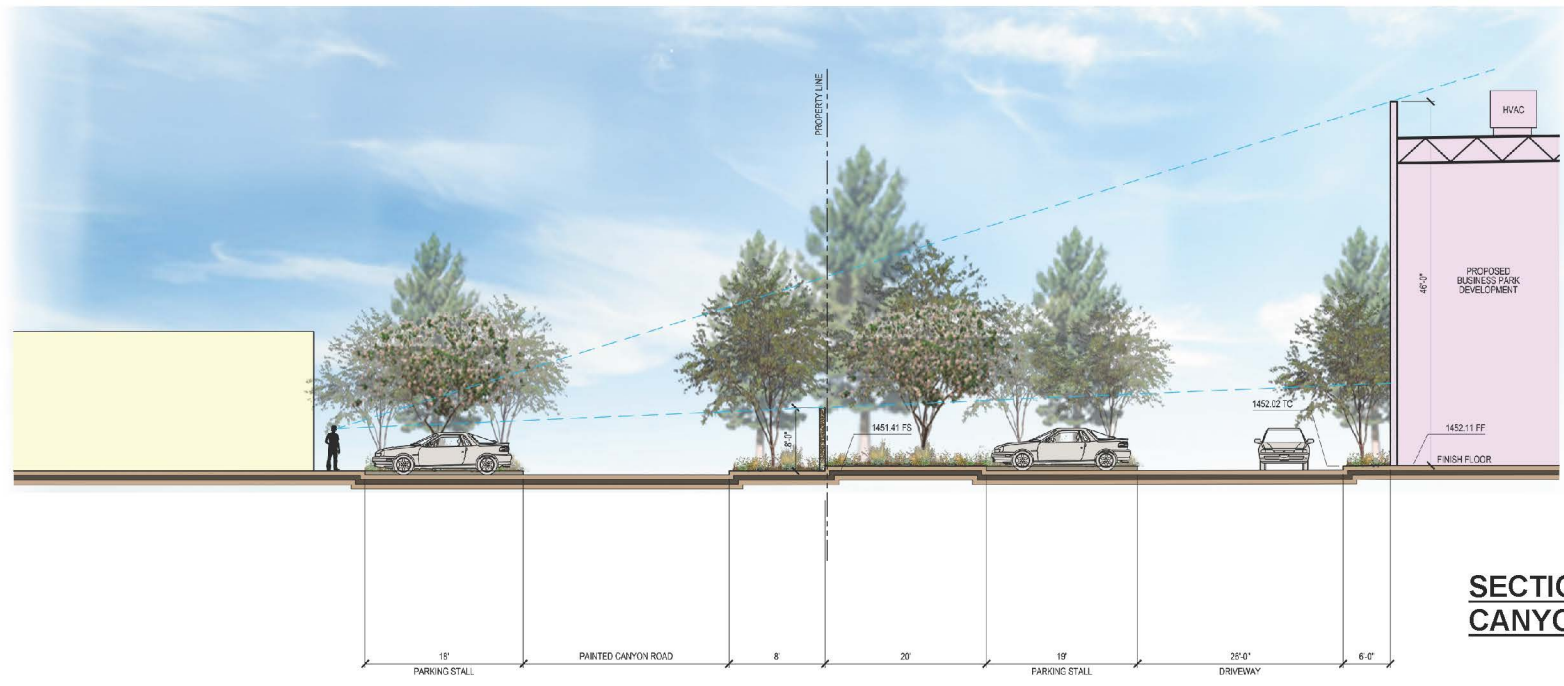
MATERIAL BOARD



**NORTH - SOUTH SECTION**



**EAST - WEST SECTION**



**SECTION AT PAINTED CANYON RD.**

**SITE SECTION (COLOR)**