

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

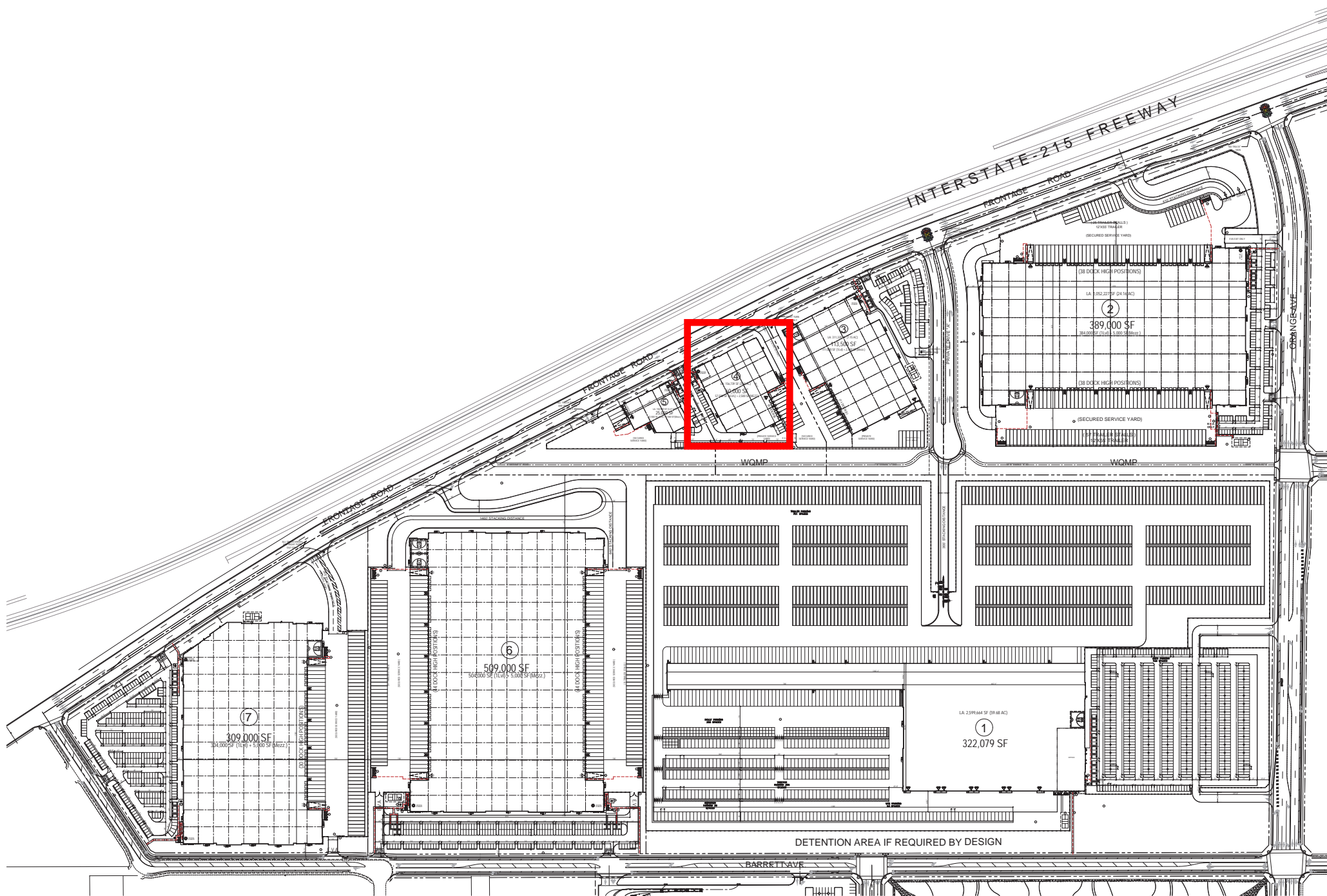
PERRIS, CA

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 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-47 TRACTOR TRAILER
- = ADA PATH OF TRAVEL
- = 12' X 55' TRAILER PARKING

OCCUPANCY CLASSIFICATION:

BUILDING: B, S1
CONSTRUCTION TYPE: IIB

PARKING STALL SIZES:

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

MAXIMUM BUILDING HEIGHT

60 FT. PER HARVEST LANDING SPECIFIC PLAN MBU

MAXIMUM FLOOR AREA RATIO

FAR - 75%



VICINITY MAP

NOT TO SCALE

ZONING ORDINANCE

EXISTING ZONING:
HARVEST LANDING SPECIFIC PLAN MBU

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

BUILDING 4 SHEET DESCRIPTION:

- A4.1 OVERALL MASTER PLAN & PROJECT DATA
- A4.2 CONCEPTUAL ENLARGED SITE PLAN
- A4.3 CONCEPTUAL FLOOR PLAN
- A4.4 CONCEPTUAL ELEVATIONS
- A4.5 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 MASTER PARKING DIAGRAMS & TABULATIONS
- A12 COLOR AND MATERIAL BOARD
- A13.1 DAY RENDERING
- A13.2 DUSK RENDERING

- 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

TEAM PLAYERS:

APPLICANT/OWNER
HIP SO-CAL PROPERTIES LLC
1844 NORTH TUSTIN ST. SUITE 122
ORANGE, CA 92668
CONTACT: TIM HOWARD, MIKE TUNNEY
(TEL) 714-769-9155

CIVIL ENGINEER
FAC/CIVIL ENGINEERS INC.
286 TECHNOLOGY DRIVE SUITE 300
MIRRORETTA, CA 92583
CONTACT: FRANCISCO MARTINEZ
(TEL) 951-331-9873

ARCHITECT

AO ARCHITECTS
144 NORTH STREET
ORANGE, CA 92669
CONTACT: DAN McCAVAD
(TEL) 714-469-9860
dan@aoarchitect.com

LANDSCAPE

HUNTER LANDSCAPE
711 FEE ANA ST
PLACENTIA, CA 92870
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 CISKAKOWSKI
(TEL) 951-753-4938
www.epdsolutions.com

LEGAL DESCRIPTION:

PARCELS:

APNS: 320-044-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029
BLDGs 3 THROUGH 12, INCLUDING 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 45, THEREBY.
EXCEPTING FROM BLDG 12 THE SOUTH 212 FEET OF THE EAST 210 FEET.
ALSO EXCEPTING FROM BLDG 2 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A FENCED, SECURED SERVICE YARD, AS SHOWN IN BOOK 100, PAGE 146, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A FENCED, SECURED SERVICE YARD, AS SHOWN IN BOOK 183, PAGE 433, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.
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PARCELS 1-4:

APNS: 320-100-028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

KEYNOTES:

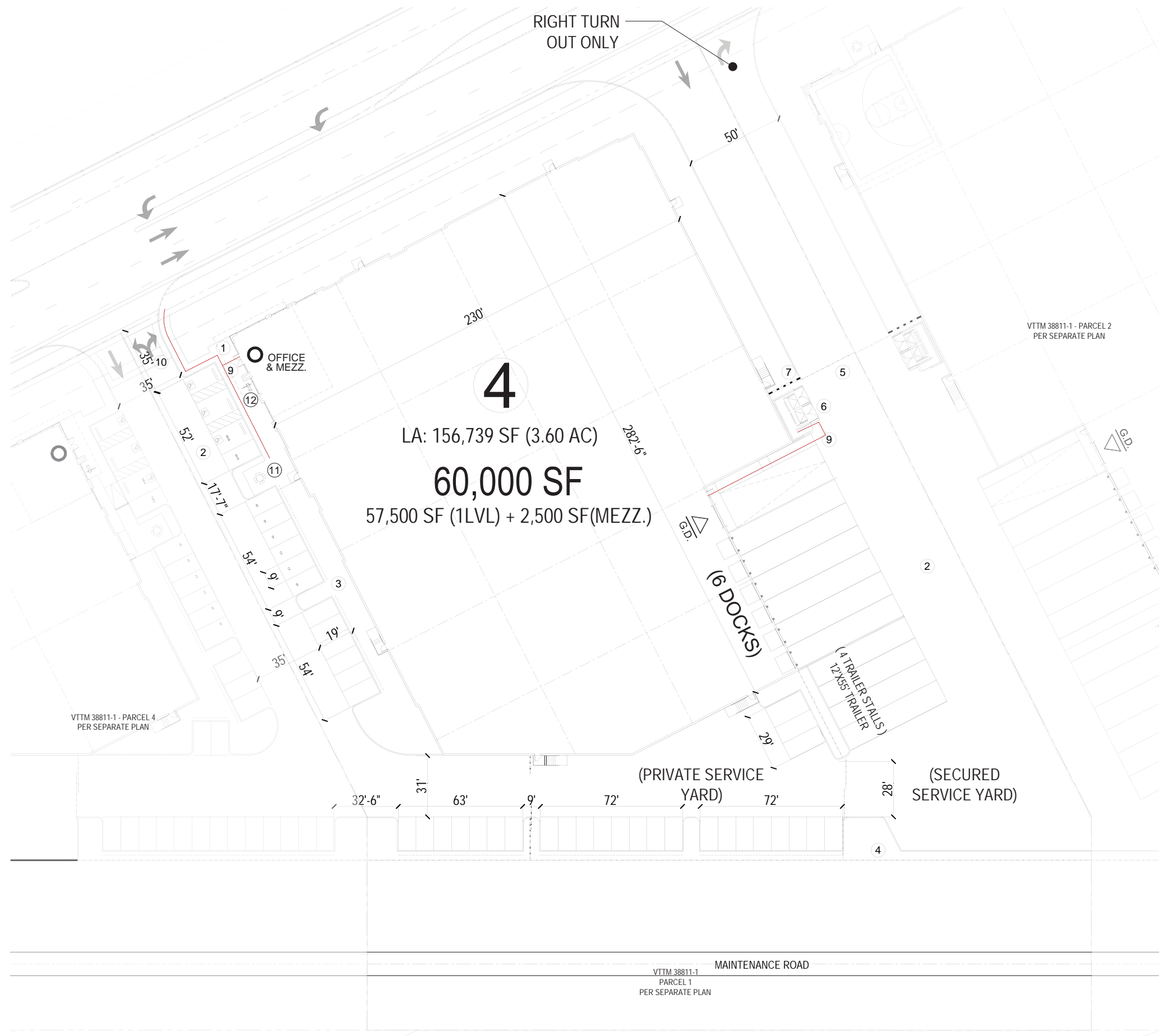
- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- ② CONCRETE VEHICULAR PARKING (SEE CIVIL)
- ③ LANDSCAPE AREA (SEE LANDSCAPE)
- ④ STEEL TUBULAR FENCE (8' HEIGHT)
- ⑤ AUTOMATIC ROLLING GATE (8' HEIGHT)
- ⑥ TRASH ENCLOSURE (ADA COMPLIANT)
- ⑦ PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)
- ⑧ ADA RAMP (AS REQUIRED)
- 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								
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								
Whse 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%)								
Whse 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.	94	54				94	54	276 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')	12	4	2	1	1	5	5	30 stalls
Van Accessible parking (12'x19')	3	1	1	1	1	2	2	11 stalls
EV Capable (9'x19') (includes EVCS & ADA Evy)	149	25	13	8	8	44	53	300 stalls
EVCS (9'x19')	38	6	3	2	2	11	14	76 stalls
Standard EV ADA (9'x19')	1	1	0	0	0	1	1	4 stalls
ADA VAN EV (12'x19')	1	1	1	1	1	1	1	7 stalls
Ambulatory EV (11'x19')	1	1	0	0	0	1	1	4 stalls
TOTAL	743	114	67	42	28	220	263	1,477 stalls

	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								



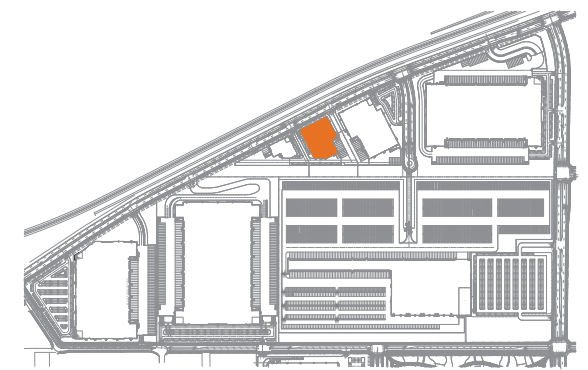
4
 LA: 156,739 SF (3.60 AC)
60,000 SF
 57,500 SF (1LVL) + 2,500 SF (MEZZ.)

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.	156,739 s.f.
in acres	3.60 ac
BUILDING FOOTPRINT	
	57,500 s.f.
BUILDING AREA	
Ground Office	2,500 s.f.
Mezzanine	2,500 s.f.
Warehouse	55,000 s.f.
TOTAL	60,000 s.f.
COVERAGE (50% max)	36.7%
FAR (.75 max)	P
AUTO PARKING REQUIRED	
Warehouse	
Whse:	1st 20k @ 1/1,000 s.f. 20 stalls
	above 20k @ 1/2,000 s.f. 20 stalls
TOTAL	40 stalls
AUTO PARKING PROVIDED	
Standard (9'x19')	32 stalls
Standard Accessible Parking (9'x19') ¹	1 stalls
Van Accessible parking (12'x19') ¹	1 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	8 stalls
EVCS (9'x19') ¹	2 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	42 stalls
¹ parking required and provided are the same	
TRAILER PARKING PROVIDED	
Trailer (12'x55')	4 stalls
BICYCLE PARKING PROVIDED	
Long Term	2 spots
Short term	2 spots
LANDSCAPE REQUIRED	
Area at 14%	21,943 s.f.
LANDSCAPE PROVIDED	
Area	47,206 s.f.
Percentage	30.1%



KEY PLAN N.T.S. Ⓜ



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

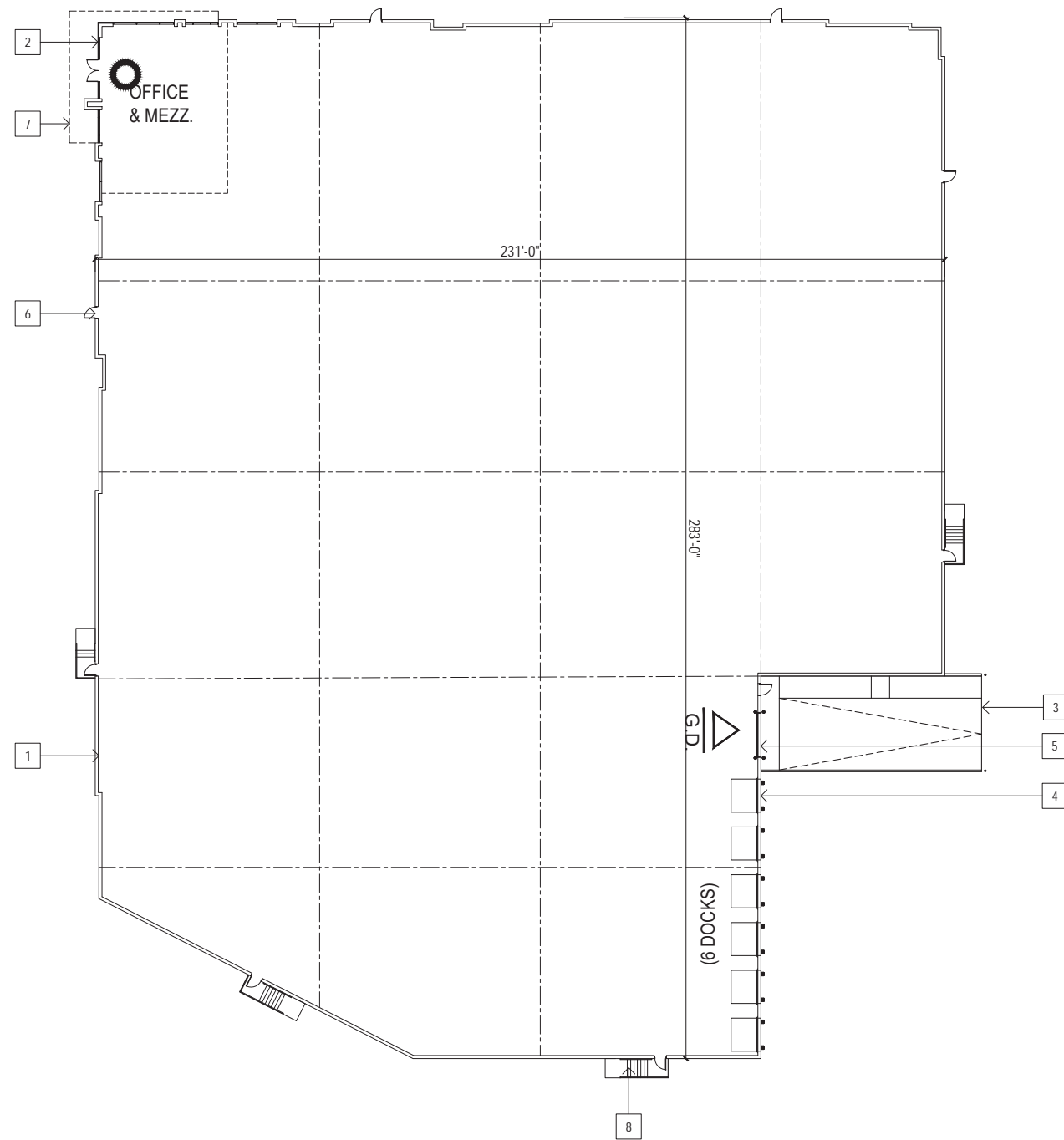
PERRIS, CA

Enlarged Site Plan



A4.2

Scale 1" = 40'-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



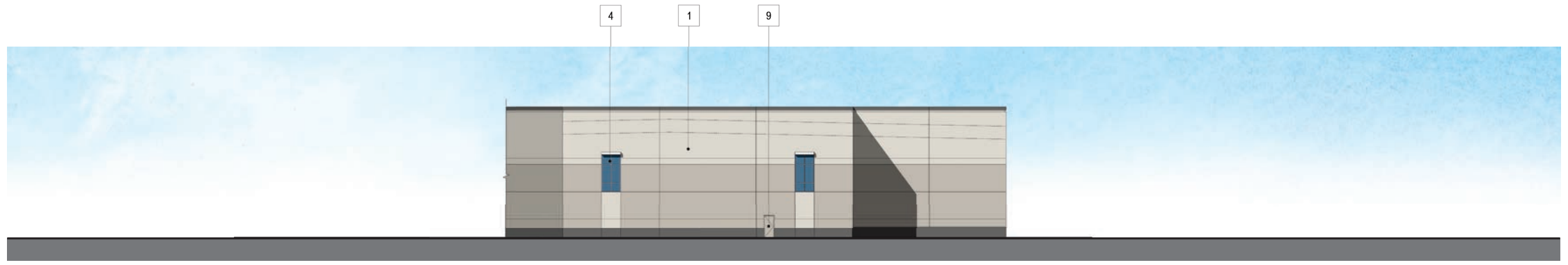
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 4
Concept Floor Plan



A4.3

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



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

KEYNOTES:

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



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

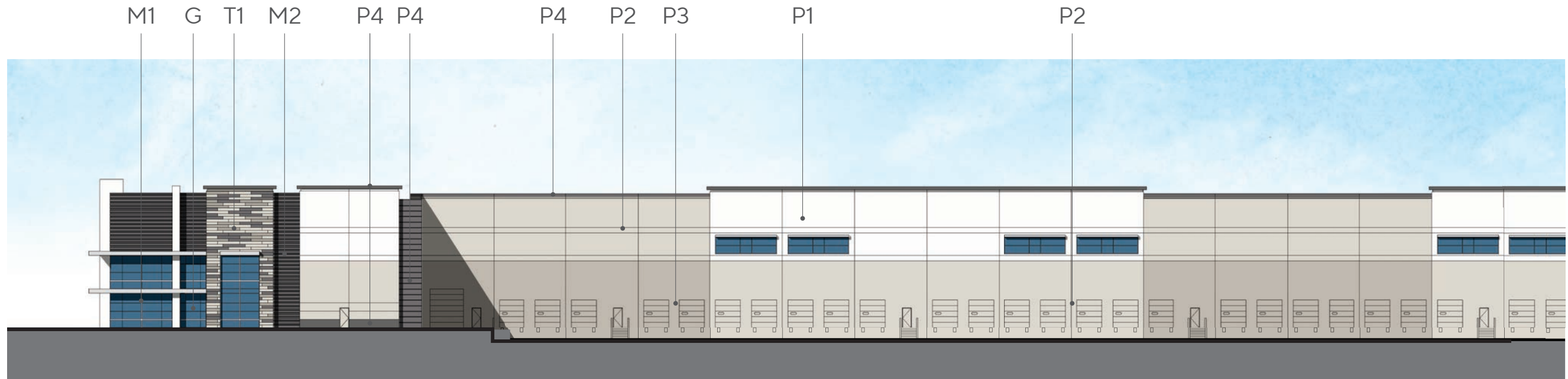
PERRIS, CA

BUILDING 4
Colored Concept Elevations

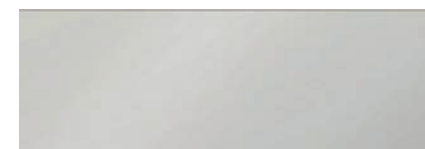


A4.5

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



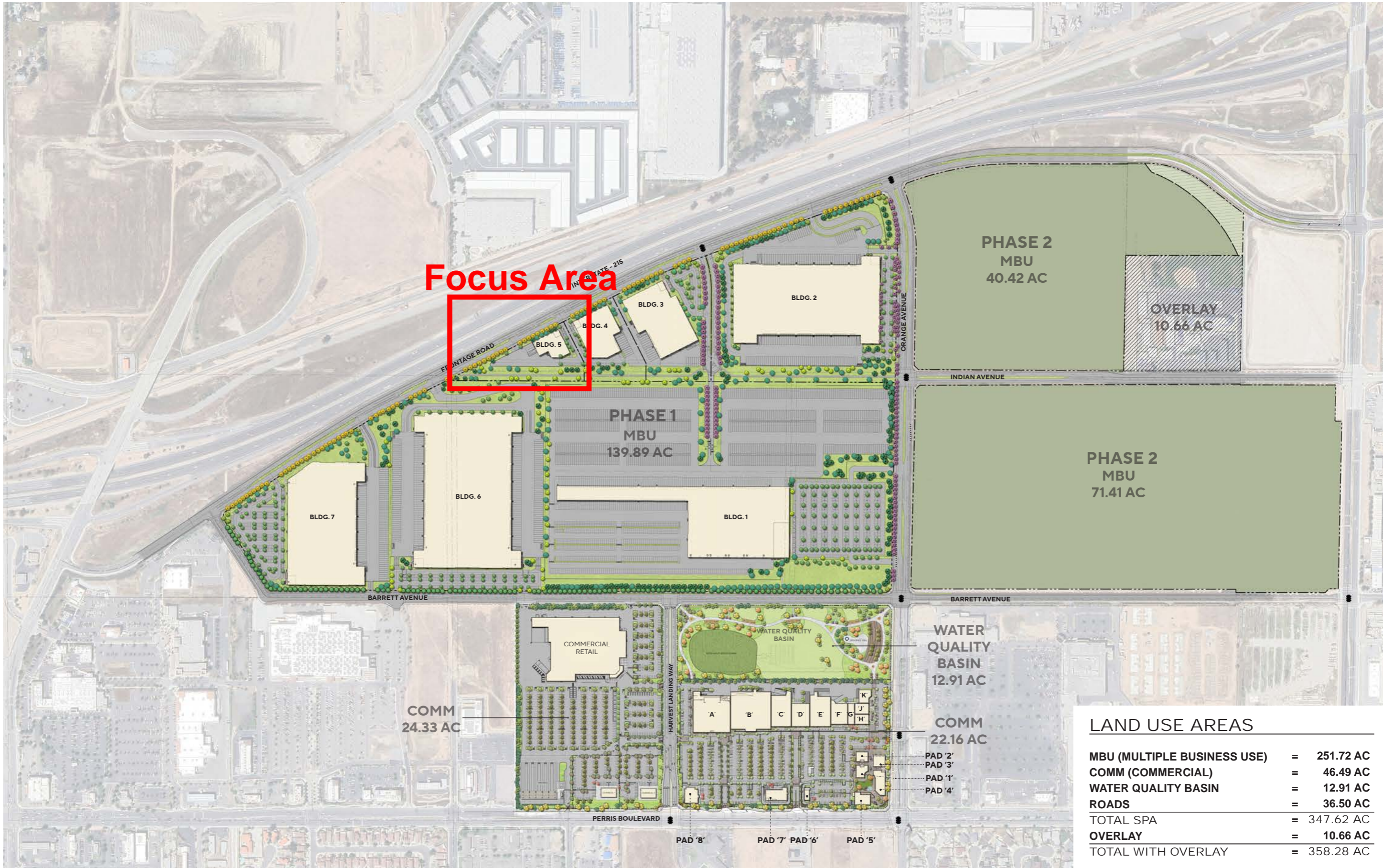
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 4
Color and Material Board



A12

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



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

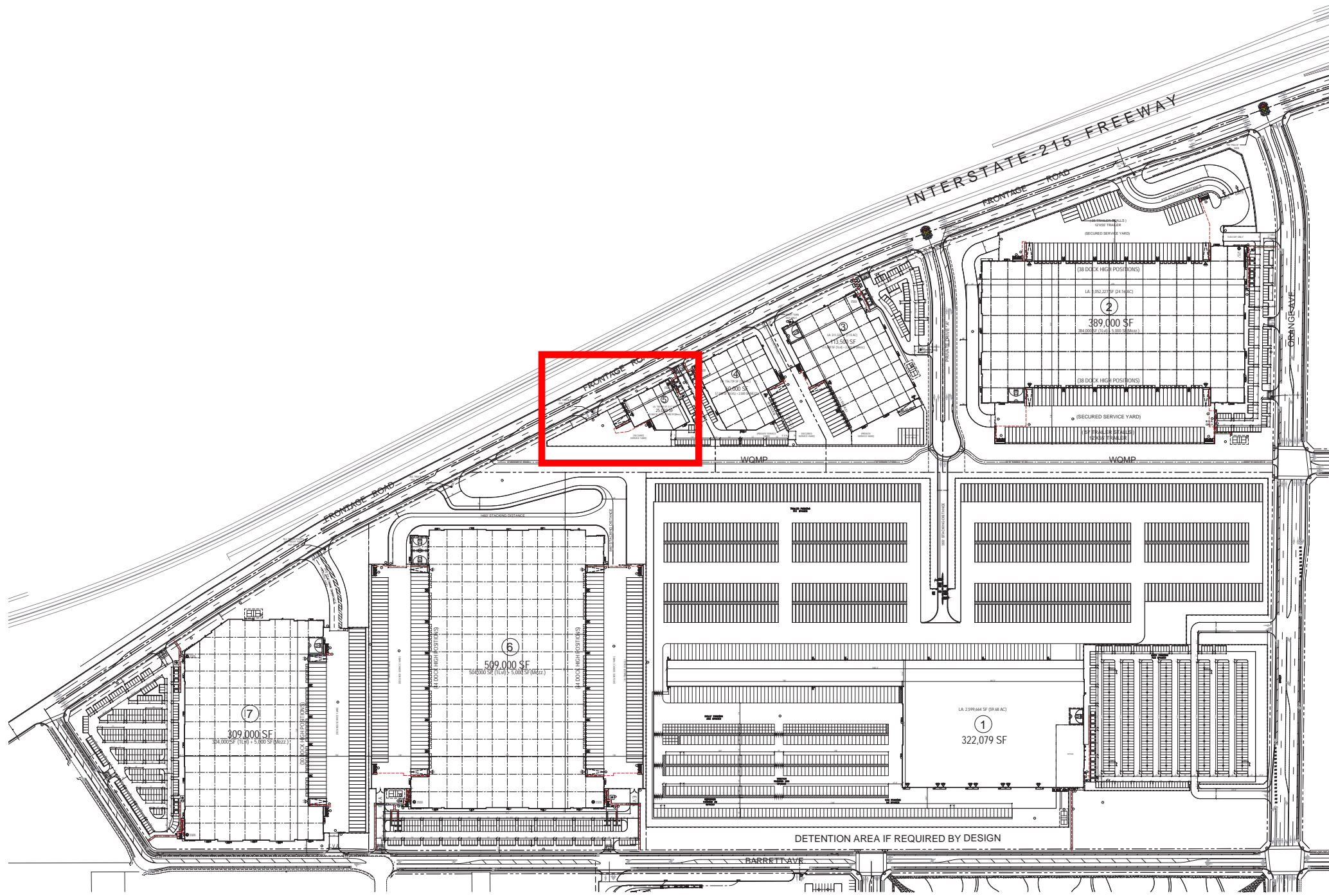
PERRIS, CA

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 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-47 TRACTOR TRAILER
- = ADA PATH OF TRAVEL
- = 12' X 55' TRAILER PARKING

OCCUPANCY CLASSIFICATION:

BUILDING: B, S1
CONSTRUCTION TYPE: IIB

PARKING STALL SIZES:

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

MAXIMUM BUILDING HEIGHT:

60 FT. PER HARVEST LANDING SPECIFIC PLAN MBU

MAXIMUM FLOOR AREA RATIO:

FAR - 75%



VICINITY MAP

NOT TO SCALE

ZONING ORDINANCE

EXISTING ZONING:
HARVEST LANDING SPECIFIC PLAN MBU

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

BUILDING 5 SHEET DESCRIPTION:

- A5.1 OVERALL MASTER PLAN & PROJECT DATA
- A5.2 CONCEPTUAL ENLARGED SITE PLAN
- A5.3 CONCEPTUAL FLOOR PLAN
- A5.4 CONCEPTUAL ELEVATIONS
- A5.5 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
- 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

TEAM PLAYERS:

APPLICANT/OWNER
HWP SO CAL PROPERTIES LLC
1844 NORTH TUSTIN ST. SUITE 122
ORANGE, CA 92668
CONTACT: TIM HOWARD, MIKE TUNNEY
(TEL) 714-769-9155

CIVIL ENGINEER
FM/CIVIL ENGINEERS INC.
286 TECHNOLOGY DRIVE SUITE 306
MIRAMonte, CA 92683
CONTACT: FRANCISCO MARTINEZ
(TEL) 951-331-8973

ARCHITECT
AO ARCHITECTS
144 NORTH STREET
ORANGE, CA 92667
CONTACT: DAN McCAVAD
(TEL) 714-409-9880
dan@aoarchitect.com

LANDSCAPE
HUNTER LANDSCAPE
711 FEE AKA 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) 253-753-4928
www.epdsolutions.com

LEGAL DESCRIPTION:

PARCELS:
APNS: 320-044-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029

BLDGs 3 THROUGH 12, INCLUDING 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 41, THEREBY.

EXCEPTING FROM BLDG 12 THE SOUTH 212 FEET OF THE EAST 210 FEET.

ALSO EXCEPTING FROM BLDG 3 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1304, PAGE 148, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

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ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG 4 AND 8 A RECORDED IN DEED TO THE STATE OF CALIFORNIA FOR A HOME, RECORDED APRIL 24, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

KEYNOTES:

- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- ② CONCRETE VEHICULAR PARKING (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

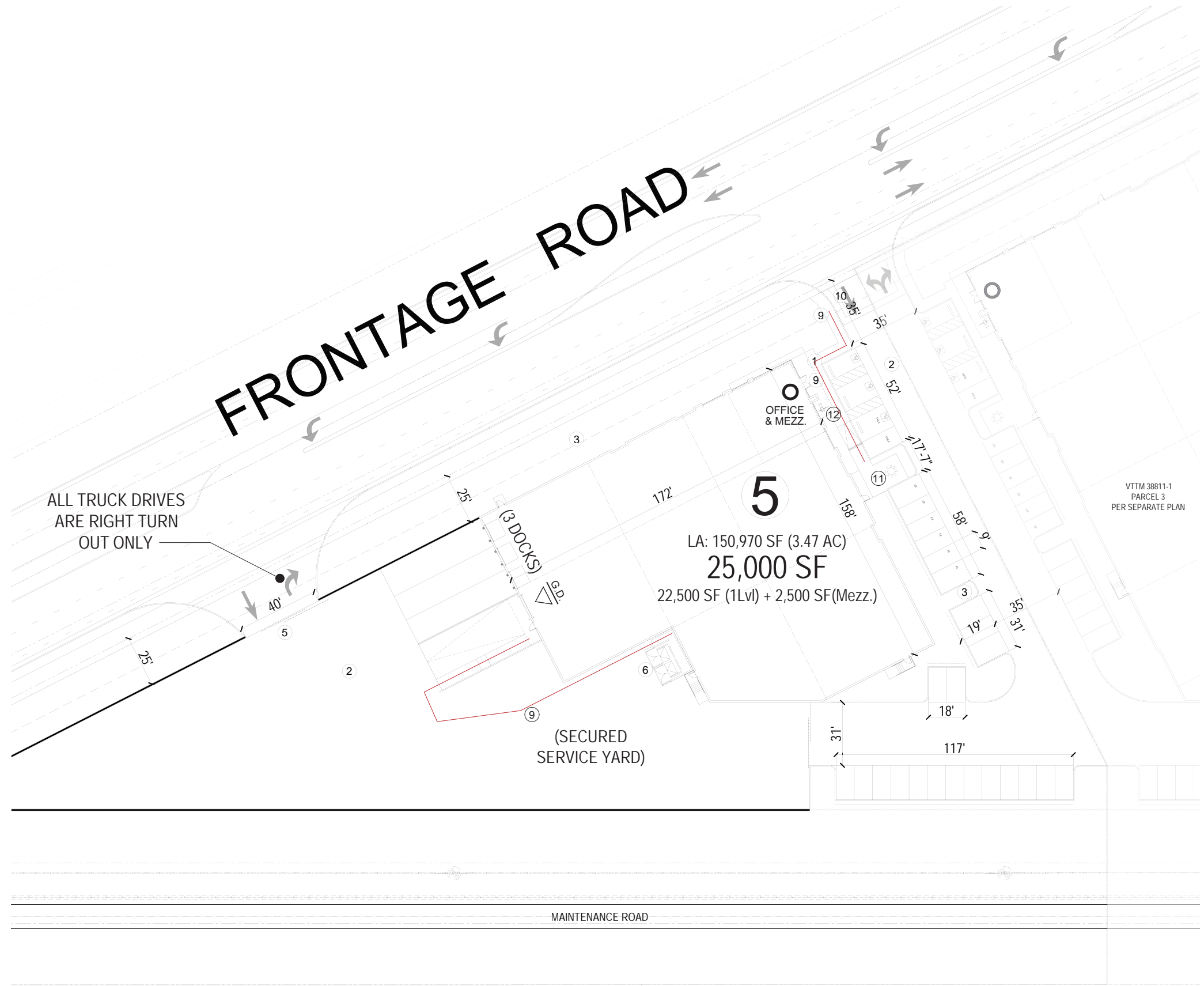
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
SITE AREA								
In s.f.	2,599,664	1,052,227	311,320	156,739	150,970	1,130,139	727,869	6,128,928 s.f.
In acres	59.68	24.16	7.15	3.60	3.46	25.95	16.71	140.71 ac
BUILDING FOOTPRINT								
	322,079	384,000	111,000	57,500	22,500	504,000	304,000	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 (60% 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	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') 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') ⁵	1	1	0	0	0	1	1	4 stalls
ADA VAN EV (12'x19') ⁶	1	1	1	1	1	1	1	7 stalls
Ambulatory EV (11'x19') ⁷	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%



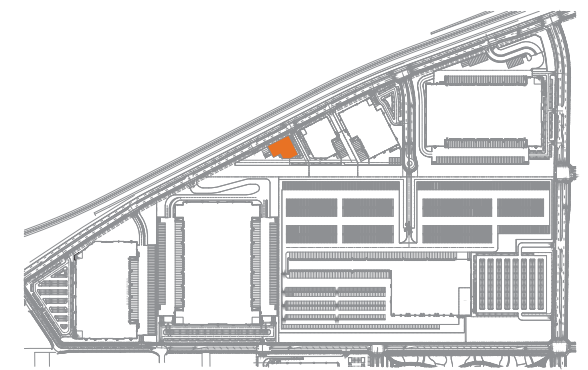


KEYNOTES: #

- 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.	150,970 s.f.	
in acres	3.46 ac	
BUILDING FOOTPRINT		
	22,500 s.f.	
BUILDING AREA		
Ground Office	2,500 s.f.	
Mezzanine	2,500 s.f.	
Warehouse	20,000 s.f.	
TOTAL	25,000 s.f.	
COVERAGE (50% max)		
	14.9%	
FAR (.75 max)		
	0.17	
AUTO PARKING REQUIRED		
Warehouse		
Whse:	1st 20k @ 1/1,000 s.f.	20 stalls
	above 20k @ 1/2,000 s.f.	3 stalls
TOTAL		23 stalls
AUTO PARKING PROVIDED		
Standard (9'x19')		18 stalls
Standard Accessible Parking (9'x19') ¹		1 stalls
Van Accessible parking (12'x19') ¹		1 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹		8 stalls
EVCS (9'x19') ¹		2 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		28 stalls
¹ parking required and provided are the same		
TRAILER PARKING PROVIDED		
Trailer (12'x55')		0 stalls
BICYCLE PARKING PROVIDED		
Long Term		2 spots
Short term		2 spots
LANDSCAPE REQUIRED		
Area at 14%		21,136 s.f.
LANDSCAPE PROVIDED		
Area	50,226 s.f.	
Percentage	33.3%	



KEY PLAN N.T.S. Ⓜ



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

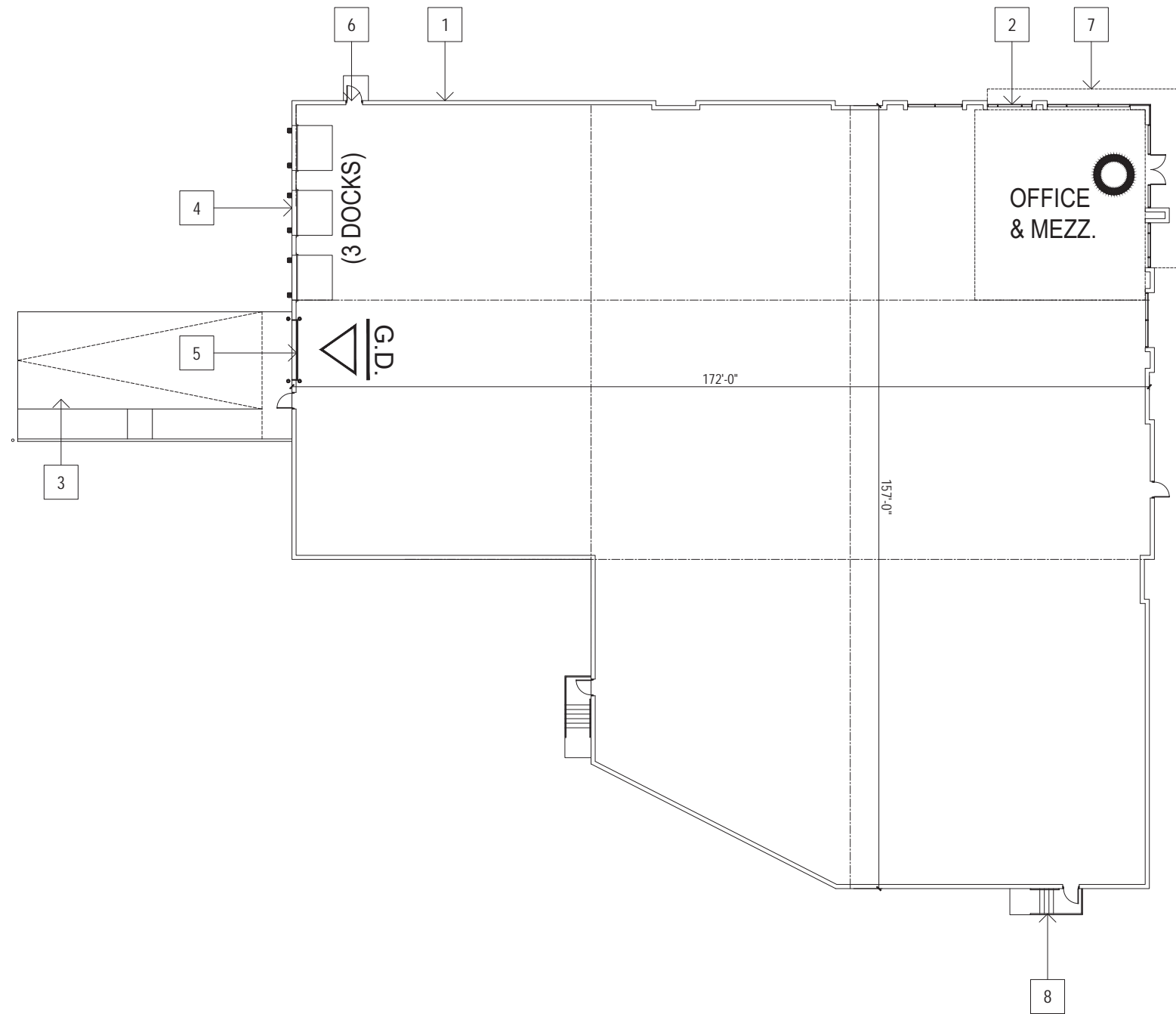
PERRIS, CA

BUILDING 5
Enlarged Site Plan



A5.2

Scale 1" = 40'-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

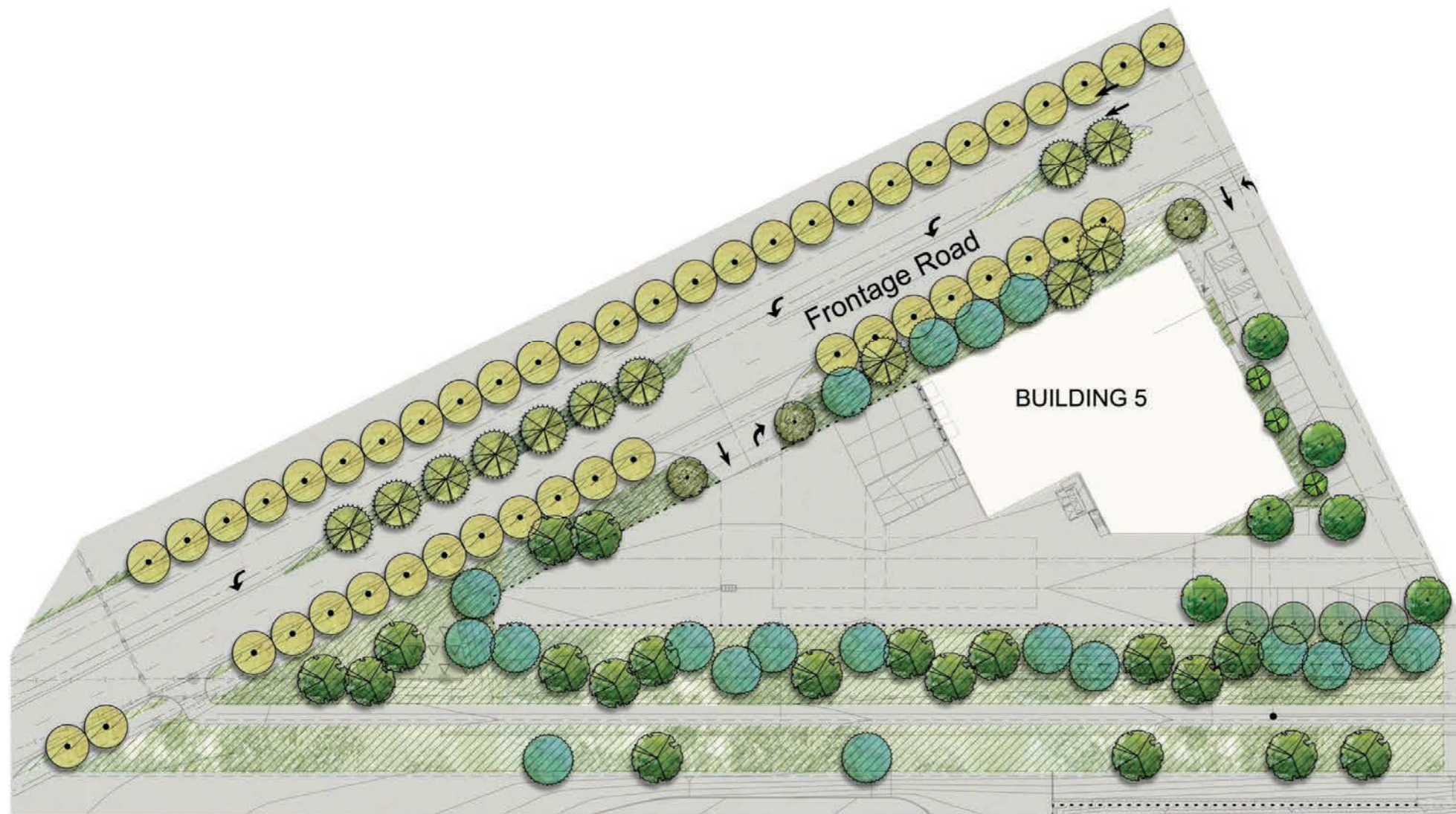
PERRIS, CA

BUILDING 5
Concept Floor Plan



A5.3

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



PLANTING LEGEND - BUILDING 5

TREES				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS REMARKS
	<i>Cercidium 'Desert Monarch'</i> Blue Palm Yucca	36" Box	21	L Standard Street Tree
	<i>Quercus parviflora</i> Australian Wattle	24" Box	4	M Standard
	<i>Olea europaea</i> Olive	48" Box	3	L MUM
	<i>Pinus edulis</i> Alpine Pine	36" Box	19	L Standard
	<i>Quercus laevis</i> Chinese Mesquite	36" Box	12	M Standard Street Tree
	<i>Schinus molle</i> California Pepper	24" Box	19	L Standard
	<i>Ulmus parviflora</i> Chinese Elm	15 Gal	6	M Standard
	<i>Taxodium canadense</i> Baldcypress	15 Gal	3	M Standard

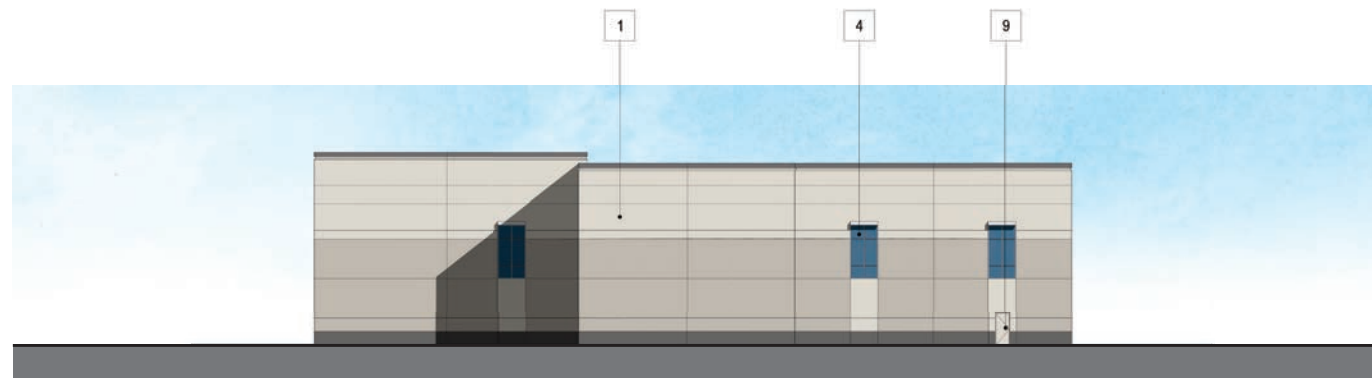
SHRUBS				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS REMARKS
	<i>Baccharis sp. 'Cerulea'</i> Coyote Bush	5 Gal		L
	<i>Callitriche 'Little John'</i> Dwarf Blue Bush	5 Gal		L
	<i>Carissa edulis</i> Ironwood Cactus	5 Gal		L
	<i>Dryas octopetala</i> Forsythia Lily	5 Gal		M
	<i>Furcraea 'MacDougal'</i> Furcraea	5 Gal		L
	<i>Leucodermis tuberosa</i> Leaves Sage	5 Gal		L
	<i>Lupinus 'L. Texensis'</i> Leaves Pinot	5 Gal		M
	<i>Platanus racemosa</i> Pink Mulberry	5 Gal		L
	<i>Platanus racemosa</i> Deer Grass	5 Gal		M
	<i>Stenactis californica</i> Cottonwood	5 Gal		L
	<i>Rosemarinus sp. 'Tuscan Blue'</i> Rosemary	5 Gal		L
	<i>Salvia sp. 'Allen Chalkberry'</i> Allen Chalkberry Sage	5 Gal		L
	<i>Salvia leucantha</i> Mexican Sage	5 Gal		L
	<i>Isoplexis tuberosa</i> Cedar Rosemary	5 Gal		L
	<i>Isoplexis tuberosa</i> Dead Coast Rosemary	5 Gal		L

GROUNDCOVER				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS REMARKS
	<i>Asplenium platyneuron</i> Dwarf Fern	1 Gal	8" O.C.	L
	<i>Baccharis sp. 'Spigee Point'</i> Dwarf Coyote Bush	1 Gal	8" O.C.	L
	<i>Carissa edulis 'Green Carpet'</i> Prostrate Natal Plum	1 Gal	36" O.C.	M
	<i>Diarrhena subulata 'Yellow'</i> Yellow Day Lily	1 Gal	24" O.C.	M
	<i>Lupinus 'Gold Mound'</i> Yellow Lentils	1 Gal	36" O.C.	L
	<i>Lonicera sp. 'Yellow'</i> Hart's Honeycreeper	1 Gal	48" O.C.	L
	<i>Munroa parviflora</i> Munroa	1 Gal	36" O.C.	L
	<i>Rosemarinus sp. 'Hortensia Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L
	<i>Turkistanicum sibiricum</i> Siberian Jasmine	1 Gal	24" O.C.	M



SHEET 5

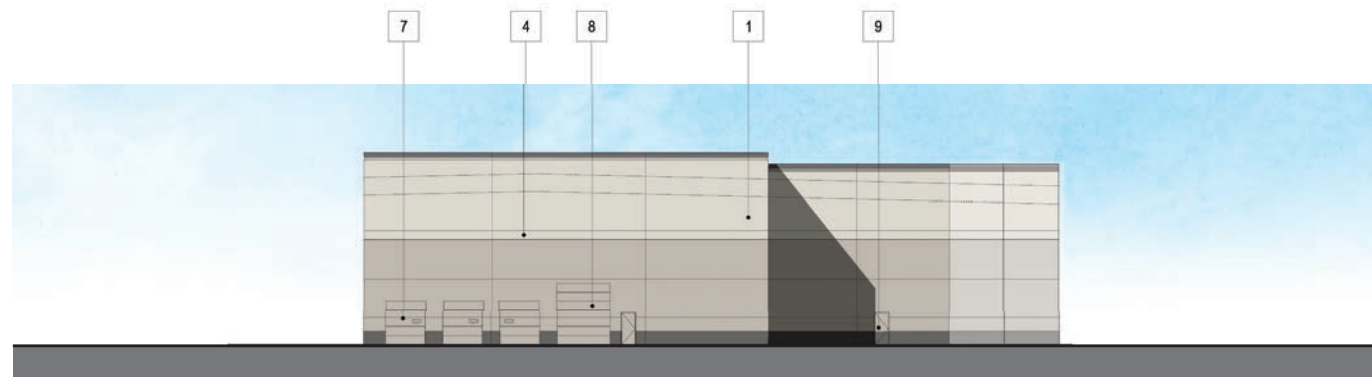




EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

KEYNOTES:

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



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

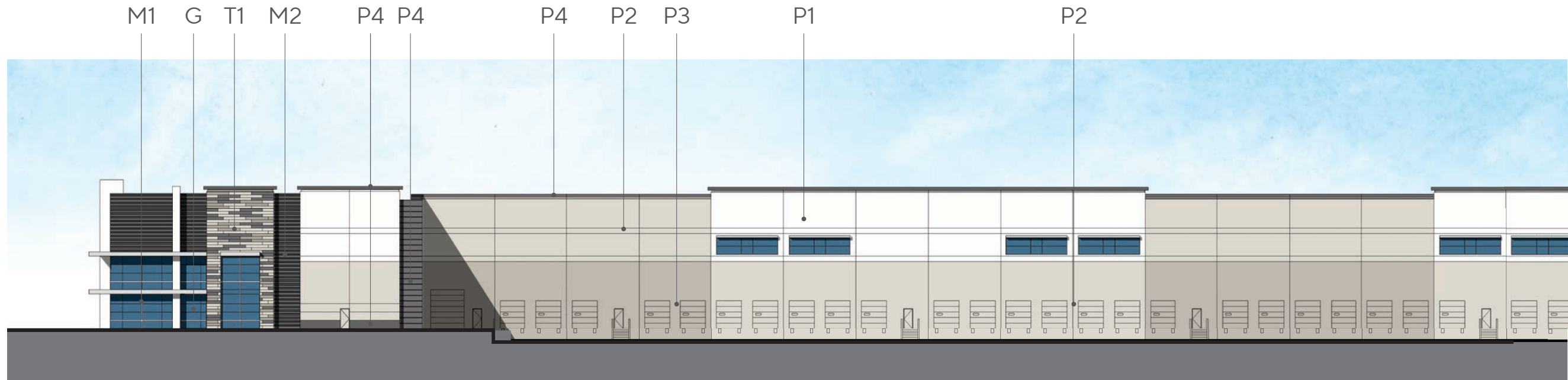
PERRIS, CA

BUILDING 5
Colored Concept Elevations

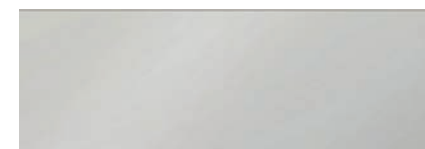


A5.5

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



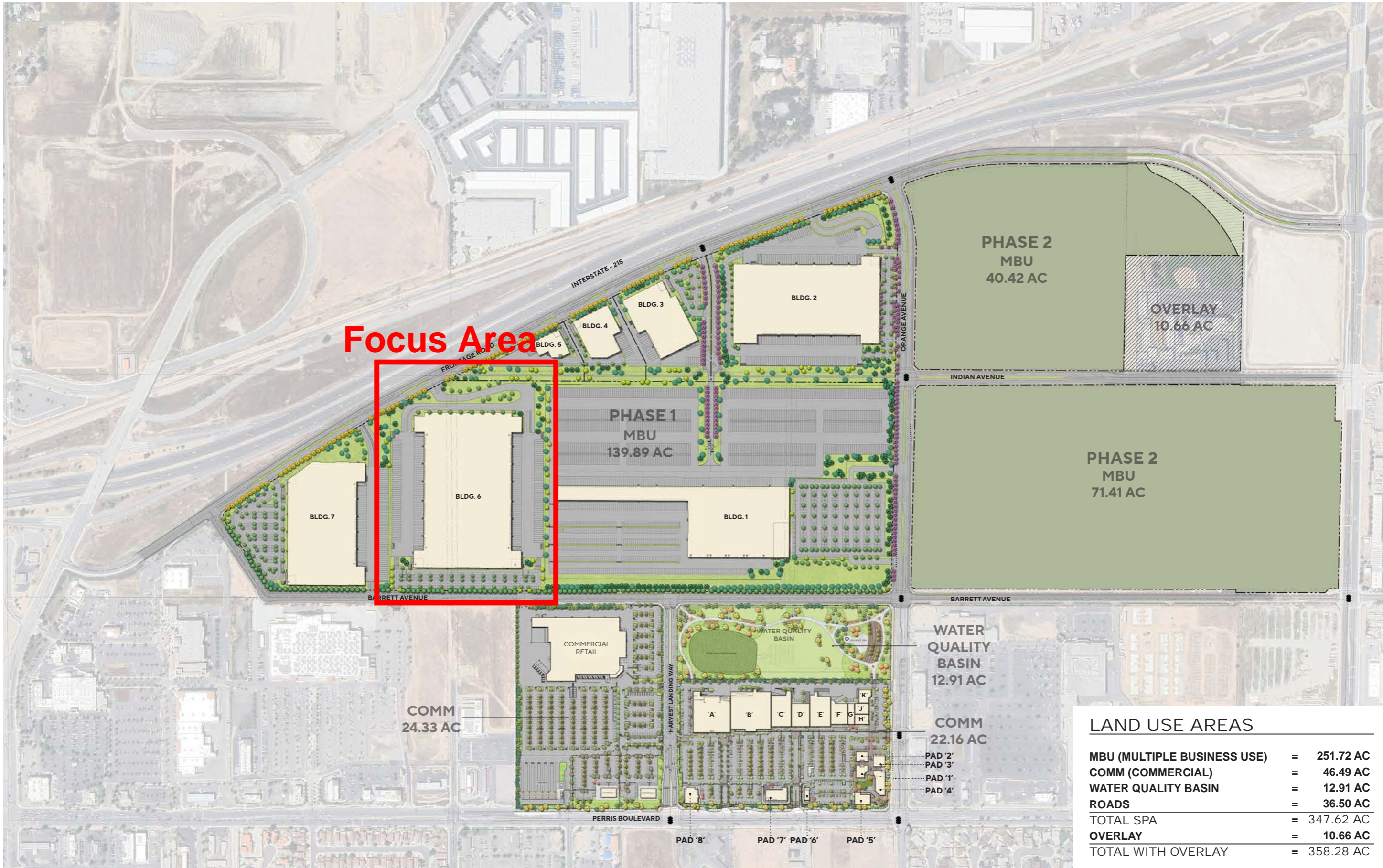
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 5
Color and Material Board



A12

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



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

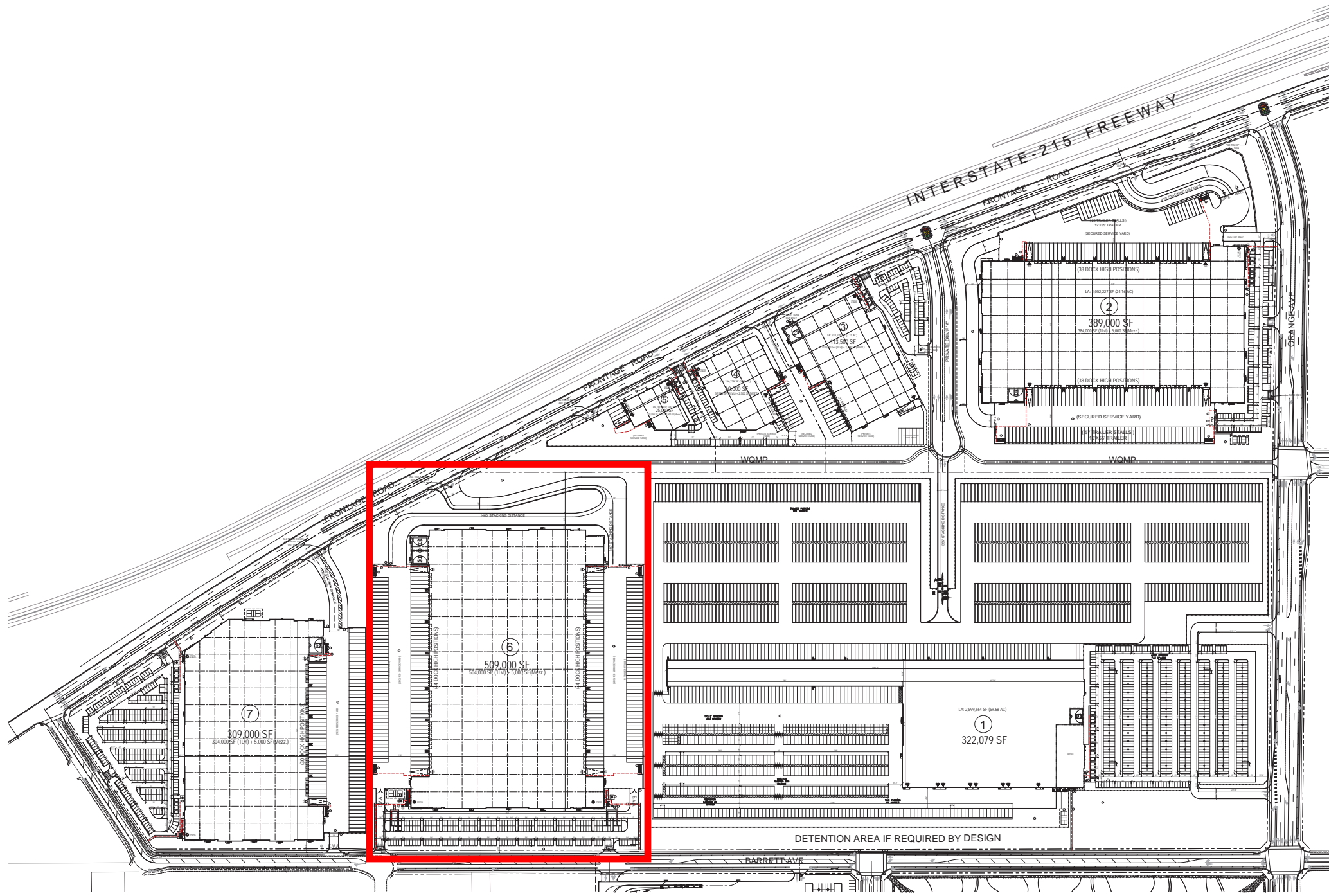
PERRIS, CA

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 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-47 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%

LEGAL DESCRIPTION:

PARCELS:
 04903-000-001-016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029

BLOCKS 8 THROUGH 12, INCLUDING 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 41, THEREBY.

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 GRANT, 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 GRANT, RECORDED APRIL 26, 1983 IN BOOK 1303, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLOCKS 8 AND 9 A RECORDED IN DEED UNDER THE ORDER OF CONDEMNATION TO THE STATE 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. 1984048033 OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING THEREFROM AN INTEREST IN THE EAST 1/2 SECTION 16 AND 1/4 OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 3 WEST, AND OTHER INTERESTS, SUBJECTS AND BENEFICIARIES OF WHICHEVER AND ALSO INTERESTS IN AND OTHER PORTIONS OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 4 NORTH, RANGE 3 WEST, AS RECORDED IN DEED FROM THE FEDERAL LAND BANK OF DENVER TO LOUIS B. WINTER, DATED DECEMBER 14, 1964 IN BOOK 404, PAGE 241 OF OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

PARCELS 1-4:
 04903-000-028-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 3 WEST, AND OTHER INTERESTS, SUBJECTS AND BENEFICIARIES OF WHICHEVER AND ALSO INTERESTS IN AND OTHER PORTIONS OF THE SOUTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 4 NORTH, RANGE 3 WEST, AS RECORDED IN DEED FROM THE FEDERAL LAND BANK OF DENVER TO LOUIS B. WINTER, DATED DECEMBER 14, 1964 IN BOOK 404, PAGE 241 OF OFFICIAL RECORDS, ORANGE COUNTY, CALIFORNIA.

EXCEPTING THE NORTH 30 FEET IN ORANGE AVENUE, THE EAST 30 FEET IN MAIN AVENUE AND THE SOUTH 30 FEET IN CROSS AVENUE.

ALSO EXCEPTING THEREFROM THE PORTION DESCRIBED IN DEED RECORDED DECEMBER 21, 1986 AS INSTRUMENT NO. 198604400 AND IN DEED RECORDED MARCH 13, 1989 AS INSTRUMENT NO. 198904000, RECORDS OF ORANGE COUNTY.

ALSO EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE STATE OF CALIFORNIA BY DEEDS RECORDED MARCH 22, 1983, AS INSTRUMENT NO. 198304000 AND 198304001.



ZONING ORDINANCE
 EXISTING ZONING:
 HARVEST LANDING SPECIFIC PLAN MBU

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

- BUILDING 6 SHEET DESCRIPTION:**
- A6.1 OVERALL MASTER PLAN & PROJECT DATA
 - A6.2 CONCEPTUAL ENLARGED SITE PLAN
 - A6.3 CONCEPTUAL FLOOR PLAN
 - A6.4 CONCEPTUAL ELEVATIONS
 - A6.5 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

1 CONCEPTUAL GRADING & DRAINAGE PLAN
 2 CONCEPTUAL GRADING & DRAINAGE PLAN
 E0.3 TITLE 24
 E0.4 LIGHTING CUTSHEETS
 E1.0 OVERALL SITE
 E1.1 BLDG 6 & 7 SITE PHOTOMETRIC

- TEAM PLAYERS:**
- APPLICANT/OWNER:**
 HEP SO-CAL PROPERTIES LLC
 1844 NORTH TUSTIN ST. SUITE 122
 ORANGE, CA 92668
 CONTACT: TIM HOWARD, MIKE TUNNEY
 (TEL) 714-769-9155
- CIVIL ENGINEER:**
 FM/CIVIL ENGINEERS INC.
 286 TECHNOLOGY DRIVE SUITE 306
 IRVINE, CA 92614
 CONTACT: FRANCISCO MARTINEZ
 (TEL) 951-351-8873
- ARCHITECT:**
 AO ARCHITECTS
 144 NORTH STREET
 ORANGE, CA 92667
 CONTACT: DAN McCAVAD
 (TEL) 714-469-9880
 dan@aoarchitect.com
- LANDSCAPE:**
 HUNTER LANDSCAPE
 711 FEE AKA ST
 PLACENTIA, CA 92870
 CONTACT: TOM HAYES
 (TEL) 714-880-2400
- LIGHTING:**
 PACIFIC ELECTRICAL ENGINEERING INC.
 8171 E. KAISER BLVD.
 ANAHEIM, CA 92808
 CONTACT: REED STONEBURNER, PE
 (TEL) 714-680-7766 (CELL) 714-620-1411
- CITY LIAISON:**
 EPD SOLUTIONS
 3333 MICHELSON DRIVE SUITE 300
 IRVINE, CA 92612
 CONTACT: CHARLIE COSAKOWSKI
 (TEL) 253-753-4928
 www.epdsolutions.com

KEYNOTES:

- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- ② CONCRETE VEHICULAR PARKING (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

AUTO PARKING REQUIRED

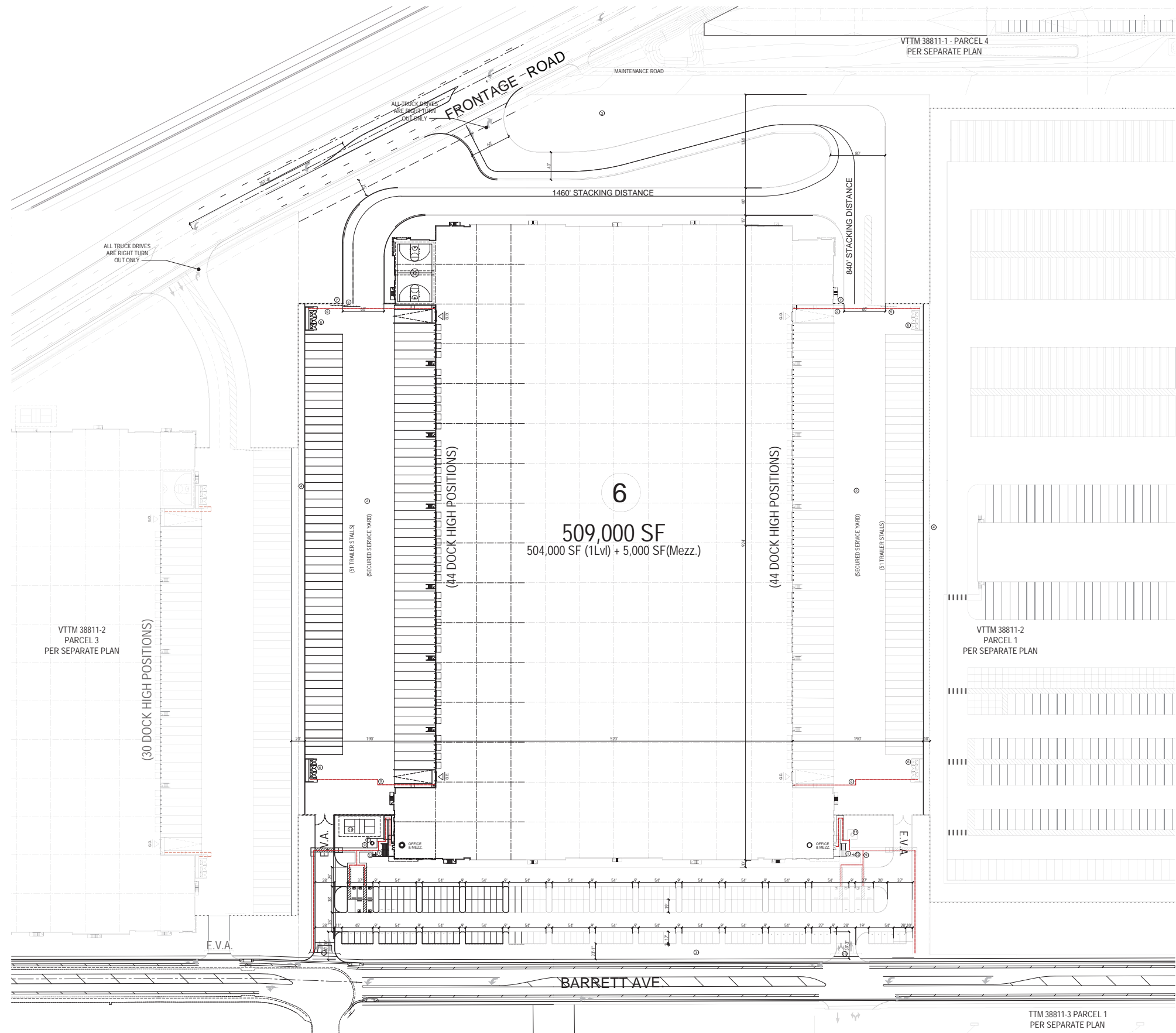
	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
Warehouse								
Whse 1st 20k @ 1/1,000 s.f.				20	20	20		60 stalls
above 20k @ 1/2,000 s.f.				47	20	3		70 stalls
High Cube Warehouse								
Office (office area less than 10%)								
Whse 1st 20k @ 1/1,000 s.f.	20	20				20	20	80 stalls
2nd 20k @ 1/2,000 s.f.	10	10				10	10	40 stalls
above 40k @ 1/5,000 s.f.	94	54				94	54	276 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') 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

TRAILER PARKING REQUIRED (High C. Whse)

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
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%



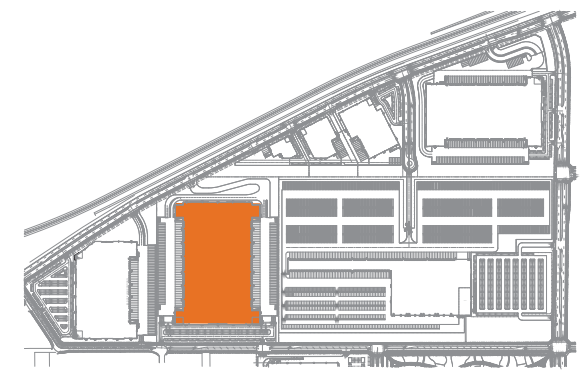


KEYNOTES: #

- 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.	1,130,139 s.f.
in acres	25.95 ac
BUILDING FOOTPRINT	
504,000 s.f.	
BUILDING AREA	
Ground Office	5,000 s.f.
Mezzanine	5,000 s.f.
Warehouse	499,000 s.f.
TOTAL	509,000 s.f.
COVERAGE (50% max)	
44.6%	
FAR (.75 max)	
0.45	
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.	94 stalls
TOTAL	124 stalls
AUTO PARKING PROVIDED	
Standard (9'x19')	169 stalls
Standard Accessible Parking (9'x19') ¹	5 stalls
Van Accessible parking (12'x19') ¹	2 stalls
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	44 stalls
EVCS (9'x19') ¹	11 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	220 stalls
¹ parking required and provided are the same	
TRAILER PARKING REQUIRED (High C. Whse)	
Trailer: 1/5,000 s.f.	101 stalls
TRAILER PARKING PROVIDED	
Trailer (12'x55')	102 stalls
BICYCLE PARKING PROVIDED	
Long Term	12 spots
Short term	2 spots
LANDSCAPE REQUIRED	
Area at 14%	158,219 s.f.
LANDSCAPE PROVIDED	
Area	163,300 s.f.
Percentage	14.4%



KEY PLAN N.T.S. N



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

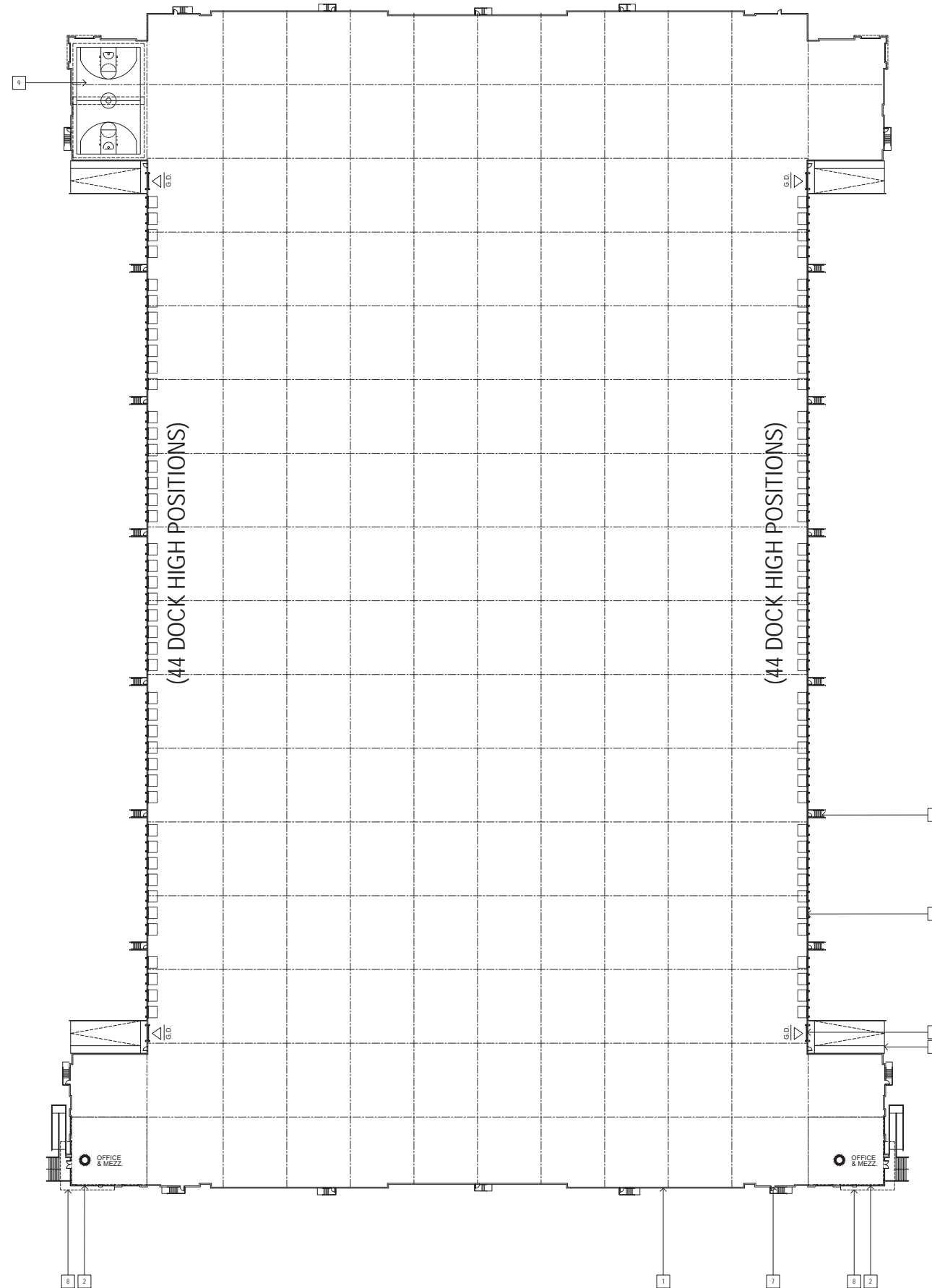
PERRIS, CA

BUILDING 6
Enlarged Site Plan



A6.2

Scale 1" = 40'-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 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

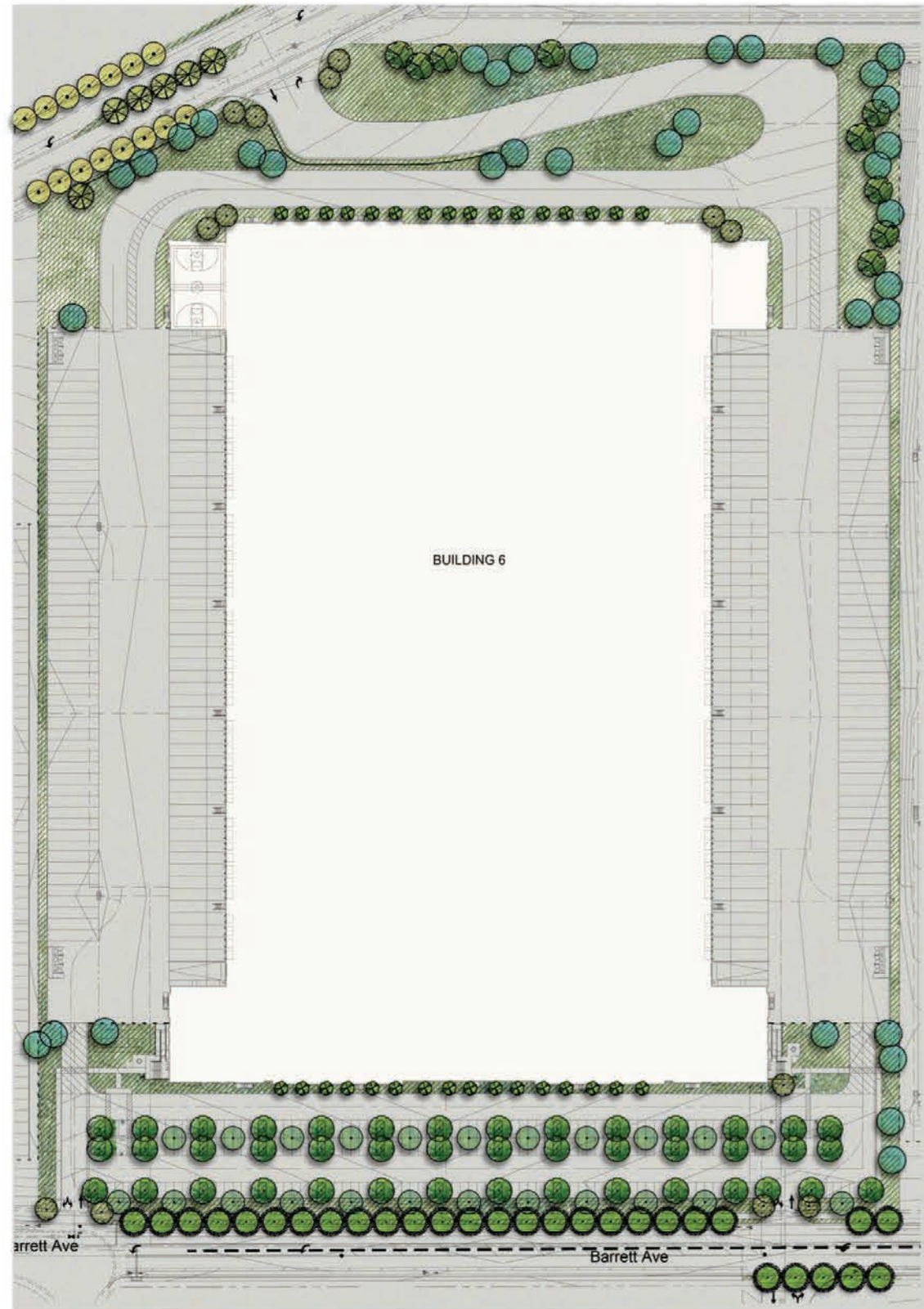
PERRIS, CA

BUILDING 6
Concept Floor Plan



A6.3

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

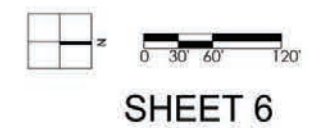


PLANTING LEGEND - BUILDING 6

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	MUCOLS	REMARKS
	<i>Canadiah "Desert Museum"</i> Blue Palo Verde	36" Box	8	L	Standard Street Tree
	<i>Carya leucocarpa</i> Peachleaf Willow	24" Box	23	M	Standard
	<i>Clusia sumatrana</i> Clusia	48" Box	13	L	Mult
	<i>Pinus attenuata</i> Algham Pine	24" Box	30	L	Standard
	<i>Dryopteris gracilifolia</i> Lemon Sage	36" Box	28	M	Standard Street Tree
	<i>Protea siliqua</i> Crispen Mariposa	36" Box	6	M	Standard Street Tree
	<i>Schinus molle</i> California Pepper	24" Box	9	L	Mult
	<i>Clusia peruviana</i> Clusia Tree	15 Gal	43	M	Standard
	<i>Taxodium canaliculata</i> Robbins Bay	15 Gal	33	M	Standard

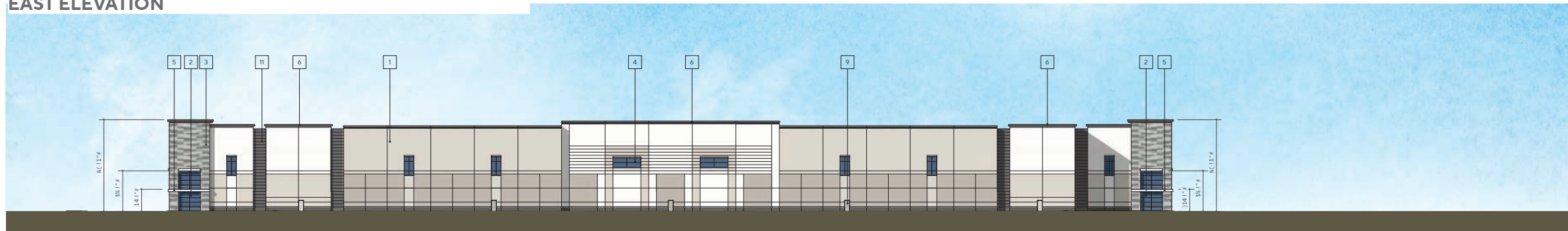
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	MUCOLS	REMARKS
	<i>Baccharis p. "Candelabra"</i> Coyote Bush	5 Gal		L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	5 Gal		L	
	<i>Ceanothus s. "Blue Boy"</i> Sheep Blue Bush	5 Gal		L	
	<i>Chamaecrista n. "Lemonade"</i> Fourwing Lily	5 Gal		M	
	<i>Eriogonum s. "Madroño"</i> California Sage	5 Gal		L	
	<i>Lambertia p. "Texas Orange"</i> Texas Orange	5 Gal		L	
	<i>Lambertia p. "Texas Orange"</i> Texas Orange	5 Gal		M	
	<i>Malvastrum s. "California"</i> Pink Malva	5 Gal		L	
	<i>Mutisia s. "Orange"</i> Orange Tree	5 Gal		M	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	
	<i>Rhus s. "Corkwood"</i> Corkwood	5 Gal		L	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	MUCOLS	REMARKS
	<i>Azalea s. "White"</i> White Azalea	1 Gal	1' O.C.	L	
	<i>Baccharis p. "Candelabra"</i> Coyote Bush	1 Gal	1' O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	M	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	24" O.C.	M	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	24" O.C.	M	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	
	<i>Calligonum l. "Little Joint"</i> Sheep Bottle Brush	1 Gal	30" O.C.	L	

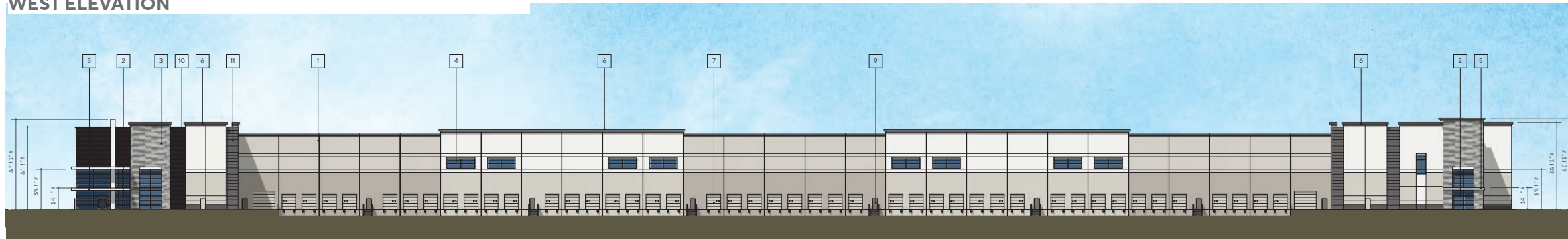




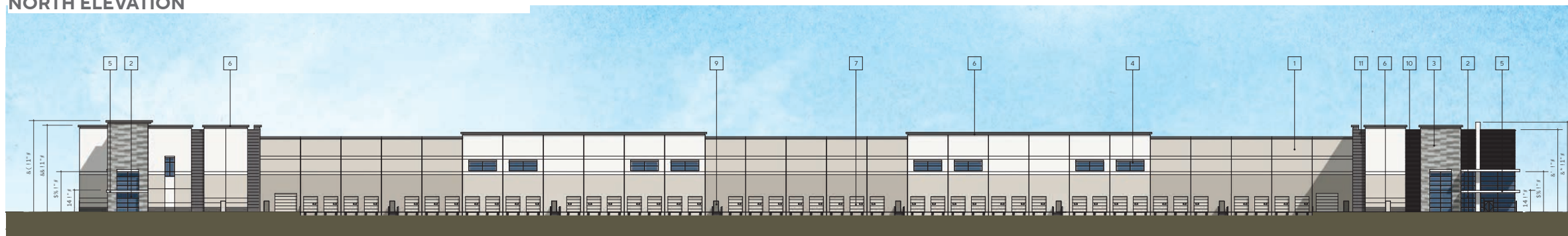
EAST ELEVATION



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.

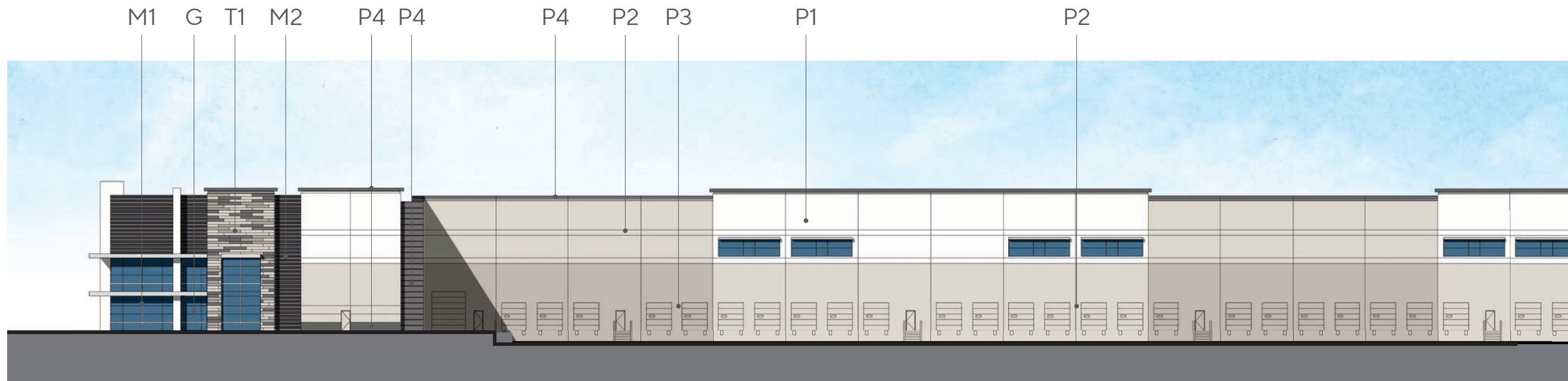


HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

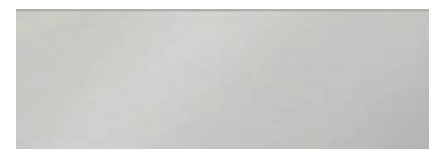
BUILDING 6
Colored Concept Elevations
0' 30' 60' 90'



A6.5
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 6
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

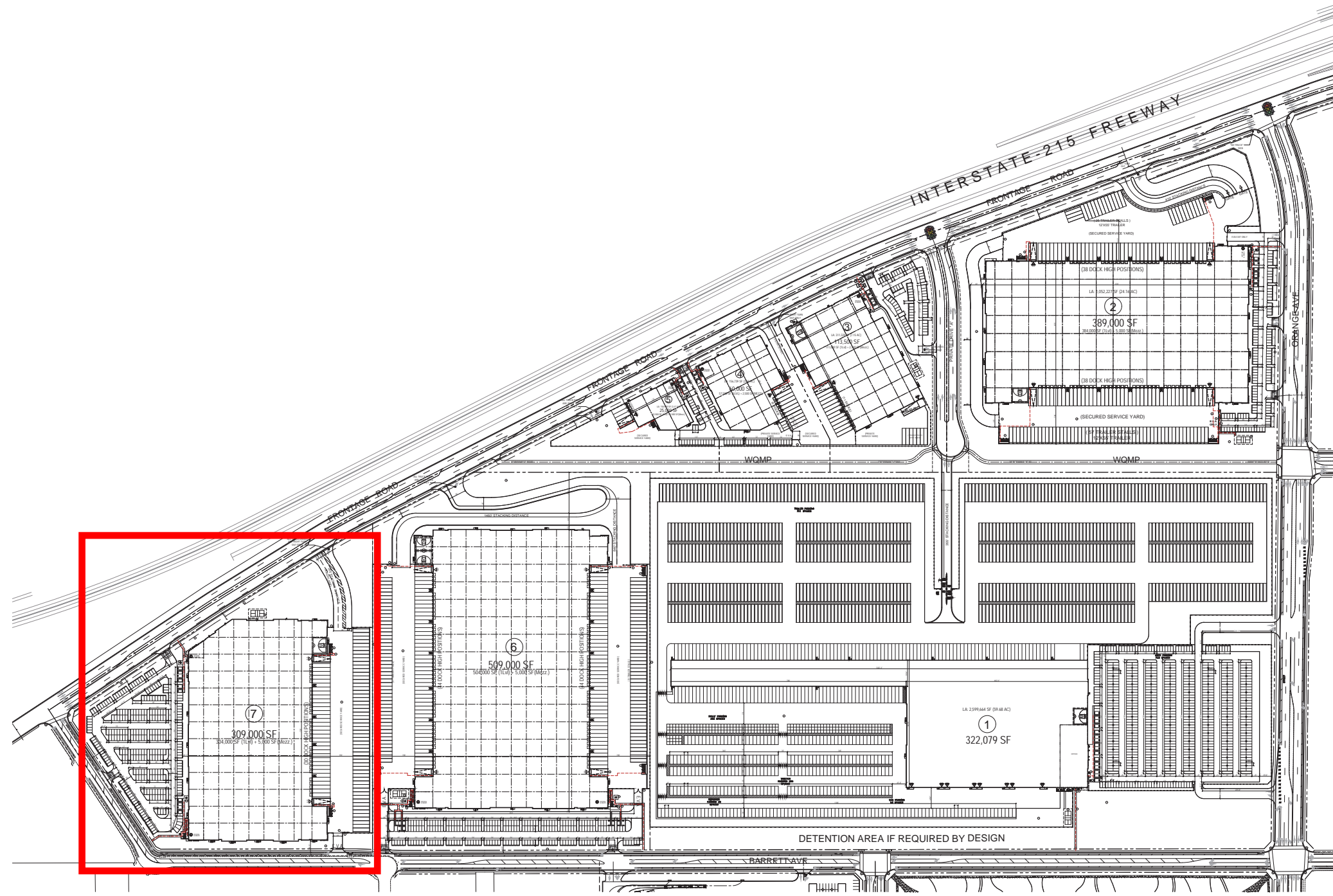
PERRIS, CA

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 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%

LEGAL DESCRIPTION:
 PARCEL 5:
 (APNS) 200-040-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029



ZONING ORDINANCE:
 EXISTING ZONING:
 HARVEST LANDING SPECIFIC PLAN MBU

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

- BUILDING 7 SHEET DESCRIPTION:**
- A7.1 OVERALL MASTER PLAN & PROJECT DATA
 - A7.2 CONCEPTUAL ENLARGED SITE PLAN
 - A7.3 CONCEPTUAL FLOOR PLAN
 - A7.4 CONCEPTUAL ELEVATIONS
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 - E0.4 LIGHTING CUTSHEET
 - E1.0 OVERALL SITE
 - E1.1 BLDG 6 & 7 SITE PHOTOMETRIC

TEAM PLAYERS:

APPLICANT/OWNER:
 HRP SO-CAL PROPERTIES LLC
 1844 NORTH TUSTIN ST. SUITE 122
 ORANGE, CA 92668
 CONTACT: TIM HOWARD, MIKE TUNNEY
 (TEL) 714-769-9155

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 286 TECHNOLOGY DRIVE SUITE 306
 IRVINE, CA 92614
 CONTACT: FRANCISCO MARTINEZ
 (TEL) 951-351-8873

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 92870
 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 500
 IRVINE, CA 92612
 CONTACT: CHARLIE COSAKOWSKI
 (TEL) 253-753-4938
 www.epdsolutions.com

LEGAL DESCRIPTION:
 PARCEL 5:
 (APNS) 200-040-015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029

BLDG. 5 THROUGH 12, INCLUDING 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, THEREBY.

EXCEPTING FROM BLDG. 12 THE SOUTH 212 FEET OF THE EAST 210 FEET.

ALSO EXCEPTING FROM BLDG. 5 AND 8 A RECORD IN DEED TO THE STATE OF CALIFORNIA FOR A RECORD, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 146, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG. 5 AND 8 A RECORD IN DEED TO THE STATE OF CALIFORNIA FOR A RECORD, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG. 5 AND 8 A RECORD IN DEED TO THE STATE OF CALIFORNIA FOR A RECORD, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

ALSO EXCEPTING FROM BLDG. 5 AND 8 A RECORD IN DEED TO THE STATE OF CALIFORNIA FOR A RECORD, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

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ALSO EXCEPTING FROM BLDG. 5 AND 8 A RECORD IN DEED TO THE STATE OF CALIFORNIA FOR A RECORD, RECORDED APRIL 23, 1983 IN BOOK 1304, PAGE 423, OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

- KEYNOTES:**
- ① PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
 - ② CONCRETE VEHICULAR PARKING (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								
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

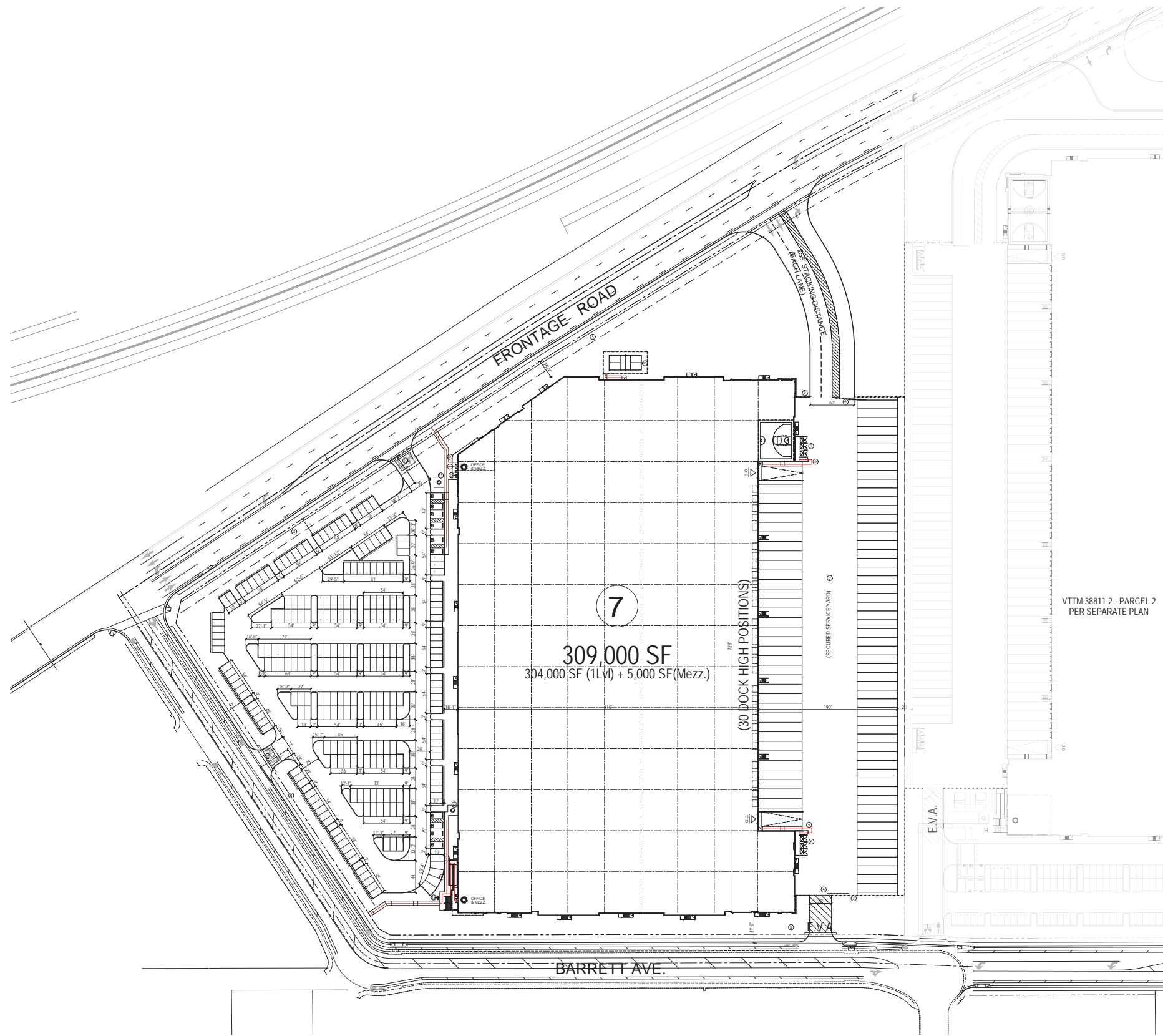
AUTO PARKING REQUIRED

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
Warehouse								
Whse 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%)								
Whse 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.	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 EV) 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

TRAILER PARKING REQUIRED (High C. Whse)

	BLDG. 1	BLDG. 2	BLDG. 3	BLDG. 4	BLDG. 5	BLDG. 6	BLDG. 7	TOTAL
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 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%

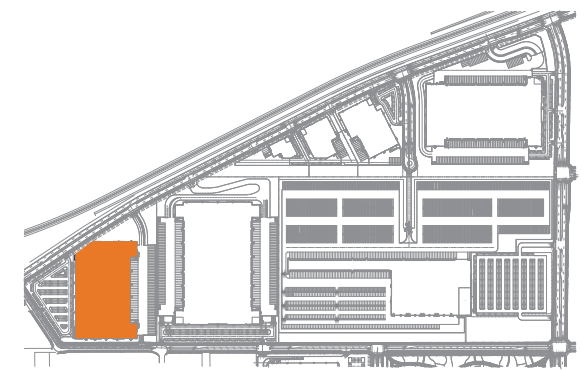


KEYNOTES: #

- 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.	727,849 s.f.	
in acres	16.71 ac	
BUILDING FOOTPRINT	304,000 s.f.	
BUILDING AREA		
Ground Office	5,000 s.f.	
Mezzanine	5,000 s.f.	
Warehouse	299,000 s.f.	
TOTAL	309,000 s.f.	
COVERAGE (50% max)	41.8%	
FAR (.75 max)	0.42	
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.	54 stalls	
TOTAL	84 stalls	
AUTO PARKING PROVIDED		
Standard (9'x19')	203 stalls	
Standard Accessible Parking (9'x19') ¹	5 stalls	
Van Accessible parking (12'x19') ¹	2 stalls	
EV Capable (9'x19') (includes EVCS & ADA EV) ¹	53 stalls	
EVCS (9'x19') ¹	14 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	263 stalls	
¹ parking required and provided are the same		
TRAILER PARKING REQUIRED (High C. Whse)		
Trailer: 1/5,000 s.f.	61 stalls	
TRAILER PARKING PROVIDED		
Trailer (12x55')	61 stalls	
BICYCLE PARKING PROVIDED		
Long Term	13 spots	
Short term	2 spots	
LANDSCAPE REQUIRED		
Area at 14%	101,902 s.f.	
LANDSCAPE PROVIDED		
Area	160,820 s.f.	
Percentage	22.1%	



KEY PLAN N.T.S. Ⓢ



HARVEST LANDING RETAIL CENTER & BUSINESS PARK

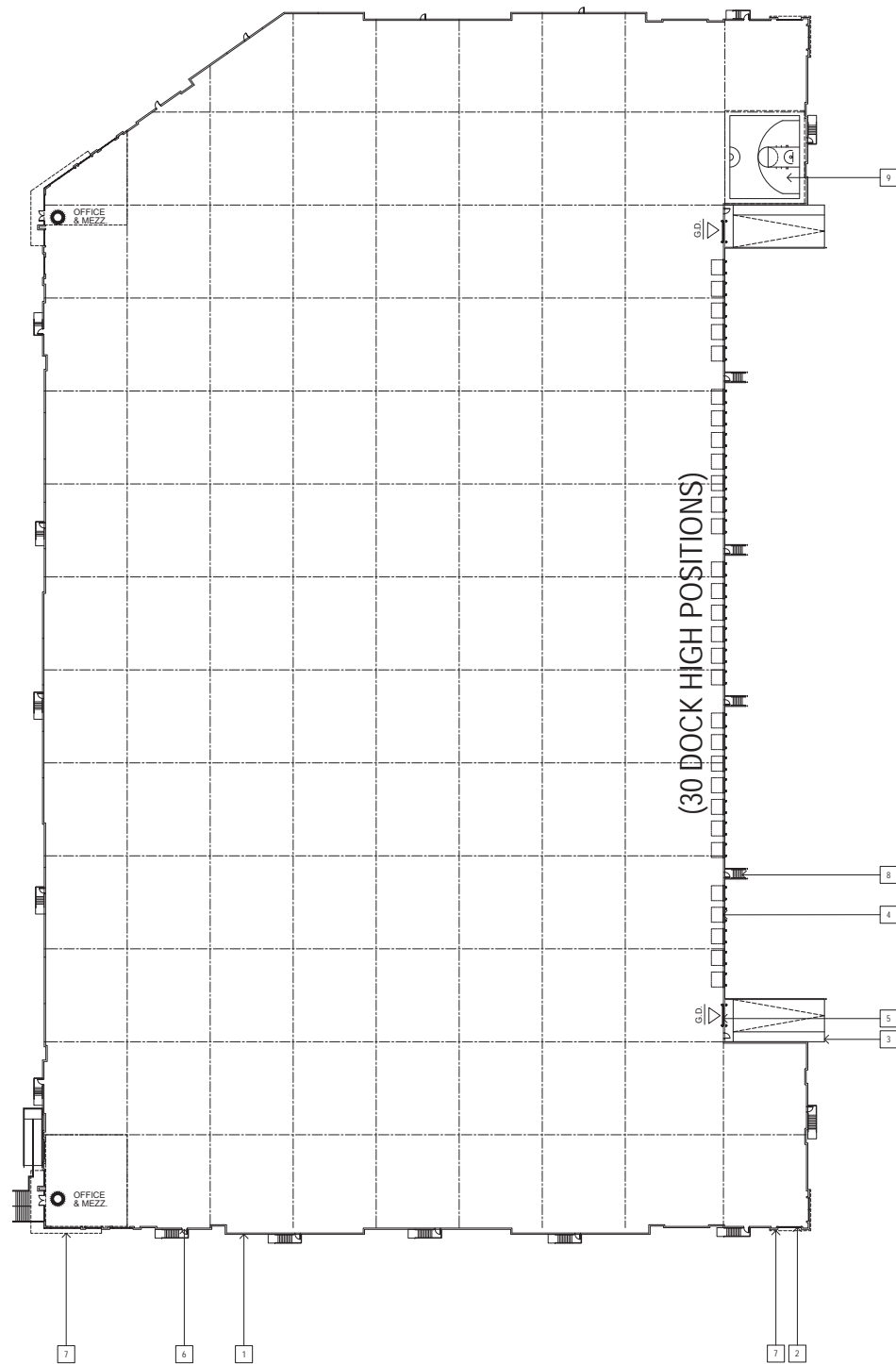
PERRIS, CA

BUILDING 7
Enlarged Site Plan



A7.2

Scale 1" = 40'-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 7
Concept Floor Plan

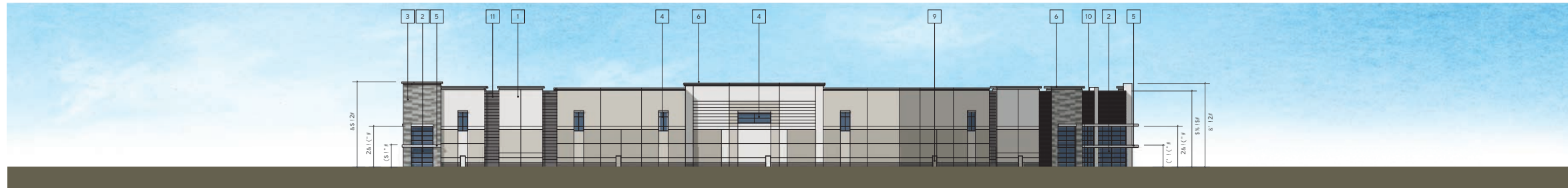


A7.3

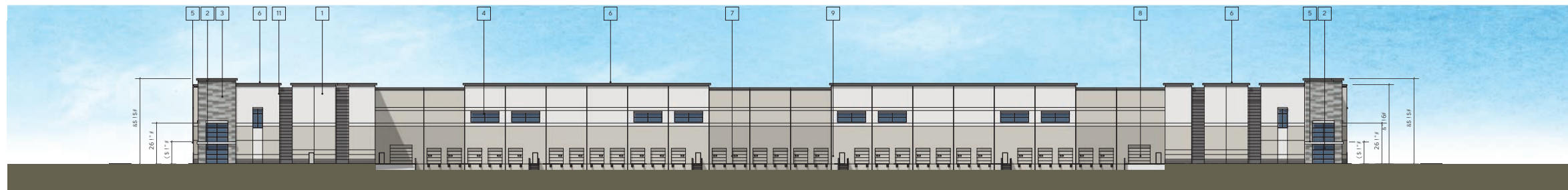
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Job No. 2020-392
Date 2025-07-28



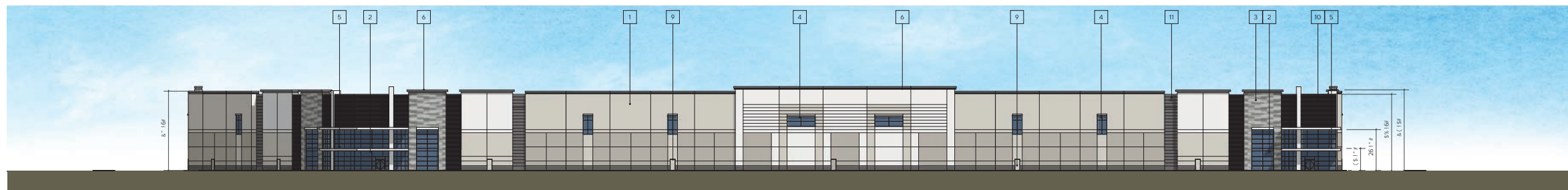
EAST ELEVATION



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.



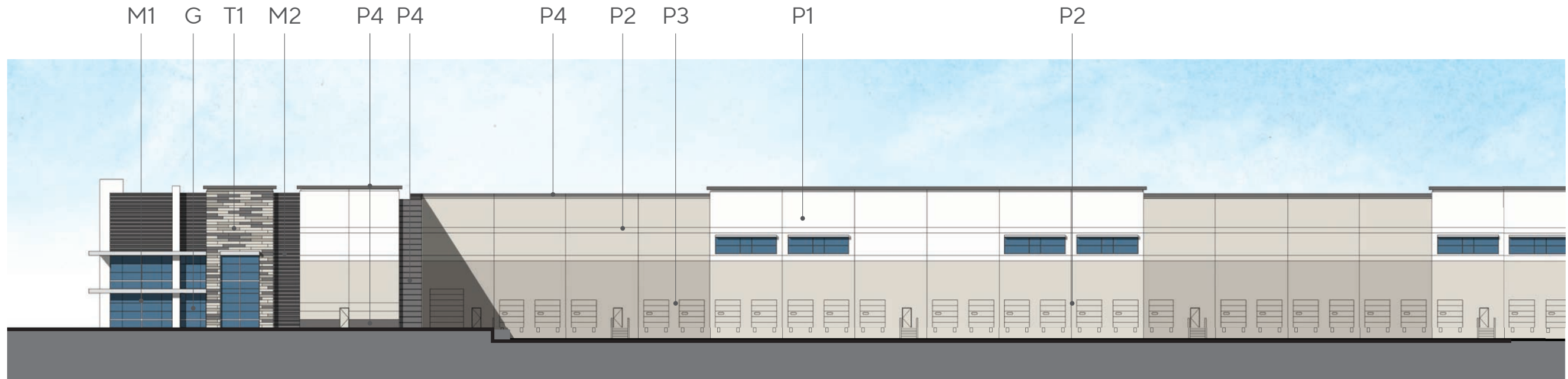
HARVEST LANDING RETAIL CENTER & BUSINESS PARK
PERRIS, CA

BUILDING 7
Colored Concept Elevations

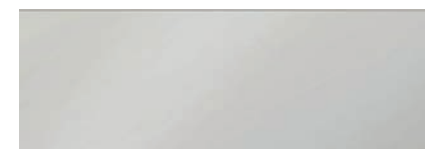


A7.5

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 7
Color and Material Board



A12

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