

PROPERTY OWNER

FIRST INDUSTRIAL REALTY TRUST
 898 N. SEPULVEDA BLVD. SUITE 750
 EL SEGUNDO, CA 90245
 TEL: (949) 226-4601
 CONTACT: MIKE GOODWIN
 MGOODWIN2@FIRSTINDUSTRIAL.COM

ADDRESS OF THE PROPERTY

TBD

ASSESSOR'S PARCEL NUMBER

294-180-013
 294-180-028
 294-180-029
 294-180-030

ZONING

ZONING DESIGNATION - PERRIS VALLEY COMMERCIAL CENTER SP
 (PVCC-SP) - LIGHT INDUSTRIAL

LEGAL DESCRIPTION

PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 14264, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 82, PAGES 66 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SAN BERNARDO MERIDIAN, AND TOGETHER WITH PORTIONS OF LOTS 3 AND 4 IN BLOCK 113 OF THE ALESSANDRO TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 6, PAGE 13 OF MAPS, IN THE SAN BERNARDINO COUNTY RECORDER'S OFFICE.

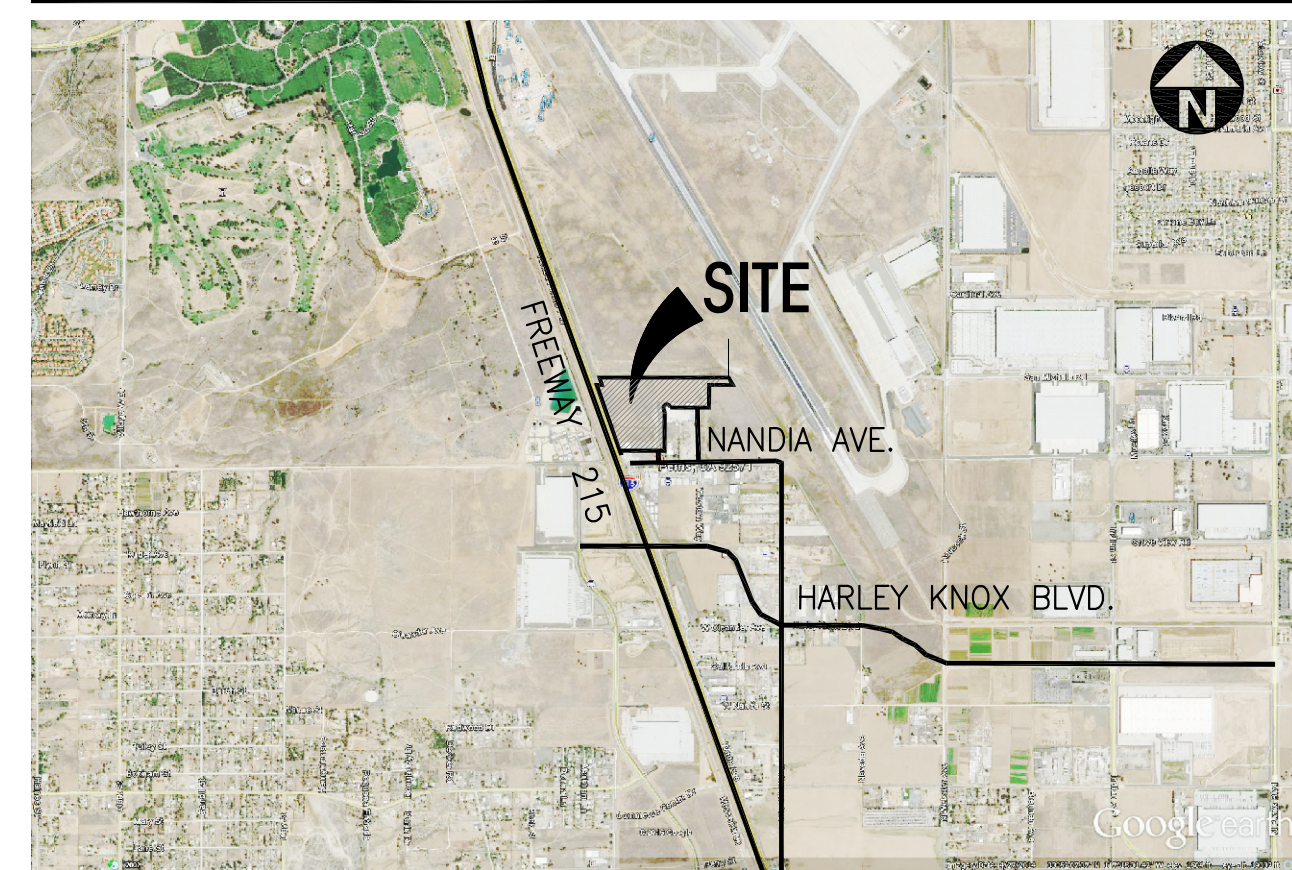
APPLICANT

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APPLICANT'S REPRESENTATIVE

HPA, INC.
 18831 BARDEEN AVE SUITE 100
 IRVINE CA 92612
 TEL: 949-862-2126
 ATTN: RUBEN CHOI
 RUBEN.CHOI@HPARCHS.COM

AERIAL MAP



SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAP PARKING STALL (9' X 19')
- 26' FIRE LANE
- 14' HEIGHT SITE WALL
- 8' HEIGHT WROUGHT IRON FENCE
- 10' HEIGHT WROUGHT IRON FENCE
- EXISTING SITE WALL
- TRUCK IN & OUT
- AUTO IN & OUT
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL

PROJECT DATA

	BLDG.1 (High Cube)	BLDG.2	PARCEL 3	PARCEL 4
SITE AREA	868,761 s.f. 19,986 ac	278,596 s.f. 6,911 ac	23,610 s.f. 0,559 ac	15,159 s.f. 0,348 ac
BUILDING AREA	4,000 s.f. 4,000 s.f. 411,032 s.f.	3,000 s.f. 4,000 s.f. 118,341 s.f.		
TOTAL	419,032 s.f.	125,341 s.f.		
COVERAGE	47.8%	43.6%		
AUTO PARKING PROVIDED	90 stalls 1 VAN Accessible (9'x19') 4 Standard Accessible (9'x19')	20 stalls 1st 20K @ 1/1,000 sf 10 stalls 2nd 20K @ 1/2,000 sf 76 stalls	66 stalls 1 VAN Accessible (9'x19') 2 Standard Accessible (9'x19')	75 stalls 1 EV Parking Van Accessible stalls (9'x19') 4 Clean Air stalls (9'x19')
TRAILER PARKING PROVIDED	142 stalls Trailer (10' x 55')	32 stalls Trailer (10' x 55')		
MAXIMUM FLOOR AREA RATIO	F.A.R. - 75			
MAXIMUM LOT COVERAGE	Coverage - 50%			
SETBACKS	Front 1st and 2nd Street side Local/Collector St - 10' Arterials - 15' Expressway/Freeway - 20' Rear 1st and 2nd Adjoining non-residential - 0' Adjoining residential - 20'	Side Yard Adjoining non-residential - 0'		
LANDSCAPE PROVIDED	Percentage 12%	12%		
LANDSCAPE REQUIRED	Percentage 13.8%	12.1%		
LANDSCAPE PROVIDED	Percentage 119,841 s.f.	33,787 s.f.		



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 email: hpa@hparchs.com



Owner:



898 N Pacific Coast Hwy, Suite 175
 El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST MARCH LOGISTICS

TDB
 PERRIS, CA

Consultants:

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

Title: MASTER SITE PLAN

Project Number: 19100

Drawn by: RC

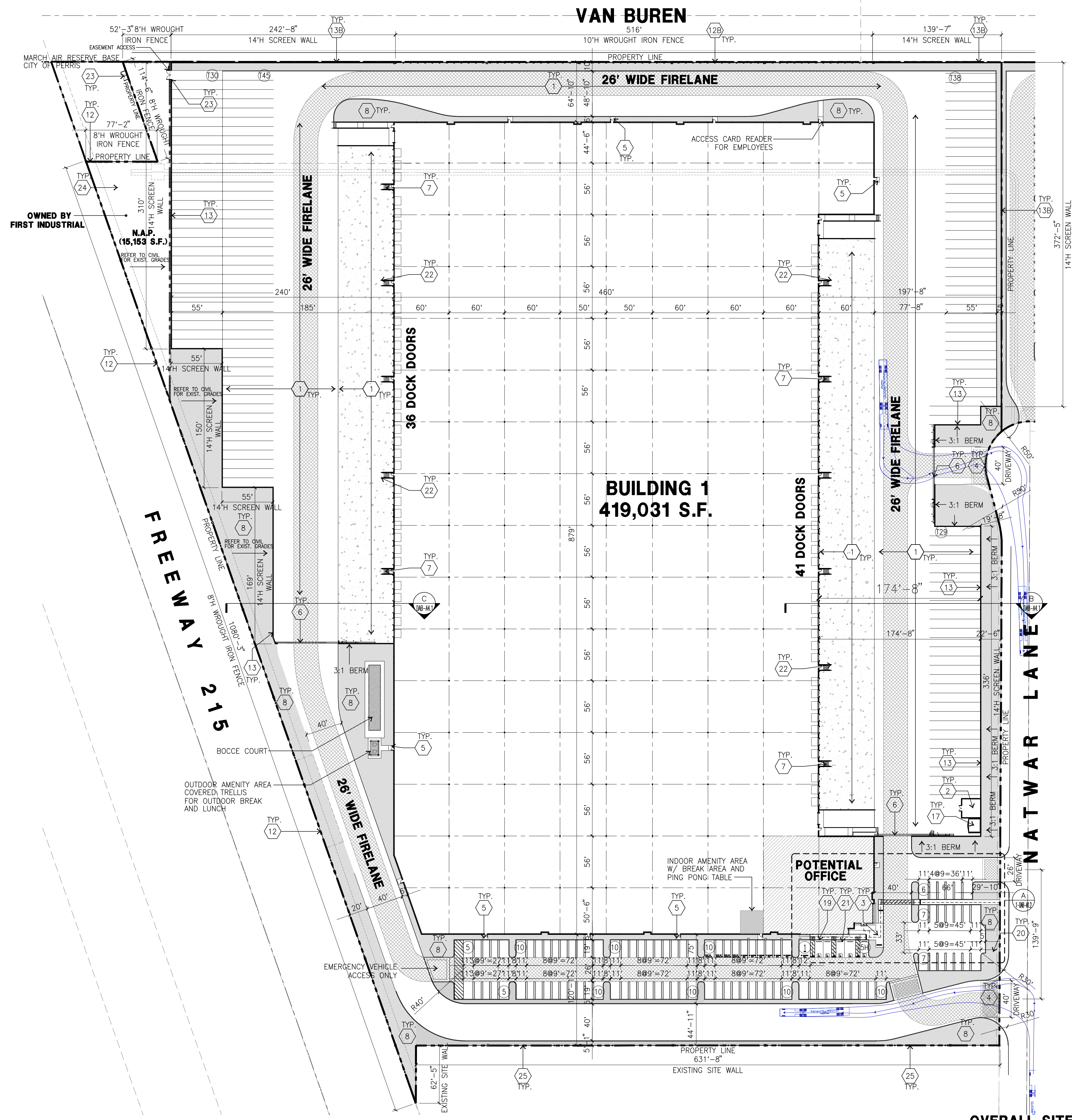
Date: 09/21/2023

Revision:

Sheet:

DAB-A1.0
 PHASE 2

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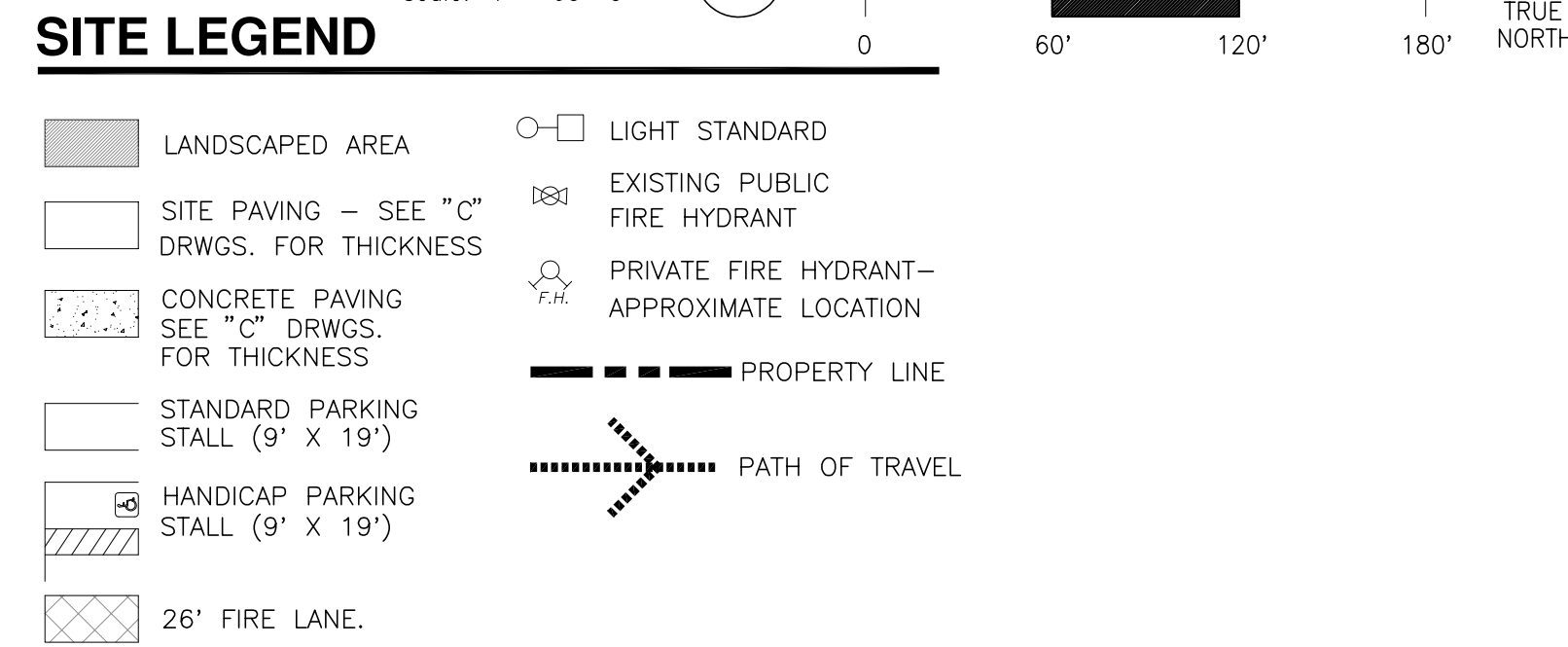
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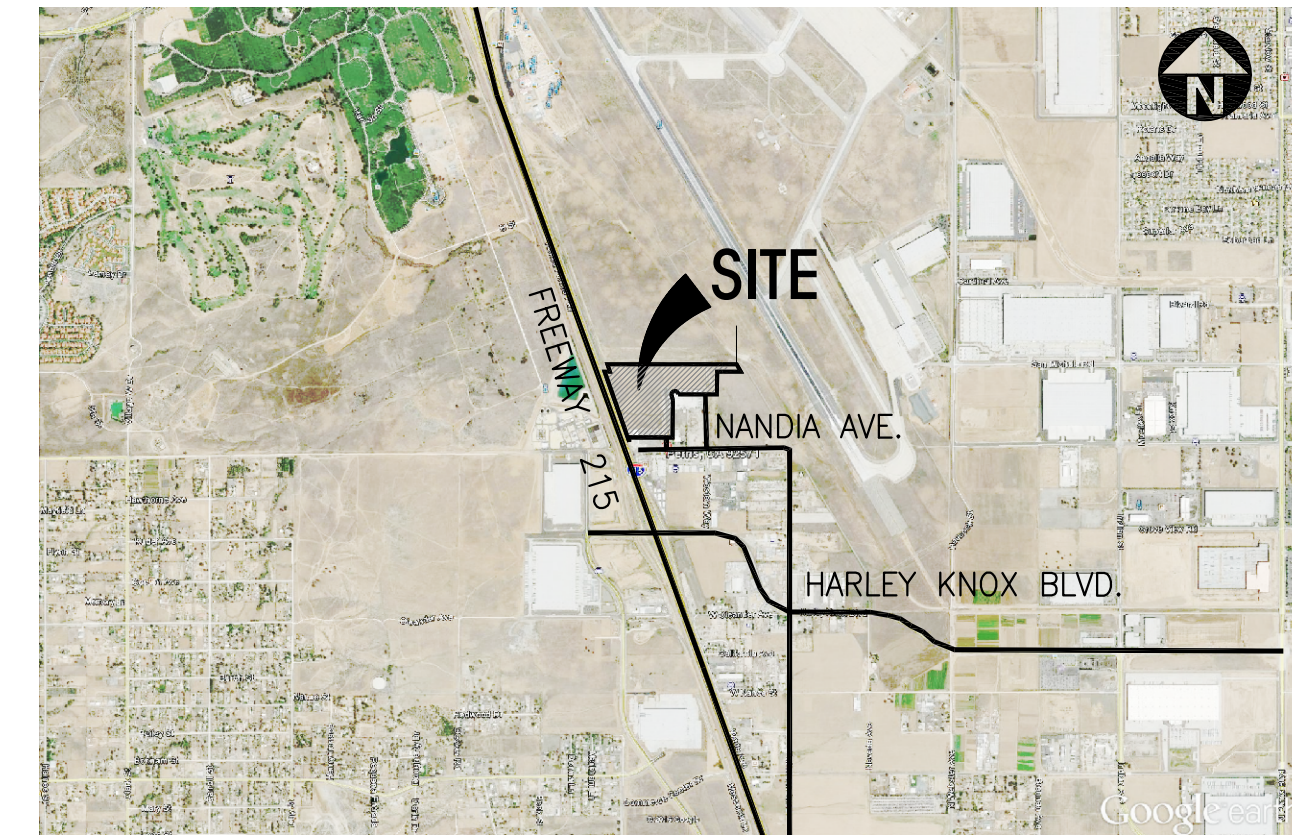
PROJECT DATA

	BLDG.1 (High Cube)	PARCEL 3	PARCEL 4
SITE AREA			
in sq. ft.	868,761 s.f.	23,610 s.f.	
in acres (Gross)	19,988 ac	0.659 ac	
in acres (Net)	19,944 ac	0.642 ac	
BUILDING AREA			
Office 1st floor	4,000 s.f.		
Office 2nd floor	4,000 s.f.		
Warehouse	411,032 s.f.		
TOTAL	419,032 s.f.	15,159 s.f.	0.348 ac
COVERAGE	47.8%		
AUTO PARKING REQUIRED			
1st 20K @ 1/1,000 sf	20 stalls		
2nd 20K @ 1/2,000 sf	10 stalls		
Over 40K @ 1/5,000 sf	76 stalls		
TOTAL	106 stalls		
AUTO PARKING PROVIDED			
Standard (9'x19')	90 stalls		
VAN Accessible (9'x19')	1 stalls		
Standard Accessible (9'x19')	4 stalls		
EV Parking Regular stalls (9'x19')	6 stalls		
EV Parking Van Accessible stalls (9'x19')	1 stalls		
Clean Air stalls (9'x19')	4 stalls		
TOTAL	106 stalls		
TRAILER PARKING PROVIDED			
Trailer (10' x 55')	142 stalls		
Zoning Ordinance for City			
Zoning Designation - Perris Valley Commercial Center SP			
LI			
MAXIMUM FLOOR AREA RATIO			
F.A.R. - .75			
MAXIMUM LOT COVERAGE			
Coverage - 50%			
SETBACKS			
Front Yard / Street side	Site Yard		
Local / Collector St. - 10'	Adjoining non-residential - 0'		
Arterials - 15'	Adjoining residential - 20'		
Expressway/Freeway - 20'			
Rear Yard			
Adjoining non-residential - 0'			
Adjoining residential - 20'			
LANDSCAPE REQUIRED			
Percentage	12%		
LANDSCAPE PROVIDED			
Percentage (base on net)	13.8%		
in sq. ft.	119,841 s.f.		

OVERALL SITE PLAN
 scale: 1" = 60'-0"
 A



AERIAL MAP



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP ROOM
- 3 CONCRETE WALKWAY
- 4 ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L"
- 5 5'-6"X5'-6"X4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" = 12" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE METAL, MANUAL OPERATED GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. SEE E/DAB-A4.1
- 7 EXTERIOR CONC. STAIR.
- 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 WITH PILASTERS @ EVERY 100'
- 13 10" H WROUGHT IRON FENCE WITH PILASTERS @ EVERY 100'
- 14 14" H SCREEN WALL WITH PILASTERS @ 100' O.C. MAX AS WELL AS ANTI GRAFFITI COATING. SEE D/DAB-4.1
- 15 14" H SCREEN WALL WITH ANTI GRAFFITI COATING SEE DAB D/DAB-44.1 SIMILAR
- 16 ELECTRICAL ROOM
- 17 SITE LIGHT POLE.
- 18 PROPOSED STREET LIGHT
- 19 TRASH ENCLOSURE PER CITY STANDARD.
- 20 PROPOSED FIRE HYDRANT
- 21 HANDICAPPED PARKING STALL SIGN
- 22 HANDICAPPED ENTRY SIGN
- 23 PRE-CAST CONC. WHEEL STOP
- 24 CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- 25 8"HT 10"WIDE WROUGHT IRON SWING GATE W/LOCKSET
- 26 EXISTING BILLBOARD SIGN
- 27 EXISTING SITE WALL

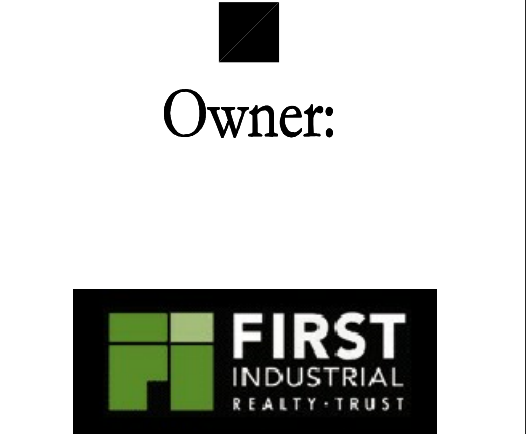
SITE PLAN GENERAL NOTES

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.
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18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
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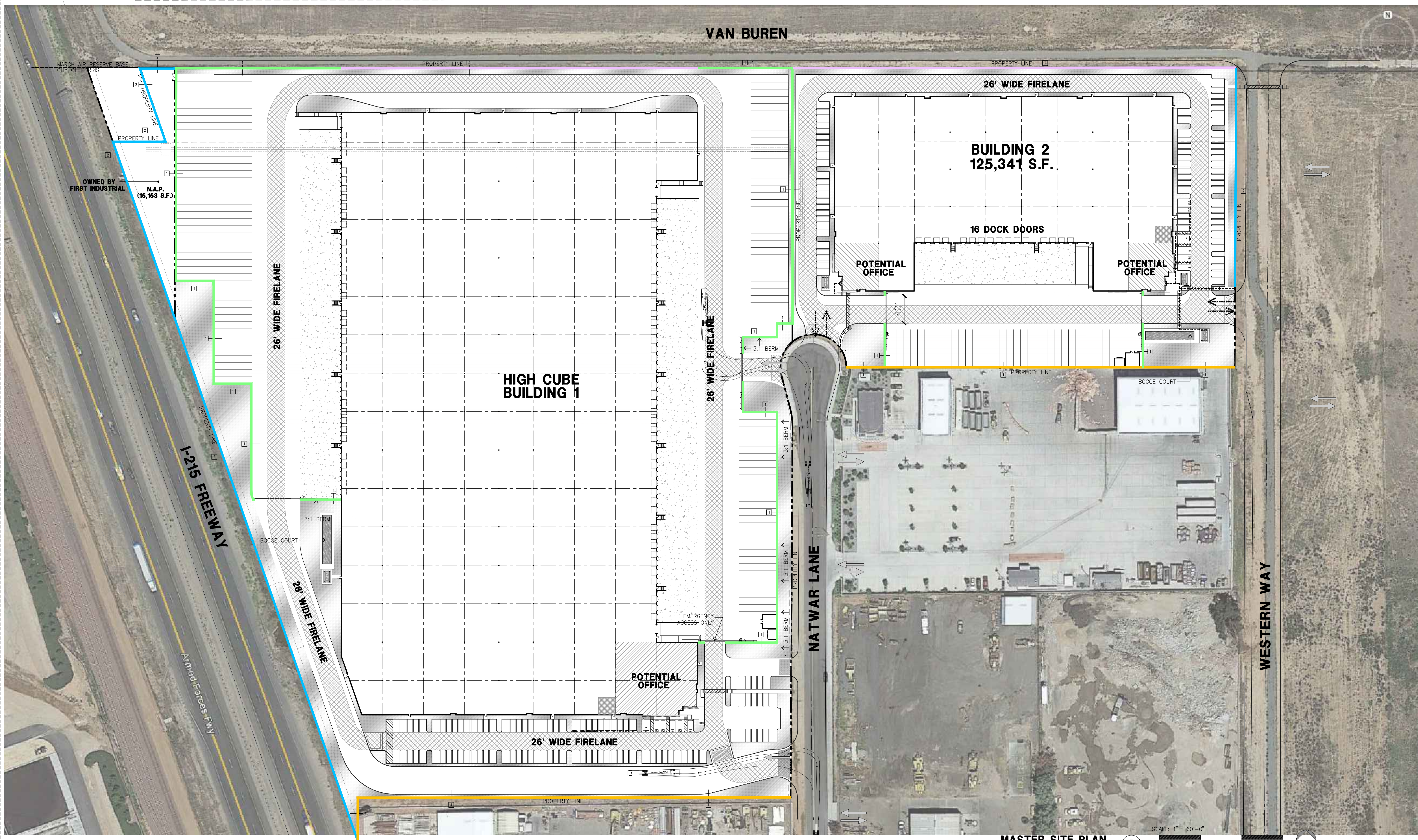
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Project Number: 19100
 Drawn by: RC
 Date: 09/21/2023
 Revision:

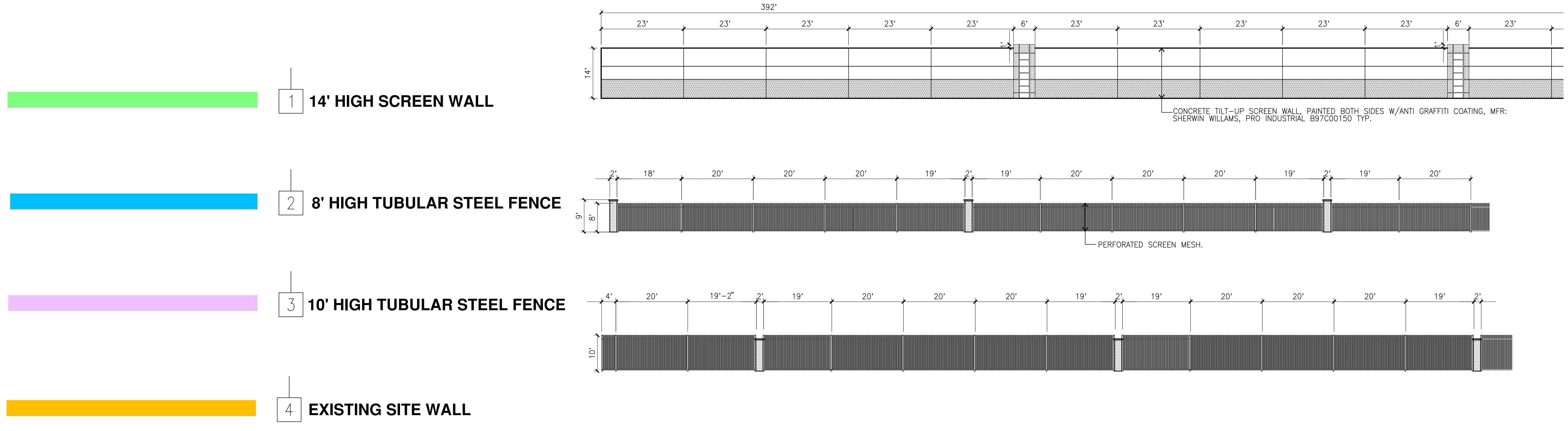
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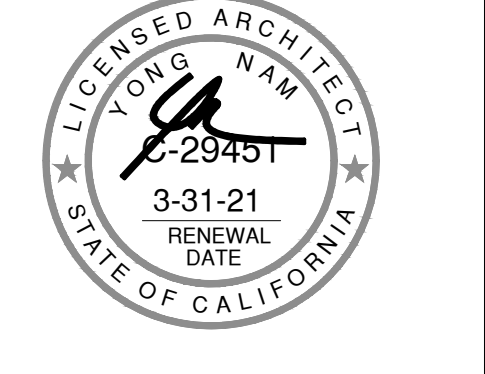
MASTER SITE PLAN
 scale: 1" = 60'-0"
 0 60' 120' 180'
 TRUE NORTH



- 1 14' HIGH SCREEN WALL
- 2 8' HIGH TUBULAR STEEL FENCE
- 3 10' HIGH TUBULAR STEEL FENCE
- 4 EXISTING SITE WALL



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 PERRIS, CA

Consultants:

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

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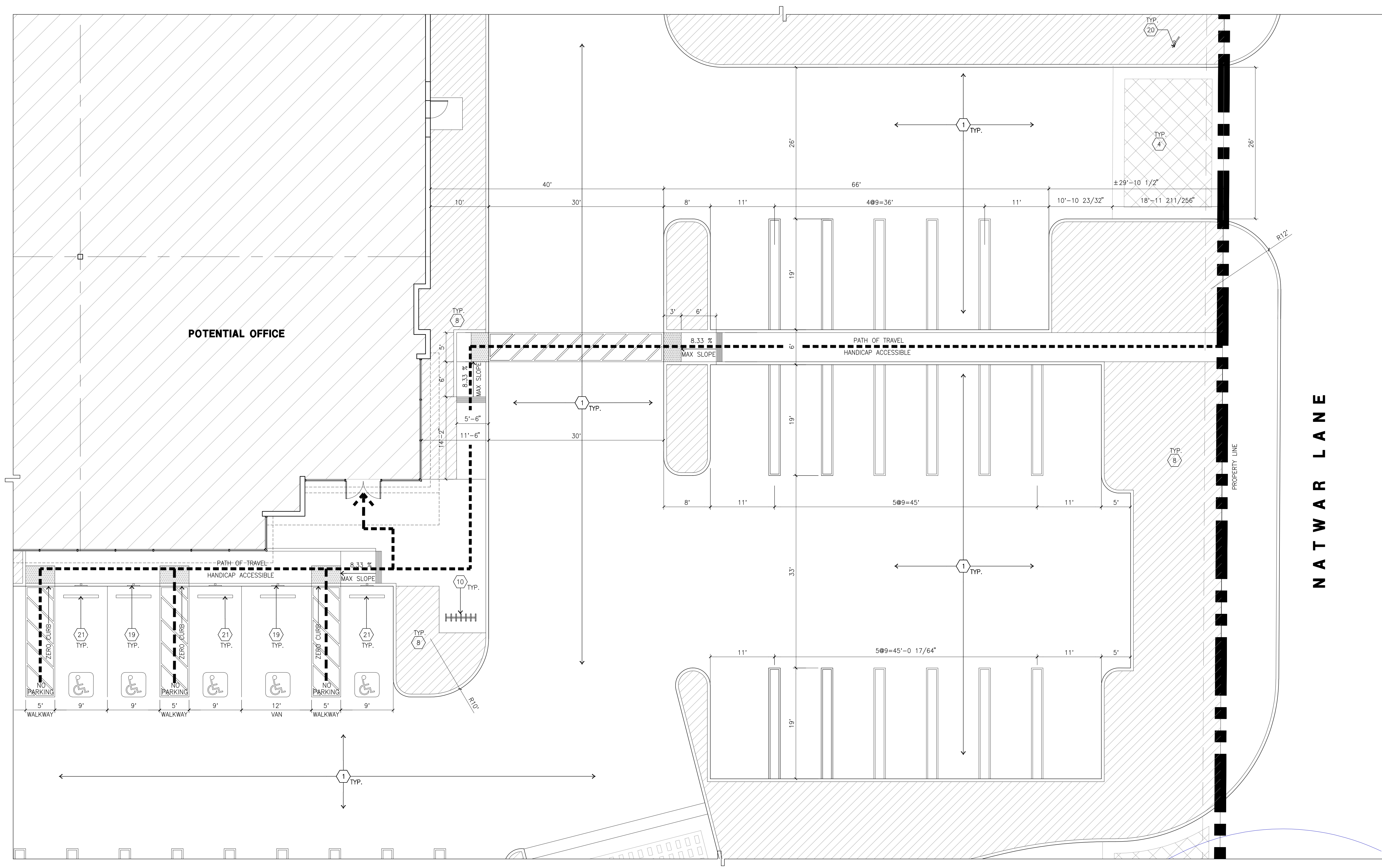
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Sheet:

DAB-A1.0A
 PHASE 2

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PRINTED DATE: 09/21/2023



ENLARGED SITE PLAN
 scale: 1/8" = 1'-0"
 0 8' 16' 24' TRUE NORTH

SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP ROOM
- 3 CONCRETE WALKWAY
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SITE PLAN GENERAL NOTES

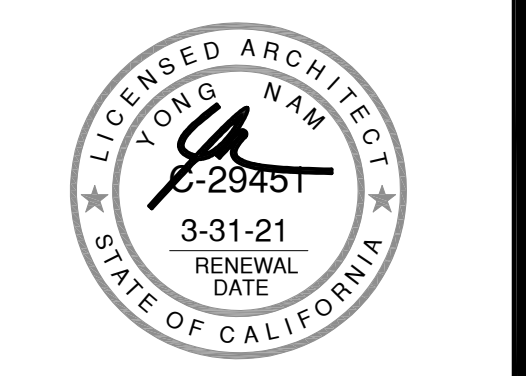
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SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWGS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- HANDICAPPED PARKING STALL (9' X 19')
- 26' FIRE LANE.
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- EXISTING PUBLIC FIRE HYDRANT
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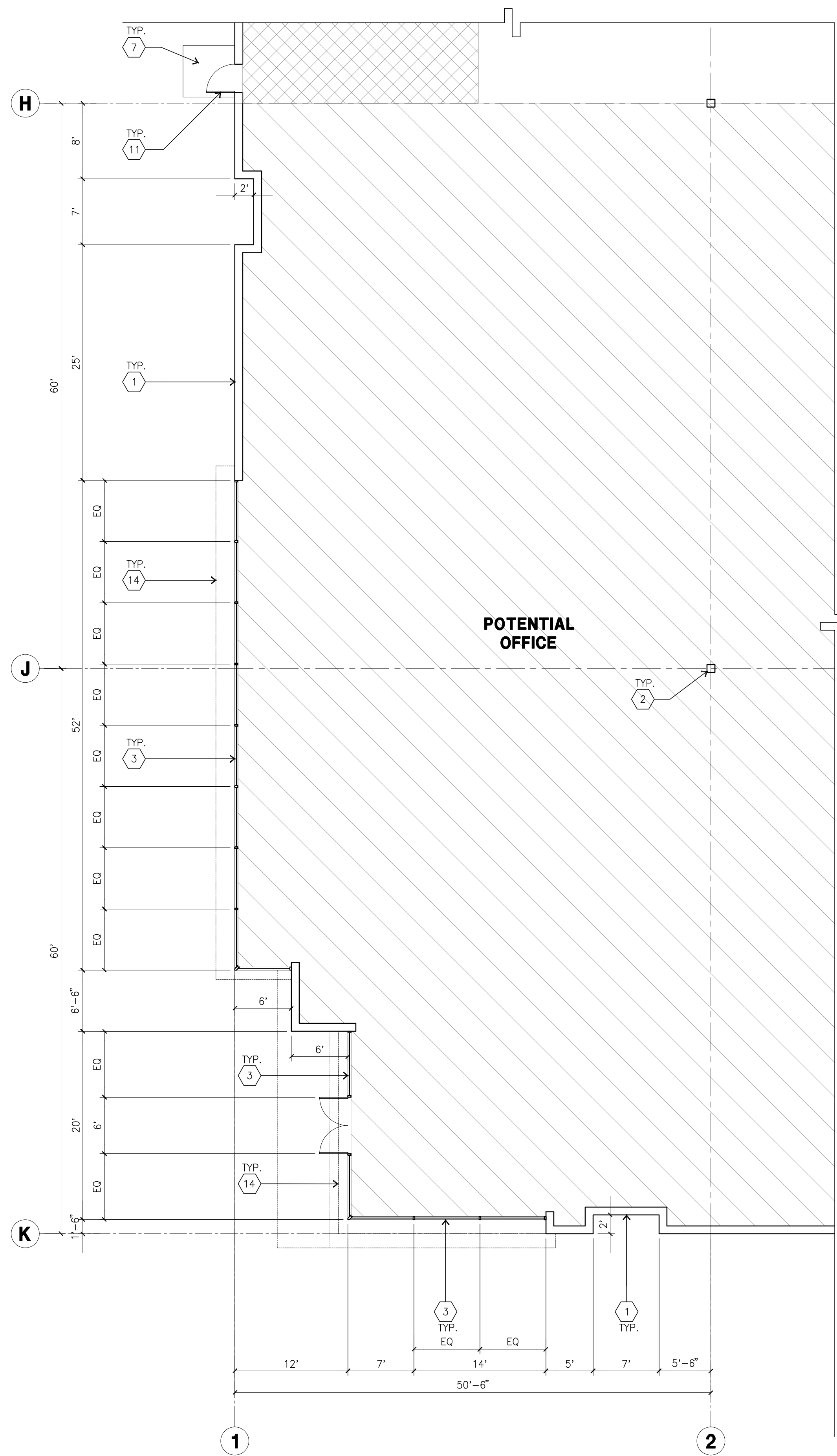
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Project Number: 19100
 Drawn by: RC
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 Revision:

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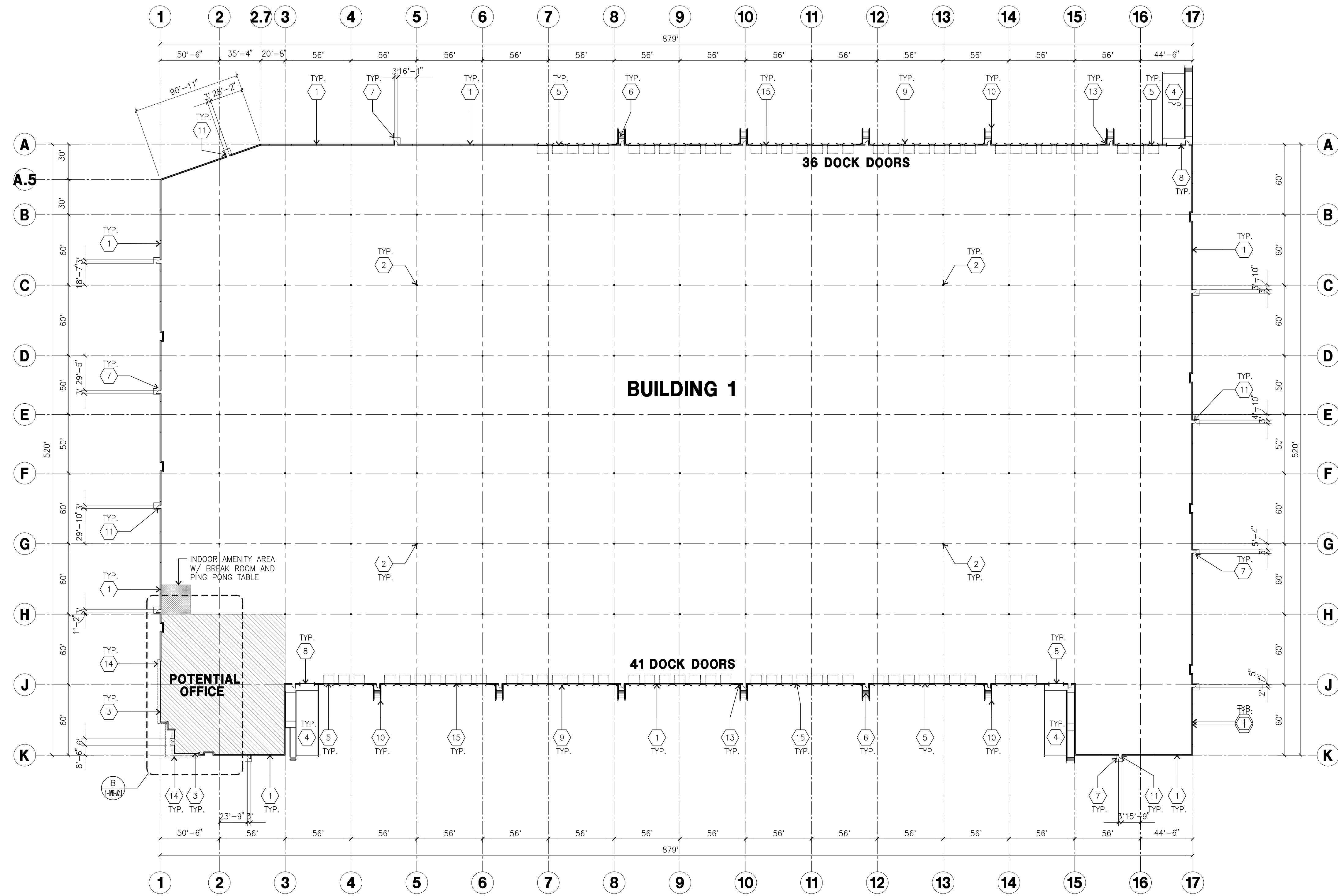
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PRINTED DATE: 09/20/2023



ENLARGED FLOOR PLAN
scale: 1/8"=1'-0"

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



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

SCALE: 1"=50'-0"



KEYNOTES - FLOOR PLAN

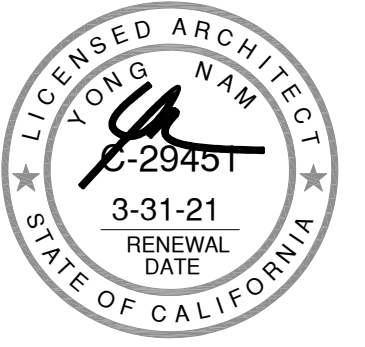
- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6" X 5'-6" X 4" 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

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. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR 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 1133B.1.1.1.
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/4A.1 OFFICE SECTION.



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



Owner:



898 N Pacific Coast Hwy, Suite 175
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST MARCH LOGISTICS

TDB
PERRIS, CA

Consultants:

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

Title: **OVERALL FLOOR PLAN**

Project Number: 19100

Drawn by: RC

Date: 09/21/2023

Revision:

Sheet:

1-DAB-A2.1

KEYNOTES - ELEVATIONS

- 1 CONCRETE TILT-UP PANEL (PAINTED). FINISH GRADE VARIES. SEE 02 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 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT 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.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED, 3" WIDE WARNING STRIPE. INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- 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 TUBE STEEL CANOPY WITH 3 FORM COADA XT COVER OVER ENTRANCE.
- 13 METAL SIDING
- 14 INTERIOR DOWNSPOUT AND OVERFLOW SCUPPERS

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 SHALL BE DESIGNED TO RESIST 80 MPH EXPOSURE TO WINDS. 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.
- J. 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.

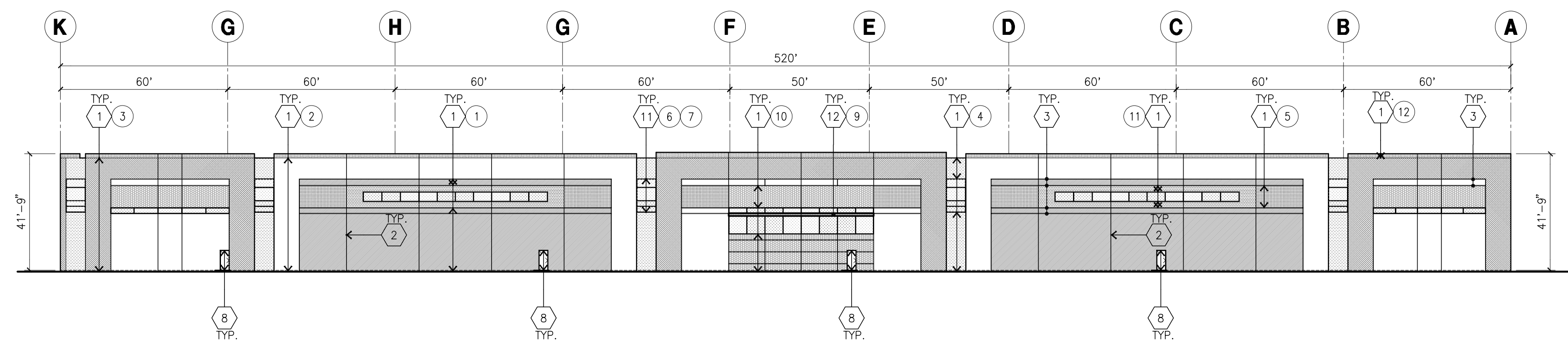
COLOR SCHEDULE - ELEVATIONS

- | | | |
|--|---------------------------|---|
| | 1 CONCRETE TILT-UP PANEL | PAINT BRAND, SHERWIN WILLIAMS SW 7073 NETWORK GRAY |
| | 2 CONCRETE TILT-UP PANEL | PAINT BRAND, SHERWIN WILLIAMS SW 7005 PURE WHITE |
| | 3 CONCRETE TILT-UP PANEL | PAINT BRAND, SHERWIN WILLIAMS SW 7074 SOFTWARE |
| | 4 CONCRETE TILT-UP PANEL | PAINT BRAND, SHERWIN WILLIAMS SW 7076 WEB GRAY |
| | 5 CONCRETE TILT-UP PANEL | PAINT BRAND, SHERWIN WILLIAMS SW 7037 BALANCED BEIGE |
| | 6 MULLIONS | COLOR, CLEAR ANODIZED MULLIONS |
| | 7 GLAZING | COLOR, BLUE REFLECTIVE GLAZING |
| | 8 CONCRETE TILT-UP PANEL | COLOR, FORMLINER PAINTED IN SHERWIN WILLIAMS SW 7074 WEB GRAY SCREEN |
| | 9 TUBE STEEL CANOPY | COLOR, SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7048 URBANE BRONZE @ METAL CANOPY |
| | 10 CONCRETE TILT-UP PANEL | COLOR, BRICK VENEER FACADE ACCENT T.B.D. |
| | 11 CONCRETE TILT-UP PANEL | COLOR, FORMLINER PAINTED IN SHERWIN WILLIAMS SW 7005 PURE WHITE SCREEN |
| | 12 CONCRETE TILT-UP PANEL | PAINT BRAND, SHERWIN WILLIAMS SW 7514 FOOTHILLS |

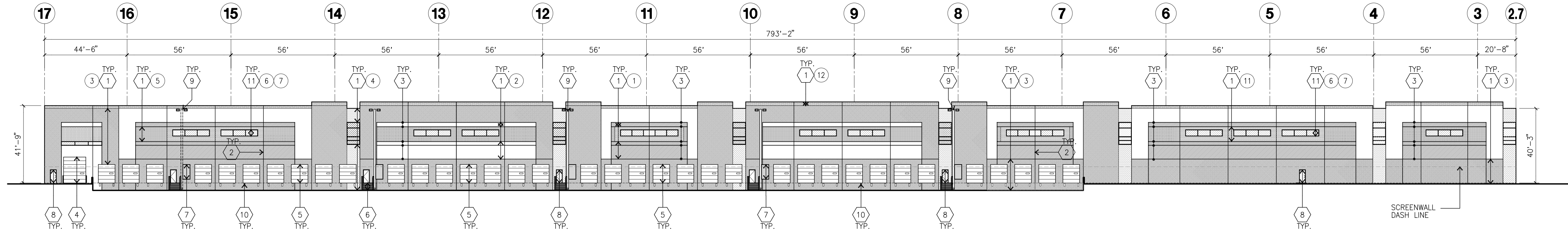
GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

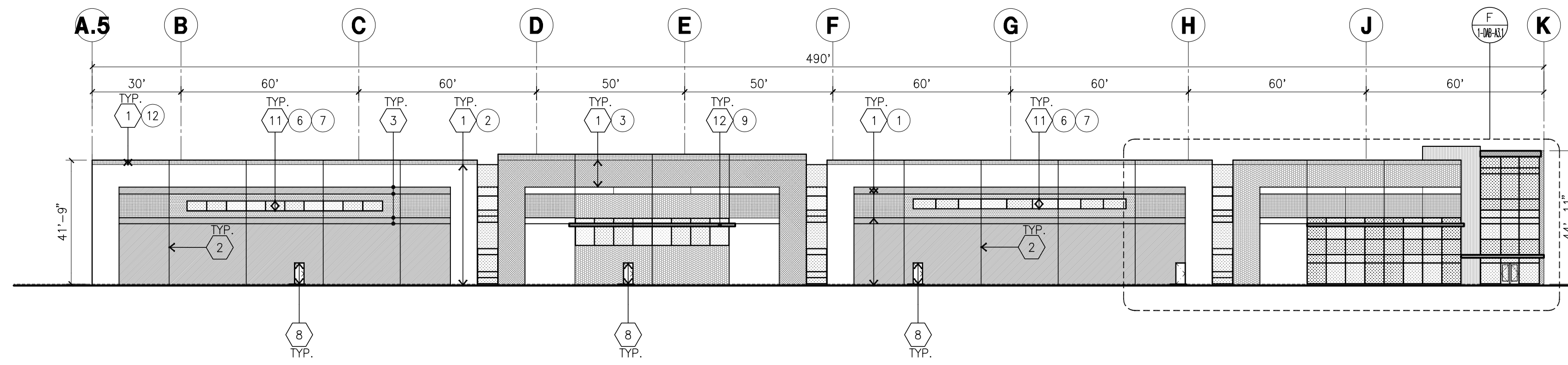
- | | | | |
|--|----------------------------|--|--|
| | 1 INSULATED VISION GLASS | | 2 SPANDREL GLASS BEHIND WITH CONCRETE BEHIND |
| | 3 SINGLE LITE VISION GLASS | | 4 SPANDREL GLASS WITH CONCRETE BEHIND |



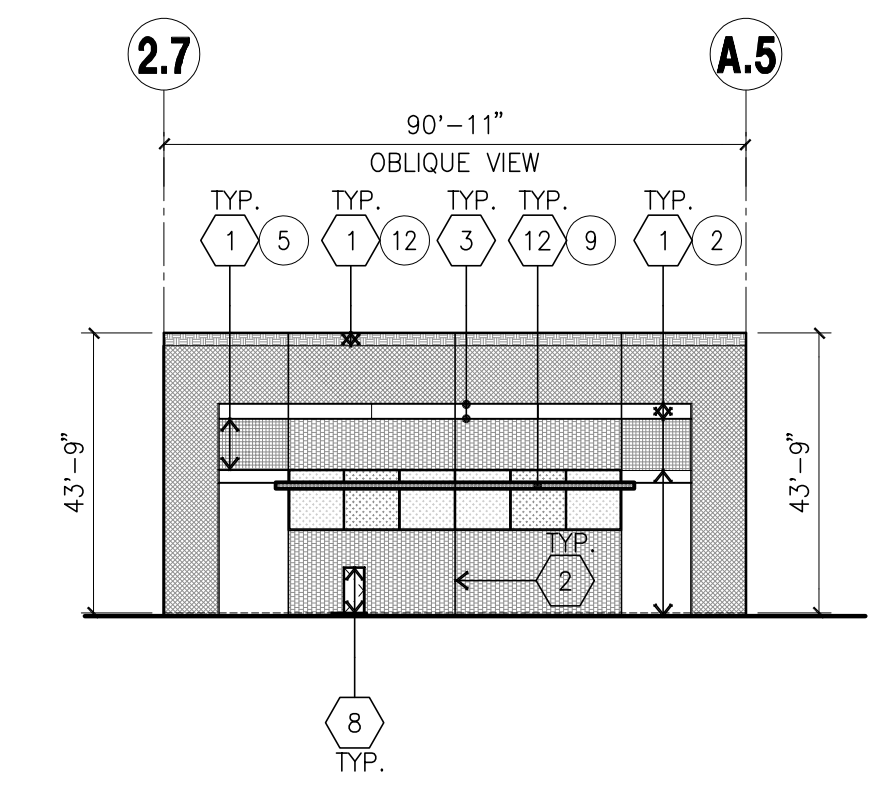
NORTH ELEVATION
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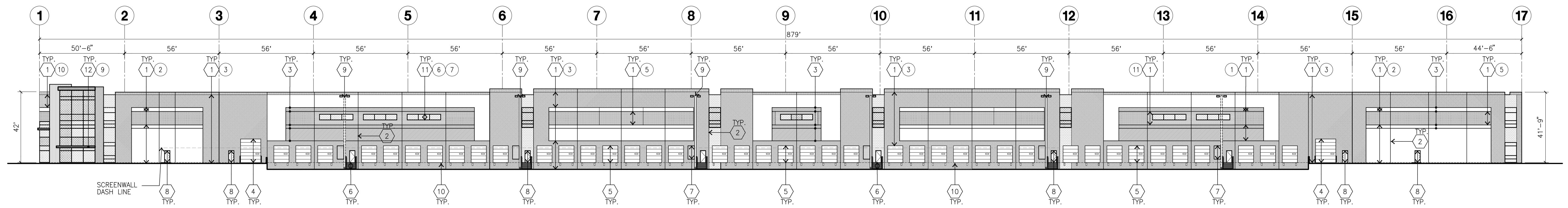
WEST ELEVATION
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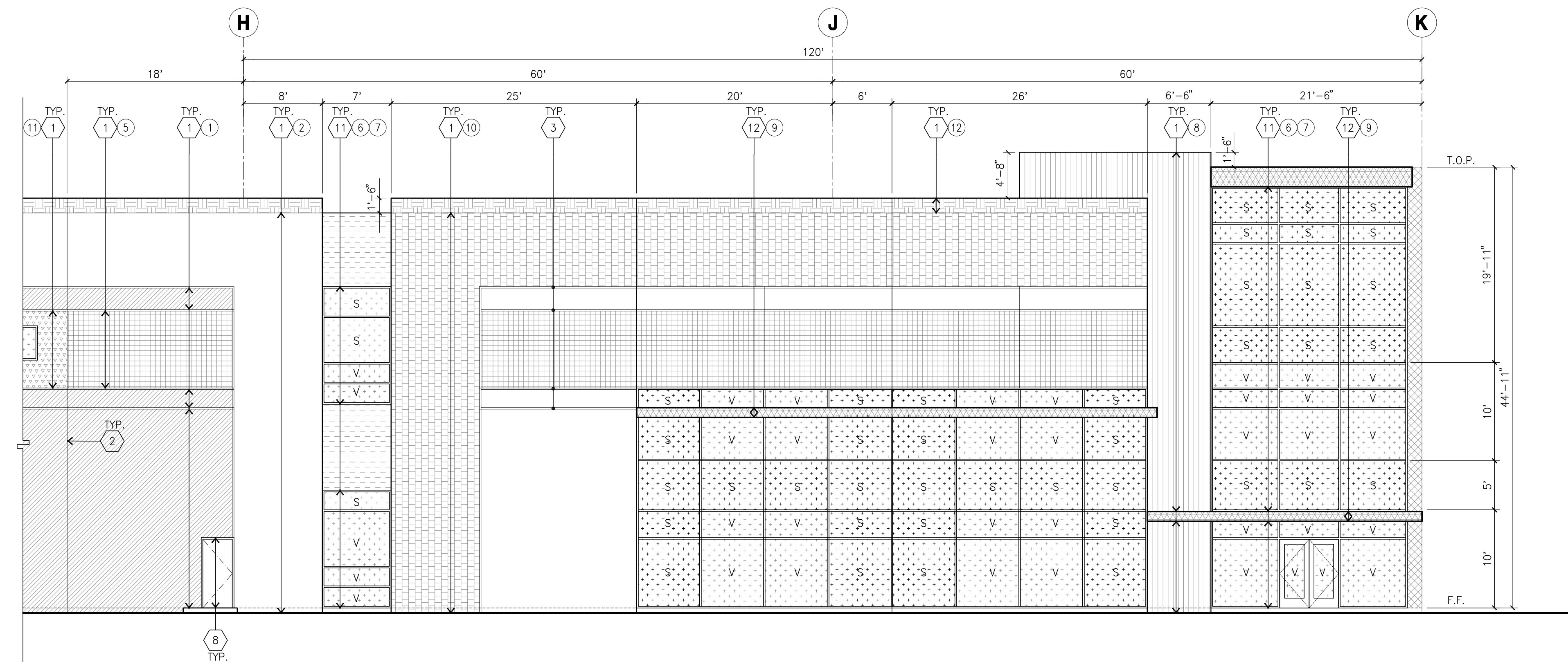
SOUTH ELEVATION
scale: 1"=30'-0"



SOUTH WEST ELEVATION
scale: 1"=30'-0"



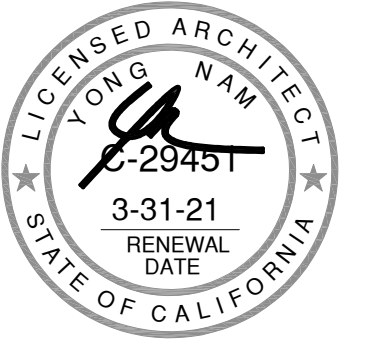
EAST ELEVATION
scale: 1"=30'-0"



ENLARGED SOUTH ELEVATION
scale: 1/8"=1'-0"



hpa, inc.
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tel: 310-414-5400

Project:

FIRST MARCH LOGISTICS

TDB
PERRIS, CA

Consultants:

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

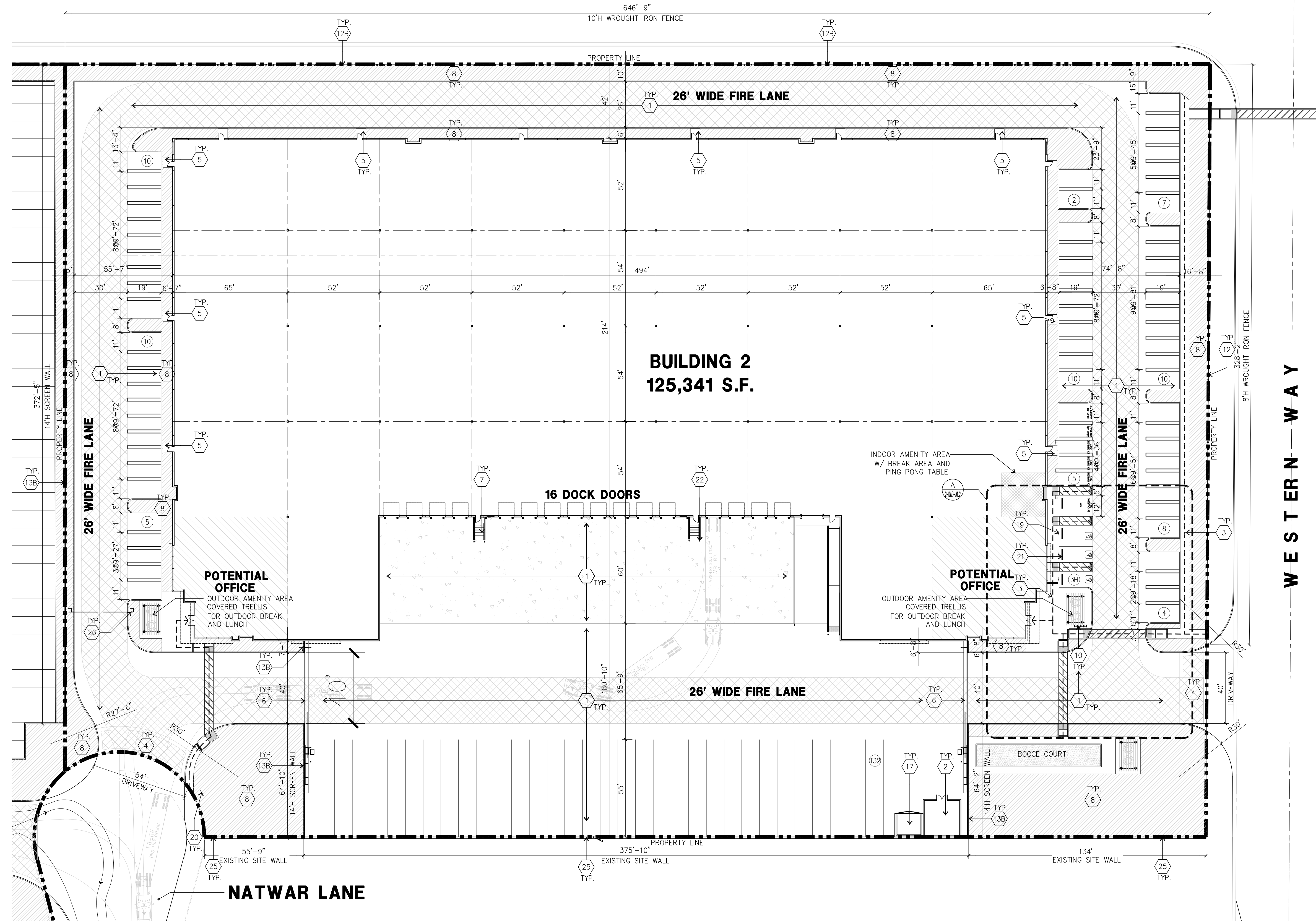
Title: **ELEVATIONS**

Project Number: 19100
Drawn by: RC
Date: 09/21/2023
Revision:

Sheet:

1-DAB-A3.1

VAN BUREN



PROPERTY OWNER
 FIRST INDUSTRIAL REALTY TRUST
 898 N. SEPULVEDA BLVD. SUITE 750
 EL SEGUNDO, CA 90245
 TEL: (949) 226-4601
 CONTACT: MIKE GOODWIN
 MGOODWIN2@FIRSTINDUSTRIAL.COM

ADDRESS OF THE PROPERTY
 TBD

ASSESSOR'S PARCEL NUMBER
 294-180-013
 294-180-028
 294-180-029
 294-180-030

ZONING
 ZONING DESIGNATION - PERRIS VALLEY COMMERCIAL CENTER SP (PVCC-SP) - LIGHT INDUSTRIAL

LEGAL DESCRIPTION
 PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 14264, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 82, PAGES 66 AND 67 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDO MERIDIAN, AND TOGETHER WITH PORTIONS OF LOTS 3 AND 4 IN BLOCK 113 OF THE ALESSANDRO TRACT, IN SAID CITY, COUNTY AND STATE, AS PER MAP RECORDED IN BOOK 6, PAGE 13 OF MAPS, IN THE SAN BERNARDINO COUNTY RECORDER'S OFFICE.

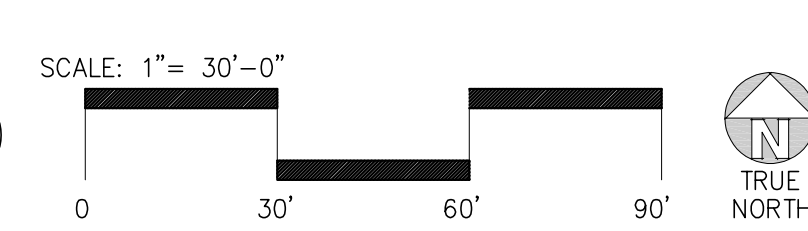
APPLICANT
 FIRST INDUSTRIAL REALTY TRUST
 898 N. SEPULVEDA BLVD. SUITE 750
 EL SEGUNDO, CA 90245
 TEL: (949) 226-4601
 CONTACT: MIKE GOODWIN
 MGOODWIN2@FIRSTINDUSTRIAL.COM

APPLICANT'S REPRESENTATIVE
 HPA, INC.
 18831 BARDEEN AVE SUITE 100
 IRVINE, CA 92612
 TEL: 949-863-2126
 ATTN: RUBEN CHOI
 RUBEN.CHOI@HPARCHS.COM

PROJECT DATA

BLDG. 2		PARCEL 3	
SITE AREA		SITE AREA	
In sq. ft.	278,566 s.f.	In sq. ft.	23,610 s.f.
In acres (Gross)	6.911 ac	In acres (Gross)	0.659 ac
In acres (Net)	6.395 ac	In acres (Net)	0.542 ac
BUILDING AREA		SITE AREA	
Office 1st floor	3,000 s.f.	In sq. ft.	15,159 s.f.
Office 2nd floor	4,000 s.f.	In acres	0.348 ac
Warehouse	118,341 s.f.		
TOTAL	125,341 s.f.		
COVERAGE	43.6%		
AUTO PARKING REQUIRED			
1st 20K @ 1/1,000 sf	20 stalls		
Over 20K @ 1/2,000 sf	54 stalls		
TOTAL	74 stalls		
AUTO PARKING PROVIDED			
Standard (9'x19')	66 stalls		
VAN Accessible (9'x19')	1 stalls		
Standard Accessible (9'x19')	2 stalls		
EV Parking Regular stalls (9'x19')	3 stalls		
EV Parking Van Accessible stalls	1 stalls		
Clean Air stalls (9'x19')	2 stalls		
TOTAL	75 stalls		
TRAILER PARKING PROVIDED			
Trailer (10' x 55')	32 stalls		
Zoning Ordinance for City			
Zoning Designation - Perris Valley Commercial Center SP			
CU			
MAXIMUM FLOOR AREA RATIO			
F.A.R. - .75			
MAXIMUM LOT COVERAGE			
Coverage - 50%			
SETBACKS			
Front Yard / Street side		Side Yard	
Local / Collector St. - 10'		Adjoining non-residential - 0'	
Arterials - 15'		Adjoining residential - 20'	
Expressway / Freeway - 20'			
Rear Yard			
Adjoining non-residential - 0'			
Adjoining residential - 20'			
LANDSCAPE REQUIRED			
Percentage	12%		
LANDSCAPE PROVIDED			
Percentage (base on net)	12.1%		
In sq. ft.	33,787 s.f.		

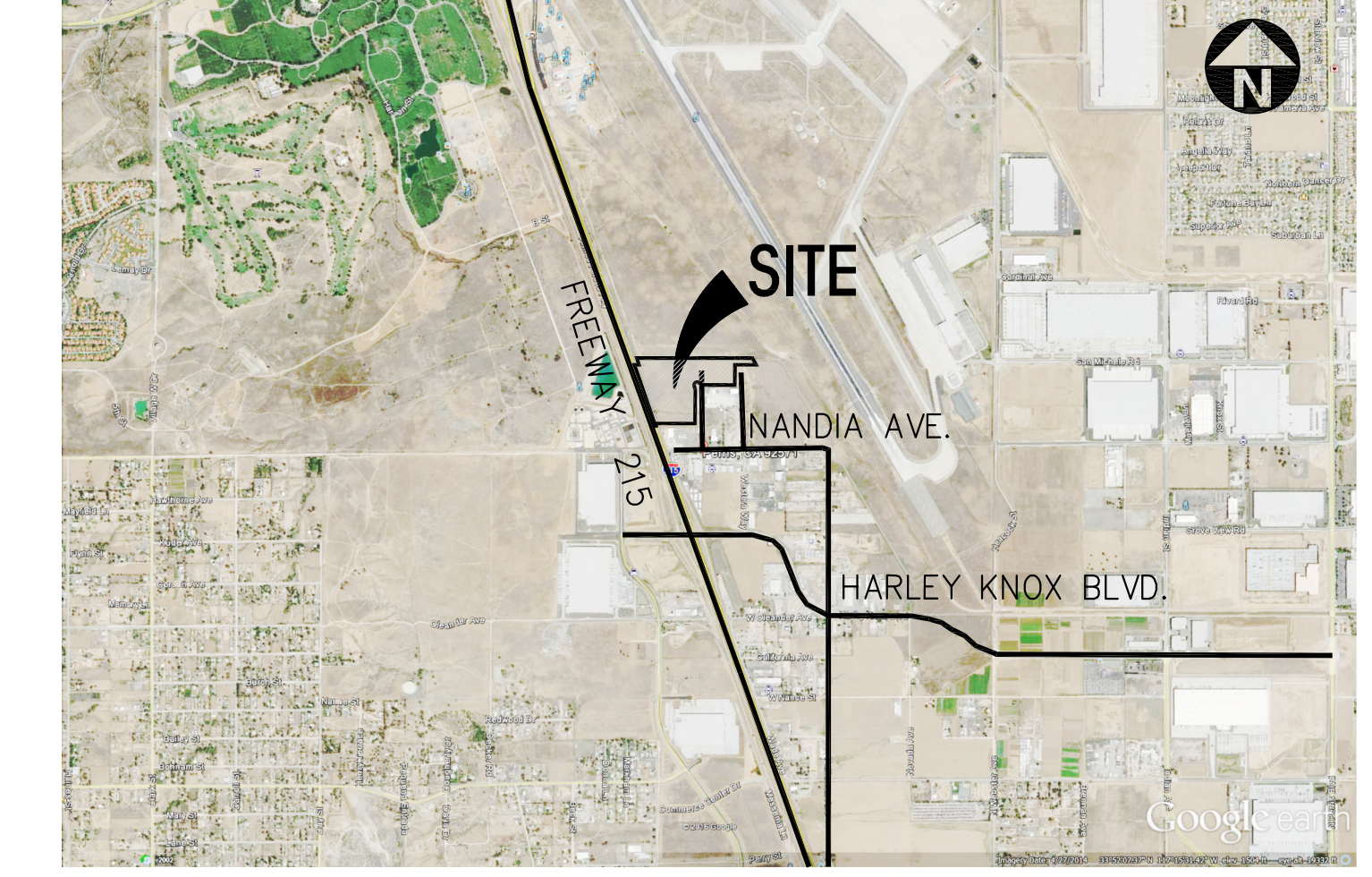
OVERALL SITE PLAN
 scale: 1" = 30'-0"



SITE LEGEND

- LANDSCAPED AREA
- SITE PAVING - SEE "C" DRWS. FOR THICKNESS
- CONCRETE PAVING SEE "C" DRWS. 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

VICINITY MAP



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP ROOM
- 3 CONCRETE WALKWAY
- 4 ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L"
- 5 5'-6"x5'-6"x4" 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" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE W. W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- 6 PROVIDE METAL, MANUAL OPERATED GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. SEE E/DAB-A4.1 EXTERIOR CONC. STAIR.
- 7 LANDSCAPE. SEE "L" DWGS.
- 8 CONCRETE TILT-UP SCREEN WALL
- 9 BIKE RACK.
- 10 APPROXIMATE LOCATION OF TRANSFORMER.
- 11 8'H WROUGHT IRON FENCE WITH PILASTERS @ EVERY 100'
- 12 10'H WROUGHT IRON FENCE WITH PILASTERS @ EVERY 100'
- 13 14' H SCREEN WALL WITH PILASTERS @ 100' O.C. MAX AS WELL AS ANTI GRAFFITI COATING. SEE D/DAB-4.1
- 14 14' H SCREEN WALL WITH ANTI GRAFFITI COATING SEE DAB D/DAB-4A4.1 SIMILAR
- 15 ELECTRICAL ROOM
- 16 SITE LIGHT POLE.
- 17 PROPOSED STREET LIGHT
- 18 TRASH ENCLOSURE PER CITY STANDARD.
- 19 PROPOSED FIRE HYDRANT
- 20 HANDICAPPED PARKING STALL SIGN
- 21 HANDICAPPED ENTRY SIGN
- 22 PRE-CAST CONC. WHEEL STOP
- 23 CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H.
- 24 8'HT 10'WIDE WROUGHT IRON SWING GATE W/LOCKSET
- 25 EXISTING BILLBOARD SIGN
- 26 EXISTING SITE WALL
- 27 PROVIDE MOTORIZED ARM GATES & KNOX-PAD LOCK PER FIRE DEPARTMENT

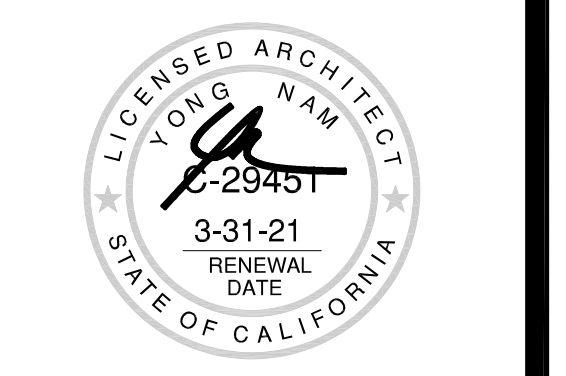
SITE PLAN GENERAL NOTES

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. SEE "C" DRAWINGS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
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



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



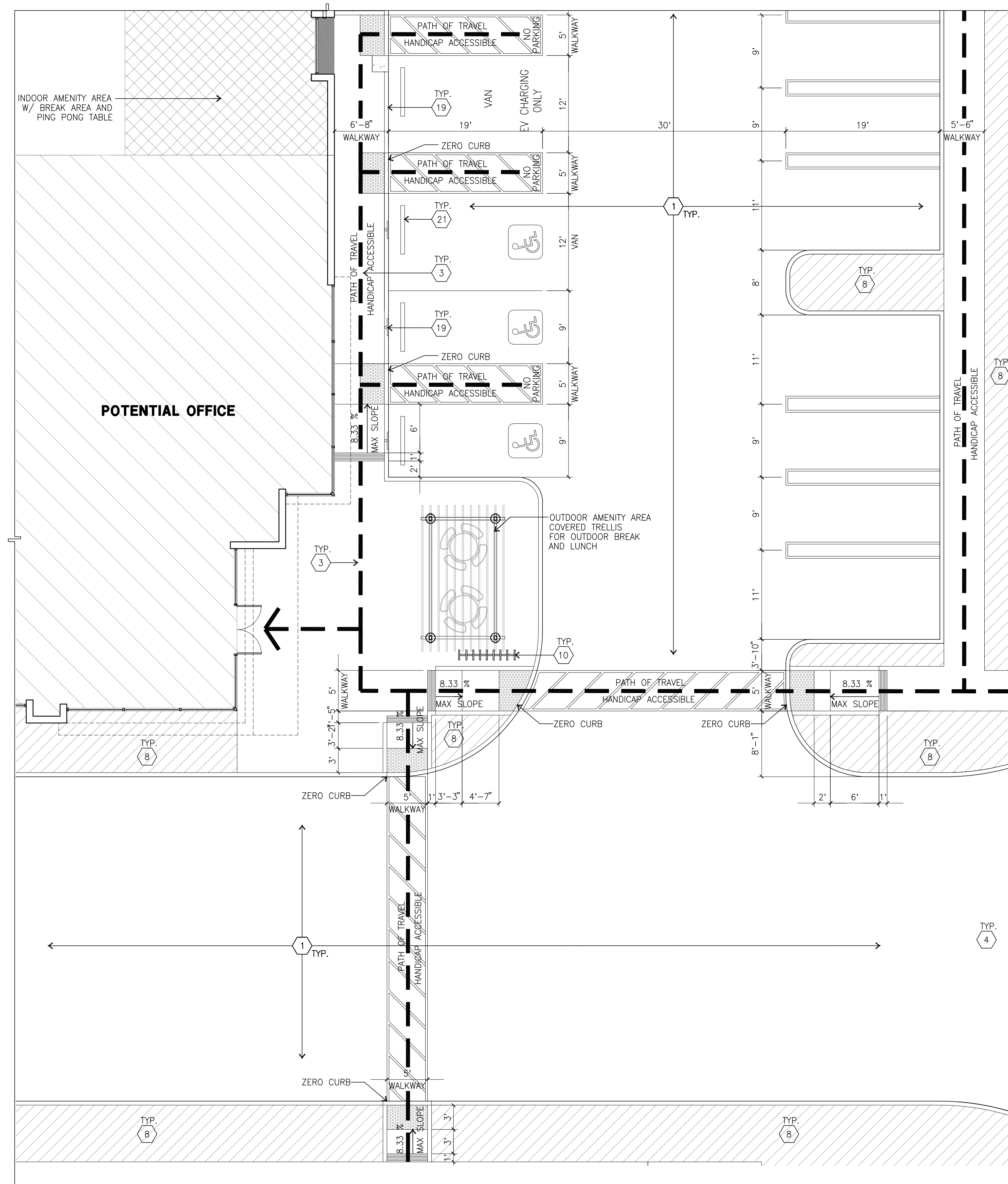
Owner:
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 898 N Pacific Coast Hwy, Suite 175
 El Segundo, CA 90245
 tel: 310-414-5400

Project:
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 TBD
 PERRIS, CA

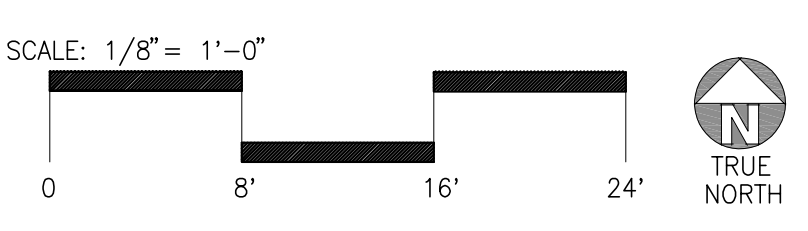
Consultants:
 CIVIL THIENES
 STRUCTURAL
 MECHANICAL
 PLUMBING
 ELECTRICAL
 LANDSCAPE SPLA
 FIRE PROTECTION
 SOILS ENGINEER

Title: OVERALL SITE PLAN
Project Number: 19100
Drawn by: RC
Date: 09/21/2023
Revision:

Sheet:
 2-DAB-A1.1
 OFFICIAL USE ONLY



ENLARGED SITE PLAN
scale: 1/8" = 1'-0" **A**



SITE PLAN KEYNOTES

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP ROOM
- 3 CONCRETE WALKWAY
- 4 ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L"
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- 23 PRE-CAST CONC. WHEEL STOP
- 24 CONC. FILLED GUARD POST 6 DIA. U.N.O. 42" H.
- 25 8"HT 10"WIDE WROUGHT IRON SWING GATE W/LOCKSET
- 26 EXISTING BILLBOARD SIGN
- 27 EXISTING SITE WALL

SITE LEGEND

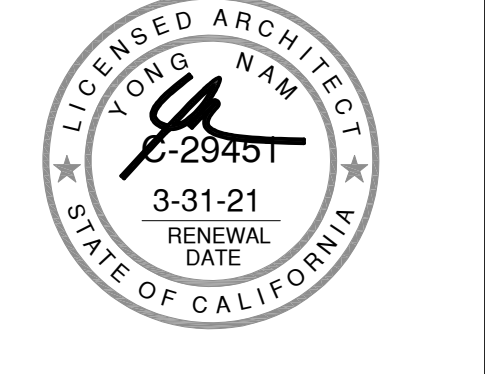
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- SITE PAVING - SEE "C" DWGS. FOR THICKNESS
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- STANDARD PARKING STALL (9' X 19')
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- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- PROPERTY LINE
- PATH OF TRAVEL

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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



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



Owner:



898 N Pacific Coast Hwy, Suite 175
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST MARCH LOGISTICS

TDB
PERRIS, CA

Consultants:

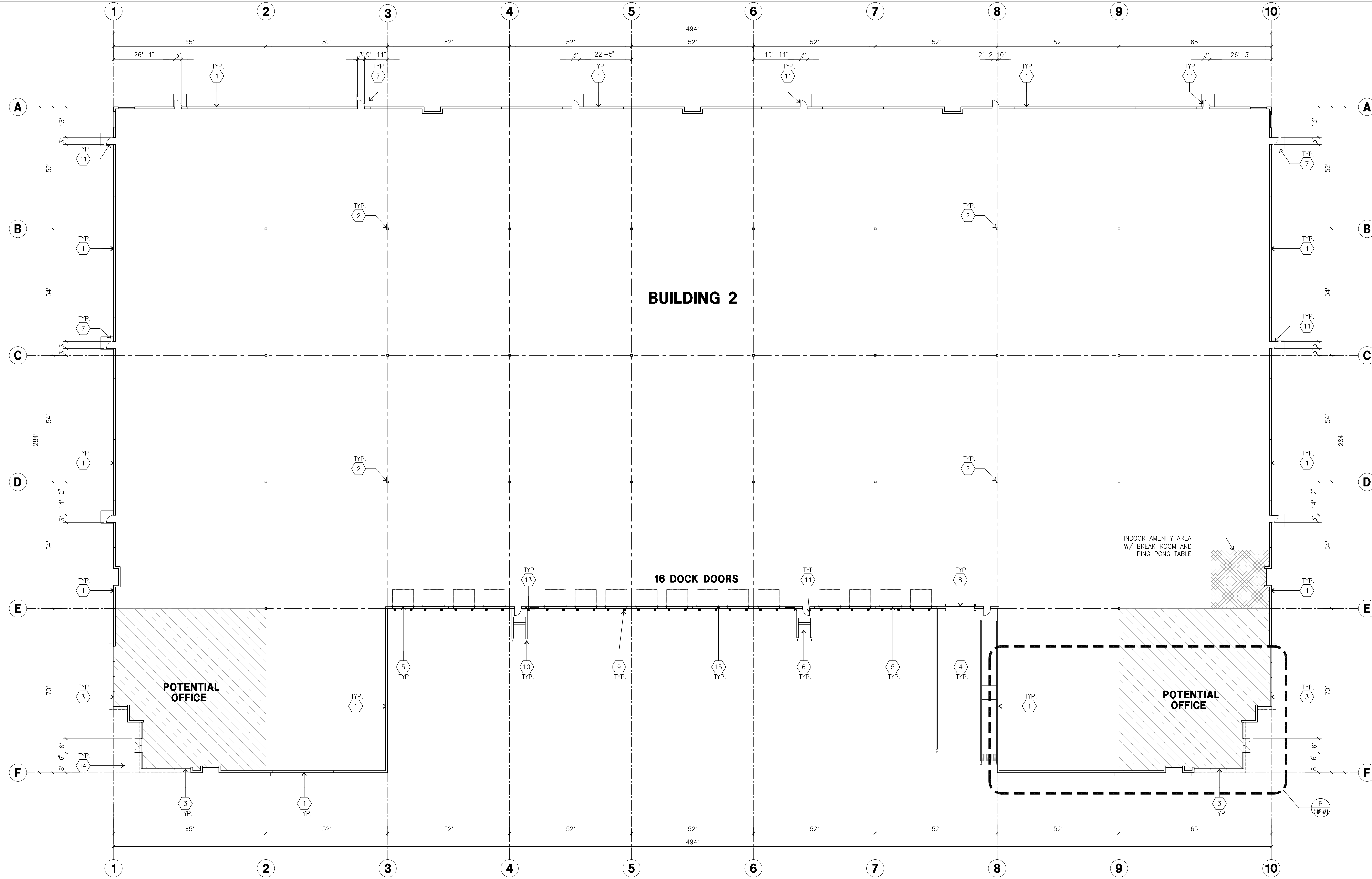
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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	SPLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **ENLARGED SITE PLAN**

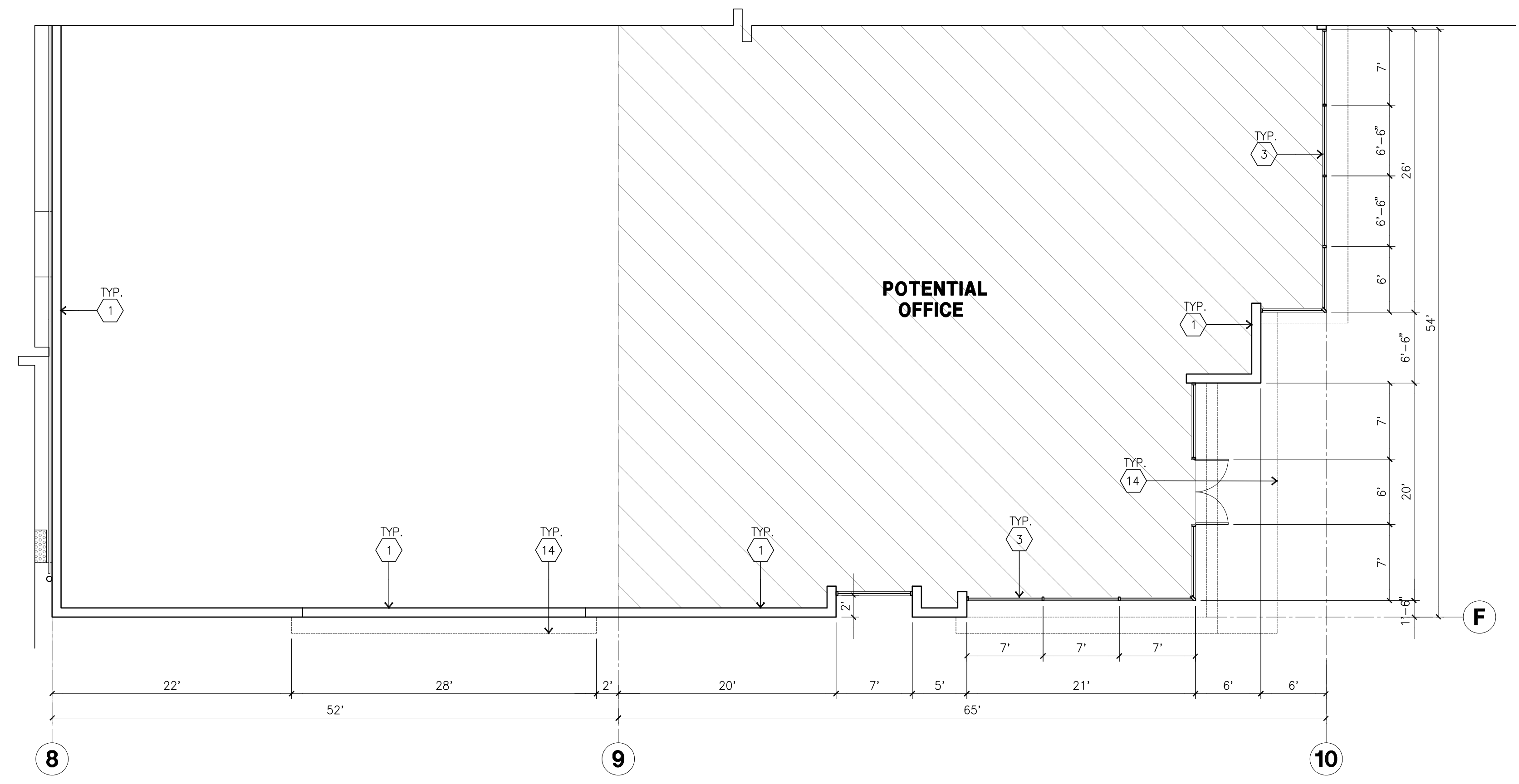
Project Number: 19100
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OVERALL FLOOR PLAN
 scale: 1" = 20'-0"
 A



ENLARGED FLOOR PLAN
 scale: 1/8" = 1'-0"
 B

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 STAIR
- 7 5'-6" X 5'-6" X 4" 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

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. COLUMNS ARE TO RECEIVE PRIMER ONLY, ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR 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.
- I. PLUMBING/ELECTRICAL COORDINATION.
- J. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- K. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- L. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- M. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- N. 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.
- O. NON-ACCESSIBLE DOOR, PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11338.1.1.1
- P. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/44.1 OFFICE SECTION.



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



Owner:



898 N Pacific Coast Hwy, Suite 175
 El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST MARCH
 LOGISTICS

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 PERRIS, CA

Consultants:

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

Title: **OVERALL FLOOR PLAN**

Project Number: 19100

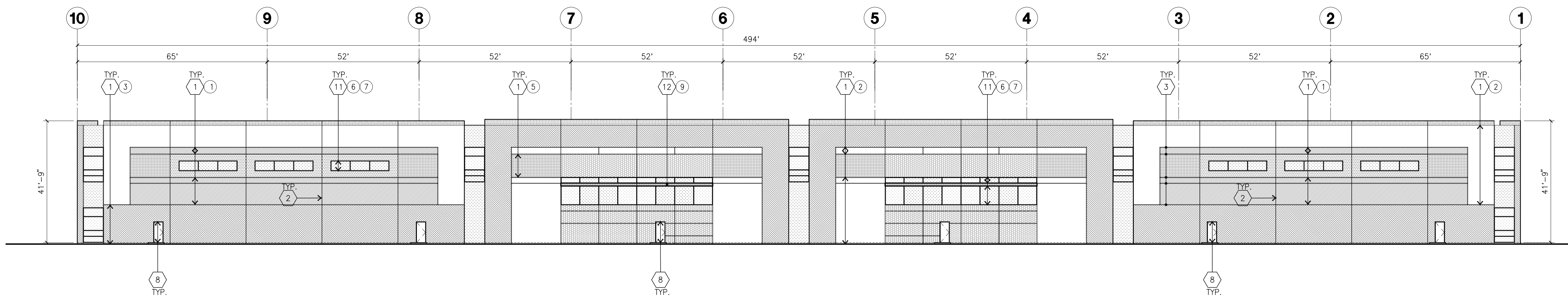
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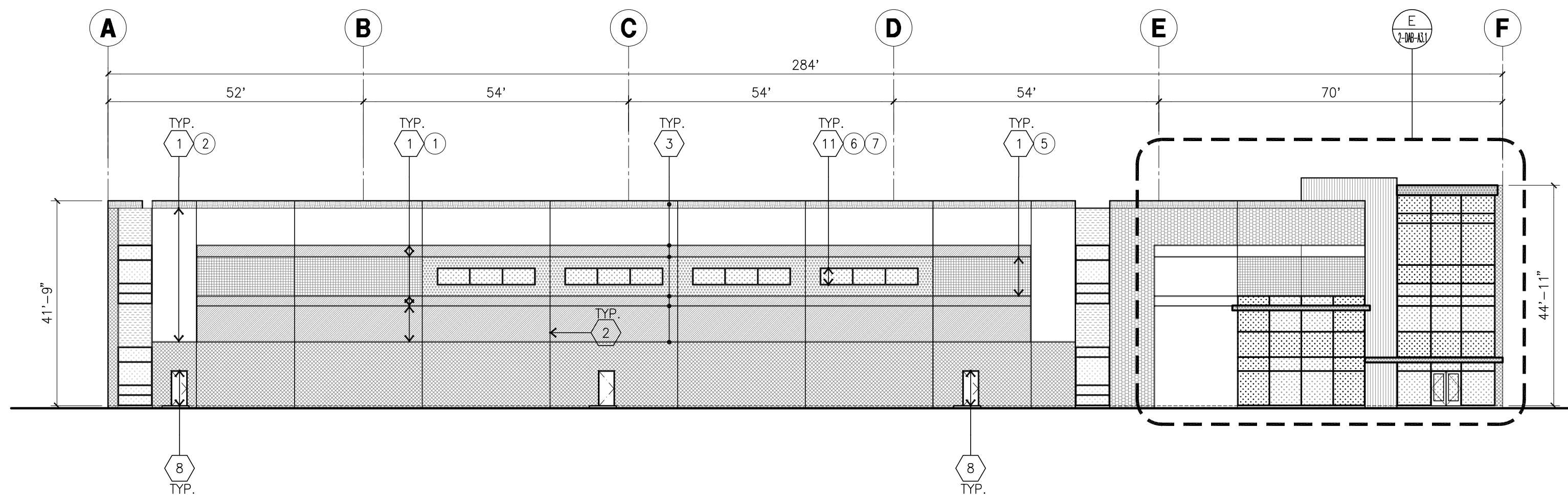
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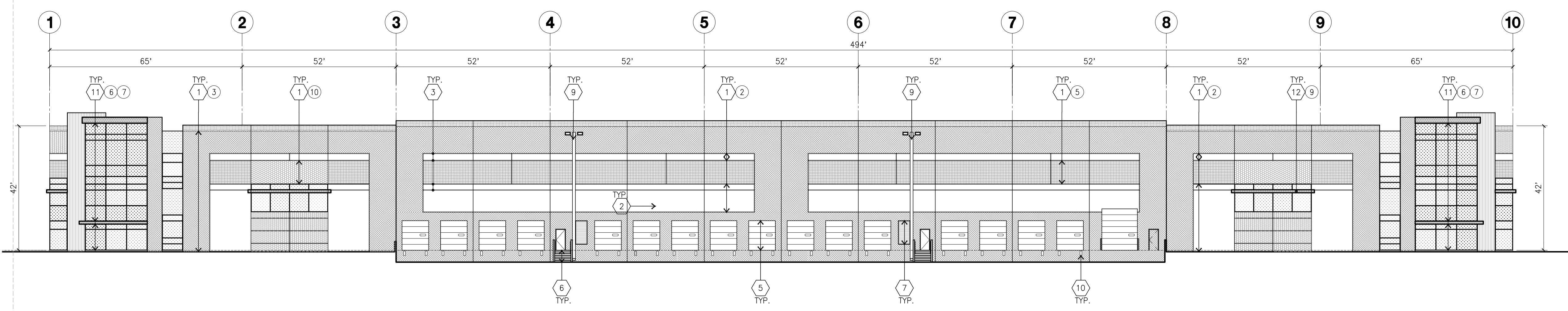
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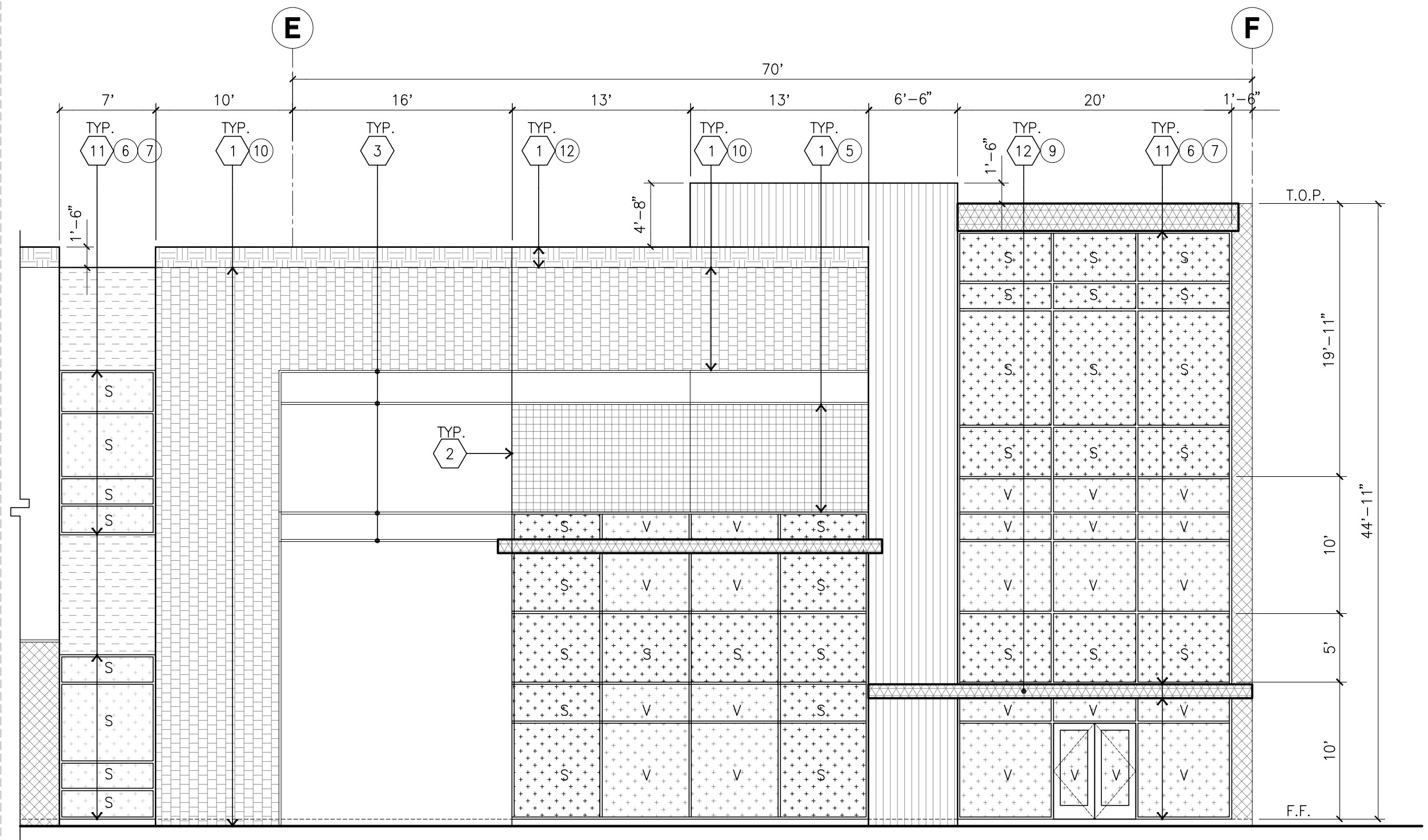
NORTH ELEVATION
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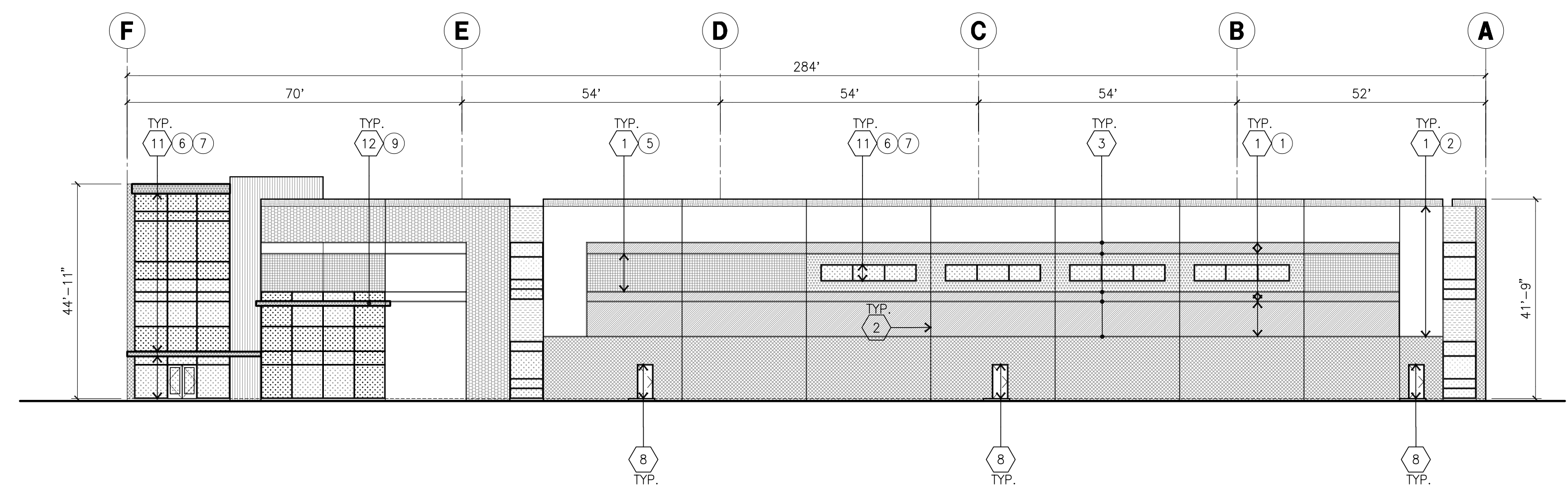
WEST ELEVATION
scale: 1" = 20'-0"



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



ENLARGED WEST ELEVATION
scale: 1/8" = 1'-0"



EAST ELEVATION
scale: 1" = 20'-0"

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 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT 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.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 OVERHEAD DOOR @ DOCK HIGH. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER, PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. SEE DOOR SCHEDULE. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 EXTERIOR DOWNSPOUT AND OVERFLOW SCUPPER
- 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 TUBE STEEL CANOPY WITH 3 FORM CODA XT COVER OVER ENTRANCE.
- 13 METAL SIDING
- 14 INTERIOR DOWNSPOUT AND OVERFLOW SCUPPERS

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 SHALL BE DESIGNED TO RESIST 90 MPH. EXPOSURE "C" WINDS. 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.
- J. 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

COLOR SCHEDULE - ELEVATIONS

1	CONCRETE TILT-UP PANEL	PAINT BRAND_SHERWIN WILLIAMS SW 7073 NETWORK GRAY
2	CONCRETE TILT-UP PANEL	PAINT BRAND_SHERWIN WILLIAMS SW 7005 PURE WHITE
3	CONCRETE TILT-UP PANEL	PAINT BRAND_SHERWIN WILLIAMS SW 7074 SOFTWARE
4	CONCRETE TILT-UP PANEL	PAINT BRAND_SHERWIN WILLIAMS SW 7076 WEB GRAY
5	CONCRETE TILT-UP PANEL	PAINT BRAND_SHERWIN WILLIAMS SW 7037 BALANCED BEIGE
6	MULLIONS	COLOR_CLEAR ANODIZED MULLIONS
7	GLAZING	COLOR_BLUE REFLECTIVE GLAZING
8	CONCRETE TILT-UP PANEL	COLOR_FORMLINER PAINTED IN SHERWIN WILLIAMS SW 7076 WEB GRAY SCREEN
9	TUBE STEEL CANOPY	COLOR_SHERWIN WILLIAMS ACRYLIC LATEX SYSTEM HIGH GLOSS/HIGH PERFORMANCE IN COLOR: SW 7048 URBANE BRONZE @ METAL CANOPY
10	CONCRETE TILT-UP PANEL	COLOR_BRICK VENEER FACADE ACCENT T.B.D.
11	CONCRETE TILT-UP PANEL	COLOR_FORMLINER PAINTED IN SHERWIN WILLIAMS SW 7005 PURE WHITE SCREEN
12	CONCRETE TILT-UP PANEL	PAINT BRAND_SHERWIN WILLIAMS SW 7514 FOOTHILLS

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
 - SC SPANDREL GLASS WITH CONCRETE BEHIND
 - V SINGLE LITE VISION GLASS
 - S SPANDREL GLASS WITH CONCRETE BEHIND



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



Owner:



898 N Pacific Coast Hwy, Suite 175
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST MARCH LOGISTICS

TDB
PERRIS, CA

Consultants:

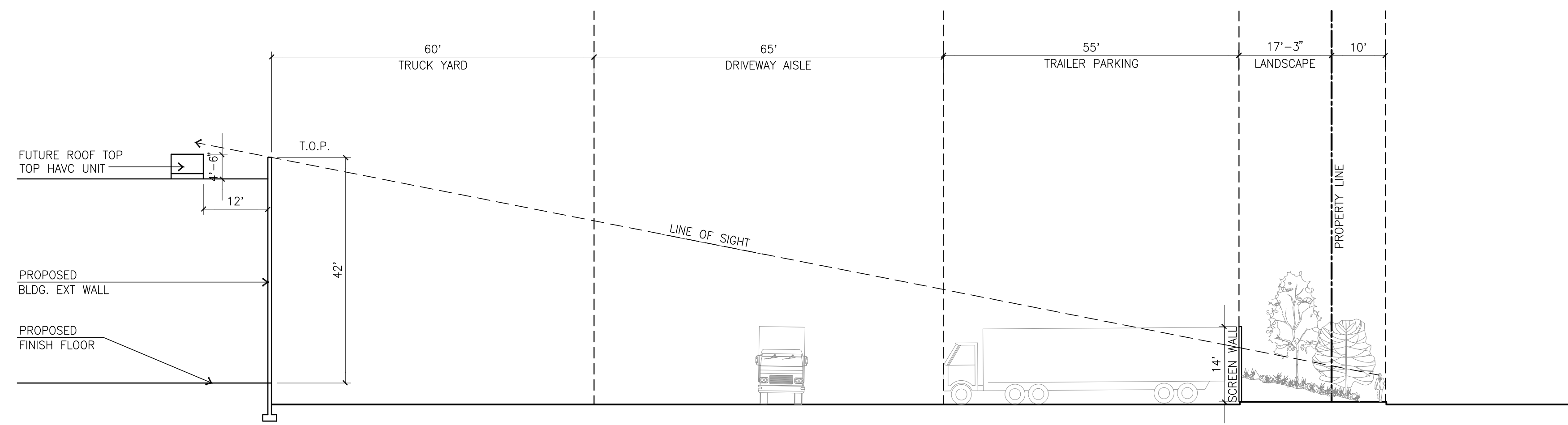
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- LANDSCAPE SPLA
- FIRE PROTECTION
- SOILS ENGINEER

Title: **ELEVATIONS**

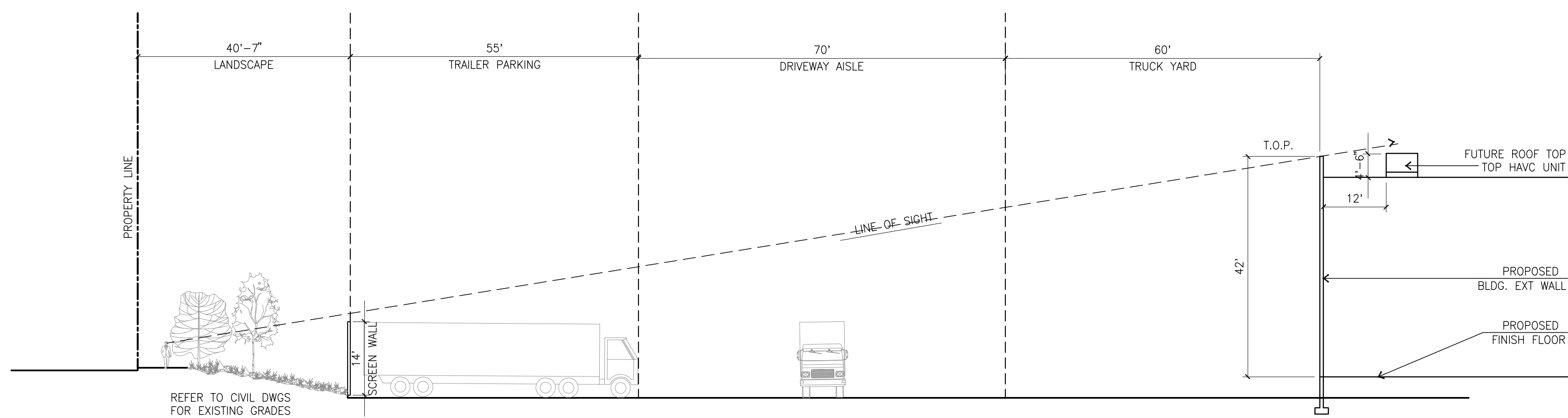
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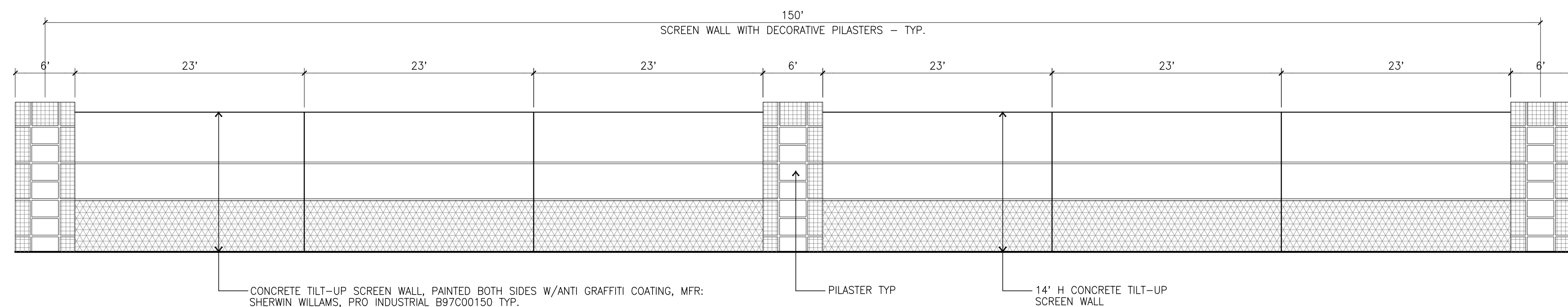
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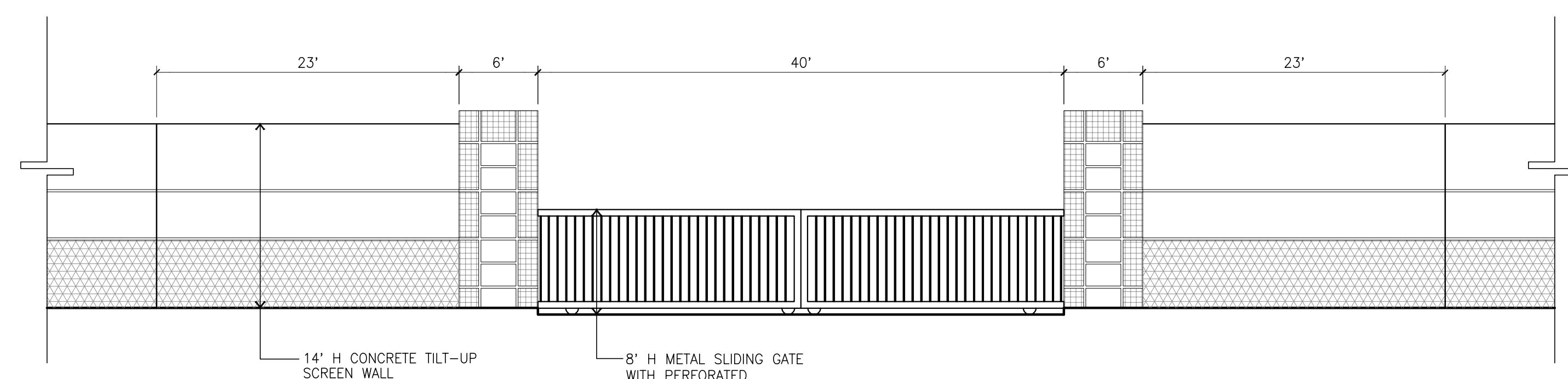
SITE SECTION @ NATWAR LANE
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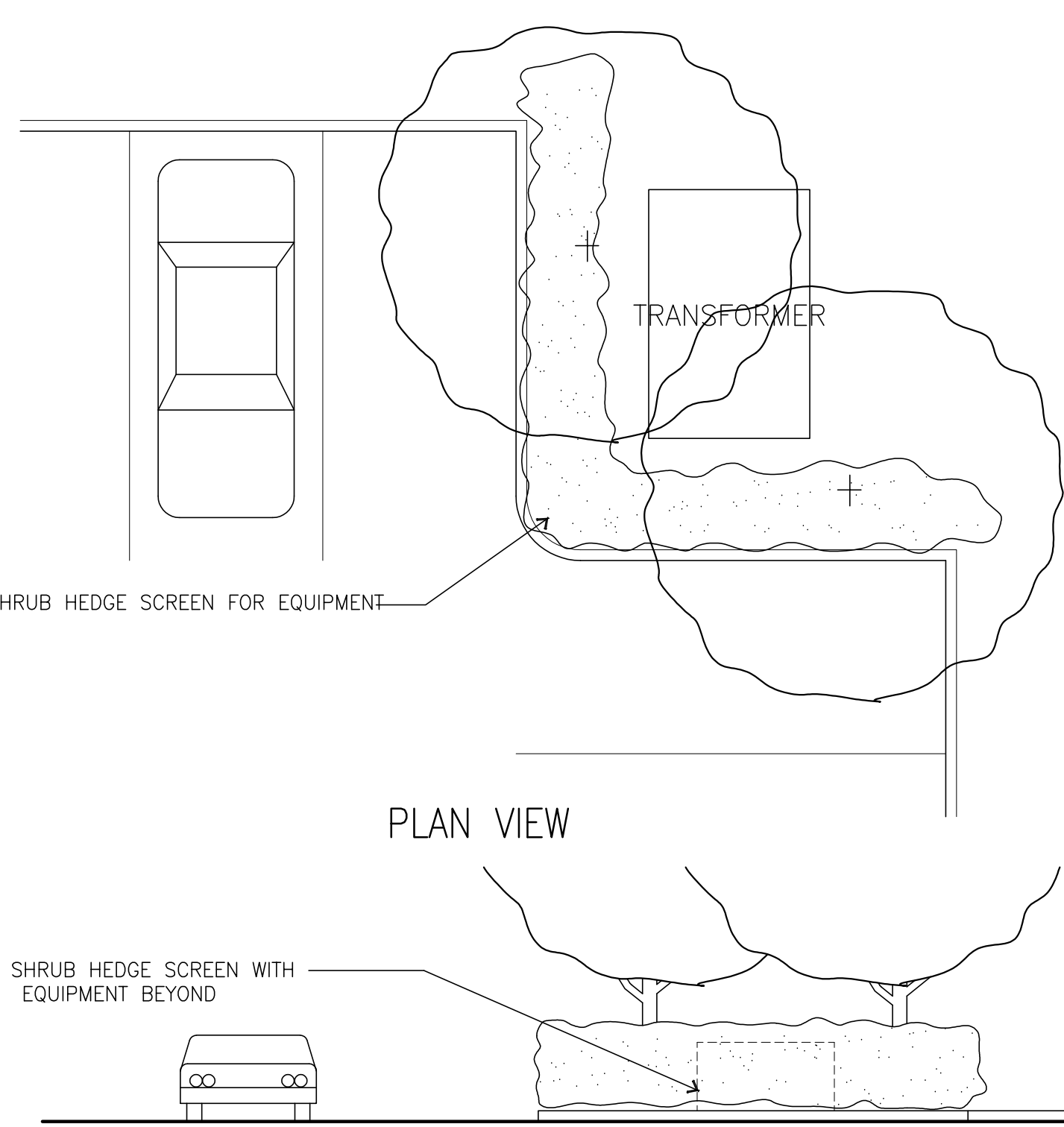
SITE SECTION @ FREE WAY 215
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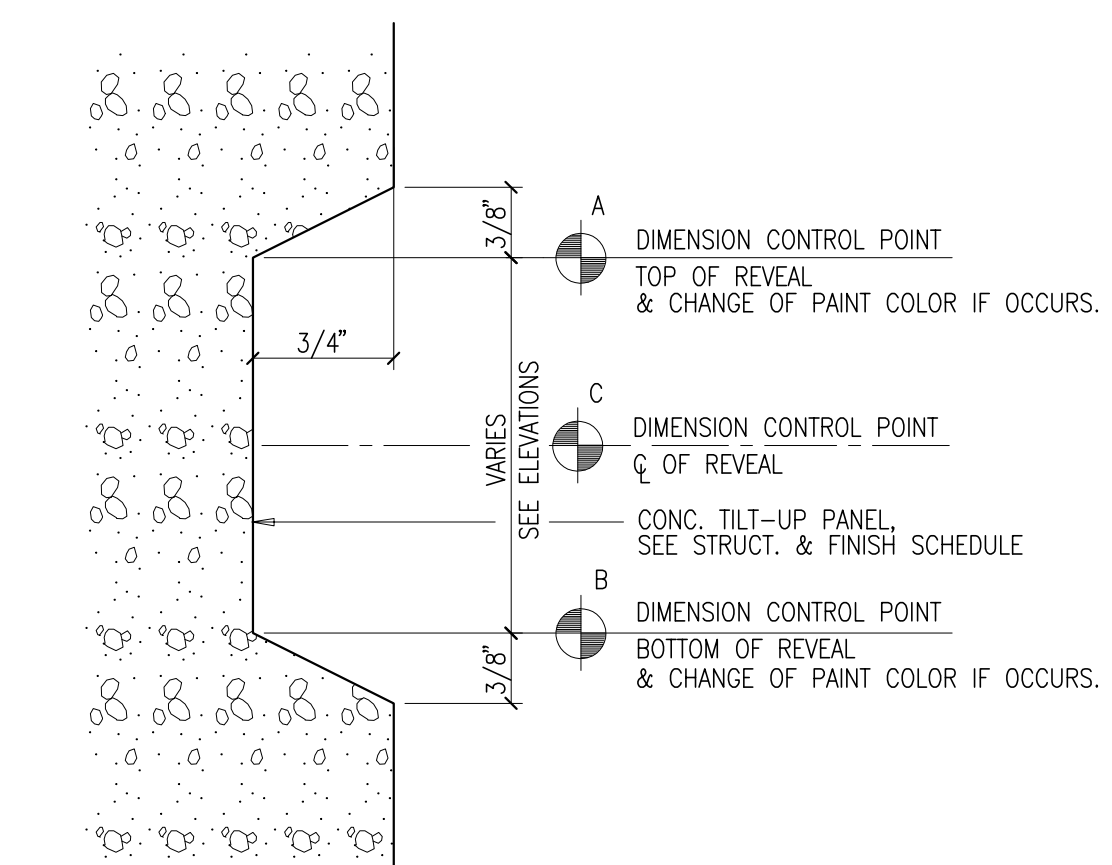
TYP - ENLARGED SCREEN WALL ELEVATION
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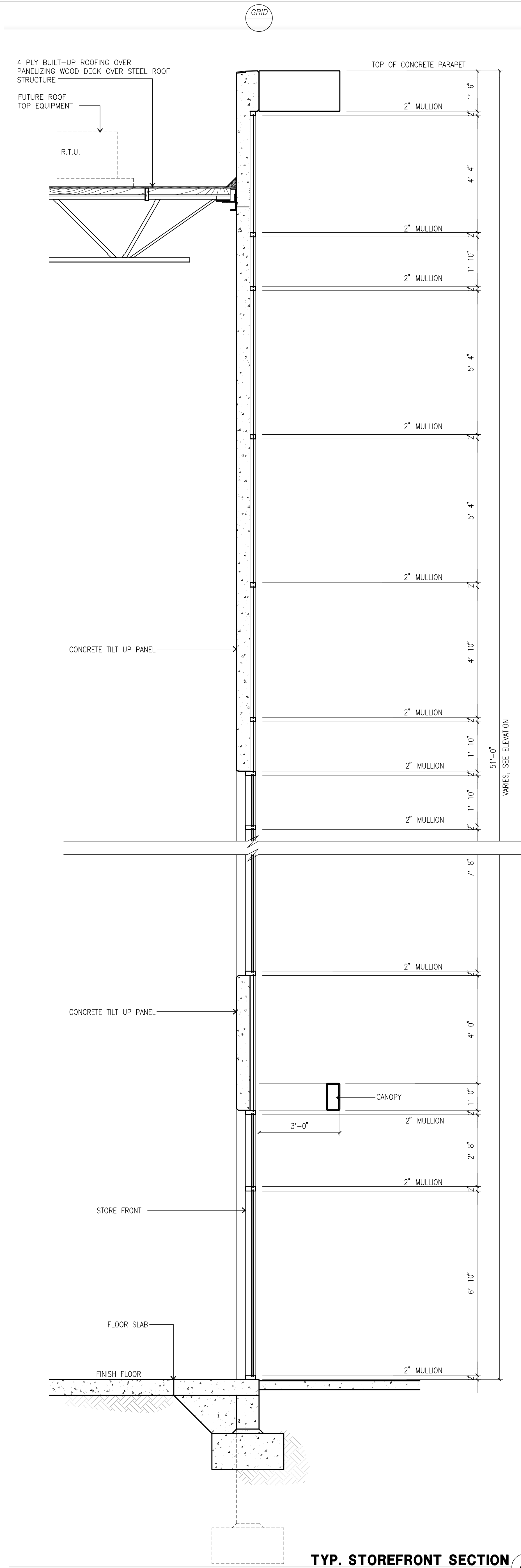
TYP - ENLARGED GATE ELEVATION
scale: 1/8" = 1'-0" **E**



GROUND MOUNTED EQUIPMENT SCREENING, TYP.
scale: 1/2" = 1'-0" **G**



TYP. CONCRETE REVEAL
scale: N.T.S. **F**



TYP. STOREFRONT SECTION
scale: 1/2" = 1'-0" **A**



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



898 N Pacific Coast Hwy, Suite 175
El Segundo, CA 90245
tel: 310-414-5400

Project:
FIRST MARCH LOGISTICS
TDB
PERRIS, CA

Consultants:
CIVIL THIENES
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ELECTRICAL
LANDSCAPE SPLA
FIRE PROTECTION
SOILS ENGINEER

Title: **SITE SECTION**

Project Number: 19100
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898 N Pacific Coast Hwy, Suite 175
El Segundo, CA 90245

tel: 310-414-5400

Project:

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PERRIS, CA

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SOILS ENGINEER	-

Title: TRASH ENCLOSURE

Project Number: 19100

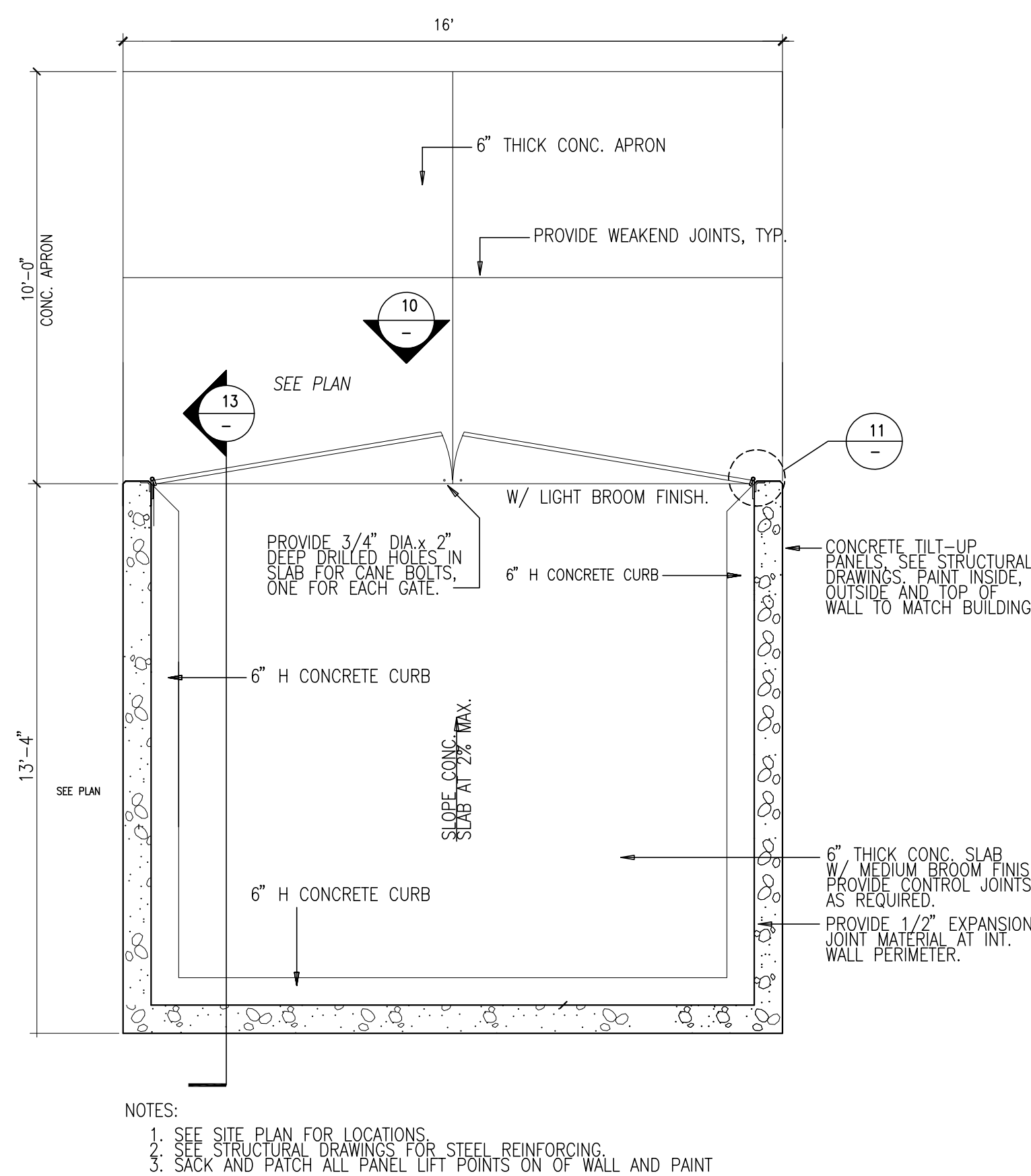
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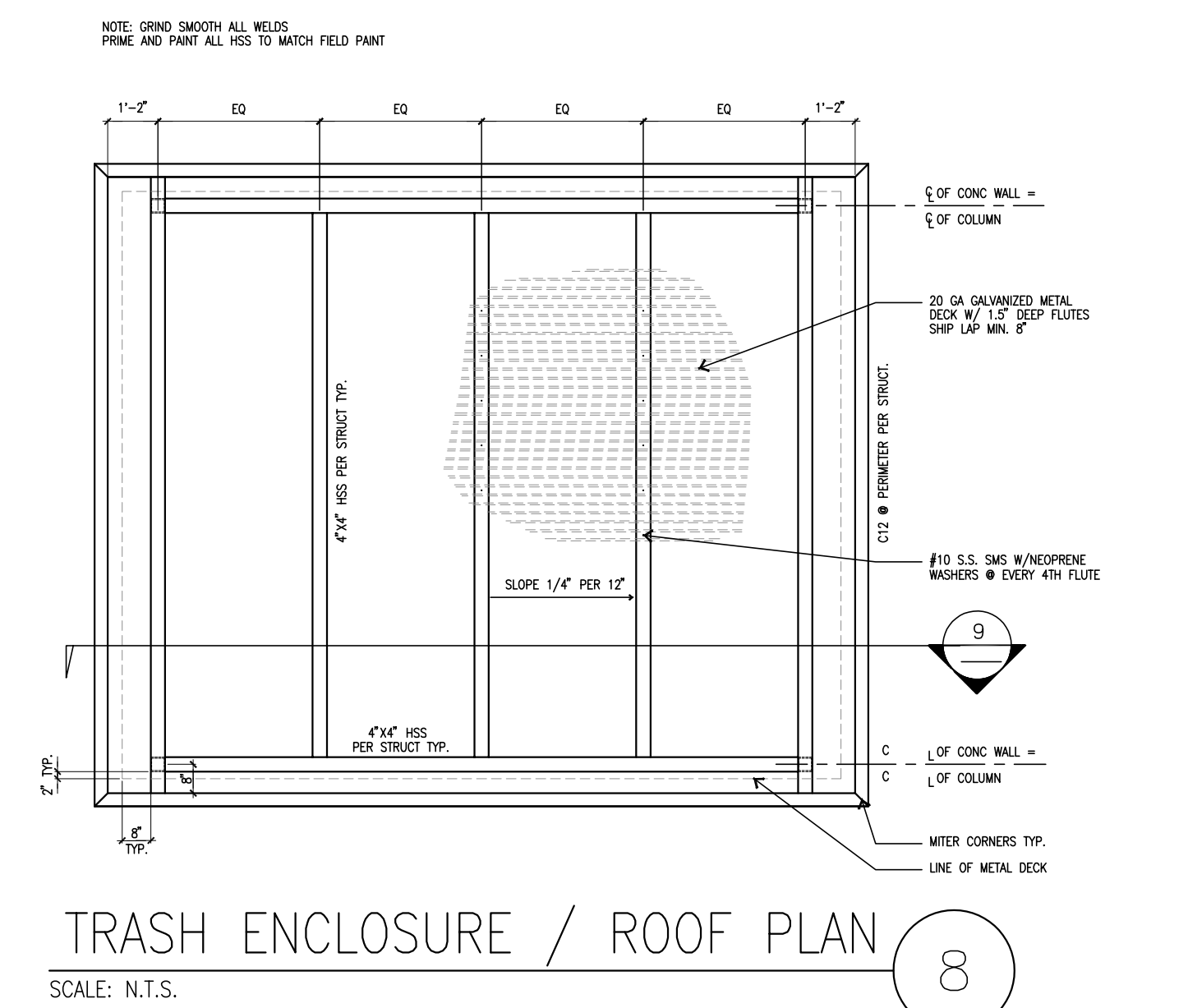
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TRASH ENCLOSURE PLAN

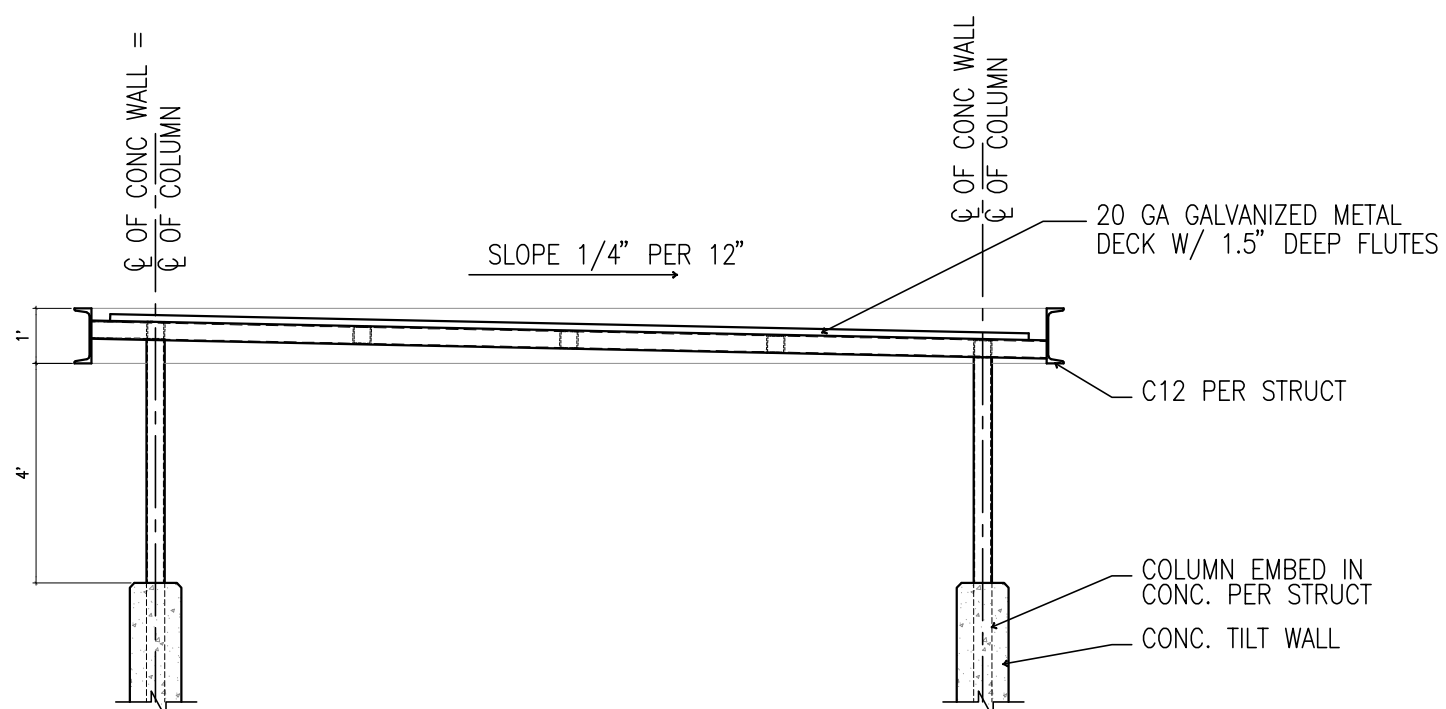
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TRASH ENCLOSURE / ROOF PLAN

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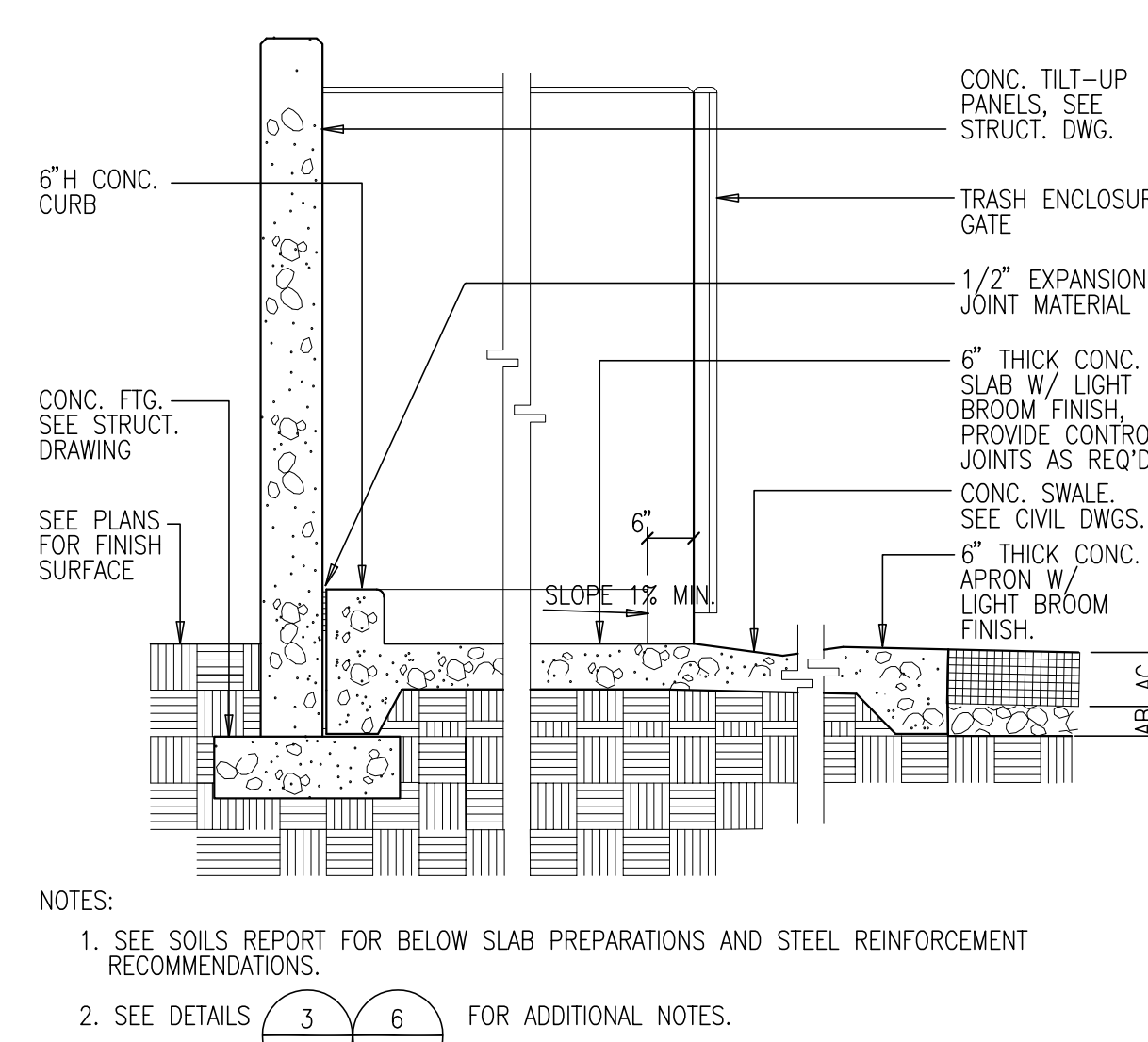
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TRASH ENCLOSURE / CANOPY DETAIL

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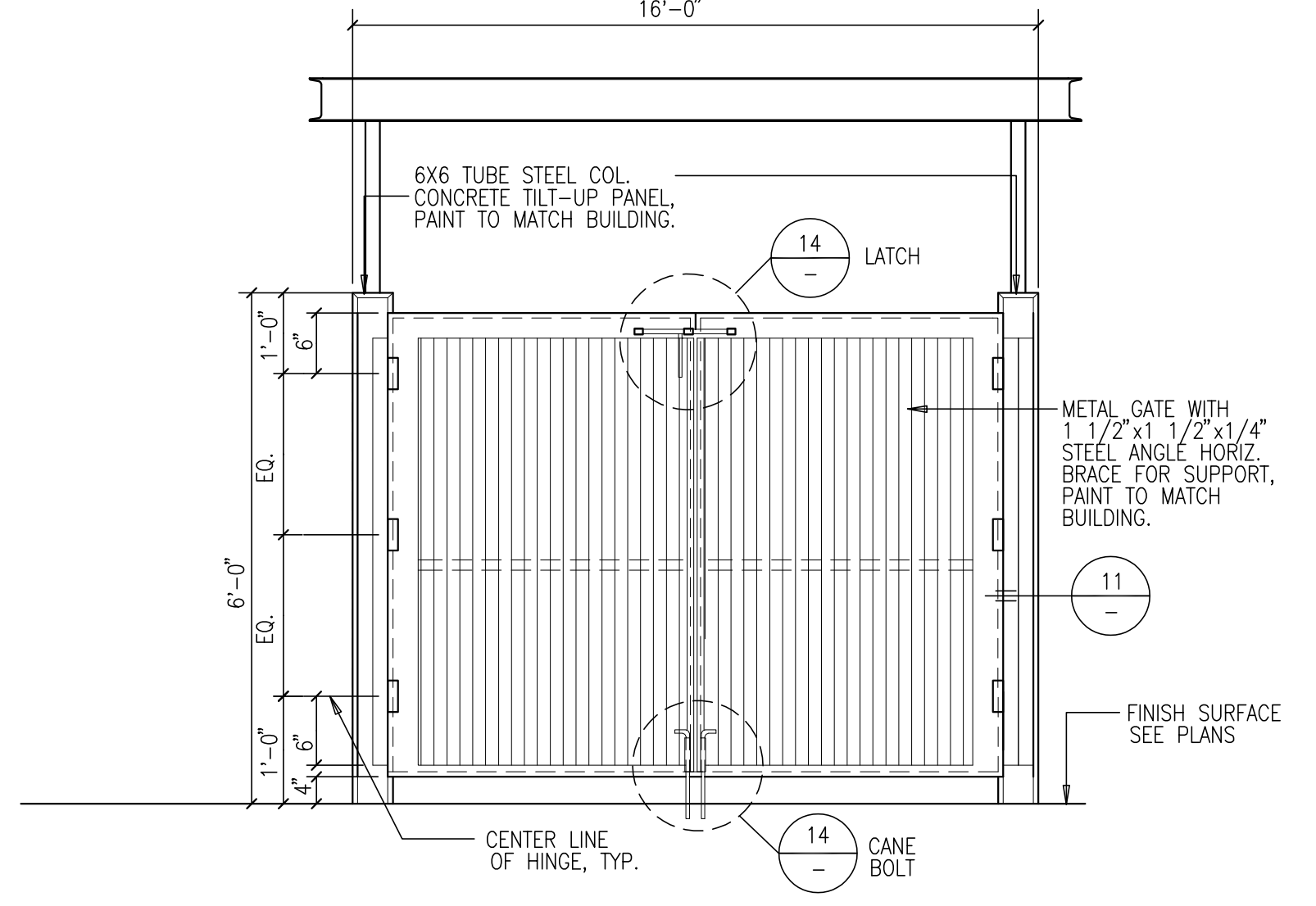
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TRASH ENCLOSURE SECTION

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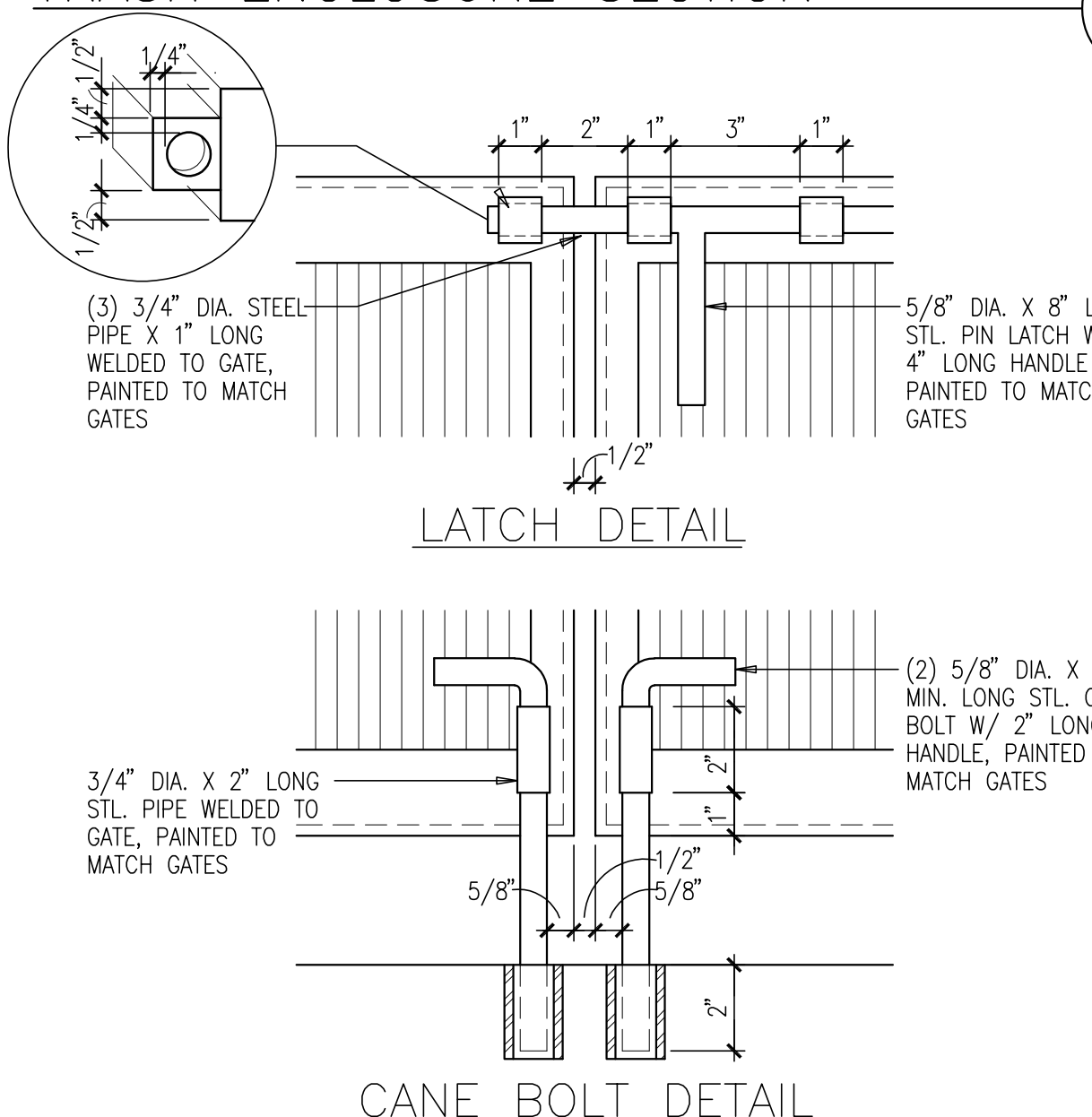
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TRASH ENCLOSURE GATE ELEVATION

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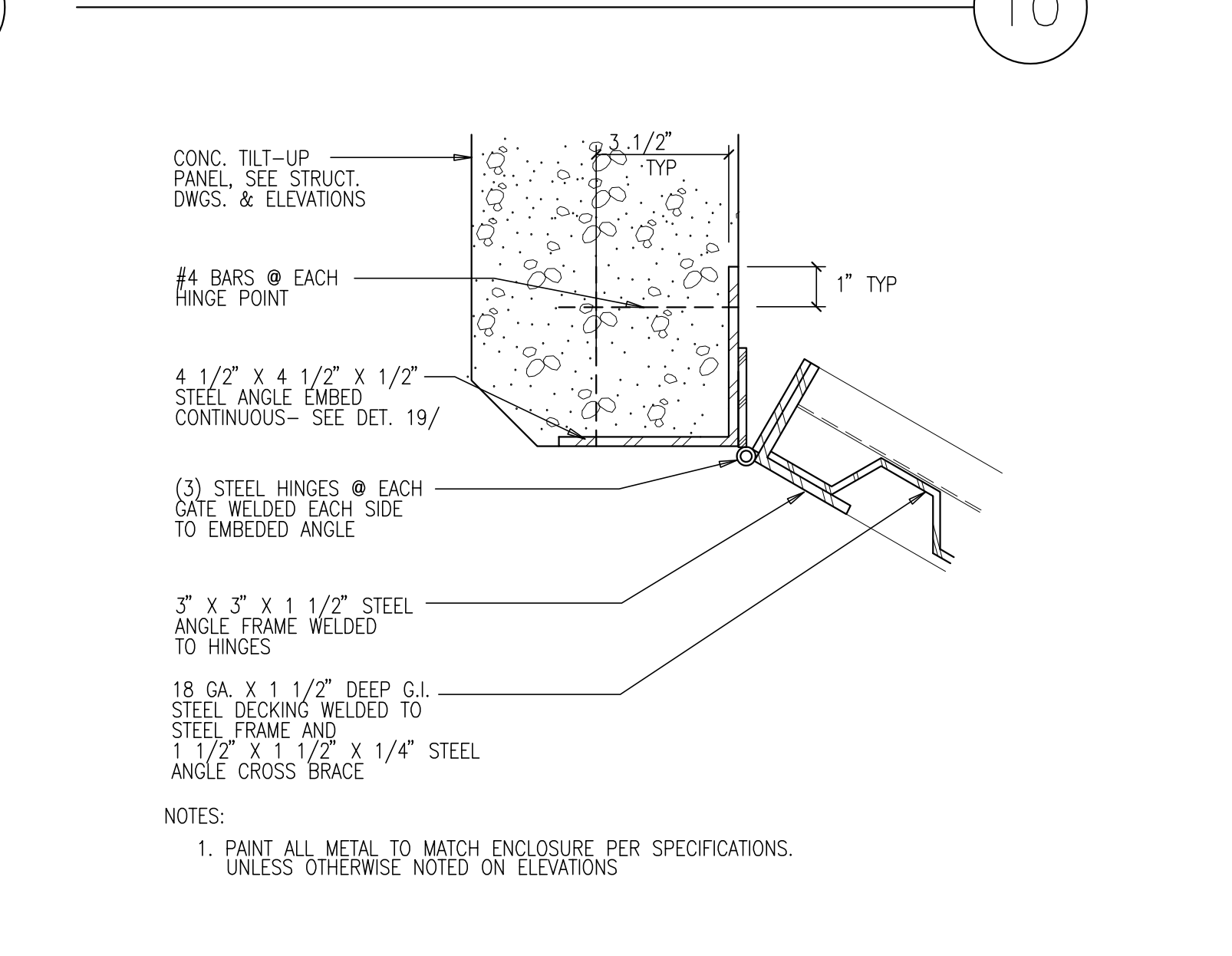
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TRASH ENCLOSURE GATE LATCHES

SCALE: 3"=1'-0"

14



TRASH ENCLOSURE GATE & HINGE

SCALE: 3"=1'-0"

11



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



898 N Pacific Coast Hwy, Suite 175
El Segundo, CA 90245

tel: 310-414-5400

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PERRIS, CA

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ELECTRICAL	-
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FIRE PROTECTION	-
SOILS ENGINEER	-

Title: SCREEN WALL & FENCE

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