



Focus Area

LAND USE AREAS

MBU (MULTIPLE BUSINESS USE)	=	251.72 AC
COMM (COMMERCIAL)	=	46.49 AC
WATER QUALITY BASIN	=	12.91 AC
ROADS	=	36.50 AC
TOTAL SPA	=	347.62 AC
OVERLAY	=	10.66 AC
TOTAL WITH OVERLAY	=	358.28 AC



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

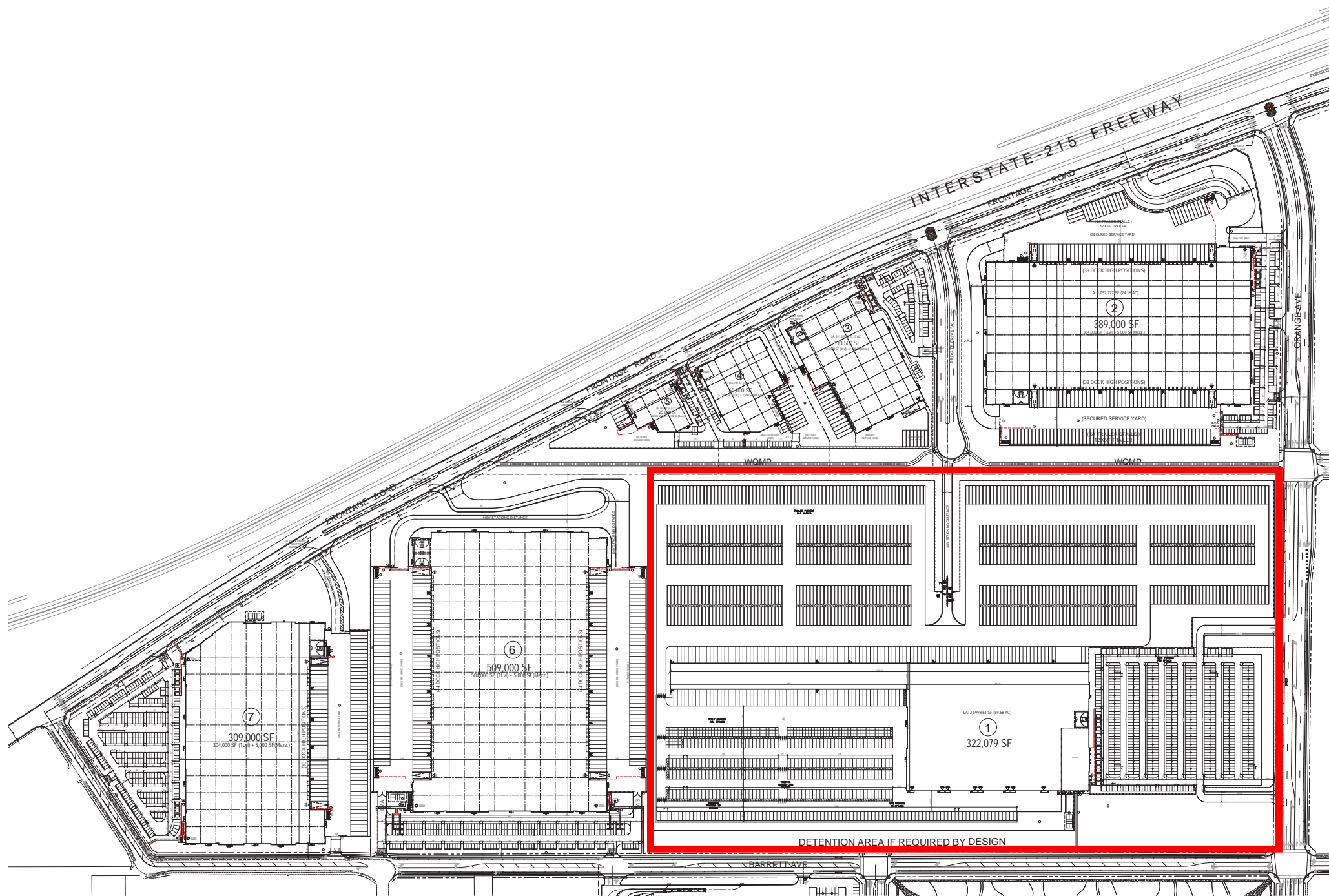
PERRIS, CA

CONCEPTUAL MASTER PLAN



A1

Scale 1" = 200'
Job No. 2020-392
Date 2025-10-29



GRAPHIC LEGEND:

- = OFFICE ENTRY
- △ = GRADE DOOR (14'X14')
- = 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

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
- A10.1 SITE SECTIONS
- A10.2 SITE SECTIONS
- A10.3 SITE SECTIONS
- A11.1 MASTER PLAN COLOR DIAGRAM
- A11.2 COLOR PARKING DIAGRAMS & TABULATIONS
- A12 COLOR AND MATERIAL BOARD
- 1 CONCEPTUAL GRADING & DRAINAGE PLAN
- 2 CONCEPTUAL GRADING & DRAINAGE PLAN
- 3 CONCEPTUAL GRADING & DRAINAGE PLAN
- E0.3 TITLE 24
- E0.4 LIGHTING CUTSHEETS
- E1.0 OVERALL SITE
- E1.2 BLDG 1 SITE PHOTOMETRIC

SHEET 1 BUILDING 1 LANDSCAPE PLAN
SHEET 2 BUILDING 1 LANDSCAPE PLAN

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%



ZONING ORDINANCE

ZONING ORDINANCE

EXISTING ZONING:
HARVEST LANDING SPECIFIC PLAN MBU

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

TEAM PLAYERS:

APPLICANT/OWNER: HRP SOICAL PROPERTIES LLC
1844 NORTH TUSTIN ST. SUITE 122
ORANGE, CA 92667
CONTACT: TIM HOWARD, MIKE TUNNEY
(TEL) 714-769-9155

CIVIL ENGINEER: FM/CIVIL ENGINEERS INC.
286 TECHNOLOGY DRIVE SUITE 300
MIRAMONTE, CA 92683
CONTACT: FRANCISCO MARTINEZ
(TEL) 951-331-8873

ARCHITECT: AO ARCHITECTS
144 NORTH STREET
ORANGE, CA 92667
CONTACT: DAN MCDONALD
(TEL) 714-469-9880
dan@aoarchitect.com

LANDSCAPE: HUNTER LANDSCAPE
711 FEE ANA ST.
PLACENTIA, CA 92670
CONTACT: TOM HAYES
(TEL) 714-880-2400

LIGHTING: PACIFIC ELECTRICAL ENGINEERING INC.
8171 E. KAISER BLVD.
ANAHEIM, CA 92808
CONTACT: REED STONEBURNER, PE
(TEL) 714-685-7766 (CELL) 714-620-1411

CITY LIAISON: EPD SOLUTIONS
3333 MICHELSON DRIVE SUITE 500
IRVINE, CA 92612
CONTACT: CHARLIE COSAKOWSKI
(TEL) 253-753-4938
www.epdsolutions.com

LEGAL DESCRIPTION:

PARCELS:
APN: 305-004-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029
BLOCKS 8 THROUGH 12, INCLUDE OF RECORD PARCELS NO. 14, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, IN BOOK 14, OF MAPS, PAGE 18 (REPEATED).
EXCEPTING FROM BLOCK 12 THE SOUTH 212 FEET OF THE EAST 210 FEET.
ALSO EXCEPTING FROM BLOCKS 8 AND 9 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 146, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
ALSO EXCEPTING FROM BLOCK 8 AND 9 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 143, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
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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

SITE DATA

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	BLDG.6	BLDG.7	TOTAL
SITE AREA								
In s.f.	2,599,664	1,052,227	311,320	156,739	150,970	1,130,139	727,869	6,128,928 s.f.
In acres	59.68	24.16	7.15	3.60	3.46	25.95	16.71	140.71 ac
BUILDING FOOTPRINT	322,079	384,000	111,000	57,500	22,500	504,000	304,000	1,705,079 s.f.
BUILDING AREA								
Ground Office	19,500	5,000	2,500	2,500	2,500	5,000	5,000	42,000 s.f.
Mezzanine	0	5,000	2,500	2,500	2,500	5,000	5,000	22,500 s.f.
Warehouse	302,579	379,000	106,500	55,000	20,000	499,000	299,000	1,663,079 s.f.
TOTAL	322,079	389,000	113,500	60,000	25,000	509,000	309,000	1,727,579 s.f.
COVERAGE (50% max)	12.4%	36.5%	35.7%	36.7%	14.9%	44.6%	41.8%	27.8%
FAR (75% max)	0.12	0.37	0.36	0.38	0.17	0.45	0.42	0.28

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	BLDG.6	BLDG.7	TOTAL
AUTO PARKING REQUIRED								
Warehouse								
Whse 1st 20k @ 1/1,000 s.f.			20	20	20			60 stalls
Whse above 20k @ 1/2,000 s.f.			47	20	3			70 stalls
High Cube Warehouse								
Office (office area less than 10%)								
Whse 1st 20k @ 1/1,000 s.f.	20	20				20	20	80 stalls
Whse 2nd 20k @ 1/2,000 s.f.	10	10				10	10	40 stalls
Whse above 40k @ 1/5,000 s.f.	94	54				94	54	275 stalls
TOTAL	57	70				124	84	525 stalls
AUTO PARKING PROVIDED								
Standard (9'x19')	579	84	51	32	18	169	203	1,136 stalls
Standard Accessible Parking (9'x19') ¹	12	4	2	1	1	5	5	30 stalls
Van Accessible parking (12'x19') ²	3	1	1	1	1	2	2	11 stalls
EV Capable (9'x19') (includes EVCS & ADA Evy) ³	149	25	13	8	8	44	53	300 stalls
EVCS (9'x19') ⁴	38	6	3	2	2	11	14	76 stalls
Standard EV ADA (9'x19') ⁴	1	1	0	0	0	1	1	4 stalls
ADA VAN EV (12'x19') ⁴	1	1	1	1	1	1	1	7 stalls
Ambulatory EV (11'x19') ⁴	1	1	0	0	0	1	1	4 stalls
TOTAL	743	114	67	42	28	220	263	1,477 stalls

¹ parking required and provided are the same

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	BLDG.6	BLDG.7	TOTAL
TRAILER PARKING REQUIRED (High C. Whse)								
Trailer 1/5,000 s.f.	65	77				101	61	304 stalls
TRAILER PARKING PROVIDED								
Trailer (12'x55')	701	83	7	4	0	102	61	958 stalls
BICYCLE PARKING PROVIDED								
Long Term	36	6	4	2	2	12	13	75 spots
Short term	2	2	2	2	2	2	2	14 spots
LANDSCAPE REQUIRED								
Area at 1%	363,953	147,312	43,585	21,943	21,136	158,219	101,902	858,050 s.f.
LANDSCAPE PROVIDED								
Area	545,221	199,410	72,896	47,206	50,226	163,300	160,820	1,239,079 s.f.
Percentage	21.0%	19.0%	23.4%	30.1%	33.3%	14.4%	22.1%	20.2%

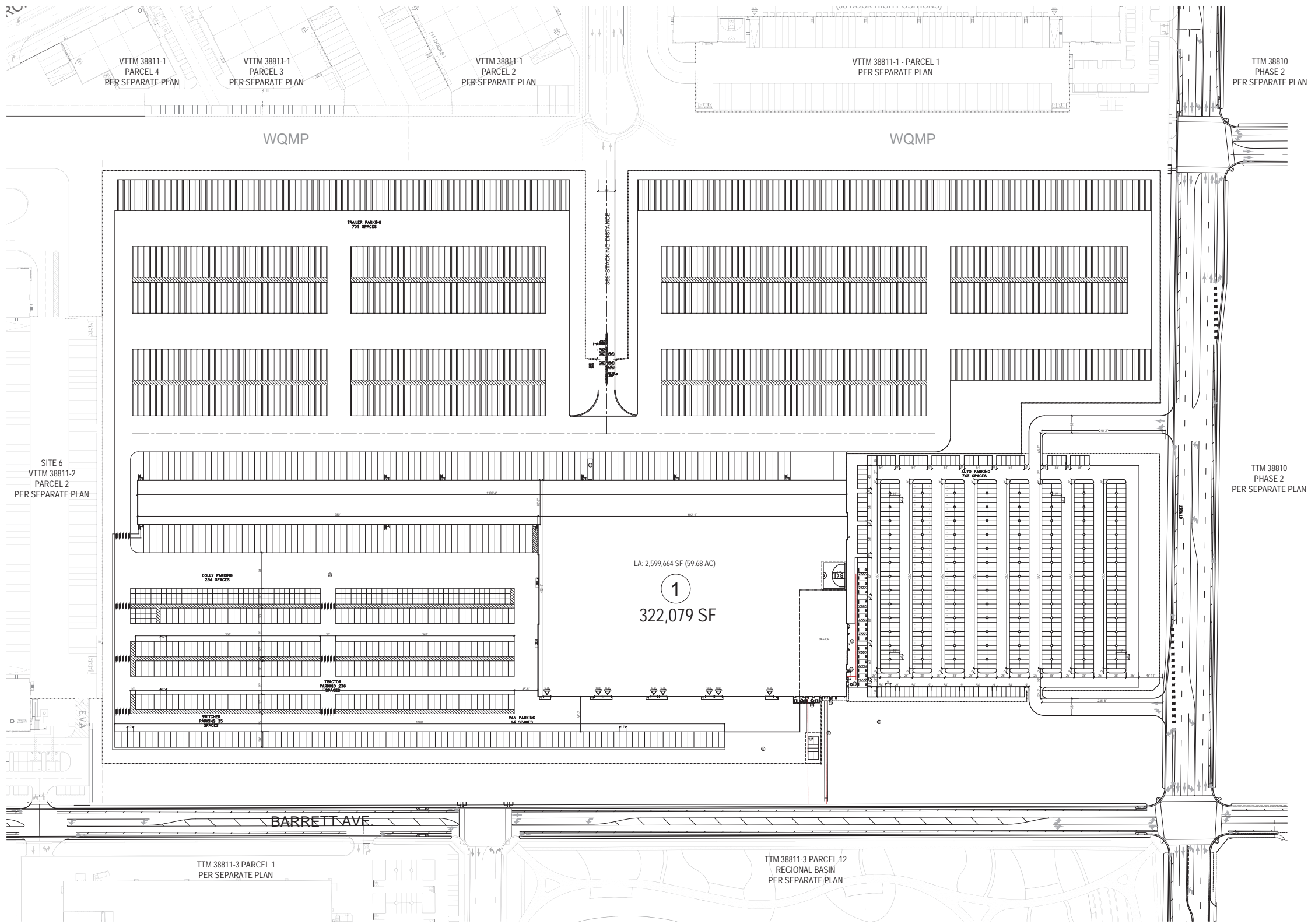


HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 1
Overall Conceptual Master Plan and Project Data



A1.1
Scale 1" = 150'-0"
Job No. 2020-392
Date 2025-07-28

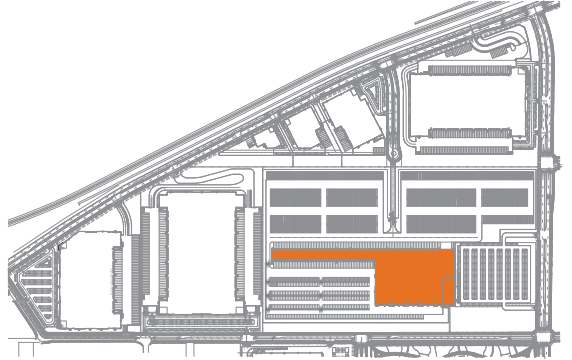


KEYNOTES: #

- 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
- ⑬ TRASH COMPACTOR

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%)	20 stalls
Whse: 1st 20k @ 1/1,000 s.f.	10 stalls
2nd 20k @ 1/2,000 s.f.	57 stalls
above 40k @ 1/5,000 s.f.	
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 (12x55')	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%



KEY PLAN N.T.S.



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

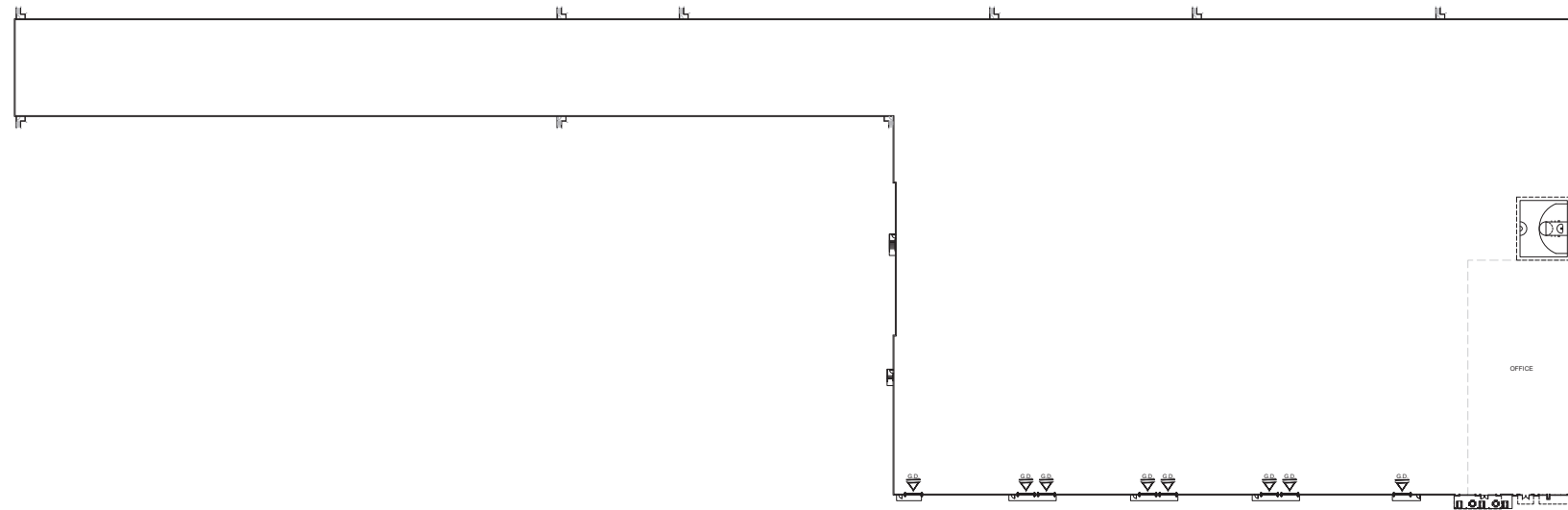
PERRIS, CA

BUILDING 1
Enlarged Site Plan

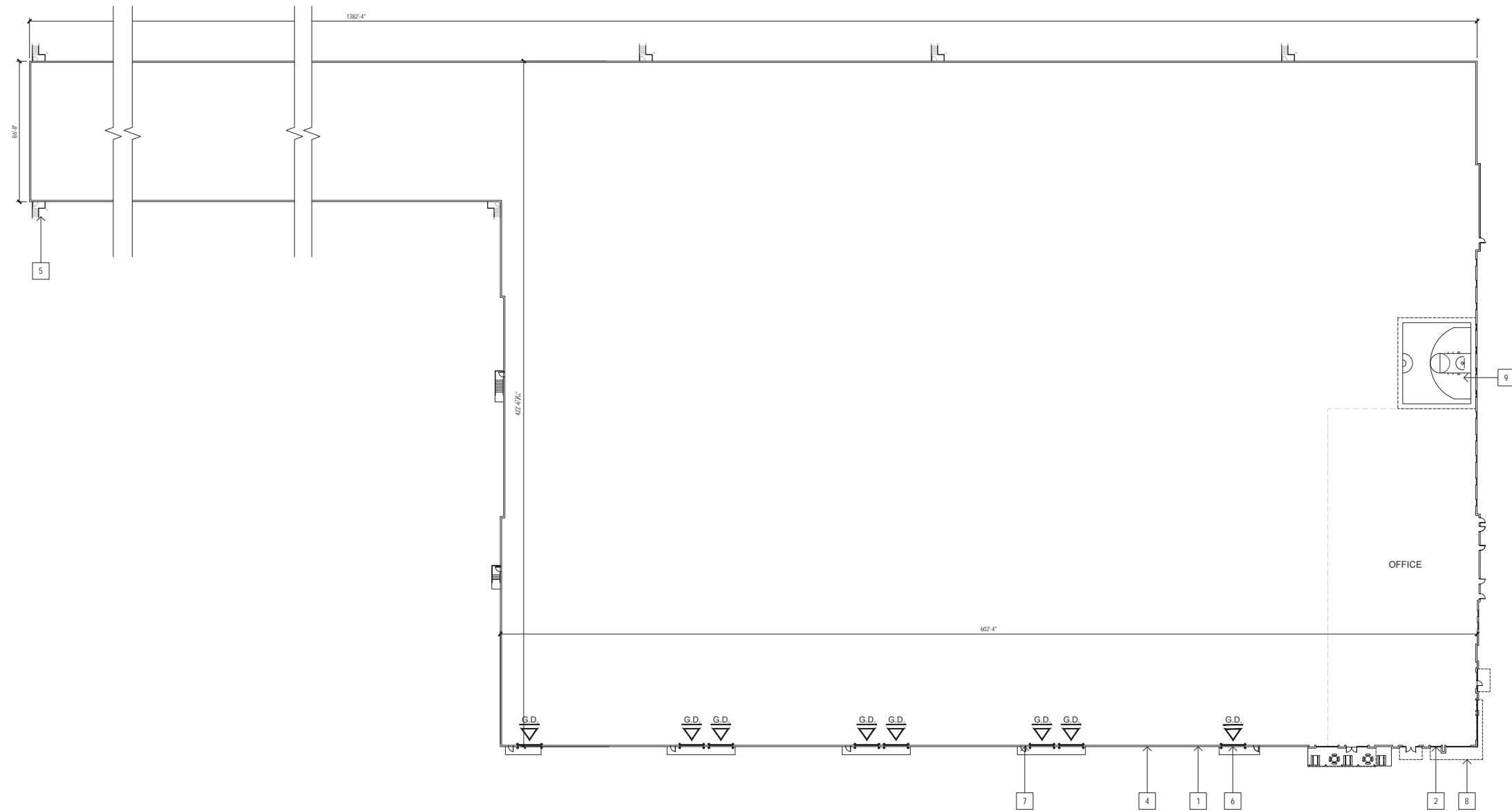


A1.2

Scale 1" = 80'-0"
Job No. 2020-392
Date 2025-07-28



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

Scale AS NOTED
Job No. 2020-392
Date 2025-07-28



PLANTING LEGEND - BUILDING 1

TREES				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS / REMARKS
	<i>Chionochloa</i> / Desert Willow	24" Box	26	L
	<i>Chalaya leucostriata</i> / Chabala	30" Box	38	L
	<i>Celtis occidentalis</i> / American Elm	24" Box	120	M
	<i>Quercus agrifolia</i> / Live Oak	48" Box	13	L
	<i>Pinus ponderosa</i> / Ponderosa Pine	24" Box	90	L
	<i>Salix pyramidalis</i> / Weeping Willow	30" Box	67	M
	<i>Platanus grandis</i> / Sycamore	30" Box	22	M
	<i>Prosopis juliflora</i> / Silky Wattle	24" Box	11	M
	<i>Schinus molle</i> / California Pepper	24" Box	72	L
	<i>Ulmus americana</i> / American Elm	15 Gal	48	M

GROUNDCOVER				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS / REMARKS
	<i>Asplenium platyneuron</i> / Maidenhair Fern	1 Gal	8" O.C.	L
	<i>Baccharis</i> s. 'Tiger Paw' / Deer Grass	1 Gal	8" O.C.	L
	<i>Carex</i> sp. / Sedge	1 Gal	30" O.C.	M
	<i>Hemerocallis</i> / Day Lily	1 Gal	24" O.C.	M
	<i>Lupinus</i> / Lupine	1 Gal	30" O.C.	L
	<i>Lonicera</i> / Honeysuckle	1 Gal	48" O.C.	L
	<i>Myoporum</i> / Myoporum	1 Gal	30" O.C.	L
	<i>Rosa</i> s. 'Huntington' / Rose	1 Gal	48" O.C.	L
	<i>Trachelium</i> / Star Jasmine	1 Gal	24" O.C.	M

SHRUBS				
SYMBOL	BOTANICAL / COMMON NAME	SIZE	WUCOLS	REMARKS
	<i>Baccharis</i> s. 'Carmel' / Deer Grass	5 Gal	L	
	<i>Callistemon</i> / Bottle Brush	5 Gal	L	
	<i>Carex</i> / Sedge	5 Gal	L	
	<i>Dalmanella</i> / Dalmanella	5 Gal	M	
	<i>Fernandus</i> / Fernandus	5 Gal	L	
	<i>Lonicera</i> / Honeysuckle	5 Gal	L	
	<i>Lupinus</i> / Lupine	5 Gal	M	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Muhlenbergia</i> / Muhlenbergia	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	M	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	
	<i>Myoporum</i> / Myoporum	5 Gal	L	



SHEET 1

Harvest Landing Business Park - Building 1

HIP-So Cal Properties, LLC

Perris, California



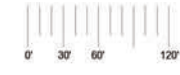
HUNTER LANDSCAPE
 711 FEE ANA STREET PLACENTIA, CA 92870
 714.986.2400 FAX 714.986.2408

21-164
 09.11.23 10.10.24 07.07.25
 03.25.24 02.17.25
 08.09.24 06.10.25

EAST ELEVATION (OVERALL)



WEST ELEVATION (OVERALL)



KEYNOTES:

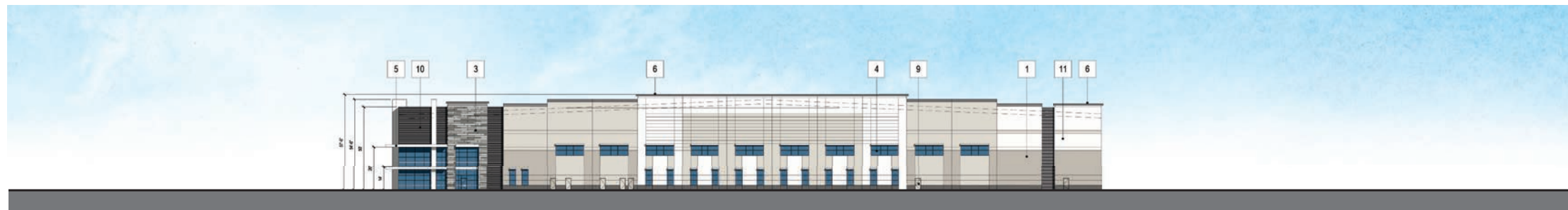
- 1 CONCRETE TILT-UP PANEL
- 2 MEDIUM REFLECTIVE GLASS IN CLEAR ANODIZED ALUMINUM MULLION SYSTEM.
- 3 LARGE FORMAT TILE
- 4 CLERESTORY WITH METAL AWNING
- 5 METAL AWNING (SUN SHADE DEVICE)
- 6 PAINTED CORNICE
- 7 DOCK DOOR
- 8 GRADE DOOR
- 9 METAL DOOR
- 10 CORRUGATED METAL PANEL
- 11 CONCRETE PANEL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



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

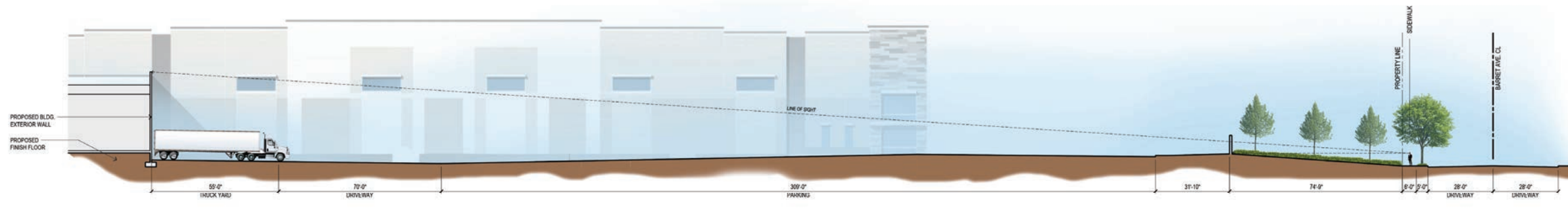
PERRIS, CA

BUILDING 1
Colored Concept Elevations

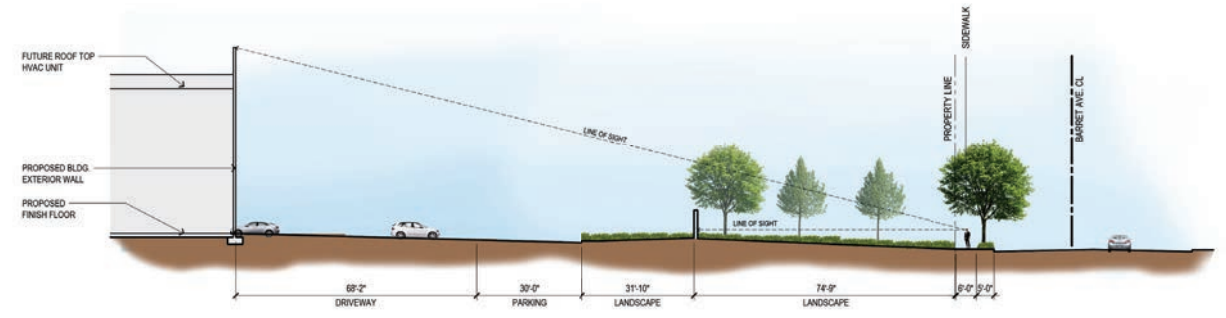


A1.5

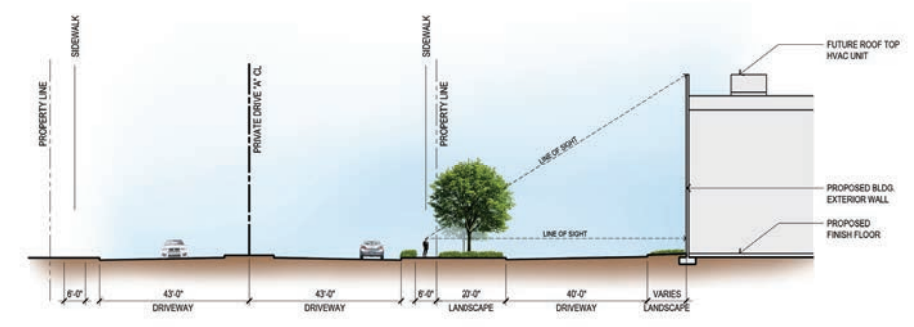
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Job No. 2020-392
Date 2025-07-28



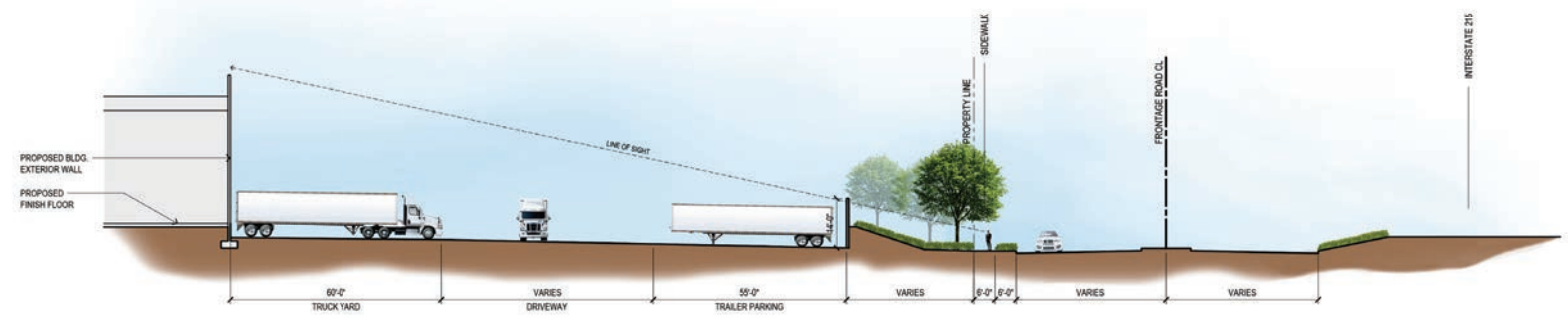
SECTION A - BUILDING 1



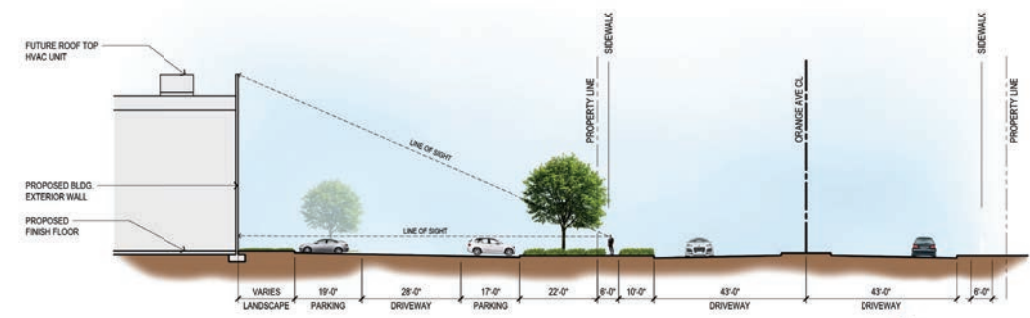
SECTION B - BUILDING 1



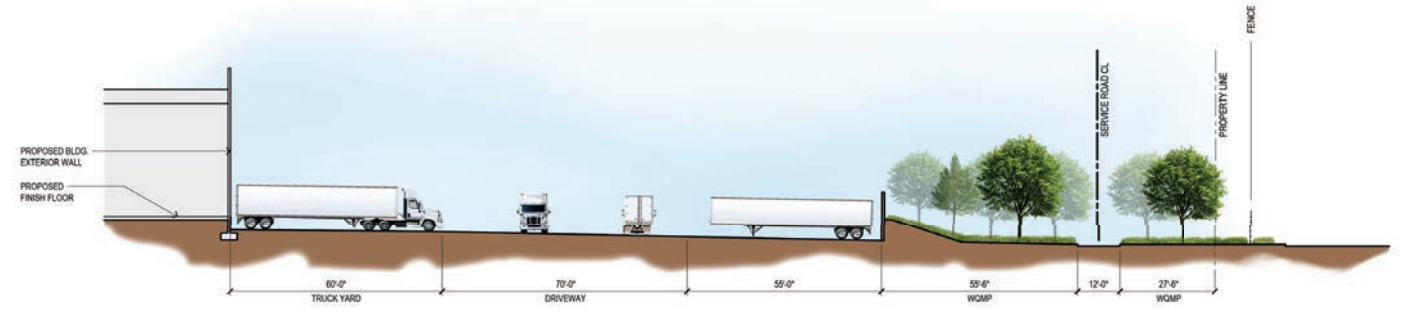
SECTION C - BUILDING 2



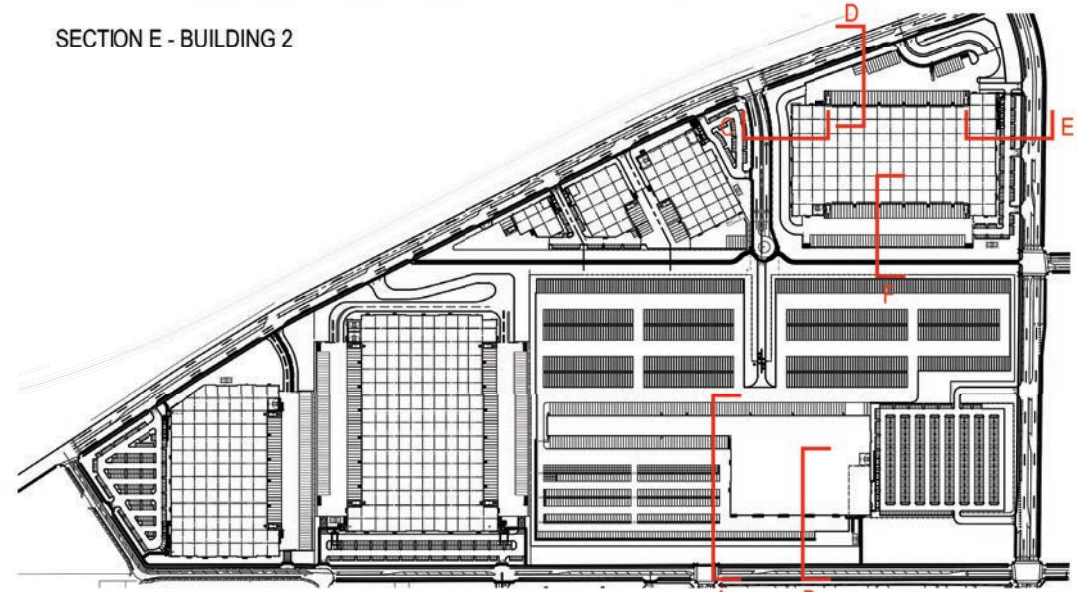
SECTION D - BUILDING 2



SECTION E - BUILDING 2



SECTION F - BUILDING 2



BUILDING 1-2

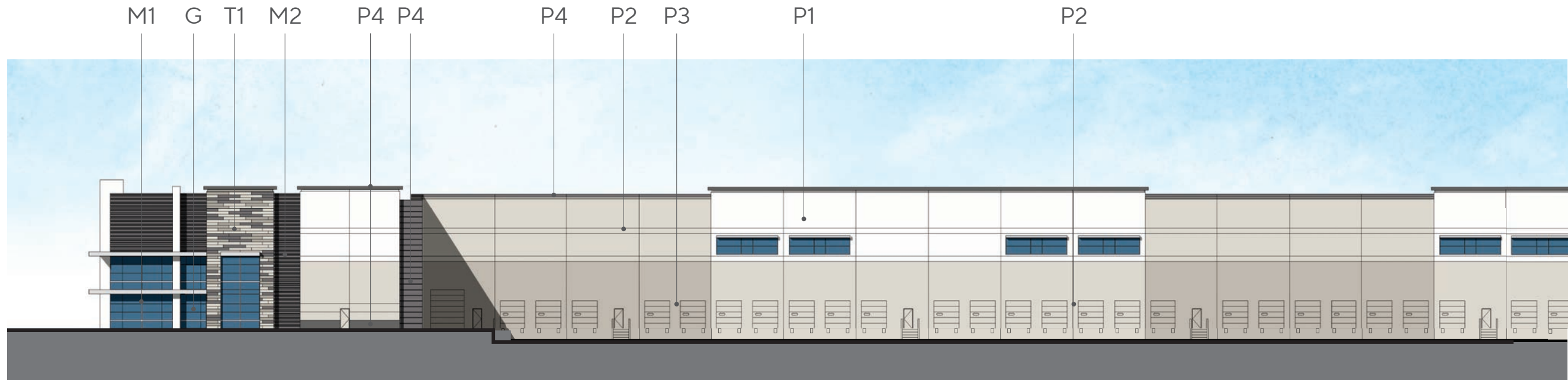


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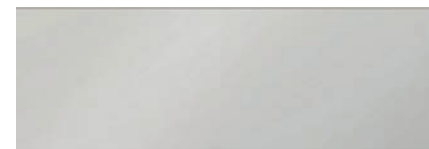


A10.1

Scale 1" = 20'-0"
Job No. 2020-392
Date 2025-07-28



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: 2025-07-28



Focus Area

LAND USE AREAS

MBU (MULTIPLE BUSINESS USE)	=	251.72 AC
COMM (COMMERCIAL)	=	46.49 AC
WATER QUALITY BASIN	=	12.91 AC
ROADS	=	36.50 AC
TOTAL SPA	=	347.62 AC
OVERLAY	=	10.66 AC
TOTAL WITH OVERLAY	=	358.28 AC



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

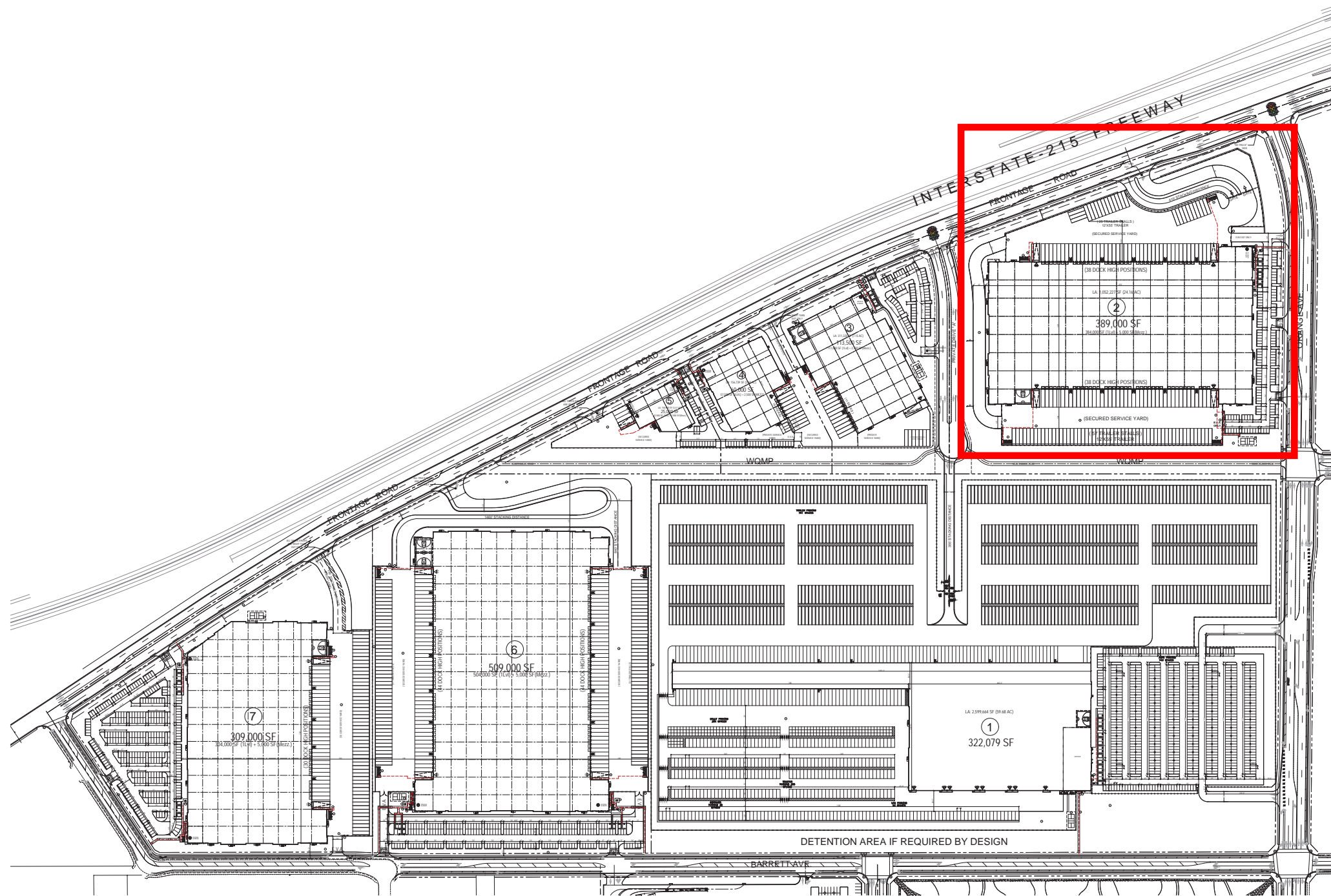
PERRIS, CA

CONCEPTUAL MASTER PLAN



A1

Scale 1" = 200'
Job No. 2020-392
Date 2025-10-29



GRAPHIC LEGEND:

- = OFFICE ENTRY
- ⬆ = GRADE DOOR (14X14)
- ⬆ = A.D.A. ACCESSIBLE PRNG.
- = 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 - 8' 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 2 SHEET DESCRIPTION:

- A2.1 OVERALL MASTER PLAN & PROJECT DATA
- A2.2 CONCEPTUAL ENLARGED SITE PLAN
- A2.3 CONCEPTUAL FLOOR PLAN
- A2.4 CONCEPTUAL ELEVATIONS
- A2.5 CONCEPTUAL COLOR ELEVATIONS
- A8 WALL AND FENCE PLAN
- A9 TRUCK CIRCULATION PLAN
- A10.1 SITE SECTIONS
- A10.2 SITE SECTIONS
- A10.3 SITE SECTIONS
- A11.1 MASTER PLAN COLOR DIAGRAM
- A11.2 COLOR PARKING DIAGRAMS & TABULATIONS
- A12 COLOR AND MATERIAL BOARD
- A13.1 DAY RENDERING
- A13.2 DUSK RENDERING
- A13.3 VIEW FROM I-215 FWY
- A13.4 VIEW FROM FRONTAGE ROAD

- 1 CONCEPTUAL GRADING & DRAINAGE PLAN
- 2 CONCEPTUAL GRADING & DRAINAGE PLAN

- E0.3 TITLE 24
- E0.4 LIGHTING CUTSHEETS
- E1.0 OVERALL SITE
- E1.3 BLDG 2 SITE PHOTOMETRIC

SHEET 3 - BUILDING 2 LANDSCAPE PLAN

TEAM PLAYERS:

APPLICANT/OWNER	CIVIL ENGINEER
HIP SO-CAL PROPERTIES LLC 1544 NORTH TUSTIN ST. SUITE 102 ORANGE, CA 92665 CONTACT: TIM HOWARD, MIKE TURNER (TEL) 714-769-9155	FACIVIL ENGINEERS INC. 2865 TECHNOLOGY DRIVE SUITE 300 MURRETTA, CA 92563 CONTACT: FRANCISCO MARTINEZ (TEL) 951-351-8873
ARCHITECT	LANDSCAPE
AD ARCHITECTS 114 NORTH STREET ORANGE, CA 92668 CONTACT: DAN McCAVID (TEL) 714-463-9860 dan@adarchitects.com	HUNTER LANDSCAPE 771 FEE AVE ST PLACENTIA, CA 92679 CONTACT: TOM HAYES (TEL) 714-886-2400

LIGHTING	CITY LIAISON
PACIFIC ELECTRICAL ENGINEERING INC. 8171 E. KAISER BLVD. ANAHEIM, CA 92808 CONTACT: REED STONEBURNER, PE (TEL) 714-866-7796 (CELL) 714-829-1411	EPD SOLUTIONS 3033 MICHELSON DRIVE SUITE 500 IRVINE, CA 92618 CONTACT: CHARLIE CISAKOWSKI (TEL) 951-753-4023 www.epdsolutions.com

LEGAL DESCRIPTION:

PARCELS 5-8
APRIS 305-000-0114, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029
BLDG 5 THROUGH 8, INCLUDE OF PARCELS 5-8, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, IN BOOK 14, OF MAPS FILED IN THE OFFICE.
EXCEPTING FROM BLDG 5 TO THE SOUTH 215 FEET OF THE EAST 210 FEET.
ALSO EXCEPTING FROM BLDG 5 AND 8 DECEASED IN DEED TO THE STATE OF CALIFORNIA FOR A COUNTY, RECORDED JUNE 26, 1982 IN BOOK 1336, PAGE 144, OFFICIAL RECORDS OF RECORDER COUNTY, STATE OF CALIFORNIA.
ALSO EXCEPTING FROM BLDG 5 AND 8 DECEASED IN DEED TO THE STATE OF CALIFORNIA FOR A COUNTY, RECORDED JUNE 26, 1982 IN BOOK 1336, PAGE 144, OFFICIAL RECORDS OF RECORDER COUNTY, STATE OF CALIFORNIA.
ALSO EXCEPTING FROM BLDG 5 AND 8 DECEASED IN FINAL ORDER OF CONVEYANCE TO THE STATE OF CALIFORNIA BY A PUBLIC OFFICER, CLERK OF SUPERIOR COURT, FILED IN OFFICE COUNTY OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ORANGE AND RECORDED NOVEMBER 20, 1984 AS INSTRUMENT NO. 189489888 OFFICIAL RECORDS OF RECORDER COUNTY, STATE OF CALIFORNIA.
ALSO EXCEPTING THEREIN AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, GAS, PETROLEUM, MINERAL, AND OTHER HYDRO-CARBON SUBSTANCES AND MINERALS OF WHATEVER KIND AND QUANTITY, AND UNDER WHATEVER QUANTITIES OF SAID SECTION 14, WHICH DECEASED IS RECORDED IN DEED FROM THE DECEASED LAND AND MINERAL TO CLAUDE A. BRUCE, DATED DECEMBER 04, 1940 IN BOOK 467, PAGE 241 OF OFFICIAL RECORDS, RECORDER COUNTY RECORDS.

PARCELS 1-4
APRIS 305-000-0208, 025, 179, 018, 020, 100-028, 020, 100-029
WEST PORTION OF A QUARTER QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 3 WEST, SAN BERNARDINO RANGE AND MOUNTAIN, RANGE 125 WEST, OF STATE HIGHWAY 99, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, IN BOOK 14, OF MAPS FILED IN THE OFFICE.
EXCEPTING THE NORTH 30 FEET IN ORANGE AVENUE, THE EAST 50 FEET IN NORTH AVENUE AND THE SOUTH 30 FEET IN CIVIS AVENUE.
ALSO EXCEPTING THEREIN THE PORTION DECEASED IN DEED RECORDED DECEMBER 01, 1980 AS INSTRUMENT NO. 18469 AND AS DEED RECORDED MARCH 11, 1980 AS INSTRUMENT NO. 18469, RECORDS OF RECORDER COUNTY.
ALSO EXCEPTING THEREIN THE PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED MARCH 22, 1980, AS INSTRUMENT NOS. 18468 AND 18469.

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

SITE DATA

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	BLDG.6	BLDG.7	TOTAL
SITE AREA								
In s.f.	2,599,664	1,052,227	311,320	156,799	150,970	1,130,139	727,869	6,128,928 s.f.
In acres	59.68	24.16	7.15	3.60	3.46	25.95	16.71	140.71 ac
BUILDING FOOTPRINT	322,079	384,000	111,000	57,500	22,500	504,000	304,000	1,705,079 s.f.
BUILDING AREA								
Ground Office	19,500	5,000	2,500	2,500	2,500	5,000	5,000	42,000 s.f.
Mezzanine	0	5,000	2,500	2,500	2,500	5,000	5,000	22,500 s.f.
Warehouse	302,579	379,000	108,500	55,000	20,000	499,000	299,000	1,663,079 s.f.
TOTAL	322,079	389,000	113,500	60,000	25,000	509,000	309,000	1,727,579 s.f.
COVERAGE (50% max)	12.4%	36.5%	35.7%	36.7%	14.9%	44.6%	41.8%	27.8%
FAR (75% max)	0.12	0.37	0.36	0.38	0.17	0.45	0.42	0.28

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	BLDG.6	BLDG.7	TOTAL
AUTO PARKING REQUIRED								
Warehouse								
1st 20k @ 1/1,000 s.f.			20	20	20			60 stalls
above 20k @ 1/2,000 s.f.			47	20	3			70 stalls
High Cube Warehouse								
Office (office area less than 10%)								
Warehouse								
1st 20k @ 1/1,000 s.f.	20	20				20	20	80 stalls
2nd 20k @ 1/2,000 s.f.	10	10				10	10	40 stalls
above 40k @ 1/5,000 s.f.	57	70				94	54	275 stalls
TOTAL	87	100	67	40	23	124	84	525 stalls
AUTO PARKING PROVIDED								
Standard (9'x19')	579	84	51	32	18	169	203	1,136 stalls
Standard Accessible Parking (9'x19') ¹	12	4	2	1	1	5	5	30 stalls
Van Accessible parking (12'x19') ¹	3	1	1	1	1	2	2	11 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	149	25	13	8	8	44	53	300 stalls
EVCS (9'x19') ¹	38	6	3	2	2	11	14	76 stalls
Standard EV ADA (9'x19') ¹	1	1	0	0	0	1	1	4 stalls
ADA VAN EV (12'x19') ¹	1	1	1	1	1	1	1	7 stalls
Ambulatory EV (11'x19') ¹	1	1	0	0	0	1	1	4 stalls
TOTAL	743	114	67	42	28	220	243	1,477 stalls

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	BLDG.6	BLDG.7	TOTAL
TRAILER PARKING REQUIRED (High C. Warehouse)								
Trailer	65	77				101	61	304 stalls
TRAILER PARKING PROVIDED								
Trailer (12'x55')	701	83	7	4	0	102	61	958 stalls
BICYCLE PARKING PROVIDED								
Long Term	36	6	4	2	2	2	13	75 spots
Short term	2	2	2	2	2	2	2	14 spots
LANDSCAPE REQUIRED								
Area at 14%	363,953	147,312	43,585	21,943	21,136	158,219	101,902	858,050 s.f.
LANDSCAPE PROVIDED								
Area	545,221	199,410	72,896	47,206	50,226	163,300	160,820	1,239,079 s.f.
Percentage	21.0%	19.0%	23.4%	30.1%	33.3%	14.4%	22.1%	20.2%



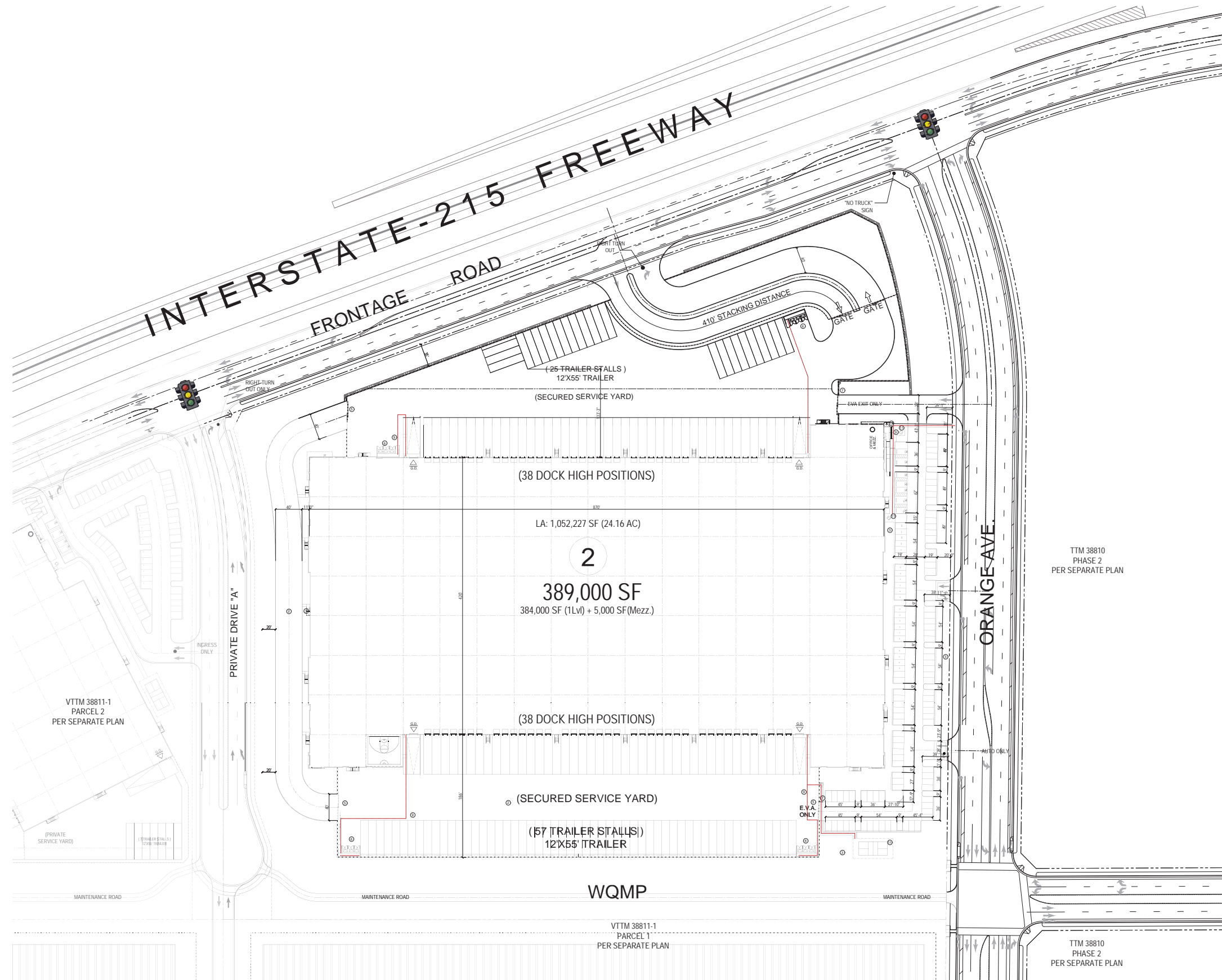
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 2
Overall Conceptual Master Plan and Project Data



A2.1

Scale 1" = 150'-0"
Job No. 2020-392
Date 2025-07-28

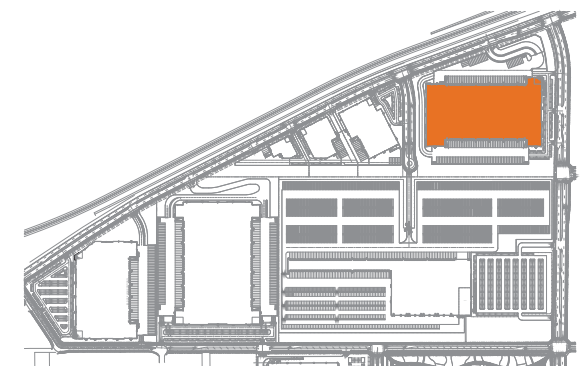


KEYNOTES: #

- 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

SITE DATA

SITE AREA	
In s.f.	1,052,227 s.f.
In acres	24.16 ac
BUILDING FOOTPRINT	
	384,000 s.f.
BUILDING AREA	
Ground Office	5,000 s.f.
Mezzanine	5,000 s.f.
Warehouse	379,000 s.f.
TOTAL	389,000 s.f.
COVERAGE (50% max)	
	36.5%
FAR (.75 max)	
	0.37
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.	70 stalls
TOTAL	100 stalls
AUTO PARKING PROVIDED	
Standard (9'x19')	84 stalls
Standard Accessible Parking (9'x19') ¹	4 stalls
Van Accessible parking (12'x19') ¹	1 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	25 stalls
EVCS (9'x19') ¹	6 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	114 stalls
¹ parking required and provided are the same	
TRAILER PARKING REQUIRED (High C. Whse)	
Trailer: 1/5,000 s.f.	77 stalls
TRAILER PARKING PROVIDED	
Trailer (12'x55')	83 stalls
BICYCLE PARKING PROVIDED	
Long Term	6 spots
Short term	2 spots
LANDSCAPE REQUIRED	
Area at 14%	147,312 s.f.
LANDSCAPE PROVIDED	
Area	199,410 s.f.
Percentage	19.0%



KEY PLAN N.T.S. Ⓜ



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

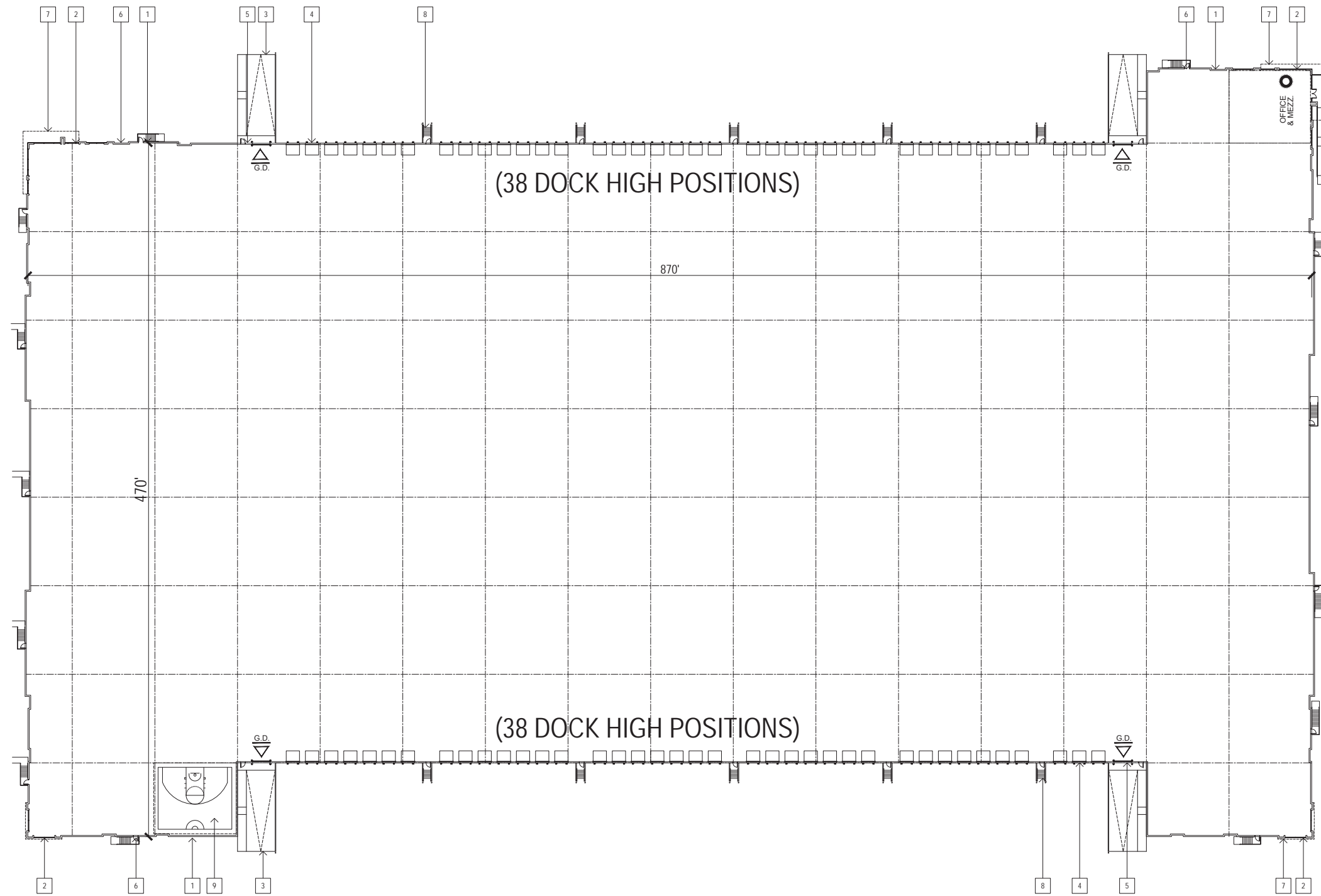
PERRIS, CA

BUILDING 2
Enlarged Site Plan



A2.2

Scale 1" = 30'-0"
Job No. 2020-392
Date 2025-07-28



KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 TYPICAL STOREFRONT SYSTEM WITH GLAZING
- 3 CONCRETE RAMP
- 4 9'X10' DOCK DOOR
- 5 12'X14' GRADE DOOR
- 6 3'X7' HOLLOW METAL EXTERIOR MAN DOOR
- 7 METAL CANOPY ABOVE
- 8 EXTERIOR CONCRETE STAIR
- 9 INDOOR EMPLOYEE AMENITY



HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 2
Concept Floor Plan



A2.3

Scale: 1" = 40'-0"
Job No.: 2020-392
Date: 2025-07-28



PLANTING LEGEND - BUILDING 2

TREES					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	W/COLS	REMARKS
	<i>Cercidium deserti</i> / Blue Palm Yucca	36" Box	28	L	Standard Street Tree
	<i>Chilopsis linearis</i> / Desert Willow	24" Box	7	L	Mult
	<i>Chilopsis leucostachya</i> / Chilopsis	36" Box	51	L	Standard Street Tree
	<i>Salix pyramidalis</i> / Australian Willow	24" Box	36	M	Standard
	<i>Quercus agrifolia</i> / Olive	48" Box	17	L	Mult
	<i>Pinus edulis</i> / Afghan Pine	24" Box	56	L	Standard
	<i>Pinus ponderosa</i> / Pin Pine	36" Box	19	M	Standard Street Tree
	<i>Pinus strobus</i> / Chinese Mopane	36" Box	56	M	Standard Street Tree
	<i>Quercus agrifolia</i> / Coast Live Oak	36" Box	17	L	Standard Street Tree
	<i>Schinus molle</i> / California Pepper	24" Box	36	L	Mult
	<i>Ulmus parviflorus</i> / Chinese Elm	15 Gal	21	M	Standard
	<i>Taxodium floridense</i> / Baldcypress	15 Gal	13	M	Standard

SHRUBS					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY	W/COLS	REMARKS
	<i>Baccharis californica</i> / Coyote Bush	5 Gal		L	
	<i>Calligonum caput-medusae</i> / Dwarf Bottle Brush	5 Gal		L	
	<i>Callisiphon</i> / Shrubbed Cassia	5 Gal		L	
	<i>Chamaecrista</i> / Desert Yucca	5 Gal		M	
	<i>Portulaca</i> / Portulaca	5 Gal		L	
	<i>Leucophaea fulviflora</i> / Texas Hanger	5 Gal		L	
	<i>Leucophaea fulviflora</i> / Texas Hanger	5 Gal		M	
	<i>Malvastrum</i> / Rose Mallow	5 Gal		L	
	<i>Malvastrum</i> / Deer Grass	5 Gal		M	
	<i>Phacelia</i> / California Phacelia	5 Gal		L	
	<i>Phacelia</i> / "Tucson Blue" Rosemary	5 Gal		L	
	<i>Salvia</i> / "Allen Crackling" / Ash Chopping Sage	5 Gal		L	
	<i>Salvia leucantha</i> / Mexican Sage	5 Gal		L	
	<i>Rosmarinus officinalis</i> / Coast Rosemary	5 Gal		L	
	<i>Westringera</i> / "Grey Box" / Dwarf Coast Rosemary	5 Gal		L	

GROUND COVER					
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	W/COLS	REMARKS
	<i>Artemisia tridentata</i> / Desert Arches	1 Gal	6" O.C.	L	
	<i>Baccharis californica</i> / Dwarf Coyote Bush	1 Gal	6" O.C.	L	
	<i>Callisiphon</i> / Prostrate Salt Plum	1 Gal	36" O.C.	M	
	<i>Chamaecrista</i> / Yellow Day Lily	1 Gal	24" O.C.	M	
	<i>Leptochloa</i> / Yellow Larkspur	1 Gal	36" O.C.	L	
	<i>Linum</i> / "Yellow" / Hill's Honeylocust	1 Gal	48" O.C.	L	
	<i>Munroa</i> / Munroa	1 Gal	36" O.C.	L	
	<i>Bouteloua</i> / "Horseshoe" / Prostrate Rosemary	1 Gal	48" O.C.	L	
	<i>Trichostema</i> / "Yellow" / Blue Yucca	1 Gal	24" O.C.	M	



SHEET 2

Harvest Landing Business Park - Building 2

HIP-So Cal Properties, LLC

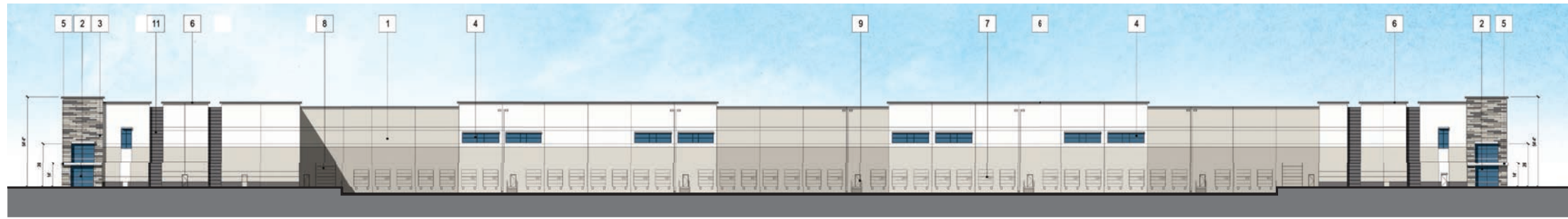
Perris, California



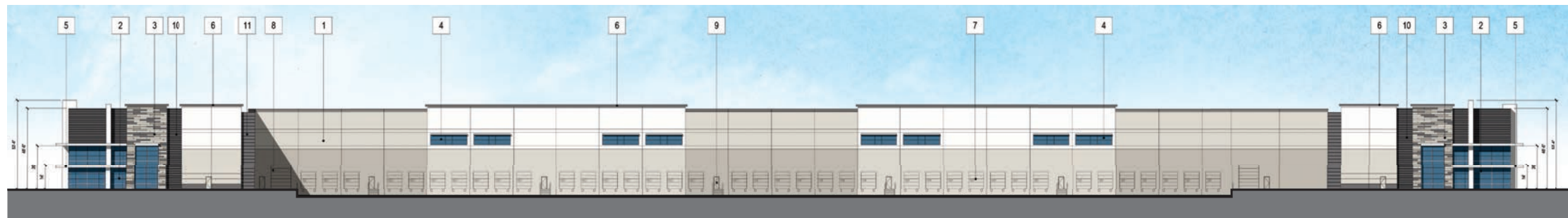
HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTA, CA 92870
714.986.2400 FAX 714.986.2408

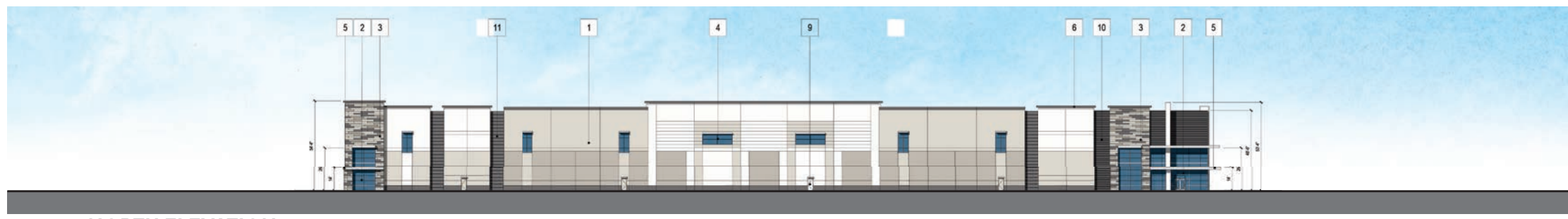
21-164
09.11.23 10.10.24 07.07.25
03.25.24 02.17.25
08.09.24 06.10.25



EAST ELEVATION (FACING INDIAN AVE.)



WEST ELEVATION (FACING INTERSTATE 215 FWY)



NORTH ELEVATION



SOUTH ELEVATION

KEYNOTES:

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



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

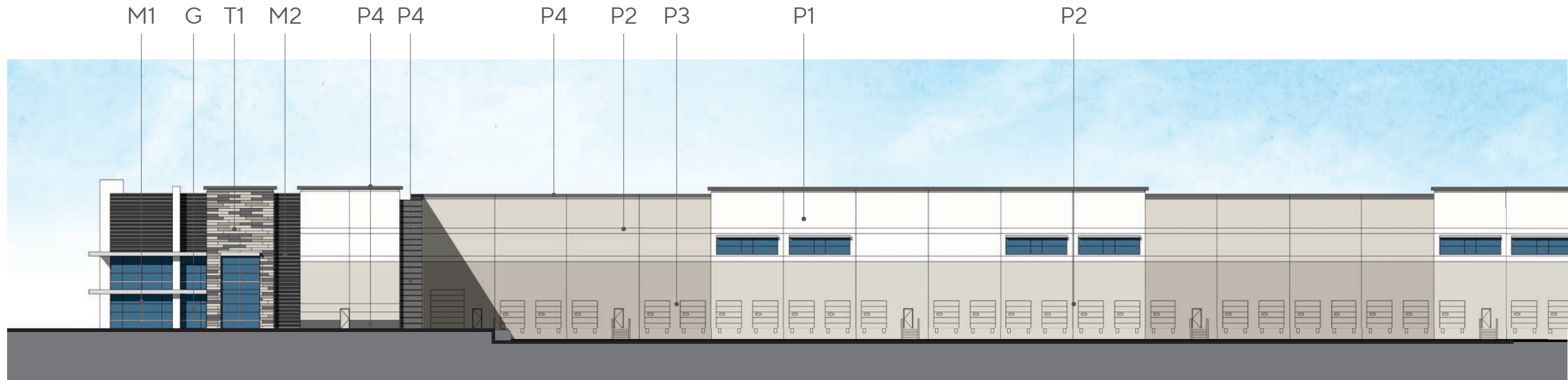
PERRIS, CA

BUILDING 2
Colored Concept Elevations

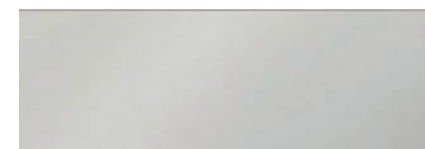


A2.5

Scale 1" = 30'-0"
Job No. 2020-392
Date 2025-07-28



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 2
Color and Material Board



A12

Scale: N.T.S.
Job No.: 2020-392
Date: 2025-07-28



Focus Area

LAND USE AREAS

MBU (MULTIPLE BUSINESS USE)	= 251.72 AC
COMM (COMMERCIAL)	= 46.49 AC
WATER QUALITY BASIN	= 12.91 AC
ROADS	= 36.50 AC
TOTAL SPA	= 347.62 AC
OVERLAY	= 10.66 AC
TOTAL WITH OVERLAY	= 358.28 AC



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

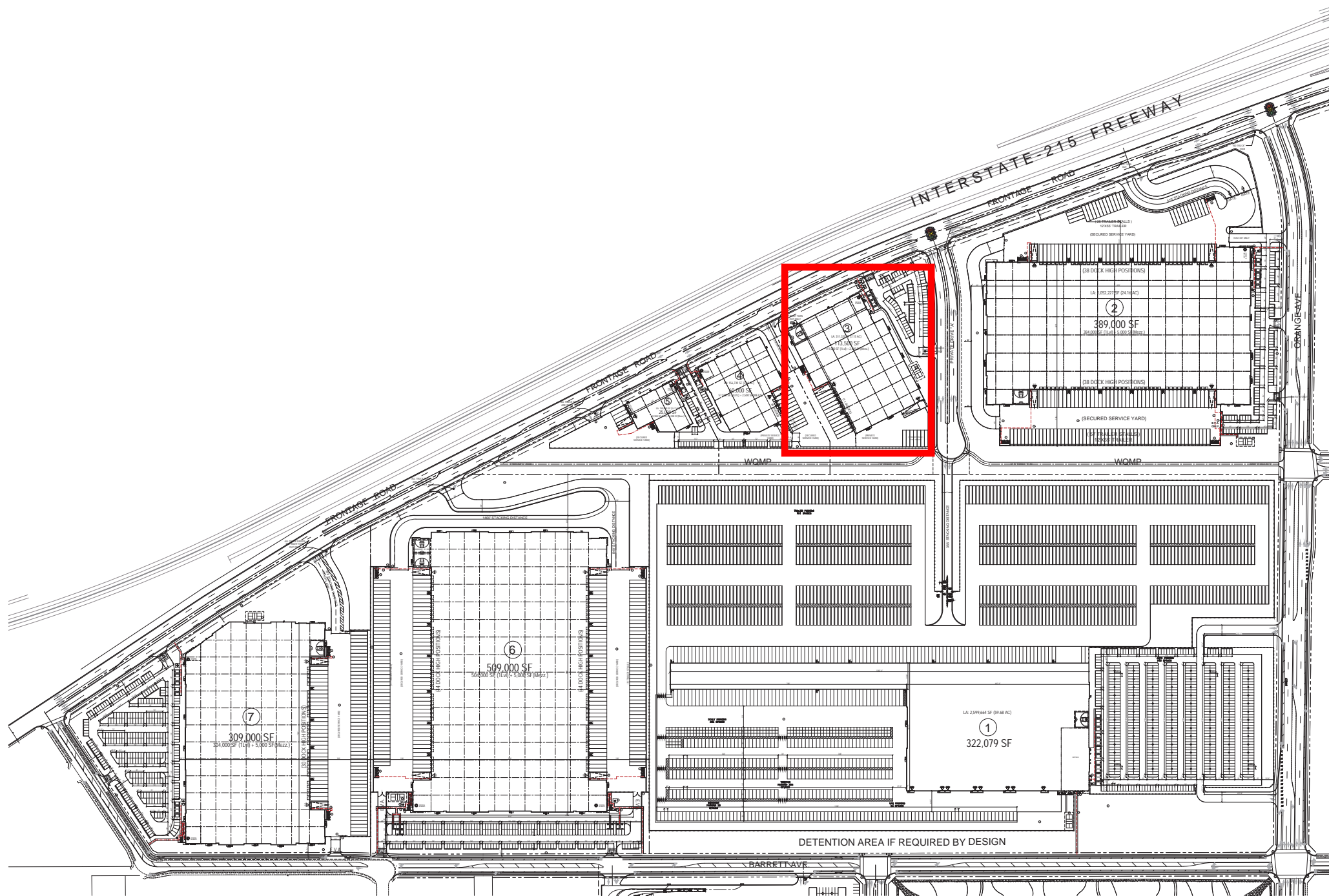
PERRIS, CA

CONCEPTUAL MASTER PLAN



A1

Scale 1" = 200'
Job No. 2020-392
Date 2025-10-29



GRAPHIC LEGEND:

- = OFFICE ENTRY
- △ = GRADE DOOR (14'X14')
- = 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%



ZONING ORDINANCE

EXISTING ZONING:

HARVEST LANDING SPECIFIC PLAN MBU

PROPOSED ZONING:

HARVEST LANDING SPECIFIC PLAN MBU (ZONING IS IN PLACE)

BUILDING 3 SHEET DESCRIPTION:

- A3.1 OVERALL MASTER PLAN & PROJECT DATA
- A3.2 CONCEPTUAL ENLARGED SITE PLAN
- A3.3 CONCEPTUAL FLOOR PLAN
- A3.4 CONCEPTUAL ELEVATIONS
- A3.5 CONCEPTUAL COLOR ELEVATIONS
- A8 WALL AND FENCE PLAN
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- 1 CONCEPTUAL GRADING & DRAINAGE PLAN
- 2 CONCEPTUAL GRADING & DRAINAGE PLAN

- E0.3 TITLE 24
- E0.4 LIGHTING CUTSHEETS
- E1.0 OVERALL SITE
- E1.4 BLDGS 3-5 SITE PHOTOMETRIC

SHEET 4 BUILDING 3 LANDSCAPE PLAN

TEAM PLAYERS:

APPLICANT/OWNER: HRP SO CAL PROPERTIES LLC
1844 NORTH TUSTIN ST. SUITE 122
ORANGE, CA 92667
CONTACT: TIM HOWARD, MIKE TUNNEY
(TEL) 714-769-9155

CIVIL ENGINEER: FM/CIVIL ENGINEERS INC.
286 TECHNOLOGY DRIVE SUITE 300
MIRAMONTE, CA 92683
CONTACT: FRANCISCO MARTINEZ
(TEL) 951-351-8873

ARCHITECT:

AO ARCHITECTS
144 NORTH STREET
ORANGE, CA 92667
CONTACT: DAN MCGAVID
(TEL) 714-469-8880
dan@aoarchitect.com

LANDSCAPE:

HUNTER LANDSCAPE
711 FEE AKA ST
PLACENTIA, CA 92670
CONTACT: TOM HAYES
(TEL) 714-889-2400

LIGHTING:

PACIFIC ELECTRICAL ENGINEERING INC.
8171 E. KAISER BLVD.
ANAHEIM, CA 92808
CONTACT: REED STONEBURNER, PE
(TEL) 714-685-7766 (CELL) 714-620-1411

CITY LIAISON:

EPD SOLUTIONS
3333 MICHELSON DRIVE SUITE 300
IRVINE, CA 92612
CONTACT: CHARLIE COSAKOWSKI
(TEL) 253-753-4938
www.epdsolutions.com

LEGAL DESCRIPTION:

PARCELS:
APNS: 350-040-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029

BLOCKS 8 THROUGH 12, INCLUDE OF RECORD PARCELS NO. 14, AS SHOWN BY MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA, IN BOOK 14, OF MAPS, PAGE 44 (REPEATED).

ALSO EXCEPTING FROM BLOCK 12 THE SOUTH 212 FEET OF THE EAST 210 FEET.

ALSO EXCEPTING FROM BLOCKS 8 AND 9 A PORTION OF THE SOUTH 212 FEET OF THE EAST 210 FEET OF THE SITE OF CALIFORNIA FOR A PUBLIC HIGHWAY, CASE NO. 20813, FILED NOVEMBER 10, 1984 IN SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ORANGE AND RECORDED NOVEMBER 20, 1984 AS INSTRUMENT NO. 198404838 OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLOCKS 8 AND 9 A PORTION OF THE SOUTH 212 FEET OF THE EAST 210 FEET OF THE SITE OF CALIFORNIA FOR A PUBLIC HIGHWAY, CASE NO. 20813, FILED NOVEMBER 10, 1984 IN SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF ORANGE AND RECORDED NOVEMBER 20, 1984 AS INSTRUMENT NO. 198404838 OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

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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

SITE DATA

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
SITE AREA								
In s.f.	2,599,664	1,052,227	311,320	156,739	150,970	1,130,139	727,869	6,128,928 s.f.
In acres	59.68	24.16	7.15	3.60	3.46	25.95	16.71	140.71 ac
BUILDING FOOTPRINT								
TOTAL	322,079	384,000	111,000	57,500	22,500	504,000	304,000	1,705,079 s.f.
BUILDING AREA								
Ground Office	19,500	5,000	2,500	2,500	2,500	5,000	5,000	42,000 s.f.
Mezzanine	0	5,000	2,500	2,500	2,500	5,000	5,000	22,500 s.f.
Warehouse	302,579	379,000	106,500	55,000	20,000	499,000	299,000	1,663,079 s.f.
TOTAL	322,079	389,000	111,000	60,000	25,000	509,000	309,000	1,727,579 s.f.
COVERAGE (50% max)	12.4%	36.5%	35.7%	36.7%	14.9%	44.6%	41.8%	27.8%
FAR (75% max)	0.12	0.37	0.36	0.38	0.17	0.45	0.42	0.28

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
AUTO PARKING REQUIRED								
Warehouse								
Whse 1st 20k @ 1/1,000 s.f.			20	20	20			60 stalls
Whse above 20k @ 1/2,000 s.f.			47	20	3			70 stalls
High Cube Warehouse								
Office (office area less than 10%)								
Whse 1st 20k @ 1/1,000 s.f.	20	20				20	20	80 stalls
Whse 2nd 20k @ 1/2,000 s.f.	10	10				10	10	40 stalls
Whse above 40k @ 1/5,000 s.f.	94	54				54	54	275 stalls
TOTAL	57	70				84	84	525 stalls
AUTO PARKING PROVIDED								
Standard (9'x19')	579	84	51	32	18	169	203	1,136 stalls
Standard Accessible Parking (9'x19") ¹	12	4	2	1	1	5	5	30 stalls
Van Accessible parking (12'x19") ²	3	1	1	1	1	2	2	11 stalls
EV Capable (9'x19") (includes EVCS & ADA Evy) ³	149	25	13	8	8	44	53	300 stalls
EVCS (9'x19") ⁴	38	6	3	2	2	11	14	76 stalls
Standard EV ADA (9'x19") ⁴	1	1	0	0	0	1	1	4 stalls
ADA VAN EV (12'x19") ⁴	1	1	1	1	1	1	1	7 stalls
Ambulatory EV (11'x19") ⁵	1	1	0	0	0	1	1	4 stalls
TOTAL	743	114	67	42	28	220	263	1,477 stalls

¹ parking required and provided are the same

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
TRAILER PARKING REQUIRED (High C. Whse)								
Trailer 1/5,000 s.f.	65	77				101	61	304 stalls
TRAILER PARKING PROVIDED								
Trailer (12'x55')	701	83	7	4	0	102	61	958 stalls
BICYCLE PARKING PROVIDED								
Long Term	36	6	4	2	2	12	13	75 spots
Short term	2	2	2	2	2	2	2	14 spots
LANDSCAPE REQUIRED								
Area at 1%	363,953	147,312	43,585	21,943	21,136	158,219	101,902	858,050 s.f.
LANDSCAPE PROVIDED								
Area	545,221	199,410	72,896	47,206	50,226	163,300	160,820	1,239,079 s.f.
Percentage	21.0%	19.0%	23.4%	30.1%	33.3%	14.4%	22.1%	20.2%



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

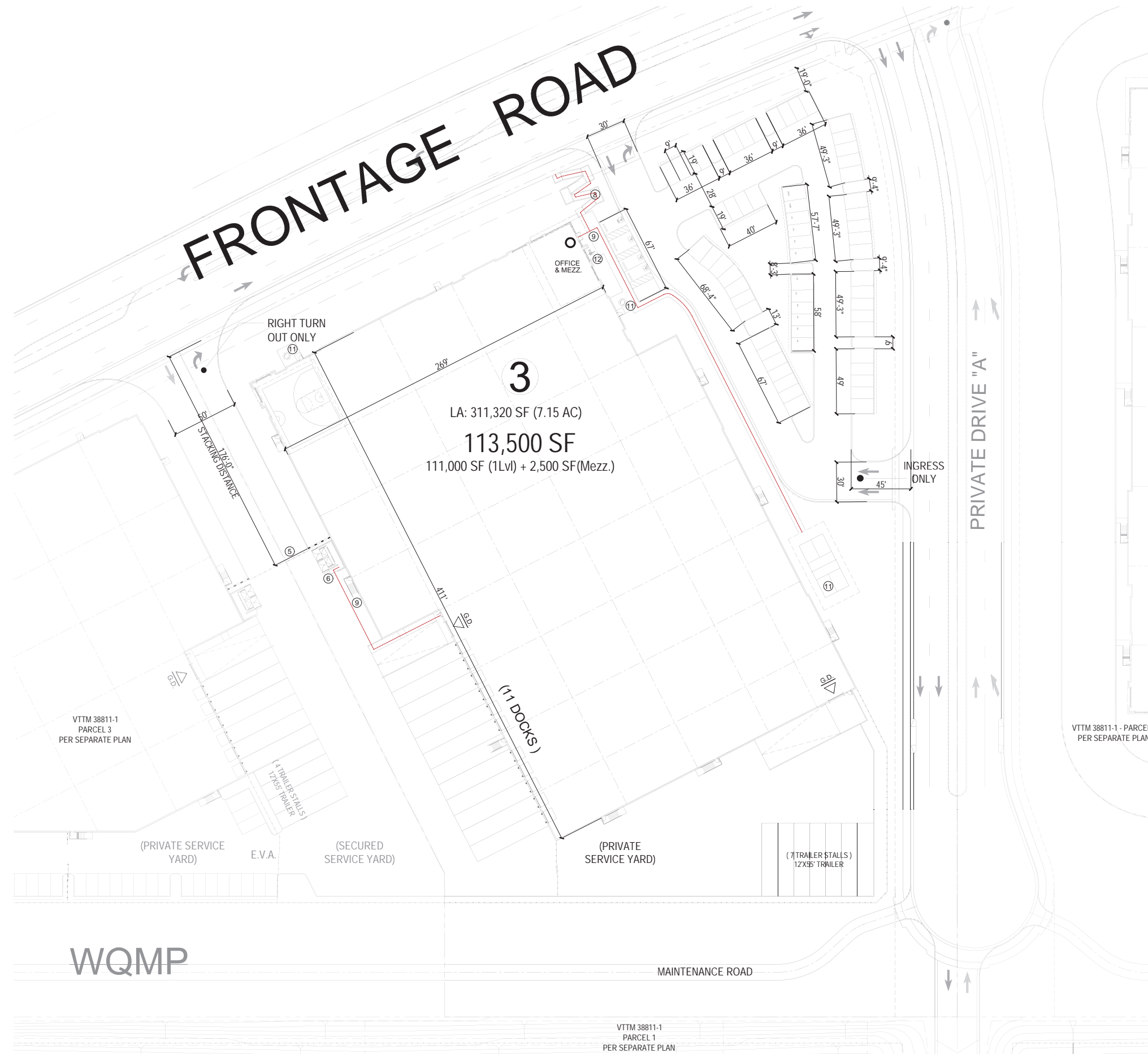
PERRIS, CA

BUILDING 3
Overall Conceptual Master Plan and Project Data



A3.1

Scale 1" = 150'-0"
Job No. 2020-392
Date 2025-07-28



3
 LA: 311,320 SF (7.15 AC)
113,500 SF
 111,000 SF (1Lvl) + 2,500 SF (Mezz.)

KEY NOTES: #

- 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

SITE DATA

SITE AREA	
In s.f.	311,320 s.f.
in acres	7.15 ac
BUILDING FOOTPRINT	
	111,000 s.f.
BUILDING AREA	
Ground Office	2,500 s.f.
Mezzanine	2,500 s.f.
Warehouse	108,500 s.f.
TOTAL	113,500 s.f.
COVERAGE (50% max)	
	35.7%
FAR (.75 max)	
	0.36
AUTO PARKING REQUIRED	
Warehouse	
Whse:	1st 20k @ 1/1,000 s.f. 20 stalls
	above 20k @ 1/2,000 s.f. 47 stalls
TOTAL	67 stalls
AUTO PARKING PROVIDED	
Standard (9'x19')	51 stalls
Standard Accessible Parking (9'x19') ¹	2 stalls
Van Accessible parking (12'x19') ¹	1 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	13 stalls
EVCS (9'x19') ¹	3 stalls
Standard EV ADA (9'x19') ¹	0 stalls
ADA VAN EV (12'x19') ¹	1 stalls
Ambulatory EV (11'x19') ¹	0 stalls
TOTAL	67 stalls
¹ parking required and provided are the same	
TRAILER PARKING PROVIDED	
Trailer (12'x55')	7 stalls
BICYCLE PARKING PROVIDED	
Long Term	4 spots
Short term	2 spots
LANDSCAPE REQUIRED	
Area at 14%	43,585 s.f.
LANDSCAPE PROVIDED	
Area	72,896 s.f.
Percentage	23.4%



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

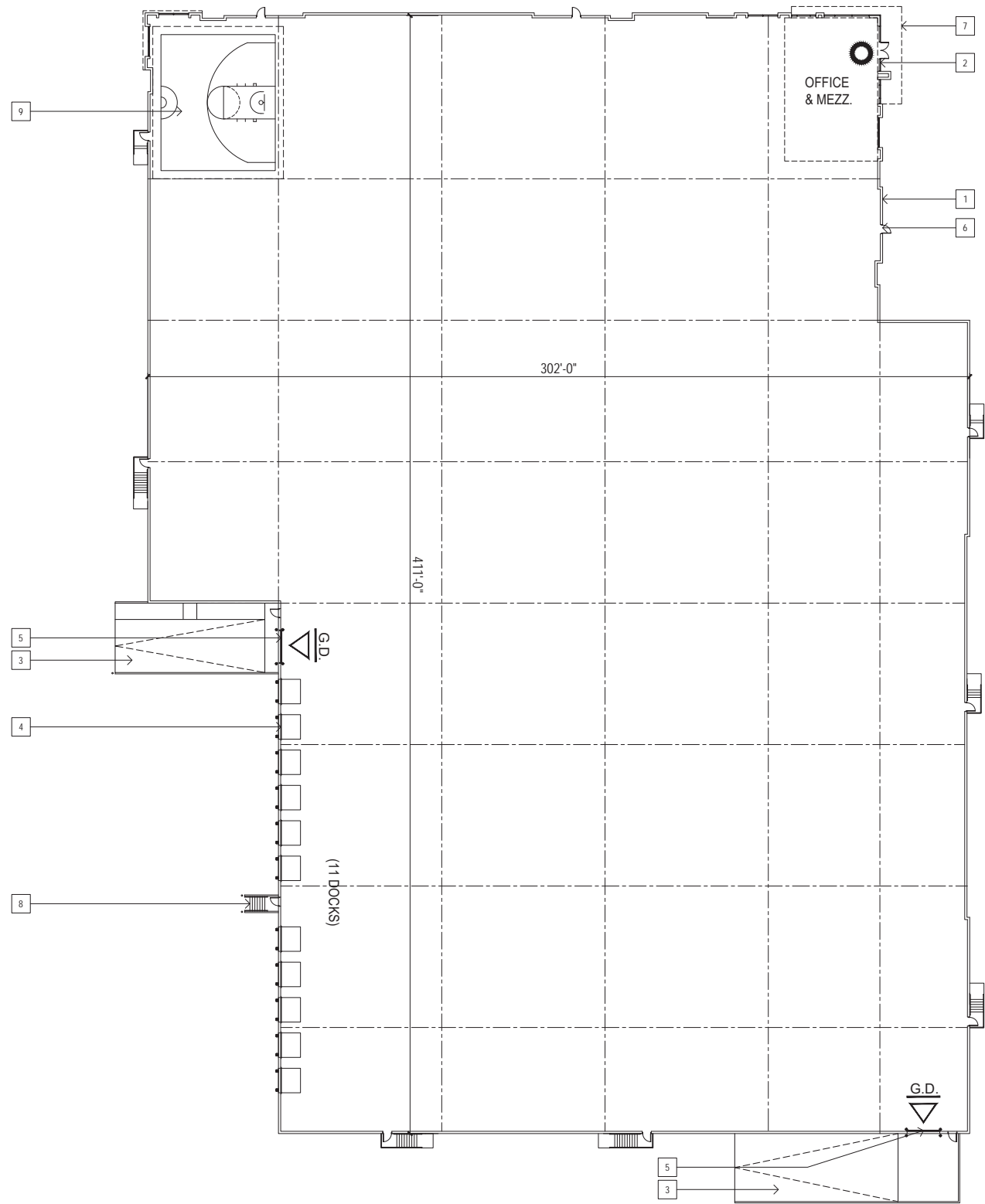
PERRIS, CA

BUILDING 3
 Enlarged Site Plan



A3.2

Scale 1" = 30'-0"
 Job No. 2020-392
 Date 2025-07-28



KEYNOTES:

- 1 CONCRETE TILT-UP PANEL
- 2 TYPICAL STOREFRONT SYSTEM WITH GLAZING
- 3 CONCRETE RAMP
- 4 9'X10' DOCK DOOR
- 5 12'X14' GRADE DOOR
- 6 3'X7' HOLLOW METAL EXTERIOR MAN DOOR
- 7 METAL CANOPY ABOVE
- 8 EXTERIOR CONCRETE STAIR
- 9 INDOOR EMPLOYEE AMENITY



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

PERRIS, CA

BUILDING 3
Concept Floor Plan

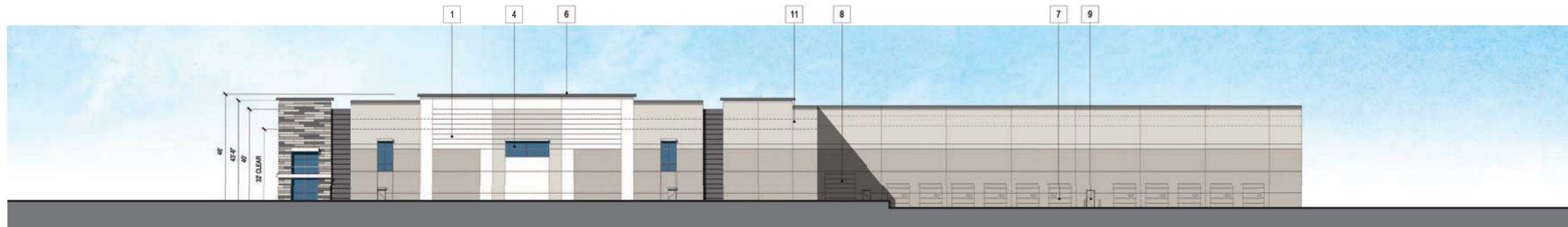


A3.3

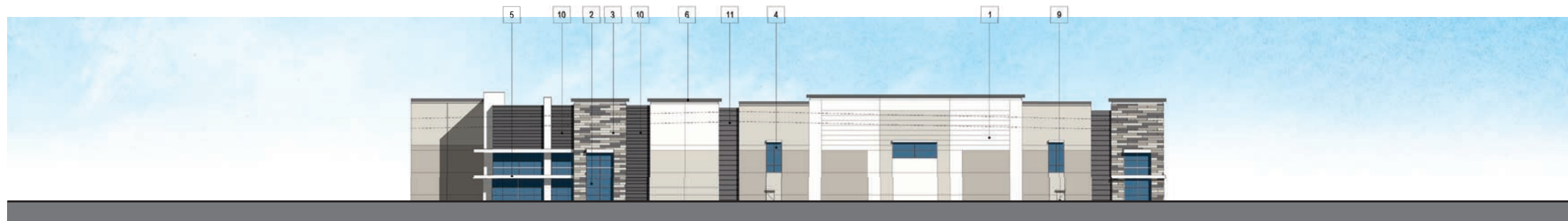
Scale 1" = 40'-0"
Job No. 2020-392
Date 2025-07-28



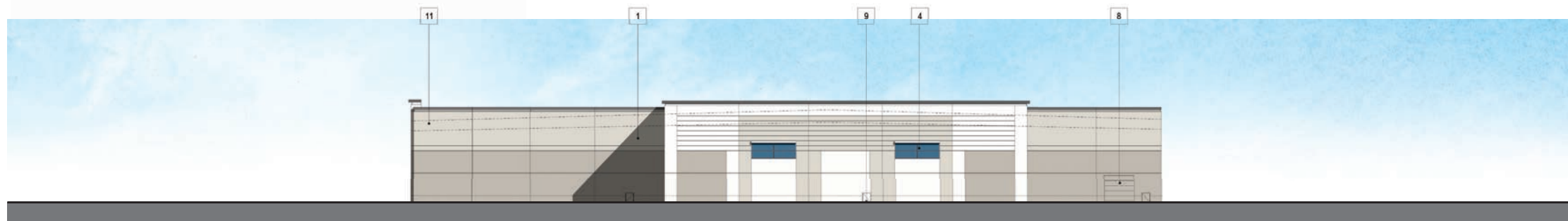
EAST ELEVATION



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

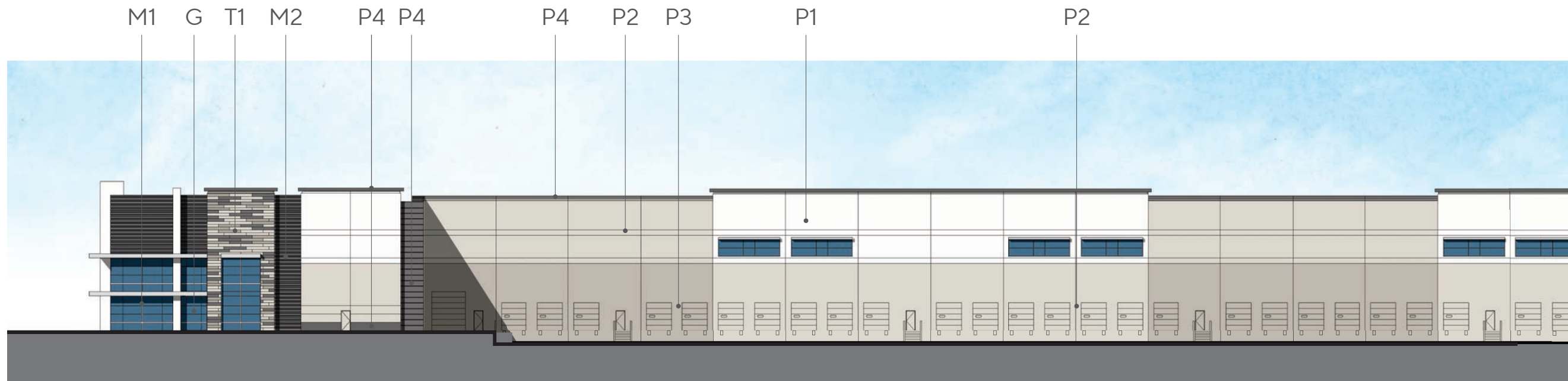
PERRIS, CA

BUILDING 3
Colored Concept Elevations

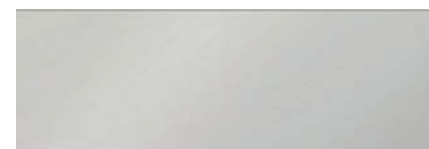


A3.5

Scale
Job No. 2020-392
Date 2025-07-28



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 3
Color and Material Board



A12

Scale: N.T.S.
Job No.: 2020-392
Date: 2025-07-28