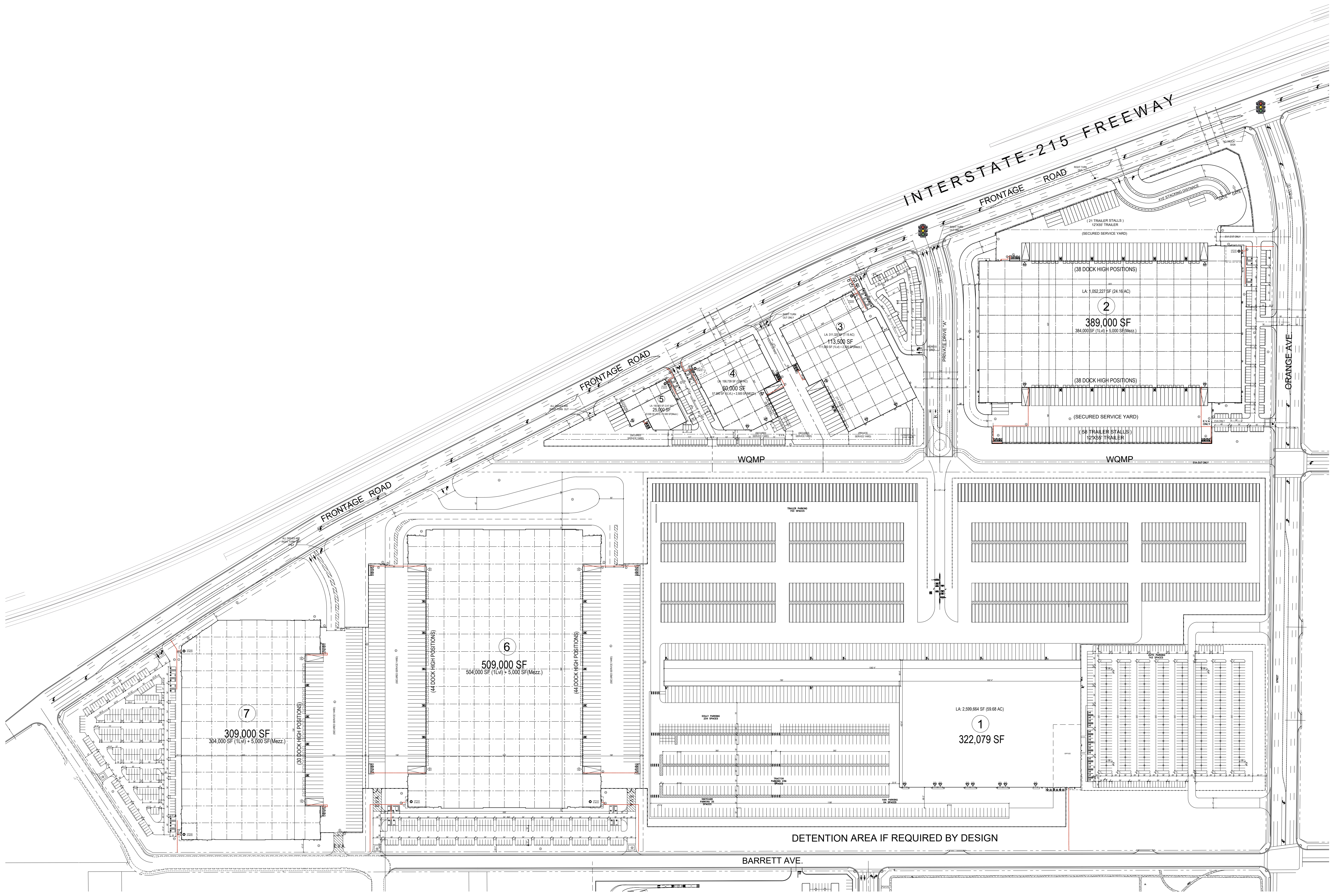


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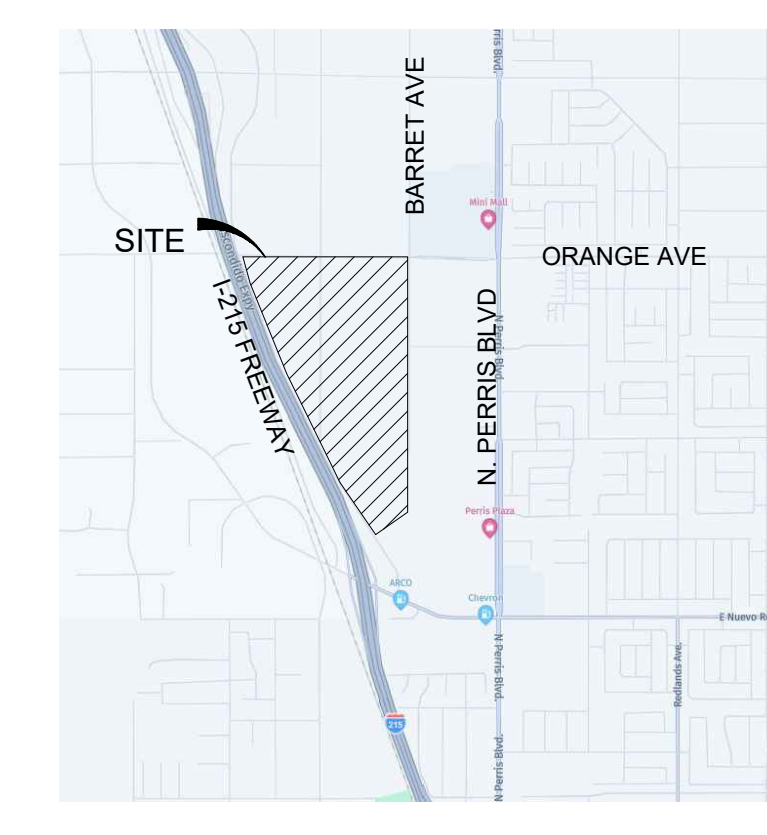
GRAPHIC LEGEND:
• OFFICE ENTRY
△ GRADE DOOR (14X14)
A.D.A. ACCESSIBLE PRKG.
PROPERTY LINE (SEE CIVIL)
DOCK DOOR & LEVELER
CANOPY OR OVERHANG
CENTERLINE OR GRID LINE
EASEMENT (SEE CIVIL)
TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
WB-67 TRACTOR TRAILER
ADA PATH OF TRAVEL
12' X 55' TRAILER PARKING

OCCUPANCY CLASSIFICATION:
BUILDING: B. S1
CONSTRUCTION TYPE: IIB

PARKING STALL SIZES:
STANDARD PARKING STALL - 9' X 17' (PLUS 2" OVERHANG)
A.D.A. (HANDICAP) STALLS - 9' X 18' / 12' X 18' (VAN)

MAXIMUM BUILDING HEIGHT:
60 FT. PER HARVEST LANDING SPECIFIC PLAN MBU

MAXIMUM FLOOR AREA RATIO:
FAR - 75%



ZONING ORDINANCE:
EXISTING ZONING: HARVEST LANDING SPECIFIC PLAN MBU
PROPOSED ZONING: HARVEST LANDING SPECIFIC PLAN MBU (ZONING IS IN PLACE)

BUILDING 1 SHEET DESCRIPTION:
A1 OVERALL MASTER PLAN & PROJECT DATA
A1.2 CONCEPTUAL ENLARGED SITE PLAN
A1.3 CONCEPTUAL FLOOR PLAN
A1.4 CONCEPTUAL ELEVATIONS
A1.5 CONCEPTUAL COLOR ELEVATIONS
A6 COLOR AND MATERIAL BOARD
A8 WALL AND FENCE PLAN
A9 TRUCK CIRCULATION PLAN
A10.1 SITE SECTIONS
A10.2 SITE SECTIONS
A11.1 MASTER PLAN COLOR DIAGRAM
A11.2 COLOR PARKING DIAGRAMS & TABULATIONS
GDP1 CONCEPTUAL GRADING & DRAINAGE PLAN
GDP2 CONCEPTUAL GRADING & DRAINAGE PLAN
GDP3 CONCEPTUAL GRADING & DRAINAGE PLAN
GDP4 CONCEPTUAL GRADING & DRAINAGE PLAN
E0.3 TITLE 24
E0.4 LIGHTING CUTSHEETS
E1.0 OVERALL SITE
E1.1 BLDG 1 SITE PHOTOMETRIC
E1.2 BLDG 1 SITE PHOTOMETRIC (CONTINUED)
SHEET 1 BUILDING 1 LANDSCAPE PLAN
SHEET 2 BUILDING 1 LANDSCAPE PLAN

TEAM PLAYERS:
APPLICANT/OWNER: HIP SO-CAL PROPERTIES LLC
ARCHITECT: AO ARCHITECTS
LANDSCAPE: HUNTER LANDSCAPE
CIVIL ENGINEER: FMCVIL ENGINEERS INC.
LIGHTING: PACIFIC ELECTRICAL ENGINEERING INC.

LEGAL DESCRIPTION:
PARCEL 5:
ALSO EXEMPTING FROM BLOCK 12 AND 9 DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FOR A HIGHWAY...

SITE DATA

Table with columns for BLDG. 1 through 7 and TOTAL. Rows include SITE AREA, BUILDING FOOTPRINT, BUILDING AREA, and COVERAGE (50% max).

Table with columns for BLDG. 1 through 7 and TOTAL. Rows include AUTO PARKING REQUIRED (Warehouse, High Cube Warehouse) and AUTO PARKING PROVIDED (Standard, Van Accessible, EV, etc.).

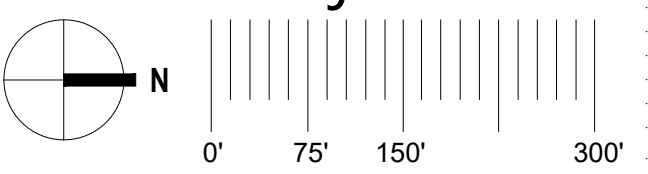
Table with columns for BLDG. 1 through 7 and TOTAL. Rows include TRAILER PARKING REQUIRED, TRAILER PARKING PROVIDED, BICYCLE PARKING PROVIDED, LANDSCAPE REQUIRED, and LANDSCAPE PROVIDED.

- KEY NOTES:
① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
② CONCRETE VEHICULAR PAVING (SEE CIVIL)
③ LANDSCAPE AREA (SEE LANDSCAPE)
④ STEEL TUBULAR FENCE (8' HEIGHT)
⑤ AUTOMATIC ROLLING GATE (8'-HEIGHT)
⑥ TRASH ENCLOSURE (ADA COMPLIANT)
⑦ PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)
⑧ ADA RAMP (AS REQUIRED)
⑨ ADA PATH OF TRAVEL
⑩ DECORATIVE COLOR PAVEMENT AT DRIVEWAY ENTRIES
⑪ OUTDOOR BREAK AREA & BIKE RACKS CLASS II



HARVEST LANDING RETAIL CENTER AND BUSINESS PARK
Perris, CA

BUILDING 1
Overall Conceptual Master Plan and Project Data

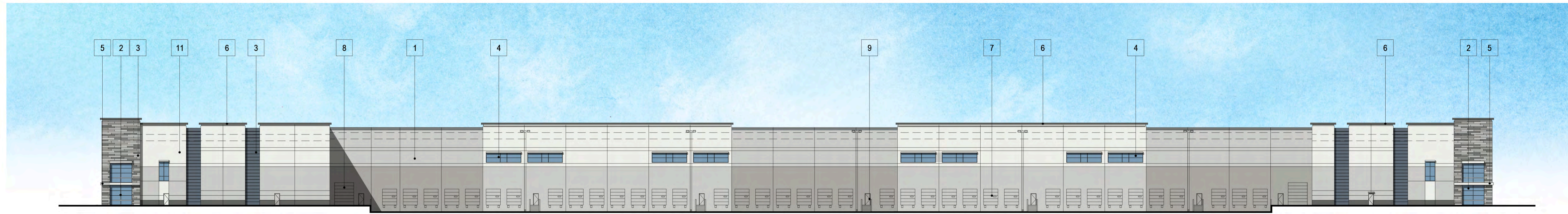


A1

Scale 1" = 150'-0"
Job No. 2020-392
Date 2024-07-12

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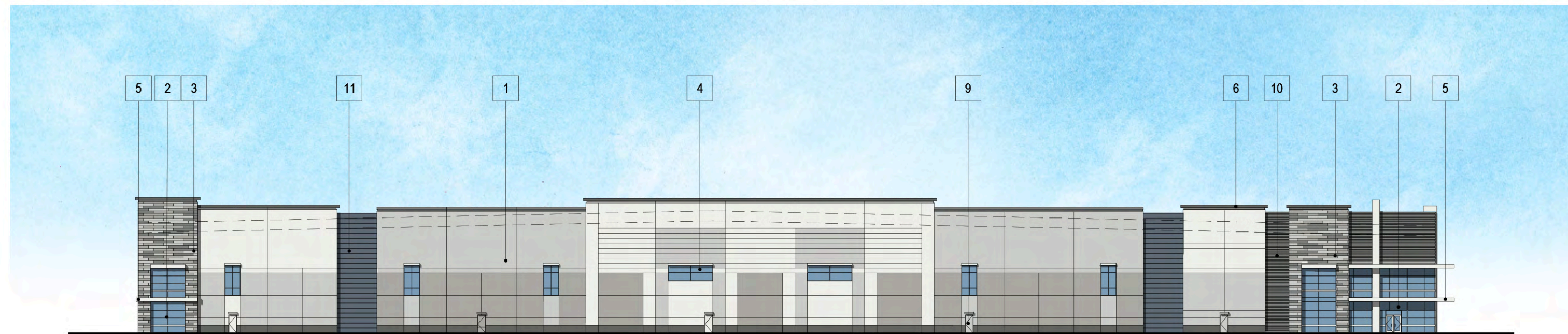
drawing file name: p:\2020-392 harvest-landing\design\development\2024-04-building\_2\_elevation.dwg  
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EAST ELEVATION (FACING INDIAN AVE)



WEST ELEVATION (FACING INTERSTATE 215 FWY)



NORTH ELEVATION



SOUTH ELEVATION

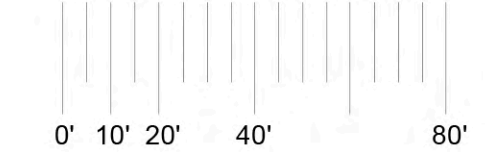
**KEYNOTES:**

- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CONCRETE CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL



**HARVEST LANDING RETAIL CENTER AND BUSINESS PARK**  
 Perris, CA

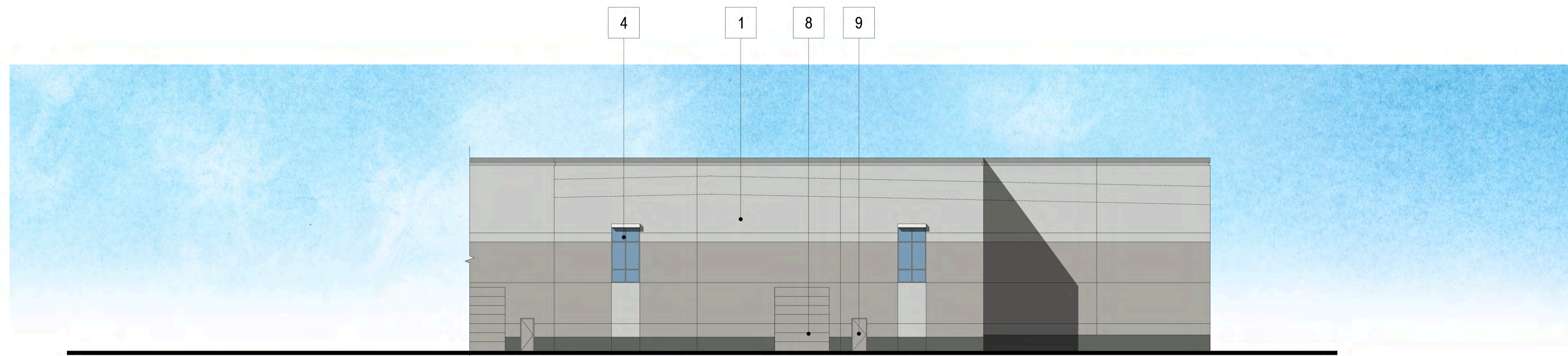
BUILDING 2  
 Colored Concept Elevations



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**A2.5**

Scale 1" = 40'- 0"  
 Job No. 2020-392  
 Date 2024-04-15



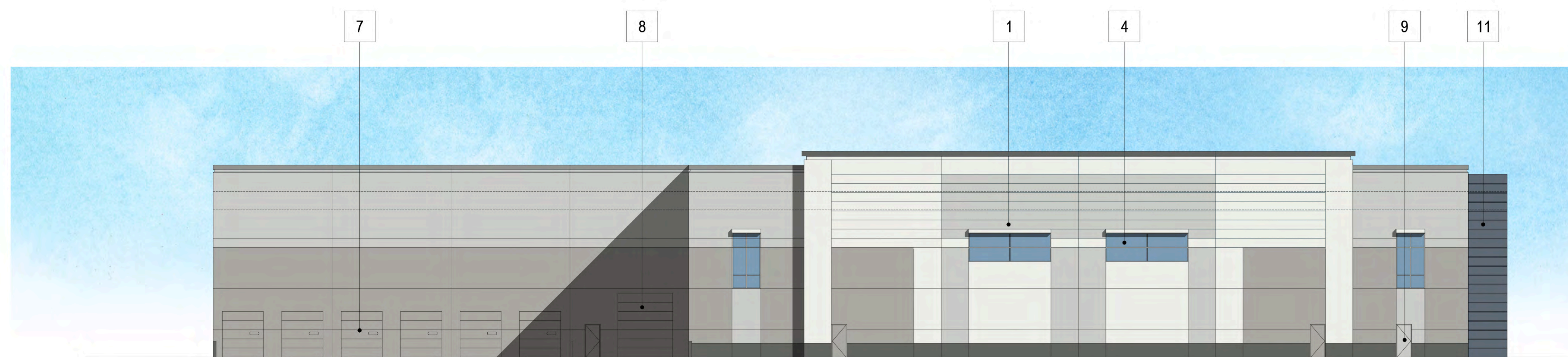
EAST ELEVATION (FACING INDIAN AVE.)



WEST ELEVATION ( FACING INTERSTATE - 215 FRWY)



SOUTH ELEVATION



NORTH ELEVATION

**KEYNOTES:**

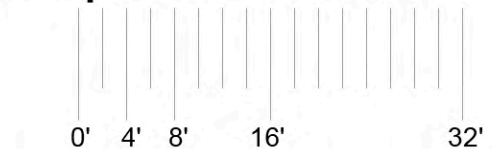
- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.

drawing file name: p:\2020-392 harvest-landing\design\development\2024-04-building 4 elevation.dwg  
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**HARVEST LANDING RETAIL CENTER AND BUSINESS PARK**  
Perris, CA

BUILDING 4  
Colored Concept Elevations

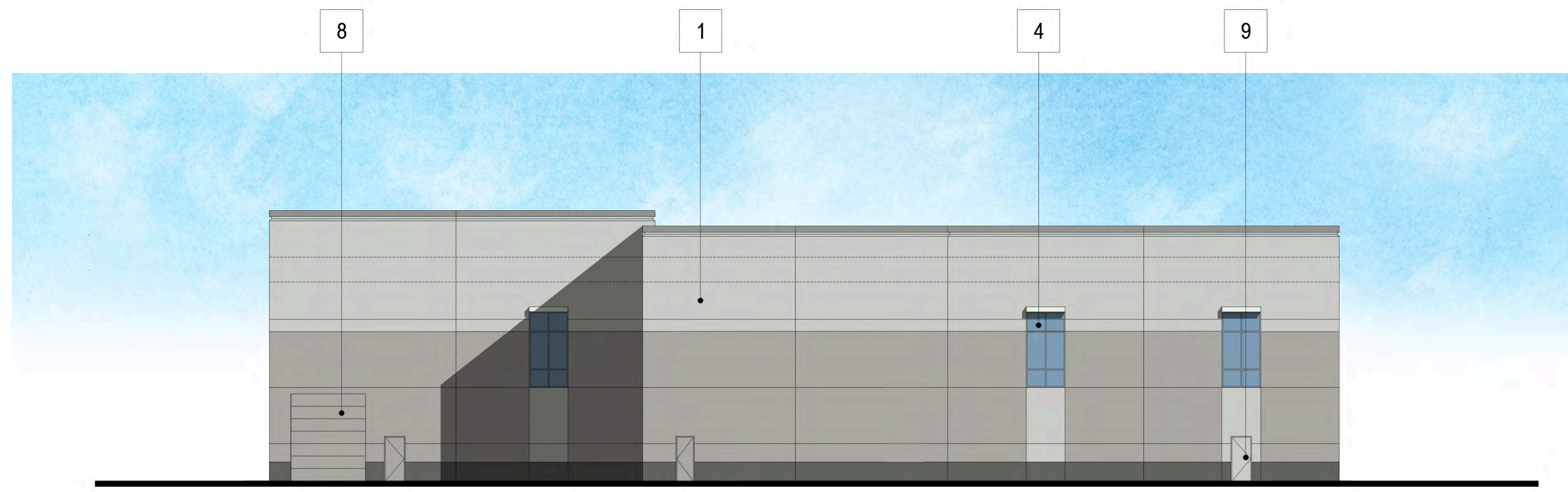


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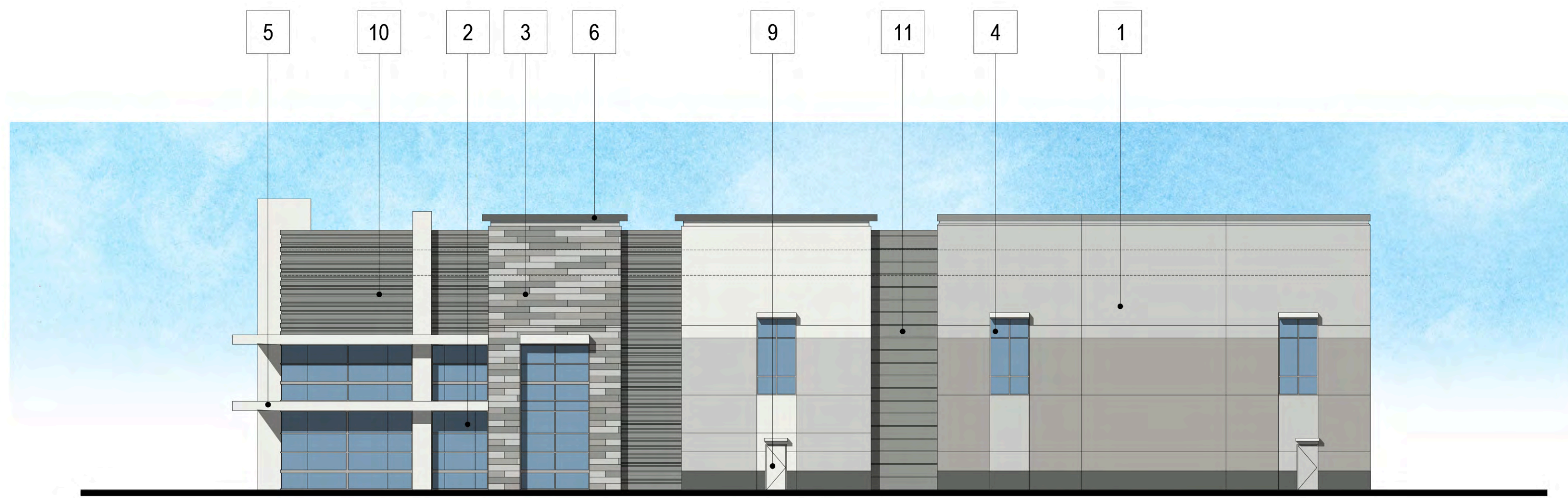
**A4.5**

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Job No. 2020-392  
Date 2024-04-15

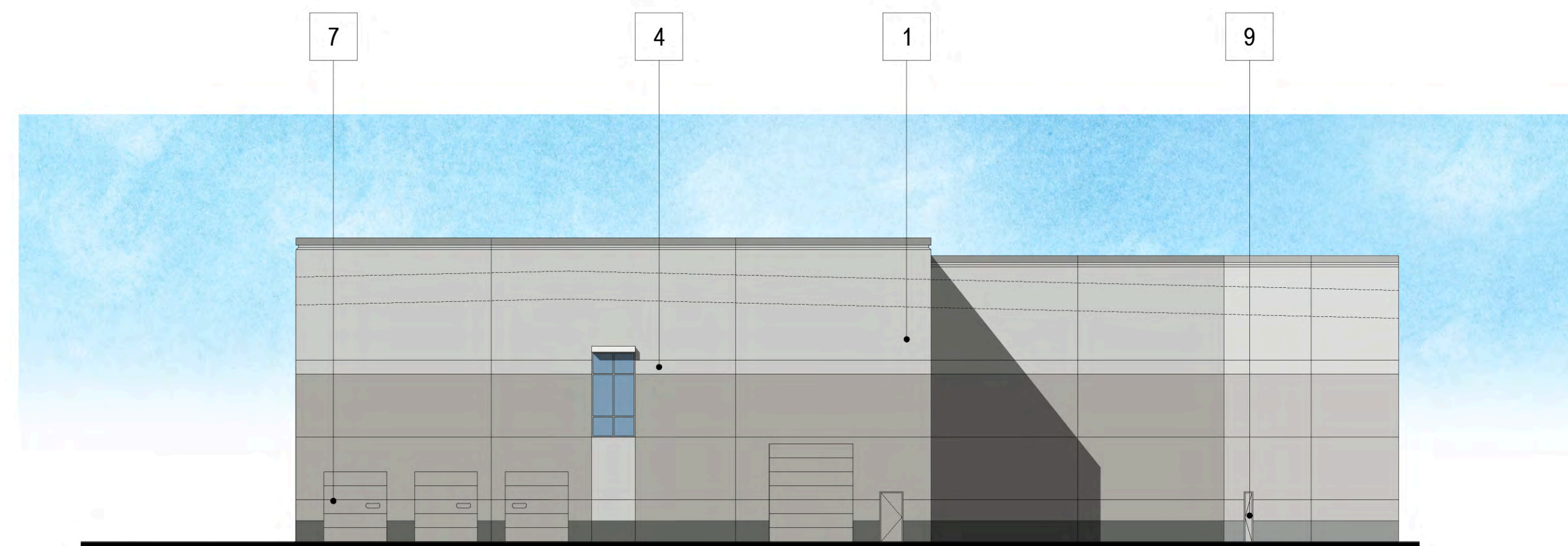
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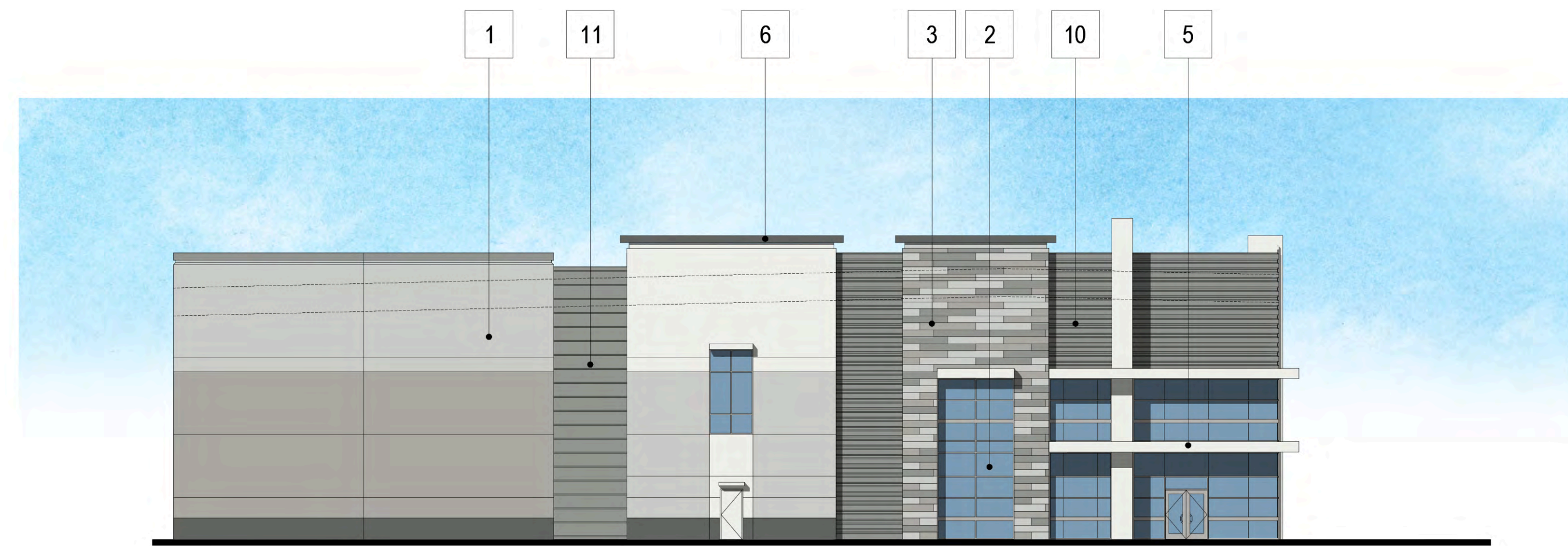
EAST ELEVATION (FACING INDIAN AVE.)



WEST ELEVATION ( FACING INTERSTATE - 215 FRWY)



SOUTH ELEVATION



NORTH ELEVATION

**KEYNOTES:**

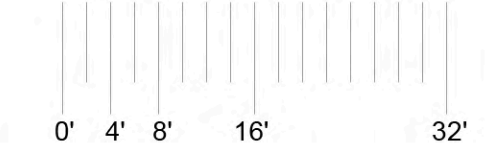
- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.



# HARVEST LANDING RETAIL CENTER AND BUSINESS PARK

Perris, CA

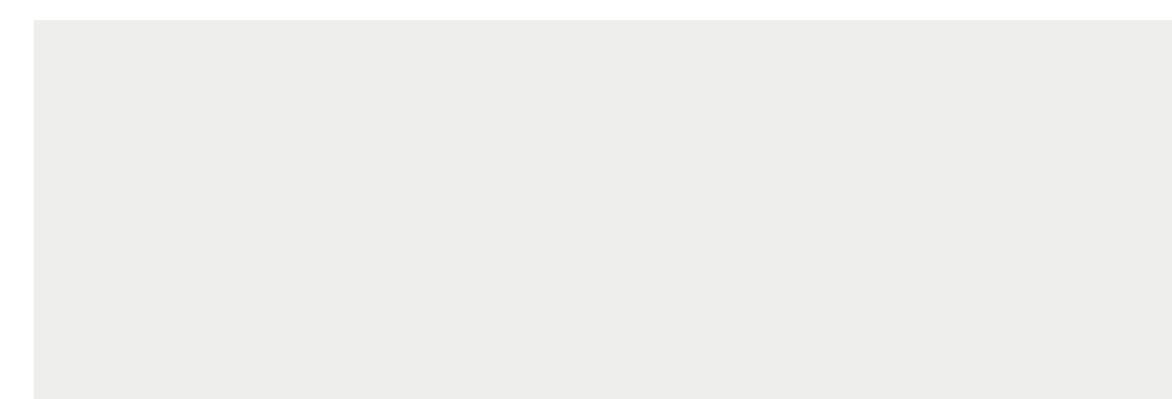
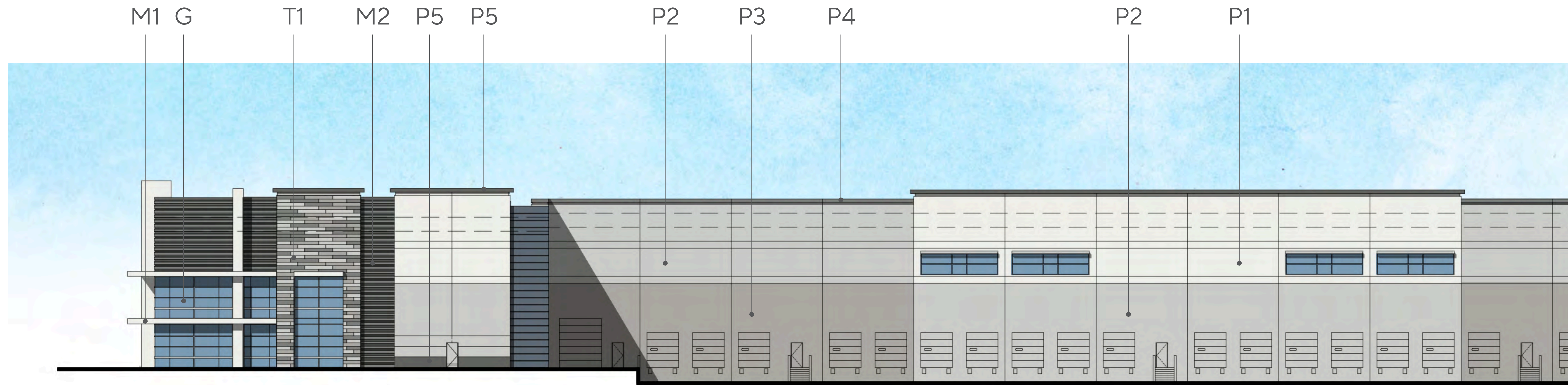
BUILDING 5  
Colored Concept Elevations



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## A5.5

Scale 1/16" = 1'-0"  
Job No. 2020-392  
Date 2024-04-15



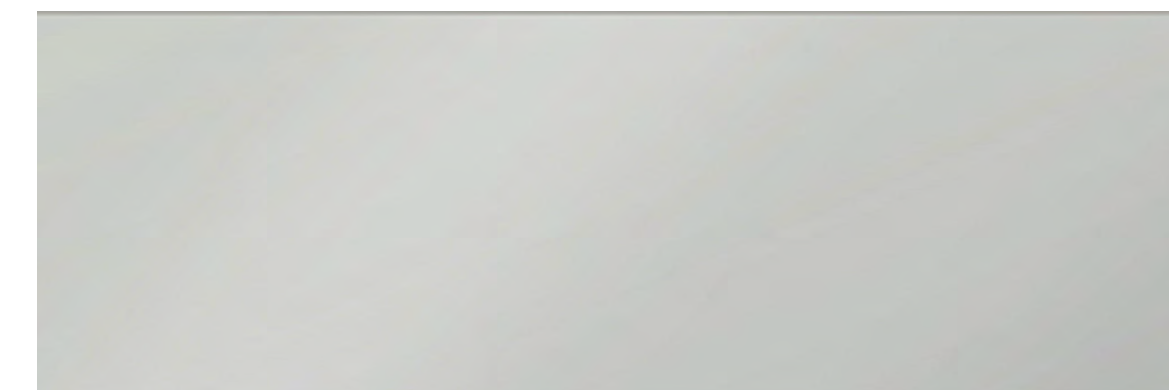
P1- SW 7006  
EXTRA WHITE  
BY SHERWIN WILLIAMS



P6- SW 6250  
GRANITE PEAK  
BY SHERWIN WILLIAMS



P2- SW 7064  
PASSIVE  
BY SHERWIN WILLIAMS



M1 - CLEAR ANODIZED



P3- SW 7650  
ELLIE GRAY  
BY SHERWIN WILLIAMS



M2 - CORRUGATED METAL



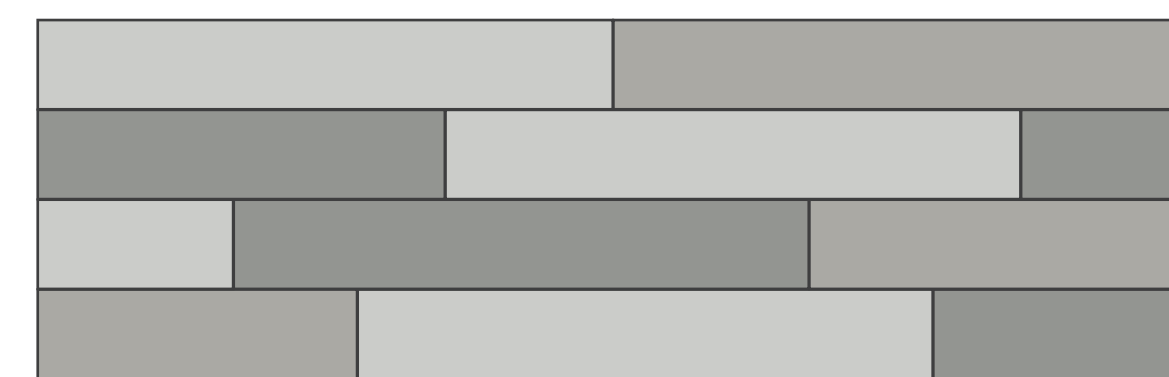
P4- SW 9163  
TIN LIZZIE  
BY SHERWIN WILLIAMS



G- MEDIUM PERFORMANCE  
REFLECTIVE GLAZING BLUE



P5- SW 7068  
GRIZZLY GRAY  
BY SHERWIN WILLIAMS



T1 - LARGE FORMAT TILE



**HARVEST LANDING RETAIL CENTER AND BUSINESS PARK**  
Perris, CA

COLOR AND MATERIAL BOARD



**A6**

Scale: N.A.  
Job No.: 2020-392  
Date: 2024-04-15

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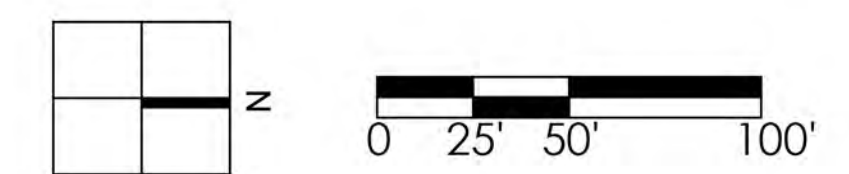


**PLANTING LEGEND - RETAIL**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium</i> 'Desert Museum' Blue Palo Verde	24" Box	29	L	Standard
	<i>Chilopsis linearis</i> Desert Willow	24" Box	7	L	Multi
	<i>Chilopsis tashkentensis</i> Chilopsis	24" Box	73	L	Standard
	<i>Olea europaea</i> Olive	24" Box	16	L	Multi
	<i>Pinus canariensis</i> Canary Island Pine	24" Box	15	M	Standard
	<i>Pinus eldarica</i> Alghian Pine	24" Box	52	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	24" Box	21	M	Multi
	<i>Quercus agrifolia</i> Coast Live Oak	24" Box	20	L	Standard
	<i>Schinus molle</i> California Pepper	24" Box	14	L	Multi
	<i>Linum parviflorum</i> Chinese Elm	15 Gal	13	M	Standard
	<i>Tristania conferta</i> Brisbane Box	15 Gal	13	M	Standard

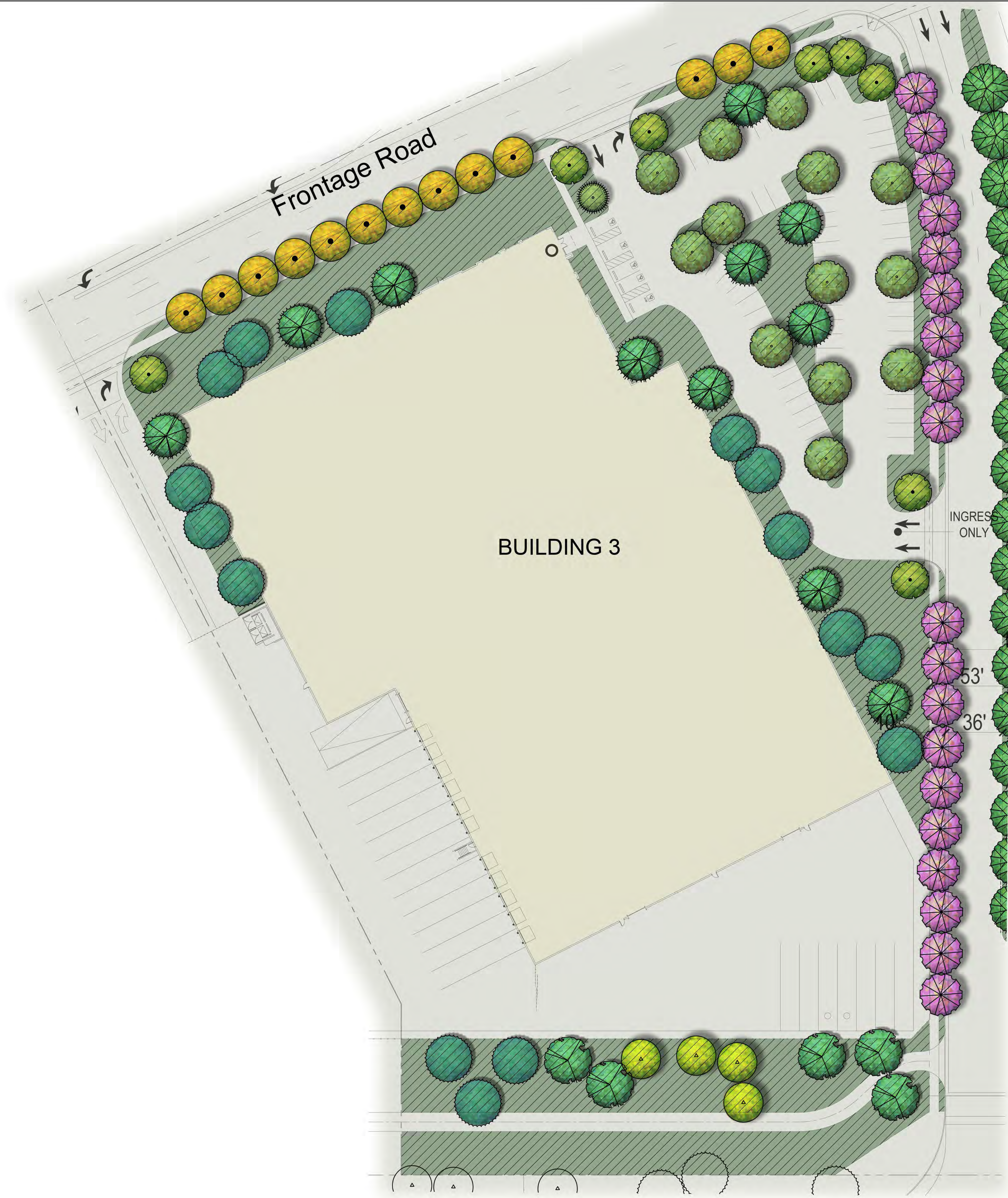
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Baccharis p. 'Cantensal'</i> Coyote Bush	5 Gal	0	L	
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal	0	L	
	<i>Cassia phytodesia</i> Silverleaf Cassia	5 Gal	0	L	
	<i>Dietes bicolor</i> Fornight Lily	5 Gal	0	M	
	<i>Ligustrum l. Texanum</i> Texas Privet	5 Gal	0	M	
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 Gal	0	L	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal	0	M	
	<i>Rhamnus californica</i> Coffeeberry	5 Gal	0	L	
	<i>Rosmarinus o. 'Tuscan Blue'</i> Rosemary	5 Gal	0	L	
	<i>Salvia o. 'Allen Chickering'</i> Allen Chickering Sage	5 Gal	0	L	
	<i>Salvia leucantha</i> Mexican Sage	5 Gal	0	L	
	<i>Westringia fruticosa</i> Coast Rosemary	5 Gal	0	L	
	<i>Westringia l. 'Grey Box'</i> Dwarf Coast Rosemary	5 Gal	0	L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens</i> 'Low Boy' Dwarf Acacia	1 Gal	8" O.C.	L	
	<i>Baccharis p. 'Pigeon Point'</i> Dwarf Coyote Bush	1 Gal	6" O.C.	L	
	<i>Carissa m. 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Hemerocallis hybridus</i> -Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Lantana 'Gold Mound'</i> Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Lonicera j. 'Halliana'</i> Hall's Honeysuckle	1 Gal	48" O.C.	L	
	<i>Myoporum parvifolium</i> Myoporum	1 Gal	36" O.C.	L	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	



**SHEET 3**



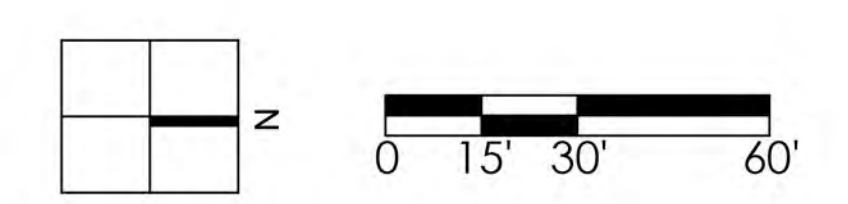


PLANTING LEGEND - RETAIL

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium</i> "Desert Museum" Blue Palo Verde	24" Box	16	L	Standard
	<i>Chilopsis linearis</i> Desert Willow	24" Box	7	L	Multi
	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	18	L	Standard
	<i>Olea europaea</i> Olive	24" Box	6	L	Multi
	<i>Pinus canariensis</i> Canary Island Pine	24" Box	4	M	Standard
	<i>Pinus eldarica</i> Alghan Pine	24" Box	16	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	24" Box	12	M	Multi
	<i>Quercus agrifolia</i> Coast Live Oak	24" Box	18	L	Standard
	<i>Schinus molle</i> California Pepper	24" Box	5	L	Multi
	<i>Ulmus parviflora</i> Chinese Elm	15 Gal	13	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Baccharis p. 'Centenial'</i> Coyote Bush	5 Gal		L	
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal		L	
	<i>Cassia phlyocarpa</i> Silverleaf Cassia	5 Gal		L	
	<i>Dietes bicolor</i> Fortnight Lily	5 Gal		M	
	<i>Ligustrum 'Texanum'</i> Texas Privet	5 Gal		M	
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 Gal		L	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal		M	
	<i>Rhamnus californica</i> Coffeeberry	5 Gal		L	
	<i>Rosmarinus o. 'Tuscan Blue'</i> Rosemary	5 Gal		L	
	<i>Salvia o. 'Allen Chickering'</i> Allen Chickering 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	

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens 'Low Boy'</i> Dwarf Acacia	1 Gal	8" O.C.	L	
	<i>Baccharis p. 'Pigeon Point'</i> Dwarf Coyote Bush	1 Gal	8" O.C.	L	
	<i>Carissa m. 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Hemerocallis hybridus-Yellow</i> Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Lantana 'Gold Mound'</i> Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Lonicera j. 'Halliana'</i> Hall's Honeysuckle	1 Gal	48" O.C.	L	
	<i>Myoporum parvifolium</i> Myoporum	1 Gal	36" O.C.	L	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	



SHEET 4



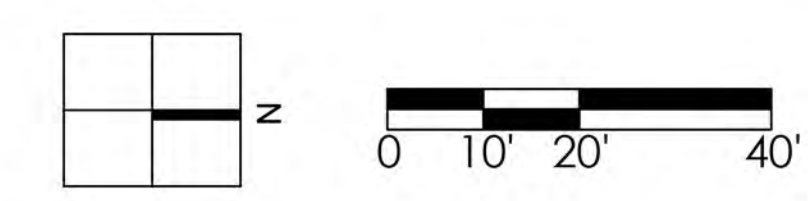


**PLANTING LEGEND - RETAIL**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium</i> 'Desert Museum' Blue Palo Verde	24" Box	8	L	Standard
	<i>Chilopsis linearis</i> Desert Willow	24" Box	1	L	Multi
	<i>Olea europaea</i> Olive	24" Box	2	L	Multi
	<i>Pinus eldarica</i> Afghan Pine	24" Box	14	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	24" Box	2	M	Multi
	<i>Quercus agrifolia</i> Coast Live Oak	24" Box	18	L	Standard
	<i>Schinus molle</i> California Pepper	24" Box	5	L	Multi
	<i>Ulmus parviflora</i> Chinese Elm	15 Gal	6	M	Standard
	<i>Tristania conferta</i> Brisbane Box	15 Gal	4	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE		WUCOLS	REMARKS
	<i>Baccharis p. 'Centennial'</i> Coyote Bush	5 Gal		L	
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal		L	
	<i>Cassia phyllodenia</i> Silverleaf Cassia	5 Gal		L	
	<i>Dietes bicolor</i> Fortnight Lily	5 Gal		M	
	<i>Ligustrum j. Texanum</i> Texas Privet	5 Gal		M	
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 Gal		L	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal		M	
	<i>Rhamnus californica</i> Coffeeberry	5 Gal		L	
	<i>Rosmarinus o. 'Tuscan Blue'</i> Rosemary	5 Gal		L	
	<i>Salvia c. 'Allen Chickering'</i> Allen Chickering 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	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens</i> 'Low Boy' Dwarf Acacia	1 Gal	8" O.C.	L	
	<i>Baccharis p. 'Pigeon Point'</i> Dwarf Coyote Bush	1 Gal	6" O.C.	L	
	<i>Carissa m. 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Hemerocallis hybridus</i> -Yellow Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Lantana 'Gold Mound'</i> Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Lonicera j. 'Halliana'</i> Hall's Honeysuckle	1 Gal	48" O.C.	L	
	<i>Myoporum parvifolium</i> Myoporum	1 Gal	36" O.C.	L	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	



**SHEET 5**







**PLANTING LEGEND - RETAIL**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium</i> "Desert Museum" Blue Palo Verde	24" Box	15	L	Standard
	<i>Olea europaea</i> Olive	24" Box	3	L	Multi
	<i>Pinus canariensis</i> Canary Island Pine	24" Box	11	M	Standard
	<i>Pinus eldarica</i> Afghan Pine	24" Box	12	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	24" Box	12	M	Multi
	<i>Ulmus parviflora</i> Chinese Elm	15 Gal	6	M	Standard
	<i>Tristania conferta</i> Brisbane Box	15 Gal	3	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Baccharis p.</i> "Centenial" Coyote Bush	5 Gal		L	
	<i>Callistemon</i> "Little John" Dwarf Bottle Brush	5 Gal		L	
	<i>Cassia phyllodenia</i> Silverleaf Cassia	5 Gal		L	
	<i>Delos bicolor</i> Fortnight Lily	5 Gal		M	
	<i>Ligustrum l.</i> "Texanum" Texas Privet	5 Gal		M	
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 Gal		L	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal		M	
	<i>Rhamnus californica</i> Coffeeberry	5 Gal		L	
	<i>Rosmarinus o.</i> "Tuscan Blue" Rosemary	5 Gal		L	
	<i>Salvia c.</i> "Allen Chickering" Allen Chickering 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.</i> "Grey Box" Dwarf Coast Rosemary	5 Gal		L	

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia radicans</i> "Low Boy" Dwarf Acacia	1 Gal	8" O.C.	L	
	<i>Baccharis p.</i> "Pigeon Point" Dwarf Coyote Bush	1 Gal	6" O.C.	L	
	<i>Carissa m.</i> "Green Carpet" Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Hemerocallis hybridus</i> "Yellow" Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Lantana</i> "Gold Mounds" Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Lonicera j.</i> "Halliana" Hall's Honeysuckle	1 Gal	48" O.C.	L	
	<i>Mycoporum parvifolium</i> Mycoporum	1 Gal	36" O.C.	L	
	<i>Rosmarinus o.</i> "Huntington Carpet" Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Trachelopappum jasminoides</i> Star Jasmine	1 Gal	24" O.C.	M	



**SHEET 6**

