

GRAPHIC LEGEND:

- = OFFICE ENTRY
- △ = GRADE DOOR (14X14)
- = A.D.A. ACCESSIBLE PRKG.
- = 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

OCCUPANCY CLASSIFICATION:

BUILDING: B, S1
CONSTRUCTION TYPE: IIB

PARKING STALL SIZES:

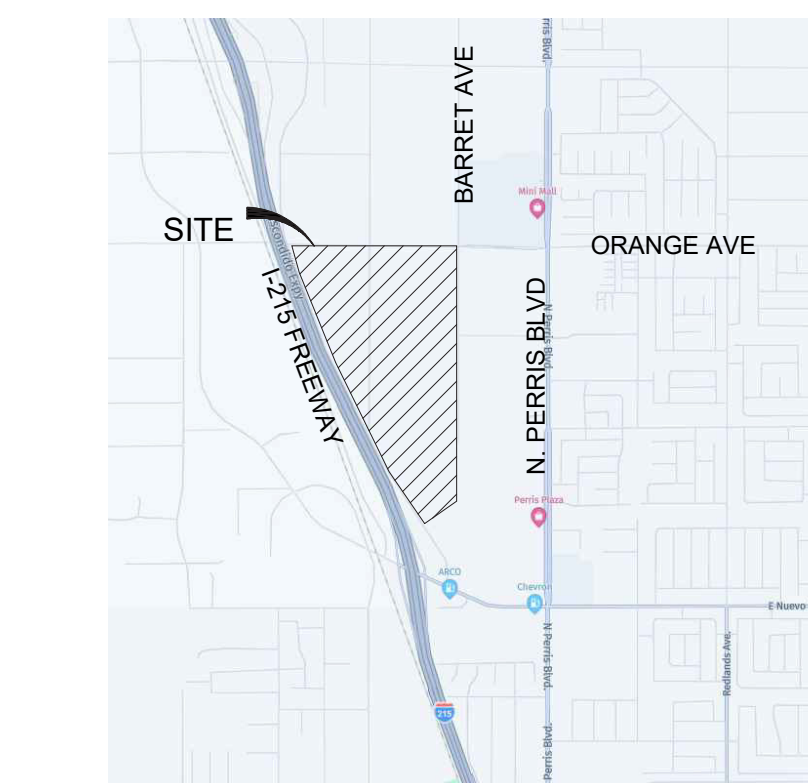
STANDARD PARKING STALL - 9' X 17' (PLUS 2' OVERHANG)
A.D.A. (HANDICAP) STALLS - 9' X 18'
12' X 18' (VAN)

MAXIMUM BUILDING HEIGHT

60 FT. PER HARVEST LANDING SPECIFIC PLAN MBU

MAXIMUM FLOOR AREA RATIO

FAR - 75%



VICINITY MAP NOT TO SCALE

ZONING ORDINANCE

EXISTING ZONING:
HARVEST LANDING SPECIFIC PLAN MBU

PROPOSED ZONING:
HARVEST LANDING SPECIFIC PLAN MBU (ZONING IS IN PLACE)

BUILDING 1 SHEET DESCRIPTION:

- A1.1 OVERALL MASTER PLAN & PROJECT DATA
- A1.2 CONCEPTUAL ENLARGED SITE PLAN
- A1.3 CONCEPTUAL FLOOR PLAN
- A1.4 CONCEPTUAL ELEVATIONS
- A1.5 CONCEPTUAL COLOR ELEVATIONS
- A8 WALL AND FENCE PLAN
- A9 TRUCK CIRCULATION PLAN
- A10 SITE SECTIONS
- A11 PARKING AND AMENITIES DIAGRAMS & TABULATIONS
- A12 COLOR AND MATERIAL BOARD

TEAM PLAYERS:

- | | |
|---|---|
| APPLICANT/OWNER
HIP SO-CAL PROPERTIES LLC
1944 NORTH TUSTIN ST. SUITE 122
ORANGE, CA 92668
CONTACT: TIM HOWARD, MIKE TUNNEY
(TEL) 714-769-9155 | CIVIL ENGINEER
FMCIVIL ENGINEERS INC.
2806 TECHNOLOGY DRIVE SUITE 300
MURBETA, CA 95055
CONTACT: FRANCISCO MARTINEZ
(TEL) 861-331-9873 |
| ARCHITECT
AO ARCHITECTS
144 NORTH STREET
ORANGE, CA 92668
CONTACT: DAN MCDAVID
(TEL) 714-463-8680
danm@aoarchitects.com | LANDSCAPE
HUNTER LANDSCAPE
711 FEE ANA ST.
PLACENTIA, CA 92670
CONTACT: TOM HAYES
(TEL) 714-866-2400 |
| LIGHTING
PACIFIC ELECTRICAL
ENGINEERING INC.
8177 E. KAISER BLVD.
ANAHEIM, CA 92808
CONTACT: REED STONEBURNER, PE
(TEL) 714-485-7768 (CELL) 714-620-1411 | CITY LIAISON
EPD SOLUTIONS
3333 MICHELSON DRIVE SUITE 500
IRVINE, CA 92612
CONTACT: CHARLIE CISAKOWSKI
(TEL) 949-254-4628
www.epdsolutions.com |

LEGAL DESCRIPTION:

PARCEL 5:
(APNs 305-000-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029)
BLOCKS 5 THROUGH 12, INCLUSIVE OF FEADON FARMS NO. 14, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, IN BOOK 16, OF MAPS, PAGE 84 THEREOF.

ALSO EXCEPTING FROM BLOCKS 5 AND 9 DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FOR A HIGHWAY, RECORDED JANUARY 23, 1962 IN BOOK 1376, PAGE 145, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLOCKS 5 AND 9 DESCRIBED IN DEED TO THE STATE OF CALIFORNIA FOR A HIGHWAY, RECORDED APRIL 28, 1962 IN BOOK 1383, PAGE 432, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLOCKS 5 AND 9 DESCRIBED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA FOR A PUBLIC HIGHWAY, CASE NO. 200153, FILED NOVEMBER 10, 1964 IN SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF RIVERSIDE AND RECORDED NOVEMBER 28, 1964 AS INSTRUMENT NO. 12940448608 OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING THEREFROM AND INCLUSIVE THEREOF THE RIGHT TO ALL OIL, GAS, PETROLEUM, NATURAL AND OTHER HYDRO-CARBON SUBSTANCES AND MINERALS OF WHATEVER KIND AND NATURE, IN AND UNDER THE PORTION OF THE SUBJECT QUARTER OF SAID SECTION 16, HEREIN DESCRIBED AS REFERRED IN DEED FROM THE FEDERAL LAND BANK OF BENEVOLENT TO LOUIS B. WALKER, DATED DECEMBER 03, 1961 IN BOOK 487, PAGE 241 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

PARCEL 14:
(APNs 305-000-020, 305-000-021, 305-000-022, 305-000-023)
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO RANGE AND MOUNTAIN, WHICH LIES EXACTLY OF STATE HIGHWAY 395 AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED APRIL 28, 1962 AS INSTRUMENT NO. 1300.

EXCEPTING THE NORTH 30 FEET IN ORANGE AVENUE, THE EAST 30 FEET IN INDIAN AVENUE AND THE SOUTH 30 FEET IN CHERRY AVENUE.

ALSO EXCEPTING THEREFROM THE PORTION DESCRIBED IN DEED RECORDED DECEMBER 21, 1965 AS INSTRUMENT NO. 142440 AND IN DEED RECORDED MARCH 13, 1969 AS INSTRUMENT NO. 24345, RECORDS OF RIVERSIDE COUNTY.

ALSO EXCEPTING THEREFROM THESE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED MARCH 22, 1962, AS INSTRUMENT NOS. 94622 AND 94623.

SITE DATA

SITE AREA	BLDG. 1				
In s.f.	2,599,664	AUTO PARKING REQUIRED	AUTO PARKING PROVIDED	TRAILER PARKING REQUIRED (High C. Whse)	
in acres	59.68	Warehouse	Standard (9'x19')	Trailer:	1/5,000 s.f. 65
		1st 20k @ 1/1,000 s.f.	Standard Accessible Parking (9'x19') ¹		
		above 20k @ 1/2,000 s.f.	Van Accessible parking (12'x19') ¹	TRAILER PARKING PROVIDED	Trailer (12'x55') 701
BUILDING FOOTPRINT	322,079		EV Capable (9'x19') (includes EVCS & ADA Ev) ¹		
		High Cube Warehouse	EVCS (9'x19') ¹	BICYCLE PARKING PROVIDED	
BUILDING AREA		Office: (office area less than 10%)	Standard EV ADA (9'x19') ¹	Long Term	36
Ground Office	19,500	1st 20k @ 1/1,000 s.f.	ADA VAN EV (12'x19') ¹	Short term	2
Mezzanine	0	2nd 20k @ 1/2,000 s.f.	Ambulatory EV (11'x19') ¹		
Warehouse	302,579	above 40k @ 1/5,000 s.f.	TOTAL		
TOTAL	322,079	TOTAL		LANDSCAPE REQUIRED	Area at 14% 363,953
				LANDSCAPE PROVIDED	Area 545,221
COVERAGE (50% max)	12.4%			Percentage	21.0%
FAR (75 max)	0.12				

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 AMENITY AND BREAK AREA SEE LANDSCAPE
- 12 OUTDOOR BIKE RACKS CLASS II



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

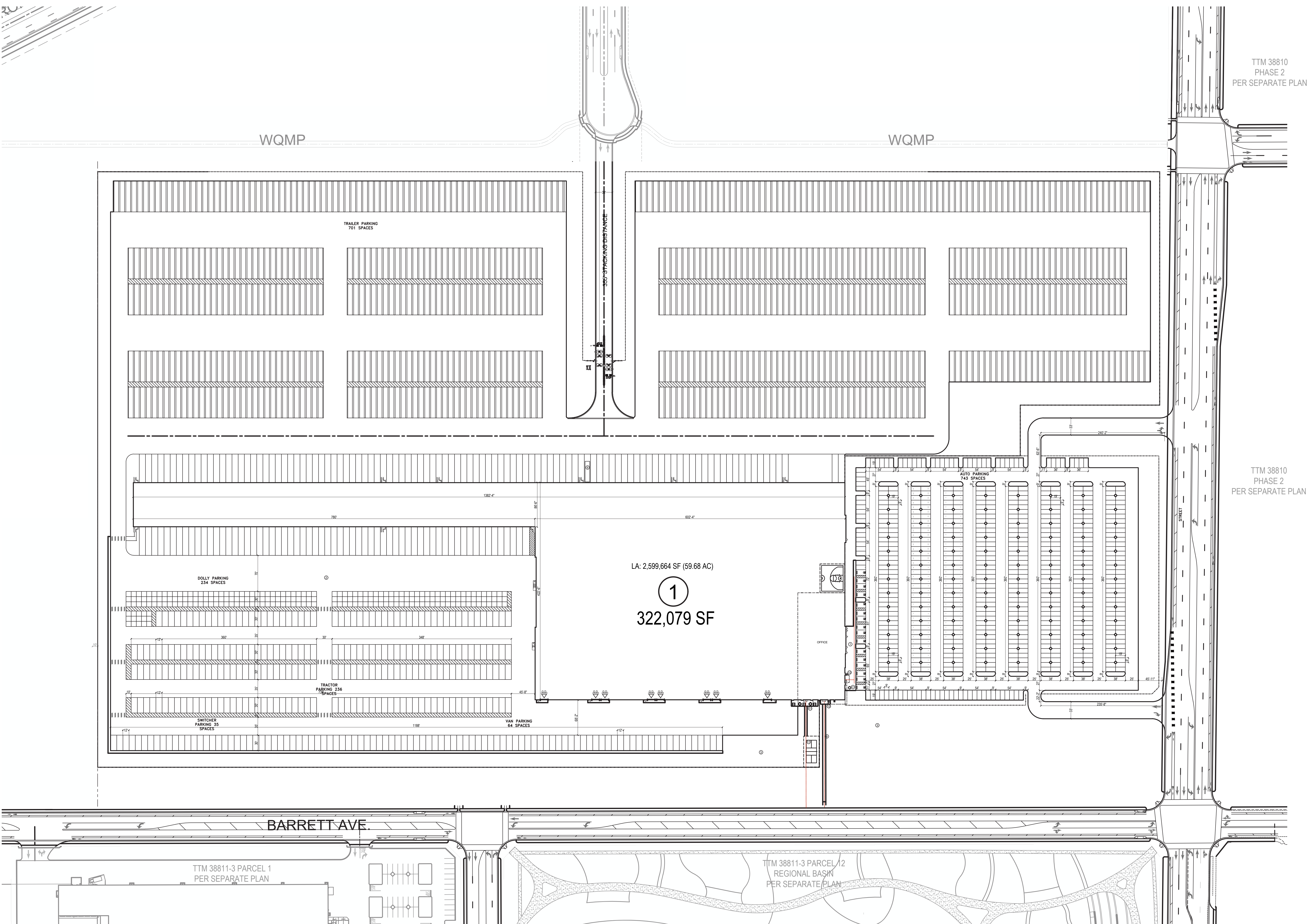
PERRIS, CA

BUILDING 1
Overall Conceptual Master Plan and Project Data



A1.1

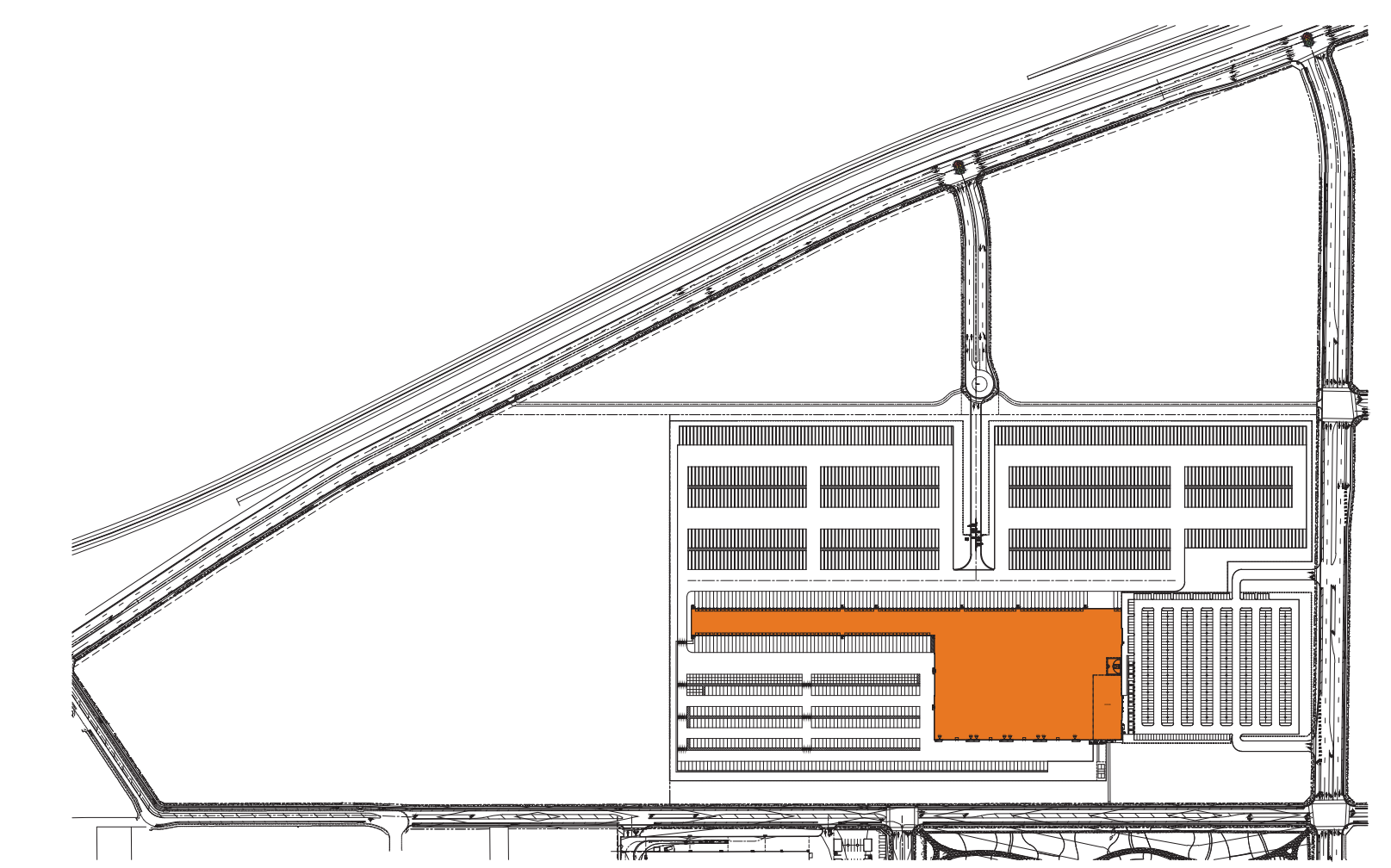
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Job No. 2020-392
Date 2025-11-24



- 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 COMPACTOR
 - 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 AMENITY AND BREAK AREA SEE LANDSCAPE
 - ⑫ OUTDOOR BIKE RACKS CLASS II

SITE DATA

SITE AREA	
In s.f.	2,599,664 s.f.
in acres	59.68 ac
BUILDING FOOTPRINT	
	322,079 s.f.
BUILDING AREA	
Ground Office	19,500 s.f.
Mezzanine	0 s.f.
Warehouse	302,579 s.f.
TOTAL	322,079 s.f.
COVERAGE (50% max)	
	12.4%
FAR (.75 max)	
	0.12
AUTO PARKING REQUIRED	
High Cube Warehouse	
Office: (office area less than 10%)	
Whse: 1st 20k @ 1/1,000 s.f.	20 stalls
2nd 20k @ 1/2,000 s.f.	10 stalls
above 40k @ 1/5,000 s.f.	57 stalls
TOTAL	87 stalls
AUTO PARKING PROVIDED	
Standard (9'x19')	579 stalls
Standard Accessible Parking (9'x19') ¹	12 stalls
Van Accessible parking (12'x19') ¹	3 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	149 stalls
EVCS (9'x19') ¹	38 stalls
Standard EV ADA (9'x19') ¹	1 stalls
ADA VAN EV (12'x19') ¹	1 stalls
Ambulatory EV (11'x19') ¹	1 stalls
TOTAL	743 stalls
¹ parking required and provided are the same	
TRAILER PARKING REQUIRED (High C. Whse)	
Trailer: 1/5,000 s.f.	65 stalls
TRAILER PARKING PROVIDED	
Trailer (12'x55')	701 stalls
BICYCLE PARKING PROVIDED	
Long Term	36 spots
Short term	2 spots
LANDSCAPE REQUIRED	
Area at 14%	363,953 s.f.
LANDSCAPE PROVIDED	
Area	545,221 s.f.
Percentage	21.0%



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

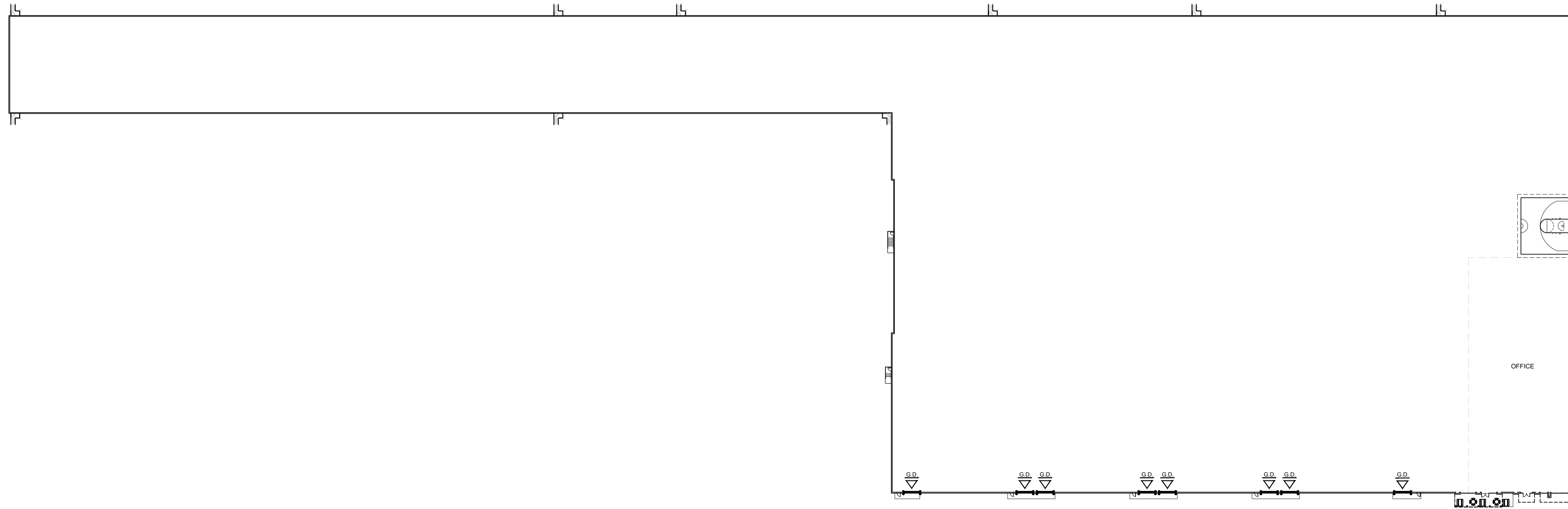
PERRIS, CA

BUILDING 1
Enlarged Site Plan

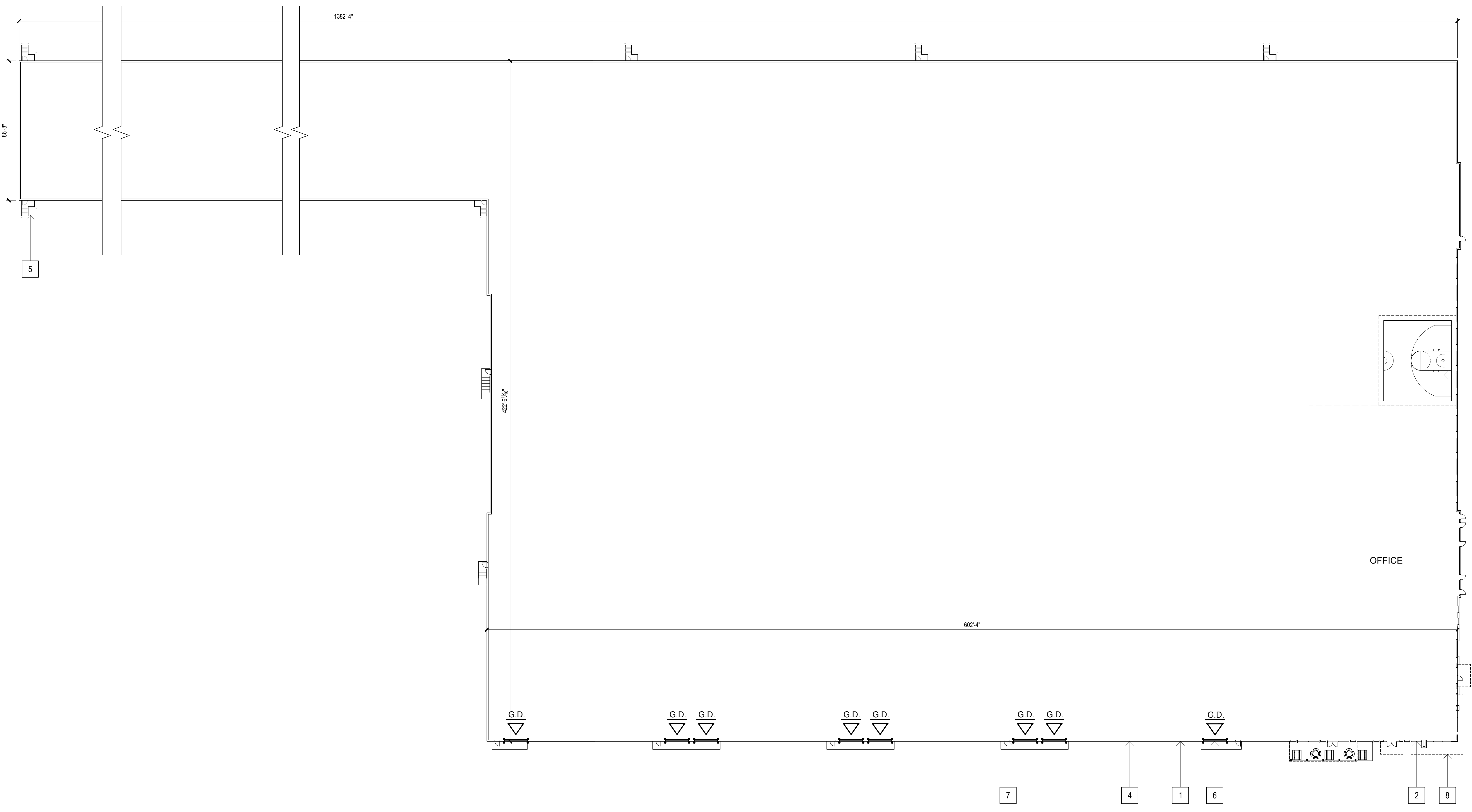


A1.2

Scale 1" = 80'-0"
Job No. 2020-392
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FLOOR PLAN 0' 60' 120' 180'



KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 TYPICAL STOREFRONT SYSTEM WITH GLAZING
- 3 CONCRETE RAMP
- 4 8'X9' DOCK DOOR
- 5 EXTERIOR CONCRETE STAIR
- 6 14'X16' GRADE DOOR
- 7 3'X7' HOLLOW METAL EXTERIOR MAN DOOR
- 8 METAL CANOPY ABOVE
- 9 INDOOR EMPLOYEE AMENITY



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

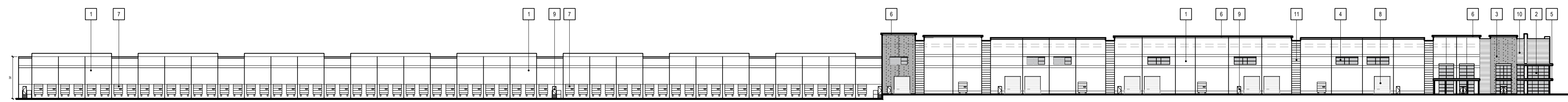
PERRIS, CA

BUILDING 1
Concept Floor Plan

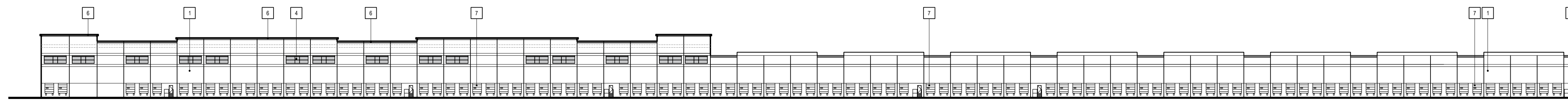


A1.3

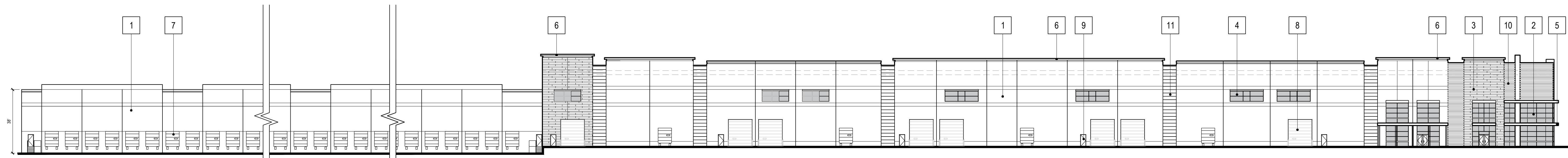
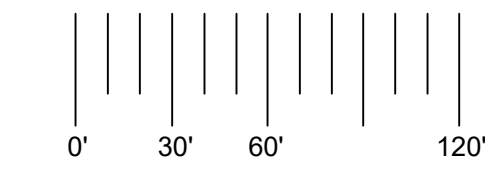
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Job No. 2020-392
Date 2025-11-24



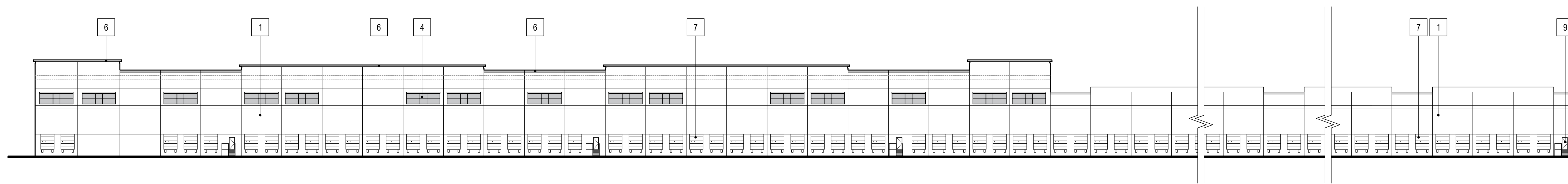
EAST ELEVATION (OVERALL)



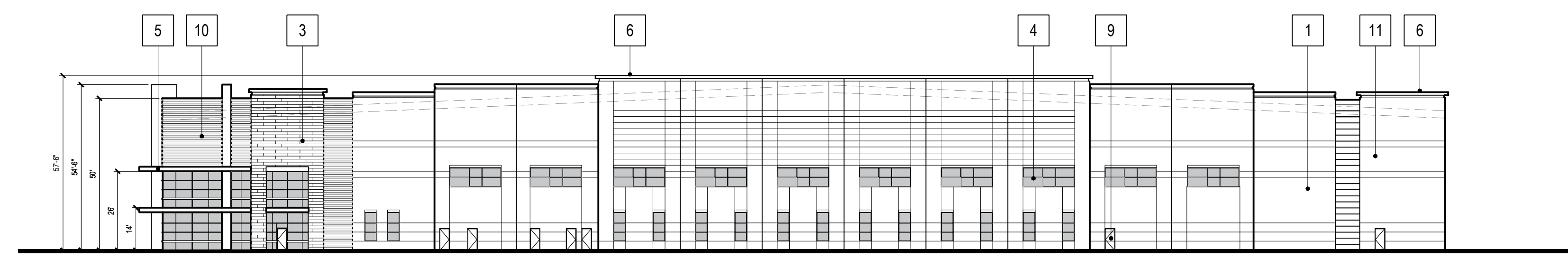
WEST ELEVATION (OVERALL)



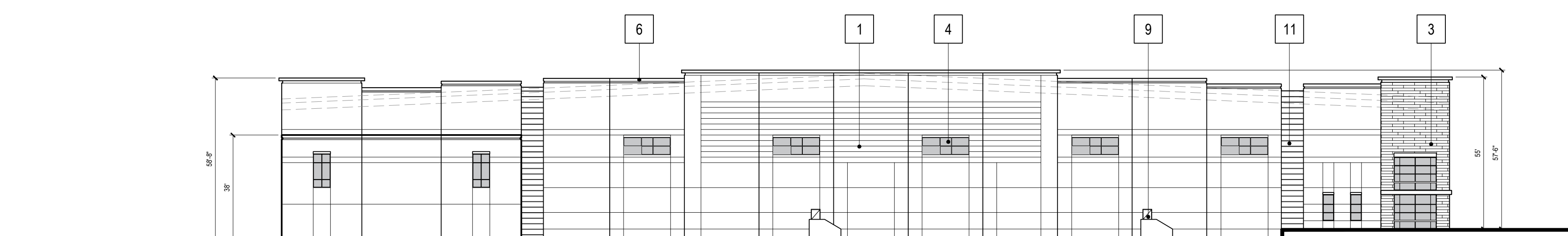
EAST ELEVATION



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.



HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 1
Concept Elevations

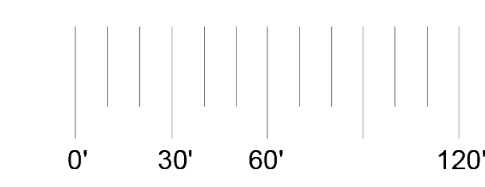


A1.4

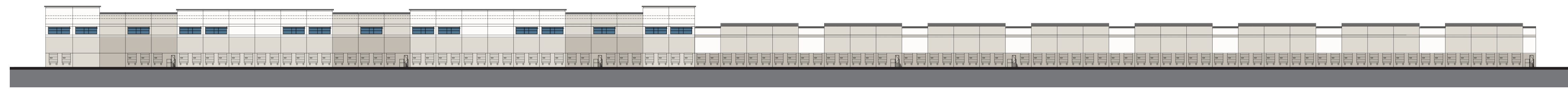
Scale 1" = 30'-0"
Job No. 2020-392
Date 2025-11-24

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.



EAST ELEVATION (OVERALL)



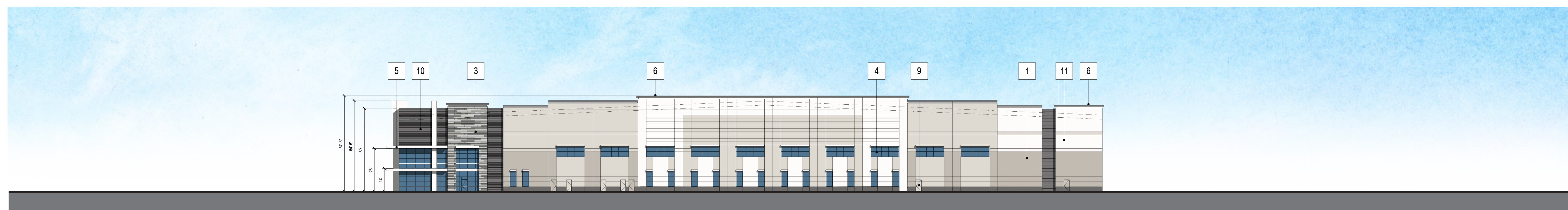
WEST ELEVATION (OVERALL)



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

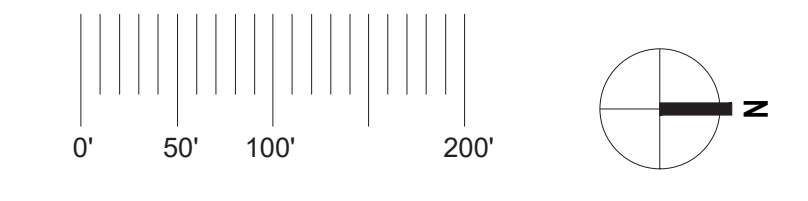
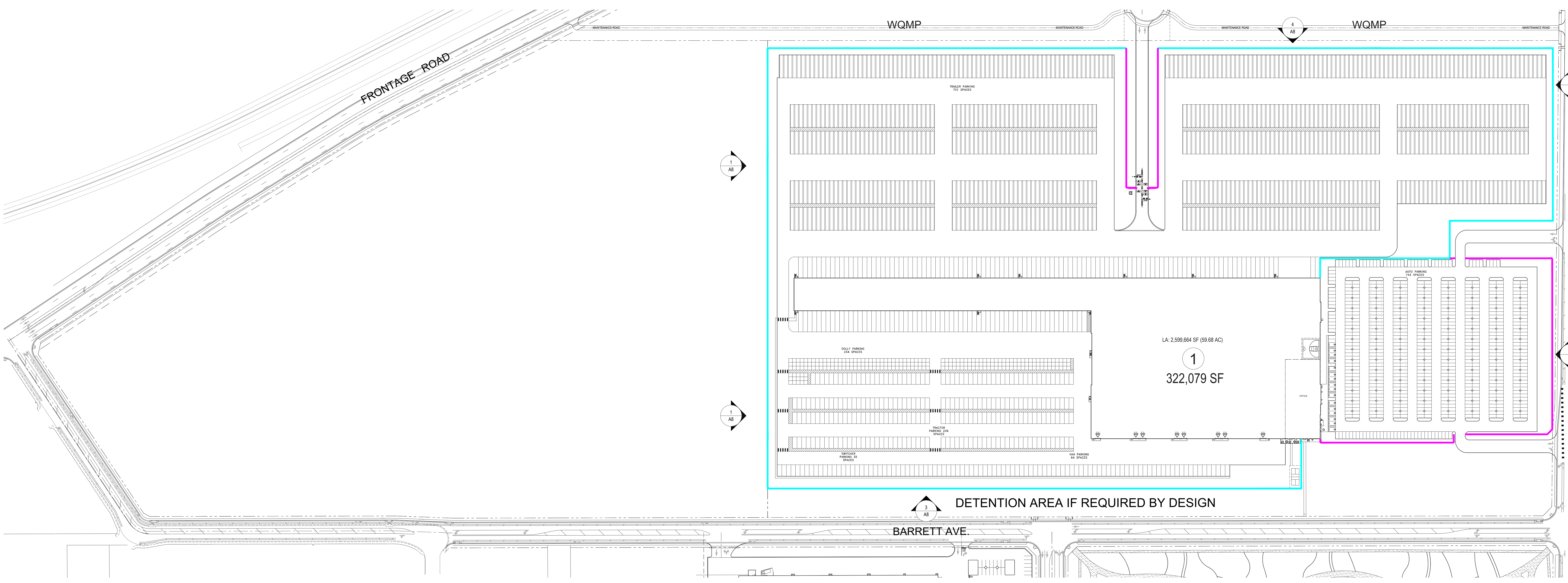
PERRIS, CA

BUILDING 1
Colored Concept Elevations



A1.5

Scale 1" = 30'-0"
Job No. 2020-392
Date 2025-11-24



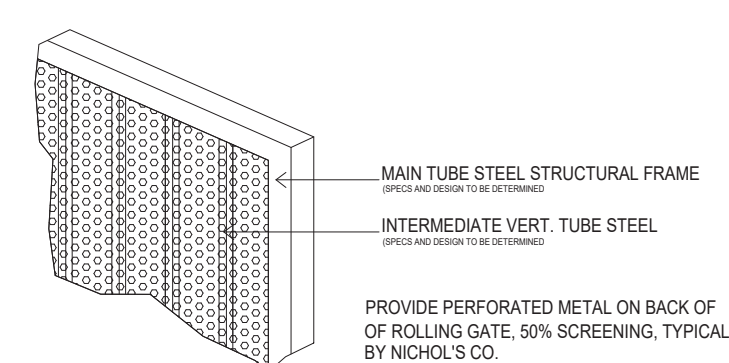
LEGEND:

8' HEIGHT TUBE STEEL FENCE (PAINTED BLACK) —

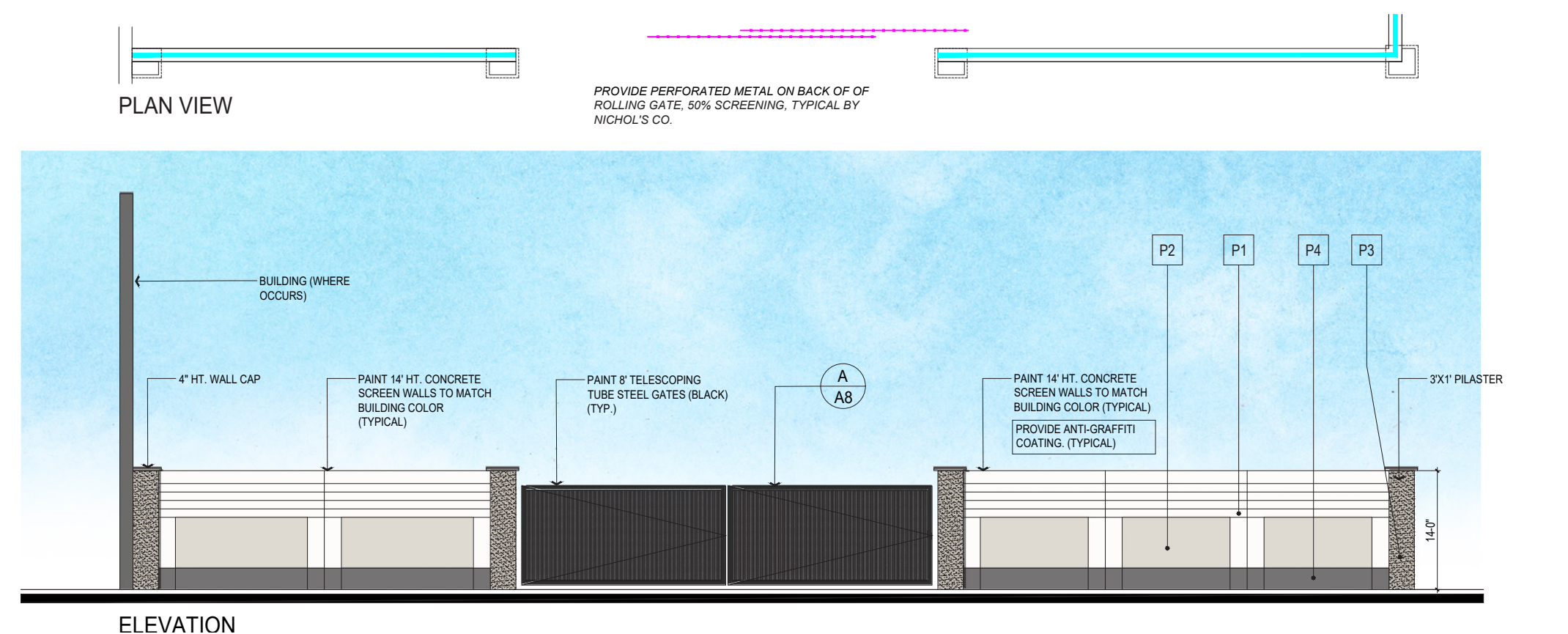
14' HEIGHT SCREEN WALL —

14' HT. CONC. SCREEN WALL AND METAL ROLLING GATE —

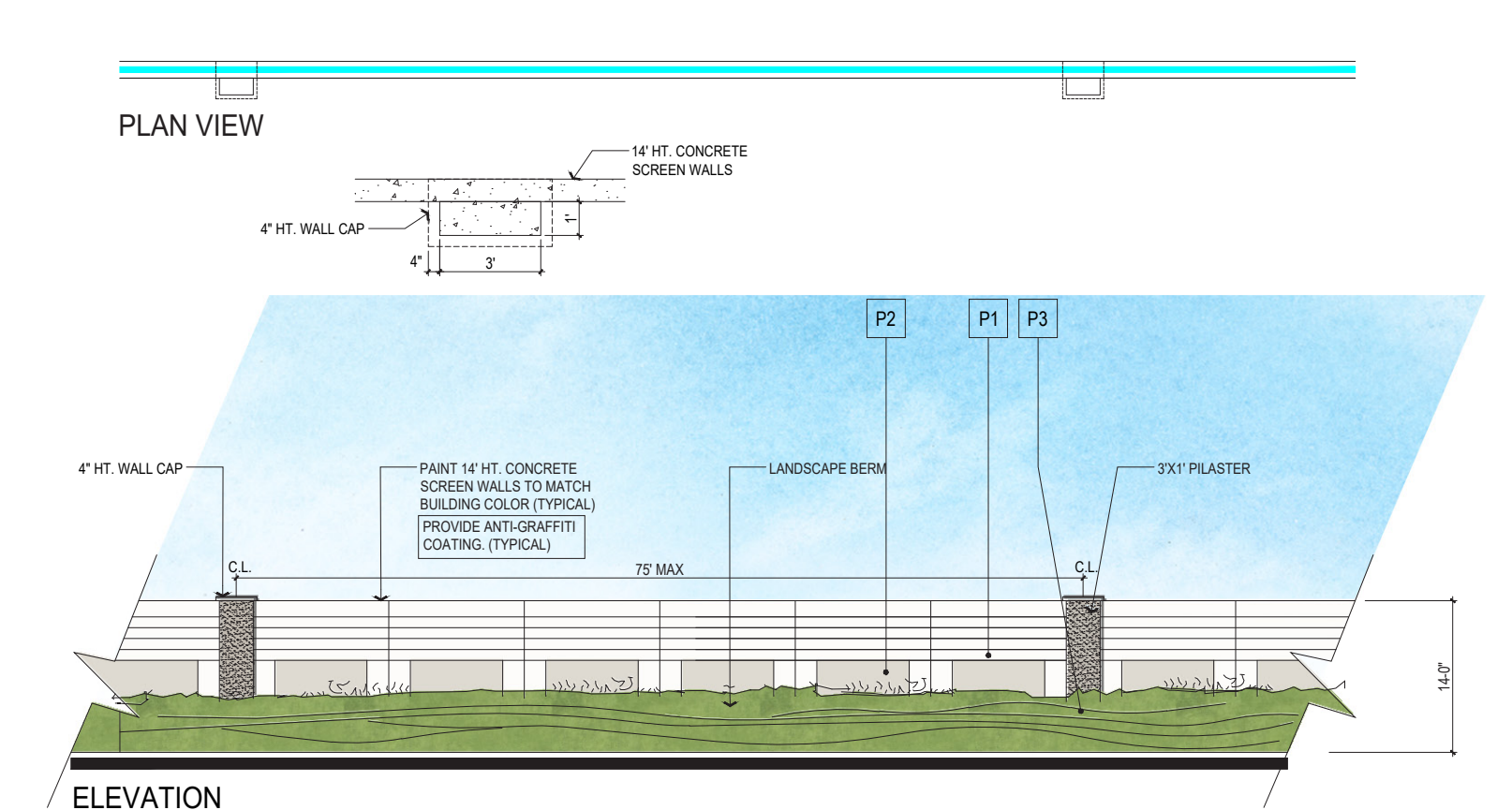
GRAPHIC LEGEND



GATE SCREENING



2 TYPICAL LOADING DOCK ENTRY GATE SCALE: 1/16" = 1'-0"



3 TYPICAL SCREEN WALL ELEVATION SCALE: 1/16" = 1'-0"



4 TYPICAL FENCE

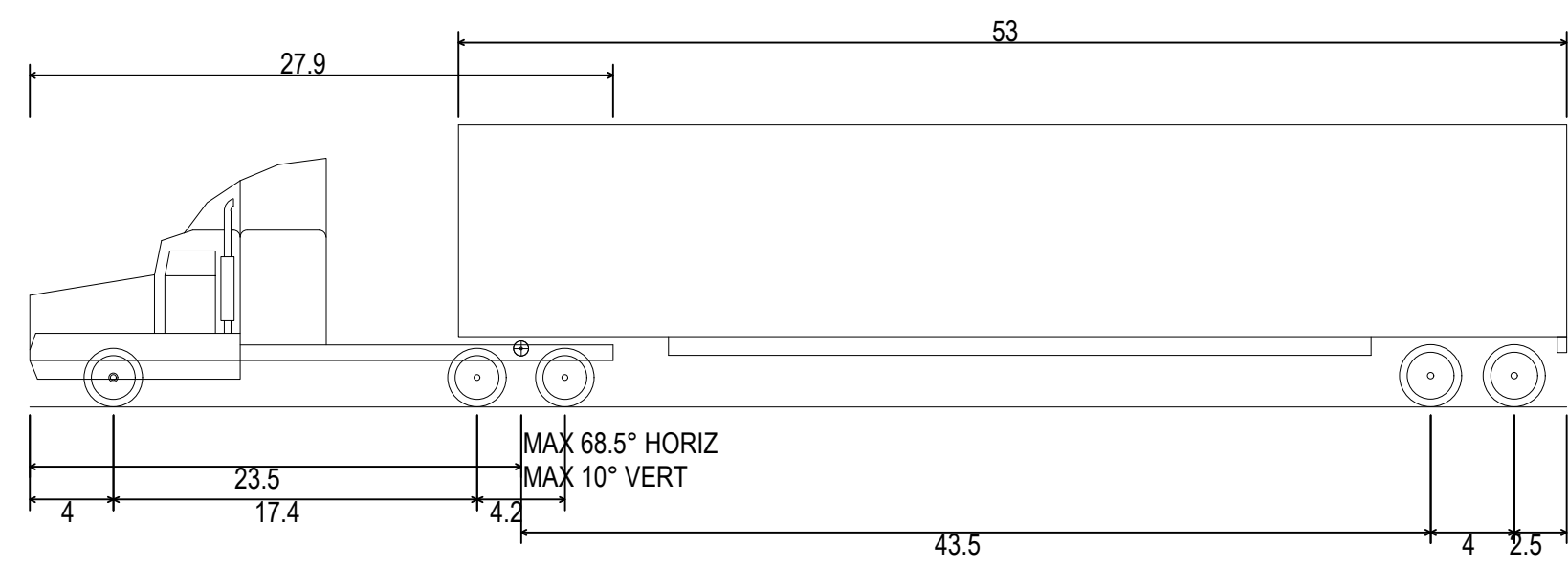


HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

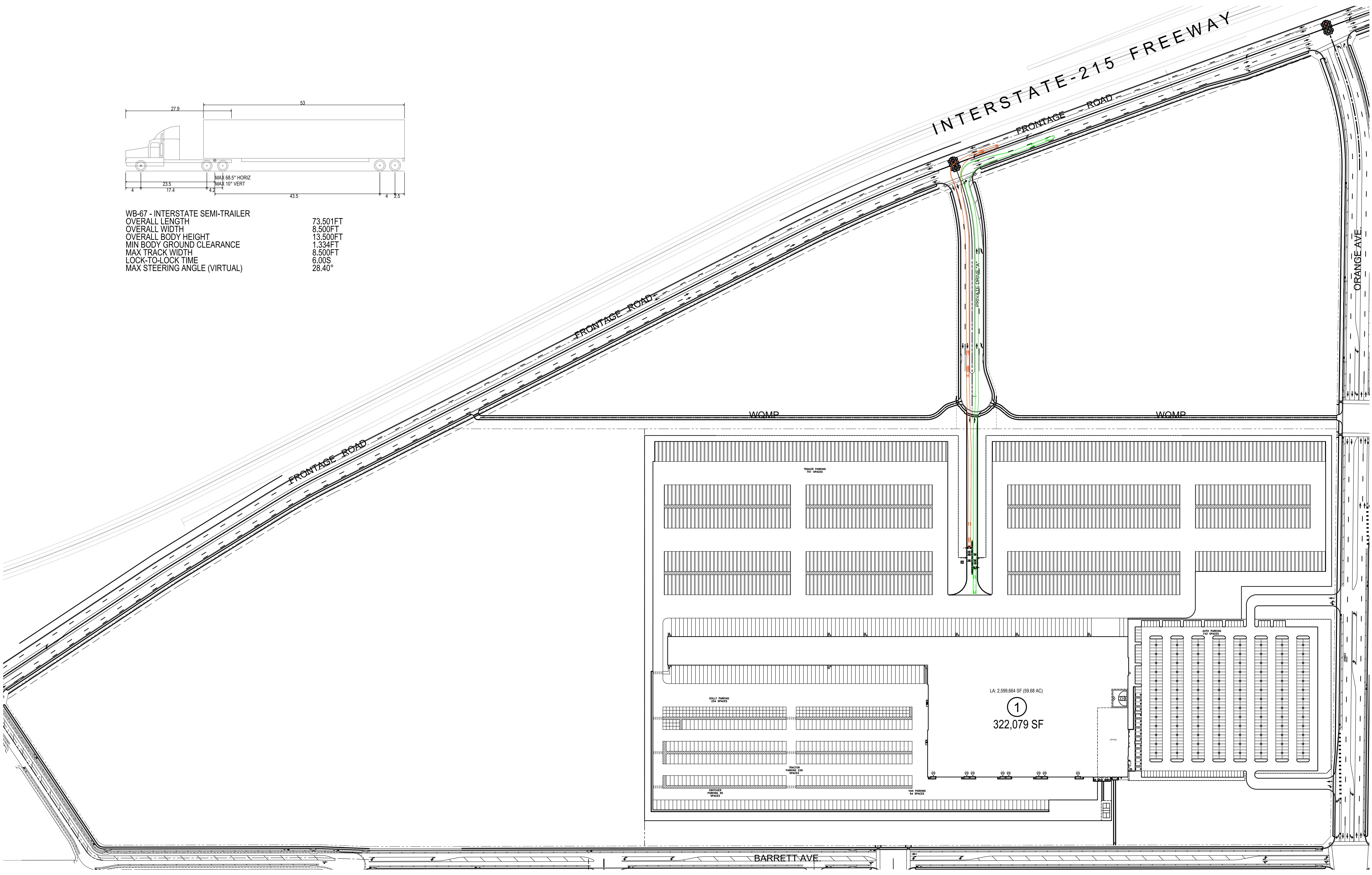
BUILDING 1
Wall and Fence Plan



A8
Scale AS NOTED
Job No. 2020-392
Date 2025-11-24



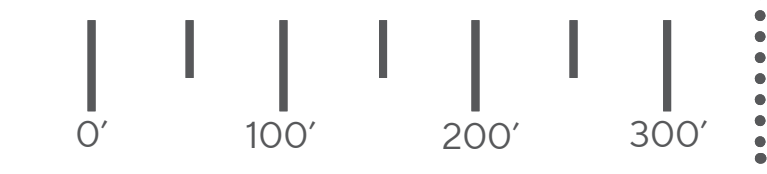
WB-67 - INTERSTATE SEMI-TRAILER
 OVERALL LENGTH 73.501FT
 OVERALL WIDTH 8.500FT
 OVERALL BODY HEIGHT 13.500FT
 MIN BODY GROUND CLEARANCE 1.334FT
 MAX TRACK WIDTH 8.500FT
 LOCK-TO-LOCK TIME 6.00S
 MAX STEERING ANGLE (VIRTUAL) 28.40°



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

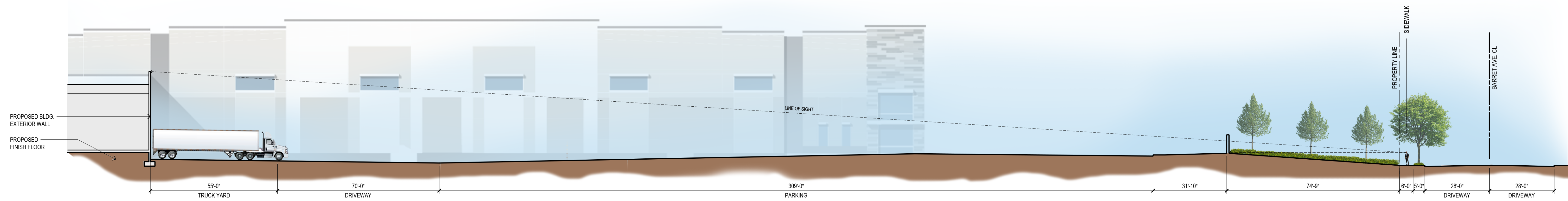
PERRIS, CA

BUILDING 1
 Truck Circulation Plan

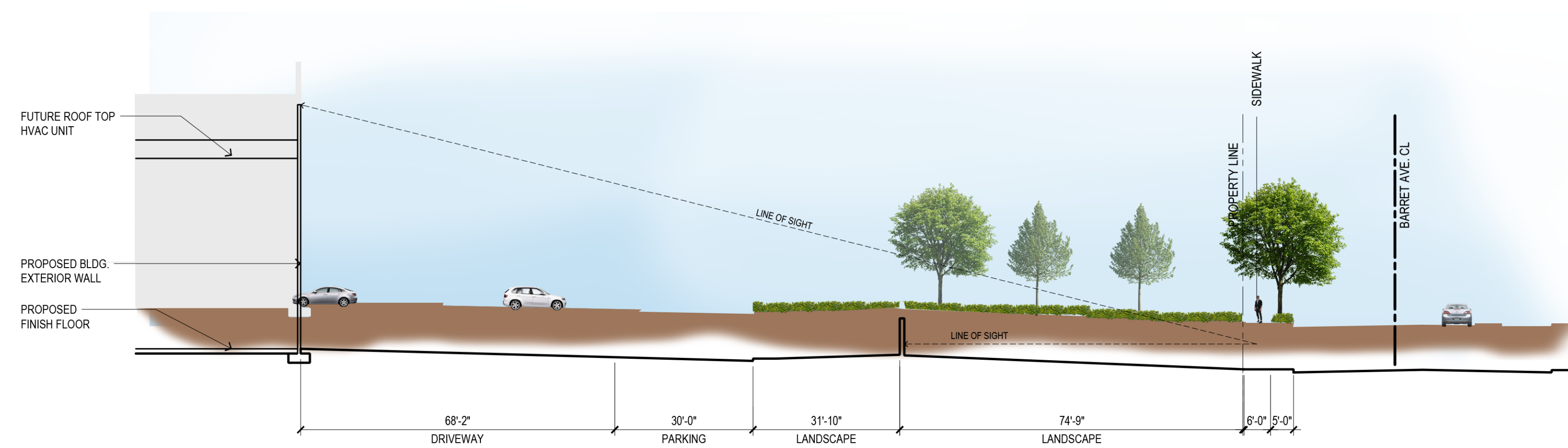


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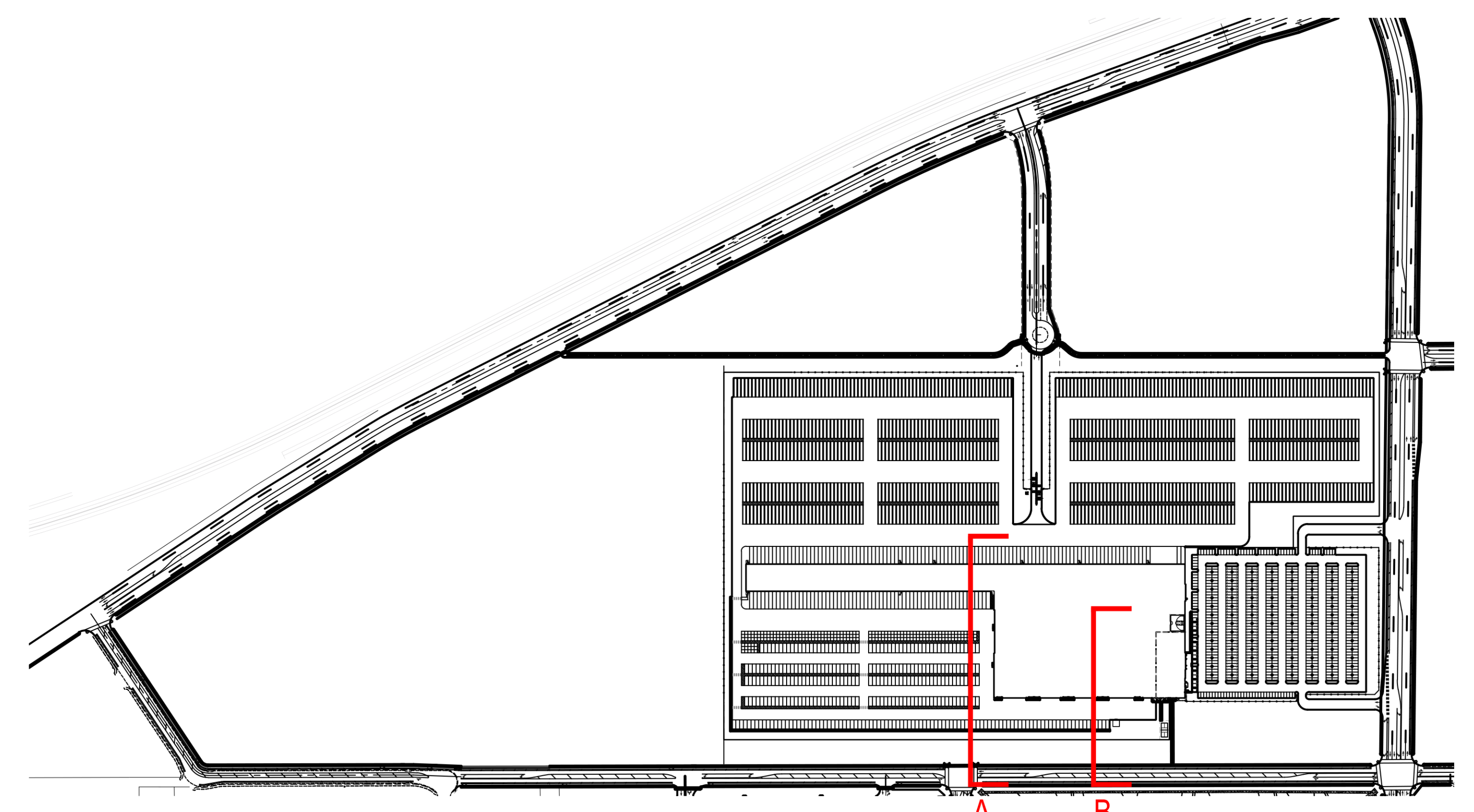
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 Job No. 2020-392
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SECTION A - BUILDING 1



SECTION B - BUILDING 1



BUILDING 1
Site Sections



A10

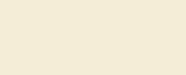

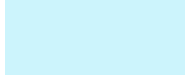












Scale
Job No. 2020-392
Date 2025-11-24

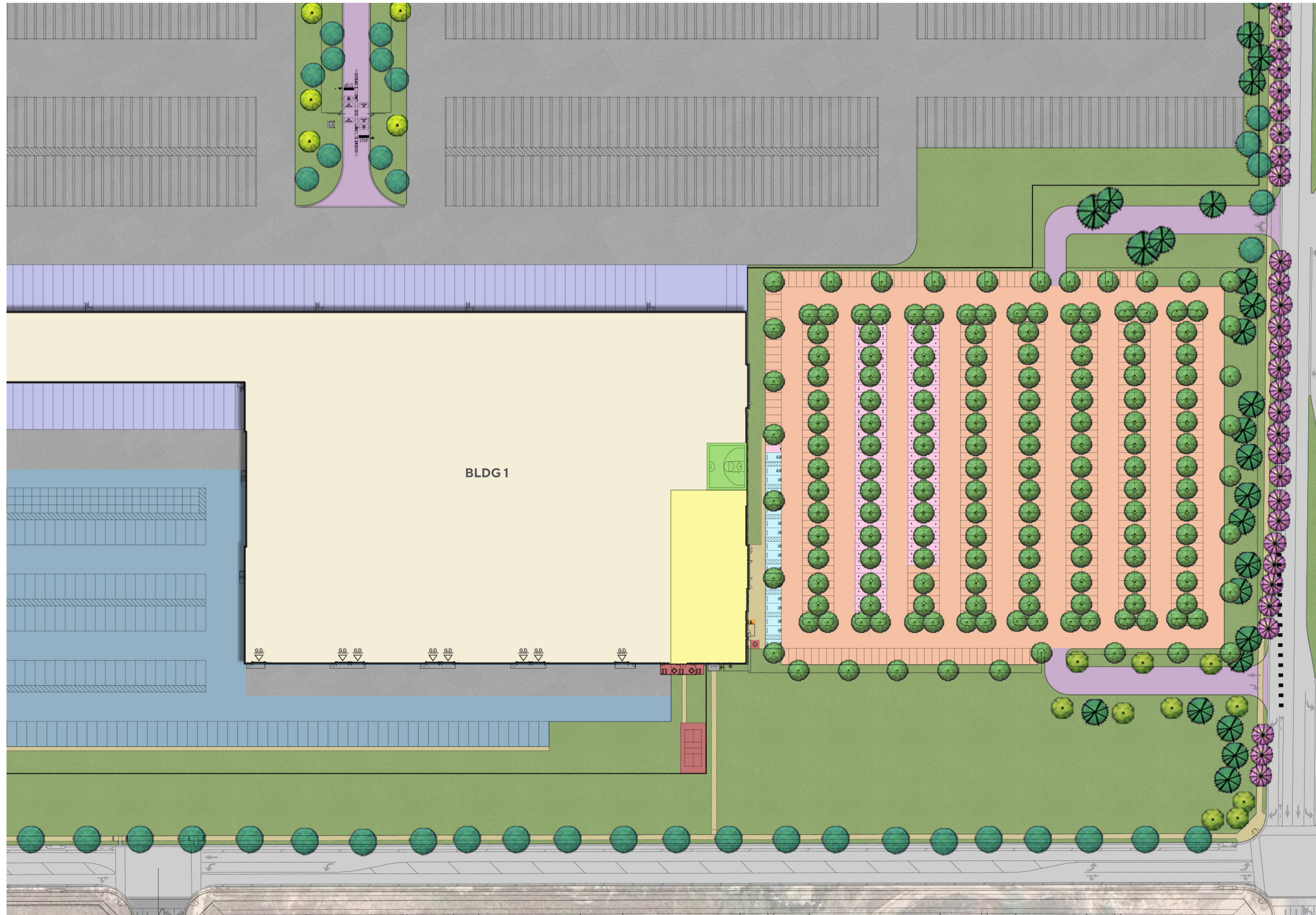


HARVEST LANDING RETAIL CENTER & BUSINESS PARK

PERRIS, CA

LEGEND

 BUILDING	 AUTO PARKING/CIRCULATION	 ADA PARKING
 OFFICE	 TRUCK DOCK/LOADING	 EV PARKING
 PRIVATE ROAD / DRIVEWAY	 VAN PARKING	 LANDSCAPING
 PUBLIC ROAD	 TRUCK PARKING/CIRCULATION	 EMPLOYEE OUTDOOR AMENITY
 WALKWAYS	 BICYCLE PARKING	 EMPLOYEE INDOOR AMENITIES



SITE AREA	BLDG. 1
In s.f.	2,599,664
in acres	59.68
BUILDING FOOTPRINT	322,079
BUILDING AREA	
Ground Office	19,500
Mezzanine	0
Warehouse	302,579
TOTAL	322,079
COVERAGE (50% max)	12.4%
FAR (.75 max)	0.12
AUTO PARKING REQUIRED	
Warehouse	
Whse:	1st 20k @ 1/1,000 s.f.
	above 20k @ 1/2,000 s.f.
High Cube Warehouse	
Office:	(office area less than 10%)
Whse:	1st 20k @ 1/1,000 s.f.
	2nd 20k @ 1/2,000 s.f.
	above 40k @ 1/5,000 s.f.
TOTAL	87
AUTO PARKING PROVIDED	
Standard (9'x19')	579
Standard Accessible Parking (9'x19') ^{*1}	12
Van Accessible parking (12'x19') ^{*1}	3
EV Capable (9'x19') (includes EVCS & ADA EV) ^{*1}	149
EVCS (9'x19') ^{*1}	38
Standard EV ADA (9'x19') ^{*1}	1
ADA VAN EV (12'x19') ^{*1}	1
Ambulatory EV (11'x19') ^{*1}	1
TOTAL	743
^{*1} parking required and provided are the same	
TRAILER PARKING REQUIRED (High C. Whse)	
Trailer:	1/5,000 s.f.
	65
TRAILER PARKING PROVIDED	
Trailer (12'x55')	701
BICYCLE PARKING PROVIDED	
Long Term	36
Short term	2
LANDSCAPE REQUIRED	
Area at 14%	363,953
LANDSCAPE PROVIDED	
Area	545,221
Percentage	21.0%



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

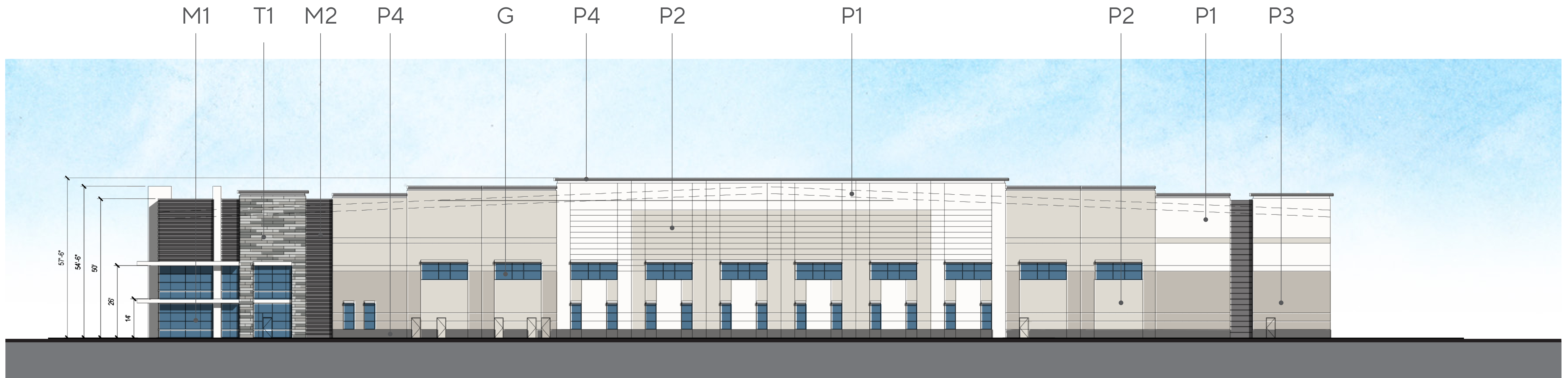
PERRIS, CA

**PARKING AND AMENITIES
DIAGRAMS & TABULATIONS**

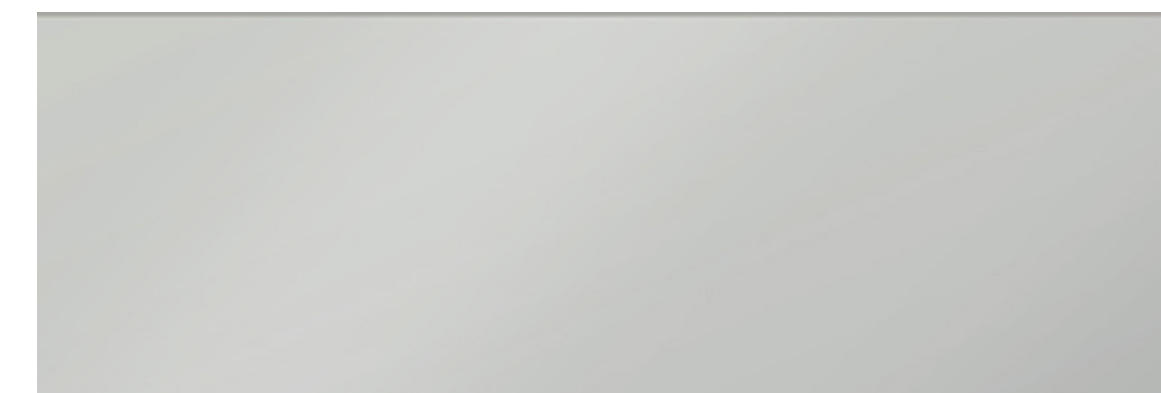


A11

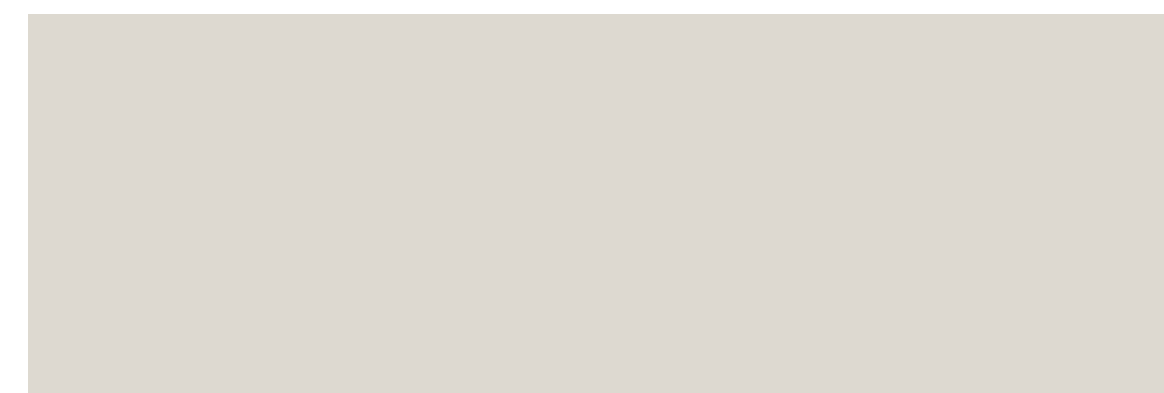
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Job No. 2020-392
Date 2025-11-24



P1 DEW379
IGLOO
BY DUNN-EDWARDS



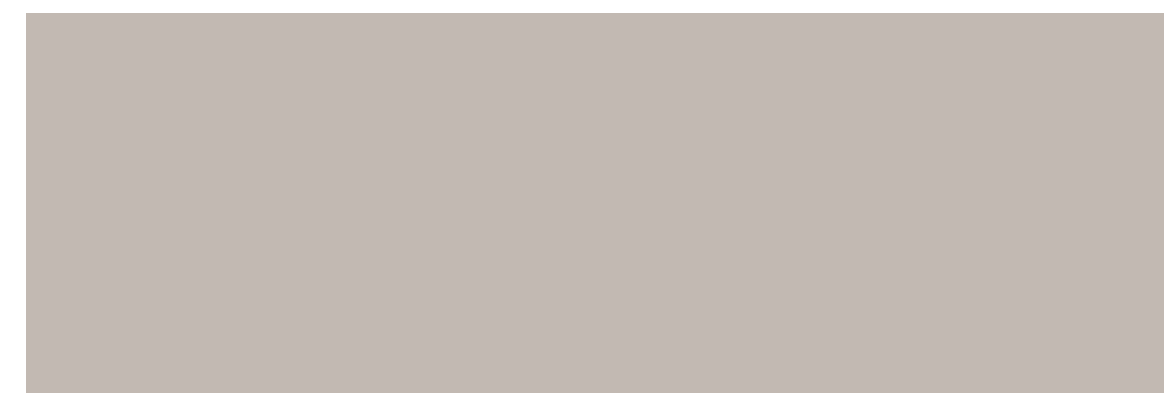
M1 CLEAR ANODIZED



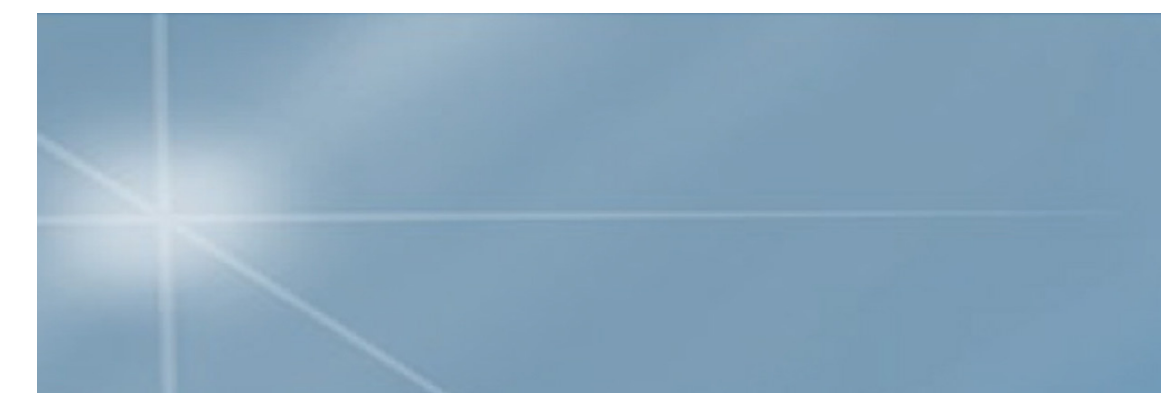
P2 DEGR09
FREE SPIRITED
BY DUNN-EDWARDS



M2 CORRUGATED METAL



P3 DEGR08
STAY CALM
BY DUNN-EDWARDS



G MEDIUM PERFORMANCE
REFLECTIVE GLAZING BLUE



P4 DE6383
BANK VAULT
BY DUNN-EDWARDS



T1 LARGE FORMAT TILE



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

PERRIS, CA

BUILDING 1
Color and Material Board



A12

Scale N.T.S.
Job No. 2020-392
Date 2025-11-24