



Perspective View 1  
**FI HARLEY KNOX II**  
Perris, CA

#21300 | 02. 10. 2025





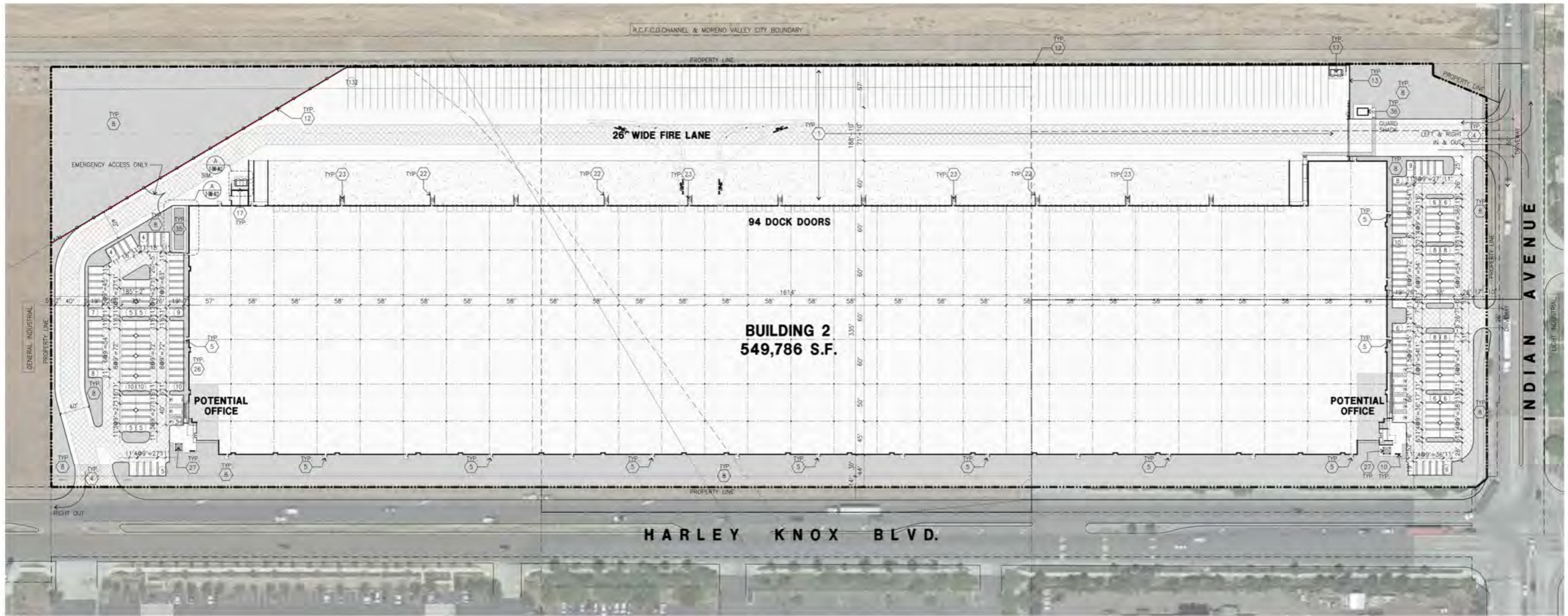
Perspective View 2

# FI HARLEY KNOX II

Perris, CA

#21300 | 02. 10. 2025





HARLEY KNOX BLVD.

INDIAN AVENUE

BUILDING 2  
549,786 S.F.

94 DOCK DOORS

26' WIDE FIRE LANE

POTENTIAL OFFICE

POTENTIAL OFFICE

OVERALL SITE PLAN  
SCALE: 1" = 60'-0"

**PROPERTY OWNER**

FIRST INDUSTRIAL REALTY TRUST  
898 N. PACIFIC COAST HIGHWAY SUITE 175  
EL SEGUNDO, CA 90245  
TEL: (310) 414-5400  
CONTACT: MICHAEL GOODWIN  
MGOODWIN@FIRSTINDUSTRIAL.COM

**APPLICANT**

FIRST INDUSTRIAL REALTY TRUST  
898 N. PACIFIC COAST HIGHWAY SUITE 175  
EL SEGUNDO, CA 90245  
TEL: (310) 414-5400  
CONTACT: MICHAEL GOODWIN  
MGOODWIN@FIRSTINDUSTRIAL.COM

**APPLICANT'S REPRESENTATIVE**

HPA, INC.  
18831 BARDEEN AVE SUITE 100  
IRVINE CA 92612  
TEL: 949-863-2116  
ATtn: RUBEN CHEN

**ADDRESS OF THE PROPERTY**

657 HARLEY KNOX BOULEVARD PERRIS, CA

**ASSESSOR'S PARCEL NUMBER**

302-020-043, 302-020-048,  
302-020-013, 302-020-028, 302-020-038  
302-020-040, 302-020-032

**ZONING**

ZONING DESIGNATION - PERRIS VALLEY COMMERCE CENTER  
GENERAL INDUSTRIAL

**LEGAL DESCRIPTION**

REFER TO CML  
REFERENCE FOR THE FULL LEGAL DESCRIPTION FOR CONCEPTUAL GRADING PLAN SHEET 1 OF 9  
TR 1 - THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
LOTS IN BLOCK 3 OF RIVERSIDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY.  
TR 2 - THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCELS A AND B OF ONE HALF OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY, CALIFORNIA.  
PARCEL B, LOT 2 OF BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF RIVERSIDE COUNTY, CALIFORNIA.  
TR 3 - REAL PROPERTY IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY, CALIFORNIA, EXCEPTING THAT PORTION LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 31 AND THE EAST LINE OF WEBSTER AVENUE AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 64, PAGE 54, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
TR 4 - LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
THE SOUTH 1/2 OF LOT 1 IN BLOCK 3 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 668 OF MAPS, RECORD OF SAN DIEGO COUNTY, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER BEING A POINT ON THE WEST LINE OF INDIAN AVENUE, 60 FEET WIDE;

**SITE PLAN KEYNOTES**

- HEAVY BROOM FINISH CONC. PAVEMENT.
- PUMP HOUSE.
- CONCRETE WALKWAY
- ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5'-6"x5'-6"x4" MIN. THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1:20 MAX. AS REQ. BY CITY INSPECTOR.
- PROVIDE METAL, MANUAL OPERATED SLIDING GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- PROVIDE METAL, MANUAL OPERATED SWING GATES W/ PERFORATED SCREEN MESH & KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- LANDSCAPE - SEE "L" DWGS.
- CONCRETE TILT-UP SCREEN WALL
- BIKE RACK, PLEASE SEE DETAIL D/DAB-AA.1
- APPROXIMATE LOCATION OF TRANSFORMER.
- 8" H WROUGHT IRON FENCE
- 14" H SCREEN WALL WITH ANTI GRAFFITI COATING
- ELECTRICAL ROOM
- PROPOSED SITE LIGHT POLE.
- PROPOSED STREET LIGHT
- TRASH ENCLOSURE PER CITY STANDARD.
- PROPOSED FIRE HYDRANT
- HANDICAPPED PARKING STALL SIGN
- HANDICAPPED ENTRY SIGN
- PRE-CAST CONC. WHEEL STOP
- CONC. FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- EXTERIOR CONC. STAIR
- CLEAR ZONE, THIS AREA TO BE SECURED FROM ANY OUTDOOR STORAGE AND PARKING. THIS AREA WILL BE UTILIZED FOR ON - SITE DRAINAGE
- HANDICAP PARKING STALL (9' X 19')
- COLOR CONCRETE WITH SCORING LINES AT TRUCK DRIVEWAY
- EMPLOYEE BREAK AREA WITH PICKLE BALL
- EMPLOYEE BREAK AREA WITH CANOPY AND TABLE
- FUTURE INDOOR EMPLOYEE BREAK AREA
- AUTOMATIC BOOM BARRIER DOUBLE GATE
- PROPOSED R1 CLASS II MULTIPURPOSE PATH
- 3' WIDE W/ SWING GATE W/ LOCKSET
- RAISED PLANTER
- KNOX BOXES & KNOX DEVICES SHALL BE PROVIDED
- PROPOSED FIRE DEPT CONNECTION (FDC) LOCATION
- EMPLOYEE BREAK AREA WITH BOUCE BALL COURT
- GUARD SHACK

**SITE PLAN GENERAL NOTES**

- THE SOILS REPORT PREPARED BY \_\_\_\_\_ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" O.A. W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- PROVIDE TWO FIRE HYDRANT ON THE SITE. FINAL LOCATION WILL DETERMINE IN DURING SUBMITTAL.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- 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.
- PRIOR TO FINAL CITY INSPECTION THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

**SITE LEGEND**



**VICINITY MAP**



**PROJECT DATA**

SITE AREA	BLDG. 2
In s.f.	1,094,727 s.f.
In acres	25.13 ac
<b>BUILDING AREA</b>	
Office - 1st floor	5,000 s.f.
Office - 2nd floor	5,000 s.f.
Warehouse	539,786 s.f.
TOTAL	549,786 s.f.
<b>COVERAGE</b>	49.8%
F.A.R. -	0.502
<b>AUTO PARKING REQUIRED</b>	
Office (office area is less than 10%)	
W/whse: 1st 20K @ 1/1,000 s.f.	20 stalls
2nd 20K @ 1/2,000 s.f.	10 stalls
above 40K @ 1/5,000 s.f.	102 stalls
TOTAL	132 stalls
<b>AUTO PARKING PROVIDED</b>	
Standard (9' x 19')	102 stalls
Standard (11' x 19')	42 stalls
Accessible Parking (Standard) (9'x18)	5 stalls
Accessible Parking (Van) (12'x18)	1 stalls
Standard EV Spaces (9' x 19')	32 stalls
Standard EVCS (9' x 19')	9 stalls
Accessible EVCS Parking (Standard) (9'x18)	1 stalls
Accessible EVCS Parking (Van) (12'x18)	1 stalls
Accessible EVCS Parking (Ambulatory) (12'x18)	1 stalls
TOTAL	185 stalls
<b>TRAILER PARKING REQUIRED</b>	
Trailer: 15,000 SF	110 stalls
<b>TRAILER PARKING PROVIDED</b>	
Trailer (10' x 55')	132 stalls
<b>ZONING ORDINANCE FOR CITY</b>	
Zoning Designation - Perris Valley Commerce Center - General Industrial	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 50'	
<b>MAXIMUM FLOOR AREA RATIO</b>	
FAR - 75	
<b>MAXIMUM LOT COVERAGE</b>	
Coverage - 50%	
<b>LANDSCAPE REQUIREMENT</b>	
Percentage - 12%	131,367 s.f.
<b>LANDSCAPE PROVIDED</b>	
In s.f.	183,438 s.f.
Percentage	16.8%
<b>SETBACKS</b>	
Harley Knox - 15'	
Side Rear - none, adjoining R zone - 20'	



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



Owner:



898 N. Pacific Coast Highway  
El Segundo, CA 90245

tel: 310-414-5400

Project:

FIRST INDUSTRIAL  
HARLEY KNOX

657 HARLEY KNOX BOULEVARD  
PERRIS, CA

Consultants:

THIENES

RLA

Title: OVERALL SITE PLAN

Project Number: 21300

Drawn by: RC

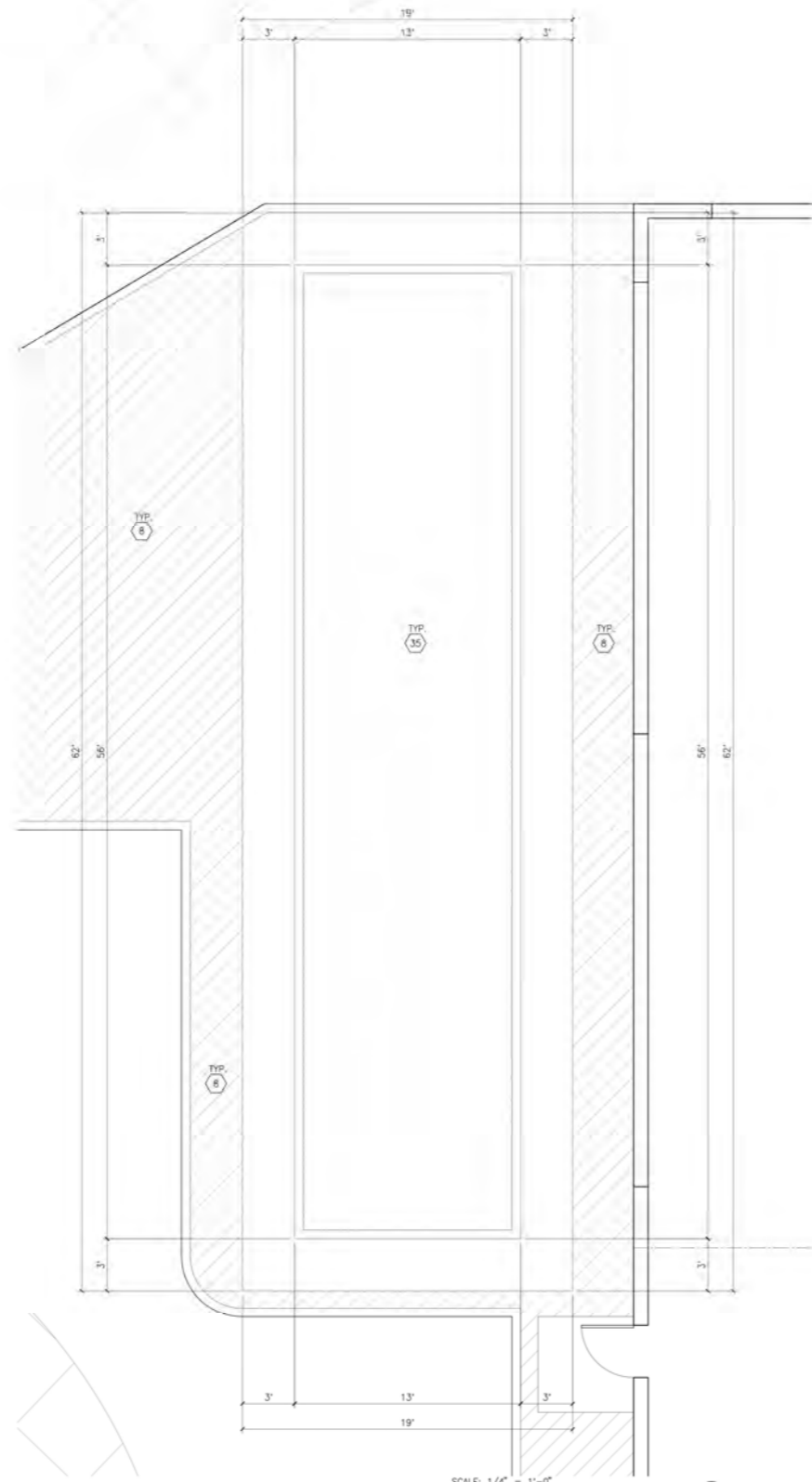
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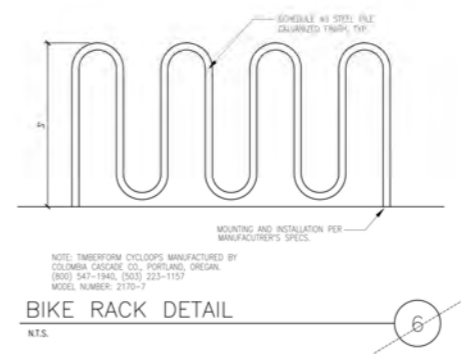
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OFFICIAL USE ONLY



**ENLARGED SITE PLAN FOR EMPLOYEE BREAK AREA**  
 scale: 1/4" = 1'-0" **A**



**BIKE RACK DETAIL**  
 scale: 1" = 10'-0" **B**

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
- 2 PUMP HOUSE
- 3 CONCRETE WALKWAY
- 4 ENHANCED DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
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- 8 LANDSCAPE. SEE "L" DWGS.
- 9 CONCRETE TILT-UP SCREEN WALL.
- 10 BIKE RACK. PLEASE SEE DETAIL D/DAB-A1.1
- 11 APPROXIMATE LOCATION OF TRANSFORMER.
- 12 8" WROUGHT IRON FENCE
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- 18 PROPOSED FIRE HYDRANT
- 19 HANDICAPPED PARKING STALL SIGN
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- 23 EXTERIOR CONC. STAIR.
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- 26 EMPLOYEE BREAK AREA WITH PICKLE BALL
- 27 EMPLOYEE BREAK AREA WITH CANOPY AND TABLE
- 28 FUTURE INDOOR EMPLOYEE BREAK AREA
- 29 AUTOMATIC BOOM BARRIER DOUBLE GATE
- 30 PROPOSED 8' CLASS 1 MULTIPURPOSE PATH
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- 32 RAISED PLANTER
- 33 KNOX BOXES & KNOX DEVICES SHALL BE PROVIDED
- 34 PROPOSED FIRE DEPT CONNECTION(FDC) LOCATION
- 35 EMPLOYEE BREAK AREA WITH BOCCO BALL COURT
- 36 GUARD SHACK

**SITE PLAN GENERAL NOTES**

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3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL. FACE OF CONCRETE CURB OR GRID LINE U.N.O.
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15. NOT USED
16. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
17. NOT USED.
18. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
19. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT

**SITE LEGEND**

LANDSCAPED AREA	LIGHT STANDARD
SITE PAVING - SEE "C" DRWGS. FOR THICKNESS	EXISTING PUBLIC FIRE HYDRANT
CONCRETE PAVING - SEE "C" DRWGS. FOR THICKNESS	PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
STANDARD PARKING STALL (9' X 19')	PROPERTY LINE
HANDICAP PARKING STALL (9' X 19')	PATH OF TRAVEL
26' FIRE LANE.	TRUCK IN & OUT
FIRE LANE RED CURBS	FIRE LANE



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Owner:



889 N Sepulveda Blvd. Suite 750  
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Project:

FIRST INDUSTRIAL  
 HARLEY KNOX

657 HARLEY KNOX BOULEVARD  
 PERRIS, CA

Consultants:

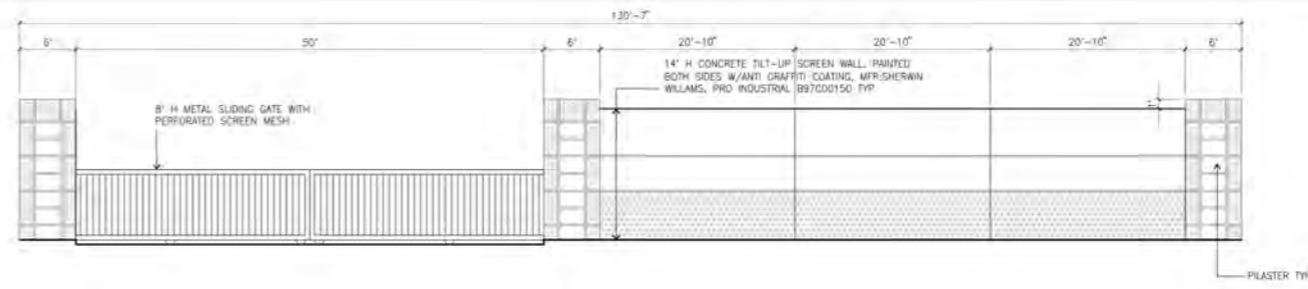
CIVIL	THIENES
STRUCTURAL	-
Mechanical	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	RLA
Site Work	-
ENGINEER	-

Title: ENLARGED SITE PLAN

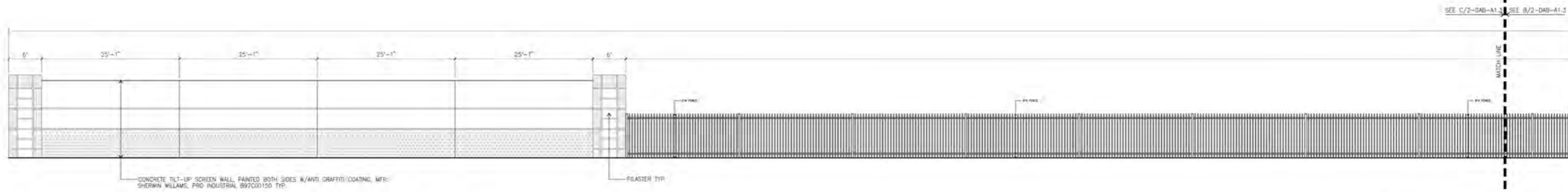
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 Date: 03/10/2023  
 Revision:

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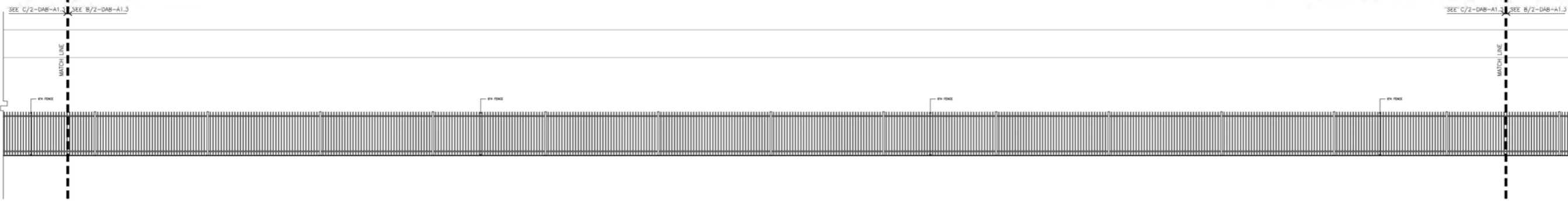
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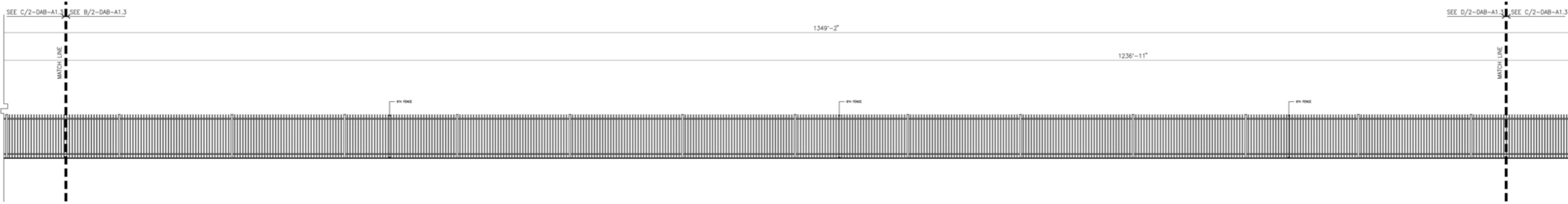
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scale: 1/8" = 1'-0"



**SCREENWALL & FENCE ELEVATION B**  
scale: 1/8" = 1'-0"

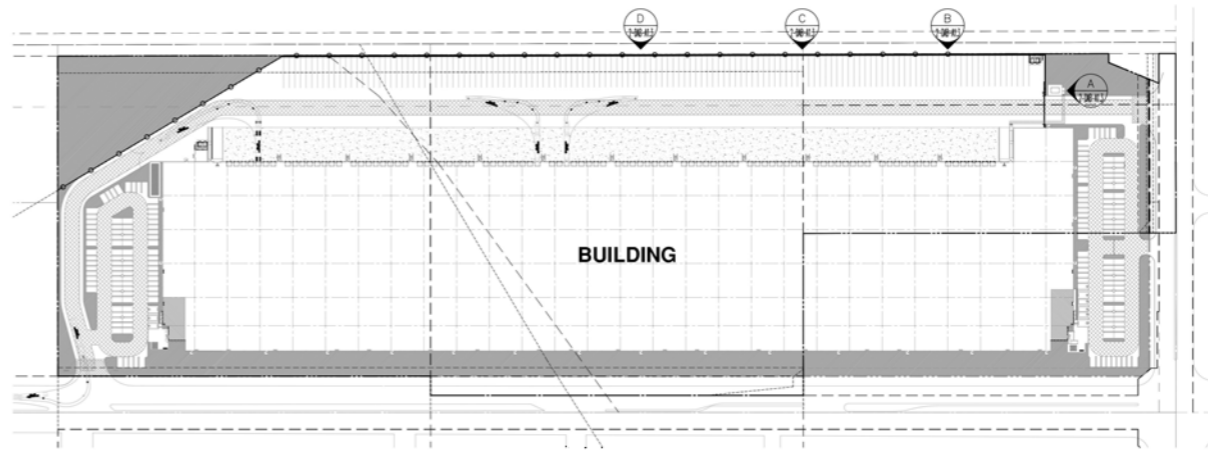


**FENCE PLAN C**  
scale: 1/8" = 1'-0"



**FENCE PLAN D**  
scale: 1/8" = 1'-0"

**KEYMAP**



hpa, inc.  
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Project:

**FIRST INDUSTRIAL  
HARLEY KNOX**

657 HARLEY KNOX BOULEVARD  
PERRIS, CA

Consultants:

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

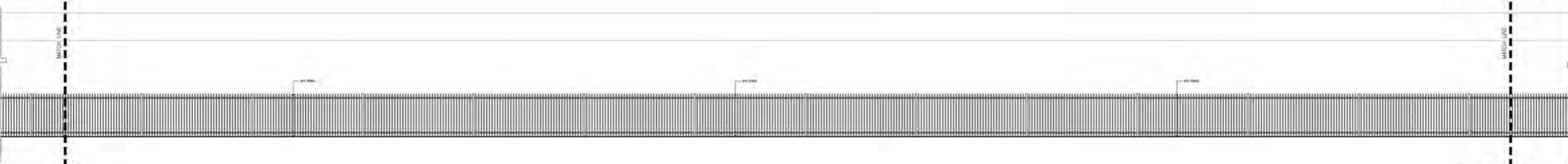
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Drawn by: RC  
Date: 03/10/2023  
Revision:

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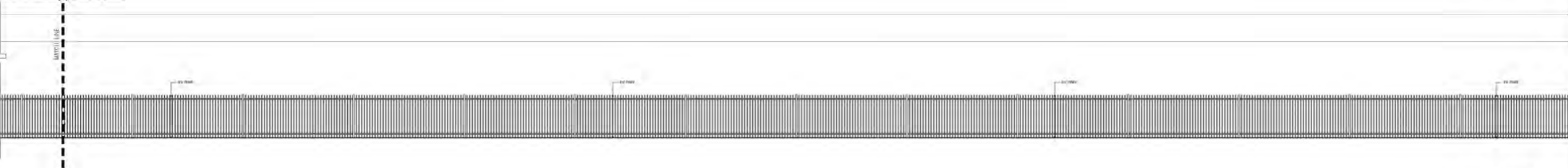
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SEE B/2-DAB-A1.4 SEE A/2-DAB-A1.4

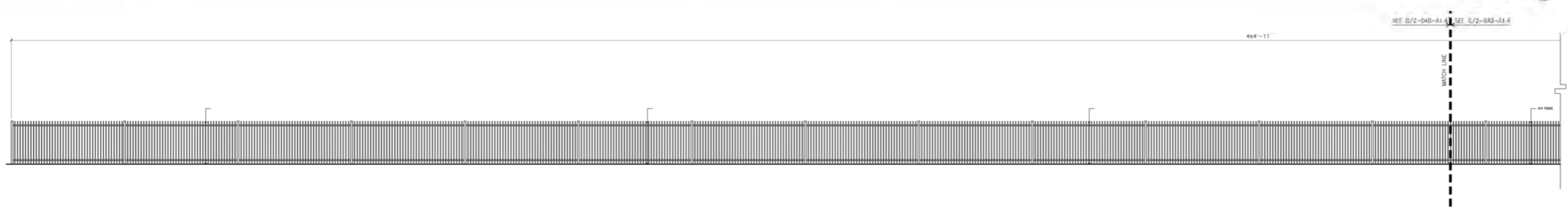


FENCE PLAN A  
scale: 1/8" = 1'-0"

SEE B/2-DAB-A1.4 SEE A/2-DAB-A1.4

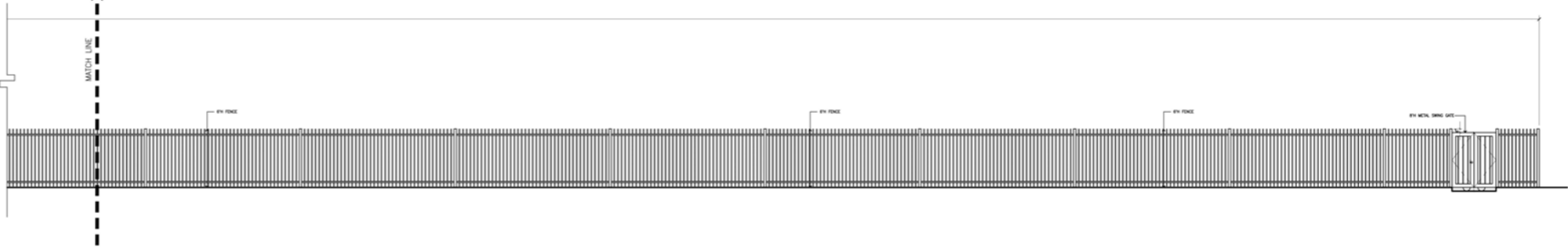


FENCE PLAN B  
scale: 1/8" = 1'-0"



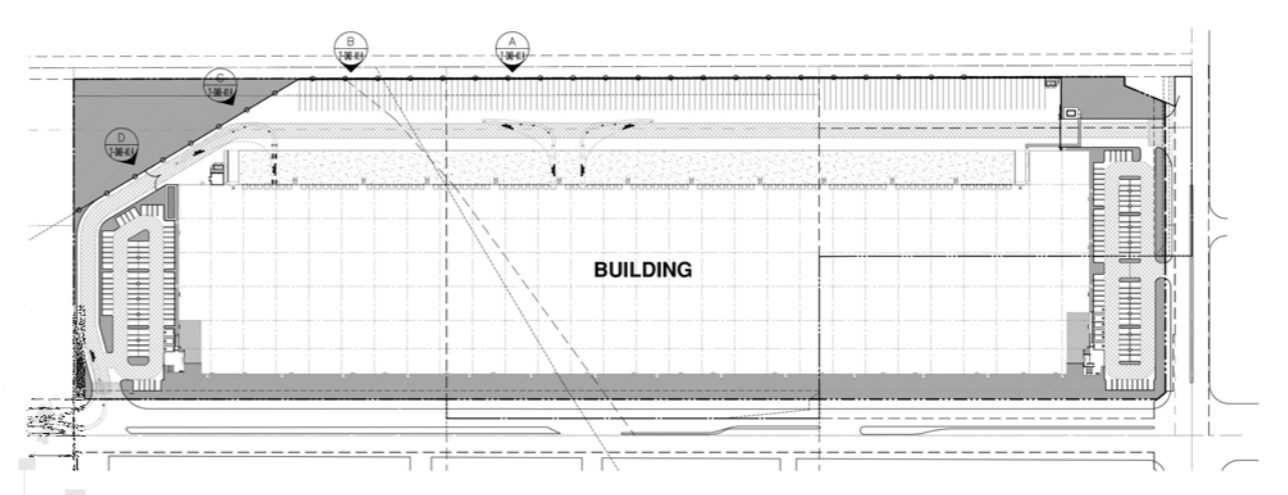
FENCE PLAN C  
scale: 1/8" = 1'-0"

SEE D/2-DAB-A1.4 SEE C/2-DAB-A1.4



FENCE PLAN D  
scale: 1/8" = 1'-0"

KEYMAP



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Project:

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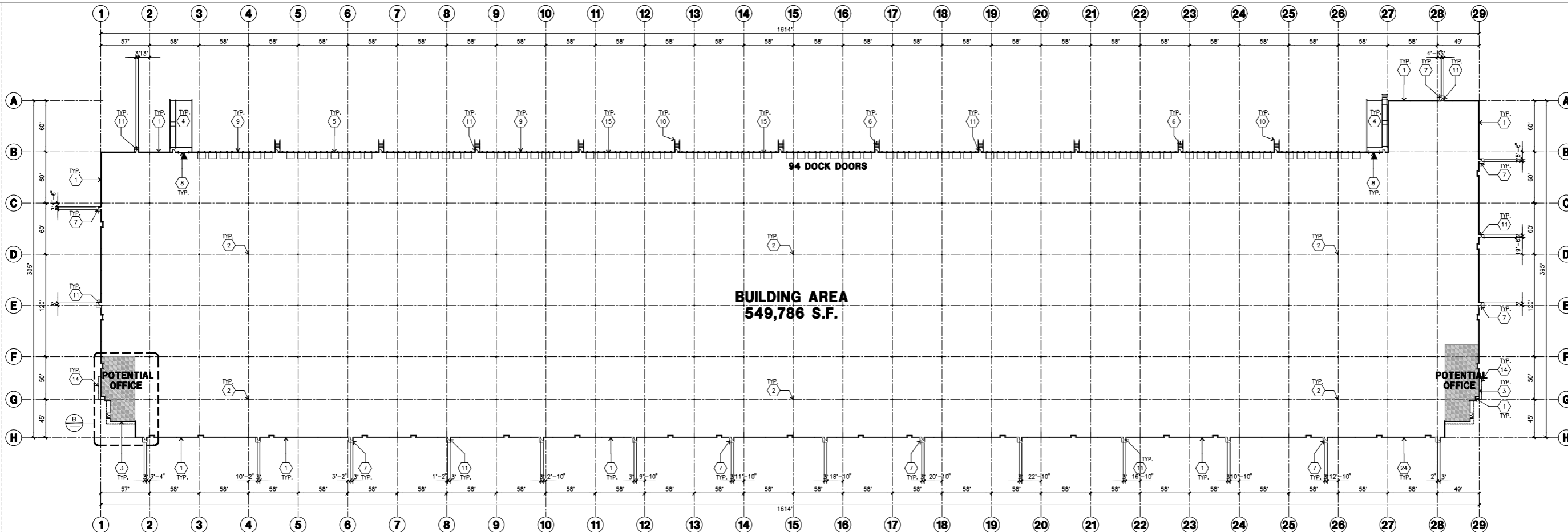
Consultants:

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

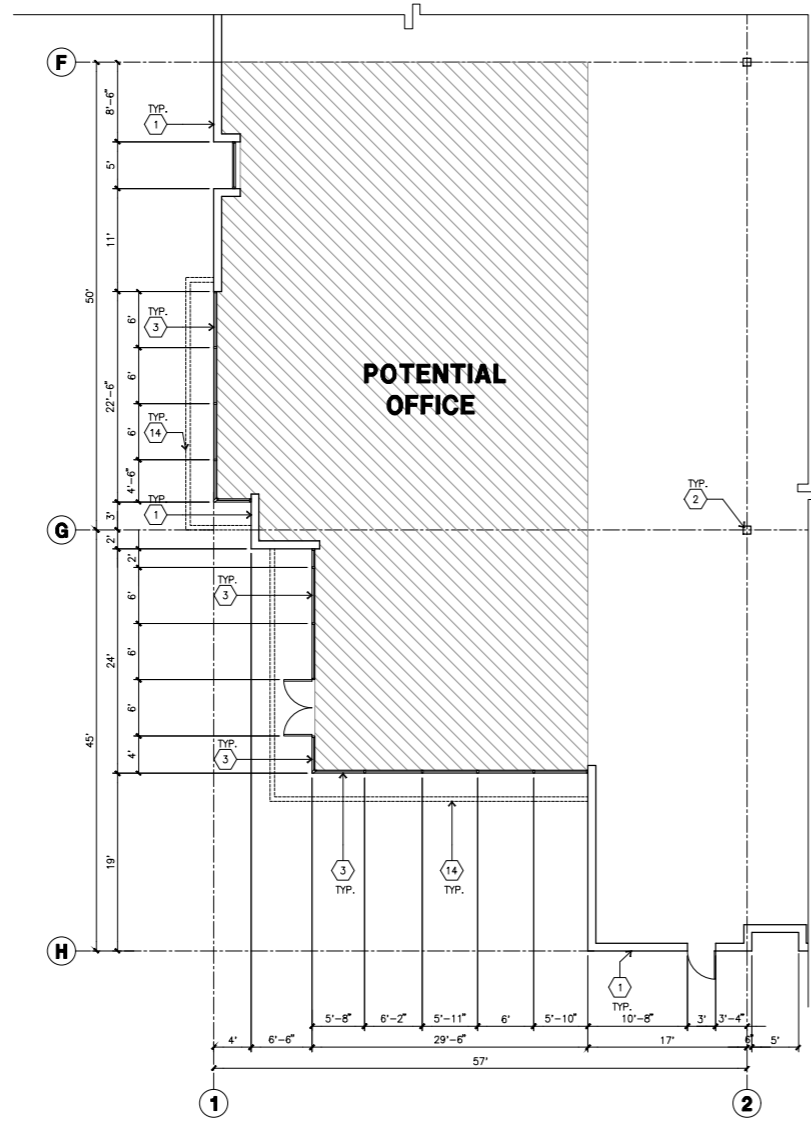
Title: FENCING PLAN

Project Number: 21300  
Drawn by: RC  
Date: 03/10/2023  
Revision:

Sheet:  
2-DAB-A1.4



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



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

**KEYNOTES - FLOOR PLAN**

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 9'-0" X 10' TRUCK DOOR. SECTIONAL O.H., STANDARD GRADE.
- 6 EXTERIOR CONCRETE STAIR
- 7 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX. PROVIDE WALK TO HARD SURFACE PER CITY REQUIREMENTS.
- 8 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 9 DOCK DOOR BUMPER
- 10 CONC. FILLED GUARD POST. 6" DIA. U.N.O., 42"H.
- 11 3'X7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- 14 TUBE STEEL CANOPY.
- 15 Z GUARD
- 16 FUTURE INDOOR EMPLOYEE BREAK AREA

**GENERAL NOTES - FLOOR PLAN**

- A. THIS BUILDING IS DESIGNED FOR HIGH FILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. NOT USED
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY, ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE A/AA.1 OFFICE SECTION.



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Project:

FIRST INDUSTRIAL  
 HARLEY KNOX

657 HARLEY KNOX BOULEVARD  
 PERRIS, CA

Consultants:

CIVIL	THIENES
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	RLA
FIRE PROTECTION	-
SOCLS ENGINEER	-

Title: OVERALL FLOOR PLAN

Project Number: 21300

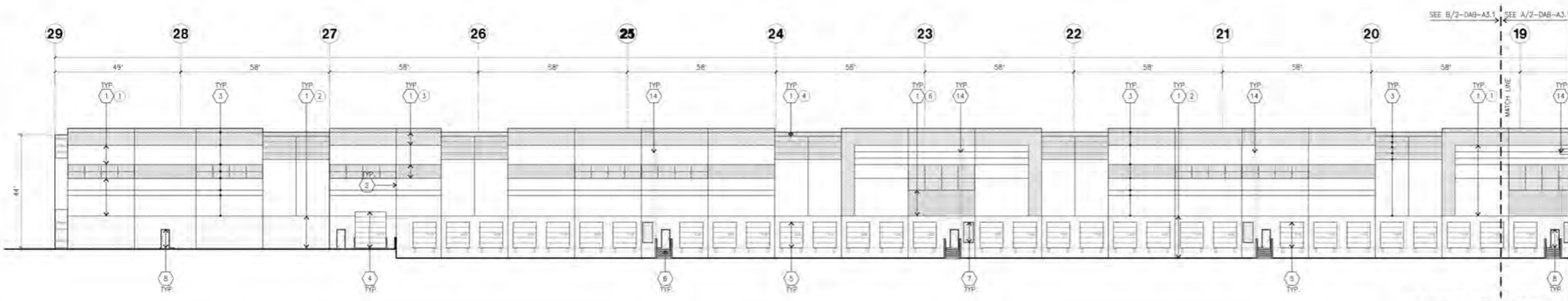
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Date: 03/10/2023

Revision:

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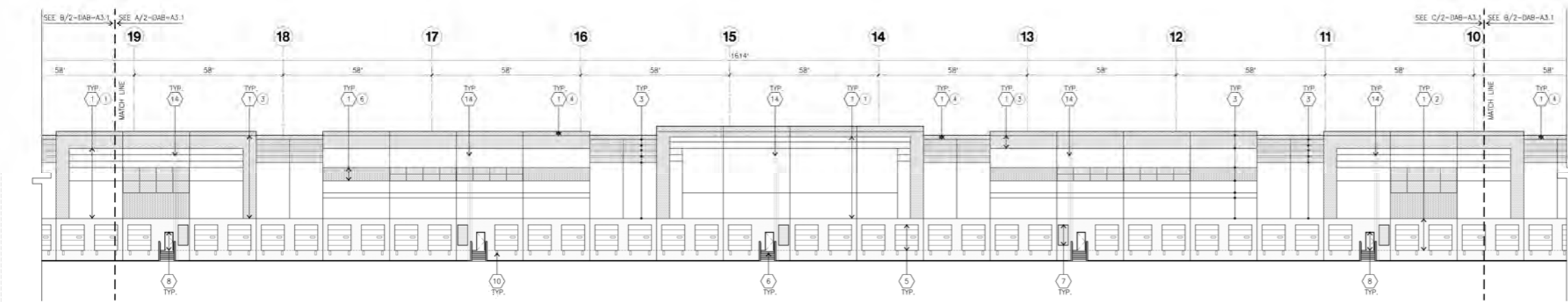
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**NORTH ELEVATION**  
scale: 1" = 20'-0"

**KEYNOTES - ELEVATIONS**

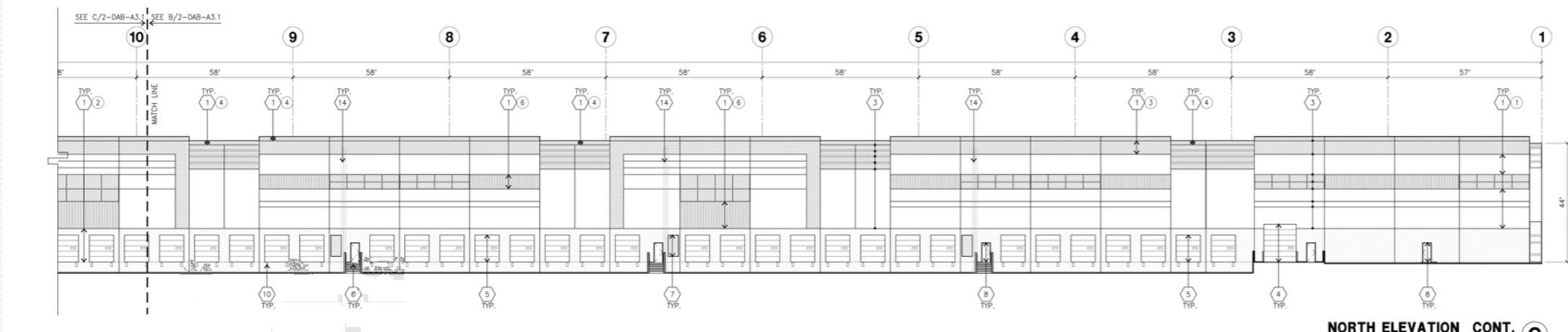
- 1 CONCRETE TILT-UP PANEL (PAINTED)  
FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. OF 6" OF GRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/16" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND. PAINT COLOR TO MATCH FIELD COLOR.
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- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 METAL LOUVER.  
PAINT COLOR TO MATCH FIELD COLOR.
- 8 HOLLOW METAL DOORS.  
PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR. PROVIDE FOR RAIN DIVERTER ABOVE DOOR.
- 9 ROOF LINE BEYOND.
- 10 DOCK BUMPER
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 PARAPET RETURN
- 13 TUBE STEEL CANOPY
- 14 INTERIOR ROOF DRAIN WITH OVERFLOW DRAIN
- 15 INTERIOR ROOF DRAIN WITH OVERFLOW SCUPPERS
- 16 NOT USED



**NORTH ELEVATION CONT.**  
scale: 1" = 20'-0"

**GENERAL NOTES - ELEVATIONS**

- A. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- B. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- C. T.O.P. = TOP OF PARAPET ELEVATION.
- D. F.F. = FINISH FLOOR ELEVATION.
- E. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- F. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- G. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- H. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- J. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEALS.
- K. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON



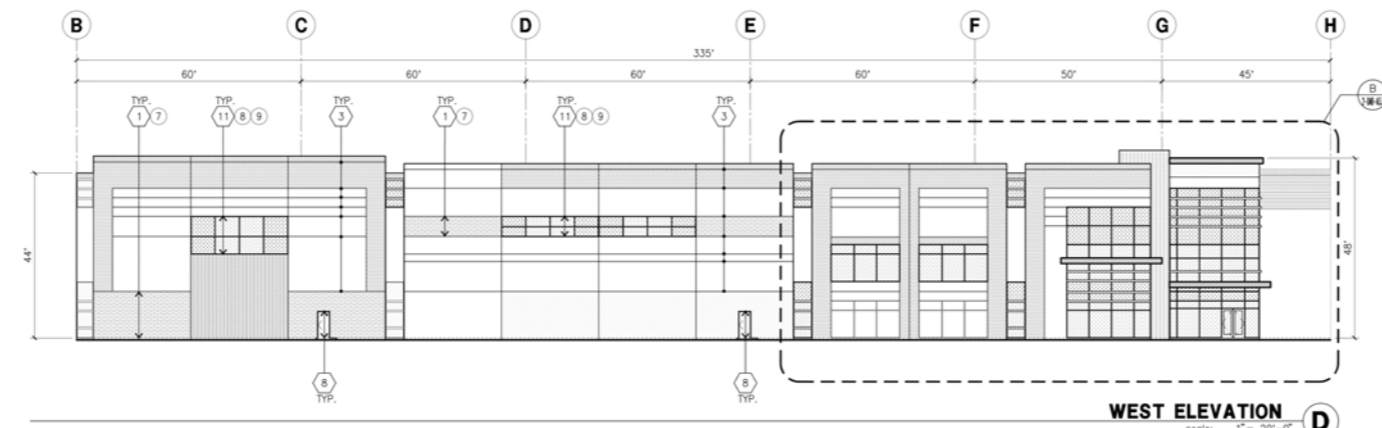
**NORTH ELEVATION CONT.**  
scale: 1" = 20'-0"

**COLOR SCHED. - ELEVATIONS**

- |    |  |
|----|--|
| 1  | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7005 PURE WHITE                    |
| 2  | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7071 GRAY SCREEN                   |
| 3  | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7073 NETWORK GRAY                  |
| 4  | CONCRETE TILT-UP PANEL PAINT BRAND_SHERWIN-WILLIAMS SW7075 WEB GRAY                      |
| 5  | CONCRETE TILT-UP PANEL CORRUGATED METAL WITH DARK GRAY                                   |
| 6  | CONCRETE TILT-UP PANEL FORMLINER PAINTED IN SHERWIN-WILLIAMS SW7075 WEB GRAY             |
| 7  | SPLIT LIMESTONE - BLACK FOREST CORONADO STONE  |
| 8  | MULLIONS COLOR: CLEAR ANODIZED   |
| 9  | GLAZING COLOR: BLUE REFLECTIVE GLAZING   |
| 10 | METAL CANOPY COLOR: SW ACRYLIC LATEX SYSTEMS HIGH GLOSS / HIGH PERFORMANCE 7075 WEB GRAY |

**GLAZING LEGEND**

- |                         |   |
|-------------------------|---|
| TEMPERED SPANDREL GLASS | TEMPERED VISION INSULATED GLASS PPG: VISTACOL (2) PACIFICA + SOLARBAN SOLARBAN 60 (3) CLEAR         |
| TEMPERED VISION GLASS   | U VALUE: 0.27, SHGC: 0.21 AND VLT: 26%<br>1" INSULATED GLASS WITH 1/2" AIRSPACE AND (2) 1/4" LITES. |



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

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LICENSED ARCHITECT  
NO. 229451  
3-31-23  
RENEWAL DATE

Owner:

**FIRST**  
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EST. 1981

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tel: 310-414-5400

Project:

**FIRST INDUSTRIAL HARLEY KNOX**

657 HARLEY KNOX BOULEVARD  
PERRIS, CA

Consultants:

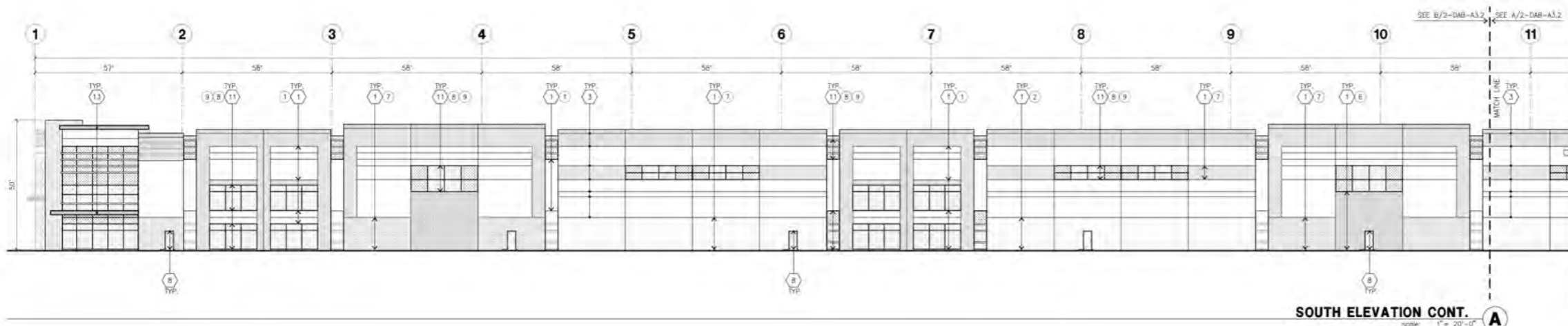
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STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	RLA
LANDSCAPE	-
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **ELEVATIONS**

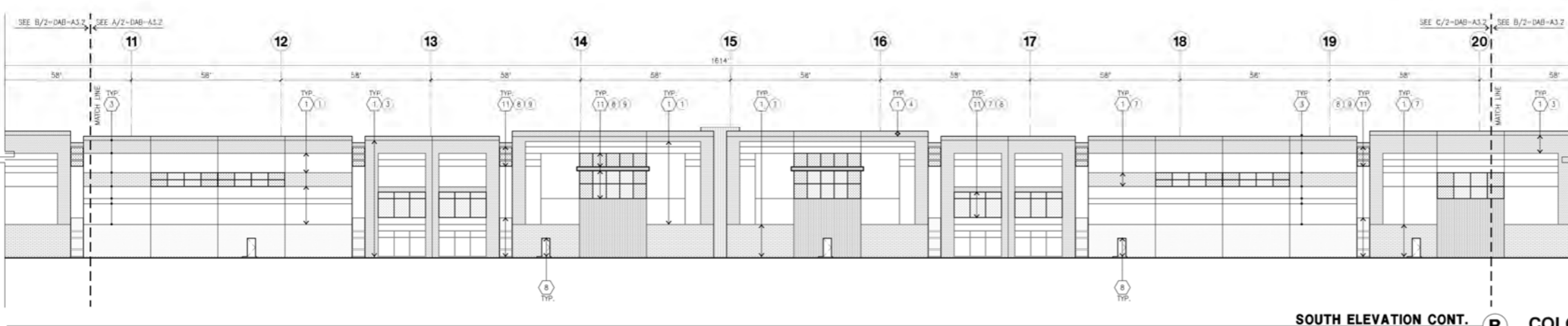
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Date: 03/10/2023  
Revision:

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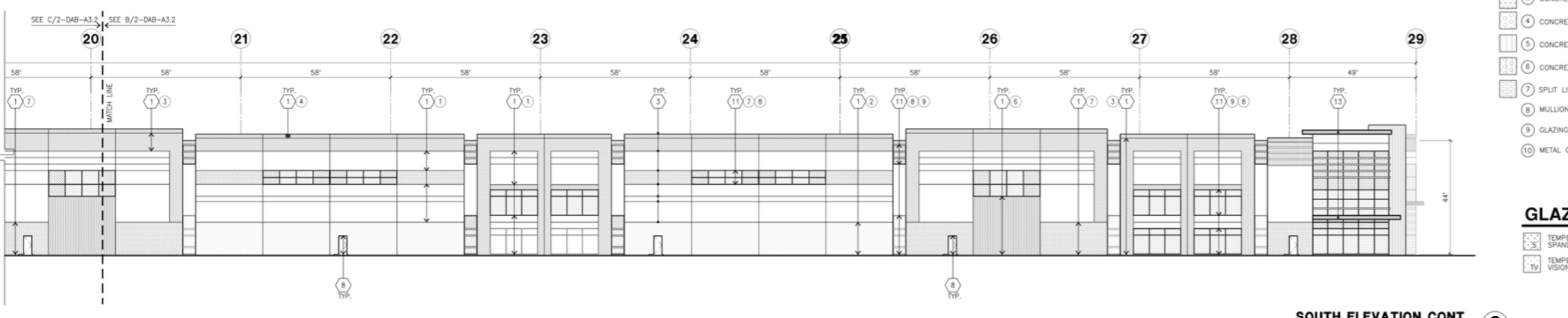
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**SOUTH ELEVATION CONT. A**  
scale: 1" = 20'-0"



**SOUTH ELEVATION CONT. B**  
scale: 1" = 20'-0"



**SOUTH ELEVATION CONT. C**  
scale: 1" = 20'-0"

**KEYNOTES - ELEVATIONS**

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FINISH GRADE VARIES. SEE "C" DRAWINGS. WATERPROOF ALL WALLS WHERE GRADE IS HIGHER AND EXPOSED TO THE WEATHER ONE SIDE. WATERPROOFING TO BE PROTECTED WITH PROTECTION BOARD AND A MIN. 1/2" OF DRAVEL. PROVIDE TRENCH DRAIN AT BOTTOM AND DAYLIGHT TO CURB OR TAKE TO STORM DRAIN. NOT REQUIRED AT DOCK HIGH CONDITION OR AT RAMP WALLS.
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**COLOR SCHED. - ELEVATIONS**

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- 3 CONCRETE TILT-UP PANEL PAINT BRAND\_SHERWIN-WILLIAMS SW7073 NETWORK GRAY
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**GLAZING LEGEND**

- TEMPERED SPANDREL GLASS
- TEMPERED VISION GLASS
- TEMPERED VISION INSULATED GLASS  
PPG: VISTACOOL (2) PACIFICA + SOLARBAN  
SOLARBAN 60 (3) CLEAR  
U VALUE: 0.27, SHGC: 0.21 AND VLT: 26%  
1" INSULATED GLASS WITH 1/2" AIRSPACE  
AND (2) 1/4" LITES.

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LICENSED ARCHITECT  
NO. 229451  
3-31-23  
RENEWAL DATE

Owner:

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PERRIS, CA

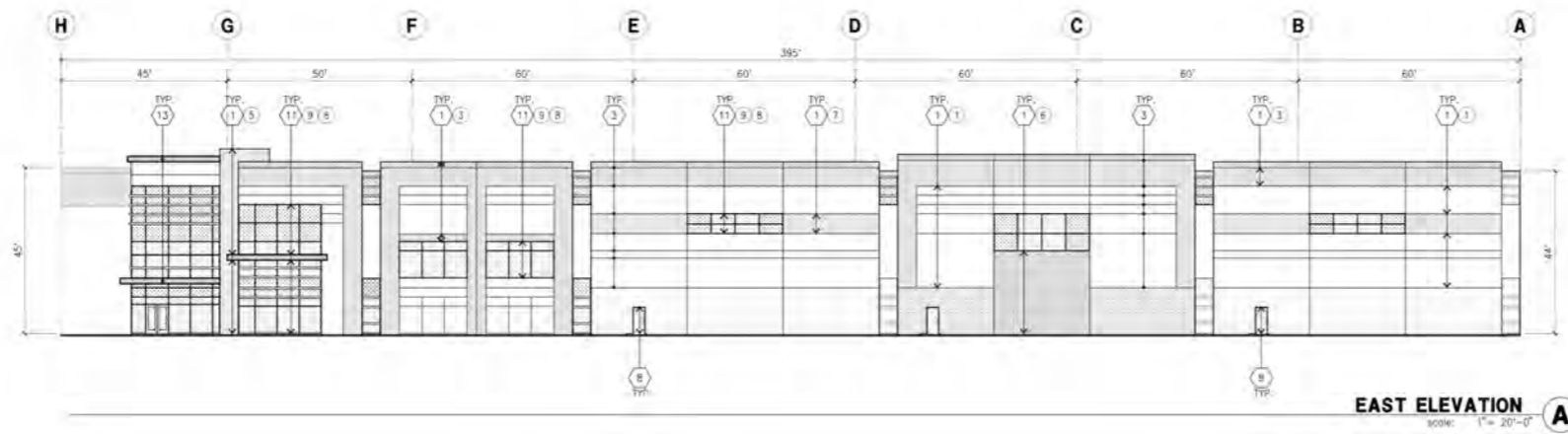
Consultants:

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

Title: **ELEVATIONS**

Project Number: 21300  
Drawn by: RC  
Date: 03/10/2023  
Revision:

Sheet:  
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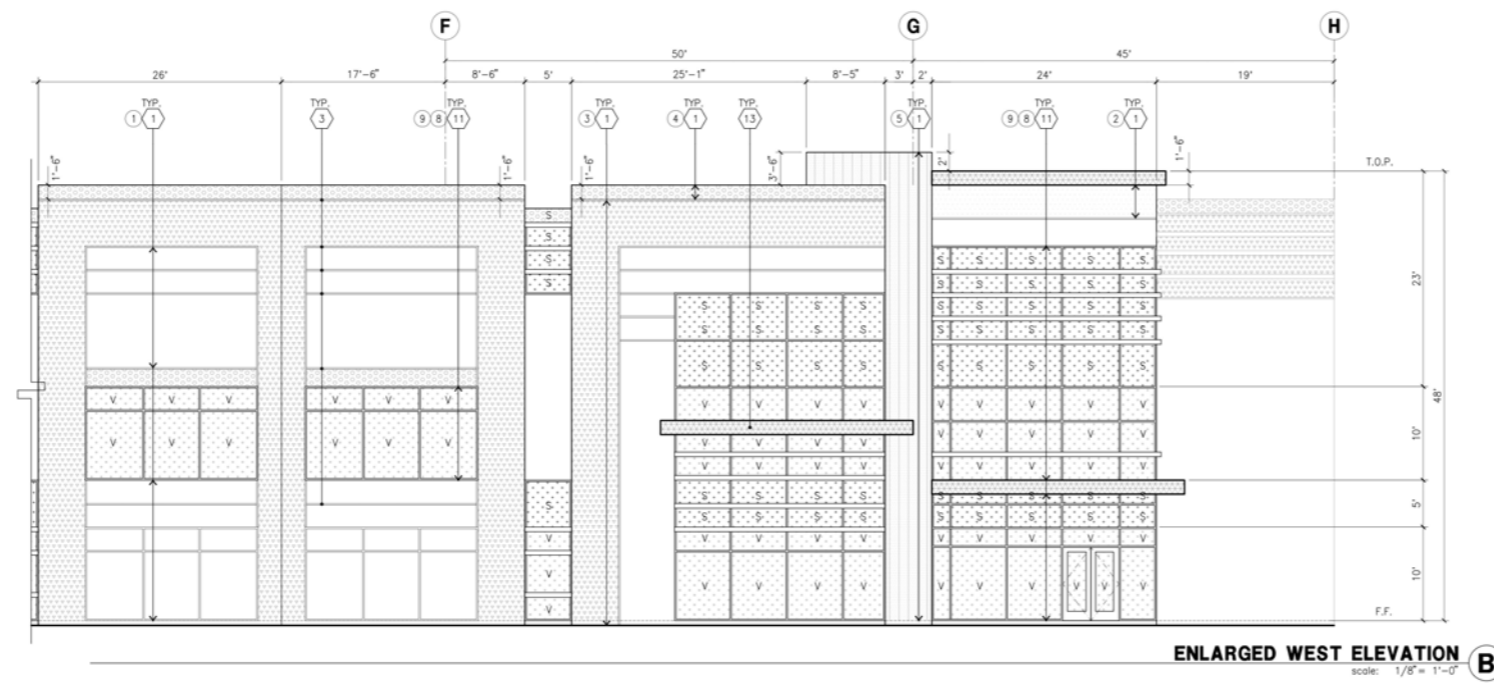


**KEYNOTES - ELEVATIONS**

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**GLAZING LEGEND**

- |                         |  |
|-------------------------|--|
| TEMPERED SPANDREL GLASS | TEMPERED VISION INSULATED GLASS<br>PPG: VISTACOOL (2) PACIFICA + SOLARBAN<br>SOLARBAN 60 (3) CLEAR<br>U VALUE: 0.27, SHGC: 0.21 AND VLT: 26%<br>1" INSULATED GLASS WITH 1/2" AIRSPACE<br>AND (2) 1/4" LITES. |
| TEMPERED VISION GLASS   |  |

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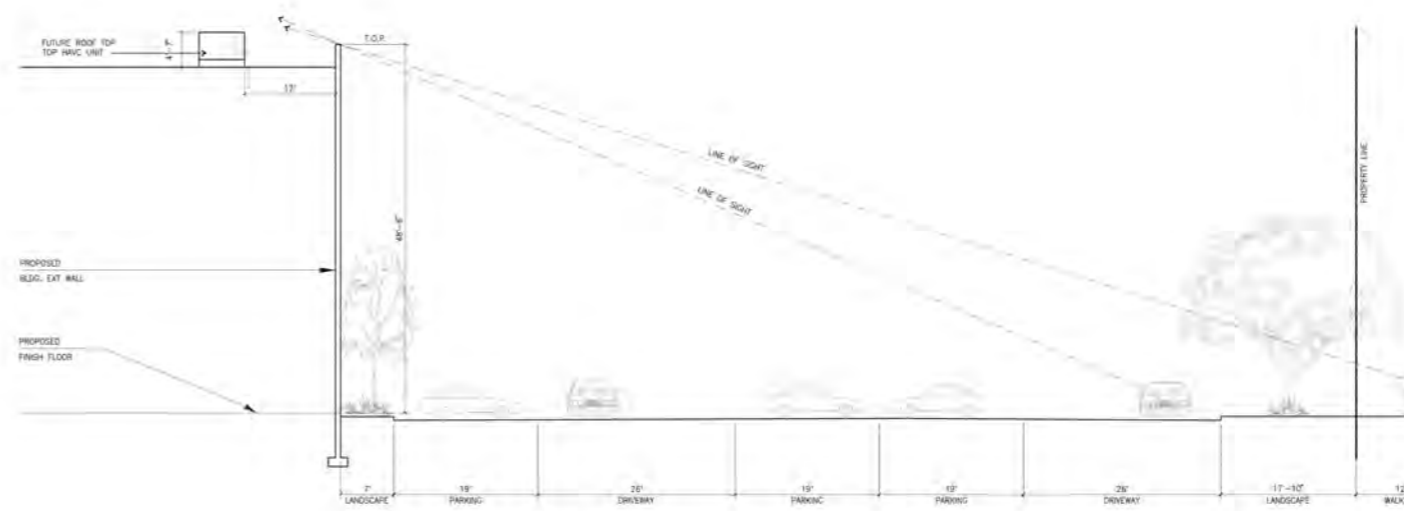
Consultants:

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

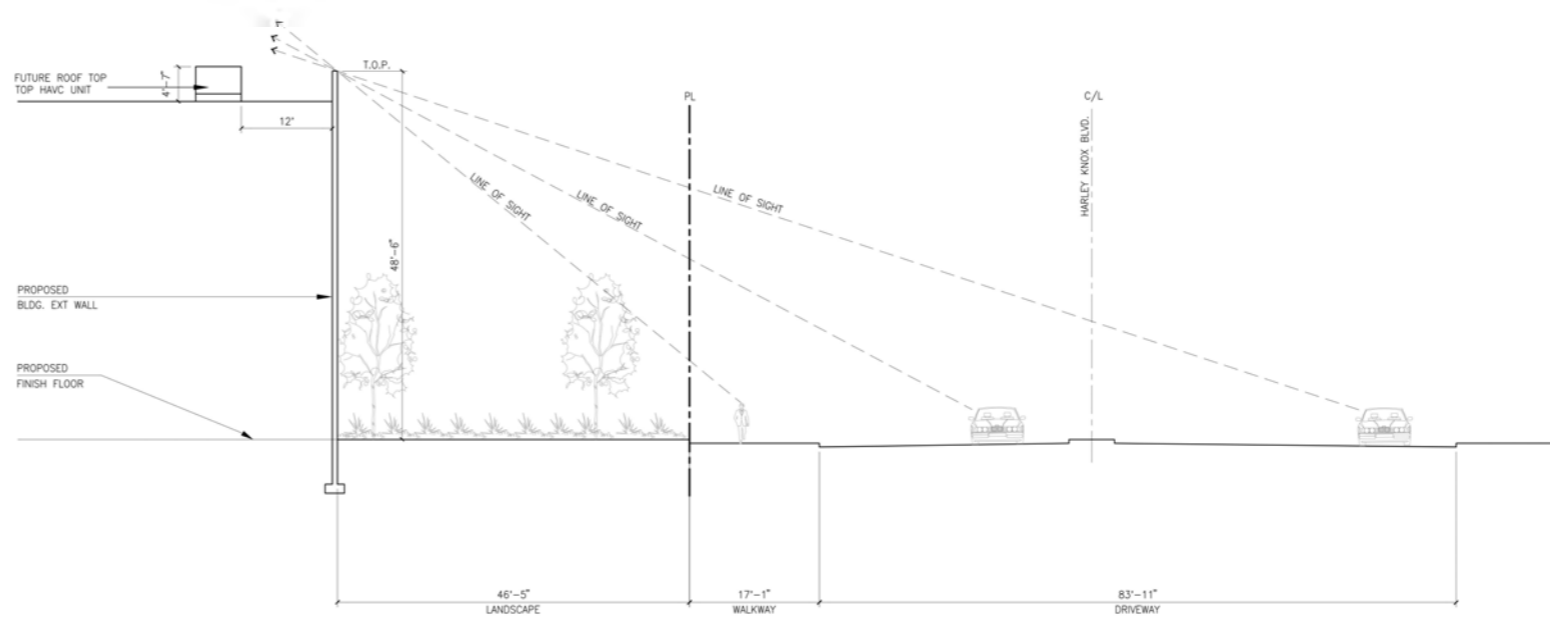
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Date: 03/10/2023  
Revision:

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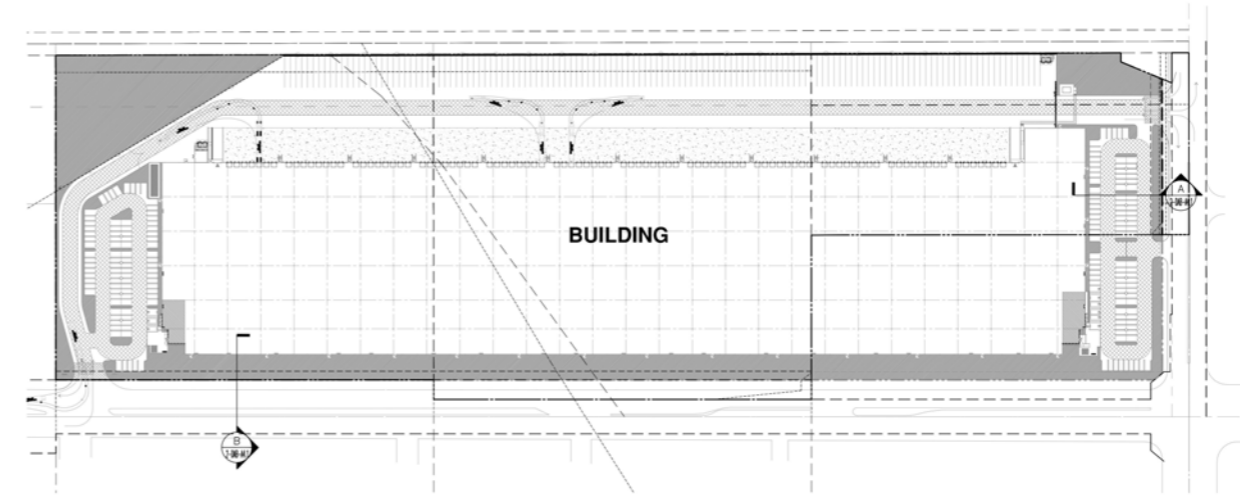


**SITE SECTION STUDY A**  
scale: 1" = 10'-0"



**SITE SECTION STUDY B**  
scale: 1" = 10'-0"

**KEYMAP**



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STRUCTURAL	-
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ELECTRICAL	-
LANDSCAPE	RLA
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: SITE SECTION

Project Number: 21300  
Drawn by: RC  
Date: 03/10/2023  
Revision:

Sheet:

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Owner:



989 N Sepulveda Blvd, Suite 750  
El Segundo, CA 90245

tel: 310-414-5400

Project:

**FIRST INDUSTRIAL  
HARLEY KNOX**

857 HARLEY KNOX BOULEVARD  
PERRIS, CA

Consultants:

CIVIL THIENES  
STRUCTURAL  
MECHANICAL  
PLUMBING  
ELECTRICAL  
LANDSCAPE RLA  
FIRE PROTECTION  
SOILS ENGINEER

Title: TRASH ENCLOSURE

Project Number: 21300

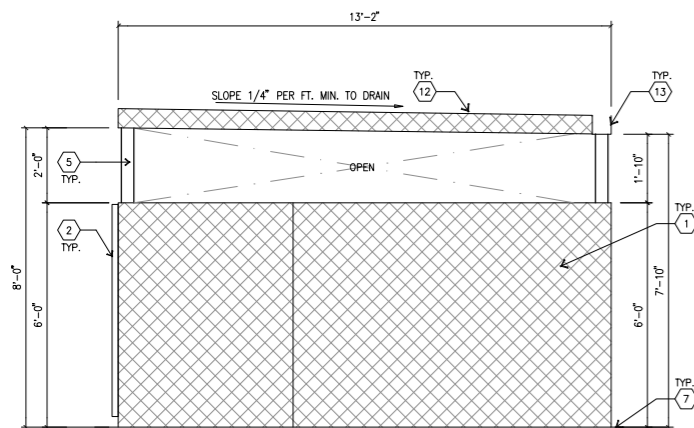
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Date: 03/10/2023

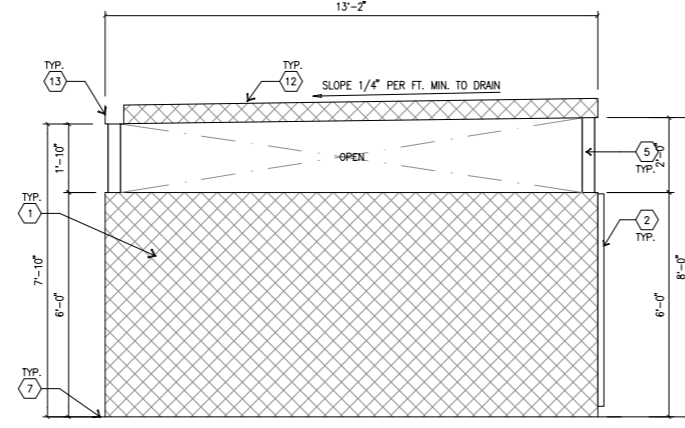
Revision:

Sheet:

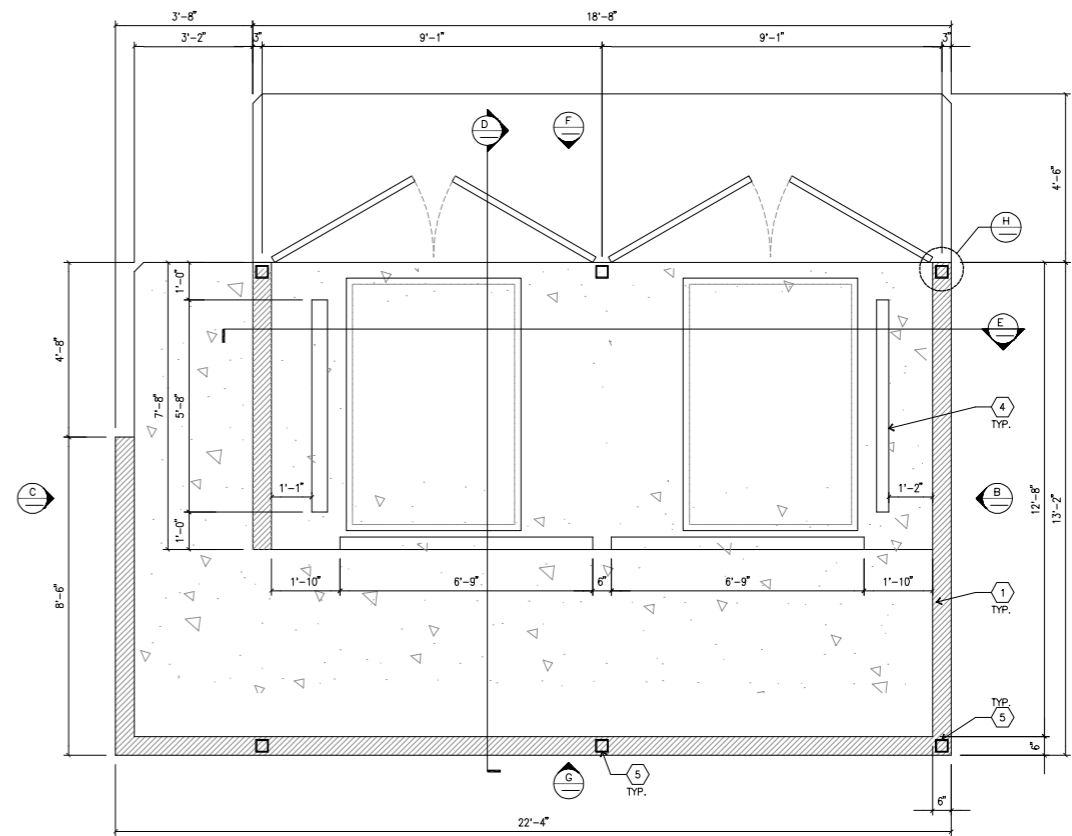
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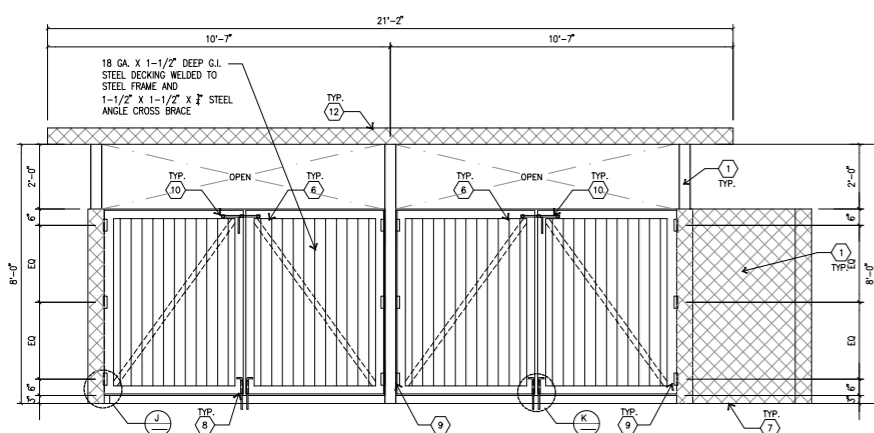
**TRASH ENCLOSURE ELEVATION C**  
scale: 1/2" = 1'-0"



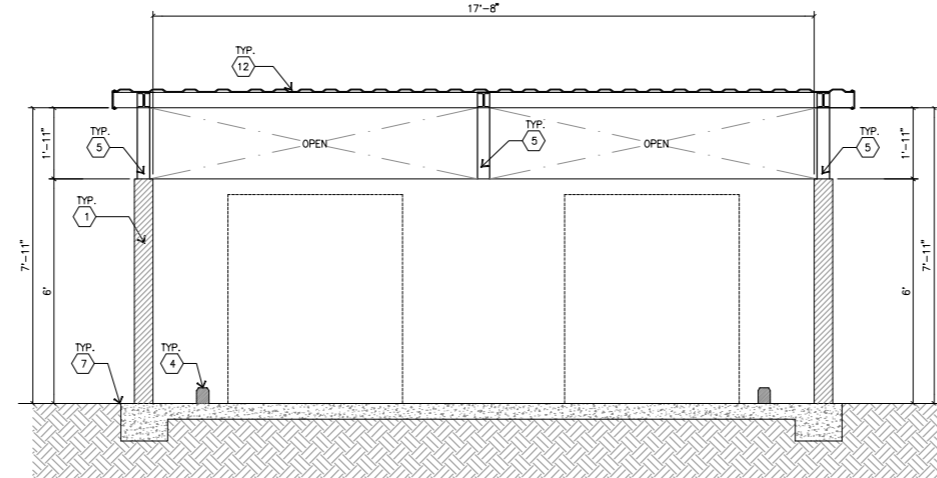
**TRASH ENCLOSURE ELEVATION B**  
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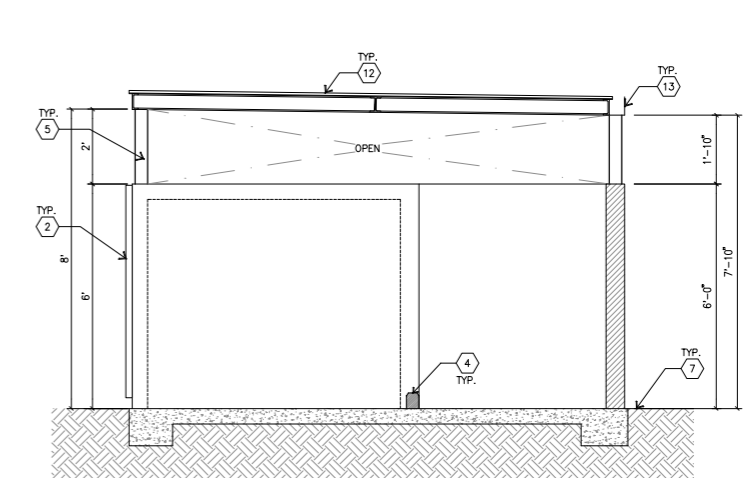
**ENLARGED TRASH ENCLOSURE PLAN A**  
scale: 1/2" = 1'-0"



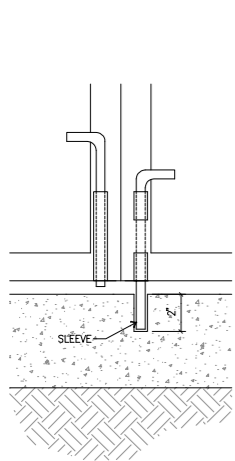
**TRASH ENCLOSURE ELEVATION F**  
scale: 1/2" = 1'-0"



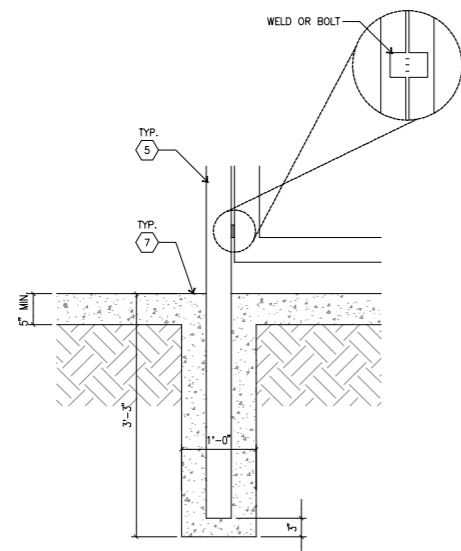
**TRASH ENCLOSURE SECTION E**  
scale: 1/2" = 1'-0"



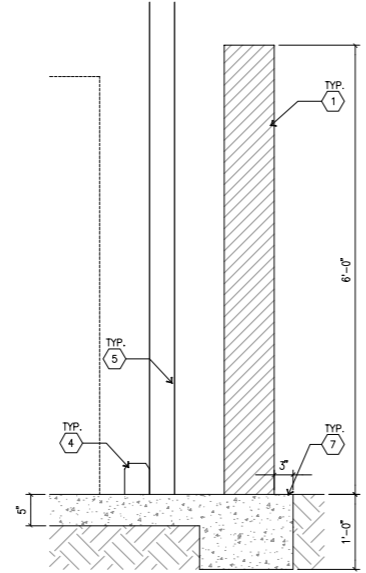
**TRASH ENCLOSURE SECTION D**  
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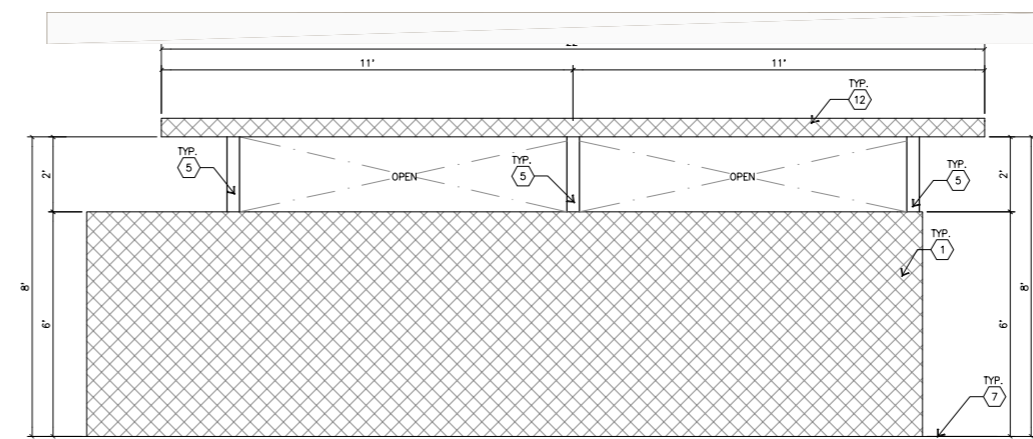
**SLEEVE DETAIL K**  
scale: N.T.S.



**STEEL COL. FOOTING J**  
scale: N.T.S.



**WALL FOOTING DETAIL H**  
scale: N.T.S.



**TRASH ENCLOSURE ELEVATION G**  
scale: 1/2" = 1'-0"

**KEYNOTES**

- 1 CONCRETE TILT-UP WALL.
- 2 DOUBLE SWING METAL GATES.
- 3 CONCRETE APRON 5" MIN.
- 4 4" W X 6" H WHEEL STOPS WITH 1" BEVEL TOP CUTS, SHALL BE FROM RECYCLED MATERIALS. SECURED TO SLAB W/ 1/2" DIA. ANCHOR BOLTS @ 36" O.C. MIN. TYPICAL.
- 5 STEEL TUBE FRAME PER "S" DRAWINGS.
- 6 18 GA. X 1 1/2" DEEP G.I. STEEL DECKING WELDED TO STEEL FRAME AND 1 1/2" X 1 1/2" X 1/4" STEEL ANGLE CROSS BRACE.
- 7 FINISH SURFACE.
- 8 STEEL CANE BOLT W/ SLEEVE, LOCATED ON OUTSIDE OF ONE GATE. (TYPICAL EA. SIDE) SEE DETAIL 6/A/D/4.
- 9 HEAVY DUTY STEEL HINGE. (TYPICAL EA. GATE)
- 10 HEAVY DUTY SLIDE BOLT. (TYPICAL EA. GATE)
- 11 NOT USED
- 12 GALVANIZED CORRUGATED METAL DECK.
- 13 20 GA. G.I. GUTTER PAINTED.

**COLOR LEGEND**

- 1 CONC. TILT-UP PANEL PAINT BRAND SHERWIN WILLIAMS SW7064 PASSIVE



North Elevation



West Elevation



South Elevation - Harley Knox Blvd.



East Elevation - Indian Avenue



Conceptual Building 2 Elevations - 40' Clear  
**HARLEY KNOX BLVD**

Perris, CA

#21300 | 02.09.2024



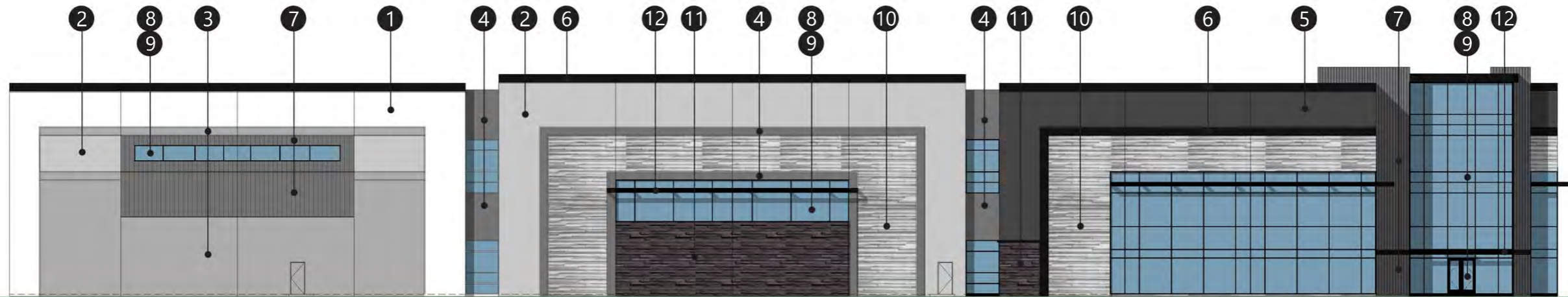
North Elevation



West Elevation



- |   |  |   |  |   |  |  |                            |                 |   |  |   |
|---|--|---|--|---|--|--|----------------------------|-----------------|---|--|---|
| 1   | 2  | 3   | 4  | 5   | 6  | 7  | 8                          | 9               | 10  | 11   | 12  |
|   |  |   |  |   |  |  |                            |                 |   |  |   |
| Sherwin Williams<br>SW 7005<br>PURE WHITE<br>255-C1 | Sherwin Williams<br>SW 7065<br>ARGOS<br>236-C2 | Sherwin Williams<br>SW 9163<br>TIN LIZZIE<br>236-C4 | Sherwin Williams<br>SW 7067<br>CITYSCAPE<br>236-C5 | Sherwin Williams<br>SW 7674<br>PEPPERCORN<br>236-C7 | Sherwin Williams<br>SW 6528<br>TRICORN BLACK<br>251-C1 | FITZGERALD<br>FORMLINER PATTERN<br>TBD SW 7065<br>GRIZZLE GRAY<br>236-C6 | Black Anodized<br>MULLIONS | Blue<br>GLAZING | FITZGERALD FORMLINER<br>PATTERN P16938<br>SW 7066<br>GRAY MATTERS<br>236-C3 | FITZGERALD FORMLINER<br>PATTERN TBD<br>SW 7066<br>GRIZZLE GRAY<br>236-C6 | PPG<br>PITT TECH PLUS EP DTM<br>@METAL CANOPY<br>W/ TRICORN BLACK |



Enlarged View of West Elevation



Conceptual Building 2 Elevations and Material Board

**HARLEY KNOX BLVD**

Perris, CA

#21300 | 02. 22. 2024





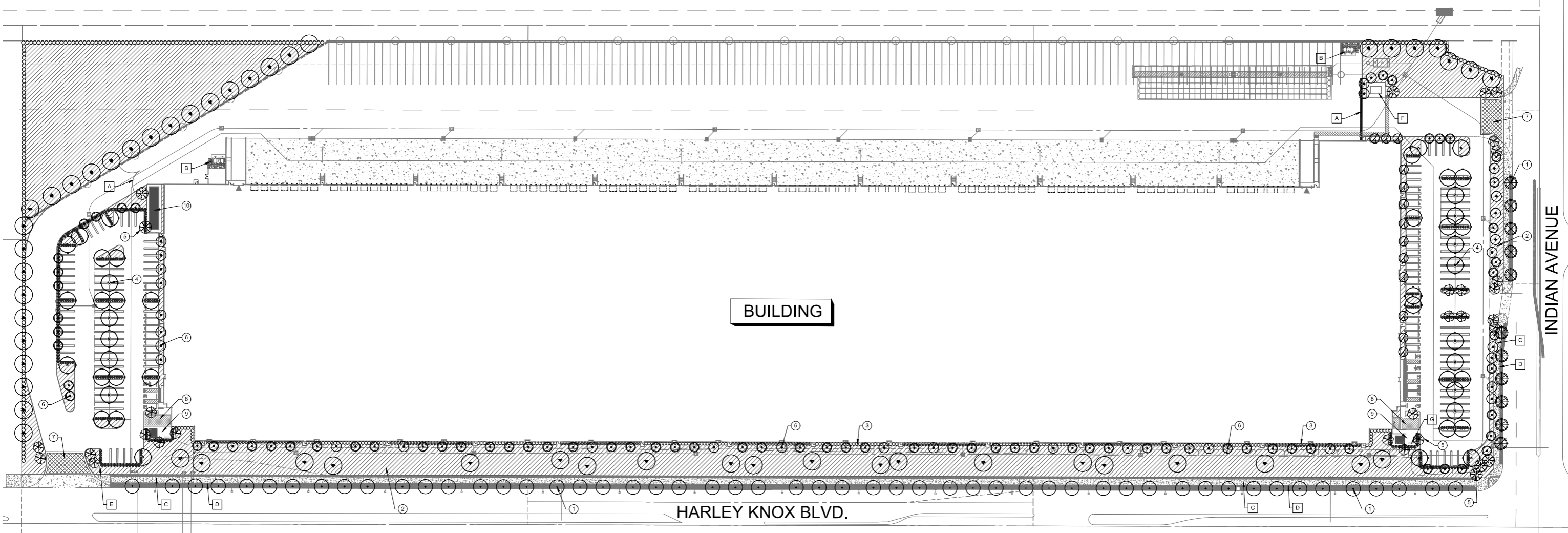
Conceptual Building 2 Elevations - 42' Clear

**HARLEY KNOX BLVD**

Perris, CA

#21300 | 02.09.2024





**PLANTING LEGEND**

TREES	SYMBOL	TREE NAME	QTY.	WUCOLS
		PROPOSED STREET TREE ALONG HARLEY KNOX BLVD. PLATANUS RACEMOSA, CALIFORNIA SYCAMORE 24" BOX SIZE, STANDARD TRUNK	53	M
		PROPOSED STREET TREE ALONG INDIAN AVE. QUERCUS AGRIFOLIA, COAST LIVE OAK 24" BOX SIZE, STANDARD TRUNK	11	L
		OLEA E. 'WILSONII', FRUITLESS OLIVE TREE 24" BOX SIZE, STANDARD TRUNK.	20	L
		PARKING LOT SHADE TREE GELERIA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE, STANDARD TRUNK.	44	L
		VERTICAL TREE ALONG BUILDING PINUS ELDARICA, MONDELL PINE 24" BOX SIZE, STANDARD TRUNK.	34	L
		SPECIMEN TREE AT FOCAL AREAS OLEA E. 'WILSONII', FRUITLESS OLIVE TREE 36" BOX SIZE, STANDARD TRUNK.	24	M
		FLOWERING ACCENT TREE AT BUILDING CERCIDIUM F. 'DESERT MUSEUM', BLUE PALO VERDE 36" BOX SIZE	6	L
		PARKING LOT SCREEN TREE QUERCUS VIRGINIANA, SOUTHERN LIVE OAK 24" BOX SIZE, STANDARD TRUNK.	32	M
		VERTICAL SCREEN TREE AT BUILDING TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE	13	M
		VERTICAL SCREEN TREE PINUS ELDARICA, MONDELL PINE 24" BOX SIZE	75	L

**GROUND COVERS**

SYMBOL	NAME	WUCOLS
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.	M
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.	L
	CARISSA MACROCARPA 'GREEN CARPET', NATAL PLUM 1 GAL. SIZE @ 30" O.C.	M
	SALVIA LEUCANTHA, MEXICAN BUSH SAGE 5 GAL. SIZE @ 42" O.C.	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C.	L
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE WILD RYE 1 GAL. SIZE @ 36" O.C.	L
	DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C.	L

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

**SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING:**

SYMBOL	NAME	WUCOLS
	DODONAEA V. 'PURPUREA', PURPLE HOPSEED BUSH 5 GAL. SIZE	L
	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE	L
	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE	L
	CALLISTEMON 'LITTLE JOHN', DWARF BOTTLE BRUSH 5 GAL. SIZE	L

**DESIGN KEY NOTES:**

- ① STREET TREE PER PLANTING LEGEND.
- ② TYP. LAYERED ACCENT PLANTING ALONG STREET FRONTAGE (LOW-GROWING).
- ③ FOUNDATION SHRUB ALONG BUILDING PER PLANTING LEGEND.
- ④ EVERGREEN PARKING LOT CANOPY TREE (LOW-LITTER TYPE).
- ⑤ FLOWERING ACCENT PLANT AT FOCAL AREAS PER PLANTING LEGEND.
- ⑥ VERTICAL SCREEN TREE PER PLANTING LEGEND.
- ⑦ ENHANCED VEHICULAR PAVING AT DRIVEWAY AREAS. INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
- ⑧ ENHANCED ENTRY PAVING. INTEGRAL COLORED CONCRETE.
- ⑨ OUTDOOR SEATING AREA CONSISTING OF INTEGRAL COLOR CONCRETE AND SITE FURNITURE.
- ⑩ EMPLOYEE BREAK AREA WITH BALL COURT.

**REFERENCE NOTES:**

- A GATE PER ARCH. PLANS.
- B TRASH ENCLOSURE PER ARCH. PLANS.
- C ALL PURPOSE TRAIL PER CIVIL PLANS.
- D DECOMPOSED GRANITE.
- E SIGNAGE PER ARCH. PLANS.
- F GUARDHOUSE PER ARCH. PLANS.
- G BIKE RACK PER ARCH. PLANS.

**CONCEPTUAL PLAN NOTE:**

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

**IRRIGATION NOTE:**

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATED MANDATED AB-1881 WATER ORDINANCE.

**GENERAL NOTES:**

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

**LANDSCAPE DATA**

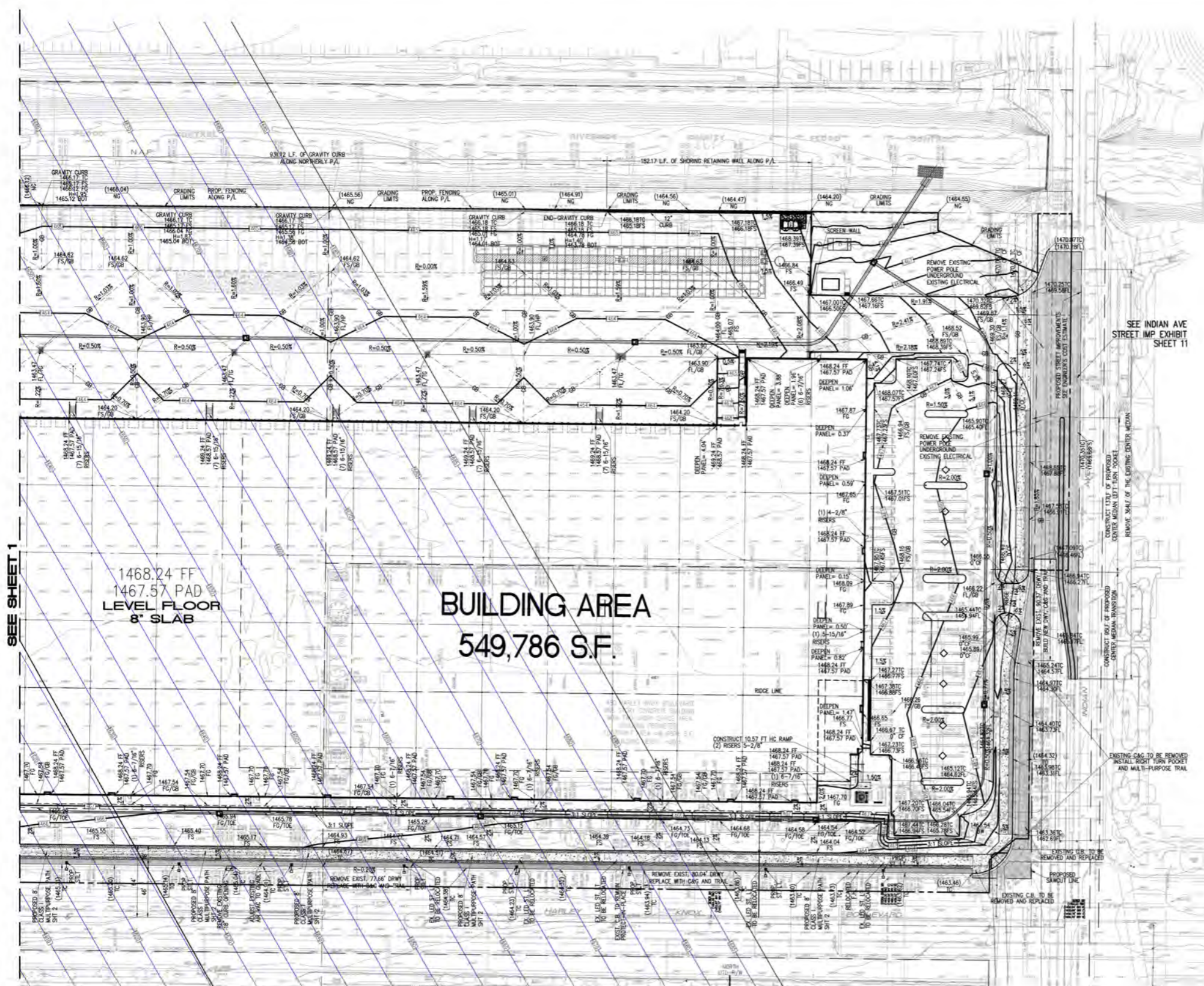
TOTAL SITE AREA = 1,094,727 SQ. FT. (7.36 ACRES)  
LANDSCAPE AREA REQUIRED = 109,473 SQ. FT. (10%)  
LANDSCAPE AREA PROVIDED = 183,438 SQ. FT. (16.8%)

**WUCOLS PLANT FACTOR**

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.

H = HIGH WATER NEEDS  
M = MODERATE WATER NEEDS  
L = LOW WATER NEEDS  
VL = VERY LOW WATER NEEDS



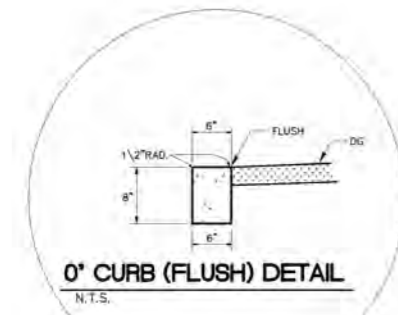


SEE INDIAN AVE STREET IMP EXHIBIT SHEET 11

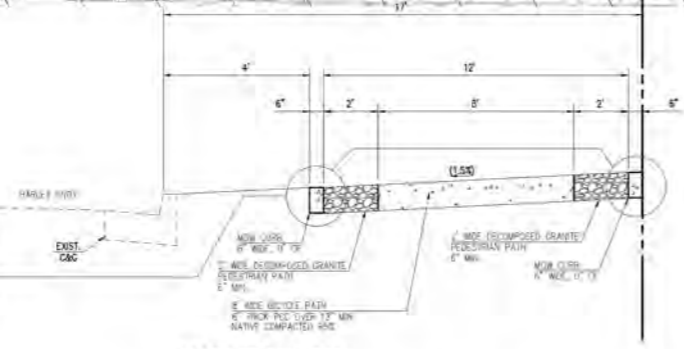
SEE SHEET 1

1468.24 FF  
1467.57 PAD  
LEVEL FLOOR  
8" SLAB

**BUILDING AREA**  
**549,786 S.F.**



**0" CURB (FLUSH) DETAIL**  
N.T.S.

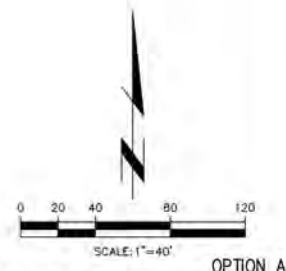


**HARLEY KNOX  
MULTIPURPOSE PATH DETAIL**  
N.T.S.  
SEE SHEET 9 FOR INDIAN AVE

FEDERAL AVIATION SURFACES:



CONTOURS OF THE "RUNWAY SURFACE" OF THE MARCH AIR RESERVE BASE, CONSTITUTE A SITE HEIGHT RESTRICTION AS DESCRIBED ON SHEET 1 IN SURVEYOR'S NOTES 5.7 PARTS A & B.



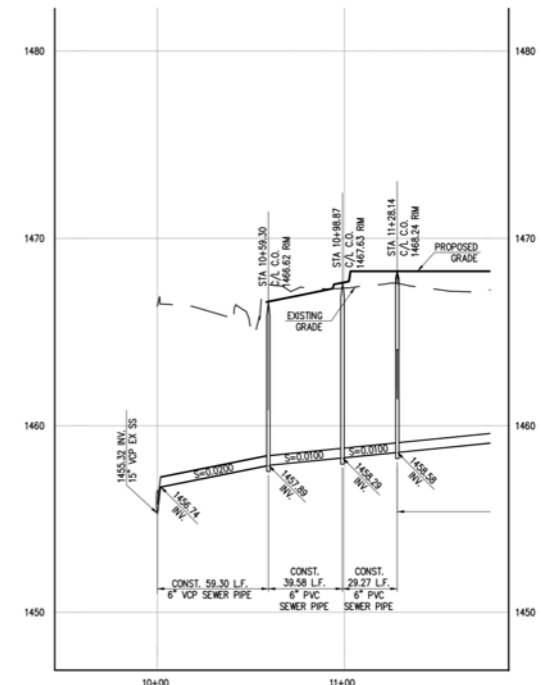
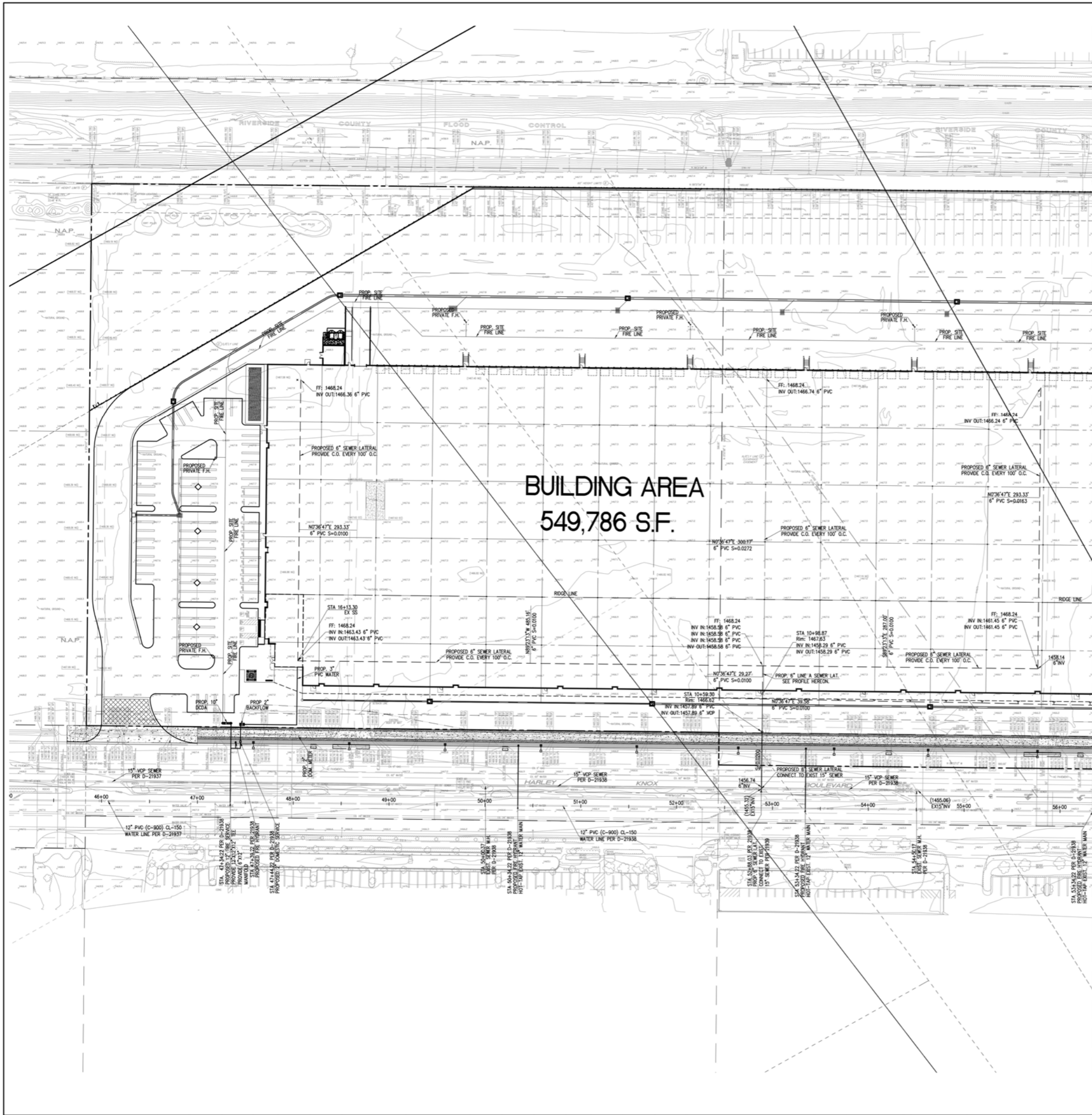
**PREPARED FOR:**  
First Industrial Realty Trust, Inc.  
898 N. Pacific Coast Highway Blvd., Suite 175  
Irvine, CA 92614  
PHONE: (310) 414-5400  
CONTACT: Matt Pugh  
EMAIL: mpugh@firstindustrial.com

**CITY OF FERRIS**  
PUBLIC WORKS DEPARTMENT  
**CONCEPTUAL GRADING PLAN**

**HARLEY KNOX INDUSTRIAL DEVELOPMENT**

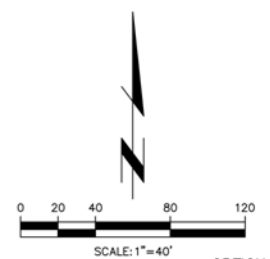
Designed by	Approved by	Date
Checked by		
Date		
Designed by	Public Works Director	R.C.E. 0000
Date		
Checked by		
Date		

**T&E Thienes Engineering, Inc.**  
CIVIL ENGINEERING & LAND SURVEYING  
14249 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH (714) 507-4811 FAX (714) 507-4115  
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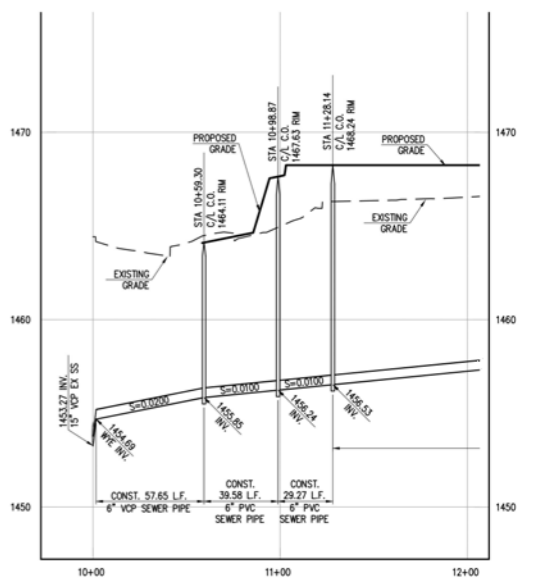
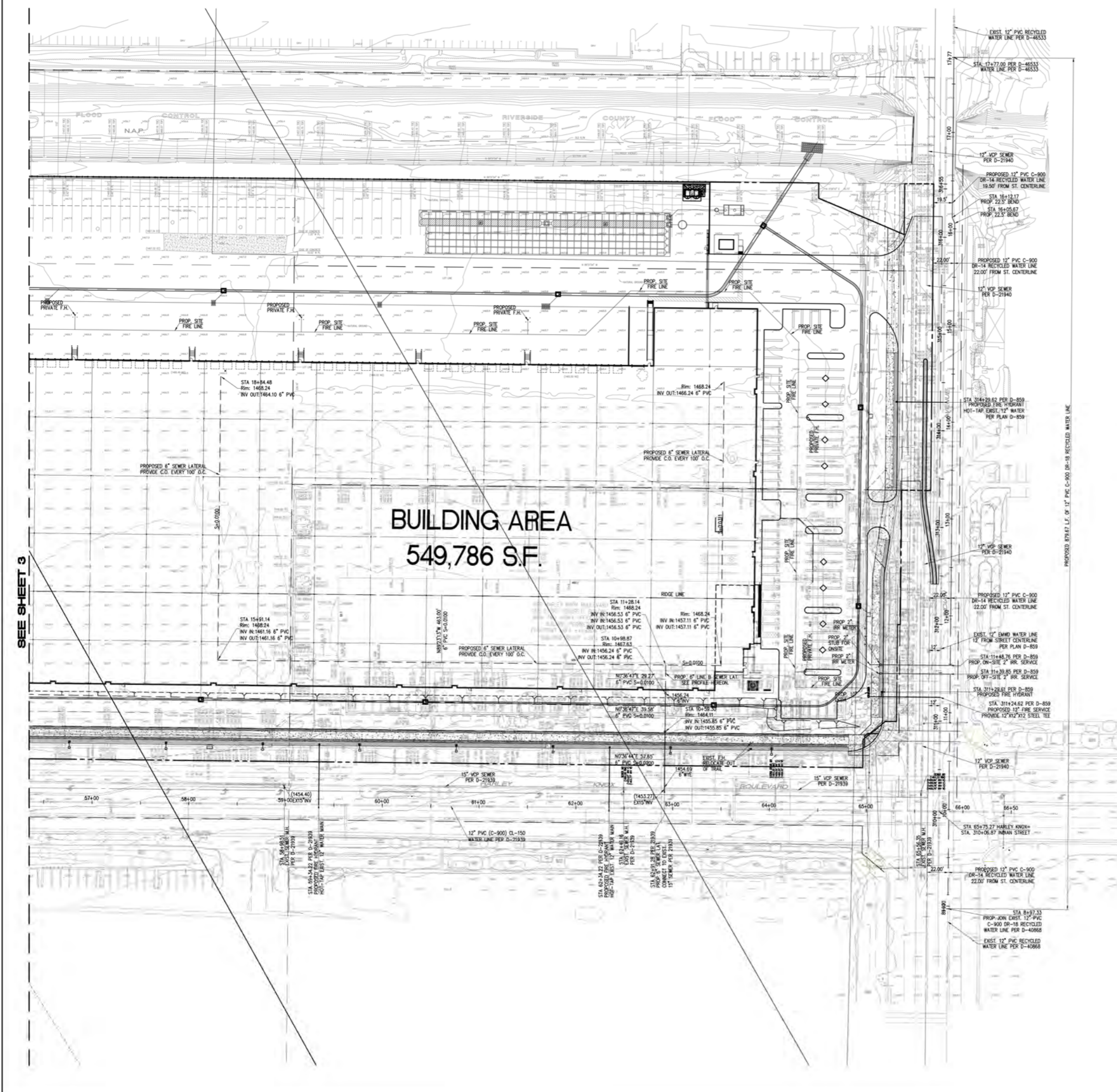
PROPOSED LINE "A" - 6" SEWER LATERAL

SEE SHEET 4



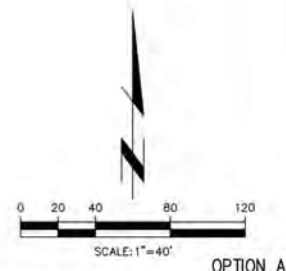
<b>PREPARED FOR:</b> First Industrial Realty Trust, Inc. 888 N. Pacific Coast Highway Blvd., Suite 175 El Segundo, CA 90245 PHONE: (310) 414-5400 CONTACT: Mott Flinn EMAIL: mflinn@firstindustrial.com		<b>CITY OF PERRIS</b> PUBLIC WORKS DEPARTMENT <b>CONCEPTUAL UTILITY PLAN</b> <b>HARLEY KNOX INDUSTRIAL DEVELOPMENT</b>	
Designed by _____ Checked by _____ Date _____	Approved by _____ Date _____	Designed by _____ Checked by _____ Date _____	Public Works Director _____ R.C.E. _____ Date _____
<b>Thienes Engineering, Inc.</b> CIVIL ENGINEERING / LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH (714) 507-4811 FAX (714) 507-4173 <small>LAST UPDATE: 1/25/22          D:\4066-4091\4066-4091\CDP33-03P.dwg</small>		Sheet <b>3</b> of <b>9</b> Sheets	

4066 / 3 OF 9 SHEET



PROPOSED PROFILE LINE "B" - 6" SEWER LATERAL

SEE SHEET 3



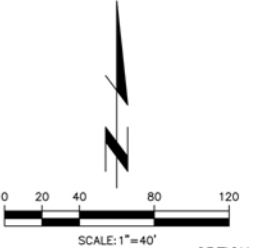
<b>PREPARED FOR:</b> First Industrial Realty Trust, Inc. 898 N. Pacific Coast Highway Blvd., Suite 175 El Segundo, CA 90245 PHONE: (310) 414-5400 CONTACT: Matt Poon EMAIL: mpoo@firstindustrial.com		<b>CITY OF FERRIS</b> PUBLIC WORKS DEPARTMENT <b>CONCEPTUAL UTILITY PLAN</b>	
		<b>HARLEY KNOX INDUSTRIAL DEVELOPMENT</b>	
Designed by _____ Checked by _____ Date _____	Approved by _____ Date _____	Designed by _____ Checked by _____ Date _____	Public Works Director R.C.E. 0000 Date _____
<b>T&amp;E</b> Thienes Engineering, Inc. CIVIL ENGINEERING / LAND SURVEYING 14349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH: (714) 507-4811 FAX: (714) 507-4718 <small>1997-2009 © T&amp;E ENGINEERING, INC. ALL RIGHTS RESERVED. 1/25/12</small>		Sheet <b>4</b> of <b>9</b> Sheets	4066 / 4 OF 9 SHEET

RIVERSIDE COUNTY FLOOD CONTROL

BUILDING AREA  
549,786 S.F.

HARLEY KNOX BOULEVARD

SEE SHEET 6



PREPARED FOR:  
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PH (714) 507-4811 FAX (714) 507-4713  
L101 12/28/14 5/15/14  
D:\4000-4099\4099\4099ACIP05-10.dwg

<b>CITY OF PERRIS</b> PUBLIC WORKS DEPARTMENT	
<b>CONCEPTUAL STORM DRAIN PLAN</b>	
<b>HARLEY KNOX INDUSTRIAL DEVELOPMENT</b>	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director R.C.E. _____
Date _____	
Designed by _____	
Date _____	
Checked by _____	
Date _____	
Sheet <b>5</b> of <b>9</b> Sheets	

4066 / 5 OF 9 SHEET

RIVERSIDE COUNTY FLOOD CONTROL

STORMTECH MC-3500 DETENTION CHAMBERS  
 QTY: 204 CHAMBERS (44,536 OF MIN.)  
 30" NYLOPLAST MANHOLES  
 1455.00 TOP OF CHAMBER  
 1451.25 BOTTOM OF CHAMBER  
 1448.75 BOTTOM OF ROOF (30" THICK)  
 10.8' OF COVER

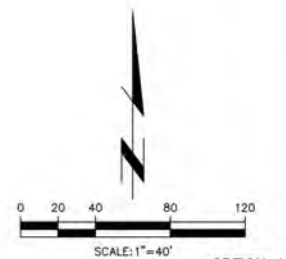
BIO CLEAN MODULAR WETLANDS SYSTEM  
 WITH PLANTS AND BRIDGATION  
 ONE (1) 18"X6'-10"-20"V (44,965 OF MIN.)  
 SUMP PUMP  
 75 GPM MIN.

BUILDING AREA  
 549,786 S.F.

HARLEY KNOX BOULEVARD

INDIAN AVENUE

SEE SHEET 5

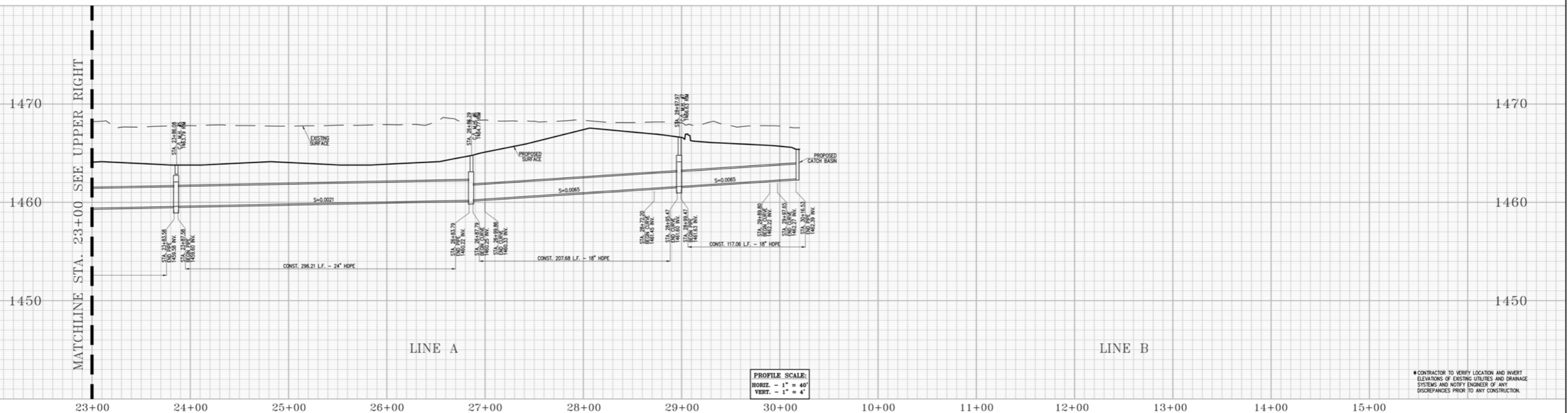
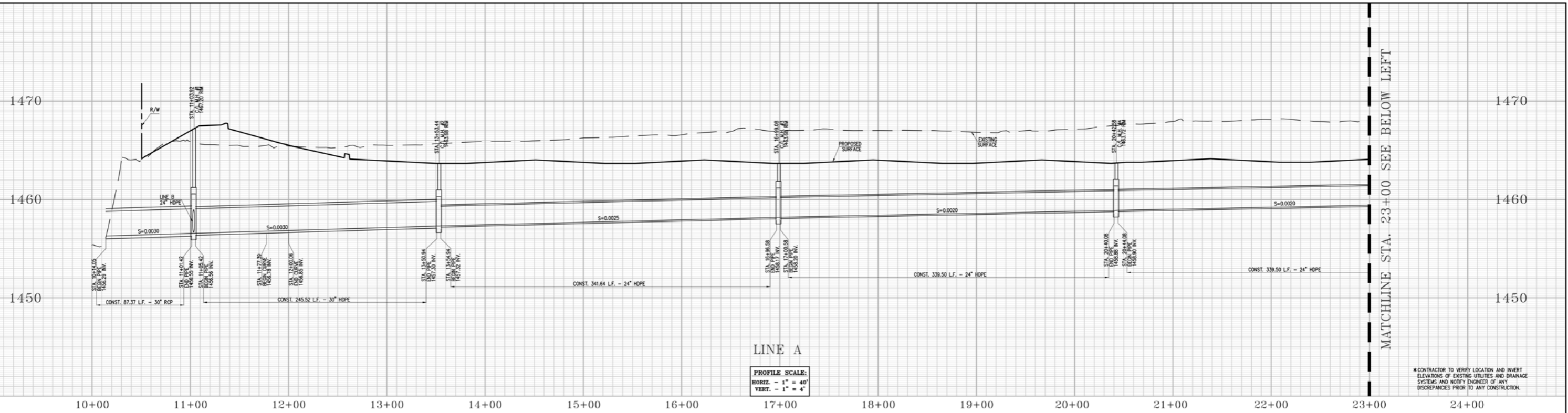


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 PHONE: (310) 414-5400  
 CONTACT: Matt Pugh  
 EMAIL: mpugh@firstindustrial.com

<b>CITY OF PERRIS</b> PUBLIC WORKS DEPARTMENT	
<b>CONCEPTUAL STORM DRAIN PLAN</b>	
<b>HARLEY KNOX INDUSTRIAL DEVELOPMENT</b>	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director R.C.E. _____
Designed by _____	Date _____
Checked by _____	Date _____
Sheet <b>6</b> of <b>9</b> Sheets	

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING / LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
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 PH: (714) 507-4811 FAX: (714) 507-4175  
LAST LICENSED 5/15/2014  
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4066 / 6 OF 9 SHEET



PROFILE SCALE:  
 HORIZ. - 1" = 40'  
 VERT. - 1" = 4'

PROFILE SCALE:  
 HORIZ. - 1" = 40'  
 VERT. - 1" = 4'

\* CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

\* CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

MATCHLINE STA. 23+00 SEE UPPER RIGHT

MATCHLINE STA. 23+00 SEE BELOW LEFT

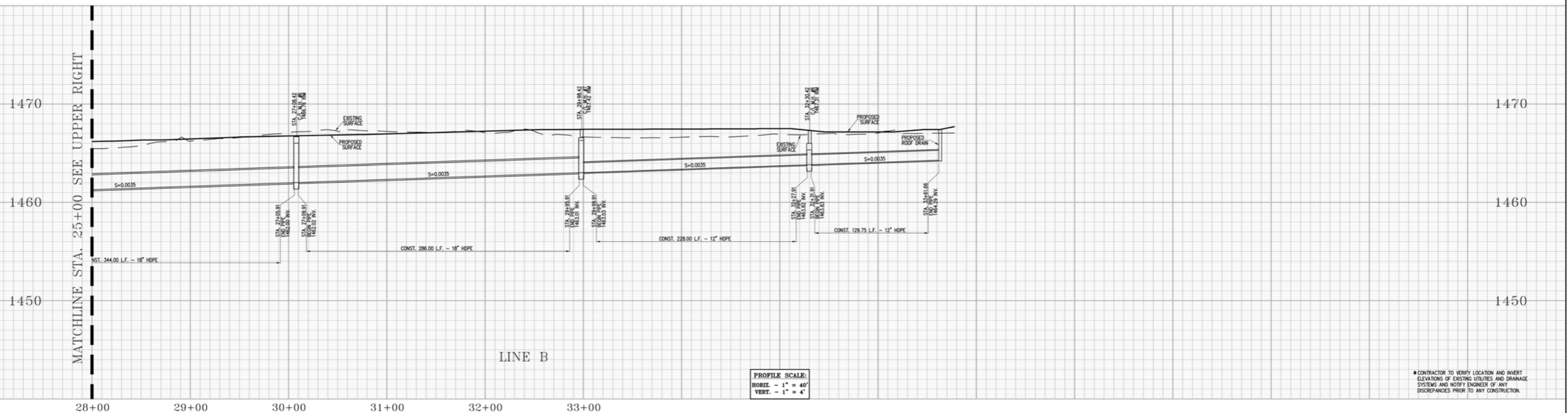
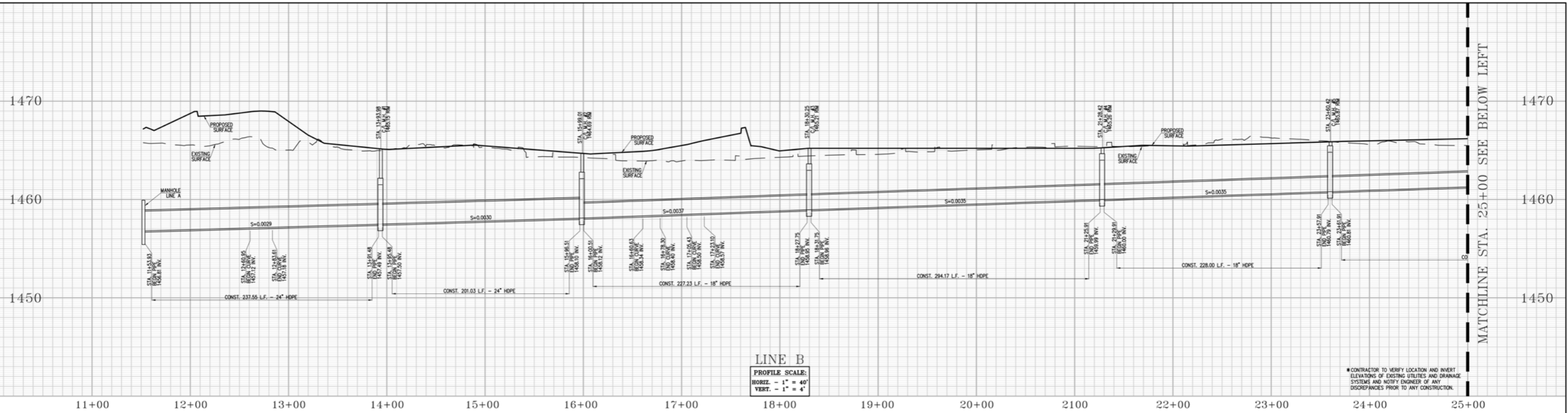
OPTION A

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 S. 14020 - 4099, 4086, 4084, 4082, 4080, 4078, 4076, 4074, 4072, 4070, 4068, 4066, 4064, 4062, 4060, 4058, 4056, 4054, 4052, 4050, 4048, 4046, 4044, 4042, 4040, 4038, 4036, 4034, 4032, 4030, 4028, 4026, 4024, 4022, 4020, 4018, 4016, 4014, 4012, 4010, 4008, 4006, 4004, 4002, 4000, 3998, 3996, 3994, 3992, 3990, 3988, 3986, 3984, 3982, 3980, 3978, 3976, 3974, 3972, 3970, 3968, 3966, 3964, 3962, 3960, 3958, 3956, 3954, 3952, 3950, 3948, 3946, 3944, 3942, 3940, 3938, 3936, 3934, 3932, 3930, 3928, 3926, 3924, 3922, 3920, 3918, 3916, 3914, 3912, 3910, 3908, 3906, 3904, 3902, 3900, 3898, 3896, 3894, 3892, 3890, 3888, 3886, 3884, 3882, 3880, 3878, 3876, 3874, 3872, 3870, 3868, 3866, 3864, 3862, 3860, 3858, 3856, 3854, 3852, 3850, 3848, 3846, 3844, 3842, 3840, 3838, 3836, 3834, 3832, 3830, 3828, 3826, 3824, 3822, 3820, 3818, 3816, 3814, 3812, 3810, 3808, 3806, 3804, 3802, 3800, 3798, 3796, 3794, 3792, 3790, 3788, 3786, 3784, 3782, 3780, 3778, 3776, 3774, 3772, 3770, 3768, 3766, 3764, 3762, 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<b>CITY OF PERRIS</b> PUBLIC WORKS DEPARTMENT	
<b>CONCEPTUAL STORM DRAIN PROFILES</b>	
<b>HARLEY KNOX INDUSTRIAL DEVELOPMENT</b>	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. _____
Designed by _____	Date _____
Checked by _____	Date _____
Date _____	Sheet <b>7</b> of <b>9</b> Sheets

4066/7 OF 9 SHEET



MATCHLINE STA. 25+00 SEE UPPER RIGHT

MATCHLINE STA. 25+00 SEE BELOW LEFT

LINE B  
PROFILE SCALE:  
HORIZ. - 1" = 40'  
VERT. - 1" = 4'

PROFILE SCALE:  
HORIZ. - 1" = 40'  
VERT. - 1" = 4'

\* CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

\* CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATIONS OF EXISTING UTILITIES AND DRAINAGE SYSTEMS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION.

OPTION A

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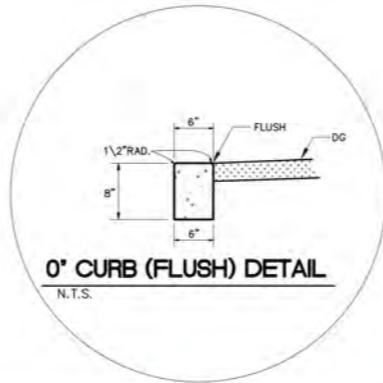
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LAST UPDATE: 5/15/24  
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<b>CITY OF PERRIS</b> PUBLIC WORKS DEPARTMENT	
<b>CONCEPTUAL STORM DRAIN PROFILES</b>	
<b>HARLEY KNOX INDUSTRIAL DEVELOPMENT</b>	
Designed by _____	Approved by _____ Date _____
Checked by _____	Date _____
Designed by _____	Public Works Director _____ R.C.E. _____
Date _____	
Checked by _____	
Date _____	
Sheet <b>8</b> of <b>9</b> Sheets	

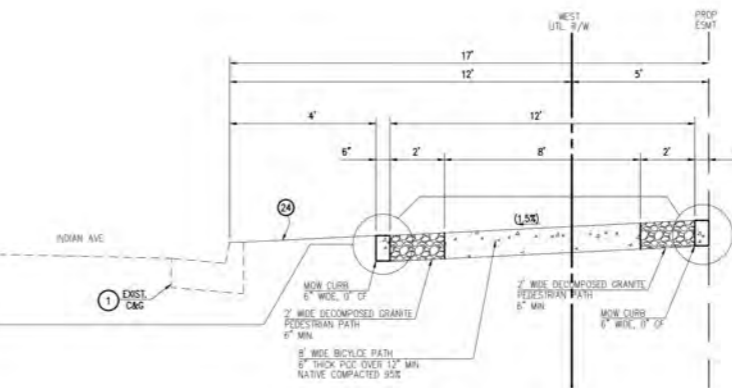
4066 / 8 OF 9 SHEET



VICINITY MAP  
N.T.S.



0' CURB (FLUSH) DETAIL  
N.T.S.



MULTIPURPOSE PATH DETAIL  
N.T.S.

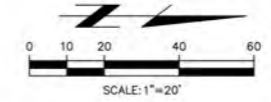


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CITY OF PERRIS PUBLIC WORKS DEPARTMENT			
CONCEPTUAL STREET IMPROVEMENTS INDIAN AVENUE			
HARLEY KNOX INDUSTRIAL DEVELOPMENT			
Designed by	Approved by	Date	
Checked by			
Date			
Designed by	Public Works Director	R.C.E.	XXXX
Date			
Checked by			
Date			
Sheet		9	of 9
		Sheets	



4066 / 9 OF 9 SHEET