

3. Project Description

Consistent with the requirements of CEQA Guidelines Section 15124, this section provides a description of the:

1. Project's location and boundaries;
2. Project's statement of objectives;
3. Project's technical, economic, and environmental characteristics; and
4. Discretionary approvals and permits required for implementation of the Project.

A "Project," as defined by CEQA Guidelines Section 15378(a), means the following:

[T]he whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is ... An activity directly undertaken by any public agency including but not limited to public works construction and related activities clearing or grading of land ... enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700.

The environmental analysis prepared for the Project is divided into two components. The first component is a programmatic review of the buildout of the proposed Harvest Landing Specific Plan Amendment ("Specific Plan Amendment"). The second component is a project-level review of the development of the 186.38-acre Phase 1 portion of the Specific Plan Amendment ("Phase 1 Development").

1. **Specific Plan Amendment.** The current Harvest Landing Specific Plan ("Specific Plan") is a land-use guiding document for the development of residential, business, commercial, and open space uses consisting of 341.1 gross acres. The Specific Plan Amendment proposes to annex three parcels into the Specific Plan area and provide an overlay on an adjacent parcel, increasing the total Specific Plan area to 358.28 acres. In addition, the Specific Plan Amendment proposes to change the existing land use plan to replace the residential uses with multiple business and commercial uses. Buildout of the Specific Plan Amendment would include development of Phase 1 and Phase 2. There are no site-specific plans for the 122.68-acre Phase 2 development at this time. Development of Phase 2 would likely be sporadic and dependent on market conditions. Additional detail on the Specific Plan and the proposed Specific Plan Amendment are provided below.
2. **Opening Year Development of Phase 1 of the Specific Plan ("Phase 1 Development").** The Applicant is proposing to develop the Phase 1 area of the Specific Plan with a 139.89-acre business park, 22.16-acre community shopping center, 24.33-acre commercial big box retail store, a 12.91-acre water quality basin, and 36.5 acres of roadway improvements. Additional details on the Phase 1 Development are provided below.

3.1 EXISTING HARVEST LANDING SPECIFIC PLAN

In 2011, the City of Perris City Council adopted the Harvest Landing Specific Plan, which is a master-planned community, including residential, recreation, and general business and commercial land uses on approximately 341 acres in western Perris. Further, the City Council certified the Harvest Landing Specific Plan EIR (SCH Number 2006011029). As approved, the Specific Plan allows for the development of 169.5 acres of residential uses (1,860 units), 88.5 acres of business uses (1,306,582 square feet), 39 acres of roads and drainage/detentions areas, and 44 acres of open space amenities, including a lake, parks, recreation center, and paseos. Since then, a 7.26-acre portion of the Specific Plan within the southern portion

of the Specific Plan area was removed in order to construct a commercial center and the remainder of the Specific Plan area has remained undeveloped.

The City of Perris City Council approved the first amendment to the Harvest Landing Specific Plan on September 25, 2012. Specific Plan Amendment No. 1 modified Table 12.0-1, Land Use Restrictions to clarify allowable industrial land uses particularly related to storage in Airport Potential Zone 1 (APZ-1).

The second Specific Plan Amendment was approved by the City Council on November 27, 2012. Specific Plan Amendment No. 2 updated all graphics to reflect the street vacation of Nance Street and Markham Street between Redlands Avenue and the Perris Valley Storm Channel. This amendment also reflects the street vacation and General Plan Amendment (GPA 12-02-0001) to the City of Perris General Plan Circulation Element for the removal of Harley Knox Boulevard from Redland Avenue to the Perris Valley Storm Channel.

3.2 PROJECT LOCATION

The Project site is located within the central portion of the City of Perris. The City of Perris is located within Riverside County, approximately 24 miles south of downtown San Bernardino, 35 miles east of Irvine, and 62 miles southeast of downtown Los Angeles. Regional access to the site is provided via Interstate 215 (I-215) and State Route 74 (SR-74). Figure 3-1, *Regional Location*, and Figure 3-2, *Local Vicinity*, show the site from regional and local perspectives.

The Project site includes approximately 358.28 acres and is generally bounded by I-215 to the west, Perris Boulevard to the east, Nuevo Road to the south, and Placentia Avenue to the north. The Project site includes the current Harvest Landing Specific Plan (Specific Plan) area and three parcels proposed to be annexed into the Specific Plan.

The proposed amended Specific Plan area consists of two phase areas and an overlay area, which include the Assessor's Parcel Numbers (APNs) listed in Table 3-1.

Table 3-1: Specific Plan Assessor's Parcel Numbers

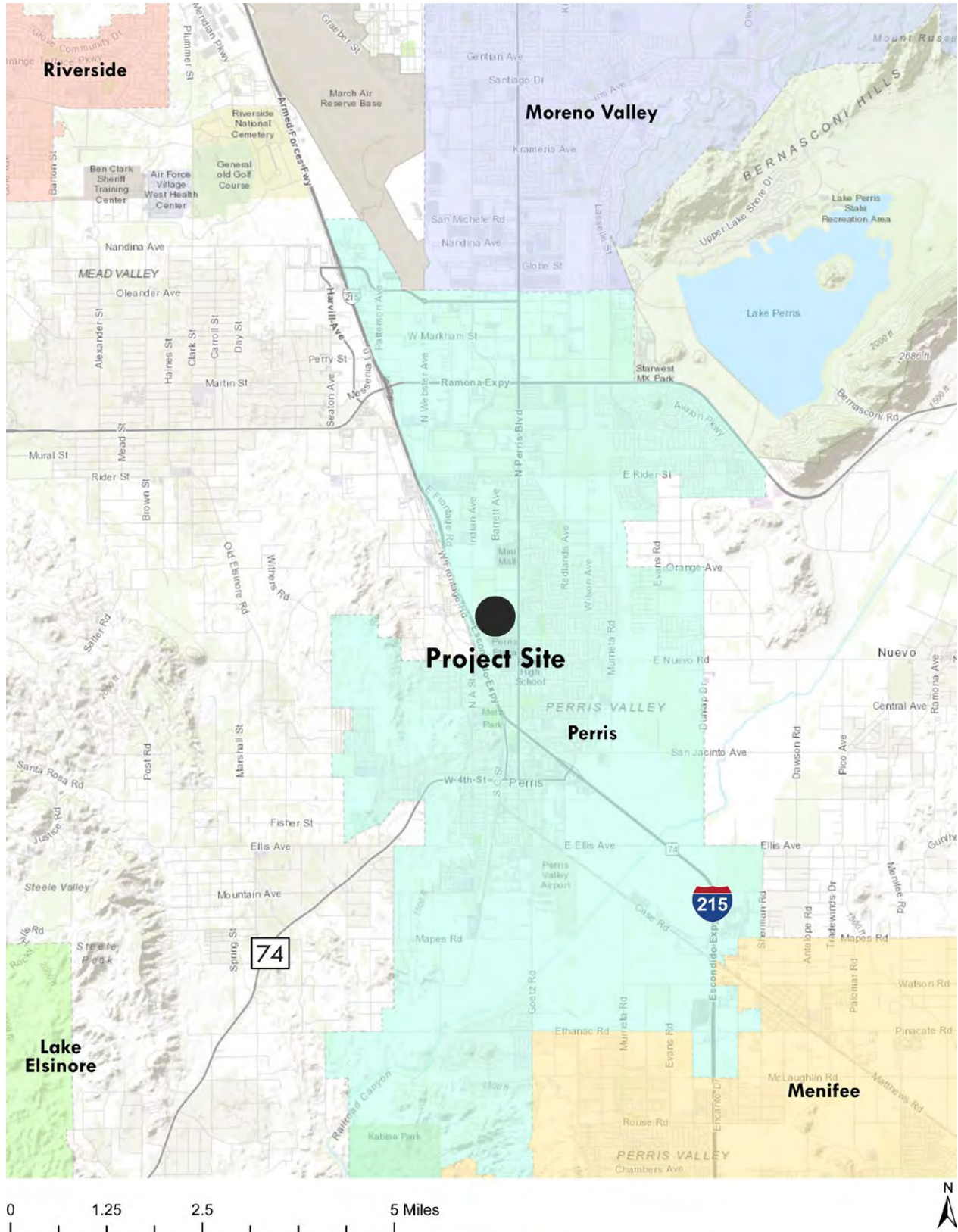
Phase 1 Assessor's Parcel Numbers	Phase 2 Assessor's Parcel Numbers	Overlay Area Assessor's Parcel Numbers
305-100-028, -008, -009	305-060-036, -037, -042	305-060-038
305-110-001 through -007, -015, -016, -021 through -027, -032 through -035	305-070-004, -007, -008	
305-120-004 through -008, -020 through -026	305-090-015, -016, -017, -018, -019, -026, -028, -030, -032, -055 through -059	
305-130-001 through -006, -009		
305-140-012, -024 through -027, -031, -032, -034, -040, -041, -049, -050, -052 through -061		
305-160-001, -002, -003, -022 through -030		
305-170-018		
305-190-014, -019, -020, -028 through -031, -033		
305-220-011, -013, -018, -020, -021, -023, -028, -031, -038, -059, -060, -061, -062		

3.3 EXISTING CONDITIONS

The Project site includes two single-family residences, remnants of two previously demolished residences, vacant land that has been disturbed from previous agricultural uses, and developed roadways, as shown in Figure 3-3, *Aerial View*. The Specific Plan Overlay Area is currently developed with Val Verde Elementary School. The City of Perris General Plan land use designations for the properties within the Project site include Harvest Landing Specific Plan (HL SP), Business Park (BP), and Public (P). The Harvest Landing Specific Plan establishes the zoning for the properties within the existing Specific Plan boundaries. The existing zoning designations under the Specific Plan include Community Recreation (CRC), Detention Basin (DB), Harvest Lake (HL), Harvest Landing Sports Park (SP), Multiple Business Use (MBU), High Residential (H), Medium High Residential (MH), Medium Residential (M), Low Residential (L), Park (HLP), and Commercial Community (CC). The existing zoning designations for the proposed annexation parcels are Light Agricultural (A1) and Public (P). Additional information about the Project site and setting are provided in Draft EIR Section 4.0, *Environmental Setting*.

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Regional Location

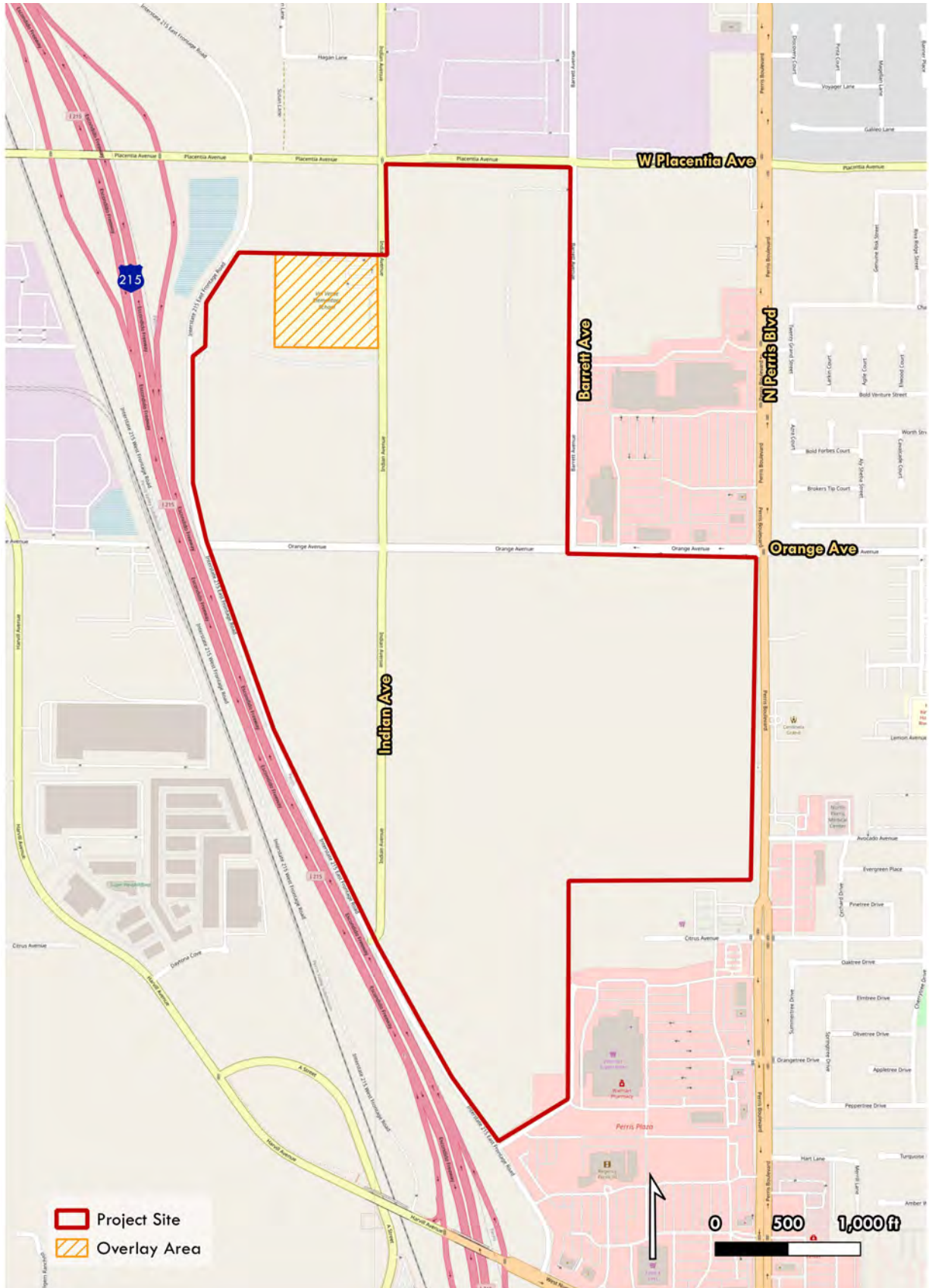


Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-1

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Local Vicinity

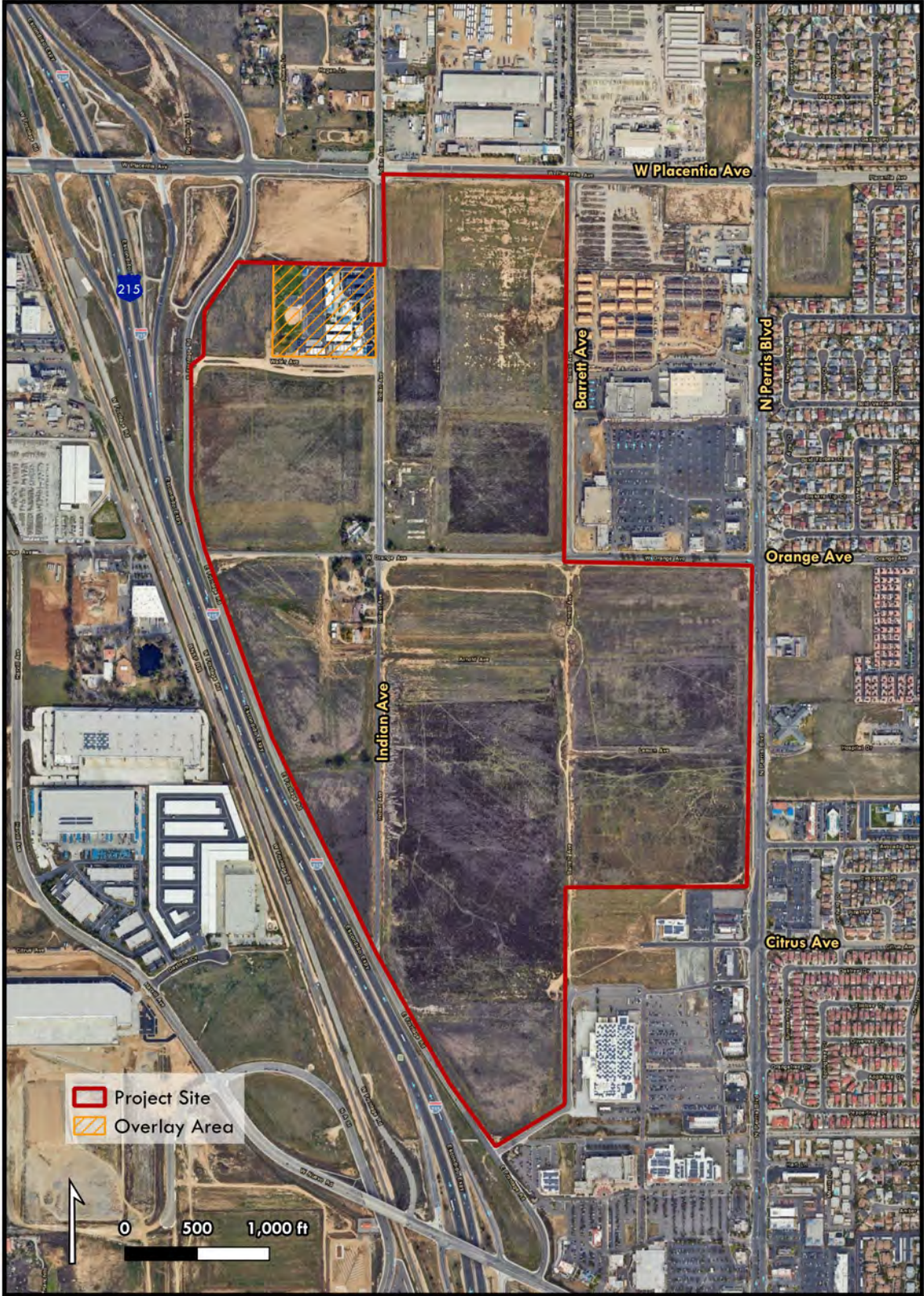


Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-2

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Aerial View



Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-3

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Existing Harvest Landing Specific Plan



Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-4

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3.4 PROJECT OBJECTIVES

The Harvest Landing Retail Center & Business Park Project (proposed Project) has been proposed to meet a series of Project-specific objectives that have been crafted to aid decision makers in their review of the Project and its associated environmental impacts pursuant to Section 15124(b) of the CEQA Guidelines. The Project objectives are designed to include the underlying purpose of the Project. The Project objectives have been refined throughout the planning and design process for the Project, and are listed below:

- Amend the Harvest Landing Specific Plan to provide a comprehensive master plan for the Specific Plan Area to provide a mix of commercial and business park uses with supporting infrastructure facilities.
- Provide economic opportunities and job growth within the City of Perris by enhancing the community's available range of employment generating uses.
- Provide additional retail and dining opportunities for residents and visitors within the City of Perris.
- Develop an underutilized property located in vicinity to the I-215 and has access to available infrastructure, including roads and utilities to accommodate the growing need for goods movement within Southern California.
- Allow for the accommodation of industrial, light manufacturing and assembly, warehouse distribution, and logistics buildings that are designed to attract a range of users and are economically competitive with other buildings of these types in the region.
- Identify and provide for the installation and ongoing maintenance of water, sewer, drainage, and road facility infrastructure to adequately serve the Specific Plan area.
- Provide guidelines and standards for building and site development aesthetics that provide a well-defined identity for the Specific Plan development.
- Provide guidelines for sustainable development design that reduces potable water use, energy use, and fossil fuel consumption.

3.5 DESCRIPTION OF THE PROJECT

3.5.1 Specific Plan Amendment

The currently adopted Harvest Landing Specific Plan is a land-use guiding document providing for residential, business, commercial, and open space uses for an area of 341.1 gross acres, as shown on Figure 3-4, *Existing Harvest Landing Specific Plan*. The Project includes a Specific Plan Amendment (Amendment No. 3) to annex three parcels (totaling 5.54 acres) to the Specific Plan area and designate them as MBU (APNs 305-060-042, 305-060-036, and 305-060-037) and to add an MBU overlay to APN 305-060-038 (10.66 acres), while simultaneously formally detaching APN 305-240-027 (7.26 acres) at the southern portion of the existing Specific Plan Area, increasing the total Specific Plan area to 358.28 acres, as shown on Figure 3-5, *Annex Areas*. In addition, the Specific Plan Amendment is proposed to change the existing land use plan to replace residential uses with Multiple Business and Commercial uses, as shown in Table 3-2 and Figure 3-6, *Proposed Harvest Landing Specific Plan Land Use Plan*.

Table 3-2: Proposed Specific Plan Amendment Land Use Summary

Land Use Type	Existing Specific Plan (acres)	Proposed Specific Plan Amendment (acres)
Residential	170.10	0
Multiple Business Use (MBU)	80.90	262.38
Commercial	7.60	46.49
WQMP Drainage/Detention	43.60	12.91
Other (Roads, Drainage)	38.80	36.5

The Specific Plan Amendment is proposed to increase the maximum allowed floor area ratio (FAR) of the Commercial designation from 0.35 to 0.75, which would be consistent with the City of Perris General Plan Community Commercial land use designation. In addition, the Specific Plan Amendment would increase the maximum allowed FAR of the MBU designation from 0.35 to 0.75, which would be consistent with the City of Perris General Plan Light Industrial land use designation.

Based on the maximum allowed FARs for each designation, the amended Harvest Landing Specific Plan would allow for a maximum development capacity of 8,604,821 square feet of MBU uses and 1,526,342 square feet of Commercial uses, as shown in Table 3-3, which results in a reduction of 1,860 residential units, an increase of approximately 7,371,420 square feet of MBU uses, and an increase of approximately 1,453,161 square feet of Commercial uses compared to buildout of the existing Specific Plan.

Table 3-3: Proposed Specific Plan Amendment Program Summary

Planning Areas	Acres	Development Capacity	Maximum Feasible Buildout
Phase 1 Planning Area (Opening Year Development)	186.38	Up to 4,597,028 square feet MBU based on maximum 0.75 FAR Up to 1,526,342 square feet Commercial based on maximum 0.75 FAR	1,727,579 square feet MBU 428,507 square feet Commercial
Phase 2 Planning Area and Overlay (Future Development)	122.49	Up to 4,007,956 square feet MBU based on maximum 0.75 FAR	4,007,955 square feet MBU ¹
Water Quality Retention Basin	12.91	N/A	N/A
Roadways	36.5	N/A	N/A
Total	358.28	Up to 8,604,821 square feet of MBU Up to 1,526,342 square feet of Commercial	5,735,535 square feet of MBU 428,507 square feet of Commercial

¹ The Phase 2 buildout square footage of 4,007,955 square feet is based on the gross acreage of parcels within the Phase 2 area prior to roadway dedications. After roadway dedications, the maximum allowable development within Phase 2 would actually be 4,001,748 square feet. However, for purposes of providing a conservative analysis, a buildout of 4,007,955 square feet has been assumed.

However, as noted below and shown in Table 3-3, based on the submitted development applications for commercial and industrial uses within the Phase I sites, the maximum feasible buildout of the Specific Plan would be 5,735,535 square feet of MBU uses and 428,507 square feet of commercial uses. For purposes of this Draft EIR's analysis, buildout of the Specific Plan area has been analyzed as the maximum feasible buildout and not per the maximum development capacity.

3.5.2 Phase 1 Development

The Applicant is proposing to develop the Phase 1 area of the Specific Plan with a 139.89-acre business park, 22.16-acre community shopping center, 24.33-acre commercial big box retail store, a 12.91-acre water quality basin, and 36.5 acres of roadway improvements, as shown on Figure 3-7, *Conceptual Site Plan*. Construction and operation of the Phase 1 development is analyzed at a project level within this Draft EIR.

Business Park Site

Within the 139.89-acre Phase 1 Business Park site, the two existing residential structures would be demolished and seven business park buildings including one parcel hub, three high cube warehouses, and three light industrial buildings would be constructed in the northern portion of the Phase 1 area, north of Barrett Avenue and west of Orange Avenue. A vesting tentative parcel map is proposed to combine the existing parcels into seven lots: one for each proposed building. In total, the Business Park site would be built out to an FAR of 0.28, as shown in Figure 3-8, *Business Park Conceptual Site Plan*. The Phase 1 Business Park site would include 224 electric vehicle charging stations and 76 electric vehicle charging capable stalls. The Phase 1 Business Park site would also include preferential parking for electric vehicles, carpools, and accessible vans. Each building within the Business Park site would also include bike racks. The characteristics of each building are summarized in Table 3-4.

Table 3-4: Business Park Site Development Summary

Building No.	Building Type	Land (acres)	FAR	Total Building Square Feet	Building Height	Dock Doors	Truck Parking	Auto Parking
1	Parcel Hub	59.37	0.12	322,079	58' 6"	169	701	743
2	High-Cube Warehouse	24.13	0.37	389,000	54' 4"	76	93	118
3	Light Industrial	7.15	0.36	113,500	47'	11	11	67
4	Light Industrial	3.60	0.38	60,000	45'	6	6	43
5	Light Industrial	3.46	0.17	25,000	46'	3	2	29
6	High-Cube Warehouse	25.81	0.45	509,000	50'	84	102	227
7	High-Cube Warehouse	16.37	0.42	309,000	54'4"	30	61	265
Total	-	139.89	0.28	1,727,579		-	976	1,492

Architectural Design

The proposed buildings would incorporate various architectural elements allowed by the Specific Plan, including smooth concrete, masonry block with textured or sandblasted finishes, glass and curtainwall glazing systems, natural and manufactured stone and limited metal panel systems, and light and warm-toned exterior

building colors. The proposed business park buildings would have a maximum height of 60 feet, as shown in Figures 3-9 through 3-15.

Landscaping and Fencing

The Project would include construction of a 14-foot-high screening wall around the Building 1 parcel hub and the Building 2 truck courts. An 8-foot-high tube steel fence would be provided around the Building 3 and 4 loading dock areas, truck courts, and parking areas. An 8-foot-high tube steel fence would be installed along the western parking areas of Building 5 and a 14-foot-high screening wall would be installed along the truck court. Buildings 6 and 7 would be separated by an 8-foot-high tube steel fence and loading dock areas would be screened by a 14-foot-high screening wall.

A total of 1,239,079 square feet or approximately 20 percent of the business park site would be covered in drought tolerant landscaping, primarily along the boundaries of each proposed parcel and throughout parking areas. A variety of 24-inch box trees, 15-gallon trees, shrubs, accents, and groundcover would be planted. Proposed tree species would include blue palo verde, desert willow, chitalpa, camphor tree, olive, Canary Island pine, Afghan pine, London plane, Chilean mesquite, African sumac, California pepper, and Brisbane box. The conceptual landscaping plan is shown in Figures 3-16a through g, *Business Park Landscape Plan*.

Employee Amenities

All Phase 1 MBU buildings with over 100,000 square feet of building area would include employee amenity areas. Building 1 would feature a half-court basketball court within the northern portion of the building footprint and two pickleball courts located in the northeast corner of the Building 1 parking lot. Building 2 would feature a half-court basketball court within the southeast corner of the building footprint and a pickleball court located in the northeast corner of the Building 2 parking lot. Building 3 would feature a half-court basketball court within the southwest corner of the building footprint and a pickleball court located in the northeast corner the Building 3 parking lot between the building and Private Drive A. Building 6 would feature a full-court basketball court within the southwest corner of the building footprint and a pickleball court located near the southeast corner of the Building 6 parking lot. Building 7 would feature a half-court basketball court within the northwest corner of the building footprint and a pickleball court located on the western border of the building adjacent to Frontage Road.

Circulation and Access

All seven buildings would have driveways along Frontage Road which would provide access for both trucks and passenger vehicles, except Buildings 1 and 2 which would only have a truck driveway along Frontage Road, as shown on Figure 3-8, *Business Park Conceptual Site Plan*. Building 1 would have two additional driveways along Orange Avenue for passenger vehicles. Building 1 would provide truck access from a proposed Private Drive A. Building 2 would have three additional driveways along Orange Avenue: two for passenger vehicle access and one for emergency vehicle access. Building 3 would have an ingress passenger vehicle only driveway along Private Drive A and a passenger vehicle access only driveway at the northern corner of the site along Frontage Road. Buildings 3 and 4 would share a truck driveway along Frontage Road. Buildings 4 and 5 would share a passenger vehicle driveway along Frontage Road and Building 5 would have a truck driveway at the southwestern portion of the site. Building 6 would have one ingress/egress truck driveway along Frontage Road and two passenger vehicle driveways along Barrett Avenue. Building 7 would have one ingress/egress truck driveway, one egress truck driveway, and one passenger vehicle driveway along Frontage Road and one passenger vehicle and one emergency vehicle access driveway along Barrett Road. All truck driveways along Frontage Road would be right-out only.

On-Site Drainage Improvements

Within the Business Park site, the Project would include construction of storm drainage infrastructure that would convey drainage to two underground stormwater chamber systems east of Building 1, two underground stormwater chamber systems west and east of Building 2, two underground stormwater chamber systems north and east of Building 3, an underground stormwater chamber system northeast of Building 4 and a bioretention basin east of Building 4, an underground stormwater chamber system south of Building 5 and a bioretention basin east of Building 5, two underground stormwater chambers north and south of Building 6, and two underground stormwater chambers north and south of Building 7.

Community Shopping Center

Within the 22.16-acre Community Shopping Center site located west of Perris Boulevard and north of Harvest Landing Way, a new commercial retail center with a major retail building and eight retail pads would be constructed, as shown on Figure 3-17, *Community Shopping Center Conceptual Site Plan*. The Community Shopping Center site would be built out to an FAR of 0.26. The Community Shopping Center would also include preferential parking for electric vehicles, carpools, and accessible vans. In addition, the Community Shopping Center would include areas for bicycle parking. The characteristics of each proposed commercial building are summarized below in Table 3-5.

Table 3-5: Community Shopping Center Site Development Summary

Building No.	Commercial Use Type	Total Building Square Feet
Major A	Sporting Good Superstore	50,018
Major B	Shopping Center	55,056
Major B Mezzanine	Shopping Center	2,921
Major C	Shopping Center	23,248
Major D	Retail	15,012
Major E	Supermarket	23,256
Major F	Pet Supply Store	12,500
Major G	Shopping Center	5,000
Major H	Shopping Center	5,000
Major J	Shopping Center	5,376
Major K	Medical/Dental Office	5,500
Pad 1	Fast Casual Restaurant	4,472
Pad 2	Fast Casual Restaurant	4,100
Pad 3	Fast Casual Restaurant	4,834
Pad 4A	High-Turnover Sit-Down Restaurant	4,400
Pad 4B	Shopping Center	4,542
Pad 5	High-Turnover Sit-Down Restaurant	6,462
Pad 6	Coffee with Drive-thru, indoor seating	1,800
Pad 7A	Fast Casual Restaurant	2,408
Pad 7B	Shopping Center	4,555
Pad 7C	Shopping Center	2,145
Pad 8	High-Turnover Sit-Down Restaurant	7,852
Total		250,457

Architectural Design

The proposed shopping center buildings would have a maximum height of 50.5 feet. Each of the buildings would have a similar architectural scheme featuring shades of white, beige, and grey with green accents, as shown in Figures 3-18 through 3-20. Stone veneer, white brick veneer, and metal wall panels would be used as accent materials. Additionally, windows would be finished as black clear glass. Other features such as black metal trellises and metal canopies would provide shade within the shopping center.

Landscaping

A total of 106,896 square feet or approximately 11 percent of the Community Shopping Center site would be landscaped with drought tolerant landscaping, as shown on Figure 3-21, *Community Shopping Center Landscape Plan*. The landscaping would be planted along the boundaries of the Community Shopping Center lot. Trees would also be evenly planted within the parking lot area to provide shade and screening. A variety of 48-inch, 36-inch, and 24-inch box trees, 15-gallon trees, shrubs, accents, and groundcover would be planted. Proposed tree species would include desert willow, forest pansy redbud, Australian willow, hybrid crape myrtle, Natchez crape myrtle, fruitless olive, Mondell pine, London plane tree, California sycamore, Callery pear, English oak, Brisbane box, Drake evergreen, Chinese elm, City Sprite zelkova, and date palm.

In addition, the shopping center would include three plazas at the northeast corner of the site, which would feature outdoor seating, artificial turf, a water feature, and thematic elements including a water tower, greenhouse structures, bridge, and dry creek elements.

Circulation and Access

The Community Shopping Center would include two driveways along Harvest Landing Way, two driveways along Perris Boulevard, and two driveways along Orange Avenue. Trucks would only access the site from the western driveways along Harvest Landing Way and Orange Avenue. Loading areas for trucks would be provided along the western side of the proposed major retail building.

On-Site Drainage Improvements

Within the community shopping center site, the Project would install drainage infrastructure to convey stormwater to three underground stormwater chamber systems within the proposed parking lot.

Commercial Big Box Retail

Within the 24.33-acre Commercial Big Box Retail site located west of Perris Boulevard and south of Harvest Landing Way, a new 167,050-square-foot, free-standing big box discount store with a 12-pump gas station would be constructed, as shown on Figure 3-22, *Commercial Big Box Retail Conceptual Site Plan*. In addition, the site would have two outparcels that would be developed with two approximately 5,500-square-foot fast food restaurants located along Perris Boulevard. Development within the Commercial Big Box Retail site would result in an overall FAR of 0.17.

Architectural Design

The proposed big box retail building would have a maximum height of 30 feet, as shown on Figure 3-23, *Commercial Big Box Retail Elevations*. The building would have a modern architectural scheme featuring shades of white and grey with blue accents. The proposed gas station canopy will be a maximum height of 18 feet with a 14-foot vehicle clearance and would be painted shades of blue and grey.

Landscaping

Within the Commercial Big Box Retail site, a total of 144,511 square feet or 16 percent of the site would include drought tolerant landscaping, planted throughout the parking lot and along the lot border, as shown on Figure 3-24, *Commercial Big Box Retail Landscape Plan*. The species and sizing composition would be consistent with the landscaping proposed for the Community Shopping Center. However, the primary tree species would be Australian willow and desert willow planted within the parking lot, and Mondell pine and Brisbane box planted along the lot border.

Circulation and Access

A total of five driveways would provide access to the commercial retail lot, inclusive of two driveways along Barrett Avenue, two driveways along Harvest Landing Way, and one driveway along Perris Boulevard. Trucks would access this development site from the driveway along Barrett Avenue. A total of 849 parking stalls would be provided for the Commercial Big Box Retail site.

On-Site Drainage Improvements

Within the commercial big box retail site, the Project would include construction of drainage infrastructure that would convey runoff to an underground stormwater chamber system within the parking lot.

Street Improvements

As part of the Phase 1 development, the Project would vacate Indian Avenue from Orange Avenue to Frontage Road. In addition, the Project would provide the following roadway improvements, as shown on Figure 3-25, *Roadway Improvements*.

Indian Avenue

The Project would keep the classification of Indian Avenue as a secondary arterial. The Project would vacate Indian Avenue south of Orange Avenue and would improve the right-of-way to its ultimate width between Orange Avenue and the southern point of the Val Verde Elementary School frontage and half width on northbound Frontage Road along the Val Verde Elementary School frontage. The Project would include the following improvements would be installed:

- Installation of a 14-foot-wide painted median north of Val Verde Elementary School;
- Installation of a 14-foot-wide raised median from Orange Avenue to Val Verde Elementary School;
- Installation of curb and gutter;
- Pavement of northbound and southbound Indian Avenue to 28-foot widths with two travel lanes and a Class II bike lane on each side south of Val Verde Elementary School;
- Pavement and restriping of northbound and southbound Indian Avenue to 18-foot widths with one travel lane and a Class II bike lane on each side north of Val Verde Elementary School
- Installation of 6-foot-wide parkways on each side south of Val Verde Elementary School;
- Construction of 6-foot-wide sidewalks on each side south of Val Verde Elementary School; and
- A 17-foot-wide right-of-way dedication to the westerly right-of-way and a 3-foot-wide dedication to the easterly right-of-way south of Val Verde Elementary School.

Orange Avenue

The Project would keep the classification of Orange Avenue as a secondary arterial. The Project would improve the right-of-way to its ultimate width along the north and south side of the roadway along the

frontage of business park site and would improve the south side of the right-of-way to its ultimate width along the community shopping site. The following improvements would be installed:

- Installation of a 14-foot-wide raised median between Perris Boulevard and Frontage Road;
- Installation of curb and gutter;
- Pavement of eastbound Orange Avenue to a 35-foot width with two travel lanes, a 4-foot-wide buffer, and a 5-foot-wide Class II bike lane between Perris Boulevard and Barrett Avenue;
- Pavement of westbound Orange Avenue to a 32-foot width with two travel lanes and a 5-foot-wide Class II bike lane between Perris Boulevard and Barrett Avenue;
- Pavement of eastbound Orange Avenue to a 36-foot width with two travel lanes, a 5-foot-wide Class II bike lane, and a 5-foot-wide buffer west of Barrett Avenue;
- Pavement of westbound Orange Avenue to a 34-foot width with two travel lanes, a 5-foot-wide Class II bike lane, and a 3-foot-wide buffer west of Barrett Avenue;
- Installation of a 10-foot-wide parkway on the south side of Orange Avenue;
- Installation of a 6-foot-wide parkway on the north side of Orange Avenue west of Barrett Avenue;
- Construction of a 6-foot-wide sidewalk on the north and south sides of Orange Avenue west of Barrett Avenue and a 6-foot-wide sidewalk on the south side of Orange Avenue east of Barrett Avenue;
- A 29-foot-wide right-of-way dedication to the southerly right-of-way between Indian Avenue and Frontage Road; and
- A 23-foot-wide right-of-way dedication to the northerly right-of-way between Indian Avenue and Frontage Road.

Frontage Road

The Project would keep the classification of Frontage Road as a secondary arterial. The Project would improve the right-of-way to its ultimate width along the frontage of the business park site and the Phase 2 area. The following improvements would be installed:

- Installation of a 14-foot-wide raised median;
- Installation of curb and gutter;
- Pavement of northbound and southbound Frontage Road to 36-foot widths with two travel lanes and a shoulder on each side to the limit of Phase 2 development area;
- Pavement of northbound and southbound Frontage Road to 26-foot widths with two travel lines north of the Phase 2 development area to Placentia Avenue;
- Installation of a 7-foot-wide parkway on the west side of Frontage Road from Orange Avenue to the limit of Phase 2 development area;
- Construction of a 10-foot-wide shared use trail on the east side of Frontage Road;
- Installation of a 5-foot-wide parkway on the east side of Frontage Road;
- A 3-foot-wide easement on the east side of Frontage Road;
- A 19-foot-wide right-of-way dedication to the easterly right-of-way south of Orange Avenue;
- A 5-foot-wide right-of-way dedication to the easterly right-of-way north of Orange Avenue to the limit of Phase 2 development area.

Perris Boulevard

The Project would keep the classification of Perris Boulevard as a primary arterial. The Project would improve the west side of Perris Boulevard to its ultimate width along the frontage of the community shopping center and commercial big box retail sites. The following improvements would be installed:

- Installation of a 14-foot-wide raised median;
- Installation of curb and gutter;
- Pavement of southbound Perris Boulevard to a 40-foot width with three travel lanes;
- Installation of a 7-foot-wide parkway;
- Construction of a 10-foot-wide shared use trail; and
- A 14-foot-wide right-of-way dedication.

Barrett Avenue

The Project would keep the classification of Barrett Avenue as a major collector. The Project would improve the right-of-way to its ultimate width. The following improvements would be installed:

- Installation of curb and gutter;
- Installation of a 14-foot-wide painted median;
- Pavement of northbound and southbound Barrett Avenue to 21-foot widths with one travel lane, a 3-foot-wide buffer, and a 6-foot-wide Class II bike lane;
- Installation of 5-foot-wide parkways on each side;
- Construction of 6-foot-wide sidewalks on each side; and
- A 12-foot-wide right-of-way dedication to the westerly right-of-way between Frontage Road to the Walmart Driveway;
- A 9-foot-wide right-of-way dedication to the easterly and westerly right-of-way north of the Walmart driveway.

Harvest Landing Way

The Specific Plan Amendment includes a new roadway, identified as Harvest Landing Way, which would be between the Commercial Big Box Retail and Community Commercial sites. As part of construction of the retail commercial component of the Phase 1 development, the Project would construct Harvest Landing Way, which would have a designation of modified collector. The following improvements would be installed:

- Dedication of 84 to 104 feet of right-of-way;
- Installation of a 14-foot-wide raised median;
- Installation of curb and gutter;
- Pavement of eastbound Harvest Landing Way to a 24-foot width to 40-foot width at the intersection with Perris Boulevard with two travel lines;
- Pavement of westbound Harvest Landing Way to a 24-foot width to 28-foot width at the intersection with Perris Boulevard with two travel lines;
- Construction of 6-foot-wide sidewalks on each side; and
- Construction of 5-foot-wide parkways.

Private Drive A

As part of construction of the business park site, the Project would construct Private Drive A, which would have a designation of secondary arterial. The following improvements would be installed:

- Dedication of 112 feet of right-of-way;
- Installation of a 14-foot-wide raised median;
- Installation of curb and gutter;
- Pavement of eastbound and westbound Private Drive A to 28-foot widths with two travel lines;
- Installation of a 6-foot-wide parkway on each side; and

- Construction of 6-foot-wide sidewalks on each side.

Utilities

Stormwater Drainage

Development of the Phase 1 area would include construction of a 12.91-acre water quality management basin, which would include a shared bioretention basin for flows from the Community Shopping Center and Commercial Big Box Retail sites, an underground detention system to store treatment flows, and a lift station. The bioretention basin would have a bottom surface area totaling 76,615 square feet and a design treatment capacity of 137,907 cubic feet. The basin would be designed with walking paths, four areas for exercise equipment, and an open space lounging/table area for use by the Specific Plan employees.

Phase 1 development would require the construction of a new 10-foot by 7-foot reinforced concrete box storm drain line in Perris Boulevard to Harvest Landing Way, which would continue north on Barrett Avenue and connect to the proposed storm drain line within Orange Avenue. The Project would construct an 84-inch diameter storm drain line heading west on Orange Avenue, which would transition to a 60-inch diameter storm drain line west of Indian Avenue. South of Harvest Landing Way, the Project would include construction of a new 60-inch diameter storm drain line. The Project would install a 48-inch storm drain line in the proposed 12-foot-wide Eastern Municipal Water District (EMWD) maintenance road in the vacated portion of Indian Avenue and a 24-inch storm drain line in Private Drive A. In addition, the Project would include improvements to approximately 1,400 linear feet of offsite flood control channel Perris Valley Master Drainage Plan Line K, as shown on Figure 3-26, *Stormwater Infrastructure Improvements*.

Sewer

Within the community shopping center, the Project would install on-site sewer lines that would connect to the existing 12-inch sewer in Orange Avenue. Business Park site Buildings 1 and 2 would have new sewer lines that would connect to the existing 10-inch sewer in Orange Avenue. All Business Park site buildings and the Commercial Big Box Retail building would be served by 8-inch sewer lines which would connect to a new proposed 15-inch sewer main in Perris Boulevard. The new 15-inch sewer main in Perris Boulevard would extend the existing 15-inch sewer main in Perris Road, consistent with EMWD sewer plans. The new extension would travel south on Perris Boulevard and east on Nuevo Road to Murrieta Road for approximately 8,344 linear feet, as shown on Figure 3-27, *Sewer Infrastructure Improvements*.

Water

Phase 1 development would require the construction of a new 8-inch diameter waterline along Barrett Avenue and an 8-inch waterline in Orange Avenue. In addition, the Project would include construction of an 8-inch waterline in Frontage Road which would connect to a new 8-inch waterline in Walmart Supercenter Drive, as shown on Figure 3-28, *Water Infrastructure Improvements*.

The Project would abandon the existing water well southeast of the Perris Boulevard and Orange Avenue intersection and the existing water well at the 2364 Indian Avenue property within the Specific Plan area and would drill a new well within the 12.91-acre water quality management basin area. Water from the new well would be pumped and used for irrigation of the proposed landscaping.

Operations

Business Park Operations

Building occupants are assumed to be warehouse distribution and logistics operators and parcel hub operators. The buildings are not proposed or designed to accommodate any warehouse cold storage or

refrigerated uses. For purposes of evaluation in this Draft EIR, the proposed development is assumed to be operational 24 hours a day, 7 days a week, with exterior loading and parking areas illuminated at night. Lighting would be subject to Perris Municipal Code Section 19.02.110, which states that exterior lighting shall be directed away from adjoining properties and the public right-of-way.

The buildings have been designed such that business operations would be conducted within the buildings, with the exception of traffic movement, parking, trailer connection and disconnection, storage and the loading and unloading of trailers at designated loading bays.

Dock doors on warehouse buildings would not be occupied by a truck at all times of the day. There are typically many more dock door positions on warehouse buildings than are needed for receiving and shipping volumes. The dock doors that are in use at any given time are usually selected based on interior building operation efficiencies (i.e., trucks dock closest to where the goods carried by the truck are stored inside the warehouse). As a result, many dock door positions are frequently inactive throughout the day. Pursuant to State law, on-road diesel-fueled trucks are required to comply with air quality and greenhouse gas emission standards, including but not limited to the type of fuel used, engine model year stipulations, aerodynamic features, and idling time restrictions.

Community Shopping Center Operations

Building occupants within the proposed community shopping center are anticipated to be a range of commercial retail uses including shopping centers, fast casual restaurants, drive through coffee shops, high-turnover sit-down restaurants, and a dental/medical office. For purposes of evaluation in this Draft EIR, the proposed community shopping center development is assumed to be operational 24 hours a day, 7 days a week, with exterior loading and parking areas illuminated at night. Lighting would be subject to Perris Municipal Code Section 19.02.110, which states that exterior lighting shall be directed away from adjoining properties and the public right-of-way.

The buildings are designed such that business operations would be conducted within the buildings, with the exception of traffic movement, drive through operations, and parking.

Commercial Big Box Retail Operations

Building occupants within the proposed commercial big box retail site are anticipated to be a big box retail store operator with accompanying gas station and two fast food restaurants. For purposes of evaluation in this Draft EIR, the proposed commercial big box retail development is assumed to be operational 24 hours a day, 7 days a week, with exterior loading and parking areas illuminated at night. Lighting would be subject to Perris Municipal Code Section 19.02.110, which states that exterior lighting shall be directed away from adjoining properties and the public right-of-way.

The buildings are designed such that business operations would be conducted within the buildings, with the exception of traffic movement, drive through operations, use of the gas station and parking.

3.5.3 Phase 2 Development

Within the Phase 2 Planning Area, as shown on Figure 3-7, *Conceptual Site Plan*, the Project would include future MBU development. This area encompasses the 111.83-acre Phase 2 MBU area and the 10.66-acre MBU Overlay area. Buildout of the future development area would occur pursuant to purchase of land by future project applicants. For purposes of this analysis, development of this area is anticipated to begin in 2026 and to be completed by 2030. The proposed amended Specific Plan buildout of the Phase 2 development area without inclusion of the overlay area would allow up to 3,659,693 square feet of warehouse, light industrial, and/or manufacturing uses under the MBU designation, at a maximum FAR of 0.75. Development of the overlay area would include approximately 348,262 square feet of warehouse,

light industrial, and/or manufacturing uses under the MBU designation. Access to future developments within the Phase 2 Development area would be provided along Frontage Road, Orange Avenue, and Indian Avenue, with truck access limited to Orange Avenue and Frontage Road. Future entitlements will be needed to develop the Phase 2 development area and site plans are not proposed at this time. However, to provide a conservative estimate of environmental impacts, the maximum allowed development density for the Phase 2 buildout of 4,007,955 square feet is analyzed in this Draft EIR.²

3.5.4 Construction

For the purposes of a conservative analysis, it is assumed that construction of all buildings in Phase 1 would commence concurrently over approximately a 12-month period and would be operational in 2026. Buildout of Phase 2 would occur by 2030.

Construction activities for each phase would include the following:

- Demolition
- Site preparation
- Grading
- Building construction
- Paving
- Architectural coating

Construction of the Business Park buildings, Community Shopping Center, and Commercial Big Box Retail sites in Phase 1 would require 389,200 cubic yards of import. Construction of Phase 2 is anticipated to require approximately 300,000 cubic yards of import. Imported soil is anticipated to come from Bloomington, approximately 20 roadway miles from the Project site. A total of 1,134 daily one-way hauling trips would be generated during grading activities for Phase 1 and 121 daily one-way hauling trips would be generated during grading activities for Phase 2 buildout.

Table 3-6, *Construction Schedule*, provides the anticipated schedule for construction of Phase 1. As mentioned, buildout of Phase 2 is expected by 2030.³ Construction and demolition debris would be hauled to El Sobrante Landfill, which is located approximately 25 roadway miles from the Project site.

² A Phase 2 buildout square footage of 4,007,955 square feet was based on the gross acreage of parcels within the Phase 2 area prior to roadway dedications. After roadway dedications, the maximum allowable development within Phase 2 would actually be 4,001,748 square feet. However, for purposes of providing a conservative analysis, a buildout of 4,007,955 square feet has been assumed.

³ Buildout of the Specific Plan by 2030 provides a conservative analysis of potential air quality and greenhouse gas emissions due to the fact that emissions in future years would likely be less due to the use of more advanced emissions reduction technologies.

Table 3-6: Construction Schedule

Phase	Construction Activity	Start Date	End Date	Working
Off-Site	Linear, Grading & Excavation	1/5/2026	1/29/2026	19
	Linear, Drainage, Utilities, & Sub-Grade	1/30/2026	2/17/2026	13
	Linear, Paving	2/18/2026	3/4/2026	11
Phase 1 (2026 OY)	Demolition/Crushing	11/3/2025	12/10/2025	28
	Site Preparation	12/11/2025	1/2/2026	17
	Grading	1/5/2026	3/4/2026	43
	Building Construction	3/5/2026	12/25/2026	212
	Paving	3/5/2026	12/25/2026	212
	Architectural Coating	3/5/2026	12/25/2026	212
Phase 2 (2030 OY)	Demolition	12/26/2026	10/2/2027	200
	Site Preparation	10/3/2027	3/19/2028	120
	Grading	3/20/2028	5/28/2029	310
	Building Construction	5/29/2029	12/31/2030	416
	Paving	2/27/2030	12/31/2030	220
	Architectural Coating	2/27/2030	12/31/2030	220

The types of heavy equipment that would be used during construction are listed in Table 3-7, *Construction Equipment Assumptions*. Even though daily construction activities are permitted to occur over a 12-hour period pursuant to Perris Municipal Code regulations, construction equipment is not in continual operation and some pieces of equipment are used only periodically throughout a typical day. Thus, eight hours of daily use per piece of equipment (approximately two-thirds of the daily period over which construction activities are allowed) is a reasonable assumption. The Project is anticipated to include nighttime concrete pours due to the cooler temperatures needed for pouring concrete tilt-up structures, which would require approval from the City of Perris.

Table 3-7: Construction Equipment Assumptions

Phase	Construction Activity	Equipment	Quantity	Hours Per Day
Offsite (roadway, infrastructure improvements)	Linear, Grading & Excavation	Crawler Tractors	1	8
		Excavators	3	8
		Graders	1	8
		Rollers	2	8
		Rubber Tired Loaders	1	8
		Scrapers	2	8
		Signal Boards	3	8
	Tractors/Loaders/Backhoes	2	8	

Phase	Construction Activity	Equipment	Quantity	Hours Per Day
Phase 1 Construction	Linear, Drainage, Utilities & Sub-Grade	Air Compressors	1	8
		Generator Sets	1	8
		Graders	1	8
		Plate Compactors	1	8
		Pumps	1	8
		Rough Terrain Forklifts	1	8
		Scrapers	2	8
		Signal Boards	3	8
		Tractors/Loaders/Backhoes	2	8
	Linear, Paving	Pavers	1	8
		Paving Equipment	1	8
		Rollers	3	8
		Signal Boards	3	8
		Tractors/Loaders/Backhoes	2	8
	Demolition/Crushing	Rubber Tired Dozers	4	8
		Excavators	6	8
		Concrete/Industrial Saws	2	8
		Crushing/Proc. Equipment	2	8
	Site Preparation	Rubber Tired Dozers	6	8
Crawler Tractors		8	8	
Grading	Graders	6	8	
	Excavators	12	8	
	Crawler Tractors	12	8	
	Scrapers	12	8	
	Rubber Tired Dozers	6	8	
	Bore/Drill Rigs	1	8	
Building Construction	Forklifts	18	8	
	Generator Sets	6	8	
	Cranes	6	8	
	Welders	6	8	
	Tractors/Loaders/Backhoes	18	8	
Paving	Pavers	12	8	
	Paving Equipment	12	8	
	Rollers	12	8	
Architectural Coating	Air Compressors	6	8	

Phase	Construction Activity	Equipment	Quantity	Hours Per Day
Phase 2 (With Overlay)	Demolition	Concrete/Industrial Saws	2	8
		Excavators	6	8
		Rubber Tired Dozers	4	8
	Site Preparation	Rubber Tired Dozers	6	8
		Crawler Tractors	8	8
	Grading	Excavators	4	8
		Graders	2	8
		Rubber Tired Dozers	2	8
		Scrapers	4	8
		Crawler Tractors	4	8
	Building Construction	Cranes	2	8
		Forklifts	6	8
		Generator Sets	2	8
		Tractors/Loaders/Backhoes	6	8
		Welders	2	8
	Paving	Pavers	4	8
		Paving Equipment	4	8
		Rollers	4	8
Architectural Coating	Air Compressors	2	8	

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Annex Areas



Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-5

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Proposed Harvest Landing Specific Plan



Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-6

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Conceptual Site Plan



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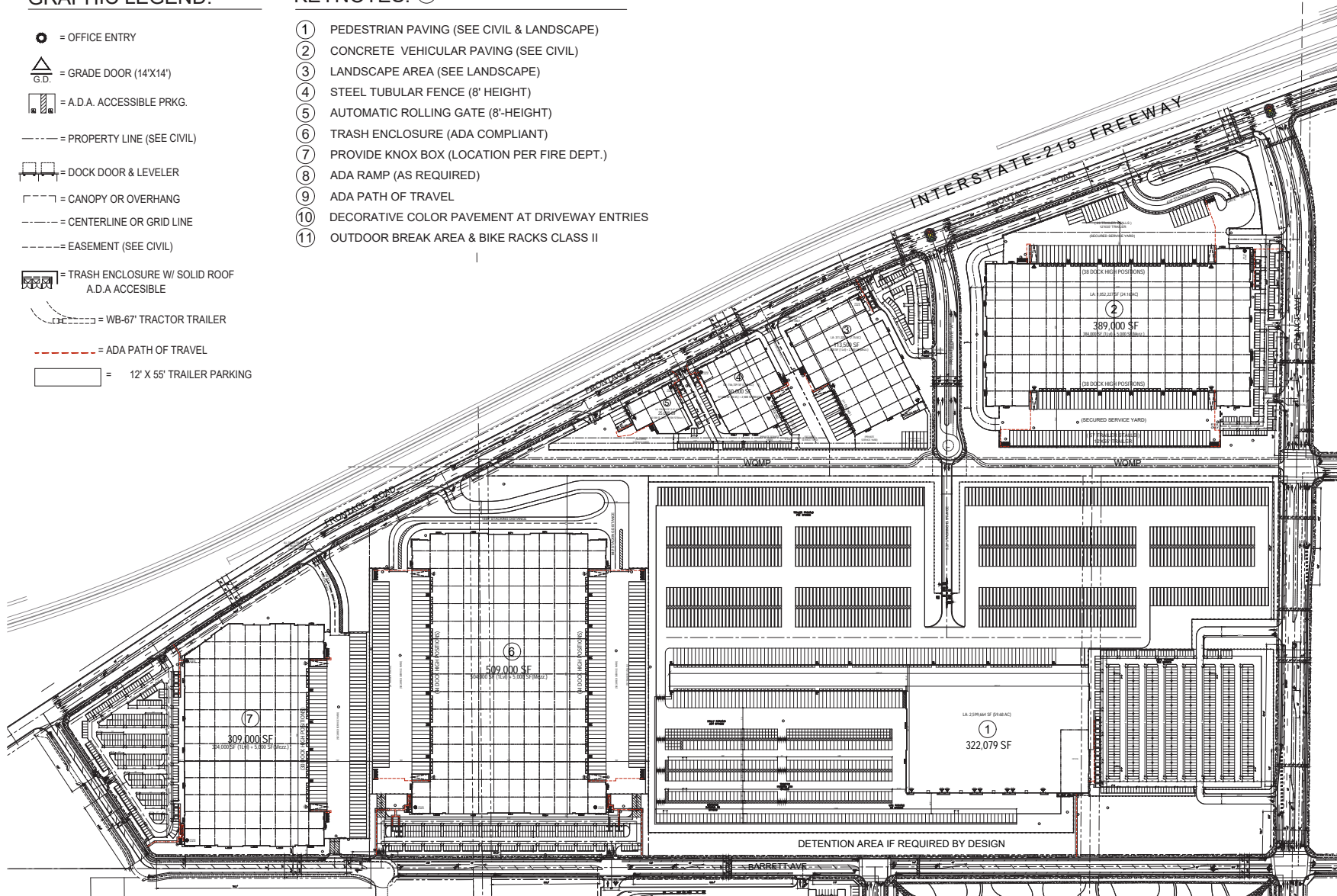
Business Park Conceptual Site Plan

GRAPHIC LEGEND:

- = OFFICE ENTRY
- △
G.D. = GRADE DOOR (14'X14')
- ▨ = A.D.A. ACCESSIBLE PRKNG.
- = PROPERTY LINE (SEE CIVIL)
- = DOCK DOOR & LEVELER
- = CANOPY OR OVERHANG
- = CENTERLINE OR GRID LINE
- = EASEMENT (SEE CIVIL)
- ▨ = TRASH ENCLOSURE W/ SOLID ROOF
A.D.A ACCESSIBLE
- = WB-67' TRACTOR TRAILER
- = ADA PATH OF TRAVEL
- = 12' X 55' TRAILER PARKING

KEYNOTES:

- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- ② CONCRETE VEHICULAR PAVING (SEE CIVIL)
- ③ LANDSCAPE AREA (SEE LANDSCAPE)
- ④ STEEL TUBULAR FENCE (8' HEIGHT)
- ⑤ AUTOMATIC ROLLING GATE (8'-HEIGHT)
- ⑥ TRASH ENCLOSURE (ADA COMPLIANT)
- ⑦ PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)
- ⑧ ADA RAMP (AS REQUIRED)
- ⑨ ADA PATH OF TRAVEL
- ⑩ DECORATIVE COLOR PAVEMENT AT DRIVEWAY ENTRIES
- ⑪ OUTDOOR BREAK AREA & BIKE RACKS CLASS II



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Business Park Building 1 Elevations

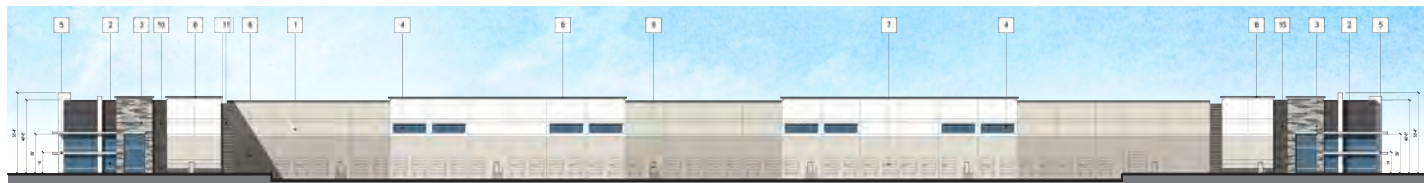


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Business Park Building 2 Elevations



EAST ELEVATION (FACING INDIAN AVE.)



WEST ELEVATION (FACING INTERSTATE 215 FWY)



NORTH ELEVATION



SOUTH ELEVATION

KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.

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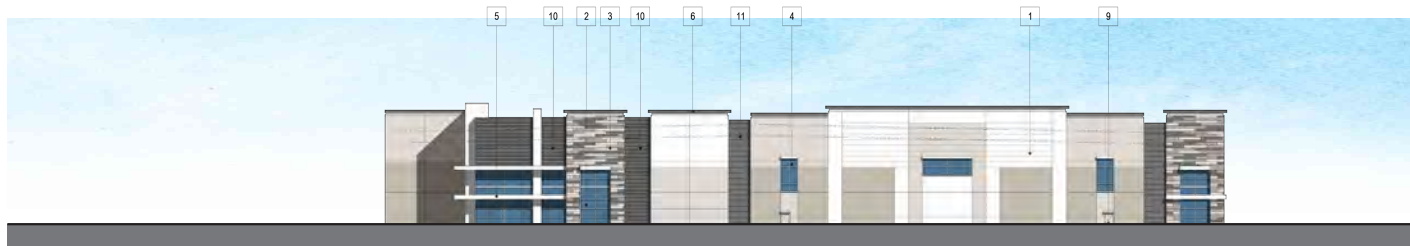
Business Park Building 3 Elevations



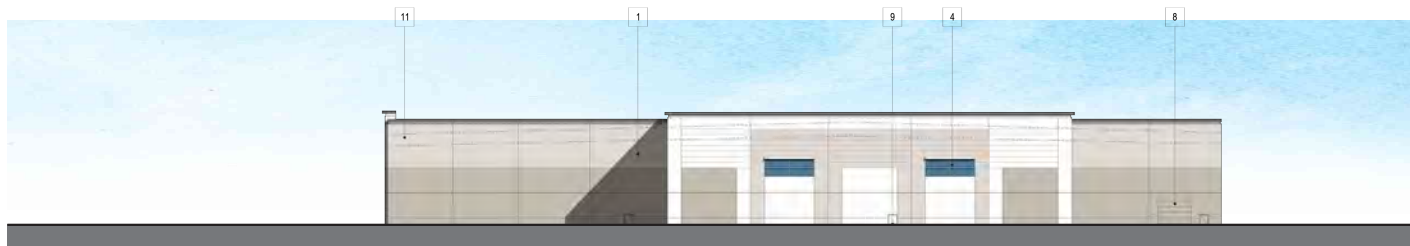
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

KEYNOTES:

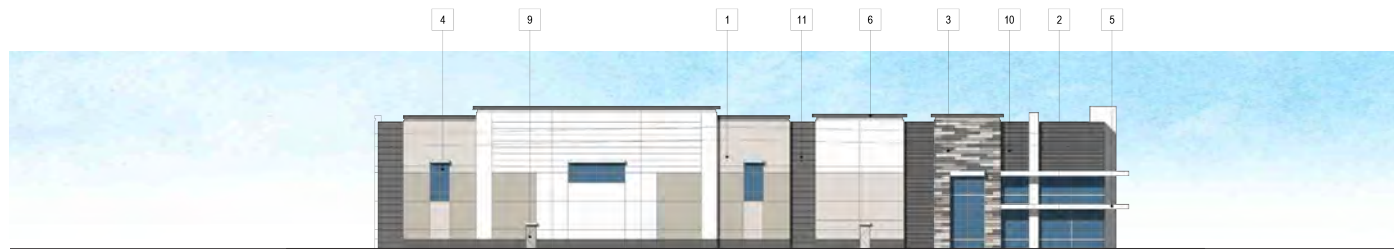
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- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.

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Business Park Building 4 Elevations



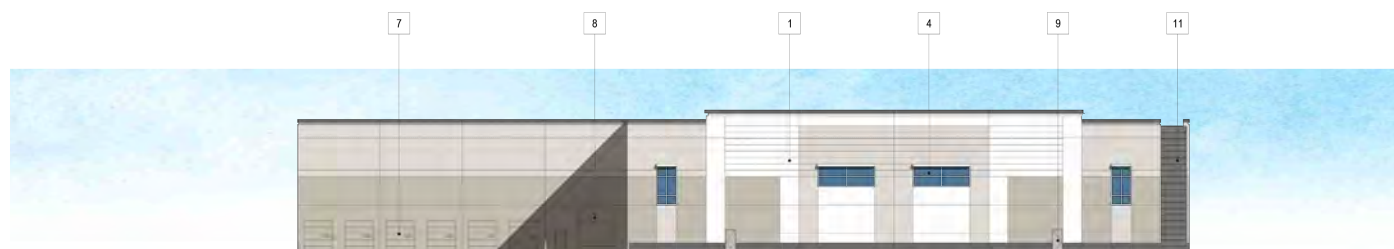
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



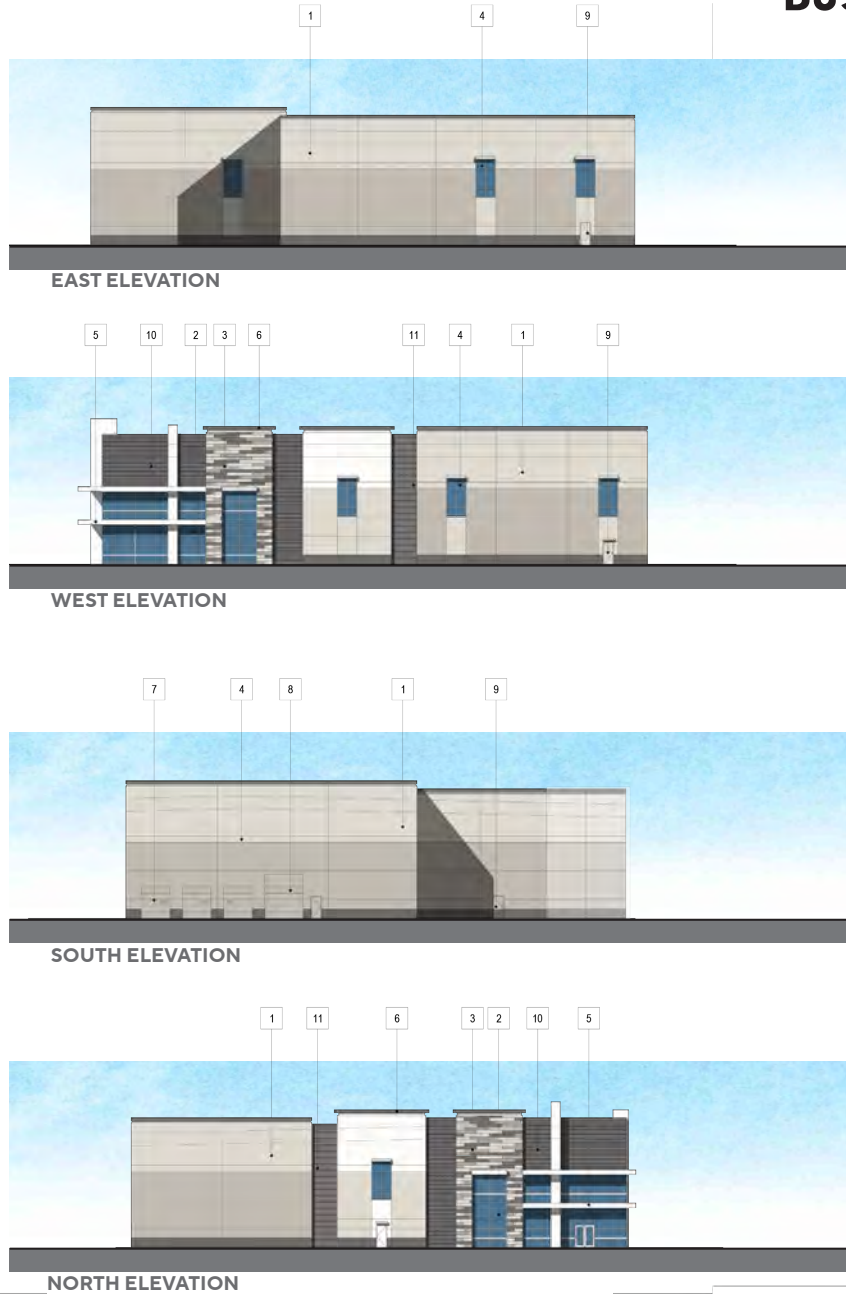
NORTH ELEVATION

KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.

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Business Park Building 5 Elevations

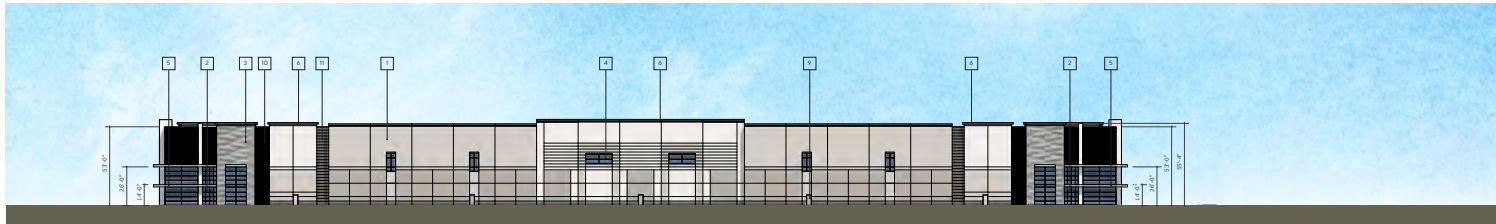


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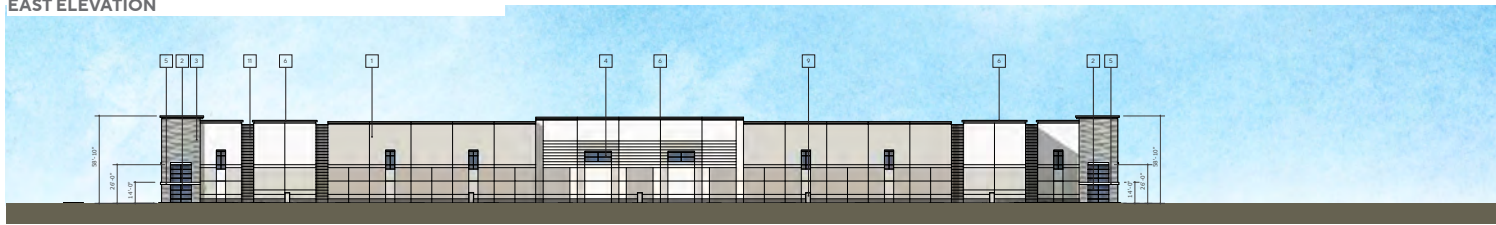
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- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.

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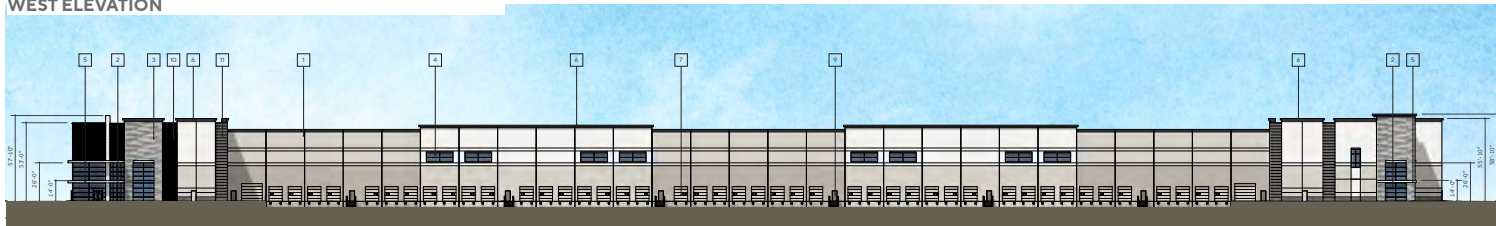
Business Park Building 6 Elevations



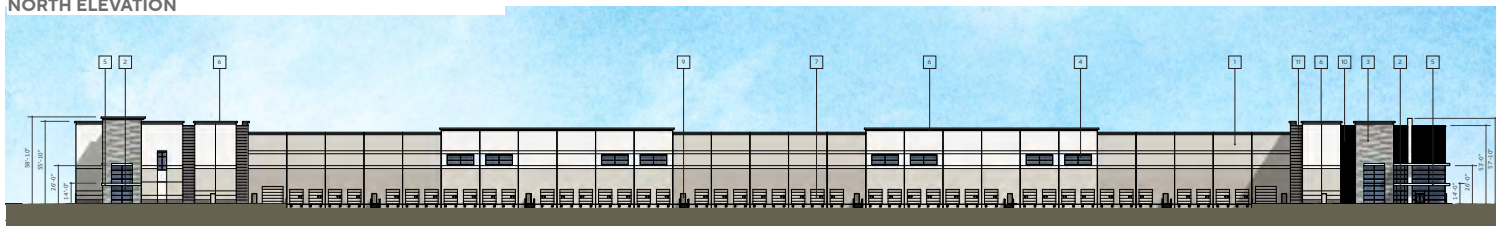
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL WITH REVEALS AT 24" O.C.

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Business Park Landscape Plan



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Business Park Landscape Plan



PLANTING LEGEND - BUILDING 3

TREES	SYMBOL	BOTANICAL COMMON NAME	SIZE	QTY	BUCKS	REMARKS
	(Yellow circle)	Quercus Chaparralis Black Pine Tree	30' Box	13	L	Standard Shade Tree
	(Green circle)	Quercus laevis Oak	30' Box	19	L	Standard Shade Tree
	(Light green circle)	Quercus agrifolia Oak	24' Box	13	M	Standard
	(Light blue circle)	Quercus agrifolia Oak	24' Box	8	L	Shade
	(Light blue circle)	Quercus agrifolia Oak	24' Box	17	L	Standard
	(Light blue circle)	Quercus agrifolia Oak	24' Box	8	L	Shade

SHRUBS	SYMBOL	BOTANICAL COMMON NAME	SIZE	BUCKS	REMARKS
	(Diagonal hatching)	Artemisia tridentata Grease Wood	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	M	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	M	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	
	(Diagonal hatching)	Quercus agrifolia Oak	3' Dia	L	

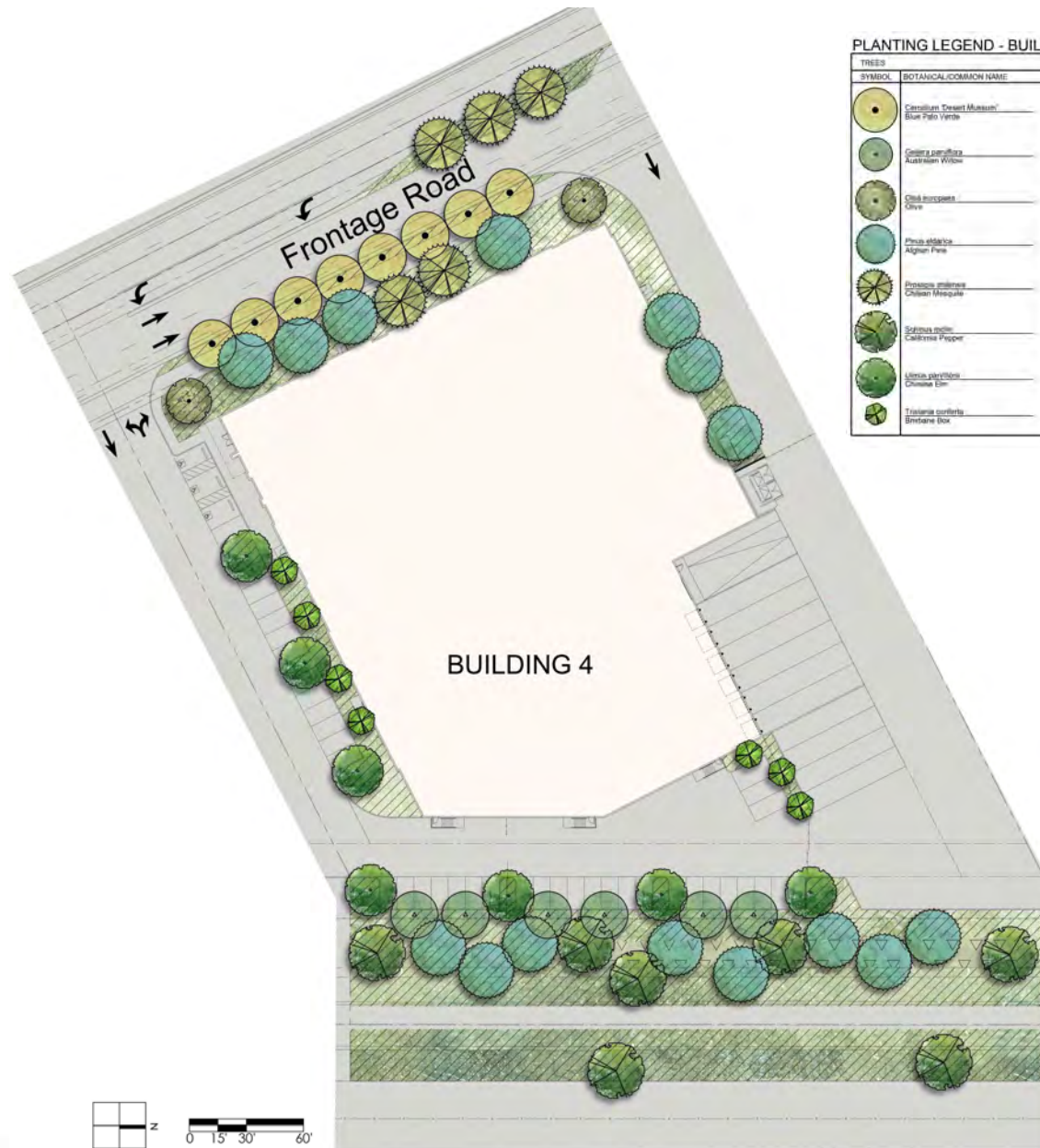
SPERMATOPHYTES	SYMBOL	BOTANICAL COMMON NAME	SIZE	BUCKS	REMARKS
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	F.O.C.	L
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	F.O.C.	L
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	30' O.C.	M
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	24' O.C.	M
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	30' O.C.	L
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	48' O.C.	L
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	30' O.C.	L
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	48' O.C.	L
	(Diagonal hatching)	Quercus agrifolia Oak	1' Dia	24' O.C.	M

- Basic Seed Size**
- 2000 seeds - 1/2" ball (approx. 1000)
 - 1000 seeds - 1/4" ball (approx. 500)
 - 500 seeds - 1/8" ball (approx. 250)
 - 250 seeds - 1/4" ball (approx. 125)
 - 100 seeds - 1/8" ball (approx. 50)
 - 50 seeds - 1/4" ball (approx. 25)
 - 25 seeds - 1/8" ball (approx. 12.5)
 - 10 seeds - 1/4" ball (approx. 5)
 - 5 seeds - 1/8" ball (approx. 2.5)
 - 2 seeds - 1/4" ball (approx. 1)
 - 1 seed - 1/8" ball (approx. 0.5)



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Business Park Landscape Plan



PLANTING LEGEND - BUILDING 4

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Cercidium 'Sweet Mimosa' Blot Palo Verde	36" Tree	8	L	Standard Street Tree
	Quercus parviflora Arizona Willow	24" Tree	6	M	Standard
	Olea europaea Olive	48" Tree	2	L	Mult
	Pinus edulis Algerian Pine	24" Tree	15	V	Standard
	Prosopis juliflora Old World Mesquite	48" Tree	5	M	Standard Street Tree
	Schinus molle California Pepper	24" Tree	7	L	Mult
	Ulmus parviflorus Chinese Elm	18" Tree	7	M	Standard
	Taxodium canaliculata Brittania Elm	15" Tree	7	M	Standard

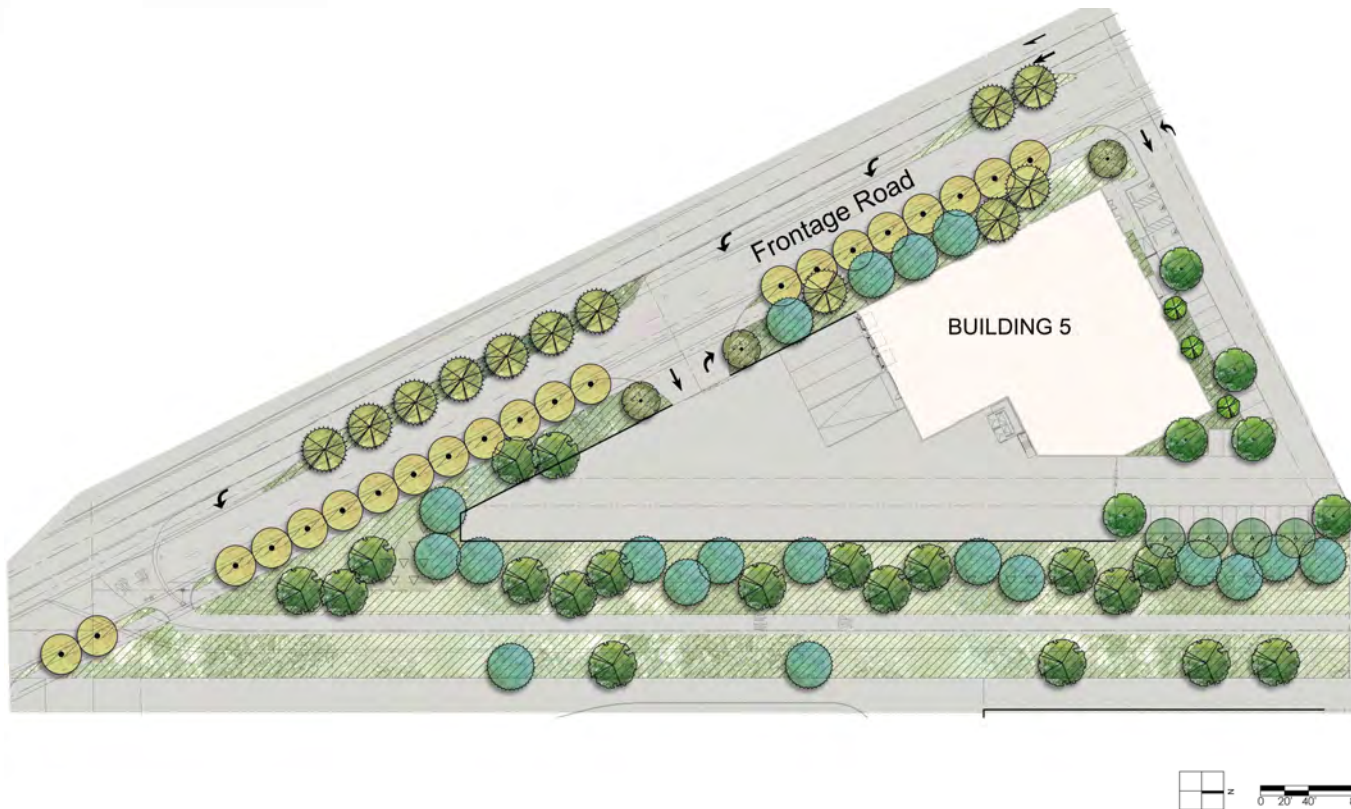
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS	
	Baccharis p. 'Centralia'	5 Gal	L		
	Croton Boala	5 Gal	L		
	Callispermum 'Little Jubel'	5 Gal	L		
	Dwarf Bottle Brush	5 Gal	L		
	Clusia (phyllodenia)	5 Gal	L		
	Silverleaf Cassia	5 Gal	M		
	Dalmanella	5 Gal	M		
	Fortnight Lily	5 Gal	L		
	Furcraea MacDouallii	5 Gal	L		
	Furcraea	5 Gal	L		
	Leucophaea fulgens	5 Gal	L		
	Tea Scented	5 Gal	M		
	Ligustrum l. Texanum	5 Gal	M		
	Texas Privet	5 Gal	L		
	Muhlenbergia caudata	5 Gal	L		
	Rock Marly	5 Gal	M		
	Muhlenbergia rigens	5 Gal	M		
	Dwarf Grass	5 Gal	M		
	Rhamnus californica	5 Gal	L		
	Coffeberry	5 Gal	L		
	Stemless o. 'Tuscan Blue'	5 Gal	L		
	Rosemary	5 Gal	L		
	Sarcoc. 'Allen Choking'	5 Gal	L		
	Allen Choking Sage	5 Gal	L		
	Sarcoc. 'Sage'	5 Gal	L		
	Mexican Sage	5 Gal	L		
	Westringia fulgens	5 Gal	L		
	Coast Rosemary	5 Gal	L		
	Westringia l. 'Grey Box'	5 Gal	L		
	Dwarf Coast Rosemary	5 Gal	L		

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia retorta 'Low Boy'	1 Gal	8' O.C.	L	
	Dwarf Acacia	1 Gal	8' O.C.	L	
	Baccharis p. 'Pigeon Feet'	1 Gal	8' O.C.	L	
	Dwarf Croton Bush	1 Gal	36" O.C.	M	
	Canasta m. 'Green Carpet'	1 Gal	36" O.C.	M	
	Prostrata Nettle Plum	1 Gal	36" O.C.	M	
	Hemiphrasia hybridus-Yellow	1 Gal	36" O.C.	M	
	Yellow Day Lily	1 Gal	36" O.C.	L	
	Lantana 'Gold Mound'	1 Gal	36" O.C.	L	
	Yellow Lantana	1 Gal	48" O.C.	L	
	Lonicera 'Hallianae'	1 Gal	48" O.C.	L	
	Hall's Honey suckle	1 Gal	36" O.C.	L	
	Myoporum parviflorum	1 Gal	48" O.C.	L	
	Myoporum	1 Gal	48" O.C.	L	
	Rostratum o. 'Horticultural Carpet'	1 Gal	48" O.C.	L	
	Fruitful Rosemary	1 Gal	24" O.C.	M	
	Trachypogonium jamaicense	1 Gal	24" O.C.	M	
	Star Jasmine				

- Basin Seed Mix
- 2000 Basin: Wood mulch/soil mix
- 800 Basin: 7-2-1 slow organic fertilizer
- 150 Basin: Stabilizing liner
- 20 Basin: Erosion mat/mycorrhizal inoculum
- 1 Basin: Achillea millefolium
- 1 Basin: Echinops alpestris
- 1 Basin: Juncus subulatus
- 8 Basin: Leymus tritoides Rio
- 4 Basin: Desmodium illinoense
- 20 Basin: Festuca rubra 'Moist'
- 8 Basin: Hordeum brachyantherum
- 1 Basin: Muhlenbergia rigens
- 3 Basin: Muhlenbergia encarpus
- 3 Basin: Hordeum depressum

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Business Park Landscape Plan



PLANTING LEGEND - BUILDING 5

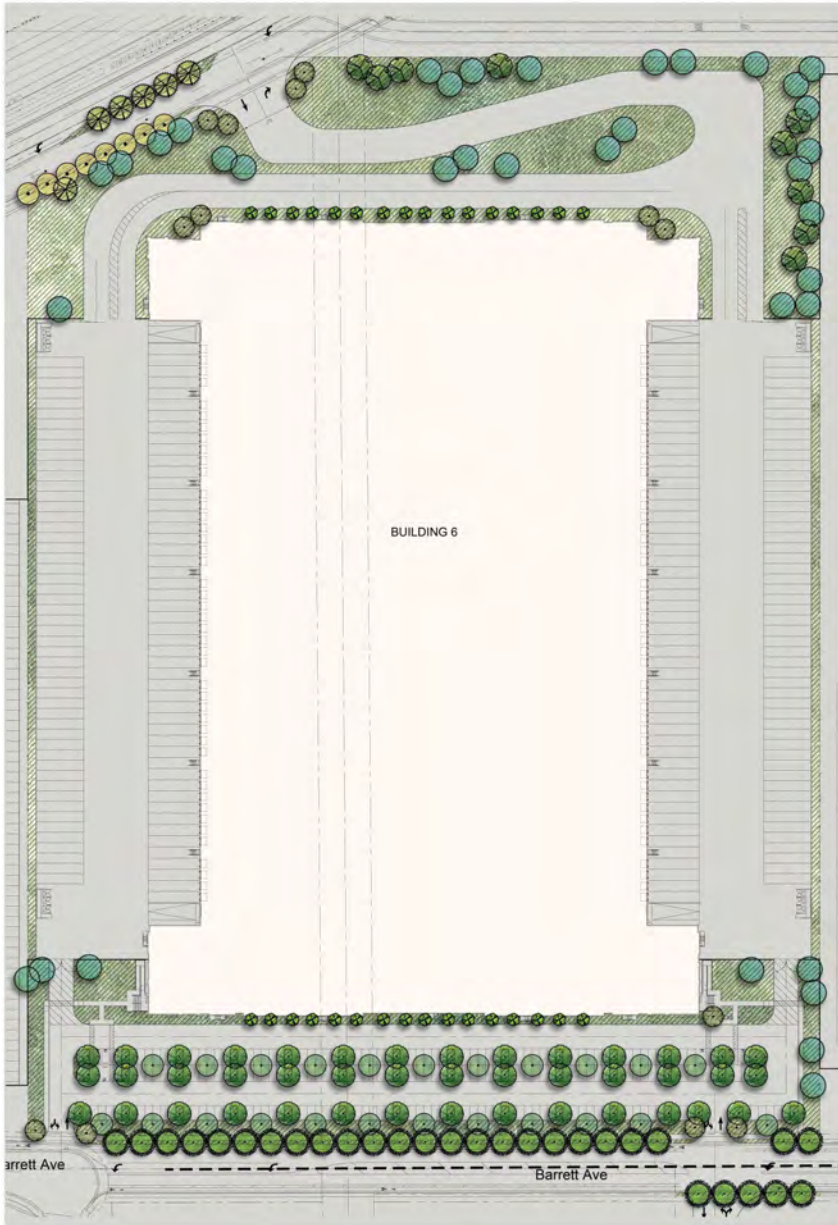
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Carolinum Thicket Museum</i> Black Palm Vine	36" Box	21	L	Standard Street Tree
	<i>Salix caprea</i> Austrian Willow	24" Box	4	M	Standard
	<i>Claytonia</i> Clay	48" Box	1	L	Multi
	<i>Pinus attenuata</i> Algarve Pine	24" Box	19	L	Standard
	<i>Prunella (Prunella)</i> Chinese Mesquite	36" Box	12	M	Standard Street Tree
	<i>Trichostema</i> California Poppy	24" Box	19	L	Standard
	<i>Ulmus parviflorus</i> Chinese Elm	18 Gal	8	M	Standard
	<i>Taxodium distichum</i> Redwood Elm	15 Gal	1	M	Standard

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Baccharis p. 'Candicans'</i> Coyote Bush	5 Gal		L	
	<i>Calligonum 'Little John'</i> Dwarf Grease Bush	5 Gal		L	
	<i>Catalpa bignonioides</i> Sierraval Canoe	5 Gal		L	
	<i>Dielsia bicolor</i> Fairlight Lily	5 Gal		M	
	<i>Furcraea</i> Furcraea	5 Gal		L	
	<i>Leucostemum fulvum</i> Texas Ranger	5 Gal		L	
	<i>Leucostemum 'Texas Ranger'</i> Texas Privet	5 Gal		M	
	<i>Muhlenbergia capillaris</i> Pink Muhly	5 Gal		L	
	<i>Muhlenbergia 'Zorro'</i> Dwarf Grass	5 Gal		M	
	<i>Ornithoglossum</i> Corkbelly	5 Gal		L	
	<i>Rosa 'Tuscan Blue'</i> Rosemary	5 Gal		L	
	<i>Sida p. Allen Chubbey</i> Allen Chubbey Sage	5 Gal		L	
	<i>Salvia leucantha</i> Mexican Sage	5 Gal		L	
	<i>Wormwood</i> Dwarf Rosemary	5 Gal		L	
	<i>Wormwood 'Blue Bird'</i> Dwarf Coast Rosemary	5 Gal		L	

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Artemisia 'Lutea Boy'</i> Dwarf Agave	1 Gal	8' O.C.	L	
	<i>Baccharis p. 'Flamen Plain'</i> Dwarf Coyote Bush	5 Gal	8' O.C.	L	
	<i>Carissa ed. 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M	
	<i>Hesperaloe parviflora 'Yellow'</i> Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Lythrum 'Gold Mound'</i> Velvet Lavender	1 Gal	36" O.C.	L	
	<i>Linum s. 'Traditional'</i> Habit Honeycreeper	1 Gal	48" O.C.	L	
	<i>Myoporum laetifolium</i> Myoporum	5 Gal	36" O.C.	L	
	<i>Rosa 'Mystic Rose'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Tradescantia virginiana</i> Blue Jasmine	1 Gal	24" O.C.	M	

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Business Park Landscape Plan



PLANTING LEGEND - BUILDING 6

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	W/COLE	REMARKS
	<i>Quercus Dougl. Missouri</i> Blue Palo Verde	36" Box	8	L	Standard Street Tree
	<i>Quercus parviflora</i> Australian White	24" Box	23	M	Standard
	<i>Olea europaea</i> Olive	48" Box	11	L	M&B
	<i>Pinus albicarpa</i> Algher Pine	24" Box	58	L	Standard
	<i>Palmetto acrostichum</i> Lemon Palm	36" Box	29	M	Standard Street Tree
	<i>Prosopis juliflora</i> Chickasaw Mesquite	36" Box	8	M	Standard Street Tree
	<i>Schinus molle</i> Catalina Pepper	24" Box	8	F	M&B
	<i>Ulmus parviflorus</i> Chinese Elm	15 Cal	43	M	Standard
	<i>Ficus confusa</i> Bristle Bay	15 Cal	52	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	W/COLE	REMARKS
	<i>Baccharis p. Californica</i> Coyote Bush	3 Gal		L	
	<i>Callistemon Little John</i> Dwarf Bottle Brush	3 Gal		L	
	<i>Carissa edulis</i> Silverleaf Cassia	3 Gal		L	
	<i>Quercus laevis</i> Forsyth Lily	3 Gal		M	
	<i>Eurogaster Mini Dougl.</i> Furcraea	3 Gal		L	
	<i>Argemone pinnatifida</i> Texas Range	3 Gal		L	
	<i>Leucosiphon Texanum</i> Texas Pine	3 Gal		M	
	<i>Myrsine laevis</i> Pink Mum	3 Gal		L	
	<i>Muhlenbergia rigens</i> Dwarf Grass	3 Gal		M	
	<i>Pharosia californica</i> Coffeeberry	3 Gal		L	
	<i>Rosemary p. Texana Blue</i> Rosemary	3 Gal		F	
	<i>Salvia c. 'Allen Chickadee'</i> Allen Chickadee Sage	3 Gal		L	
	<i>Salvia leucantha</i> Mexican Sage	3 Gal		L	
	<i>Westringia laetifolia</i> Coast Rosemary	3 Gal		L	
	<i>Westringia l. Gray Box</i> Dwarf Coast Rosemary	3 Gal		L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	W/COLE	REMARKS
	<i>Acacia radicans</i> / Ice Box Dwarf Acacia	1 Gal	9" O.C.	L	
	<i>Baccharis p. Pigeon Foot</i> Dwarf Coyote Bush	1 Gal	9" O.C.	L	
	<i>Carissa c. 'Vasee Carpet'</i> Prostrate Silver Leaf	1 Gal	36" O.C.	M	
	<i>Hemiphragma hybridum</i> / Yellow Yellow City Lily	1 Gal	24" O.C.	M	
	<i>Lantana 'Cold Mountain'</i> Yellow Lantana	1 Gal	36" O.C.	L	
	<i>Lomaria j. Halimata</i> Hart's Honeysuckle	1 Gal	48" O.C.	L	
	<i>Myrsine parviflora</i> Myrsine	1 Gal	36" O.C.	L	
	<i>Rosemary p. 'Washington Carpet'</i> Prostrate Rosemary	1 Gal	36" O.C.	L	
	<i>Turpinia procumbens</i> / Star Jasmine Star Jasmine	1 Gal	24" O.C.	M	

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Business Park Landscape Plan



PLANTING LEGEND - BUILDING 7

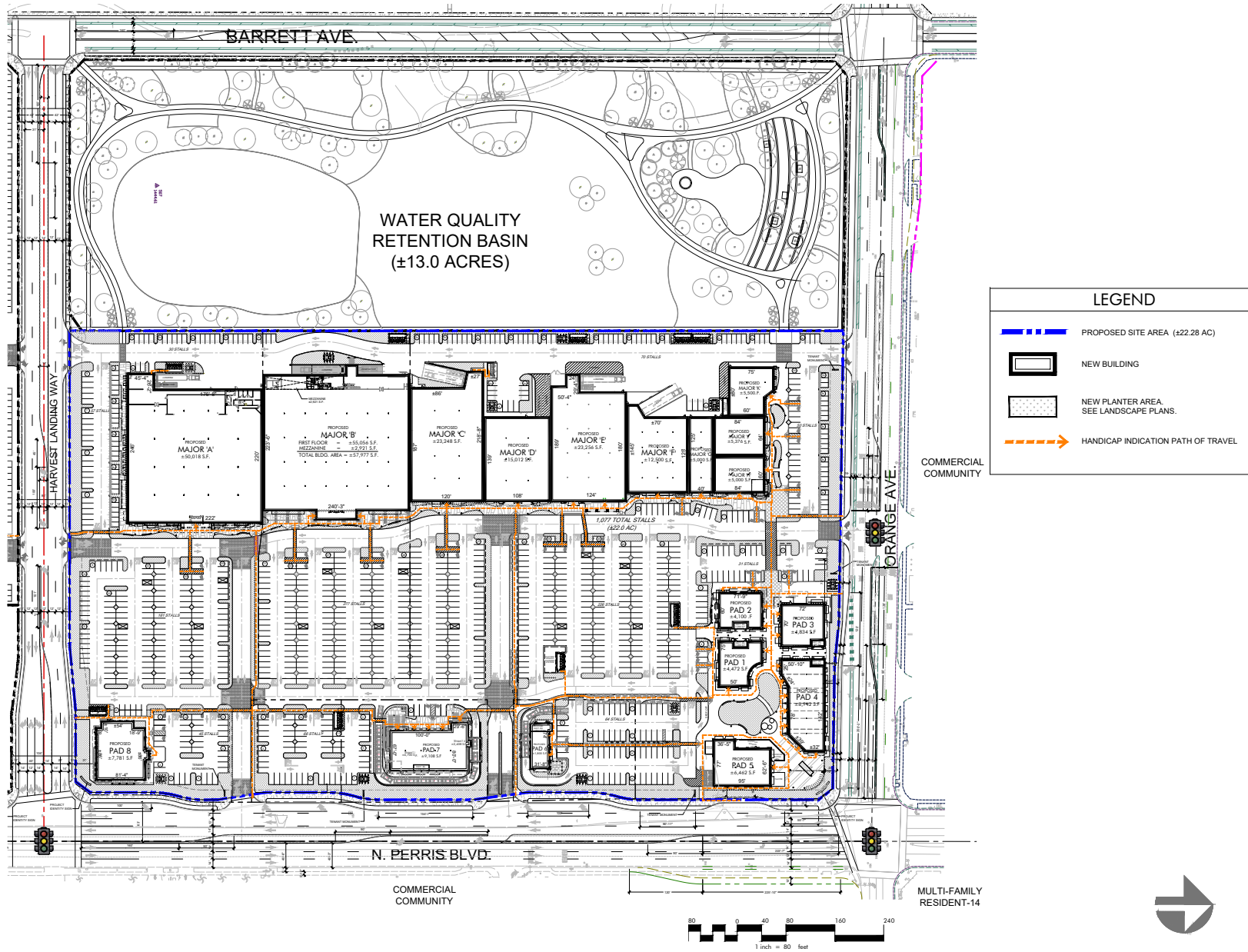
TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium 'Desert Museum'</i> Blue Palm Yucca	36" Box	35	L	Standard Street Tree
	<i>Fraxinus arbutifolia</i> Lorbeer Yucca	36" Box	23	M	Standard Street Tree
	<i>Quercus agrifolia</i> Shrub	24" Box	10	L	Mult
	<i>Quercus agrifolia</i> American Willow	24" Box	43	M	Standard
	<i>Pinus edulis</i> Algarine Pine	24" Box	29	L	Standard
	<i>Prosopis juliflora</i> Chinan Mesquite	36" Box	34	M	Standard Street Tree
	<i>Schinus molle</i> California Pepper	24" Box	10	L	Mult
	<i>Ulmus parviflorus</i> Chinese Elm	15 Gal	60	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS	
	<i>Baccharis p. 'Cantaria'</i>	5 Gal	L		
	<i>Caryota Bush</i>	5 Gal	L		
	<i>Callistemon 'Little John'</i>	5 Gal	L		
	<i>Dwarf Bottle Brush</i>	5 Gal	L		
	<i>Chamaecyparis</i>	5 Gal	L		
	<i>Juniperus</i>	5 Gal	M		
	<i>Portulaca MacDougalii</i>	5 Gal	L		
	<i>Portulaca</i>	5 Gal	L		
	<i>Leucosiphium truxense</i>	5 Gal	L		
	<i>Texas Ranger</i>	5 Gal	L		
	<i>Agave</i>	5 Gal	M		
	<i>Yucca Filifera</i>	5 Gal	M		
	<i>Muhlenbergia rigida</i>	5 Gal	L		
	<i>Flax Mulch</i>	5 Gal	L		
	<i>Muhlenbergia rigida</i>	5 Gal	M		
	<i>Deer Grass</i>	5 Gal	M		
	<i>Wormwood</i>	5 Gal	L		
	<i>Coffeyberry</i>	5 Gal	L		
	<i>Rosemary</i>	5 Gal	L		
	<i>Rosemary</i>	5 Gal	L		
	<i>Allen Chickering Sage</i>	5 Gal	L		
	<i>Sagebrush</i>	5 Gal	L		
	<i>Wormwood</i>	5 Gal	L		
	<i>Ornamental Rosemary</i>	5 Gal	L		
	<i>Wormwood</i>	5 Gal	L		
	<i>Dwarf Coast Rosemary</i>	5 Gal	L		

GROUND COVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Azalea 'Noveboracensis'</i>	1 Gal	8" O.C.	L	
	<i>Dwarf Acacia</i>	1 Gal	8" O.C.	L	
	<i>Baccharis p. 'Pigeon Point'</i>	1 Gal	8" O.C.	L	
	<i>Dwarf Coyote Bush</i>	1 Gal	8" O.C.	M	
	<i>Callisia m. 'Green Carpet'</i>	1 Gal	36" O.C.	M	
	<i>Prostrate Natal Plum</i>	1 Gal	36" O.C.	M	
	<i>Sansevieria 'Tiger Stripe'</i>	1 Gal	24" O.C.	M	
	<i>Yellow Day Lily</i>	1 Gal	36" O.C.	L	
	<i>Sansevieria 'Dark Emerald'</i>	1 Gal	36" O.C.	L	
	<i>Yellow Lantana</i>	1 Gal	36" O.C.	L	
	<i>Loosestrife</i>	1 Gal	48" O.C.	L	
	<i>Half's Honeysuckle</i>	1 Gal	36" O.C.	L	
	<i>Myoporum laetifolium</i>	1 Gal	36" O.C.	L	
	<i>Myoporum</i>	1 Gal	36" O.C.	L	
	<i>Rosemary</i>	1 Gal	36" O.C.	L	
	<i>Prostrate Rosemary</i>	1 Gal	36" O.C.	L	
	<i>Trachelium</i>	1 Gal	36" O.C.	M	

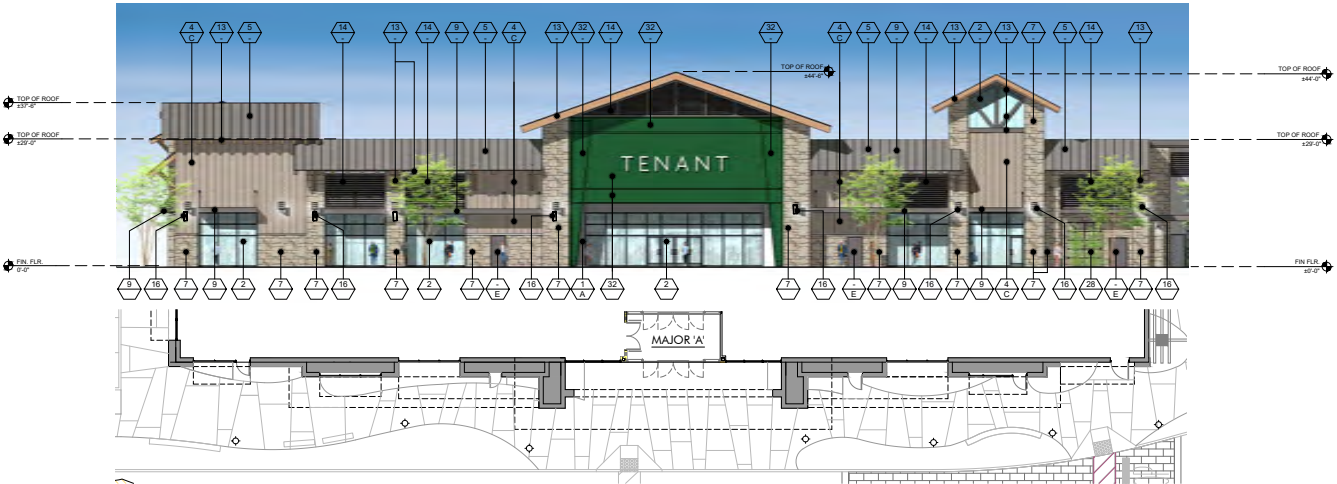
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Community Shopping Center Conceptual Site Plan

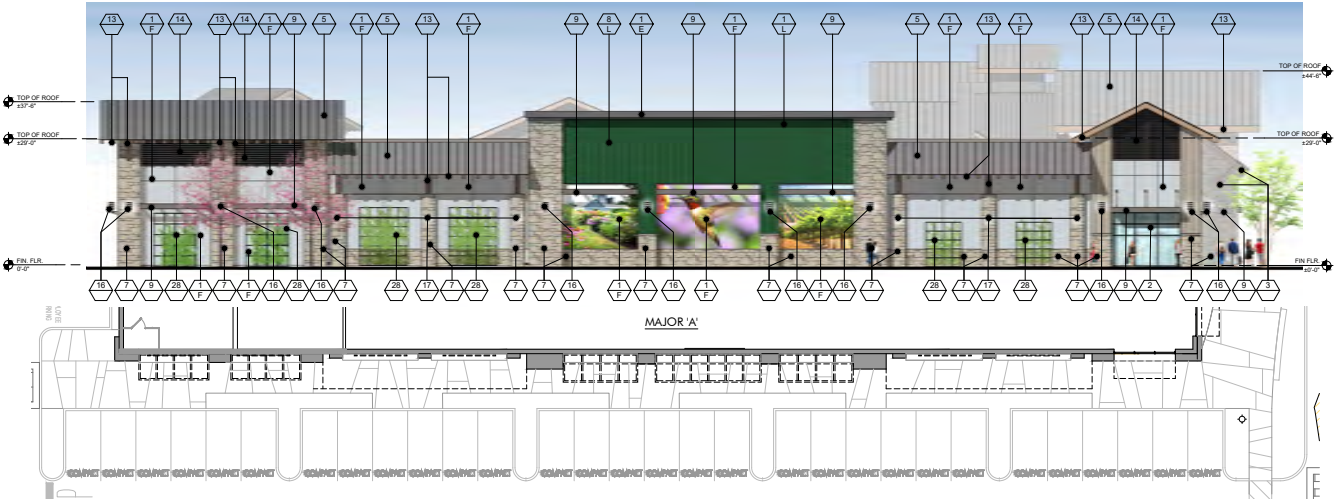


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Community Shopping Center Elevations



1 EAST ELEVATION - MAJOR 'A'
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - MAJOR 'A'

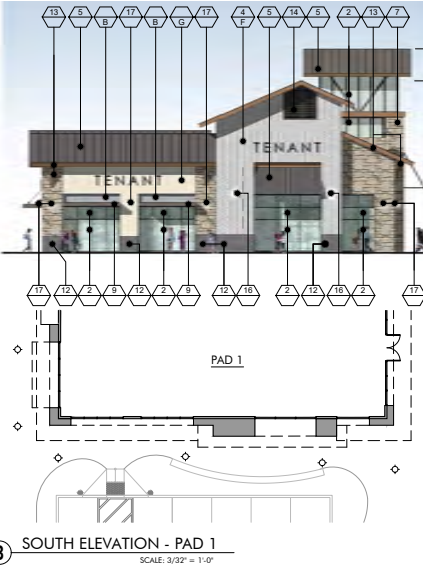
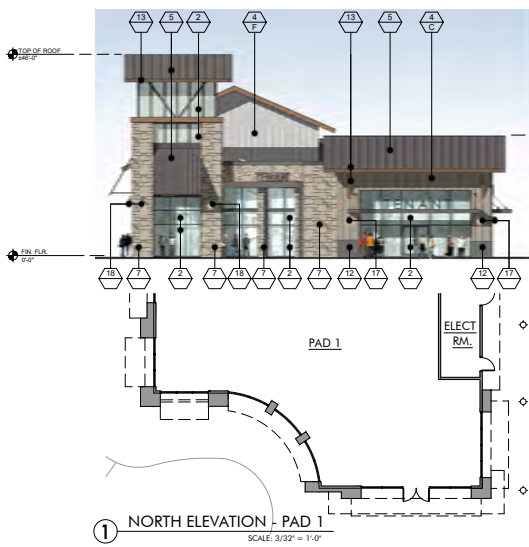
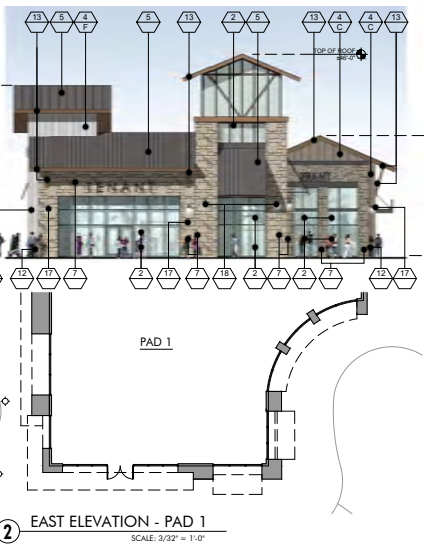


3 OVERALL EAST EXTERIOR ELEVATION
SCALE: 1" = 30'-0"

FINISH LEGEND			
KEY	MATERIAL	KEY	MATERIAL
(1)	TRASH RECEPTACLES	(26)	STUCCO - SMOOTH
(2)	MANUFACTURER: VICTOR STANLEY	(27)	MANUFACTURER: MIDLAND STUCCO
(3)	FINISH: SEMI-GLOSS	(28)	FINISH: PAINTED
(4)	BLACK	(29)	DUNN EDWARDS
(5)	BIKE RACKS	(30)	STONEPOINT
(6)	MANUFACTURER: VICTOR STANLEY	(31)	MANUFACTURER: ARCADIA
(7)	COLOR: PRESERVE BIKE RACK	(32)	MANUFACTURER: BRIGHT WHITE
(8)	COLOR: BLACK	(33)	STONESPOINT GLASS
(9)	METAL AWNING	(34)	1" CLEAR FLOAT GLASS
(10)	MANUFACTURER: METAL SALES	(35)	SPINNER GLASS
(11)	MODEL: NATIONAL-100	(36)	VITRO ARCH: GLASS AVOID WARM GRAY #2
(12)	COLOR: METSQUE PLUS (R31)	(37)	BRICK VENEER
(13)	CONCRETE PAVERS	(38)	MANUFACTURER: INTERSTATE BRICK
(14)	MANUFACTURER: AKERSTONE	(39)	MODEL: INTERSTATE 241.4
(15)	MODEL: ARIE - NO CHAMFER, RUNNING BOND	(40)	COLOR: ARCTIC WHITE
(16)	COLOR: BELLASINO BLEND	(41)	SPROUT COLOR: B&B BRIGHT WHITE
(17)	CONCRETE PAVING	(42)	BY CUSTOMER SPECIFIED PRODUCT
(18)	MANUFACTURER: BY GENERAL CONTRACTOR	(43)	FINISH: ACID WASH FINISH, SAW CUT LINES
(19)	FINISH: NATURAL GRAY	(44)	GREENSCREEN
(20)	MANUFACTURER: GREENSCREEN	(45)	COLOR: MATTE TEXTURE GREEN
(21)	PAINT FINISHURE	(46)	MANUFACTURER: C&I CONTRACT
(22)	MODEL: SOOBY-RED - 40% GLOSS, 2 1/2" X 6" X 6"	(47)	C&I IRON
(23)	C&I IRON MEDIA TABLE - 30" SQ. 3 1/2" X 6" X 6"	(48)	MODEL: ALUMINUM CANOPY BRIDGE
(24)	MODEL: ALUMINUM SQUARE (10' X 110')	(49)	STEEL BASE (24" SQ) SILVER
(25)	STRING LIGHTS	(50)	MANUFACTURER: T&U LIGHTING
(51)	MODEL: LITERATURE LED 3000K	(52)	USE 1/2" TELE-CABLE WIRE (BY OTHERS)
(53)	WALL LIGHT - LOADING AREAS	(54)	MODEL: NOT SMALL GREGG (SMALL) - DOWN
(55)	MODEL: NOT SMALL GREGG (SMALL) - DOWN	(56)	COLOR: BLACK MATTE TEXTURE
(57)	COMPOSITE SIDING	(58)	MANUFACTURER: ASK
(59)	MANUFACTURER: C&I CONTRACT	(59)	MODEL: C&I LOW-K CLADDING
(60)	C&I BLOCK	(60)	COLOR: WEATHERED TEAK
(61)	MANUFACTURER: ORCO BLOCK	(61)	MODEL: SPILT FACE BLOCK
(62)	C&I BLOCK	(62)	COLOR: NATURAL GRAY
(63)	MANUFACTURER: ORCO BLOCK	(63)	MODEL: SPILT FACE BLOCK
(64)	C&I BLOCK	(64)	COLOR: BLACK 100
(65)	WOOD BEAM HEADER	(65)	COLOR: DE 100 B&B
(66)	WOOD VENEER BEAM	(66)	FINISH: SEMI-TRANSPARENT STAIN COLOR
(67)	FINISH: SEMI-TRANSPARENT STAIN COLOR	(67)	COLOR: RUSTIC CEDAR
(68)	SHINY SHINE PAVERS	(68)	MANUFACTURER: F&I BRICK OR COOL
(69)	MANUFACTURER: AKERSTONE	(69)	MODEL: TWELVE SHADE - RETRACTABLE
(70)	MODEL: PALERNO	(70)	COLOR: WHITE
(71)	MANUFACTURER: F&I BRICK OR COOL	(71)	MODEL: TWELVE SHADE - RETRACTABLE
(72)	COLOR: WHITE	(72)	STANDING SEAM COVERED PAVED W/ METAL FRAME
(73)	MANUFACTURER: METAL SALES	(73)	MODEL: NATIONAL-100
(74)	COLOR: SLATE GRAY (700)	(74)	COLOR: SLATE GRAY (700)
(75)	KEY	(75)	KEY
(76)	PAINT	(76)	PAINT
(77)	COLOR: GOLD EDWARDS	(77)	COLOR: SILVER LINED DESSIS
(78)	COLOR: BLACK	(78)	BY DUNN EDWARDS
(79)	PAINT	(79)	COLOR: DRIFTING DECTRY
(80)	COLOR: BLACK	(80)	BY DUNN EDWARDS
(81)	PAINT	(81)	COLOR: HARBURY MOUNTAIN DESERS
(82)	COLOR: BLACK	(82)	BY DUNN EDWARDS
(83)	PAINT	(83)	COLOR: BANK VAULT DESSIS
(84)	COLOR: BLACK	(84)	BY DUNN EDWARDS
(85)	PAINT	(85)	COLOR: SILVER SETTING DESSIS
(86)	COLOR: BLACK	(86)	BY DUNN EDWARDS
(87)	PAINT	(87)	COLOR: ALWAYS ALKALOID
(88)	COLOR: BLACK	(88)	BY PPS 109-1
(89)	PAINT	(89)	COLOR: JERCHO JADE
(90)	COLOR: BLACK	(90)	BY PPS 104-4
(91)	PAINT	(91)	COLOR: WEATHERED LEATHER DESSIS
(92)	COLOR: BLACK	(92)	BY DUNN EDWARDS
(93)	PAINT	(93)	COLOR: SILVER SETTING DECTES
(94)	COLOR: BLACK	(94)	BY DUNN EDWARDS
(95)	PAINT	(95)	COLOR: HARTFORD GREEN
(96)	COLOR: BLACK	(96)	BY SHERMAN WILLIAMS
(97)	KEY	(97)	KEY
(98)	METAL BRACKETS	(98)	MANUFACTURER: BY GENERAL CONTRACTOR
(99)	FINISH: PAINTED	(99)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(100)	BY DUNN EDWARDS	(100)	BY DUNN EDWARDS
(101)	WALL SIDING	(101)	MANUFACTURER: HESSE
(102)	MANUFACTURER: HESSE	(102)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(103)	COLOR: BLACK	(103)	COLOR: BLACK
(104)	WALL SIDING	(104)	MANUFACTURER: INTERSTATE LIGHTING LED
(105)	MANUFACTURER: INTERSTATE LIGHTING LED	(105)	MODEL: LARGE METRO
(106)	COLOR: BLACK	(106)	COLOR: BLACK
(107)	WALL SIDING	(107)	MANUFACTURER: INTERSTATE LIGHTING LED
(108)	MANUFACTURER: INTERSTATE LIGHTING LED	(108)	MODEL: LARGE METRO
(109)	COLOR: BLACK	(109)	COLOR: BLACK
(110)	WALL SIDING	(110)	MANUFACTURER: INTERSTATE LIGHTING LED
(111)	MANUFACTURER: INTERSTATE LIGHTING LED	(111)	MODEL: LARGE METRO
(112)	COLOR: BLACK	(112)	COLOR: BLACK
(113)	PRECAST CONCRETE BASE	(113)	MANUFACTURER: INTERSTATE LIGHTING LED
(114)	MANUFACTURER: INTERSTATE LIGHTING LED	(114)	MODEL: LARGE METRO
(115)	COLOR: NATURAL GRAY	(115)	COLOR: NATURAL GRAY
(116)	WOOD SLIVES / FASCIA	(116)	MANUFACTURER: BY GENERAL CONTRACTOR
(117)	MANUFACTURER: BY GENERAL CONTRACTOR	(117)	FINISH: SEMI-GLOSS
(118)	COLOR: BLACK BEAN - SEMI GLOSS	(118)	BY DUNN EDWARDS
(119)	OLYMPIC	(119)	COLOR: BUTTERNUT
(120)	SOLID COLOR WATERPROOFING STAIN / SEALER	(120)	SOLID COLOR WATERPROOFING STAIN / SEALER
(121)	WALL Louvers	(121)	MANUFACTURER: ARCHITECTURE WALL Louvers
(122)	MODEL: STANFORD SLATE	(122)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(123)	COLOR: BLACK BEAN - SEMI GLOSS	(123)	BY DUNN EDWARDS
(124)	KEY	(124)	KEY
(125)	PAINT	(125)	PAINT
(126)	COLOR: SILVER LINED DESSIS	(126)	COLOR: SILVER LINED DESSIS
(127)	BY DUNN EDWARDS	(127)	BY DUNN EDWARDS
(128)	WALL SIDING	(128)	MANUFACTURER: HESSE
(129)	MANUFACTURER: HESSE	(129)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(130)	COLOR: BLACK	(130)	COLOR: BLACK
(131)	WALL SIDING	(131)	MANUFACTURER: INTERSTATE LIGHTING LED
(132)	MANUFACTURER: INTERSTATE LIGHTING LED	(132)	MODEL: LARGE METRO
(133)	COLOR: BLACK	(133)	COLOR: BLACK
(134)	WALL SIDING	(134)	MANUFACTURER: INTERSTATE LIGHTING LED
(135)	MANUFACTURER: INTERSTATE LIGHTING LED	(135)	MODEL: LARGE METRO
(136)	COLOR: BLACK	(136)	COLOR: BLACK
(137)	PRECAST CONCRETE BASE	(137)	MANUFACTURER: INTERSTATE LIGHTING LED
(138)	MANUFACTURER: INTERSTATE LIGHTING LED	(138)	MODEL: LARGE METRO
(139)	COLOR: NATURAL GRAY	(139)	COLOR: NATURAL GRAY
(140)	WOOD SLIVES / FASCIA	(140)	MANUFACTURER: BY GENERAL CONTRACTOR
(141)	MANUFACTURER: BY GENERAL CONTRACTOR	(141)	FINISH: SEMI-GLOSS
(142)	COLOR: BLACK BEAN - SEMI GLOSS	(142)	BY DUNN EDWARDS
(143)	OLYMPIC	(143)	COLOR: BUTTERNUT
(144)	SOLID COLOR WATERPROOFING STAIN / SEALER	(144)	SOLID COLOR WATERPROOFING STAIN / SEALER
(145)	WALL Louvers	(145)	MANUFACTURER: ARCHITECTURE WALL Louvers
(146)	MODEL: STANFORD SLATE	(146)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(147)	COLOR: BLACK BEAN - SEMI GLOSS	(147)	BY DUNN EDWARDS
(148)	KEY	(148)	KEY
(149)	PAINT	(149)	PAINT
(150)	COLOR: SILVER LINED DESSIS	(150)	COLOR: SILVER LINED DESSIS
(151)	BY DUNN EDWARDS	(151)	BY DUNN EDWARDS
(152)	WALL SIDING	(152)	MANUFACTURER: HESSE
(153)	MANUFACTURER: HESSE	(153)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(154)	COLOR: BLACK	(154)	COLOR: BLACK
(155)	WALL SIDING	(155)	MANUFACTURER: INTERSTATE LIGHTING LED
(156)	MANUFACTURER: INTERSTATE LIGHTING LED	(156)	MODEL: LARGE METRO
(157)	COLOR: BLACK	(157)	COLOR: BLACK
(158)	WALL SIDING	(158)	MANUFACTURER: INTERSTATE LIGHTING LED
(159)	MANUFACTURER: INTERSTATE LIGHTING LED	(159)	MODEL: LARGE METRO
(160)	COLOR: BLACK	(160)	COLOR: BLACK
(161)	PRECAST CONCRETE BASE	(161)	MANUFACTURER: INTERSTATE LIGHTING LED
(162)	MANUFACTURER: INTERSTATE LIGHTING LED	(162)	MODEL: LARGE METRO
(163)	COLOR: NATURAL GRAY	(163)	COLOR: NATURAL GRAY
(164)	WOOD SLIVES / FASCIA	(164)	MANUFACTURER: BY GENERAL CONTRACTOR
(165)	MANUFACTURER: BY GENERAL CONTRACTOR	(165)	FINISH: SEMI-GLOSS
(166)	COLOR: BLACK BEAN - SEMI GLOSS	(166)	BY DUNN EDWARDS
(167)	OLYMPIC	(167)	COLOR: BUTTERNUT
(168)	SOLID COLOR WATERPROOFING STAIN / SEALER	(168)	SOLID COLOR WATERPROOFING STAIN / SEALER
(169)	WALL Louvers	(169)	MANUFACTURER: ARCHITECTURE WALL Louvers
(170)	MODEL: STANFORD SLATE	(170)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(171)	COLOR: BLACK BEAN - SEMI GLOSS	(171)	BY DUNN EDWARDS
(172)	KEY	(172)	KEY
(173)	PAINT	(173)	PAINT
(174)	COLOR: SILVER LINED DESSIS	(174)	COLOR: SILVER LINED DESSIS
(175)	BY DUNN EDWARDS	(175)	BY DUNN EDWARDS
(176)	WALL SIDING	(176)	MANUFACTURER: HESSE
(177)	MANUFACTURER: HESSE	(177)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(178)	COLOR: BLACK	(178)	COLOR: BLACK
(179)	WALL SIDING	(179)	MANUFACTURER: INTERSTATE LIGHTING LED
(180)	MANUFACTURER: INTERSTATE LIGHTING LED	(180)	MODEL: LARGE METRO
(181)	COLOR: BLACK	(181)	COLOR: BLACK
(182)	WALL SIDING	(182)	MANUFACTURER: INTERSTATE LIGHTING LED
(183)	MANUFACTURER: INTERSTATE LIGHTING LED	(183)	MODEL: LARGE METRO
(184)	COLOR: BLACK	(184)	COLOR: BLACK
(185)	PRECAST CONCRETE BASE	(185)	MANUFACTURER: INTERSTATE LIGHTING LED
(186)	MANUFACTURER: INTERSTATE LIGHTING LED	(186)	MODEL: LARGE METRO
(187)	COLOR: NATURAL GRAY	(187)	COLOR: NATURAL GRAY
(188)	WOOD SLIVES / FASCIA	(188)	MANUFACTURER: BY GENERAL CONTRACTOR
(189)	MANUFACTURER: BY GENERAL CONTRACTOR	(189)	FINISH: SEMI-GLOSS
(190)	COLOR: BLACK BEAN - SEMI GLOSS	(190)	BY DUNN EDWARDS
(191)	OLYMPIC	(191)	COLOR: BUTTERNUT
(192)	SOLID COLOR WATERPROOFING STAIN / SEALER	(192)	SOLID COLOR WATERPROOFING STAIN / SEALER
(193)	WALL Louvers	(193)	MANUFACTURER: ARCHITECTURE WALL Louvers
(194)	MODEL: STANFORD SLATE	(194)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(195)	COLOR: BLACK BEAN - SEMI GLOSS	(195)	BY DUNN EDWARDS
(196)	KEY	(196)	KEY
(197)	PAINT	(197)	PAINT
(198)	COLOR: SILVER LINED DESSIS	(198)	COLOR: SILVER LINED DESSIS
(199)	BY DUNN EDWARDS	(199)	BY DUNN EDWARDS
(200)	WALL SIDING	(200)	MANUFACTURER: HESSE
(201)	MANUFACTURER: HESSE	(201)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(202)	COLOR: BLACK	(202)	COLOR: BLACK
(203)	WALL SIDING	(203)	MANUFACTURER: INTERSTATE LIGHTING LED
(204)	MANUFACTURER: INTERSTATE LIGHTING LED	(204)	MODEL: LARGE METRO
(205)	COLOR: BLACK	(205)	COLOR: BLACK
(206)	WALL SIDING	(206)	MANUFACTURER: INTERSTATE LIGHTING LED
(207)	MANUFACTURER: INTERSTATE LIGHTING LED	(207)	MODEL: LARGE METRO
(208)	COLOR: BLACK	(208)	COLOR: BLACK
(209)	PRECAST CONCRETE BASE	(209)	MANUFACTURER: INTERSTATE LIGHTING LED
(210)	MANUFACTURER: INTERSTATE LIGHTING LED	(210)	MODEL: LARGE METRO
(211)	COLOR: NATURAL GRAY	(211)	COLOR: NATURAL GRAY
(212)	WOOD SLIVES / FASCIA	(212)	MANUFACTURER: BY GENERAL CONTRACTOR
(213)	MANUFACTURER: BY GENERAL CONTRACTOR	(213)	FINISH: SEMI-GLOSS
(214)	COLOR: BLACK BEAN - SEMI GLOSS	(214)	BY DUNN EDWARDS
(215)	OLYMPIC	(215)	COLOR: BUTTERNUT
(216)	SOLID COLOR WATERPROOFING STAIN / SEALER	(216)	SOLID COLOR WATERPROOFING STAIN / SEALER
(217)	WALL Louvers	(217)	MANUFACTURER: ARCHITECTURE WALL Louvers
(218)	MODEL: STANFORD SLATE	(218)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(219)	COLOR: BLACK BEAN - SEMI GLOSS	(219)	BY DUNN EDWARDS
(220)	KEY	(220)	KEY
(221)	PAINT	(221)	PAINT
(222)	COLOR: SILVER LINED DESSIS	(222)	COLOR: SILVER LINED DESSIS
(223)	BY DUNN EDWARDS	(223)	BY DUNN EDWARDS
(224)	WALL SIDING	(224)	MANUFACTURER: HESSE
(225)	MANUFACTURER: HESSE	(225)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(226)	COLOR: BLACK	(226)	COLOR: BLACK
(227)	WALL SIDING	(227)	MANUFACTURER: INTERSTATE LIGHTING LED
(228)	MANUFACTURER: INTERSTATE LIGHTING LED	(228)	MODEL: LARGE METRO
(229)	COLOR: BLACK	(229)	COLOR: BLACK
(230)	WALL SIDING	(230)	MANUFACTURER: INTERSTATE LIGHTING LED
(231)	MANUFACTURER: INTERSTATE LIGHTING LED	(231)	MODEL: LARGE METRO
(232)	COLOR: BLACK	(232)	COLOR: BLACK
(233)	PRECAST CONCRETE BASE	(233)	MANUFACTURER: INTERSTATE LIGHTING LED
(234)	MANUFACTURER: INTERSTATE LIGHTING LED	(234)	MODEL: LARGE METRO
(235)	COLOR: NATURAL GRAY	(235)	COLOR: NATURAL GRAY
(236)	WOOD SLIVES / FASCIA	(236)	MANUFACTURER: BY GENERAL CONTRACTOR
(237)	MANUFACTURER: BY GENERAL CONTRACTOR	(237)	FINISH: SEMI-GLOSS
(238)	COLOR: BLACK BEAN - SEMI GLOSS	(238)	BY DUNN EDWARDS
(239)	OLYMPIC	(239)	COLOR: BUTTERNUT
(240)	SOLID COLOR WATERPROOFING STAIN / SEALER	(240)	SOLID COLOR WATERPROOFING STAIN / SEALER
(241)	WALL Louvers	(241)	MANUFACTURER: ARCHITECTURE WALL Louvers
(242)	MODEL: STANFORD SLATE	(242)	COLOR: DE 100 B&B BEAN - SEMI GLOSS
(243)	COLOR: BLACK BEAN - SEMI GLOSS	(243)	BY DUNN EDWARDS
(244)	KEY	(244)	KEY
(245)	PAINT	(245)	PAINT
(246)	COLOR: SILVER LINED DESSIS	(246)	COLOR: SILVER LINED DESSIS
(247)	BY DUNN EDWARDS	(247)	BY DUNN EDWARDS
(248)	WALL SIDING	(248)	MANUFACTURER: HESSE
(249)	MANUFACTURER: HESSE	(249)	MODEL: LED W/SLIDE 3/3" WALL MOUNT
(250)	COLOR: BLACK	(250)	COLOR: BLACK
(251)	WALL SIDING	(251)	MANUFACTURER: INTERSTATE LIGHTING LED
(252)	MANUFACTURER: INTERSTATE LIGHTING LED	(252)	MODEL: LARGE METRO
(253)	COLOR: BLACK	(253)	COLOR: BLACK
(254)	WALL SIDING	(254)	MANUFACTURER: INTERSTATE LIGHTING LED
(255)	MANUFACTURER: INTERSTATE LIGHTING LED	(255)	MODEL: LARGE METRO
(256)	COLOR: BLACK	(256)	COLOR: BLACK
(257)	PRECAST CONCRETE BASE	(257)	MANUFACTURER: INTERSTATE LIGHTING LED
(258)	MANUFACTURER: INTERSTATE LIGHTING LED	(258)	MODEL: LARGE METRO
(259)	COLOR: NATURAL GRAY	(259)	COLOR: NATURAL GRAY
(260)	WOOD SLIVES / FASCIA	(260)	MANUFACTURER: BY GENERAL CONTRACTOR
(261)	MANUFACTURER		

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Community Shopping Center Elevations



FINISH LEGEND			
KEY	MATERIAL	KEY	MATERIAL
23	TRASH RECEPTACLES MANUFACTURER: VICTOR STANLEY MODEL: 550C COLOR: BLACK	21	STUCCO - SMOOTH MANUFACTURER: HIGHLAND STUCCO FINISH: STEEL TROWEL - PAINTED DUNN EDWARDS
24	BIKE RACKS MANUFACTURER: VICTOR STANLEY MODEL: FRESA BIKE RACK COLOR: BLACK	22	STONEFRONT MANUFACTURER: ARCADIA - COLOR: 485 DUNN BRNZE AB-7 COTECROFT GLASS
25	METAL AWNING MANUFACTURER: METAL SALES MODEL: MAGNA.LOC 180 COLOR: MISTIQUE PLUS (W31)	23	VITRO ARCH. GLASS - 1" CLEAR FLOAT GLASS
26	CONCRETE PAVERS MANUFACTURER: ACKERSTONE MODEL: 48H-NO CHAMFER RUNNING BOND COLOR: BELLAUNA BLEND	24	VITRO ARCH. GLASS AV933 WARM GRAY #2
27	CONCRETE PAVING MANUFACTURER: BY GENERAL CONTRACTOR FINISH: ACLE SHIRT FINISH, SAW CUT LINES COLOR: NATURAL GRAY	25	BRICK VENEER MANUFACTURER: INTERSTATE BRICK MODEL: THIN MODULAR 2 x 8 COLOR: ARCTIC WHITE GROUT: COLOR: 4841 BRIGHT WHITE BY CUSTOMER BUILDING PRODUCT
28	GREENSCREEN MANUFACTURER: GREENSCREEN COLOR: MATTE TEXTURE GREEN	26	BATTEN BOARD BOND MANUFACTURER: HARDIE BOARD MODEL: HARDIE PLANK SMOOTH VERTICAL PANELS 17 1/4" x 47 1/8" (18" SQUARE) (1" x 3/8") COLOR: PRIMED AND PAINTED BY ZAGG'S FLAT SPRINK LITEK EGGSHELL BY DUNN EDWARDS AT 12" CENTER TO CENTER.
29	PATIO FURNITURE MANUFACTURER: EMU CONTRACT SEGO K088 - ARM CHAIR, 22" A IRON CARI AND MESH TABLE, 18" SQ., 22" A IRON UMBRELLA - ALUMINUM SQUARE (118" x 118") COLOR: CANOPY BRICE	27	STANDING BEAM METAL ROOF MANUFACTURER: METAL SALES MODEL: MAGNA.LOC 180 COLOR: SLATE GRAY (W38)
30	STEEL WIRE (2" SQ.) SILVER	28	METAL WALL PANELS MANUFACTURER: METAL SALES MODEL: 541 - 18" SMALL PANEL COLOR: SLATE GRAY (W38)
31	STRING LIGHTS MANUFACTURER: TIVOLI LIGHTING MODEL: 1000 (WALL DIRECTOR SMALL) - DOWN USE # 12 CABLE WIRE (BY OTHERS) COLOR: CLEAR	29	STONE VENEER MANUFACTURER: EL DORADO STONE MODEL: ROUGH CUT COLOR: VINEYARD TRAIL
32	WALL LIGHT - LOADING AREAS MANUFACTURER: KM LIGHTING MODEL: W03 (WALL DIRECTOR SMALL) - DOWN COLOR: BL - BLACK MATTE TEXTURE	30	SIDING MANUFACTURER: HARDIE BOARD FINISH: ARTISAN SQUARE CHANNEL COLOR: PRIMED TO PAINT
33	COMPOSITE SIDING MANUFACTURER: AXEK MODEL: GEM JONI CLADDING COLOR: WEATHERED TEAK	31	METAL CHIMNEY MANUFACTURER: BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: DE 6385 BLACK BEAN - SEMI GLOSS BY DUNN EDWARDS
34	CMU BLOCK MANUFACTURER: ORO BLOCK MODEL: SPLIT FACE BLOCK COLOR: NATURAL GRAY	32	METAL FRAME FACADE COLOR: DET 390 MOODY BLUES - SEMI GLOSS BY DUNN EDWARDS
35	CMU BLOCK MANUFACTURER: ORO BLOCK MODEL: SPLIT FACE BLOCK COLOR: BLACK 100	33	METAL TRELLIS, POST & STEEL FRAMING MANUFACTURER: BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: DE 6385 BLACK BEAN - SEMI GLOSS BY DUNN EDWARDS
36	WOOD BEAM/HEADER WOOD VENEER BEAM FINISH: SEMI-TRANSPARENT STAIN COLOR COLOR: RUSTIC CEDAR	34	PRECAST CONCRETE BASE MANUFACTURER: EMPRESS PRECAST FINISH: SANDSTONE COLOR: NATURAL GRAY
37	ENTRY DRIVE PAVERS MANUFACTURER: ACKERSTONE MODEL: PALERIM COLOR: ANTIQUE PEWTER	35	WOOD EAVES / FASCIA MANUFACTURE: BY GENERAL CONTRACTOR COLOR: CLIMBIC BUTTERNUT SOLID COLOR WATERPROOFING STAIN / SEALER BY DUNN EDWARDS
38	MANUFACTURER: FX SHADE OR EQUAL MODEL: TRELIS SHADE - RETRACTABLE COLOR: WHITE	36	METAL BRACKETS MANUFACTURE: BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: DE 6385 BLACK BEAN - SEMI GLOSS BY DUNN EDWARDS
39	STANDING BEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNA.LOC 180 COLOR: SLATE GRAY (W38)	37	WALL SCIENCE MANUFACTURE: HESS MODEL: LED VILLAGE 375 WALL MOUNT COLOR: BLACK
40	PANT COLOR: 10.G0 DEW375 BY DUNN EDWARDS	38	WALL SCIENCE MANUFACTURE: INTROQUE LIGHTING LED MODEL: LARGE RETRO COLOR: BLACK
41	PANT COLOR: SILVER/BLD DE853 BY DUNN EDWARDS	39	WALL SCIENCE MANUFACTURE: INTROQUE LIGHTING LED MODEL: EPIC COLOR: BLACK
42	PANT COLOR: DRIFTING DEC770 BY DUNN EDWARDS	40	WALL SCIENCE MANUFACTURE: BEGA MODEL: 33.54 LED COLOR: BLACK
43	PANT COLOR: SMOKEY MOUNTAIN DE938 BY DUNN EDWARDS	41	PEDESTRIAN POLE LIGHT MANUFACTURE: INTROQUE LIGHTING LED MODEL: ELEGANT, SIDE ARM SHEPHERDS CROOK MOUNT POLE: PA3 SERIES 19" HIGH
44	PANT COLOR: BANK VALLT DE835 BY DUNN EDWARDS	42	SIDELIGHTS MANUFACTURE: TMS LIGHTING MODEL: 508 18" BE COLOR: MATTE BLACK
45	PANT COLOR: ALWAYS ALMOND BY DUNN EDWARDS	43	TRELLIS LIGHTS MANUFACTURE: LIGHTWAY MODEL: POW-S-LED COLOR: SATIN BLACK
46	PANT COLOR: JERCHO JADE BY DUNN EDWARDS	44	
47	PANT COLOR: WEATHERED LEATHER DE8105 BY DUNN EDWARDS		
48	PANT COLOR: ALN DRED DET692 BY DUNN EDWARDS		
49	PANT COLOR: HARTFORD GREEN BY SHERWIN WILLIAMS		

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Community Shopping Center Elevations



2 EAST ELEVATION - PAD 2
SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION - PAD 2
SCALE: 3/32" = 1'-0"



4 WEST ELEVATION - PAD 2
SCALE: 3/32" = 1'-0"



3 SOUTH ELEVATION - PAD 2
SCALE: 3/32" = 1'-0"

FINISH LEGEND			
KEY	MATERIAL	KEY	MATERIAL
1	TRASH RECEPTACLES MANUFACTURER: VICTOR STANLEY MODEL: EDC-30 COLOR: BLACK	11	STUCCO - SMOOTH MANUFACTURER: HIGHLAND STUCCO FINISH: STEEL TROWEL - PAINTED DUNN EDWARDS
2	RISK RACKS MANUFACTURER: VICTOR STANLEY MODEL: FREER RISK RACK COLOR: BLACK	12	STOREFRONT MANUFACTURER: ARCADIA - VITRO ARCH GLASS 1" CLEAR FLOAT GLASS
3	CONCRETE PAVERS MANUFACTURER: ACESTONE MODEL: 416-NO CHAMFER, RUNNING BOND COLOR: BELLEGA BLEND	13	SPANDREL GLASS VITRO ARCH GLASS 1/2" CLEAR FLOAT GLASS
4	CONCRETE PAVING MANUFACTURER BY GENERAL CONTRACTOR FINISH: ACID WASH FINISH, SAW CUT LINES. COLOR: NATURAL GRAY	14	BRICK VENEER MANUFACTURER: INTERSTATE BRICK MODEL: TRN MODULAR 2 1/4" COLOR: ARCTIC WHITE BY CUSTOMER'S BUILDING PRODUCT
5	GREENSCREEN MANUFACTURER: GREENSCREEN COLOR: MATTE TEXTURE GREEN	15	BATTEN BOARD SIDING MANUFACTURER: HANDE BOARD MODEL: HANDE PLANK SMOOTH VERTICAL PANELS (10" X 4" @ 16" TRIM BOARDS (1" X 3 1/2") COLOR: PRIMED AND PAINTED W/ SCOTTS FLAT ACRYLIC LATEX - EGGHELL BY DUNN EDWARDS
6	PATIO FURNITURE MANUFACTURER: T&M CONTRACT SECTIONS: 4250 - ARM CHAIR, 22 AL IRON CAMPBELL WOOD TABLE, 18" SQ. 22 AL IRON UMBRELLA - ALUMINUM SQUARE (118" X 118") COLOR: CANOPY BEIGE	16	BATTEN BOARD SIDING MANUFACTURER: HANDE BOARD MODEL: HANDE PLANK SMOOTH VERTICAL PANELS (10" X 4" @ 16" TRIM BOARDS (1" X 3 1/2") COLOR: PRIMED AND PAINTED W/ SCOTTS FLAT ACRYLIC LATEX - EGGHELL BY DUNN EDWARDS
7	STRING LIGHTS MANUFACTURER: TIVOLI LIGHTING MODEL: LITOSPHERE LED 300K USE 1/2" STEEL CABLE WIRE (BY OTHERS) COLOR: CLEAR	17	METAL WALL PANELS - SALES MANUFACTURER: METAL SALES MODEL: 1811-188 WALL PANEL COLOR: SLATE GRAY (908)
8	WALL LIGHT - LOADING AREAS MANUFACTURER: IOM LIGHTING MODEL: 1003 (WALL DIRECTOR SMALL) - DOWN COLOR: BL - BLACK MATTE TEXTURE	18	STONE VENEER MANUFACTURER: LORADO STONE MODEL: HOGWOOD TRAIL
9	COMPOSITE SIDING MANUFACTURER: AZEK COLOR: OPERA JONI CLADDING COLOR: WEATHERED TEAK	19	SIDING MANUFACTURER: HANDE BOARD MODEL: ARTISAN SQUARE CHANNEL COLOR: PRIMED TO PAINT
10	CMU BLOCK MANUFACTURER: OROCO BLOCK MODEL: SP17 FACI BLOCK COLOR: NATURAL GRAY	20	METAL CANOPY MANUFACTURER BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: DE 6363 BLACK BEAN - SEM GLOSS BY DUNN EDWARDS
11	CMU BLOCK MANUFACTURER: OROCO BLOCK MODEL: SP17 FACI BLOCK COLOR: BLACK 108	21	METAL FRAME FACADE COLOR: SET 868 MOODY BLUES - SEM GLOSS BY DUNN EDWARDS
12	WOOD BEAM HEADER WOOD VENEER BEAM FINISH: SEMI TRANSPARENT STAIN COLOR COLOR: RUSTIC CEDAR	22	METAL TRILLES POST & STEEL FRAMING MANUFACTURER BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: DE 6363 BLACK BEAN - SEM GLOSS BY DUNN EDWARDS
13	ENTRY DRIVE PAVERS MANUFACTURER: ACKERSTONE MODEL: PALERMO COLOR: ANTIQUE PEWTER	23	WREATH CONCRETE BASE MANUFACTURER: EMPIRE PRECAST FINISH: SANDSTONE COLOR: NATURAL GRAY
14	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	24	WOOD GAVES / FASCIA MANUFACTURER BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: OLYMPIC COLOR: BUTTERNUT SOLID COLOR WATERPROOFING STAIN / SEALER
15	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	25	WALL LOUVERS MANUFACTURER: ARCHITECTURE WALL LOUVERS MODEL: 4" STANDARD BLADE COLOR: DE 6363 BLACK BEAN - SEM GLOSS BY DUNN EDWARDS
16	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	26	METAL BRACKETS MANUFACTURER BY GENERAL CONTRACTOR FINISH: PAINTED COLOR: DE 6363 BLACK BEAN - SEM GLOSS BY DUNN EDWARDS
17	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	27	WALL SCONCE MANUFACTURER: HESS MODEL: LED VILAGE 375 WALL MOUNT COLOR: BLACK
18	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	28	WALL SCONCE MANUFACTURER: INTRIGUE LIGHTING LED MODEL: LARGE METRO COLOR: BLACK
19	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	29	WALL SCONCE MANUFACTURER: INTRIGUE LIGHTING LED MODEL: SPIC COLOR: BLACK
20	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	30	WALL SCONCE MANUFACTURER: INTRIGUE LIGHTING LED MODEL: SIGN 18 LED COLOR: BLACK
21	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	31	RECREATION POLE LIGHT MANUFACTURER: INTRIGUE LIGHTING LED MODEL: ELEGANT SIDE ARM RECREATION CHOOK MOUNT FINISH: PA6 SERIES 15" HIGH
22	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	32	SIGN LIGHTS MANUFACTURER: T&M LIGHTING MODEL: SIGN 18 LED COLOR: SATIN BLACK
23	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	33	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
24	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	34	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
25	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	35	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
26	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	36	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
27	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	37	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
28	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	38	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
29	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	39	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
30	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	40	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
31	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	41	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
32	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	42	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
33	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	43	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
34	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	44	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
35	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	45	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
36	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	46	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
37	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	47	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
38	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	48	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
39	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	49	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
40	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	50	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
41	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	51	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
42	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	52	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
43	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	53	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
44	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	54	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
45	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	55	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
46	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	56	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
47	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	57	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
48	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	58	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
49	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	59	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
50	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	60	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
51	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	61	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
52	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	62	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
53	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	63	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
54	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	64	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
55	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	65	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
56	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	66	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
57	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	67	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
58	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	68	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
59	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	69	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
60	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	70	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
61	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	71	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
62	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	72	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
63	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	73	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
64	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	74	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
65	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	75	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
66	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	76	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
67	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	77	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
68	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	78	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
69	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	79	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
70	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	80	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
71	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	81	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
72	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	82	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
73	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	83	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
74	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	84	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
75	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	85	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
76	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	86	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
77	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	87	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
78	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	88	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
79	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	89	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
80	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	90	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
81	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	91	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
82	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	92	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
83	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	93	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
84	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	94	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
85	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	95	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
86	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	96	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
87	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	97	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
88	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	98	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
89	STANDING SEAM COVERED PATIO W/ METAL FRAME MANUFACTURER: METAL SALES MODEL: MAGNOLIA 185 COLOR: SLATE GRAY (908)	99	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK
90	MANUFACTURER: 54 GRADE ORIGINAL MODEL: TRILLES SHASE - RETRACTABLE COLOR: WHITE	100	TRILLES LIGHTS MANUFACTURER: LIGHTWAY MODEL: TORWALD COLOR: SATIN BLACK

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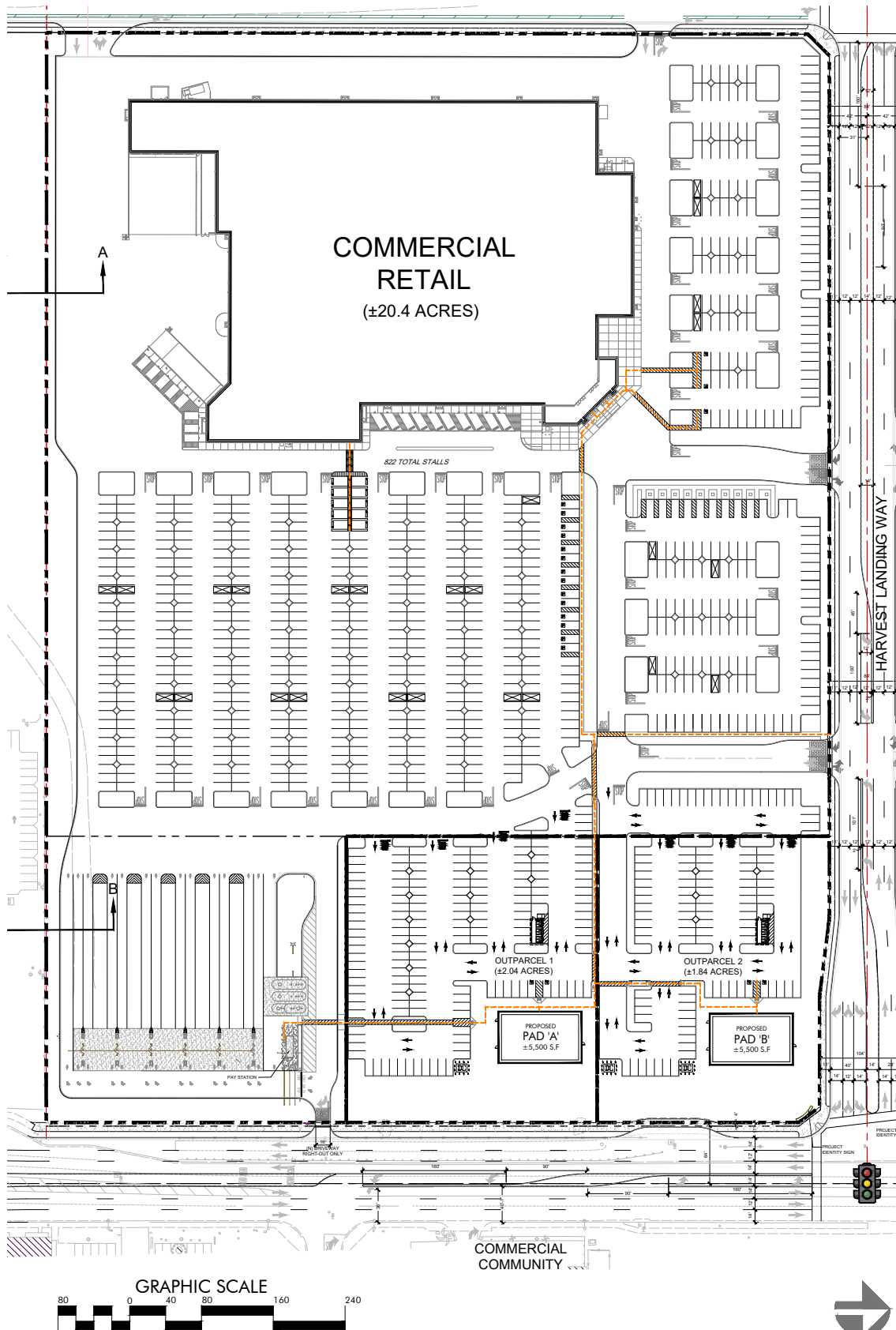
Community Shopping Center Landscape Plan



PLANT PALETTE					
Symbol	Botanical Name	Common Name	WUCOLS REGION 4	Size	Qty
TREES					
	<i>Chionochloa filifolia</i>	Desert Willow	Low	36" Box Std.	81
	<i>Cercocarpus foetidus</i>	Forest Fire Redbud	Low	24" Box Std.	17
	<i>Salix lasiolepis</i>	Autumn Willow	Med	15 Gallon Std.	138
	<i>Lagerstroemia hybrid</i>	Hybrid Crepe Myrtle	Low	24" Box Std.	16
	<i>Lagerstroemia l. natchez</i>	Natchez Crepe Myrtle	Med	24" Box Std.	28
	<i>Diospyros villosa</i>	Fruitless Olive	Low	48" Box Multi.	14
	<i>Pinus acuta</i>	Monterey Pine	Low	24" Box Std.	96
	<i>Platanus occidentalis</i>	London Plane Tree	Med	24" Box Std.	86
	<i>Platanus racemosa</i>	California Sycamore	Low	48" Box Multi.	8
	<i>Pyrus calliniana</i>	Callery Pear	Med	24" Box Std.	79
	<i>Quercus l. fruticosa</i>	English Oak	Med	36" Box Std.	59
	<i>Tetraena cretaea</i>	Beltone Box	Med	24" Box Std.	76
	<i>Ulmus parvifolia</i>	Dwarf Evergreen Chinese Elm	Low	15 Gallon Std.	55
	<i>Zelkova serrata</i>	City Scape Zelkova	Med	36" Box Std.	118
SHRUBS/ GROUNDCOVERS					
	<i>Agave d. variegata</i>	Variegated Smooth Agave	Low		
	<i>Aloe blue</i>	Blue TF Aloe	Low		
	<i>Argemone trichocarpa</i>	Kangaroo Paw	Low		
	<i>Baccharis p. twin peak</i>	Coyote Bush	Low		
	<i>Cassipouira gilliesii</i>	Mexican Bird of Paradise	Low		
	<i>Calliandra v. little john</i>	Dwarf Bottlebrush	Low		
	<i>Citrus aurantium</i>	Orange Tree	Low		
	<i>Daylily white</i>	White Daylily	Low		
	<i>Dianella g. mingenew gold</i>	Gold Fern Bush	Low		
	<i>Furcraea l. medocata</i>	Mauve Hemp	Low		
	<i>Grevillea lanigera</i>	Coastal Gem Grevillea	Low		
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	Low		
	<i>Lantana new gold</i>	New Gold Lantana	Low		
	<i>Leucophyllum l. compacta</i>	Texas Ranger	Low		
	<i>Lomandra linearis</i>	Dwarf Mat Rush	Low		
	<i>Lomandra platina beauty</i>	Platinum Beauty Lomandra	Low		
	<i>Leucophyllum l. texas ranger</i>	Texas Ranger	Low		
	<i>Penstemon h. margarita BOP</i>	Margarita BOP Blue Beddie	Low		
	<i>Rosa power cascade</i>	Groundcover Rose	Med		
	<i>Rosmarinus o. huntington carpet</i>	Creeping Rosemary	Low		
	<i>Russelia equisetiformis</i>	Coastal Fountain	Med		
	<i>Salvia greggii flame</i>	Furman's Red Autumn Sage	Low		
	<i>Salvia leucantha</i>	Mexican Bush Sage	Low		
	<i>Westringia l. mundi</i>	Mundi Coast Rosemary	Low		
	<i>Zauschneria californica</i>	California Fuchsia	Low		
ACCENT SHRUBS					
	<i>Agave blue glow</i>	Blue Glow Agave	Low		
	<i>Aloe blue TF</i>	Blue TF Aloe	Low		
	<i>Bougainvillea raspberry ice</i>	Bougainvillea	Low		
	<i>Salvia fulgens</i>	Salvianella	Low		
	<i>Lavandula major</i>	Mexico English Lavender	Low		
SCREEN SHRUBS					
	<i>Batisia californica eye glow</i>	Dwarf Callisaya	Low		
	<i>Westringia blue gem</i>	Blue Gem Coast Rosemary	Low		

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Commercial Big Box Retail Conceptual Site Plan



Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-22

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Commercial Big Box Retail Elevations



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Commercial Big Box Retail Landscape Plan



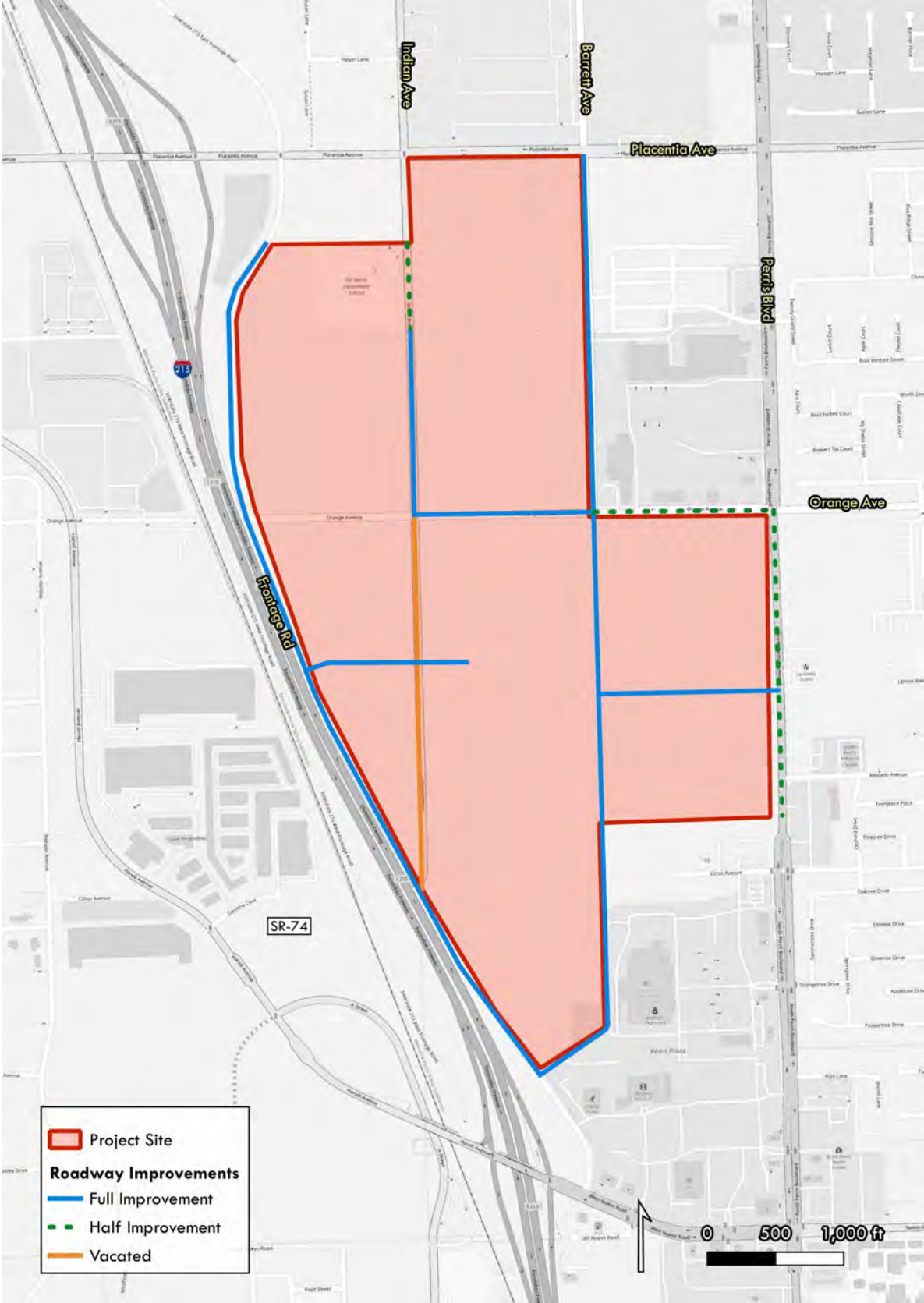
PLANT PALETTE

Symbol	Botanical Name	Common Name	WUCOLS REGION 4	Size	Qty
TREES					
	<i>Chrysothamnus fasciculatus</i>	Desert Willow	Low	36" Tree Std	81
	<i>Cercis c. Forest Pansy</i>	Forest Pansy Redbud	Low	24" Box Std	17
	<i>Geijera parviflora</i>	Australian Willow	Med	15 Gallon Std	135
	<i>Lagerstroemia hybrid Tazara</i>	Hybrid Crape Myrtle	Low	24" Box Std	18
	<i>Lagerstroemia f. Natchez</i>	Natchez Crape Myrtle	Med	24" Box Std	39
	<i>Olea europaea Wilsoni</i>	Foothill Olive	Low	48" Box Multi	14
	<i>Pinus edulis</i>	Monterey Pine	Low	24" Box Std	96
	<i>Platanus x acutifolia</i>	London Plane Tree	Med	24" Box Std	36
	<i>Platanus racemosa</i>	California Sycamore	Low	48" Box Multi	8
	<i>Pyrus calleryana Chantrelle</i>	Callery Pear	Med	24" Box Std	79
	<i>Quercus f. Foliage</i>	English Oak	Med	36" Box Std	69
	<i>Tilia cordata</i>	Bibbani Box	Med	24" Box Std	76
	<i>Ulmus parvifolia Orate</i>	Dwarf Evergreen Chinese Elm	Low	15 Gallon Std	55
	<i>Zelkova serota City Spire</i>	City Spire Zelkova	Med	36" Box Std	113

Symbol	Botanical Name	Common Name	WUCOLS REGION 4
SHRUBS, GROUNDCOVERS			
	<i>Agave s. Variegata</i>	Variegated Smooth Agave	Low
	<i>Aloe Blue Elf</i>	Blue Elf Aloe	Low
	<i>Argemone flavida</i>	Kangaroo Paw	Low
	<i>Baccharis p. Twin Peak</i>	Coyote Bush	Low
	<i>Cassipouia gilesii</i>	Mexican Bird of Paradise	Low
	<i>Callisander f. The John</i>	Dwarf Bottlebrush	Low
	<i>Citrus purpurea</i>	Orchid Rock Rose	Low
	<i>Dawsonia whistleri</i>	Desert Spoon	Low
	<i>Eriosepala g. Mingenew Gold</i>	Gold Emu Bush	Low
	<i>Furcraea f. Mediapala</i>	Moutan Hemp	Low
	<i>Gesneria longica 'Coastal Gem'</i>	Coastal Gem Gesneria	Low
	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	Low
	<i>Lantana New Gold</i>	New Gold Lantana	Low
	<i>Leucosiphium f. Compacta</i>	Texas Ranger	Low
	<i>Lomandra Bicolor</i>	Dwarf Mat Rush	Low
	<i>Lomandra Plumum Beauty</i>	Plumum Beauty Lomandra	Low
	<i>Leucosiphium f. Texas Ranger</i>	Texas Ranger	Low
	<i>Penstemon f. Margarita BOP</i>	Margarita BOP Blue Beddie	Low
	<i>Rosa Flower Carpet</i>	Groundcover Rose	Med
	<i>Scaevola s. 'Sunlight Carpet'</i>	Creeping Rosemary	Low
	<i>Ruellia equisetiformis</i>	Coral Fountain	Med
	<i>Salvia greggii Flame</i>	Furnon's Red Autumn Sage	Low
	<i>Salvia leucantha</i>	Mexican Bush Sage	Low
	<i>Westringia f. Mundi</i>	Mundi Coast Rosemary	Low
	<i>Zauschneria californica</i>	California Fuchsia	Low
ACCENT SHRUBS			
	<i>Agave Blue Glow</i>	Blue Glow Agave	Low
	<i>Aloe Blue Elf</i>	Blue Elf Aloe	Low
	<i>Bougainvillea Raspberry Ice</i>	Bougainvillea	Low
	<i>Bubbia fulvescens Halmaki</i>	Staked Subina	Low
	<i>Lorandula Meeki</i>	Meeki English Lavender	Low
SCREEN SHRUBS			
	<i>Thamnia californica Eye Case</i>	Dwarf Coffinberry	Low
	<i>Westringia Blue Gem</i>	Blue Gem Coast Rosemary	Low

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Roadway Improvements

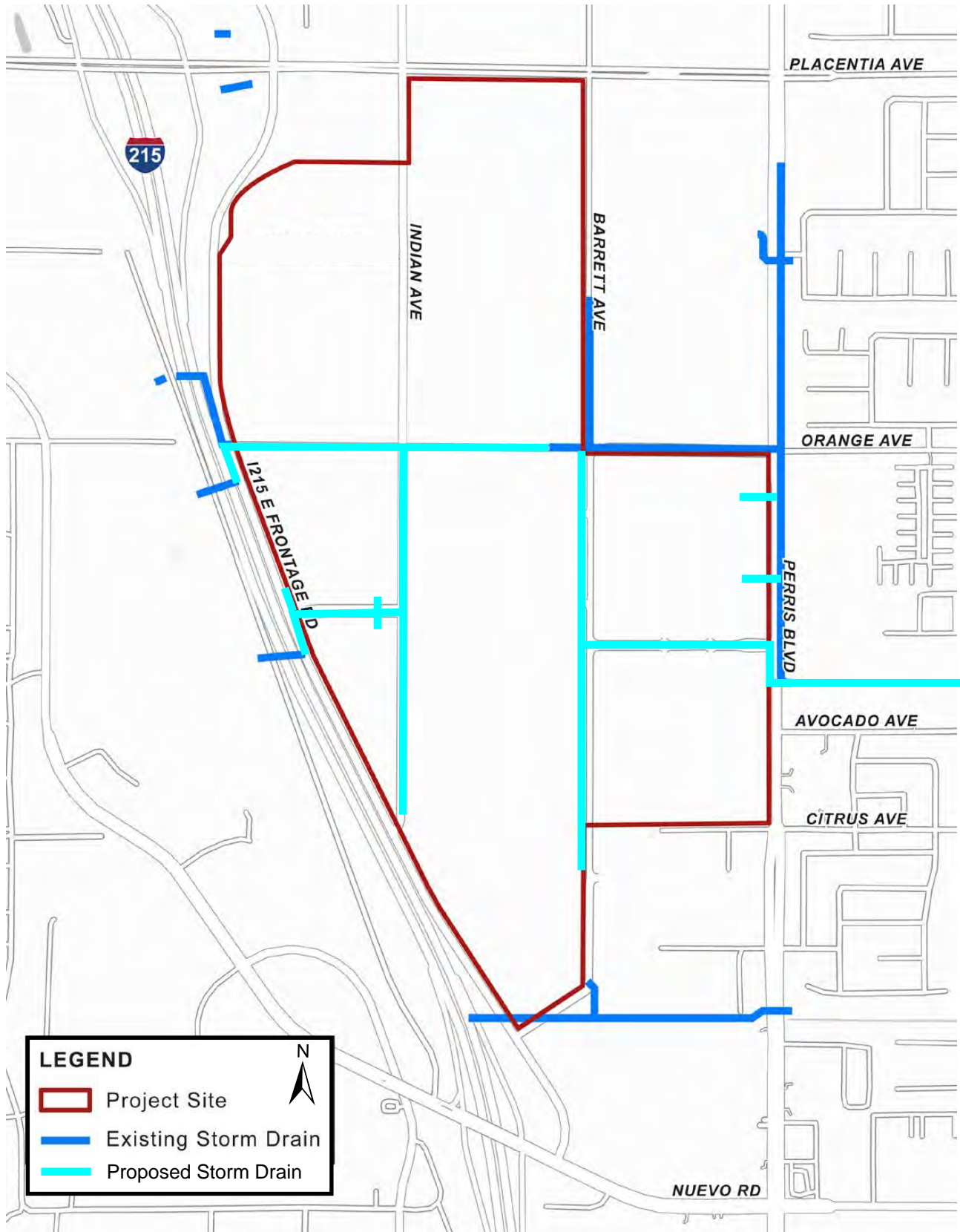


Harvest Landing Retail Center & Business Park Project
City of Perris

Figure 3-25

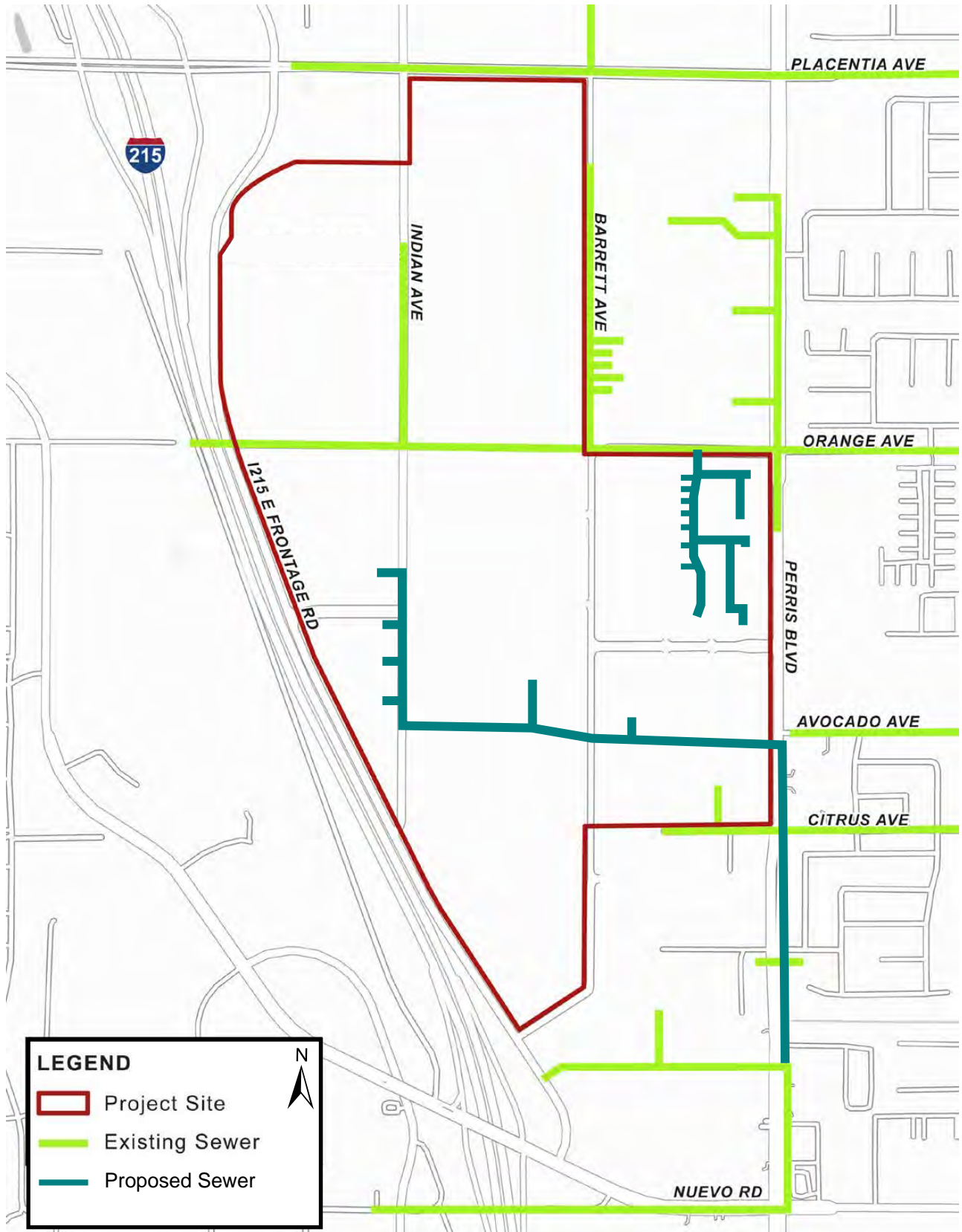
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Proposed Stormwater Infrastructure



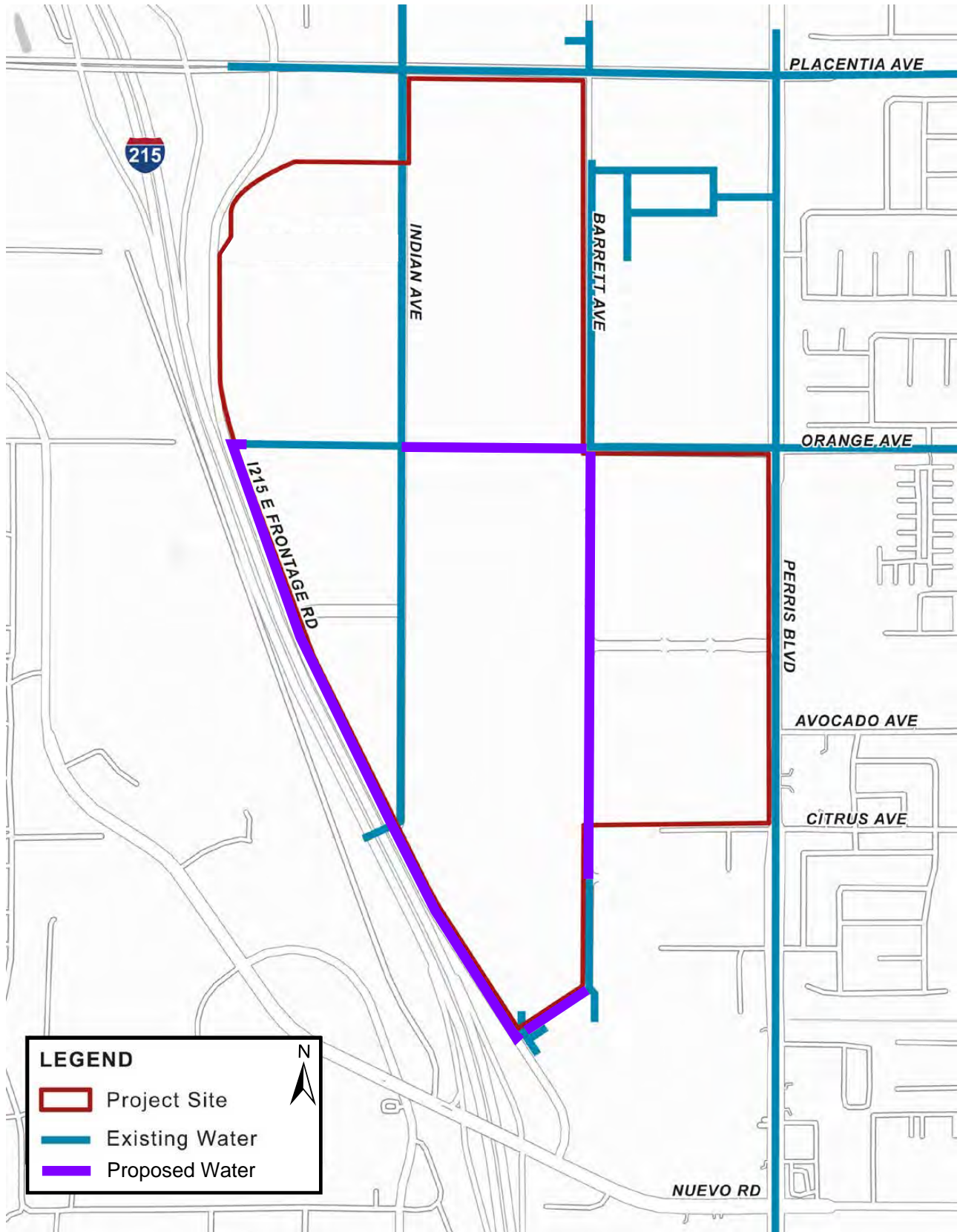
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Sewer Infrastructure Improvements



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Water Infrastructure Improvements



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3.6 PROJECT DESIGN FEATURES AND EXISTING PLANS, PROGRAMS, OR POLICIES

Throughout the impact analysis in this Draft EIR, reference is made to plans, programs, and policies that are applied to all development on the basis of federal, state, or local law, which may effectively reduce potential environmental impacts. Where applicable, plans, programs, and policies are listed to show their effect in reducing potential environmental impacts. The Project voluntarily incorporates various measures that serve to reduce potentially significant impacts. These measures are referred to as Project Design Features.

3.7 DISCRETIONARY APPROVALS AND PERMITS

The City of Perris has primary approval responsibility for the Project. As such, the City serves as the Lead Agency for this Draft EIR pursuant to State CEQA Guidelines Section 15050. Because the Project requires multiple legislative approvals, the Perris City Council is the decision-making authority for the Project and will consider the Project and will make a final decision to approve, approve with changes, or deny the Project. The City, including the Planning Commission and City Council, will consider the information contained in this EIR and the Project’s administrative record in its decision-making processes. In the event of approval of the Project and certification of its EIR, the City would conduct administrative reviews and grant ministerial permits and approvals to implement Project requirements and conditions of approval.

A list of actions under City jurisdiction is provided in Table 3-8, *Project Approvals and Permits* below. Additional discretionary, ministerial and/or administrative actions may be necessary from other governmental agencies to fully implement the Project. Table 3-8 lists the government agencies that are expected to use the Project’s EIR during their consultation and review of the Project and its implementing actions and provides a summary of the subsequent actions associated with the Project.

Table 3-8: Project Approvals and Permits

Public Agency	Approval and Decisions
City of Perris	
Project – Discretionary Approvals	
City of Perris City Council	<ul style="list-style-type: none"> • Reject or certify this EIR along with appropriate CEQA Findings and Mitigation Monitoring and Reporting Program. • Approve, conditionally approve, or deny the Project, including: <ul style="list-style-type: none"> ○ Specific Plan Amendment No. 22-05250 to revise land use designations, establish a plan for public facilities, design guidelines, and to annex properties to the north of the Project into the Specific Plan. ○ General Plan Amendment No. 24-05175 to redesignate annexed parcels as Harvest Landing Specific Plan (HL SP). ○ Zone Change No. 24-05176 to rezone the properties being annexed into the Specific Plan and overlay from various zonings to MBU under the Harvest Landing Specific Plan. ○ Development Plan Review (DPR) Nos. 22-00023, 22-00024, 22-00025, 22-05235, 22-05238, 23-00017, 24-00008, and 24-0009 to review the site plans and building elevations for the proposed industrial and commercial buildings. ○ Tentative Tract Map No. 22-05250 (TTM 38810 and 38811) to revise site boundaries within the Harvest Landing Specific Plan. ○ Conditional Use Permit (CUP) Nos. 22-05239, 22-05238, and 22-05005 for proposed warehouse buildings. ○ Development Agreement Amendment(s) to update to the Harvest Landing Development Agreement per the revised Project.

Public Agency	Approval and Decisions
	<ul style="list-style-type: none"> • Senate Bill 330 “Housing Crisis Act of 2019” compliance • Approve a Determination of Biologically Equivalent or Superior Preservation.
Subsequent City of Perris and Ministerial Approvals	
City of Perris Implementing Approvals	<ul style="list-style-type: none"> • Approve Final Parcel Maps, lot line adjustments, or parcel mergers, as may be appropriate • Approve precise site plan(s) and landscaping/irrigation plan(s), as may be appropriate • Issue Grading Permits • Issue Building Permits • Issue Occupancy Permits • Approve Road Improvements Plans • Approval of Roadway Vacations • Issue Encroachment Permits • Accept public right-of-way dedications • Approve Water Quality Management Plan (WQMP)
Other Agencies – Subsequent Approvals and Permits	
Santa Ana Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a Construction Activity General Construction Permit • Issuance of a National Pollutant Discharge Elimination System (NPDES) Permit • Issuance of 401 Permit(s)
South Coast Air Quality Management District	<ul style="list-style-type: none"> • Issuance of air quality permits for the installation and operation of backup generators and fire pumps, and compliance with the Warehouse Indirect Source Rule (Rule 2305) for warehouse owners and operators • Issuance of air quality permits for proposed restaurants and compliance with Rule 1138 • Issuance of air quality permits for operation of the proposed gas station and compliance with Rule 219
Eastern Municipal Water District	<ul style="list-style-type: none"> • Approval of design conditions, water, and sewer improvement plans
Riverside County Flood Control & Water Conservation District	<ul style="list-style-type: none"> • Approval of storm drain plans for public storm drains
Riverside County Airport Land Use Commission	<ul style="list-style-type: none"> • Consistency determination with March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
California Department of Fish and Wildlife	<ul style="list-style-type: none"> • Issuance of 1602 Permit(s)