

11/06/2025

INDUSTRIAL PROJECT

SITE AREA	
In sq. ft.	589,160 s.f.
In acres	13.5 ac
BUILDING AREA	
Office 1st floor	10,000 s.f.
Office 2nd floor	10,000 s.f.
Warehouse	284,572 s.f.
TOTAL	304,572 s.f.
F.A.R.	0.52
COVERAGE	50.0%
AUTO PARKING REQUIRED	
1st 20K @ 1/1,000 sf	20 stalls
2nd 20K @ 1/2,000 sf	10 stalls
Over 40K @ 1/5,000 sf	53 stalls
TOTAL	83 stalls
AUTO PARKING PROVIDED	
standard (9'x19')	153 stalls
standard (9'x19') - Retail	76 stalls
TRAILER PARKING PROVIDED	
Trailer (10'x53')	61 stalls
Zoning Ordinance for City	
Current Zoning Designation - Perris Valley	Commercial Center SP (PV CC-SP) - Commercial
Proposed Zoning Designation - (L.I) Industrial	
MAXIMUM FLOOR AREA RATIO	
F.A.R. - .75	
MAXIMUM LOT COVERAGE	
Coverage - 50%	
SETBACKS	
Indian Ave. - 15' *	
Ramona Expy. - 20' *	
Side / rear - 0'	
* Front yards for structures shall be increased 5' for each 10' of structure height greater than setback from property line	
LANDSCAPE REQUIRED	
Percentage	12%
LANDSCAPE PROVIDED	
Percentage	16.0%
In sq. ft.	94,036 s.f.

COMMERCIAL PROJECT

PROPOSED BUILDING 1	
1,600 SF RETAIL	
2,700 SF FOOD	
BUILDING 2	
7,381 SF	
PARKING REQUIRED	
PROPOSED BUILDING 1	
1,600 SF RETAIL	6 SPACES
2,700 SF FOOD	37 SPACES
TOTAL 43 SPACES	
BUILDING 2	
7,381 SF	30 SPACES
TOTAL REQUIRED 73 SPACES	
PARKING PROVIDED	
BUILDING 1	
43 SPACES	
BUILDING 2	
36 SPACES	
TOTAL PROVIDED 79 SPACES	
PARCEL 1: 47,155.86 SF	
PARCEL 2: 39,631.87 SF	

Development Summary:

- Application for the retail portion of the parcel development
- Discretionary approval for grading, parking, circulation and buildings

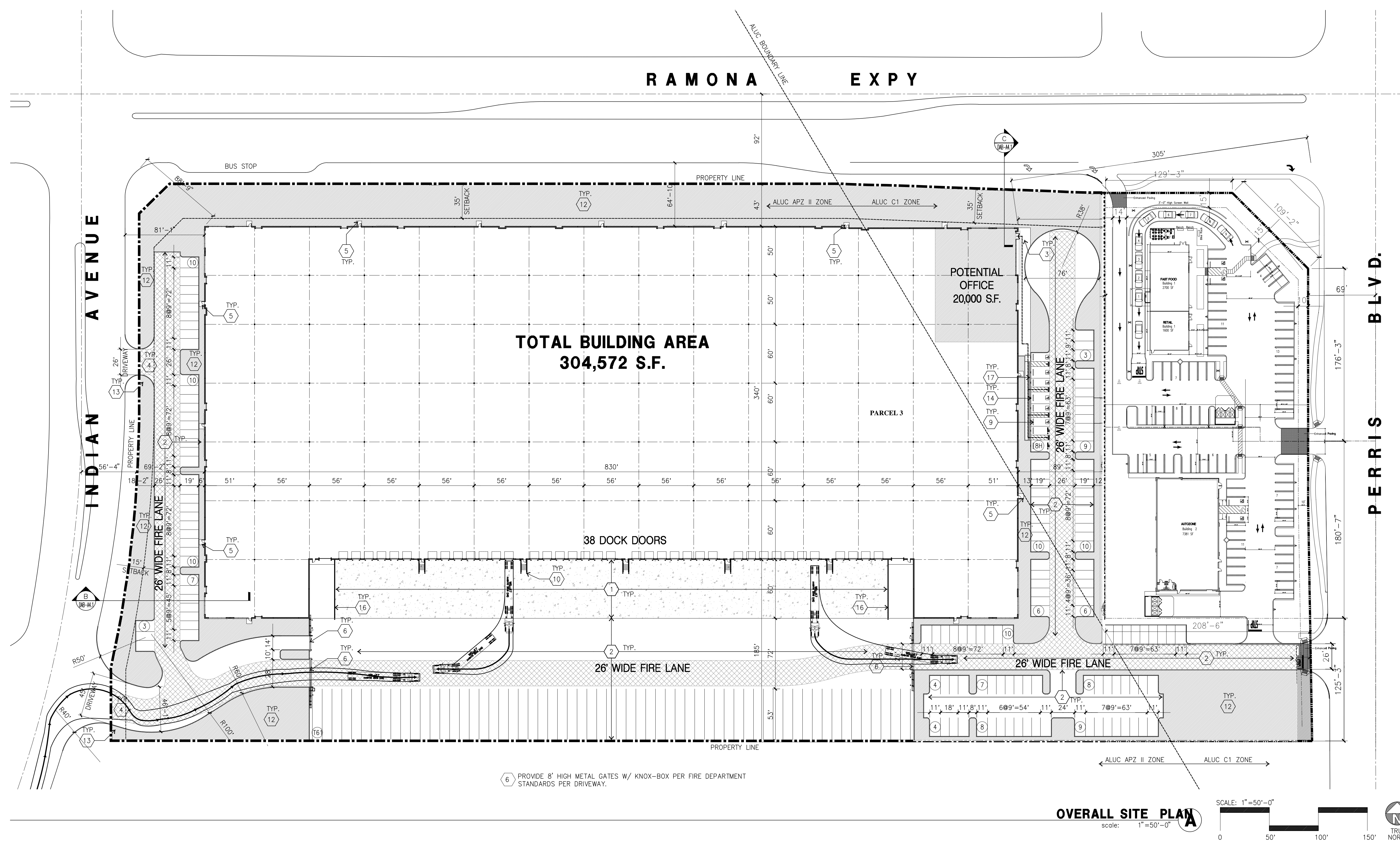
Legal Description: Blocks 9-12 inclusive of Figadota farms no. 17 in the City of Perris, County of Riverside, State of California as shown on map on file in book 17, page 32 of maps and records

Assessor Parcel Number: 303-060-020

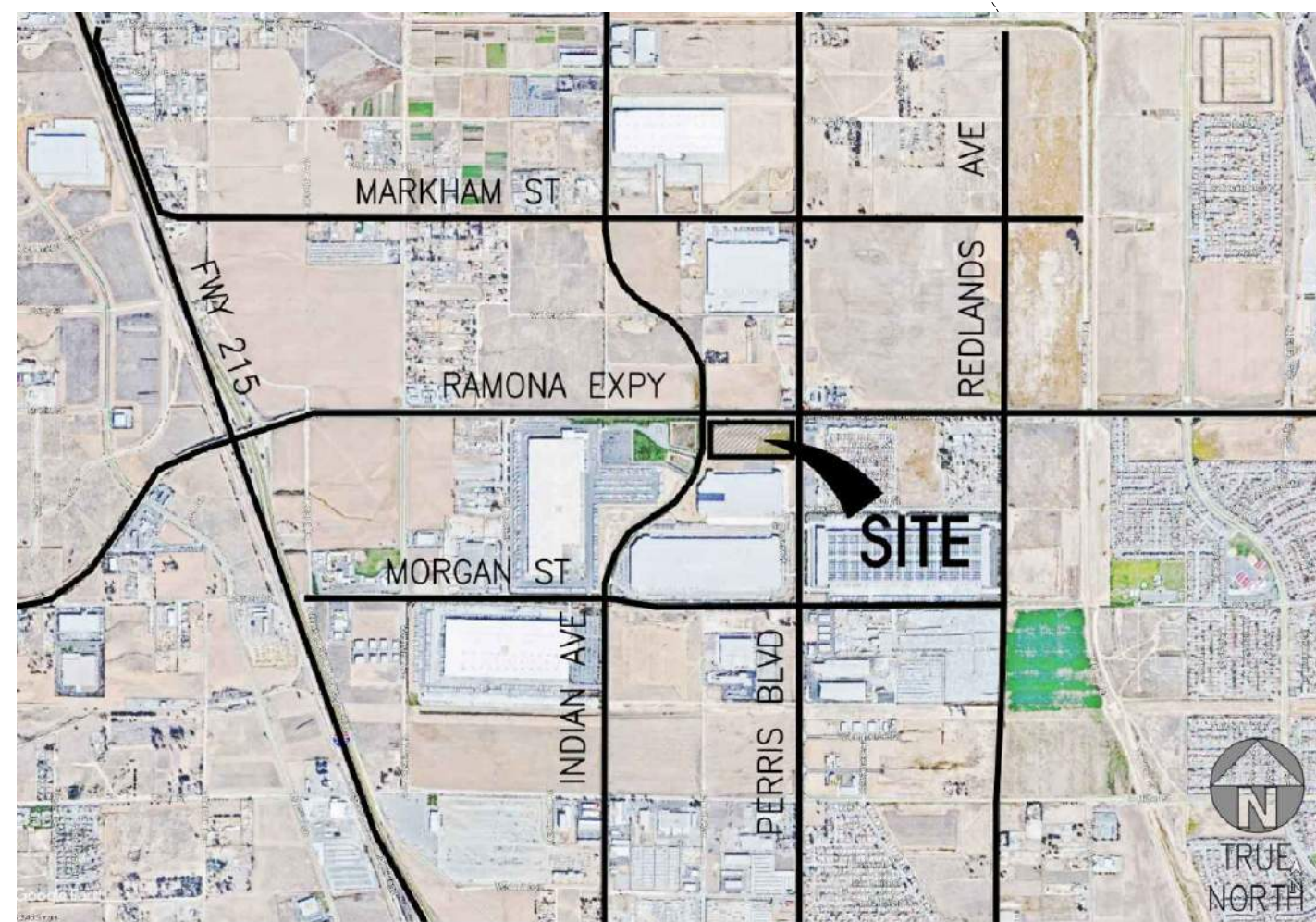
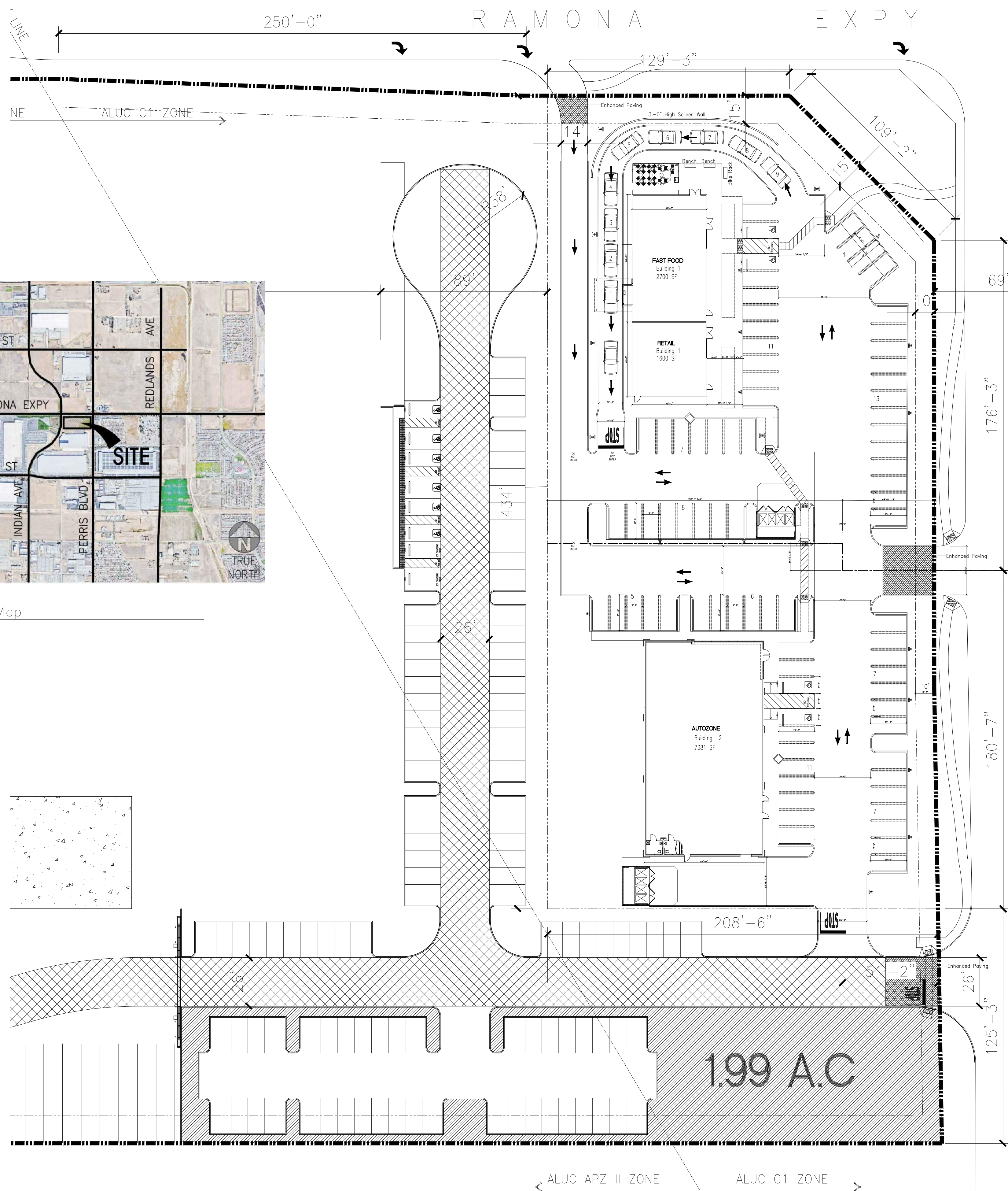
Year Built - NA

Construction Type and Occupancy: V-B construction type and is proposed to become an A-2, B and M use.

Zone: Proposed IL zone



EXPRESSWAY COMMERCE CENTER



02 Vicinity Maps

Development Summary:

- Application for the retail portion of the parcel development
 - Discretionary approval for grading, parking, circulation and buildings
 -
- Legal Description: Blocks 9-12 inclusive of Figadota farms no. 17 in the City of Perris, County of Riverside, State of California as shown on map on file in book 17, page 32 of maps and records

Owner:
PR Partners LLC
30220 Rancho Viejo Road Suite B
San Juan Capistrano, Ca. 92675

Architect:
Darren Machulsky
Darren Machulsky Architect Inc.
3508 Woodland Way
Carlsbad, Ca. 92008
c: 609.462.4234
f: 760.730.9659
darren@dmachulsky.com

Assessor Parcel Number: 303-060-020

Year Built - NA

Construction Type and Occupancy:
V-B construction type and is proposed to become an A-2, B and M use.

Zone: IL and C zones

Proposed Buildings

Building 1
1,600 SF Retail
2,700 SF Food D/T

Sprinklered per NFPA 13

Building 2
7,381 SF

Sprinklered per NFPA 13

Site Characteristics

Site Area
87,009 SF - 1.99 acres
Coverage - Total 11,681 / 87,009 = 13% (50% max)
FAR 11,681 / 87,009 = 13% (75% max) Single story Buildings

Building	Area	Parking Required	Parking Provided
Building 1 Retail	1,600 SF	Retail - 6 Spaces	Building 1 - 43 Spaces
Building 1 Fast Food D/T	2,700 SF	Fast Food D/T - 37 Spaces	Building 2 - 36 Spaces
		Total Required - 43 Spaces	
Building 2 Retail	7,381 SF	Retail - 30 Spaces	
		Total Required - 30 Spaces	
Total:	11,681 SF	Grand Total Required - 73 Spaces	Grand Total Provided - 79 Spaces

Applicable Codes:

The following codes apply to this project: the 2022 California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, as well as state and local accessibility codes and the 2022 California Title 24 Energy Standards. Any local jurisdiction codes specific to this site also apply.

Allowable Area and Height

Autozone
1 story sprinklered Type 5B building 7381 square feet, Mercantile Use (M)
S1 - One story above grade with sprinklers per NFPA 13 / CBC 903.3.1.1
Allowable area per CBC 2022 Table 506.2 = 36,000 SF
7,381 SF < 36,000 SF

Allowable Height 60'-0" - Proposed height 23'-6" and 21'-0"
Single story at grade level

Building 1
1 story sprinklered Type 5B building 4300 square feet (A2 use)
S1 - One story above grade with sprinklers per NFPA 13 / CBC 903.3.1.1
Allowable Area per CBC 2022 Table 506.2 = 24,000 SF
4,300 SF < 24,000 SF

Allowable Height 60'-0" - (without allowable area increase)
Proposed height 28'-11" and 24'-6" Single Story at grade level

PROJECT TITLE:
PROPOSED RESTAURANT, RETAIL, AUTOZONE
Expressway Commerce Center
Ramona Expy. and Perris Blvd

DARREN MACHULSKY ARCHITECT
3508 WOODLAND WAY CARLSBAD, CALIFORNIA 92008
31 ELMONT ROAD HAMILTON, NEW JERSEY 08610
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REVISIONS:

SCHEMATIC

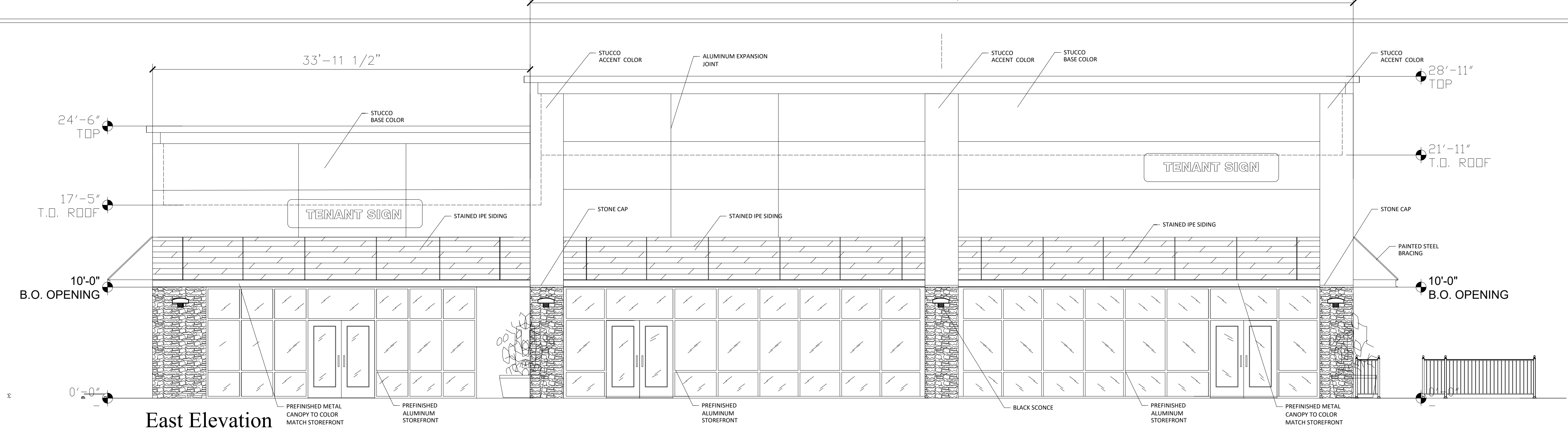
DWG TITLE:
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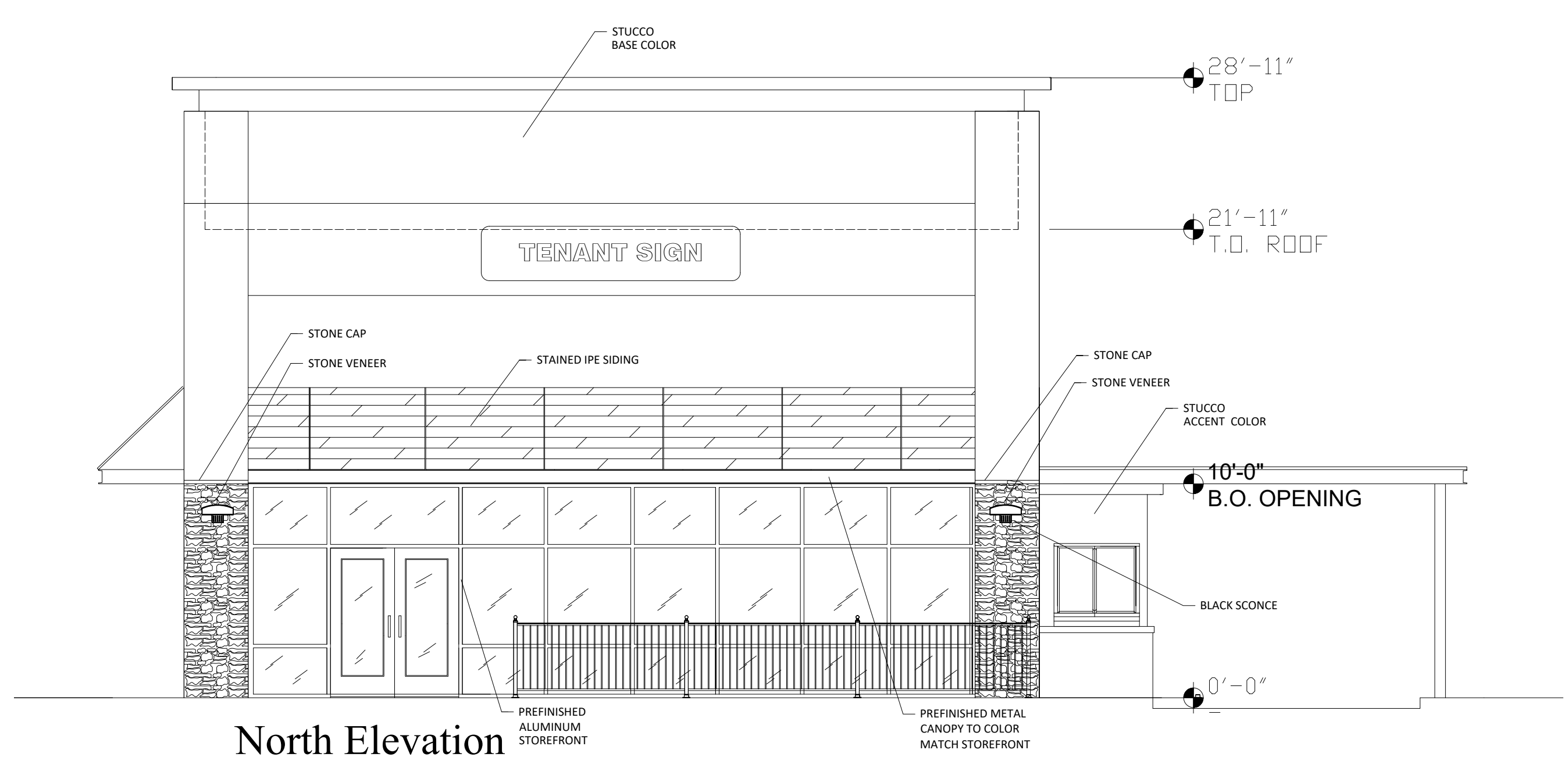
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October 29, 2025

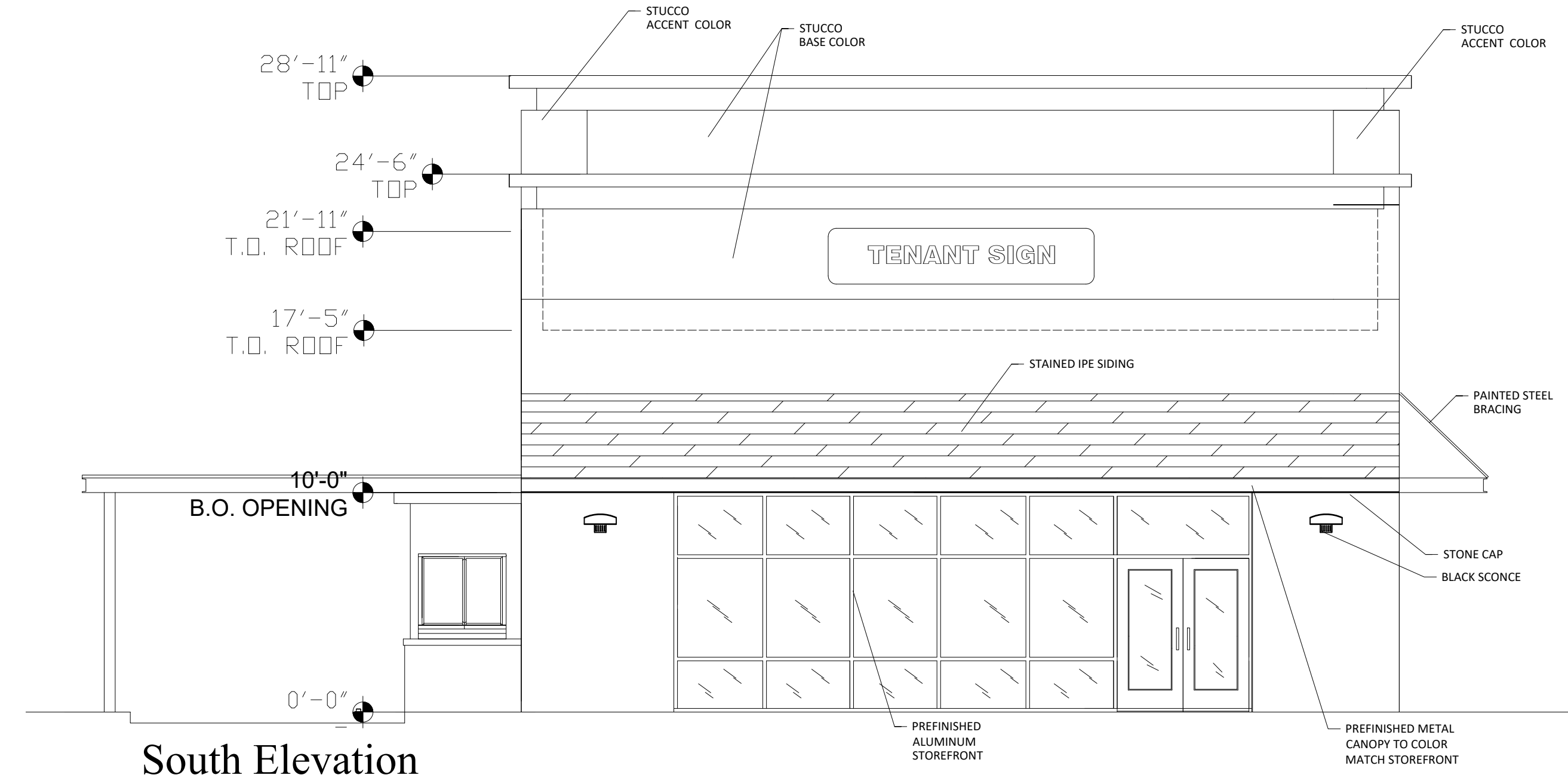
STATE OF CALIFORNIA
DARREN MACHULSKY
No. C-30817
Exp. 7-31-26
Darren Machulsky



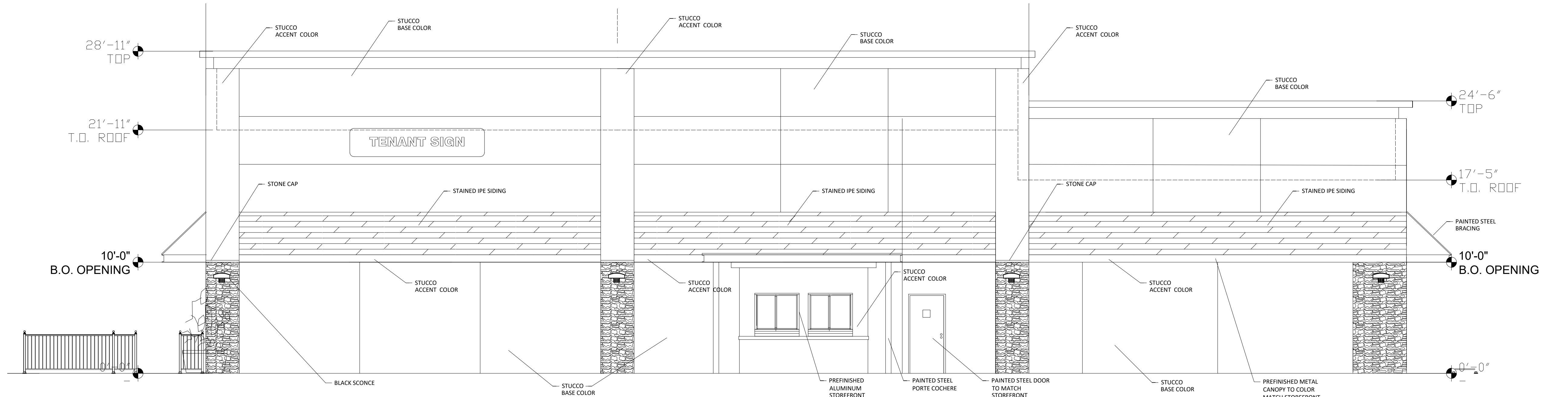
East Elevation



North Elevation



South Elevation



West Elevation

$\frac{3}{16}'' = 1'-0''$

PROJECT TITLE:
PROPOSED RESTAURANT AND RETAIL
 Expressway Commerce Center
 Ramona Expwy. and Perris Blvd.

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REVISIONS:

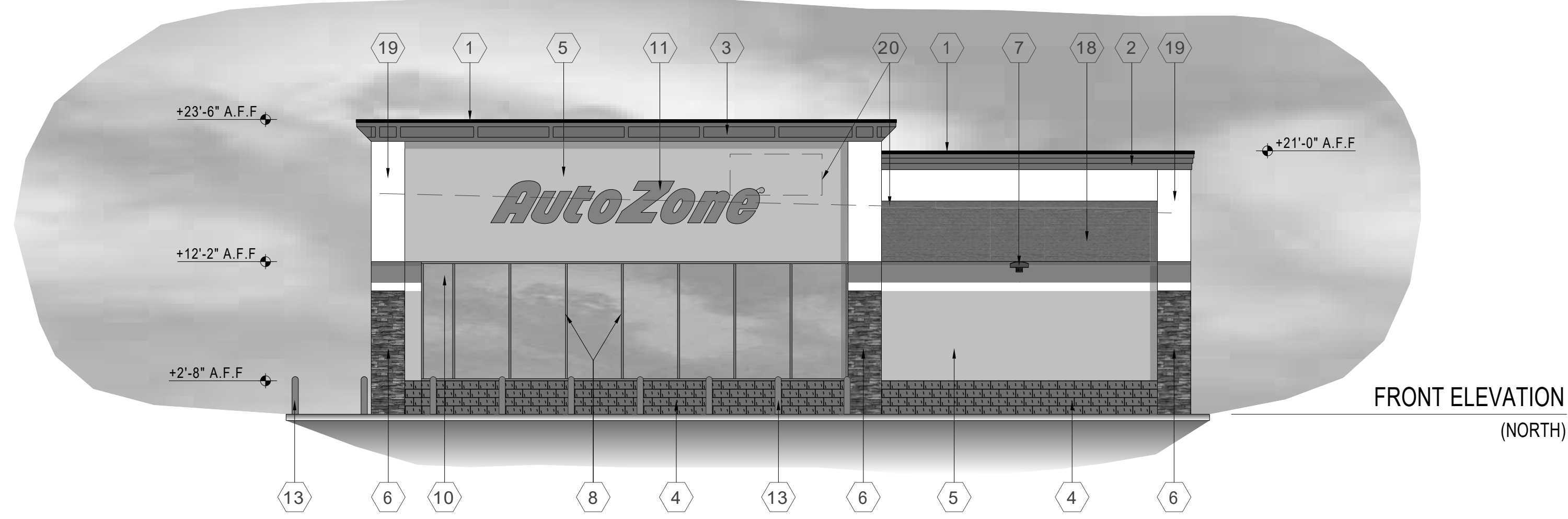
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October 3, 2025

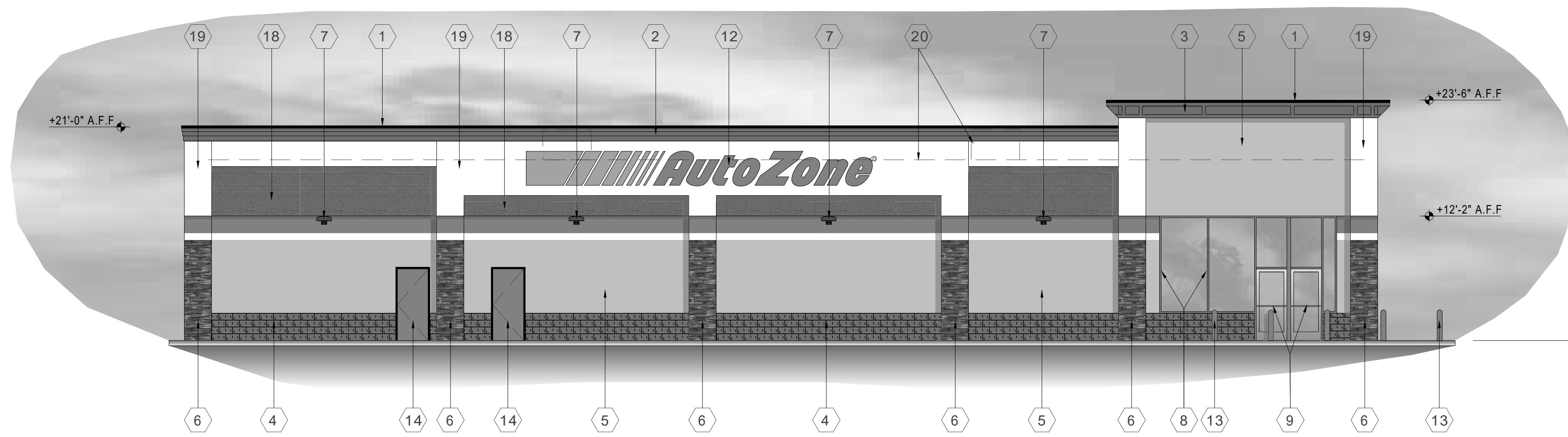
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STATE OF CALIFORNIA
 LICENSED ARCHITECT
 DARREN MACHULSKY
 No. C-30817
 Exp. 7-31-26

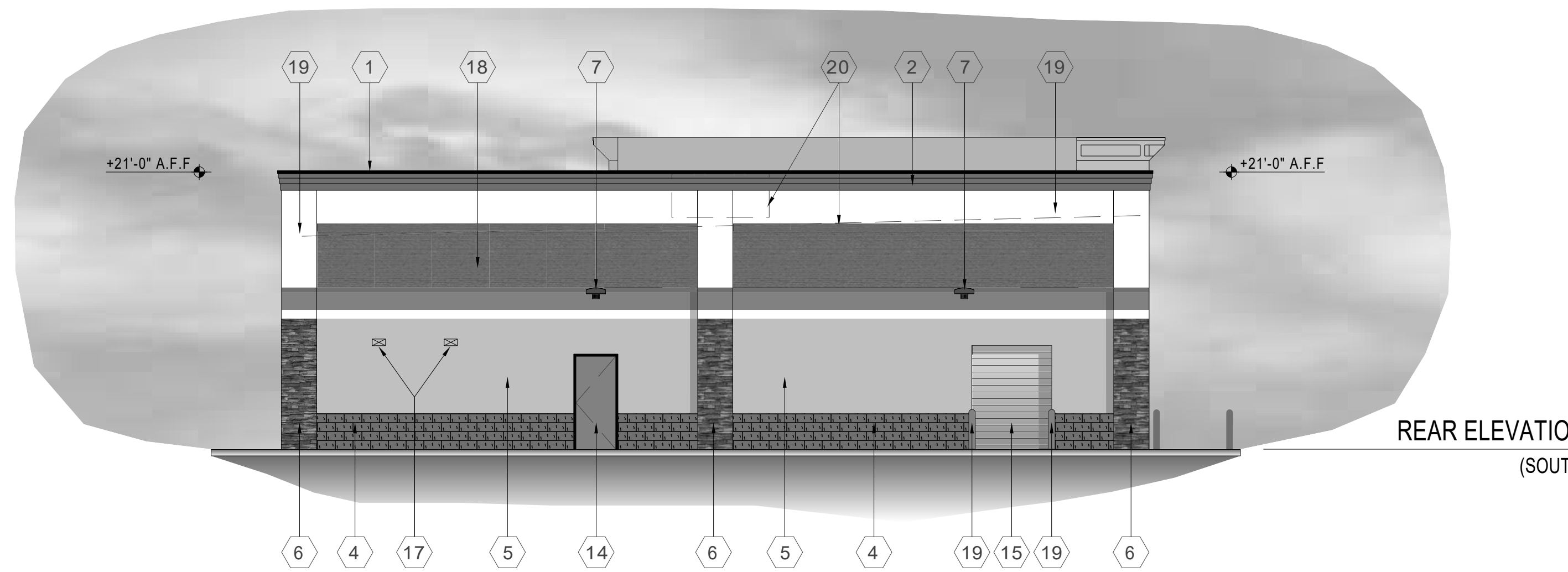
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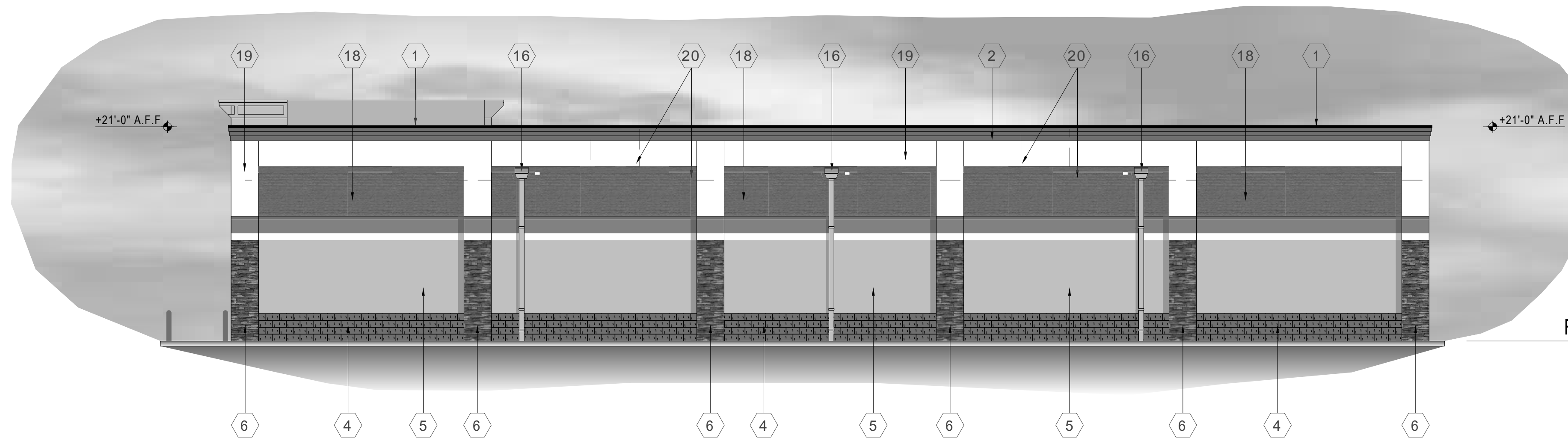
FRONT ELEVATION
(NORTH)



LEFT ELEVATION
(EAST)



REAR ELEVATION
(SOUTH)



RIGHT ELEVATION
(WEST)

- 1 TWO PIECE COMPRESSION TRIM - COLOR: BLACK
- 2 DECORATIVE CORNICE W/FIS FINISH COLOR: DARK GRAY
- 3 21\"/>

2 ELEVATION KEY NOTES

REVISIONS

NO.	DESCRIPTION
1	
2	
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5	
6	

AutoZone Store No. 10628
 SWC RAMONA EXPRESSWAY & PERRIS BLVD.
 RIVERSIDE COUNTY
 PERRIS CA 92571

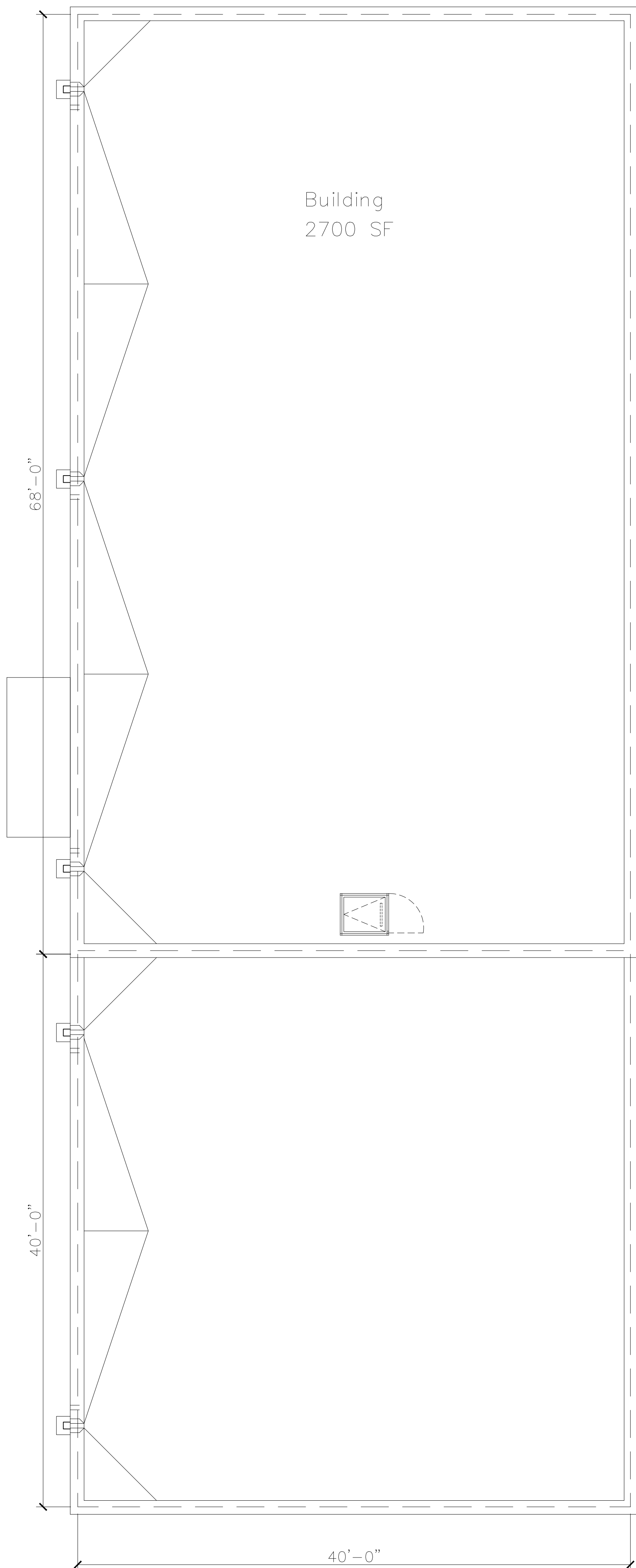
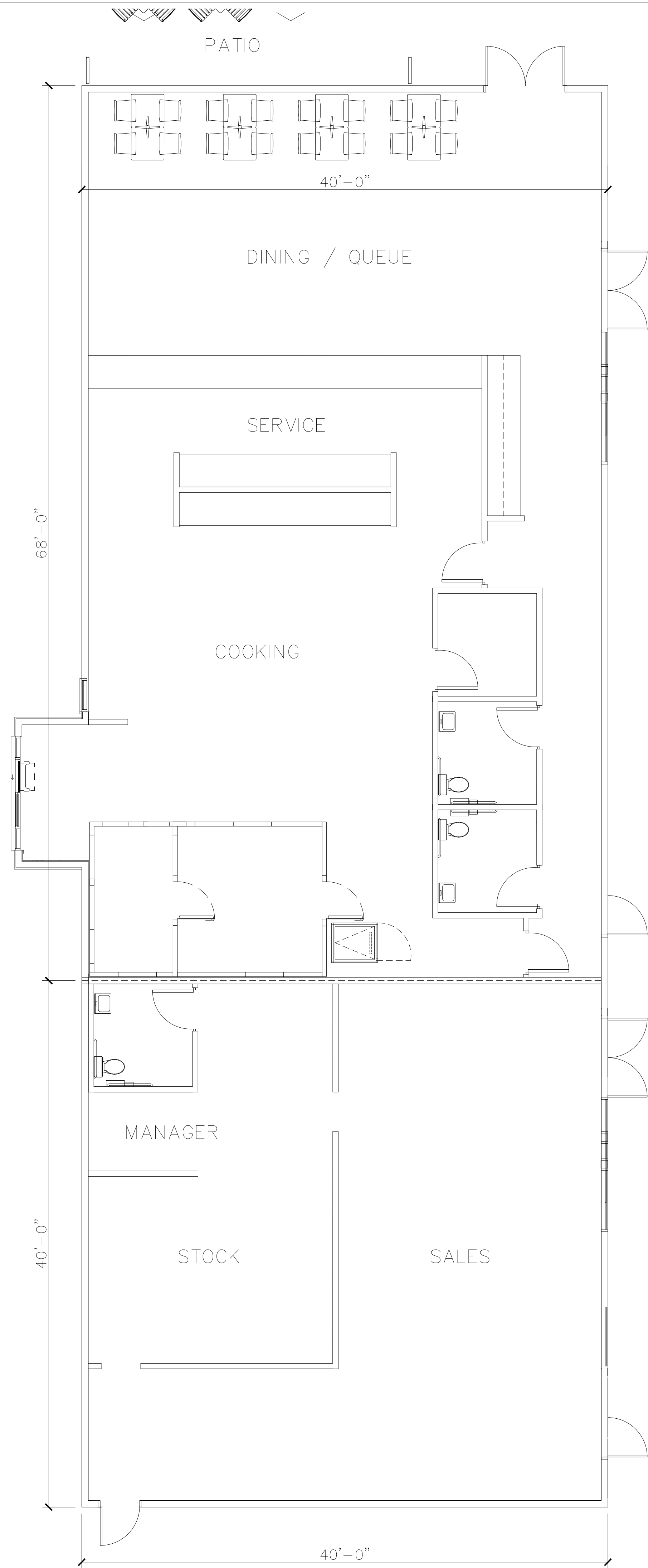
COLOR EXTERIOR ELEVATIONS & NOTES

Architect: George Callow
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: 901-495-8600 FAX: (901) 495-8969
 For Bidding & Contractor Information Contact:
 McGraw - Hill Construction Tel. 615-884-1017
 www.construction.com

06/16/2025

7N2

CE1



$\frac{3}{16}'' = 1'-0''$

PROJECT TITLE:

FLOOR PLANS, ROOF PLANS FAST FOOD, RETAIL PARCEL 1

Expressway Commerce Center
Ramona Expwy. and Perris Blvd.

DARREN MACHULSKY
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08610

PHONE 609.462.4234 FAX 760.730.9659 DARREN@DMACHULSKY.COM

REVISIONS:

SCHEMATIC

DWG TITLE:

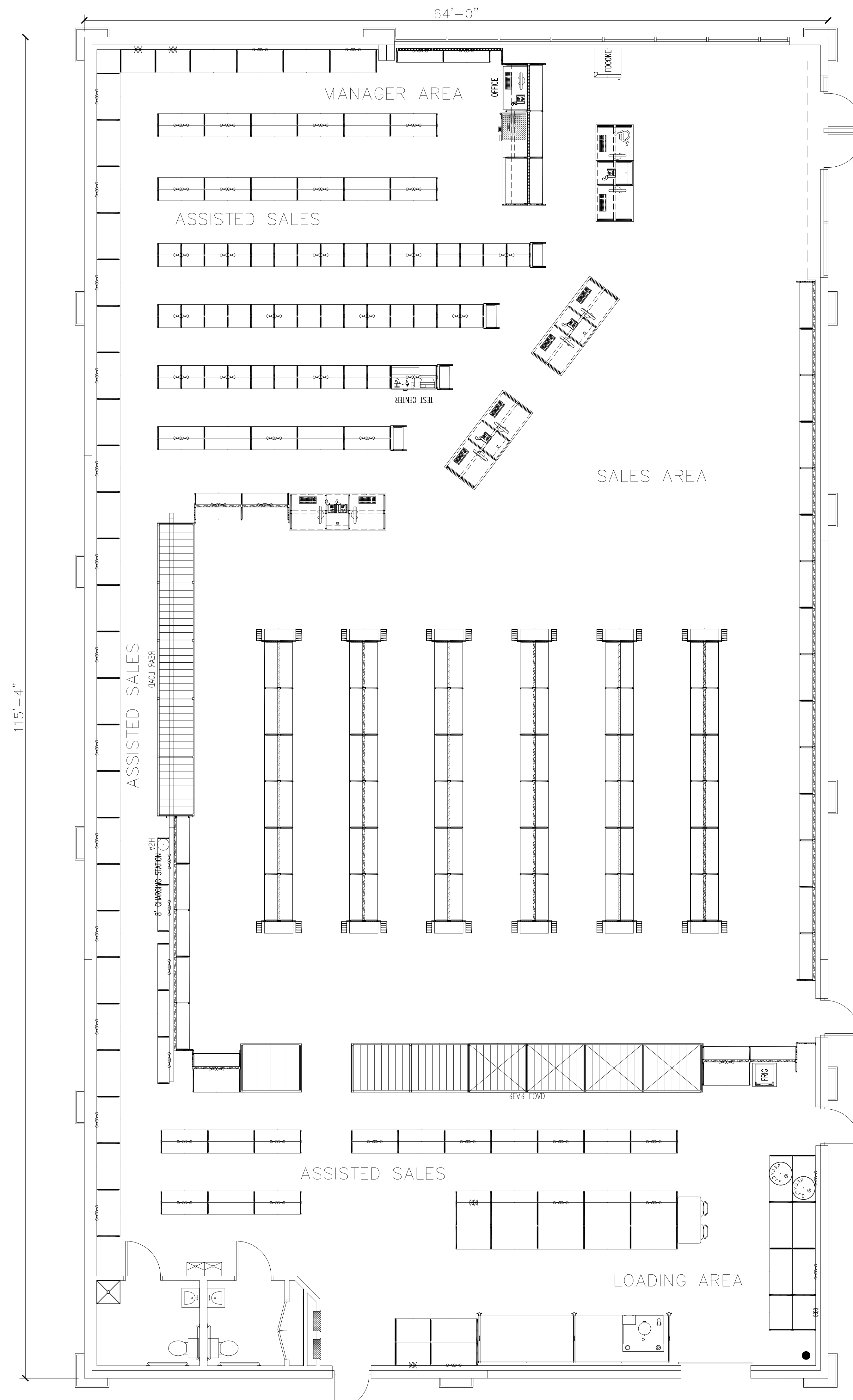
A1.3

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LICENSED ARCHITECT
DARREN MACHULSKY
No. C-30817
Exp. 7-31-26
STATE OF CALIFORNIA

October 3, 2025

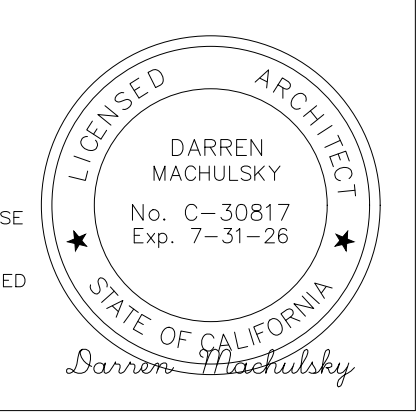


$\frac{3}{16}'' = 1'-0''$

PROJECT TITLE:
**FLOOR PLAN - AUTOZONE
 PARCEL 2**
 Expressway Commerce Center
 Ramona Expwy. and Perris Blvd.

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 ARCHITECT
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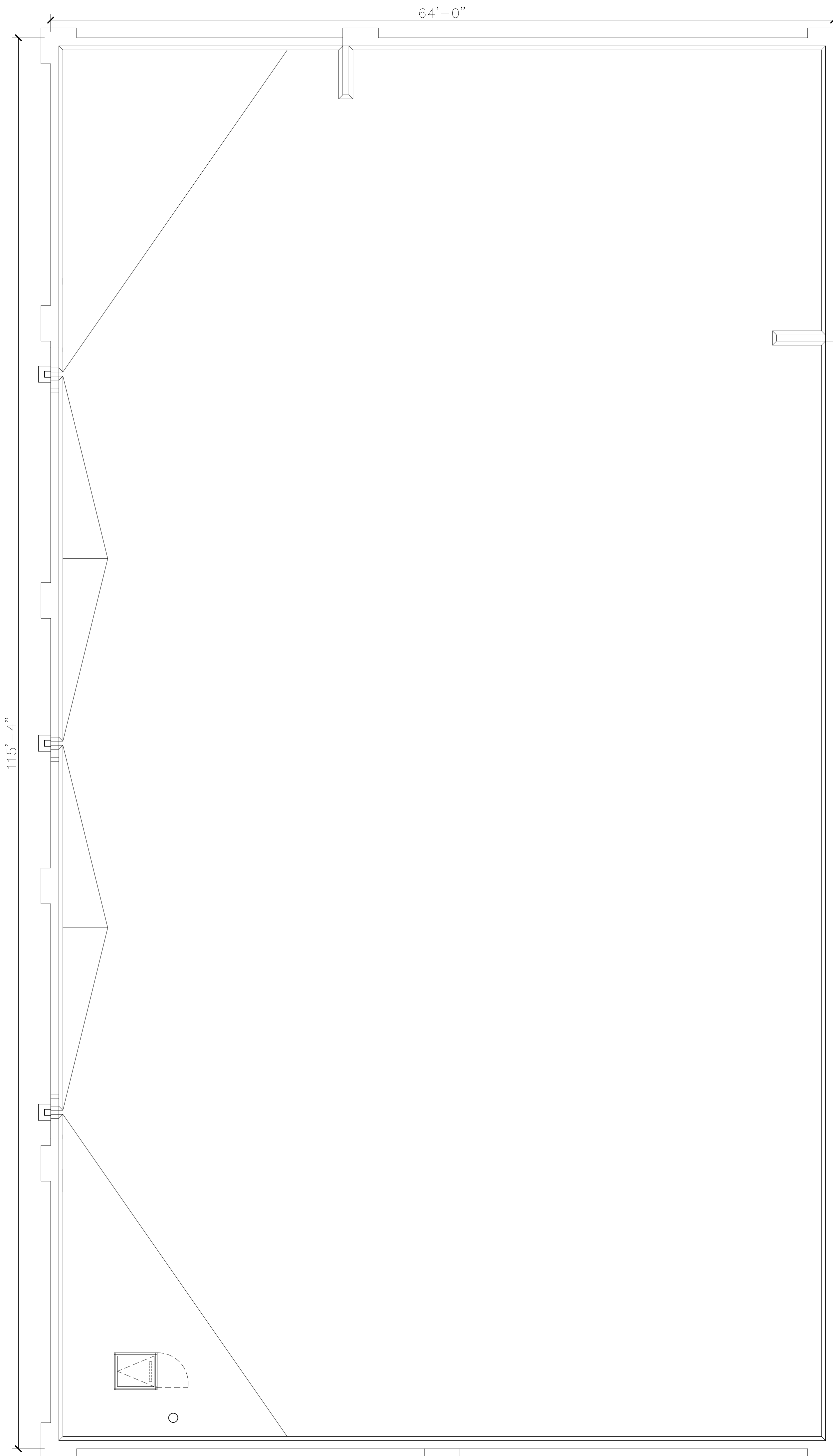


REVISIONS:

**AUTOZONE
 PLAN**
 DWG TITLE:

A1.4

October 3, 2025



$\frac{3}{16}'' = 1'-0''$

PROJECT TITLE:
**ROOF PLAN - AUTOZONE
 PARCEL 2**
 Expressway Commerce Center
 Ramona Expwy. and Perris Blvd.

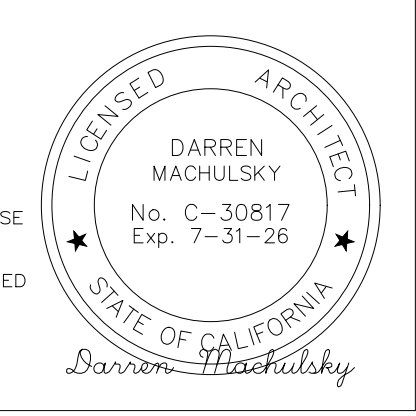
DARREN MACHULSKY
 ARCHITECT

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REVISIONS:

**AUTOZONE
 ROOF**

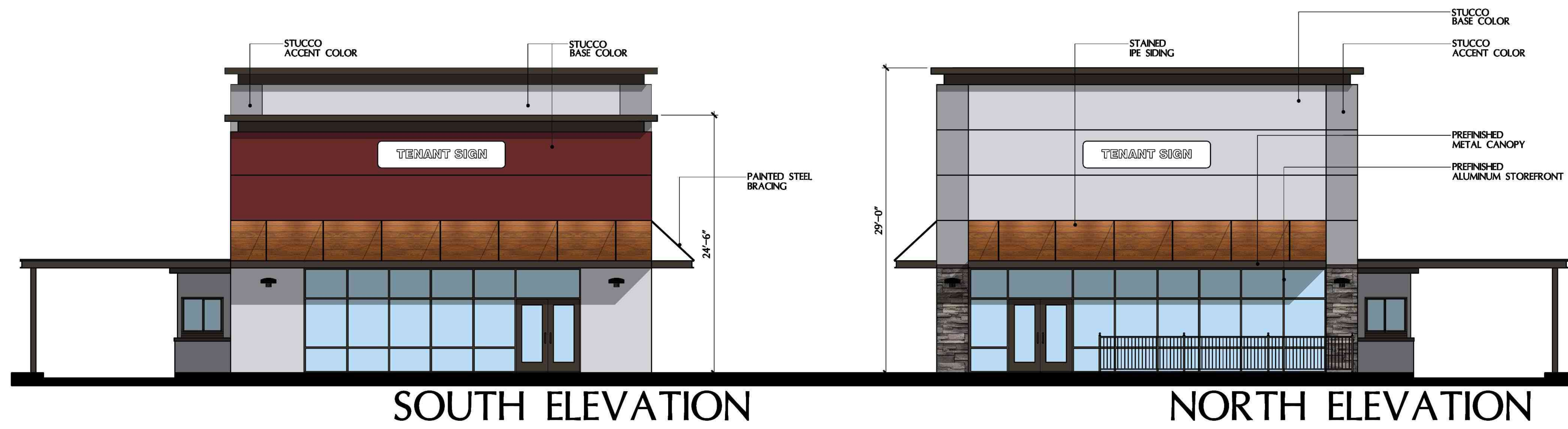
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October 3, 2025

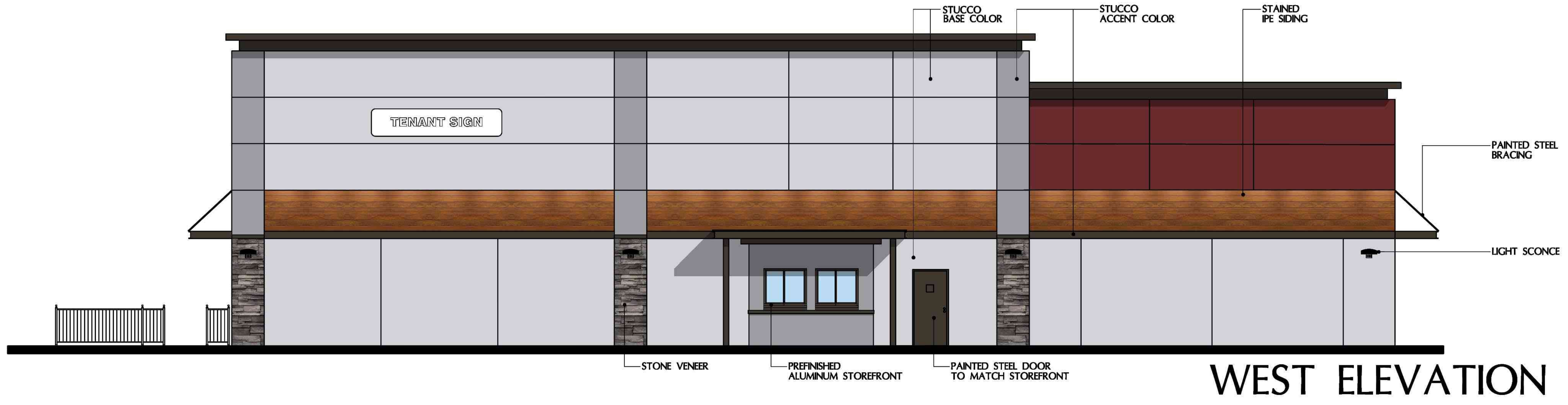


EAST ELEVATION
SCALE : 1/4"=1'-0"



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

EXPRESSWAY PARCEL 1 – RESTAURANT AND RETAIL

PERRIS, CA

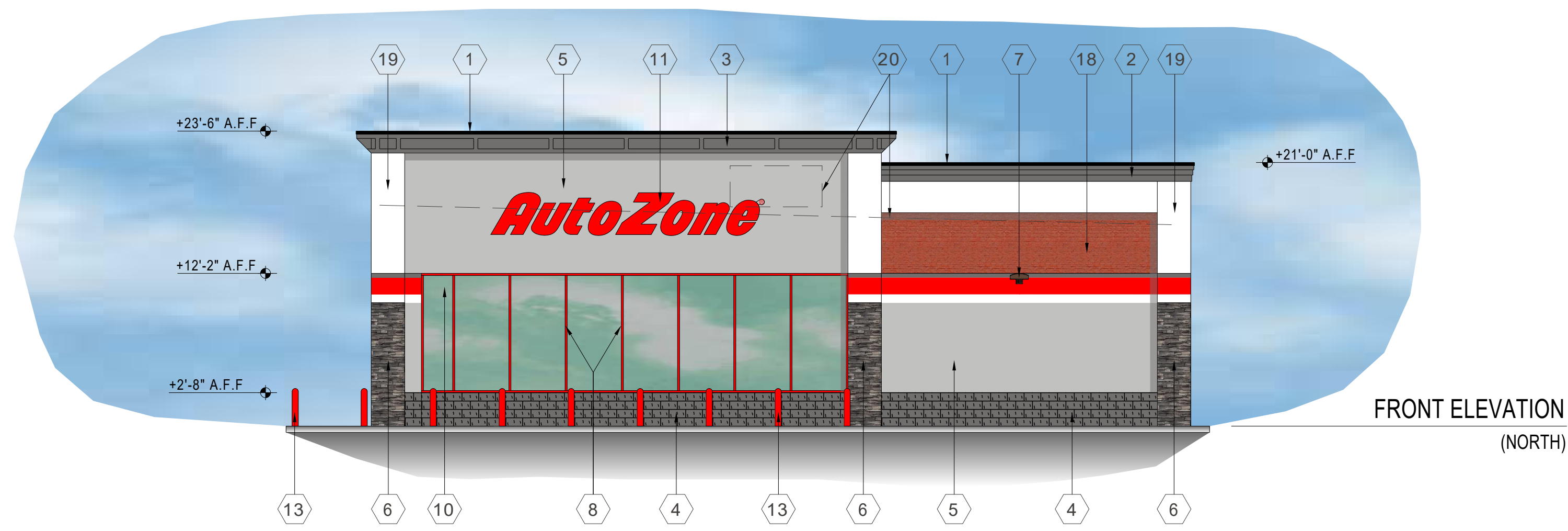
PACIFIC DEVELOPMENT PARTNERS, LLC

30220 RANCHO VIEJO ROAD SUITE B
SAN JUAN CAPISTRANO, CA 92675

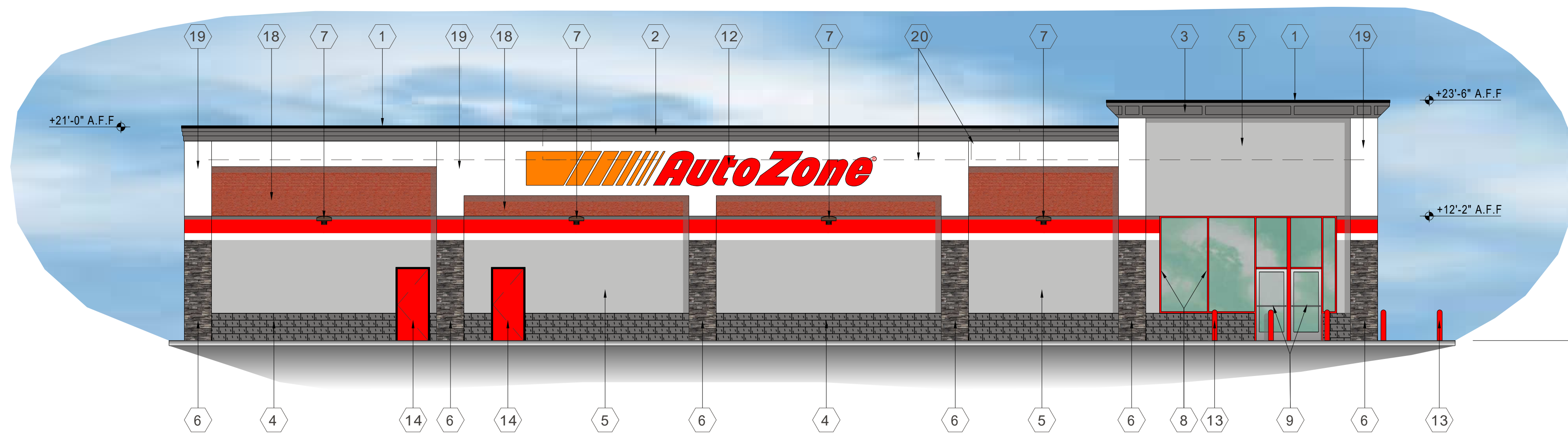
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10/15/25
25007

FLAIR ARCHITECTS
FLAIR ARCHITECTS, INC.
ARCHITECTURE • PLANNING • INTERIOR DESIGN
6 JENNER, STE 290, IRVINE, CALIFORNIA 92618
(949) 789-7335

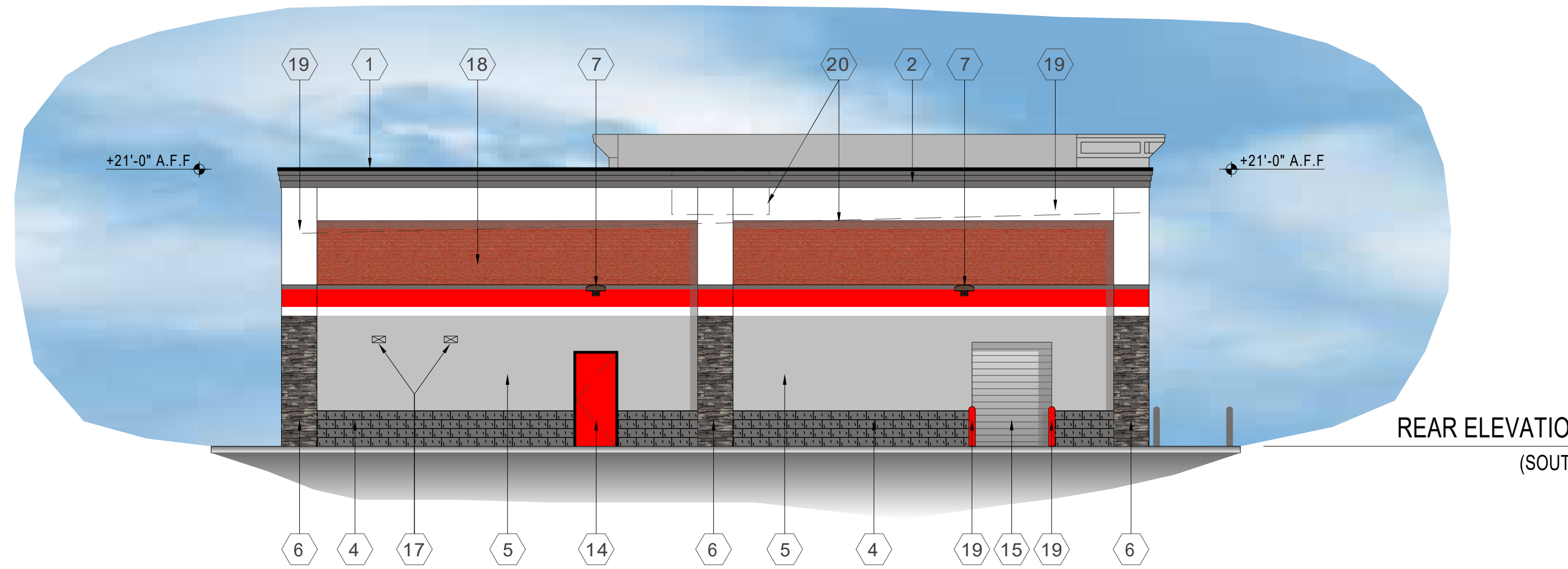
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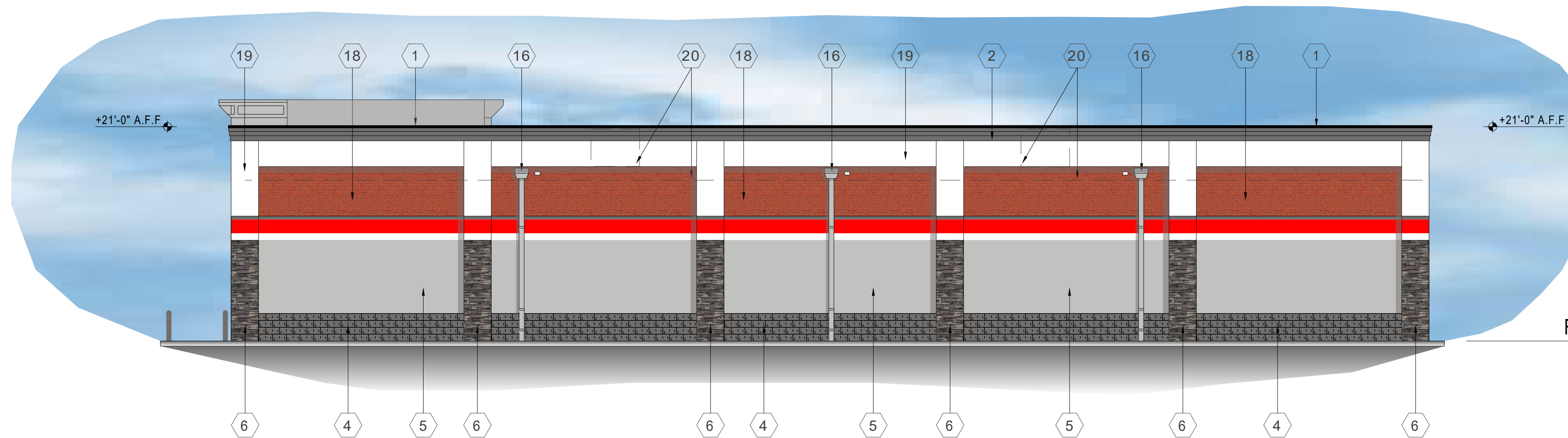
FRONT ELEVATION
(NORTH)



LEFT ELEVATION
(EAST)



REAR ELEVATION
(SOUTH)



RIGHT ELEVATION
(WEST)

- 1 TWO PIECE COMPRESSION TRIM - COLOR: BLACK
- 2 DECORATIVE CORNICE W/FIS FINISH COLOR: DARK GRAY
- 3 21" HIGH DECORATIVE CORNICE W/FIS FINISH COLOR: DARK GRAY
- 4 SPLIT FACE CMU PAINTED COLOR: DARK GRAY
- 5 SMOOTH FACE CMU PAINTED COLOR: MEDIUM GRAY
- 6 2" X 8" PILASTER THIN STONE VENEER. ENVIRONMENTAL STONE: PROSTACK LITE COLOR: SLATE
- 7 WALL MOUNTED LIGHT FIXTURE COLOR: BRONZE
- 8 ALUMINUM STOREFRONT - RED KYNAR FINISH EVERGREEN ENERGY TINTED GLASS
- 9 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 10 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 11 FRONT WALL SIGN: 38" CHANNEL LETTERS-RSTRP
- 12 LEFT WALL SIGN: 38" CHANNEL LETTERS-LSTRP
- 13 PIPE GUARD WITH SLEEVE-COLOR: RED
- 14 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 15 OVERHEAD DELIVERY DOOR-ANODIZED FINISH PAINT ANGLES COLOR: BLACK
- 16 PAINT SCUPPERS & DOWNSPOUTS COLOR: DARK GRAY
- 17 TOILET WALL VENTS-PAINT TO MATCH WALL BEHIND
- 18 BRICK VENEER
- 19 MFG. WHITE EXTERIOR INSULATED FINISH PAINT WHITE
- 20 ROOF LINE & FULLY SCREENED ROOF TOP HVAC UNIT

2 ELEVATION KEY NOTES

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

AutoZone Store No. 10628
SWC RAMONA EXPRESSWAY & PERRIS BLVD.
RIVERSIDE COUNTY
PERRIS CA 92571

COLOR EXTERIOR ELEVATIONS & NOTES

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8600 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
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06/16/2025

7N2

CE1



PLANTING LEGEND

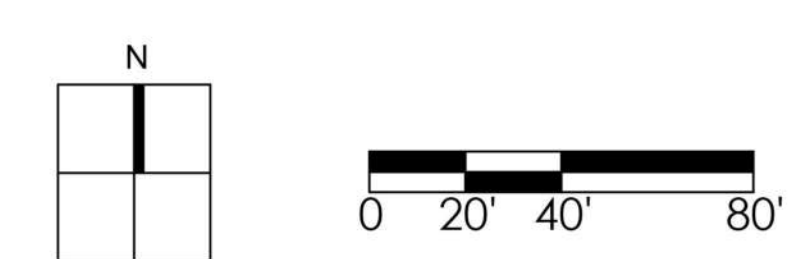
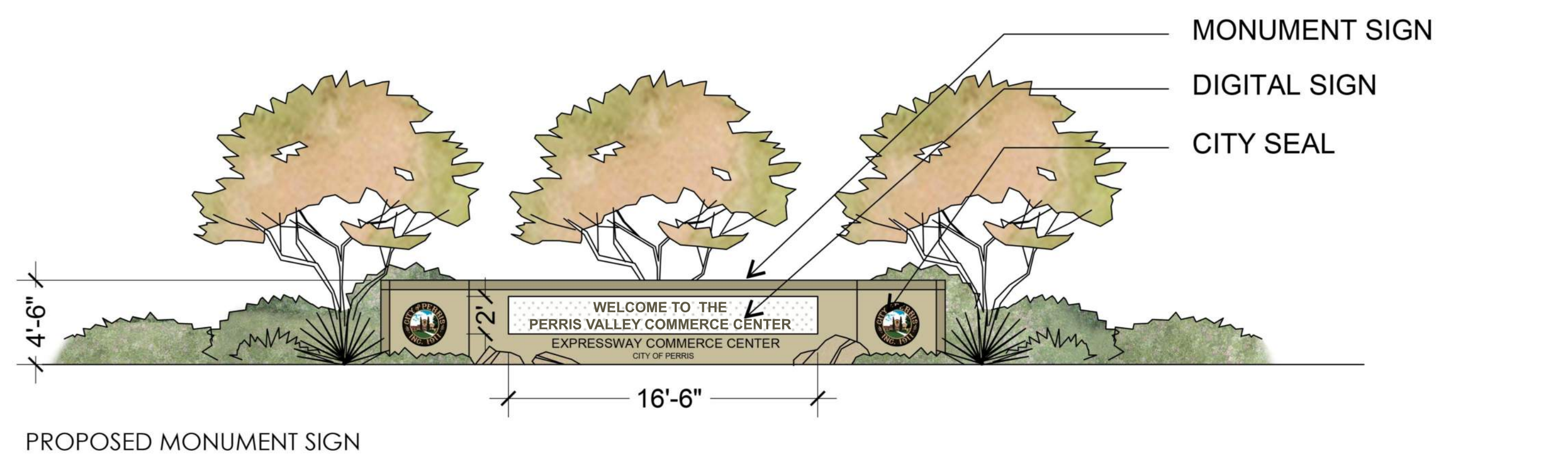
TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium 'Desert Museum'</i> Blue Palo Verde	24" Box	45	L	Standard
	<i>Chilopsis linearis</i> Desert Willow	24" Box	9	L	Multi
	<i>Chilopsis lasiolepis</i>	24" Box	59	L	Standard
	<i>Cupressus sempervirens</i> Italian Cypress	24" Box	19	M	Standard
	<i>Phoenix dactylifera</i> Date Palm	18" bt	3	L	Skinned
	<i>Pinus edulis</i> Alghan Pine	24" Box	17	L	Standard
	<i>Platanus acerifolia</i> London Plane	24" Box	20	M	Standard
	<i>Tristania conferta</i> Brisbane Box	15 Gal	21	M	Standard
	<i>Ulmus parvifolia</i> Chinese Elm	24" Box	40	L	Standard
	<i>Washingtonia robusta</i> Mexican Fan Palm	10" bt	3	L	Skinned

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS	
	<i>Callistemon 'Little John'</i> Oscar Bottle Brush	5 Gal	L	Foreground	
	<i>Carex macrospora 'Tutti'</i> Natal Plum	5 Gal	L	Foreground	
	<i>Salvia 'Sunset Pink'</i> Sage	5 Gal	L	Foreground	
	<i>Sarcocolla 'Carmine'</i> Sage	5 Gal	L	Foreground	
	<i>Dodonaea viscosa 'Purpurea'</i> Hopseed Bush	5 Gal	L	Hedge	
	<i>Leucopodium f. 'Green Cloud'</i> Texas Ranger	5 Gal	L	Hedge	
	<i>Rhaphiophlegia l. 'Springtime'</i> Holly Hawthorn	5 Gal	L	Hedge	
	<i>Rosemarinus s. 'Tuscan Blue'</i> Rosemary	5 Gal	L	Hedge	
	<i>Salvia s. 'Allen Chickering'</i> Allen Chickering Sage	5 Gal	L	Foreground	
	<i>Salvia greggii</i> Autumn Sage	5 Gal	L	Foreground	
	<i>Salvia leucantha</i> Mexican Sage	5 Gal	L	Foreground	
	<i>Sarrea artemisoides</i> Feathery Cassia	5 Gal	L	Foreground	

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS	REMARKS	
	<i>Agave americana</i> Century Plant	5 Gal	L	Foreground	
	<i>Agave victoria-reginae</i> Agave	5 Gal	L	Foreground	
	<i>Agave attenuata</i> Agave	5 Gal	L	Foreground	
	<i>Dasyliion wheeleri</i> Desert Spoon	5 Gal	L	Foreground	
	<i>Hesperaloe parviflora</i> Red Yucca	5 Gal	L	Foreground	

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	<i>Azalea rostrata 'Low Boy'</i> Dwarf Azalea	1 Gal	8" O.C.	L	Foreground
	<i>Baccharis p. 'Centennial'</i> Coyote Bush	1 Gal	48" O.C.	L	No Shear
	<i>Lantana 'Gold Mount'</i> Yellow Lantana	1 Gal	36" O.C.	L	Foreground
	<i>Lonicera j. 'Halliana'</i> Hall's Honeysuckle	1 Gal	48" O.C.	L	Foreground
	<i>Muhlenbergia rigens</i> Muhly Grass	1 Gal	36" O.C.	M	Grass
	<i>Mycopodium parvifolium</i> Moss	1 Gal	36" O.C.	L	Spray Area
	<i>Rosemarinus s. 'Huntington Carpet'</i> Prostrate Rosemary	1 Gal	48" O.C.	L	Foreground
	<i>Salvia 'Beck's Blue'</i> Beck's Blue Sage	1 Gal	48" O.C.	L	Foreground

Dry River Bed Area



Commerce Center Expressway

25-053
 10.29.20 05.24.23
 04.19.23 08.15.25
 05.09.23

Perris, California



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870
 714.986.2400 FAX 714.986.2408



EXPRESSWAY COMMERCE CENTER



EXPRESSWAY COMMERCE CENTER