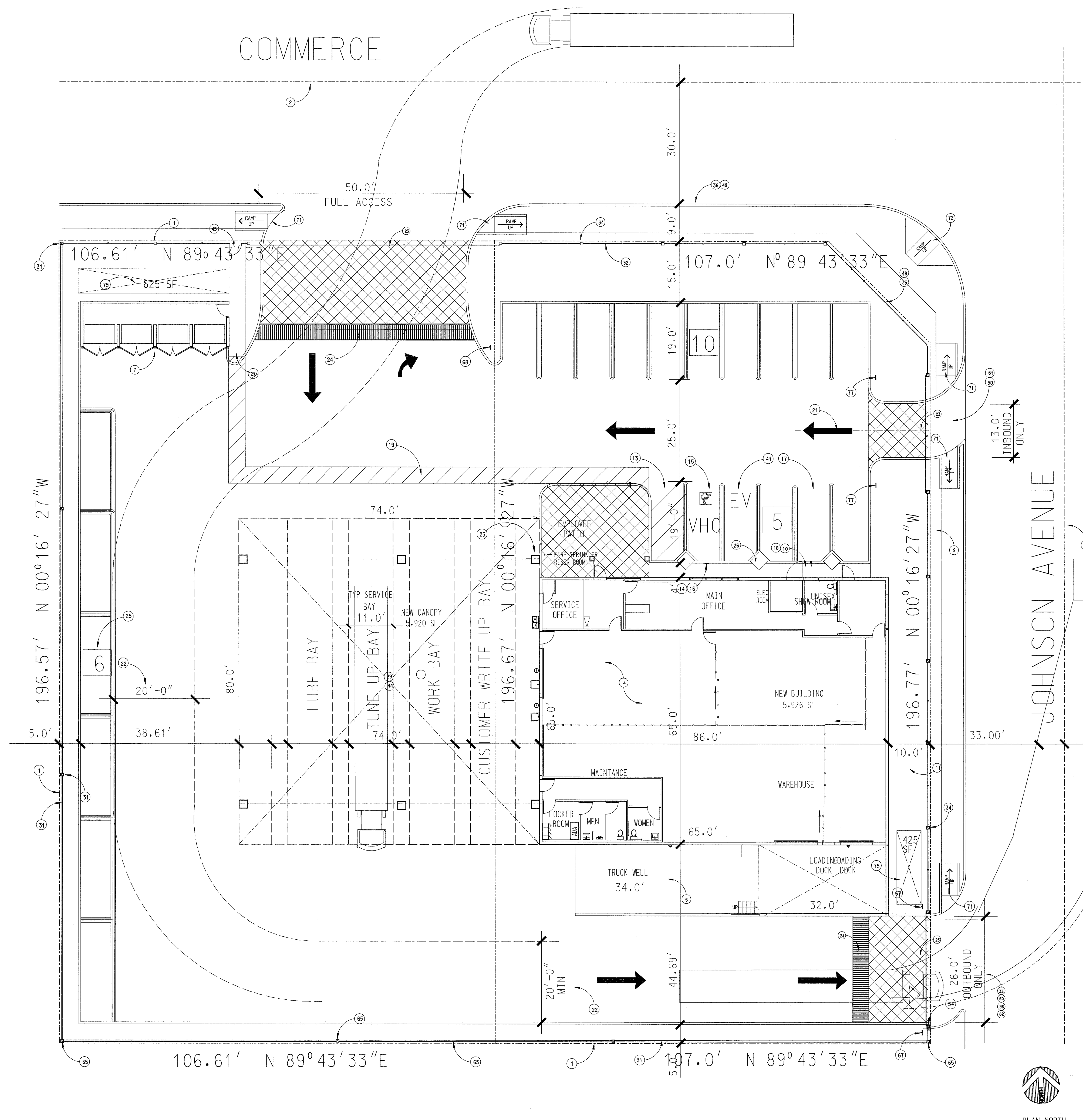


EXHIBIT E
Project Plans



NOTES

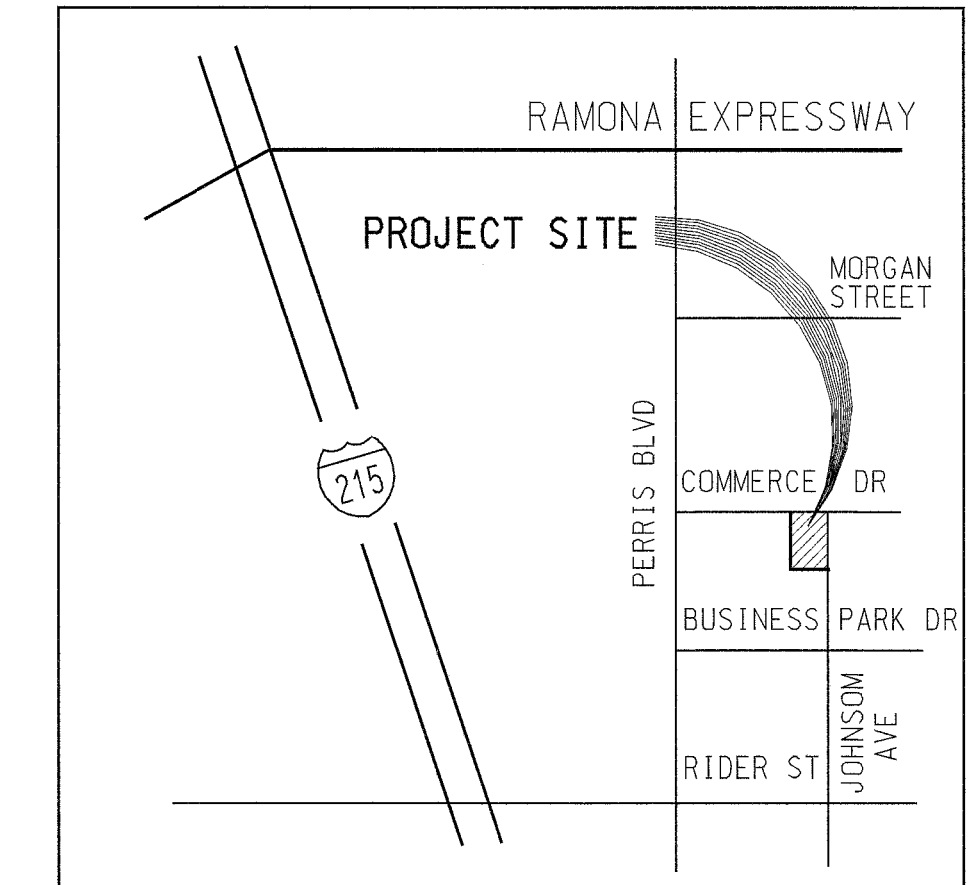
- 1 EXISTING PROPERTY LINE TO REMAIN - PROTECT IN PLACE
- 2 EXISTING CENTER LINE OF COMMERCE DRIVE
- 3 EXISTING CENTER LINE OF JOHNSON AVE
- 4 PROPOSED INDUSTRIAL BUILDING
- 5 PROPOSED TRUCK WELL
- 6 PROPOSED CONCRETE FILLED PIPE BARRIER - REFER TO DETAIL 4/A-1.1
- 7 PROPOSED TRASH ENCLOSURE
- 8 PROPOSED NEW DRIVEWAY
- 9 PROPOSED PUBLIC CONCRETE SIDEWALK TO REMAIN - PROTECT IN PLACE
- 10 PROPOSED CONCRETE SIDEWALK ON SITE
- 11 PROPOSED LANDSCAPE AREA (LS)
- 12 PROPOSED VAN ACCESSIBLE STALL (9'-0" X 20'-0") - REFER TO DETAIL 11/A-1.1
- 13 PROPOSED HANDICAP ACCESSIBLE ASILE (8'-0") - REFER TO DETAIL 12/A-1.1
- 14 PROPOSED STANDARD HC PARKING STALL - REFER TO DETAIL 13/A-1.1
- 15 PROPOSED HANDICAP LOGO PAINTED ON A/C - REFER TO DETAIL 14/A-1.1
- 16 PROPOSED HANDICAP PARKING STALL SIGN - REFER TO DETAIL 6/A-1.1
- 17 PROPOSED STANDARD PARKING STALL
- 18 PROPOSED ADA PATH OF TRAVEL (CONCRETE SIDEWALK) FROM PUBLIC SIDEWALK TO ENTRY DOOR OF TI SUITEREFER TO DETAIL 15/A-1.1
- 19 PROPOSED ADA PATH OF TRAVEL (PAINTED STRIP ACROSS A/C PAVING AT DRIVEWAYS) TO CONNECT THE ADA PATH OF TRAVEL REFER TO DETAIL 15/A-1.1
- 20 PROPOSED ADA RAMP - REFER TO DETAIL 17/A-1.1
- 21 TRAFFIC DIRECTIONAL ARROW - REFER TO DETAIL 16/A-1.1
- 22 FIRE DEPARTMENT ACCESS LANE THRU SITE TO MEET THE FIRE MARSHALL'S REQUIREMENTS
- 23 DECORATIVE PAVEMENT AT DRIVEWAYS (TYP)
- 24 PROPOSED TRAFFIC DRAINAGE GRATE
- 25 LOCATION OF FIRE DEPARTMENT KNOX BOX
- 26 PROPOSED ADA COMPLIANT TRIANGLE TREE GRATE
- 27 PROPOSED WATER LINE
- 28 PROPOSED WALL PACK LIGHT FIXTURE - ELITE FIXTURE METAL HALIDE (BLACK) MOUNTING HT +18'-0"
- 29 PROPOSED GAS STATION SURFACE MOUNTED CANOPY FIXTURE - ELITE FIXTURE 180 WATT LED (BLACK) MOUNT AT UNDERSIDE OF CANOPY
- 30 PROPOSED 6'-0" WIDE CONCRETE SIDE WALK
- 31 PROPOSED 14'-0" HIGH CONCRETE BLOCK ALONG INTERIOR PROPERTY LINES
- 32 PROVIDE 8'-0" HT WROUGHT IRON FENCE ALONG STREET FRONTAGE
- 33 PROVIDE 8'-0" HIGH SLIDING WROUGHT IRON GATE WITH VIEW-OBSCURING METAL MESH MESH MATERIAL SECURED TO THE BACK SIDE OF THE GATES TO SCREEN LOADING DOCK AREA FROM THE PUBLIC STREET
- 34 PROVIDE 8'-0" HIGH MASONRY PILLASTER WITH 8'-0" WROUGHT IRON
- 35 PROVIDE PROPERTY LINE CORNER CUT OFF FOR DEDICATION PER COUNTY OF RIVERSIDE STANDARD NO. 805
- 36 THE EXISTING PAVEMENT ON COMMERCE DRIVE AND JOHNSON AVE ALONG THE PROPERTY LINE PROPERTY FRONTAGE SHALL BE ANALYZED AND SHALL BE REMOVED AND REPAIRED AND REPLACED IF SUBSTANDARD. IF THE EXISTING PAVEMENT IS IN GOOD CONDITION THE DEVELOPER / PROPERTY OWNER MAY USE GRIND AND OVERLAY TECHNIQUE AS DETERMINED BY THE CITY ENGINEER.
- 37 ALL EASEMENTS AND / OR RIGHT-OF-WAYS SHALL BE OFFERED FOR DEDICATION TO THE PUBLIC OR OTHER APPROPRIATE AGENCY IN PERPETUITY AND SHALL CONTINUE IN FORCE UNTIL THE CITY OR APPROPRIATE AGENCY ACCEPTS OR ABANDS SUCH OFFER. ALL DEDICATIONS SHALL BE FREE FROM ALL ENCROACHMENTS AS APPROVED BY THE CITY ENGINEER.
- 38 THE SOUTHERLY DRIVE WAY ON JOHNSON AVENUE SHALL BE DESIGNATED FOR TRUCK ACCESS ONLY AND SHALL BE LEFT TURN IN ONLY
- 39 THE WESTERLY DRIVEWAY ON COMMERCE DRIVE SHALL BE DESIGNATED FOR TRUCK ACCESS ONLY SHALL BE LEFT TURN - IN ONLY
- 40 THE DRIVEWAY SHALL BE PER COUNTY OF RIVERSIDE STANDARD NO. 207A AND SHALL INCLUDE WET SET CONCRETE TRUNCATED DOMES PER ADA STANDARDS.
- 41 PROPOSED EV PARKING STALL TO MEET CBC STANDARDS

303-275-043 AND 303-275-042

ACCESSORS PARCEL NUMBERS

PER MAP RECORDED IN BOOK 239, PAGES 6-9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION



VICINITY MAP

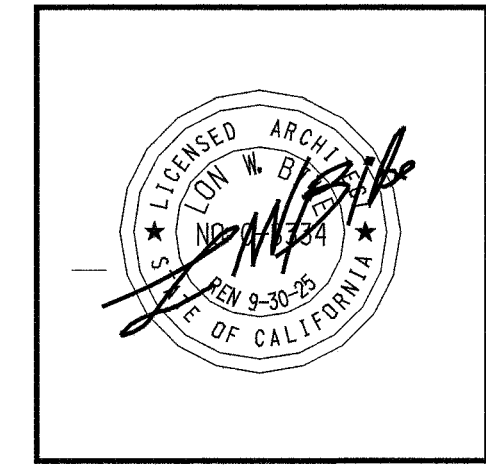
at³
 at³ associates, inc.
 dba
 Architectural Team Three
 23905 Clinton Keith Road
 Suite 114
 Wildomar, California 92595
 telephone (951) 800-5798
 fax (951) 800-1915

OWNER
 COMMERCIE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

INDUSTRIAL BUILDING FOR TRUCK TIRE FACILITY
 00000 COMMERCE
 PERRIS, CALIFORNIA

DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 06-29-21 |
| CLIENT REVIEW | 08-05-21 |
| CLIENT REVIEW | 09-17-21 |
| PLANNING SUBMITTAL | 09-23-23 |
| PLANNING SUBMITTAL | 05-05-24 |
| 1ST PLAN CHECK | |



PROJECT NO.
21-1901

SHEET
A-1

PROJECT DATA

| | |
|--|-------------------------|
| SITE AREA | |
| GROSS SITE AREA | 42,063 SF |
| NET SITE AREA | 38,063 SF |
| BUILDING AREA: NEW INDUSTRIAL BUILDING | 8,000 SF |
| NEW CANOPY STRUCTURE | 5,900 SF |
| TOTAL | 13,900 SF |
| PER CENT SITE COVERAGE: | 7.2 % |
| EXISTING TYPE OF CONSTRUCTION: | TYPE VB |
| PARKING EQUIRED | 21-32 PARKING STALLS |
| PARKING REQUIRED: | |
| OFFICE 1010 / 200 = | 3.26 STALLS |
| WAREHOUSE 6-960 / 1-000 | 6.96 STALLS |
| LOBBY BAY | 3 STALLS |
| TONE-UP BAY | 3 STALLS |
| TIRE CHANGE BAY | 5 STALLS |
| CUSTOMER WAITING BAY | 0 STALLS |
| TOTAL: | 22 STALLS |
| LANDSCAPE: PROVIDED | 12,489 SF |
| LANDSCAPE: REQUIRED | |
| EASEMENT ADJACENT TO STREET | 2,100 SF |
| PERIMETER LANDSCAPE AREA: | REFER TO LANDSCAPE DRWG |
| PARKING LOT LANDSCAPE AREA: | REFER TO LANDSCAPE DRWG |
| TOTAL | REFER TO LANDSCAPE DRWG |
| EXISTING ZONING: | LT LIGHT INDUSTRIAL |
| FAR | 5.87 |

PLAN CHECK CORRECTIONS

DENNIS GRUBB AND ASSOCIATES
APRIL 16, 2024

- 101 THE PROJECT SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH BY THE CALIFORNIA CODE OF REGULATIONS TITLE 24 PARTS 1-12 RESPECTIVELY
REFER TO ALL SHEETS FOR CORRECTIONS
- 102 THE ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 1 THROUGH 12, AND THE PERRIS MUNICIPAL CODE SHALL APPLY AT THE TIME ARCHITECTURAL PLANS ARE SUBMITTED FOR CONSTRUCTION PERMITS.
REFER TO ALL SHEETS FOR CORRECTIONS
- 102 THE ADOPTED EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 1 THROUGH 12, AND THE PERRIS MUNICIPAL CODE SHALL APPLY AT THE TIME ARCHITECTURAL PLANS ARE SUBMITTED FOR CONSTRUCTION PERMITS.
REFER TO SHEET NOLF01 FOR CORRECTIONS
- 103 PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, A FIRE DEPARTMENT ACCESS PLAN SHALL SUBMITTED FOR THE CITY OF PERRIS FOR REVIEW AND APPROVAL. THE FIRE DEPARTMENT ACCESS PLAN SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED BY THE CITY OF PERRIS GUIDELINE
REFER TO FIRE FLOW TEST
- 104 PRIOR TO THE ISSUANCE OF GRADING PERMIT, A FIRE DEPARTMENT ACCESS PLAN BE SUBMITTED TO THE CITY OF PERRIS FOR REVIEW AND APPROVAL. THE FIRE DEPARTMENT ACCESS PLAN SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED BY THE CITY OF PERRIS GUIDELINE FOR FIRE DEPARTMENT ACCESS AND WATER REQUIREMENTS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT, AND THE CALIFORNIA FIRE CODE, CHAPTER 5.
REFER TO FIRE FLOW TEST
- 105 PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, EVIDENCE OF SUFFICIENT FIRE FLOW OF 1500 GPM FOR 2 HOURS SHALL BE PROVIDED TO THE CITY OF PERRIS. CITY OF PERRIS BUILDING AND FIRE MARSHALL WATER AVAILABLE/FIRE FLOW FORM SHALL BE UTILIZED.
REFER TO FIRE FLOW REPORT
- 106 A FIRE DEPARTMENT ACCESS ROAD COMPLYING WITH THE CFC, CHAPTER 5 AND THE APPROVED FIRE DEPART ACCESS PLANS SHALL BE INSTALLED PRIOR TO BUILDING CONSTRUCTION.
REFER TO SHEET NOLF01
- 107 ALL REQUIRED FIRE HYDRANTS SHALL BE READILY VISIBLE AND IMMEDIATELY ACCESSIBLY. A CLEAR SPACE OF NOT LESS THAN 3 FEET SHALL BE ALWAYS MAINTAINED.
REFER TO SHEET NOLF01, NOTE NOLF07
- 108 THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE LOCATED WITHIN 100 FT OF A PUBLIC FIRE HYDRANT. THE FIRE HYDRANT SHALL BE ON THE SAME SIDE OF THE STREET. A VEHICLE ACCESS ROADWAY/APPROACH SHALL NOT BE PLACED BETWEEN THE FDC AND THE FIRE HYDRANT.
REFER TO SHEET NOLF01
- 109 PRIOR TO CONSTRUCTION A TEMPORARY ADDRESS SIGN SHALL BE POSTED AND CLEARLY VISIBLE FROM THE STREET.
REFER TO SHEET NOLF01
- 110 THE PERMANENT BUILDING ADDRESS SHALL BE PROVIDED AND EITHER INTERNALLY OR EXTERNALLY LIT DURING HOURS OF DARKNESS. THE ADDRESS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND COMPLY WITH CALIFORNIA FIRE CODE SECTION 501.1 FOR SIZE AND COLOR.
REFER TO SHEET NOLF01
- 111 THE BUILDING SHALL BE PROVIDED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13. CONSTRUCTION PLANS SHALL SUFFICIENT FOR REVIEW AND APPROVAL TO THE CITY OF PERRIS PRIOR TO INSTALLATION.
REFER TO SHEET NOLF01
- 112 PRIOR TO BUILDING FINAL THE BUILDING SHALL BE PROVIDED WITH A KNOX BOX KEY BOX LOCATED NO MORE THAN SEVEN FEET ABOVE THE FINISHED SURFACE AND NEAR THE MAIN ENTRANCE DOOR.
REFER TO SHEET NOLF01, NOTE NOLF05
- 113 CITY OF PERRIS APPROVAL SHALL BE OBTAINED PRIOR TO THE STORAGE AND/OR USE OF HAZARDOUS MATERIALS AS DEFINED BY THE CALIFORNIA FIRE CODE.
REFER TO SHEET NOLF01
- 114 CITY OF PERRIS APPROVAL SHALL BE OBTAINED PRIOR TO ANY HIGH PILE STORAGE (HPS) AS DEFINED BY THE CFC.
REFER TO SHEET NOLF01
- 115 PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT A CITE OF PERRIS CHEMICAL CLASSIFICATION DISCLOSURE SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. ALL HAZARDOUS MATERIALS AS DEFINED BY THE FIRE CODE THAT WILL EITHER BE STORED OR USED AT THE FACILITY SHALL BE DISCLOSED.
REFER TO SHEET NOLF01

PLAN CHECK CORRECTION →

PLAN CHECK RESPONSE ←

NOTES

- 42 THE PROPOSED STRUCTURE CAN NOT BE BUILT ACROSS ANY PROPERTY LINES. THE PARCEL MAP WILL HAVE TO BE RECORDED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS. REFER TO PARCEL MAP PLAN CHECK SUBMITTAL NO. 22-05143 ON 8-3-23
- 43 PRIOR TO ISSUANCE OF BUILDING / CONSTRUCTION PERMITS THE FOLLOWING ITEMS SHALL BE COMPLETED / OR SUBMITTED AS APPLICABLE:
 - A. THE PROPOSED STRUCTURE CANNOT BE BUILT ACROSS ANY PROPERTY LINE.
 - B. ROUGH GRADING COMPLETED
 - C. COMPACTION REPORT
 - D. PAD ELEVATION CERTIFICATION
 - E. ROUGH GRADE INSPECTION SIGN OFF
- 44 THE BUILDING AND CANOPY STRUCTURE SHALL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER NFPA 13
- 45 PROVIDE AN ADA COMPLIANT ENTRY GATE FOR THE SIDE WALK.
- 46 PROPOSED FIRE DEPARTMENT FDC
- 47 THE DEDICATIONS SHALL BE OFFERED TO THE PUBLIC IN PERPETUITY AND SHALL BE FREE FROM ALL ENCUMBRANCES AS APPROVED BY THE CITY ENGINEER.
- 48 CORNER CUTBACKS SHALL BE DEDICATION PER COUNTY OF RIVERSIDE STANDARD NO. 805
- 49 EXISTING STREET PAVEMENTS ALONG THE PROPERTY FRONTAGE SHALL BE ANALYSED AND SHALL BE REMOVED AND REPLACED IF SUBSTANDARD AS DIRECTED BY THE CITY ENGINEER.
- 50 DRIVEWAYS SHALL BE PER COUNTY OF RIVERSIDE STANDARD NO. 207A AND SHALL INCLUDE WET-SET TRUNCATED DOWNS PER ADA STANDARDS
- 51 A CONCEPTUAL GRADING PLAN ALONG WITH A DRAINAGE REPORT PER THE CITY OF PERRIS AND RCFD STANDARDS, SHALL BE SUBMITTED FOR REVIEW.
- 52 THE PROJECT'S GRADING SHALL BE IN A MANNER TO PERPETUATE EXISTING DRAINAGE PATTERNS.
- 53 PROVIDE EASTERN MUNICIPAL WATER DISTRICT, (EMWD) WATER AND SEWER WILL SERVER LETTERS.
- 54 THE PROJECT SITE IS LOCATED WITHIN THE LIMITS OF PERRIS VALLEY AREA DRAINAGE PLAN (ADP) FOR WHICH DRAINAGE FEES HAVE BEEN ADOPTED BY THE CITY OF PERRIS. DRAINAGE FEES SHALL BE PAID AS SET FORTH UNDER THE PROVISIONS OF THE "RULES AND REGULATIONS OF ADMINISTRATION OF AREA DRAINAGE PLAN".
- 55 THE DEVELOPER / PROPERTY OWNER SHALL SIGN THE CONSENT AND WAIVER FORM TO JOIN THE CITY'S LIGHTING AND LANDSCAPE MAINTENANCE DISTRICT (LLMD) AND CITY'S FLOOD CONTROL DISTRICT, AS APPLICABLE. THE PROPOSED STREET LIGHTS AND TRAFFIC SIGNAL SHALL BE MAINTAINED BY THE CITY AND COST PAID BY THE DEVELOPER / PROPERTY OWNER THROUGH THE SAID ANNEXATION.
- 56 A TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE SUBMITTED FOR REVIEW. THE EXTENT OF ENSUING STREET IMPROVEMENTS AND TRAFFIC CONTROLS PROVIDED I.E. OFF-SITE STREET STREET WIDENING, INTERSECTION IMPROVEMENTS SUCH AS HARDWARE UPGRADE, VIDEO DETECTION, SYNCHRONIZATION, TRAFFIC SIGNAL INSTALLATION, A TRAFFIC SCOPING AGREEMENT AND A VMT ANALYSIS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO SUBMITTING THE TRAFFIC IMPACT ANALYSIS PER THE CITY GUIDELINES.
- 57 THE TIA REPORT SHALL ALSO INVESTIGATE ON SIGHT STACKING, OFFSITE QUEUING, AND RECOMMENDED CONTROL AT EACH DRIVEWAY.
- 58 COMINGLING OF TRUCK AND AUTO ACCESS TO AND FROM PROJECT SITE AS WELL AS ON-SITE TRUCK AND AUTO TRAFFIC IS PROHIBITED.
- 59 TRUCK ACCESS SHALL BE LIMITED TO I-215 / HARLEY KNOX BOULEVARD INTERCHANGE, HARLEY KNOX BOULEVARD, REDLANDS AVENUE, SINCLAIR STREET, JOHNSON AVENUE, AND COMMERCE DRIVE OR ALTERNATIVE, FROM I-215 / PLACENTIA AVENUE INTERCHANGE, PLACENTIA AVENUE, INDIAN AVENUE, MORGAN STREET, SINCLAIR STREET, JOHNSON AVENUE, AND COMMERCE DRIVE.
- 60 TRUCK ACCESS TO AND FROM PERRIS BOULEVARD AND RAMONA EXPRESSWAY IS PROHIBITED.
- 61 THE NORTHERLY DRIVEWAY ON JOHNSON AVENUE SHALL BE FOR AUTO ACCESS ONLY AND SHALL NOT EXCEED 13 FEET IN WIDTH (ONE WAY ACCESS)
- 62 THE SOUTHERNLY DRIVEWAY ON JOHNSON AVENUE SHALL BE DESIGNATED FOR TRUCK ACCESS ONLY AND MOVEMENT SHALL BE RESTRICTED TO RIGHT IN / LEFT-OUT ONLY.
- 63 THE TRUCK ACCESS DRIVEWAY ON COMMERCE DRIVE SHALL BE RESTRICTED TO LEFT-IN RIGHT-OUT MOVEMENTS ONLY.
- 64 PROPOSED TYRUBCK WELL AREA SHALL BE 4'-0" BELOW ADJACENT DRIVEWAY
- 65 PROPOSED 8'-0" HT PILASTER AT 75'-0" OVC THIS WALL TYP
- 66 LEFT TURN OUT ONLY SIGN AS SHOWN
- 67 RIGHT TURN OUT ONLY SIGN AS SHOWN
- 68 INDICATES LOCATION OF SIGN "NO TRUCKS BEYOND THIS POINT"
- 69 PROPOSED PARALLEL PARKING STALLS (EMPLOYEE PARKING)
- 70 PROPOSED ADA RAMP IN PUBLIC SIDEWALK
- 71 ADA COMPLIANT CURB RAMP
- 72 ADA COMPLIANT DIAGONAL CURB RAMP
- 73 PROPOSED GUARD/HAND RAIL ALONG TRUCK WELL RETAINING RAIL AS SHOWN
- 74 PROPOSED WALL PACK LIGHT FIXTURES - REFER TO SITE PHOTOMETRIC LIGHTING PLAN
- 75 PROPOSED BIOSWALE TO BE CONSTRUCTED PER CITY REQUIREMENTS
- 76 PROPOSED MECHANICS PIT
- 77 PROPOSED FIRE HYDRANT LOCATION - REFER TO CIVIL DRAWINGS
- 78 THE SOUTHERNLY DRIVEWAY HALL ON JOHNSON AVE. SHALL HAVE A RETURN CURB DESIGN FOR DEVELOPMENT/DESIGN STANDARDS REFER TO CHAPTER 19.02, 19.36, 19.69 AND 19.70, IN THE CITY OF PERRIS MUNICIPAL CODE.

UTILITY PURVEYORS

| | |
|-------------------|--|
| TRASH | 2270 TRUMBUE ROAD PERRIS, CA 951-928 3777 |
| TELEPHONE COMPANY | 527 N. SAN JACINTO HEMET, CA 800-990 7788 |
| FIRE DEPARTMENT | 527 N. SAN JACINTO HEMET, CA 800-990 7788 |
| | C.R. & R. INC 1706 GOOTH ROAD PERRIS, CA 800-755 8112 |
| | VERIZON |
| | PERRIS FIRE DEPARTMENT |



at³ associates, inc.
dba
Architectural Team Three
28905 Clinton Keith Road
Suite 114
Wildomar, California 92595

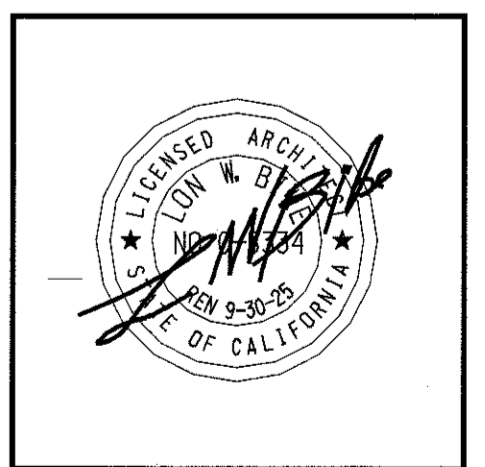
telephone (951) 800-6793
fax (951) 800-1915

OWNER
COMMERCE, LLC
9822 PANGBORN AVE
DOWNEY, CALIFORNIA
(213) 494-0548

NICKS BIG RIG TRUCK
SERVICE FACILITY
0000 COMMERCE
PERRIS, CALIFORNIA

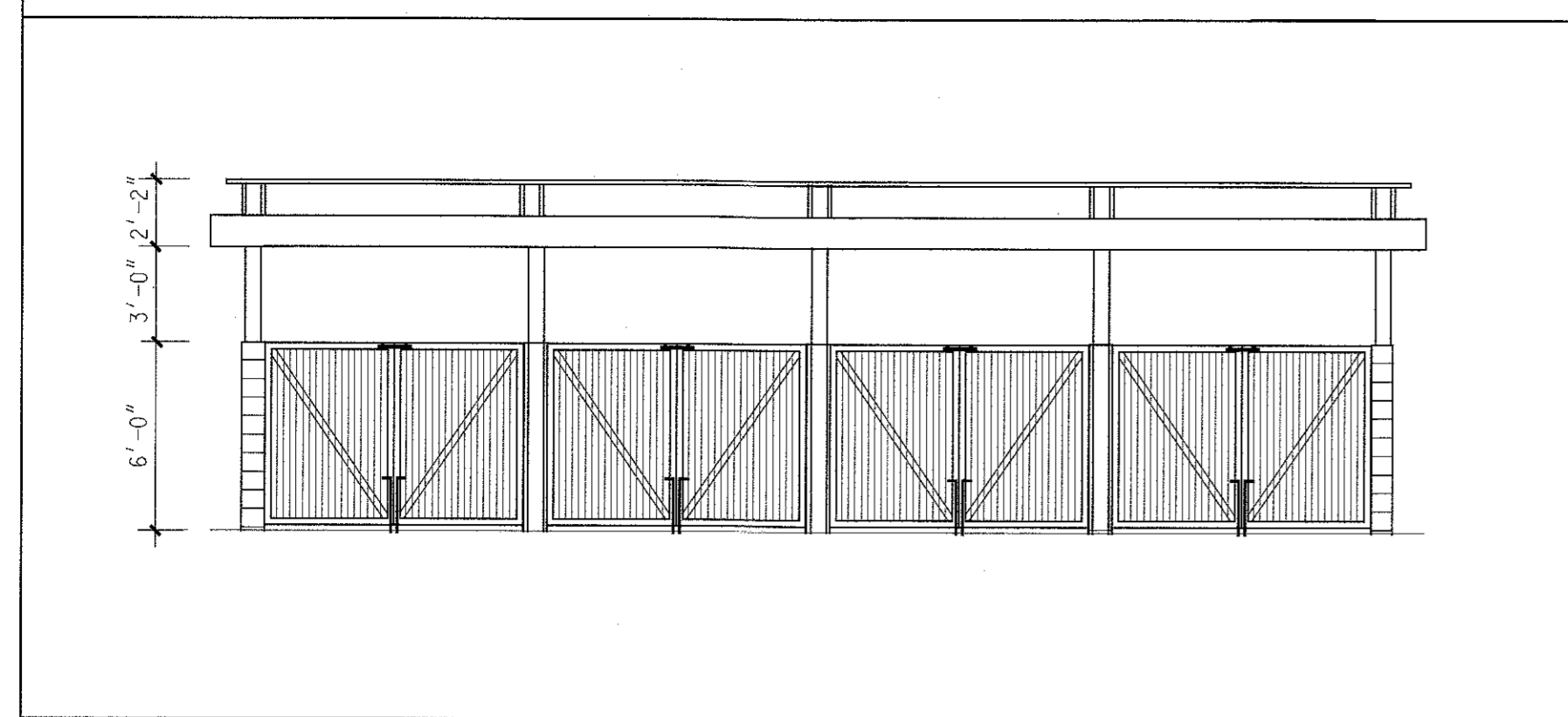
DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 06-29-21 |
| CLIENT REVIEW | |
| CLIENT REVIEW | |
| PLANNING SUBMITTAL | 10-10-23 |
| PLANNING SUBMITTAL | 3-6-24 |
| 1ST PLAN CHECK | |

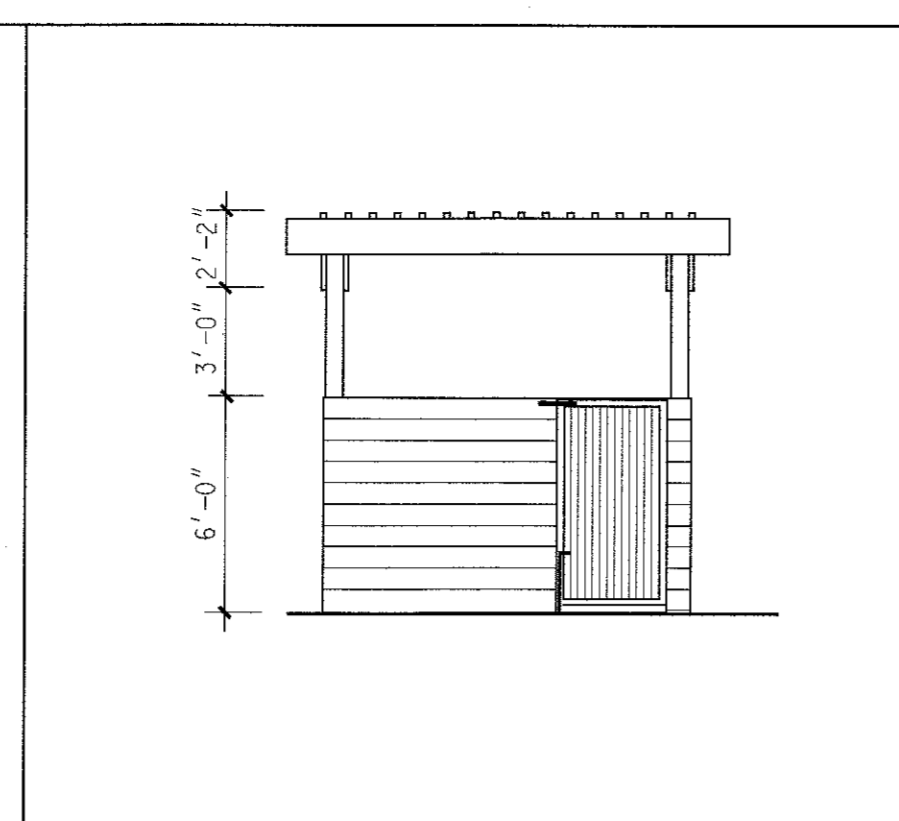


PROJECT NO.
21-1901

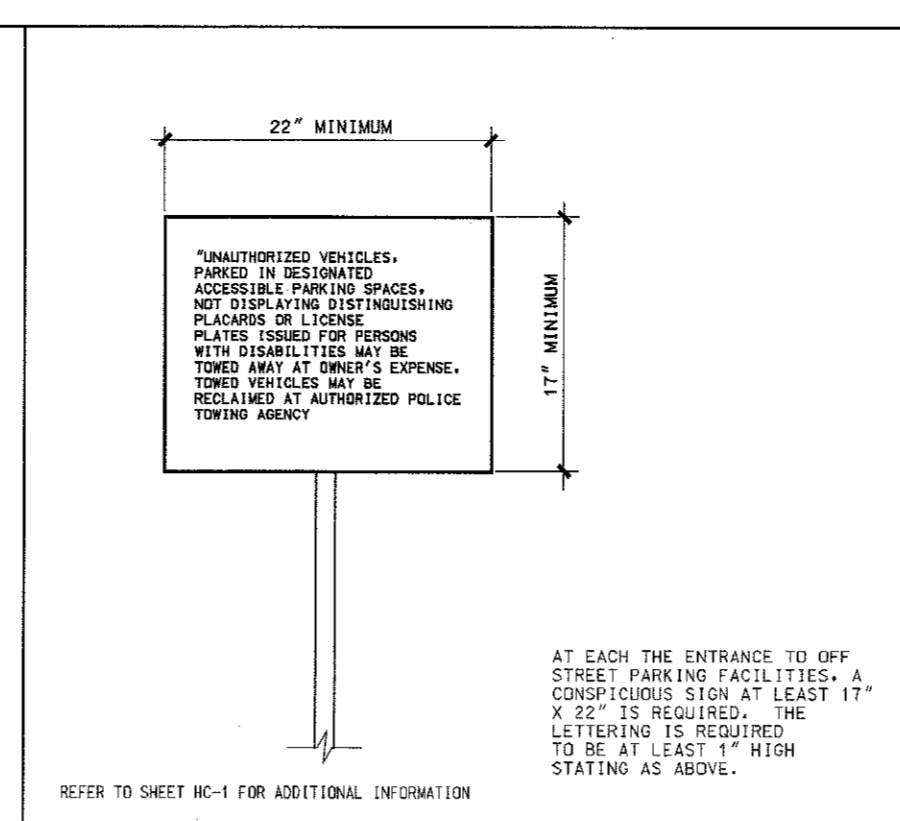
SHEET
A-1.1



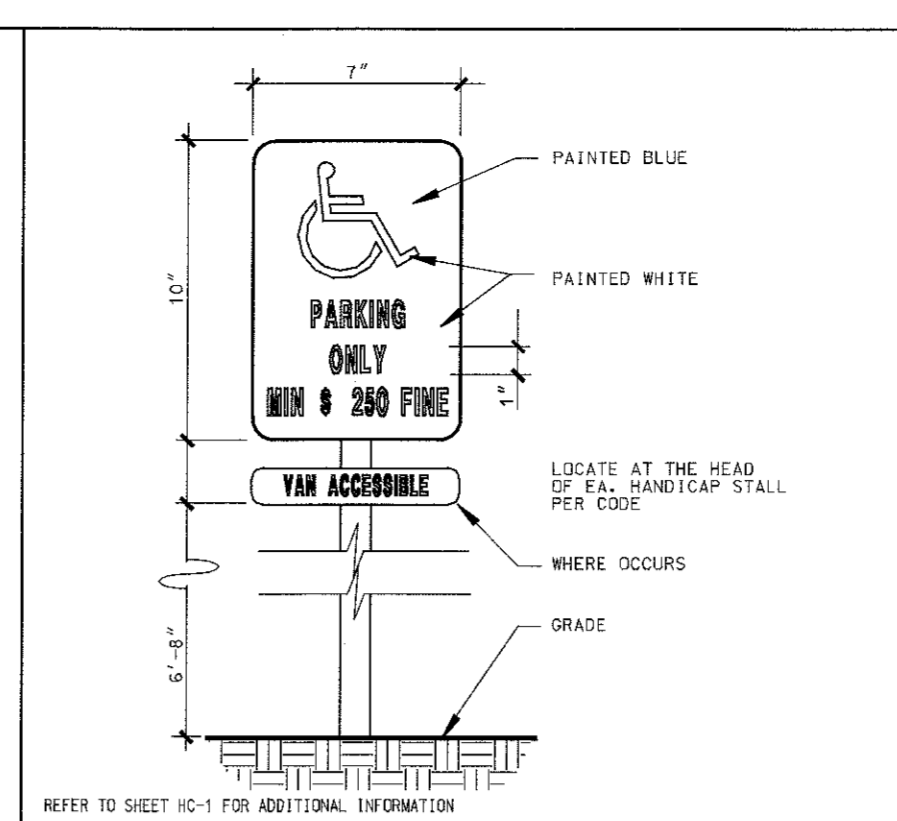
TRASH ENCLOSURE FRONT ELEVATION 21



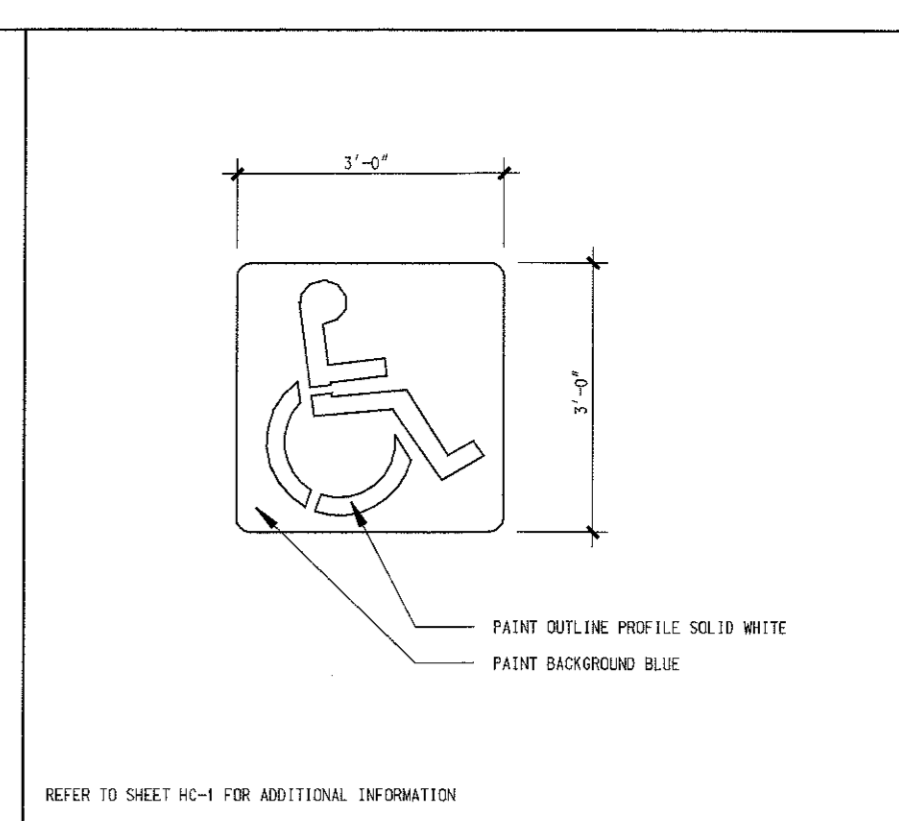
TRASH ENCLOSURE SIDE ELEVATION 16



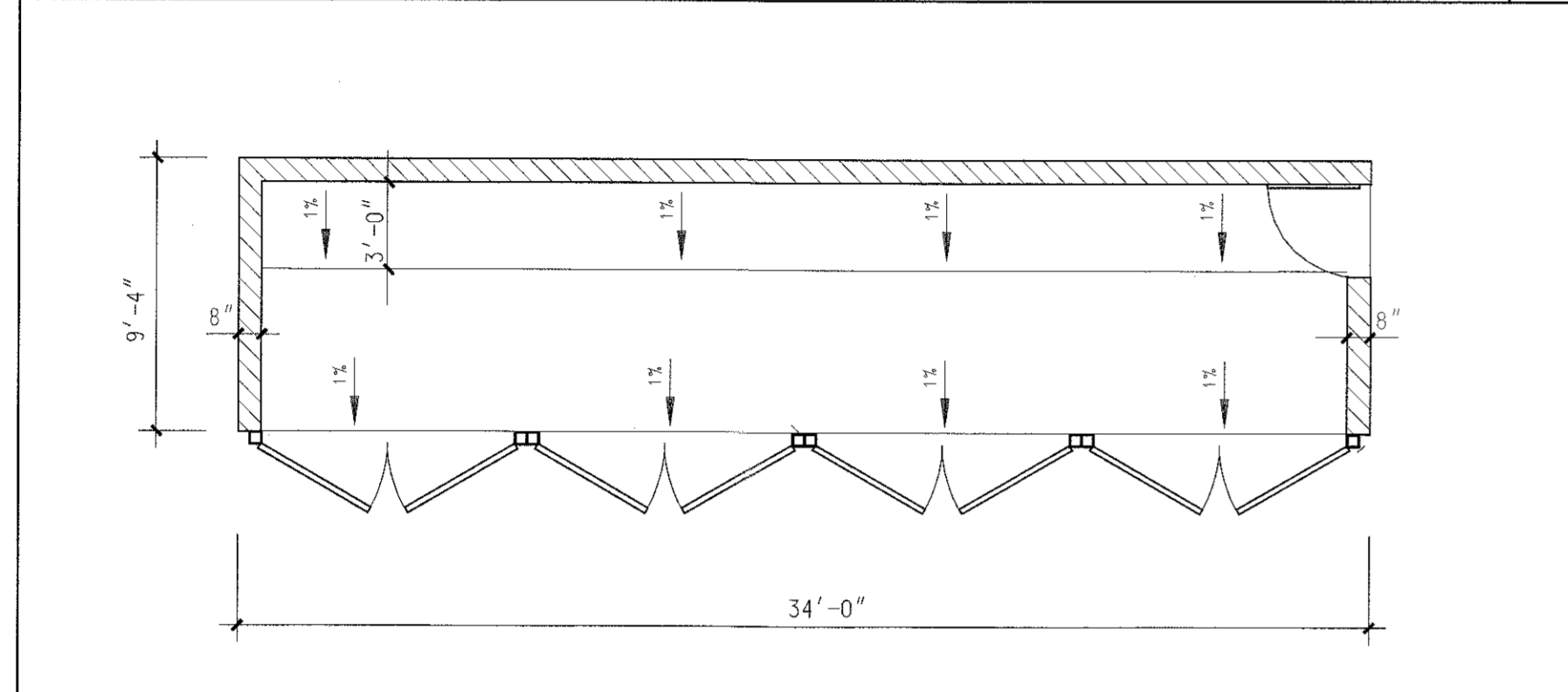
HANDICAP SIGNAGE AT SITE ENTRANCE 11



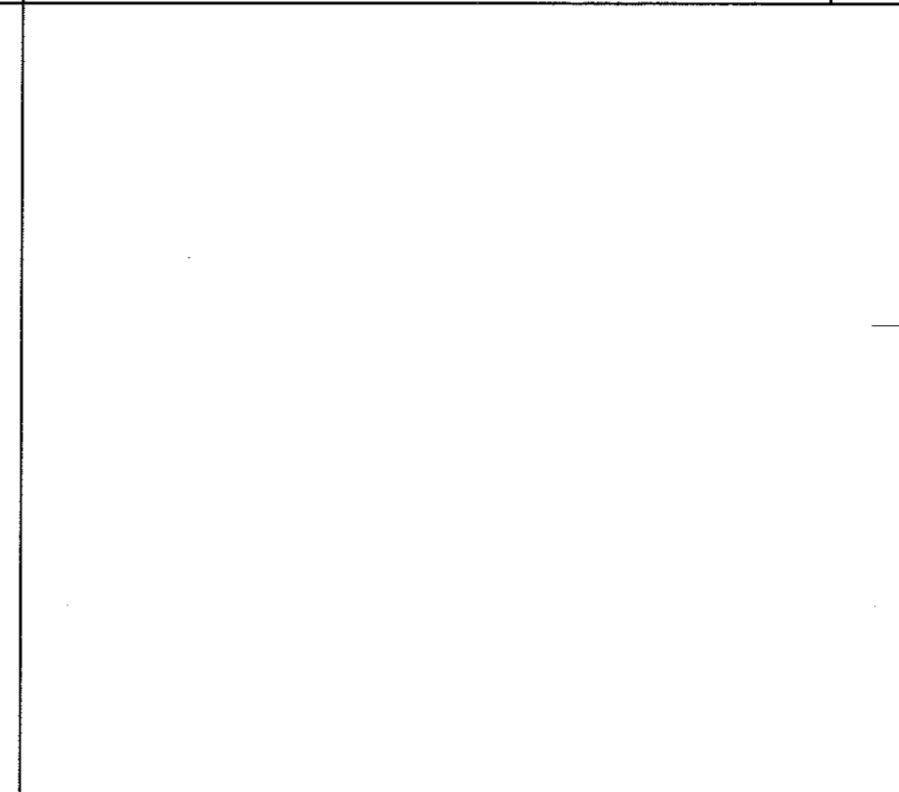
HANDICAP SIGNAGE AT PARKING STALL 6



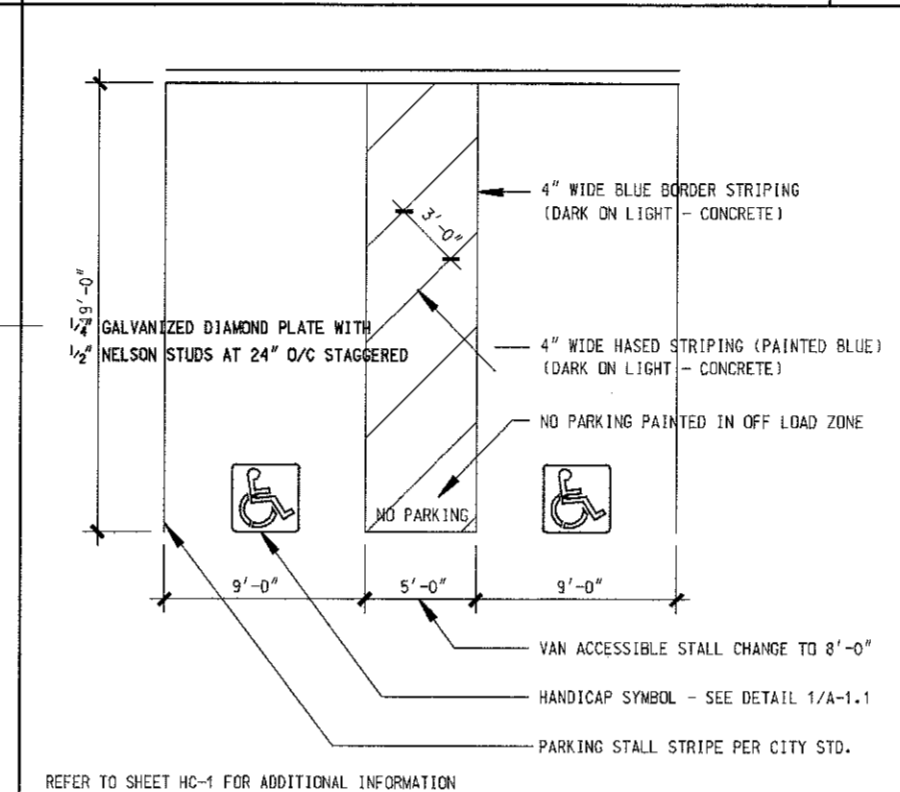
HANDICAP PARKING STALL SYMBOL 1



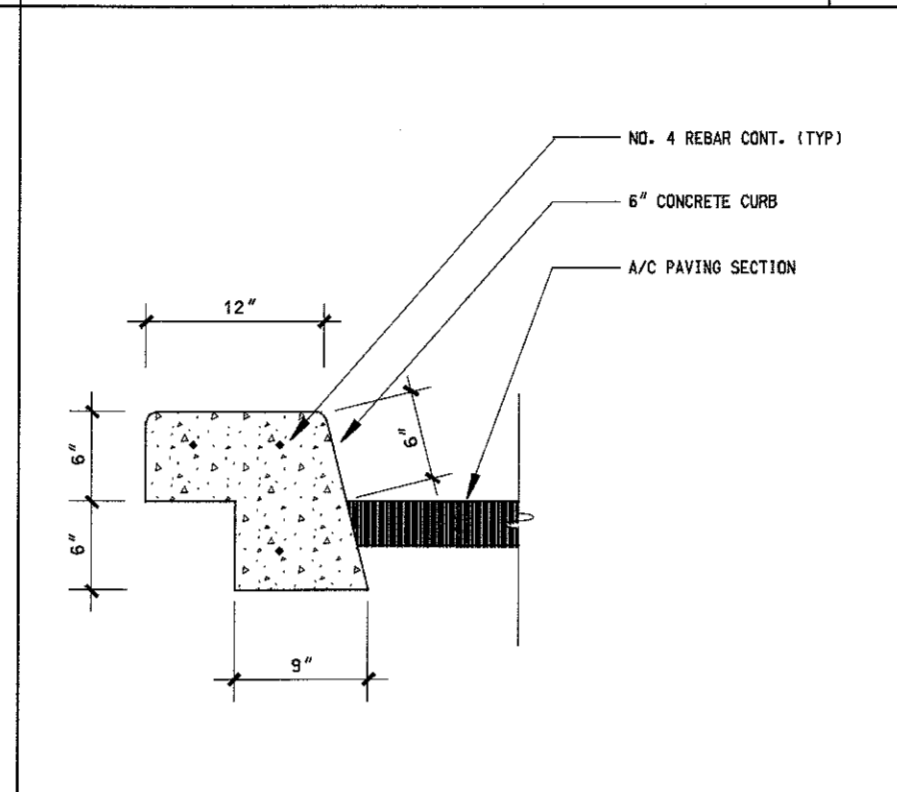
TRASH ENCLOSURE PLAN 22



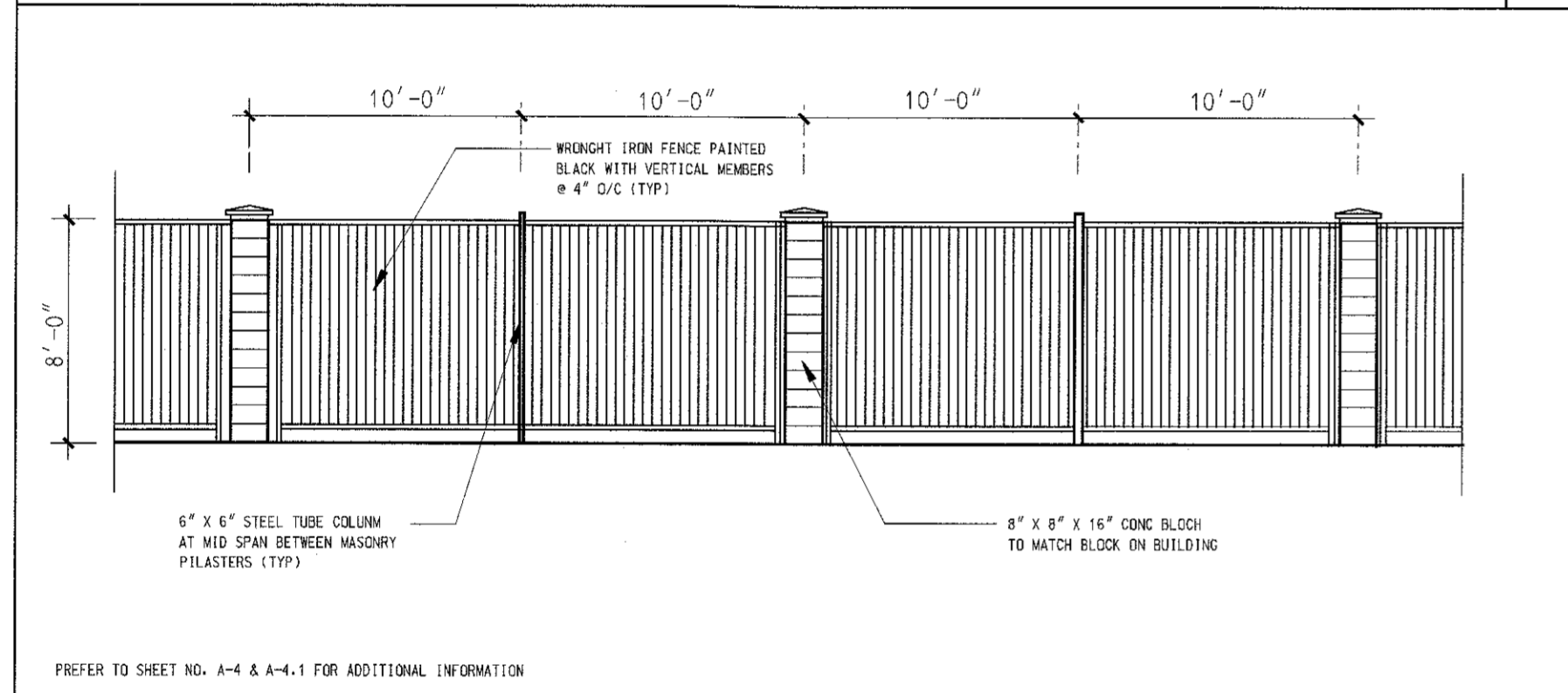
HANDICAP PARKING STALL STRIPING 17



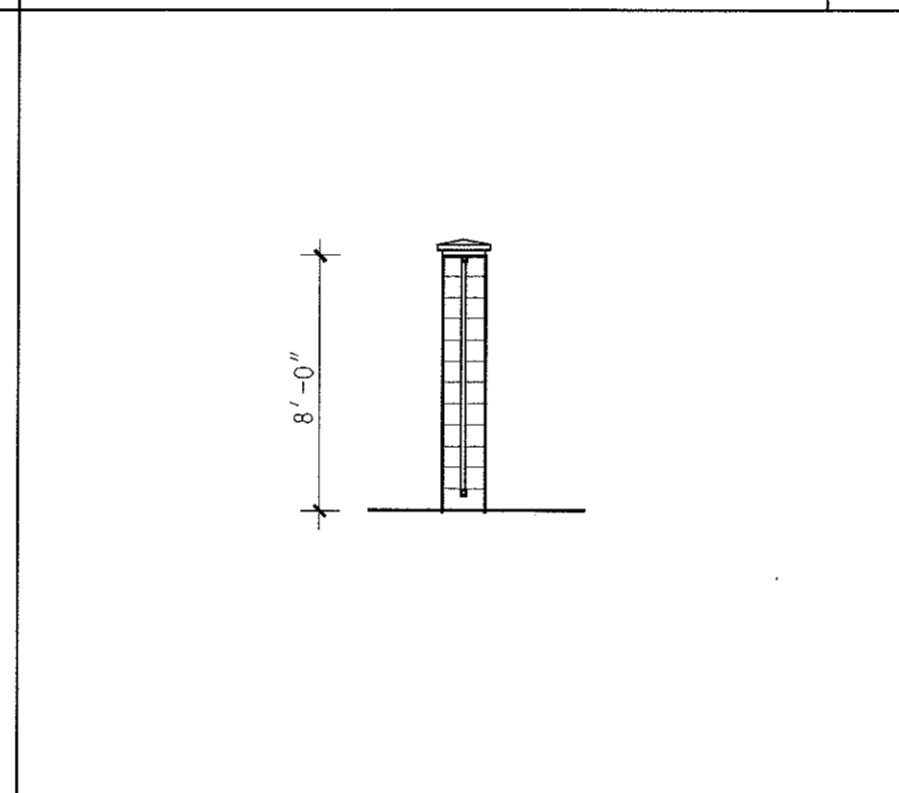
CONCRETE CURB WITH 12" STEP OFF 7



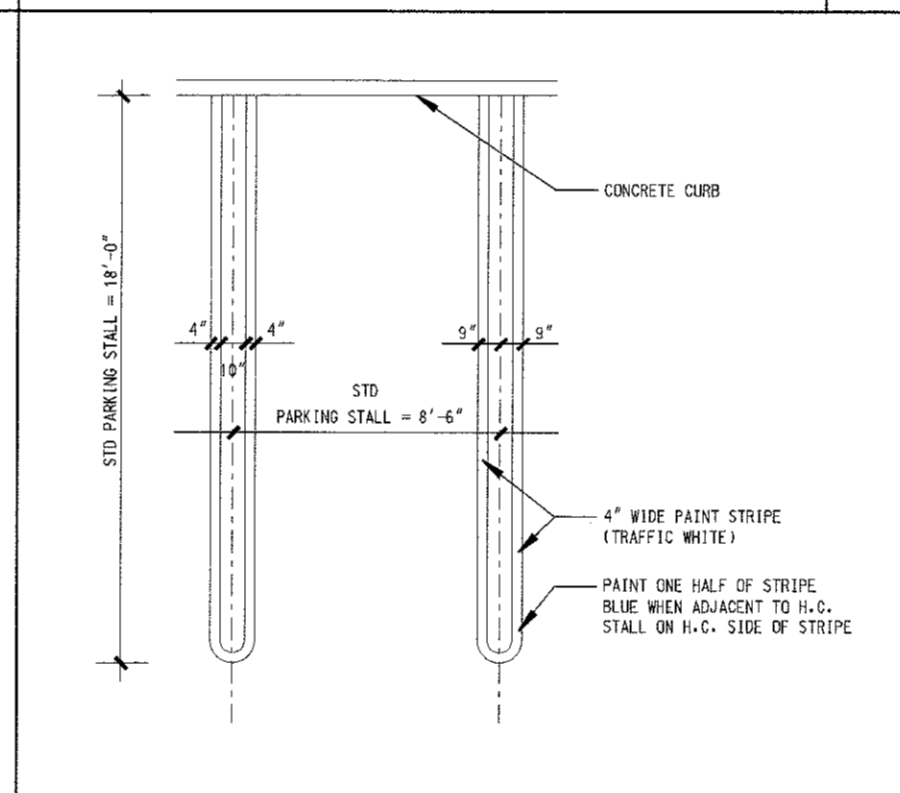
PARKING STALL SIGNAGE 2



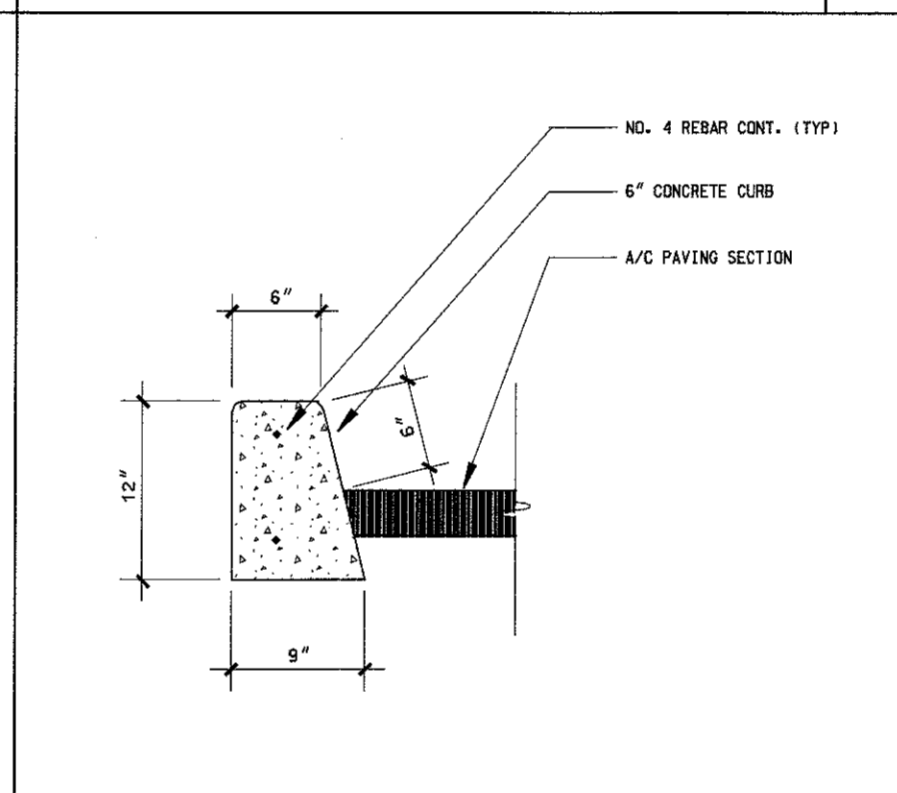
WROUGHT IRON FENCE ALONG STREET 23



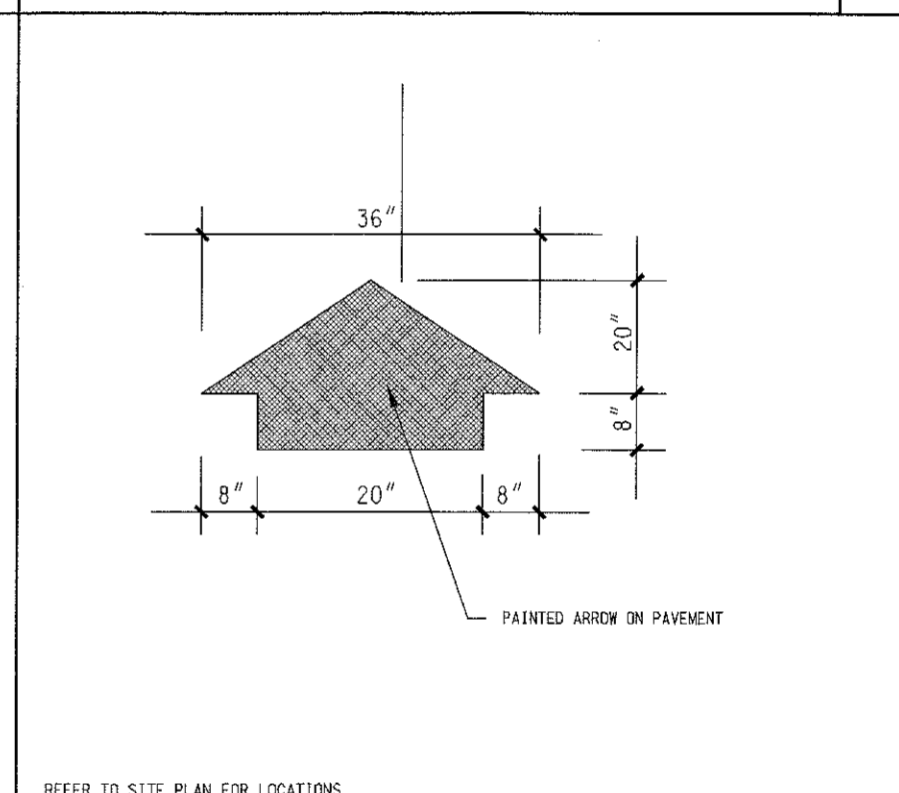
PILASTER DETAIL 18



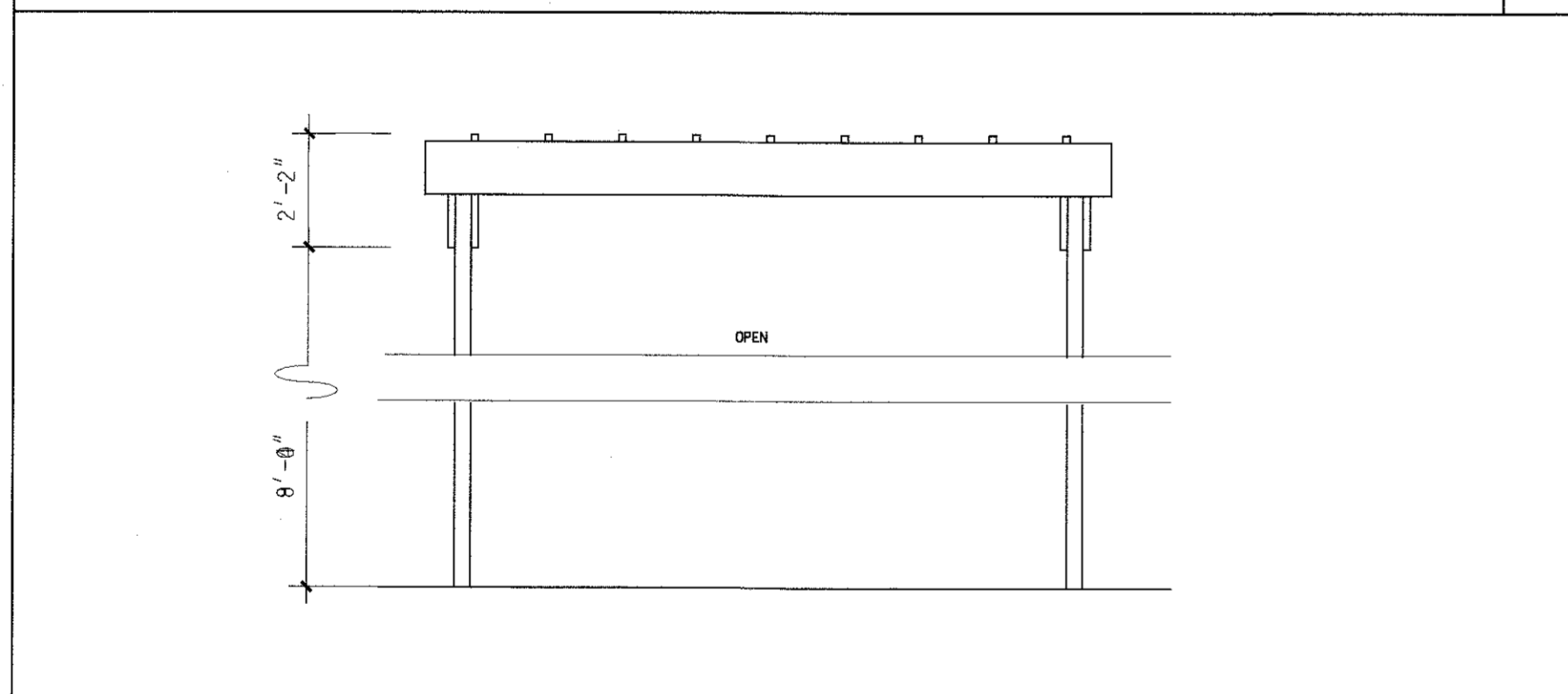
PARKING STALL STRIPING 13



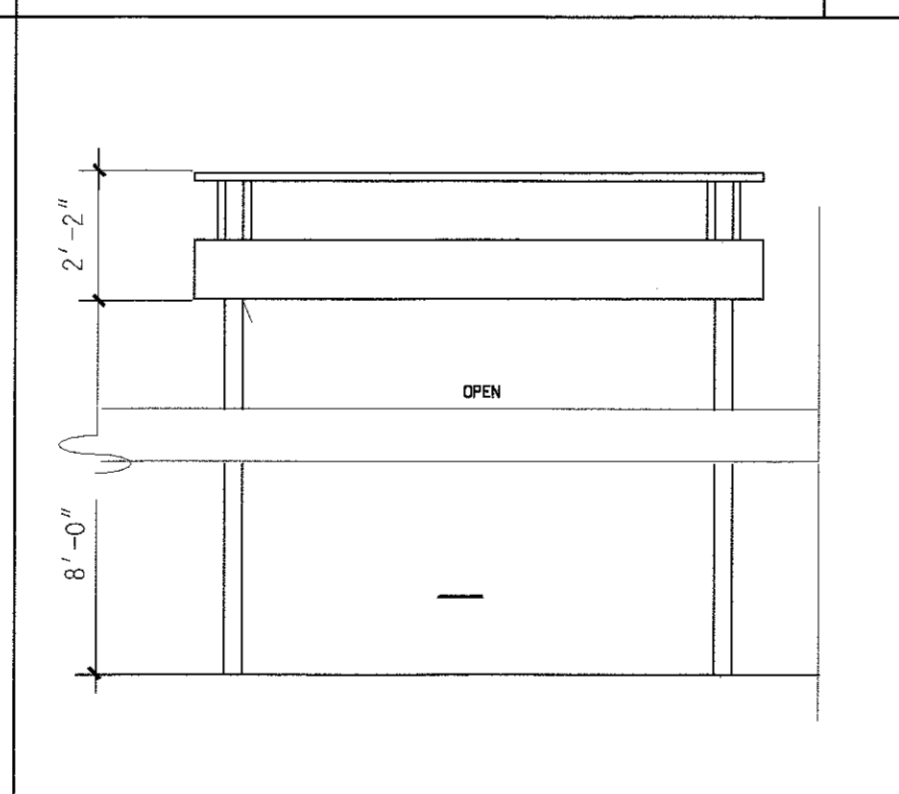
6" CONCRETE CURB 8



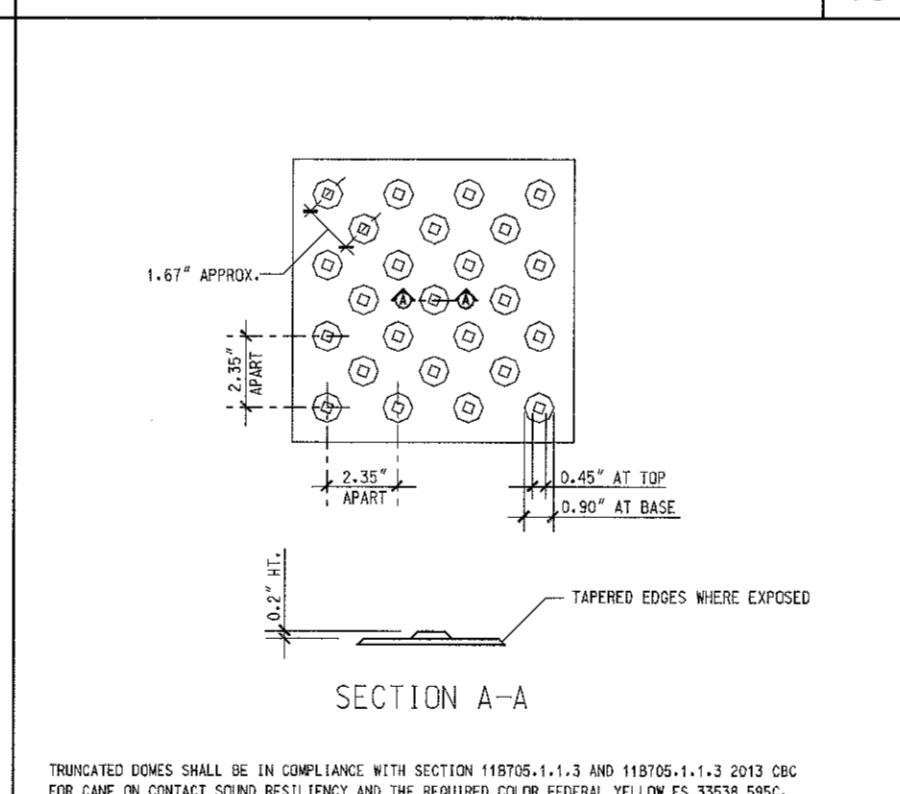
DIRECTIONAL ARROW 3



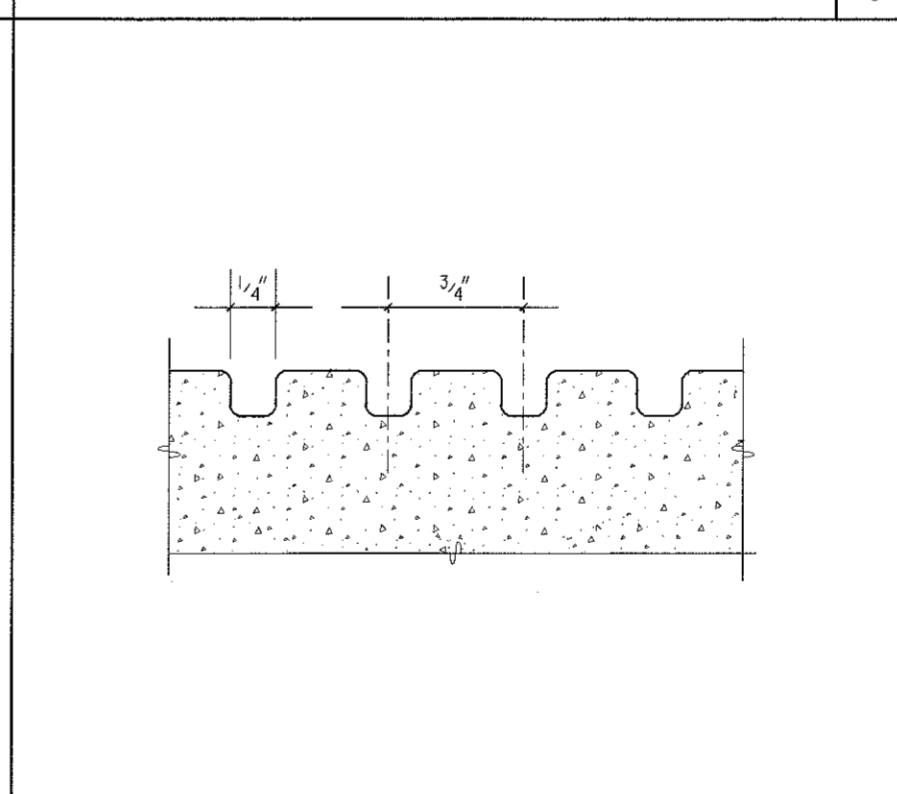
PATIO STRUCTURE ELEVATION 24



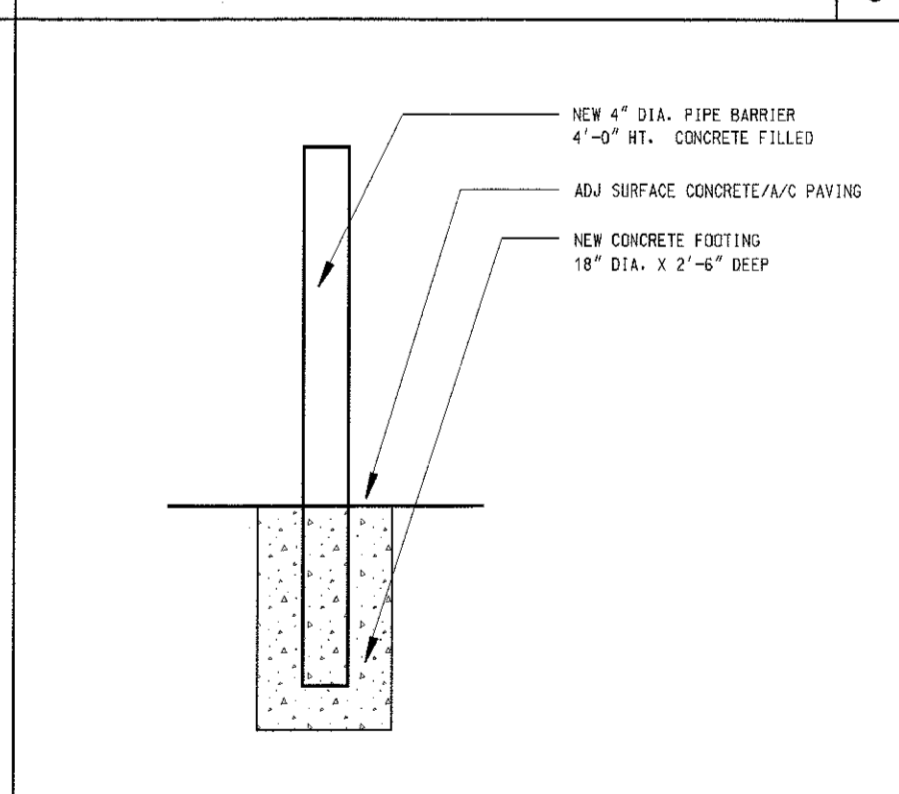
PATIO STRUCTURE ELEVATION 19



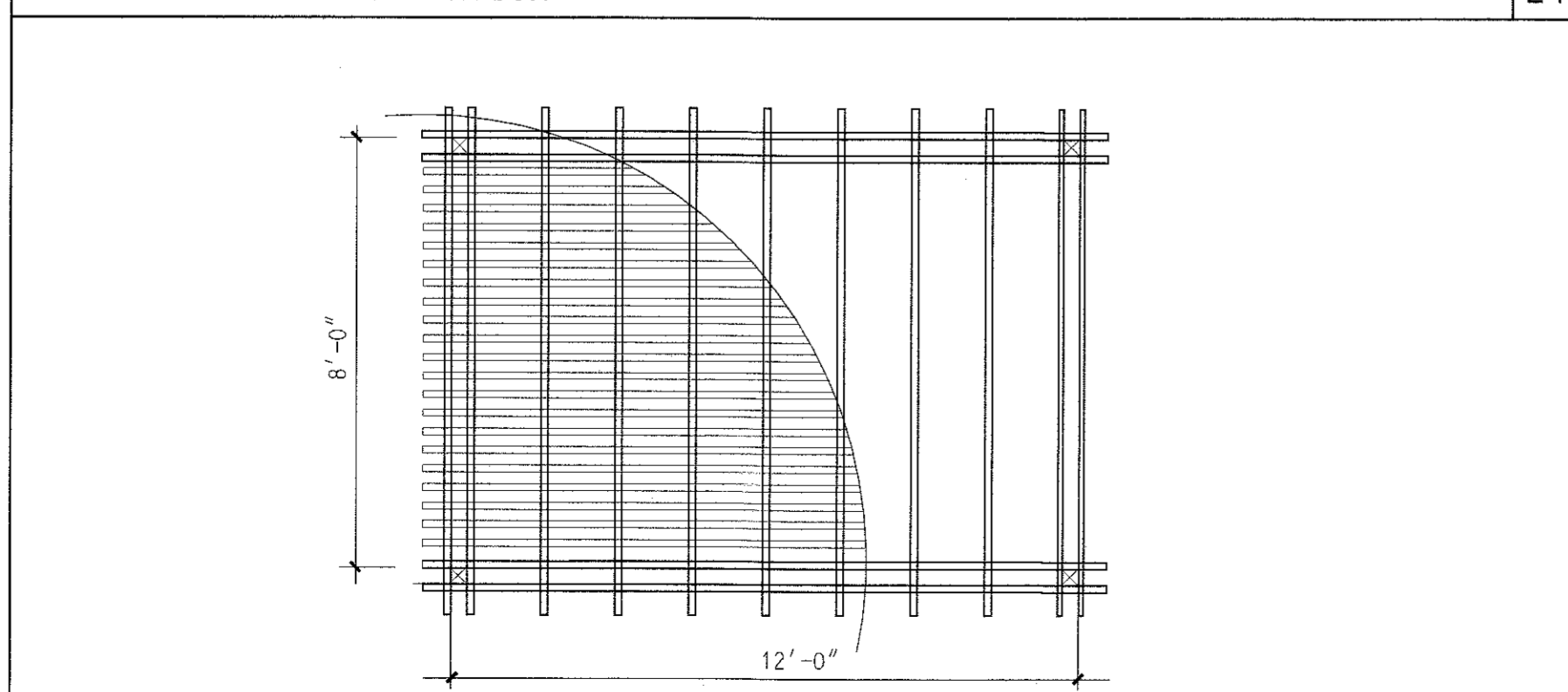
TRUNCATED DOME DETAIL 14



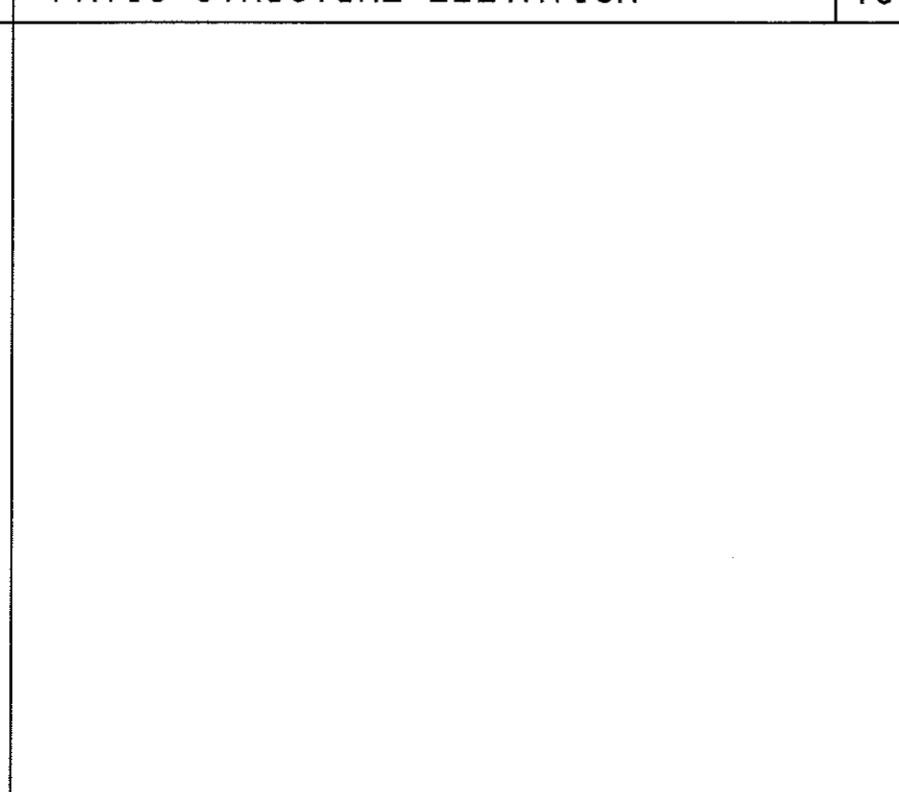
GROVE DETAIL 9



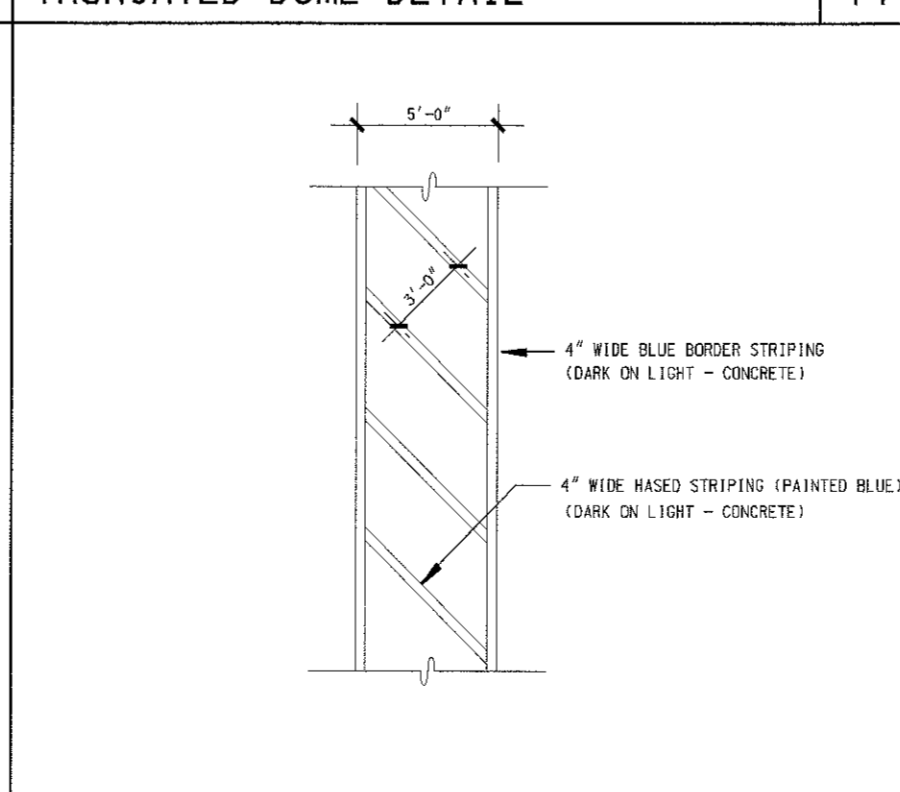
METAL PIPE BARRIER 4



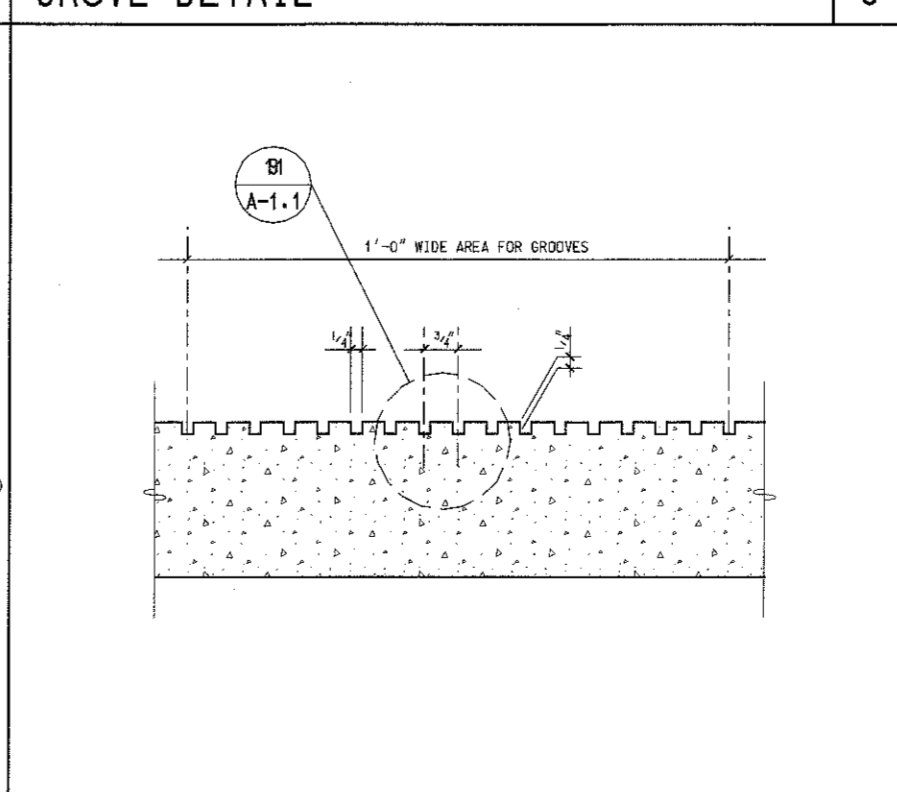
PATIO STRUCTURE PLAN 24



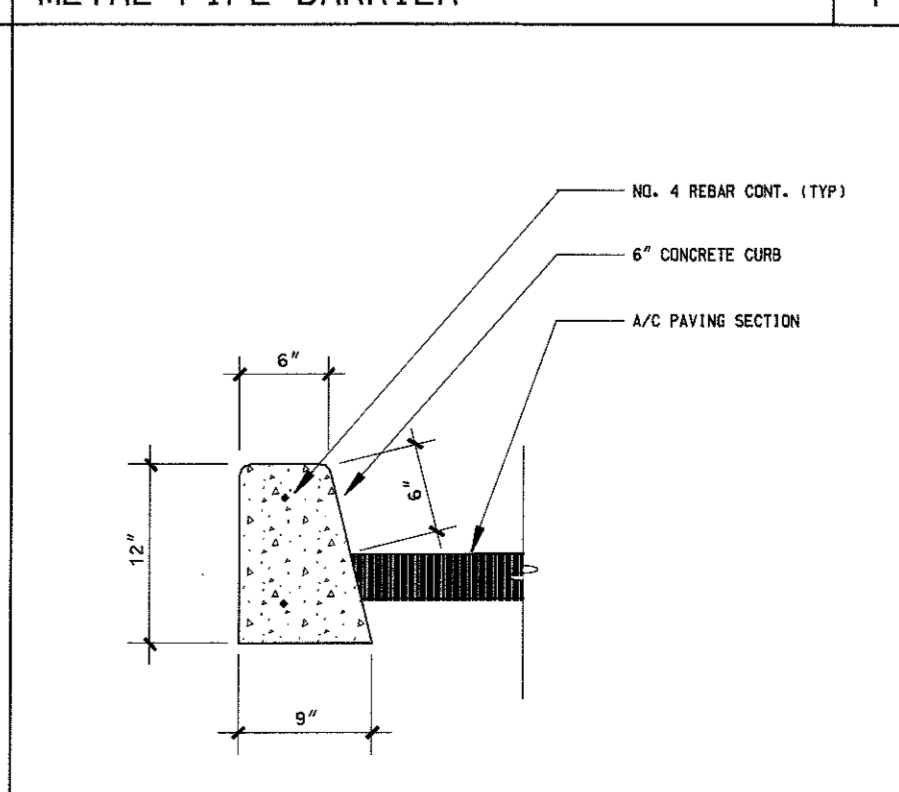
ADA PATH OF TRAVEL 20



GROVE DETAIL 15



NEW ADA PATH OF TRAVEL 10



NEW ADA PATH OF TRAVEL 5

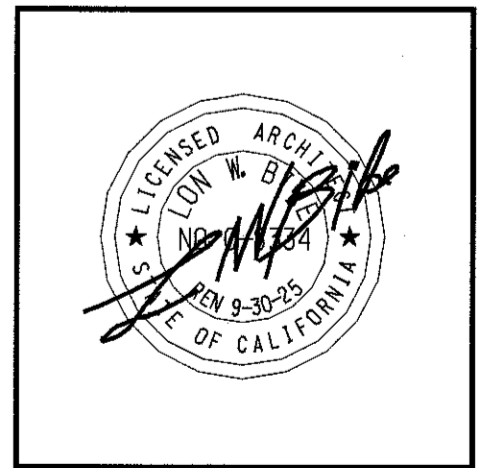
at3
 at3 associates, inc.
 dba
 Architectural Team Three
 23905 Clinton Keith Road
 Suite 114
 Wildomar, California 92595
 telephone (951) 600-5783
 fax (951) 600-1915

OWNER
COMMERCE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

NICKS BIG RIG TRUCK SERVICE FACILITY
 00000 COMMERCE
 PERRIS, CALIFORNIA

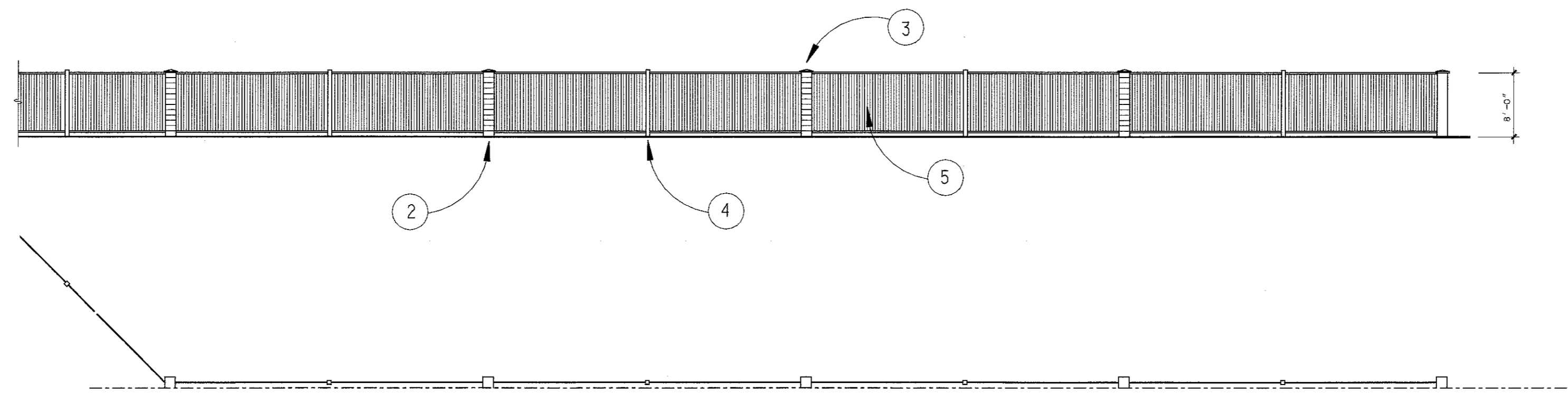
DATES

| | |
|-----------------|----------|
| CLIENT REVIEW | 09-07-23 |
| CLIENT REVIEW | |
| CLIENT REVIEW | 10-10-23 |
| PLANNING REVIEW | 03-08-24 |
| PLANNING REVIEW | |



PROJECT NO.
21-1901

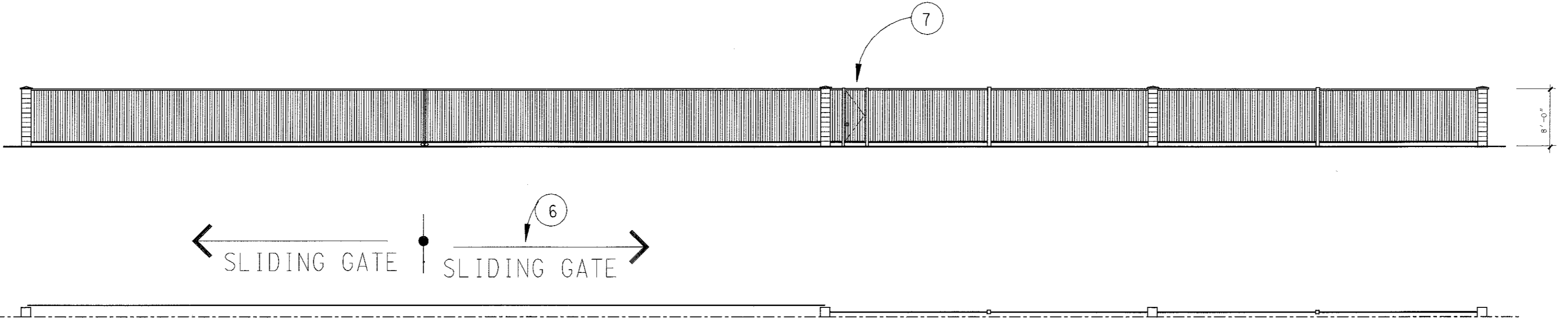
SHEET
A-1.2



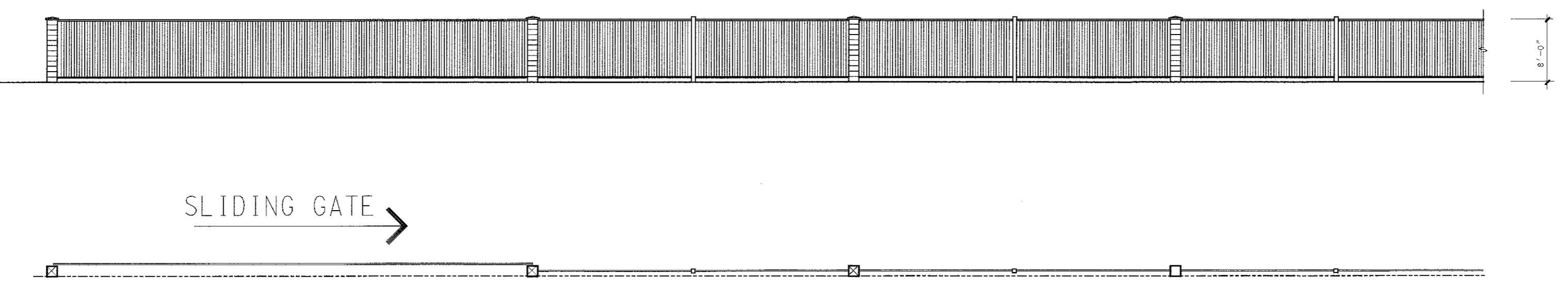
- NOTES**
- 1 PROPOSED WALL HT 8'-0"
 - 2 PROPOSED SPLIT FACE MASONRY PILLASTER HT 14'-0"
 - 3 PROPOSED PRECAST CONCRETE CAP
 - 4 PROPOSED 6" X 6" STEEL TUBE SUPPORT FOR W1 FENCE
 - 5 PROPOSED W1 FENCE 8'-0" HT (TYP)
 - 6 PROPOSED W1 SLIDING GATE 8'-0" HT WITH VIEW-OBSCURING MESH MATERIAL SECURED TO THE BACK OF THE GATES
 - 7 PROPOSED 3'-0" X 8'-0" HT GATE (ADA COMPLIANT)

at³
 at³ associates, inc.
 dba
 Architectural Team Three
 25905 Clinton Keith Road
 Suite 114
 Wildomar, California 92595
 telephone (951) 800-5793
 fax (951) 800-1915

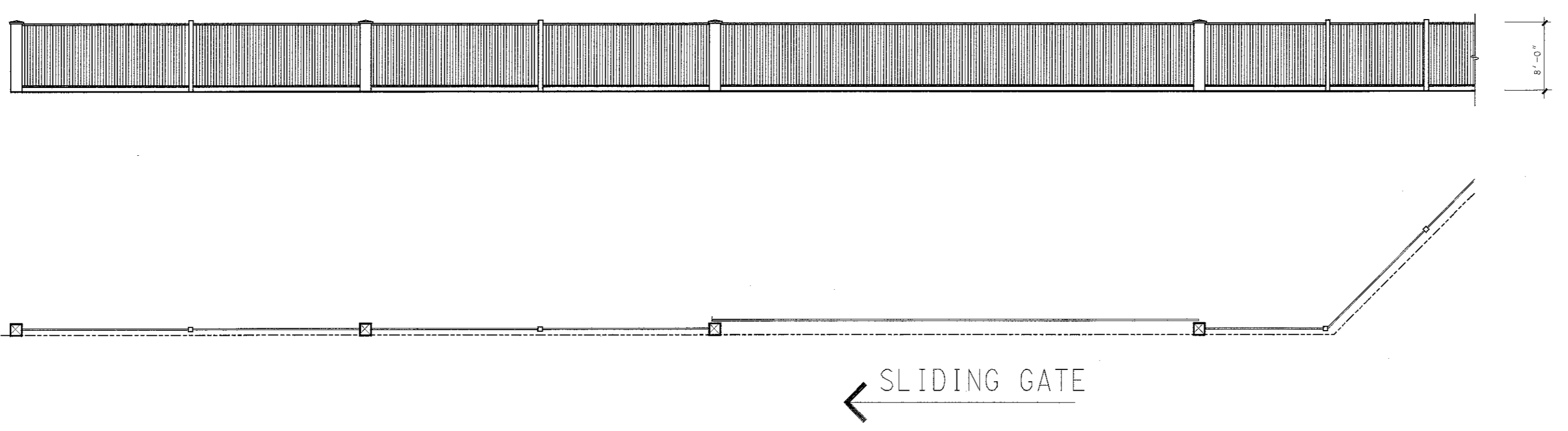
VIEW OF FENCE FROM COMMERCE AVE SCALE: 2" = 10'-0" 1



VIEW OF FENCE FROM COMMERCE AVENUE SCALE: 1" = 10'-0" 2



VIEW OF FENCE FROM JOHNSON AVENUE SCALE: 1" = 10'-0" 2



VIEW OF FENCE FROM JOHNSON AVENUE SCALE: 1" = 10'-0" 2

OWNER
COMMERCE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

**NICKS BIG RIG TRUCK
 SERVICE FACILITY**
 00000 COMMERCE
 PERRIS, CALIFORNIA

DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 09-07-22 |
| CLIENT REVIEW | _____ |
| CLIENT REVIEW | _____ |
| PLANNING SUBMITTAL | 12-27-23 |
| PLANNING SUBMITTAL | 03-08-24 |
| 1ST PLAN CHECK | _____ |
| _____ | _____ |



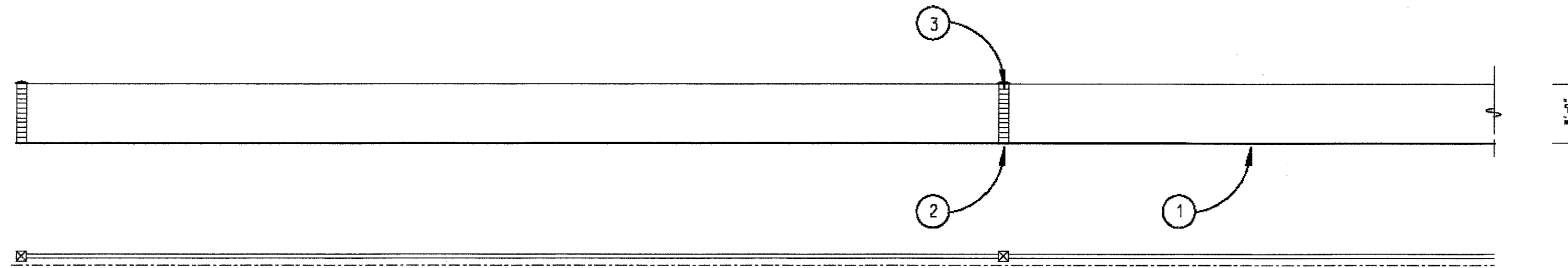
PROJECT NO.
21-1901

SHEET
A-1.3

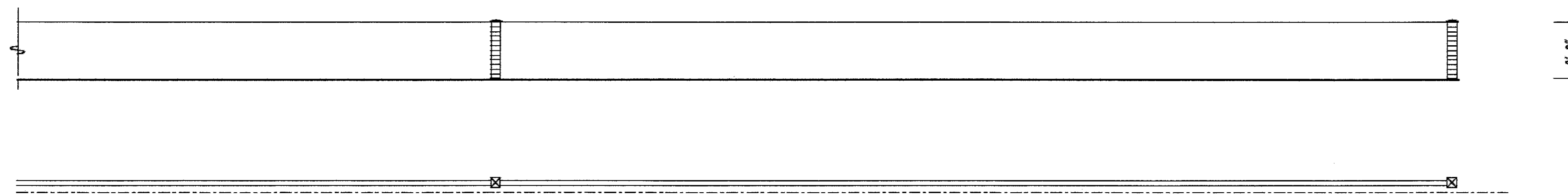
NOTES

- 1 PROPOSED WALL HT 8'-0"
- 2 PROPOSED SPLIT FACE MASONRY PILASTER HT 8'-0"
- 3 PROPOSED PRECAST CONCRETE CAP
- 4 PROPOSED 6" X 6" STEEL TUBE SUPPORT FOR W/ FENCE
- 5 PROPOSED W/ FENCE 8'-0" HT (TYP)
- 6 PROPOSED W/ SLIDING GATE 8'-0" HT WITH VIEW-OBSCURING MESH MATERIAL SECURED TO THE BACK OF THE GATES

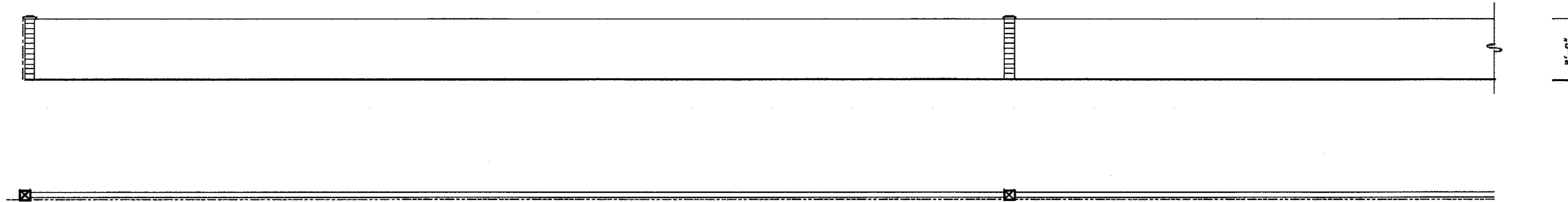
at³
 at³ associates, inc.
 dba
 Architectural Team Three
 23006 Clinton Keith Road
 Suite 114
 Wildomar, California 92695
 Telephone (951) 800-8795
 Fax (951) 800-1015



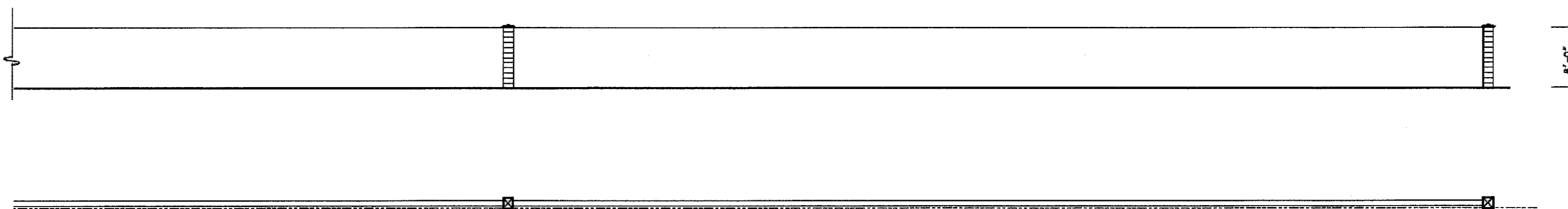
VIEW OF FENCE FROM ADJACENT PROPERTY TO THE WEST SCALE: 1" = 10'-0" 1



VIEW OF FENCE FROM ADJACENT PROPERTY TO THE WEST SCALE: 1" = 10'-0" 2



VIEW OF FENCE FROM ADJACENT PROPERTY TO THE SOUTH SCALE: 1" = 10'-0" 3



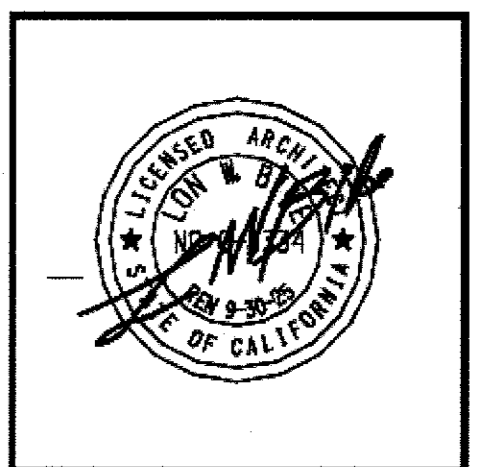
VIEW OF FENCE FROM ADJACENT PROPERTY TO THE SOUTH SCALE: 1" = 10'-0" 4

OWNER
COMMERCE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

**NICKS BIG RIG TRUCK
 SERVICE FACILITY**
 00000 COMMERCE
 PERRIS, CALIFORNIA

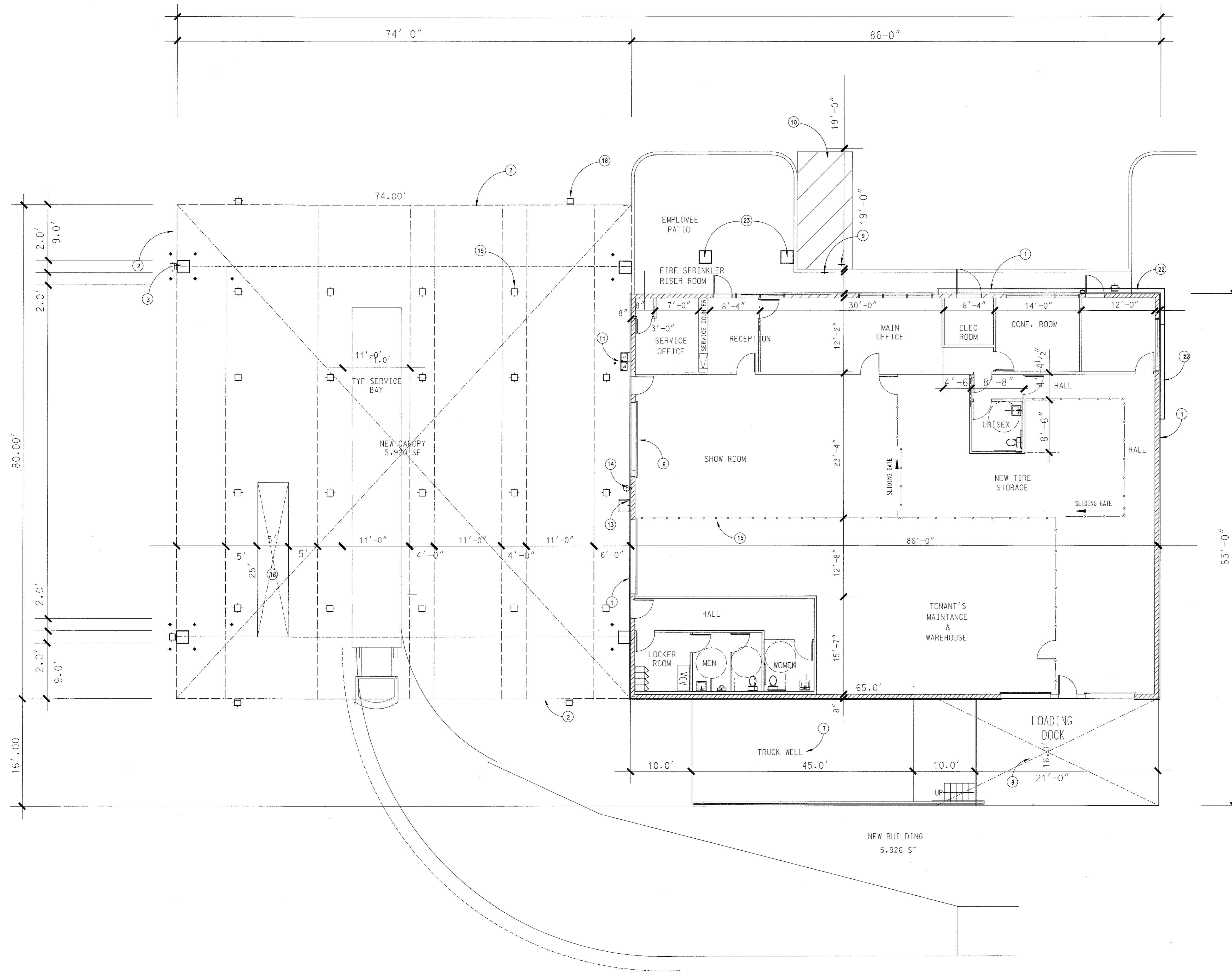
DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 09-07-22 |
| CLIENT REVIEW | |
| CLIENT REVIEW | |
| PLANNING SUBMITTAL | 10-10-23 |
| PLANNING SUBMITTAL | 03-08-24 |
| 1ST PLAN CHECK | |



PROJECT NO.
 21-1901

SHEET
A-1.4



NOTES

- 1 PROPOSED EXTERIOR WALL OF METAL BUILDING
- 2 PROPOSED OVERHANG OF METAL CANOPY STRUCTURE
- 3 PROPOSED STRUCTURAL COLUMN FOR METAL CANOPY
- 4 PROPOSED METAL STORAGE BUILDING
- 5 PROPOSED 14'-0" WIDE X 12'-0" HT OVERHEAD METAL ROLL UP DOOR
- 6 PROPOSED 12'-0" WIDE X 12'-0" HT BUILDING OVERHEAD METAL ROLL-UP DOOR
- 7 PROPOSED TRUCK WELL
- 8 PROPOSED 12'-0" WIDE X 12'-0" HT TRUCKWELL OVERHEAD METAL ROLL-UP DOOR
- 9 PROPOSED HANDICAP (VAN ACCESSABLE) STON
- 10 PROPOSED HANDICAP OFF LOADING ACCESS ASILE
- 11 PROPOSED HANDICAP (VAN ACCESSABLE) PARKING STALL
- 12 PROPOSED DRINKING FOUNTAIN (ADA COMPLIANT HI-LOW)
- 13 PROPOSED JANITOR SINK
- 14 PROPOSED EMERGENCY EYE WASH SINK
- 15 PROPOSED TENANT DEMISSING CHAIL LINK FENSE
- 16 PROPOSED MECHANICS PIT
- 17 PROPOSED 8" X 16" X 8" CONCRETE BLOCK INTERIOR WAINSCOT 4'-0" HT
- 18 PROPOSED WALL PACK LIGHT FIXTURE - LITHONIA TWM 250 WATT TB SCNA LPI METAL HALOGEN (BLACK) MOUNTING HT +18'-0"
- 19 PROVIDE GAS STATION SURFACE MOUNT CANOPY LIGHT FIXTURE - ELITE FIXTURE 180 WATT LED (BLACK) MOUNT AT UNDERSIDE OF CANOPY
- 20 LOCATION OF PROPOSED KNOX BOX TO BE INSTALLED PER FIRE DEPARTMENT REQUIREMENTS
- 21 THE PROPOSED BUILDING WILL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM PER THE REQUIREMENTS OF MFA 13
- 22 THE EXTERIOR AT THE NORTHWEST BUILDING CORNER MIN 6" FROM MAIN BUILDING WALL.
- 23 ENTRY ARCH TO LOCATED A MIN 4'-0" NORTH OF THE MAIN BUILDING WALL

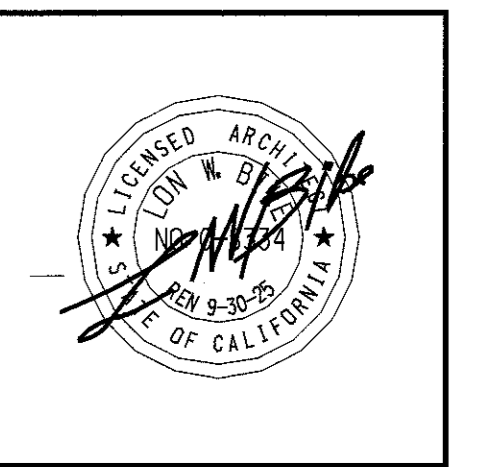
at³
 at³ associates, inc.
 dba
 Architectural Team Three
 23905 Clinton Keith Road
 Suite 114
 Wildomar, California 92595
 telephone (951) 800-5793
 fax (951) 800-1915

OWNER
COMMERCE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

**NICKS BIG RIG TRUCK
 SERVICE FACILITY**
 00000 COMMERCE
 PERRIS, CALIFORNIA

DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 06-29-21 |
| CLIENT REVIEW | 08-05-21 |
| CLIENT REVIEW | 09-17-21 |
| PLANNING SUBMITTAL | 12-27-23 |
| PLANNING SUBMITTAL | 03-06-24 |
| 1ST PLAN CHECK | |



PROJECT NO.
21-1901

SHEET
A-2

CODES

- CALIFORNIA BUILDING CODE - 2022 EDITION
- CALIFORNIA MECHANICAL CODE - 2022 EDITION
- CALIFORNIA PLUMBING CODE - 2022 EDITION
- CALIFORNIA ELECTRICAL CODE - 2022 EDITION
- CALIFORNIA FIRE CODE - 2022 EDITION
- STATE OF CALIFORNIA ENERGY CODE - 2022
- (AS ADOPTED BY THE STATE OF CALIFORNIA AS OF JANUARY 1, 2008; AUGUST 1 AND OCTOBER 1, 2005, RESPECTIVELY) UNLESS NOTED OTHERWISE
- STATE OF CALIFORNIA GREEN BUILDING CODE - 2022

THIS PROJECT SHALL COMPLY WITH THE ABOVE NOTED CODES AND LOCAL ORDINANCES



PLAN NORTH

ARCHITECTURAL FLOOR PLAN WITH SECOND TENANT

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

1

NOTES

- 1 METAL BUILDING EXTERIOR WALL PANELS COLOR TO MATCH SW 7017 SHERWIN WILLIAMS OR EQUAL (MEDIUM GRAY)
- 2 METAL BUILDING EXTERIOR WALL PANELS COLOR TO MATCH SW 7016 SHERWIN WILLIAMS OR EQUAL (LIGHT GRAY)
- 3 METAL BUILDING EXTERIOR TRIM COLOR TO MATCH SW 6804 SHERWIN WILLIAMS OR EQUAL (ROYAL BLUE)
- 4 DESIGNATED SIGN AREA WITH BLOCK LETTERS IN CONTRASTING COLOR TO CANOPY
- 5 SPANDREL GLASS TO MATCH PPG SOLARBAN 67 "PACIFICA" HIGH PERFORMANCE GLASS
- 6 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 7 PPG SOLARBAN 67 "PACIFICA" HIGH PERFORMANCE GLASS
- 8 METAL OVERHEAD ROLL-UP DOOR, COLOR TO BE SHERWIN WILLIAMS MATCH ADJACENT SURFACE
- 9 3'-0" X 7'-0" ALUM STORE FRONT ENTRY DOOR
- 10 2'-0" SQ COLUMN WITH METAL PANELS TO MATCH SW 7016 SHERWIN WILLIAMS "MINEFUL GRAY" OR EQUAL (LIGHT GRAY)
- 11 FINISH GRADE OR WALK ADJACENT TO BUILDING
- 12 SPLIT FACE MASONRY BLOCK WAHNSCOT 4'-0" HT. COLOR TO BE SW 7017 SHERWIN WILLIAMS (ALL AROUND BLDG BASE)
- 13 ACCENT METAL TRIM BETWEEN TOP OF COLUMN AND UNDERSIDE OF CANOPY
- 14 TRUCK WELL
- 15 4'-0" X 8'-0" METAL MAN DOOR - PAINT TO MATCH ADJACENT SURFACE
- 16 METAL CANOPY STRUCTURE TO BE MATCH SW 7016 SHERWIN WILLIAMS
- 17 METAL CANOPY STRUCTURE TO BE MATCH SW 7016 SHERWIN WILLIAMS
- 18 PROVIDE MIN 2" RECESS AT ALL BUILDING FENESTRATIONS
- 19 PROVIDE ARCHITECTURAL METAL GRILL WITH 2" OFF SET FROM BUILDING COLOR TO BE BLACK
- 20 BUILDING FACADES SHALL INCORPORATE PROJECTIONS OR RECESSES OF AT LEAST TWENTY (20) PERCENT OF THE LENGTH OF THE FACADE
ARCHITECTURAL METAL GRILLS = 15.5%
STOREFRONT WINDOWS = 41 %
- 21 PROVIDE AN ADDITIONAL BUILDING HT OF 2'-6" AT EACH BUILDING CORNER
- 22 ALL FACADES VISIBLE FROM THE PUBLIC RIGHT OF WAY NEED TO BE ARTICULATED. AVOID MONOTONIC WALLS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- 23 ALUMINUM (SILVER) CANOPY WITH 1" DIA TIE BACK RODS
- 24 BUILDING FACADE SHALL INCORPORATE PROJECTIONS OR RECESSES TO AT LEAST TWENTY (20) PERCENT OF THE LENGTH OF THE FACADE. PROPOSED ARTICULATION ON NORTH ELEVATION IS 46% .
- 25 PROVIDE A MIN. 4" CORICE PROJECTION FROM MAIN BUILDING ELEVATION
- 26 PROVIDE HORIZONTAL METAL PANELS THIS AREA

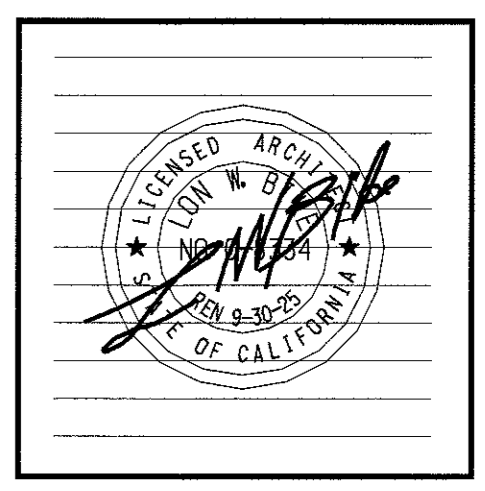
at³
 at³ associates, inc.
 dba
 Architectural Team Three
 23905 Clinton Keith Road
 Suite 114
 Wildomar, California 92595
 telephone (951) 800-5783
 fax (951) 800-1915

OWNER
COMMERCE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

NICKS BIG RIG TRUCK
 SERVICE FACILITY
 00000 COMMERCE
 PERRIS, CALIFORNIA

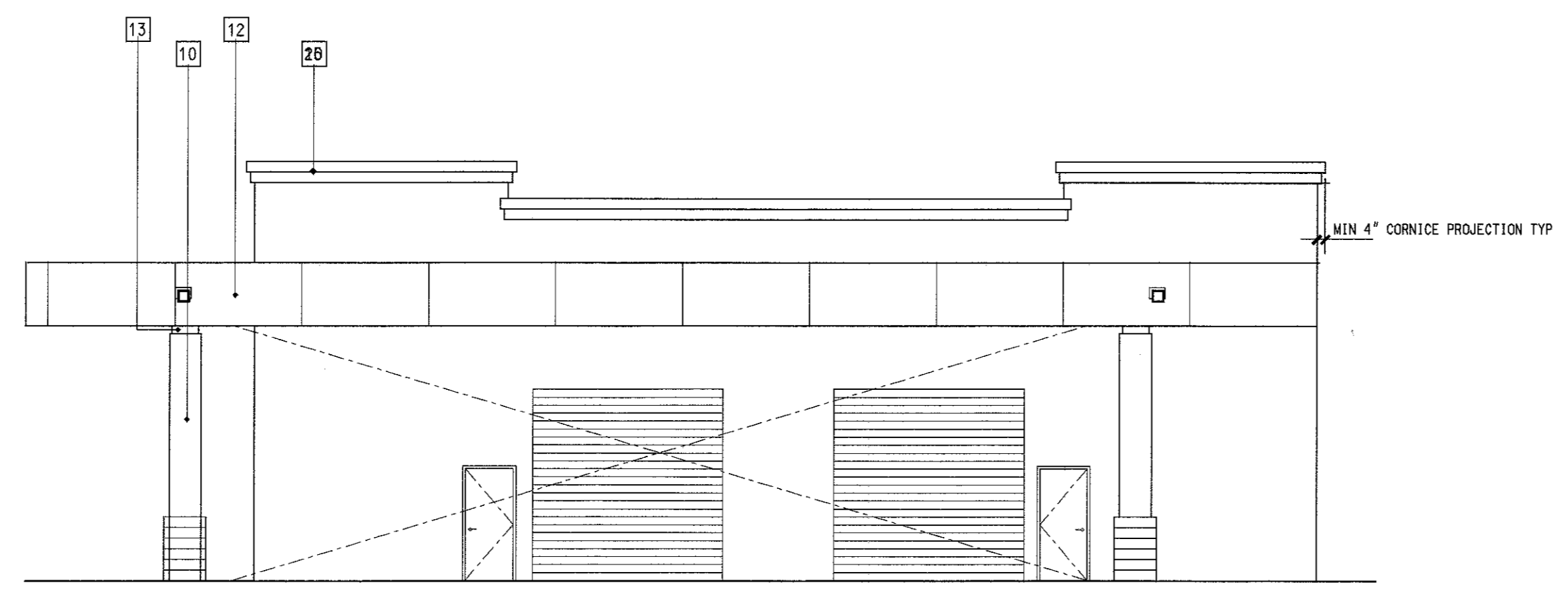
DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 09-10-21 |
| CLIENT REVIEW | |
| CLIENT REVIEW | |
| PLANNING SUBMITTAL | 10-10-23 |
| PLANNING SUBMITTAL | 05-22-24 |
| 1ST PLAN CHECK | |
| 2ND PLAN CHECK | |
| 3RD PLAN CHECK | |
| ISSUED FOR CONST. | |

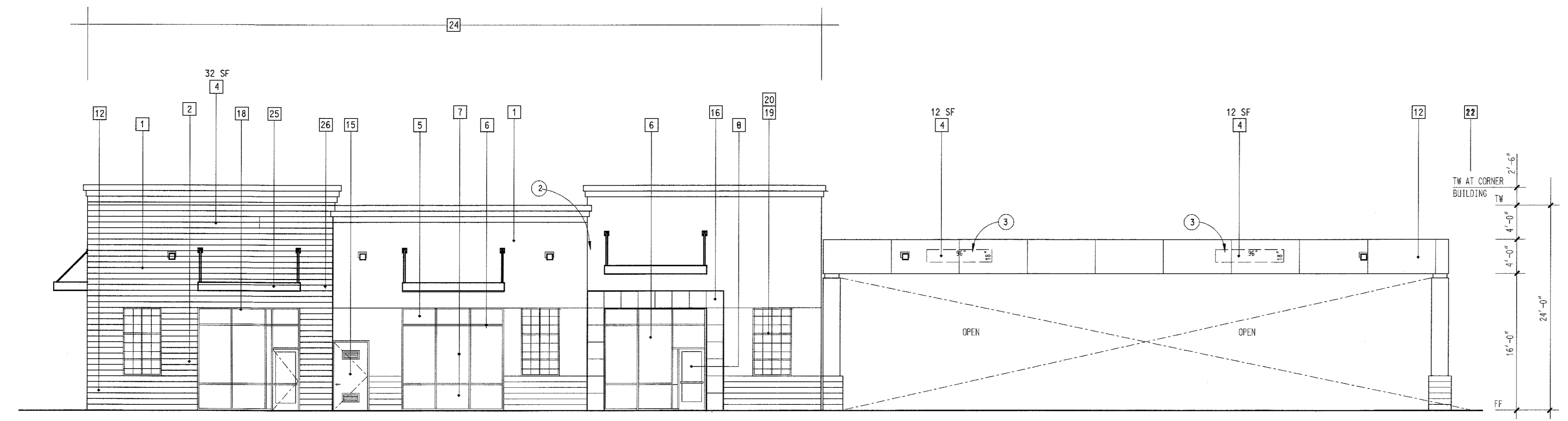


PROJECT NO.
 21-1901

SHEET
 A-4



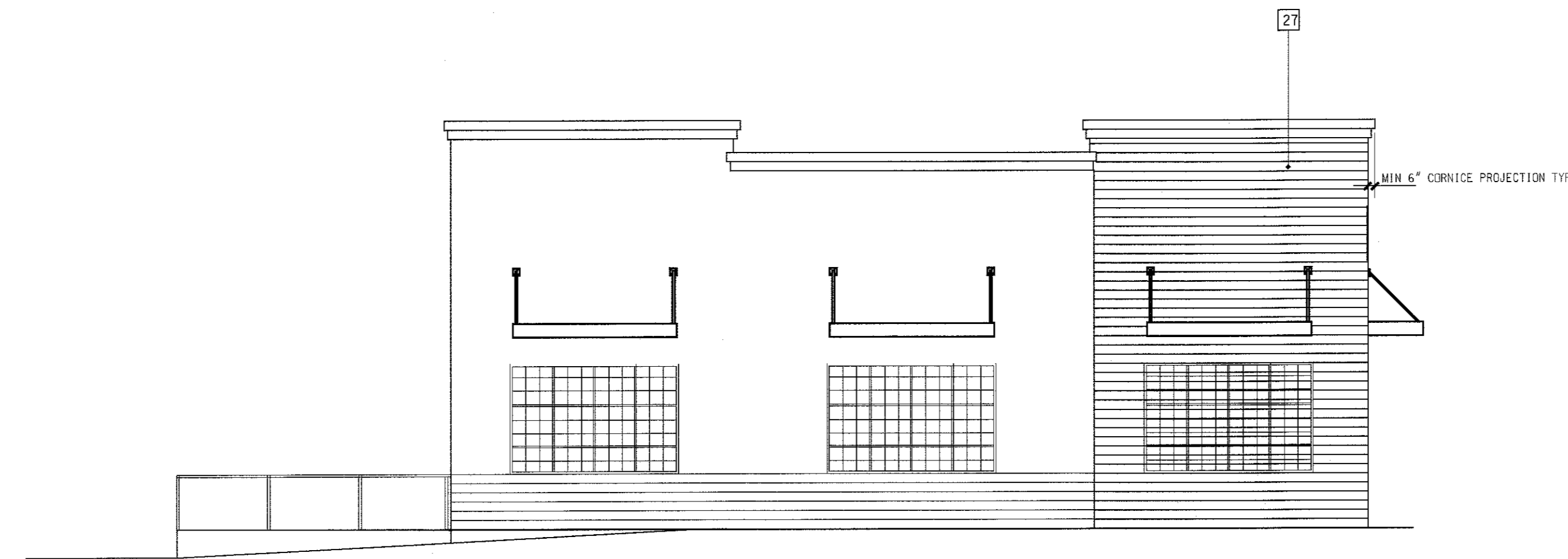
ARCHITECTURAL WEST ELEVATION SCALE: 1/8" = 1'-0" 2



ARCHITECTURAL NORTH ELEVATION SCALE: 1/8" = 1'-0" 2

NOTES

- 1 METAL BUILDING EXTERIOR WALL PANELS COLOR TO MATCH SW 7017 SHERWIN WILLIAMS OR EQUAL (MEDIUM GRAY)
- 2 METAL BUILDING EXTERIOR WALL PANELS COLOR TO MATCH SW 7016 SHERWIN WILLIAMS OR EQUAL (LIGHT GRAY)
- 3 METAL BUILDING EXTERIOR TRIM COLOR TO MATCH SW 6804 SHERWIN WILLIAMS OR EQUAL (ROYAL BLUE)
- 4 DESIGNATED SIGN AREA WITH BLOCK LETTERS IN CONTRASTING COLOR TO CANOPY
- 5 SPANDREL GLASS TO MATCH PPG SOLARBAN 67 "PACIFICA" HIGH PERFORMANCE GLASS
- 6 ANODIZED ALUMINUM STOREFRONT SYSTEM
- 7 PPG SOLARBAN 67 "PACIFICA" HIGH PERFORMANCE GLASS
- 8 METAL OVERHEAD ROLL-UP DOOR, COLOR TO BE SHERWIN WILLIAMS MATCH ADJACENT SURFACE
- 9 3'-0" X 7'-0" ALUM STORE FRONT ENTRY DOOR
- 10 2'-0" SQ COLUMN WITH METAL PANELS TO MATCH SW 7016 SHERWIN WILLIAMS "MINETUL GRAY" OR EQUAL (LIGHT GRAY)
- 11 FINISH GRADE AT WALK ADJACENT TO BUILDING
- 12 METAL CANOPY STRUCTURE TO BE MATCH SW 7016 SHERWIN WILLIAMS
- 13 ACCENT METAL TRIM BETWEEN TOP OF COLUMN AND UNDERSIDE OF CANOPY
- 14 TRUCK WELL
- 15 4'-0" X 8'-0" METAL MAN DOOR - PAINT TO MATCH ADJACENT SURFACE
- 16 ARCHITECTURAL METAL SCREEN - TO BE PAINTED DARK GRAY
- 17 MASONRY MANSOET AROUND BUILDING BASE (4'-0" HT) COLOR TO BE SW 7016 SHERWIN WILLIAMS
- 18 PROVIDE MIN 2" RECESS AT ALL BUILDING PENETRATIONS
- 19 PROVIDE ARCHITECTURAL METAL GRILLS WITH 2" OFF SET FROM BUILDING, COLOR TO BE BLACK
- 20 BUILDING FACADE SHALL INCORPORATE PROJECTIONS OR RECESSES AT LEAST TWENTY (20) PERCENT OF THE LENGTH OF THE FACADE. ARCHITECTURAL METAL GRILLS = 00.00 ARCHITECTURAL STOREFRONT= 00.00 %
- 21 PROVIDE AN ADDITIONAL BUILDING HT 2'-6" AT EACH BUILDING CORNER
- 22 ALL FACADE VISIBLE FROM THE PUBLIC RIGHT OF WAY NEED TO BE ARTICULATED. AVOID MONOTONOUS WALLS VISIBLE FROM THE PUBLIC-RIGHT-OF-WAY.
- 23 ALUMINUM (SILVER) CANOPY WITH 1" DIA TIE BACK RODS
- 24 BUILDING FACADE SHALL INCORPORATE PROJECTIONS OR RECESSES TO AT LEAST TWENTY (20) PERCENT OF THE LENGTH OF THE FACADE. PROPOSED ARTICULATION ON EAST ELEVATION IS 45%.
- 25 PROVIDE A MIN. 4" CORNICE PROJECTION FROM MAIN BUILDING ELEVATION
- 26 PROVIDE A GUARD / HAND RAIL AROUND TRUCK WELL AND LOADING DOCK
- 27 PROVIDE HORIZONTAL METAL SIDING THIS AREA
- 28 CONCRETE TRUCK WELL RAMP



ARCHITECTURAL EAST ELEVATION

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

2

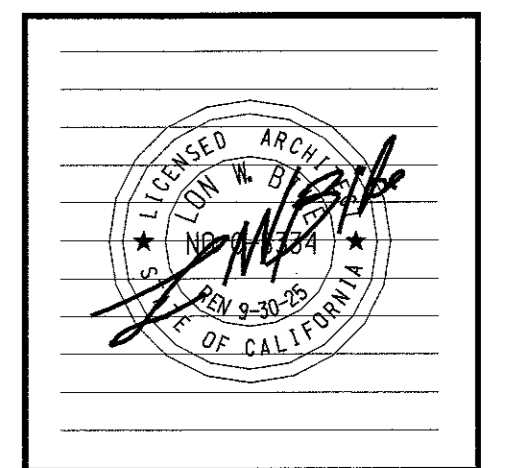
at³
 at³ associates, inc.
 dba
 Architectural Team Three
 23905 Clinton Keith Road
 Suite 114
 Wildomar, California 92595
 telephone (951) 600-6793
 fax (951) 600-1916

OWNER
COMMERCE, LLC
 9822 PANGBORN AVE
 DOWNEY, CALIFORNIA
 (213) 494-0548

NICKS BIG RIG TRUCK
 SERVICE FACILITY
 00000 COMMERCE
 PERRIS, CALIFORNIA

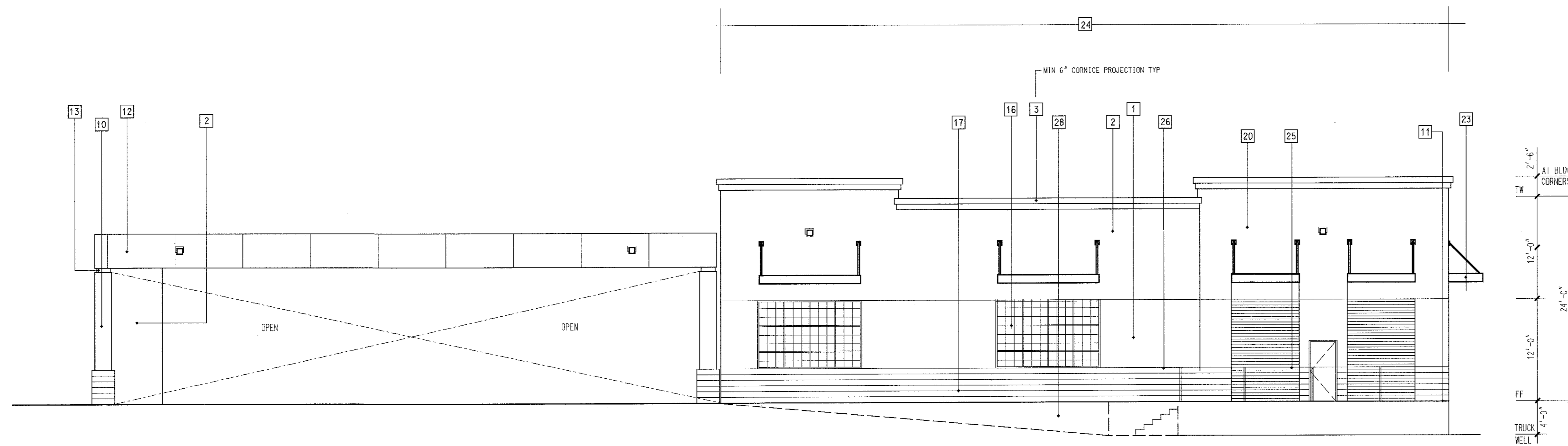
DATES

| | |
|--------------------|----------|
| CLIENT REVIEW | 09-10-21 |
| CLIENT REVIEW | |
| CLIENT REVIEW | |
| PLANNING SUBMITTAL | 10-10-23 |
| PLANNING SUBMITTAL | 05-22-24 |
| 1ST PLAN CHECK | |
| 2ND PLAN CHECK | |
| 3RD PLAN CHECK | |
| ISSUED FOR CONST. | |



PROJECT NO.
21-1901

SHEET
A-4.1



ARCHITECTURAL SOUTH ELEVATION

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

2

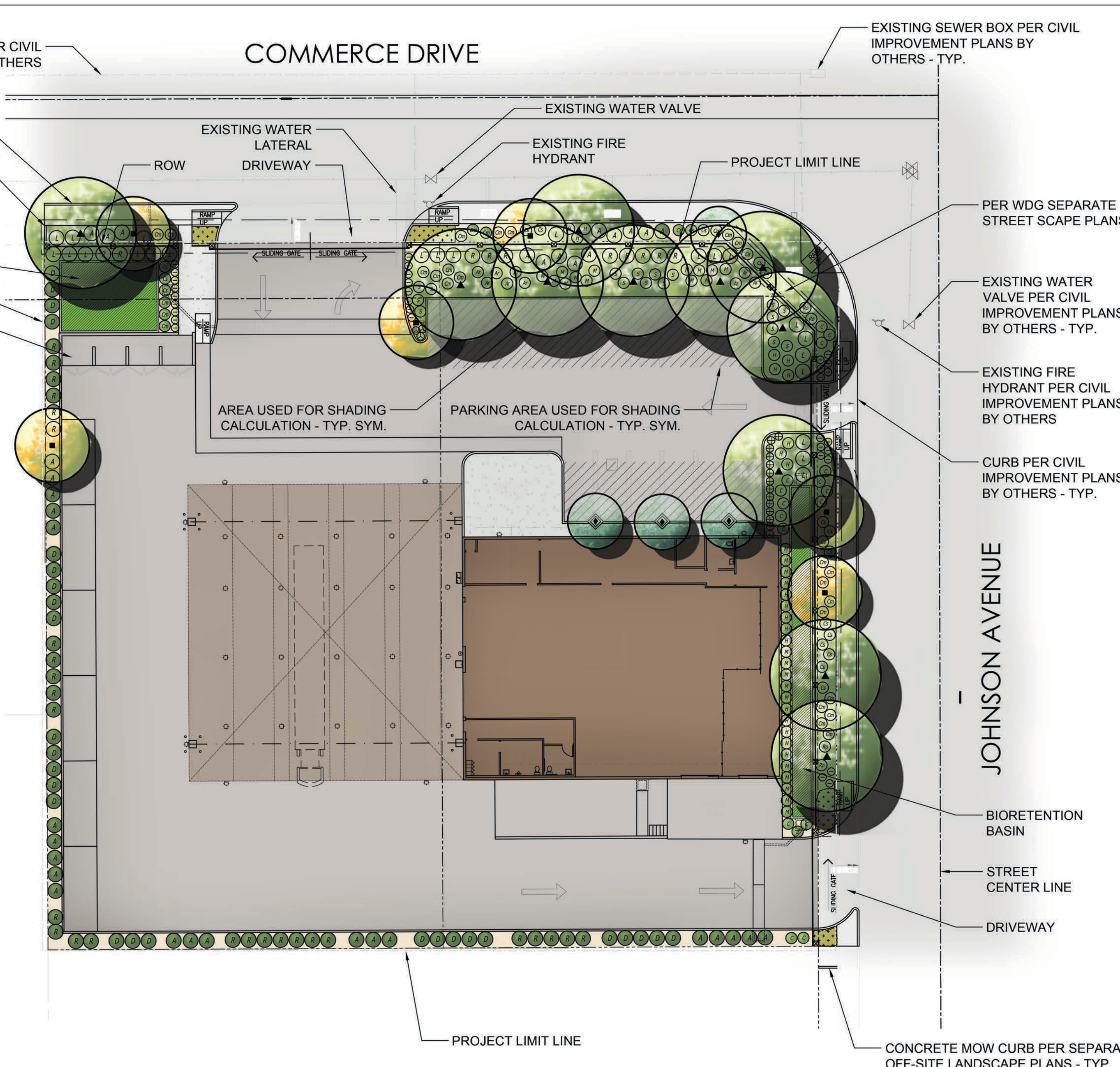






PLANTING NOTES

1. ALL PLANTED AREAS SHALL BE RAKED CLEAN OF ALL EXTRANEUS MATERIALS. FINISH GRADES AND SURFACE DRAINAGE PATTERNS SHALL BE RESTORED TO THE APPROVED SPECIFIED GRADING PLAN AFTER TREE AND SHRUB INSTALLATION AND PRIOR TO GROUND COVER OR BARK INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO NURSERYMAN'S STANDARDS FOR SIZE AND HEALTH AND SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE CONTRACTOR SHALL SUBMIT PHOTOS OF ALL BOX SIZE TREES FOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE. SHRUBS WILL BE REVIEWED ON SITE.
3. LANDSCAPE CONSTRUCTION INSTALLATION AND PRACTICES SHALL COMPLY WITH ALL LOCAL AND REGIONAL STANDARDS AND IF APPLICABLE, CLCA'S STANDARDS FOR LANDSCAPE CONSTRUCTION AND MAINTENANCE.
4. ANY PLANT MATERIAL DELETIONS OR SUBSTITUTIONS SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
5. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO THE DETAILS AND NOTES SHOWN ON THESE PLANS.
6. ALL LEVEL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF 3/4" MINUS GRAVEL MULCH. LEAVE A 12" DIAMETER AREA AROUND EACH TREE AND SHRUB MAINSTEM FREE OF MULCH.
7. ALL TREES SHALL BE LOCATED AS FOLLOWS:
 - A. MIN. SIX FEET (6') FROM PROPERTY LINE FENCING AND WALLS, HARDSCAPE SURFACES, BUILDING EAVES AND SUBSURFACE UTILITIES INCLUDING DRAINAGE LINES, DOMESTIC SUPPLY LINES AND SEWER LINES WHEREVER POSSIBLE / APPLICABLE.
 - B. MIN. 3' (FEET) FROM ALL FIRE HYDRANTS, MAIL BOXES, WATER METERS, AND SUBSURFACE UTILITIES INCLUDING TELEPHONE, ELECTRICAL AND CABLE TV.
 - C. MIN. 8' (FEET) FROM THE DOOR SIDE OF ALL TRANSFORMER BOXES.
 - D. MIN. 10' (FEET) FROM ALL EASEMENT BOUNDARIES.
 - E. MIN. 10' (FEET) FROM ALL STREET LIGHTS, SIGNS AND POWER POLES.
 CONTRACTOR SHALL VERIFY ALL UTILITIES, EASEMENTS, HARDSCAPE AND EQUIPMENT PRIOR TO THE INSTALLATION OF TREES.
8. ANY TREE PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE SURFACES SHALL RECEIVE "DEEP-ROOT" ROOT BARRIER TO A DEPTH OF 18", UNLESS OTHERWISE NOTED ON THE PLANS. INSTALL PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, ADJACENT AND PARALLEL TO THE HARDSCAPE AND/OR UTILITY AND 5' BEYOND THE TREE TRUNK IN BOTH DIRECTIONS. IN CASE OF DISCREPANCIES IMMEDIATELY NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE.
9. REMOVE ALL VINE OR ESPALIER STAKES AND/OR TRELLISES AND ATTACH TO FENCE, WALL, POST OR VINE TRELLIS SHOWN ON PLAN.
10. PRIOR TO BIDDING, CONTRACTOR SHALL VERIFY IF AN AGRONOMIC SOILS REPORT HAS BEEN COMPLETED FOR THE PROJECT. IF NONE IS AVAILABLE, CONTRACTOR IS RESPONSIBLE FOR INCLUDING COST FOR AGRONOMIC SOILS REPORT IN PROJECT BID. FOR MULTI-LOT PROJECT A MINIMUM OF 1 TEST FOR EVERY 7 LOTS IS REQUIRED.
11. PRIOR TO PLANTING ALL PLANTABLE SOIL AREAS SHALL BE MIXED WITH 4 YARDS OF COMPOST PER 1,000 SF TO A DEPTH OF 6" TO MAKE THE SOIL FRIABLE FOR PLANTING, UNLESS OTHERWISE SPECIFIED IN THE AGRONOMIC SOILS REPORT. IN THE EVENT OF A CONFLICT BETWEEN THE AGRONOMIC SOILS REPORT AND THESE NOTES, THE REPORT SHALL SUPERCEDE. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL SHALL BE EXEMPT FROM ADDING COMPOST AND FILLING.
12. ALL PLANT BASINS SHALL RECEIVE SARVON SOIL PENETRANT. APPLY PER MANUFACTURER'S SPECIFICATIONS, OR AS DIRECTED IN THE AGRICULTURAL SOILS REPORT OBTAINED BY THE CONTRACTOR. SARVON AVAIL. THROUGH JOHN DEERE LANDSCAPES (800) 347-4272.
13. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT LOCAL UNDERGROUND SERVICE ALERT.
14. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS.
14. ALL BUILDING AND HARDSCAPE INFORMATION SHOWN ON THESE PLANS IS BASED UPON THE MOST CURRENT ARCHITECTURAL SITE PLAN RECEIVED FROM THE ARCHITECT, CIVIL ENGINEER AND/OR OWNER. LANDSCAPE CONTRACTOR SHALL VERIFY HARDSCAPE LAYOUT (INCLUDING BUILDING FOOTPRINTS, WALKWAYS, STAIRWAYS, FENCING, UTILITIES, ETC.). IF ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS ARE FOUND, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE.



| PLANT LEGEND | | | | |
|-----------------------------|------------------------------|--|----------------------------|--------|
| TREES | | | | |
| WUCOLS | SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. |
| L | ■ | TECOMA STANS / YELLOW BELLS VAR. (STD.) | 24" BOX | 6 |
| L | ▲ | ULMUS PARVIFOLIA / EVERGREEN ELM | 24" BOX | 11 |
| L | ◆ | WASHINTONIA FILIFERA / CALIFORNIA FAN PALM | 8' BTH | 4 |
| SHRUBS | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. | |
| L | ● | ACACIA R. 'LOWBOY' / ACACIA VAR. | 1 GAL @ 4' O.C. | 9 |
| L | ● | AGAVE AMERICANA / AGAVE VAR. | 5 GAL @ 5' O.C. | 34 |
| L | ● | ALOE 'BLUE ELF' / ALOE VAR. | 1 GAL. @ 2' O.C. | 32 |
| L | ● | CISTUS P. 'SUNSET' / MAGENTA ROCKROSE | 1 GAL. @ 4' O.C. | 21 |
| L | ● | CALLISETMON C. 'LITTLE JOHN' / DWARF CALLISETMON VAR. | 1 GAL. @ 3' O.C. | 17 |
| L | ● | DASYLIIRION WHEELERI / DESERT SPOON | 5 GAL. @ 5' O.C. | 27 |
| L | ● | DIANELLA R. 'LITTLE REV' / FLAX LILY VAR. | 1 GAL. @ 2' O.C. | 14 |
| L | ● | FESTUCA 'SISKIYOU BLUE' / BLUE FESCUE VAR. | 1 GAL. @ 2' O.C. | 3 |
| L | ● | HESPERALOE PARVIFLORA / RED YUCCA | 5 GAL. @ 3' O.C. | 20 |
| L | ● | LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER | 5 GAL. @ 5' O.C. | 23 |
| L | ● | MUHLENBERGIA CAPILLARIS / PINK MUHLY | 5 GAL. @ 3' O.C. | 27 |
| L | ● | RHAMNUS C. 'MOUND SAN BRUNO' / COFFEBERRY VAR. | 5 GAL. @ 5' O.C. | 37 |
| L | ● | SALVIA G. 'PURPLE' / AUTUMN SAGE VAR. | 5 GAL. @ 3' O.C. | 17 |
| GROUNDCOVER / TURF | | | | |
| SYM. | BOTANICAL NAME / COMMON NAME | SIZE | QTY. | |
| M | ● | CARISSA M. 'GREEN CARPET' / GREEN CARPET NATAL PLUM VAR. | 1 GAL @ 3' O.C. | 28 |
| L | ● | ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY VAR. | 1 GAL @ 3' O.C. | 24 |
| BIORETENTION BASIN PLANTING | | | | |
| L | ■ | BOUTELLOUA G. 'BLONDE AMBITION' / BLUE GRAMA GRASS VAR. | FLATS @ 12" O.C. OR 1 GAL. | 926 SF |
| M | ■ | CAREX TUMULICOLA / FOOTHILL SEDGE | | |
| L | ■ | JUNCUS PATENS / CALIFORNIA GRAY RUSH | | |
| ADDITIONAL NOTES: | | | | |

| Parking Lot Shading Calculations | |
|----------------------------------|--------|
| Total Parking Stall Area (SF) | 2,531 |
| Total Shading Area Provided (SF) | 1,267 |
| % Shading Provided | 50% |
| Landscape Calculations | |
| Off-Site Landscape (SF) | 1,484 |
| On-Site Landscape (SF) | 4,758 |
| Total Landscape Area (SF) | 6,242 |
| Total Site Area (SF) | 42,065 |
| % Landscape Area | 15% |



QUALITY MANAGEMENT

CITY OF PERRIS, CA

NICK'S BIG RIG TRUCK SERVICE FACILITY

LANDSCAPE CONCEPT PLAN

LANDSCAPE CONCEPT PLAN

| REVISIONS | DATE |
|-----------|------|
| | |
| | |
| | |
| | |



DATE: 05/29/2024

SCALE: SEE SHEET

JOB #21-057a

DRAWN: KT / NV / NL

SHEET: LP-01

1 OF 1

