

LEGAL DESCRIPTION

PARCEL A: THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN THE RIGHT-OF-WAY OF THE AT & SF RAILROAD ALL THE WESTERLY SIDE THEREOF.

PARCEL B: AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 16, PAGE 14 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; THENCE SOUTH 00° 14' WEST ALONG THE EASTERLY LINE OF SAID SECTION 6 AS SHOWN ON SAID MAP, 1954.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 49' 35" WEST ALONG THE NORTHERLY LINE OF SAID ROAD EASEMENT, 2226.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 21.03 FEET; THENCE THROUGH AN ARC OF 48° 11' 24" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 50 FEET; THENCE NORTHWESTERLY AND AROUND THE CURVE FOR A DISTANCE OF 241.20 FEET THROUGH AN ARC OF 276° 22' 48" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 21.03 FEET THROUGH AN ARC OF 48° 11' 24" TO A TANGENT PARALLEL WITH AND 50 FEET SOUTHERLY FROM THE ABOVE DESCRIBED NORTHERLY LINE OF SAID ROAD EASEMENT; THENCE NORTH 89° 49' 35" EAST 2225.89 FEET TO THE EASTERLY LINE OF SAID SECTION 6; THENCE NORTH 00° 14' EAST ALONG SAID EAST LINE, 50 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING ANY PORTION THEREOF LYING WITHIN THAT CERTAIN STRIP OF LAND DESCRIBED IN DEED RECORDED IN BOOK 994, PAGE 207 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: PARCELS 1 THROUGH 7 OF PARCEL MAP NO. 22797 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 173, PAGE(S) 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY OWNERS
ZIRCON HOLDINGS, LLC, TOPAZ HOLDINGS, LLC, GARNET HOLDINGS, LLC, WADJ PROPERTIES, LLC, SEDJ PROPERTIES, LLC, LJDJ PROPERTIES, LLC, GWDJ PROPERTIES, LLC, RUBY FAMILY HOLDINGS, LLC, OPAL FAMILY HOLDINGS LLC
ATTN: MARK BACHLI
599 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302
mbachli@arabie.com

SOURCE OF SURVEY
DATED AUGUST 2021
AS CONDUCTED BY:
INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
PHONE: (951) 687-4252

EASEMENTS

AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1992 AS INSTRUMENT NO. 441207 OF OFFICIAL RECORDS, IN FAVOR OF PERRIS PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP AFFECTS: PARCEL 1 OF PARCEL C.
AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 23, 1994 AS INSTRUMENT NO. 1994-208429 OF OFFICIAL RECORDS, IN FAVOR OF ARTHUR M. LOPEZ AND LUCY V. LOPEZ, AS HUSBAND AND WIFE AS JOINT TENANTS AFFECTS: PARCEL 1 OF PARCEL C.

UTILITY NOTIFICATION

AT&T
3939 EAST CORONADO STREET, 2ND FLOOR
ANAHEIM, CA 92807
PHONE: (714) 507-3526
FRONTIER COMMUNICATIONS
9 S. 4TH STREET
REDLANDS, CA 92373
PHONE: (909) 748-6676
CHARTER COMMUNICATIONS
7333 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 406-1627
SOUTHERN CALIFORNIA GAS COMPANY
1981 WEST LUCIGNA AVENUE
REDLANDS, CA 92373
PHONE: (909) 335-7508
SOUTHERN CALIFORNIA EDISON
26100 MENEFEE ROAD
ROMOLAND, CA 92585
PHONE: (951) 928-8334
CITY OF PERRIS WATER
101 N. D STREET
PERRIS, CA 92572
PHONE: (951) 943-4610
DIRECT LINE: (951) 922-6504
SEWER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92572
OFFICE: (951) 928-3777
DIRECT LINE: (951) 9435003

LEGEND

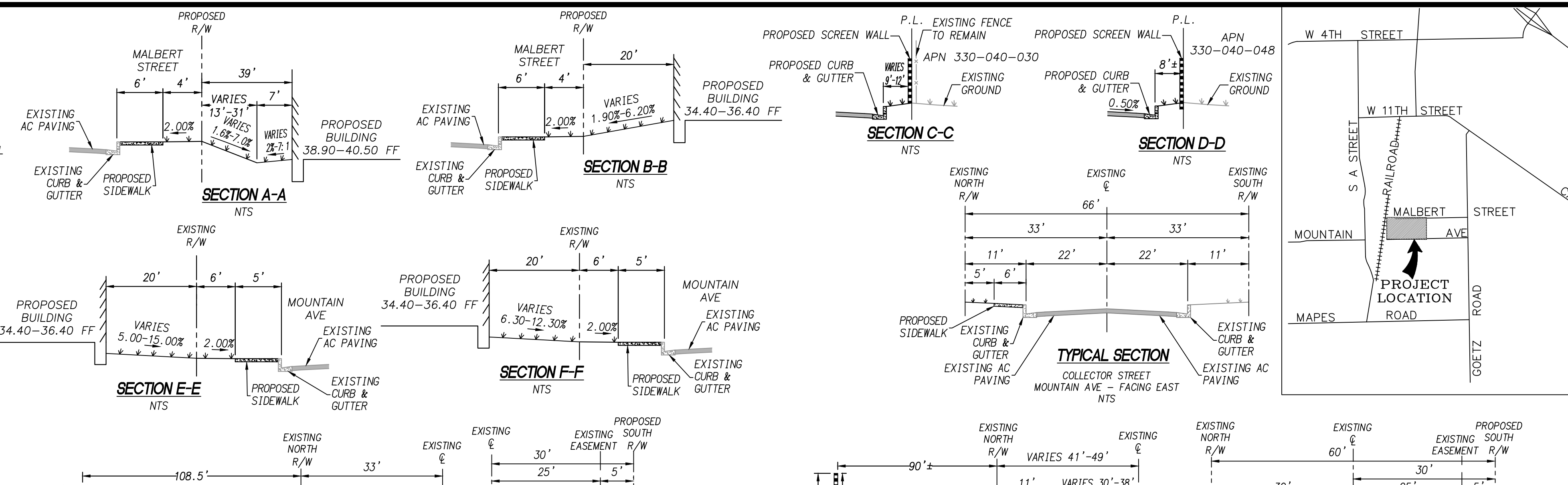
- 1:330 PROPOSED CONTOUR
(1:330) EXISTING CONTOUR
2.30% PROPOSED GRADE
CENTERLINE
HIGH POINT
RIGHT OF WAY
PROPERTY LINE
FH FIRE HYDRANT
PP POWER POLE
STLT STREET LIGHT
GB GRADE BREAK
GI GENERAL INDUSTRIAL
TC TOP OF CURB
TG TOP OF GRATE
FS FINISH SURFACE
FL FLOWLINE
XX.XX PROPOSED ELEVATION
EXISTING ELEVATION
EXISTING/PROPOSED SIDEWALK
PROPOSED AC PAVING
PROPOSED PCC PAVING
PROPOSED STREET LIGHT
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

GENERAL NOTES

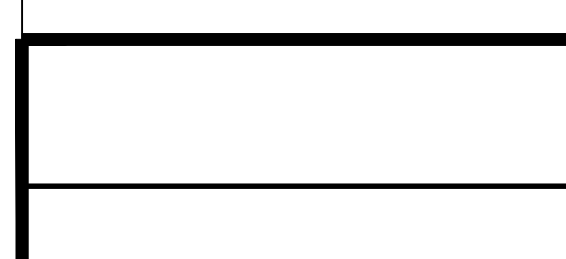
- 1. ASSESSOR'S PARCEL NUMBER: 330-040-040, 041, 044-047, 049
2. EXISTING GROSS AREA: 736,077 SF = 16.90 AC
3. EXISTING NET USABLE AREA: 709,377 SF = 16.29 AC
4. PROPOSED NET USABLE AREA: 704,807 SF = 16.18 AC
5. PROPOSED STREET DEDICATION AREA: 31,270 SF = 0.72 AC
6. EXISTING ZONE DESIGNATION: GENERAL INDUSTRIAL
7. PROPOSED ZONE DESIGNATION: GENERAL INDUSTRIAL
8. EXISTING LAND USE: TRANSPORTATION FACILITY
9. PROPOSED LAND USE: WAREHOUSE / OFFICE
10. PROJECT SITE IS LOCATED WITHIN ZONE "M" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOODINSURANCE RATE MAP COMMUNITY PANEL NUMBER 06065C144H, DATED AUGUST 18, 2014.
11. SCHOOL DISTRICT: PERRIS ELEMENTARY AND PERRIS UNION HIGH
12. TENTATIVE PARCEL MAP NO. 38588
NOTE: SITE IS EXPECTED TO BALANCE AFTER LOSSES.

ESTIMATED RAW EARTHWORK QUANTITIES

Table with 2 columns: Description and Quantity. Includes BASE SURFACE, COMPARISON SURFACE, CUT VOLUME (UNADJUSTED), and FILL VOLUME (UNADJUSTED).

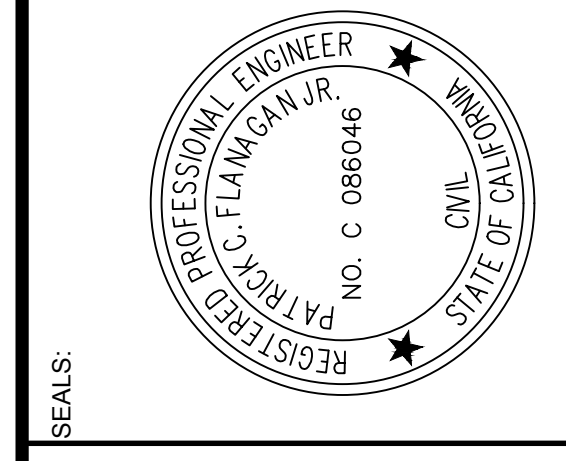


VICINITY MAP N.T.S.



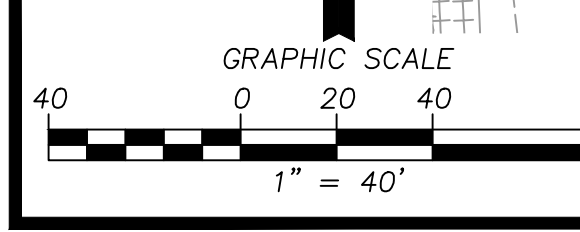
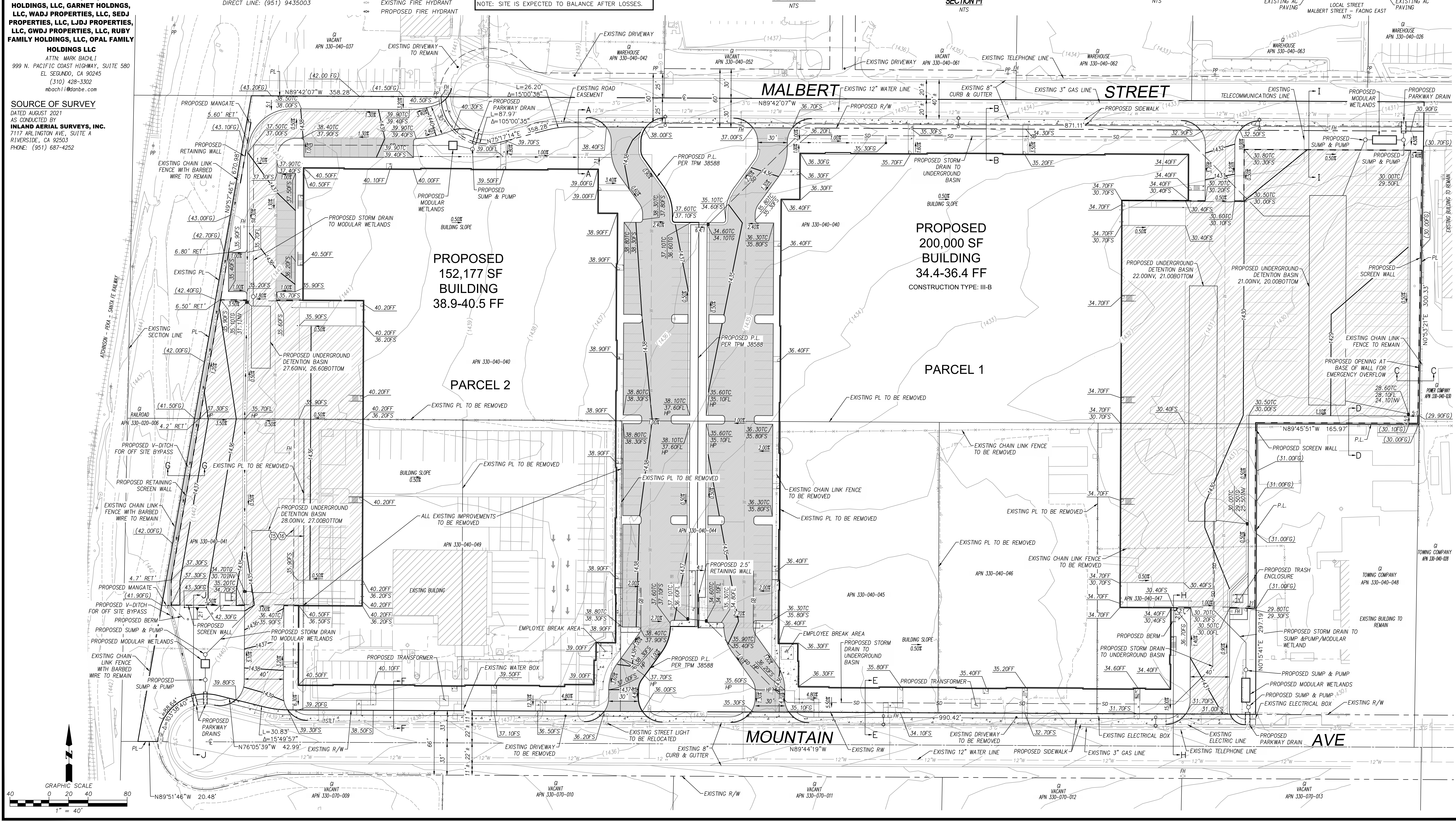
CASC Engineering and Consulting
1470 EAST COOLEY DRIVE, SUITE 580
EL SEGUNDO, CA 90245
PH: (951) 763-0101 FAX: (951) 763-0103
www.cascinc.com

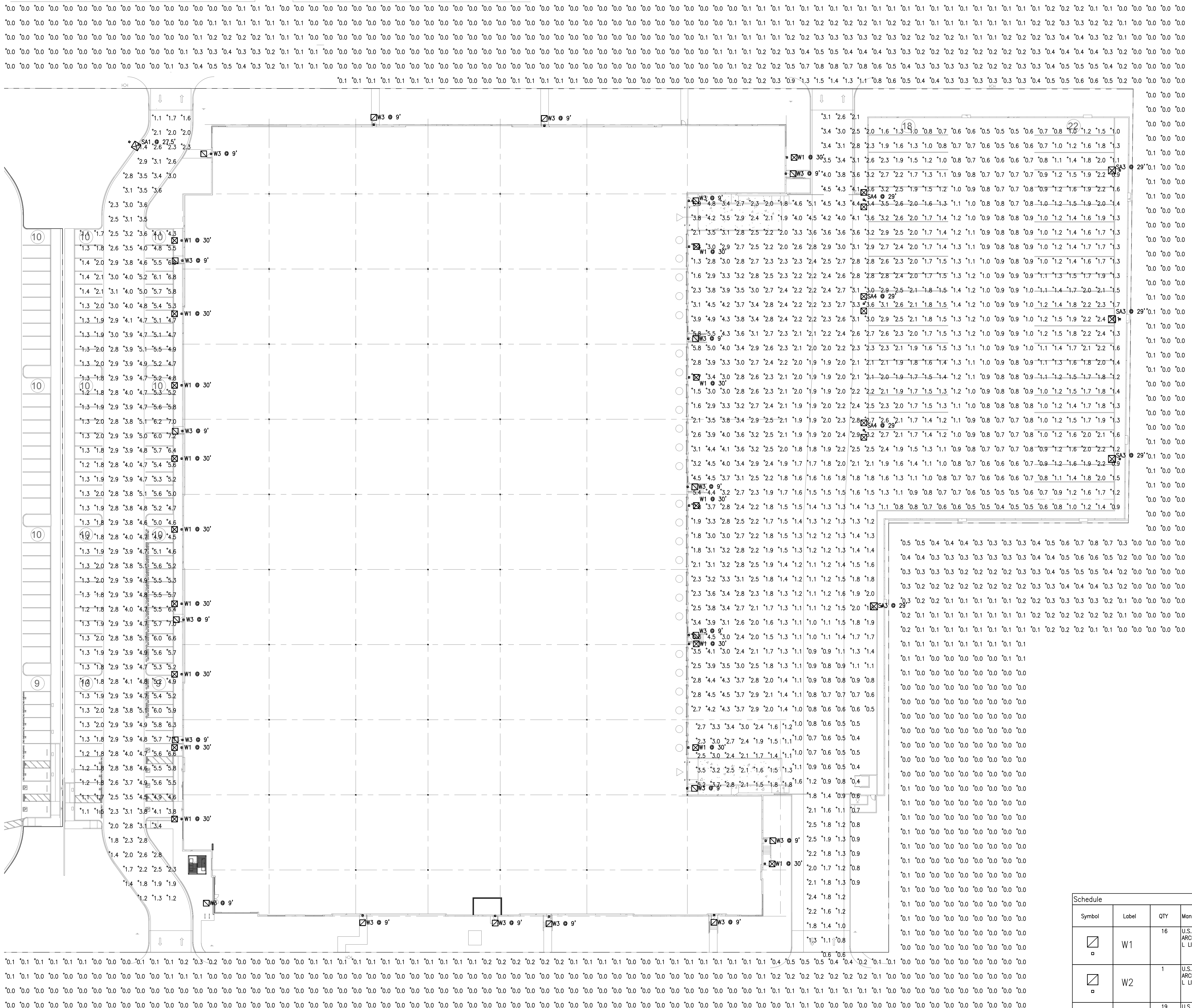
CONCEPTUAL GRADING PLAN
WAYPOINT COMMERCE CENTER
WAYPOINT COMMERCE CENTER, LLC
APN 330-040-040, 041, 044-047, 049
CITY OF PERRIS



PREPARED FOR APPLICANT: WAYPOINT COMMERCE CENTER, LLC
ATTN: MARK BACHLI
599 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 498-3302

BENCHMARK
NATIONAL GEODETIC SURVEY CONTROL STATION
NAD 83 EPOCH 2010
UTM ZONE 18Q UTM EASTING 603,000.000
UTM NORTHING 4,725,000.000
ELEVATION 165.00'
MAD 83 EPOCH 2010
CALIFORNIA STATE PLANE COORDINATE
NAD 83 STATE PLANE NORTHING 4,725,000.000
EASTING 603,000.000
REFERENCE STATION DESIGNATION
POTTERDORF/CORONA DORS APP PFD
208740' AND 'MUTP_SOUTH_C151698 CORRS
APP PFD 2/09/03





SITE PHOTOMETRIC
SCALE: 1"=30'-0"

1

SOLID STATE AREA LIGHTING

RAZOR WALLMOUNT-LED SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, $\le 0.2\%$ copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance ± 0.003) to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, $\le 0.2\%$ copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate offers to mounting surface and a recessed face. Electrical Housing anchors on the top edge of the Mounting Plate and internal screw thread connects to the Electrical Housing to the Mounting Plate from the bottom.

PLED OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED's are completely sealed individually to meet an IP66 rating. The asymmetric distribution; have a micro-reflector inside the reflector which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Reflector are injection molded H12 acrylic. Each LED reflector is sealed to PCB over an emitter and reflector are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, drive the same optical pattern. LED reflectors are produced in 180 degree increments as well as other specifically asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS
Constant current electronic with a power factor of > .90 and a maximum operating temperature of 40°F (40°C). Drivers (1/one UL and cUL recognized and mounted directly against the Electrical Housing) to facilitate thermal transfer. Field down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347-480V, 50/60Hz, 0-10V dimmer, or 0-10V dimmer. Drivers have a minimum of 3.0V thermal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CR Minimum. LED's are available in standard Neutral White (4000K) or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LFL lamps and have a slight output in the blue spectral bandwidth. PCA (Phosphor) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and non-phosphoric pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting | 2019093

SOLID STATE AREA LIGHTING

VALULUME SERIES-PLED SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, $\le 0.2\%$ copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance ± 0.003) over 12" to facilitate thermal transfer of heat to housing and cooling fins. Solid corner wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly.

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy, $\le 0.2\%$ copper) assembly with integral cooling fins. The electrical compartment and a flat surface on the top of the arm to accommodate a phosphor reflector. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and forged driver assembly cover is integrated with wiring compartment cover.

PLED OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED reflector. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the reflector re-directs the house side emitter output towards the street side and functions as a house side shielding element. Reflector are injection molded H12 acrylic. Each LED reflector is sealed to the PCB over an emitter and reflector are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS
Constant current electronic with a power factor of > .90 and a maximum operating temperature of 40°F (40°C). Drivers (1/one UL and cUL recognized and mounted directly against the Electrical Housing) to facilitate thermal transfer. Field down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical array. Drivers accept an input of 120-277V, 50/60Hz or 347-480V, 50/60Hz, 0-10V dimmer, or 0-10V dimmer. Drivers have a minimum of 3.0V thermal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CR Minimum. LED's are available in standard Neutral White (4000K) or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and non-phosphoric pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting | 2021354

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.5 fc	7.3 fc	1.0 fc	7.3:1	3.5:1
Calc Zone #2	+	1.9 fc	6.4 fc	0.4 fc	16.0:1	4.8:1
Calc Zone #3	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage
☐	W1	16	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-F1-BOLED-700mA-27k WALL MT AT 30FT AFG BUG RATING B3 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LED'S), BASE UP.	197	173.6
☐	W2	1	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-IV-F1-BOLED-700mA-27 WALL MT AT 30FT AFG BUG RATING B3 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LED'S), BASE UP.	214	129.7
☐	W3	19	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-III-W-20LED-350mA-27k EM WALL MT AT 8FT AFG BUG RATING B1 UO G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LED'S), BASE UP.	151	21.4
☐	SA1	1	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-BOLED 525mA-27k-HS POLE MT AT 27.5 FT AFG BUG RATING B1 UO G3 25 FT 2.5 FT BASE BUG RATING	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LED'S), BASE UP.	147	129.4
☐	SA3	4	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-III-W-BOLED 525mA-27k-HS POLE MT AT 28 FT AFG BUG RATING B1 UO G3 25 FT IN BASE BUG RATING	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LED'S), BASE UP.	147	129.4
☐	SA4	3	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-VSQ-W-BOLED 525mA-27k-IMB11 POLE MT AT 25 FT AFG BUG RATING B5 UO G3 21 FT POLE 48 IN BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LED'S), BASE UP.	204	258.8

PROJECT NAME
CITY, STATE

PROJECT PHASE



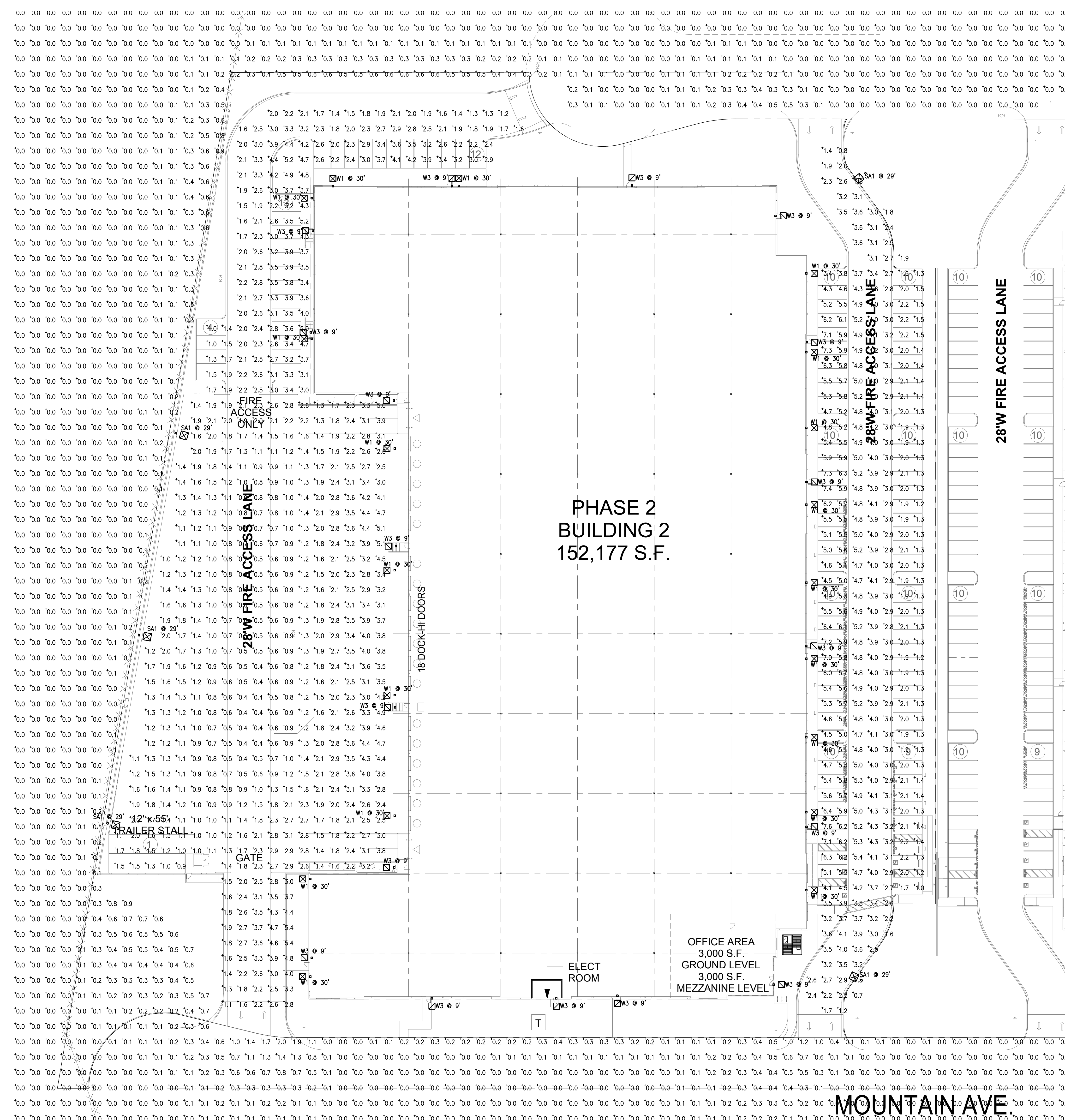
HERDMAN
ARCHITECTURE + DESIGN
A22-2081
10.12.2022

BUILDING 1
SITE PHOTOMETRIC
PLAN

RPM
Engineers, Inc.
102 DISCOVERY
DRIVE, CA 90108
Tel: 949-880-8844
Fax: 949-880-9484
Contact: David Du
e-mail: david@rpmpe.com



FC-1



SITE PHOTOMETRIC
SCALE: 1"=30'-0"

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage
☒	W1	17	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-W-FR-BOLED-700mA-27K-MM511 WALL MT AT 30 FT AFG BUG RATING B3 UO G3	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	197	173.6
☒	W3	16	U.S. ARCHITECTURAL LIGHTING	RZR-WM1-PLED-W-20LED-350mA-27K-EM1 WALL MT AT 8 FT AFG BUG RATING B1 UO G1	CAST BLACK PAINTED FINNED METAL HOUSING.	20 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	151	21.4
☒	SA1	5	U.S. ARCHITECTURAL LIGHTING	VLL-PLED-W-FR-BOLED-525mA-27K-HS-MM511 POLE MT AT 29 FT AFG BUG RATING B1 UO G3 25 FT POLE 4 FT BASE	CAST BLACK PAINTED FINNED METAL HOUSING.	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	147	129.4

SOLID STATE AREA LIGHTING
RAZOR WALLMOUNT-LED
SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance ±.002") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed local Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel socket fasteners tighten the Electrical Housing to the Mounting Plate from the bottom.

PLED OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely enclose individual emitter to meet an IP66 rating. The asymmetric distributions have a micro-reflector inside the refractor which directs the house side emitter output towards the street side and functions as a house side shading element. Reflectors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and refractor are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions as well as other specially asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > .90 and a minimum operating temperature of -40°F (-40°C). Driver(s) is/are UL and cUL recognized and mounted directly against the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K) or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED'S
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LFL tubes and have a slight output in the blue spectral bandwidth. PCA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting | 300 West Avenue, O. Herndon, CA 94601 | Phone: (925) 252-8000 | www.usarchlighting.com

SOLID STATE AREA LIGHTING
VALULUME SERIES-PLED
SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance ±.003" over 12") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

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FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

U.S. Architectural Lighting | 300 West Avenue, O. Herndon, CA 94601 | Phone: (925) 252-8000 | www.usarchlighting.com

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	3.6 fc	7.6 fc	0.7 fc	10.9:1	5.1:1
Calc Zone #2	+	2.0 fc	5.4 fc	0.4 fc	13.5:1	5.0:1
Calc Zone #3	+	0.1 fc	2.0 fc	0.0 fc	N/A	N/A

PROJECT NAME
CITY, STATE

PROJECT PHASE



HERDMAN
ARCHITECTURE + DESIGN

A22-2081
10.12.2022

BUILDING 2
SITE PHOTOMETRIC
PLAN

FC-2





PLANTING LEGEND

TREES				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS
	Cercidium 'Desert Museum' Blue Palo Verde	30" Box	11	L
	Chilopsis linearis Desert Willow	24" Box	30	L
	Chilopsis tashkentensis Chilopsis	24" Box	24	L
	Lagerstroemia 'Muskegon' Grape Myrtle	24" Box	9	M
	Magnolia s. 'Little Gem' Magnolia	24" Box	11	M
	City Street Tree	24" Box	42	L
	Pinus edulis Afghan Pine	24" Box	4	L
	Prosopis juliflora Chilean Mesquite	30" Box 24" Box	12 4	M
	Rhus latroea African Sumac	24" Box	1	L
	Tristania conferta Brisbane Box	15 Gal	5	M

SHRUBS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS
	Baccharis s. 'Contena' Coyote Bush	5 Gal	127	L
	Cassia phylicoides Silverleaf Cassia	5 Gal	73	L
	Heteromeles arbutifolia Foyon	5 Gal	118	M
	Platantheria rigens Deer Grass	5 Gal	118	M
	Salvia s. 'Allen Chickering' Allen Chickering Sage	5 Gal	100	L
	Salvia greggii Autumn Sage	5 Gal	262	L
	Salvia leucantha Mexican Sage	5 Gal	67	L
	Westringia fruticosa Coast Rosemary	5 Gal	74	L
	Westringia f. 'Gray Box' Small Coast Rosemary	5 Gal	20	L
	Westringia 'Wynalobie Clem' Wynalobie Coast Rosemary	5 Gal	100	L

GROUNDCOVER				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	Bougainvillea spp. Bougainvillea	1 Gal	48" O.C.	L
	Rosemarina s. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L
	Lonicera s. 'Halland' Hall's Honeysuckle	1 Gal	48" O.C.	L

6" High 2:1 landscape berm with screened 6" high min screen plants at screen wall.

Gravel

SITE AREA: 704,803 SF
% LANDSCAPE REQUIRED: 12%
AREA LANDSCAPING PROVIDED (NOT INCLUDING ROW): 116,738 SF
% LANDSCAPE PROVIDED: 16.6%



CDRE 340 Mountain Ave

22-144
10.21.22 09.11.23
12.08.22
04.27.23

Perris, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
714.986.2400 FAX 714.986.2408

LEGAL DESCRIPTION

PARCEL A: THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, EXCEPTING THEREFROM ANY PORTION THEREOF INCLUDED IN THE RIGHT-OF-WAY OF THE AT & SF RAILROAD ALL THE WESTERLY SIDE THEREOF.

PARCEL B: AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 6 AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 16, PAGE 14 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY; THENCE SOUTH 00° 14' 11" WEST ALONG THE EASTERLY LINE OF SAID SECTION 6 AS SHOWN ON SAID MAP, 1954-55 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 49' 35" WEST ALONG THE NORTHERLY LINE OF SAID ROAD EASEMENT, 2226.25 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 21.03 FEET THROUGH AN ARC OF 48° 11' 24" TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 50 FEET; THENCE NORTHWESTERLY AND AROUND THE CURVE FOR A DISTANCE OF 276° 22' 48" TO A TANGENT PARALLEL WITH AND 50 FEET SOUTHERLY FROM THE ABOVE DESCRIBED NORTHERLY LINE OF SAID ROAD EASEMENT; THENCE NORTH 89° 49' 35" EAST 2225.89 FEET TO THE EASTERLY LINE OF SAID SECTION 6; THENCE NORTH 00° 14' 11" EAST ALONG SAID EAST LINE, 50 FEET TO THE TRUE POINT OF BEGINNING, EXCEPTING ANY PORTION THEREOF LYING WITHIN THAT CERTAIN STRIP OF LAND DESCRIBED IN DEED RECORDED IN BOOK 994, PAGE 207 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: PARCELS 1 THROUGH 7 OF PARCEL MAP NO. 22797 IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 173, PAGE(S) 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

IN THE CITY OF PERRIS

TENTATIVE PARCEL MAP NO. 38588

A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, AND PARCELS 1 THROUGH 7 OF PARCEL MAP 22796, PER BOOK 173, PAGES 74 AND 75 OF PARCEL MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY DECEMBER 2022

EASEMENTS

- 15 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 18, 1992 AS INSTRUMENT NO. 441207 OF OFFICIAL RECORDS, IN FAVOR OF CF PERRIS PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP AFFECTS: PARCEL 1 OF PARCEL C.
- 16 AN EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 23, 1994 AS INSTRUMENT NO. 1994-208249 OF OFFICIAL RECORDS, IN FAVOR OF ARTHUR M. LOPEZ AND LUCY V. LOPEZ, AS HUSBAND AND WIFE AS JOINT TENANTS AFFECTS: PARCEL 1 OF PARCEL C.

UTILITY NOTIFICATION

AT&T
3939 EAST CORONADO STREET, 2ND FLOOR
ANAHEIM, CA 92807
PHONE: (714) 507-3526

FRONTIER COMMUNICATIONS
9 S. 4TH STREET
REDLANDS, CA 92373
PHONE: (909) 748-6676

CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 406-1627

SOUTHERN CALIFORNIA GAS COMPANY
1981 WEST LUGONIA AVENUE
REDLANDS, CA 92373
PHONE: (909) 335-7508

SOUTHERN CALIFORNIA EDISON
26100 MENEFEE ROAD
ROMOLAND, CA 92585
PHONE: (951) 928-8334

CITY OF PERRIS WATER

1011 N. D STREET
PERRIS, CA 92572
OFFICE: (951) 943-4610
DIRECT LINE: (951) 922-6504

SEWER
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBULE ROAD
PERRIS, CA 92572
OFFICE: (951) 928-3777
DIRECT LINE: (951) 9435003

SOURCE OF SURVEY

DATED AUGUST 2021
AS CONDUCTED BY
INLAND AERIAL SURVEYS, INC.
7117 ARLINGTON AVE., SUITE A
RIVERSIDE, CA 92503
PHONE: (951) 687-4252

GENERAL NOTES

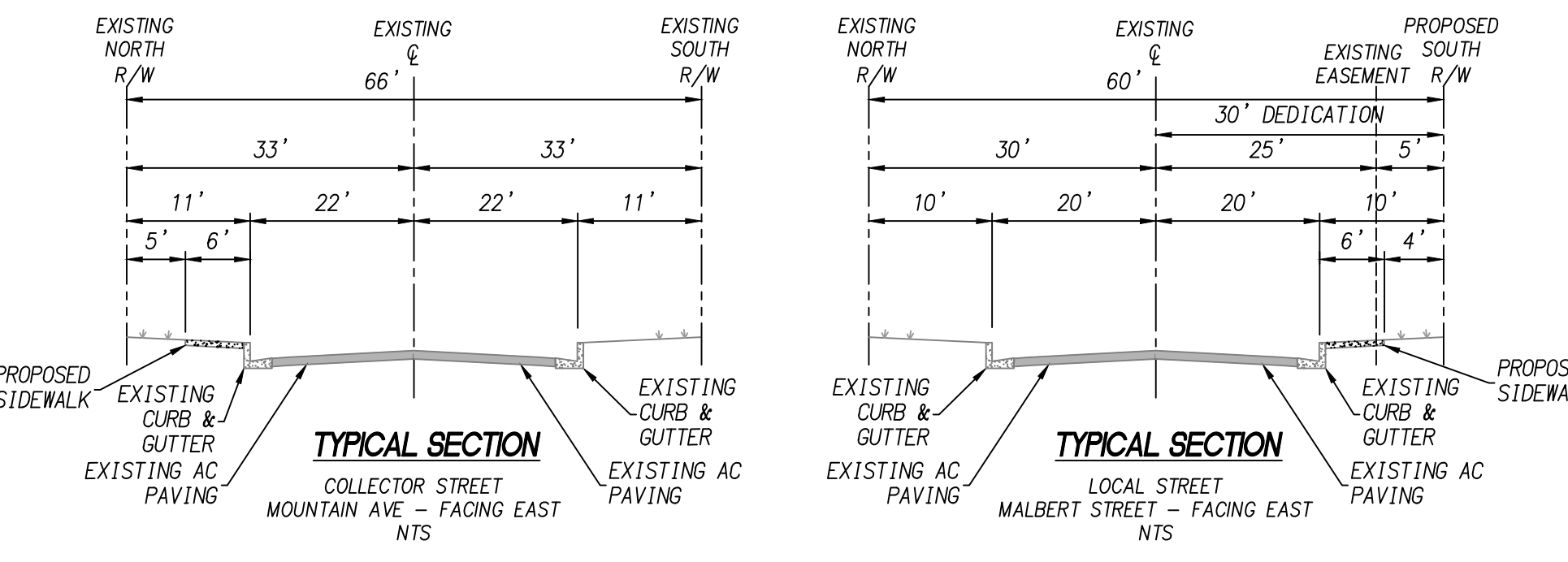
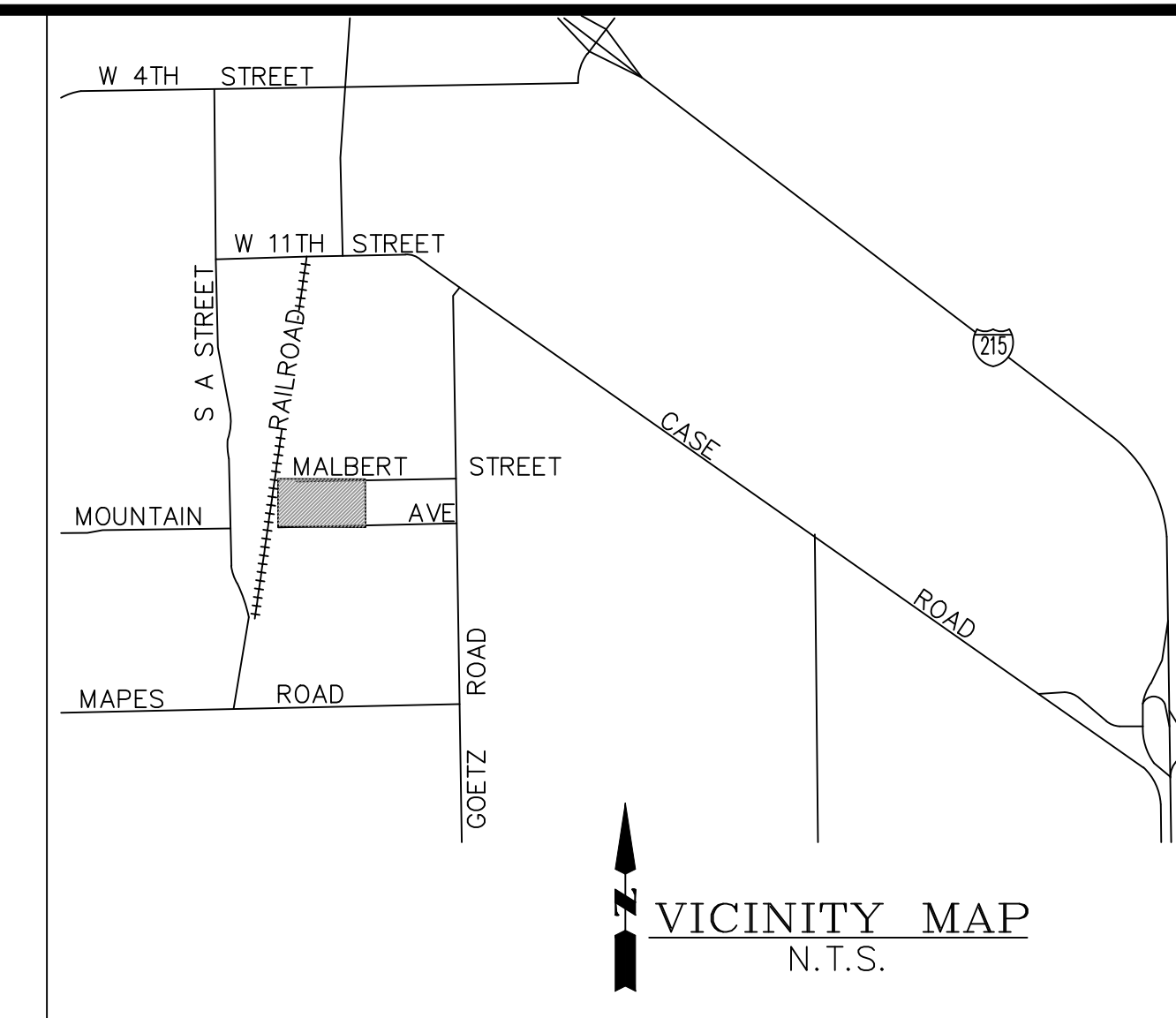
- ASSESSOR'S PARCEL NUMBER: 330-040-040, 041, 044-047, 049
- EXISTING GROSS AREA: 736,077 SF = 16.90 AC
- EXISTING NET USABLE AREA: 709,377 SF = 16.29 AC
- PROPOSED NET USABLE AREA: 704,807 SF = 16.18 AC
- PROPOSED STREET DEDICATION AREA: 31,270 SF = 0.72 AC
- EXISTING ZONE DESIGNATION: GENERAL INDUSTRIAL
- PROPOSED ZONE DESIGNATION: GENERAL INDUSTRIAL
- EXISTING LAND USE: TRANSPORTATION FACILITY
- PROPOSED LAND USE: WAREHOUSE / OFFICE
- PROJECT SITE IS LOCATED WITHIN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS PER FLOODINSURANCE RATE MAP COMMUNITY PANEL NUMBER 060651440N, DATED AUGUST 18, 2014.
- SCHOOL DISTRICT: PERRIS ELEMENTARY AND PERRIS UNION HIGH
- TENTATIVE PARCEL MAP NO. 38588

LOT SUMMARY

- PARCEL 1:
PROPOSED NET AREA: 400,577 SF
PROPOSED GROSS AREA: 400,577 SF
- PARCEL 2:
PROPOSED NET AREA: 304,230 SF
PROPOSED GROSS AREA: 304,230 SF

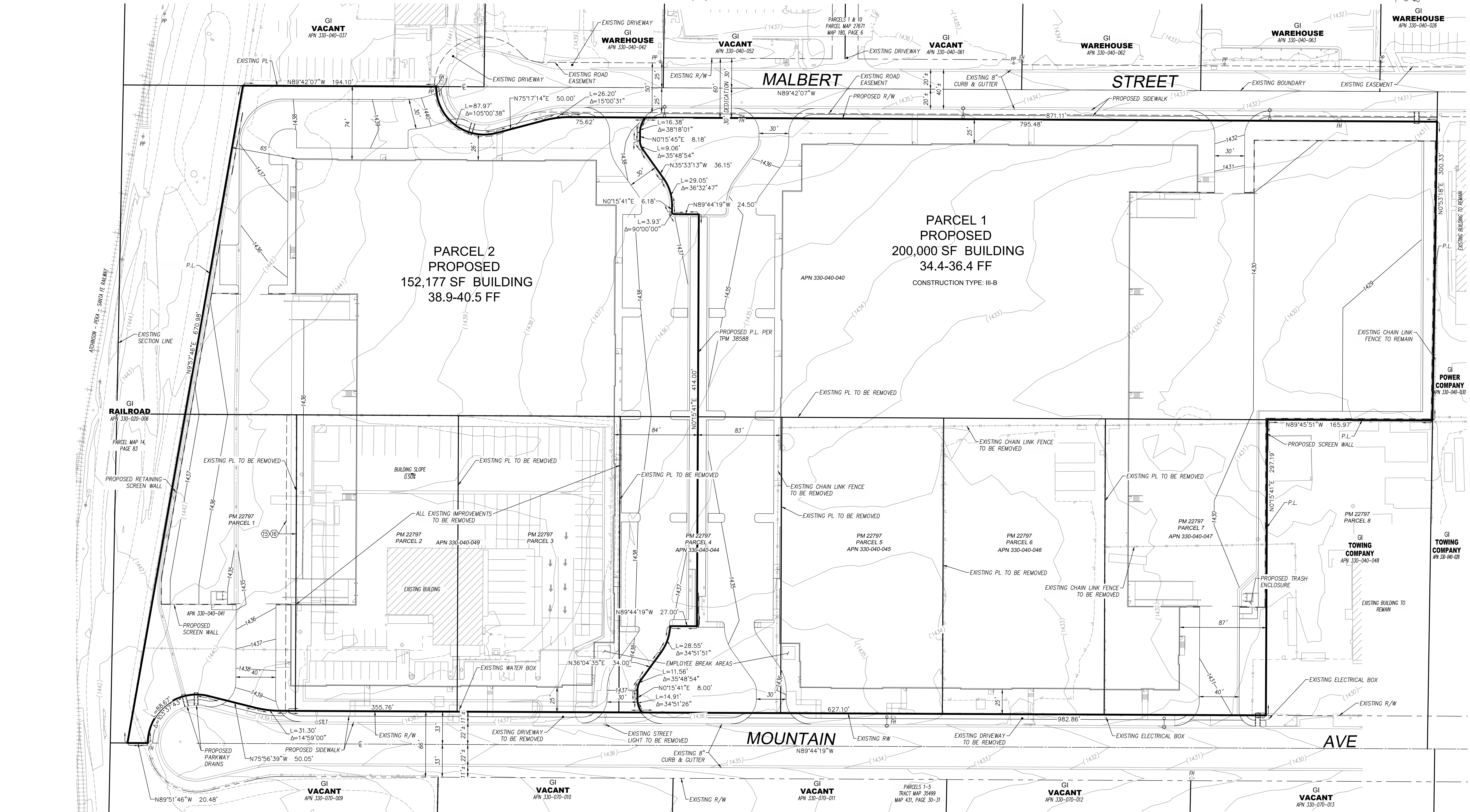
LEGEND

- 1.330 PROPOSED GRADE
- (1.330) EXISTING CONTOUR
- 2.30% PROPOSED GRADE
- CL CENTERLINE
- HP HIGH POINT
- R/W RIGHT OF WAY
- PL PROPERTY LINE
- FH FIRE HYDRANT
- PP POWER POLE
- SLT STREET LIGHT
- GB GRADE BREAK
- GI GENERAL INDUSTRIAL
- TC TOP OF CURB
- TG TOP OF GRATE
- FS FINISH SURFACE
- FL FLOWLINE
- XX.XX PROPOSED ELEVATION
- (XX.XX) EXISTING ELEVATION
- +— PROPOSED STREET LIGHT
- +— EXISTING STREET LIGHT
- +— EXISTING FIRE HYDRANT
- +— PROPOSED FIRE HYDRANT



PROPERTY OWNERS

ZIRCON HOLDINGS, LLC, TOPAZ HOLDINGS, LLC, GARNET HOLDINGS, LLC, WADJ PROPERTIES, LLC, SEDJ PROPERTIES, LLC, IJJD PROPERTIES, LLC, GWDJ PROPERTIES, LLC, RUBY FAMILY HOLDINGS, LLC, OPAL FAMILY HOLDINGS LLC
ATTN: MARK BACHLI
999 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302
mbachli@dnbe.com



CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE, COLE, CA 92524
PH: (951) 783-0101 www.cascinc.com

TENTATIVE PARCEL MAP
WAYPOINT COMMERCE CENTER
WAYPOINT COMMERCE CENTER, LLC
APN 330-040-040, 041, 044-047, 049
CITY OF PERRIS

SEALS:
REGISTERED PROFESSIONAL ENGINEER
PAUL J. FLANNAGAN
NO. C 086046
CIVIL
STATE OF CALIFORNIA

PREPARED FOR APPLICANT:
WAYPOINT COMMERCE CENTER, LLC
ATTN: MARK BACHLI
999 N. PACIFIC COAST HIGHWAY, SUITE 580
EL SEGUNDO, CA 90245
(310) 428-3302

TPM

15438-0007-045 Modesto Ave., Perris, CA 92570, TEL: 951-944-0000 FAX: 951-944-0045