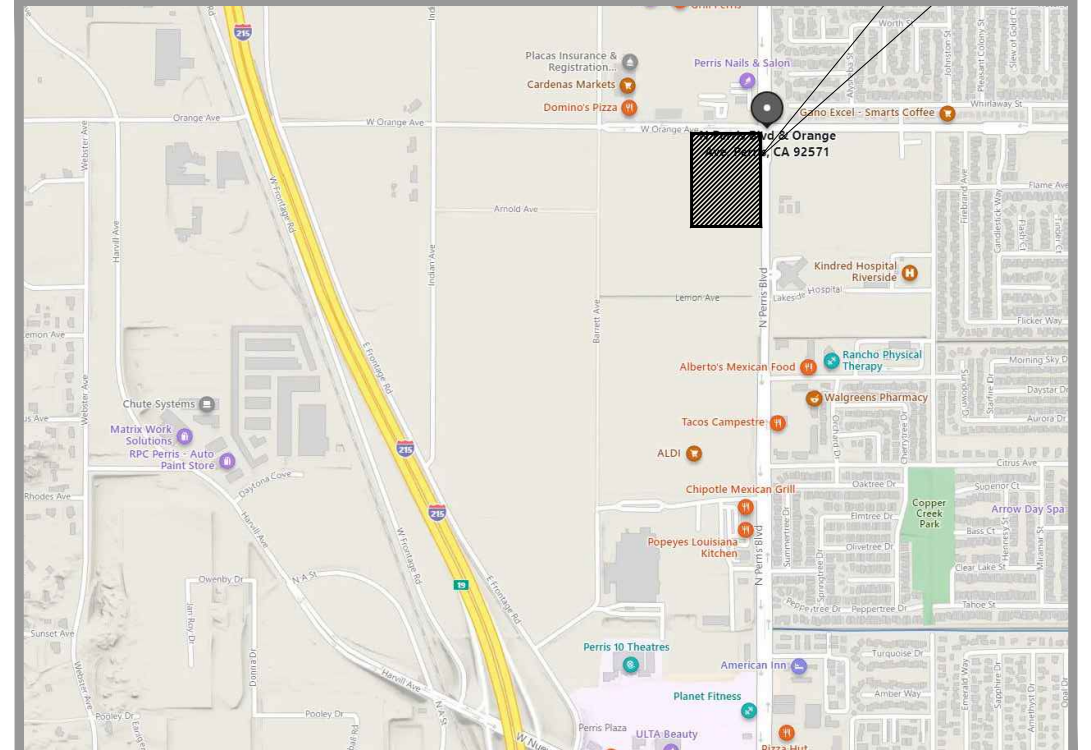


# HARVEST LANDING

S.W.C. of Perris Blvd. & Orange Ave.  
Perris, California 92571

## DEVELOPMENT PLAN REVIEW RESUBMITTAL - 06.03.2025

| PROJECT LOCATION                 |  |             |             | BUILDING & SITE DATA               |                        |                | PARKING DATA                 |                   |            | PROJECT TEAM  |                                   |  | SHEET INDEX  |  |  |
|----------------------------------|--|-------------|-------------|------------------------------------|------------------------|----------------|------------------------------|-------------------|------------|---|-----------------------------------|--|--|--|--|
| ASSESSOR'S PARCEL #:             | 305-110-015  | 305-140-012 | 305-140-052 | <b>SHOPPING CENTER</b>             |                        |                | <b>PARKING PROVIDED</b>      |                   |            | <b>DEVELOPER:</b>   |                                   |  | <b>ARCHITECTURAL</b>   |  |  |
|                                  | 305-110-016  | 305-140-024 | 305-140-053 | PARCEL 2 SITE AREA:                | (±22.0 AC)             | ±958,411 S.F.  | STANDARD:                    | (9'-0" x 19'-0")  | 852 STALLS | HIP SO-CAL PROPERTIES LLC<br>6055 East Washington Blvd., Suite 495<br>Commerca, CA 90040<br>714.637.3333 TEL.<br>CONTACT: Mike Tunney<br>(mtunney@hipre.net)  |                                   |  | T100 TITLE SHEET   |  |  |
|                                  | 305-110-022  | 305-140-025 | 305-140-054 | <b>BUILDING DATA</b>               |                        |                | STANDARD (EMPLOYEE PARKING): | (9'-0" x 19'-0")  | 4 STALLS   | AZURE DEVELOPMENT CO.<br>944 South Greenwood Avenue<br>Montebello, CA 90640<br>323.477.1160 TEL.<br>CONTACT: Ariel Delgado<br>(ariel@azuredevelopmentco.com)  |                                   |  | L-1 OVERALL CONCEPTUAL LANDSCAPE PLAN                                  |  |  |
|                                  | 305-110-023  | 305-140-026 | 305-140-056 | (N) MAJOR 'A'                      | (RETAIL)               | ± 50,018 S.F.  | STANDARD ACCESSIBLE PARKING: | (9'-0" x 19'-0")  | 36 STALLS  | MMA ARCHITECTURE<br>120 W. Lime Avenue,<br>Monrovia, California, 91016<br>626.583.8348 TEL.<br>CONTACT: Hany Malak<br>(hany@mmaarchitecture.com)  |                                   |  | L-2 ENLARGED CONCEPTUAL LANDSCAPE PLAN                                 |  |  |
|                                  | 305-110-024  | 305-140-027 | 305-140-057 | (N) MAJOR 'B'                      | (RETAIL)               | ± 55,056 S.F.  | VAN ACCESSIBLE PARKING:      | (9'-0" x 19'-0")  | 6 STALLS   | LANDSCAPE ARCHITECT:  |                                   |  | L-3 CONCEPTUAL LANDSCAPE PLAN (PLAZA AREA)                             |  |  |
|                                  | 305-110-025  | 305-140-031 | 305-140-058 | (N) MAJOR 'B' MEZZ.                | (RETAIL)               | ± 2,921 S.F.   | COMPACT:                     | (8'-0" x 16'-0")  | 73 STALLS  | CIVIL ENGINEER:   |                                   |  | L-4 CONCEPTUAL LANDSCAPE PLAN (COMMERCIAL RETAIL)                      |  |  |
|                                  | 305-110-026  | 305-140-032 | 305-140-059 | (N) MAJOR 'C'                      | (RETAIL)               | ± 23,248 S.F.  | COMPACT (EMPLOYEE PARKING):  | (8'-0" x 16'-0")  | 92 STALLS  | LIGHTING ENGINEER:  |                                   |  | L-5 PLANT IMAGE GALLERY  |  |  |
|                                  | 305-110-027  | 305-140-034 | 305-140-060 | (N) MAJOR 'D'                      | (RETAIL)               | ± 15,012 S.F.  | EV (DCFC) STALL:             | (9'-0" x 19'-0")  | 10 STALLS  | SHEET LEGEND  |                                   |  | SP-1 OVERALL SITE PLAN & SITE SECTIONS                                 |  |  |
|                                  | 305-110-032  | 305-140-040 | 305-140-061 | (N) MAJOR 'E'                      | (RETAIL)               | ± 23,256 S.F.  | EV (DCFC) VAN ACCESSIBLE:    | (12'-0" x 19'-0") | 1 STALL    | ABBREVIATIONS   |                                   |  | SP-1.1 ENLARGED SITE PLAN  |  |  |
|                                  | 305-110-033  | 305-140-041 |             | (N) MAJOR 'F'                      | (RETAIL)               | ± 12,500 S.F.  | TOTAL PARKING PROVIDED:      | 1,074 STALLS      |            | ELEC. ELECTRICAL  |                                   |  | SP-1.2 PROPOSED DELIVERY TRUCK CIRCULATION ROUTES (RETAIL)             |  |  |
| PROJECT ADDRESS:                 | S.W.C. OF PERRIS BLVD. & ORANGE AVE.<br>PERRIS, CALIFORNIA 92571   |             |             | (N) MAJOR 'G'                      | (RETAIL)               | ± 5,000 S.F.   | TOTAL CART CORRAL:           | 13 STALLS         |            | F.M.C.I.V.I.L. ENGINEERS INC.<br>29995 Technology Drive, Suite 306<br>Murrieta, CA 92563<br>----- TEL<br>CONTACT: Allan Jimenez<br>(allan.jimenez@fmcivil.com)  |                                   |  | SP-1.2B PROPOSED DELIVERY TRUCK CIRCULATION ROUTES (COMMERCIAL RETAIL) |  |  |
| <b>GENERAL PLAN &amp; ZONING</b> |  |             |             | (N) MAJOR 'H'                      | (RETAIL)               | ± 5,376 S.F.   | PARKING RATIO PROVIDED:      | 4.2/1000 S.F.     |            | PACIFIC INTERIOR ELECTRIC<br>PACIFIC ELECTRICAL ENGINEERING, INC.<br>8171 E. Kaiser Blvd.<br>Anaheim, CA 92808<br>714.685.7766 ext. 230 TEL<br>CONTACT: Jerry Mee<br>(jmee@pacificinteriorelectric.com) |                                   |  | SP-1.3 EV & ADA EXHIBIT (RETAIL)                                       |  |  |
| ZONING DESIGNATION:              | HL-SP (HARVEST LANDING SPECIFIC PLAN)  |             |             | (N) MAJOR 'J'                      | (RETAIL)               | ± 5,376 S.F.   |                              |                   |            | SHEET INDEX   |                                   |  | SP-1.4 EV & ADA EXHIBIT (COMMERCIAL RETAIL)                            |  |  |
| JURISDICTION:                    | CITY OF PERRIS, CA   |             |             | (N) PAD 1                          | (FOOD/RETAIL)          | ± 4,472 S.F.   |                              |                   |            | A 101 PROPOSED FLOOR PLAN (MAJOR 'A')   |                                   |  |  |  |  |
| EXISTING LAND USE:               | VACANT   |             |             | (N) PAD 2                          | (FOOD)                 | ± 4,100 S.F.   |                              |                   |            | A 102 PROPOSED FLOOR PLAN (MAJOR 'B')   |                                   |  |  |  |  |
| PROPOSED LAND USE:               | COMMERCIAL   |             |             | (N) PAD 3                          | (FOOD)                 | ± 4,834 S.F.   |                              |                   |            | A 103 PROPOSED FLOOR PLAN (MAJOR 'C')   |                                   |  |  |  |  |
| BOUNDARIES INFORMATION:          | THIS PLAN HAS BEEN PREPARED BY USING THE ALTA/NSPS SURVEY PREPARED BY PBLA SURVEYING, INC. DATED 08.31.2022. |             |             | (N) PAD 4                          | (FOOD/RETAIL)          | ± 8,942 S.F.   |                              |                   |            | A 104 PROPOSED FLOOR PLAN (MAJOR 'D')   |                                   |  |  |  |  |
|                                  |  |             |             | (N) PAD 5                          | (FOOD)                 | ± 6,462 S.F.   |                              |                   |            | A 105 PROPOSED FLOOR PLAN (MAJOR 'E')   |                                   |  |  |  |  |
|                                  |  |             |             | (N) PAD 6                          | (COFFEE W/ DRIVE-THRU) | ± 1,800 S.F.   |                              |                   |            | A 106 PROPOSED FLOOR PLAN (MAJOR 'F')   |                                   |  |  |  |  |
|                                  |  |             |             | (N) PAD 7                          | (FOOD/RETAIL)          | ± 9,108 S.F.   |                              |                   |            | A 107 PROPOSED FLOOR PLAN (MAJOR 'G')   |                                   |  |  |  |  |
|                                  |  |             |             | (N) PAD 8                          | (FOOD)                 | ± 7,781 S.F.   |                              |                   |            | A 108 PROPOSED FLOOR PLAN (MAJOR 'H')   |                                   |  |  |  |  |
|                                  |  |             |             | TOTAL SHOPPING CTR. BLDG. AREA:    |                        | ± 250,386 S.F. |                              |                   |            | A 109 PROPOSED FLOOR PLAN (MAJOR 'J')   |                                   |  |  |  |  |
|                                  |  |             |             | F.A.R. (±250,386 SF / ±958,411 SF) |                        | .26 RATIO      |                              |                   |            | A 110 PROPOSED FLOOR PLAN (MAJOR 'K')   |                                   |  |  |  |  |
|                                  |  |             |             | <b>COMMERCIAL ANCHOR RETAIL</b>    |                        |                |                              |                   |            |   | A 111 PROPOSED FLOOR PLAN (PAD 1) |  |  |  |  |
|                                  |  |             |             | PARCEL 1 AREA:                     | (±20.4 AC)             | ±886,844 S.F.  |                              |                   |            | A 112 PROPOSED FLOOR PLAN (PAD 2)   |                                   |  |  |  |  |
|                                  |  |             |             | F.A.R. (±167,050 SF / ±886,844 SF) |                        | .18 RATIO      |                              |                   |            | A 113 PROPOSED FLOOR PLAN (PAD 3)   |                                   |  |  |  |  |
|                                  |  |             |             | COMMERCIAL ANCHOR RETAIL:          |                        | 167,050 S.F.   |                              |                   |            | A 114 PROPOSED FLOOR PLAN (PAD 4)   |                                   |  |  |  |  |
|                                  |  |             |             | TOTAL PARKING PROVIDED:            |                        | 822 STALLS     |                              |                   |            | A 115 PROPOSED FLOOR PLAN (PAD 5)   |                                   |  |  |  |  |
|                                  |  |             |             | TOTAL CART CORRAL PROVIDED:        |                        | 25 STALLS      |                              |                   |            | A 116 PROPOSED FLOOR PLAN (PAD 6)   |                                   |  |  |  |  |
|                                  |  |             |             | OUTPARCEL 1 SITE AREA:             |                        | ±2.04 AC       |                              |                   |            | A 117 PROPOSED FLOOR PLAN (PAD 7)   |                                   |  |  |  |  |
|                                  |  |             |             | OUTPARCEL 2 SITE AREA:             |                        | ±1.84 AC       |                              |                   |            | A 118 PROPOSED FLOOR PLAN (PAD 8)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 201 PROPOSED ELEVATIONS (MAJOR 'A')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 202 PROPOSED ELEVATIONS (MAJOR 'B', 'C' & 'D')  |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 203 PROPOSED ELEVATIONS (MAJOR 'E', 'F', 'G' & 'H')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 204 PROPOSED ELEVATIONS (MAJOR 'I', 'J' & 'K')  |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 205 PROPOSED ELEVATIONS (MAJOR 'A' & 'B')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 206 PROPOSED ELEVATIONS (MAJOR 'C')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 207 PROPOSED ELEVATIONS (MAJOR 'D' & 'E')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 208 PROPOSED ELEVATIONS (MAJOR 'G' & 'F')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 209 PROPOSED ELEVATIONS (MAJOR 'K')   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 210 PROPOSED ELEVATIONS (PAD 1)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 211 PROPOSED ELEVATIONS (PAD 2)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 212 PROPOSED ELEVATIONS (PAD 3)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 213 PROPOSED ELEVATIONS (PAD 4)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 214 PROPOSED ELEVATIONS (PAD 4)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 215 PROPOSED ELEVATIONS (PAD 5)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 216 PROPOSED ELEVATIONS (PAD 6)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 217 PROPOSED ELEVATIONS (PAD 7)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 218 PROPOSED ELEVATIONS (PAD 7)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 219 PROPOSED ELEVATIONS (PAD 8)   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 220 PROPOSED TRELIS AND GATEWAY ELEVATIONS  |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | A 300 TRASH ENCLOSURE PLANS   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | E0.3 TITLE 24   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | E0.4 LIGHTING CUTSHEETS   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | E1.5 BIG BOX RETAIL BLDG SITE PHOTOMETRIC   |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | E1.6 RETAIL/RESTAURANTS SITE PHOTOMETRIC  |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | VICINITY MAP  |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            | PROJECT SITE:<br>S.W.C OF PERRIS BLVD. & ORANGE AVE.<br>PERRIS, CALIFORNIA 92571  |                                   |  |  |  |  |
|                                  |  |             |             |                                    |                        |                |                              |                   |            |    |                                   |  |  |  |  |

HIP So-Cal Properties LLC  
2244 N. Pacific Street  
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AZURE DEVELOPMENT CO.  
944 South Greenwood Avenue  
Montebello, CA 90640  
TEL. (323) 477-1160



Harvest Landing Retail Center & Business Park  
SWC Perris Blvd. & Orange Ave., Perris CA 92571

TITLE SHEET

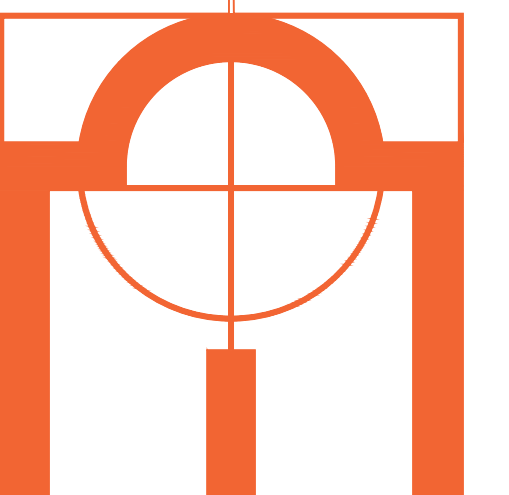
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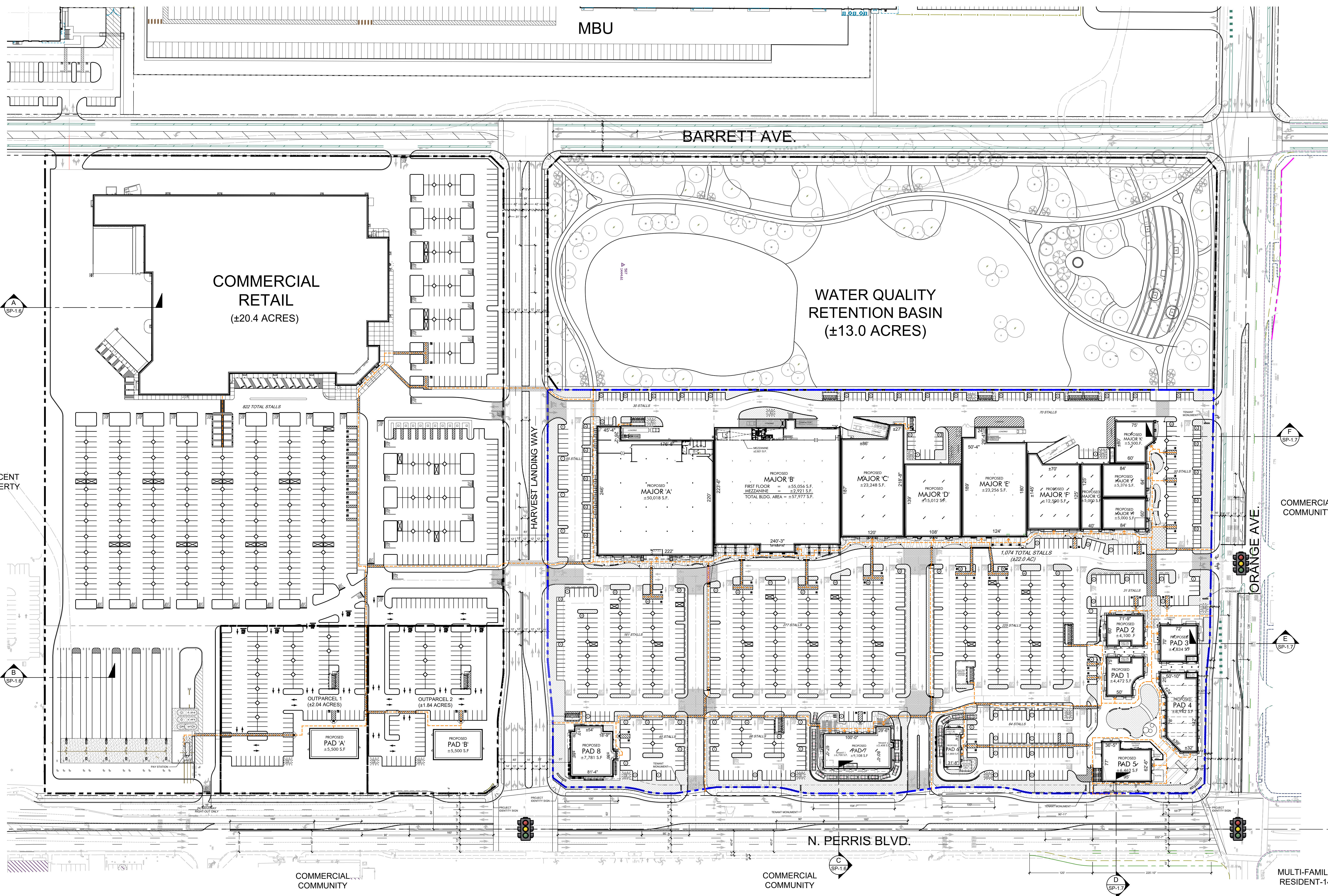
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**LEGEND**

- PROPOSED SITE AREA (±22.0 AC)
- NEW BUILDING
- NEW PLANTER AREA. SEE LANDSCAPE PLANS.
- HANDICAP INDICATION PATH OF TRAVEL
- CART CORRAL  
NOTE: ALL CART CORRALS VISIBLE FROM ADJACENT ROADWAYS MUST BE ENCLOSED AND DECORATED IN MATERIALS AND COLORS COMPLIMENTARY TO COMMERCIAL/RETAIL BUILDINGS.

**OVERALL SITE PLAN**  
SCALE: 1" = 80'-0"

**GRAPHIC SCALE**  
0 40 80 160 240  
1 inch = 80 feet

**NOTE:**  
See Sheet T100 for proposed building and parking summary.  
See Sheet SP-1.6 & SP-1.7 for site sections.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
PROPERTY LINES ARE BASED ON CAD DRAWINGS PROVIDED BY CLIENT, PREPARED BY FMCIVIL ENGINEERS INC. RECEIVED FROM CLIENT 06.06.2023.

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TEL. (310) 467-7408

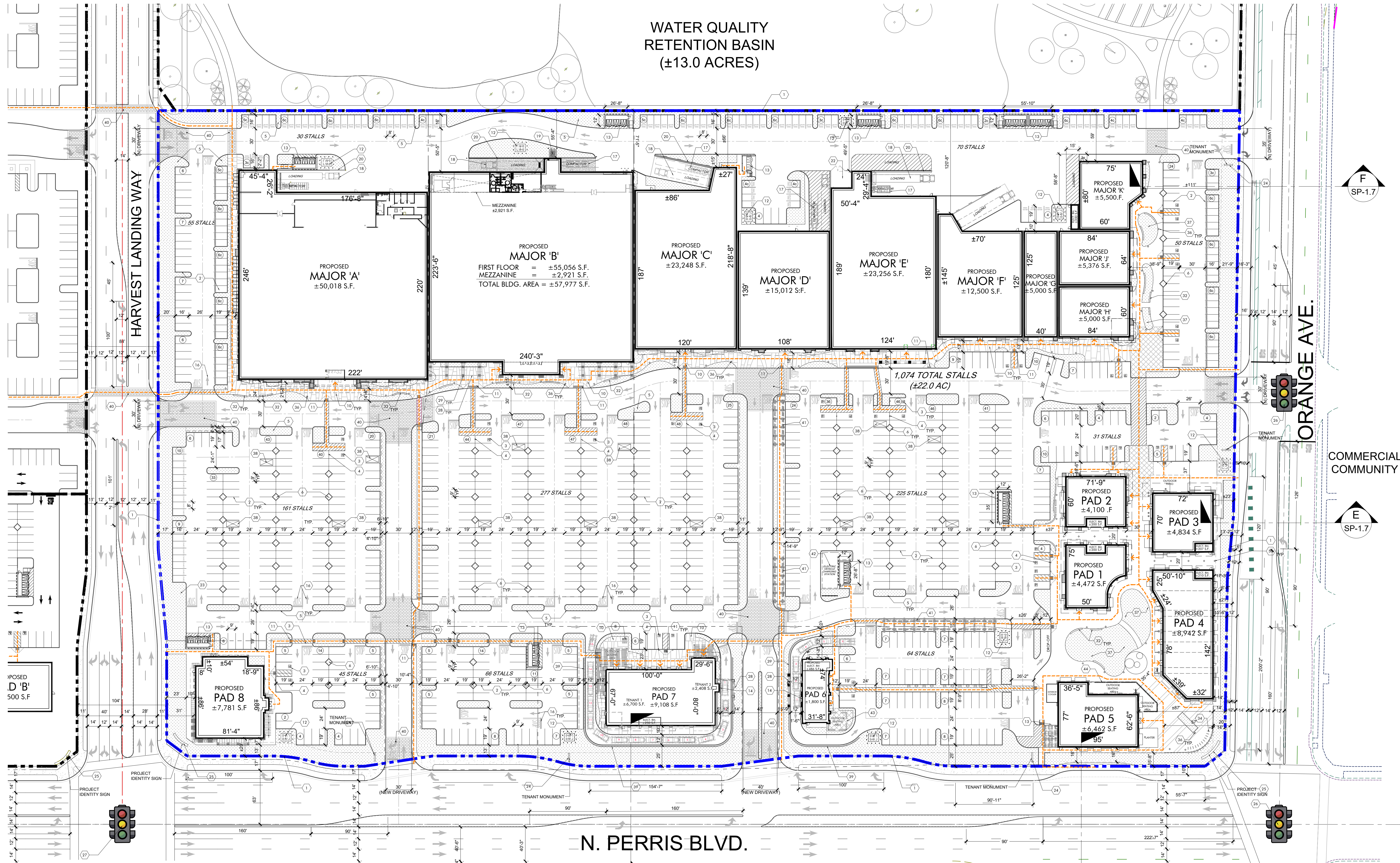


**Harvest Landing Retail Center & Business Park**  
SWC Perris Blvd. & Orange Ave., Perris CA 92571

PROPOSED SITE PLAN  
22161MMA 10.29.2025  
**SP-1**

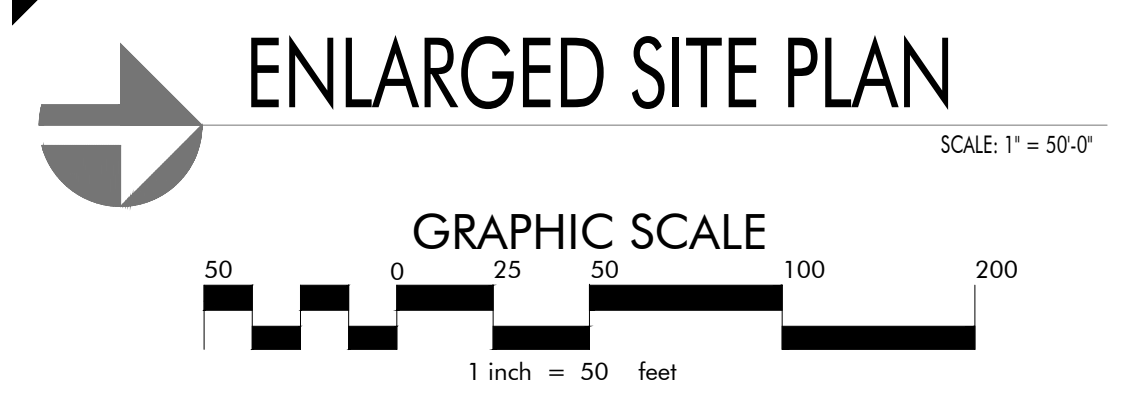
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WATER QUALITY  
RETENTION BASIN  
(±13.0 ACRES)



- ### KEY NOTES
- 1 PROPOSED BOUNDARY LINE
  - 2 NEW STRIPING
  - 3 NEW PAINTED DISABLED SYMBOL
  - 4 NEW DISABLED SIGN
  - 5 NEW PLANTER
  - 6 NEW 6' x 6' DIAMOND PLANTER
  - 7 NEW CURB
  - 8 NEW SHORT TERM BIKE RACKS
  - 9 NEW LONG TERM BIKE STORAGE
  - 10 NEW CONCRETE PAVING, ACID WASH FINISH, SAW CUT LINES. COLOR: NATURAL GRAY
  - 11 NEW RAMP WITH TRUNCATED DOME
  - 12 NEW TRANSFORMER
  - 13 NEW TRASH ENCLOSURE WITH ROOF
  - 14 NEW DRIVE-THRU WINDOW
  - 15 NEW CLEARANCE BAR
  - 16 NEW DIRECTIONAL ARROW
  - 17 NEW COMPACTOR
  - 18 NEW DEPRESSED LOADING DOCK
  - 19 NEW BALE SCISSOR LIFT WITH 8' x 10' CONCRETE PAD
  - 20 NEW LOW WALL FOR LOADING AREA.
  - 21 NEW METAL RAILING
  - 22 NEW SUSTAINABILITY FENCED AREA
  - 23 SETBACK LINE
  - 24 TENANT MONUMENT SIGN
  - 25 PROJECT IDENTITY SIGN
  - 26 EXISTING TRAFFIC LIGHTS
  - 27 PROPOSED TRAFFIC LIGHTS
  - 28 NEW PORTE COCHERE
  - 29 NEW TRELIS COLUMN
  - 30 NEW PARKING LOT LIGHTING STANDARD
  - 31 PROPOSED WATER TOWER
  - 32 PROPOSED STONE SEAT WALL
  - 33 PROPOSED BENCH
  - 34 PROPOSED GANTILEVER METAL TRELIS
  - 35 PROPOSED METAL GABLE TRELIS
  - 36 PROPOSED PEDESTRIAN LIGHTING
  - 37 PROPOSED GRASS AREA LANDSCAPE
  - 38 PROPOSED CART CORRAL
  - 39 PROPOSED MIN. OF THREE-FOOT TALL DECORATIVE PONY WALL ALONG THE DRIVE-THROUGH LANE.
  - 40 PROPOSED ENHANCED PAVEMENT
  - 41 PROPOSED DECORATIVE TRELIS AT PEDESTRIAN WALKWAY
  - 42 ELECTRIC VEHICLE CHARGING EQUIPMENT
  - 43 PROPOSED ROOF DECK
  - 44 PROPOSED TRELIS WITH RETRACTABLE SHADE

- ### LEGEND
- PROPOSED SITE AREA (±22.0 AC)
  - NEW BUILDING
  - NEW PLANTER AREA. SEE LANDSCAPE PLANS.
  - HANDICAP INDICATION PATH OF TRAVEL
  - CART CORRAL  
NOTE: ALL CART CORRALS VISIBLE FROM ADJACENT ROADWAYS MUST BE ENCLOSED AND DECORATED IN MATERIALS AND COLORS COMPLEMENTARY TO COMMERCIAL/RETAIL BUILDINGS.



NOTE:  
See Sheet T100 for proposed building and parking summary.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
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PROVIDED BY CLIENT, PREPARED BY FMCIVIL  
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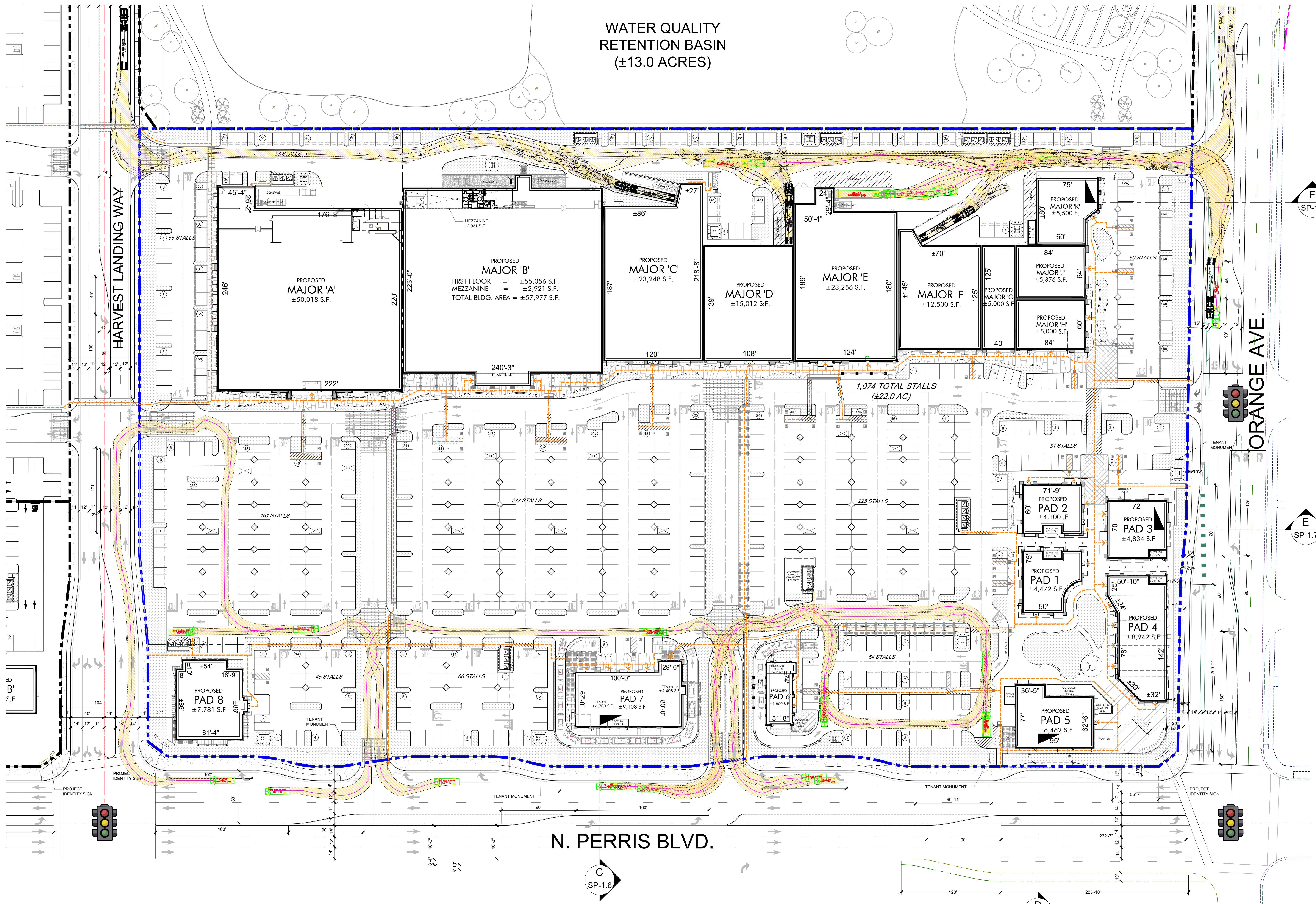


Harvest Landing Retail Center & Business Park  
SWC Perris Blvd. & Orange Ave., Perris CA 92571

ENLARGED SITE PLAN  
22161MMA 06.03.2025  
**SP-1.1**



WATER QUALITY  
RETENTION BASIN  
(±13.0 ACRES)



### LEGEND

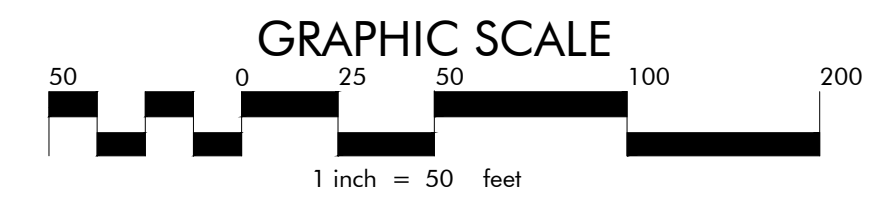
- PROPOSED SITE AREA (±22.28 AC)
- NEW BUILDING
- NEW PLANTER AREA. SEE LANDSCAPE PLANS.
- HANDICAP INDICATION PATH OF TRAVEL
- CART CORRAL  
NOTE: ALL CART CORRALS VISIBLE FROM ADJACENT ROADWAYS MUST BE ENCLOSED AND DECORATED IN MATERIALS AND COLORS COMPLIMENTARY TO COMMERCIAL/RETAIL BUILDINGS.

PROPOSED TRUCK FOR MAJOR BUILDINGS:  
(TRUCK MODEL: WB-67)

WB-67 - INTERSTATE SEMI-TRAILER  
 OVERALL LENGTH 73,501 FT  
 OVERALL WIDTH 8,500 FT  
 OVERALL BODY HEIGHT 13,500 FT  
 MIN. BODY GROUND CLEARANCE 1,334 FT  
 MAX. TRACK WIDTH 8,500 FT  
 LOCK-TO-LOCK TIME 6.00 SEC.  
 MAX. STEERING ANGLE (VIRTUAL) 28.40°

PROPOSED TRUCK FOR BLDG. PADS 5, 6, 7 & 8:  
(TRUCK MODEL: SU-30)

**PROPOSED DELIVERY TRUCK CIRCULATION ROUTES**  
 TRUCK MODEL: WB-67 (73'-6") & SU-30 (30 FT.)  
 SCALE: 1" = 50'



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
 PROPERTY LINES ARE BASED ON CAD DRAWINGS  
 PROVIDED BY CLIENT, PREPARED BY FMCIVIL  
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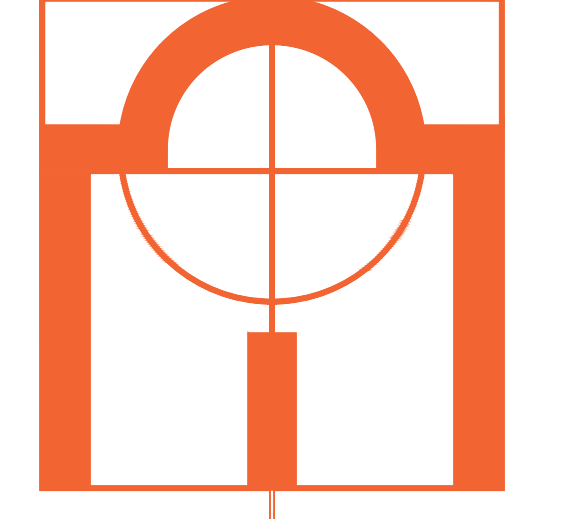


**Harvest Landing Retail Center & Business Park**  
 SWC Perris Blvd. & Orange Ave., Perris CA 92571

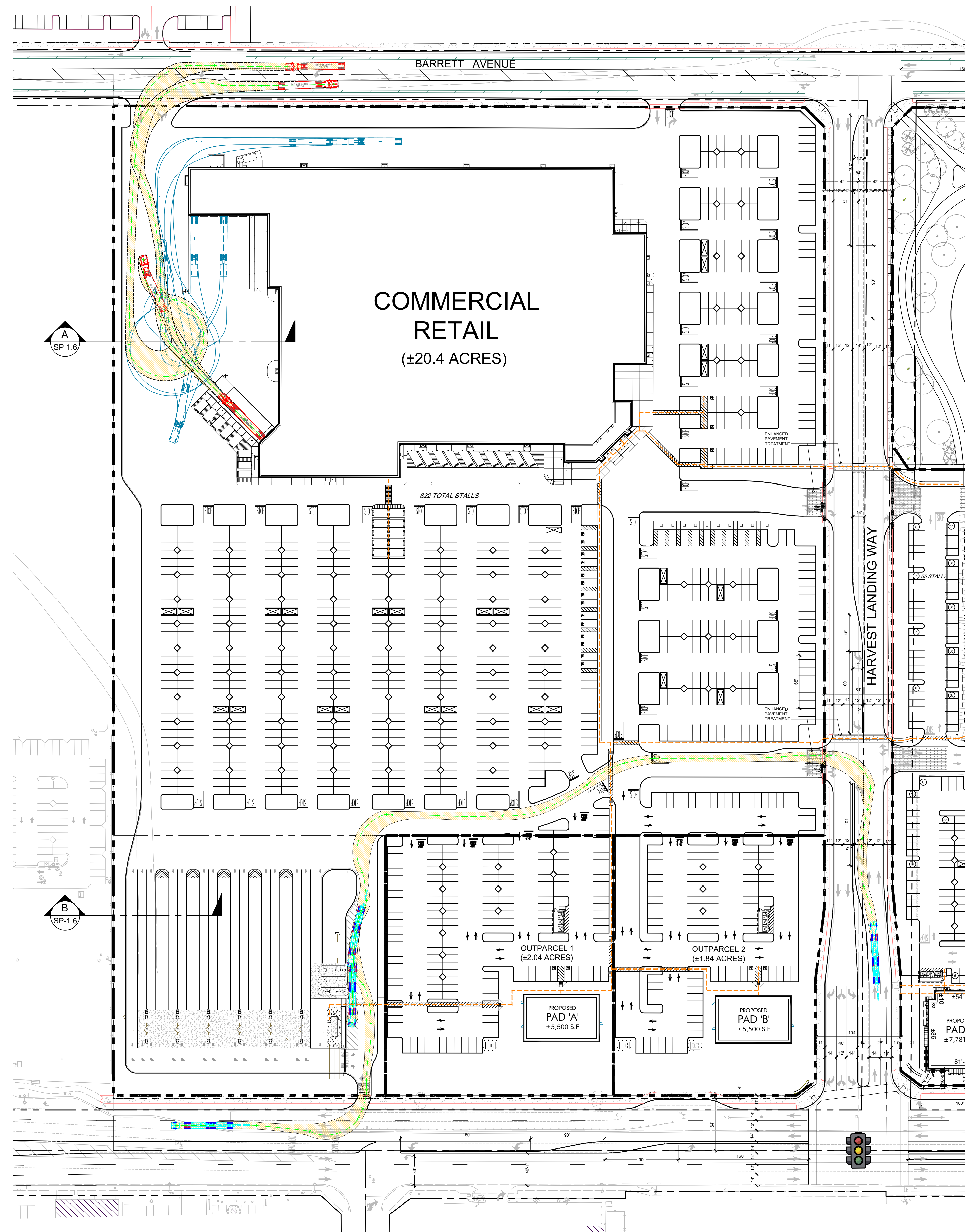
PROPOSED DELIVERY TRUCK  
 CIRCULATION ROUTES  
 22161MMA 06.03.2025  
**SP-1.2**

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See Sheet T100 for proposed building and parking summary.



**COMMERCIAL  
RETAIL**  
(±20.4 ACRES)

WATER QUALITY  
RETENTION  
BASIN

ADJACENT  
PROPERTY

COMMERCIAL/  
RETAIL

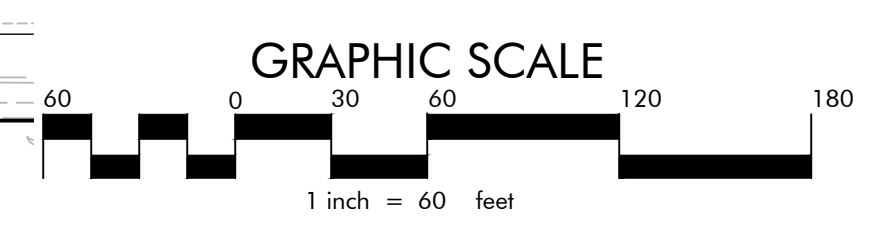
**LEGEND**

- PROPOSED SITE AREA (±20.4 AC)
- NEW BUILDING
- HANDICAP INDICATION PATH OF TRAVEL
- CART CORRAL  
NOTE: ALL CART CORRALS VISIBLE FROM ADJACENT ROADWAYS MUST BE ENCLOSED AND DECORATED IN MATERIALS AND COLORS COMPLIMENTARY TO COMMERCIAL/RETAIL BUILDINGS.

PROPOSED TRUCK FOR COMMERCIAL RETAIL BLDG.:  
(TRUCK MODEL: WB-67)

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

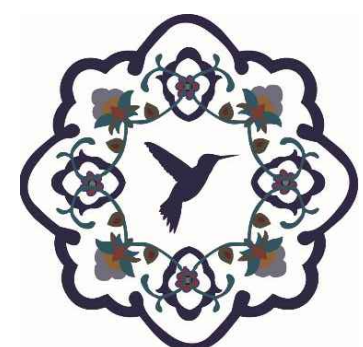
**PROPOSED DELIVERY TRUCK CIRCULATION ROUTES**  
TRUCK MODEL: WB-67 (73'-6") & SU-30 (30 FT.)



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
PROPERTY LINES ARE BASED ON CAD DRAWINGS  
PROVIDED BY CLIENT, PREPARED BY FMCIVIL  
ENGINEERS INC. RECEIVED FROM CLIENT 06.06.2023.

See Sheet T100 for proposed building and parking summary.

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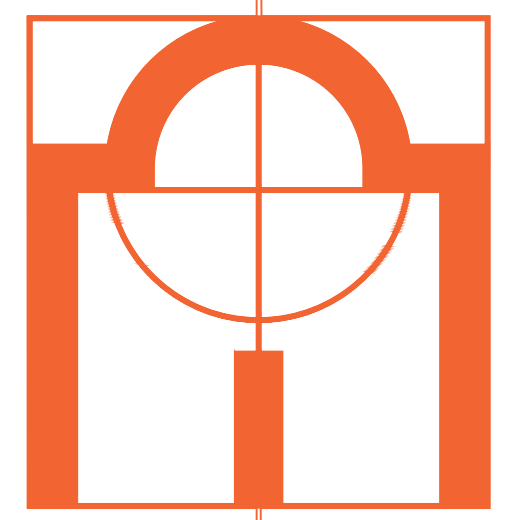
PROPOSED DELIVERY TRUCK  
CIRCULATION ROUTES

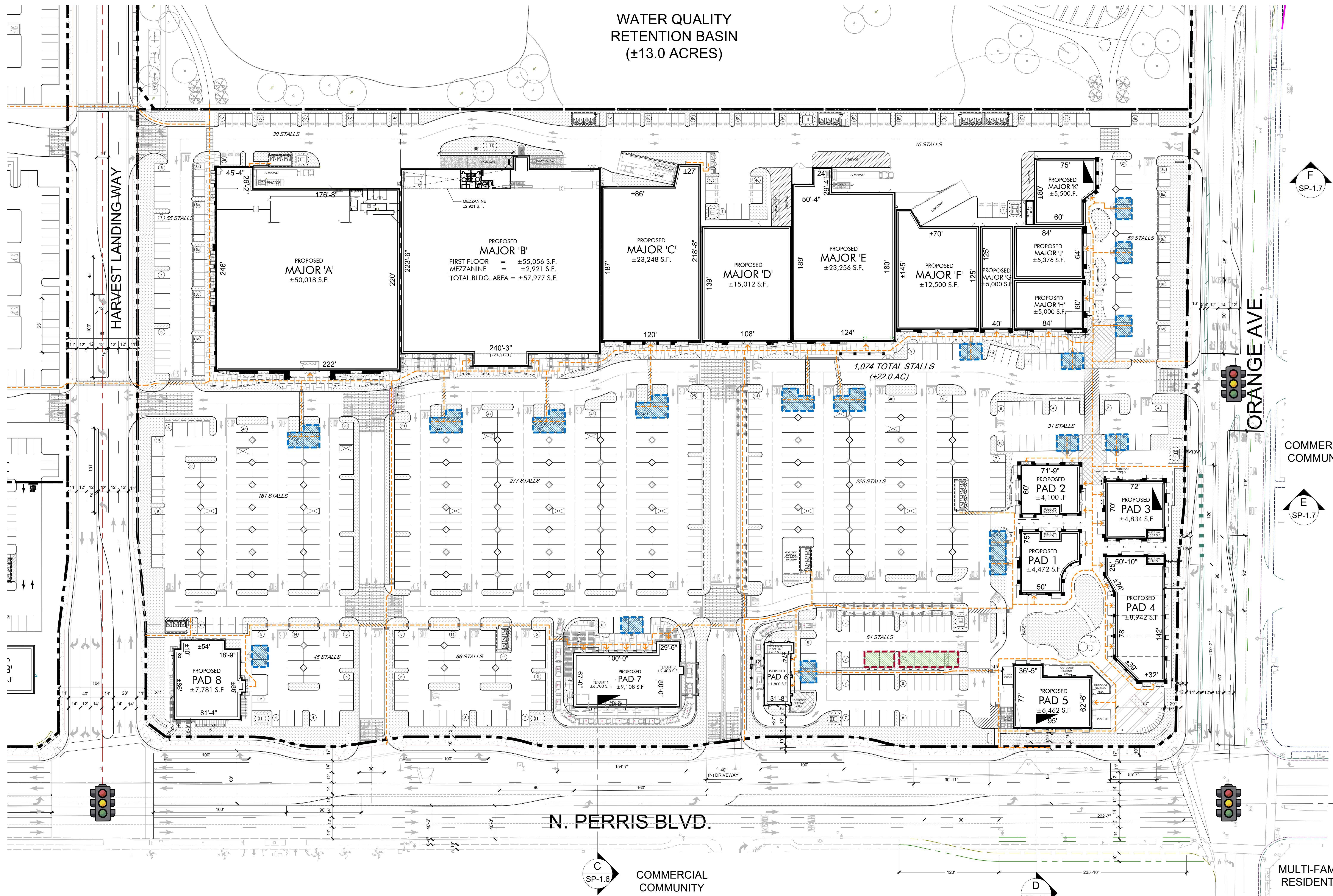
22161MMA 10.29.2025

**SP-1.2B**

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WATER QUALITY  
RETENTION BASIN  
(±13.0 ACRES)

HARVEST LANDING WAY

ORANGE AVE.

N. PERRIS BLVD.

COMMERCIAL  
COMMUNITY

MULTI-FAMILY  
RESIDENT-14

**LEGEND**

- PROPOSED SITE AREA (±22.0 AC)
- NEW BUILDING
- NEW PLANTER AREA. SEE LANDSCAPE PLANS.
- HANDICAP INDICATION PATH OF TRAVEL
- CART CORRAL  
NOTE: ALL CART CORRALS VISIBLE FROM ADJACENT ROADWAYS MUST BE ENCLOSED AND DECORATED IN MATERIALS AND COLORS COMPLIMENTARY TO COMMERCIAL/RETAIL BUILDINGS.

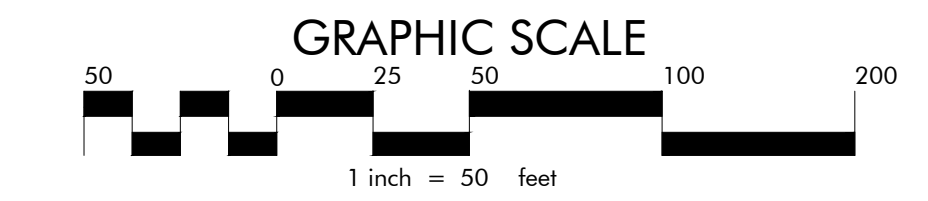
**LEGEND (ADDITIONAL)**

- EV PARKING FOR CURRENT PROJECT HAS BEEN BASED ON 2022 CBC CODE, TABLE 5.106.5.3.6. WITH TOTAL PARKING OF 1,074 STALLS, WILL PROVIDE 10 (TEN) DIRECT CURRENT FAST CHARGING (DCFC) PLUS 1 (ONE) LEVEL 2 EVSE. TOTAL OF 11 EV (DCFC) STATIONS.
- MAIN ADA PARKING PROVIDED TO BE AS CLOSE TO THE BUILDINGS. TOTAL OF 21 ACCESSIBLE SPACES REQUIRED. TOTAL OF 42 ACCESSIBLE SPACES TO BE PROVIDED PER CBC 2022, TABLE 11B-208.2 OF WHICH 6 ARE VAN ACCESSIBLE STALLS.

**PARKING PROVIDED**

|                                |                                |                     |
|--------------------------------|--------------------------------|---------------------|
| STANDARD:                      | (9'-0" x 19'-0")               | 853 STALLS          |
| STANDARD (EMPLOYEE PARKING):   | (9'-0" x 19'-0")               | 4 STALLS            |
| STANDARD ACCESSIBLE PARKING:   | (9'-0" x 19'-0")               | 36 STALLS           |
| VAN ACCESSIBLE PARKING:        | (9'-0" x 19'-0")               | 6 STALLS            |
| COMPACT:                       | (8'-0" x 16'-0")               | 75 STALLS           |
| EMPLOYEE PARKING:              | (8'-0" x 16'-0" & 9'-0" x 19') | 92 STALLS           |
| EV (DCFC) STALL:               | (9'-0" x 19'-0")               | 10 STALLS           |
| EV (DCFC) VAN ACCESSIBLE:      | (12'-0" x 19'-0")              | 1 STALL             |
| <b>TOTAL PARKING PROVIDED:</b> |                                | <b>1,074 STALLS</b> |

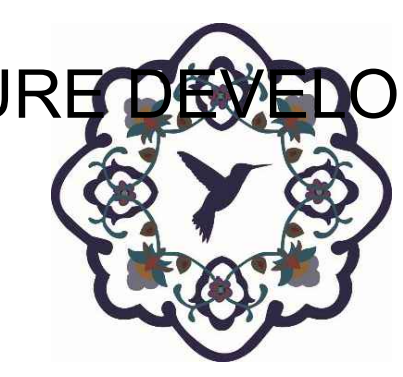
**ENLARGED SITE PLAN - EV & ADA EXHIBIT**



NOTE:  
See Sheet T100 for proposed building and parking summary.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
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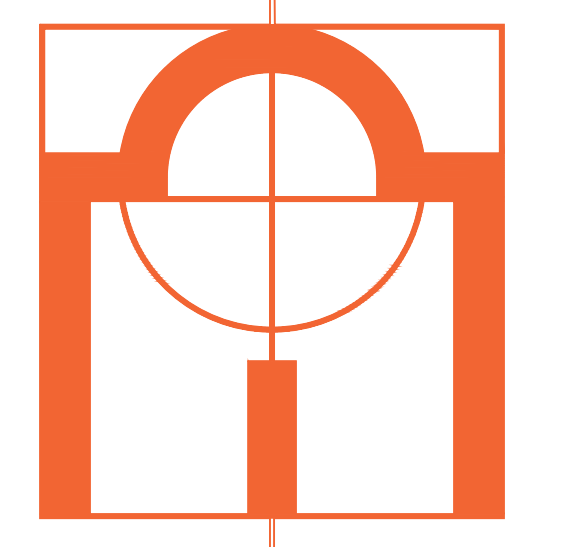


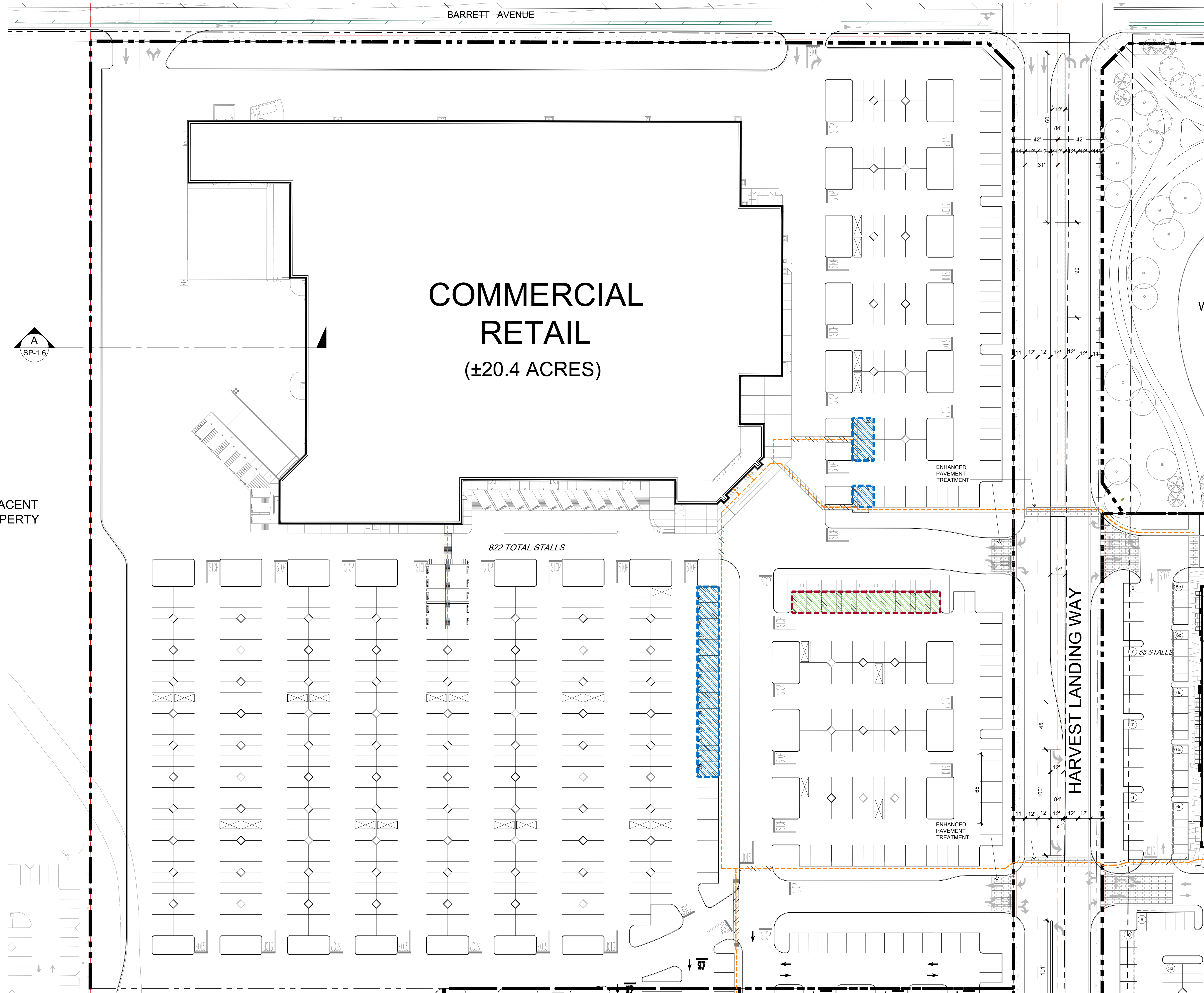
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ENLARGED SITE PLAN  
22161MMA 06.03.2025

**SP-1.3**

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**COMMERCIAL  
RETAIL**  
(±20.4 ACRES)

WATER QUALITY  
RETENTION  
BASIN

ADJACENT  
PROPERTY

822 TOTAL STALLS

HARVEST LANDING WAY

COMMERCIAL/  
RETAIL

**LEGEND**

- PROPOSED SITE AREA (±20.4 AC)
- NEW BUILDING
- HANDICAP INDICATION PATH OF TRAVEL
- CART CORRAL  
NOTE: ALL CART CORRALS VISIBLE FROM ADJACENT ROADWAYS MUST BE ENCLOSED AND DECORATED IN MATERIALS AND COLORS COMPLIMENTARY TO COMMERCIAL/RETAIL BUILDINGS.

**LEGEND (ADDITIONAL)**

- EV PARKING FOR CURRENT PROJECT HAS BEEN BASED ON CBC 2022 AND WILL BE PROVIDING 10 TOTAL LEVEL 3 CHARGERS
- MAIN ADA PARKING PROVIDED TO BE AS CLOSE TO THE BUILDINGS. TOTAL OF 17 ACCESSIBLE SPACES REQUIRED. TOTAL OF 17 ACCESSIBLE SPACES TO BE PROVIDED PER CBC 2022, TABLE 11B-208.2 OF WHICH 3 ARE VAN ACCESSIBLE STALLS.

**PARKING PROVIDED**

|                                |                  |                   |
|--------------------------------|------------------|-------------------|
| STANDARD:                      | (9'-0" x 19'-0") | 795 STALLS        |
| STANDARD ACCESSIBLE PARKING:   | (9'-0" x 19'-0") | 15 STALLS         |
| VAN ACCESSIBLE PARKING:        | (9'-0" x 19'-0") | 2 STALLS          |
| EV (DCFC) STALL:               | (9'-0" x 19'-0") | 10 STALLS         |
| <b>TOTAL PARKING PROVIDED:</b> |                  | <b>822 STALLS</b> |
| PROPOSED CART CORRALS:         | (9'-0" x 19'-0") | 25 STALLS         |

**ENLARGED SITE PLAN - EV & ADA EXHIBIT**

SCALE: 1" = 30'-0"

**GRAPHIC SCALE**

40' 0' 20' 40' 80' 120'

1 inch = 40' feet

NOTE:  
See Sheet T100 for proposed building and parking summary.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
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ENGINEERS INC. RECEIVED FROM CLIENT 06.06.2023.

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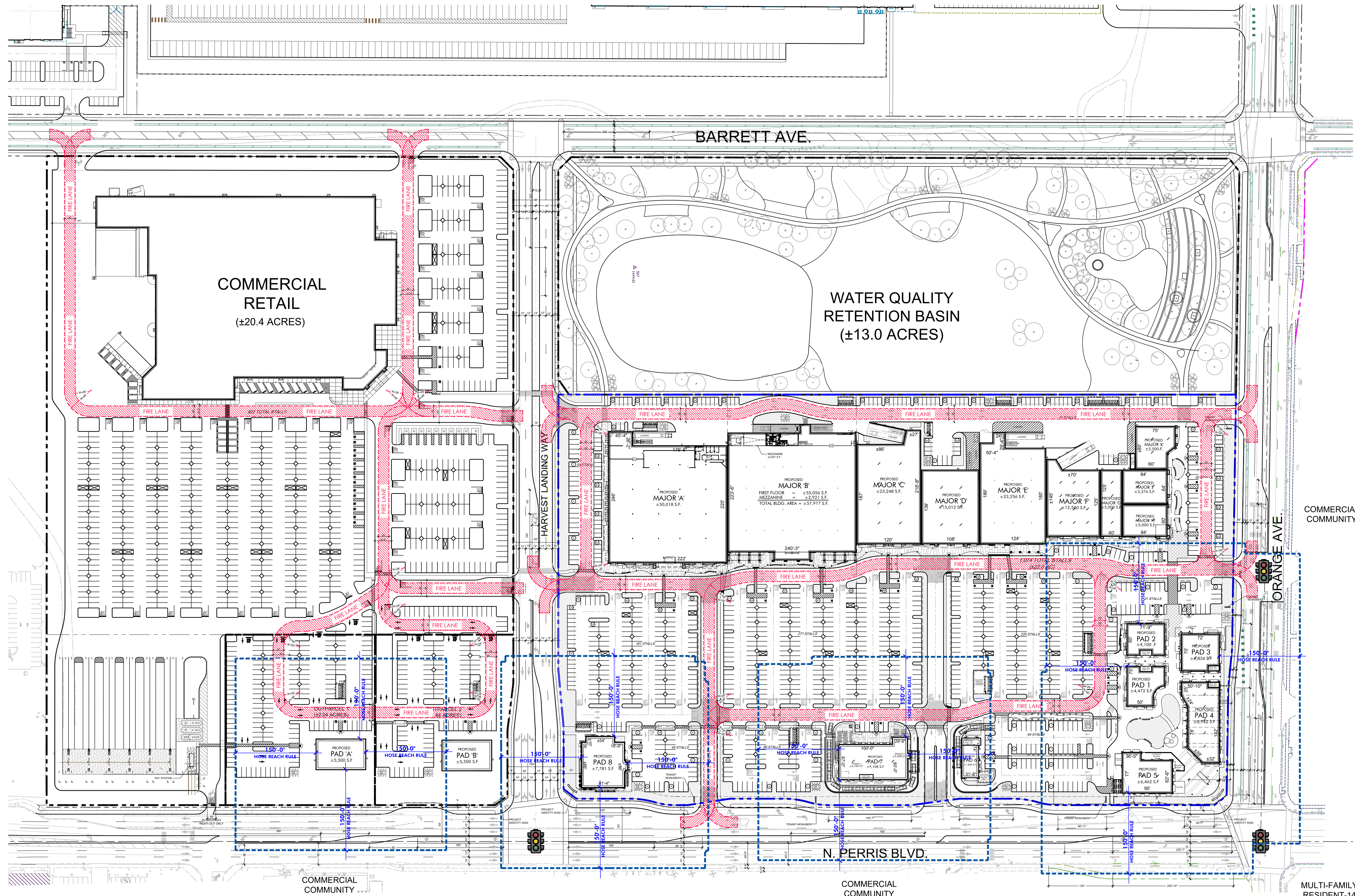
ENLARGED SITE PLAN

22161MMA | 06.03.2025

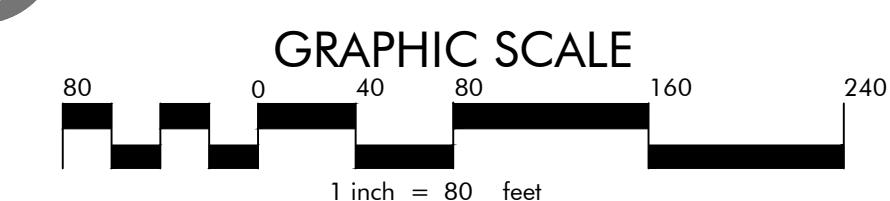
**SP-1.4**

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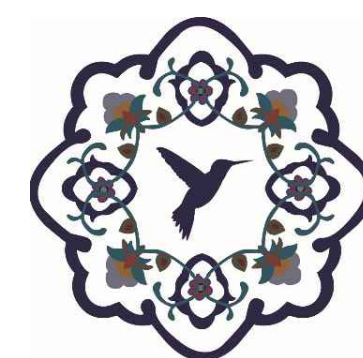
**OVERALL FIRE ACCESS CIRCULATION PLAN**  
SCALE: 1" = 80'-0"



**NOTE:**  
See Sheet T100 for proposed building and parking summary.

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.  
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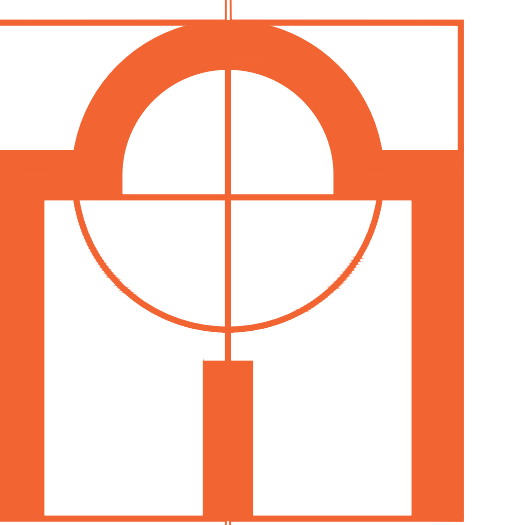
PROPOSED FIRE ACCESS  
CIRCULATION PLAN

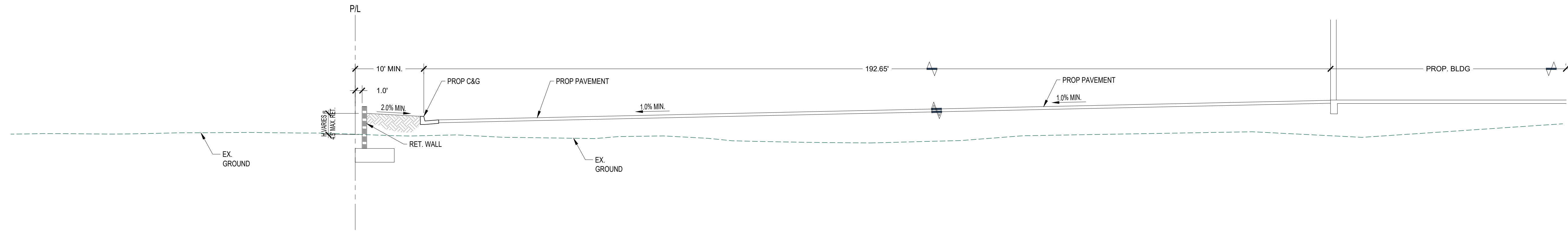
22161MMA | 10.29.2025

**SP-1.5**

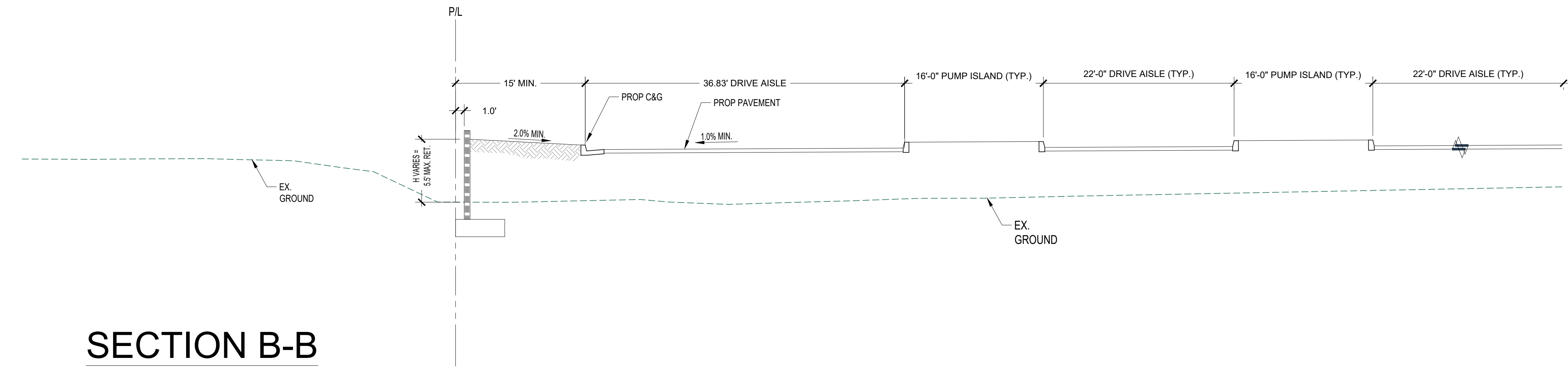
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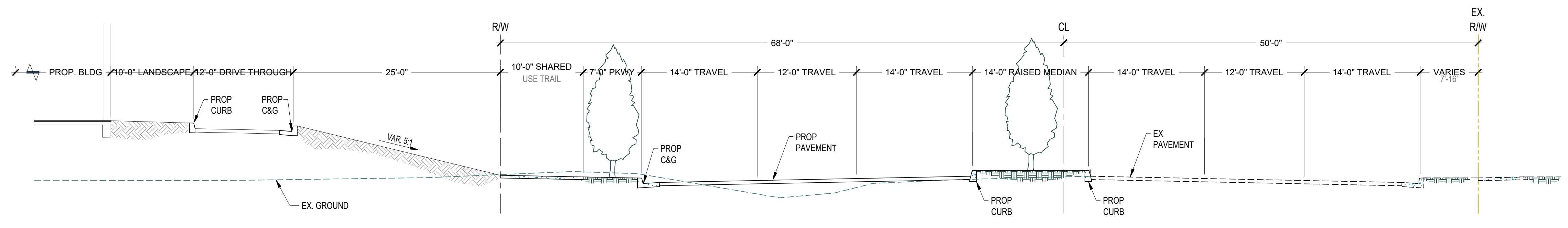




**SECTION A-A**  
SCALE: 1/8" = 1'-0"



**SECTION B-B**  
SCALE: 1/8" = 1'-0"

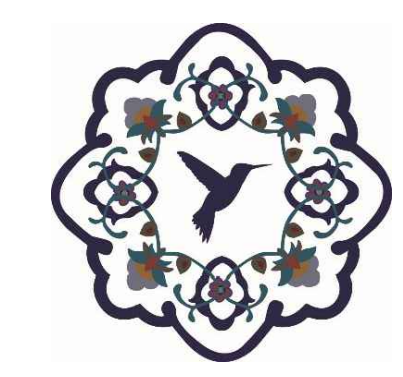


**SECTION C-C**  
SCALE: 1/8" = 1'-0"

NOTE:  
SEE SHEET SP-1 FOR OVERALL SITE PLAN.

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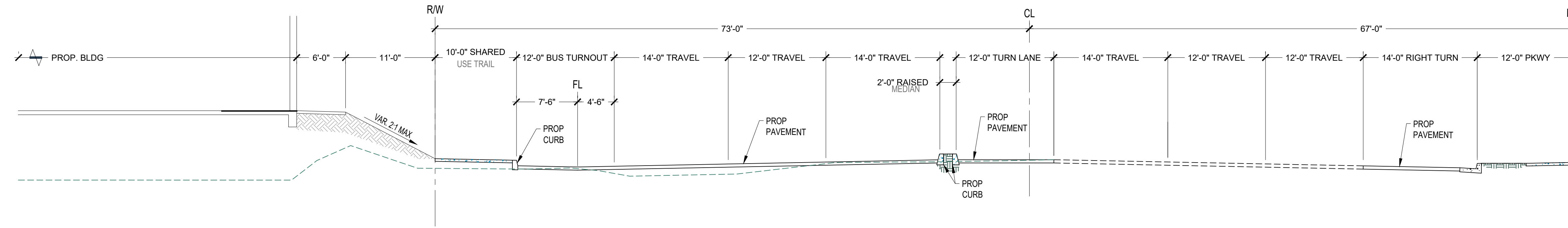
SITE SECTIONS

22161MMA 05.22.2025

**SP-1.6**

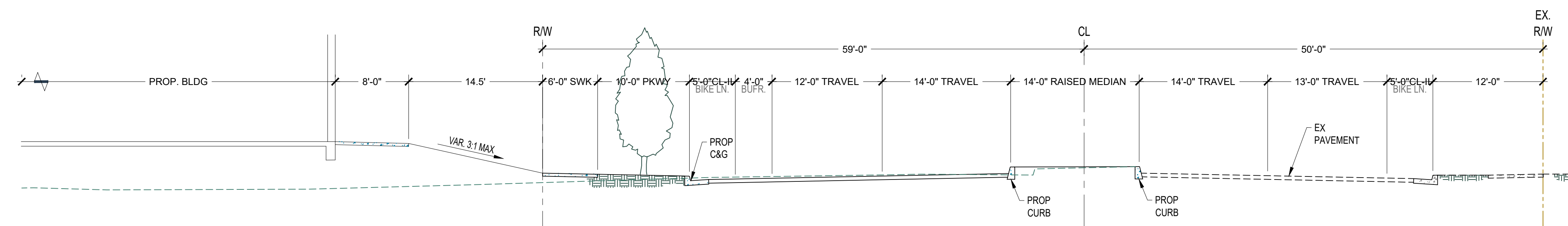
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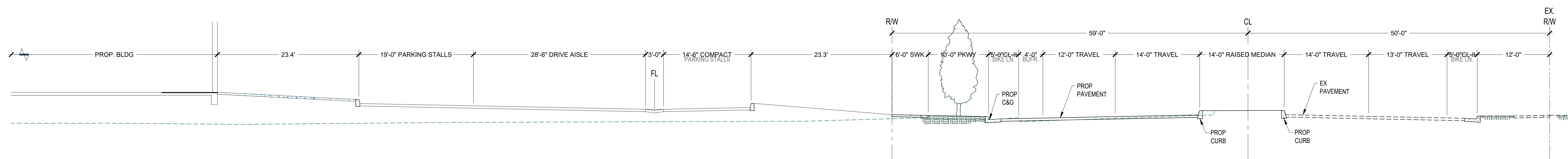
**SECTION D-D**

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



**SECTION E-E**

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



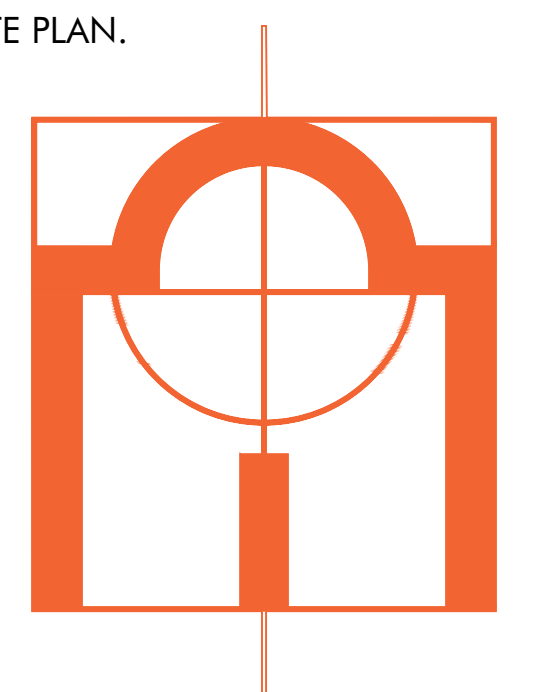
**SECTION F-F**

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

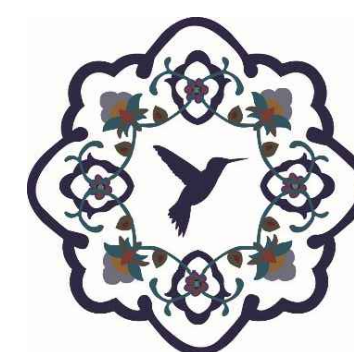
NOTE:  
SEE SHEET SP-1 FOR OVERALL SITE PLAN.

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**Harvest Landing Retail Center & Business Park**  
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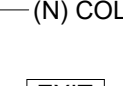

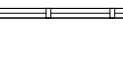
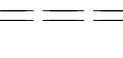
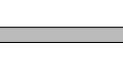
SITE SECTIONS

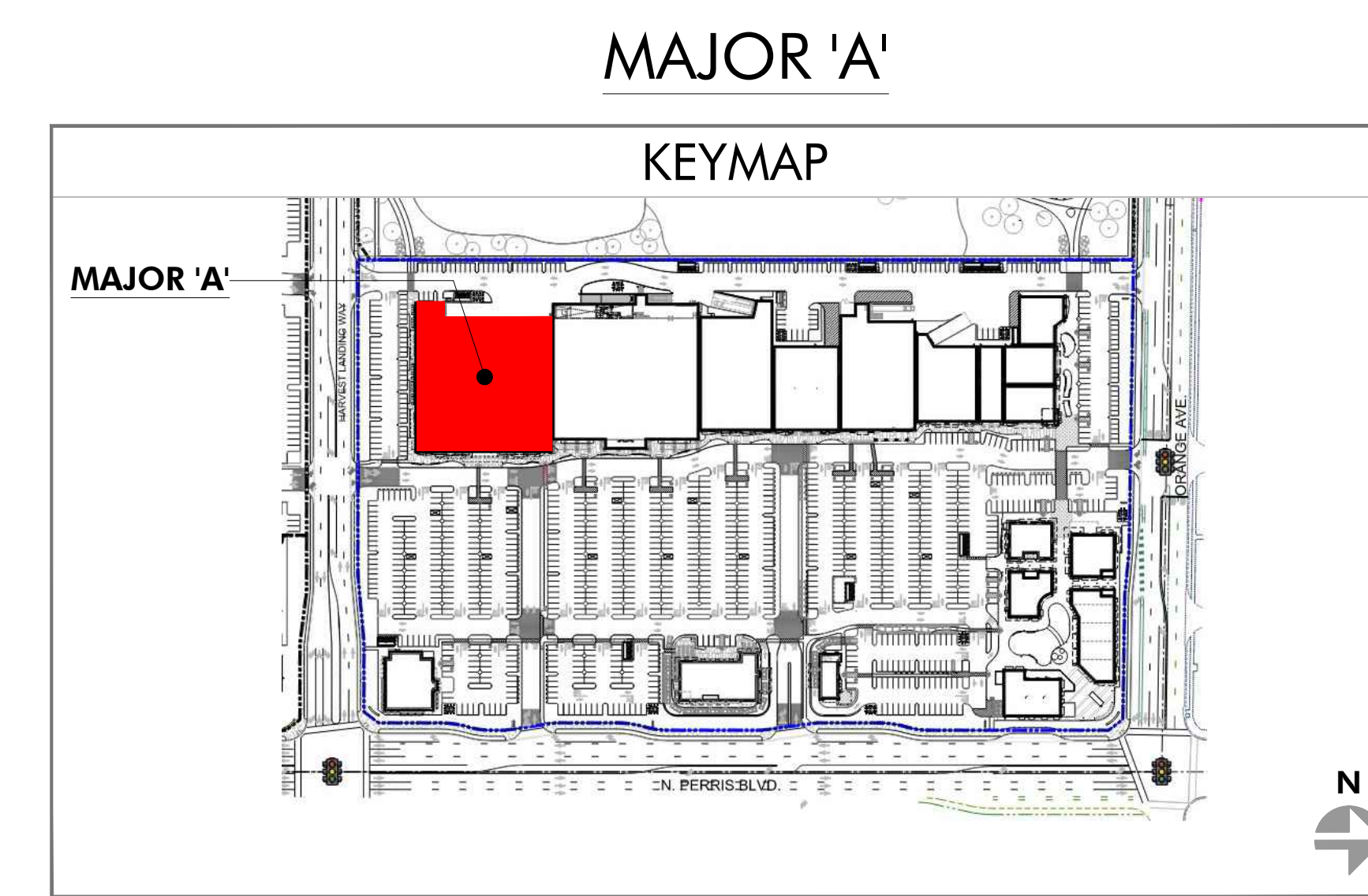
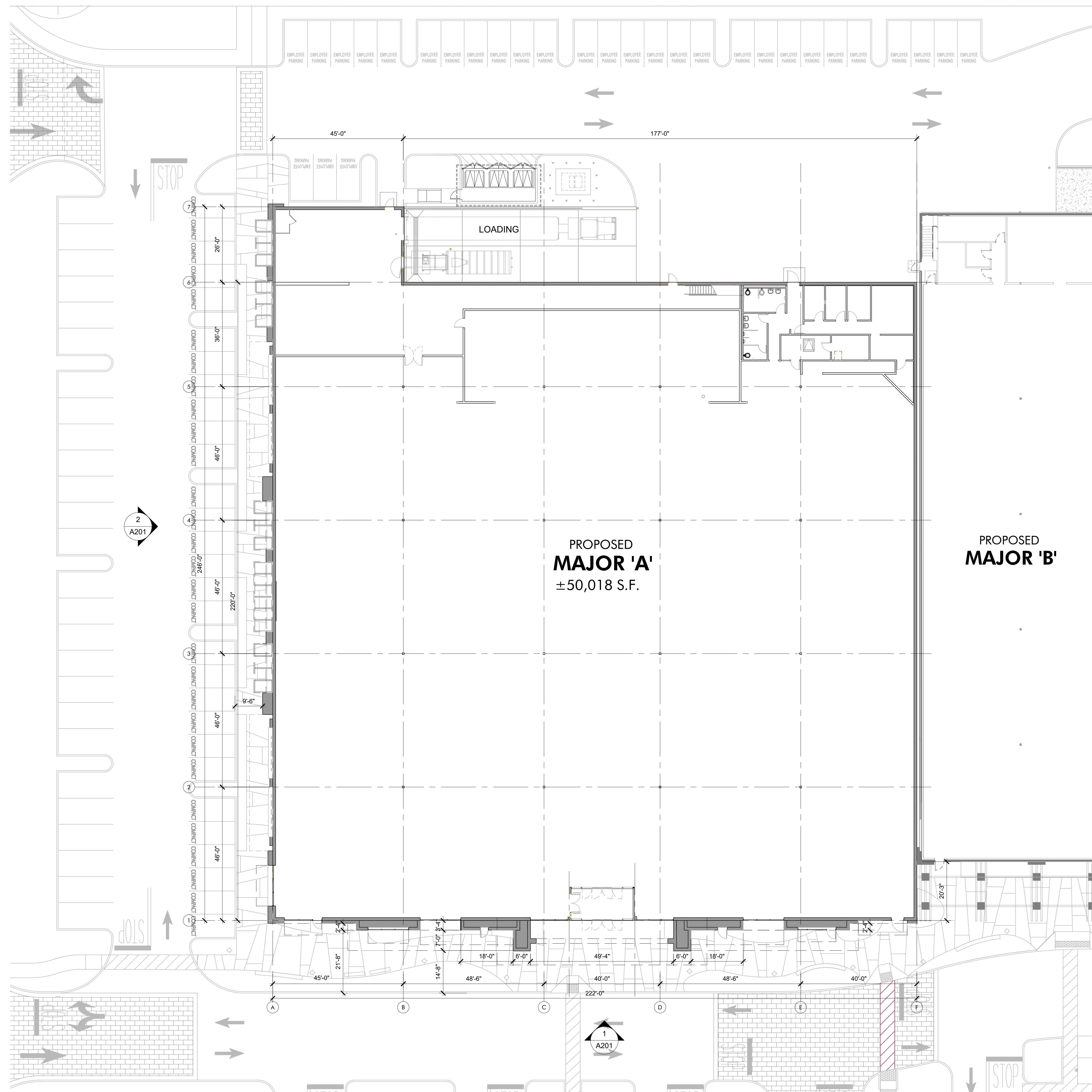
22161MMA

05.22.2025

**SP-1.7**

FLOOR PLAN LEGEND

-  ELEVATION SHEET NUMBER  
ELEVATION NUMBER
-  (N) STRUCTURAL COLUMNS.
-  EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**  
ROOM NAME  
AREA SQUARE FOOTAGE  
FINISH FLOOR ELEVATION
-  MODULAR STOREFRONTS
-  INTERIOR WALL
-  EXTERIOR WALL



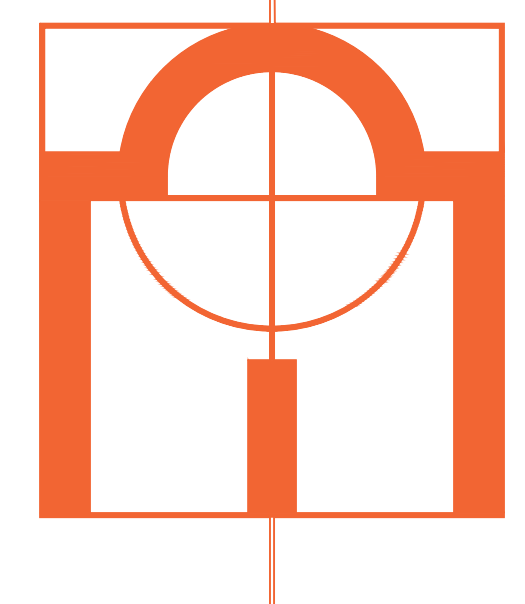
**PROPOSED FLOOR PLAN (MAJOR 'A')**  
SCALE: 1/16" = 1'-0"

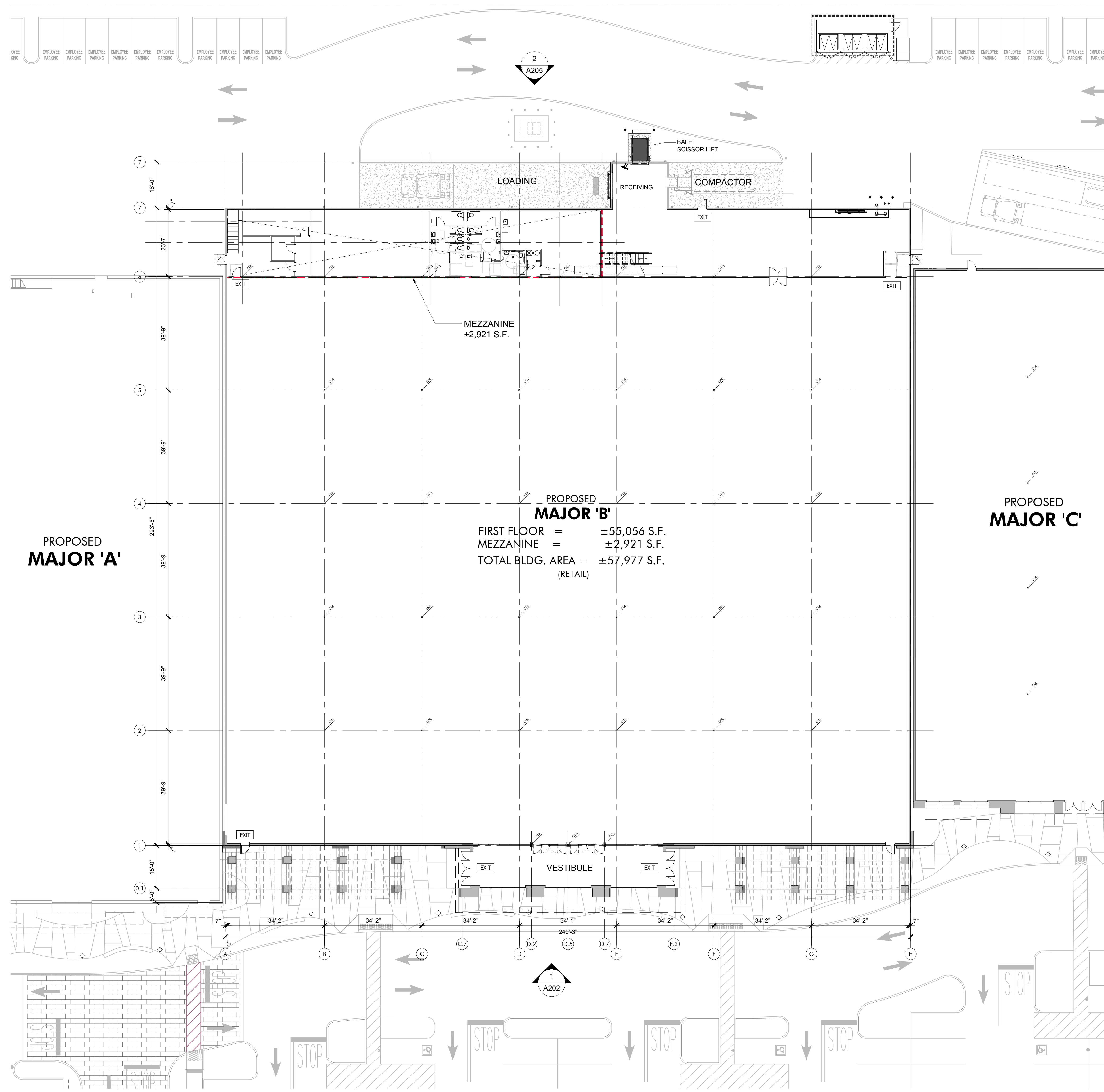
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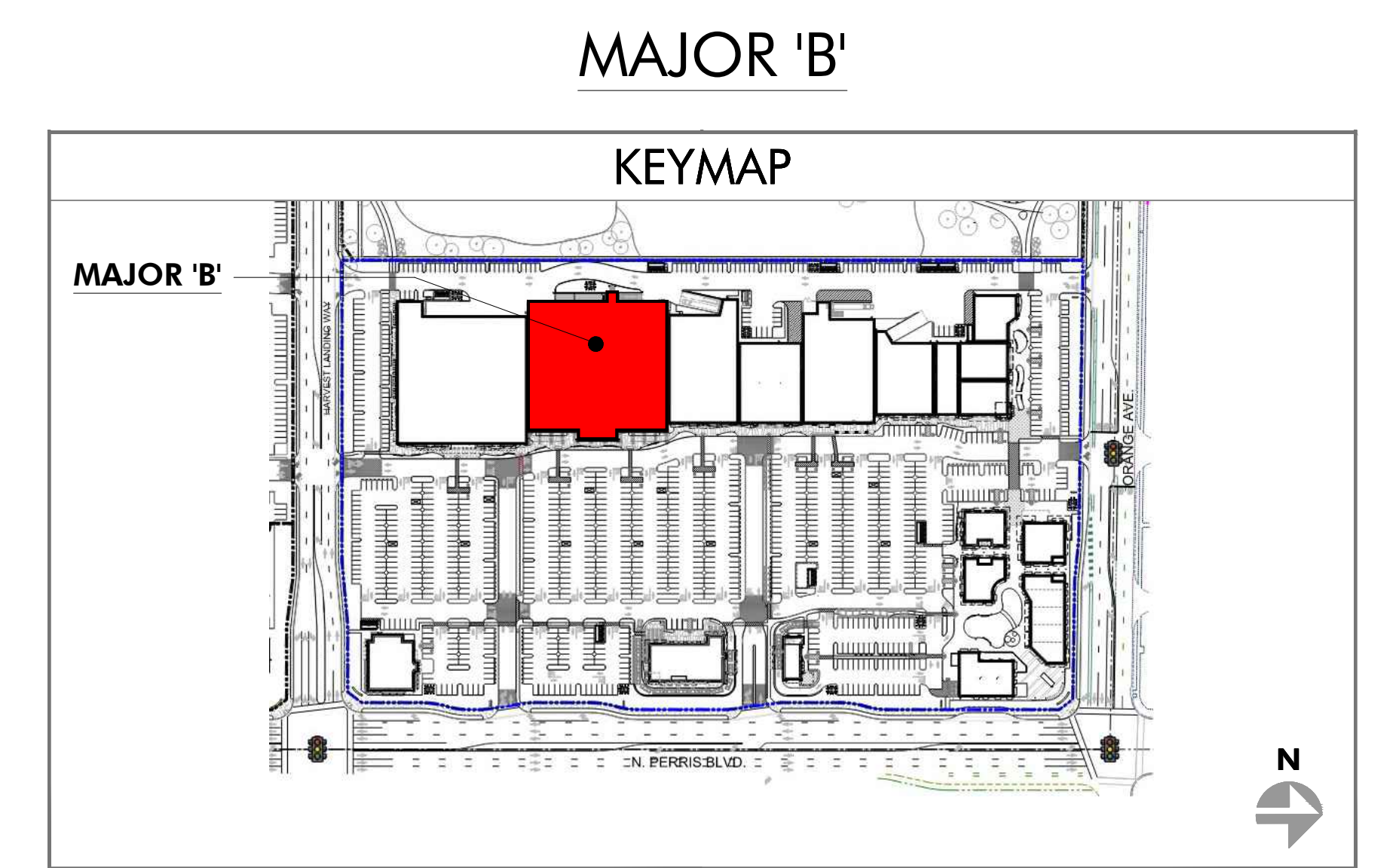
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PROPOSED FLOOR PLAN  
22161MMA | 06.02.2025  
**A101**

PRELIMINARY SUBJECT TO CHANGE  
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| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | INTERIOR WALL  |
|   | EXTERIOR WALL  |



**PROPOSED FLOOR PLAN (MAJOR 'B')**  
SCALE: 1/16" = 1'-0"

PRELIMINARY SUBJECT TO CHANGE

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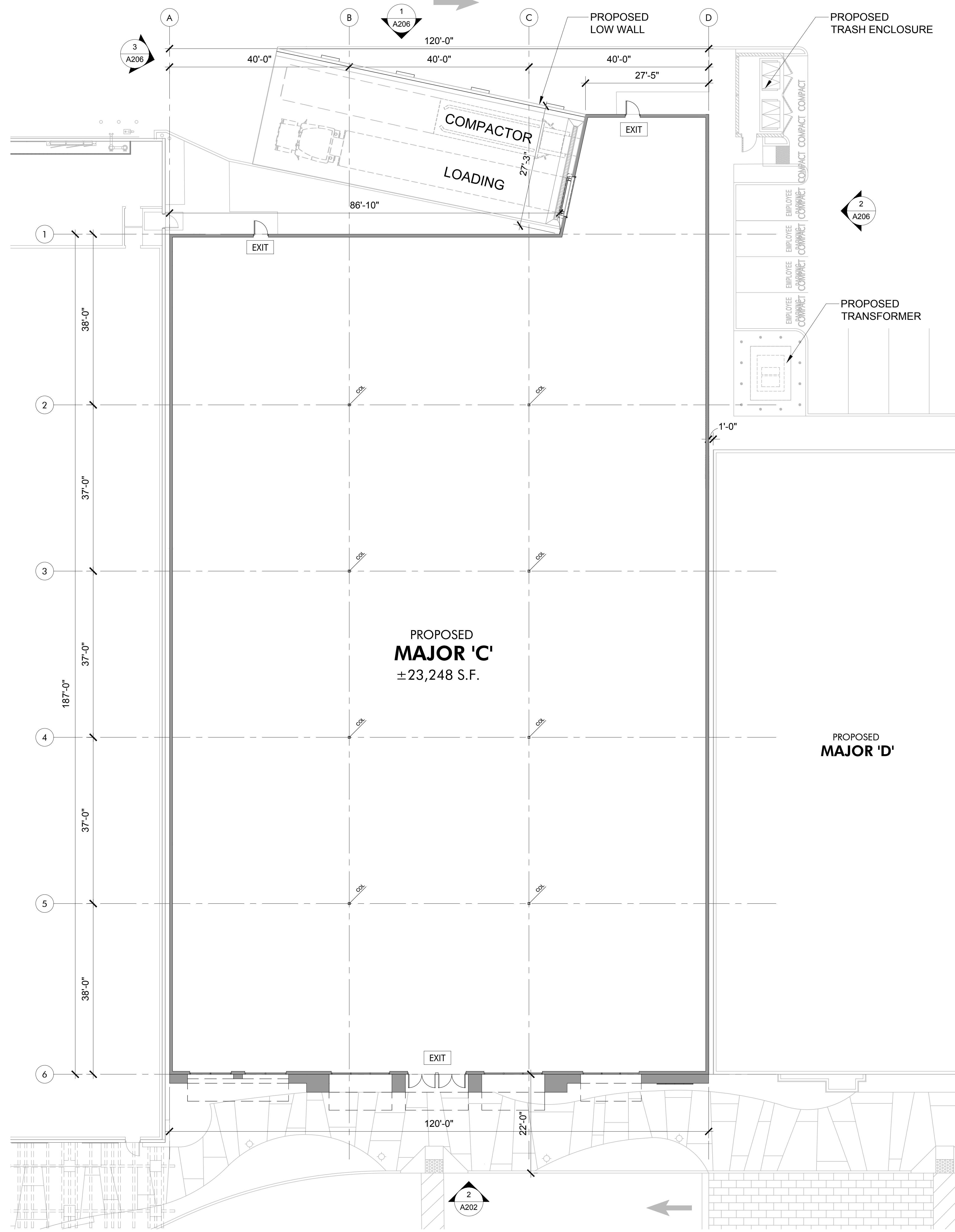


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PROPOSED FLOOR PLAN  
22161MMA      02.08.2025

**A102**





| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |

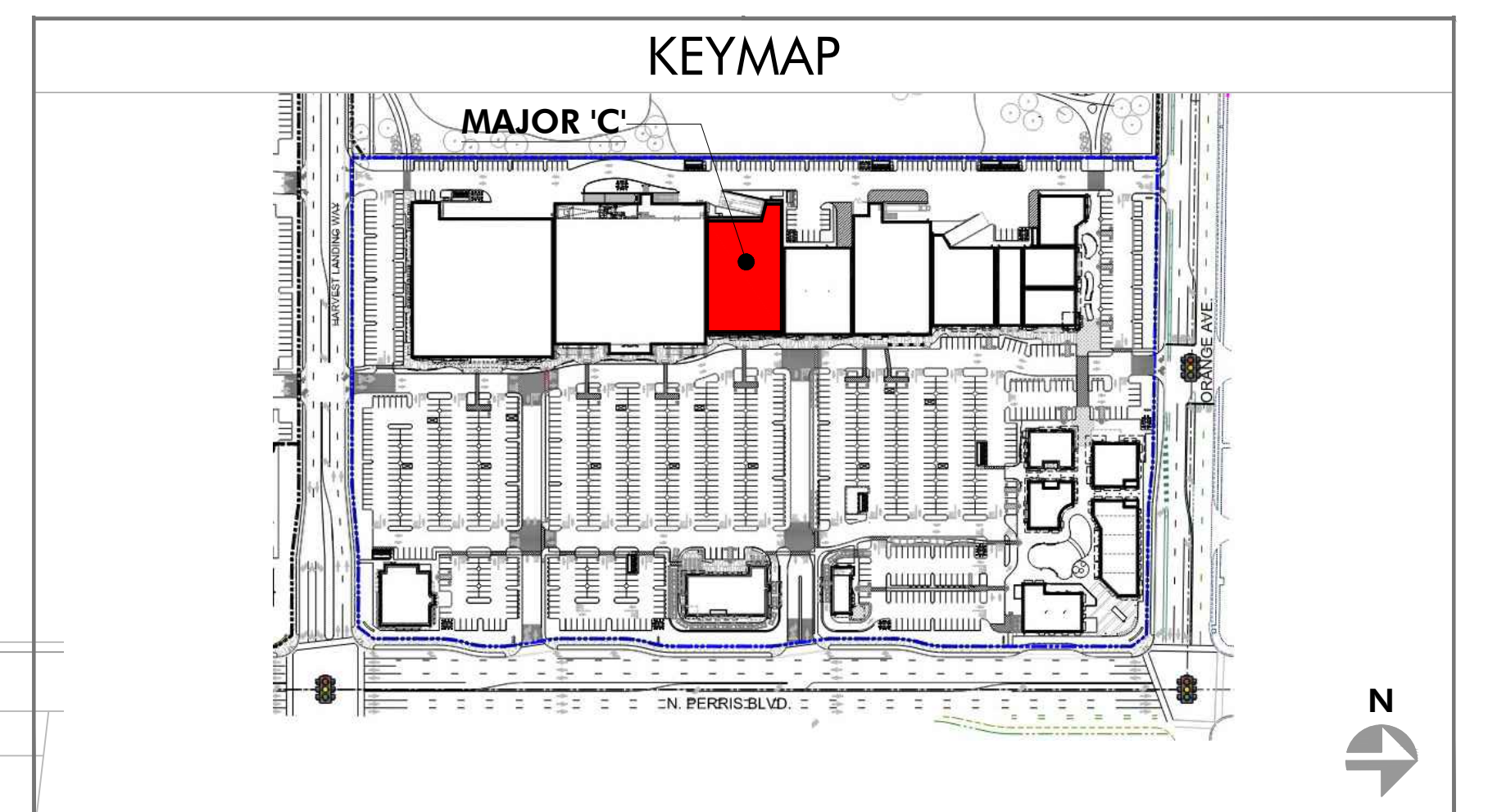
PROPOSED MAJOR 'B'

PROPOSED MAJOR 'C'  
± 23,248 S.F.

PROPOSED MAJOR 'D'

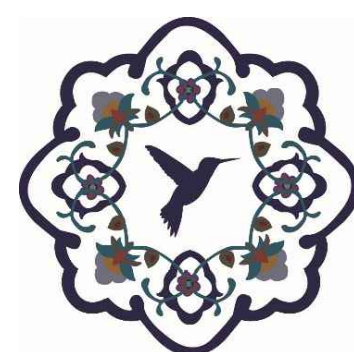
MAJOR 'C'

KEYMAP



PROPOSED FLOOR PLAN (MAJOR 'C')  
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN

22161MMA

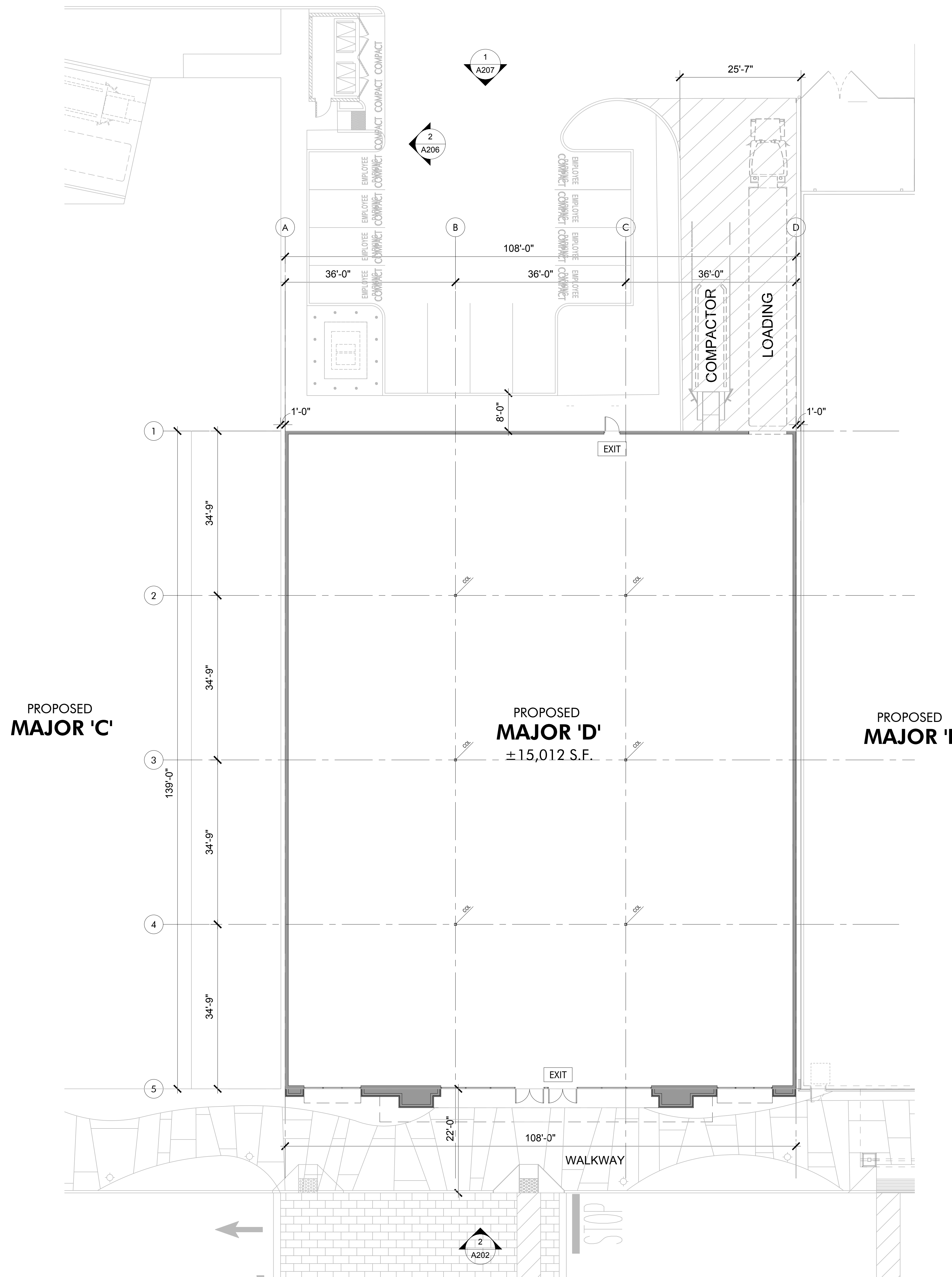
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**A103**

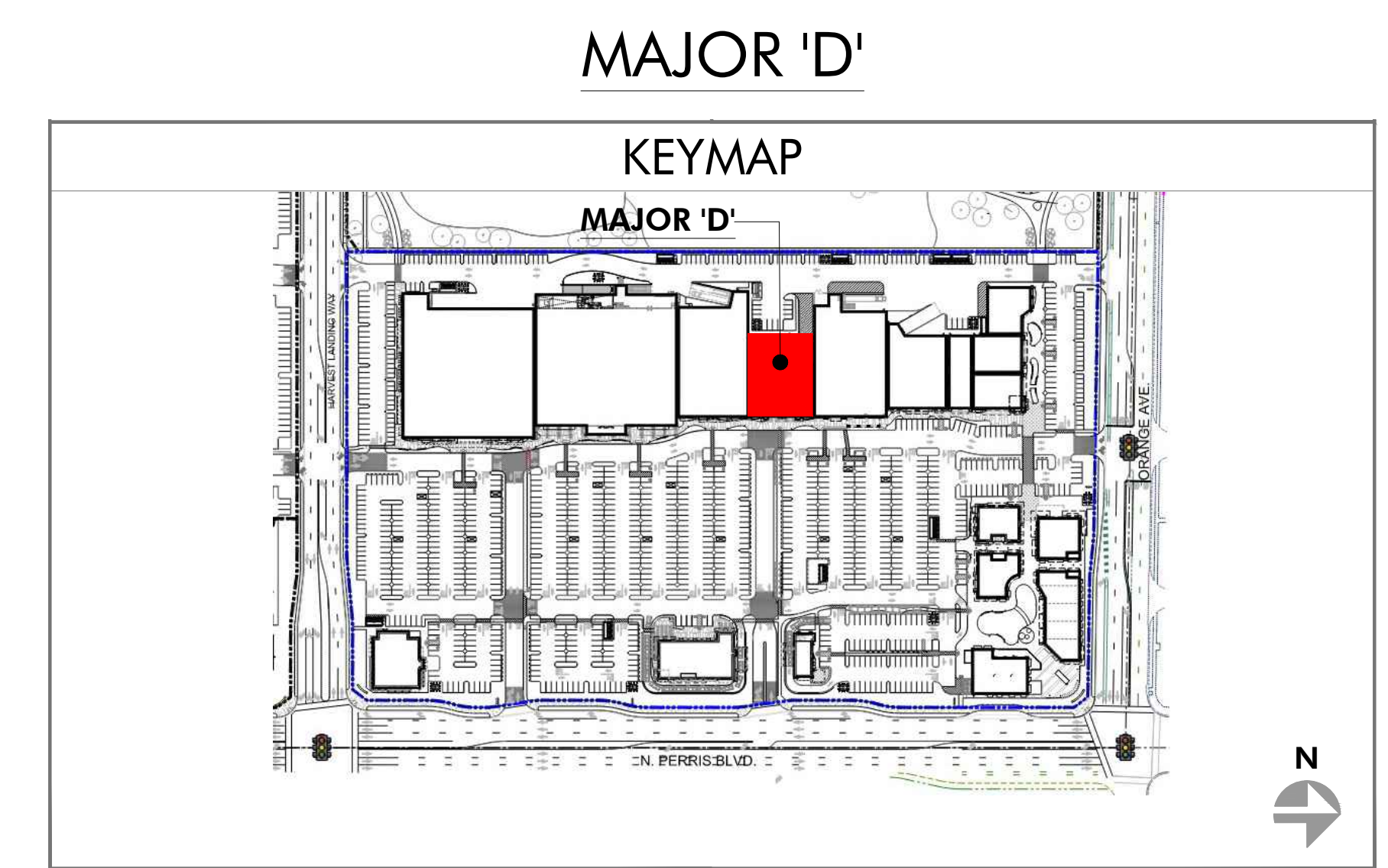
PRELIMINARY SUBJECT TO CHANGE  
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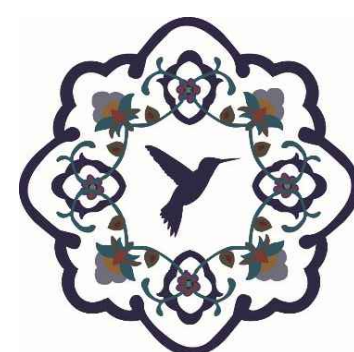


| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |



**PROPOSED FLOOR PLAN (MAJOR 'D')**  
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN

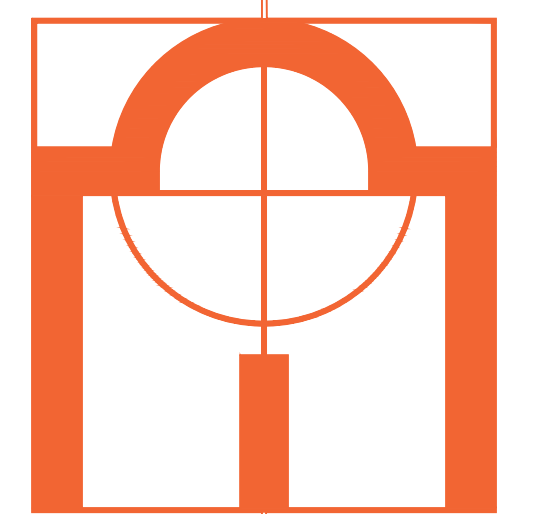
22161MMA

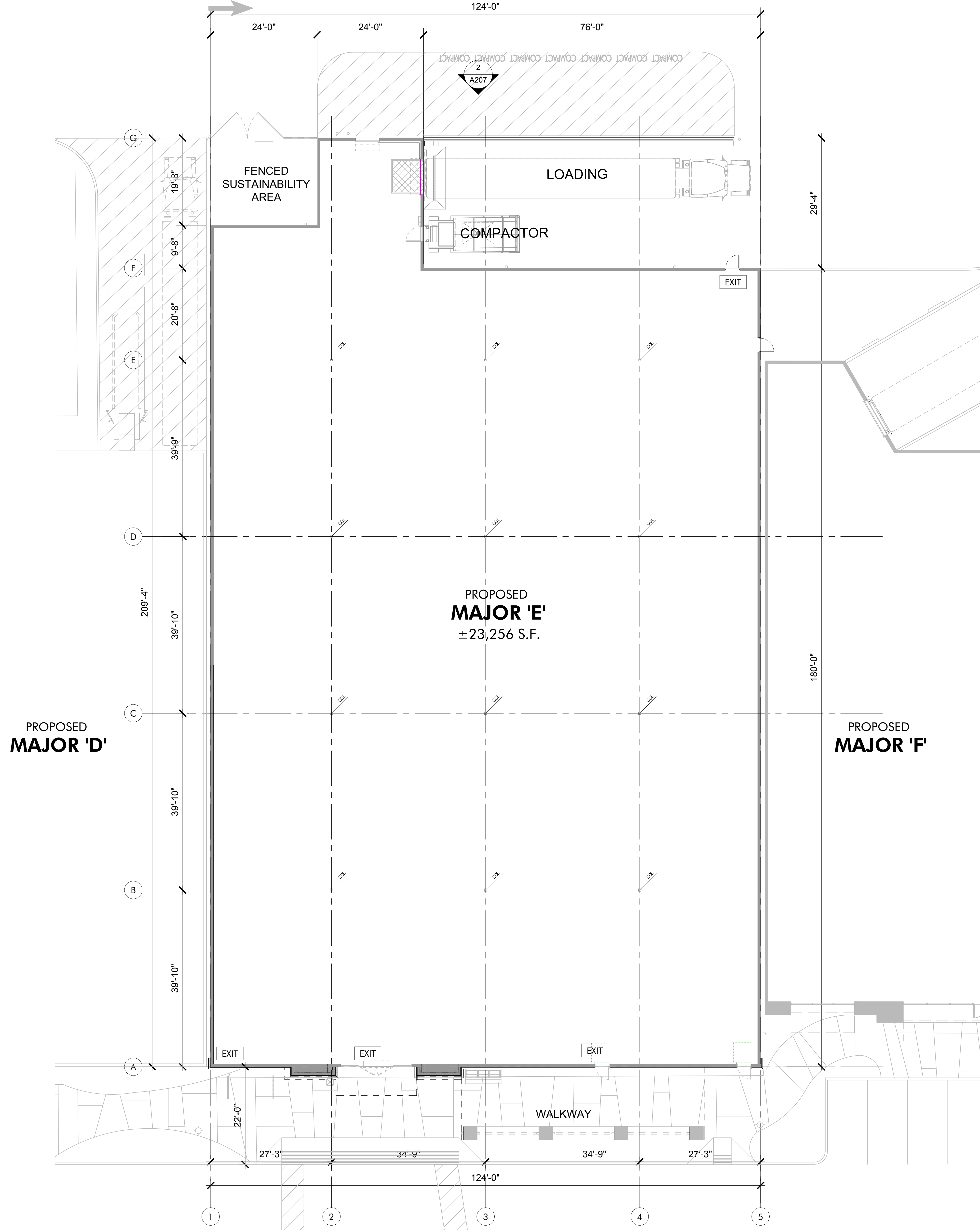
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**A104**

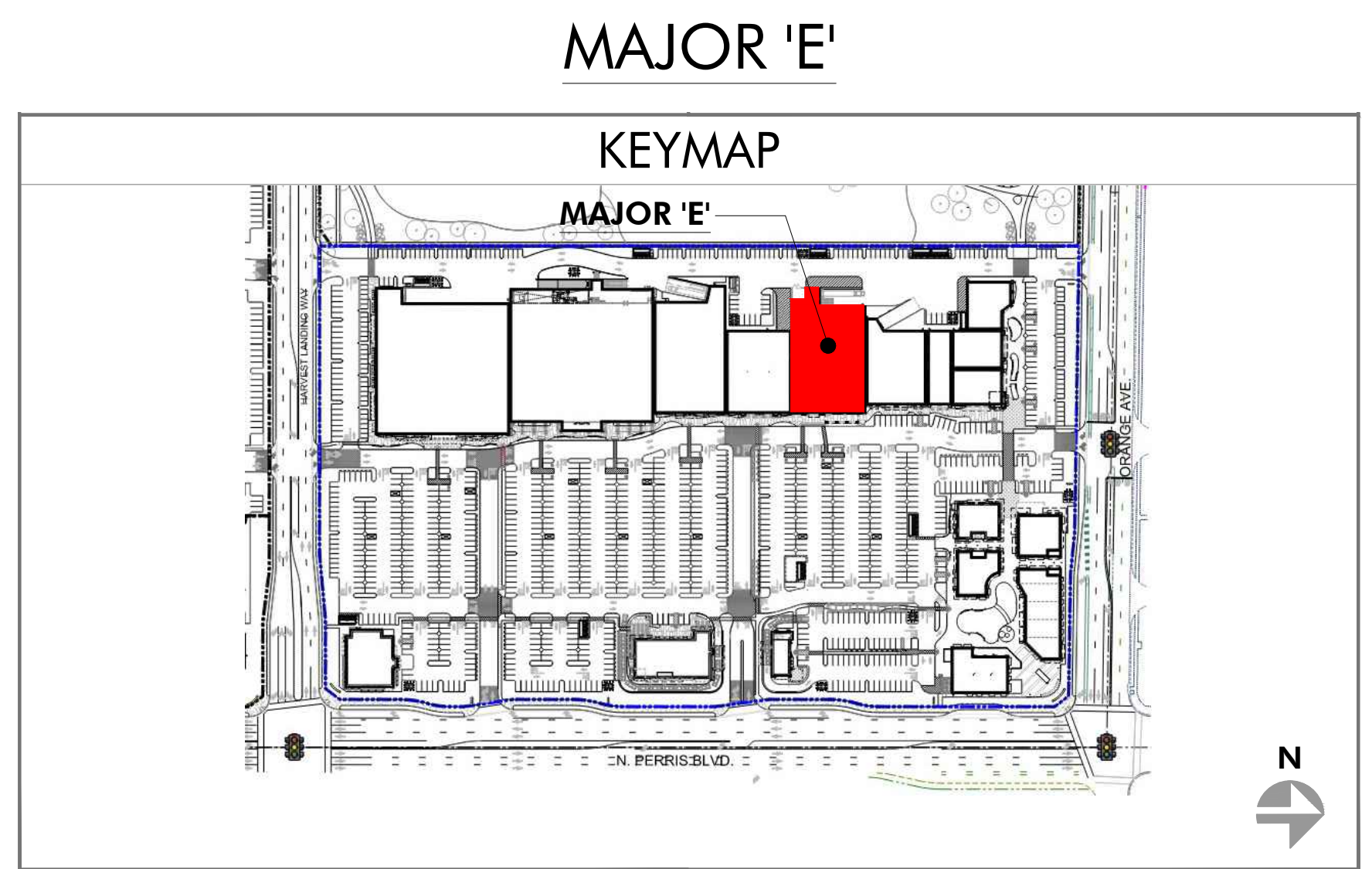
PRELIMINARY SUBJECT TO CHANGE  
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| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |



PROPOSED FLOOR PLAN (MAJOR 'E')

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AZURE DEVELOPMENT CO.  
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Montebello, CA 90640  
TEL. (310) 467-7408

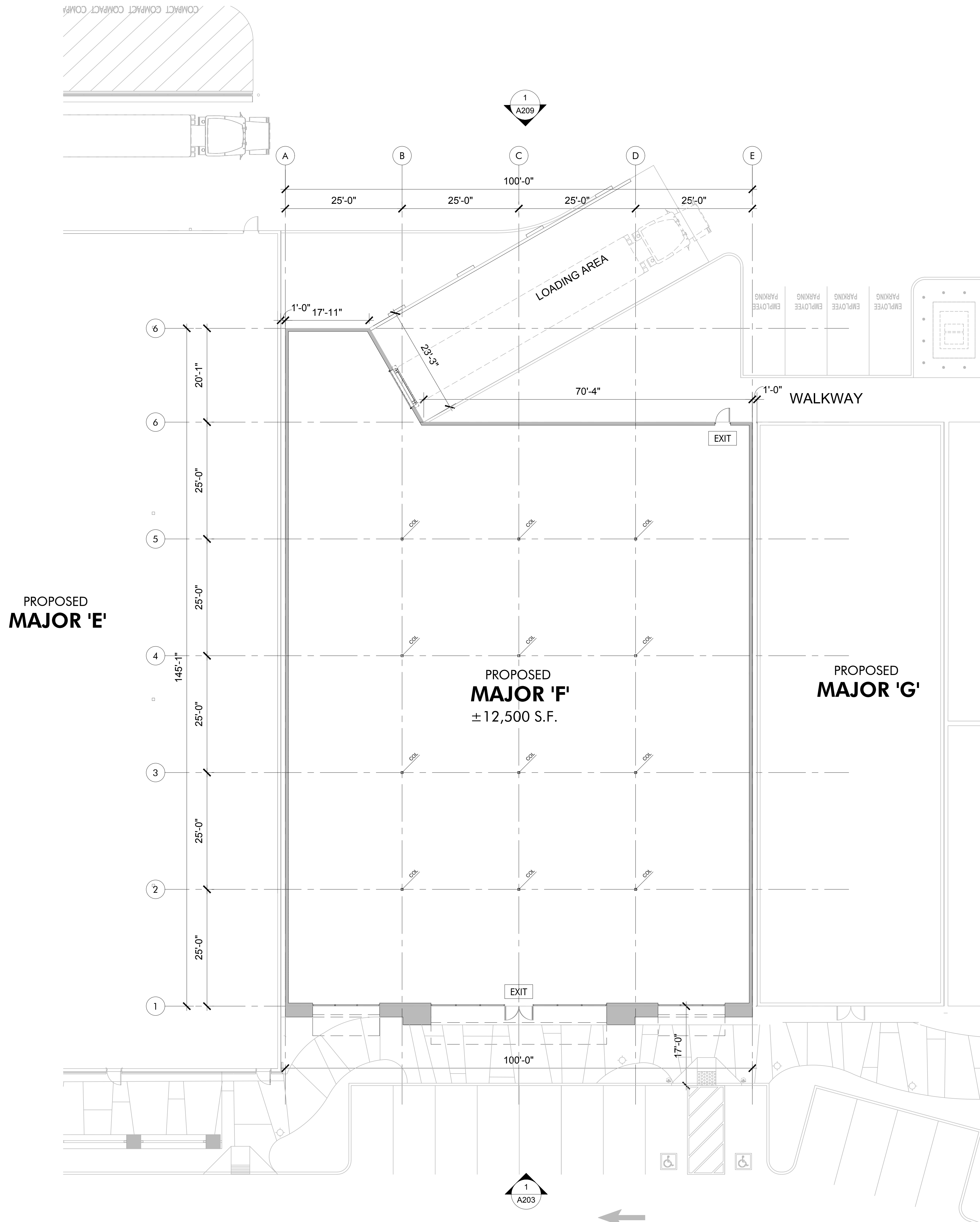
**Harvest Landing Retail Center & Business Park**  
SWC Perris Blvd. & Orange Ave., Perris CA 92571

PROPOSED FLOOR PLAN  
22161MMA | 02.08.2025

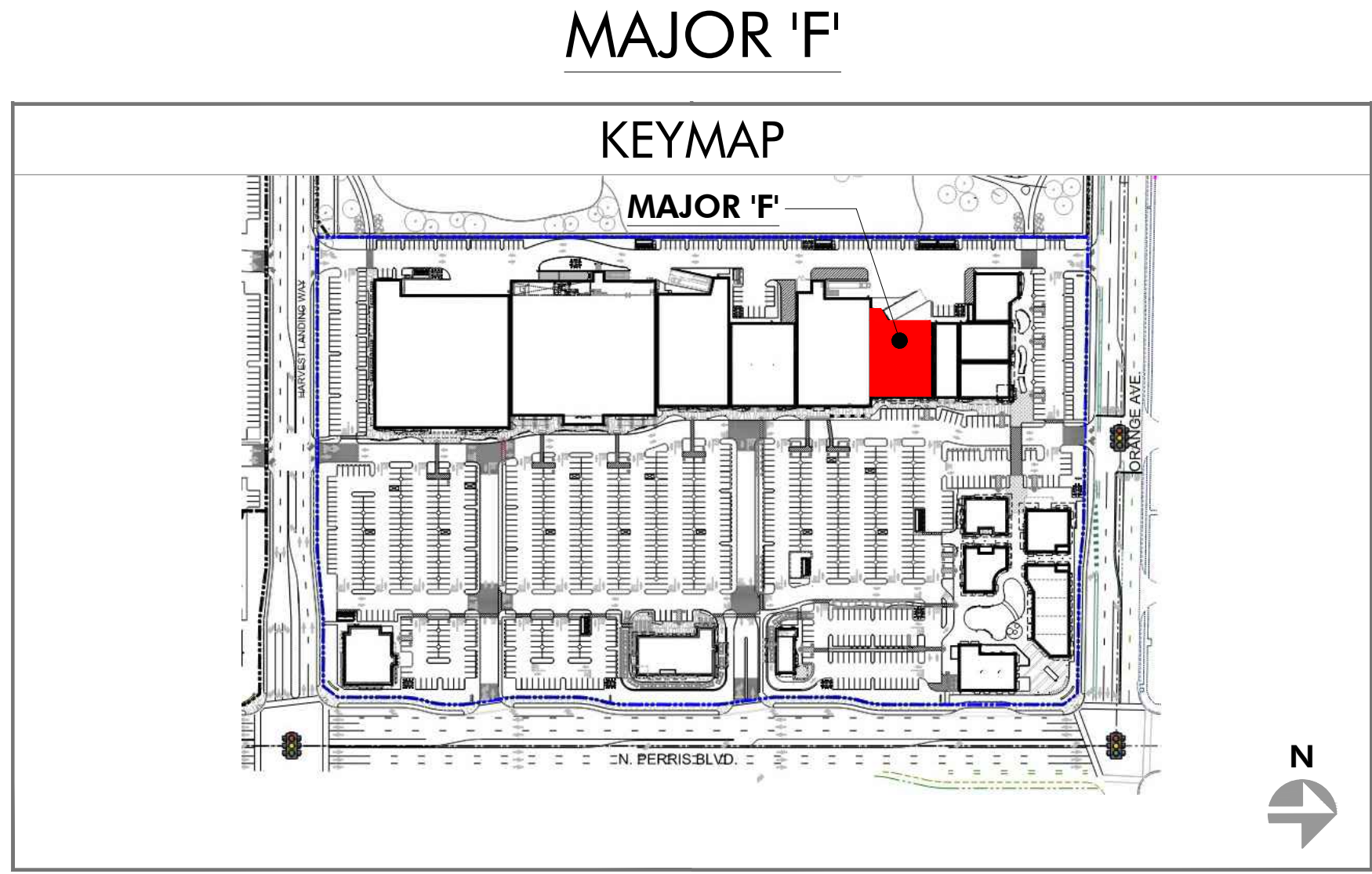
**A105**

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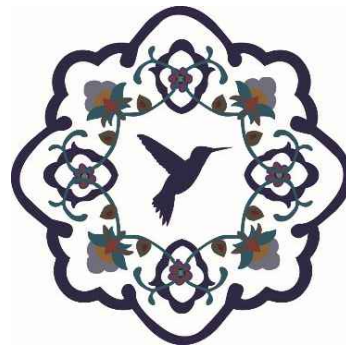


| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0,000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |



**PROPOSED FLOOR PLAN (MAJOR 'F')**  
SCALE: 3/32" = 1'-0"

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TEL. (310) 467-7408

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PROPOSED FLOOR PLAN

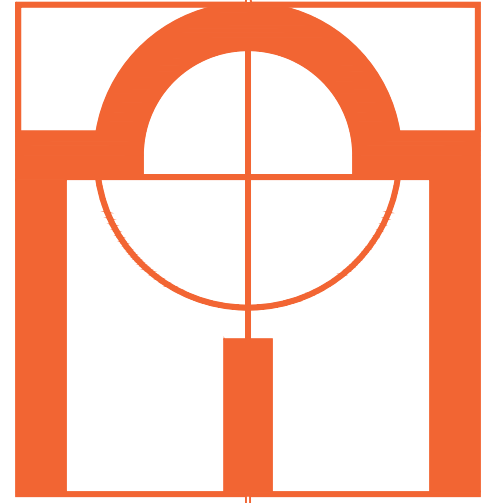
22161MMA

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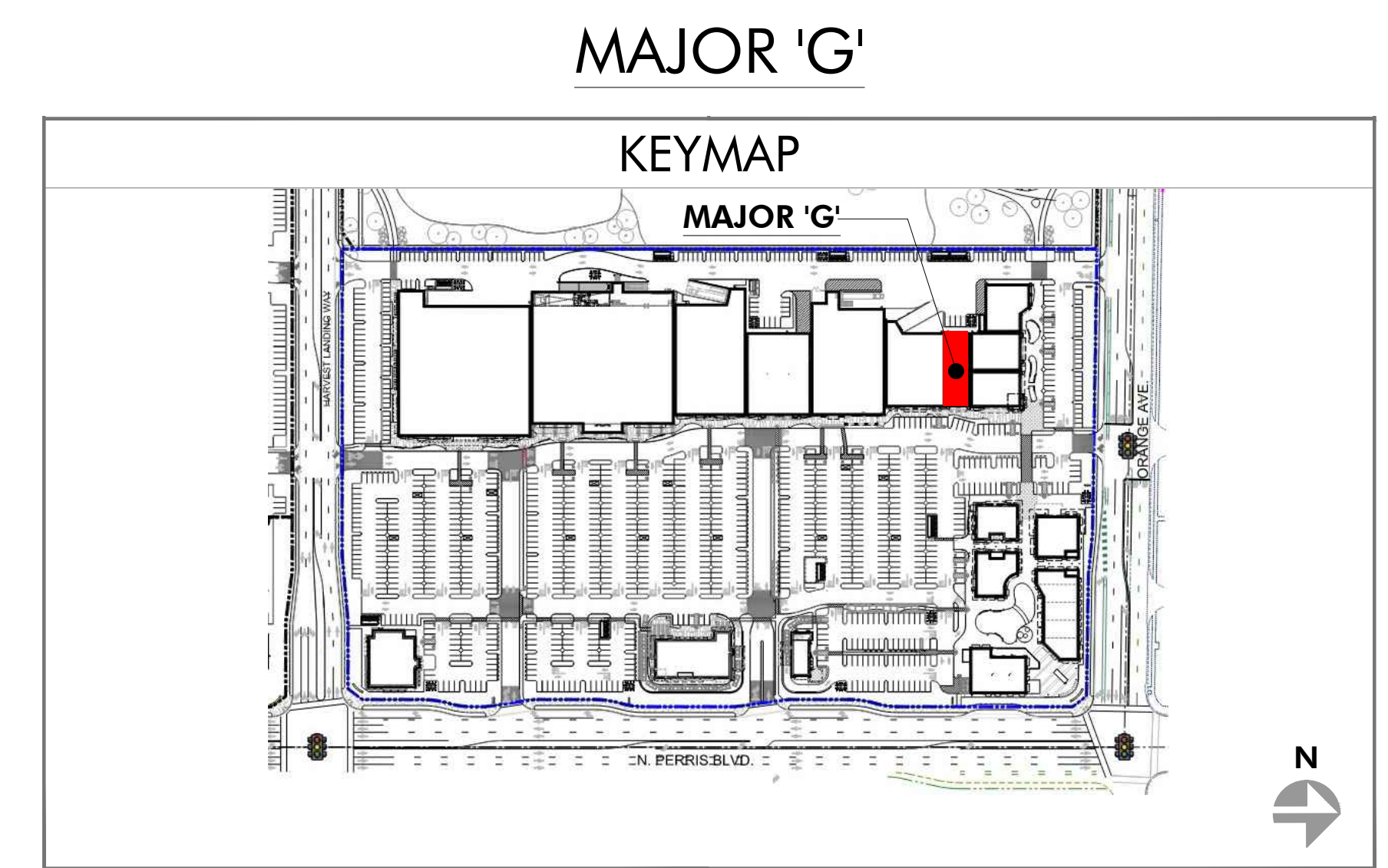
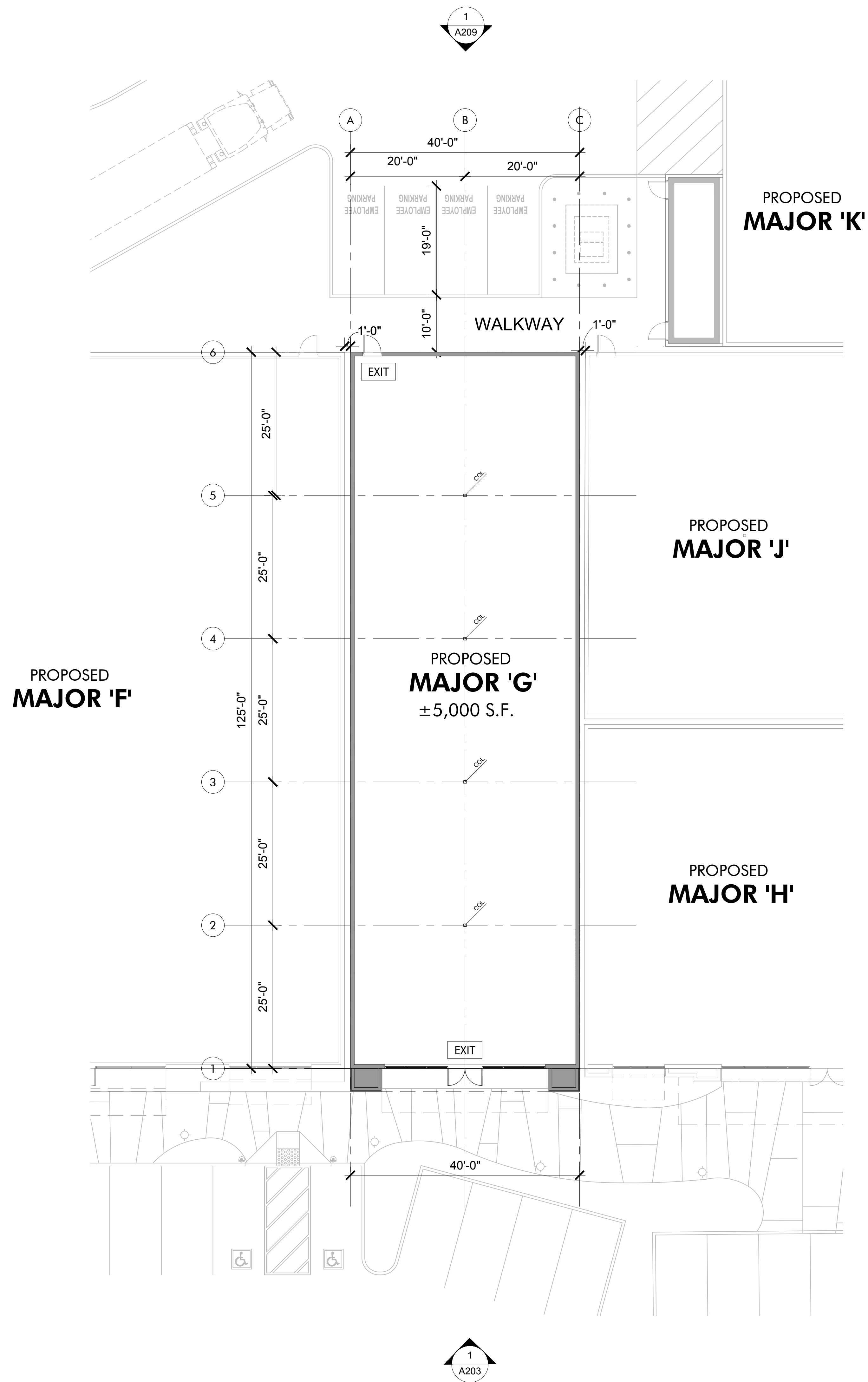
**A106**

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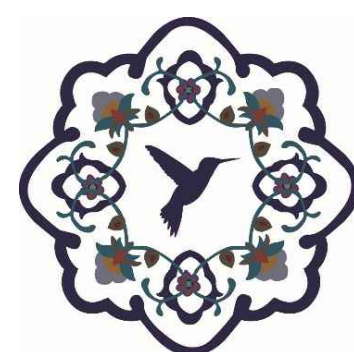
| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |



PROPOSED FLOOR PLAN (MAJOR 'G')

SCALE: 3/32" = 1'-0"

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TEL. (310) 467-7408



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PROPOSED FLOOR PLAN

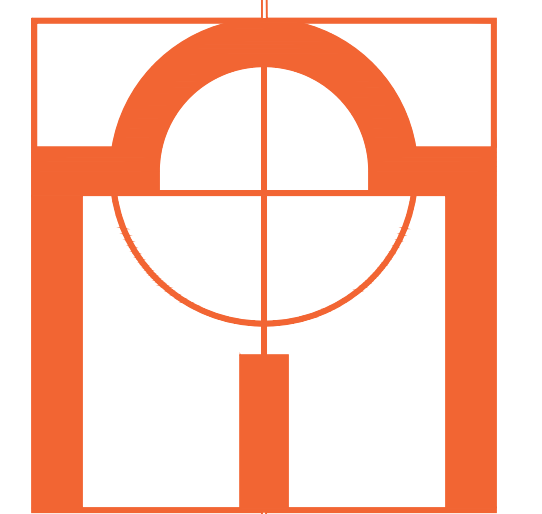
22161MMA

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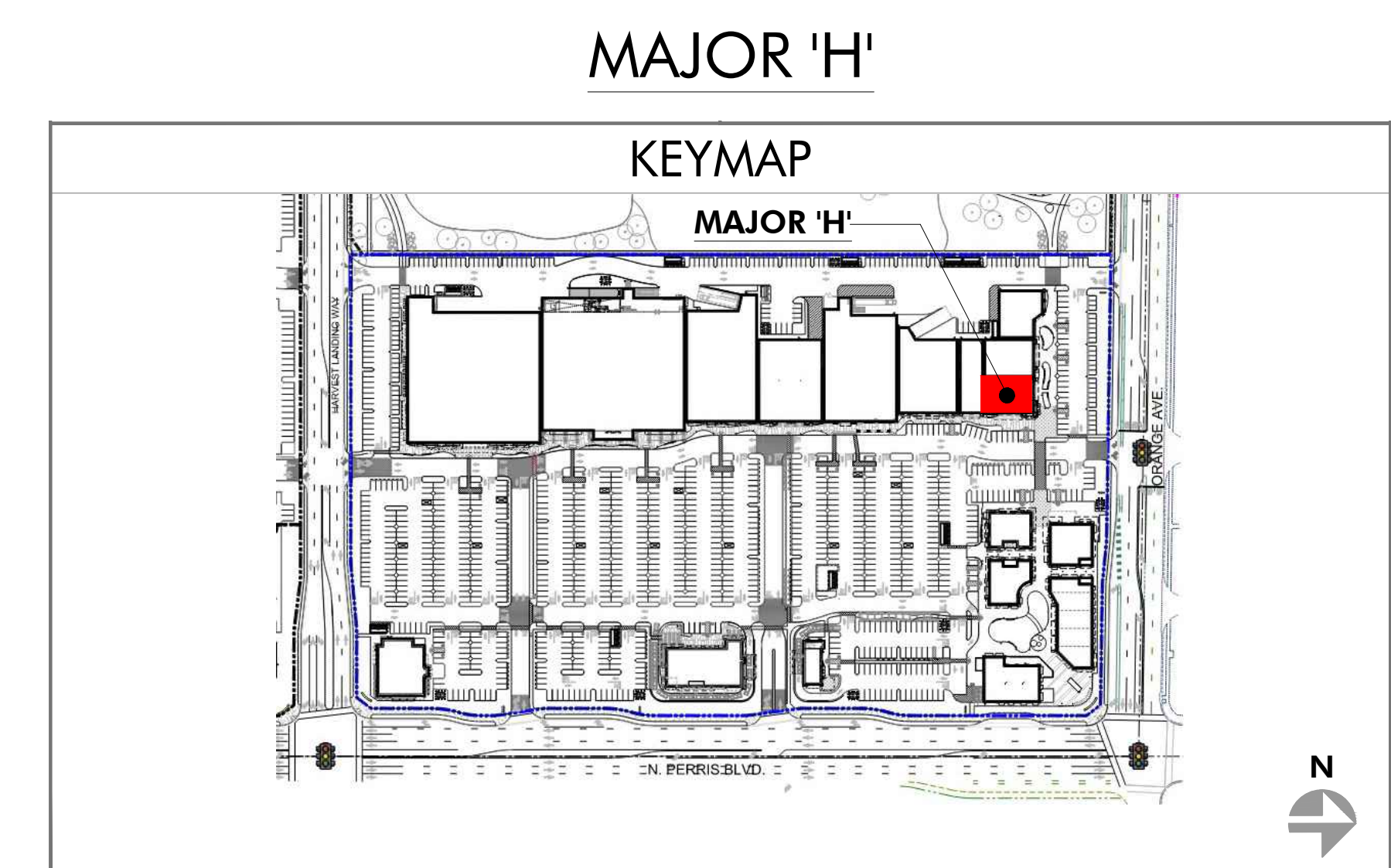
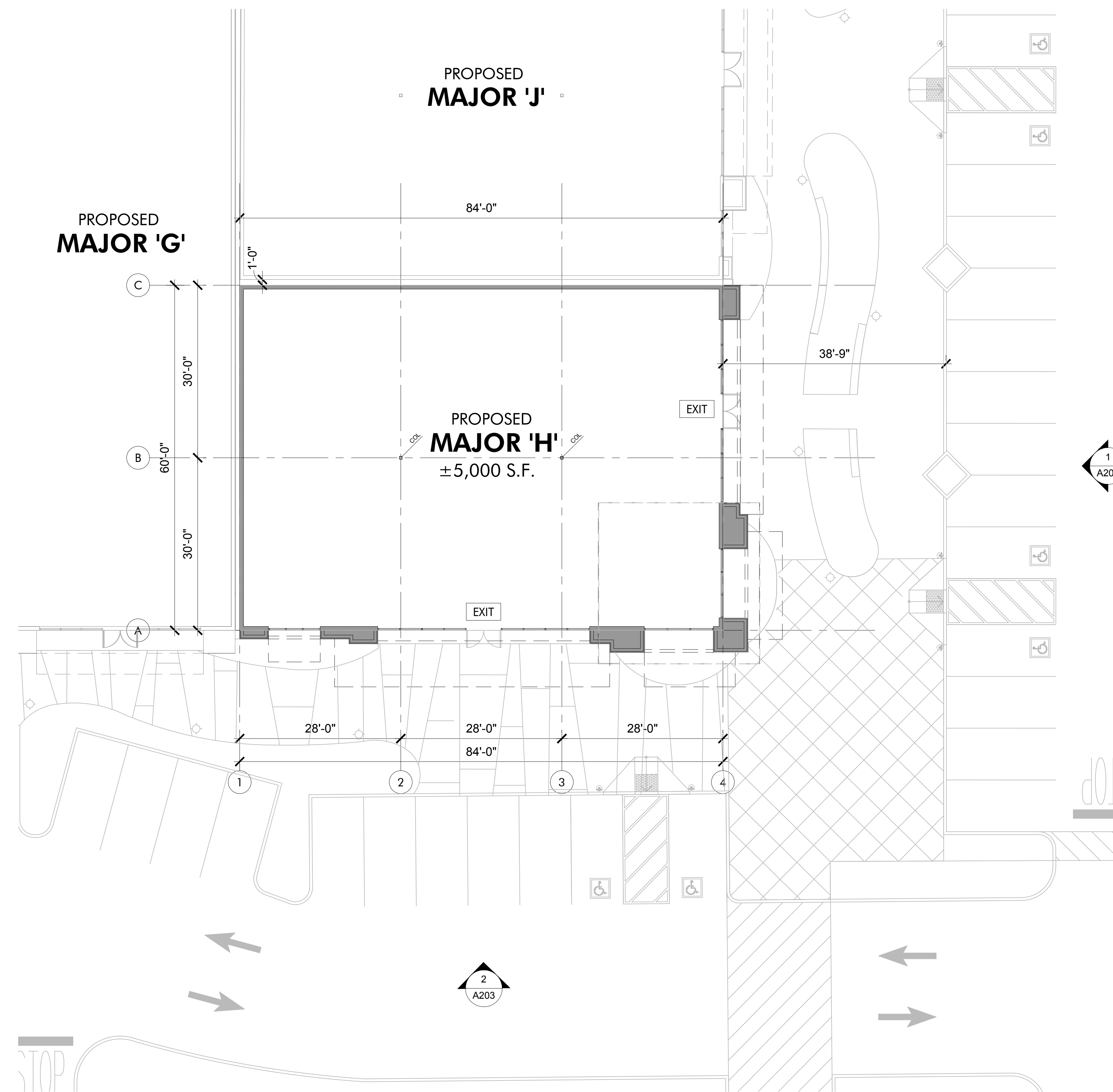
**A107**

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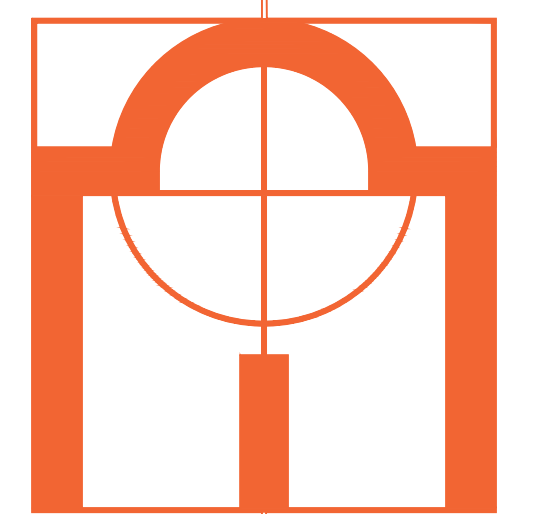
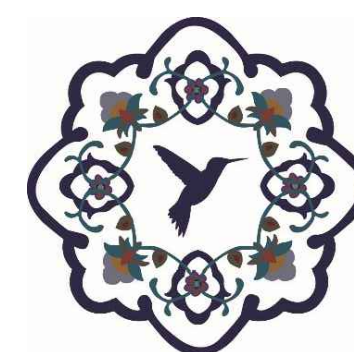
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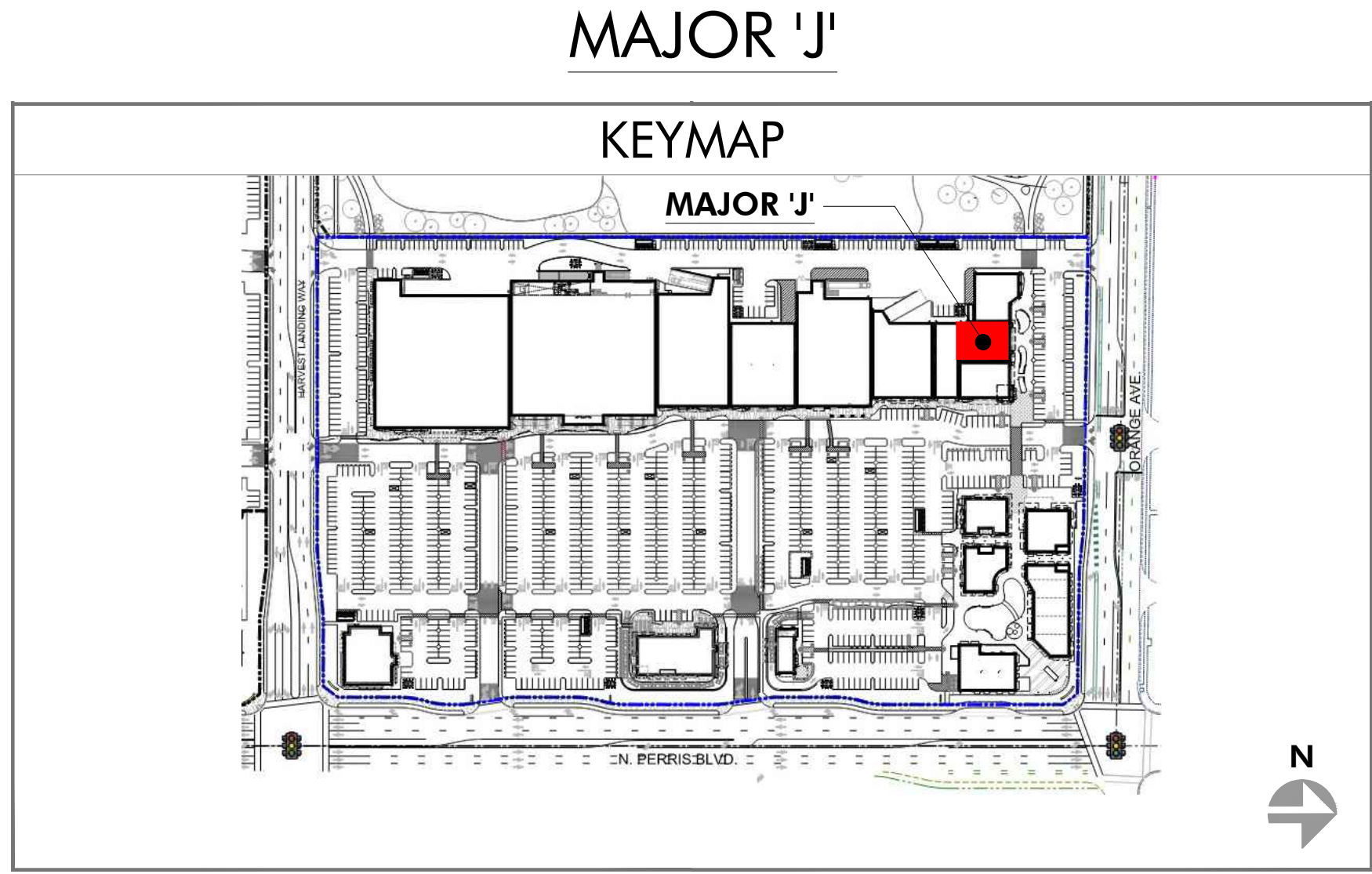
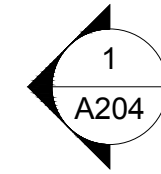
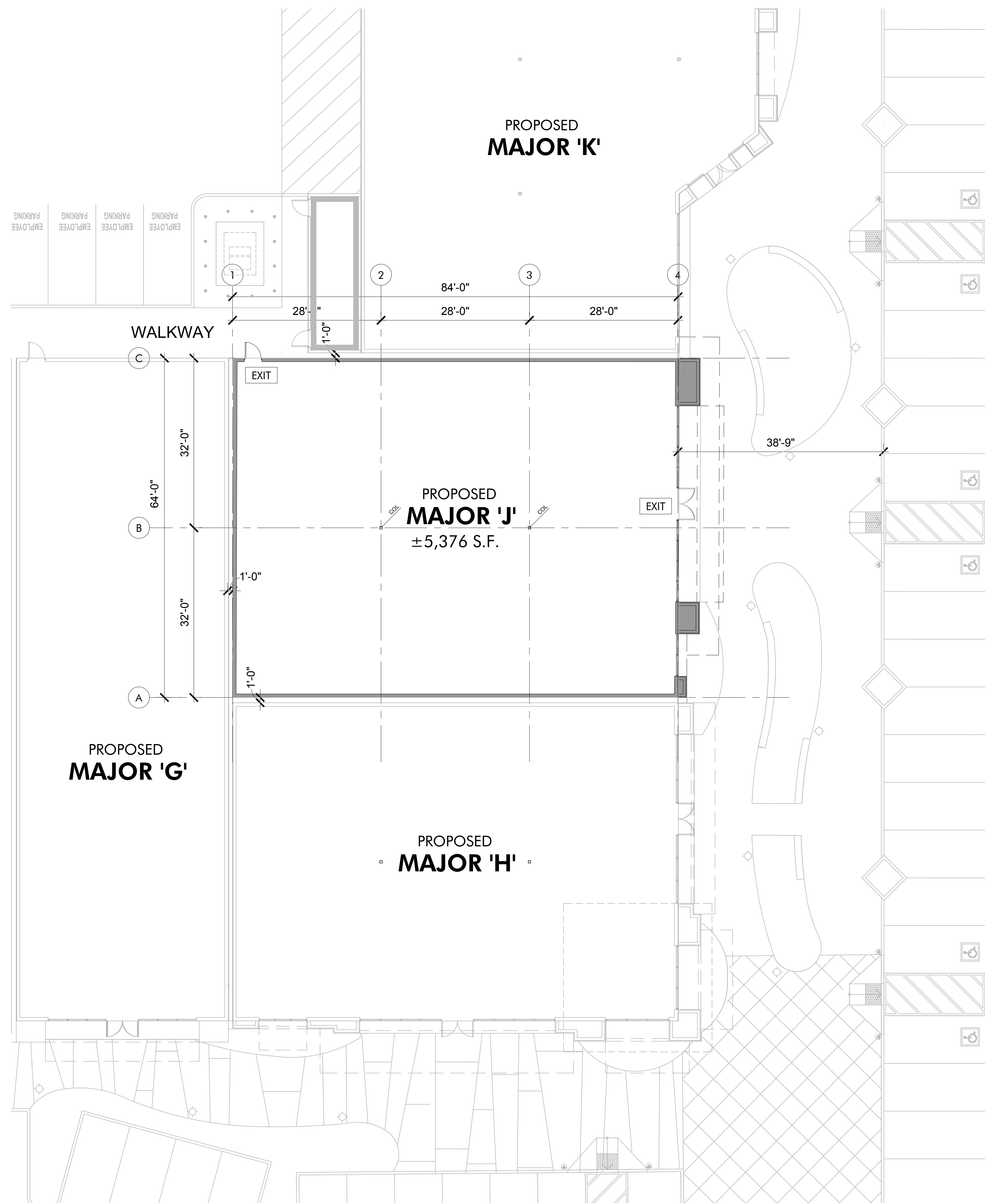
| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER ELEVATION NUMBER                          |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |



**PROPOSED FLOOR PLAN (MAJOR 'H')**  
SCALE: 3/32" = 1'-0"

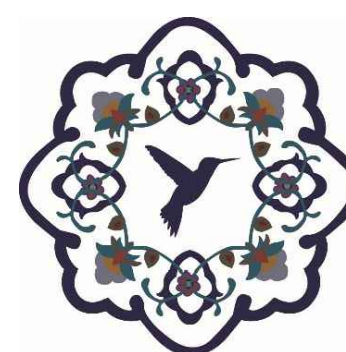


| FLOOR PLAN LEGEND                       |   |
|---|---|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                      |
|   | (N) STRUCTURAL COLUMNS  |
|   | EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION      |
|   | MODULAR STOREFRONTS   |
|   | EXTERIOR WALL   |



**PROPOSED FLOOR PLAN (MAJOR 'J')**  
SCALE: 3/32" = 1'-0"

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TEL. (310) 467-7408



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PROPOSED FLOOR PLAN

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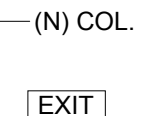
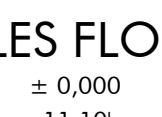


**A109**

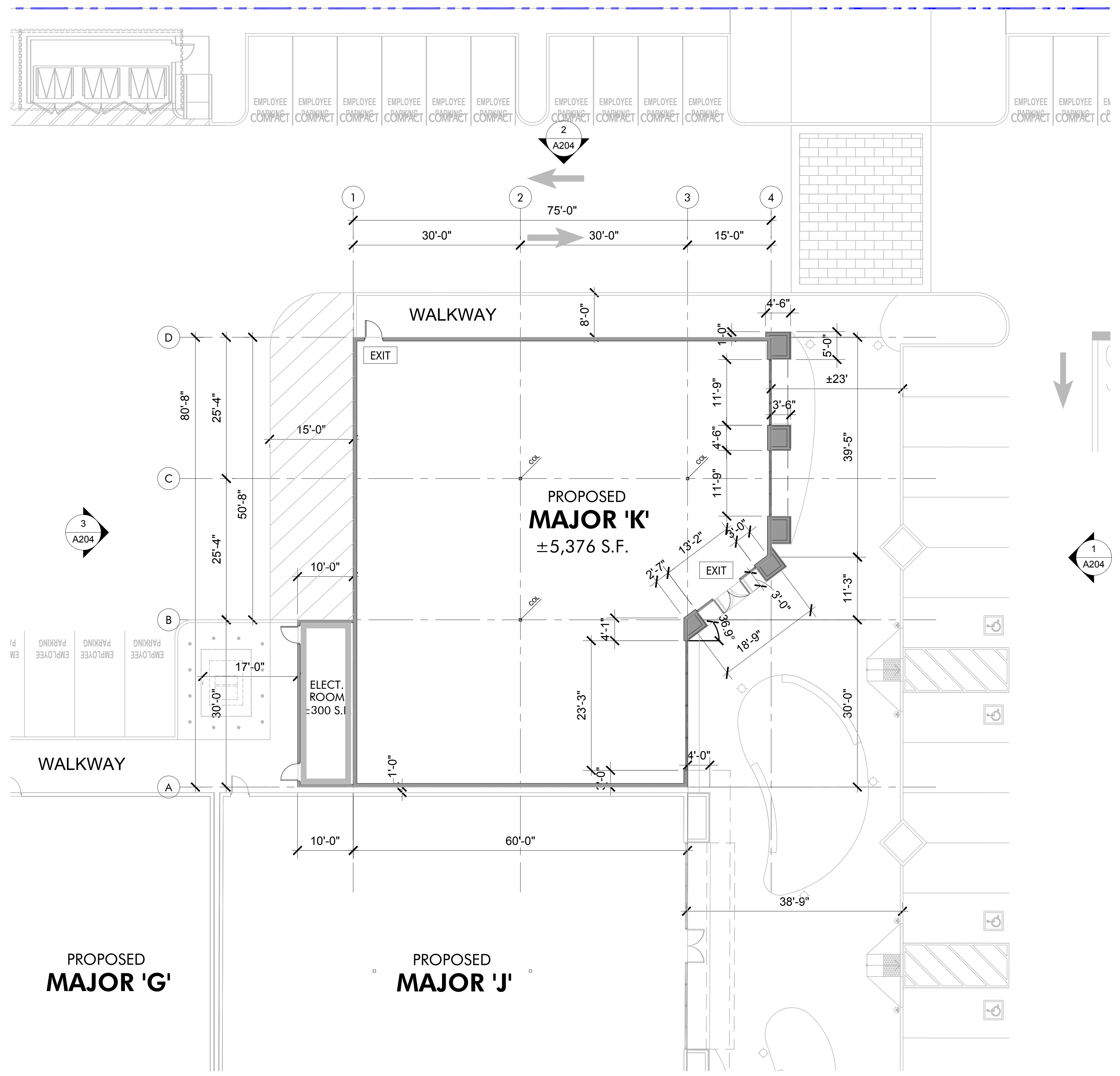
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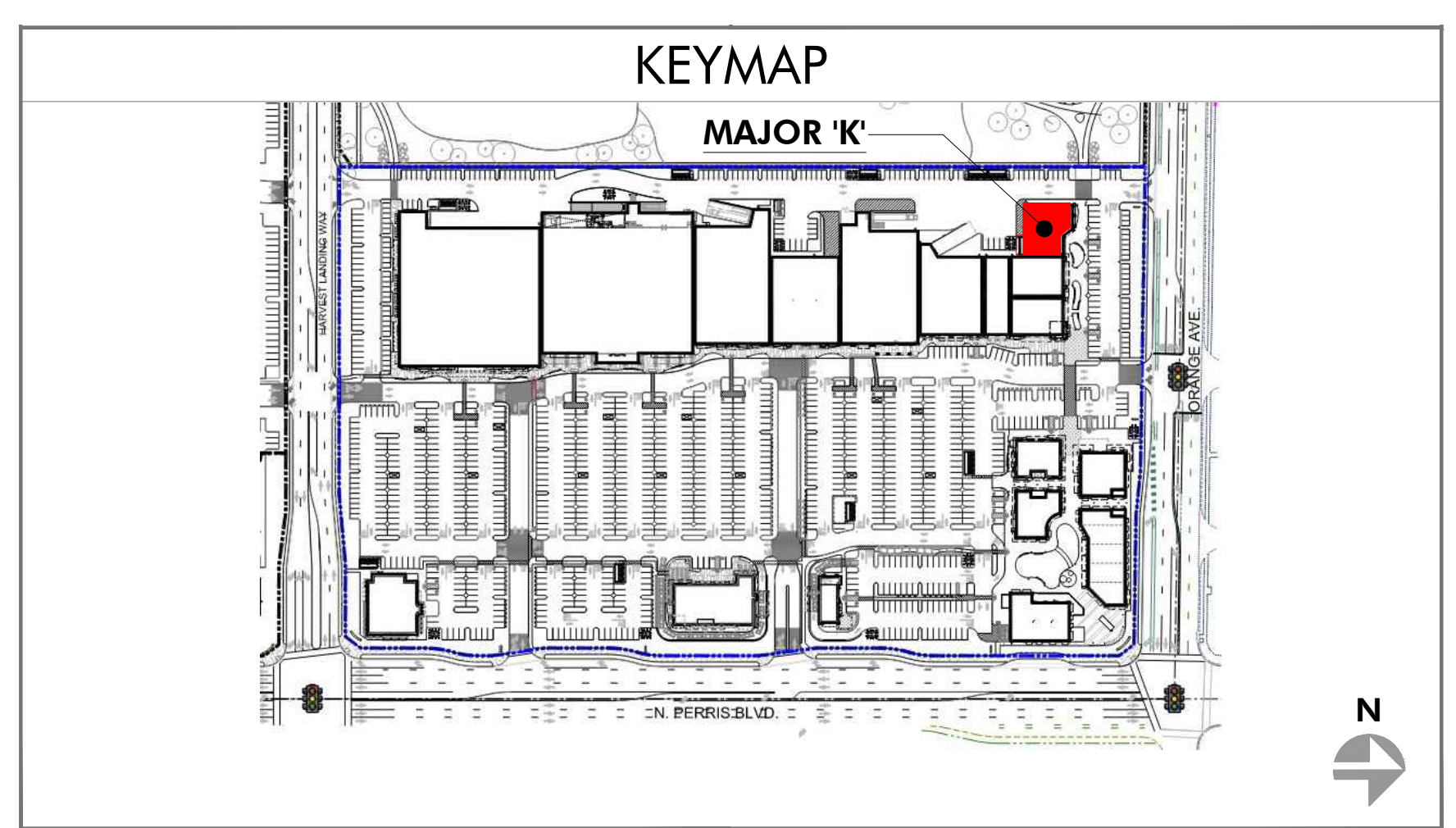


FLOOR PLAN LEGEND

-  ELEVATION SHEET NUMBER  
ELEVATION NUMBER
-  (N) COL. (N) STRUCTURAL COLUMNS.
-  EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**  
± 0.000  
11.10'
-  MODULAR STOREFRONTS
-  EXTERIOR WALL



MAJOR 'K'



PROPOSED FLOOR PLAN (MAJOR 'J')

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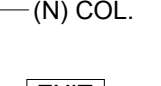
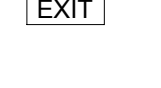

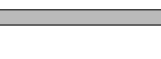
PROPOSED FLOOR PLAN  
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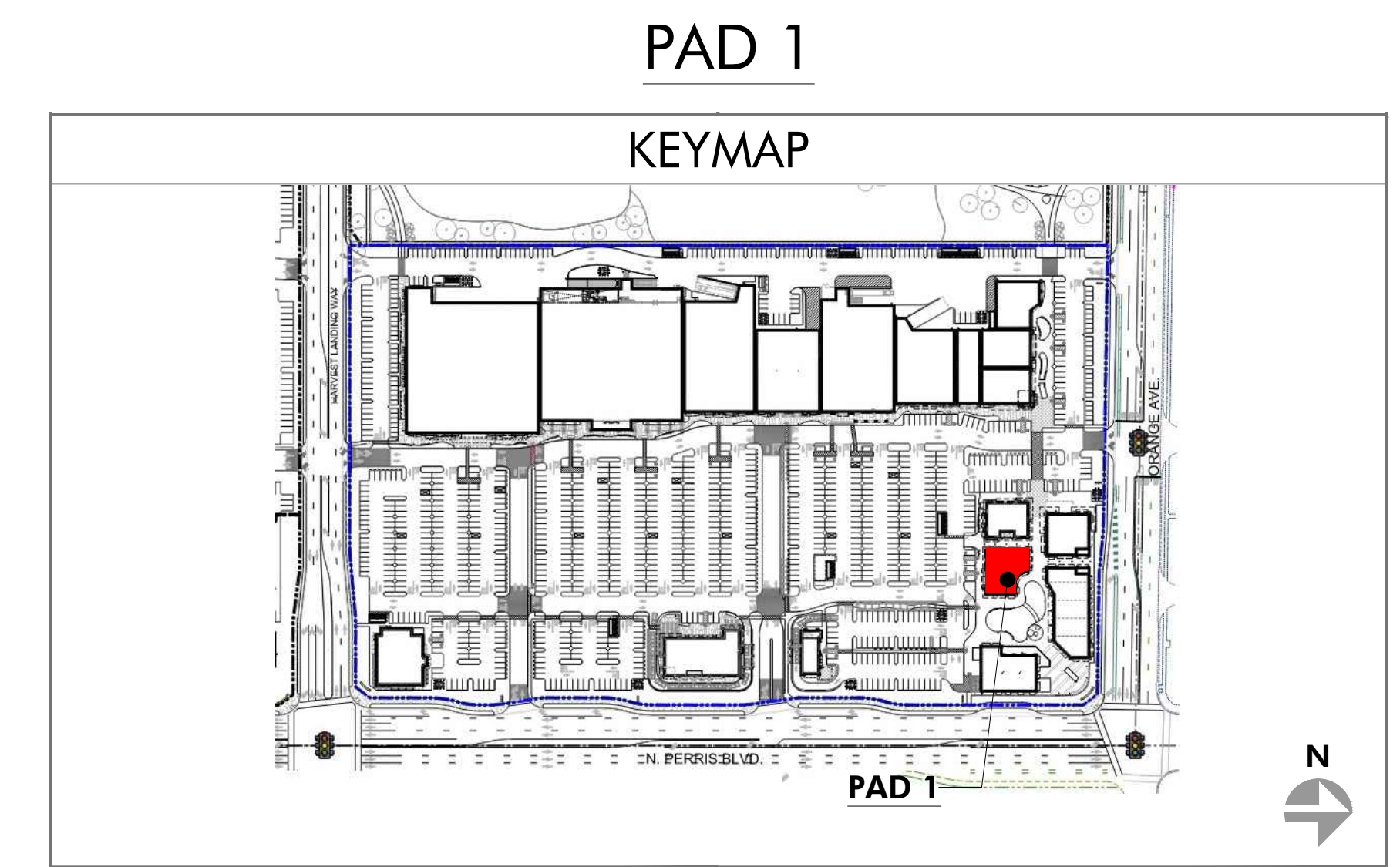
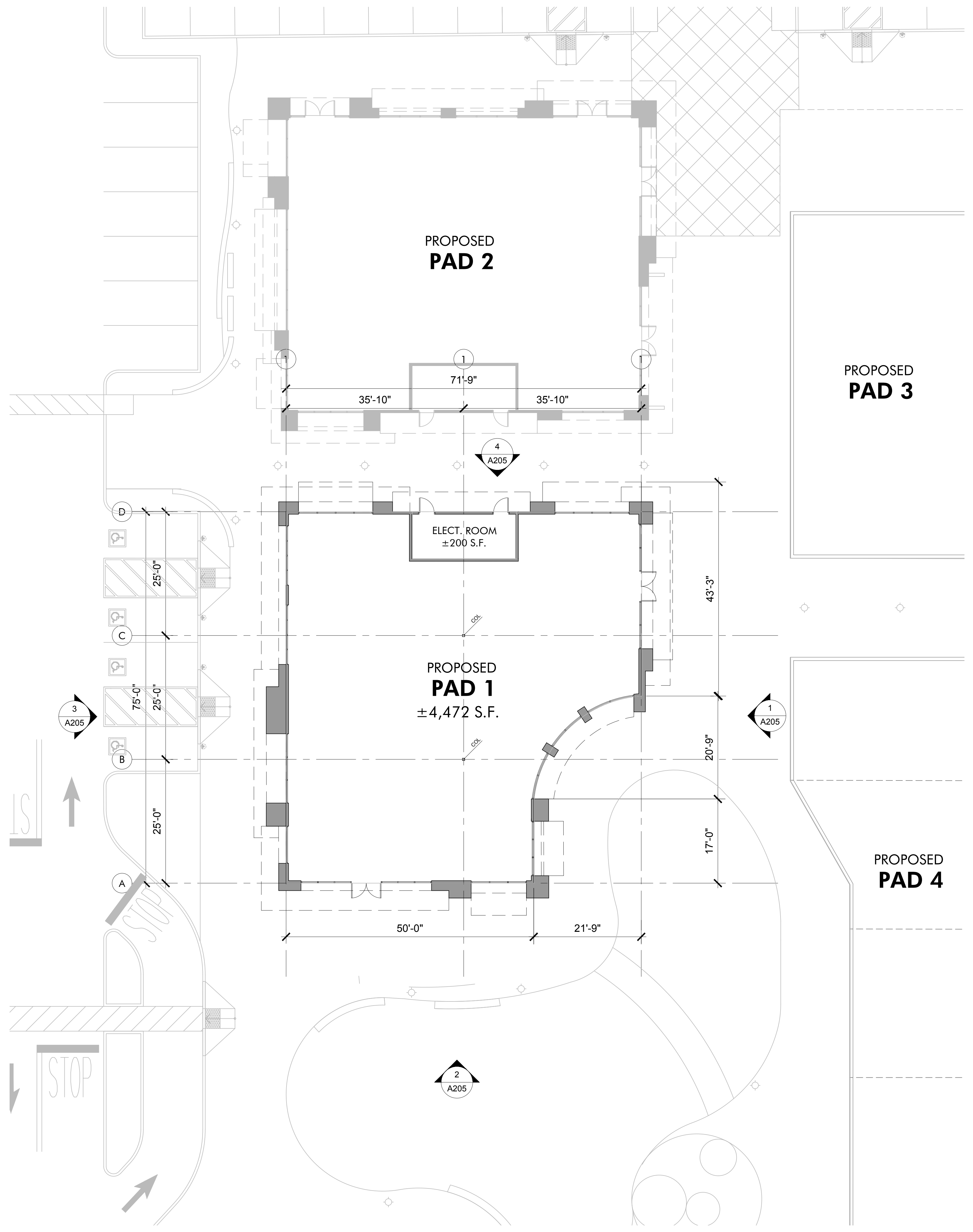
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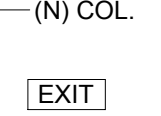


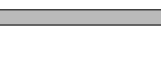
FLOOR PLAN LEGEND

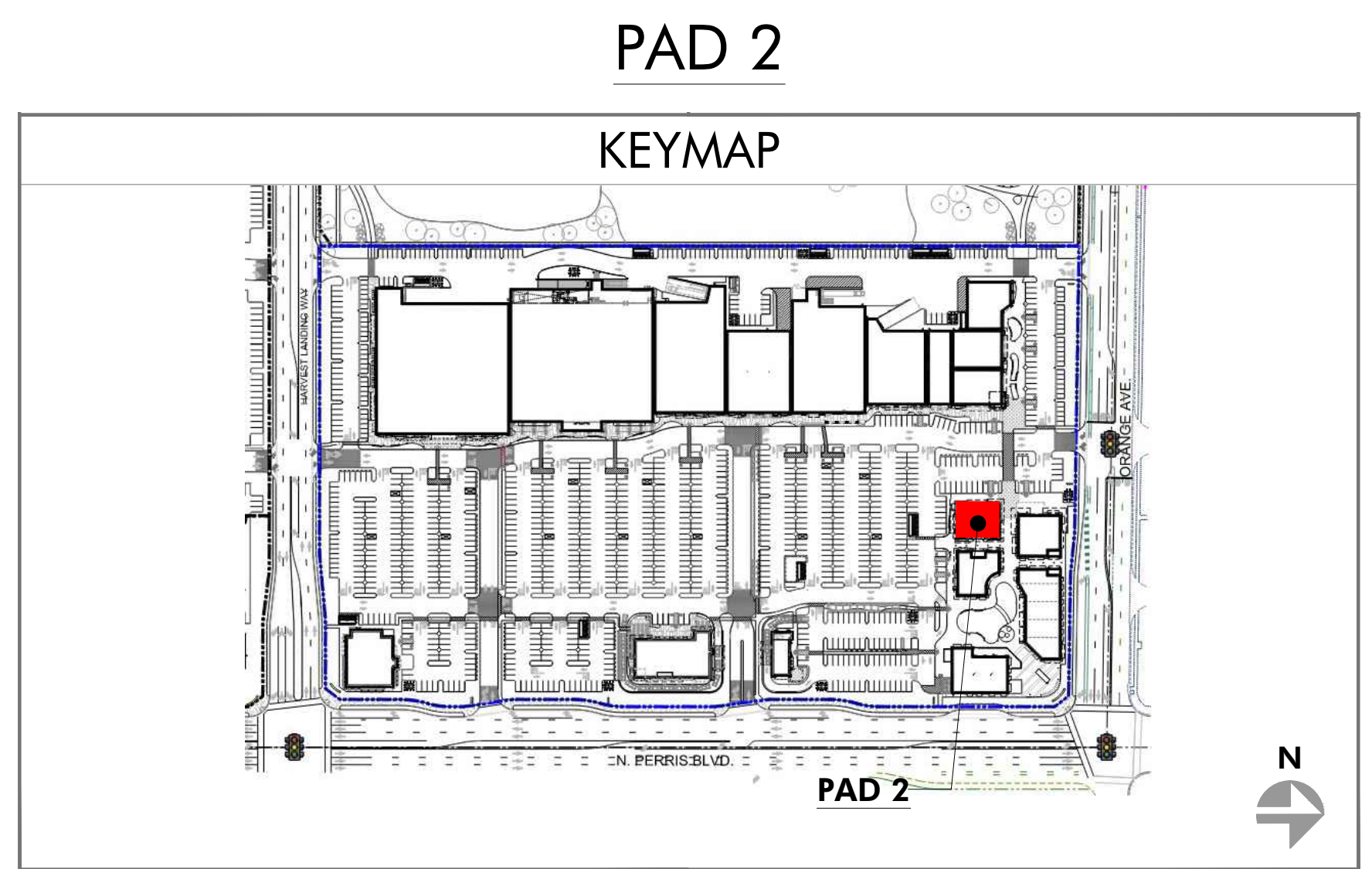
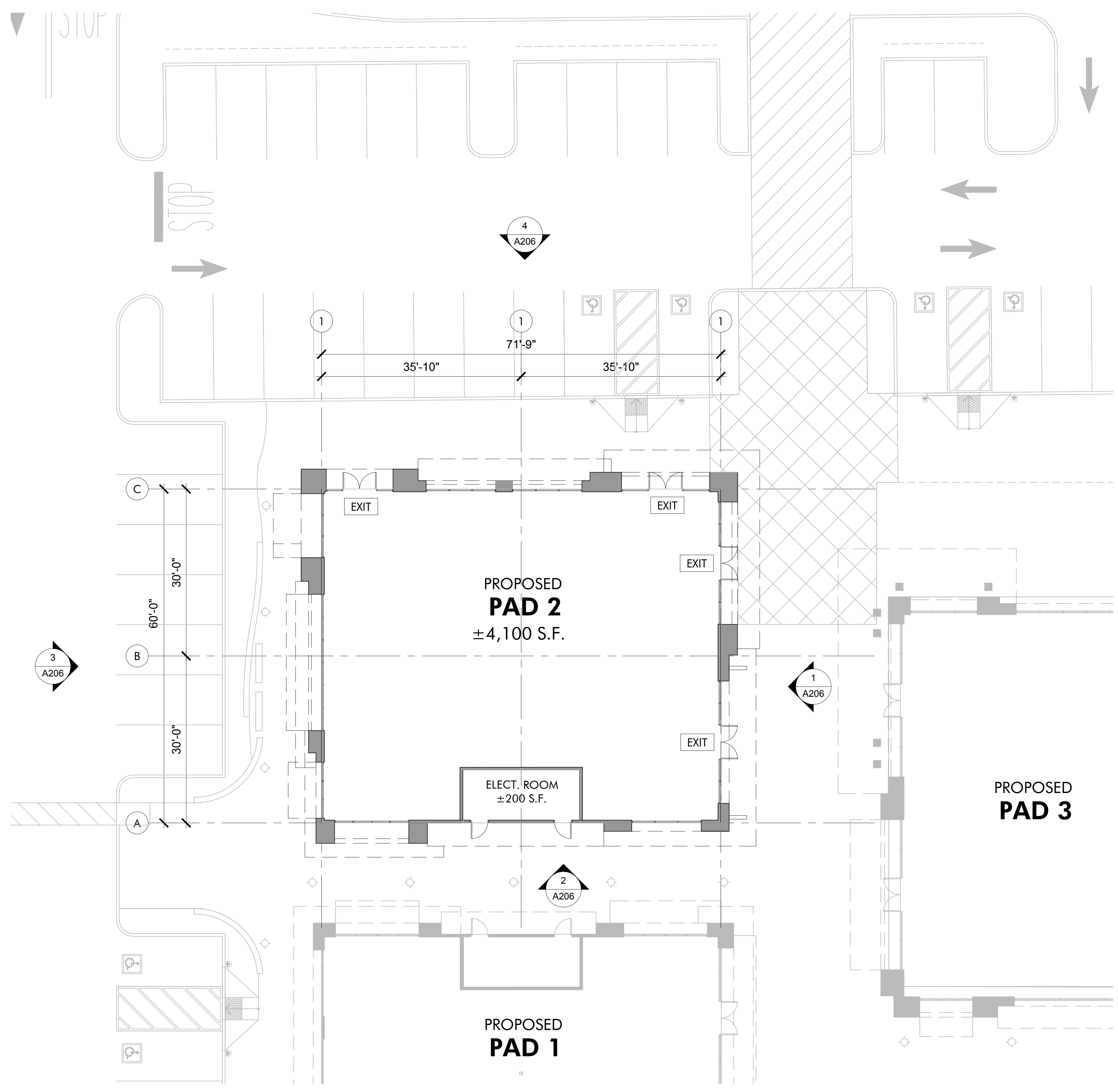
-  ELEVATION SHEET NUMBER  
ELEVATION NUMBER
-  (N) STRUCTURAL COLUMNS.
-  EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**  
ROOM NAME  
AREA SQUARE FOOTAGE  
FINISH FLOOR ELEVATION
-  MODULAR STOREFRONTS
-  EXTERIOR WALL



 PROPOSED FLOOR PLAN (PAD 1)  
SCALE: 3/32" = 1'-0"



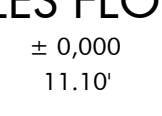

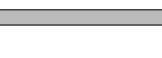
FLOOR PLAN LEGEND

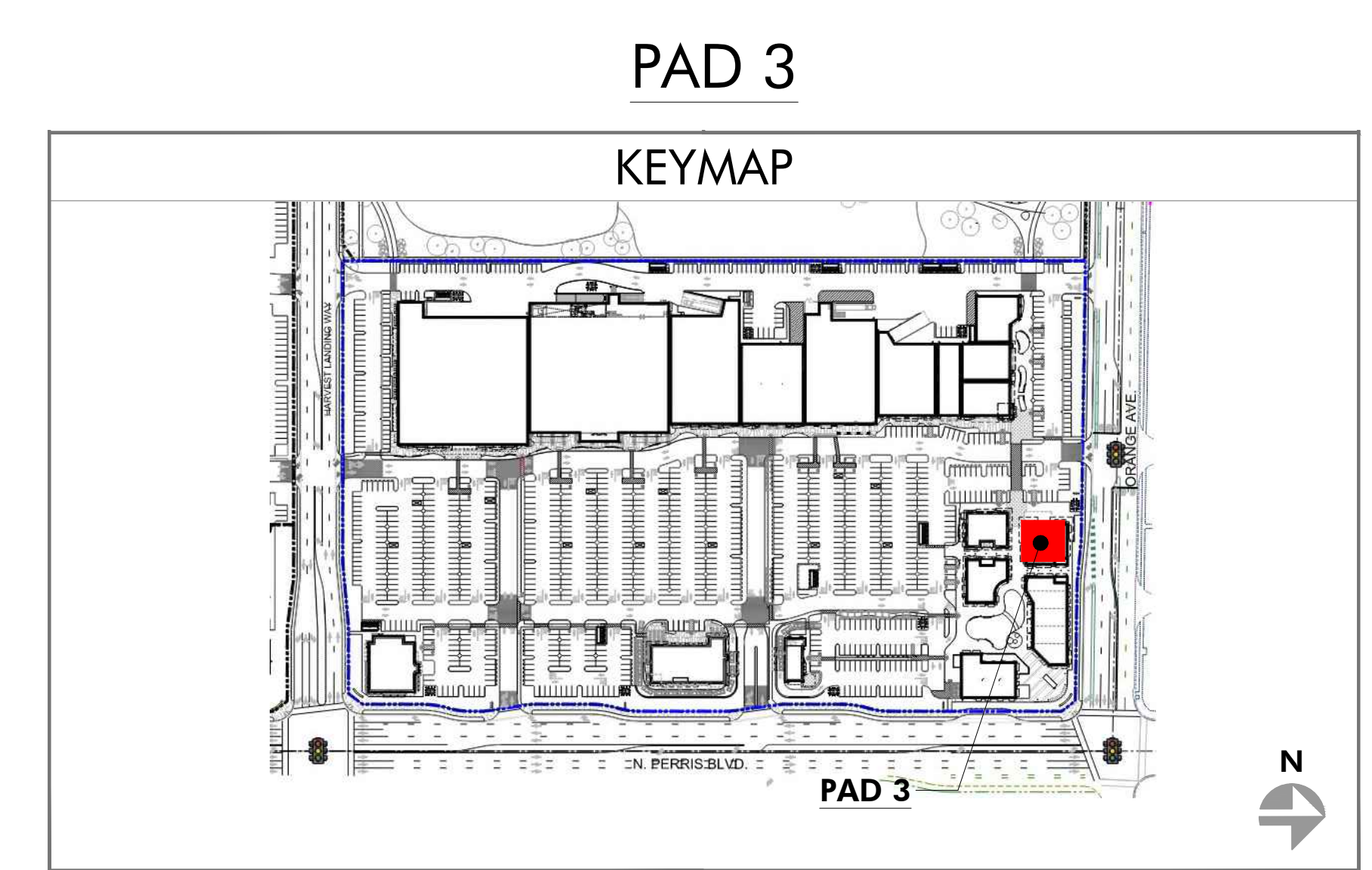
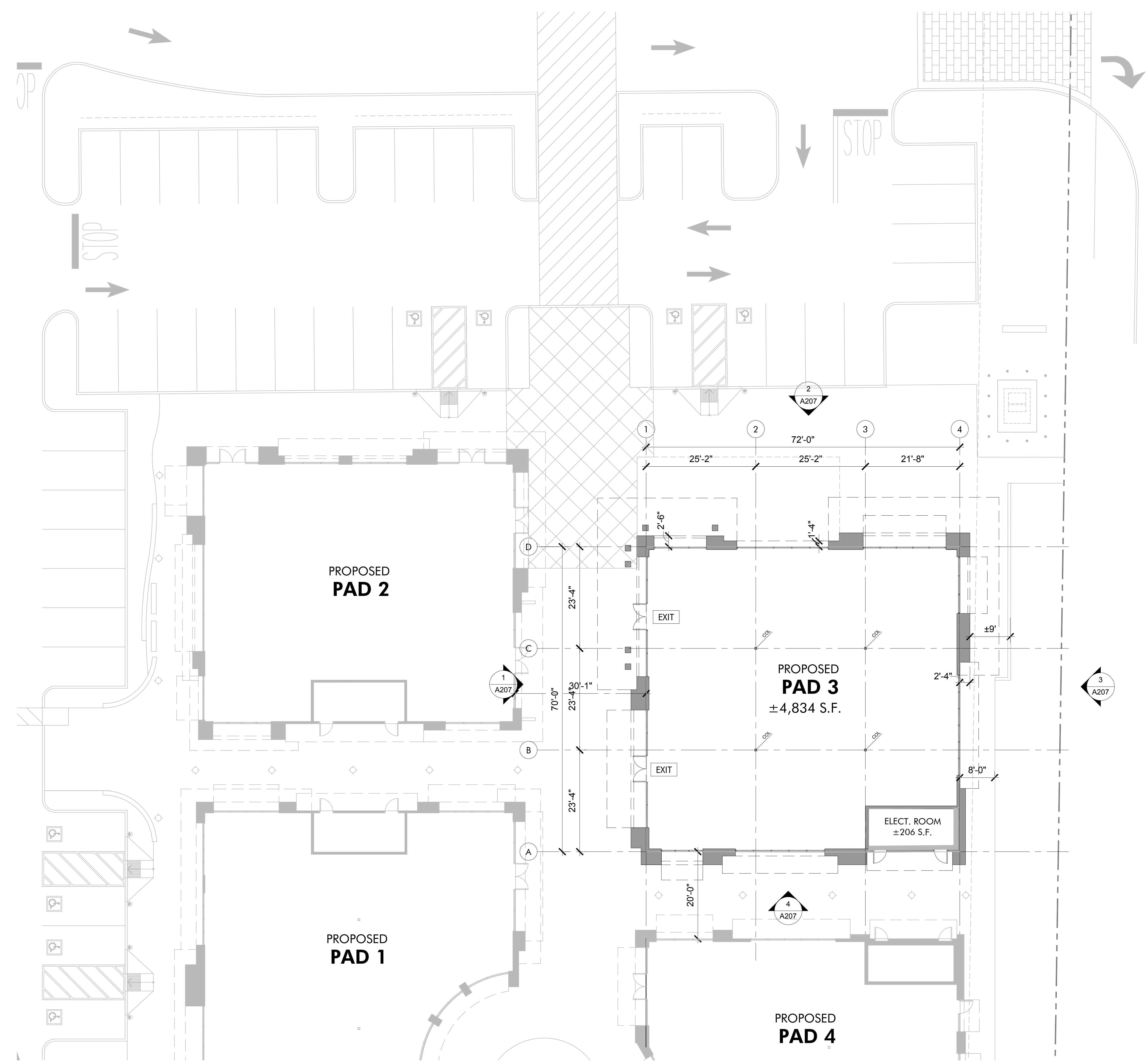
-  ELEVATION SHEET NUMBER  
ELEVATION NUMBER
-  (N) COL. (N) STRUCTURAL COLUMNS.
-  EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**  
± 0.000  
11.10'
-  MODULAR STOREFRONTS
-  EXTERIOR WALL



 PROPOSED FLOOR PLAN (PAD 2)  
SCALE: 3/32" = 1'-0"


FLOOR PLAN LEGEND

-  ELEVATION SHEET NUMBER  
ELEVATION NUMBER
-  (N) STRUCTURAL COLUMNS.
-  EXIT SYMBOL. ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER.
- SALES FLOOR**  
ROOM NAME  
AREA SQUARE FOOTAGE  
FINISH FLOOR ELEVATION
-  MODULAR STOREFRONTS
-  EXTERIOR WALL



**PROPOSED FLOOR PLAN (PAD 3)**  
SCALE: 3/32" = 1'-0"

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TEL. (310) 467-7408

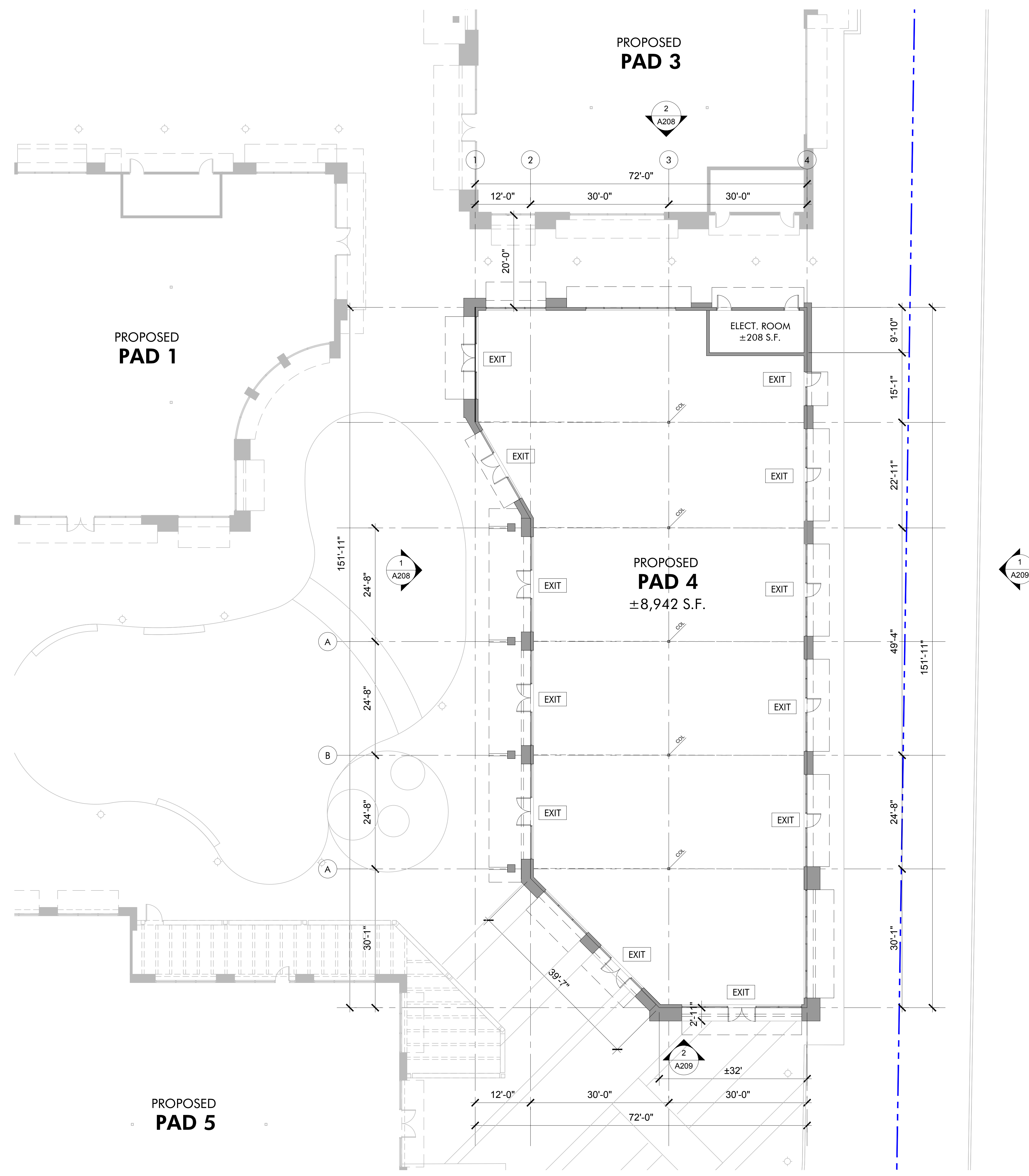
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SWC Perris Blvd. & Orange Ave., Perris CA 92571

PROPOSED FLOOR PLAN  
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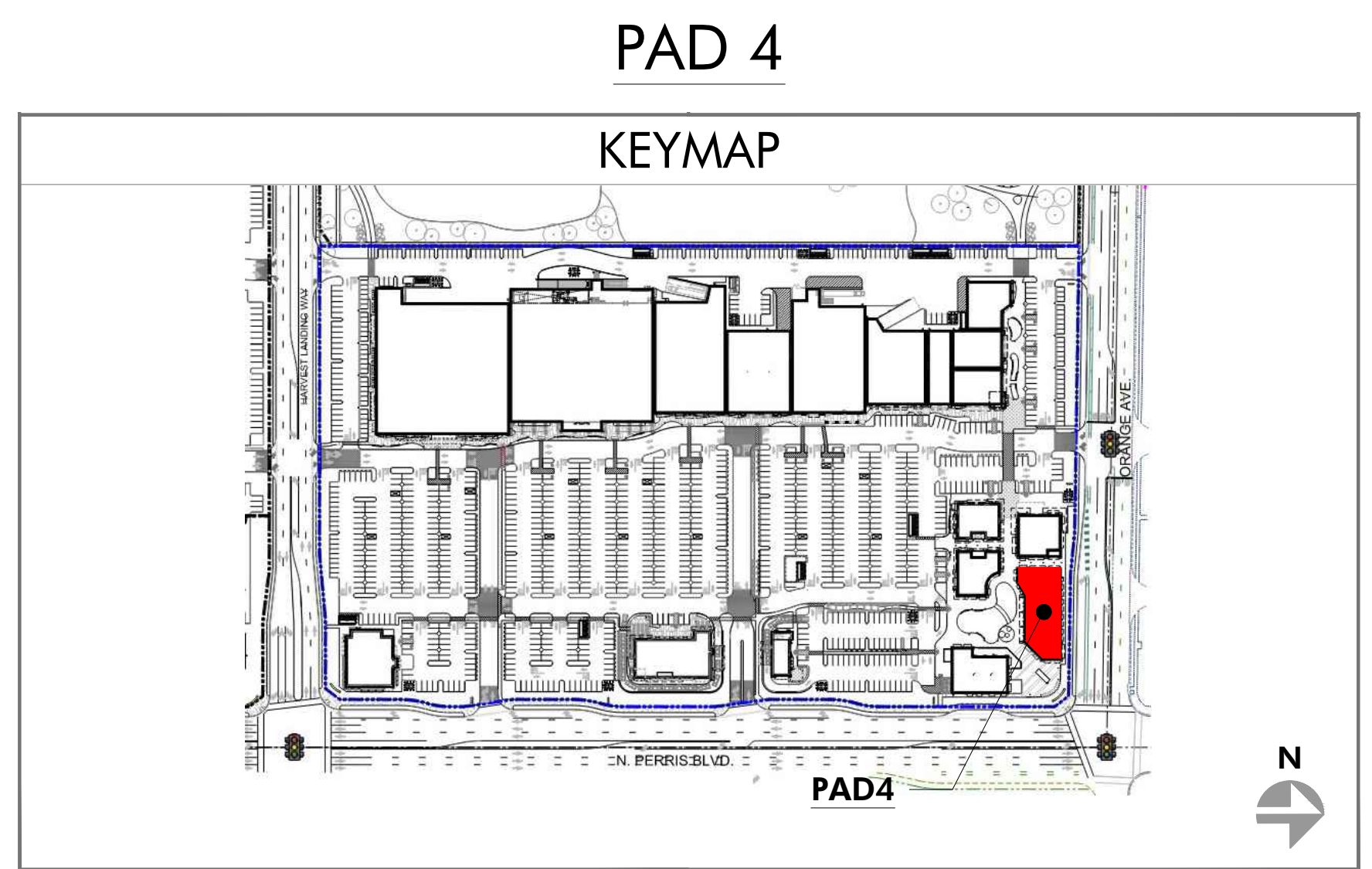
**A113**

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| FLOOR PLAN LEGEND                       |  |
|---|--|
|   | ELEVATION SHEET NUMBER<br>ELEVATION NUMBER                       |
|   | (N) STRUCTURAL COLUMNS.  |
|   | EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER. |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION       |
|   | MODULAR STOREFRONTS  |
|   | EXTERIOR WALL  |



**PROPOSED FLOOR PLAN (PAD 4)**  
SCALE: 3/32" = 1'-0"

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Montebello, CA 90640  
TEL. (310) 467-7408

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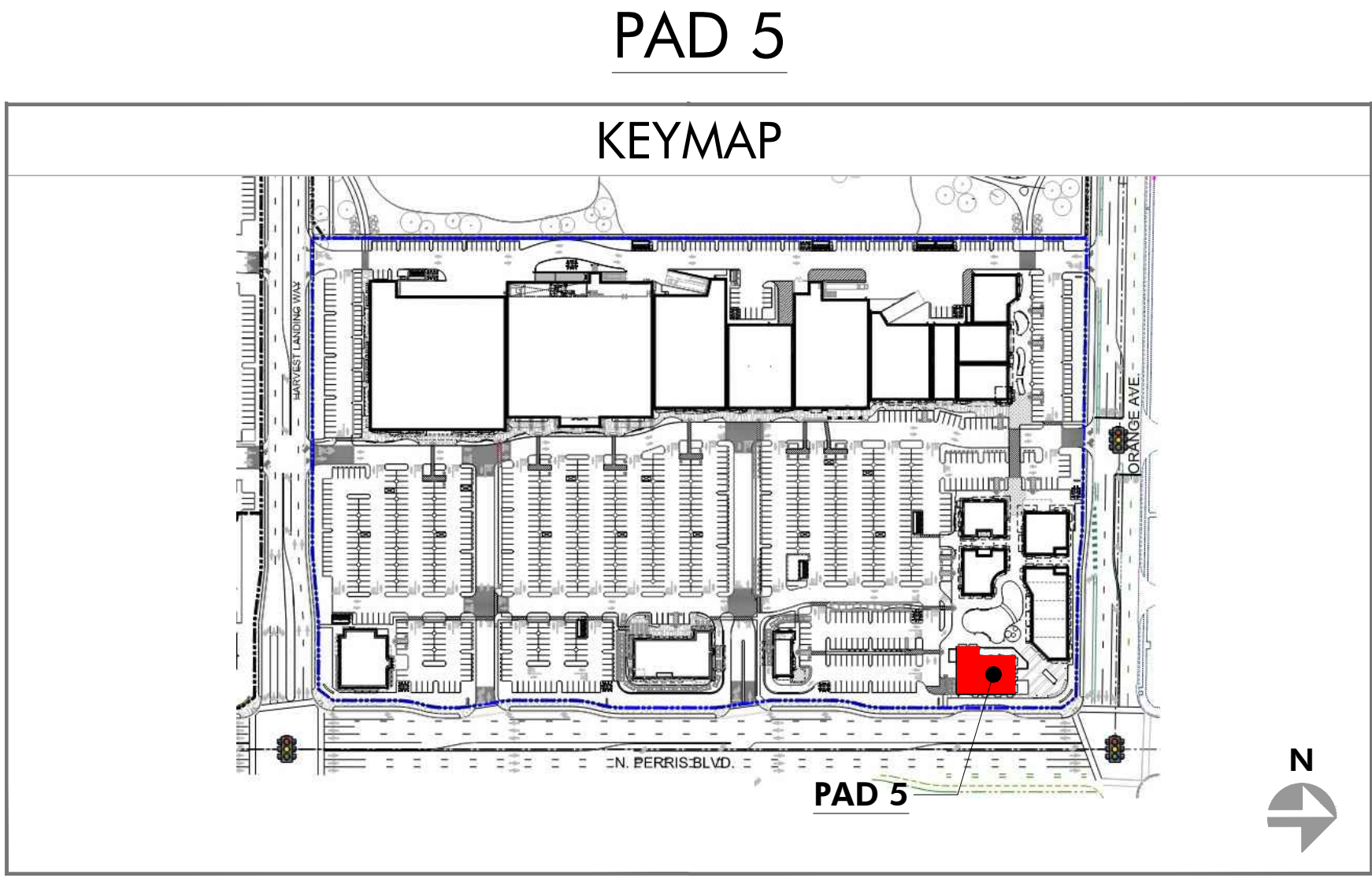
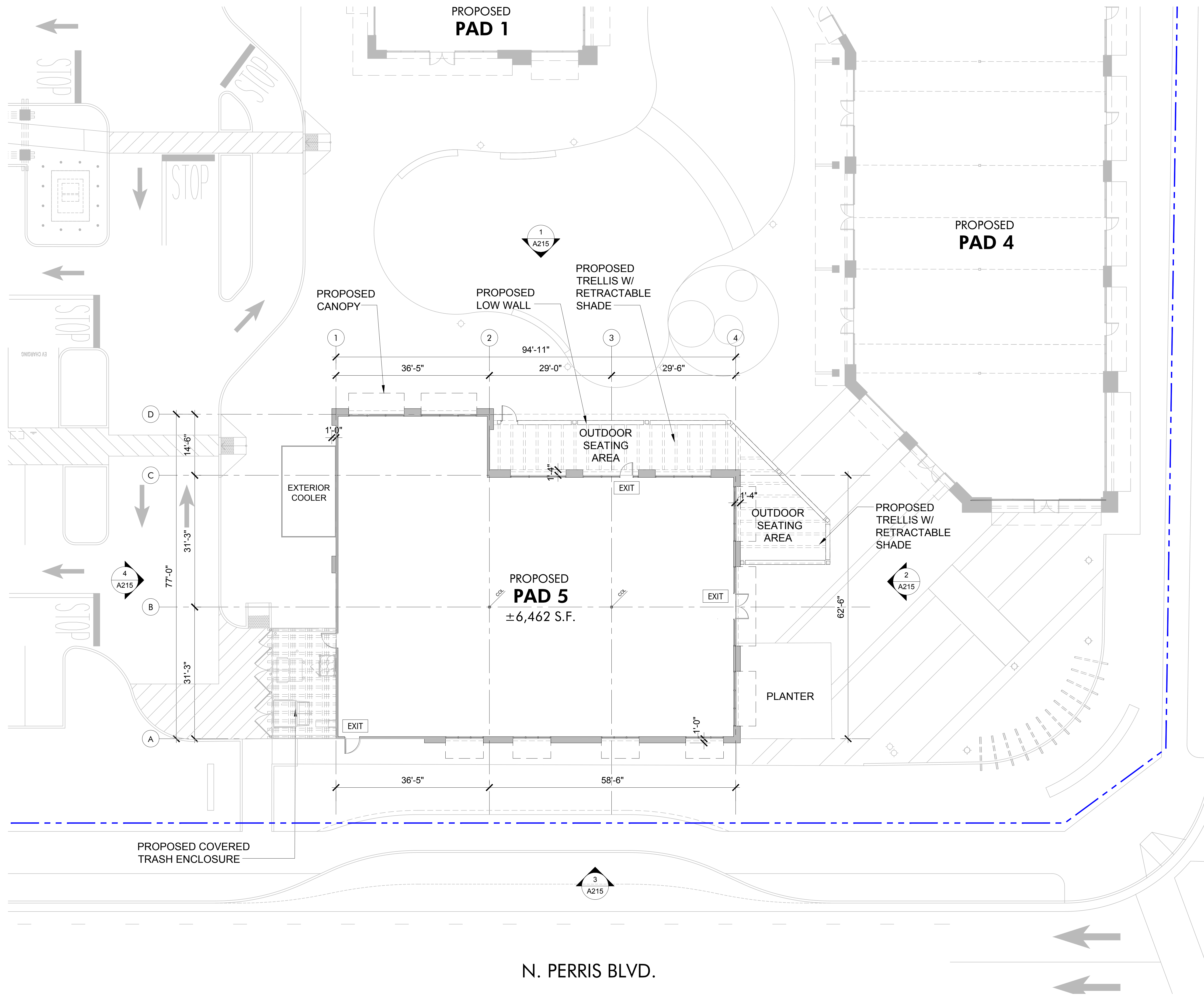
PROPOSED FLOOR PLAN  
22161MMA | 02.08.2025

**A114**

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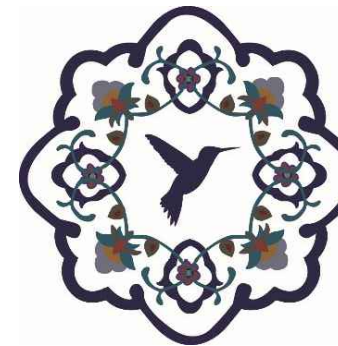


| FLOOR PLAN LEGEND                       |   |
|---|---|
|   | ELEVATION SHEET NUMBER ELEVATION NUMBER                         |
|   | (N) STRUCTURAL COLUMNS  |
|   | EXIT SYMBOL, ILLUMINATED EXIT SIGN WITH EMERGENCY BACK-UP POWER |
| <b>SALES FLOOR</b><br>± 0.000<br>11.10' | ROOM NAME<br>AREA SQUARE FOOTAGE<br>FINISH FLOOR ELEVATION      |
|   | MODULAR STOREFRONTS   |
|   | EXTERIOR WALL   |



**PROPOSED FLOOR PLAN (PAD 5)**  
SCALE: 3/32" = 1'-0"

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PROPOSED FLOOR PLAN

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