

**PROJECT DATA**

	LOT 1	LOT 2	LOT 3	TOTAL
	HEAVY EQUIPMENT RETAIL	HEAVY EQUIPMENT RENTAL/SALES LOT	HEAVY EQUIPMENT RENTAL/SALES LOT	
<b>SITE AREA</b>				
In acres	5.0	10.3	9.6	24.9 ac
<b>BUILDING AREA</b>				
Warehouse	25,750	14,139	-	39,889 sf
<b>AUTO PARKING PROVIDED</b>				
Standard (9' x 18')	61	9	-	70 stalls
Standard Accessible (9' x 18')	2	1	-	3 stalls
Van Accessible (12' x 18')	1	1	-	2 stalls
EVCS Capable	11	3	-	14 stalls
EVCS with EVSE	3	n/a	-	3 stalls
EVCS Standard Accessible	1	1	-	2 stalls
EVCS Van Accessible	1	n/a	-	1 stalls
TOTAL	80	15	-	95 stalls
<b>FLOOR AREA RATIO</b>				
Actual	11.8%	3.2%	-	3.7%
<b>TRAILER PARKING PROVIDED</b>				
ZONING ORDINANCE				
Zoning - Potential Basin Area & Business Professional Office - BPO Perris Valley Commerce Center Specific Plan - PVCC SP				
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>				
Height - 50'				
<b>LANDSCAPE REQUIREMENT</b>				
Percentage - 15%				
<b>LANDSCAPE PROVIDED</b>				
In s.f.	32,660	67,947	62,762	163,369 sf
Percentage	15.0%	15.1%	15.0%	15.1%
<b>SETBACKS</b>				
Building				
Front/Street - Local collector street-5' *				
Arterial Street-10' *				
Express way / freeway-15' **				
Side - none; Adjoining Residential-10' **				
Rear - none; Adjoining Residential-10' **				
* Setback requirements are for structures 20' or less in height on the public ROW.				
** Front yards for structures shall be increased by 5' for each 10' of structure height greater than setback from ROW.				
** # loading/unloading provided, setback shall not be less than 25'.				

**PROPERTY OWNER/APPLICANT**

ORBIS REAL ESTATE PARTNERS  
1501 QUAIL STREET, STE 200  
NEWPORT BEACH, CA 92660  
PHONE: (562) 381-3388  
CONTACT: GRANT ROSS

**APPLICANT'S REPRESENTATIVE**

HPA, INC.  
18831 BARDEEN AVENUE - SUITE 100  
IRVINE, CA 92612  
PHONE: (949) 966-7769  
CONTACT: SHA MAHONEY

**ADDRESS OF THE PROPERTY**

TO BE DETERMINED

**ASSESSOR'S PARCEL NUMBER**

305-050-051  
305-050-055

**ZONING**

ZONING - POTENTIAL BASIN AREA & BUSINESS PROFESSIONAL OFFICE - BPO  
PERRIS VALLEY COMMERCE CENTER SPECIFIC PLAN - PVCC SP

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
THE WEST 46.37 ACRES OF THE SOUTH 86.37 ACRES OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM ALL THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF FREEWAY, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED FEBRUARY 7, 1952 IN BOOK 1340, PAGE 45, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THOSE PORTIONS OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED BY THOSE CERTAIN DOCUMENTS RECORDED MARCH 15, 1991 AS INSTRUMENT NO. 86817 AND AS INSTRUMENT NO. 86818 AND SEPTEMBER 7, 1994 AS INSTRUMENT NO. 348123, ALL OF OFFICIAL RECORDS.

ALSO EXCEPTING THOSE PORTIONS CONVEYED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, CASE NO. RIC 1903612 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, RECORDED MAY 16, 2023 AS INSTRUMENT NO. 2023-0139649 OF OFFICIAL RECORDS.

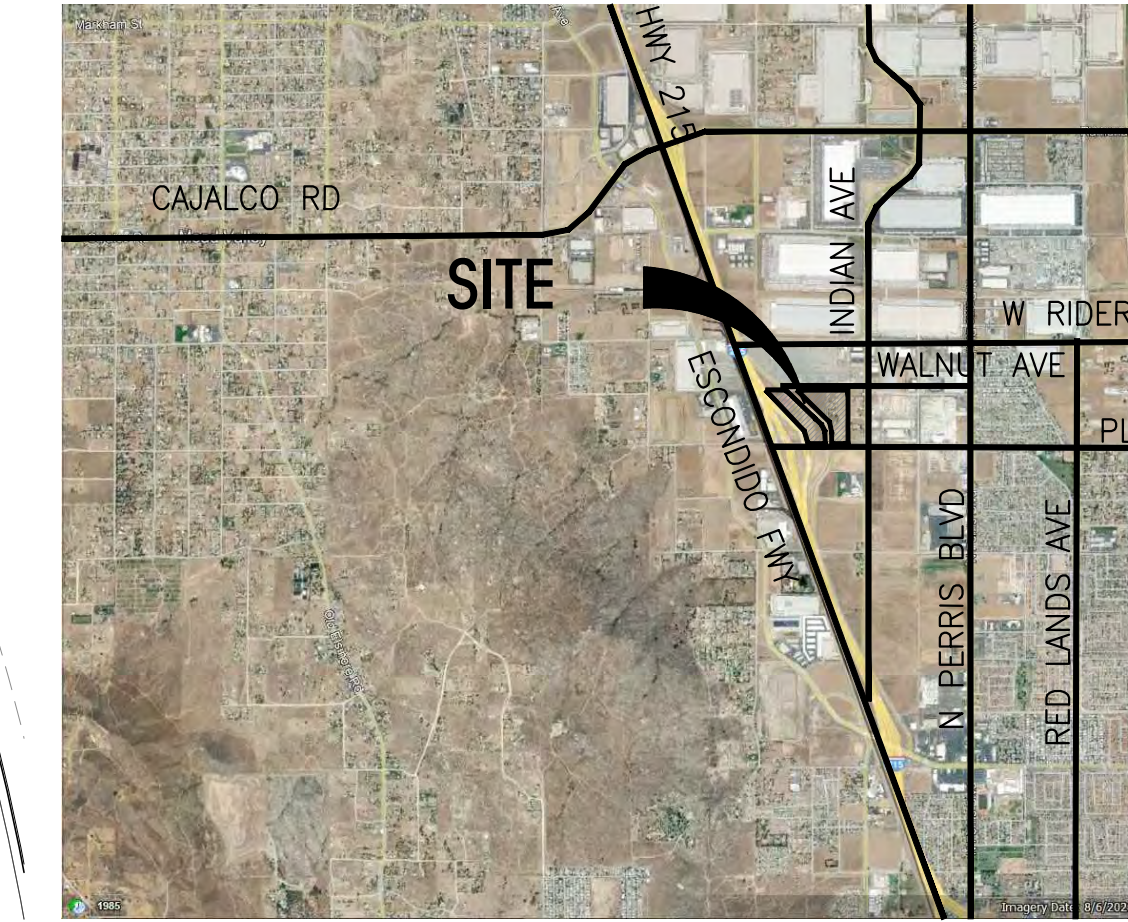
PARCEL 2:  
THE WEST HALF OF THE WEST HALF EAST 40 ACRES OF THE SOUTH 86.37 ACRES OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA BY DOCUMENT RECORDED SEPTEMBER 7, 1994 AS INSTRUMENT NO. 348123 OF OFFICIAL RECORDS. ALSO EXCEPTING THOSE PORTIONS CONVEYED BY THE RIVERSIDE COUNTY TRANSPORTATION COMMISSION DESCRIBED IN THE FINAL ORDER OF CONDEMNATION, CASE NO. RIC 1903612 OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, RECORDED MAY 16, 2023 AS INSTRUMENT NO. 2023-0139649 OF OFFICIAL RECORDS.

PARCEL 3:  
THAT PORTION OF THE EAST FRONTAGE ROAD (100.00 FEET WIDE) AS SHOWN ON THE MONUMENTATION MAPS FILED AS RV. CO. 205-228 AND 205-229, LYING IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BOUNDED ON THE SOUTH BY A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN GRANT DEED RECORDED JULY 18, 1963, AS INSTRUMENT NO. 70284, OF OFFICIAL RECORDS, AS SHOWN ON THE MONUMENTATION MAP FILED AS RV. CO. 205-228, RECORDS, OF SAID COUNTY, SAID CORNER BEING THE INTERSECTION OF THE WESTERLY LINE OF THE EAST; THENCE ALONG SAID NORTHERLY LINE, NORTH 85°19'34" WEST, A DISTANCE OF 47.78 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 13°18'04" WEST, A DISTANCE OF 87.21 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 504.00 FEET, AND TO WHICH A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 76°41'56" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°53'37", AN ARC LENGTH OF 91.72 FEET; THENCE SOUTH 65°18'04" EAST, A DISTANCE OF 196.72 FEET TO THE EASTERLY LINE OF SAID EAST FRONTAGE ROAD, AND THE POINT OF TERMINATION; AND BOUNDED ON THE NORTH BY THE SOUTHERLY LINE OF A STRIP OF LAND 100 FEET WIDE, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STRIP "A":  
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF EAST FRONTAGE ROAD WITH THE CENTERLINE OF PLACENTIA AVENUE AS SHOWN ON THE MONUMENTATION MAP FILED AS RV. CO. 205-228, RECORDS OF SAID COUNTY; THENCE ALONG SAID CENTERLINE, SOUTH 85°18'04" EAST, A DISTANCE OF 365.35 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE, NORTH 01°41'57" EAST, A DISTANCE OF 47.73 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 65°41'56" WEST; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°41'43", AN ARC LENGTH OF 721.80 FEET; THENCE NORTH 49°59'47" WEST, A DISTANCE OF 846.26 FEET TO THE CENTERLINE OF EAST FRONTAGE ROAD AS SHOWN ON SAID MAP; AND THE POINT OF TERMINATION.

**VICINITY MAP**



**PROJECT NOTES**

- AS A MINIMUM, THE FOLLOWING MUST BE PRESUMED AND/OR ADDRESSED IN THE:
  - ON-SITE AND OFF-SITE TRUCK AND AUTO ACCESS AND CIRCULATION INCLUDING TURN TEMPLATES, STACKING AT THE TRUCK ENTRANCE GATES.
  - TRAFFIC SIGNAL WARRANT AT THE INTERSECTION OF FRONTAGE ROAD WITH WALNUT AVENUE AND PLACENTIA AVENUE.
  - PEDESTRIAN AND BICYCLE CIRCULATION.
  - 215 FREEWAY TRUCK ACCESS SHALL BE SOLELY FROM FRONTAGE ROAD TO PLACENTIA AVENUE, PLACENTIA INTERCHANGE AND VICE VERSA.
  - COMING IN OF TRUCK AND AUTO TRAFFIC ACCESS, ON-SITE CIRCULATION, AND PARKING IS NOT ALLOWED.



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**OWNER**



280 Newport Center Dr. Suite 240  
Newport Beach, CA 92660  
tel: 949-330-7564

**Project:**

BARKER PLACENTIA

Perris, CA

**Consultants:**

- Civil: FUSCOE
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: HUNTER
- Fire Protection: -
- Soils Engineer: -

**Title:** MASTER SITE PLAN

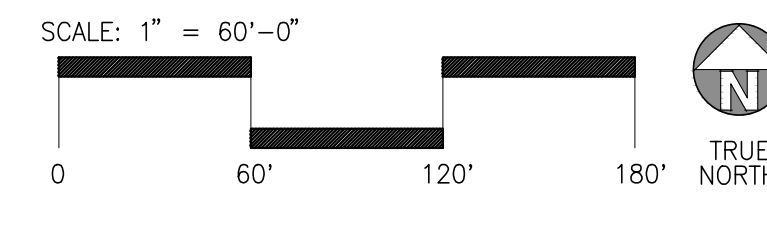
Project Number: 22146  
Drawn by: AC  
Date: 06/04/2025  
Revision:

Sheet:

DAB-A1.0

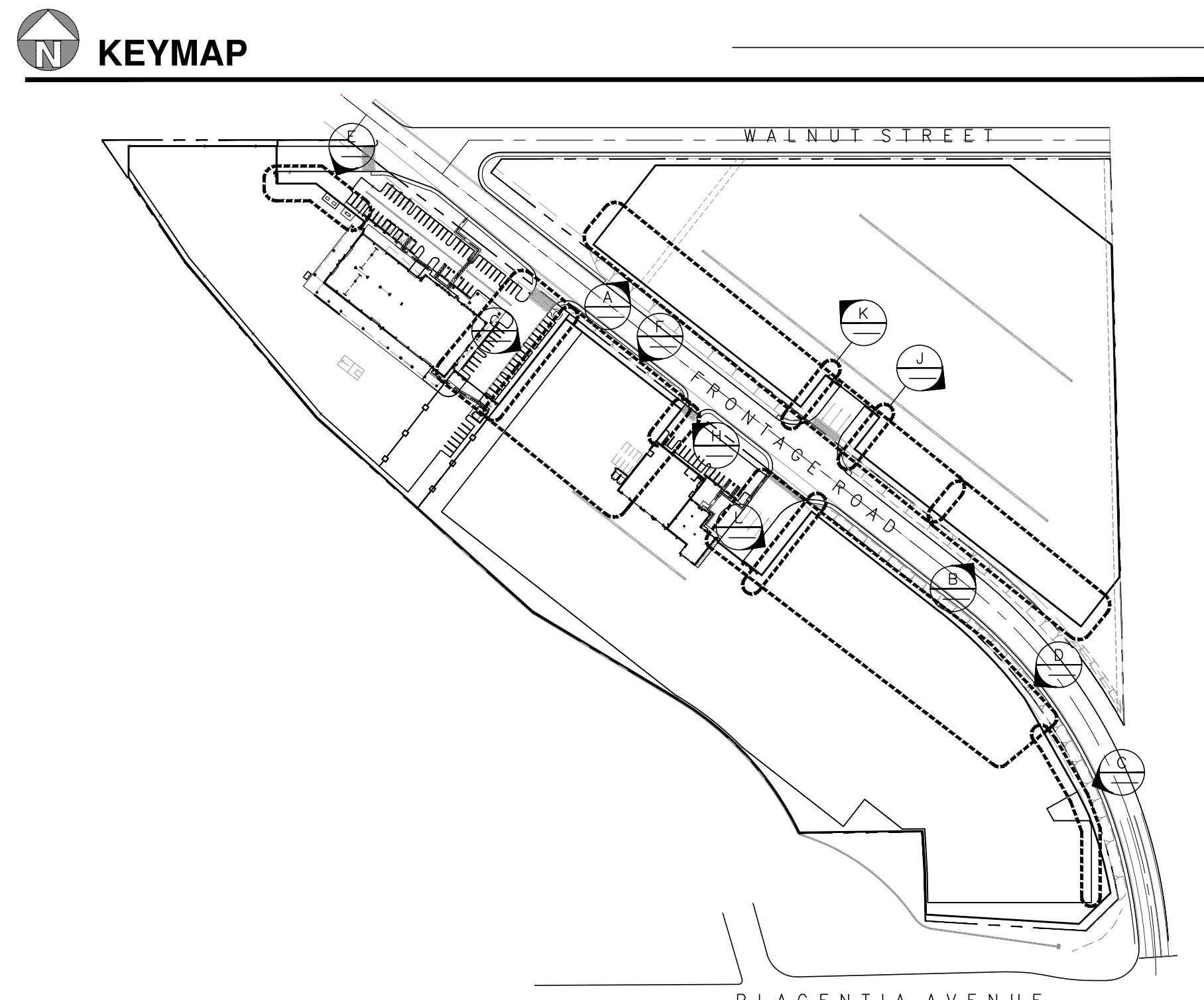
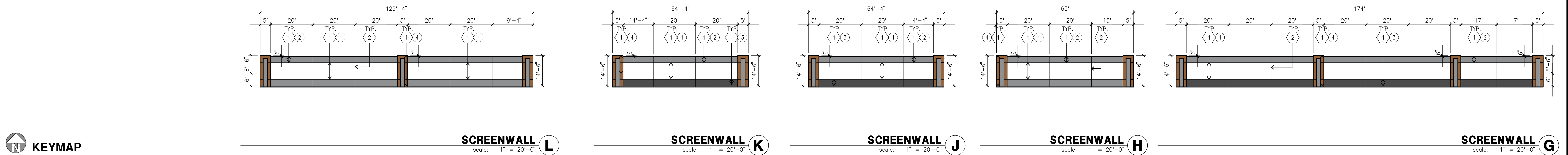
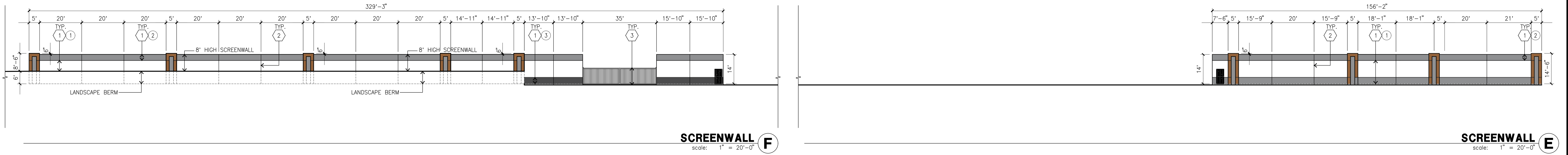
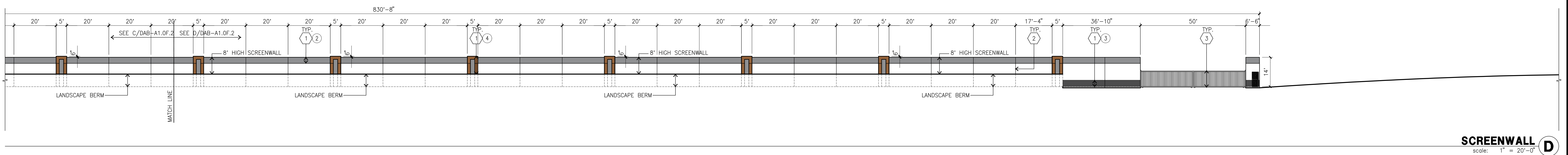
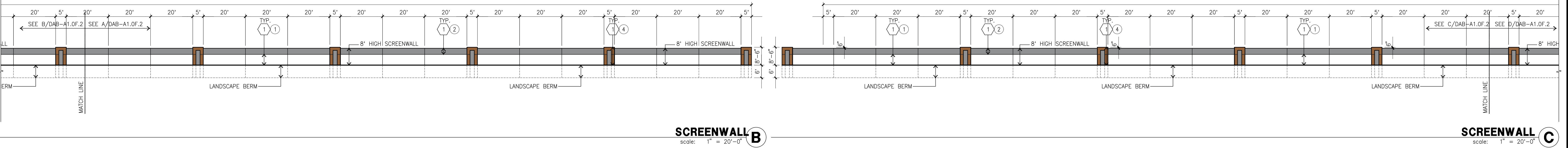
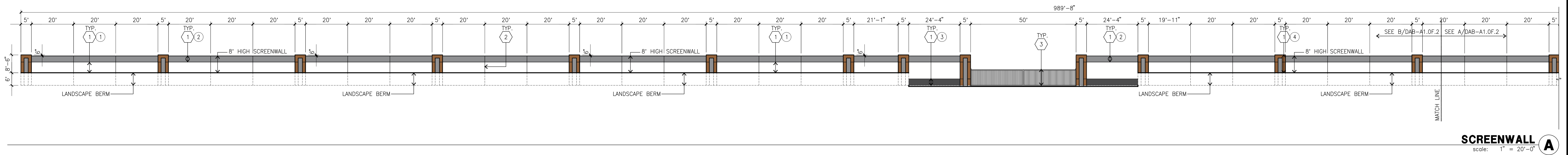
**MASTER SITE PLAN**

scale: 1" = 60'-0"





Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-



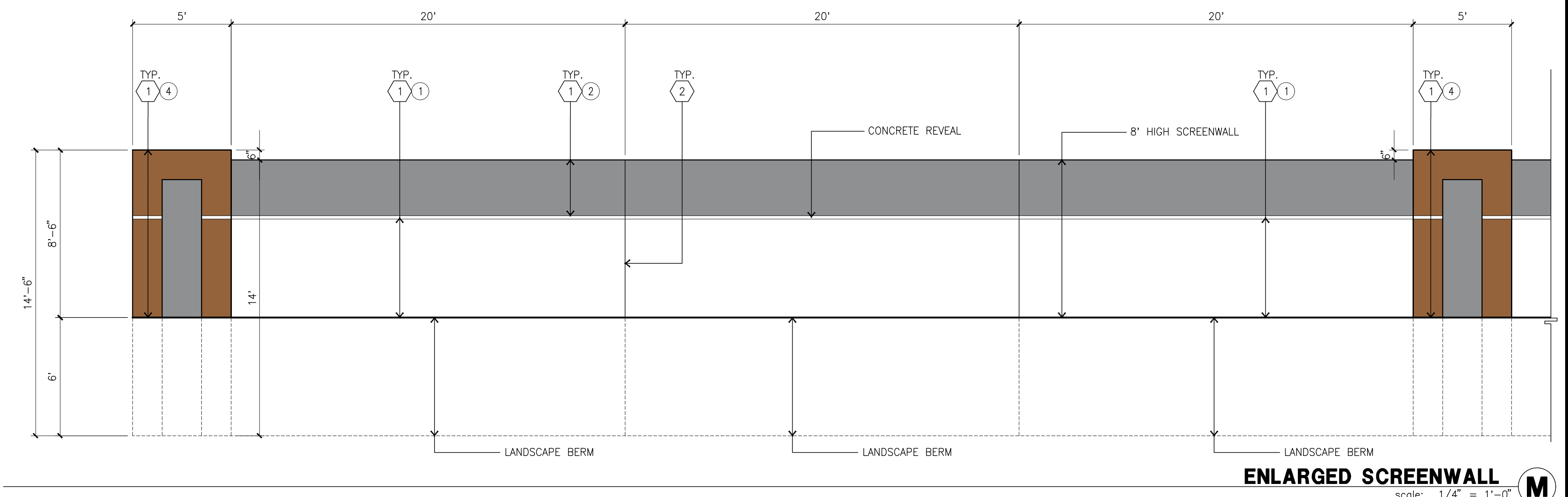
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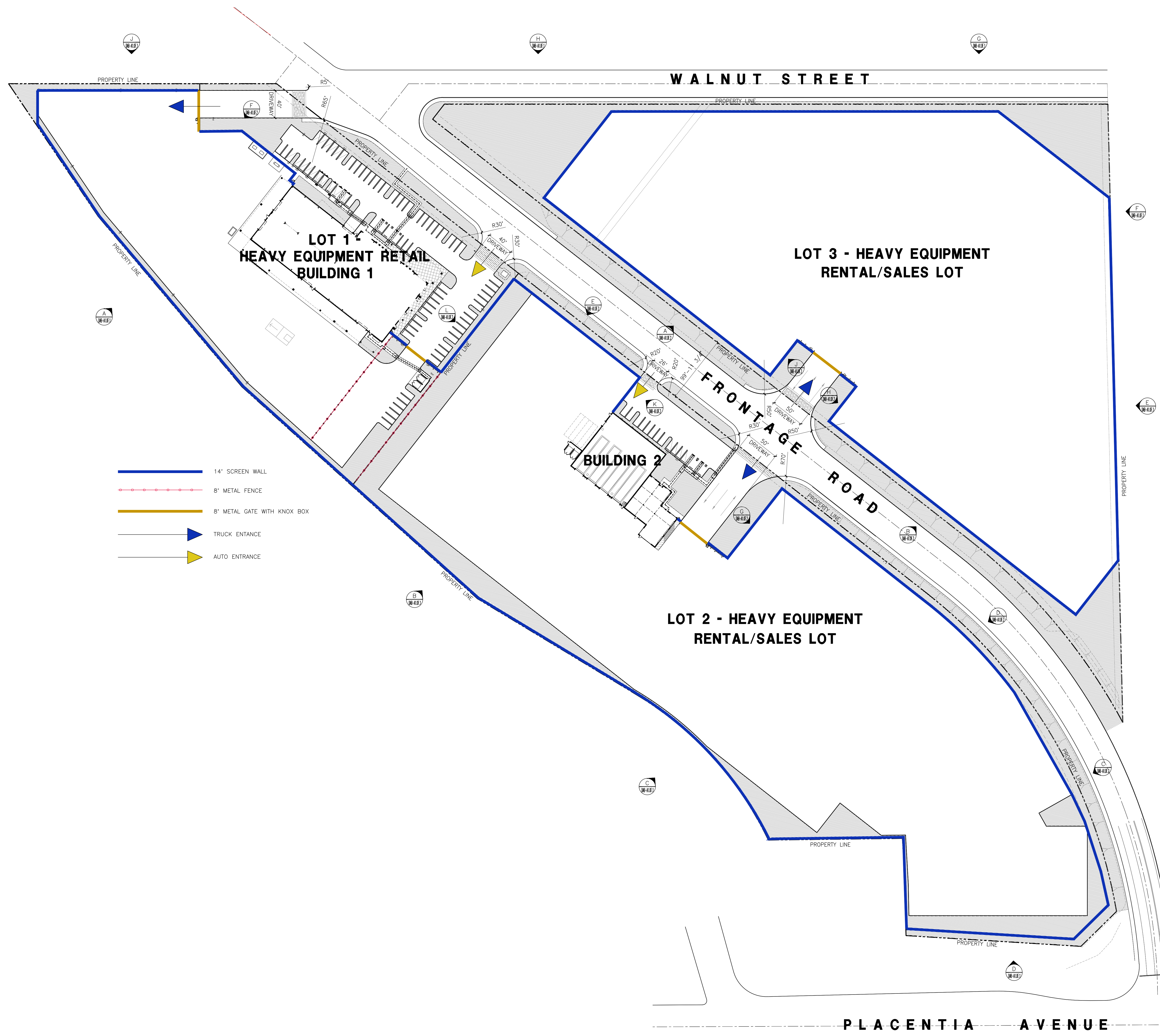
CONCRETE TILT-UP	CONCRETE TILT-UP	CONCRETE TILT-UP	CONCRETE TILT-UP
①	②	③	④

- SITE PLAN KEYNOTES**
- PROPOSED CONCRETE TILT-UP SCREEN WALL.
  - PANEL JOINT.
  - PROPOSED 8' HIGH METAL SLIDING GATE.

**SCREENWALL NOTE**

- ALL SCREEN WALLS TO BE PAINTED WITH ANTI-GRAFFITI PAINT FINISH.





**FENCE PLAN**  
 scale: 1" = 60'-0"  
 SCALE: 1" = 60'-0"  
 0 60' 120' 180'  
 TRUE NORTH



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**Project:**

**BARKER PLACENTIA**

Perris, CA

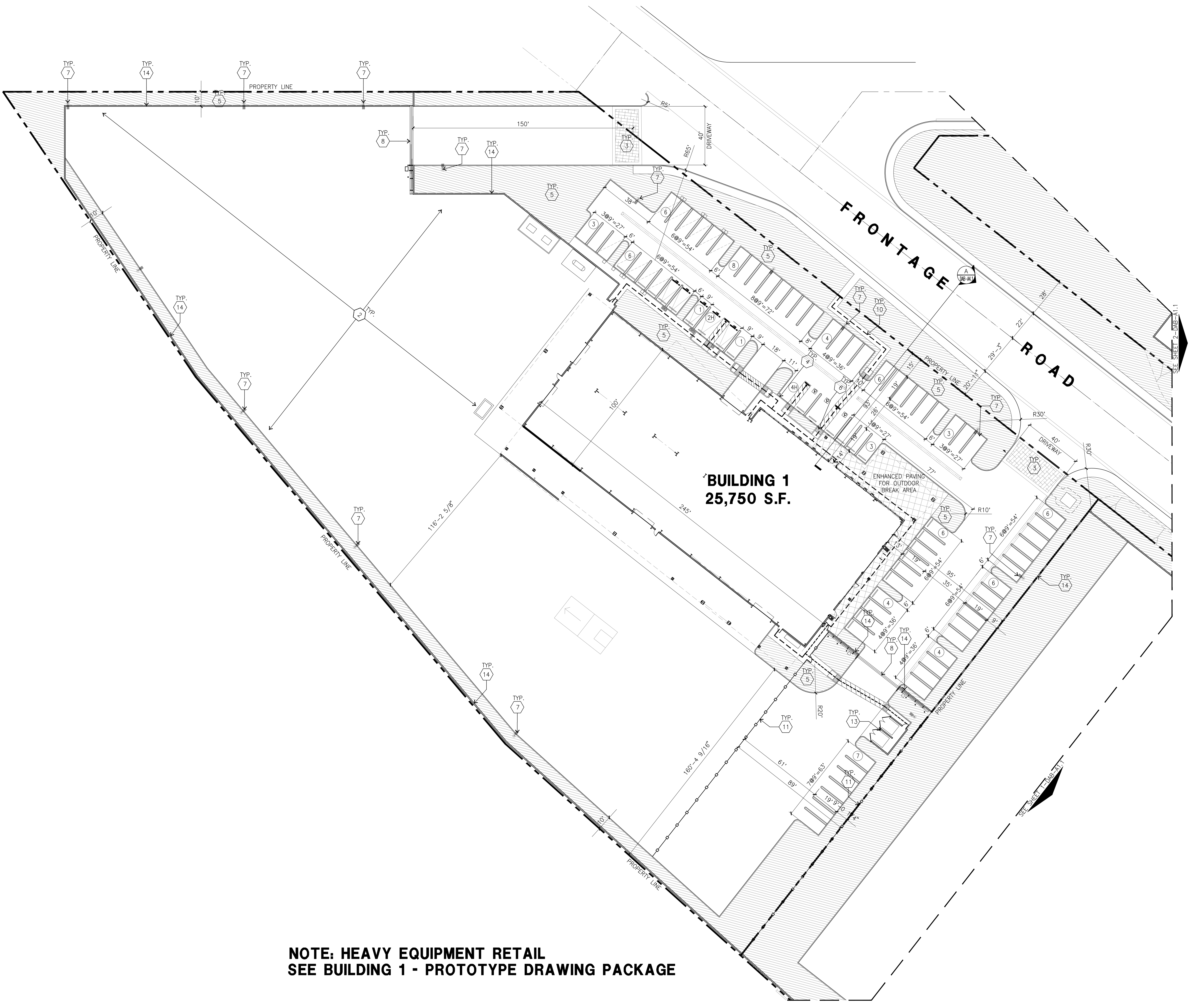
**Consultants:**

Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

**Title:** FENCE PLAN

Project Number: 22146  
 Drawn by: AC  
 Date: 06/04/2025  
 Revision:

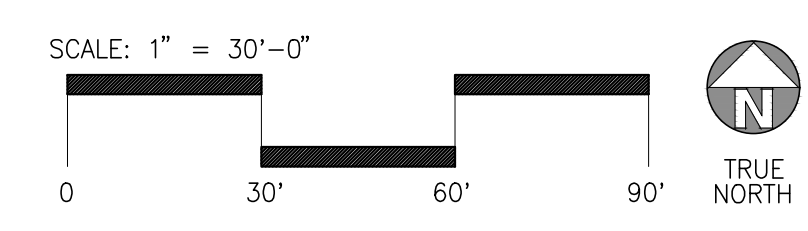
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**NOTE: HEAVY EQUIPMENT RETAIL  
SEE BUILDING 1 - PROTOTYPE DRAWING PACKAGE**

**OVERALL SITE PLAN**

scale: 1" = 30'-0"



**SITE PLAN KEYNOTES**

- 1 SEE CIVIL DRAWINGS FOR PAVING
- 2 SECURED YARD
- 3 DRIVEWAY APRONS, 2' WIDE BANDS, 4"x4" DIAGONAL CROSS PATTERN, SAWCUT 1/2" DEEP 3/16" WIDE.
- 4 CONCRETE CURB. SEE CIVIL DRAWINGS (UNDER SEPARATE SUBMITTAL).
- 5 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 6 TRUNCATED DOME.
- 7 SITE LIGHT POLE W/ CONCRETE BASE.
- 8 8' HIGH METAL GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY, MOTORIZED GATES TO BE PROVIDED BY OTHERS.
- 9 TUBE STEEL MAN DOOR, REMAIN LOCKED ALL TIMES AND SHALL BE EQUIPPED WITH PANIC HARDWARE.
- 10 ADA PATH OF TRAVEL
- 11 8' HIGH METAL FENCE.
- 12 NOT USED
- 13 TRASH ENCLOSURE
- 14 14' H SCREEN WALL TO BE PAINTED WITH ANTI-GRAFFITI PAINT FINISH.

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: SOUTHERN CALIFORNIA GEOTECHNICAL, PROJECT #220230-3, NOVEMBER 4, 2022.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. NOT USED.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4" FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.



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**Project:**

**BARKER PLACENTIA**

Perris, CA

**Consultants:**

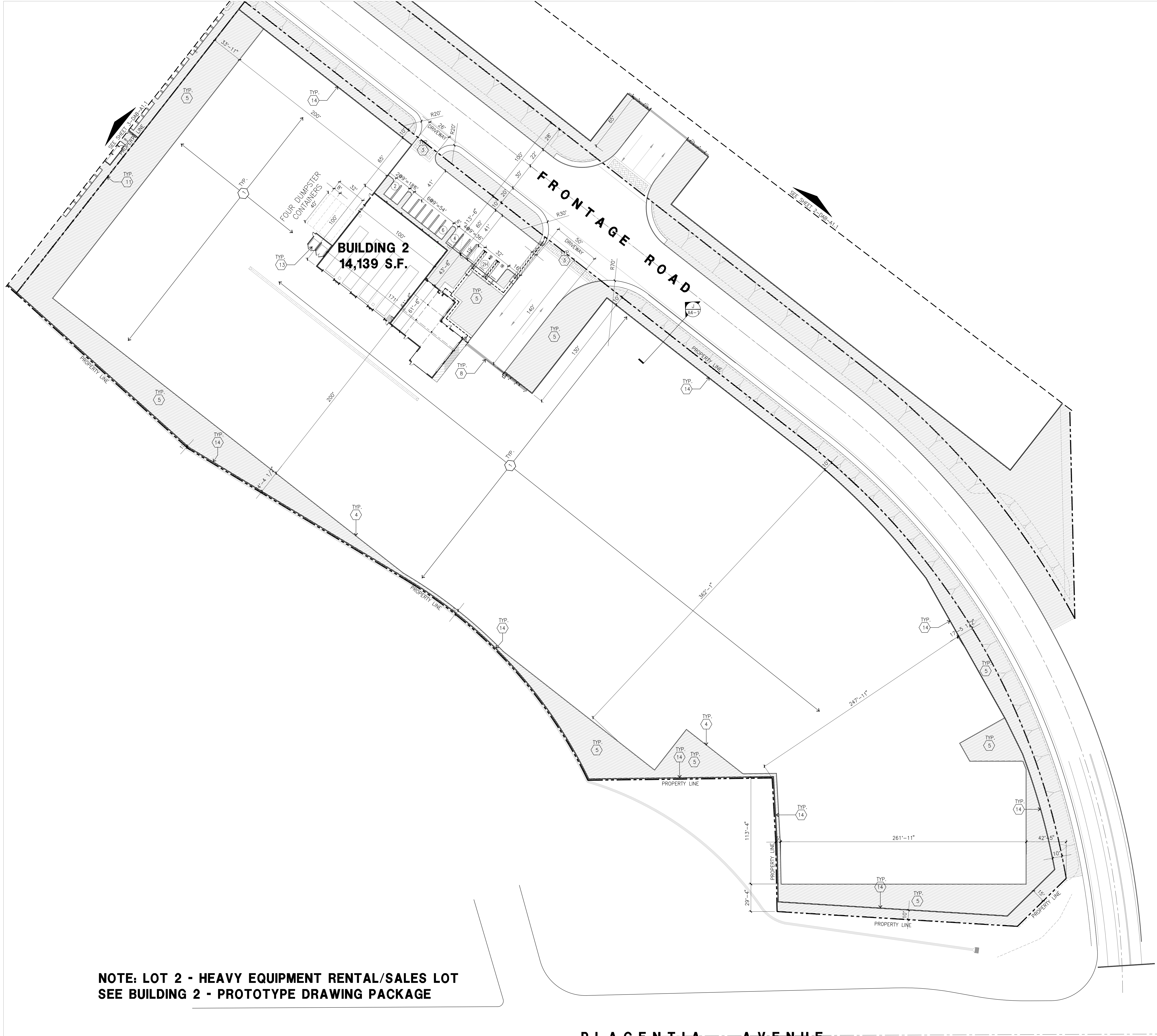
Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

**Title:** OVERALL SITE PLAN

Project Number: 22146  
Drawn by: AC  
Date: 06/04/2025  
Revision:

Sheet:

**DAB-A1.1**



**NOTE: LOT 2 - HEAVY EQUIPMENT RENTAL/SALES LOT  
SEE BUILDING 2 - PROTOTYPE DRAWING PACKAGE**

- ### SITE PLAN KEYNOTES
- 1 SEE CIVIL DRAWINGS FOR PAVING
  - 2 SECURED YARD
  - 3 DRIVEWAY APRONS, 2' WIDE BANDS, 4"X4" DIAGONAL CROSS PATTERN, SAWCUT 1/2" DEEP 3/16" WIDE.
  - 4 CONCRETE CURB. SEE CIVIL DRAWINGS (UNDER SEPARATE SUBMITTAL).
  - 5 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
  - 6 TRUNCATED DOME.
  - 7 SITE LIGHT POLE W/ CONCRETE BASE.
  - 8 8' HIGH METAL GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. MOTORIZED GATES TO BE PROVIDED BY OTHERS.
  - 9 TUBE STEEL MAN DOOR, REMAIN LOCKED ALL TIMES AND SHALL BE EQUIPPED WITH PANIC HARDWARE.
  - 10 ADA PATH OF TRAVEL
  - 11 8' HIGH METAL FENCE.
  - 12 NOT USED
  - 13 TRASH ENCLOSURE
  - 14 14' H SCREEN WALL TO BE PAINTED WITH ANTI-GRAFFITI PAINT FINISH.

- ### SITE PLAN GENERAL NOTES
1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: SOUTHERN CALIFORNIA GEOTECHNICAL, PROJECT #226230-3, NOVEMBER 4, 2022.
  2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
  3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
  4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
  5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
  6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
  7. NOT USED.
  8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
  9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
  10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
  11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
  12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
  13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
  14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
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Project:

**BARKER PLACENTIA**

Perris, CA

Consultants:

Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

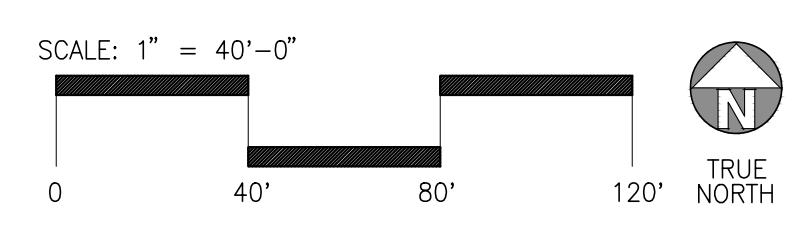
Title: **OVERALL SITE PLAN**

Project Number: 22146  
Drawn by: AC  
Date: 06/04/2025  
Revision:

Sheet:

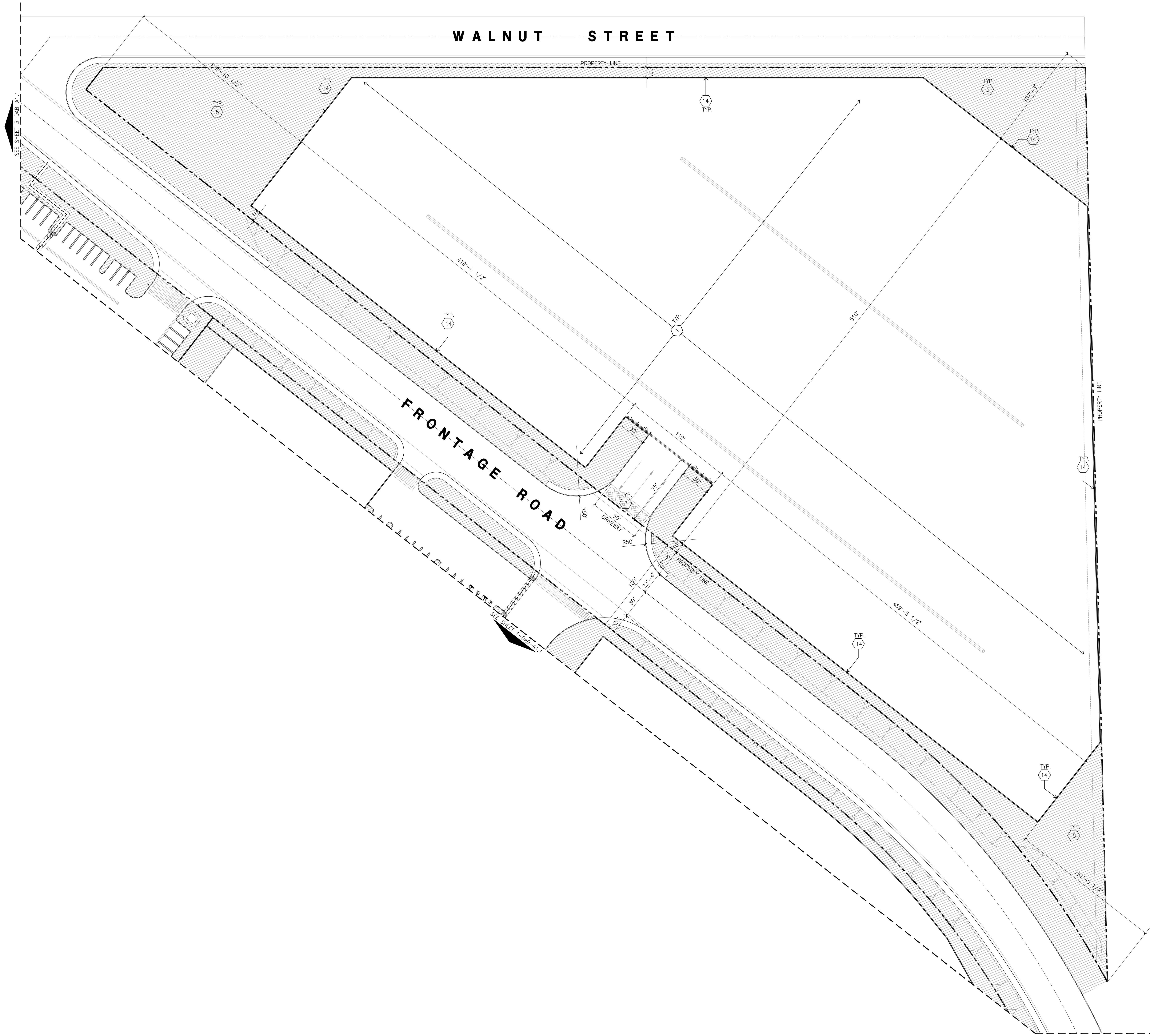
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**OVERALL SITE PLAN**  
scale: 1" = 40'-0"



**PLACENTIA AVENUE**

**NOTE: LOT 3 - HEAVY EQUIPMENT RENTAL/SALES LOT**



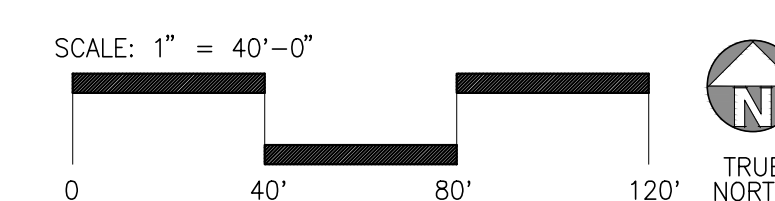
**SITE PLAN KEYNOTES**

- 1 SEE CIVIL DRAWINGS FOR PAVING
- 2 SECURED YARD
- 3 DRIVEWAY APRONS, 2' WIDE BANDS, 4'X4' DIAGONAL CROSS PATTERN, SAWCUT 1/2" DEEP 3/16" WIDE.
- 4 CONCRETE CURB. SEE CIVIL DRAWINGS (UNDER SEPARATE SUBMITTAL).
- 5 LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- 6 TRUNCATED DOME.
- 7 SITE LIGHT POLE W/ CONCRETE BASE.
- 8 8' HIGH METAL GATE W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. MOTORIZED GATES TO BE PROVIDED BY OTHERS. TUBE STEEL MAN DOOR, REMAIN LOCKED ALL TIMES AND SHALL BE EQUIPPED WITH PANIC HARDWARE.
- 9 ADA PATH OF TRAVEL
- 10 8' HIGH METAL FENCE.
- 11 NOT USED
- 12 TRASH ENCLOSURE
- 13 14" H SCREEN WALL TO BE PAINTED WITH ANTI-GRAFFITI PAINT FINISH.

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY SOUTHERN CALIFORNIA GEOTECHNICAL, PROJECT #22G230-3, NOVEMBER 4, 2022.
2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. NOT USED.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
14. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
15. ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

**OVERALL SITE PLAN**  
scale: 1" = 40'-0" **A**



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**OWNER**



280 Newport Center Dr. Suite 240  
Newport Beach, CA 92660  
tel: 949-330-7564

**Project:**

**BARKER PLACENTIA**

Perris, CA

**Consultants:**

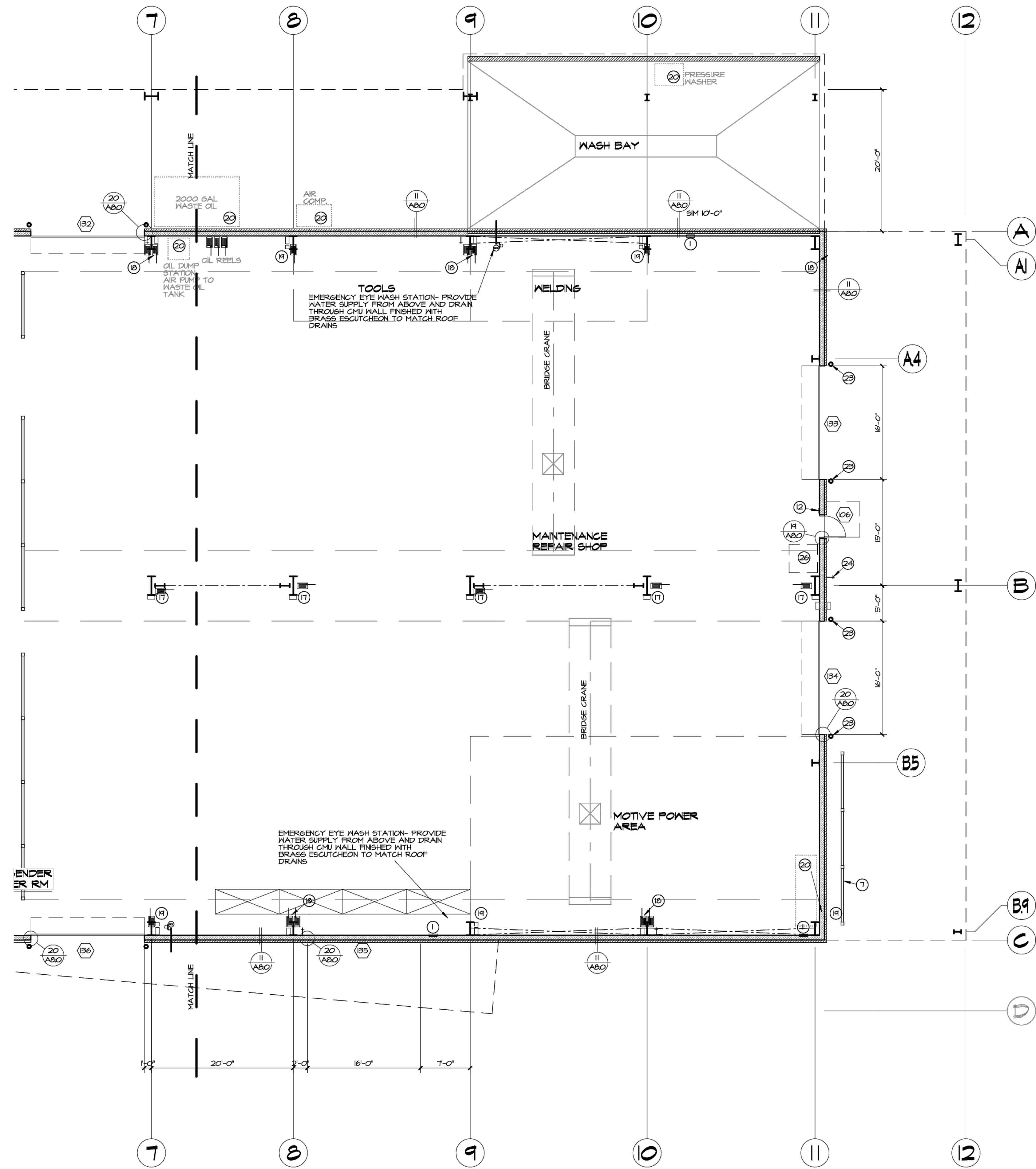
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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

**Title:** OVERALL SITE PLAN

**Project Number:** 22146  
**Drawn by:** AC  
**Date:** 06/04/2025  
**Revision:**

**Sheet:**

**DAB-A1.3**



**PARTIAL FLOOR PLAN (NORTHWEST)**  
 REPAIR SHOP, 1,650 SF



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**Project:**

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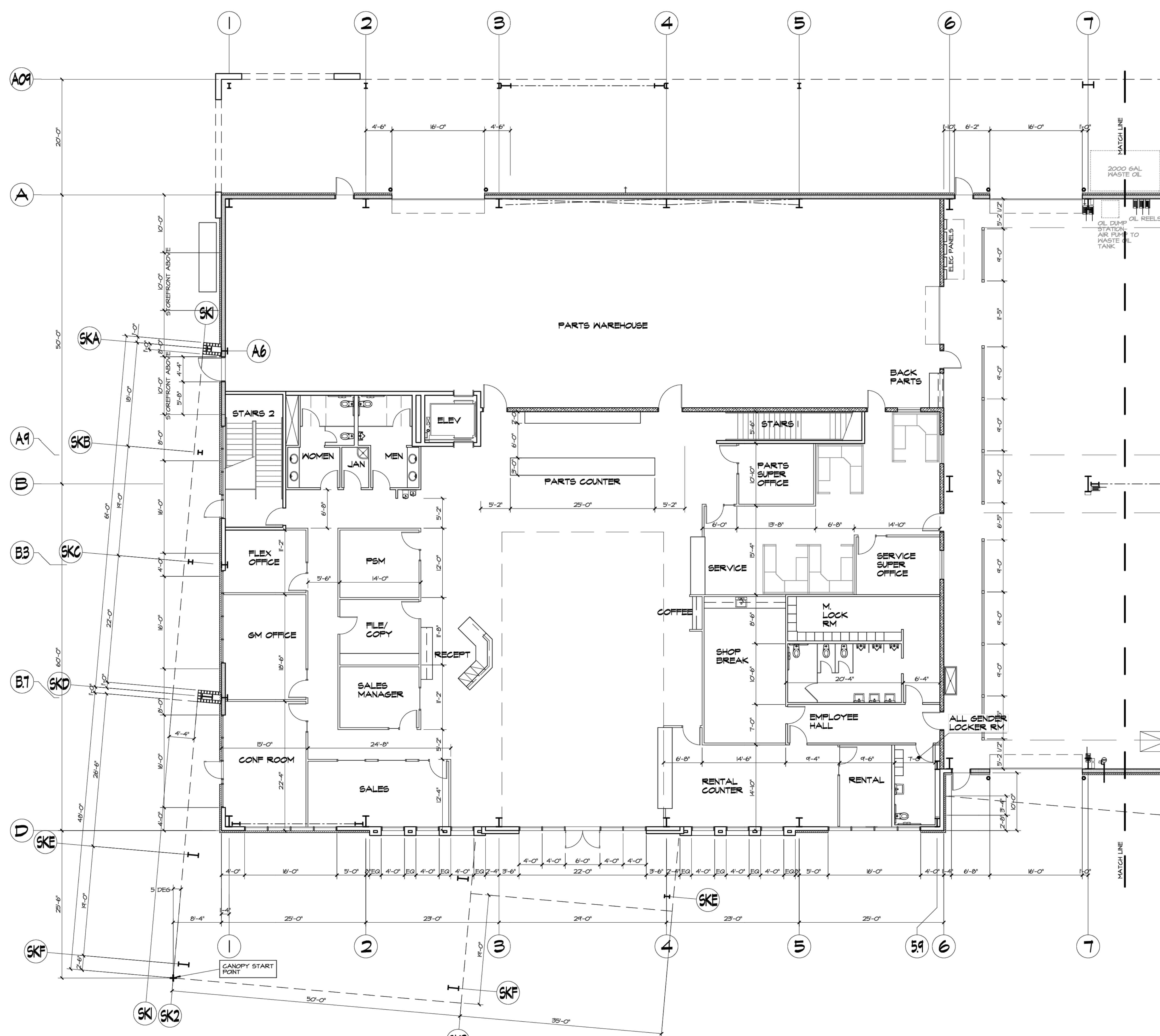
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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

**Title:** OVERALL FLOOR PLAN

Project Number: 22146  
 Drawn by: AC  
 Date: 06/04/2025  
 Revision:


Sheet:  
**DAB-A2.1**



**PARTIAL FLOOR PLAN (SOUTHEAST)**  
 RETAIL/OFFICE 9,275 SF  
 PARTS: 4,475 SF

1/8"



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Project:

BARKER PLACENTIA

Perris, CA

Consultants:

Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number: 22146  
 Drawn by: AC  
 Date: 06/04/2025  
 Revision:

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Project:

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Consultants:

Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

Project Number: 22146

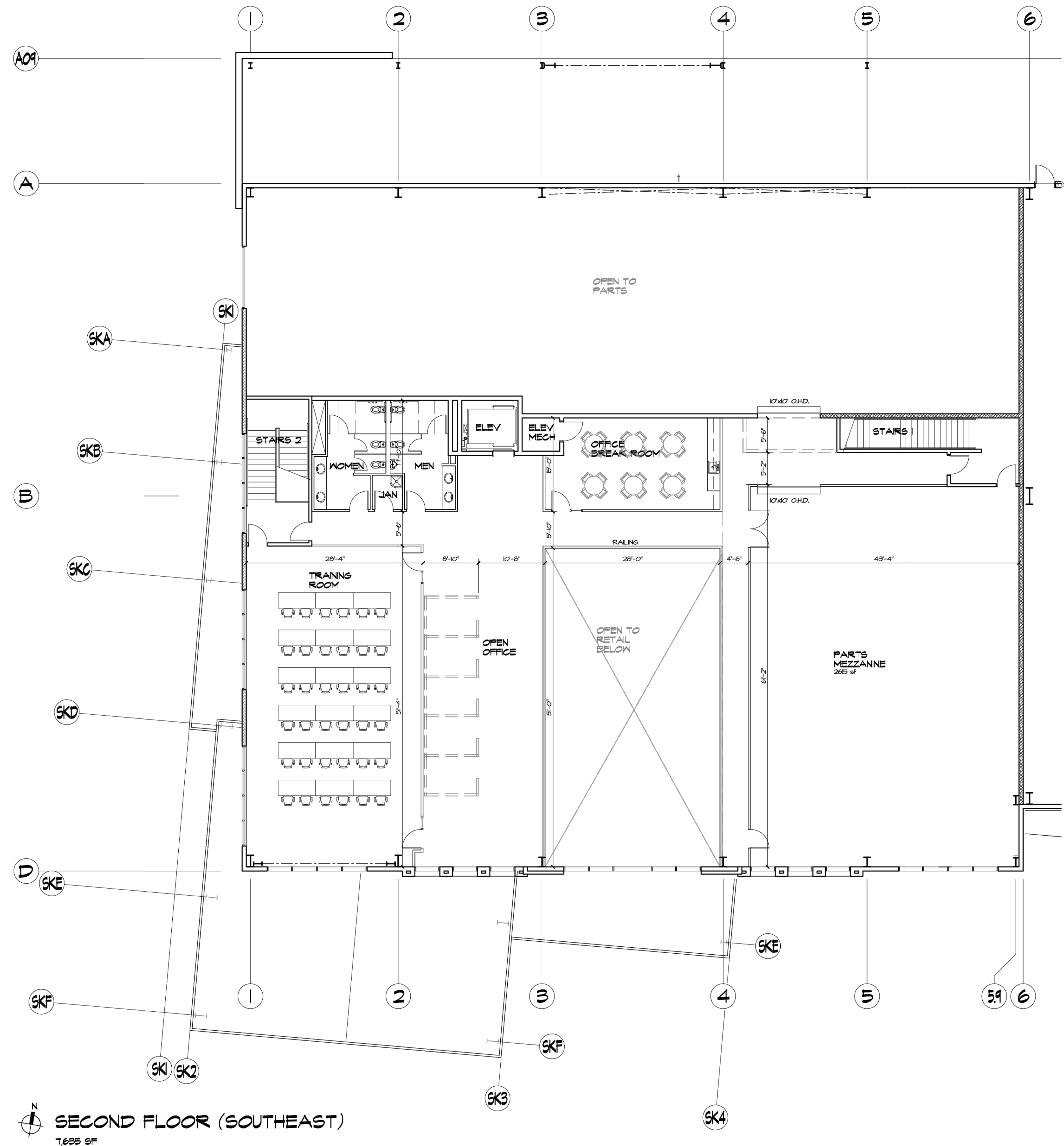
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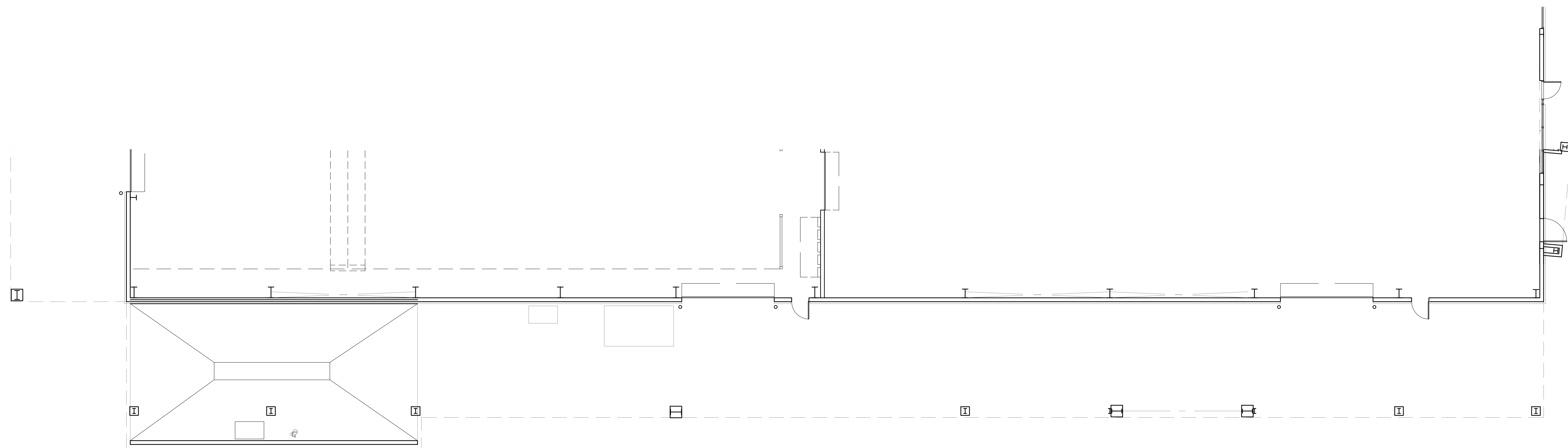
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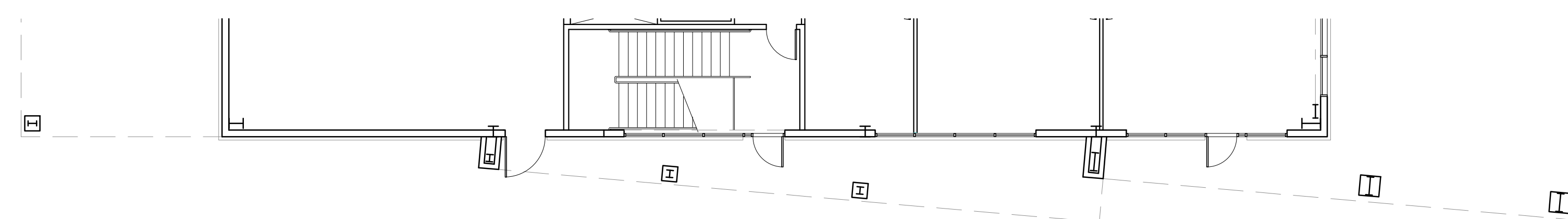
DAB-A2.3







**SOUTH ELEVATION**  
scale: 1/10"=1'-0" **A**



**EAST ELEVATION**  
scale: 1/10"=1'-0" **B**



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**Project:**

**BARKER PLACENTIA**

Perris, CA

**Consultants:**

Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATION

Project Number: 22146

Drawn by: AC

Date: 06/04/2025

Revision:

Sheet:

**DAB-A2.5**



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Project:

BARKER PLACENTIA

Perris, CA

Consultants:

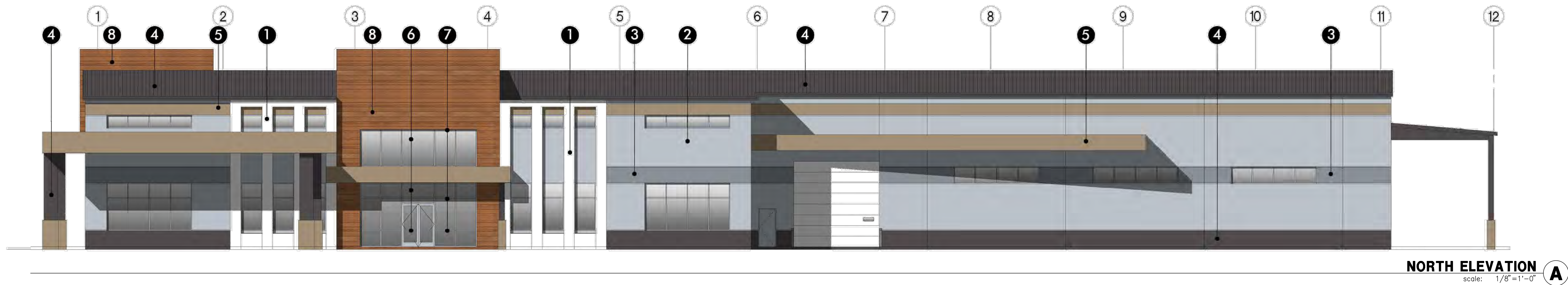
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Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: MATERIAL BOARD

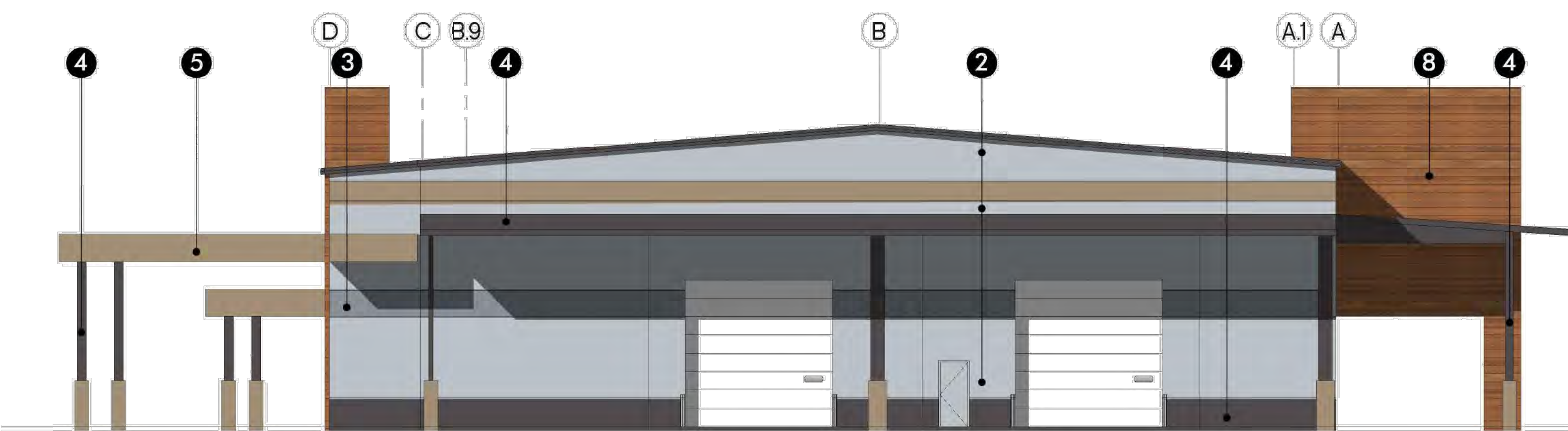
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Revision:

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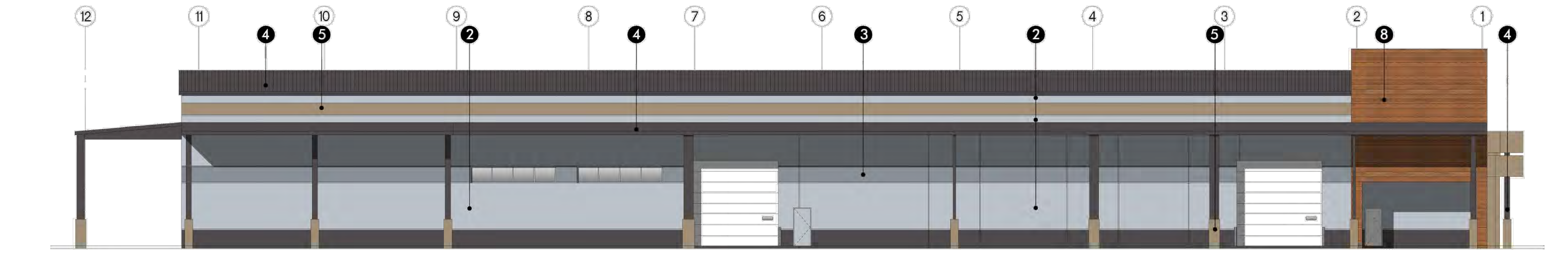
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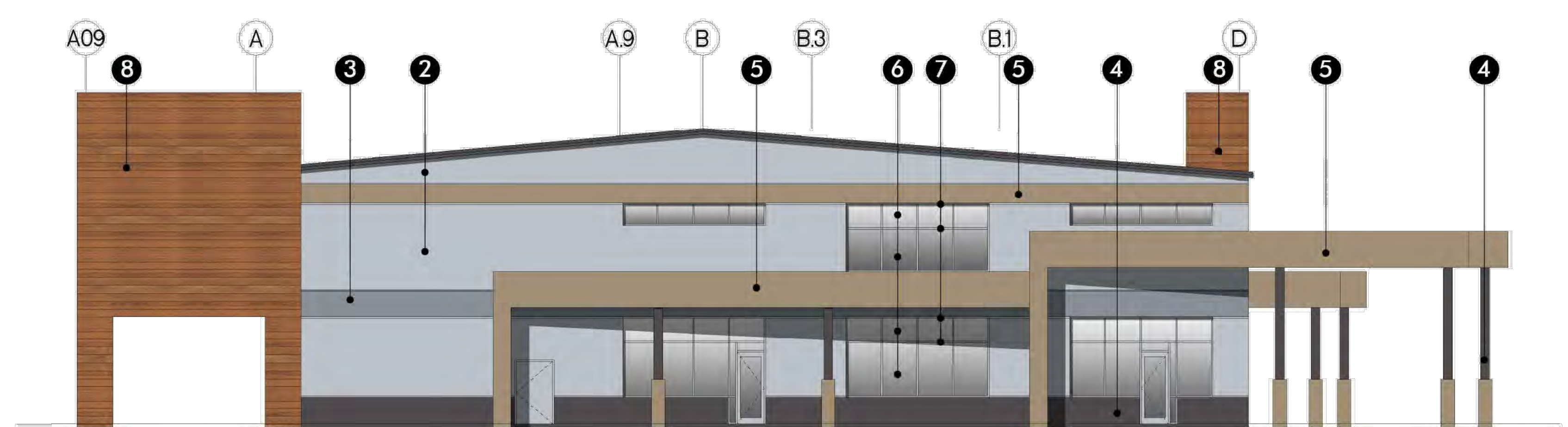
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scale: 1/8"=1'-0"



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



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



**EAST ELEVATION** D  
scale: 1/8"=1'-0"

- |  |   |  |  |
|--|---|--|--|
| <p>1</p>  <p>SHERWIN WILLIAMS<br/>SW 7005<br/>PURE WHITE<br/>255-C1</p> | <p>2</p>  <p>SHERWIN WILLIAMS<br/>SW 7071<br/>GRAY SCREEN<br/>235-C1</p> | <p>3</p>  <p>SHERWIN WILLIAMS<br/>SW 7073<br/>NETWORK GRAY<br/>235-C3</p> | <p>4</p>  <p>SHERWIN WILLIAMS<br/>SW 7075<br/>WEB GRAY<br/>235-C6</p> |
| <p>5</p>  <p>SHERWIN WILLIAMS<br/>SW 7513<br/>SANDERLING</p>            | <p>6</p>  <p>GRAY REFLECTIVE<br/>GLAZING</p>                             | <p>7</p>  <p>MULLION</p>  | <p>8</p>  <p>ARIZONA TILE<br/>SAV WOOD<br/>IROKO 8X32</p>             |



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BARKER PLACENTIA

Perris, CA

Consultants:

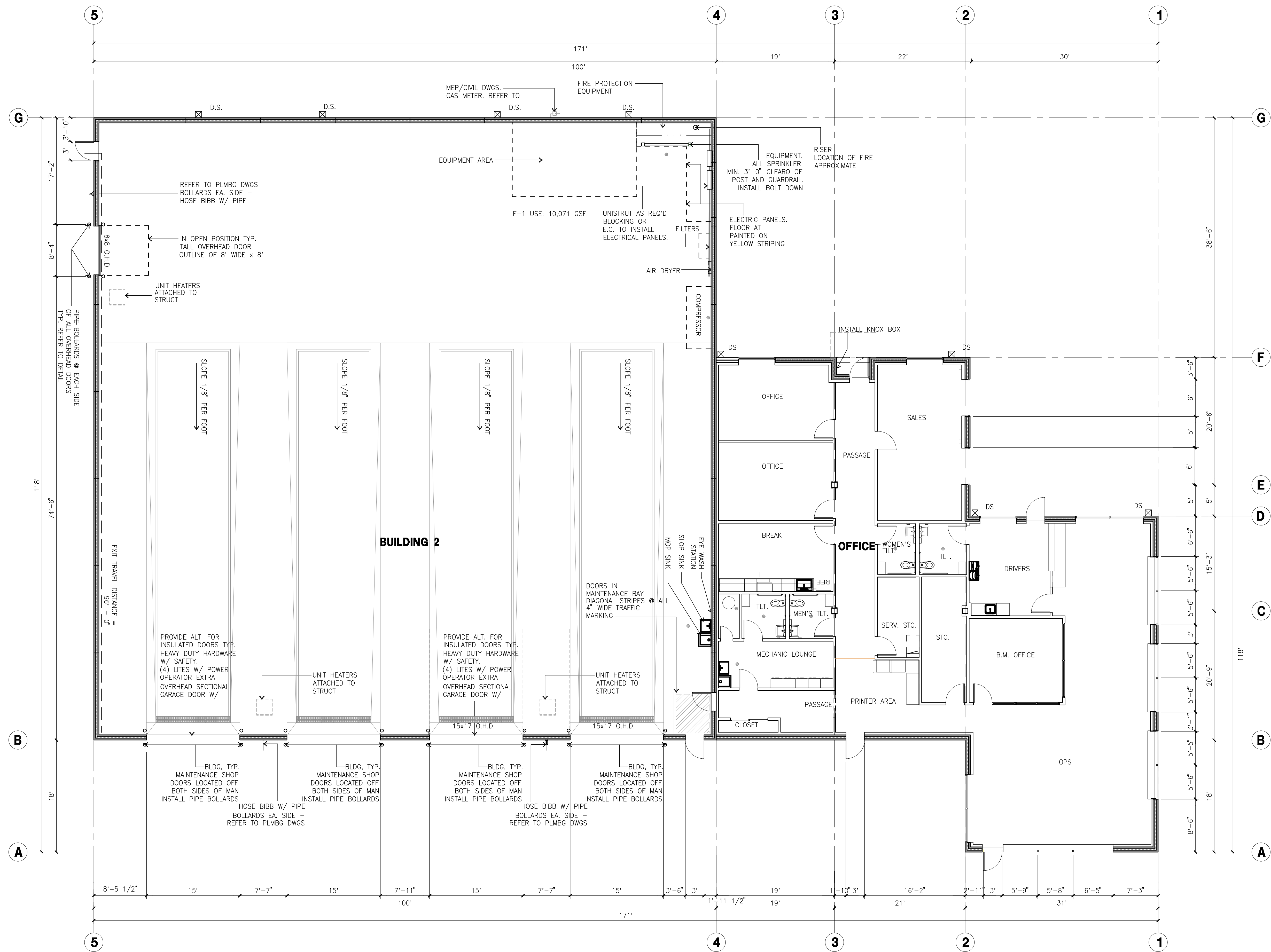
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Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: OVERALL FLOOR PLAN

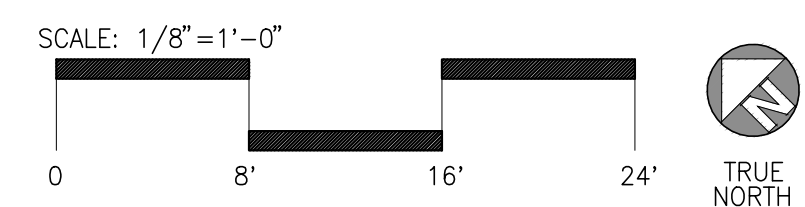
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Date: 06/04/2025  
Revision:

Sheet:

DAB-A3.1



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





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Consultants:

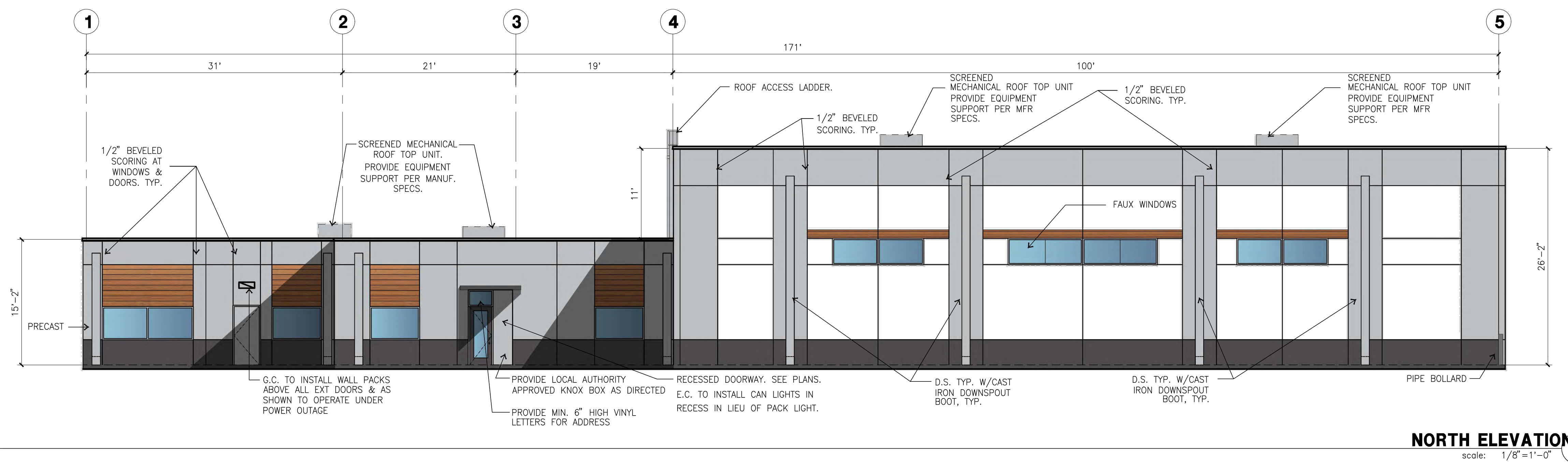
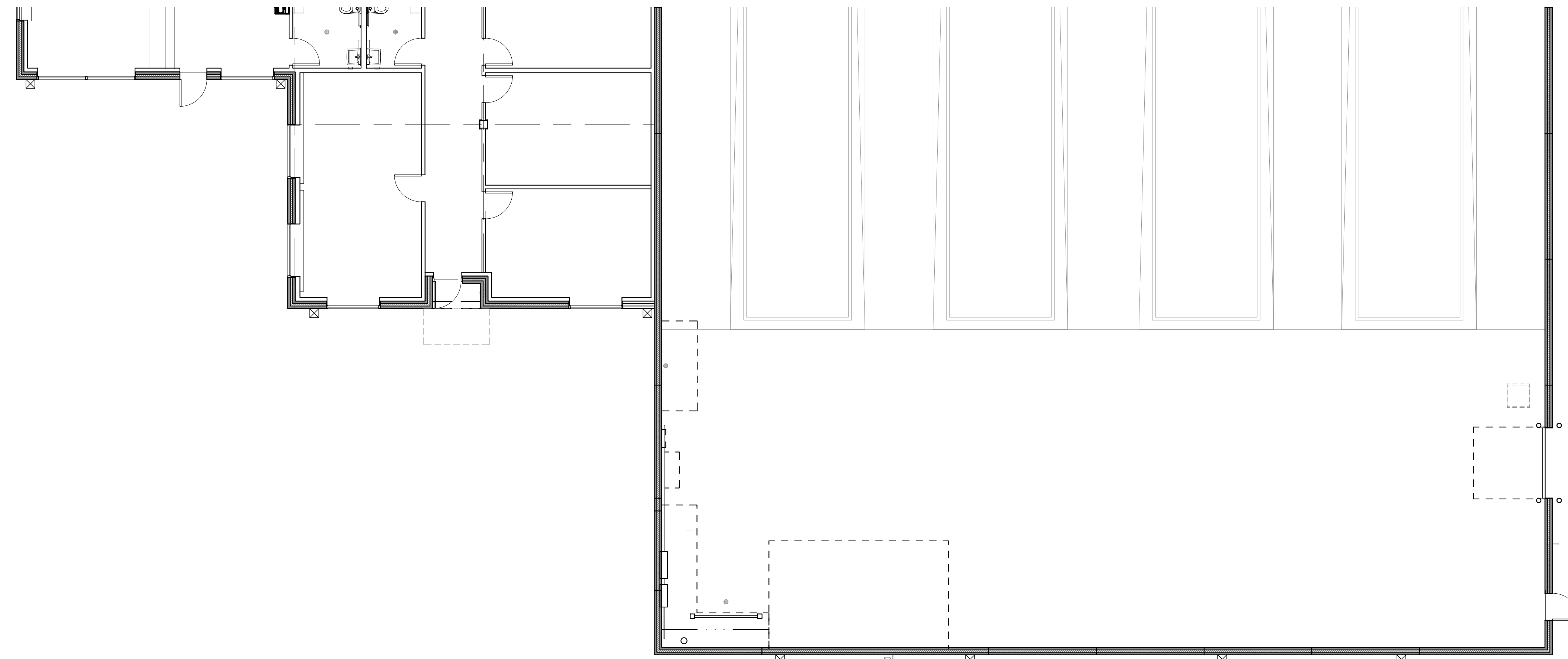
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Plumbing:	-
Electrical:	-
Landscaping:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: ELEVATION

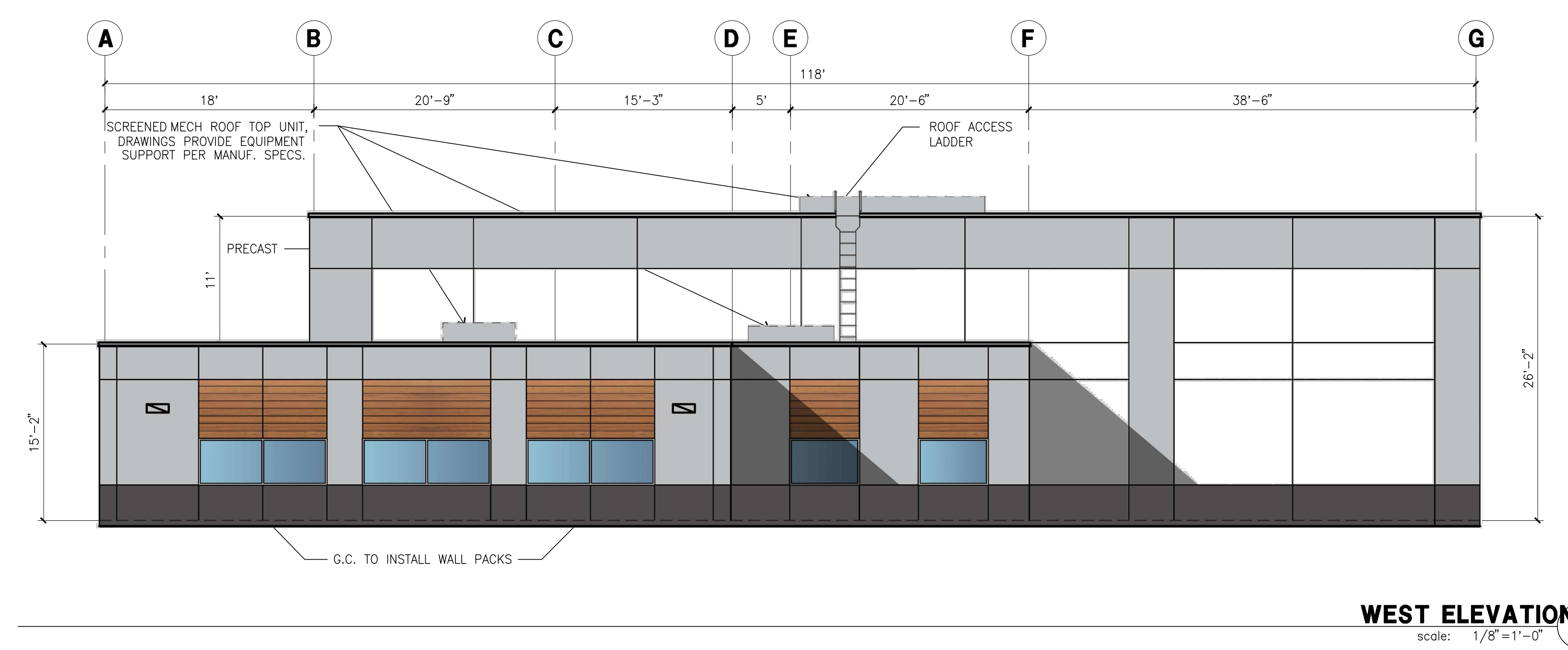
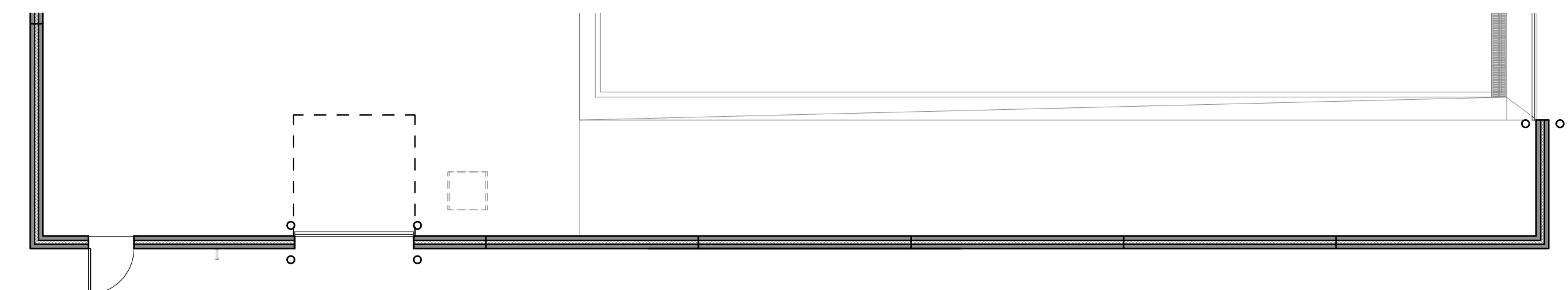
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 Drawn by: AC  
 Date: 06/04/2025  
 Revision:

Sheet:

DAB-A3.2



**NORTH ELEVATION A**  
 scale: 1/8"=1'-0"



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



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Project:

BARKER PLACENTIA

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Consultants:

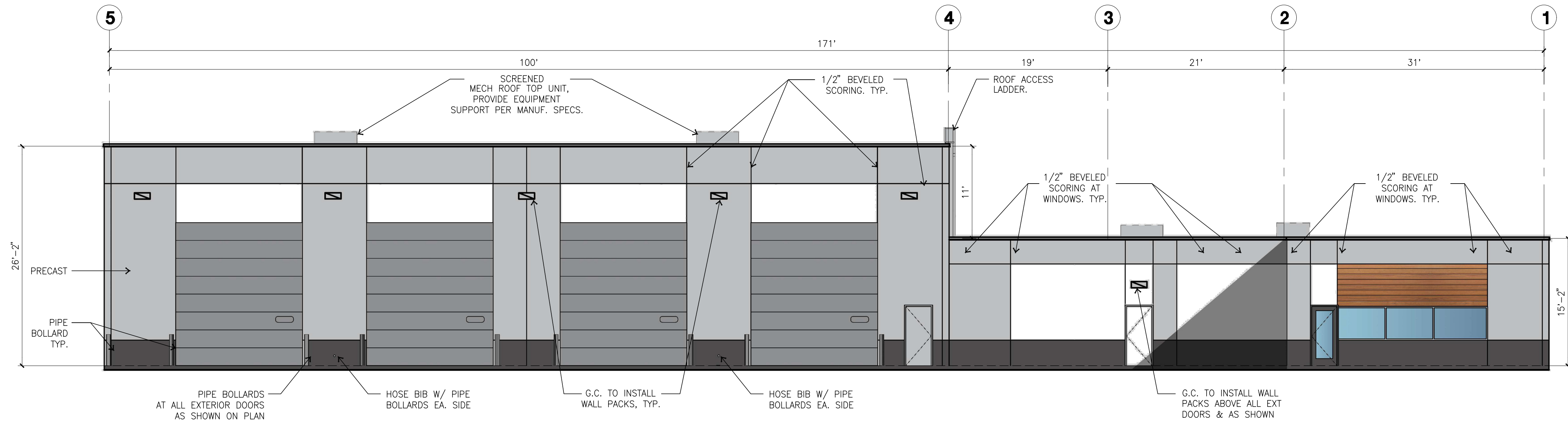
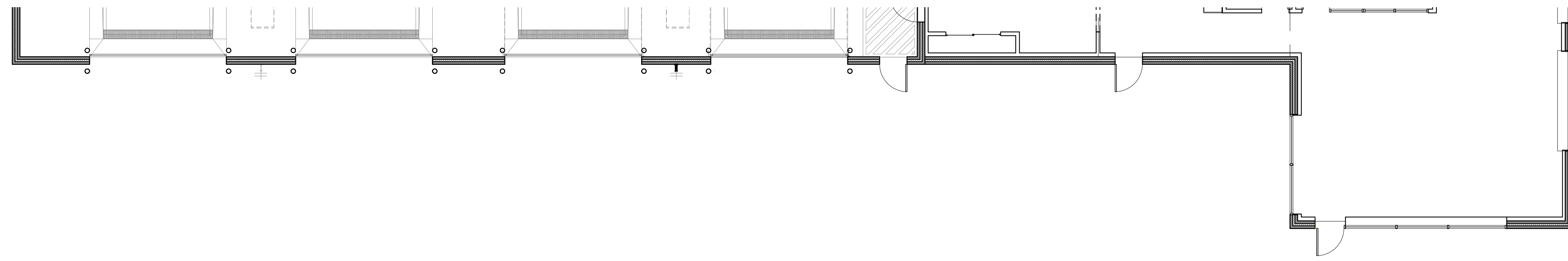
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- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscaping: HUNTER
- Fire Protection: -
- Soils Engineer: -

Title: ELEVATION

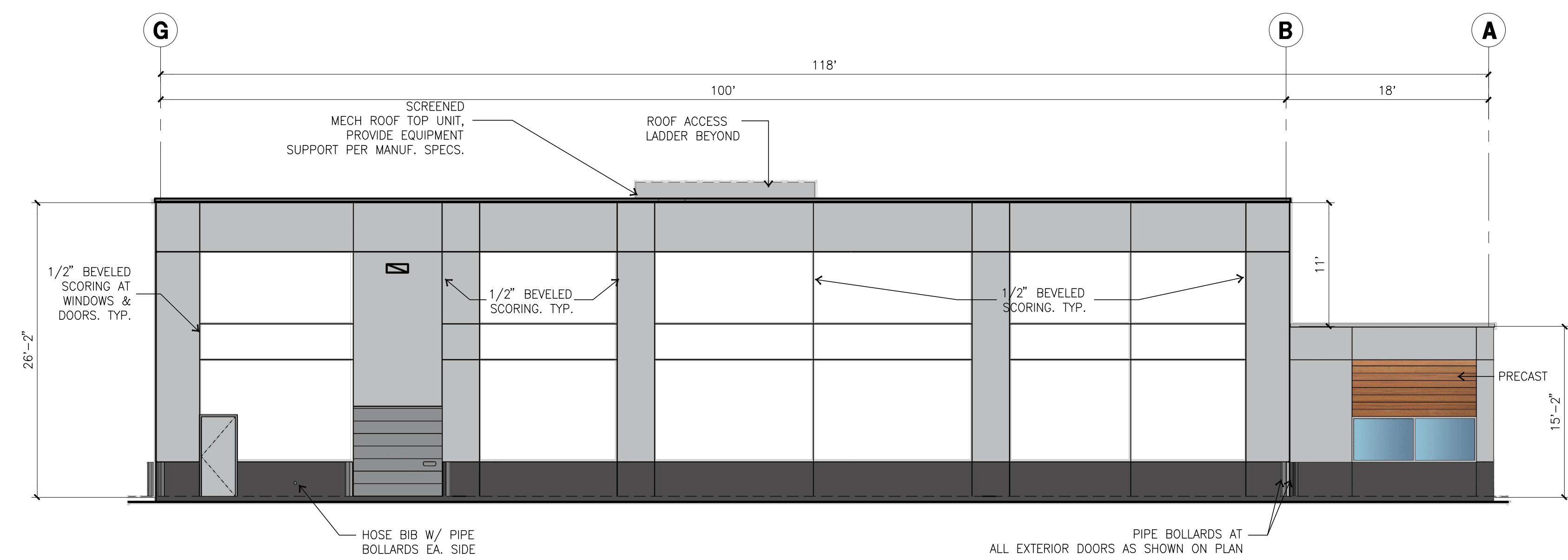
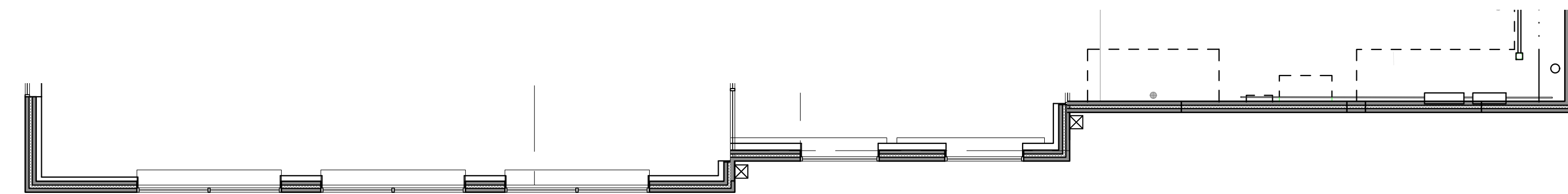
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 Date: 06/04/2025  
 Revision:

Sheet:

DAB-A3.3



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



**EAST ELEVATION B**  
 scale: 1/8"=1'-0"



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Project:

BARKER PLACENTIA

Perris, CA

Consultants:

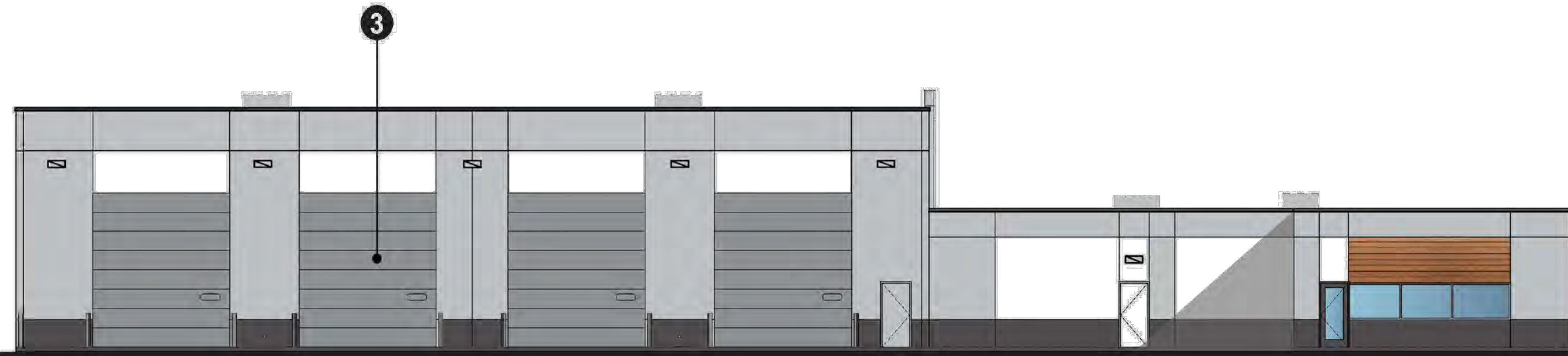
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Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: MATERIAL BOARD

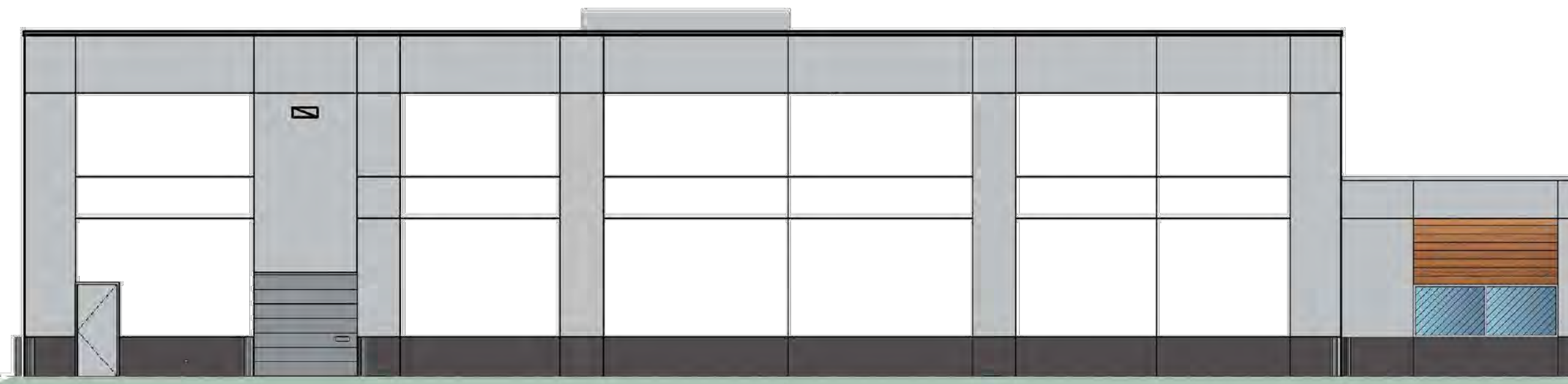
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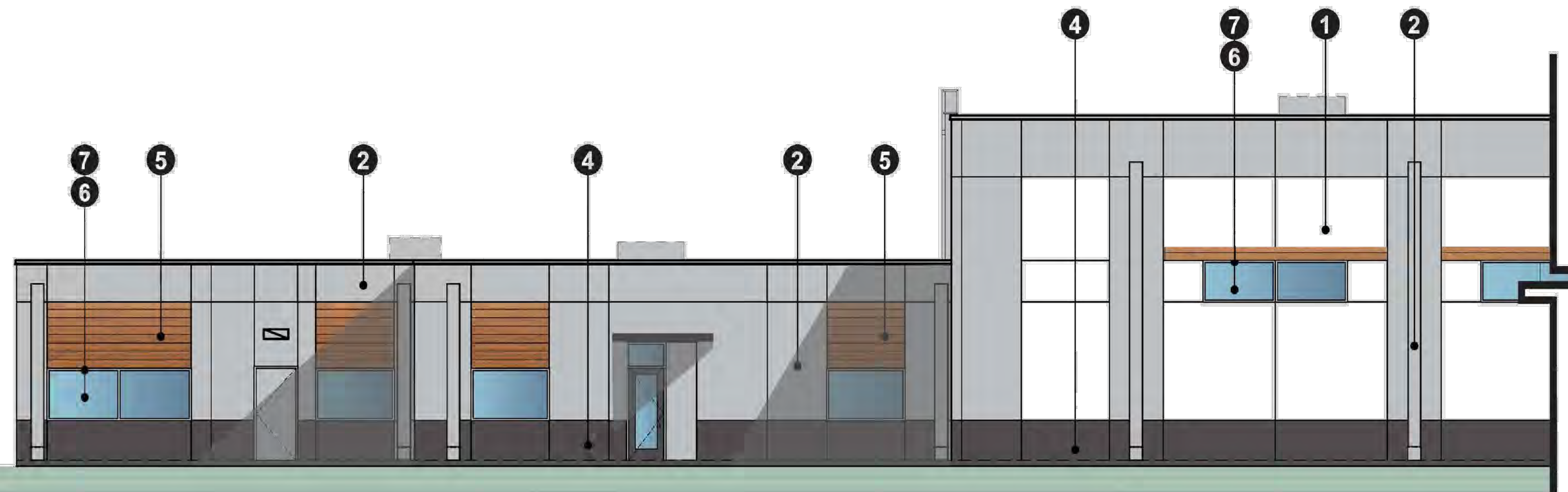
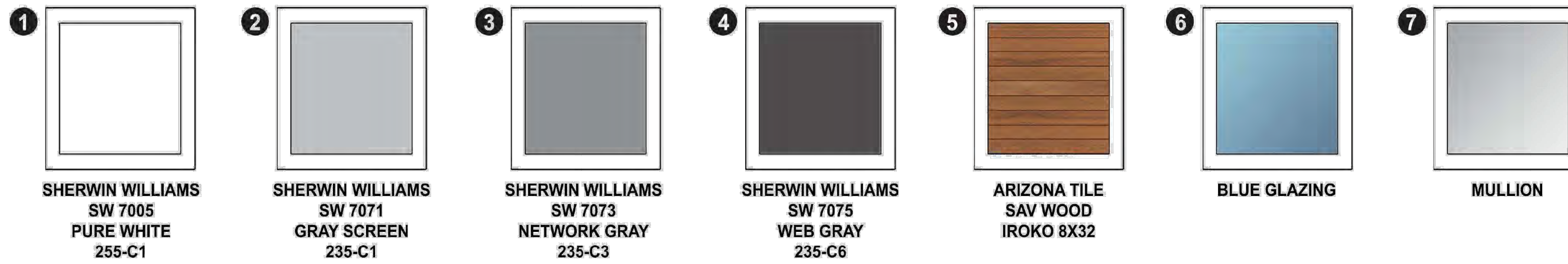
DAB-A3.4



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION - FRONTAGE ROAD



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Project:  
**BARKER PLACENTIA**

Perris, CA

Consultants:

Civil:	FUSCOE
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: SECTION

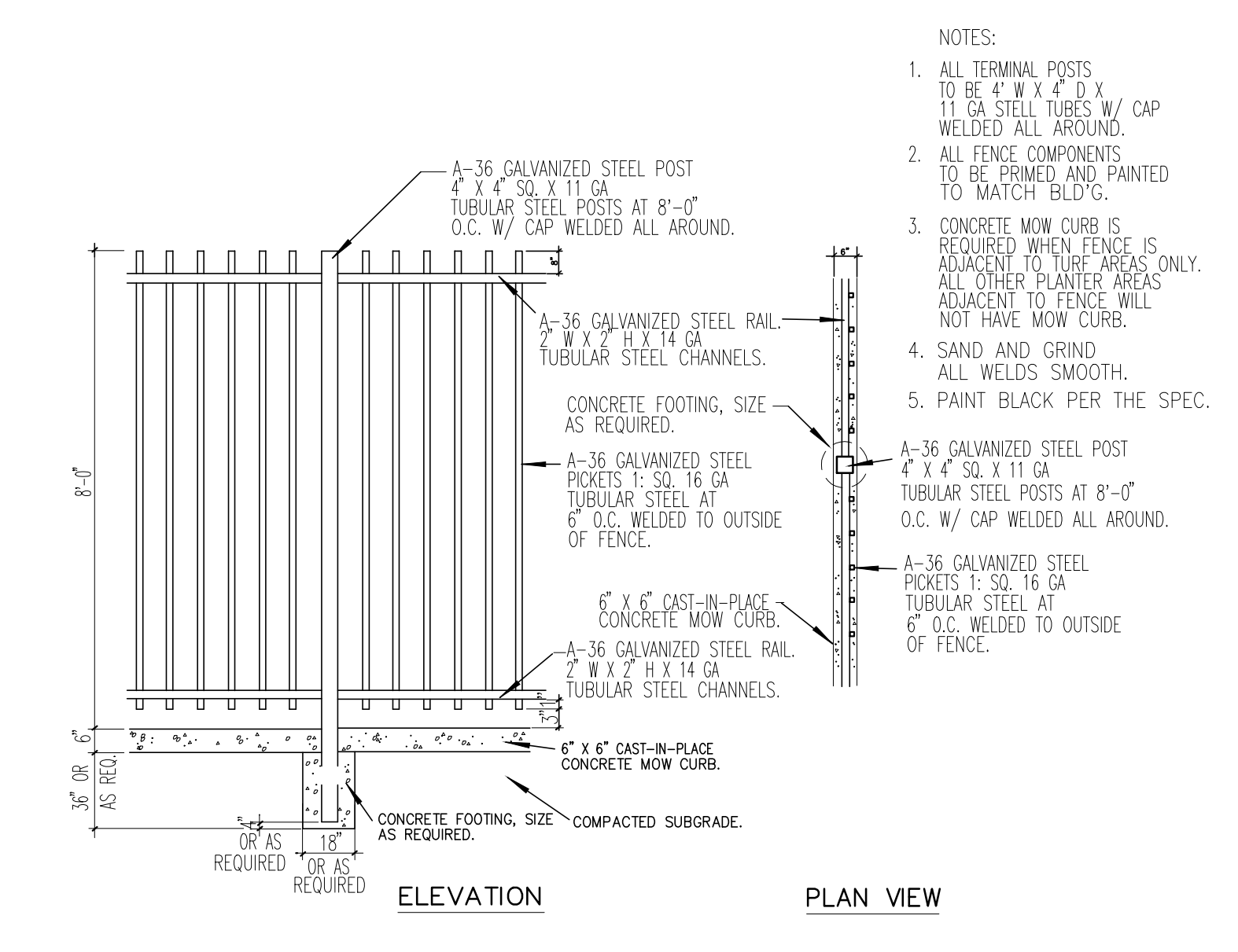
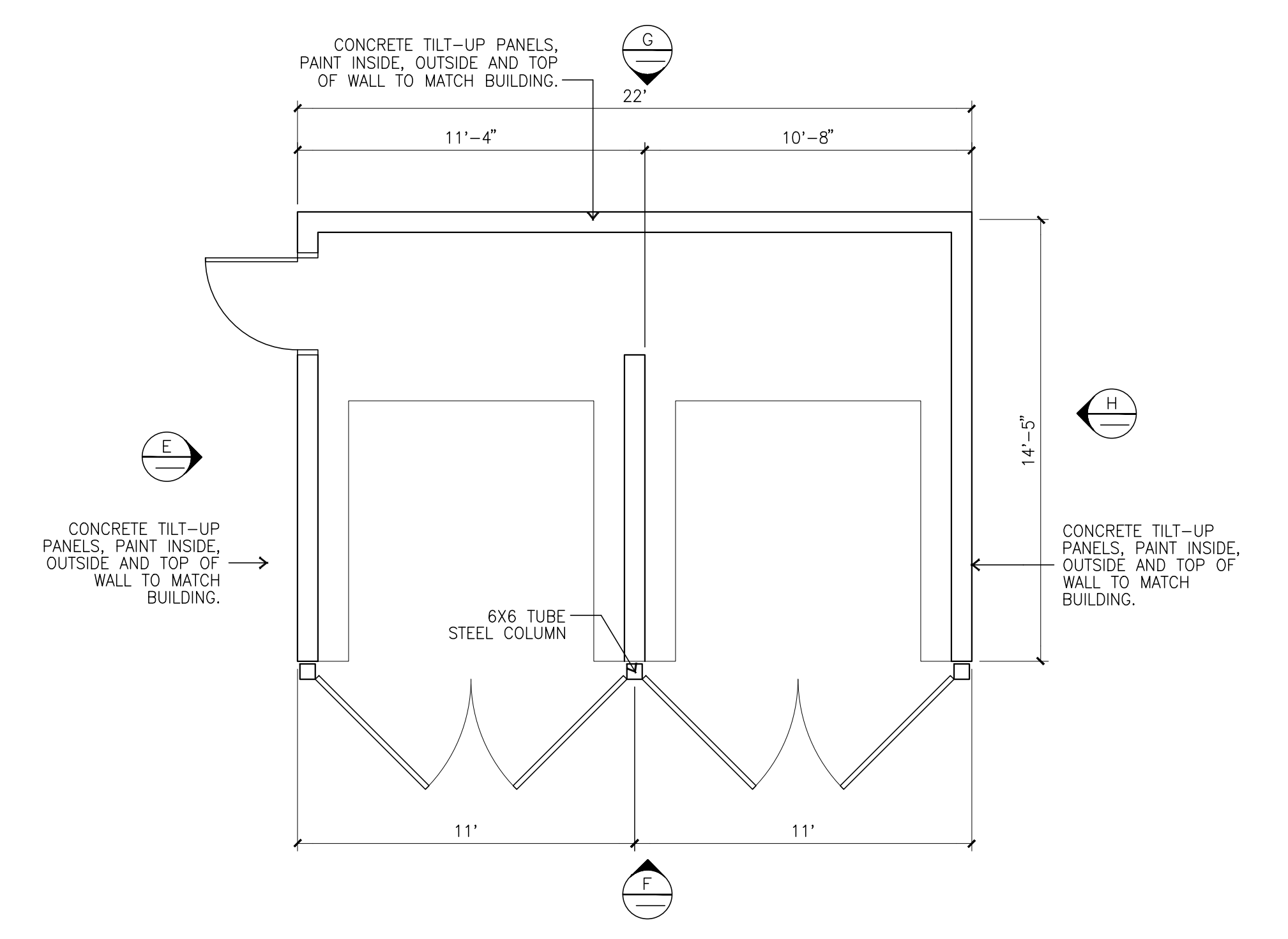
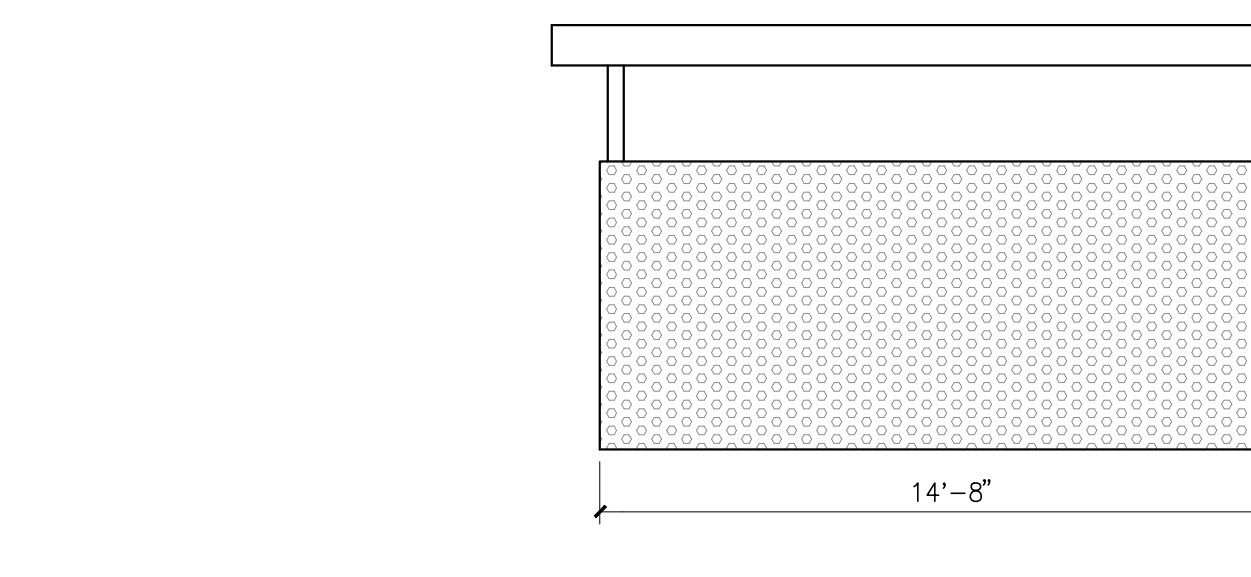
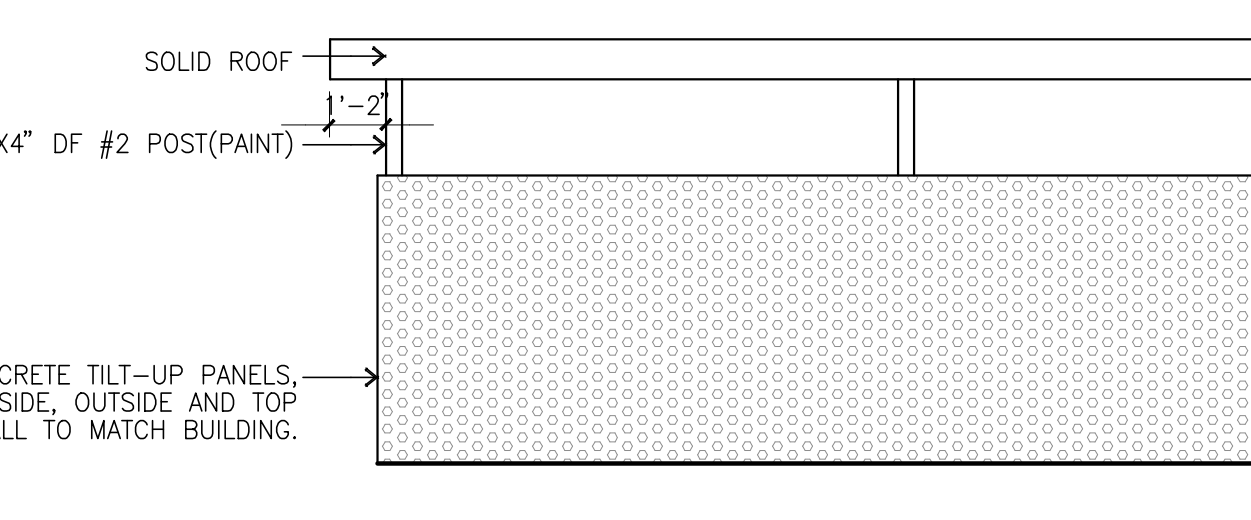
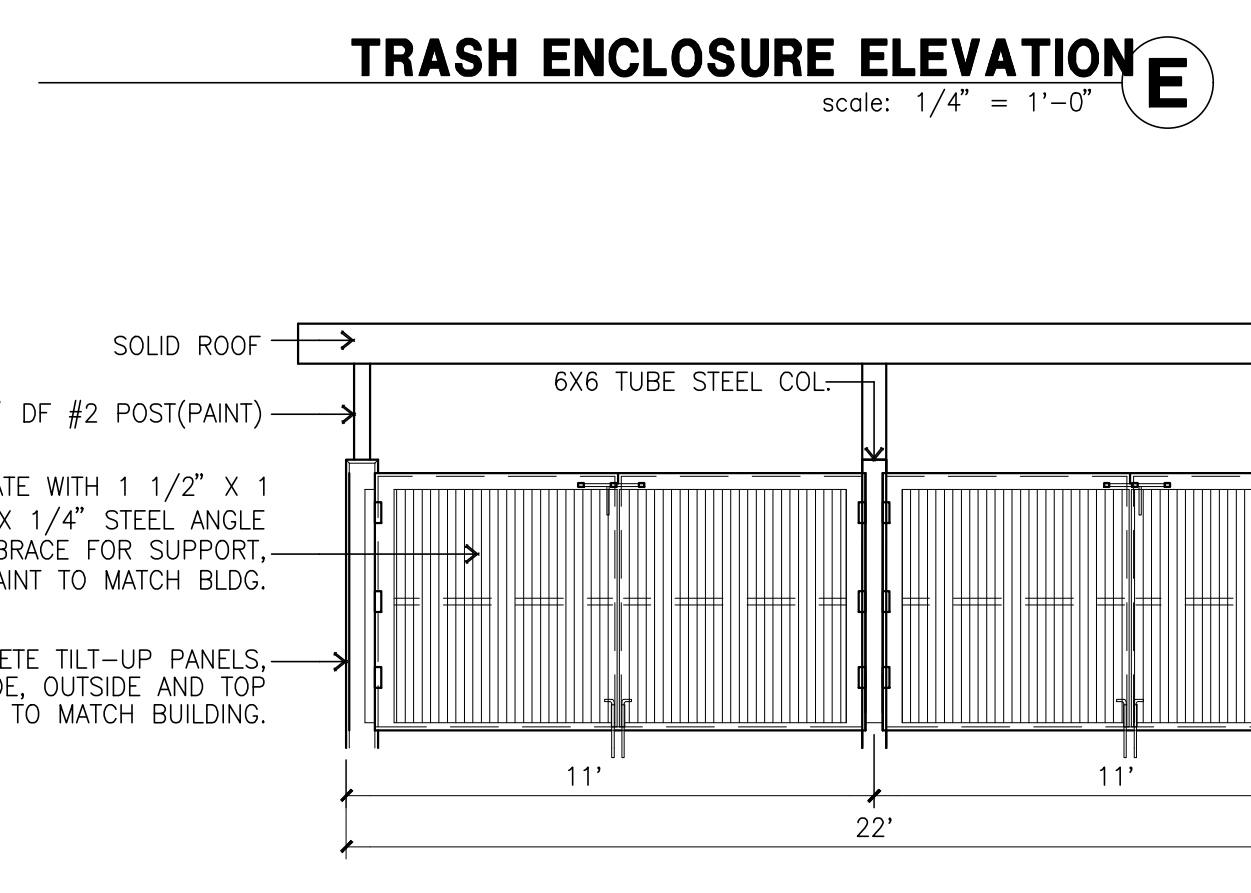
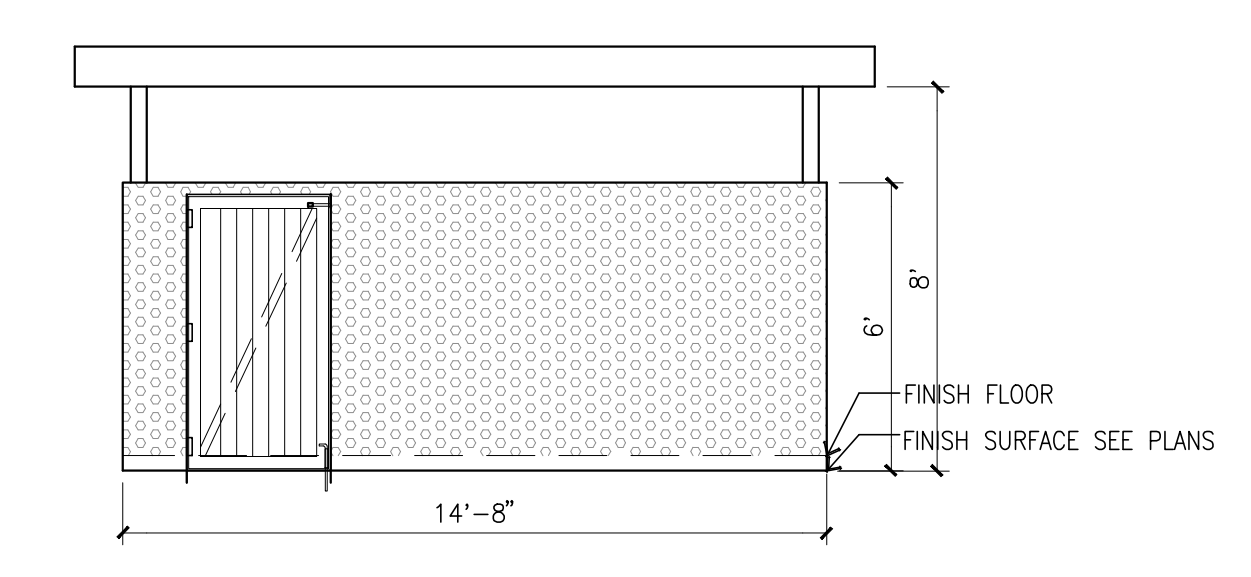
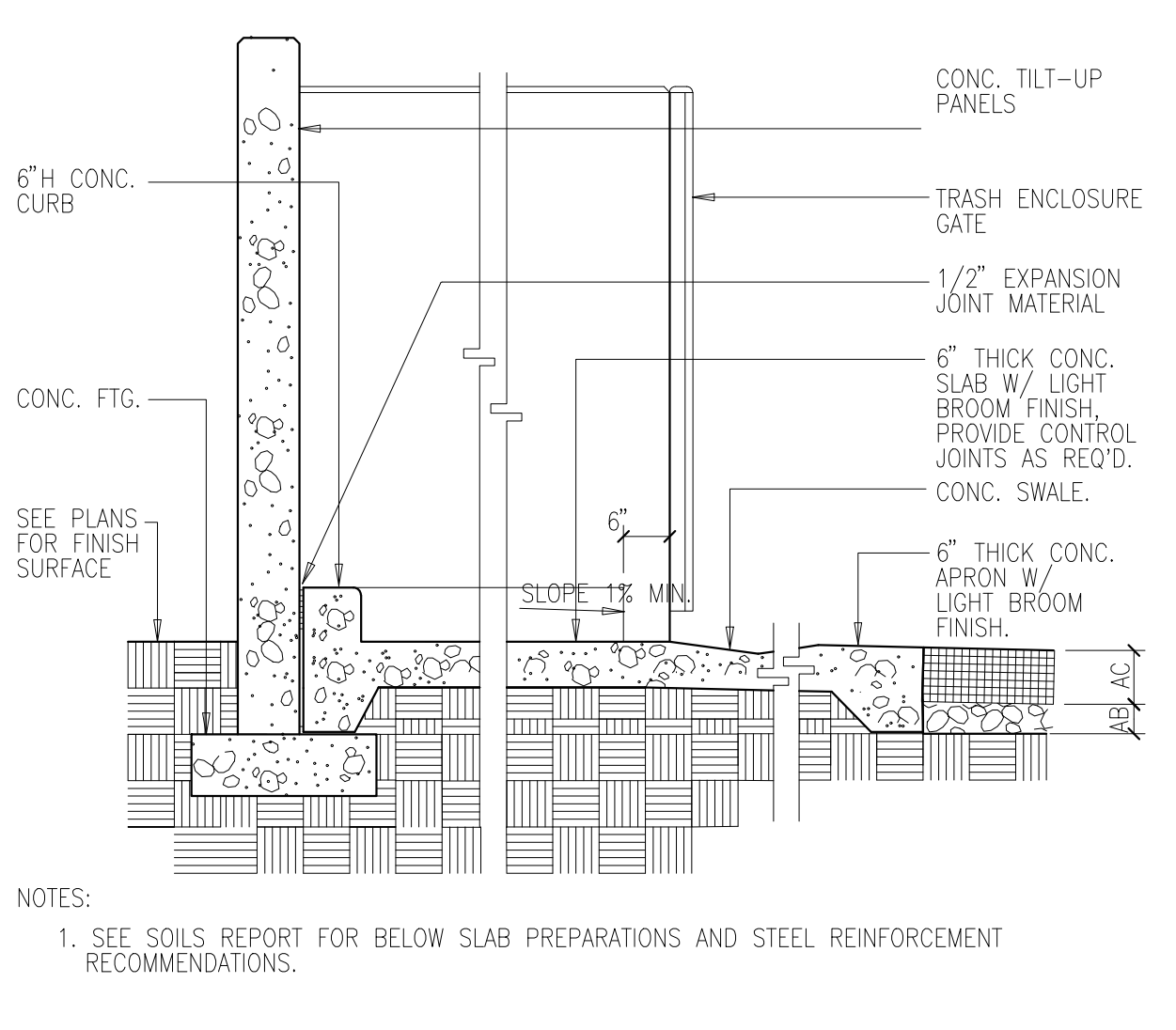
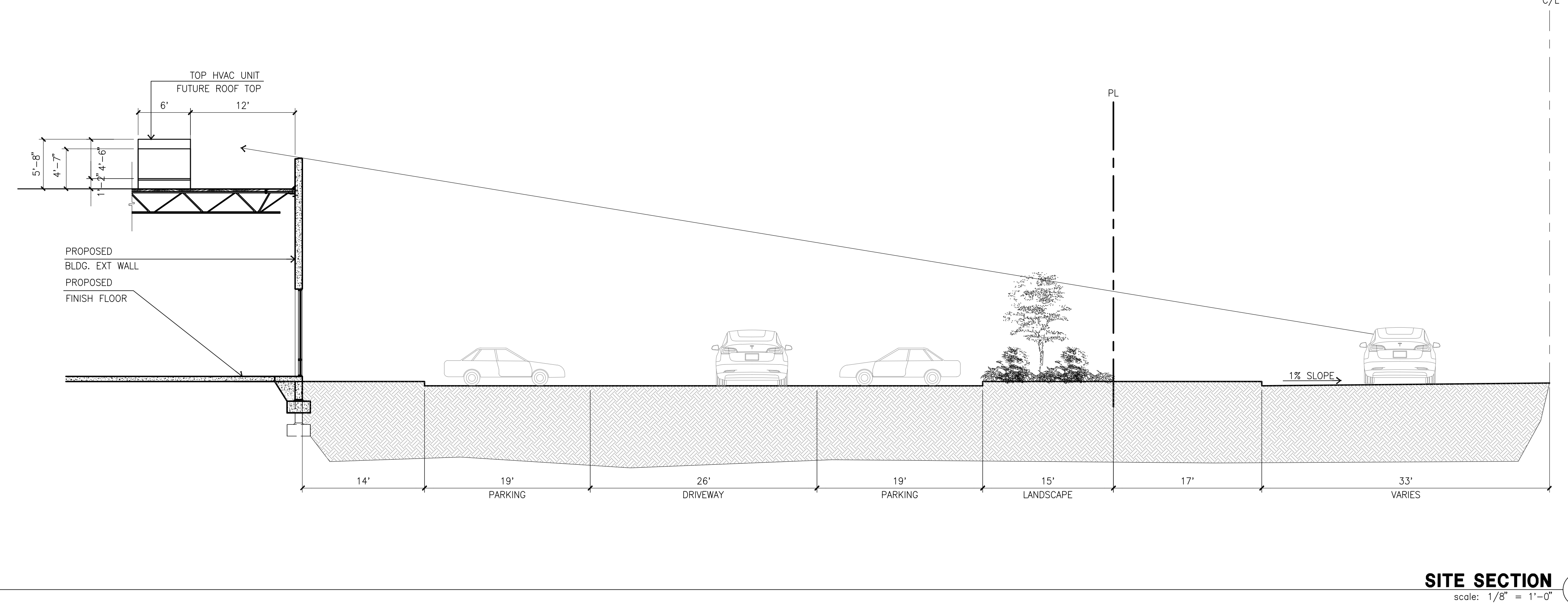
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Date: 06/04/2025

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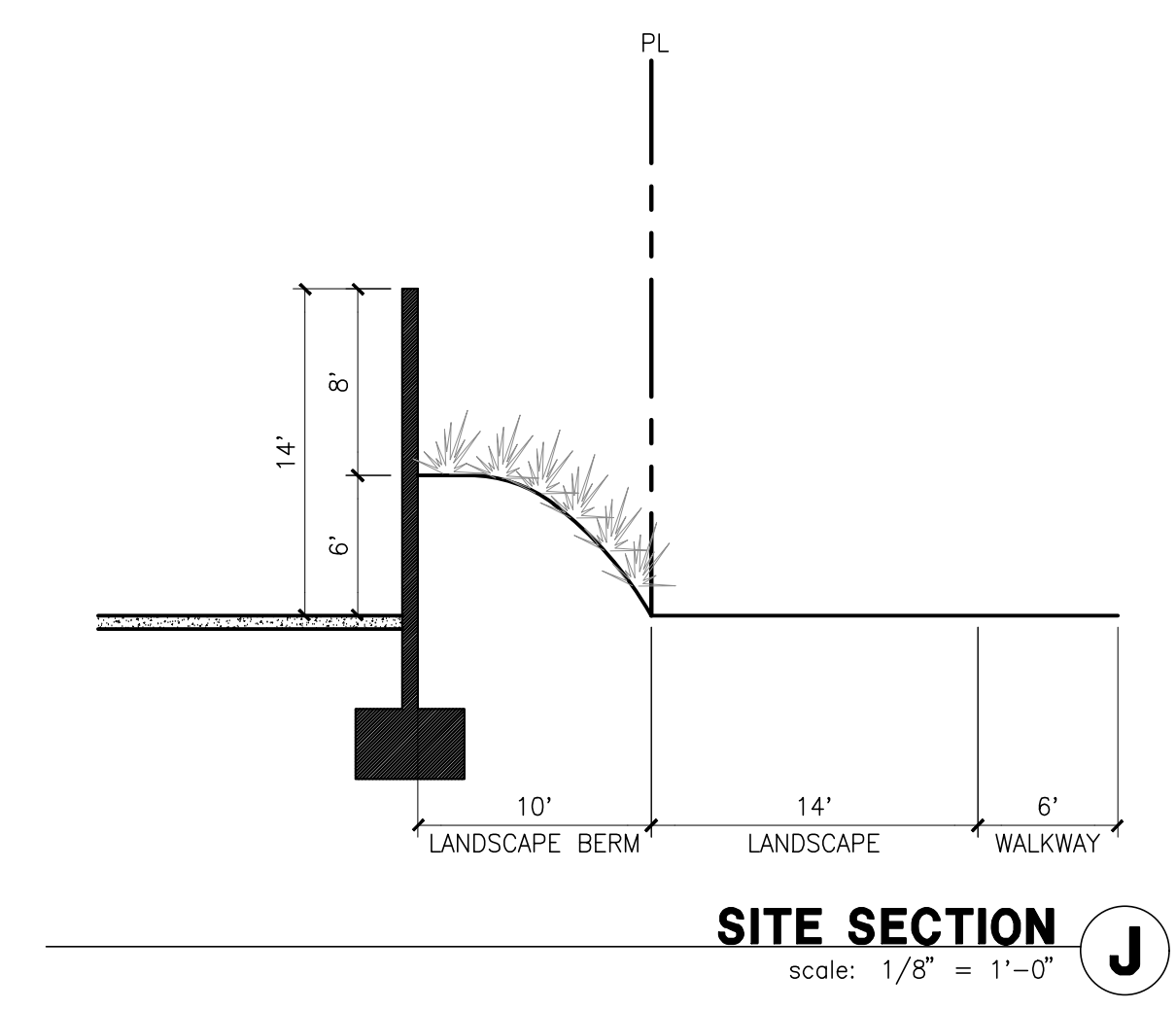
**DAB-A4.1**

**FRONTAGE ROAD**



**COLOR LEGEND**

① PAINT, COLOR : SW 7551 GREEK VILLA





**WATER EFFICIENT LANDSCAPE WORKSHEET (MWELO)**

Reference Evapotranspiration Rate (Eto): 54.6

Hydrozone # / Planning Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA)	ETAF x Area	Estimated Annual Water Use (EAWU) Gallons per Year	Estimated Annual Water Use (EAWU) Acre Feet per Year
<b>Regular Landscape Areas</b>								
Low Groundcover & Shrubs	0.2	Drip	0.81	0.25	65,850	16,259	555,449	1.70
Mod Groundcover & Shrubs	0.4	Drip	0.81	0.5	16,746	8,270	282,507	0.87
Low Groundcover	0.2	Rotaries	0.75	0.3	80,351	21,427	731,987	2.25
Low/Mod Trees	0.4	Bubbler	0.75	0.53	422	225	7,689	0.02
Totals					163,369	46,181	1,577,632	4.84
<b>Estimated Annual Water Use (EAWU) Total</b>							1,577,632	4.84
<b>Maximum Allowed Water Allowance (MAWA)</b>							3,871,267	11.88
<b>Special Landscape Areas</b>								
Hydrozone 1				1	-	-	-	0.00
Hydrozone 2				1	-	-	-	0.00
Hydrozone 3				1	-	-	-	0.00
Totals					-	-	-	0.00
<b>EAWU Total</b>							-	0.00
<b>Maximum Allowed Water Allowance (MAWA)</b>							-	0.00

**ETAF Calculations**

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	46,181	163,369	0.282678

**All Landscape Areas**

Total ETAF x Area	Total Area	Stewide ETAF
46,181	163,369	0.282678

**Irrigation Efficiency**

Drip Irrigation	0.81
Overhead Spray	0.75
Rotors	0.75

**PLANTING LEGEND**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chilopsis linearis Desert Willow	24" Box	11	L	Multi
	Chitalpa tashkentensis Chitalpa	36" Box	19	L	Standard
	Pinus canariensis Canary Island Pine	24" Box	35	M	Standard
	Pinus eldarica Afghan Pine	24" Box	85	L	Standard
	Prosopis chilensis Chilean Mesquite	36" Box	9	M	Multi
	Ulmus parvifolia Chinese Elm	24" Box	47	L	Standard

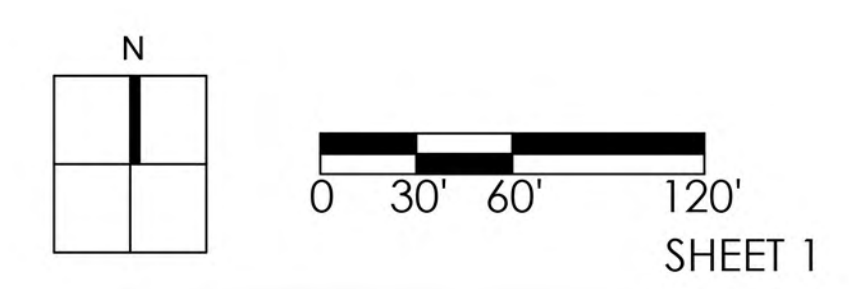
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Acca sellowiana Pineapple Gauva	5 Gal		M	3' OC 2' from hardscape
	Callistemon 'Little John'	5 Gal		M	3' OC 2' from hardscape
	Dietes bicolor	5 Gal		M	3' OC 2' from hardscape
	Fortnight Lily	5 Gal		M	4' OC 2' from hardscape
	Eremophila g. 'Grey Horizon'	5 Gal		L	2.5' from hardscape
	Grey Emu Bush	5 Gal		L	6' OC 3.5' from hardscape
	Heteromeles arbutifolia Toyon	5 Gal		L	3' OC 2' from hardscape
	Ligustrum j. Texanum Texas Privet	5 Gal		M	2' from hardscape
	Rhamnus californica Coffeeberry	5 Gal		L	4' OC 2.5' from hardscape
	Muhlenbergia rigens Deer Grass	5 Gal		M	4' OC 2.5' from hardscape
	Salvia c. 'Allen Chickering'	5 Gal		L	4' OC 2.5' from hardscape
	Allen Chickering Sage	5 Gal		L	2' from hardscape
	Salvia g. 'Lipstick'	5 Gal		L	3' OC 2' from hardscape
	Autumn Sage	5 Gal		L	3' OC 2' from hardscape
	Salvia leucantha Mexican Sage	5 Gal		L	5' from hardscape
	Westringia fruticosa Coast Rosemary	5 Gal		L	3' from hardscape
	Westringia f. 'Grey Box' Dwarf Coast Rosemary	5 Gal		L	3' OC 2' from hardscape

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens 'Low Boy' Dwarf Acacia	1 Gal	8' O.C.	L	
	Baccharis p. 'Pigeon Point' Dwarf Coyote Bush	1 Gal	8' O.C.	L	
	Myoporum parvifolium Myoporum	1 Gal	36" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Trachelospermum jasminoides Star Jasmine	1 Gal	24" O.C.	M	

- NOTES:
- ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAWTOWN OR EQUAL ROOTBARRIER.
  - CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN PLANTERS AND GRAVEL AREAS. SEE PLANTING DETAIL SHEET.
  - A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
  - THESE PLANS WILL COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE 823
  - ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.
  - UNLESS CONTRADICTED BY A SOIL'S TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

Tree Shading  
Parking Area:  
Provided - 16,262 sq ft  
Shading Req. - 8,131 sq ft (50%)  
Shading Req. - 8,326 sq ft (51%)

Landscape Area:  
LOT 1: 32,860 sq ft (15%)  
LOT 2: 67,947 sq ft (15%)  
LOT 3: 62,762 sq ft (15%)



# Barker Placentia

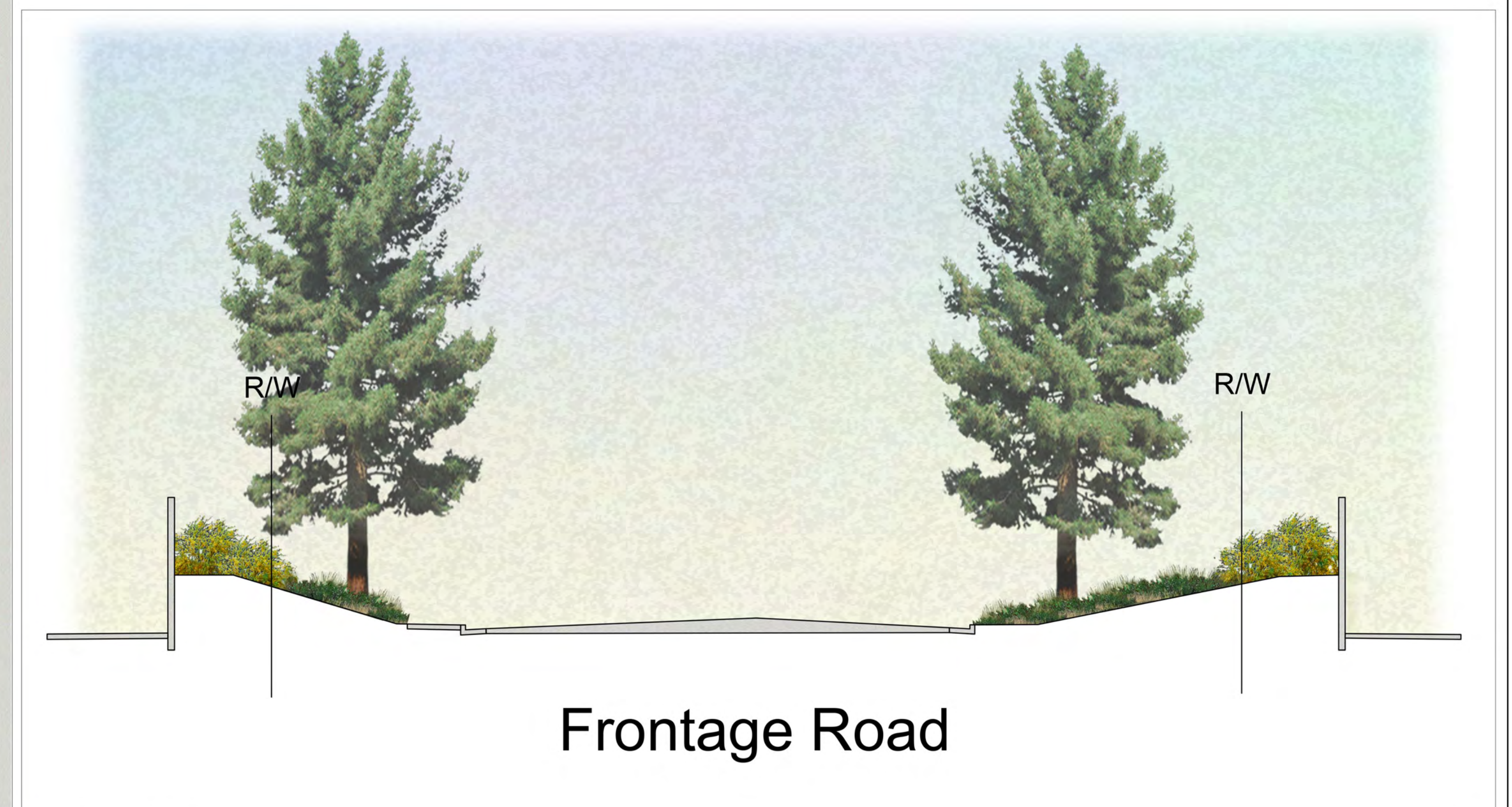
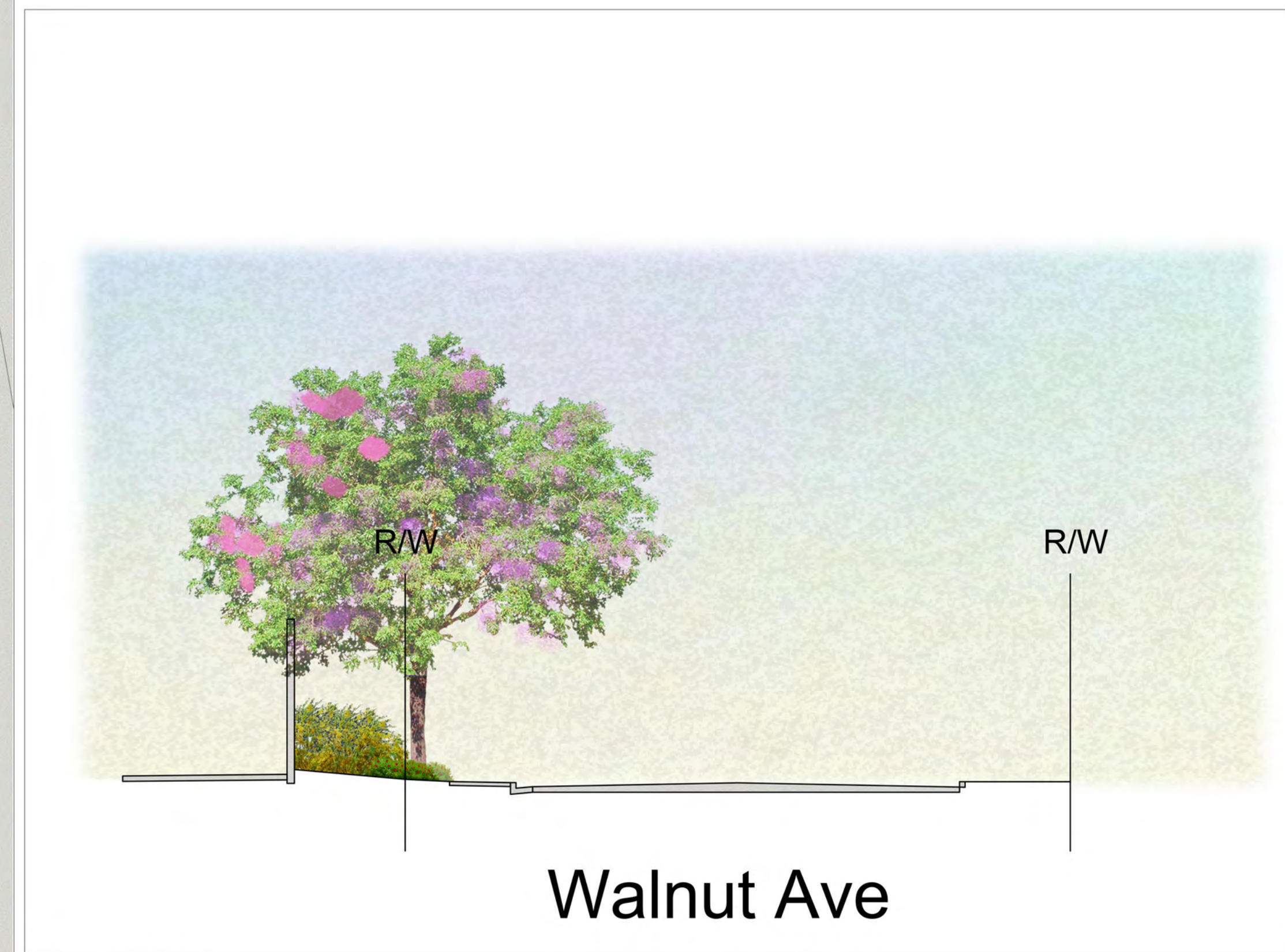
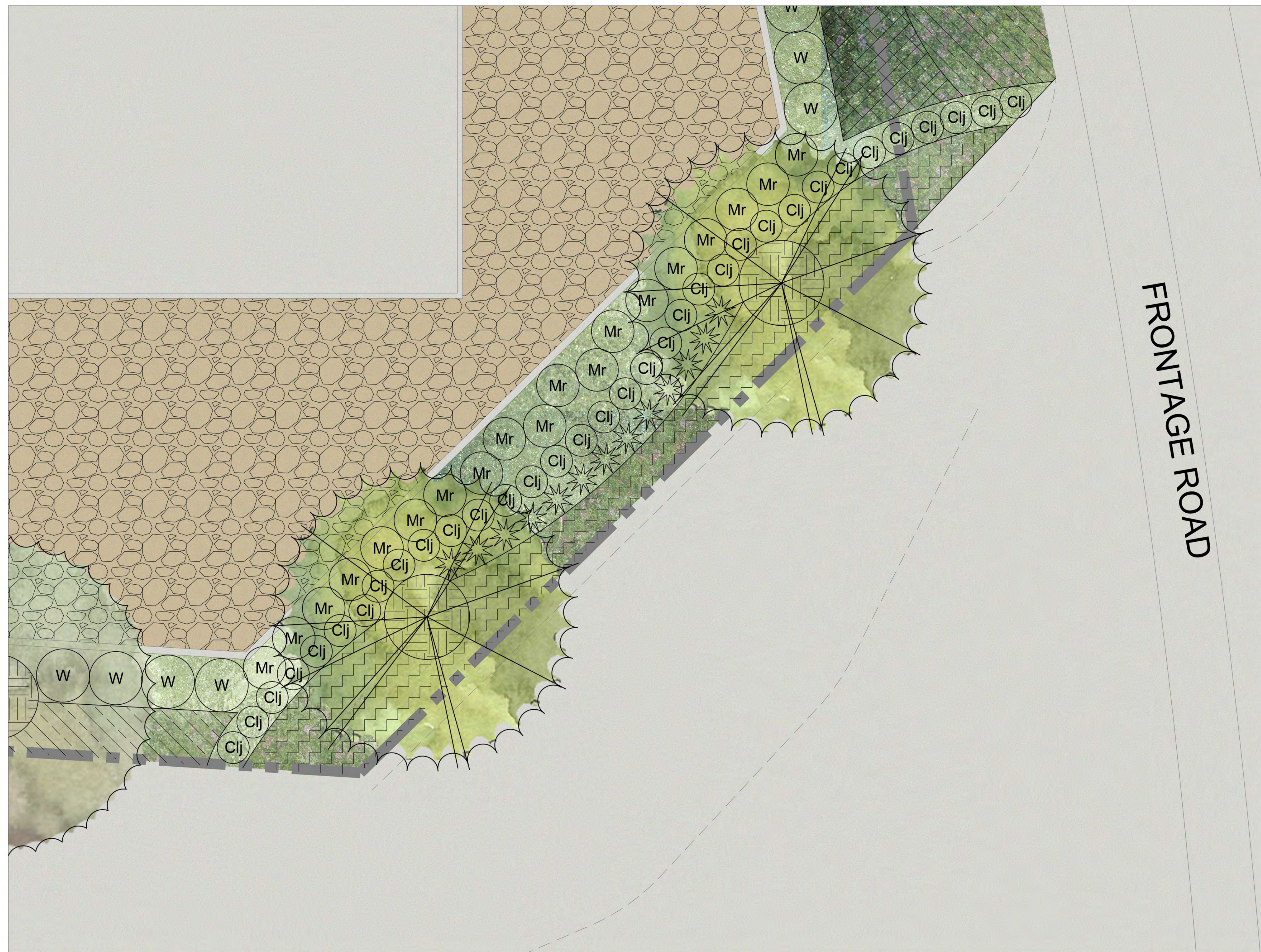
24-013  
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08.14.24 02.13.25 05.07.25  
08.22.24 03.11.25 06.04.25

Perris, California



**HUNTER LANDSCAPE**

711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408



**PLANTING LEGEND**

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Pinus eldarica</i> Afghan Pine	24" Box	82	L	Standard
	<i>Prosopis chilensis</i> Chilean Mesquite	36" Box	9	M	Multi

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Callistemon 'Little John'</i> Dwarf Bottle Brush	5 Gal		M	
	<i>Diets bicolor</i> Fortnight Lily	5 Gal		M	
	<i>Muhlenbergia rigens</i> Deer Grass	5 Gal		M	
	<i>Westringia fruticosa</i> Coast Rosemary	5 Gal		L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Acacia redolens 'Low Boy'</i> Dwarf Acacia	1 Gal	8" O.C.	L	
	<i>Hemerocallis hybridus-Yellow</i> Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Rosmarinus o. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	

- 2" layer shredded organic mulch in shrub areas, 1" layer in groundcover areas.
- 3/4" crushed rock decorative rock -Desert Gold. 3" layer over filter fabric.

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