CANDLEWOOD SUITES
avid AN IHG HOTEL
The Retreat at Perris Lake
The Retreat at Perris Lake

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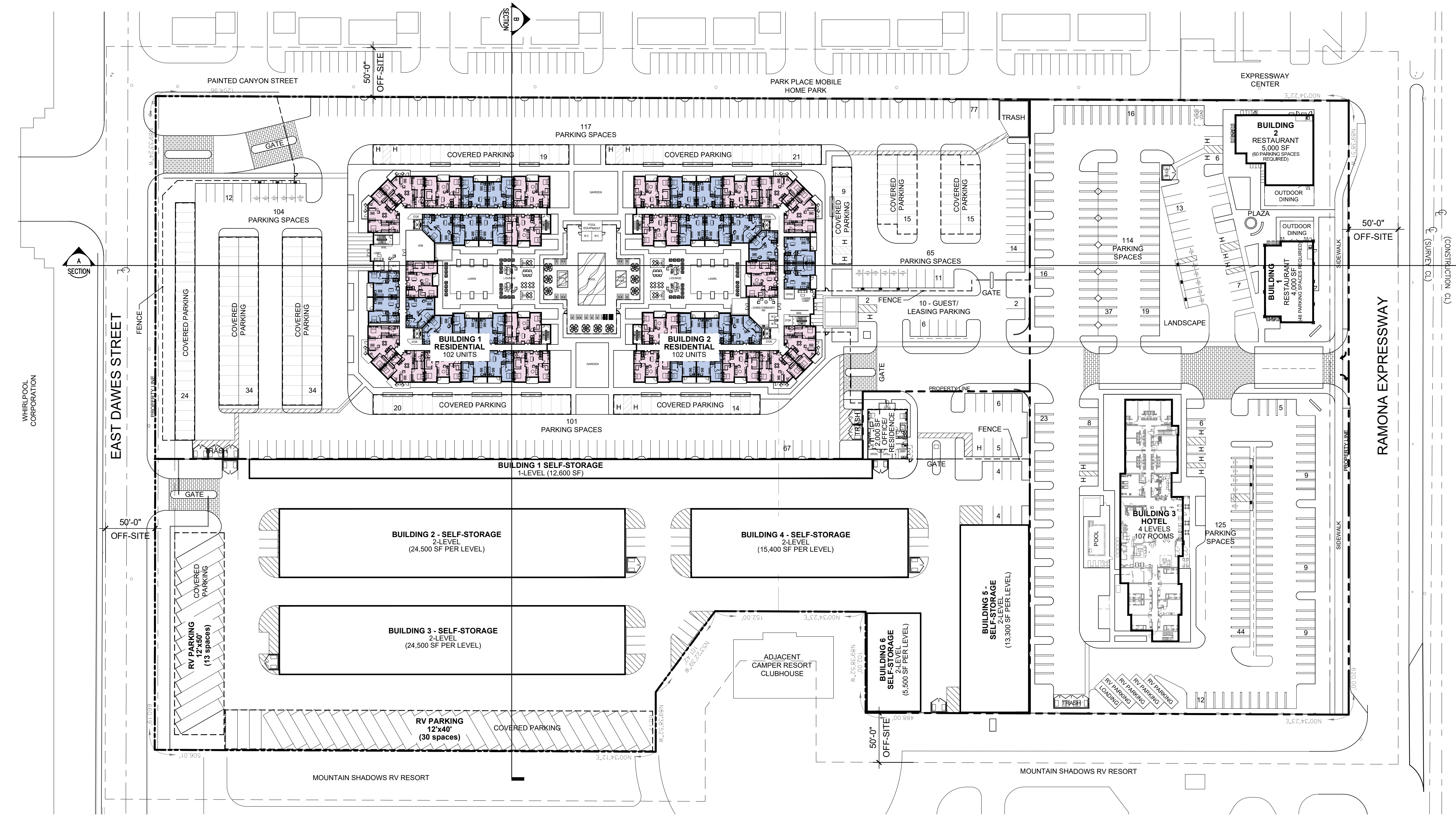
THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

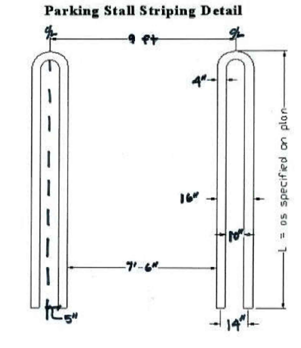
Cover Sheet

aLabbasi

SMS ARCHITECTS

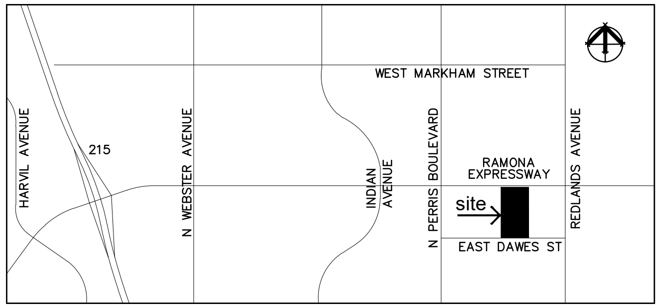
JULY 16, 2025


SECTION B
PAINTED CANYON STREET
50'-0" OFF-SITE
PARK PLACE MOBILE HOME PARK
EXPRESSWAY CENTER
117 PARKING SPACES
77
TRASH
GATE
COVERED PARKING 19
COVERED PARKING 21
12
104 PARKING SPACES
GARDEN
POOL EQUIPMENT
GYM
LOBBY
MAIL
LAWN
LOUNGE
POOL
SPA
KIDS POOL
BUILDING 1 RESIDENTIAL 102 UNITS
BUILDING 2 RESIDENTIAL 102 UNITS
COVERED PARKING 20
COVERED PARKING 14
101 PARKING SPACES
67
COVERED PARKING 24
COVERED PARKING 34
COVERED PARKING 34
COVERED PARKING 9
COVERED PARKING 15
COVERED PARKING 15
65 PARKING SPACES
14
11
2 FENCE
10 - GUEST/ LEASING PARKING
6
GATE
16
114 PARKING SPACES
37
19
13
7
LANDSCAPE
BUILDING 2 RESTAURANT 5,000 SF (60 PARKING SPACES REQUIRED)
OUTDOOR DINING
PLAZA
BUILDING 1 RESTAURANT 4,000 SF (48 PARKING SPACES REQUIRED)
SIDEWALK
50'-0" OFF-SITE
(SURVEY CL)
(CONSTRUCTION CL)
RAMONA EXPRESSWAY
SECTION A
EAST DAWES STREET
FENCE
PROPERTY LINE
WHIRLPOOL CORPORATION
N89°33'24"W
1204.96'
TRASH
BUILDING 1 SELF-STORAGE 1-LEVEL (12,600 SF)
2,000 SF OFFICE/ RESIDENCE
PROPERTY LINE
GATE
FENCE
23
6
5
4
4
8
BUILDING 3 HOTEL 4 LEVELS 107 ROOMS
POOL
125 PARKING SPACES
44
9
9
9
12
RV PARKING
RV PARKING
RV PARKING
RV PARKING
LOADING
TRASH
GATE
50'-0" OFF-SITE
COVERED PARKING
RV PARKING 12'x50' (13 spaces)
BUILDING 2 - SELF-STORAGE 2-LEVEL (24,500 SF PER LEVEL)
BUILDING 4 - SELF-STORAGE 2-LEVEL (15,400 SF PER LEVEL)
BUILDING 3 - SELF-STORAGE 2-LEVEL (24,500 SF PER LEVEL)
BUILDING 5 - SELF-STORAGE 2-LEVEL (13,300 SF PER LEVEL)
BUILDING 6 SELF-STORAGE 2-LEVEL (5,500 SF PER LEVEL)
ADJACENT CAMPER RESORT CLUBHOUSE
RV PARKING 12'x40' (30 spaces)
COVERED PARKING
660.19'
506.01'
N00°34'12"E
N89°38'52"W
N53°22'39"W 101.42'
152.00'
N00°34'23"E
102.00'
488.00'
620.00'
N89°38'51"W
N00°34'22"E
MOUNTAIN SHADOWS RV RESORT
MOUNTAIN SHADOWS RV RESORT


Parking Stall Striping Detail
9 ft
4"
16"
10"
7'-6"
5"
14"
L = as specified on plan

Typical Parking Space Detail

Vicinity Map


WEST MARKHAM STREET
HARVIL AVENUE
215
N WEBSTER AVENUE
INDIAN AVENUE
N PERRIS BOULEVARD
RAMONA EXPRESSWAY
REDLANDS AVENUE
site
EAST DAWES ST

Project Summary - Residential

Site Area	± 7.1 Acres

Building Summary

Residential Buildings (4-level)	204 UNITS

Parking Summary

Requirements. Apartments: One space per unit shall be within a carport or an enclosed garage. (i)Studio unit: 1.5 spaces (ii)One bedroom unit: 1.5 spaces (iii)Two bedroom unit: 2 spaces Three bedroom unit or more: 2.5 spaces (iv)One guest parking space per five units. (2)Size. a.Uncovered. Each parking space shall have minimum dimension not less than nine feet in width and 19 feet in length. No more than 15 percent of uncovered parking spaces for multi-family development may be compact parking stalls. Each compact parking space shall have minimum dimension not less than eight feet in width and 16 feet in length.b.Carport/garage. Each covered parking space in a garage or carport shall have minimum dimension not less than ten feet in width and 20 feet in length. Minimum size for a one-car garage shall be no less than 250 square feet.

116 1-bd apartments	174 spaces	guest	41 spaces
88 2-bd apartments	176 spaces		

Required	391 spaces required
Provided	396 spaces provided
Covered spaces	204 spaces required 205 spaces provided

Project Summary - Storage

Site Area	± 5.5 Acres

Building Summary

Office / Residence		2,000 SF
Building Type 1 (2-level climate controlled)	±1,016 UNITS	166,400 SF
Building Type 2 (single level)	±63 UNITS	12,600 SF
Total	±1079 UNITS	181,000 SF

12'x40 ' RV Parking	30 SPACES
Building Type 2 (single-level)	13 SPACES
Total	43 SPACES

Project Summary - Retail

Site Area

Zone - Commercial	4.58 Acres

Building Summary

Building 1	4,000 sf
Building 2	5,000 sf
Building 3	52,008 sf
Total	61,008 sf

Parking Summary

Requirements:

Restaurant	1 space per 50 SF of dining area
Hotel	1.1 space per guest room

Building 1 (restaurant / 2,400 SF indoor dining)	48 spaces
Building 2 (restaurant / 3,000 SF indoor dining)	60 spaces
Hotel (107 rooms, 4-levels)	117 spaces
Required	225 spaces required
Provided	239 spaces provided

Perris Valley Commerce Center Specific Plan
Planning Area 3
Flight Corridor Buffer - Zone D

Owner

Alabbasi Construction & Engineering
764 Ramona Expressway, Suite C
Perris, CA 92751

Architect

SMS Architects
26940 Aliso Viejo Parkway, Suite 120
Aliso Viejo, CA 92656

Coverage

Residential	FAR .74 — Lot Coverage	18.4%
	Landscape Coverage	11.3%
Commercial	FAR .55 — Lot Coverage	27.3%
	Landscape Coverage	18.1%

THE RETREAT AT LAKE PERRIS

Ramona Expressway, Perris, California

SITE PLAN

Overall Project

SCALE: 1"=50'
0 10 25 50 100'
N

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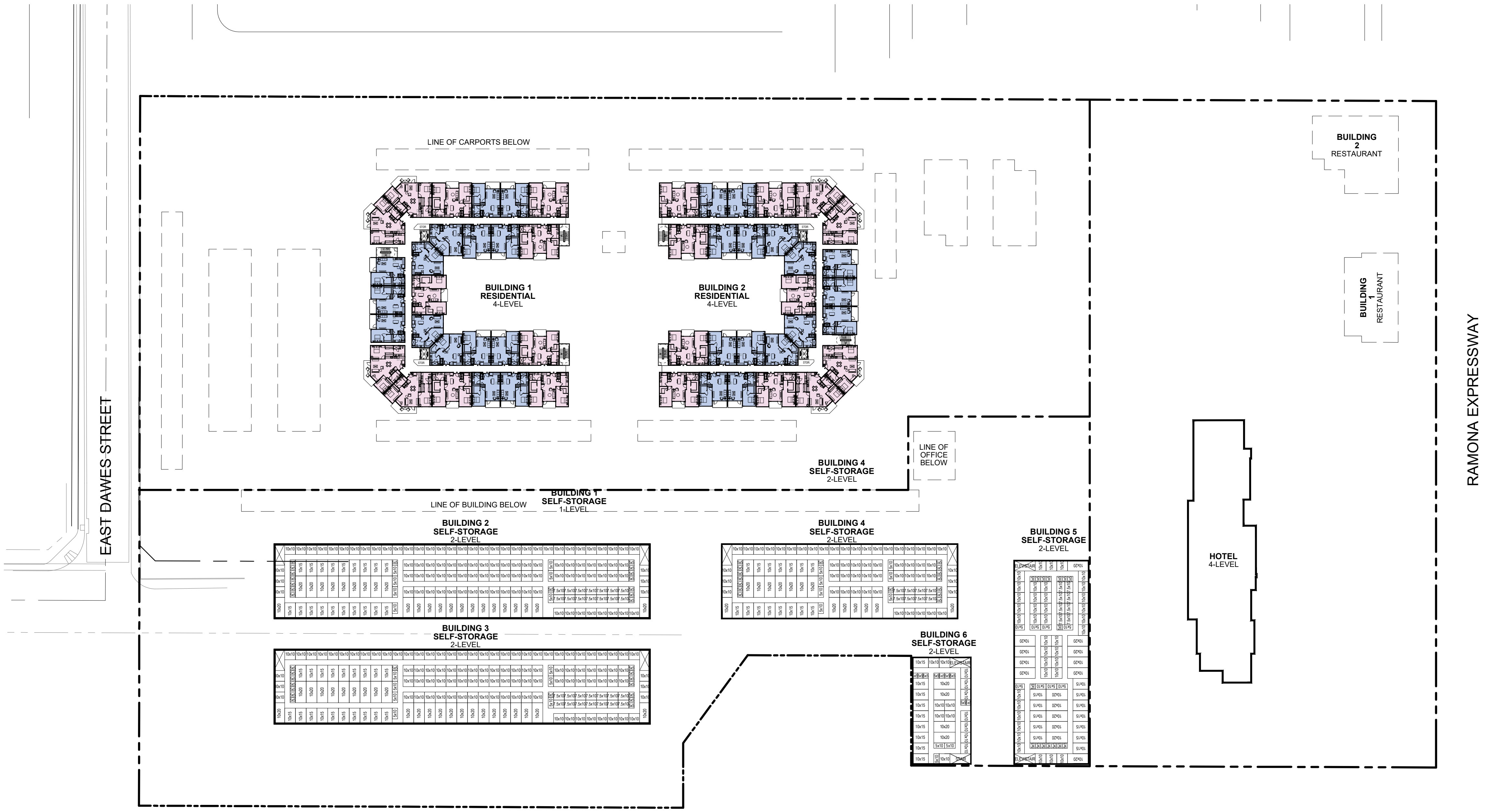
SMS ARCHITECTS

JULY 16, 2025


LINE OF CARPORTS BELOW
BUILDING 1
RESIDENTIAL
4-LEVEL
BUILDING 2
RESIDENTIAL
4-LEVEL
BUILDING
2
RESTAURANT
BUILDING
1
RESTAURANT
RAMONA EXPRESSWAY
EAST DAWES STREET
LINE OF OFFICE BELOW
BUILDING 4
SELF-STORAGE
2-LEVEL
LINE OF BUILDING BELOW
BUILDING 1
SELF-STORAGE
1-LEVEL
BUILDING 2
SELF-STORAGE
2-LEVEL
BUILDING 4
SELF-STORAGE
2-LEVEL
BUILDING 5
SELF-STORAGE
2-LEVEL
HOTEL
4-LEVEL
BUILDING 3
SELF-STORAGE
2-LEVEL
BUILDING 6
SELF-STORAGE
2-LEVEL
10x10
10x15
10x20
5x10

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

SITE PLAN
Upper Level

SCALE: 1"=50'
0 10 25 50 100'
N

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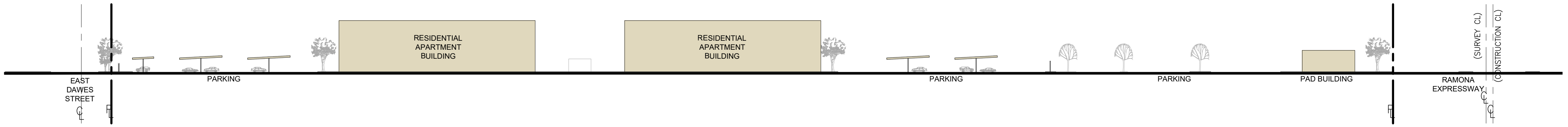
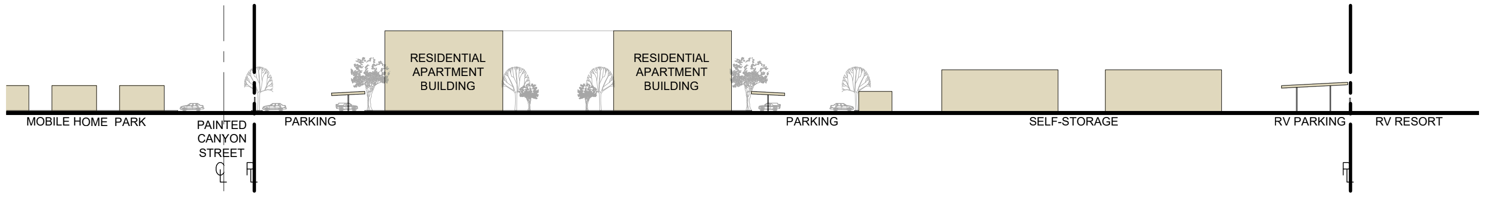
SMS ARCHITECTS

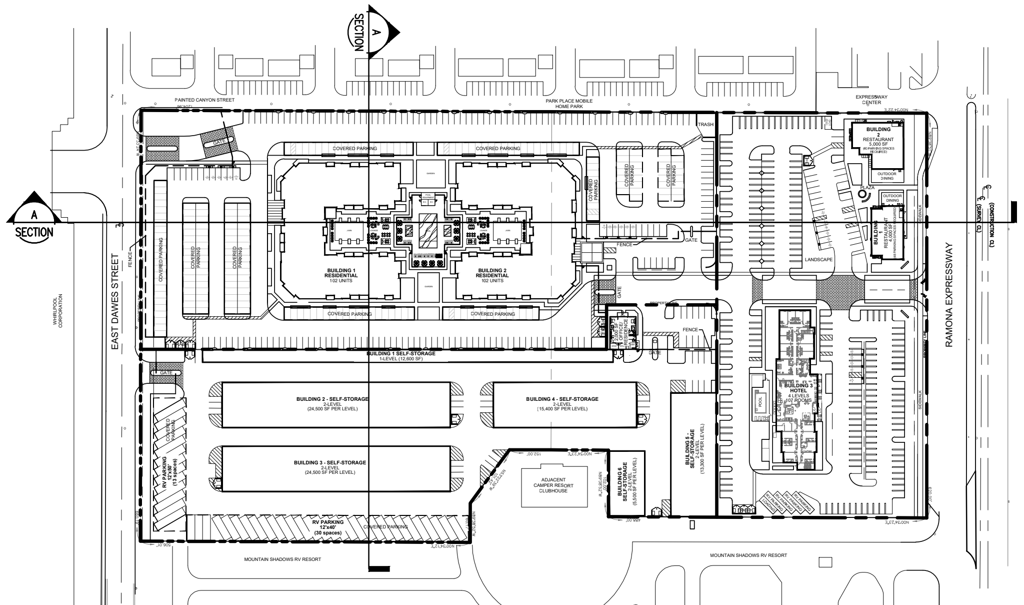
JULY 16, 2025


RESIDENTIAL APARTMENT BUILDING
RESIDENTIAL APARTMENT BUILDING
(SURVEY CL)
(CONSTRUCTION CL)
EAST DAWES STREET
PARKING
PARKING
PARKING
PAD BUILDING
RAMONA EXPRESSWAY

SECTION A


RESIDENTIAL APARTMENT BUILDING
RESIDENTIAL APARTMENT BUILDING
MOBILE HOME PARK
PAINTED CANYON STREET
PARKING
PARKING
SELF-STORAGE
RV PARKING
RV RESORT

SECTION B


SECTION A
PAINTED CANYON STREET
PARK PLACE MOBILE HOME PARK
EXPRESSWAY CENTER
TRASH
COVERED PARKING
BUILDING 1 RESIDENTIAL 102 UNITS
BUILDING 2 RESIDENTIAL 102 UNITS
BUILDING 2 RESTAURANT 5,000 SF (60 PARKING SPACES REQUIRED)
OUTDOOR DINING
PLAZA
BUILDING 6 RESTAURANT 4,000 SF (48 PARKING SPACES REQUIRED)
LANDSCAPE
FENCE
GATE
BUILDING 1 SELF-STORAGE 1-LEVEL (12,600 SF)
2,000 SF OFFICE/ RESIDENCE
BUILDING 2 - SELF-STORAGE 2-LEVEL (24,500 SF PER LEVEL)
BUILDING 3 - SELF-STORAGE 2-LEVEL (24,500 SF PER LEVEL)
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BUILDING 6 SELF-STORAGE 2-LEVEL (5,500 SF PER LEVEL)
BUILDING 3 HOTEL 4 LEVELS 107 ROOMS
POOL
ADJACENT CAMPER RESORT CLUBHOUSE
RV PARKING 12'x50' (13 spaces)
RV PARKING 12'x40' (30 spaces)
RV PARKING
LOADING
SIDEWALK
EAST DAWES STREET
WHIRLPOOL CORPORATION
RAMONA EXPRESSWAY
MOUNTAIN SHADOWS RV RESORT
MOUNTAIN SHADOWS RV RESORT

NOT TO SCALE

THE RETREAT AT LAKE PERRIS

Ramona Expressway, Perris, California

SITE SECTIONS

SCALE: 1"=50'
0 10 25 50 100'

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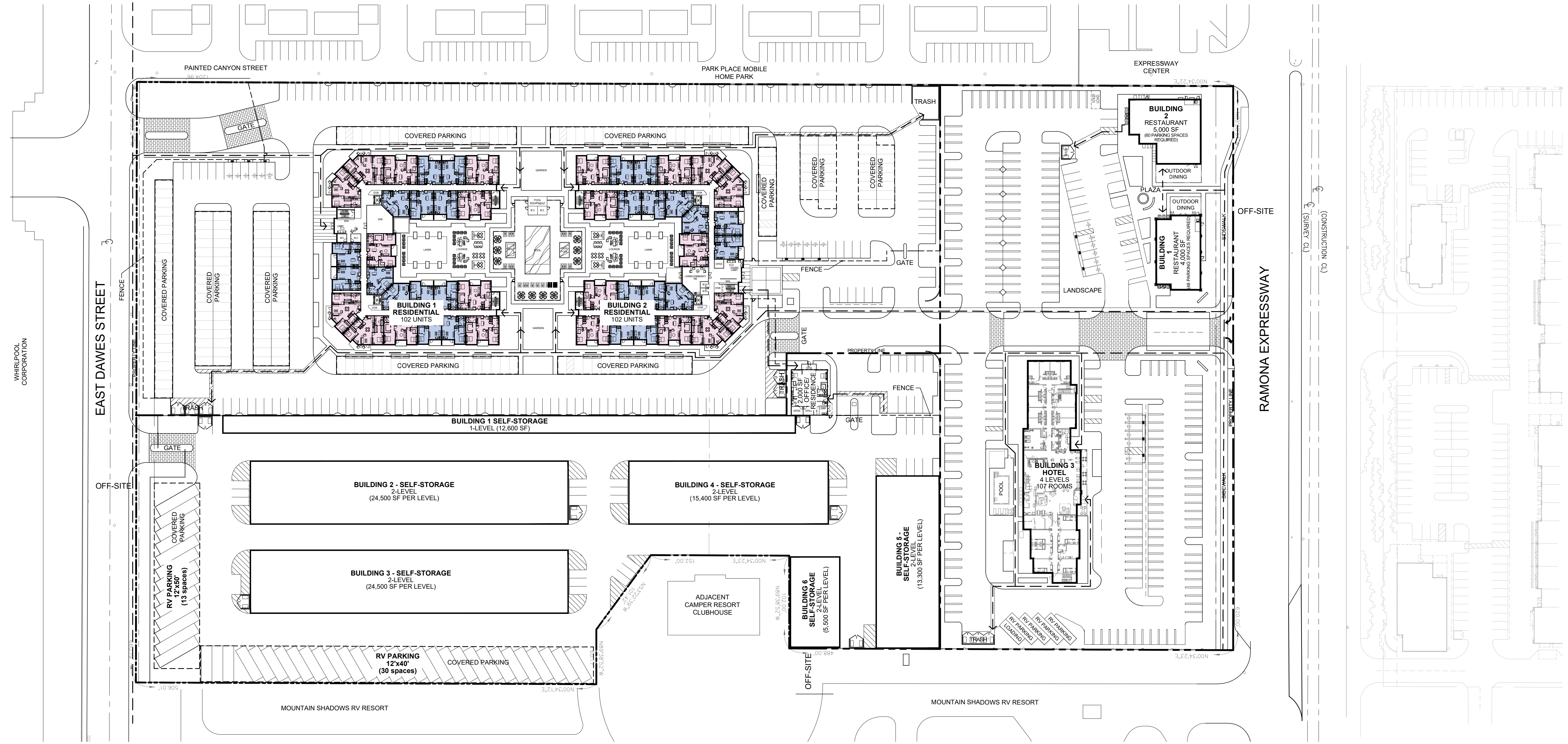
SMS ARCHITECTS

JULY 16, 2025


PAINTED CANYON STREET
PARK PLACE MOBILE HOME PARK
EXPRESSWAY CENTER
WHIRLPOOL CORPORATION
EAST DAWES STREET
RAMONA EXPRESSWAY
FENCE
GATE
TRASH
COVERED PARKING
BUILDING 1 RESIDENTIAL 102 UNITS
BUILDING 2 RESIDENTIAL 102 UNITS
POOL
LAWN
LOUNGE
GARDEN
POOL EQUIPMENT
PROPERTY LINE
BUILDING 2 RESTAURANT 5,000 SF (60 PARKING SPACES REQUIRED)
OUTDOOR DINING
PLAZA
BUILDING 1 RESTAURANT 4,000 SF (48 PARKING SPACES REQUIRED)
LANDSCAPE
SIDEWALK
OFF-SITE
(SURVEY CL)
(CONSTRUCTION CL)
BUILDING 1 SELF-STORAGE 1-LEVEL (12,600 SF)
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BUILDING 2 - SELF-STORAGE 2-LEVEL (24,500 SF PER LEVEL)
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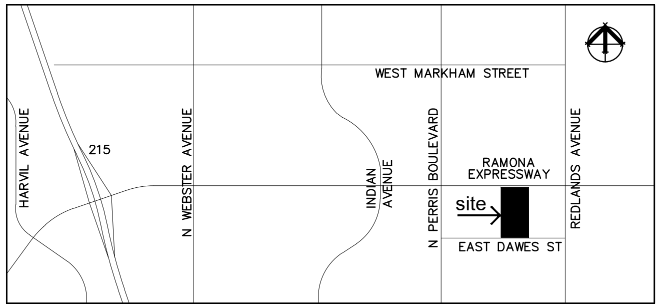
BUILDING 3 HOTEL 4 LEVELS 107 ROOMS
RV PARKING 12'x50' (13 spaces)
RV PARKING 12'x40' (30 spaces)
RV PARKING
LOADING
ADJACENT CAMPER RESORT CLUBHOUSE
MOUNTAIN SHADOWS RV RESORT
N00°34'22"E
N00°34'12"E
N00°34'23"E
488.00'
506.01'
620.00'
152.00'
102.00'
1224.96'

Vicinity Map


WEST MARKHAM STREET
HARVIL AVENUE
215
N WEBSTER AVENUE
INDIAN AVENUE
N PERRIS BOULEVARD
RAMONA EXPRESSWAY
site
EAST DAWES ST
REDLANDS AVENUE

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

PATH OF TRAVEL
Overall Project

SCALE: 1"=50'
0 10 25 50 100'
N

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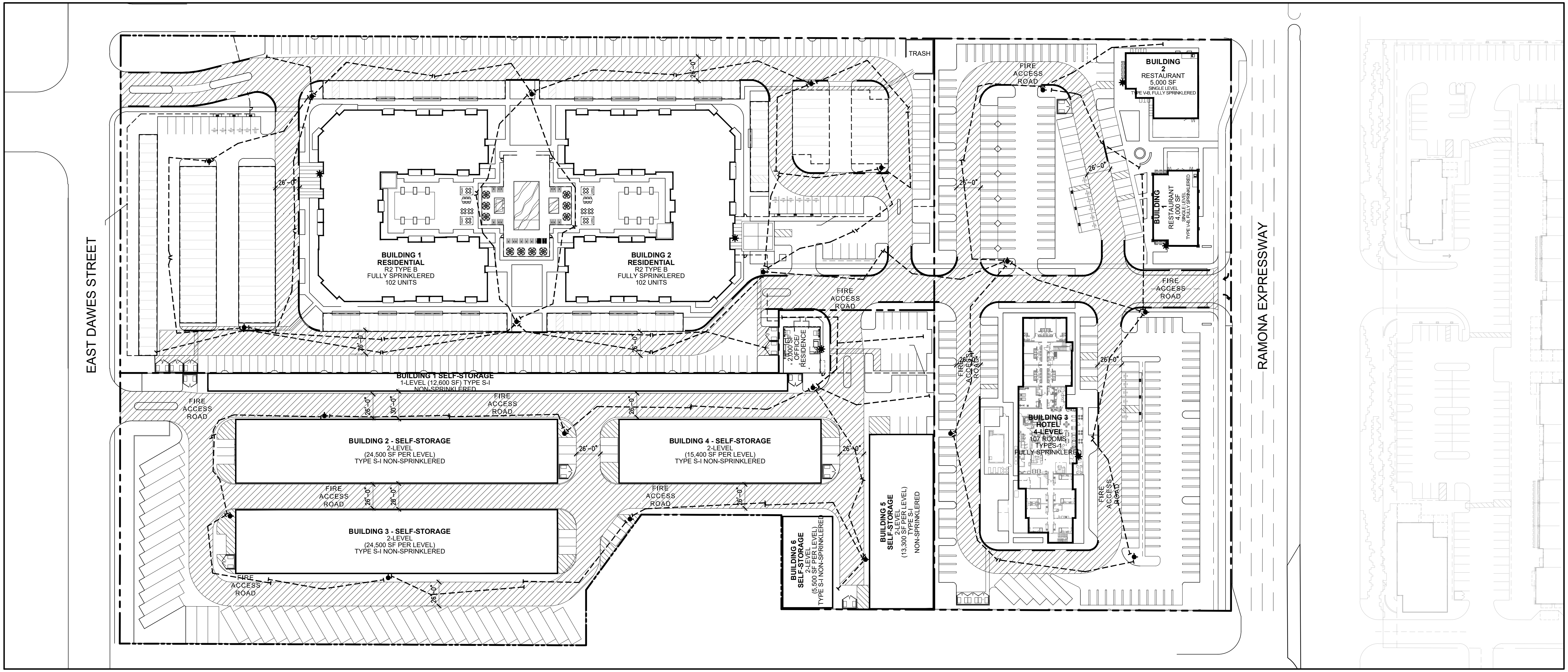
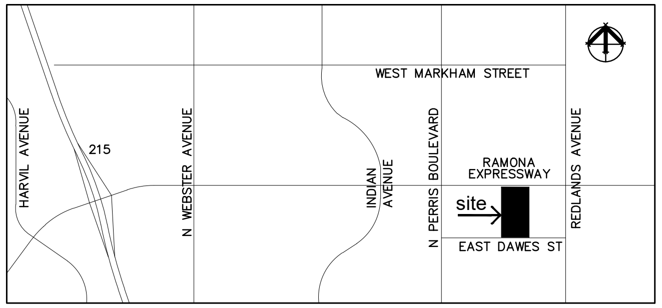
SMS ARCHITECTS

JULY 16, 2025


EAST DAWES STREET
RAMONA EXPRESSWAY
TRASH
BUILDING 1
RESIDENTIAL
R2 TYPE B
FULLY SPRINKLERED
102 UNITS
BUILDING 2
RESIDENTIAL
R2 TYPE B
FULLY SPRINKLERED
102 UNITS
BUILDING 2
RESTAURANT
5,000 SF
SINGLE LEVEL
TYPE V-B, FULLY SPRINKLERED
BUILDING 1
RESTAURANT
4,000 SF
SINGLE LEVEL
TYPE V-B, FULLY SPRINKLERED
2,000 SF
OFFICE/
RESIDENCE
BUILDING 1 SELF-STORAGE
1-LEVEL (12,600 SF) TYPE S-I
NON-SPRINKLERED
BUILDING 2 - SELF-STORAGE
2-LEVEL
(24,500 SF PER LEVEL)
TYPE S-I NON-SPRINKLERED
BUILDING 4 - SELF-STORAGE
2-LEVEL
(15,400 SF PER LEVEL)
TYPE S-I NON-SPRINKLERED
BUILDING 3 - SELF-STORAGE
2-LEVEL
(24,500 SF PER LEVEL)
TYPE S-I NON-SPRINKLERED
BUILDING 6
SELF-STORAGE
2-LEVEL
(5,500 SF PER LEVEL)
TYPE S-I NON-SPRINKLERED
BUILDING 5
SELF-STORAGE
2-LEVEL
(13,300 SF PER LEVEL)
TYPE S-I
NON-SPRINKLERED
BUILDING 3
HOTEL
4-LEVEL
107 ROOMS
TYPES-1
FULLY SPRINKLERED
FIRE ACCESS ROAD
26'-0"
30'-0"
28'-0"

Vicinity Map


WEST MARKHAM STREET
HARVIL AVENUE
215
N WEBSTER AVENUE
INDIAN AVENUE
N PERRIS BOULEVARD
RAMONA EXPRESSWAY
site
EAST DAWES ST
REDLANDS AVENUE

Perris Valley Commerce Center Specific Plan
Planning Area 1 - North Industrial
Flight Corridor Buffer - Zone D

Notes:

1. Fire access roadways shall be designed, constructed, and maintained to support the imposed loads of Perris fire apparatus with a total weight of 75,000 pounds. Apparatus weight is distributed as 50,000 pounds on tandem rear axles and 25,000 pounds on the front axle. The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement, wet-stamped and signed by a registered engineer, shall be provided on the plans certifying that any new roadway will meet this 75,000-pound, all-weather requirement. Road base without an appropriate topping or binding material does not satisfy the all-weather requirement.

Asphalt Fire Access Lane	▨	
Red Curb	— — —	
Fire Hydrant	●	
Hose line	- - - - - - - - -┤	Hose line length not to exceed 150' in length
Knox Box	✸	

Owner
Alabbasi Construction & Engineering
764 Ramona Expressway, Suite C
Perris, CA 92751

Architect
SMS Architects
26940 Aliso Viejo Parkway
Suite 120
Aliso Viejo, CA 92656

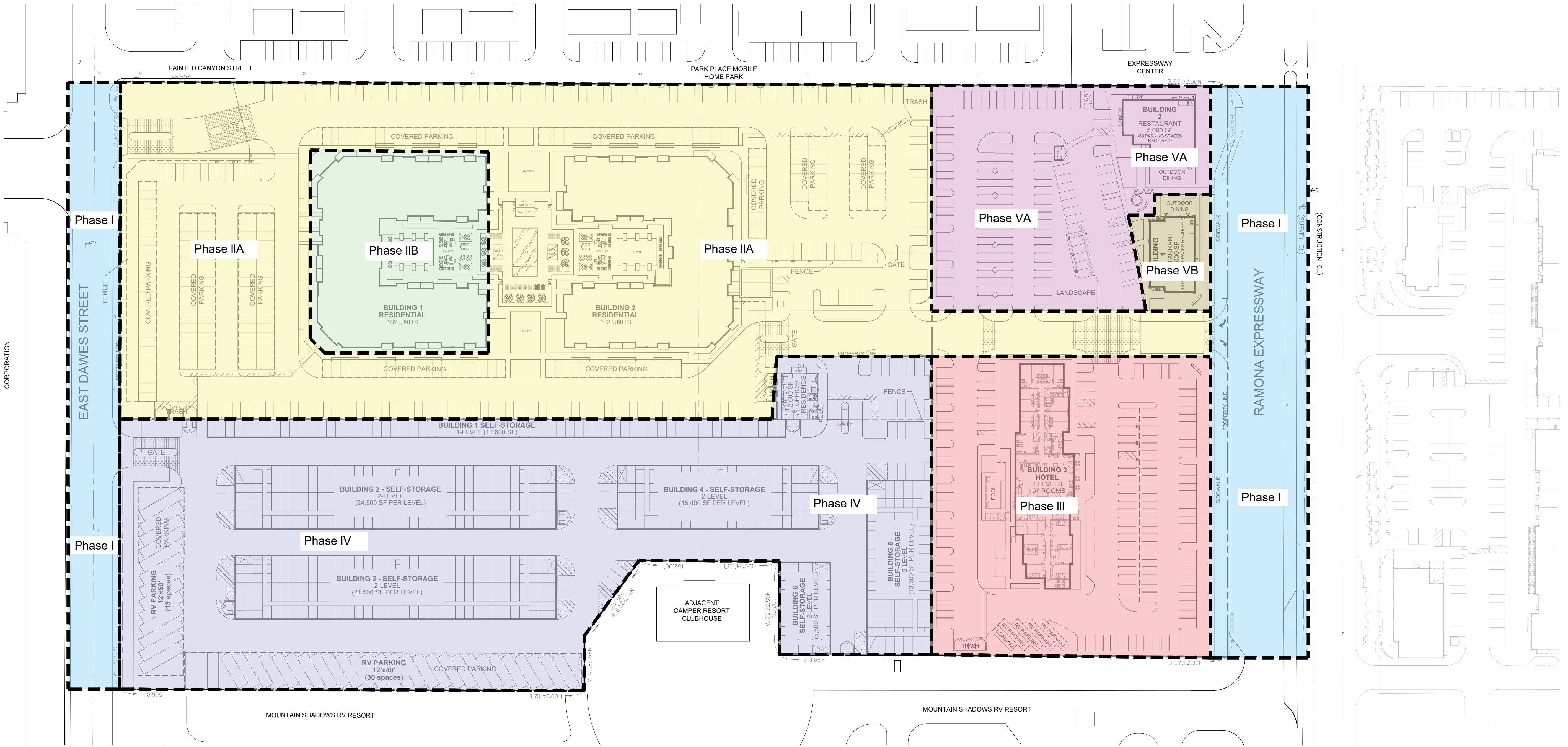
THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

FIRE DEPARTMENT ACCESS PLAN
Overall Project

SCALE: 1"=50'
0 10 25 50 100'
N

SMS ARCHITECTS

JULY 16, 2025


PAINTED CANYON STREET
PARK PLACE MOBILE HOME PARK
EXPRESSWAY CENTER
EAST DAWES STREET
RAMONA EXPRESSWAY
CORPORATION
MOUNTAIN SHADOWS RV RESORT
MOUNTAIN SHADOWS RV RESORT
Phase I
Phase I
Phase I
Phase I
Phase IIA
Phase IIA
Phase IIB
Phase III
Phase IV
Phase IV
Phase VA
Phase VB
BUILDING 1 RESIDENTIAL 102 UNITS
BUILDING 2 RESIDENTIAL 102 UNITS
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TRASH
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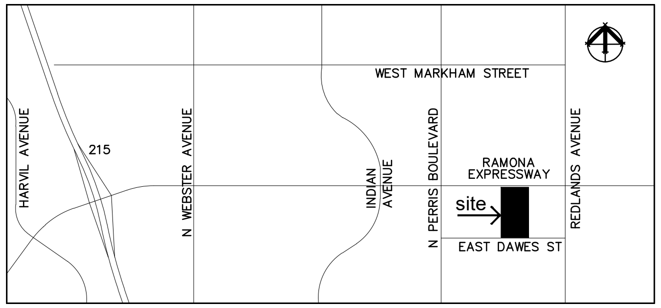
(CONSTRUCTION CL)

Vicinity Map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215
N WEBSTER AVENUE
INDIAN AVENUE
N PERRIS BOULEVARD
RAMONA EXPRESSWAY
site
REDLANDS AVENUE
EAST DAWES ST

🟦 Phase I - Street Improvements plus all utilities

🟨 Phase IIA - Apartments

🟩 Phase IIB - Apartments

🟥 Phase III - Hotel

🟪 Phase IV - Self Storage

🟪 Phase VA - Restaurant

🟫 Phase VB - Restaurant

Owner
Alabbasi Construction & Engineering
764 Ramona Expressway, Suite C
Perris, CA 92751

Architect
SMS Architects
26940 Aliso Viejo Parkway, Suite 120
Aliso Viejo, CA 92656

THE RETREAT AT LAKE PERRIS

Ramona Expressway, Perris, California

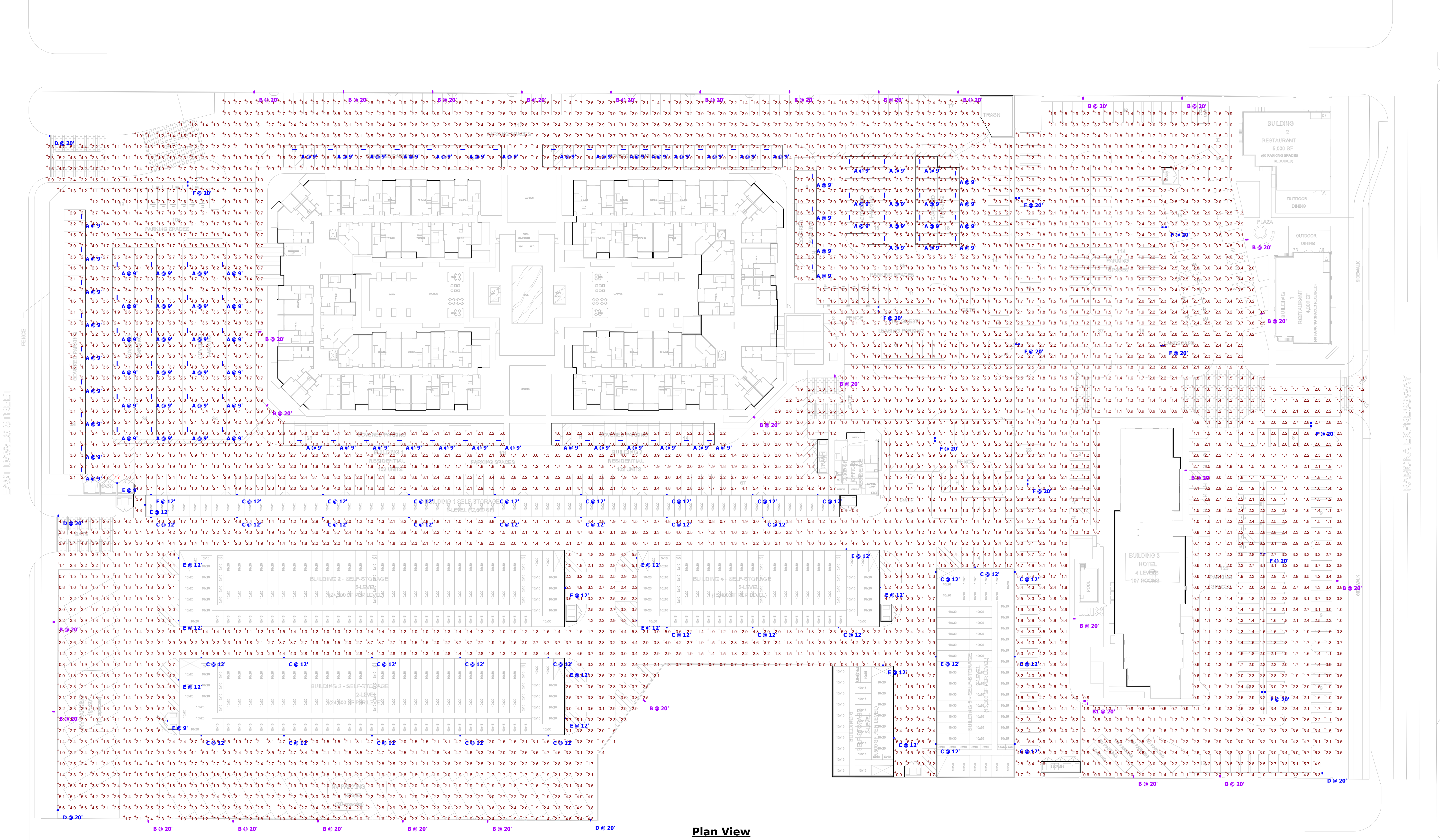
PHASING PLAN

SCALE: 1"=50'
0 10 25 50 100'
N

alabbasi

SMS ARCHITECTS

JULY 16, 2025


EAST DAWES STREET
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BUILDING 3 - SELF-STORAGE
BUILDING 4 - SELF-STORAGE
BUILDING 5 - SELF-STORAGE
BUILDING 2 RESTAURANT 5,000 SF
BUILDING RESTAURANT 4,000 SF
BUILDING 3 HOTEL 4 LEVELS 107 ROOMS
OUTDOOR DINING
PLAZA
POOL
TRASH
RESIDENTIAL
PARKING SPACES
A @ 9'
B @ 20'
B1 @ 20'
C @ 12'
D @ 20'
E @ 12'
F @ 20'

Plan View

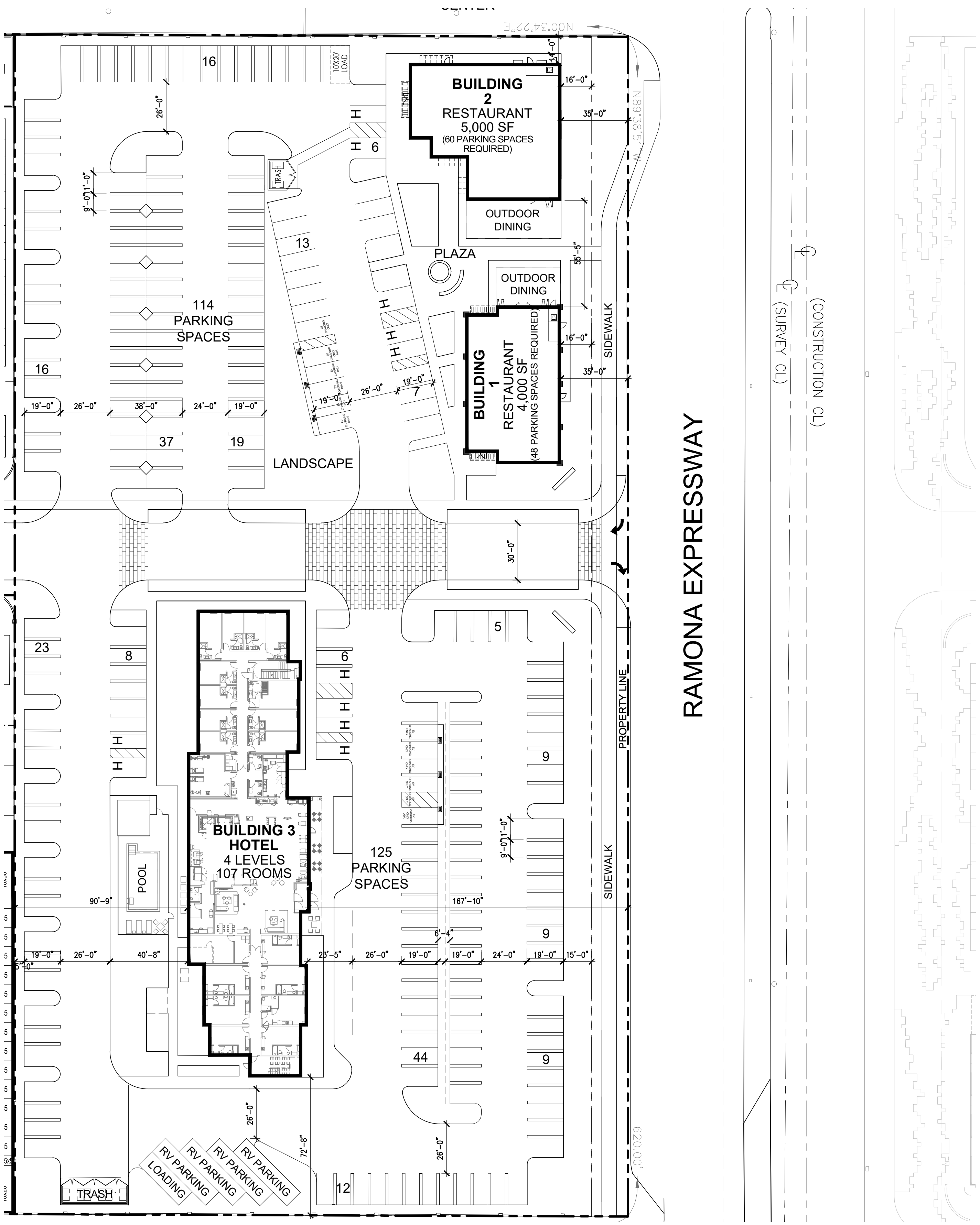
Scale - 1" = 30ft

Schedule

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
▭	A	80	LDD4W453010 (30KCCT)	3FL4FTSU45LM8400-10VW (30K CCT)	1	4596	0.85	34
▯	B	30	DSX1 LED P4 30K 80CRI BLC4	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	1	10491	0.9	123.94
▯ ▭	B1	1	DSX1 LED P4 30K 80CRI BLC4 (Twin 90 Configuration)	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	1	10491	0.9	247.88
▭	C	36	DSX0 LED P3 30K 80CRI T3M	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 3 Medium	1	7661	0.9	68.95
▯	D	5	DSX1 LED P4 30K 80CRI RCCO	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	10250	0.9	123.94
▭	E	16	DSX0 LED P3 30K 80CRI TFTM	D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Forward Throw	1	7829	0.9	68.95
▯ ▯	F	11	DSX1 LED P4 30K 80CRI T5W (Back to Back Configuration)	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 80 CRI Type 5 Wide	1	14819	0.9	247.88

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.5 fc	7.7 fc	0.5 fc	15.4:1	5.0:1


N00°34'22"E
16
10'X20' LOAD
BUILDING 2
RESTAURANT
5,000 SF
(60 PARKING SPACES REQUIRED)
16'-0"
35'-0"
14'-0"
N89°38'51"W
26'-0"
9'-0"
1'-0"
6
TRASH
OUTDOOR DINING
13
PLAZA
55'-5"
OUTDOOR DINING
114 PARKING SPACES
BUILDING 1
RESTAURANT
4,000 SF
(48 PARKING SPACES REQUIRED)
16'-0"
35'-0"
SIDEWALK
℄ (CONSTRUCTION CL)
℄ (SURVEY CL)
16
19'-0"
26'-0"
38'-0"
24'-0"
19'-0"
19'-0"
26'-0"
19'-0"
7
37
19
LANDSCAPE
RAMONA EXPRESSWAY
30'-0"
5
23
8
6
BUILDING 3
HOTEL
4 LEVELS
107 ROOMS
POOL
125 PARKING SPACES
9
9
9
PROPERTY LINE
SIDEWALK
90'-9"
167'-10"
6'-4"
9'-0"
1'-0"
19'-0"
26'-0"
40'-8"
23'-5"
26'-0"
19'-0"
19'-0"
24'-0"
19'-0"
15'-0"
5'-0"
44
26'-0"
72'-8"
26'-0"
620.00'
TRASH
RV PARKING
RV PARKING
RV PARKING
RV PARKING
LOADING
12

THE RETREAT AT LAKE PERRIS

Ramona Expressway, Perris, California

SITE PLAN

Retail

SCALE: 1"=30'

0 10 20 30 60'

N

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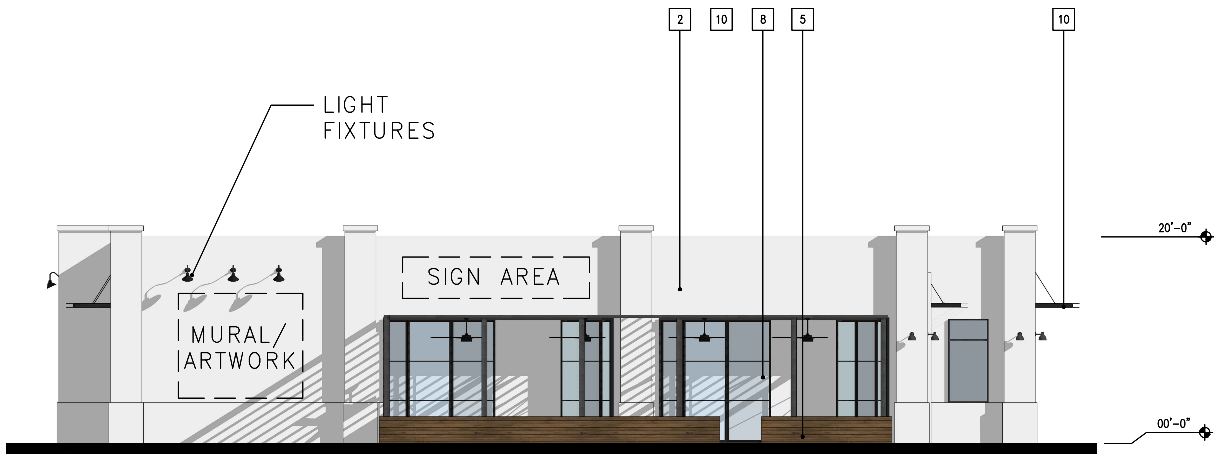
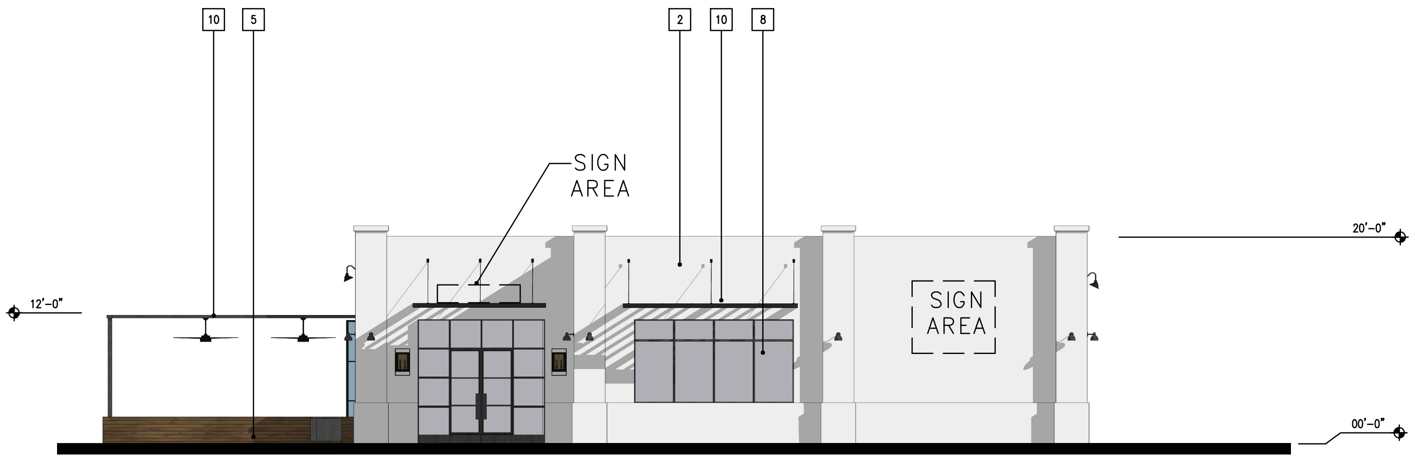
SMS ARCHITECTS

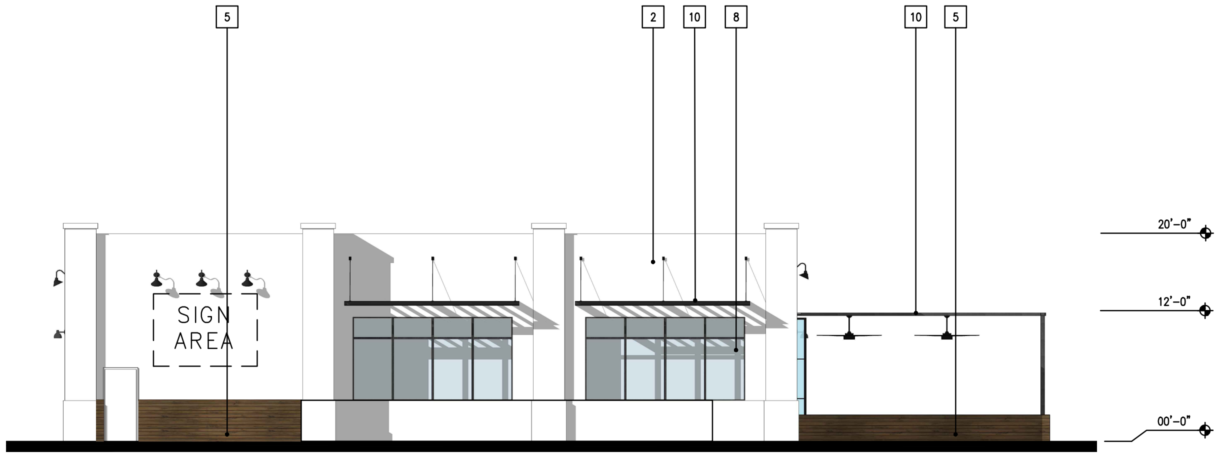
JULY 16, 2025


2
10
8
5
10
LIGHT FIXTURES
SIGN AREA
MURAL/ ARTWORK
20'-0"
00'-0"

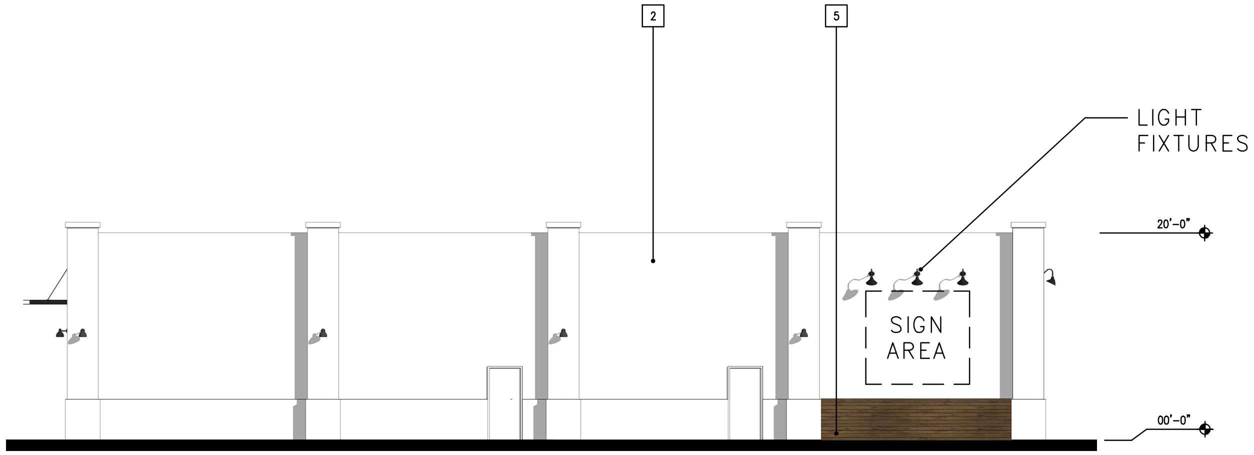
WEST ELEVATION


10
5
2
10
8
SIGN AREA
SIGN AREA
12'-0"
20'-0"
00'-0"

SOUTH ELEVATION


5
2
10
8
10
5
SIGN AREA
20'-0"
12'-0"
00'-0"

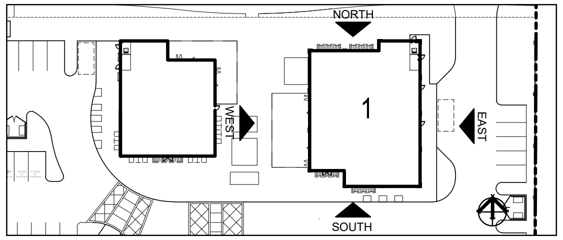
NORTH ELEVATION


2
5
LIGHT FIXTURES
SIGN AREA
20'-0"
00'-0"

EAST ELEVATION

COLORS AND MATERIALS

1	Metal Roof	Western States Metal, Charcoal Gray
2	Paint	Sherwin Williams, sw 7006 Extra White
3	Paint	Sherwin Williams, sw 7640 Fawn Brindle
4	Paint	Sherwin Williams, sw 7974 Peppercorn
5	Wood	Wood, Natural Stain
6	Stone Veneer	Eldorado Stone, Ledgecut33 - Whitecap
7	Stone Veneer	Eldorado Stone, River Rock Rio Grande
8	Storefront	Anodized Aluminum, Dark Bronze
9	Metal Awning	to match Sherwin Williams, sw6197 Aloof Gray
10	Metal Awning	to match Sherwin Williams, sw7974 Peppercorn


NORTH
WEST
1
EAST
SOUTH

Wall Signs

For each use or occupancy with lease space or building frontage with a minimum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of one square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.

The width of each wall sign shall not exceed 80% of the linear width of the building elevation.

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

ELEVATIONS
Building 1

Scale: 1/8"=1'
0 2 4 6 8 16

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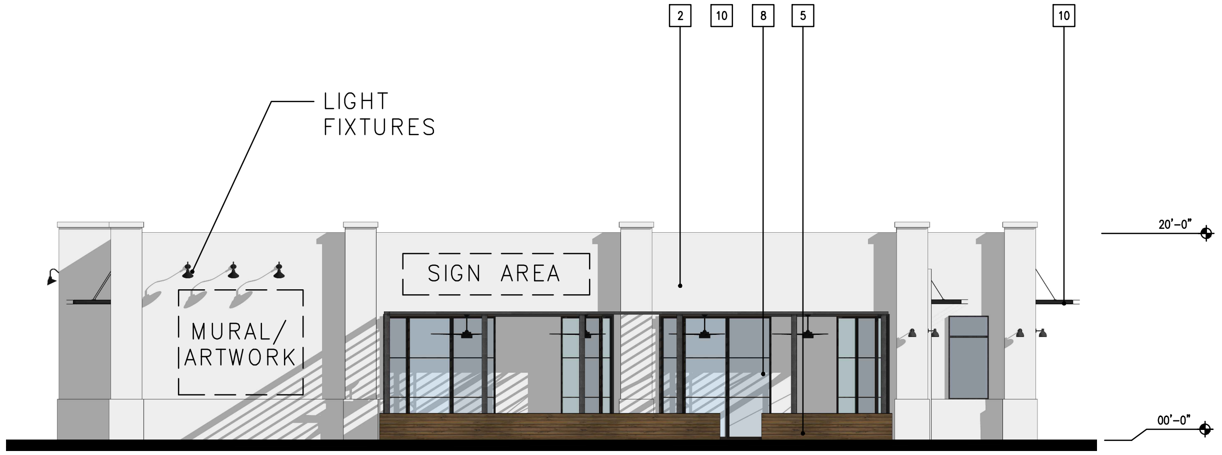
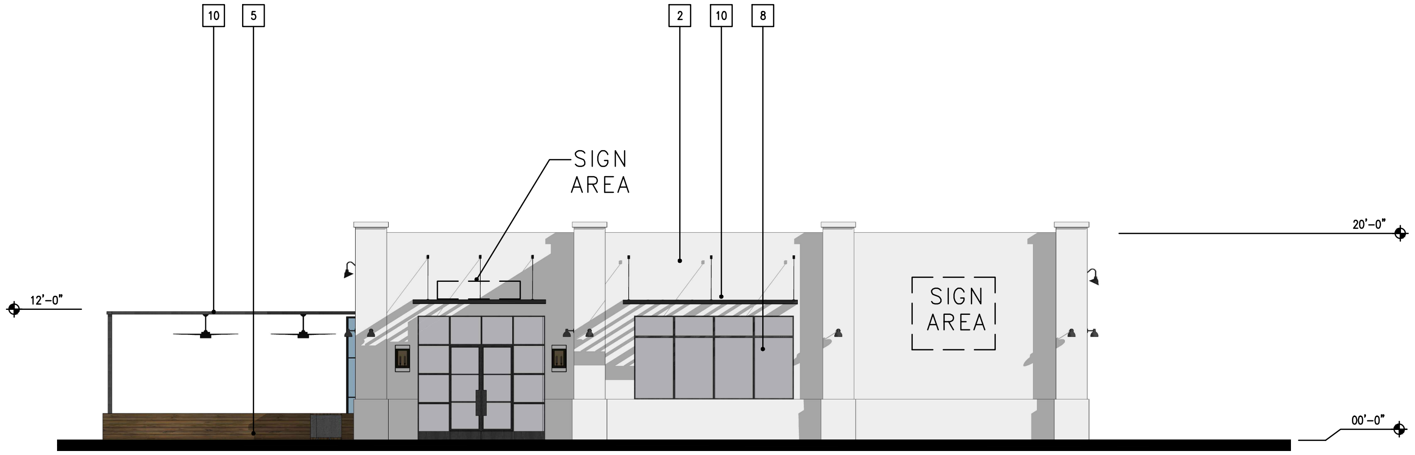
SMS ARCHITECTS

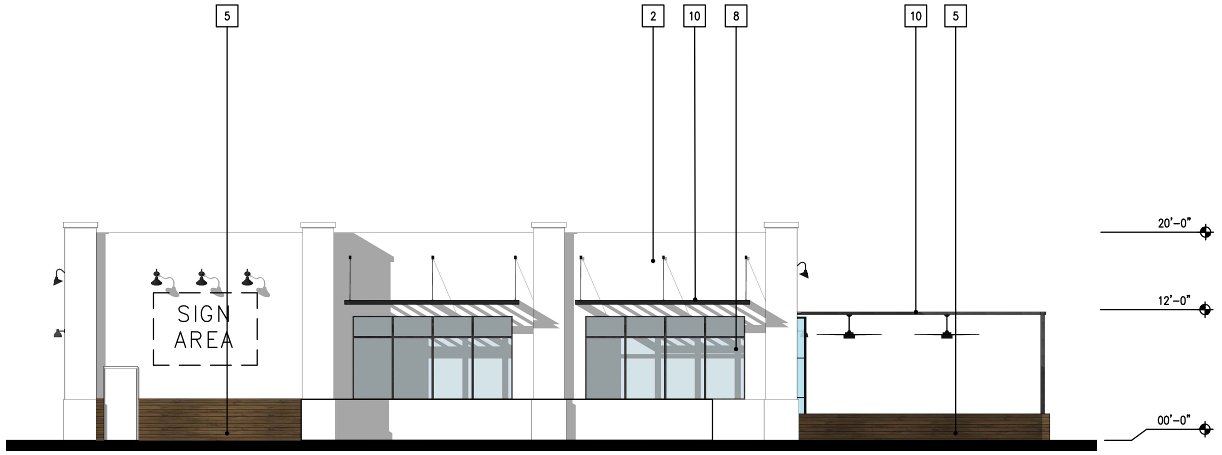
JULY 16, 2025


2
10
8
5
10
LIGHT FIXTURES
SIGN AREA
MURAL/ ARTWORK
20'-0"
00'-0"

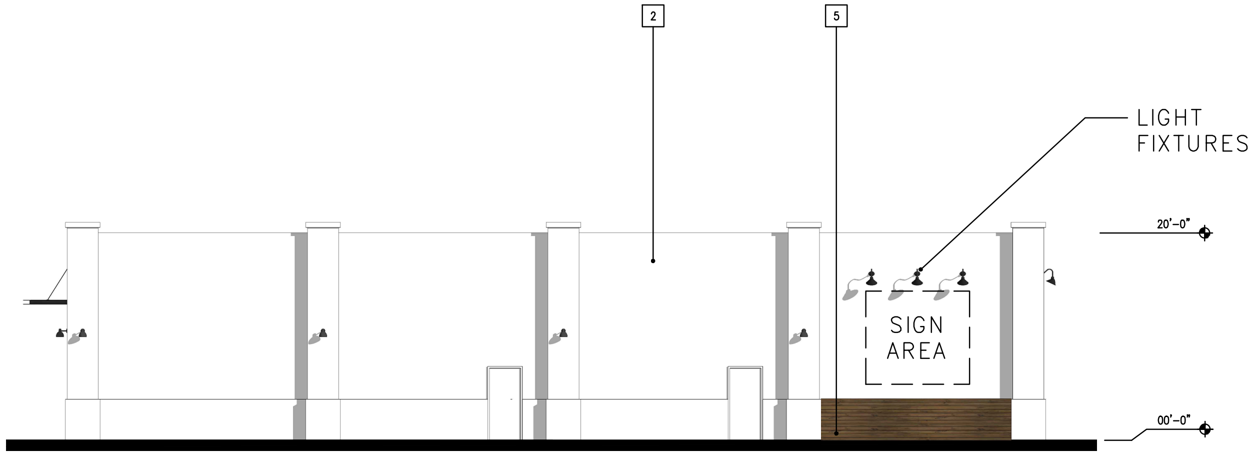
WEST ELEVATION


10
5
2
10
8
SIGN AREA
SIGN AREA
20'-0"
12'-0"
00'-0"

SOUTH ELEVATION


5
2
10
8
10
5
SIGN AREA
20'-0"
12'-0"
00'-0"

NORTH ELEVATION


2
5
LIGHT FIXTURES
SIGN AREA
20'-0"
00'-0"

EAST ELEVATION

Wall Signs

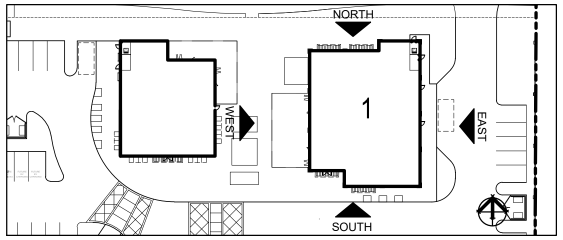
For each use or occupancy with lease space or building frontage with a minimum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of one square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.

The width of each wall sign shall not exceed 80% of the linear width of the building elevation.

COLORS AND MATERIALS

1	Metal Roof	Western States Metal, Charcoal Gray
2	Paint	Sherwin Williams, sw 7006 Extra White
3	Paint	Sherwin Williams, sw 7640 Fawn Brindle
4	Paint	Sherwin Williams, sw 7974 Peppercorn
5	Wood	Wood, Natural Stain
6	Stone Veneer	Eldorado Stone, Ledgecut33 - Whitecap
7	Stone Veneer	Eldorado Stone, River Rock Rio Grande
8	Storefront	Anodized Aluminum, Dark Bronze
9	Metal Awning	to match Sherwin Williams, sw6197 Aloof Gray
10	Metal Awning	to match Sherwin Williams, sw7974 Peppercorn


NORTH
WEST
1
EAST
SOUTH

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

ELEVATIONS
Building 1

Scale: 1/8"=1'
0 2 4 6 8 16

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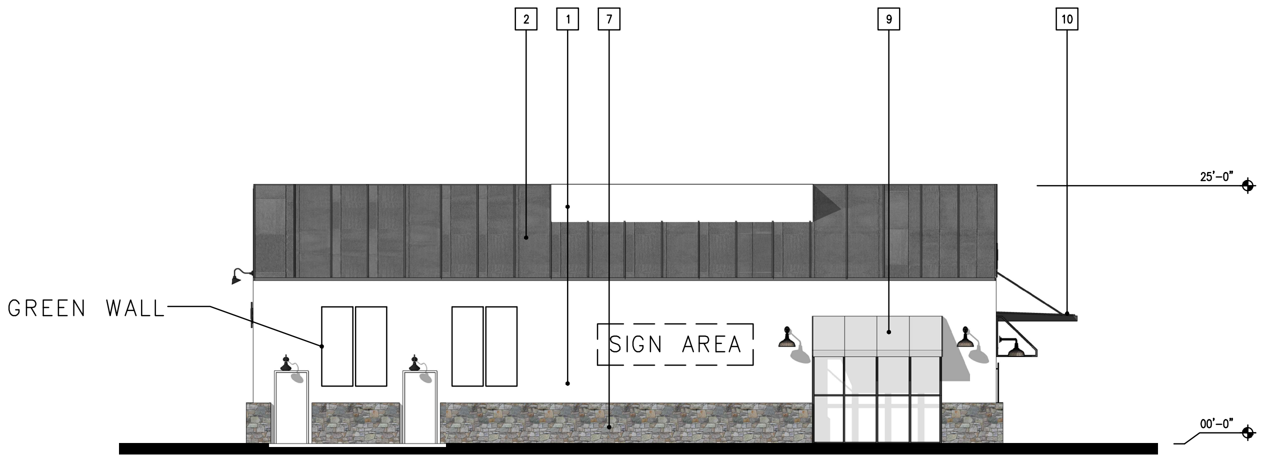
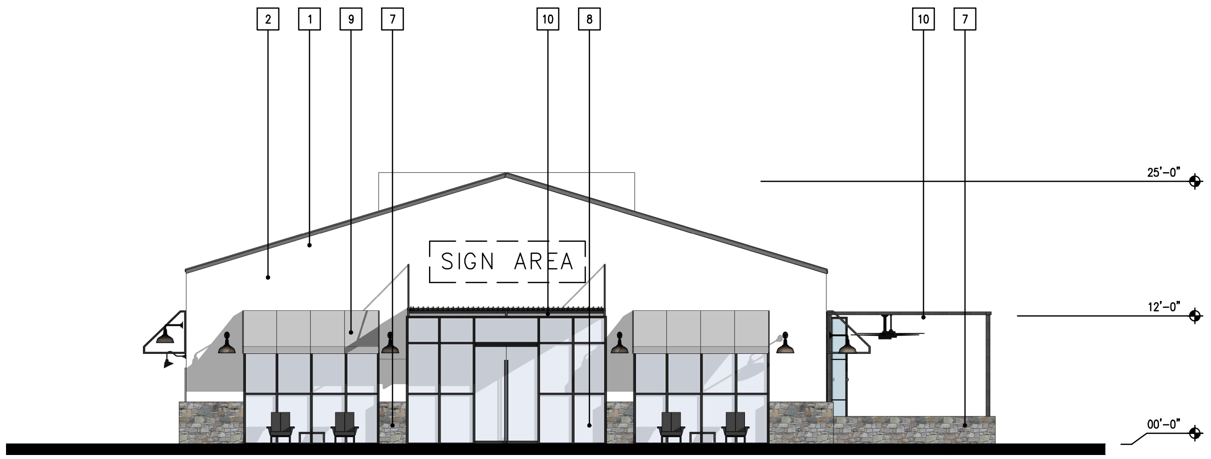
SMS ARCHITECTS

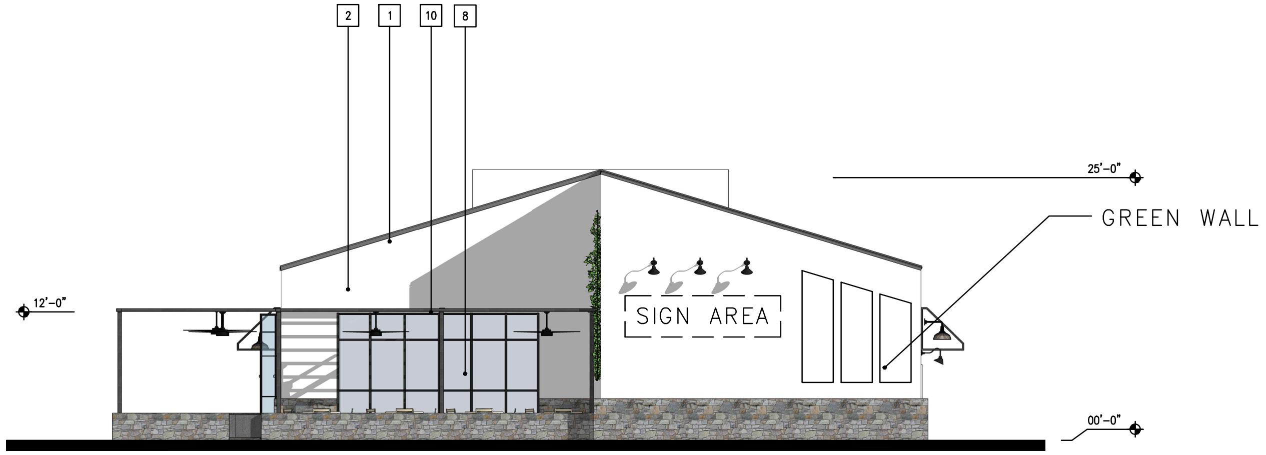
JULY 15, 2025



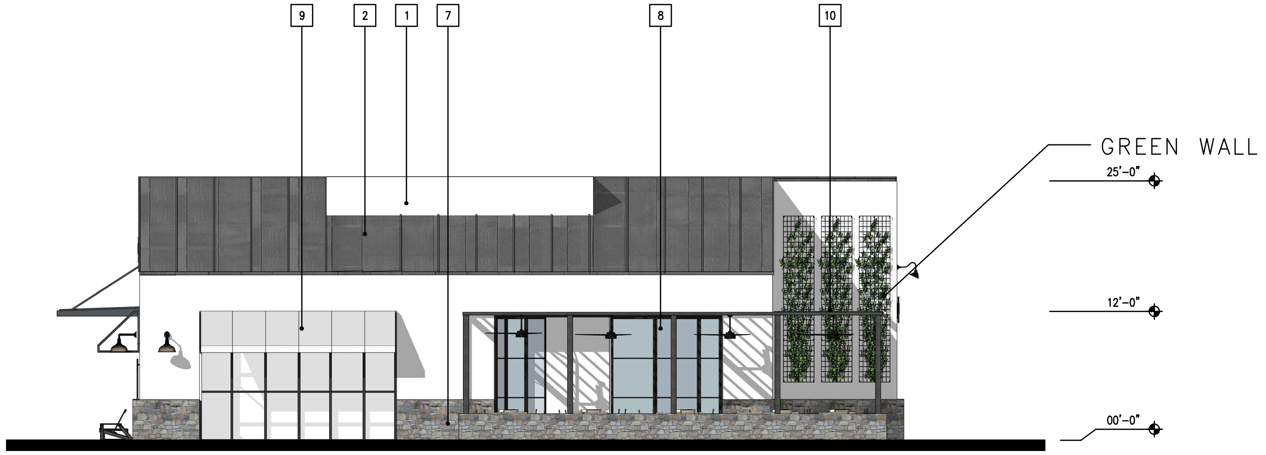
WEST ELEVATION



SOUTH ELEVATION



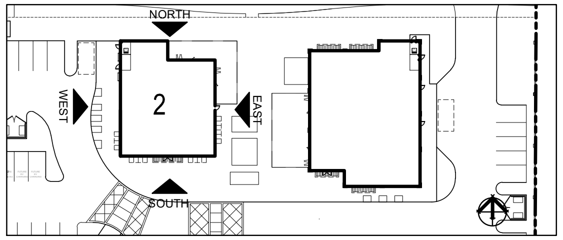
NORTH ELEVATION



EAST ELEVATION

COLORS AND MATERIALS

1	Metal Roof	Western States Metal, Charcoal Gray
2	Paint	Sherwin Williams, sw 7006 Extra White
3	Paint	Sherwin Williams, sw 7640 Fawn Brindle
4	Paint	Sherwin Williams, sw 7974 Peppercorn
5	Wood	Wood, Natural Stain
6	Stone Veneer	Eldorado Stone, Ledgecut33 - Whitecap
7	Stone Veneer	Eldorado Stone, River Rock Rio Grande
8	Storefront	Anodized Aluminum, Dark Bronze
9	Metal Awning	to match Sherwin Williams, sw6197 Aloof Gray
10	Metal Awning	to match Sherwin Williams, sw7974 Peppercorn



Wall Signs

For each use or occupancy with lease space or building frontage with a minimum width of less than 80 feet, one wall sign per building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway, a maximum of one square foot of sign per lineal foot of frontage of the lease space or building occupied by the use, but not to exceed 200 square feet of total sign area.

For each lease space or building with more than 80 feet of building frontage, a maximum of two wall signs shall be allowed on each building frontage oriented toward a parking lot, mall, street, driveway, alley or freeway. Total square footage of all signs on each building frontage shall not exceed one square foot of sign per lineal foot of building frontage, up to a maximum of 200 square feet combined area of all signs on a given frontage.

The width of each wall sign shall not exceed 80% of the linear width of the building elevation.

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

ELEVATIONS
Building 2

Scale: 1/8"=1'
0 2 4 6 8 16

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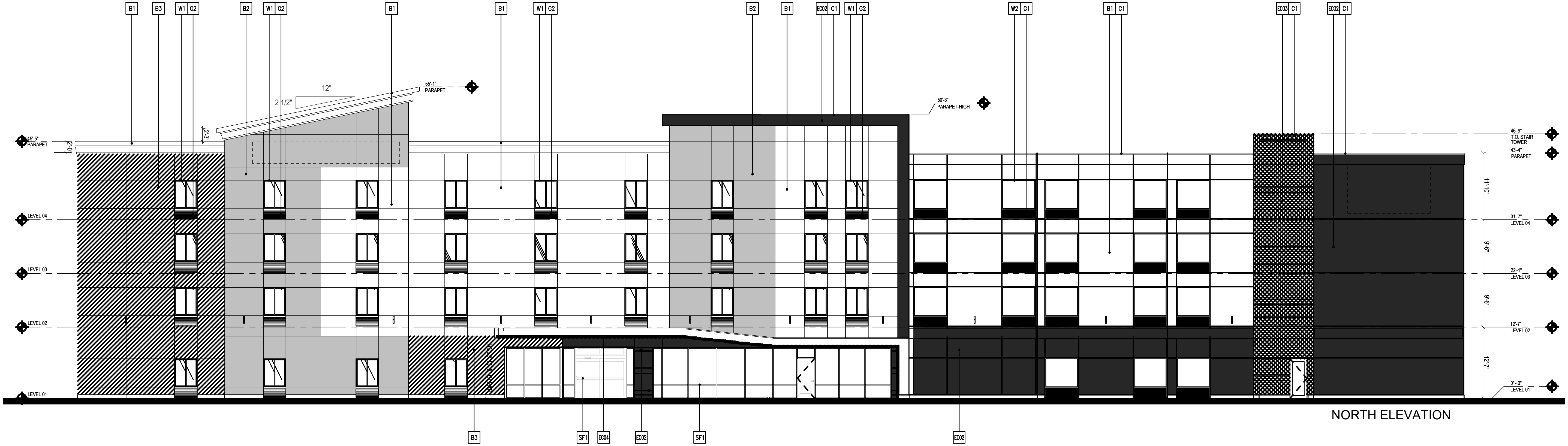
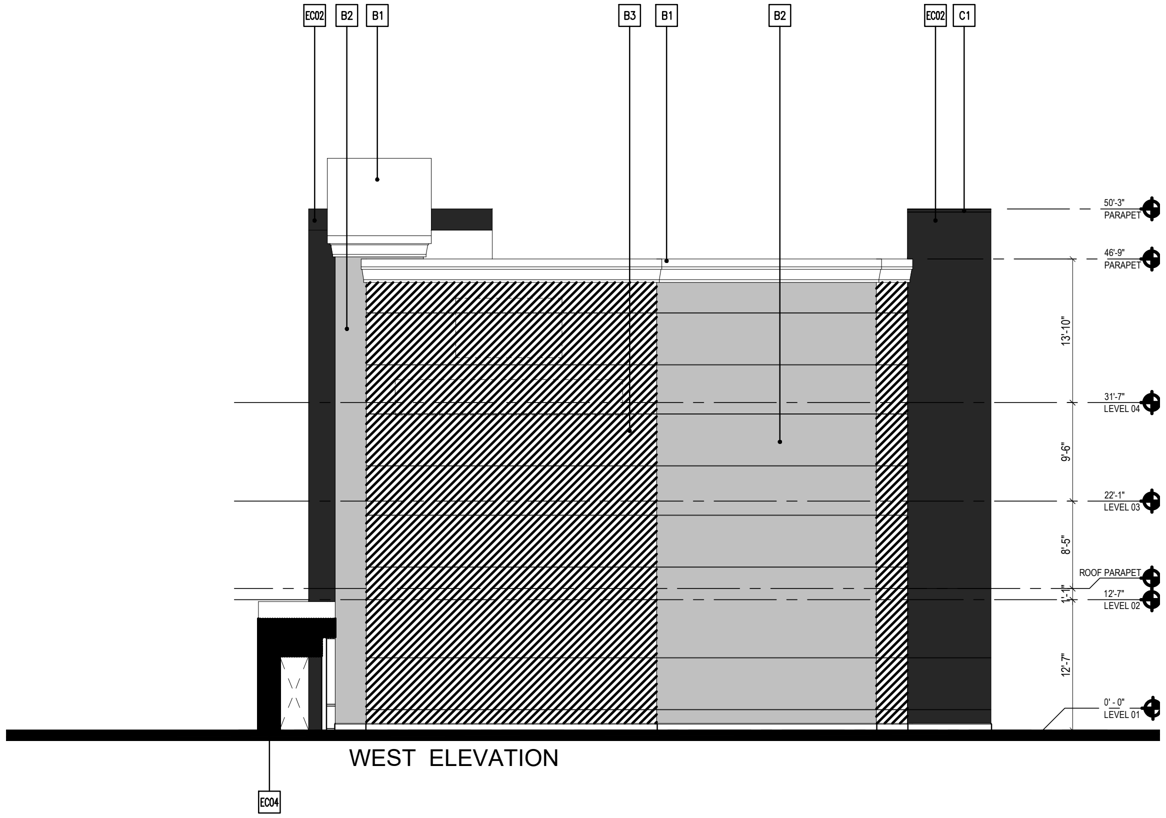
SMS ARCHITECTS

JULY 16, 2025


B1
B3
W1
G2
B2
W1
G2
B1
B1
W1
G2
B2
B1
EC02
C1
W1
G2
W2
G1
B1
C1
EC03
C1
EC02
C1
55'-1"
PARAPET
12"
2 1/2"
2'-3"
2'-0"
45'-5"
PARAPET
50'-3"
PARAPET-HIGH
46'-9"
T.O. STAIR
TOWER
43'-4"
PARAPET
LEVEL 04
LEVEL 03
LEVEL 02
LEVEL 01
11'-10"
9'-6"
9'-6"
12'-7"
31'-7"
LEVEL 04
22'-1"
LEVEL 03
12'-7"
LEVEL 02
0'-0"
LEVEL 01
B3
SF1
EC04
EC02
SF1
EC02

NORTH ELEVATION


EC02
B2
B1
B3
B1
B2
EC02
C1
50'-3"
PARAPET
46'-9"
PARAPET
13'-10"
31'-7"
LEVEL 04
9'-6"
22'-1"
LEVEL 03
8'-5"
ROOF PARAPET
1'-1"
12'-7"
LEVEL 02
12'-7"
0'-0"
LEVEL 01
EC04

WEST ELEVATION

COLORS AND MATERIALS

Exterior Window Finishes (for avid Hotels wing):

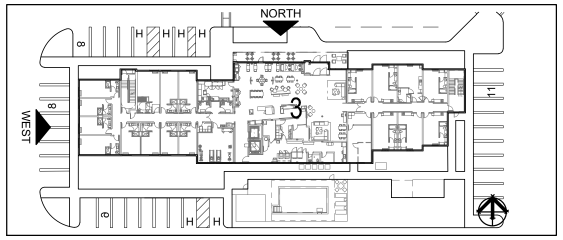
W1	Public Windows at Red Walls:	Aluminum, Clear Anodized *or* Powder-Coated finish to match (ex: "Resembles Clear Anodized")
W2	Public Windows at Dark Gray Walls:	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
W2	Guestroom Windows at Light Gray Walls:	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
W2	Guestroom Windows at Dark Gray Walls:	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")

Exterior Window Finishes (for Candlewood Suites wing):

W1	Public and Guestroom Windows	Aluminum, Clear Anodized *or* Powder-Coated finish to match (ex: "Resembles Clear Anodized")
G1	**PTAC Grill / Louver Finish (for avid Hotels wing):**	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
G2	**PTAC Grill / Louver Finish (Candlewood Suites wing):**	Varies by location - match adjacent EIFS color
C1	**Coping Finish:**	Varies by location - match adjacent EIFS color (see finishes in table below)
SF1	**Exterior/Interior Storefront Finish:**	Clear Anodized Aluminum
SF1	**Automatic Sliding Door Finish:**	Clear Anodized Aluminum

COLORS AND MATERIALS

Color/Elev Legend	**Parex** (7 year color warranty, w/ special pigment)	**Sherwin Williams** (5 year color warranty)	**Dryvit** (6 year color warranty)	**Sto** (10 year color warranty, together with the system)
B1 – Ice Cube B1	Parex Sand Fine LB (color to match SW6252 'Ice Cube')	Ultracrete Texture Coating Fine SW 6252 Ice Cube	Sandblast 582 'Diamond Blue'	Fine Sand Finish Color SW 6252
B2 – Gray B2	Parex Sand Fine LB (color to match SW7669 'Summit Gray')	Ultracrete Texture Coating Fine SW 7669 Summit Gray	Sandblast 618 'Antique Gray'	Fine Sand Finish Color SW 7669
B3 – Dark Blue B3	Parex Sand Fine LB (color to match SW6251 'Outerspace')	Ultracrete Texture Coating Fine SW 6251 Outerspace	Sandblast 623A 'Gray Steele'	Fine Sand Finish Color SW 6251
EC02 – Dark Gray EC02	Parex Sand Fine LB NAC185282 DK GRAY (PHYSICAL)	Ultracrete Texture Coating Fine SW 7019 Gauntlet Gray	AVID 01 1030S Sandblast Dark Grey	STOLIT X Fine Color NA18-0032
EC03 – Red EC03	Parex Sand Fine LB NAC185280 RED (PHYSICAL)	Ultracrete Texture Coating Fine SW6864 Cherry Tomato	AVID 03 1030S Sandblast Red	STOLIT X Fine Color NA18-0031
EC04-Aqua EC04	Parex Sand Fine LB NAC185281 BLUE (PHYSICAL)	Ultracrete Texture Coating Fine SW9045 BoraBora Shore	AVID 02 1030S Sandblast Turquoise	STOLIT X Fine Color NA18-0029


NORTH
WEST
H
H
H
H
H
H
8
8
3
11

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

ELEVATIONS
Building 3 - North and West

Scale: 1/8"=1'
0 2 4 6 8 16

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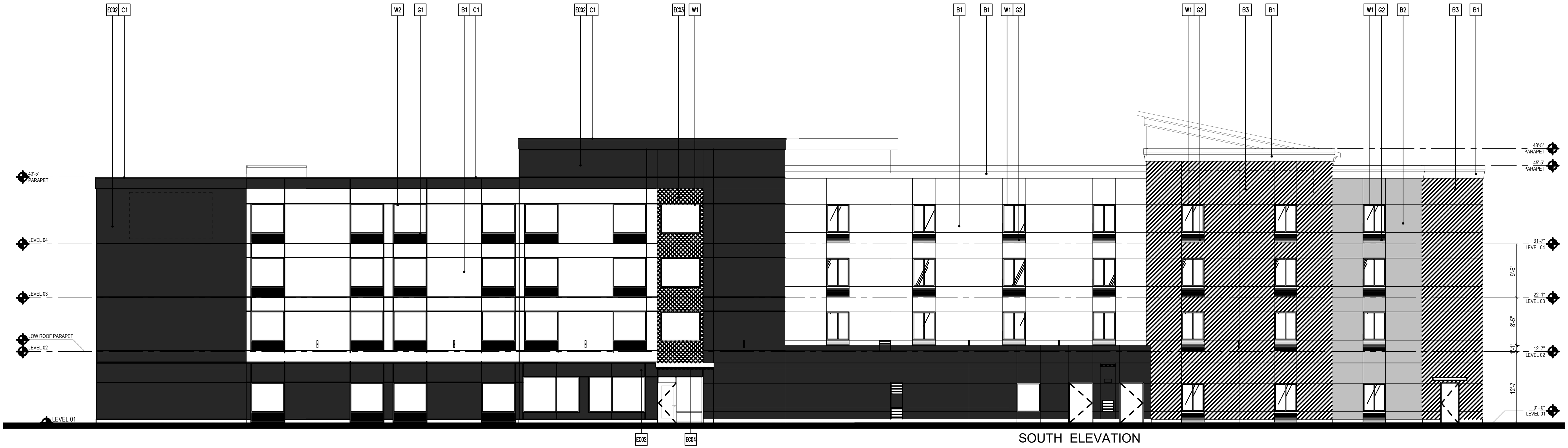
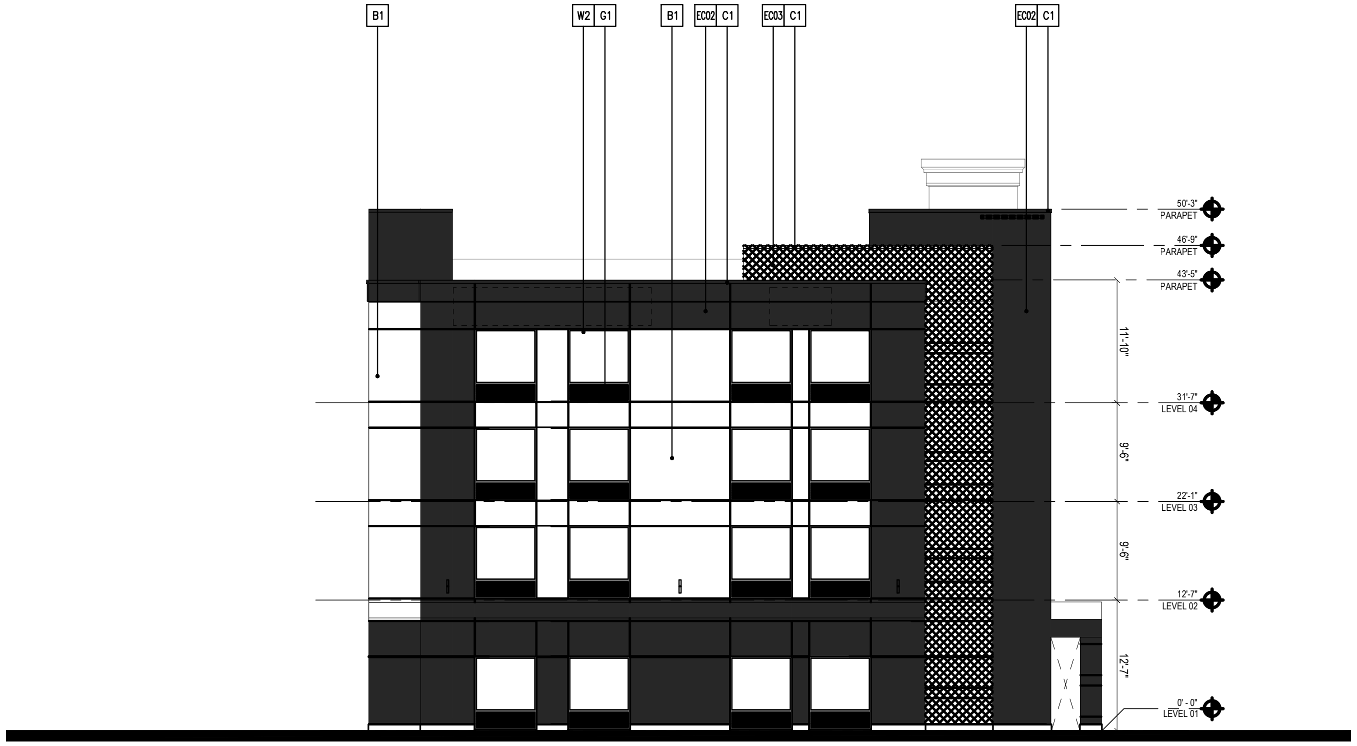
SMS ARCHITECTS

JULY 16, 2025


EC02 C1
W2 G1
B1 C1
EC02 C1
EC03 W1
B1
B1
W1 G2
W1 G2
B3
B1
W1 G2
B2
B3
B1
43'-5" PARAPET
LEVEL 04
LEVEL 03
LOW ROOF PARAPET
LEVEL 02
LEVEL 01
48'-5" PARAPET
45'-5" PARAPET
31'-7" LEVEL 04
22'-1" LEVEL 03
12'-7" LEVEL 02
0'-0" LEVEL 01
9'-6"
8'-5"
1'-1"
12'-7"
EC02
EC04

SOUTH ELEVATION


B1
W2 G1
B1
EC02 C1
EC03 C1
EC02 C1
50'-3" PARAPET
46'-9" PARAPET
43'-5" PARAPET
31'-7" LEVEL 04
22'-1" LEVEL 03
12'-7" LEVEL 02
0'-0" LEVEL 01
11'-10"
9'-6"
9'-6"
12'-7"

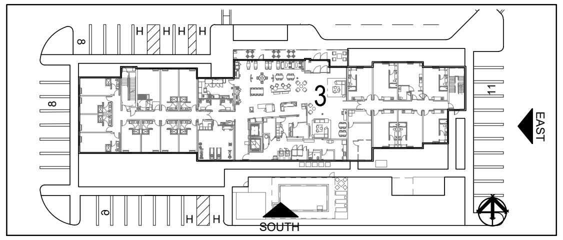
EAST ELEVATION

COLORS AND MATERIALS

	Exterior Window Finishes (for avid Hotels wing):	
W1	- Public Windows at Red Walls:	Aluminum, Clear Anodized *or* Powder-Coated finish to match (ex: "Resembles Clear Anodized")
W2	- Public Windows at Dark Gray Walls:	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
W2	- Guestroom Windows at Light Gray Walls:	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
W2	- Guestroom Windows at Dark Gray Walls:	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
	Exterior Window Finishes (for Candlewood Suites wing):	
W1	- Public and Guestroom Windows	Aluminum, Clear Anodized *or* Powder-Coated finish to match (ex: "Resembles Clear Anodized")
G1	**PTAC Grill / Louver Finish (for avid Hotels wing):**	Aluminum, Dark Bronze Anodized *or* Powder-Coated finish to match (ex: "Resembles Dark Bronze Anodized – Dark Range" or "2604/2605 Dark Bronze")
G2	**PTAC Grill / Louver Finish (Candlewood Suites wing):**	Varies by location - match adjacent EIFS color
	Coping Finish:	Varies by location - match adjacent EIFS color (see finishes in table below)
	Exterior/Interior Storefront Finish:	Clear Anodized Aluminum
	Automatic Sliding Door Finish:	Clear Anodized Aluminum

COLORS AND MATERIALS

Color/Elev Legend	**Parex** (7 year color warranty, w/ special pigment)	**Sherwin Williams** (5 year color warranty)	**Dryvit** (6 year color warranty)	**Sto** (10 year color warranty, together with the system)
B1 – Ice Cube ⬜ B1 ☐	Parex Sand Fine LB (color to match SW6252 'Ice Cube')	Ultracrete Texture Coating Fine SW 6252 Ice Cube	Sandblast 582 'Diamond Blue'	Fine Sand Finish Color SW 6252
B2 – Gray ■ B2 ■	Parex Sand Fine LB (color to match SW7669 'Summit Gray')	Ultracrete Texture Coating Fine SW 7669 Summit Gray	Sandblast 618 'Antique Gray'	Fine Sand Finish Color SW 7669
B3 – Dark Blue ■ B3 ▨	Parex Sand Fine LB (color to match SW6251 'Outerspace')	Ultracrete Texture Coating Fine SW 6251 Outerspace	Sandblast 623A 'Gray Steele'	Fine Sand Finish Color SW 6251
EC02 – Dark Gray ■ EC02 ■	Parex Sand Fine LB NAC185282 DK GRAY (PHYSICAL)	Ultracrete Texture Coating Fine SW 7019 Gauntlet Gray	AVID 01 1030S Sandblast Dark Grey	STOLIT X Fine Color NA18-0032
EC03 – Red 🟥 EC03 ▩	Parex Sand Fine LB NAC185280 RED (PHYSICAL)	Ultracrete Texture Coating Fine SW6864 Cherry Tomato	AVID 03 1030S Sandblast Red	STOLIT X Fine Color NA18-0031
EC04-Aqua ■ EC04 ▦	Parex Sand Fine LB NAC185281 BLUE (PHYSICAL)	Ultracrete Texture Coating Fine SW9045 BoraBora Shore	AVID 02 1030S Sandblast Turquoise	STOLIT X Fine Color NA18-0029


3
EAST
SOUTH
H
8

THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

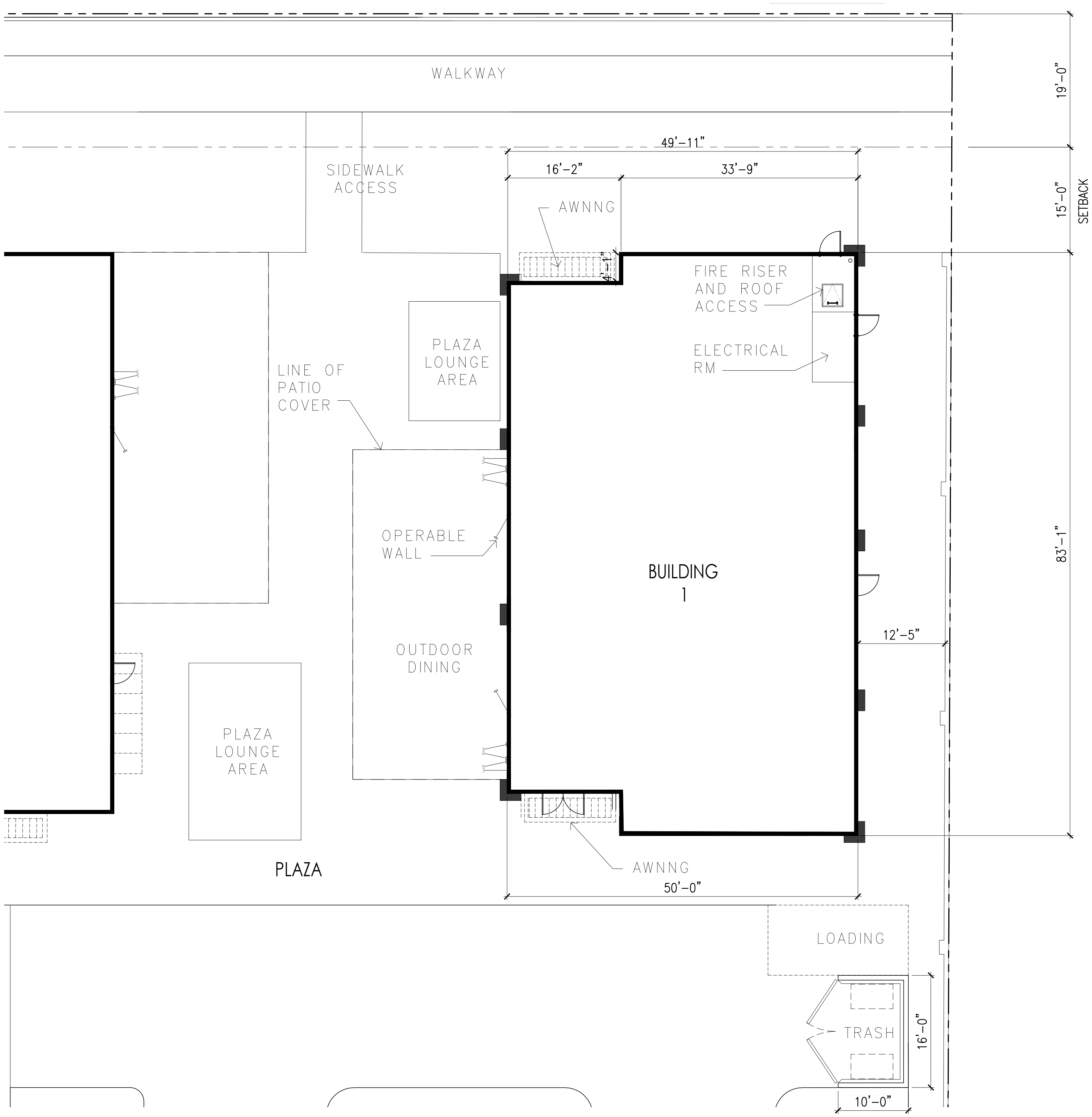
ELEVATIONS
Building 3 - South and East

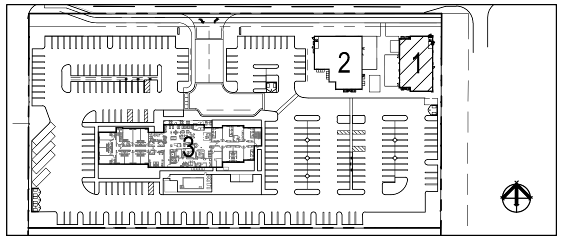
Scale: 1/8"=1'
0 2 4 6 8 16

aLabbasi

SMS ARCHITECTS

JULY 16, 2025


WALKWAY
19'-0"
49'-11"
SIDEWALK ACCESS
16'-2"
33'-9"
15'-0"
SETBACK
AWNNG
4'-1"
FIRE RISER AND ROOF ACCESS
ELECTRICAL RM
PLAZA LOUNGE AREA
LINE OF PATIO COVER
OPERABLE WALL
BUILDING 1
83'-1"
OUTDOOR DINING
12'-5"
PLAZA LOUNGE AREA
PLAZA
AWNNG
50'-0"
LOADING
TRASH
16'-0"
10'-0"



THE RETREAT AT LAKE PERRIS
Ramona Expressway, Perris, California

FLOOR PLAN
Building 1

Scale: 1/8"=1'
0 2 4 6 8 16

N

SMS ARCHITECTS

JULY 16, 2025