



Seaton Avenue & Caljaco Road Riverside County, California

Plot Plan Review PLOT PLAN NO. - TBD

9 July 2021

<p>ARCHITECTURAL</p> <p>A1 COVER SHEET</p> <p>A2 PRELIMINARY SITE PLAN</p> <p>A3 FLOOR PLANS</p> <p>A4 EXTERIOR ELEVATIONS</p> <p>LANDSCAPE</p> <p>L-1 PRELIMINARY LANDSCAPE PLAN</p> <p>ELECTRICAL</p> <p>ES1 SITE LIGHTING PLAN</p> <p>ES2 EXTERIOR LIGHTING ELEVATIONS</p> <p>QUIL</p> <p>1 OF 3 TITLE SHEET</p> <p>2 OF 3 PRELIMINARY GRADING PLAN</p> <p>3 OF 3</p>	<p>ACCESSOR'S PARCEL #: 317-140-04, 317-140-046, 317-140-048, 317-140-028, 317-140-009, 317-140-010, 317-140-018, 317-140-021</p> <p>SPECIFIC PLAN: NOT IN SPECIFIC PLAN</p> <p>EXISTING ZONING USE: A-1, R-A-1</p> <p>EXISTING LAND USE: U</p> <p>OCCUPANCY GROUP: S-1 B</p> <p>CONSTRUCTION TYPE: V-3</p> <p>DESCRIPTION OF WORK: THIS DEVELOPMENT CONSISTS OF A 365,000 S.F. WAREHOUSE BUILDING INCLUDING 10,000 S.F. OF ACCESSORY OFFICE TRASH AND RECYCLING BINS WILL BE CONFINED WITHIN A TRASH ENCLOSURE CONSTRUCTED OF CONCRETE WITH STEEL SIDING TO SCREEN TRASH FROM VIEW. AUTOMATIC PARKING IS PROVIDED AT THE SITE OF THE SITE. THE PROPOSED ACCESS LANE WILL BE MAINTAINED AT ALL TIMES. GATES WILL INCLUDE INBOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.</p> <p>ADDITIONAL INFORMATION:</p> <ul style="list-style-type: none"> • MAINTAINED DRIVEWAYS • WASTE OIL • LOW/MOMENTUM LIGHTING • SUSCEPTIBLE TO SUBSIDIARY • MAINTENANCE RESPONSIBILITIES • VERY HIGH FIRE HAZARD AREA - LOCAL RESPONSIBILITY AREA (LRA) <p>PROPOSED IMPROVEMENT SCHEDULE PER COUNTY ORDINANCE 400.</p>	<p>GROSS LOT AREA: 762,270 sf</p> <p>NET LOT AREA: 17,262 sqm</p> <p>BUILDING AREA: 4+ 86,191 sqm</p> <p>WAREHOUSE: 350,481 sf</p> <p>MEZZANINE: 5,000 sf</p> <p>SITE COVERAGE: (per net area) 94.0 %</p> <p>PARKING REQUIRED: 228 spaces</p> <p>OFFICE: 10,000 sf</p> <p>TRAILER: 80 spaces</p> <p>PARKING PROVIDED: 244 spaces</p> <p>STANDARD: 237 spaces</p> <p>HANDICAP ACCESSIBLE: 7 spaces</p> <p>DOCK DOORS: 43 spaces</p> <p>TRAILER: 66 spaces</p> <p>LANDSCAPE REQUIRED: (15% of net area) 110,448 sf</p> <p>LANDSCAPE PROVIDED: 110,691 sf</p>
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<p>OWNER/APPLICANT</p> <p>PHELAN DEVELOPMENT COMPANY 10000 PHOENIX AVENUE NEWPORT BEACH, CA 92660 PHONE: (949) 726-8650 phelan@phelandev.com</p> <p>ARCHITECT</p> <p>CARLELE CONTRACTING ARCHITECTS, INC. 10000 PHOENIX AVENUE SUITE 300 IRVINE, CA 92618 PHONE: (949) 833-1830 james@carlele.com</p> <p>LANDSCAPE ARCHITECT</p> <p>SCOTT PETERSON LANDSCAPE ARCHITECT, INC. 10000 PHOENIX AVENUE SUITE 300 IRVINE, CA 92618 PHONE: (949) 942-2883 scott@spet.com</p> <p>CIVIL ENGINEER</p> <p>SHI & ASSOCIATES 10000 PHOENIX AVENUE SUITE 300 IRVINE, CA 92618 PHONE: (949) 833-1881 shi@shiinc.com</p>	<p>PROJECT SUMMARY</p> <p>PROJECT NUMBER: 19075</p> <p>PROJECT ADDRESS: Seaton Avenue & Caljaco Road, Perris, California (Riverside County)</p>
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VICINITY MAP
SCALE: NOT TO SCALE

SHEET INDEX

APPLICABLE CODES

PROJECT TEAM



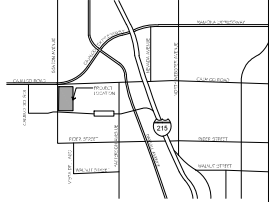
GROSS LOT AREA:	762,270 sf 17.50 acres
NET LOT AREA:	705,369 sf 16.19 acres
TOTAL BUILDING AREA:	350,481 sf
WAREHOUSE:	335,481 sf
OFFICE:	10,000 sf
OFFICE MEZZANINE:	5,000 sf
SITE COVERAGE: (on net area)	48.98 %
F.A.R.: (on net area)	49.69 %
PARKING REQUIRED:	228 spaces
WAREHOUSE 335,481 sf (1,000 sf)	160 spaces
OFFICE 10,000 sf (1,000 sf) including mezzanine	68 spaces
PARKING PROVIDED:	244 spaces
STANDARD:	237 spaces
HANDICAP ACCESSIBLE:	7 spaces
DOCK DOORS:	43 spaces
TRAILER PARKING:	60 spaces
LANDSCAPE REQUIRED: (15% of net area)	109,448 sf
LANDSCAPE PROVIDED:	109,691 sf

- ACCESSIBLE PATH OF TRAVEL
- DRIVE-IN OVERHEAD DOOR AT GRADE LEVEL RAMP
- OVERHEAD DOOR AT LOADING DOCK

LEGEND

- CONDITIONS OF APPROVAL**
- ALL UTILITIES, EXCEPT ELECTRICAL LINES RATED 33 KV OR GREATER, SHALL BE INSTALLED UNDERGROUND. IF THE PERMITTEE PROVIDES TO THE DEPARTMENT OF BUILDING AND SAFETY AND THE PLANNING DEPARTMENT A DEFINITIVE STATEMENT FROM THE UTILITY PROVIDER REFUSING TO ALLOW UNDERGROUND INSTALLATION OF THE UTILITIES, THIS CONDITION WOULD NOT APPLY.
 - ALL LIGHTING SHALL BE IN COMPLIANCE WITH ORDINANCE NO. 655.
 - NO OUTSIDE STORAGE SHALL BE ALLOWED ON THE PROJECT SITE.
 - DOCK SEALS SHALL BE PROVIDED PRIOR TO BUILDING OCCUPANCY.

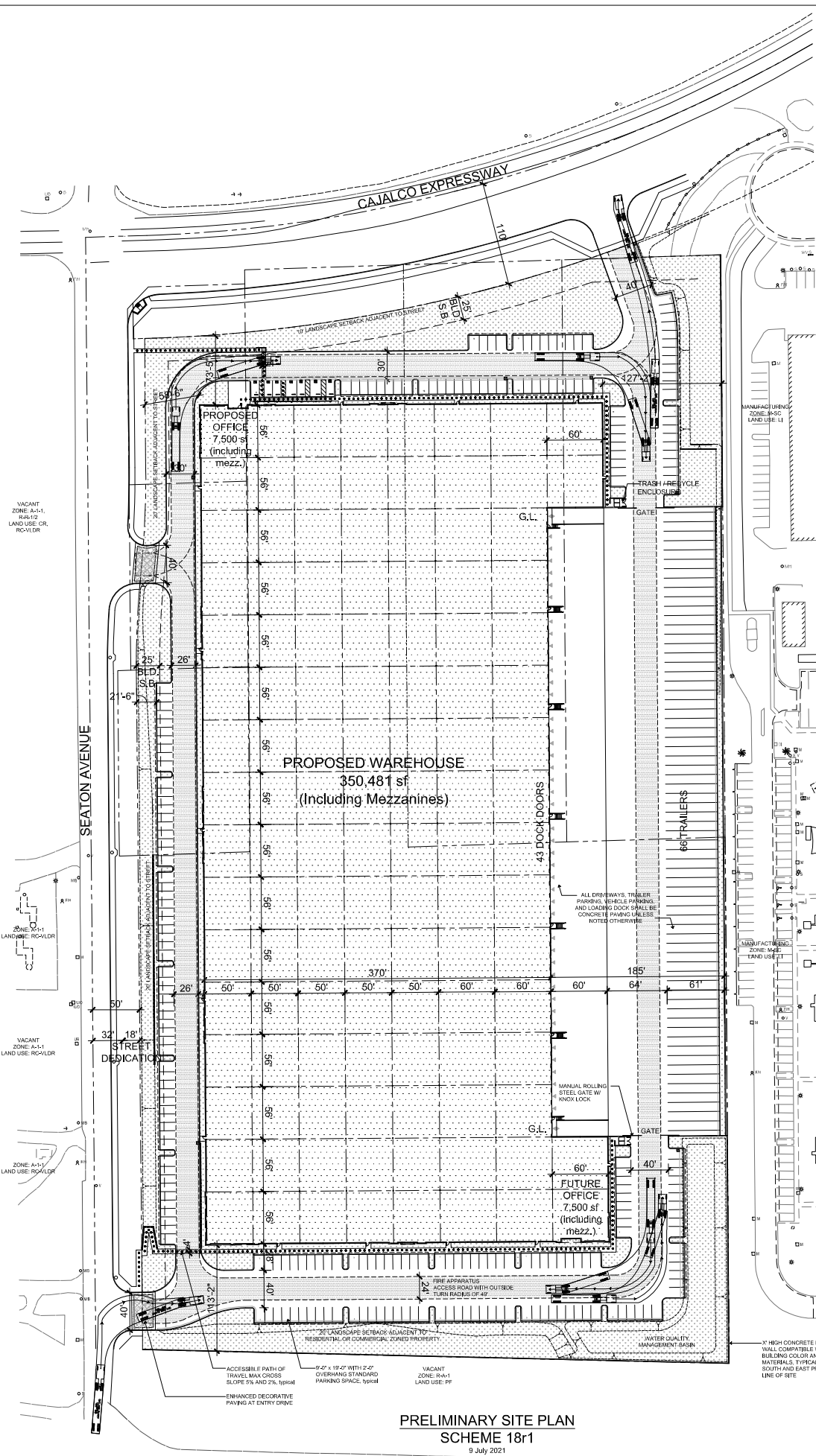
- SITE PLAN NOTES**
- LOW / MODERATE LIQUEFACTION POTENTIAL
 - SUSCEPTIBLE TO SUBSIDENCE
 - HIGH SENSITIVITY (HIGH B) TO PALEONTOLOGICAL RESOURCES
 - VERY HIGH FIRE HAZARD AREA - LOCAL RESPONSIBILITY AREA (LRA)
 - LOCATED IN SPECIFIC PLAN NO. 100 STREET "A"



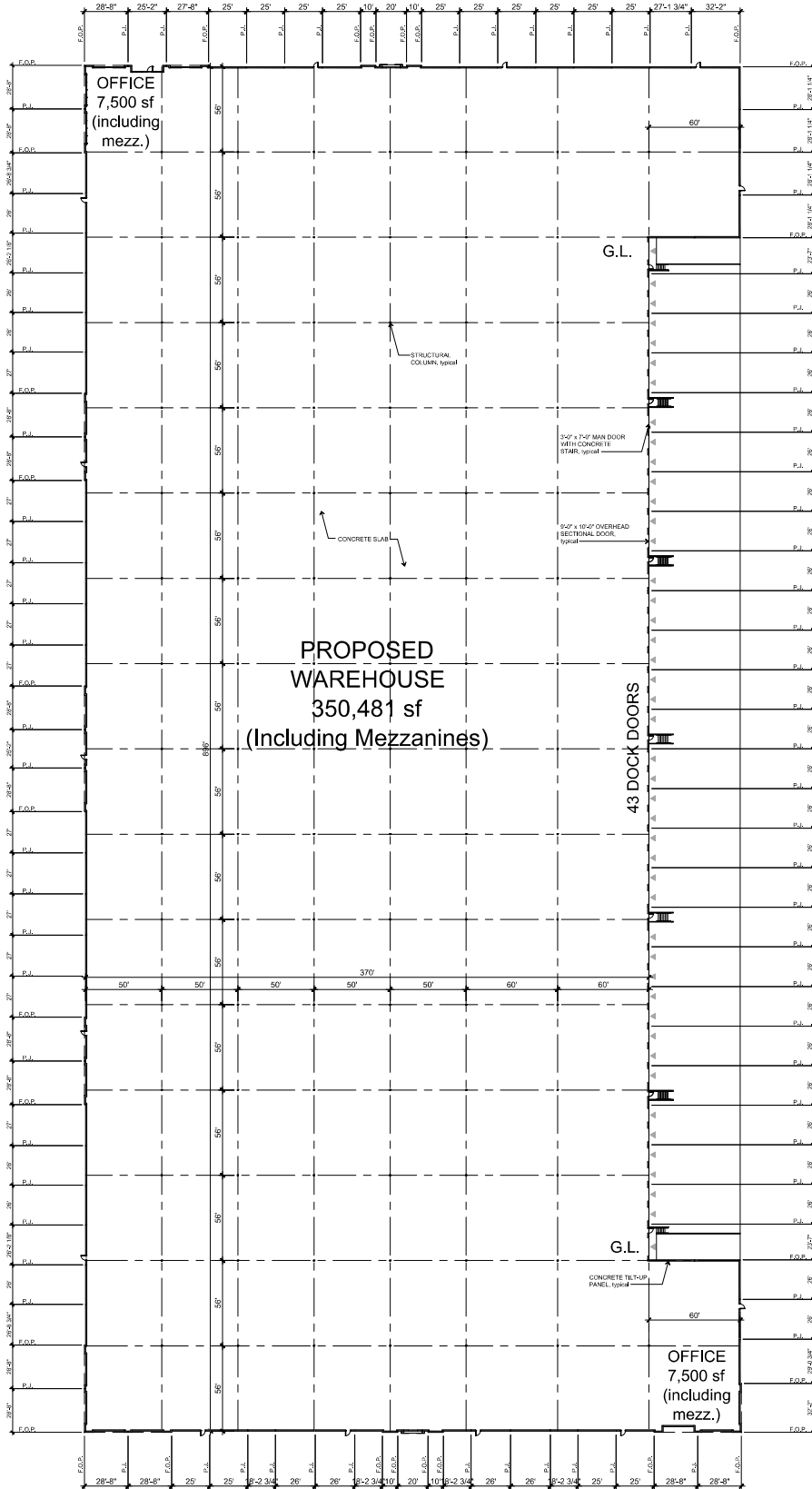
VICINITY MAP

SCALE: NOT TO SCALE

- OWNER / APPLICANT**
 PHELAN DEVELOPMENT COMPANY
 450 NEWPORT CENTER DRIVE
 SUITE 405
 NEWPORT BEACH, CA 92660
 PHONE: (949) 720-8050
- ARCHITECT**
 CARLIE COATSWORTH ARCHITECTS, INC.
 18600 MACARTHUR BOULEVARD
 SUITE 500
 IRVINE, CA 92612
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 jcarlie@coatsworth.com
- LANDSCAPE ARCHITECT**
 SCOTT PETERSON LANDSCAPE ARCHITECT, INC.
 2883 VIA RANCHEROS WAY
 FALLBROOK, CA 92028
 PHONE: (760) 842-8993
 scott@spdesign.com
- CIVIL ENGINEER**
 SDH & ASSOCIATES
 1400 BERTRAM PKWY
 RIVERSIDE, CA 92518
 PHONE: (951) 653-3891
 ston@sdhinc.net
- UTILITY PURVEYORS**
 WATER - EASTERN MUNICIPAL WATER DISTRICT
 GAS - SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON
 TELEPHONE - VERIZON
 SEWER - EASTERN MUNICIPAL WATER DISTRICT

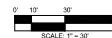


PRELIMINARY SITE PLAN
SCHEME 18r1
 9 July 2021



FLOOR PLAN
 SCHEME 18r1
 9 July 2021

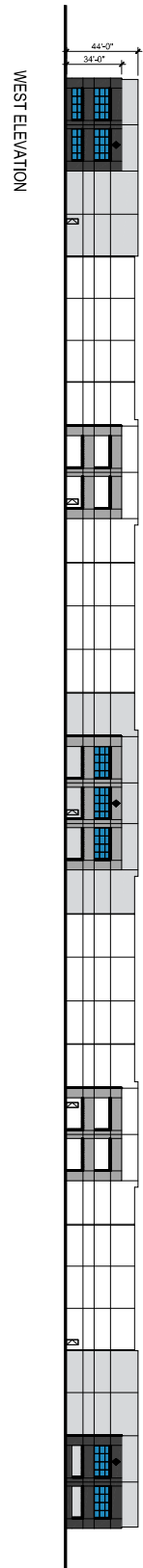
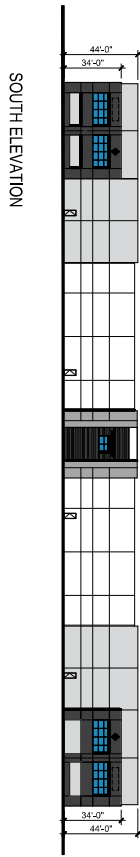
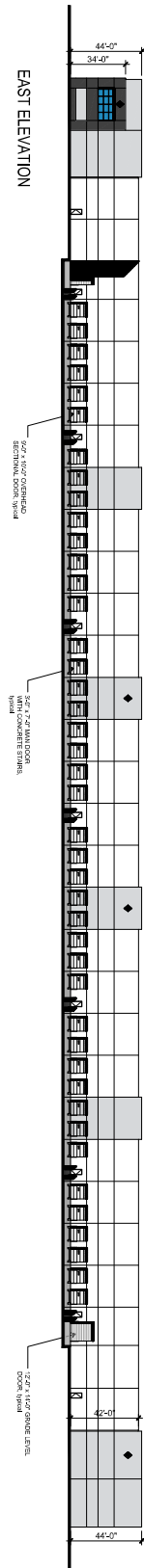
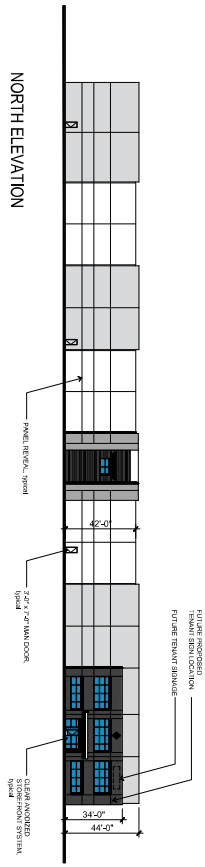
Pre-Application Number: 190075
 Seaton Avenue & Cajalco Road
 Perris, California (Riverside County)



Carlisle Coatsworth Architects, Inc.
 450 Newport Center Drive, Suite 405
 Newport Beach, CA 92660



PHELAN
 DEVELOPMENT
 450 Newport Center Drive, Suite 405
 Newport Beach, CA 92660

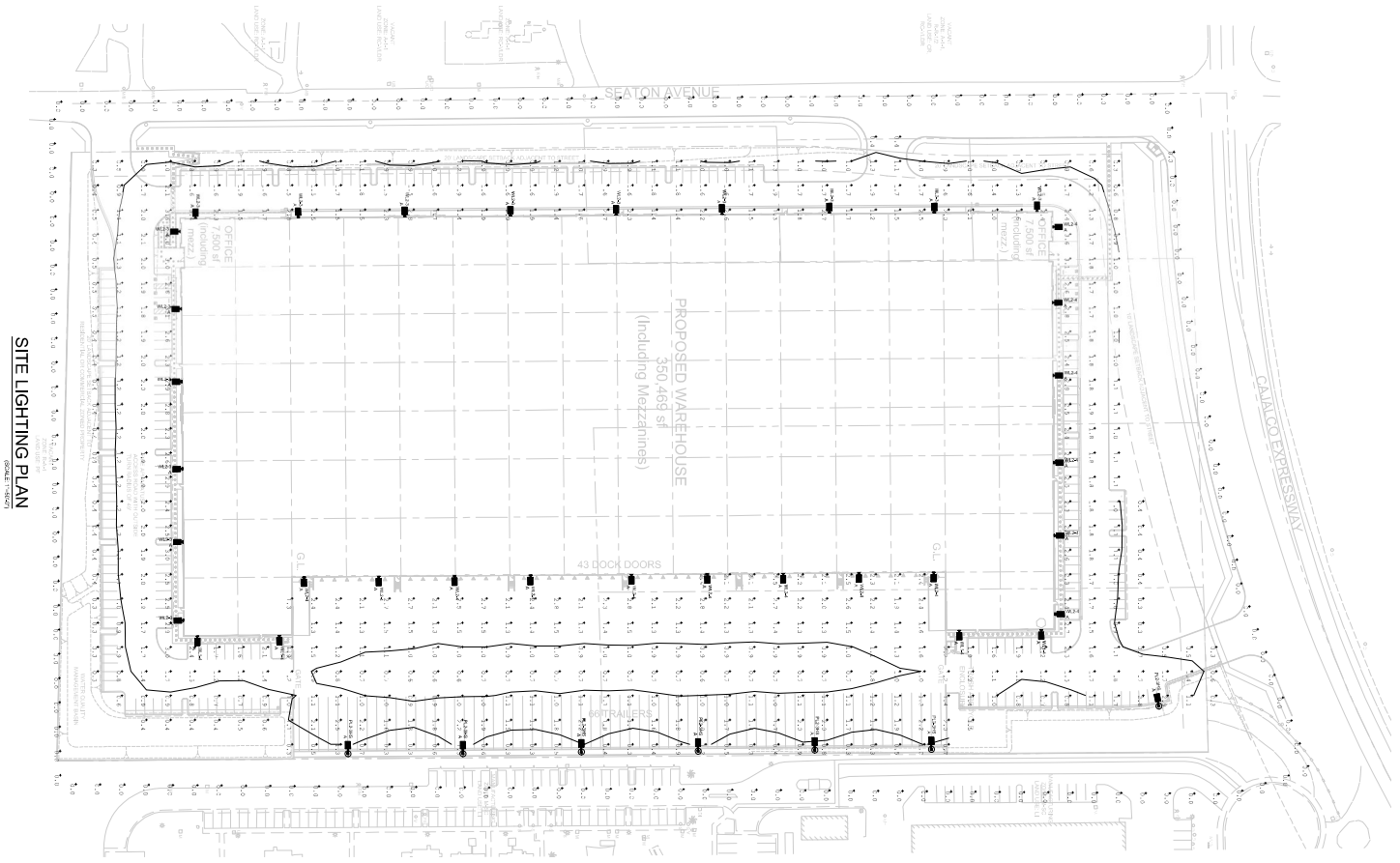


LEGEND

[White Box]	1" x 2" CONCRETE WALL PANEL
[Light Gray Box]	1" x 2" CONCRETE WALL PANEL
[Medium Gray Box]	1" x 2" CONCRETE WALL PANEL
[Dark Gray Box]	1" x 2" CONCRETE WALL PANEL
[Blue Box]	1" x 2" CONCRETE WALL PANEL
[Light Gray Box]	1" x 2" CONCRETE WALL PANEL
[Medium Gray Box]	1" x 2" CONCRETE WALL PANEL
[Dark Gray Box]	1" x 2" CONCRETE WALL PANEL
[Blue Box]	1" x 2" CONCRETE WALL PANEL
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[Medium Gray Box]	1" x 2" CONCRETE WALL PANEL
[Dark Gray Box]	1" x 2" CONCRETE WALL PANEL
[Blue Box]	1" x 2" CONCRETE WALL PANEL

EXTERIOR ELEVATIONS
SCHEME 18r1

9 July 2021



SITE LIGHTING PLAN

DATE: 7/25/21
DRAWN BY: PHELAN
SCALE: 1/8"=1'-0"

SITE LIGHTING STATISTICS

FIXTURE TYPE	QUANTITY	WATTAGE	TOTAL WATTAGE	WATTAGE PER FOOT
150W LED	120	150	18,000	0.05
300W LED	120	300	36,000	0.10
600W LED	120	600	72,000	0.20
1200W LED	120	1200	144,000	0.40
TOTAL	360	2100	250,000	0.70

FIGURE LEGEND

SYMBOL	DESCRIPTION	HEIGHT	CONTROL TYPE
○	LED LIGHTING FIXTURES (150W)	5'-0"	ON/OFF
○	LED LIGHTING FIXTURES (300W)	5'-0"	ON/OFF
○	LED LIGHTING FIXTURES (600W)	5'-0"	ON/OFF
○	LED LIGHTING FIXTURES (1200W)	5'-0"	ON/OFF

*. SEE ARCHITECTURAL PLANS FOR ACTUAL POLE BASE HEIGHTS

CAL GREEN BUG TABLE

TABLE 1. GREEN BUG TABLE

FIXTURE TYPE	1	2	3	4	5	6	7	8	9	10
150W LED	1	1	1	1	1	1	1	1	1	1
300W LED	1	1	1	1	1	1	1	1	1	1
600W LED	1	1	1	1	1	1	1	1	1	1
1200W LED	1	1	1	1	1	1	1	1	1	1

1. The purpose of this table is to provide a visual reference for the lighting fixture types and heights used in this project. The table is intended to be used as a reference for the lighting fixture types and heights used in this project.

SITE LIGHTING STATISTICS

FIXTURE TYPE	QUANTITY	WATTAGE	TOTAL WATTAGE	WATTAGE PER FOOT
150W LED	120	150	18,000	0.05
300W LED	120	300	36,000	0.10
600W LED	120	600	72,000	0.20
1200W LED	120	1200	144,000	0.40
TOTAL	360	2100	250,000	0.70



CONTRACTORS
ENGINEERS
LIC. NO. 201042

Green Bug Electric Inc.

808 W. EMPORIA ST.
ONONDAGA, CA 95042
(925) 384-1194



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PROJECT:

PHELAN SEATON & CALICO

TITLE:

SITE LIGHTING PLAN

DRAWN BY: PHELAN
DATE: 7/25/21
SCALE: 1/8"=1'-0"

DATE: 7/25/21

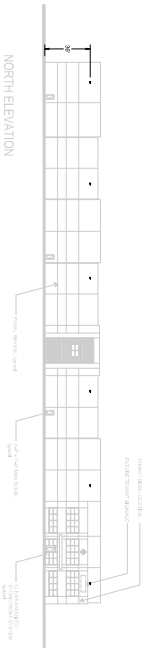
DATE: 7/25/21

DATE: 7/25/21

DATE: 7/25/21

ESL1

NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EXTERIOR LIGHTING ELEVATIONS

DATE: 7/20/21

RSX2 LED Area Luminaire

Specifications

- Model: RSX2 (1000W)
- Power: 1000W
- Length: 27 1/2" (702mm)
- Height: 13 1/2" (343mm)
- Weight: 33.0 lbs (15.0 kg)

Introduction

The RSX2 features an integral aluminum housing and provides significant light savings. An advanced LED chip is used to provide the highest quality light output. The RSX2 is designed for use in a variety of applications, including parking garages, walkways, and general area lighting. The RSX2 is available in a variety of finishes and is designed to be easily installed and maintained.

Applications

- Area Lighting
- Walkways
- Parking Garages
- General Area Lighting

Ordering Information

Ordering Information	Part Number	Notes
1000W	RSX2-1000W	1000W
500W	RSX2-500W	500W
250W	RSX2-250W	250W
125W	RSX2-125W	125W
62.5W	RSX2-62.5W	62.5W

Ordering Information

Accessories

- 1000W
- 500W
- 250W
- 125W
- 62.5W

Mounting Options

- Mounting Bracket
- Mounting Plate
- Mounting Pole

Mounting Dimensions

Mounting Dimensions

Mounting Option	Part Number	Notes
Mounting Bracket	RSX2-MB	Mounting Bracket
Mounting Plate	RSX2-MP	Mounting Plate
Mounting Pole	RSX2-MPole	Mounting Pole

RSX2 - Luminaire Data

Model	Power	Length	Height	Weight
RSX2-1000W	1000W	27 1/2"	13 1/2"	33.0 lbs
RSX2-500W	500W	27 1/2"	13 1/2"	33.0 lbs
RSX2-250W	250W	27 1/2"	13 1/2"	33.0 lbs
RSX2-125W	125W	27 1/2"	13 1/2"	33.0 lbs
RSX2-62.5W	62.5W	27 1/2"	13 1/2"	33.0 lbs



CONTRACTORS
ENGINEERS
L.S. No. 28700Z

Guay Electric Inc.

808 W. EMPORIA ST.
ONTARIO, CA 91762
(951) 944-1194

PROJECT:

PHELAN SEATON
& CANALCO

TITLE:

EXTERIOR LIGHTING ELEVATIONS

DATE: 7/20/21

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

JOB NO:

TABLER:

ESL2

DATE: 7/20/21

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

PROJECT:

PHELAN SEATON
& CANALCO

TITLE:

EXTERIOR LIGHTING ELEVATIONS