

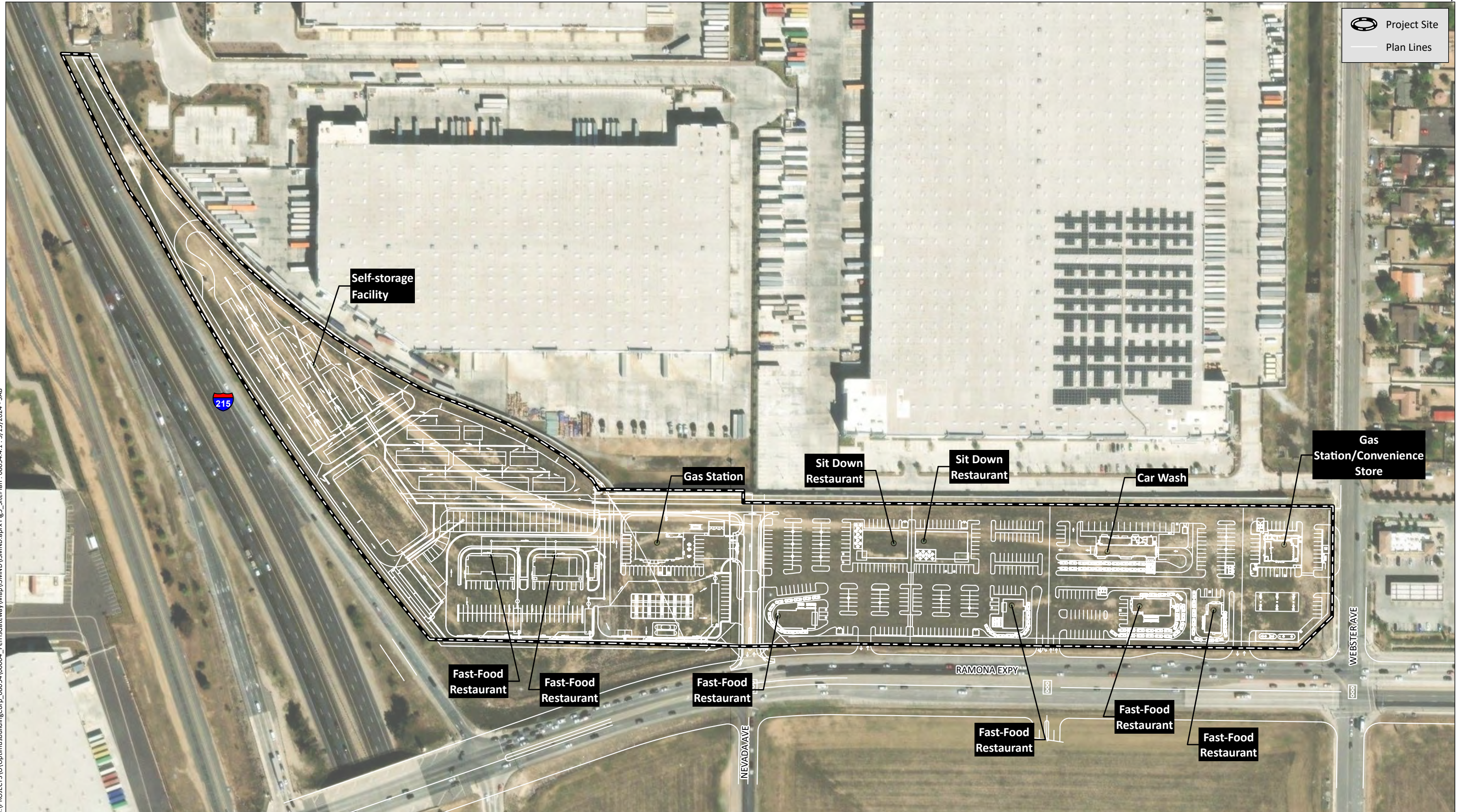
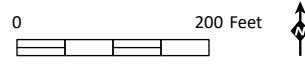


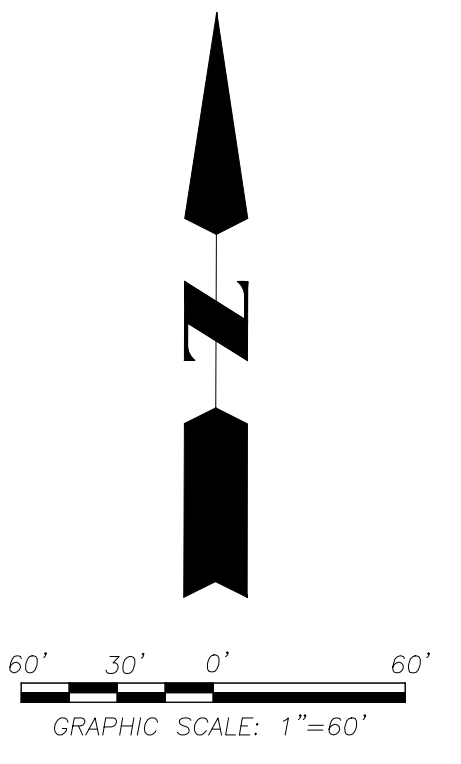
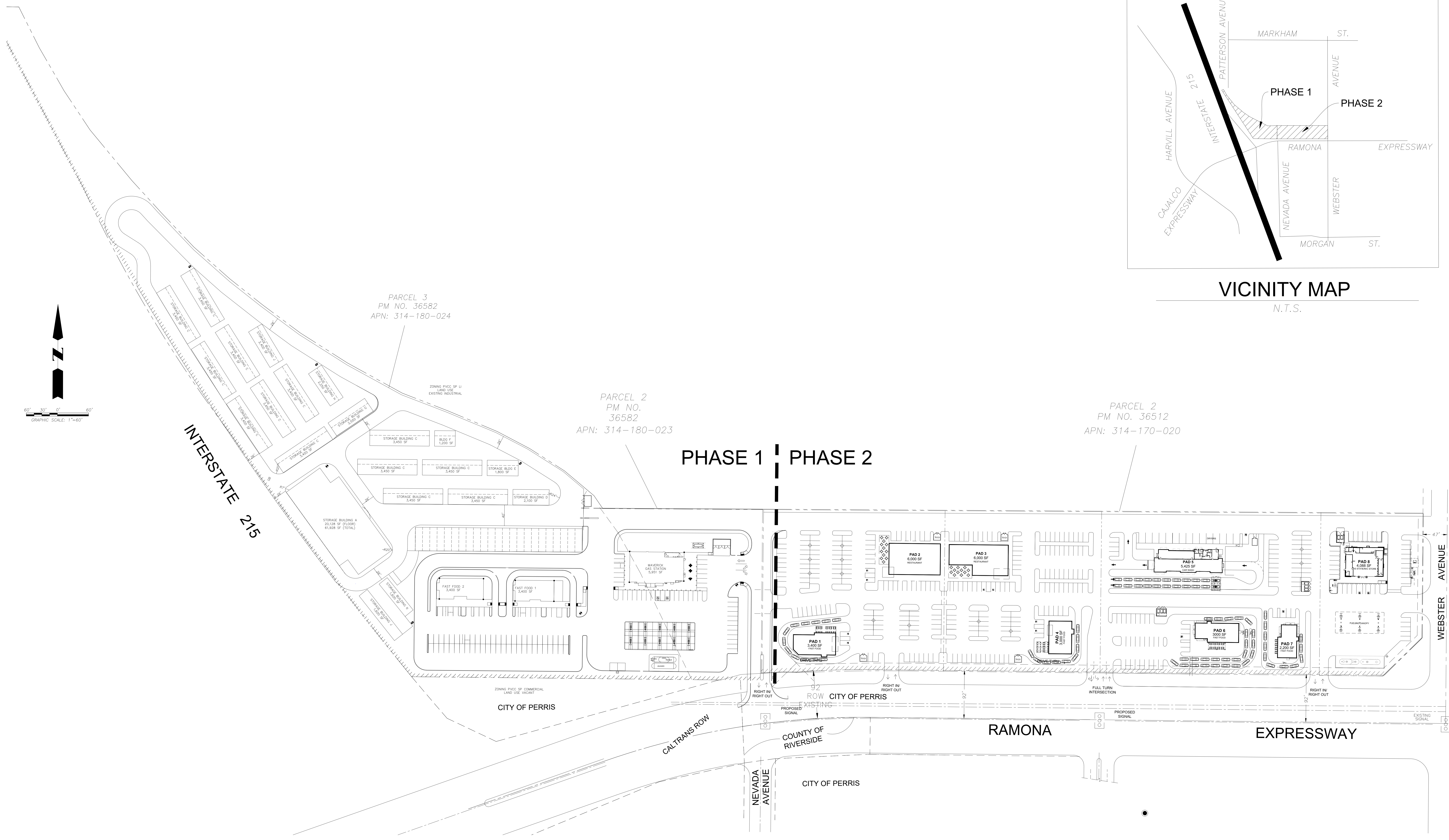
-  Project Site
-  Plan Lines



I:\PROJECTS\IO\OptimusBuildingCorp_08054\00004_PerrisGateway\Map\SMND\SMND.aprx Fig5_SitePlan : 08054.4.1 - 5/13/2024 - 5AB



Source: Bartholomew Architecture & SMS Architects 2024

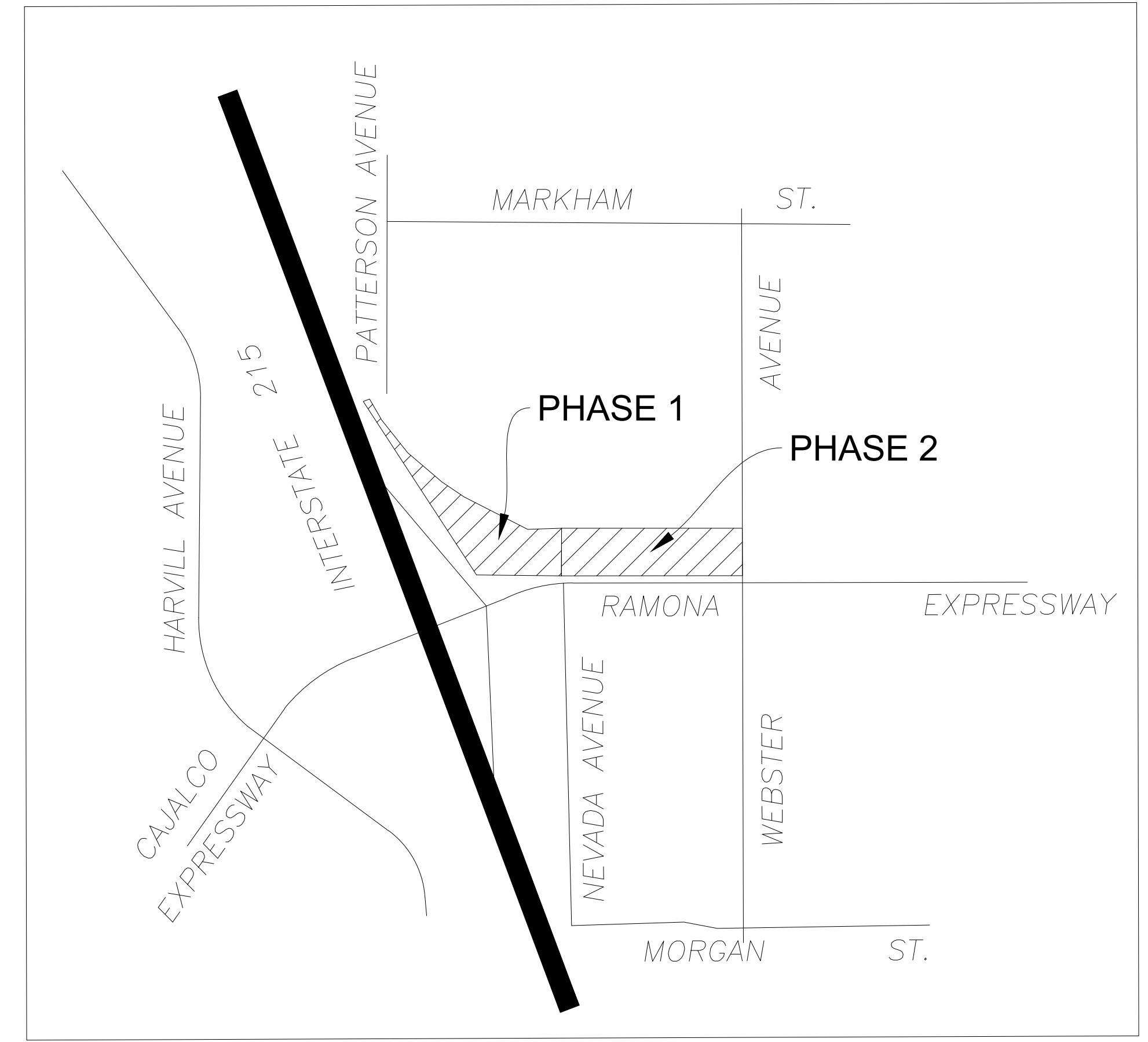


PARCEL 3
PM NO. 36582
APN: 314-180-024

PARCEL 2
PM NO. 36582
APN: 314-180-023

PARCEL 2
PM NO. 36512
APN: 314-170-020

PHASE 1 | PHASE 2



VICINITY MAP
N.T.S.

INTERSTATE 215

CITY OF PERRIS

CITY OF PERRIS

RAMONA

EXPRESSWAY

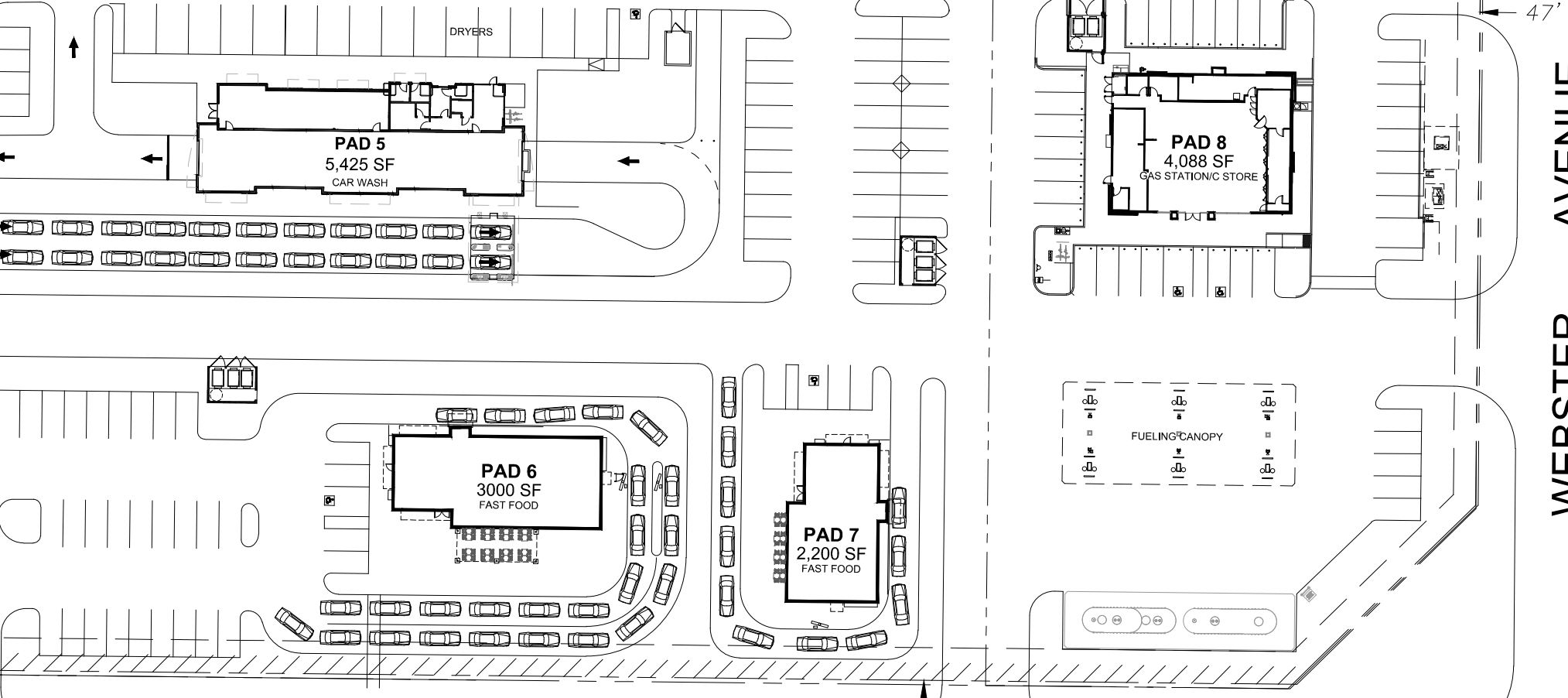
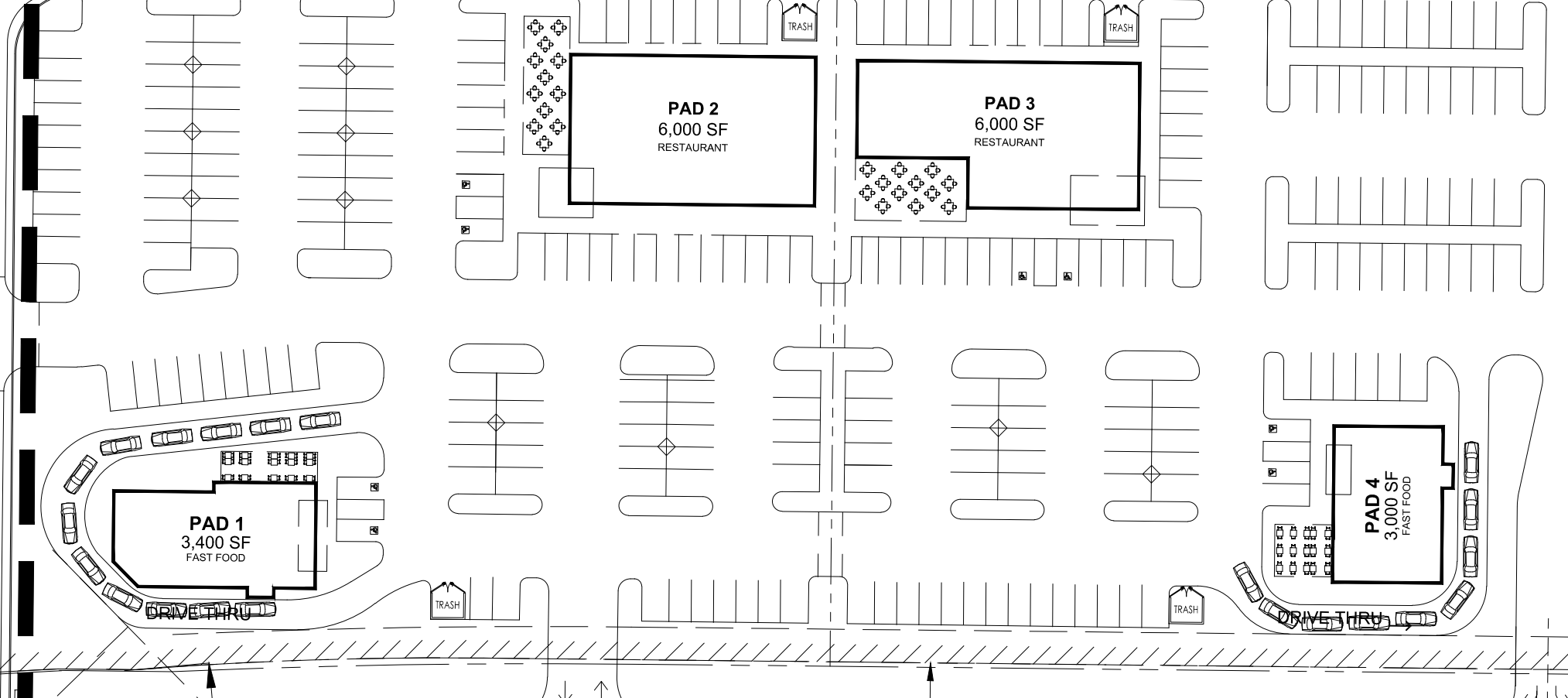
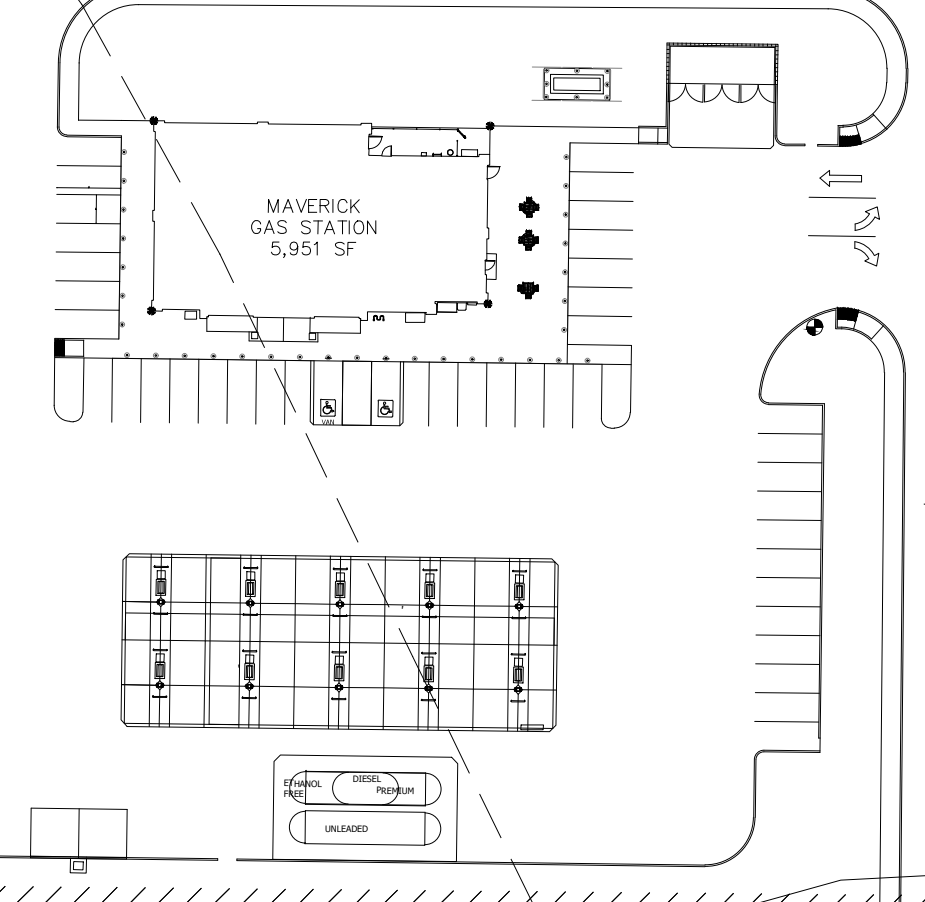
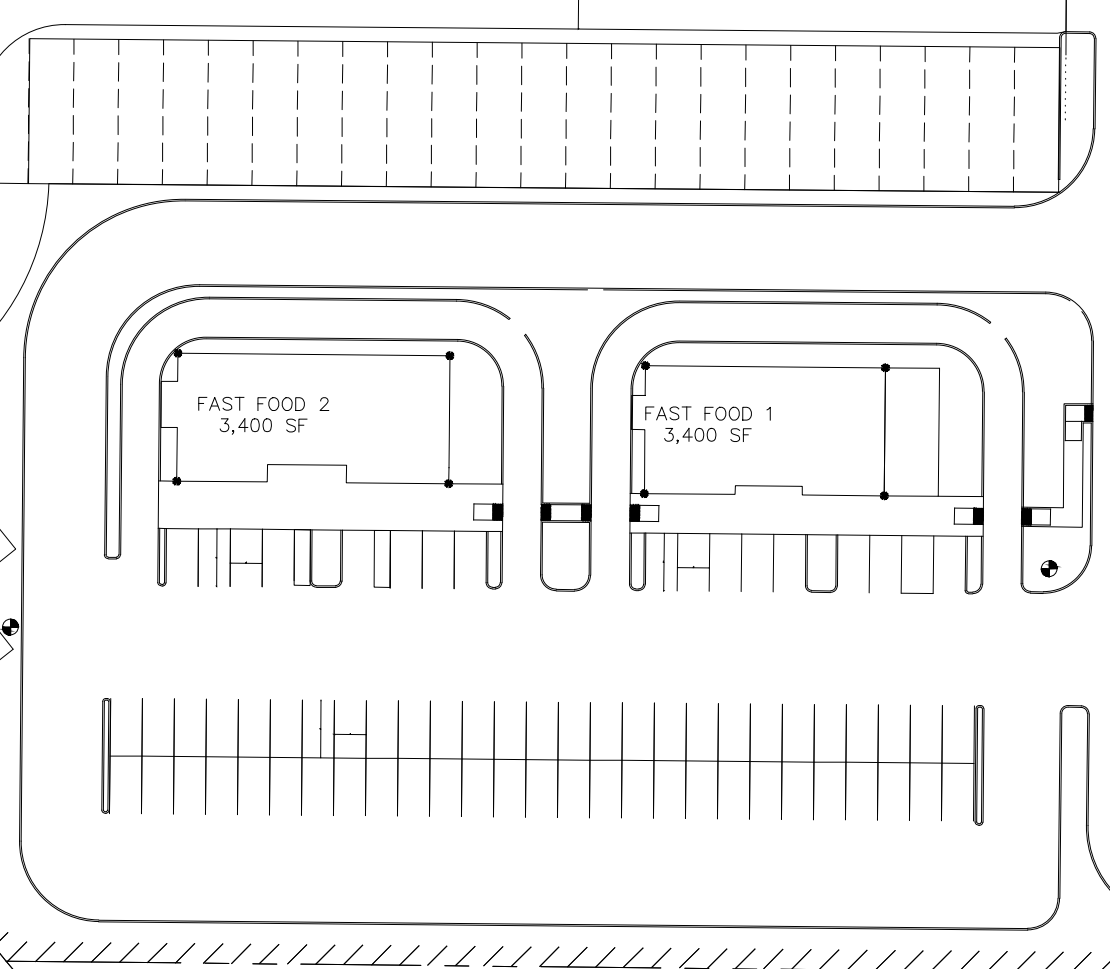
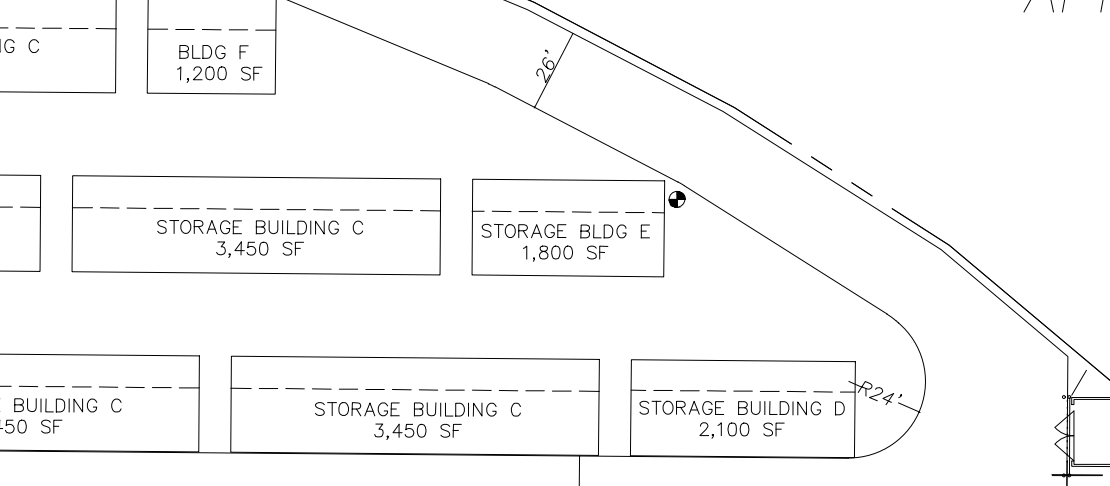
WEBSTER AVENUE

CALTRANS ROW

COUNTY OF RIVERSIDE

NEVADA AVENUE

CITY OF PERRIS



ZONING PFC OF COMMERCIAL LAND USE VACANT

ZONING PFC OF LI LAND USE EXISTING INDUSTRIAL

RIGHT IN/ RIGHT OUT

PROPOSED SIGNAL

EXISTING ROW

FULL TURN INTERSECTION

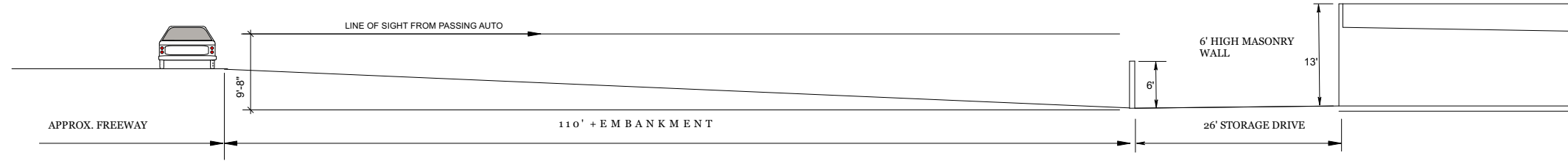
PROPOSED SIGNAL

RIGHT IN/ RIGHT OUT

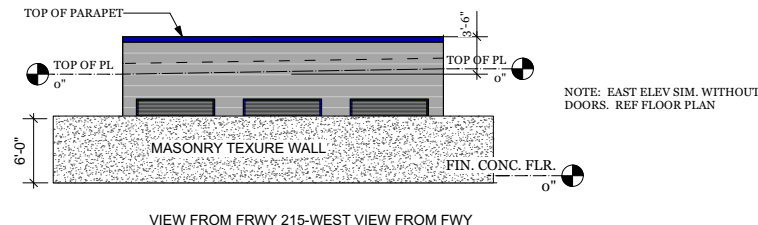
EXISTING SIGNAL

47'

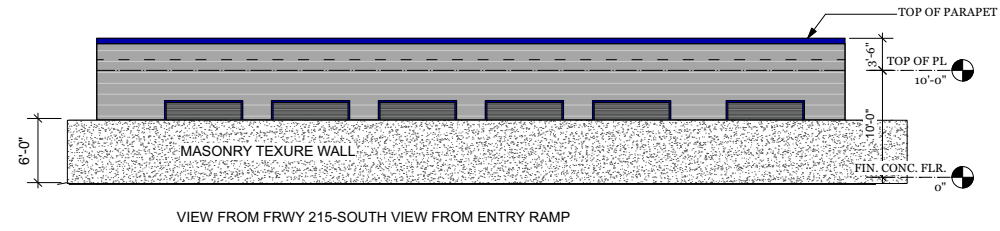




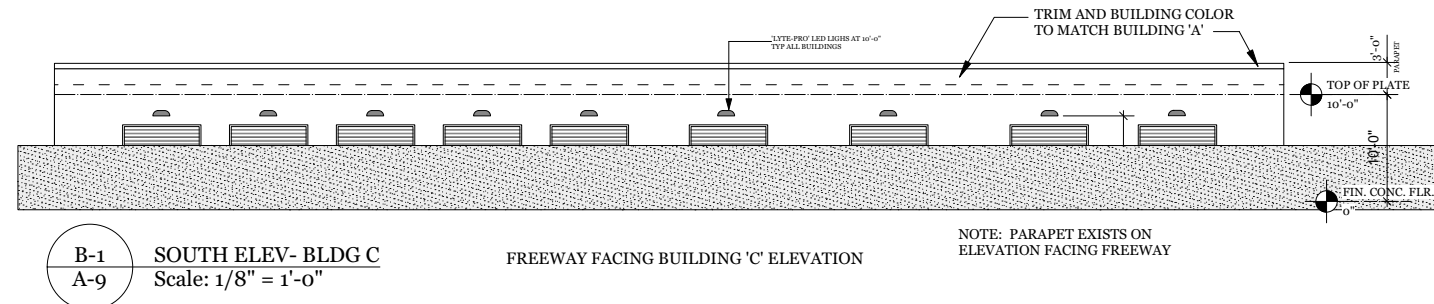
SECTION THRU FREEWAY - EMBANKMENT - SELF STORAGE FACADE
Scale: 1/8" = 1'-0"



E-1 WEST ELEVATION-BLDG D
A-10 Scale: 1/8" = 1'-0"



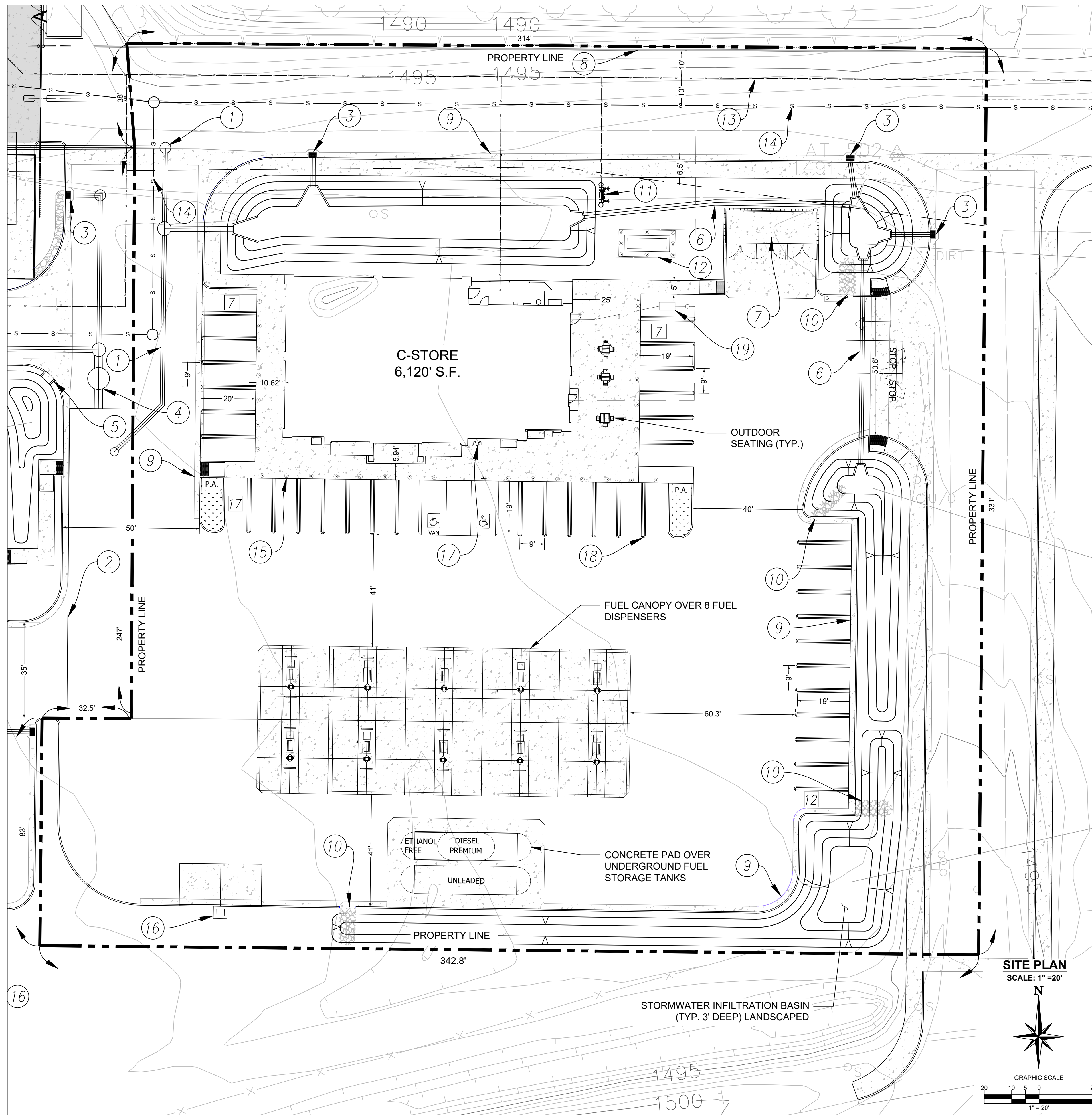
C-1 SOUTH ELEVATION-BLDG D
A-10 Scale: 1/8" = 1'-0"



B-1 SOUTH ELEV - BLDG C
A-9 Scale: 1/8" = 1'-0"

I:\PROJECTS\0\OptimusBuildingCorp_08054\00004_PerrisGateway\Map\SMAND\Fig8_FreewayLineofSight.mxd 08054.4.15/13/2024-SAB

Source: Bartholomew Architecture, 2024



GENERAL NOTES:

- APPLICANT/OWNER: MAVERIK
- 1) SITE ADDRESS: I-215 AND RAMONA EXPY., PERRIS, CA 92571
- 2) ZONING DATA: ZONED: COMMERCIAL COMMUNITY
EXISTING USE: VACANT
PROPOSED USE: FUELING STATION (PERMITTED)
- | | REQUIRED | PROPOSED |
|------------------|----------------------|-----------------------|
| MIN. LOT AREA: | 1.0 AC (43,560 S.F.) | 2.5 AC (108,900 S.F.) |
| MIN. LOT WIDTH: | 100' | 0' |
| MIN. FRONT YARD: | 15' | 170.00' (S) |
| MIN. SIDE YARD: | 0' | 150.00' (E)
0' (W) |
| MIN. REAR YARD: | 0' | 40.00' (N) |
| BUILDING AREA: | N/A | 6,120 S.F. |
| MAX. HEIGHT: | 45' | 18'-0" |
- 3) PARKING REQUIREMENTS: 19.69.030L
MINIMUM OF ONE (1) SPACE FOR EVERY TWO HUNDRED FIFTY (250) SQUARE FEET OF GROSS INTERIOR FLOOR AREA.
PROPOSED: 43 STANDARD (INCLUDING 2 ACCESSIBLE SPACES)
REQUIRED: 6120 S.F. X (1/250) = 25 SPACES
- PARKING STALL DIMENSIONS:
STANDARD: 9'X19'

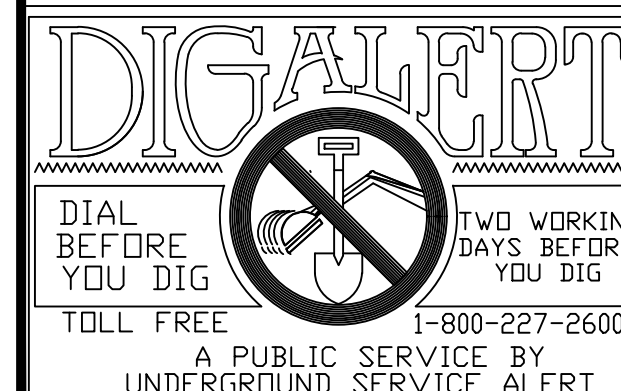
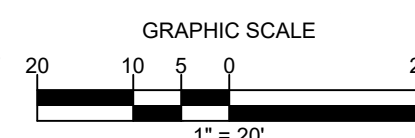
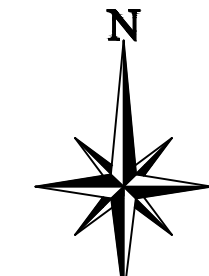
LEGEND

- PROPOSED CONCRETE
- TRUNCATED DOME
- PLANTER AREA

NOTES

- # DESCRIPTION
- ① STORM DRAIN AND FITTINGS AT LOCATIONS SHOWN.
 - ② CONTECH TYPE OR EQUIVALENT UNDERGROUND STORAGE SYSTEM PER PLAN.
 - ③ GRATE INLET
 - ④ PRE-TREATMENT SYSTEM PRIOR TO CONNECTION
 - ⑤ PARKWAY DRAIN FOR OVERFLOW.
 - ⑥ 18" EQUALIZATION PIPE.
 - ⑦ TRASH ENCLOSURE.
 - ⑧ 326 LF OF RETAINING WALL PER ELEVATIONS ON PLANS
 - ⑨ 6" CURB AND GUTTER PER PLAN.
 - ⑩ 4' CURB OPENING WITH RIP RAP FOR DRAINAGE PATH.
 - ⑪ AREA FOR DCDA ASSEMBLY FOR FIRE SERVICE.
 - ⑫ AREA FOR GENERATOR.
 - ⑬ 8" WATER LINE.
 - ⑭ 8" SEWER LINE.
 - ⑮ REBOUNDING BOLLARD.
 - ⑯ AIR-WATER SERVICE.
 - ⑰ BIKE RACK.
 - ⑱ PARKING STRIPE PER CITY OF PERRIS STD.
 - ⑲ GREASE INTERCEPTOR

SITE PLAN
SCALE: 1"=20'



MARK	REVISIONS	APPR.	DATE	SEAL-ENGINEER
AS BUILT				



4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone (909) 467-8907
TVincent@core-states.com

PREPARED BY: TRAVIS P. VINCENT JR.
R.C.E. NO. -
DATE 08.11.2022

MAVERIK DEVELOPMENT

CITY OF PERRIS

NGS DATA POINT
DESIGNATION-432-PID-DX5439
3" ALUMINUM DISC STAMPED "BM432"
SW CORNER PERRIS BLVD AND RIDER STREET
BASE OF STEEL SIGNAL LIGHT, 3.5' X 2.7'
CONC BASE ON EAST SIDE SET FLUSH
ELEVATION = 1455.11' NAVD 88

SITE PLAN

SHEET 1
OF 1 SHEETS
FILE NO.



2 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:



1 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:

PROPOSED MAVERIK C-STORE

Prototype Version: 50_R_RR_2201
 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



185 S. State Street
 Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH SIDING
- 08.05 WINDOW, SEE SCHEDULE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

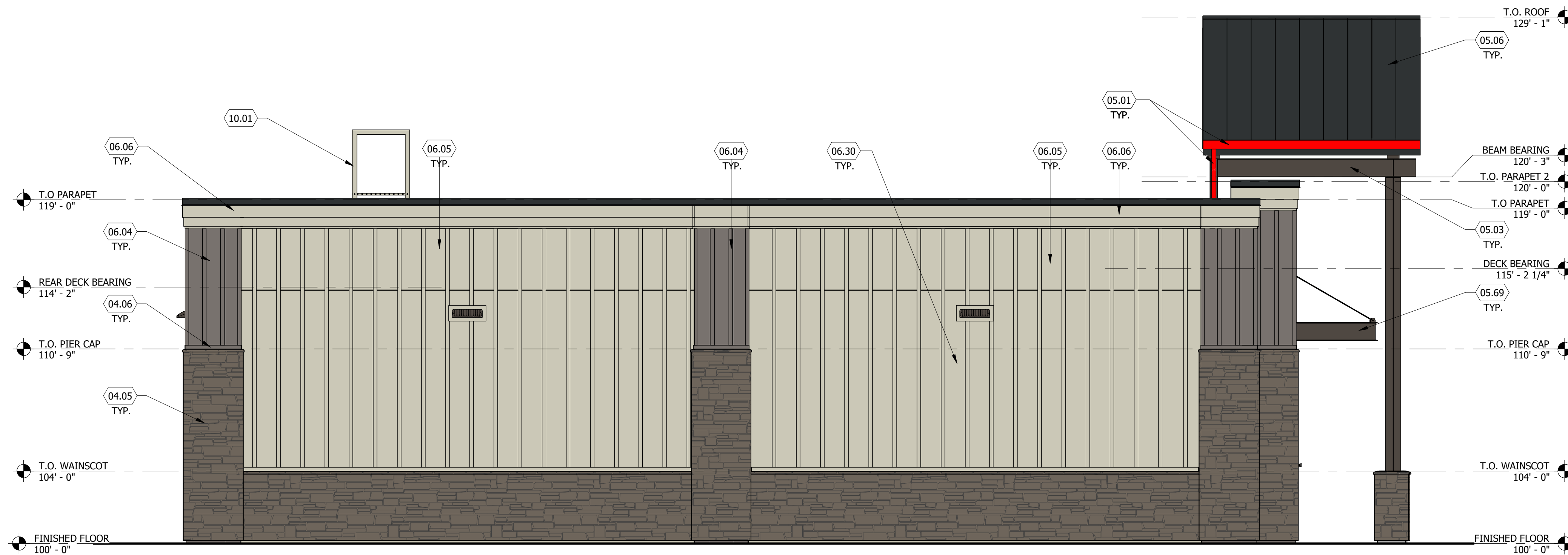
Prototype Version: 50_R_RR_2201
 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M

A-4 | EXTERIOR ELEVATIONS

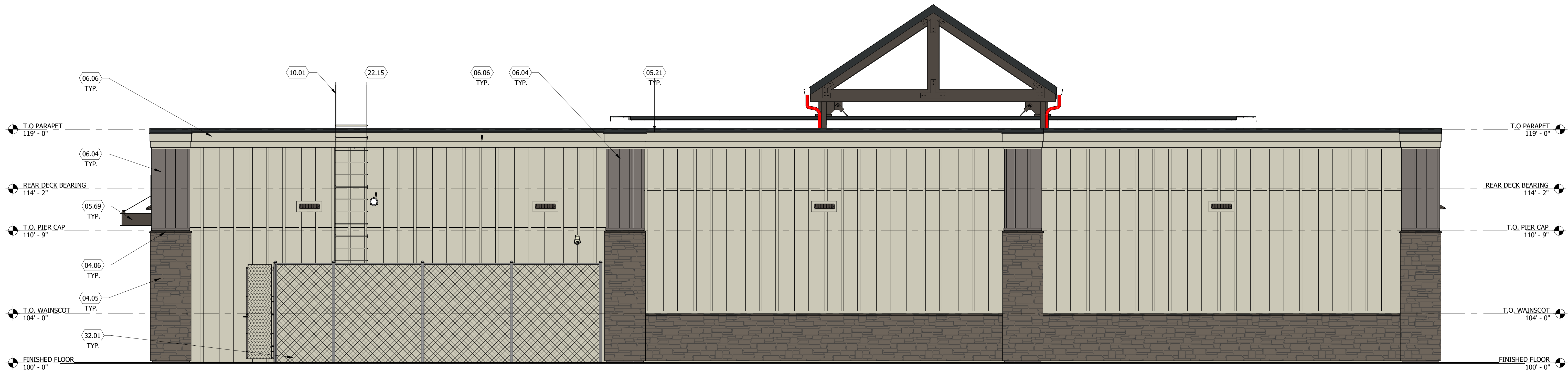


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

Prototype Version: 50_R_RR_2201
 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS



185 S. State Street
 Salt Lake City, Utah 84111



BB-1 Fiberboard -
Worldly Gray

BB-2 Fiberboard -
Gauntlet Gray

BB-3 Fiberboard -
Worldly Gray



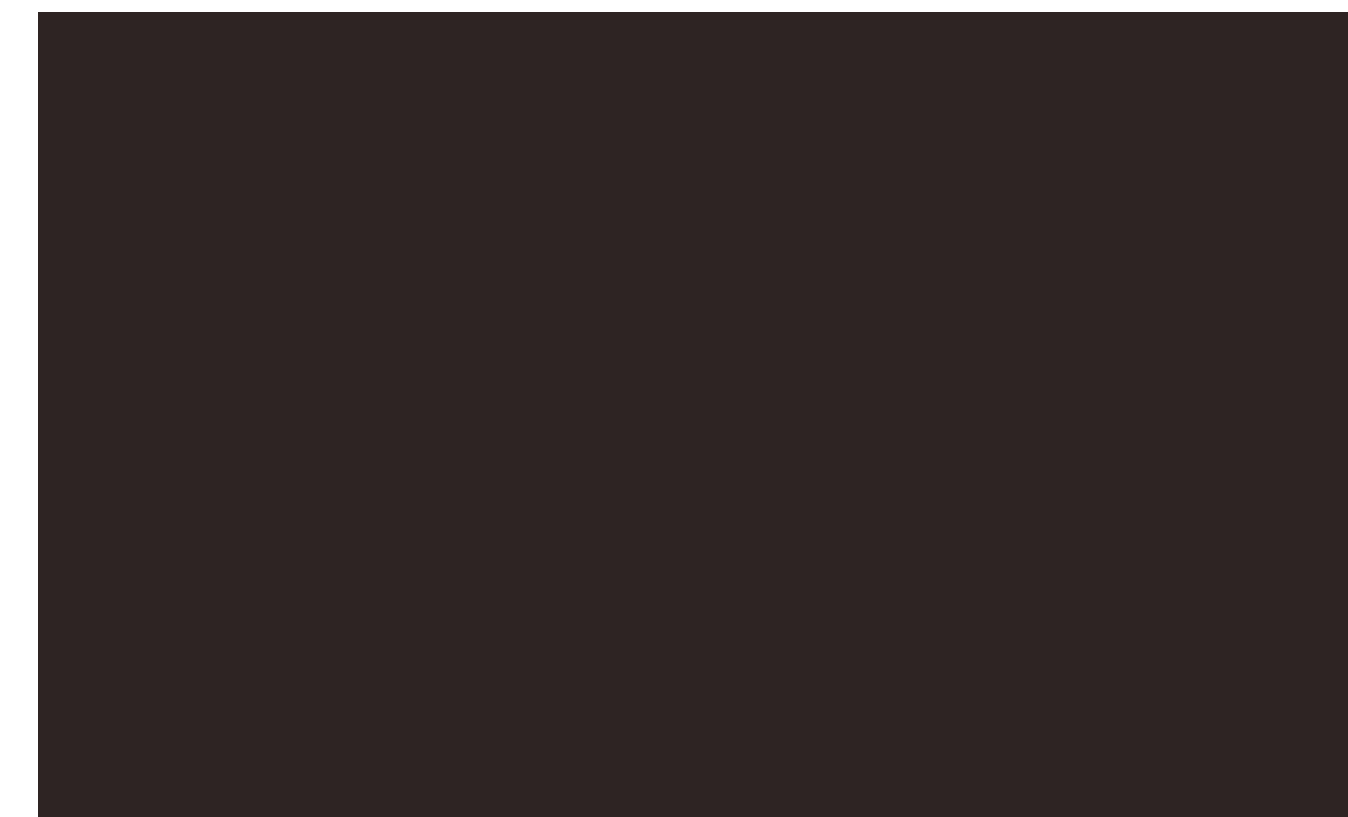
Cultured Stone - Skyline, Country LedgeStone



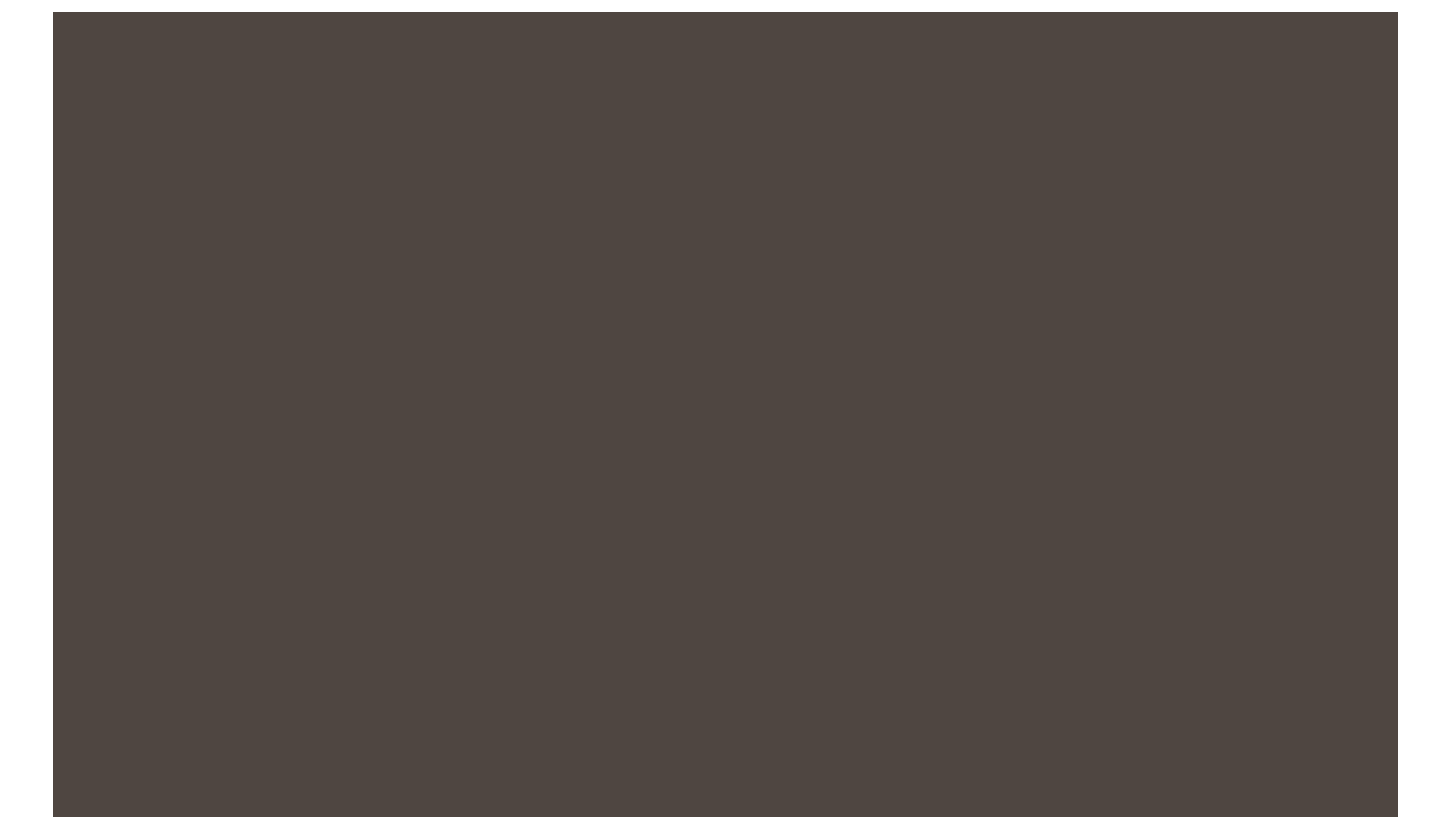
C-1 MBCI Midnight Bronze



C-2 MBCI Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE

Prototype Version: 50_R_RR_2201
 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M
 A-7 | EXTERIOR MATERIALS BOARD



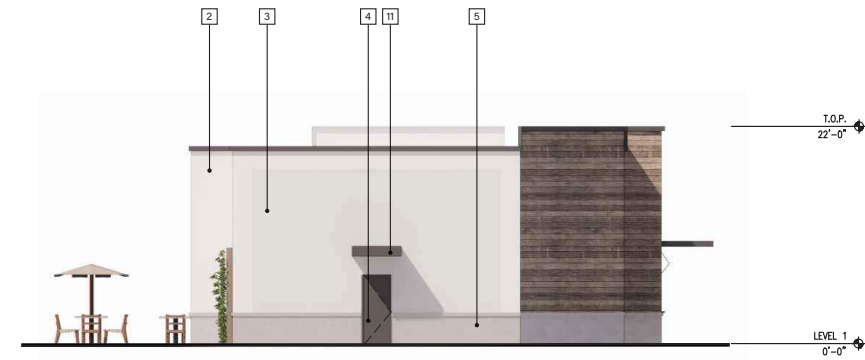
A - NORTH ELEVATION



B - EAST ELEVATION

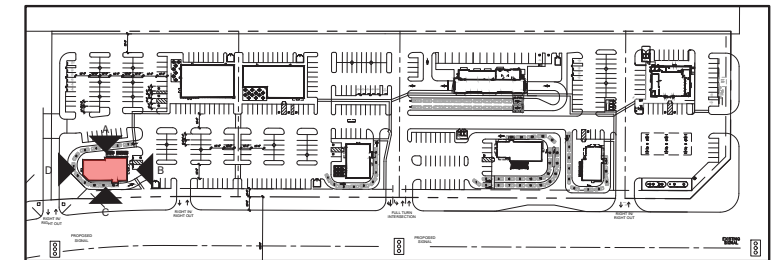


C - SOUTH ELEVATION



D - WEST ELEVATION

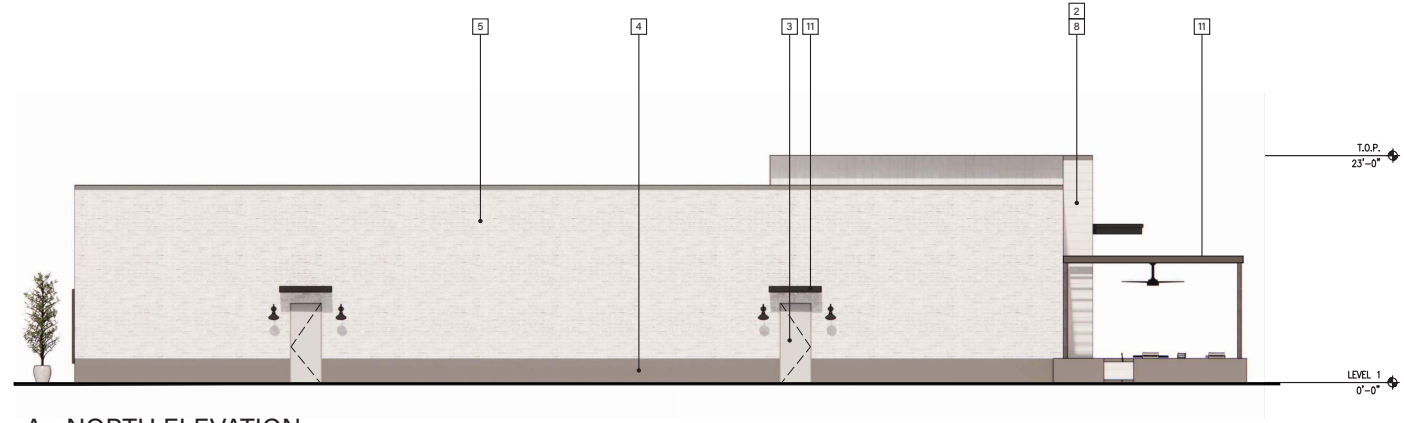
COLORS AND MATERIALS	
1	METAL ROOF WESTERN STATES METAL CHARCOAL GRAY
2	PAINT SHERWIN WILLIAMS SW 7008 EXTRA WHITE
3	PAINT SHERWIN WILLIAMS SW8197 ALCOF GRAY
4	PAINT SHERWIN WILLIAMS SW7924 PEPPERCORN
5	STONE VENEER ELDORADO STONE LONGITUDE 24 - SILENT GREY
6	STONE VENEER ELDORADO STONE RIVER ROCK RIO GRANDE
7	WOOD NATURAL STAIN - DARK
8	WOOD NATURAL STAIN - LIGHT
9	ZINC PURE FREEFORM CRYSTAL FACE ZINC #CA003
10	STOREFRONT ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING SHERWIN WILLIAMS SW7924 PEPPERCORN
12	FABRIC CANOPY SUNBRELLA BLACK
13	FABRIC CANOPY SUNBRELLA BURGUNDY



KEY PLAN

I:\PROJECTS\O\OptimusBuildingCorp_08054\00004_PerrisGateway\Map\SMND\Fig6a_Elevations.indd_08054.4.1.5\13/2024-5A8

Source: SMS Architects, 2024



A - NORTH ELEVATION



B - EAST ELEVATION



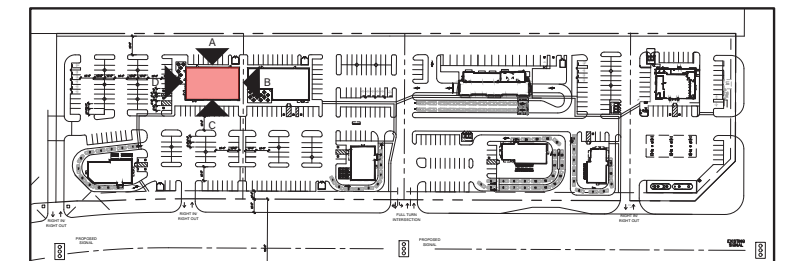
C - SOUTH ELEVATION



D - WEST ELEVATION

COLORS AND MATERIALS

1	METAL ROOF	WESTERN STATES METAL CHARCOAL GRAY
2	PAINT	SHERWIN WILLIAMS SW 7008 EXTRA WHITE
3	PAINT	SHERWIN WILLIAMS SW9577 ALICE GRAY
4	PAINT	SHERWIN WILLIAMS SW7974 PEPPER CORN
5	STONE VENEER	ELDORADO STONE LONGITUDE24- SILENT GREY
6	STONE VENEER	ELDORADO STONE RIVER ROCK-RIO GRANDE
7	WOOD	NATURAL STAIN - DARK
8	WOOD	NATURAL STAIN - LIGHT
9	ZINC	PURE FREEFORM CRYSTAL FACE ZINC #CA003
10	STOREFRONT	ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING	SHERWIN WILLIAMS SW9794 PEPPER CORN
12	FABRIC CANOPY	SUNBRELLA BLACK
13	FABRIC CANOPY	SUNBRELLA BURGUNDY



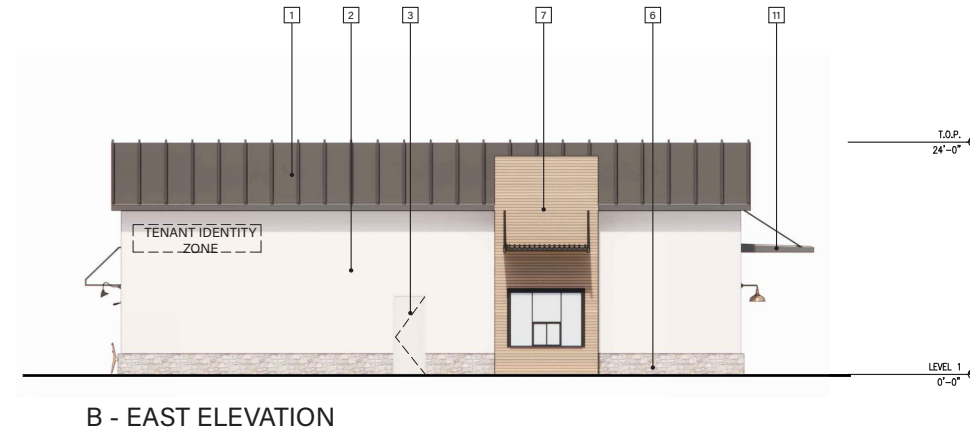
KEY PLAN

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Source: SMS Architects, 2024



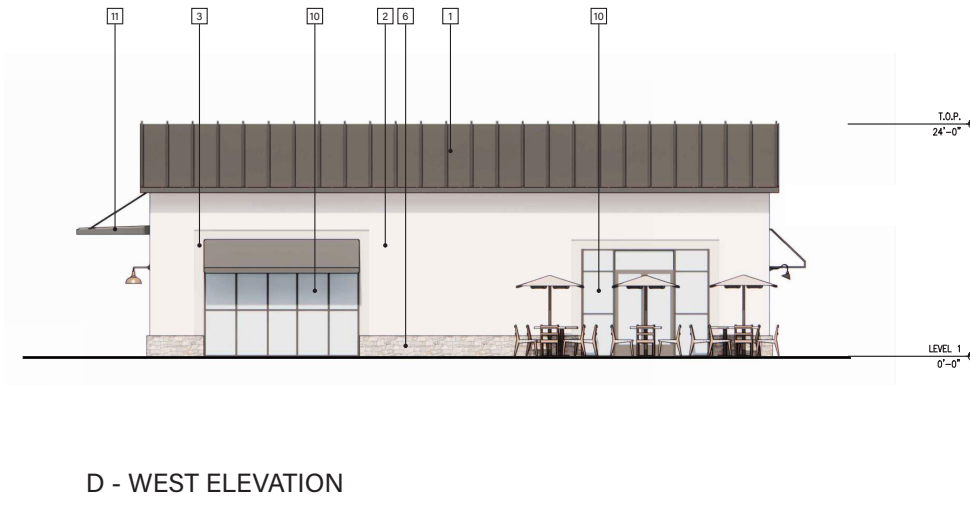
A - NORTH ELEVATION



B - EAST ELEVATION

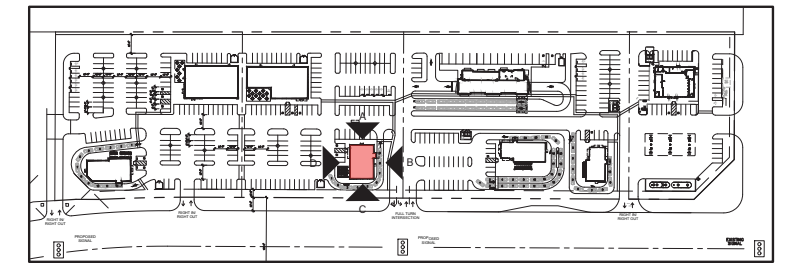


C - SOUTH ELEVATION



D - WEST ELEVATION

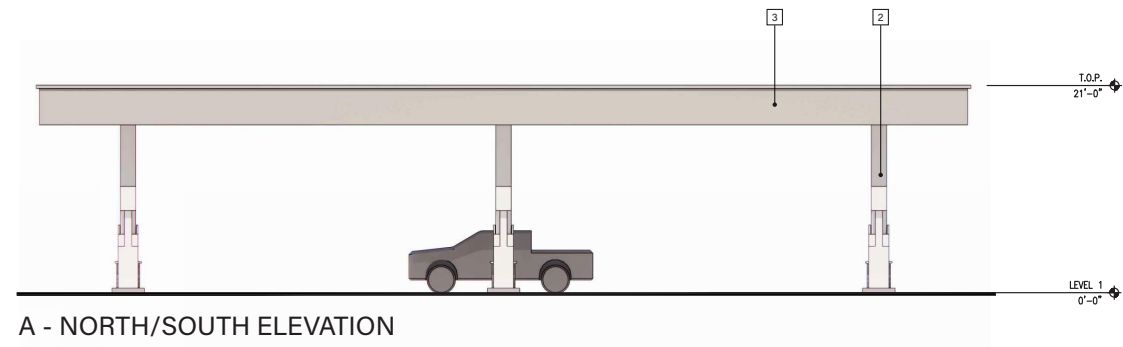
COLORS AND MATERIALS	
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2	PAINT SHERWIN WILLIAMS SW 7006 EXTRA WHITE
3	PAINT SHERWIN WILLIAMS SW8197 ALOOF GRAY
4	PAINT SHERWIN WILLIAMS SW7024 PEPPER CORN
5	STONE VENEER ELDORADO STONE LONGITUDE24 - SILENT GREY
6	STONE VENEER ELDORADO STONE RIVER ROCK/RIO GRANDE
7	WOOD NATURAL STAIN - DARK
8	WOOD NATURAL STAIN - LIGHT
9	ZINC PORE FREE FORM CRYSTAL FACE ZINC #CA003
10	STOREFRONT ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING SHERWIN WILLIAMS SW7194 PEPPER CORN
12	FABRIC CANOPY SUNBRELLA BLACK
13	FABRIC CANOPY SUNBRELLA BURGUNDY



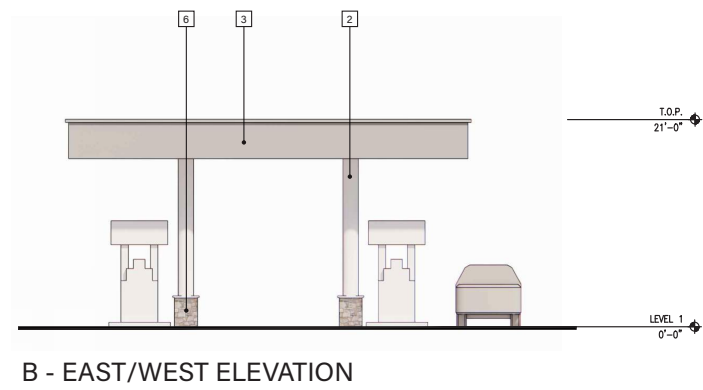
KEY PLAN

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Source: SMS Architects, 2024

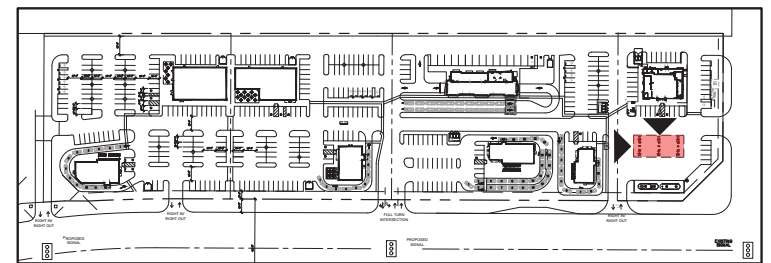


A - NORTH/SOUTH ELEVATION



B - EAST/WEST ELEVATION

COLORS AND MATERIALS	
1	METAL ROOF WESTERN STATES METAL CHARCOAL GRAY
2	PAINT SHERWIN WILLIAMS SW 7006 EXTRA WHITE
3	PAINT SHERWIN WILLIAMS SW8197 ALCOFF GRAY
4	PAINT SHERWIN WILLIAMS SW774 PEPPERCORN
5	STONE VENEER ELDORADO STONE LONGFLUTE24- SILENT GREY
6	STONE VENEER ELDORADO STONE RIVER ROCK-RIO GRANDE
7	WOOD WOOD NATURAL STAIN - DARK
8	WOOD WOOD NATURAL STAIN - LIGHT
9	ZINC PURE FREEFORM CRYSTAL FACE ZINC #CA003
10	STOREFRONT ANODIZED ALUMINUM DARK BRONZE
11	METAL AWNING SHERWIN WILLIAMS SW774 PEPPERCORN
12	FABRIC CANOPY SUNBRELLA BLACK
13	FABRIC CANOPY SUNBRELLA BURGUNDY



KEY PLAN

I:\PROJECTS\OptimusBuildingCorp_080521\0004_PerrisGateway\Map\SMND\Fig6d_Elevations.indd_08054.4.1.5/13/2024-5A8

Source: SMS Architects, 2024