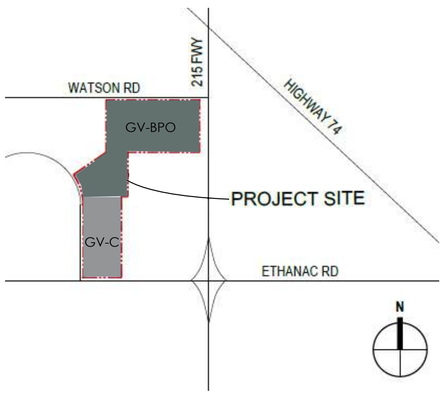
PROJECT TEAM	
Owner	Richland Communities | 3161 Michelson Dr #425, Irvine, CA 92612
Architects	Architects Orange |144 N. Orange Street, Orange, CA 92866 Danielian Associates | 60 Corporate Park, Irvine, CA 92606
Civil	SB&O, Inc. | 41689 Enterprise Circle North, Temecula, Ca. 92590
Landscape	
ASSESSOR'S PARCEL NUMBERS	
327220012; 327220044	
PROJECT ADDRESS	
Case Road, Perris, CA 92570	
LAND USE DESIGNATION	
Green Valley Specific Plan Business Professional Office (GV-BPO) Green Valley Specific Plan Commercial (GV-C)	



VICINITY MAP
NOT TO SCALE

The development shall comply with the latest adopted State of California 2022 editions of the following codes as applicable:

A. 2022 California Building Code

B. 2022 California Electrical Code

C. 2022 California Mechanical Code

D. 2022 California Energy Code

E. 2022 California Fire Code

F. 2022 California Green Building Standards Code

G. 2022 California Plumbing Code

H. Proposed Project will have to comply with the Title 24 Access Regulations and ADA Access regulations



CONTENT TABLE	
A.1	Conceptual Master Plan
A.2-A.14	Artistic Renderings & Architectural Character
A.15	Conceptual Wall & Fence
A.16	Conceptual Trash Location Plan
A.17-A.22	Concept Package - Commercial
A.23-A.27	Concept Package - Hotel
A.28-A.34	Concept Package - Self Storage
A.35-A.40	Concept Package - Industrial

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL MASTER PLAN

N
0 150' 300'

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ARTISTIC RENDERING

MASTER PLAN

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A.2



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ARTISTIC RENDERING

COMMERCIAL

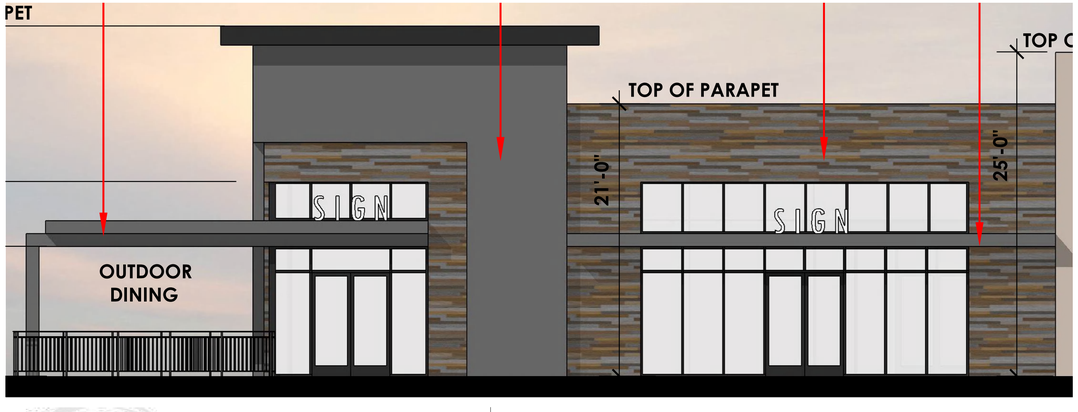
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RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

ARCHITECTURAL CHARACTER
COMMERCIAL

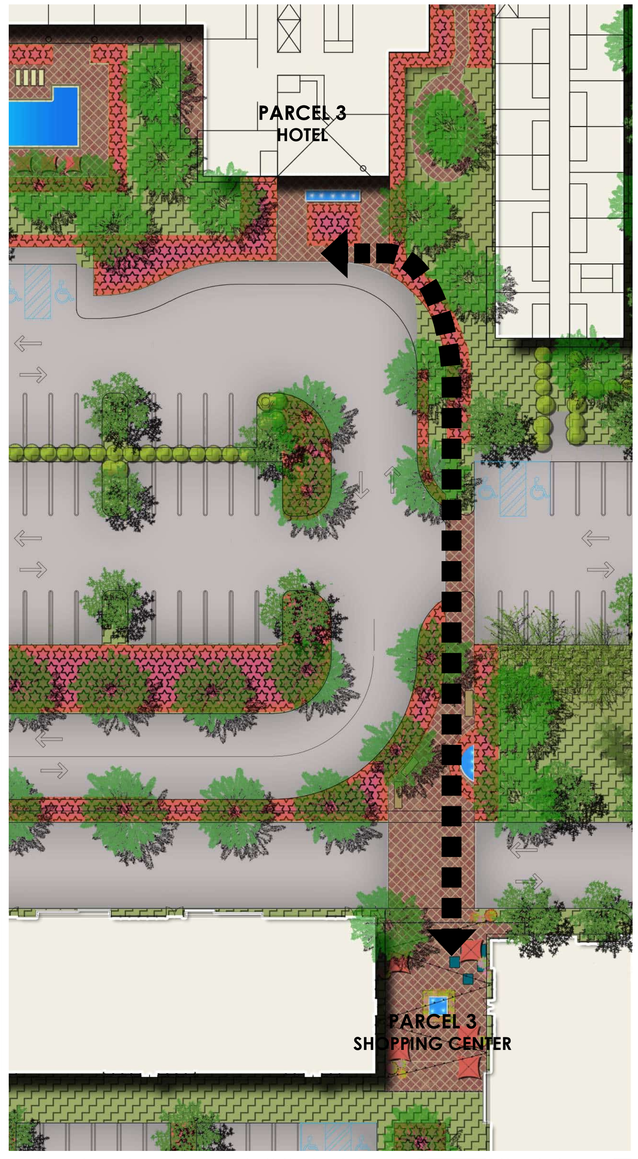
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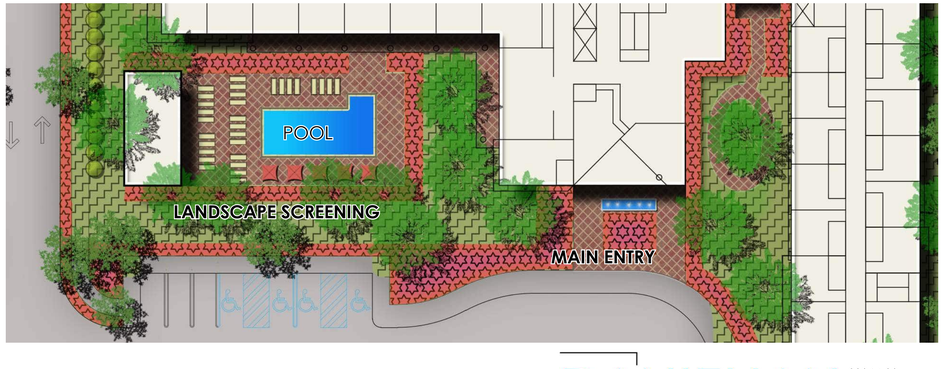
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RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

ARCHITECTURAL CHARACTER

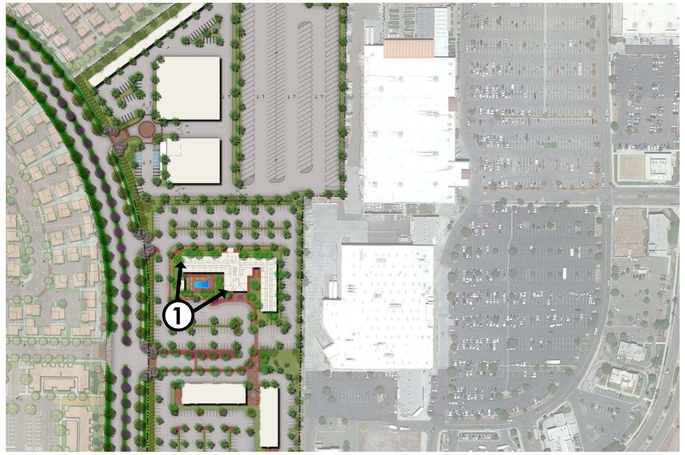
HOTEL

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ARTISTIC RENDERING

HOTEL-POOL AREA SCREENING

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ARCHITECTURAL CHARACTER

STORAGE

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ARTISTIC RENDERING

ETHANAC ROAD WATER QUALITY BASIN

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RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

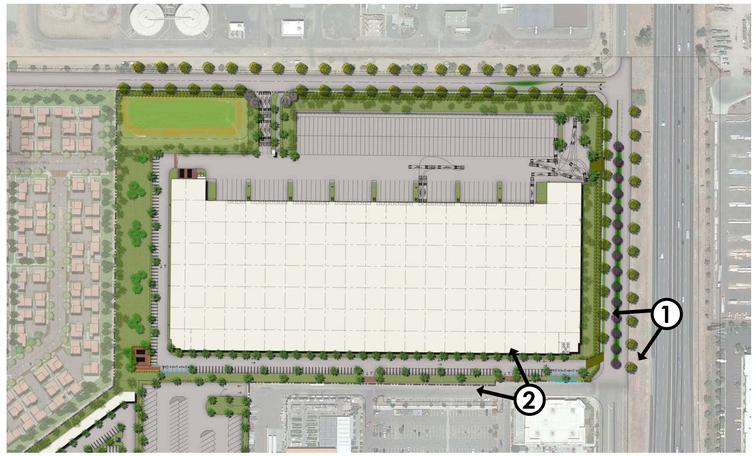
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VALLEY PARKWAY CENTER INTERIM U-TURN EXAMPLE

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ARTICTIC RENDERINGS

PARCEL 7 - INDUSTRIAL

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ARTISTIC RENDERING

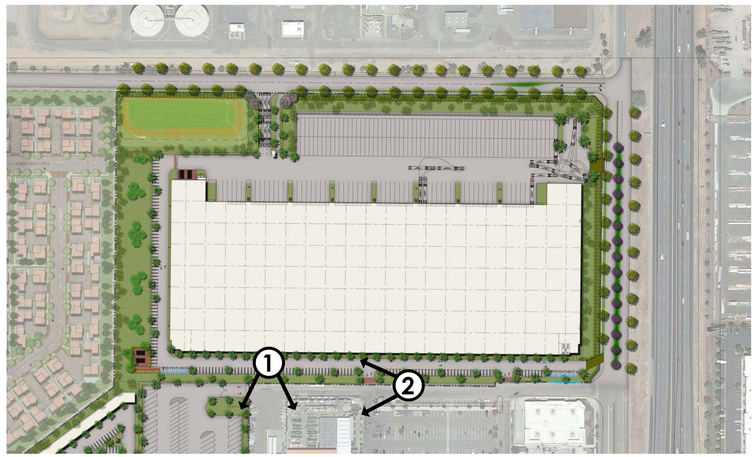
PARCEL 7 - INDUSTRIAL

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RICHLAND COMMUNITIES

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ARTISTIC RENDERING

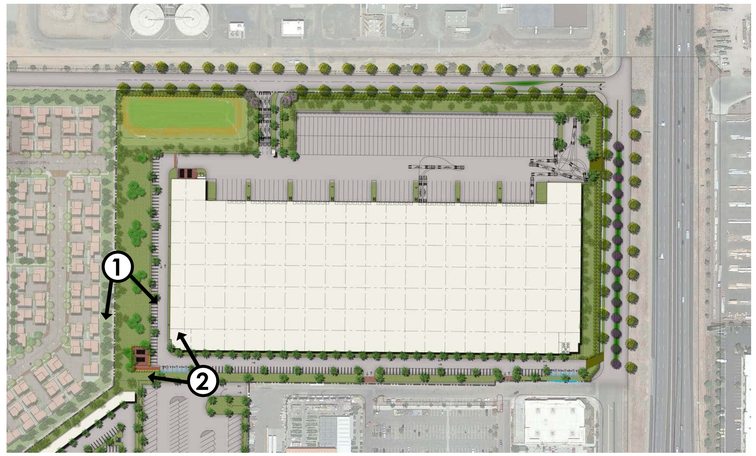
PARCEL 7 - INDUSTRIAL

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RICHLAND COMMUNITIES

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AMENITY AREA ARTISTIC RENDERING

PARCEL 7 - INDUSTRIAL

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RICHLAND COMMUNITIES

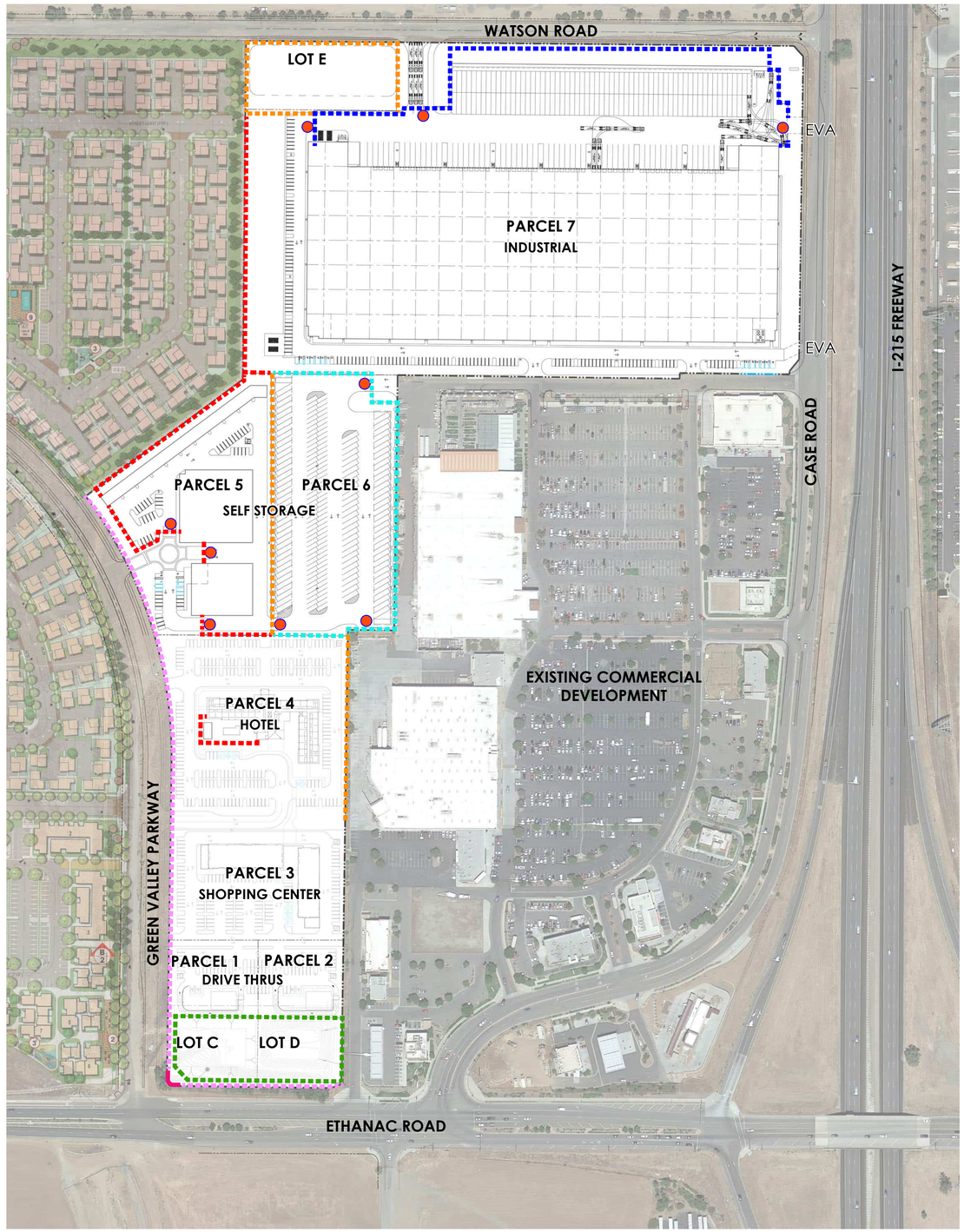
CASE ROAD MIXED USE DEVELOPMENT
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PROJECT AERIAL VIEW FROM NORTH

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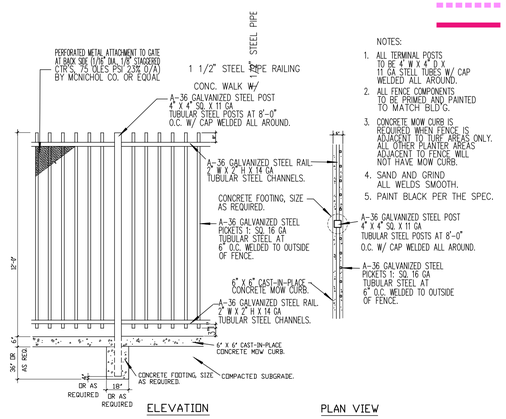
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WALL & FENCING LEGEND

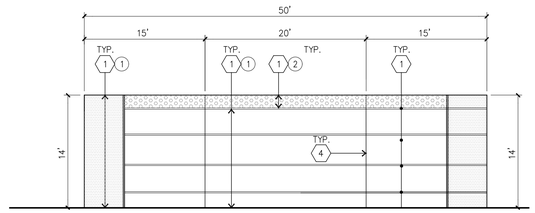
- SCREEN WALL 14 FEET HIGH WITH 8 FEET LANDSCAPED BERMS
- TUBULAR STEEL FENCE WITH PILASTERS EVERY 100 FEET
- 8 FEET HIGH SOLID SPLIT-FACE BLOCK WALL WITH PILASTERS
- GATE WITH KNOX BOX PER RIVERSIDE COUNTY REQUIREMENTS
- 6 FEET HIGH SOLID SPLIT-FACE BLOCK WALL WITH PILASTER
- 6 FEET WROUGHT IRON FENCE
- 4' SPLIT RAIL FENCE
- ENTRY & ACCENT WALL LOCATION

1. CONCRETE TILT-UP PANEL (PAINTED).
2. METAL SLIDING GATES
3. PANEL REVEAL
4. PANEL JOINT
5. 8' H IRON FENCE

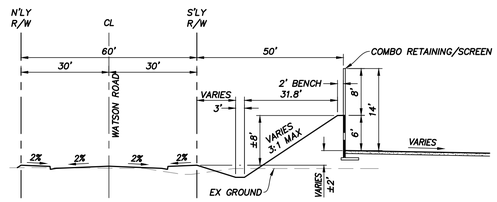


NOTES:
1. ALL TERMINAL POSTS TO BE 4" W X 4" D X 11 GA STEEL TUBES W/ CAP WELDED ALL AROUND.
2. ALL FENCE COMPONENTS TO BE PRIMED AND PAINTED TO MATCH BLD'G.
3. CONCRETE MOW CURB IS REQUIRED WHEN FENCE IS ADJACENT TO TURF AREAS ONLY. ALL OTHER PLANTER AREAS ADJACENT TO FENCE WILL NOT HAVE MOW CURB.
4. SAND AND GRIND ALL WELDS SMOOTH.
5. PAINT BLACK PER THE SPEC.

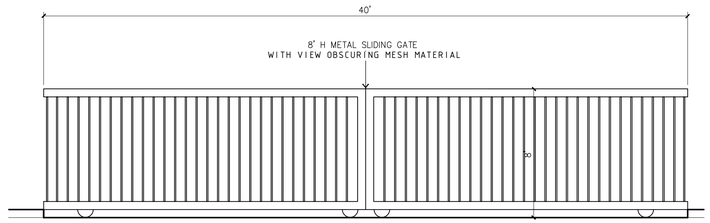
TYPICAL METAL FENCE ELEVATION AND DETAIL
NOT TO SCALE



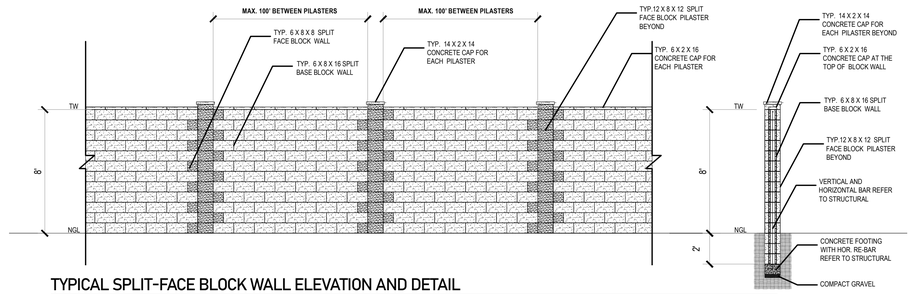
TYPICAL SCREENWALL ELEVATION AND DETAIL
NOT TO SCALE



TYPICAL SCREEN WALL SECTION
NOT TO SCALE



TYPICAL METAL GATE
NOT TO SCALE



TYPICAL SPLIT-FACE BLOCK WALL ELEVATION AND DETAIL
NOT TO SCALE

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL WALL & FENCE PLAN

N
0 150' 300'

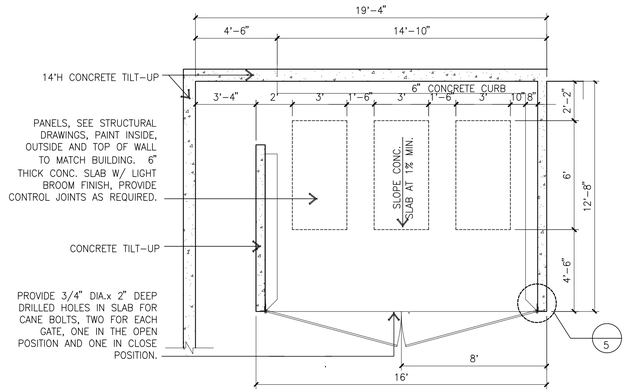
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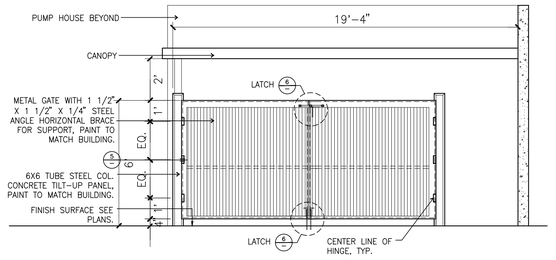
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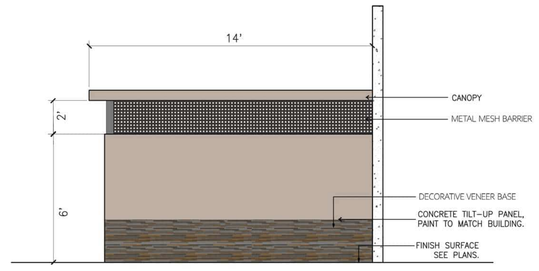
TRASH ENCLOSURE LOCATION



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE

N
0 150' 300'

CONCEPTUAL TRASH LOCATION PLAN

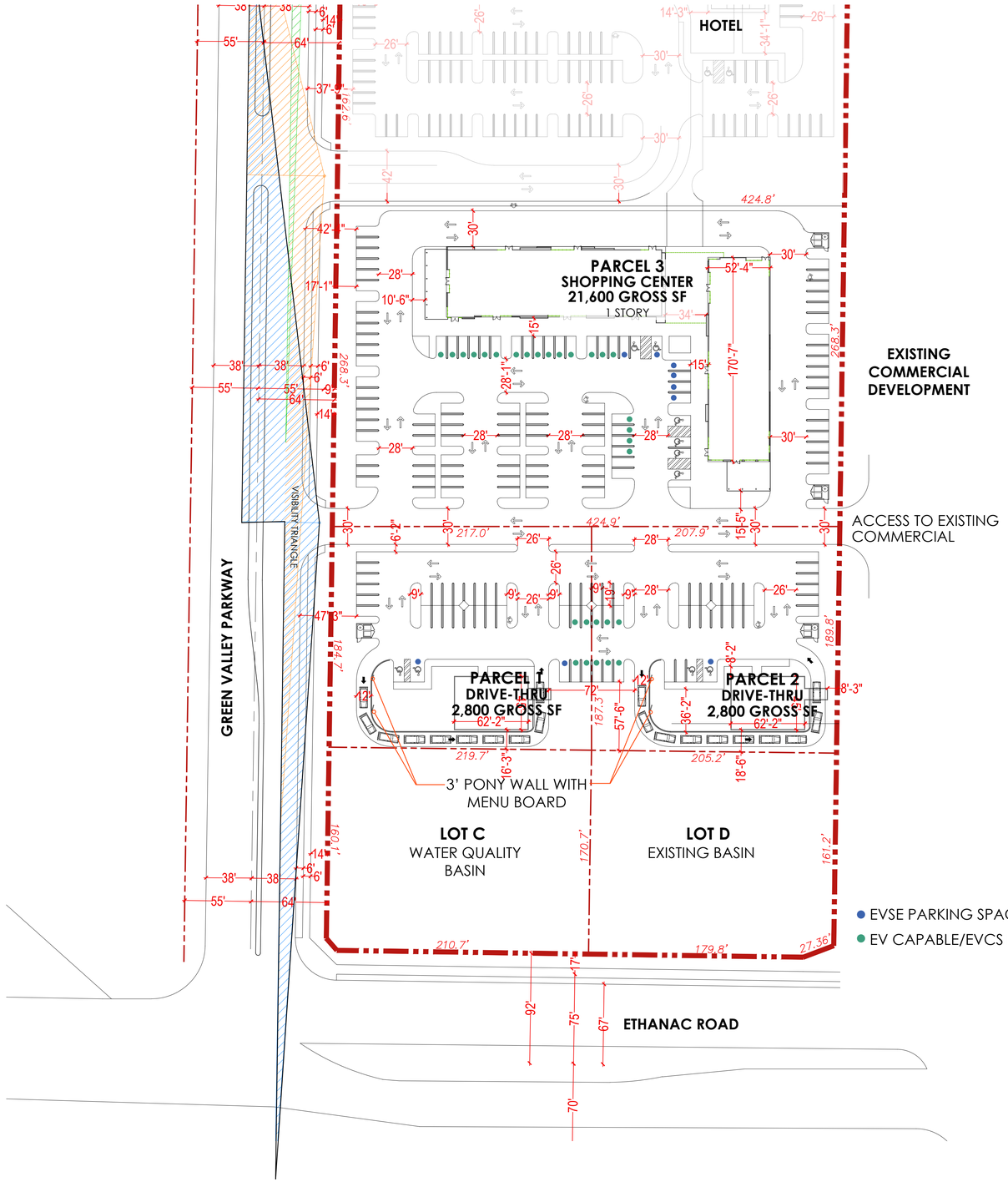
RICHLAND COMMUNITIES

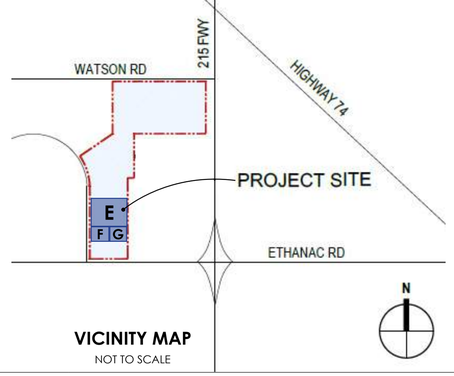
CASE ROAD MIXED USE DEVELOPMENT
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VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY		
Assessor's Parcel Number	327220044 (Parcels 1, 2 & 3)	
Site Address	Case Road, Perris, CA 92570	
Site Area	Parcel 1- Building G	±40,623 Sq.Ft. (±0.93 Acres)
	Parcel 2 - Building F	±38,953 Sq.Ft. (±0.89 Acres)
	Parcel 3 - Building E	±122,367 Sq.Ft. (±2.8 Acres)
DEVELOPMENT STANDARDS		
Zoning	Green Valley Specific Plan (GV-SP) Commercial	
	Required	Proposed
Site Coverage	50% Max.	Parcel 1: 6.9%
		Parcel 2: 7.1%
		Parcel 3: 17.6%
Building Height	50' or 2 Stories Max.	23'6"
Front Yard Setback (Green Valley Pkwy)	25' (Measured From Curb Line)	100'
Side Yard (North & South)	0'	15'
Rear Yard (East)	0'	8'
Parking Lot Landscape	15%	Parcel 1: 33.6%
		Parcel 2: 31.6%
		Parcel 3: 24.2%
Standard Parking Dimension	9' X 19'	9' X 19'
Drive Aisle	26'	26'
Fire Lane	20' Min.	20'
Parking Ratio	Building E Shopping Center: 1 Space/200 Sq.Ft. =21,600/200 =108 Spaces (EV Capable=25 Spaces of which 6 spaces are EVSE)	130 Spaces (EV Capable=25 Spaces, incl. 6 EVSE Parking)
	Buildings F & G Fast Food: 1 Space/50 Sq.Ft. of Dining Space + 10 Additional Spaces = 2,300/50 + 10 = 66 Spaces (EV Capable=13 Spaces of which 3 spaces are EVSE)	66 Spaces (EV Capable=13 Spaces, incl. 3 EVSE Parking)
Owner	Richland Communities | 3161 Michelson Dr #425, Irvine, CA 92612	
Architect	Danielian Associates | 60 Corporate Park, Irvine, CA 92606	

N
0 50' 100'

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL SITE PLAN

PARCELS 1, 2 & 3 - COMMERCIAL

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R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	21	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	61	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	4	LOW
	ALBIZIA JULIBRISSIN	SILK TREE	36" BOX	18	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	20	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED (1 TREE PER 6 PARKING SPACES; 196÷6) = 33 TREES
TOTAL PARKING LOT TREES PROVIDED = 61
TOTAL TREES @ 36" BOX SIZE = 42 (40%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 46 TREES (1371'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 103 TREES

TOTAL LANDSCAPE AREA PROVIDED

BUILDING E = 29,613 SQ.FT. (24.2% OF SITE AREA)

BUILDING F = 13,652 SQ.FT. (33.6% OF SITE AREA)

BUILDING G = 12,300 SQ.FT. (31.6% OF SITE AREA)

SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

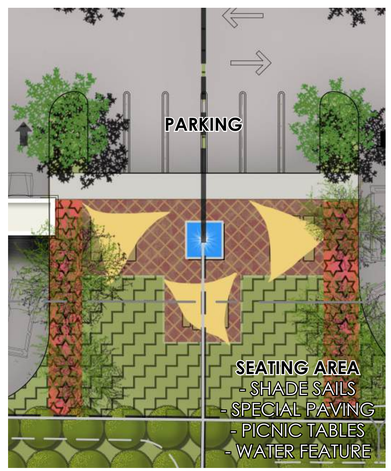
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

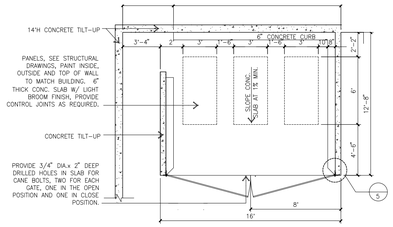
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



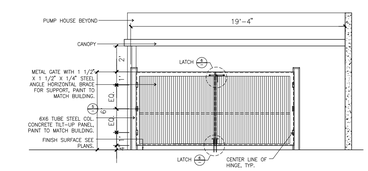
RETAIL AMENITY AREA BLOW-UP



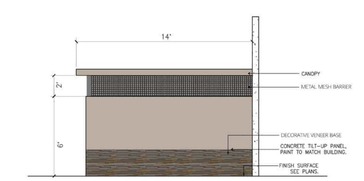
DRIVE-THRU SEATING AREA BLOW-UP



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE

N
0 50' 100'

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN

PARCELS 1, 2 & 3 - COMMERCIAL

Architecture. Design. Relationships.

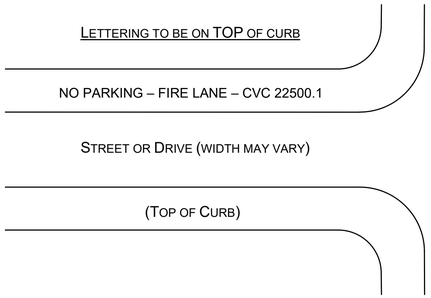
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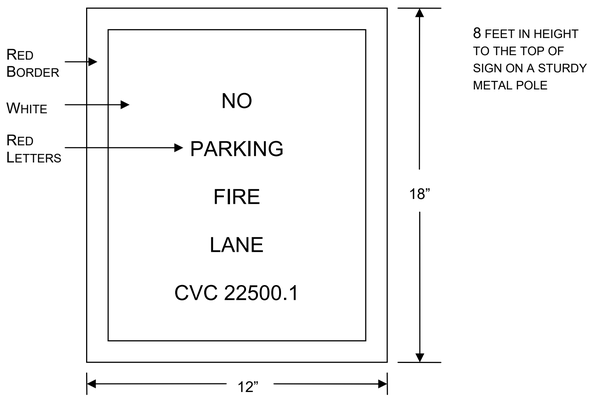
A.18

RIVERSIDE COUNTY FIRE LANE REQUIREMENTS

On streets, driveways, etc., where curbs are installed, curbs shall be painted red and every thirty (30) feet there shall be white letters spelling out “NO PARKING – FIRE LANE – CVC 22500.1”. All letters and numbers shall be a minimum of three (3) inches (See Figure 1).

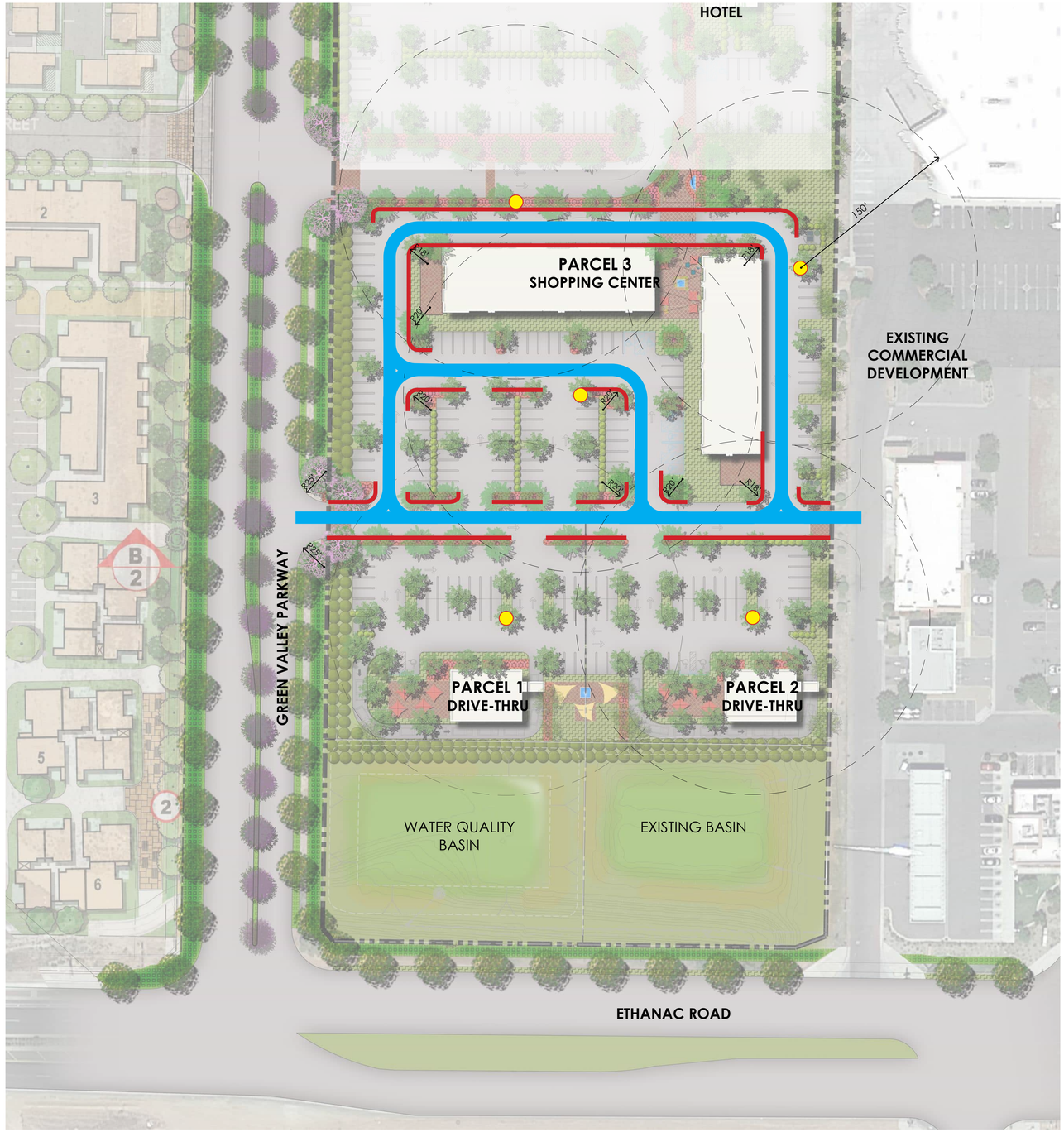


Temporary or permanent “posting” with signs is permitted with positioning of signs designated by the Fire Department. Standard “NO PARKING” sign size shall be used. Signs shall be white with red lettering. “NO PARKING – FIRE LANE – CVC 22500.2”. Signs shall be spaced 30 feet apart (See Figure 6).



CFC §503 COMPLIANCE

FIRE DEPARTMENT ACCESS PROVIDED, IS IN COMPLIANCE WITH CFC § 503 AND CITY OF PERRIS ACCESS GUIDELINE AND ALL APPLICABLE SUBSECTIONS.



RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

FIRE ACCESS PLAN

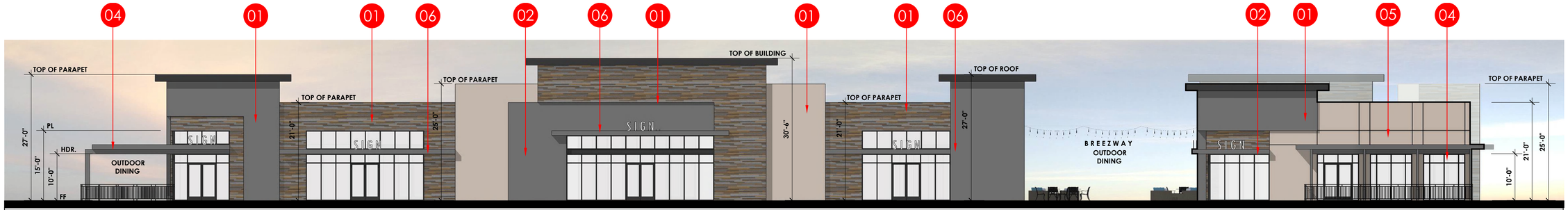
PARCELS 1, 2 & 3 - COMMERCIAL

N
0 50’ 100’

Architecture. Design. Relationships.

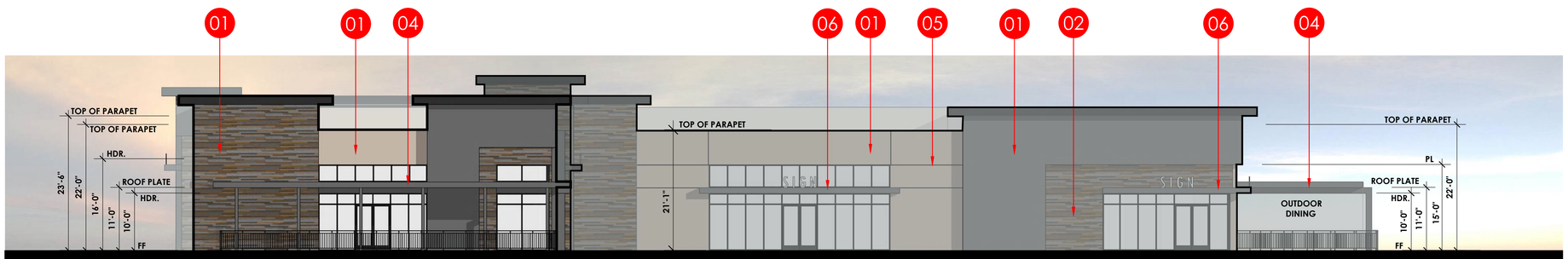
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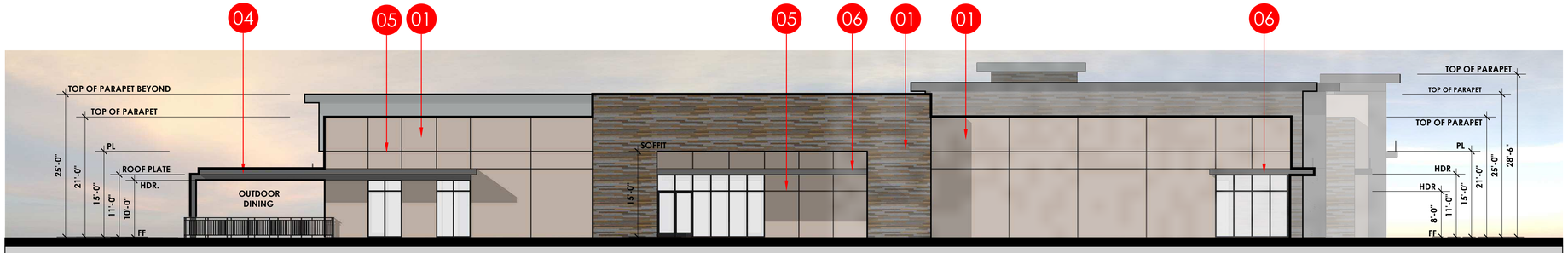
SOUTH ELEVATION

SCALE: 1/16"=1'-0"



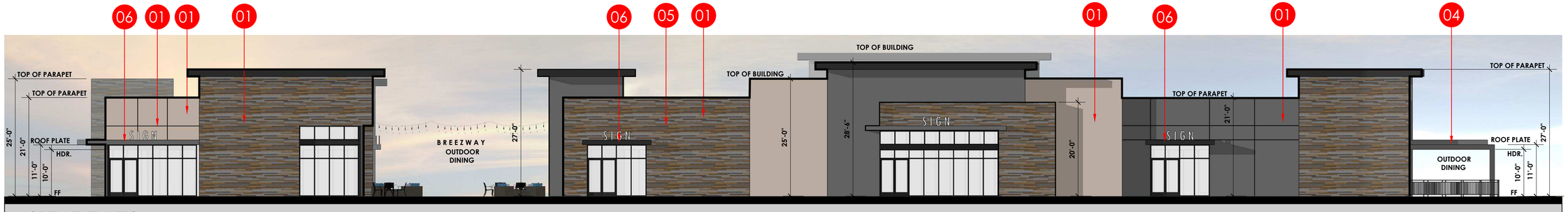
WEST ELEVATION

SCALE: 1/16"=1'-0"



EAST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"

KEYNOTES

01 STUCCO
02 PORCELAIN WOODLIKE FINISH
03 WINDOW SCREEN
04 METAL CANOPY
05 STUCCO CONTROL JOINT
06 METAL AWNING

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

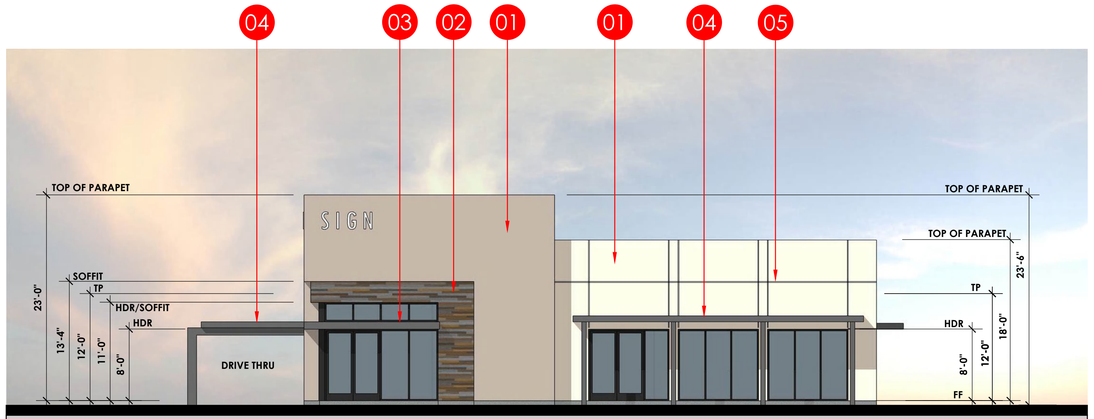
PARCEL 3 - COMMERCIAL - SHOPPING CENTER

AO Architecture. Design. Relationships.

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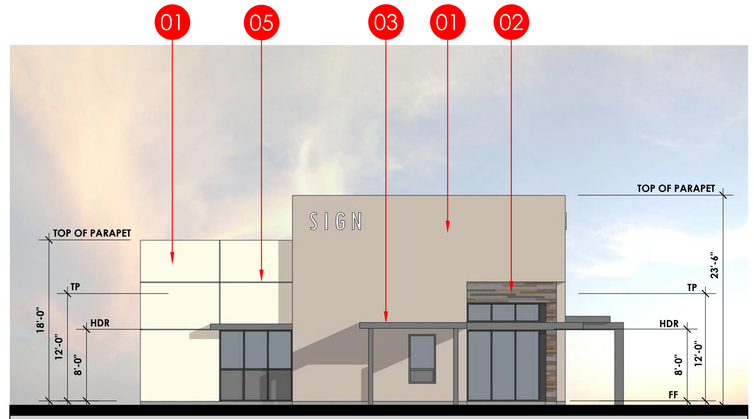
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SOUTH ELEVATION

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



WEST ELEVATION

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

KEYNOTES

01 STUCCO

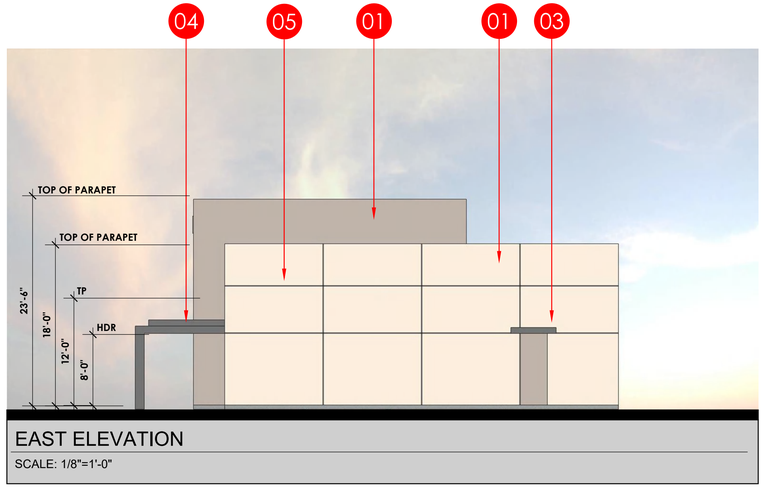
02 PORCELAIN WOODLIKE FINISH

03 METAL AWNING

04 METAL CANOPY

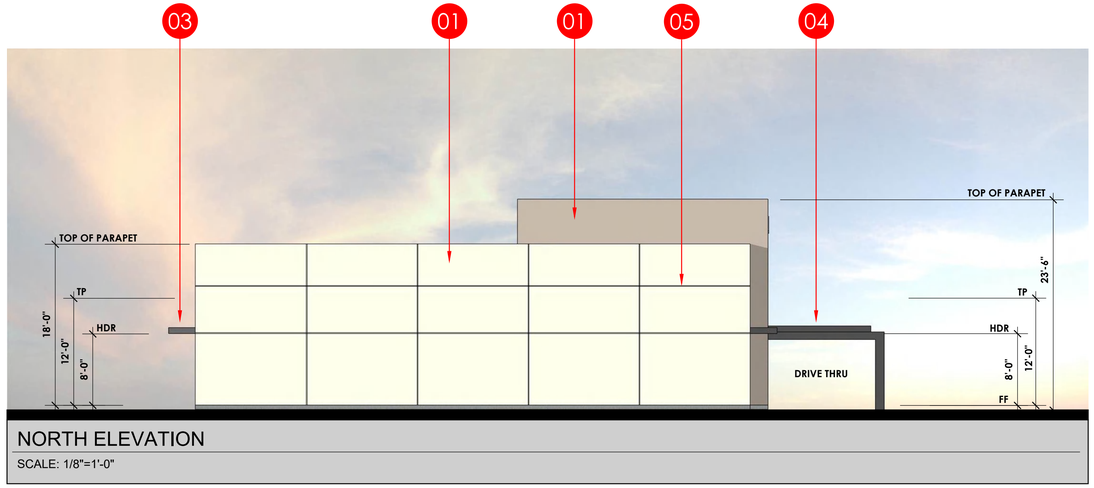
05 STUCCO CONTROL JOINT

06 DECORATIVE LIGHT



EAST ELEVATION

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



NORTH ELEVATION

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

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

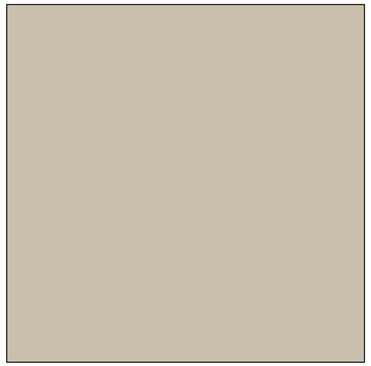
PARCELS 1 & 2 - COMMERCIAL - DRIVE THRU DINING

Architecture. Design. Relationships.

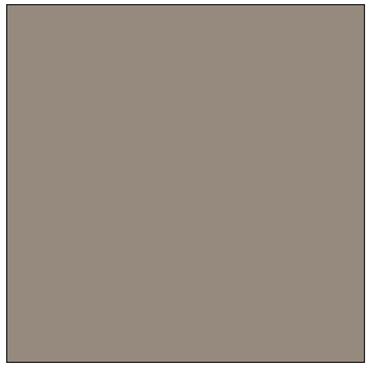
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STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR: SW 7547
NAME: SANDBAR



STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR: SW 2840
NAME: HAMMERED SILVER



STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR: SW 9600
NAME: ARMORY



STOREFRONT
PAINT: EAGLE ALUMINUM (OR EQUAL)
COLOR: DARK BRONZE
MATERIAL: ANODIZED FINISH



METAL TRIM / RAILING
PAINT: SHERWIN WILLIAMS
COLOR:SW 7069
NAME: IRON ORE













PORCELAIN WALL FINISH
MANUFACTURER: EMERSON WOOD / DALTILE
COLORBODY: PORCELAIN
BLENDED SERIES

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

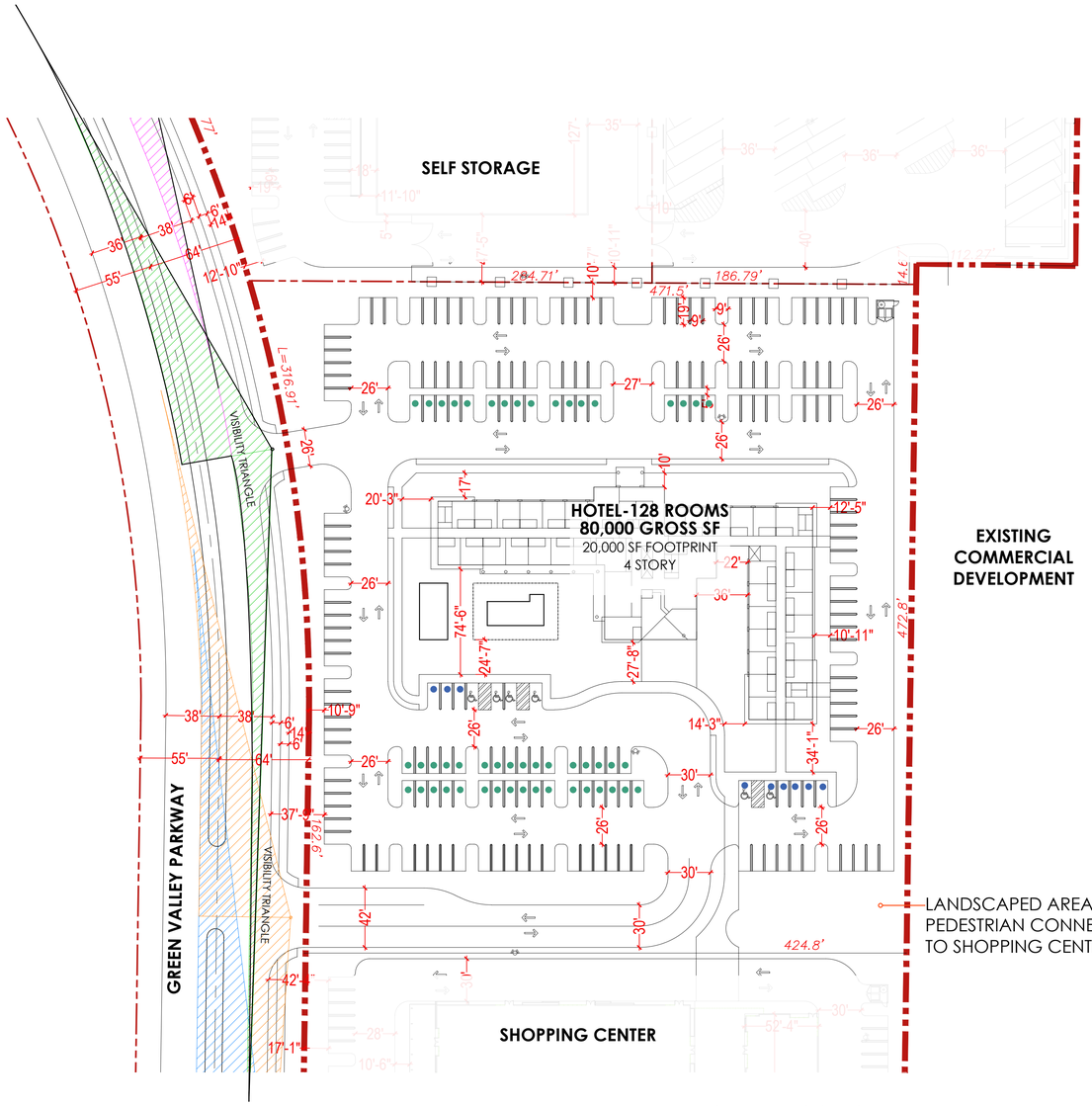
COLOR & MATERIALS BOARD

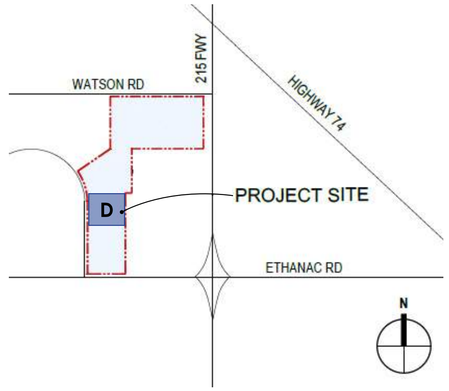
PARCELS 1 & 2 - COMMERCIAL - DRIVE THRU DINING

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VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY		
Assessor's Parcel Number	327220044 (Parcel 4)	
Site Address	Case Road, Perris, CA 92570	
Site Area	± 197,836 Sq.Ft. (±4.52 Acres)	
DEVELOPMENT STANDARDS		
Zoning	Green Valley Specific Plan (GV-SP) Commercial	
	Required	Proposed
Site Coverage	50% Max.	10.1%
Building Height	50'	50'(4 Stories)
Front Setback (Green Valley Pkwy)	25' (Measured From Curb Line)	120'
Side Setback (North)	15'	130'
Rear Setback (East)	18'	65'
Parking Lot Landscape	12%	38.2%
Standard Parking Dimension	9' X 19'	9' X 19'
Drive Aisle	26'	26'
Fire Lane	20' Min.	20'
Parking Ratio	1.1 spaces per guest room	
	128 Rooms = 141 Spaces (EV Capable Parking=14 Spaces EVCS Low Power Level 2 Parking=36 Spaces EVSE Higher Power Level 2 Parking=7 Spaces ADA Parking=6 Spaces)	211 Spaces (EV Capable Parking=14 EVCS Low Power Level 2 Parking=36 EVSE Higher Power Level 2 Parking=7 ADA Parking=6)
Owner	Richland Communities | 3161 Michelson Dr #425, Irvine, CA 92612	
Architect	Danielian Associates | 60 Corporate Park, Irvine, CA 92606	

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL SITE PLAN

PARCEL 4 - HOTEL

N
0 50' 100'

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POOL & ENTRY AREA BLOW-UP

R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	7	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	65	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	8	LOW
	ALBIZIA JULIBRISSIN	SILK TREE	36" BOX	39	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	34	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED (1 TREE PER 6 PARKING SPACES; 211÷6) = 36 TREES
TOTAL PARKING LOT TREES PROVIDED = 65
TOTAL TREES @ 36" BOX SIZE = 81 (55%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 33 TREES (992'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 146 TREES

TOTAL LANDSCAPE AREA PROVIDED= 75,667 SQ.FT. (38.2% OF SITE AREA)

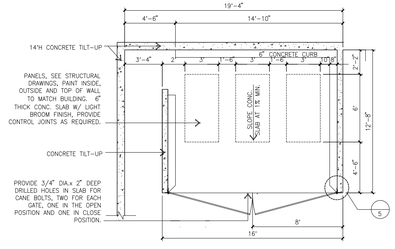
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

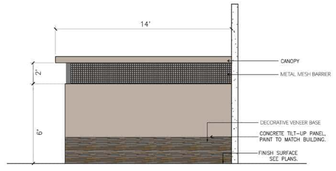
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

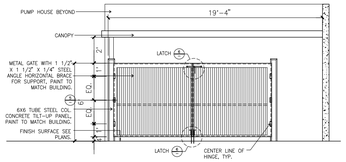
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
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TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE

N
0 50' 100'

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN

PARCEL 4 - HOTEL

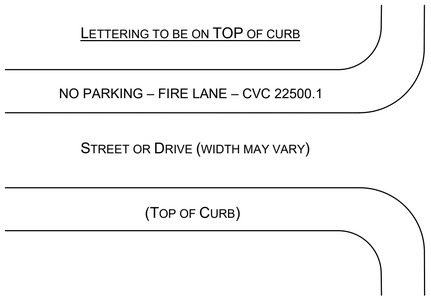
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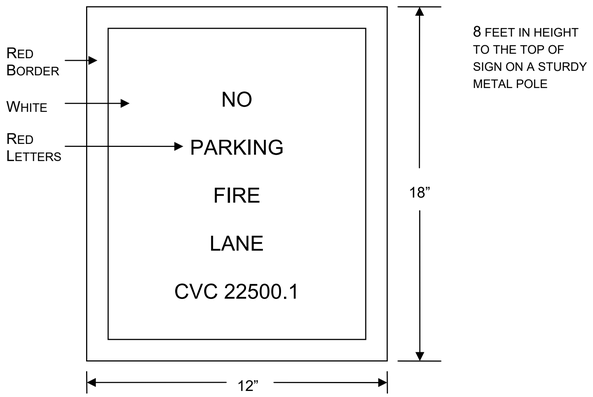
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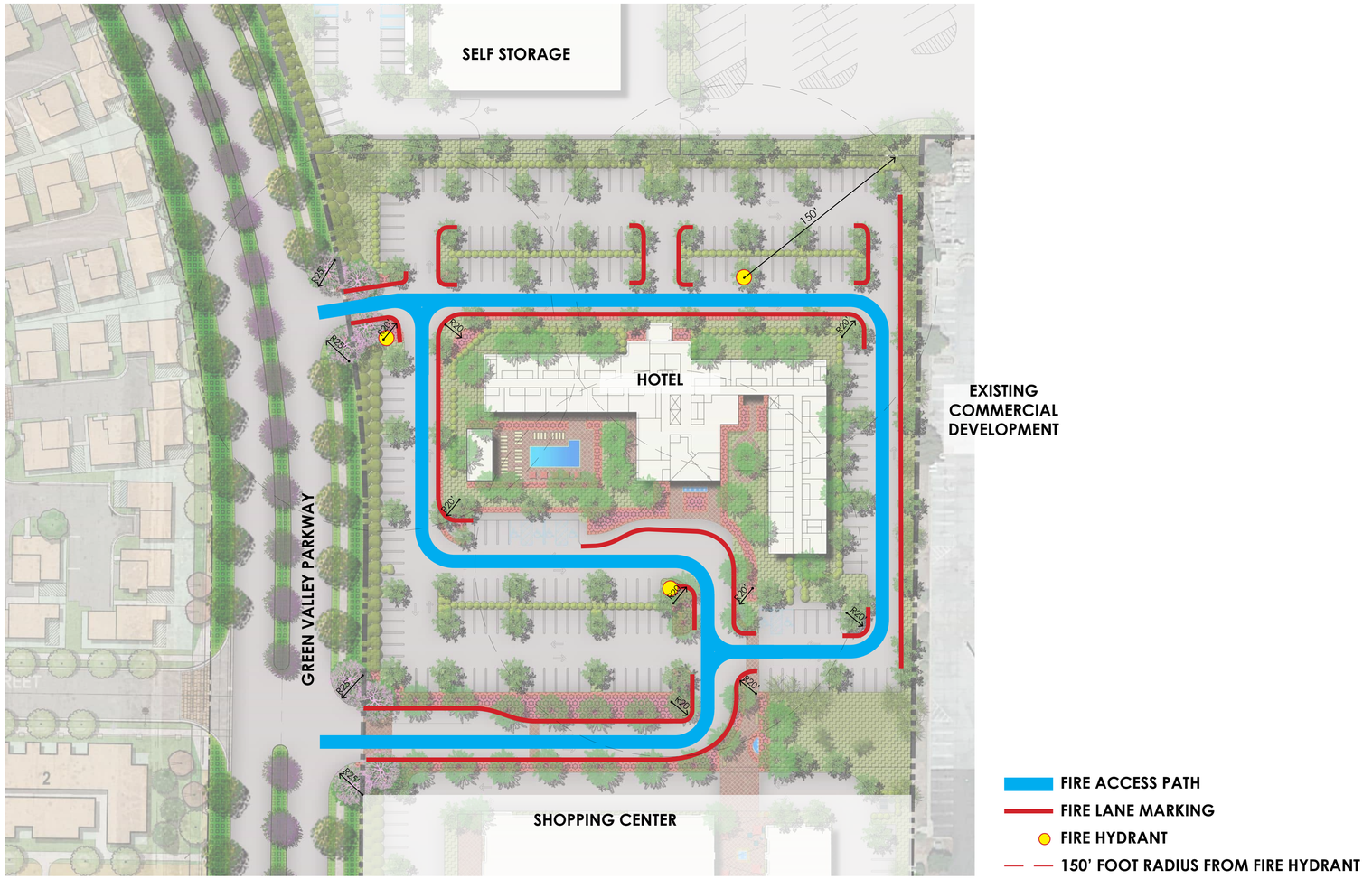


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RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

FIRE ACCESS PLAN
PARCEL 4 - HOTEL

N
0 50' 100'

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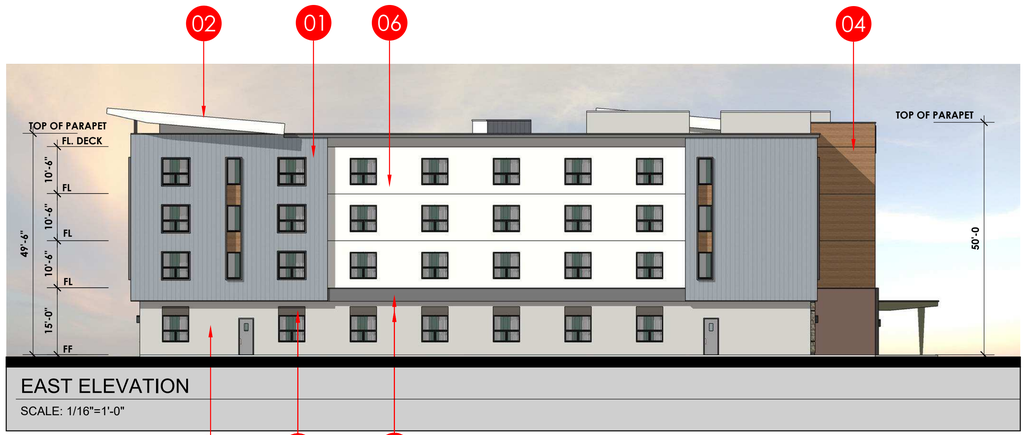


SOUTH ELEVATION

SCALE: 1/16"=1'-0"

KEYNOTES

01	METAL VERTICAL SIDING	11	METAL ROOF SHADE
02	METAL CLADDING FACIA	12	ENTRY CANOPY IN METAL CLAD
03	DECORATIVE TRIM PARAPET	13	SMOOTH STUCCO IN FAKE TRANSOM
04	COMPOSITE WOOD HOR. SIDING	14	METAL PANEL ON BUILT UP TRIM
05	STONE VENEER		
06	STUCCO		
07	COMPOSITE WOOD CEILING SOFFIT		
08	STEEL COLUMN IN METAL CLAD		
09	METAL PANEL SIDING		
10	DECORATIVE WALL LIGHT		



EAST ELEVATION

SCALE: 1/16"=1'-0"



WEST ELEVATION

SCALE: 1/16"=1'-0"



NORTH ELEVATION

SCALE: 1/16"=1'-0"

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT

PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

PARCEL 4 - HOTEL

Architecture. Design. Relationships.

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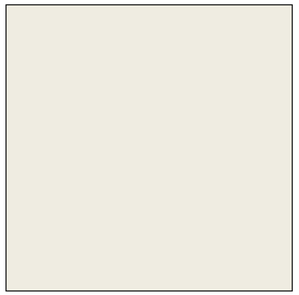
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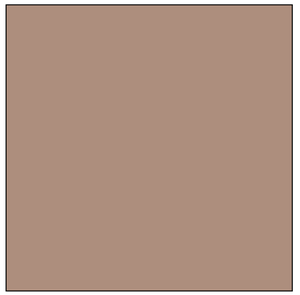
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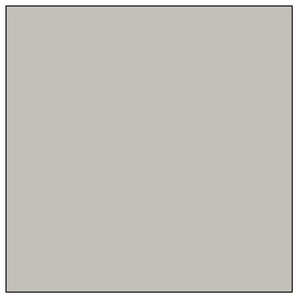
STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR:SW 7551
NAME: GREEK VILLA



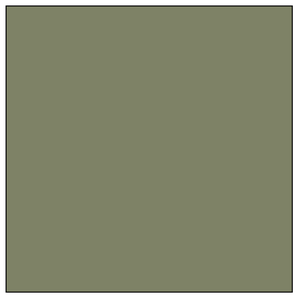
STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR:SW 9081
NAME: REDEND POINT



STONE VENEER
MANUFACTURER: EL DORADO
NAME: EUROPEAN LEDGE LINEN
CUT TYPE: HORIZONTAL



STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR: SW 7649
NAME: SILVER PLATE



METAL CLADDING FINISH
PAINT: SHERWIN WILLIAMS
COLOR: SW 6179
NAME: ARTICHOKE



COMPOSITE WOOD CEILING SOFFIT
MATERIAL : COMPOSITE
COLOR: WOOD GRAIN
NAME: NA



METAL VERTICAL SIDING
MFG: BRIDGERSTEEL
COLOR: OLD TOWN GRAY 24 GAUGE
NAME: V GROOVE PANEL SIDING



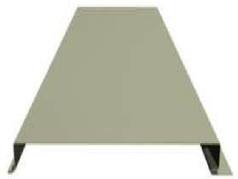
STUCCO FINISH
PAINT: SHERWIN WILLIAMS
COLOR:SW 9620
NAME: PRELUDE



TRIM FINISH
PAINT: SHERWIN WILLIAMS
COLOR:SW 9560
NAME: NIGHT OUT



COMPOSITE WOOD HORIZONTAL SIDING
MATERIAL : COMPOSITE
COLOR: WOOD GRAIN
NAME: NA



METAL VERTICAL SIDING
MFG: AEP SPAN
COLOR:SLATE GRAY
NAME: FLUSH PANEL METAL SIDING

Flush Panel metal siding is ideal for, siding, soffit, fascia, and mechanical screen applications as they have a low profile. This product is a concealed fastened panel available in flat and vented options, which provide a distinct design for any project. Flush Panel is an excellent metal profile for **civic, commercial, retail, and other institutional projects.**



Cool **Slate Gray**

SRI: 33 • LRV: 12

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

COLOR & MATERIALS BOARD

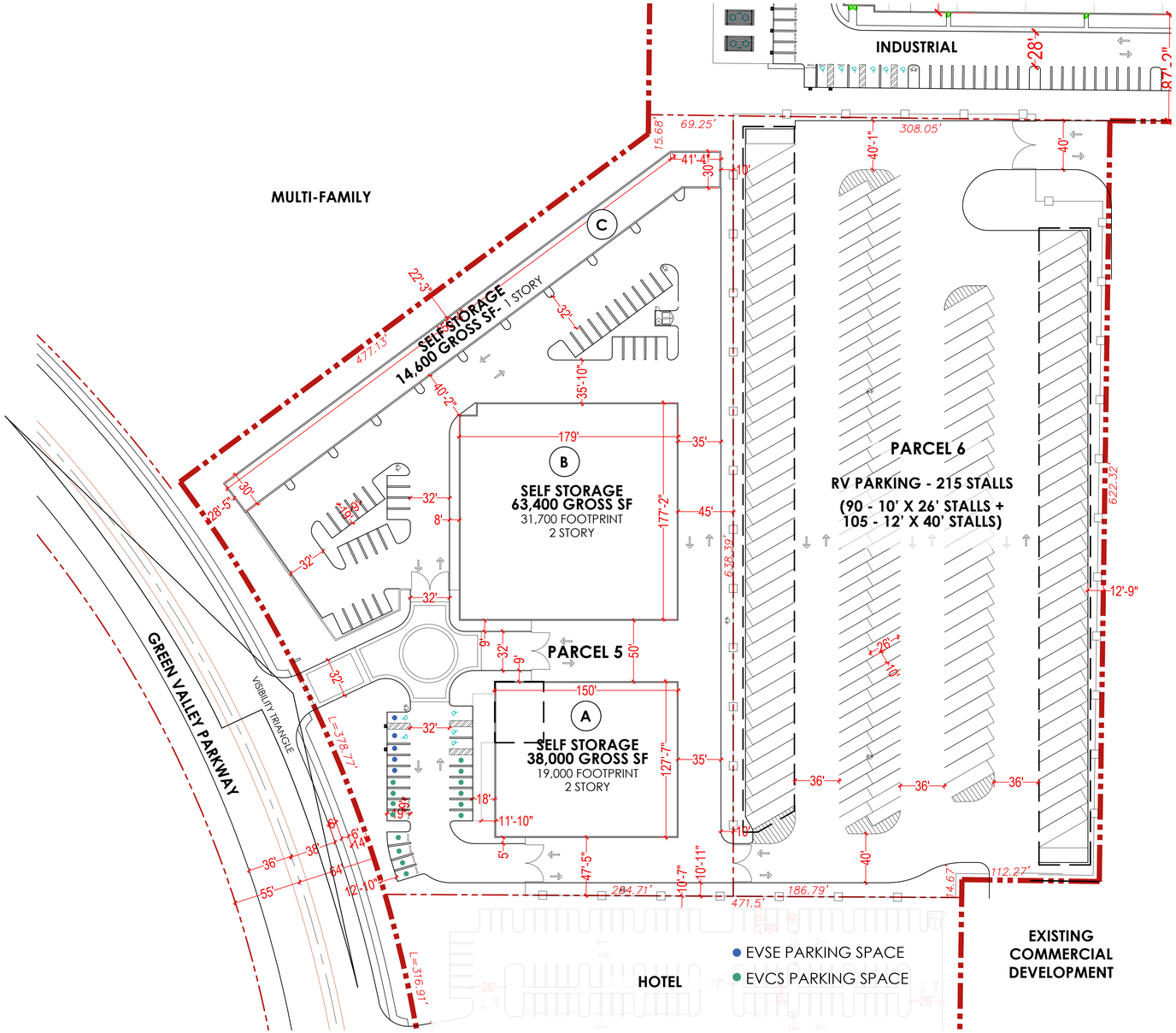
PARCEL 4 - HOTEL

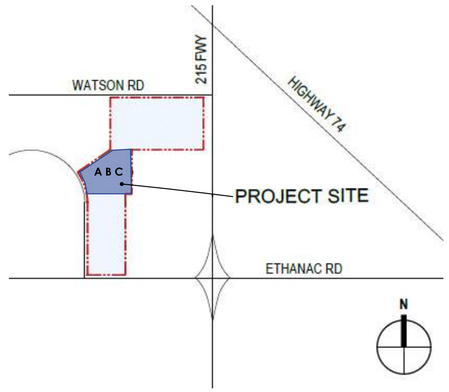
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VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY		
Assessor's Parcel Number	327220044 (Parcels 5 & 6)	
Site Address	Case Road, Perris, CA 92570	
Site Area	± 387,484 Sq.Ft. (±8.89 Acres)	
DEVELOPMENT STANDARDS		
Zoning	Green Valley Specific Plan (GV-BPO) Business Professional Office	
	Required	Proposed
Site Coverage	50% Max.	16.8%
Building Height	50'	34'
Front Yard Setback	10' (Green Valley Pkwy-Arterial)	28'
Side Yard (North)	10' (Multi-family Residential Use)	22'
Side Yard (South)	0' (Non-residential Uses)	47.5'
Rear Yard	0' (Non-residential Uses)	45'
Parking Lot Landscape	15%	16.5%
Standard Parking Dimension	9' X 19'	9' X 19'
Drive Aisle	26'	32'
Fire Lane	20' Min.	20'
Parking Ratio	1 Space/2000 Sq.Ft.=58 Spaces (EVCS Parking=14 Spaces EVSE Parking=5 Spaces ADA Parking=3 Spaces)	60 Spaces (EVCS Parking=14 EVSE Parking=5 ADA Parking=3)
Owner	Richland Communities | 3161 Michelson Dr #425, Irvine, CA 92612	
Architect	Danielian Associates | 60 Corporate Park, Irvine, CA 92606	

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL SITE PLAN

PARCELS 5 & 6 - SELF STORAGE

N
0 50' 100'

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R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	7	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	92	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	4	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	38	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED (1 TREE PER 6 PARKING SPACES; 69÷6) = 12 TREES
TOTAL PARKING LOT TREES PROVIDED = 65
TOTAL TREES @ 36" BOX SIZE = 42 (31.3%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 77 TREES (2295'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 134 TREES

TOTAL LANDSCAPE AREA PROVIDED= 64,025 SQFT. (16.5% OF SITE AREA)

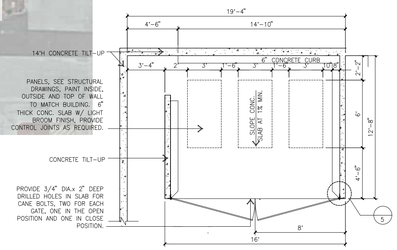
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

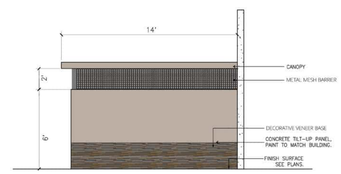
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

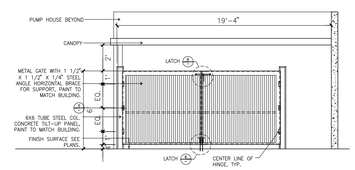
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE

N
0 50' 100'

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN

PARCELS 5 & 6 - SELF STORAGE

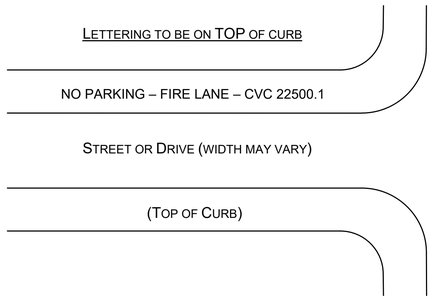
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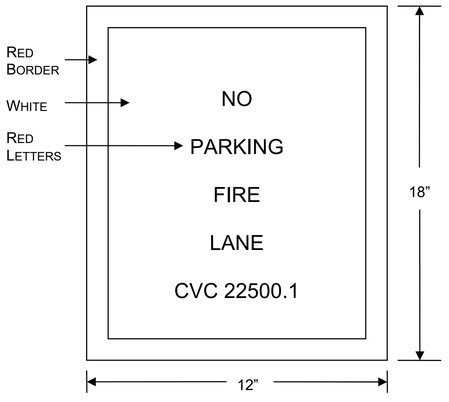
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RIVERSIDE COUNTY FIRE LANE REQUIREMENTS

On streets, driveways, etc., where curbs are installed, curbs shall be painted red and every thirty (30) feet there shall be white letters spelling out “NO PARKING – FIRE LANE – CVC 22500.1”. All letters and numbers shall be a minimum of three (3) inches (See Figure 1).

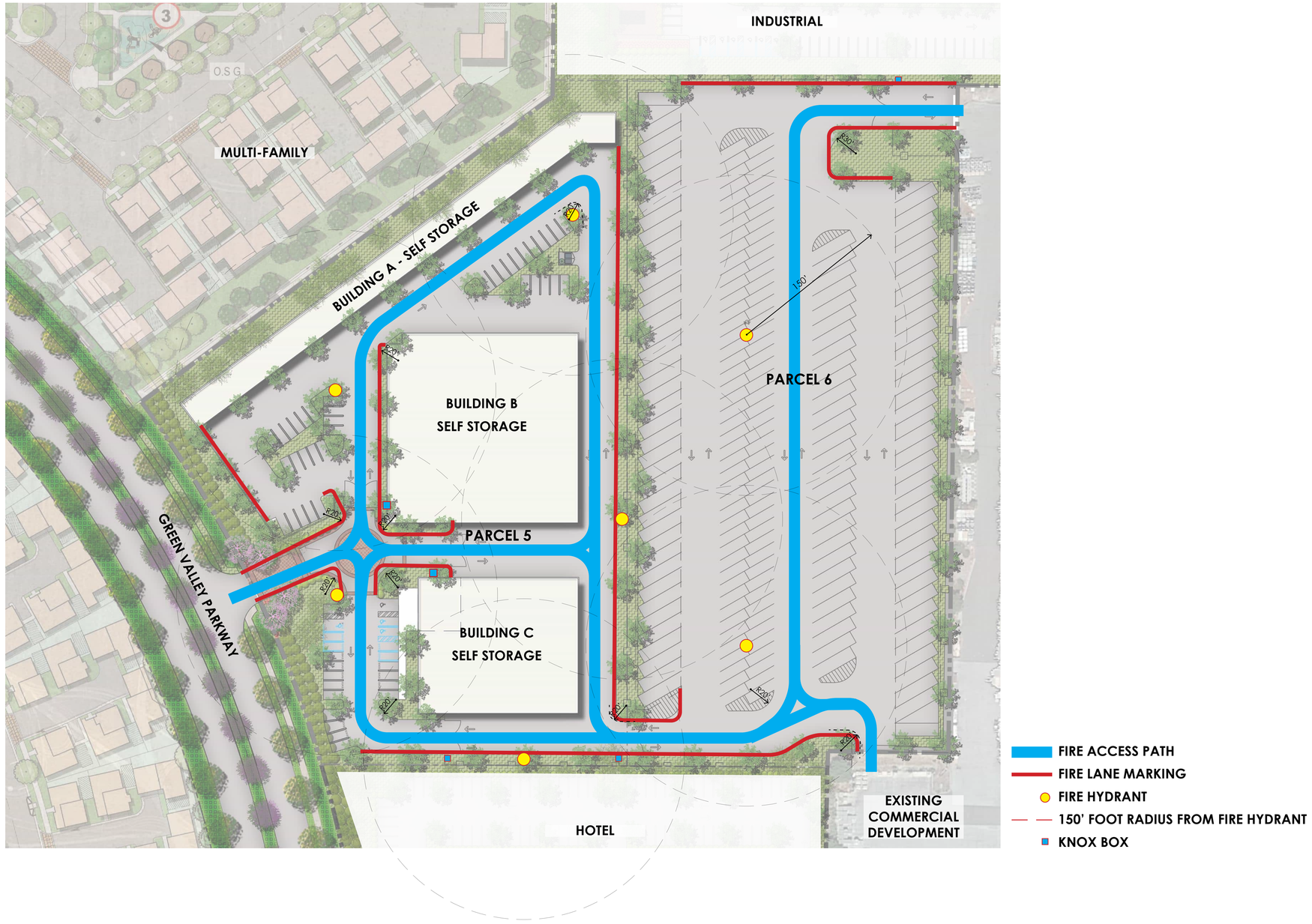


Temporary or permanent “posting” with signs is permitted with positioning of signs designated by the Fire Department. Standard “NO PARKING” sign size shall be used. Signs shall be white with red lettering. “NO PARKING – FIRE LANE – CVC 22500.2”. Signs shall be spaced 30 feet apart (See Figure 6).



CFC §503 COMPLIANCE

FIRE DEPARTMENT ACCESS PROVIDED, IS IN COMPLIANCE WITH CFC § 503 AND CITY OF PERRIS ACCESS GUIDELINE AND ALL APPLICABLE SUBSECTIONS.



RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

FIRE ACCESS PLAN

PARCELS 5 & 6 - SELF STORAGE

N
0 50’ 100’

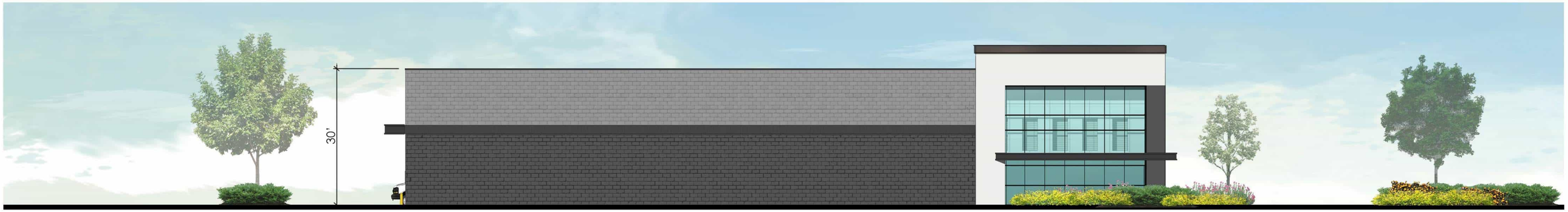
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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

PARCEL 5 BUILDING A - SELF STORAGE

NOT TO SCALE

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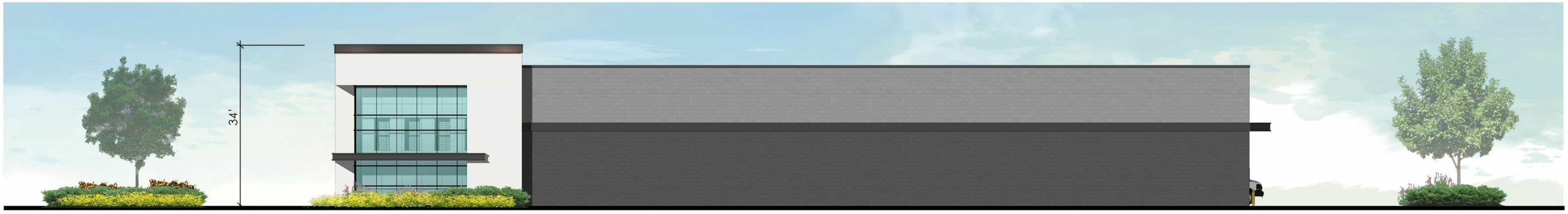
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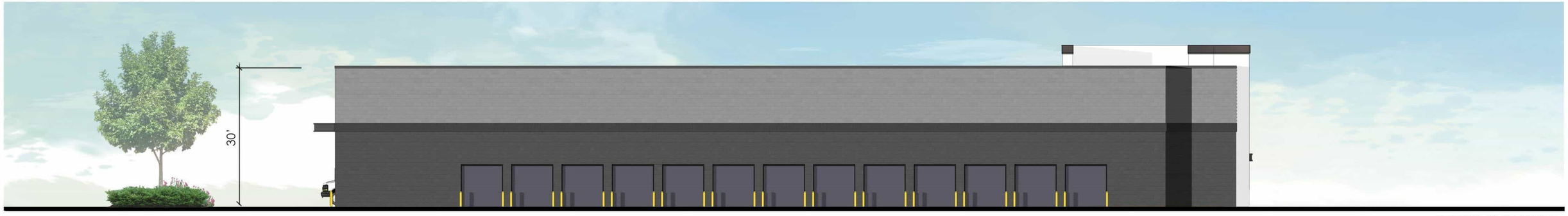
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

PARCEL 5 BUILDING B - SELF STORAGE

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SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
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CONCEPTUAL COLOR ELEVATIONS

PARCEL 5 BUILDING C - SELF STORAGE

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1

PAINT FINISH ON CONCRETE WALL
PAINT : SHERWIN WILLIAMS
COLOR : SW 6553
NAME: HEAVENLY WHITE

2

PAINT FINISH ON HIGH CMU WALLS
PAINT : SHERWIN WILLIAMS
COLOR : SW 0055
NAME: LIGHT FRENCH GRAY

3

PAINT FINISH ON LOWER CMU WALLS
AND CONCRETE CORNERS
PAINT : SHERWIN WILLIAMS
COLOR : SW 7067
NAME: CITYSCAPE

4

ROLL UP DOORS PAINT FINISH
PAINT : SHERWIN WILLIAMS
COLOR : SW 6537
NAME: LUXE BLUE

5

SOFFIT ENTRY CANOPY PAINT FINISH
PAINT : SHERWIN WILLIAMS
COLOR : SW 7551
NAME: GREEK VILLA

6

PAINT FINISH ON WALL TRIM AND STEEL CANOPY
PAINT : SHERWIN WILLIAMS
COLOR : SW 7048
NAME: URBANE BRONZE

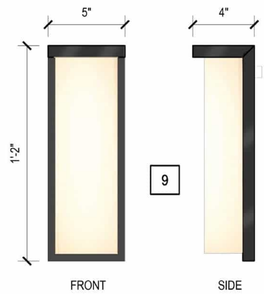
7

METAL PANEL PAINT FINISH
PAINT : SHERWIN WILLIAMS
COLOR : SW 6544
NAME: MESMERIZE

8



METAL PANEL



MODERN FORMS
LEDGE
WS-W1414-14"
FINISH: BK-BLACK
https://www.modernforms.com/product/ledge-4/

WALL SCONCES



WEST ELEVATION

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

COLOR & MATERIALS BOARD

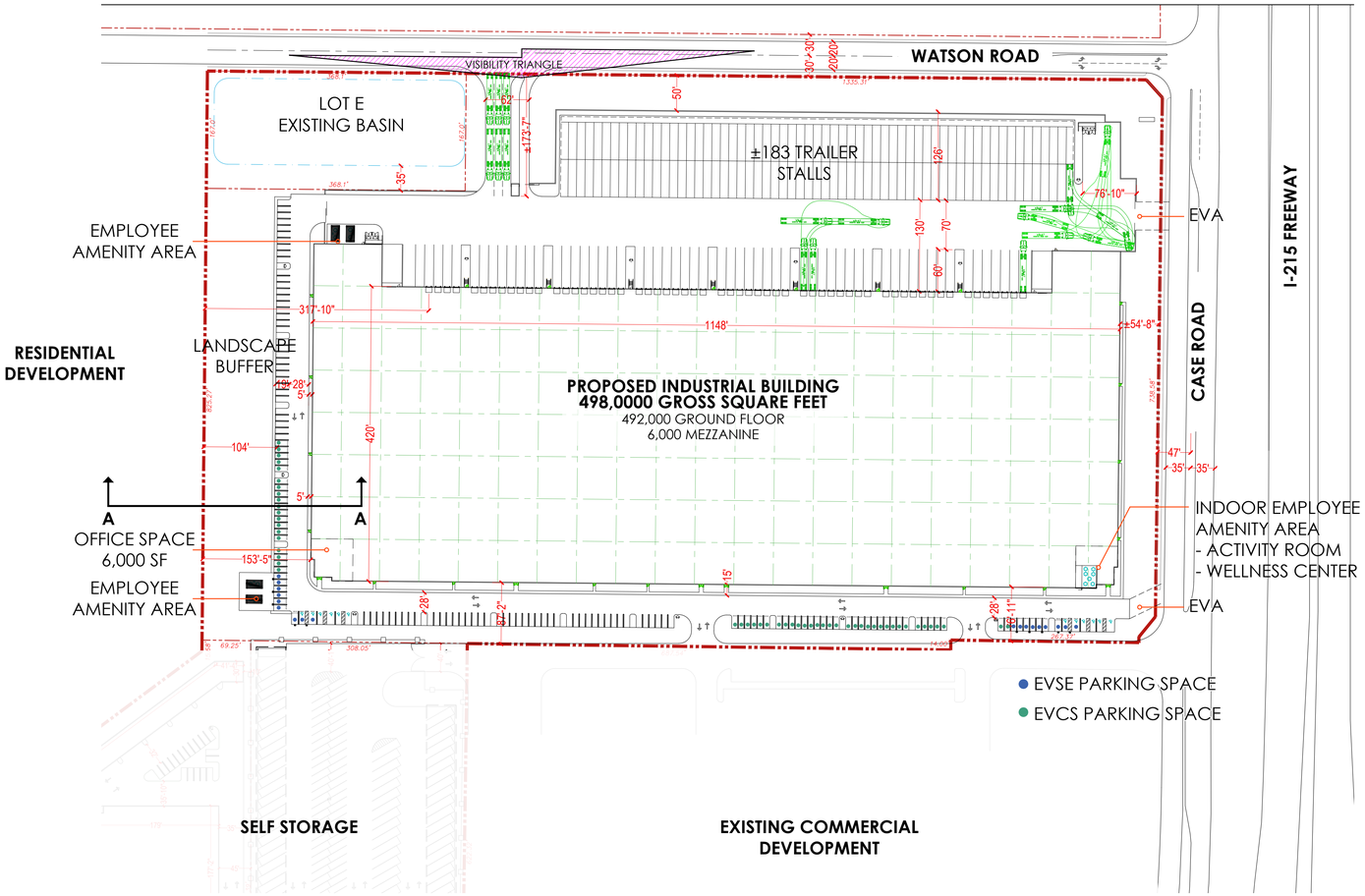
PARCELS 5 & 6 - SELF STORAGE

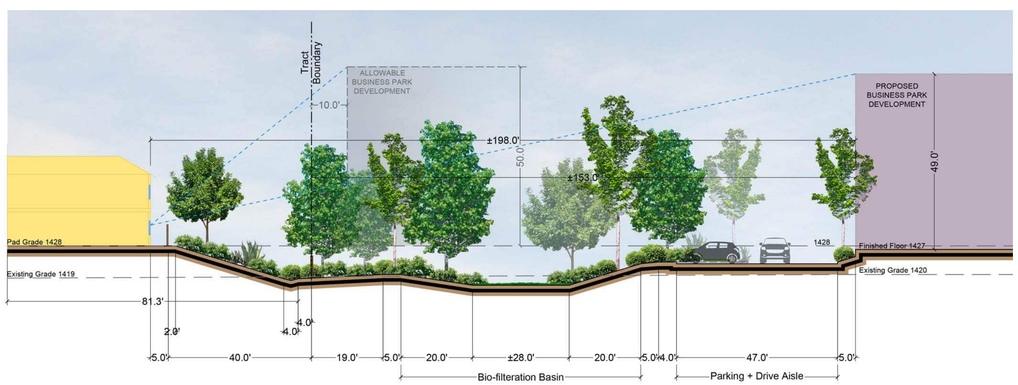
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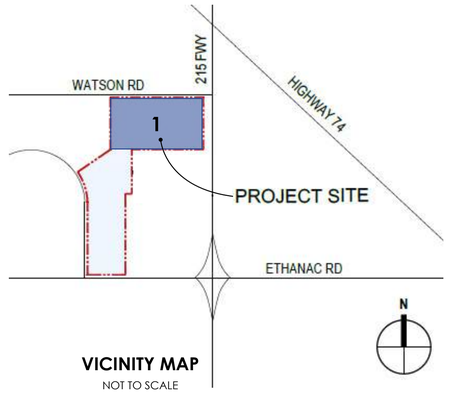
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SECTION A-A: TYPICAL RESIDENTIAL-BUSINESS PARK EDGE
SCALE 1:20



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY		
Assessor's Parcel Number	327220012 & 327220044 (Parcel 7)	
Site Address	Case Road, Perris, CA 92570	
Site Area	± 1,035,538 Sq.Ft. (±23.77 Acres)	
DEVELOPMENT STANDARDS		
Zoning	Green Valley Specific Plan (GV-BPO) Business Professional Office	
	Required	Proposed
Site Coverage	50% Max.	47.5%
Floor Area Ratio	0.50	0.48
Building Height	50'	50'
Side Yard Setback	5'(Watson Rd-Local)	243'
Front Yard	15'(Case Rd-Secondary Arterial)	54'
Rear Yard	0' (Non-residential Uses)	76'
Parking Lot Landscape	15%	17.6%
Standard Parking Dimension	9' X 19'	9' X 19'
Drive Aisle	26'	28'
Fire Lane	20' Min.	20'
Parking Ratio (High Cube Warehouse)	0-20K Sq.Ft.: 1Space/1000 Sq.Ft.=20 Spaces 20-40K Sq.Ft.: 1Space/2000 Sq.Ft.=10 Spaces 40K+ Sq.Ft.: 1Space/5000 Sq.Ft.= 92 Spaces Office Space <10% Included Total=122 Spaces (EVCS Parking=52 Spaces EVSE Parking=18 Spaces ADA Parking=8 Spaces)	159 Spaces (EVCS Parking=52 EVSE PArking=18 ADA Parking=8)
	Trailer Parking:1Space/5000 Sq.Ft.=100 Spaces	183 Spaces
Owner	Richland Communities | 3161 Michelson Dr #425, Irvine, CA 92612	
Architects	Architects Orange |144 N. Orange Street, Orange, CA 92866 Danielian Associates | 60 Corporate Park, Irvine, CA 92606	

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL SITE PLAN

PARCEL 7 - INDUSTRIAL

N
0 100' 200'

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*See section A-A on Sheet A.4: Conceptual Site Plan

R.O.W TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	30	M

R.O.W SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
	ARTEMISIA 'POWIS CASTLE'	POWIS CASTLE SILVER SAGE	5 GAL	L
	HESPERALOE PARVIFLORA 'RED YUCCA'	RED YUCCA	5 GAL	L
	HESPERALOE PARVIFLORA 'YELLOW YUCCA'	YELLOW YUCCA	5 GAL	L
	MUHLENBERGIA CAPILLIARIS	PINK MUHLY	5 GAL	L
	MYOPORUM PARVIFOLIUM 'PUTHA CREEK'	CREEPING MYOPORUM	5 GAL	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY	5 GAL	L
	SALVIA GREGGI 'FURMANS RED'	AUTUMN SAGE	5 GAL	L
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GAL	L

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	84	LOW
	CERCIDIUM 'DESERT MUSEUM' MULTI TRUNK	DESERT MUSEUM PALO VERDE	36" BOX	4	LOW
	ALBIZIA JULIBRISSIN	SILK TREE	36" BOX	19	LOW
	CATALPA SPECIOSA	WESTERN CATALPA	36" BOX	130	LOW

PARKING LOT TREE REQUIREMENTS:
TOTAL PARKING LOT TREES REQUIRED(1 TREE PER 6 PARKING SPACES; 159÷6) = 27 TREES
TOTAL PARKING LOT TREES PROVIDED =84
TOTAL TREES @ 36" BOX SIZE = 153 (64%)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE REQUIRED= 112 TREES (3376'÷30)
TOTAL TREES @ 1/30 LINEAL FEET OF BUILDING FRONTAGE PROVIDED= 234 TREES

TOTAL LANDSCAPE AREA PROVIDED=183,124 SQ.FT. (17.6% OF SITE AREA)

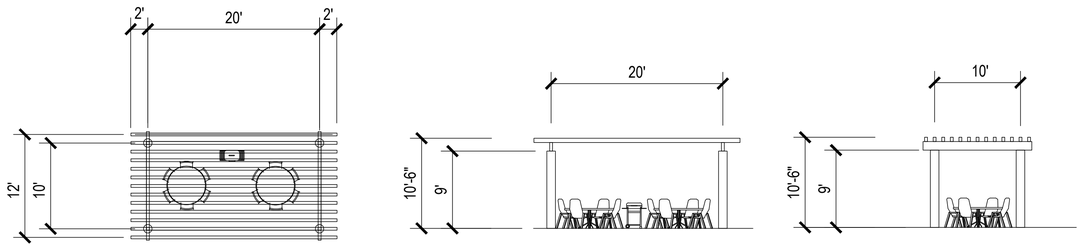
SHRUB / GROUND COVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
1 SHRUB PER 30 SF OF LANDSCAPE, 80% TO BE 5 GALLON OR LARGER				
PARKING LOT SCREENING SHRUBS				
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW
ENHANCED PLANTING				
	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	5 GAL	LOW
	BULBINE FRUTESCENS	BULBINE	1 GAL	LOW
	CHAMAEROPS HUMILIS MULTI TRUNK	MEDITERRANEAN FAN PALM	15 GAL	LOW
	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	1 GAL	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	VERY LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	LOW
TYPICAL PLANTING				
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	VERY LOW
	CAESALPINIA GILLIESII	DESERT BIRD OF PARADISE	5 GAL	LOW
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND BUSH SNAPDRAGON	5 GAL	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY 'EVE CASE'	5 GAL	LOW
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW
	TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	5 GAL	LOW
	LARGE DECORATIVE BOULDERS			

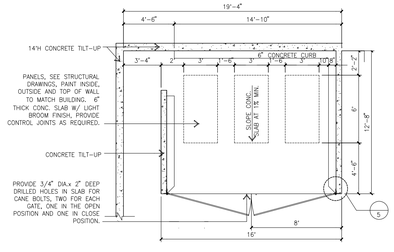
NOTE: ALL PLANTS ARE LOW WATER USE TO COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS CHAPTER 19.70 OF THE ZONING CODE

LANDSCAPE NOTES

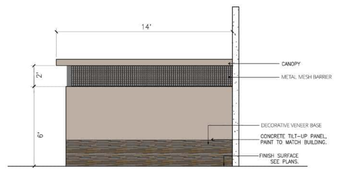
- All LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- LANDSCAPE PLANS COMPLY WITH CITY WATER CONSERVATION REQUIREMENTS IN CHAPTER 19.70 OF THE ZONING CODE



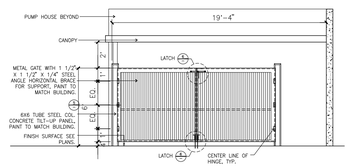
TYPICAL EMPLOYEE AMENITY AREA - PLAN & ELEVATIONS
NOT TO SCALE



TRASH ENCLOSURE - PLAN VIEW
NOT TO SCALE



TRASH ENCLOSURE - SIDE ELEVATION
NOT TO SCALE



TRASH ENCLOSURE - FRONT ELEVATION
NOT TO SCALE

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL LANDSCAPE PLAN

PARCEL 7 - INDUSTRIAL

N
0 100' 200'

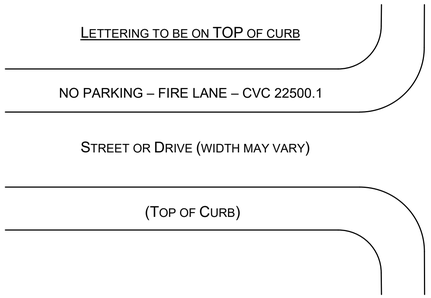
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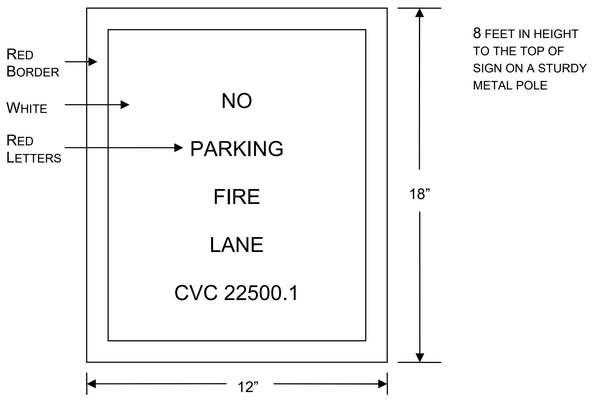
23064.00
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RIVERSIDE COUNTY FIRE LANE REQUIREMENTS

On streets, driveways, etc., where curbs are installed, curbs shall be painted red and every thirty (30) feet there shall be white letters spelling out “NO PARKING – FIRE LANE – CVC 22500.1”. All letters and numbers shall be a minimum of three (3) inches (See Figure 1).

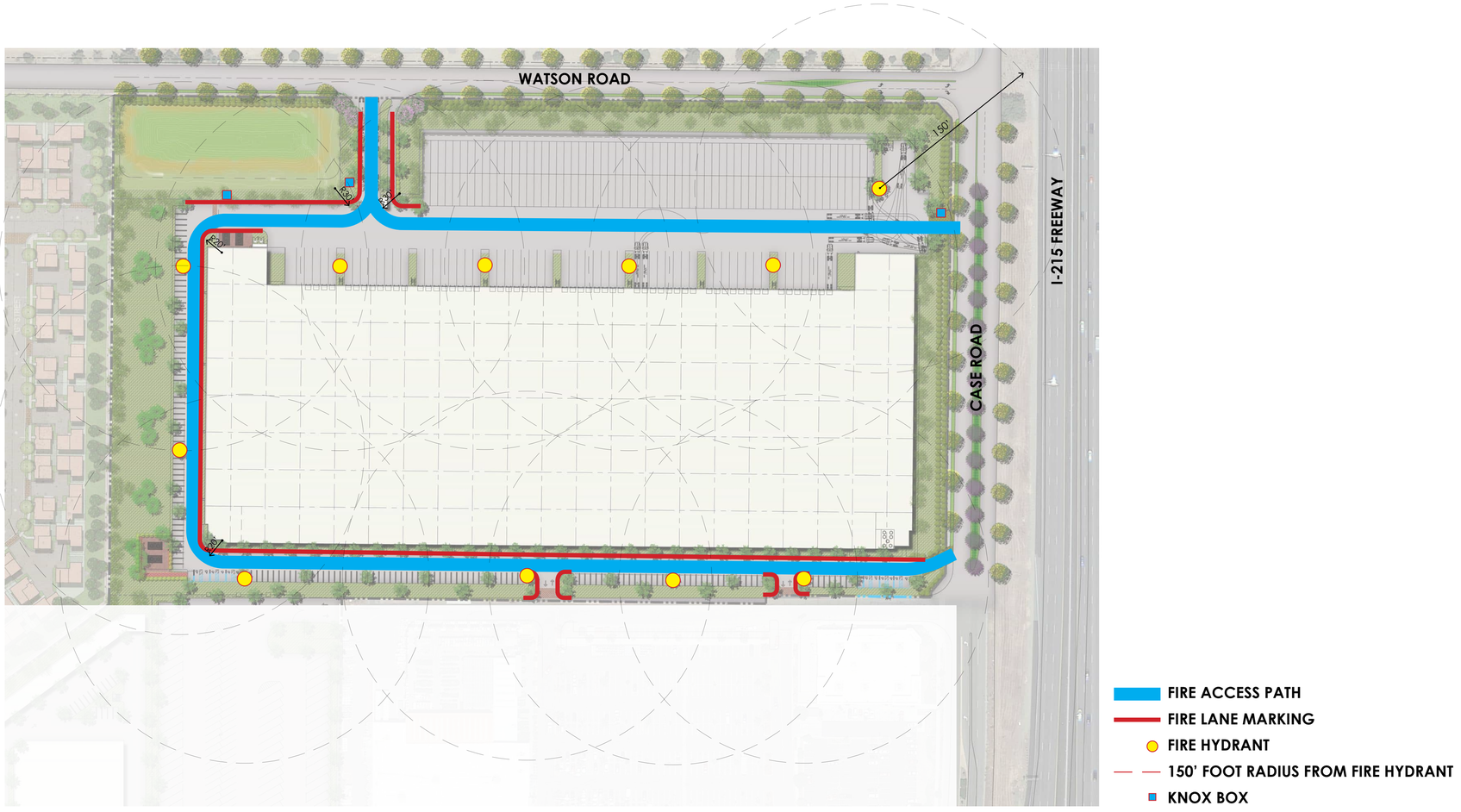


Temporary or permanent “posting” with signs is permitted with positioning of signs designated by the Fire Department. Standard “NO PARKING” sign size shall be used. Signs shall be white with red lettering. “NO PARKING – FIRE LANE – CVC 22500.2”. Signs shall be spaced 30 feet apart (See Figure 6).



CFC §503 COMPLIANCE

FIRE DEPARTMENT ACCESS PROVIDED, IS IN COMPLIANCE WITH CFC § 503 AND CITY OF PERRIS ACCESS GUIDELINE AND ALL APPLICABLE SUBSECTIONS.



RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

FIRE ACCESS PLAN

PARCEL 7- INDUSTRIAL

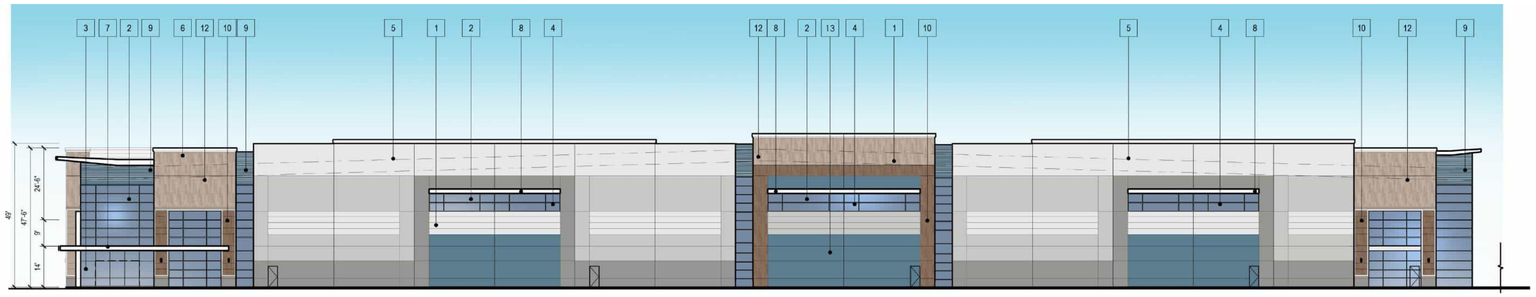
N
0 100’ 200’

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EAST (CASE ROAD) ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

KEY NOTES:

1. CONCRETE TILT-UP PANEL WITH REVEALS
2. BLUE MEDIUM PERFORMANCE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
3. BLUE TINTED LOW-E GLASS WITH HIDDEN MULLIONS OVER WHITE PAINTED CONCRETE PANEL
4. BLUE MEDIUM PERFORMANCE CLERESTORY IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM
5. DASH LINE REPRESENT TOP OF ROOF DIAPHRAGM
6. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW
7. METAL TRELLIS CANOPY
8. C-CHANNEL AWNING 24" PROJECTION
9. METAL PANEL OVER CONCRETE PANEL
10. TILE VENEER LIGHTER COLOR WITH COLOR MATCHING GROUT
11. CLEAR ANODIZED ALUMINUM METAL FIN
12. TILE VENEER DARKER COLOR WITH COLOR MATCHING GROUT
13. TILE VENEER DARKER COLOR WITH COLOR MATCHING GROUT

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

CONCEPTUAL COLOR ELEVATIONS

PARCEL 7 - INDUSTRIAL

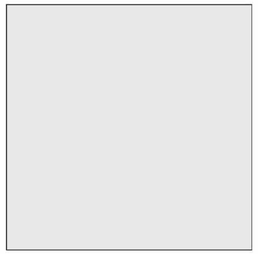
NOT TO SCALE

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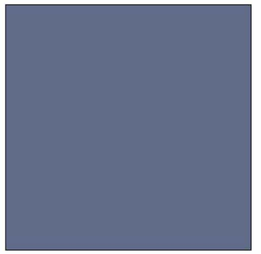
PAINT FINISH ON CONCRETE WALL
PAINT : SHERWIN WILLIAMS
COLOR : SW 6553
NAME: HEAVENLY WHITE



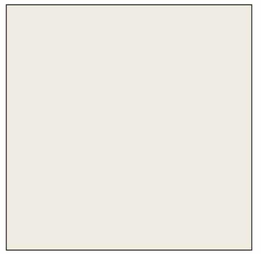
PAINT FINISH ON CONCRETE WALL
PAINT : SHERWIN WILLIAMS
COLOR : SW 0055
NAME: LIGHT FRENCH GRAY



PAINT FINISH ON CONCRETE WALL
PAINT : SHERWIN WILLIAMS
COLOR : SW 7067
NAME: CITYSCAPE



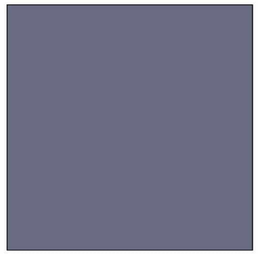
ALUMINUM FRAME PAINT FINISH
PAINT : SHERWIN WILLIAMS
COLOR : SW 6537
NAME: LUXE BLUE



C-CHANNEL AWNING CANOPY PAINT FINISH
PAINT : SHERWIN WILLIAMS
COLOR : SW 7551
NAME: GREEK VILLA



PAINT FINISH ON CONCRETE BASE
PAINT : SHERWIN WILLIAMS
COLOR : SW 7048
NAME: URBANE BRONZE



PAINT FINISH ON CONCRETE WALL
PAINT : SHERWIN WILLIAMS
COLOR : SW 6544
NAME: MESMERIZE



TILE VENEER DARK SHADE
HOMOGENEOUS EXTERIOR TILES
COLOR : WOOD GRAIN DARKER SHADE
NAME: WOOD GRAIN OR ANY TILE BRAND



TILE VENEER LIGHTER SHADE
HOMOGENEOUS EXTERIOR TILES
COLOR : WOOD GRAIN LIGHTER SHADE
NAME: WOOD GRAIN OR ANY TILE BRAND

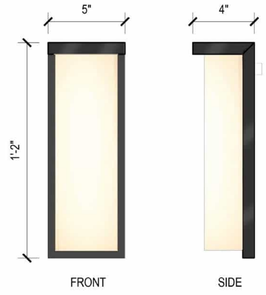
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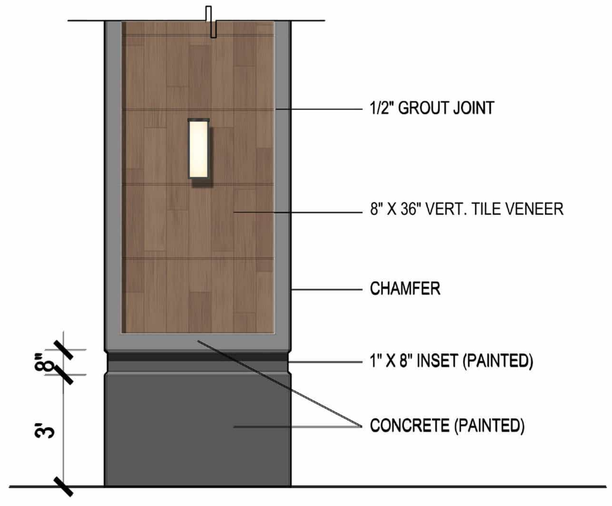
METAL PANEL PAINT FINISH
PAINT : DULUX COLOUR
COLOR : PGI - H3
NAME: CLASS BLUE

METAL PANEL

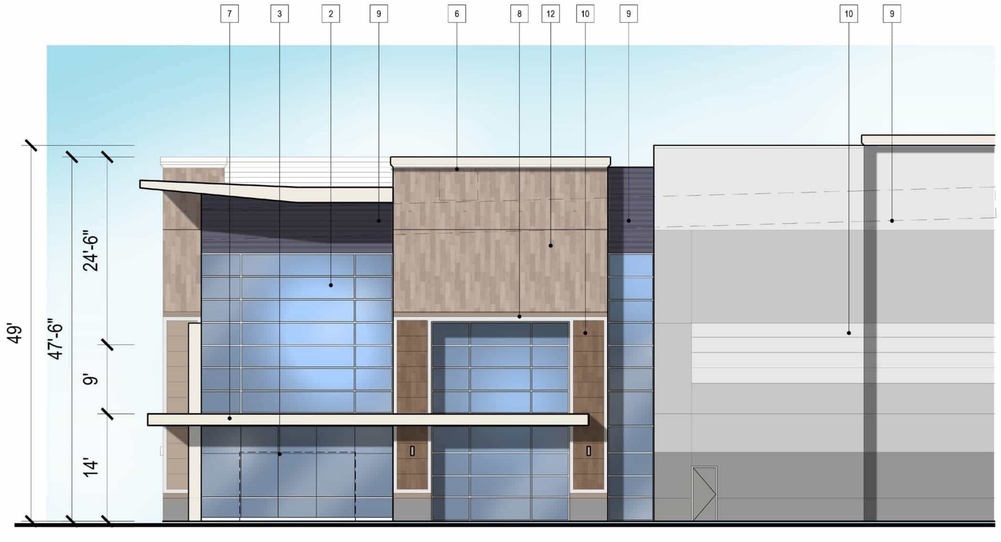


MODERN FORMS
LEDGE
WS-W1414-14"
FINISH: BK-BLACK
https://www.modernforms.com/product/ledge-4/

WALL SCONCES



ENLARGED TILE DETAIL



ENLARGED EAST (CASE ROAD) PARTIAL ELEVATION

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
PERRIS, CA

COLOR & MATERIALS BOARD

PARCEL 7 - INDUSTRIAL

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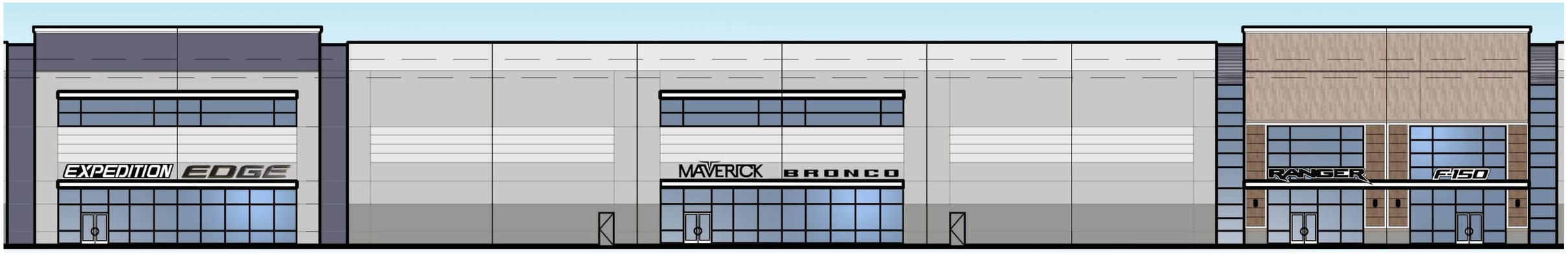
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POSSIBLE TENANT SIGNAGE OPPORTUNITIES







ENLARGED EAST (CASE ROAD) PARTIAL ELEVATION

POSSIBLE BUSINESS PARK SIGNAGE

RICHLAND COMMUNITIES

CASE ROAD MIXED USE DEVELOPMENT
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