

- LEGEND**
- PERMITS - EXISTING & SAFETY RELATED EXISTING COMMENTS
 - PERMITS - PLANNING EXISTING COMMENTS
 - PERMITS - ENVIRONMENTAL / REGULATORY EXISTING COMMENTS
 - PERMITS - TRANSPORTATION EXISTING COMMENTS
 - PERMITS - PUBLIC WORKS EXISTING COMMENTS
 - PERMITS - UTILITIES EXISTING COMMENTS
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Seaton Avenue & Caljaco Road Riverside County, California

Pre-Application Review Category III

10 December 2020

ACCESSOR'S PARCEL #:	317-140-04, 317-140-046, 317-140-048, 317-140-028, 317-140-001, 317-140-003, 317-140-078 & 317-140-007
SPECIFIC PLAN:	NOT IN SPECIFIC PLAN
EXISTING ZONING USE:	A-1, R-A,1
EXISTING LAND USE:	U
OCCUPANCY GROUP:	S-1, B
CONSTRUCTION TYPE:	V-A
DESCRIPTION OF WORK:	THIS DEVELOPMENT CONSISTS OF A 365,046 S.F. WAREHOUSE BUILDING INCLUDING 10,000 S.F. OF ACCESSORY OFFICE, TRASH AND RECYCLING BINS WILL BE CONFINED WITHIN A TYPICAL HEIGHT RESTRICTION. CONSTRUCTION OF CONCRETE WALLS SHALL BE PERFORMED BY THE OWNER. AUTOMATIC PARKING IS PROVIDED AT THE SITE OF THE SITE. THE PROPOSED DEVELOPMENT IS LOCATED AT THE INTERSECTION OF CALJACO ROAD AND AT THE SOUTH SIDE OF THE SITE. A FIRE APPARATUS ACCESS LANE AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES. GATES WILL INCLUDE INBOX PADLOCK TO PROVIDE FIRE DEPARTMENT ACCESS.
NET LOT AREA:	782,270 sf 17.59 acres
WAREHOUSE OFFICE:	729,847 sf +/- 16.79 acres 395,046 sf 395,046 sf 10,000 sf
SITE COVERAGE (per net area):	60.0 %
PARKING PROVIDED:	278 spaces
WAREHOUSE OFFICE ACCESSIBLE:	178 spaces
TRAILER:	72 spaces
LANDSCAPE PROVIDED:	110,448 sf 110,973 sf

OWNER/APPLICANT:	PHELAN DEVELOPMENT COMPANY 10000 S. CALJACO ROAD, SUITE 405 MENLO PARK, CA 94025 PHONE: (650) 734-8550 phelan@phelandev.com
ARCHITECT:	CARLEE CANTWORTH ARCHITECTS, INC. 10000 S. CALJACO ROAD, SUITE 300 MIRNIE, CA 92512 PHONE: (949) 833-1830 carlee@carleearch.com
LANDSCAPE ARCHITECT:	SCOTT PETERSON LANDSCAPE ARCHITECT, INC. 10000 S. CALJACO ROAD, SUITE 405 MIRNIE, CA 92512 PHONE: (949) 942-2883 scott@sparc.com
CIVIL ENGINEER:	SGH & ASSOCIATES 10000 S. CALJACO ROAD, SUITE 405 MIRNIE, CA 92512 PHONE: (949) 833-1881 sgn@sgn.com



VICINITY MAP
 SCALE: NOT TO SCALE

SHEET INDEX

APPLICABLE CODES

PROJECT SUMMARY

PROJECT TEAM

VICINITY MAP

- ARCHITECTURAL**
- A-1 COVER SHEET
 - A-2 PRELIMINARY SITE PLAN
 - A-3 FLOOR PLAN
 - A-4 EXTERIOR ELEVATIONS
 - Q-1 TITLE SHEET
 - Q-2 PRELIMINARY GRADING PLAN
 - Q-3

- ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, REGULATIONS AND LAWS INCLUDING, BUT NOT LIMITED TO:**
- 2018 CALIFORNIA BUILDING CODE
 - 2018 CALIFORNIA MECHANICAL CODE
 - 2018 CALIFORNIA ELECTRICAL CODE
 - 2018 CALIFORNIA FIRE CODE
 - 2018 CALIFORNIA ELECTRICAL CODE
 - 2018 CALIFORNIA BUILDING CODE, CH. 11B

- ADDITIONAL INFORMATION:**
- MAILED 1-CODING LANS FOR ROADWAYS
 - LOW/MOMENTUM LUBRICATION/POTENTIAL
 - SUSCEPTIBLE TO SUBSIDIARY
 - VERY HIGH FIRE HAZARD AREA - LOCAL RESPONSIBILITY AREA (LRA)
 - PROPOSED IMPROVEMENT SCHEDULE PER COUNTY ORDINANCE 400.

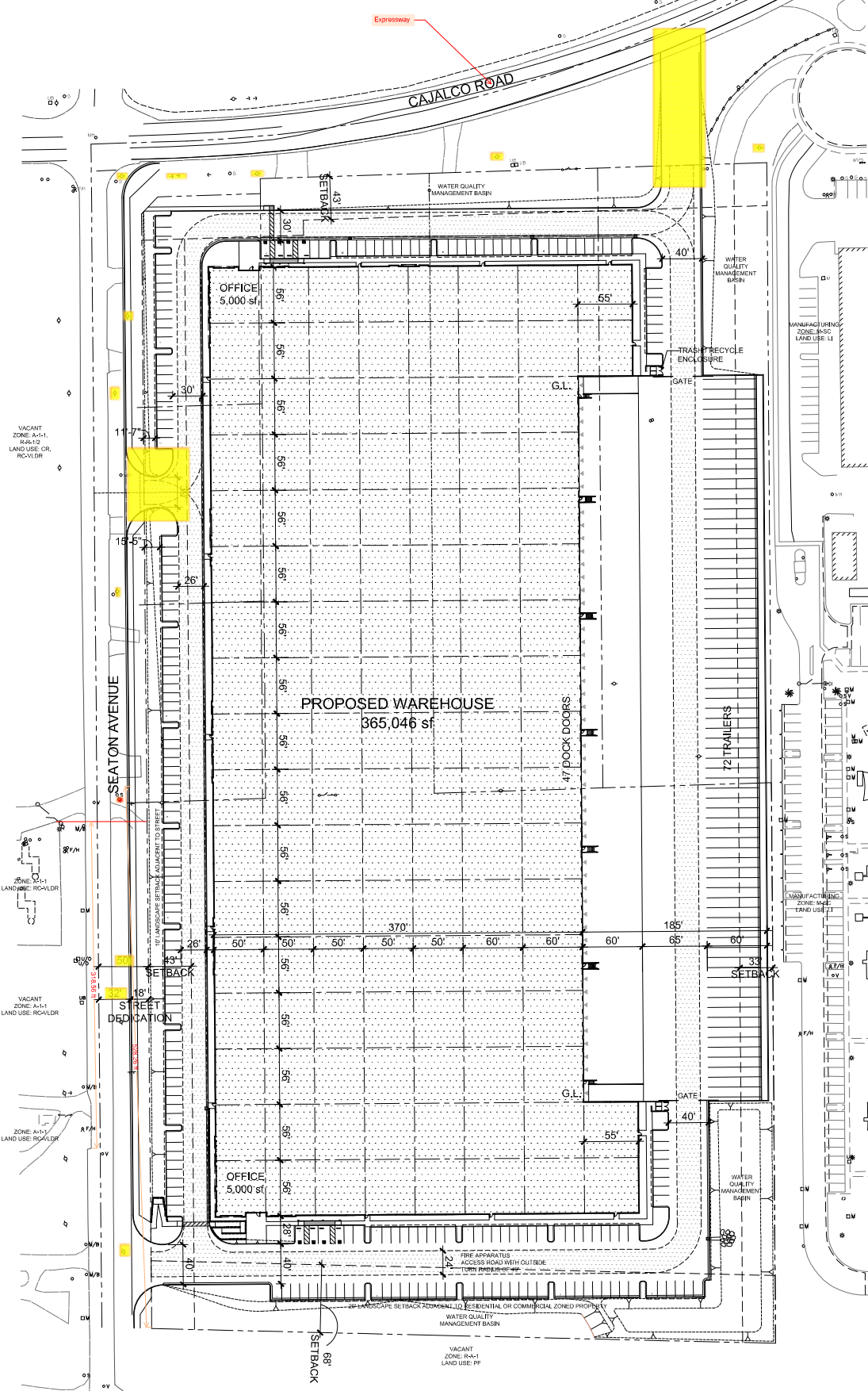
- LANDSCAPE ARCHITECT**
- 278 spaces
 - 178 spaces
 - 72 spaces
 - 110,448 sf
 - 110,973 sf

1st District provided comments in preliminary meetings with applicant:

- Widen south side of Cajalco from Seaton Avenue to Harvill Avenue, May impact Cajalco Road cul-de-sac.
- Provide raised median on Cajalco Expressway between Seaton Avenue to existing median near Arco.
- Widen Seaton half-width with trail along frontage similar to PPT180028.
- No undergrounding on Seaton if not in pavement section.
- Coordinate with PAR200061 and PPT180028.

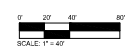
GROSS LOT AREA:	762,270 sf 17.50 acres
NET LOT AREA:	729,647 sf 16.75 acres
TOTAL BUILDING AREA:	365,046 sf
WAREHOUSE:	355,046 sf
OFFICE:	10,000 sf
SITE COVERAGE: (on net area)	50.0 %
PARKING REQUIRED:	218 spaces
WAREHOUSE:	178 spaces
OFFICE:	40 spaces
PARKING PROVIDED:	221 spaces
STRECHES:	218 spaces
HANDICAP ACCESSIBLE:	8 spaces
TRAILS:	72 spaces
LANDSCAPE REQUIRED: (1.5% of net area)	109,448 sf
LANDSCAPE PROVIDED:	109,710 sf

10 December 2020 4410181-18500 pro in development 01/20/20 43 space and 100,000 sq ft 1800 43 and 1800 43 and 1800 43 and 1800 43



PRELIMINARY SITE PLAN
SCHEME 16r1
 10 December 2020

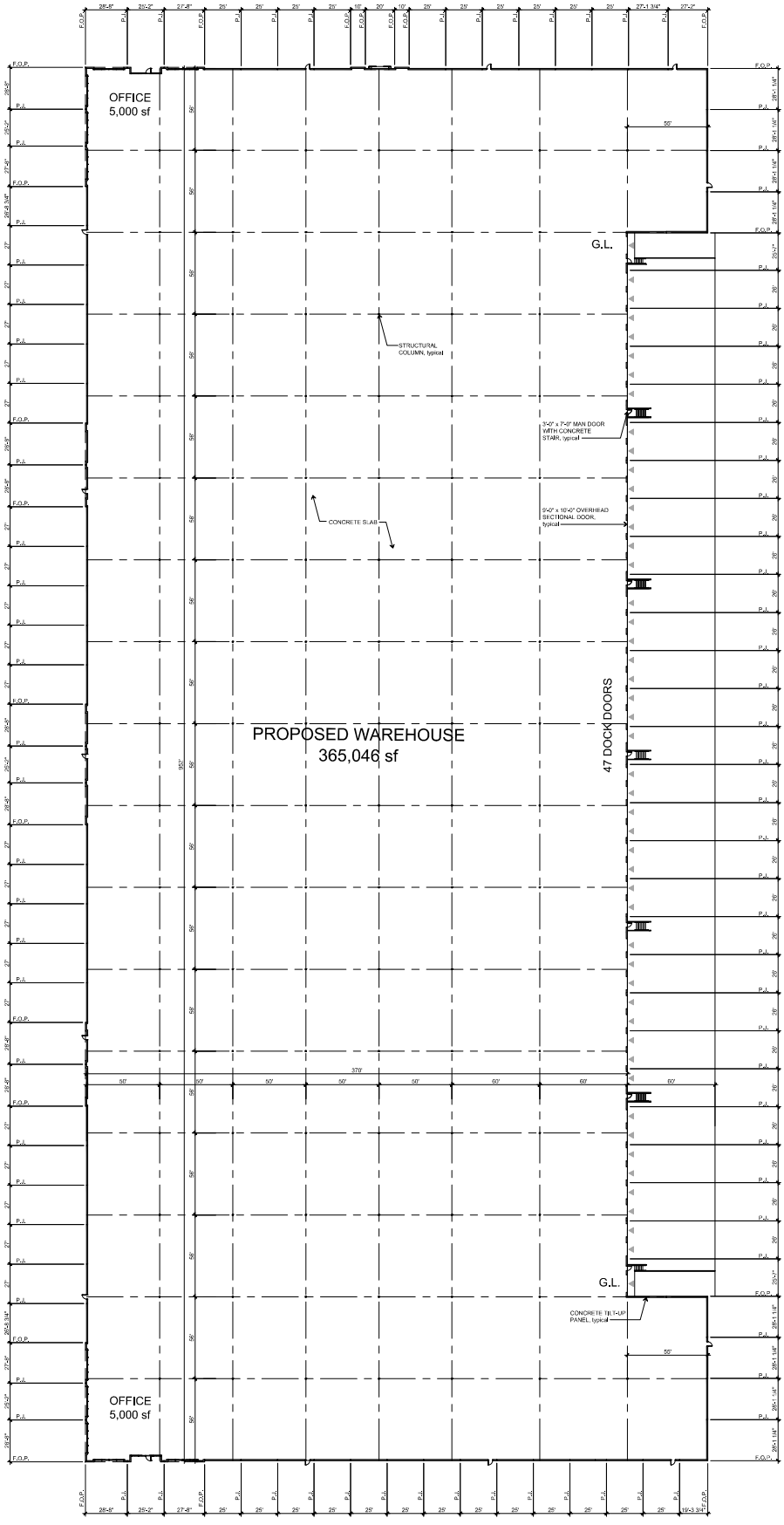
Seaton Avenue & Cajalco Road
 Perris, California (Riverside County)



A-2
PHELAN
 DEVELOPMENT
 450 Newport Center Drive, Suite 405
 Newport Beach, CA 92660

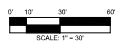
Carlie Coatsworth Architects, Inc.
 4001 W. Valley Blvd., Suite 101, Fullerton, CA 92630-3030

Provides truck delivery turning template for onsite circulation and orienting to exterior streets



FLOOR PLAN
 SCHEME 16r1
 10 December 2020

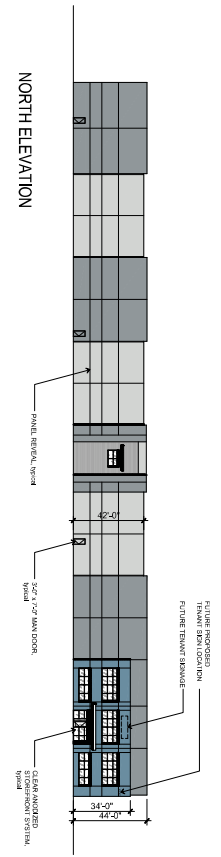
Seaton Avenue & Cajalco Road
 Perris, California (Riverside County)



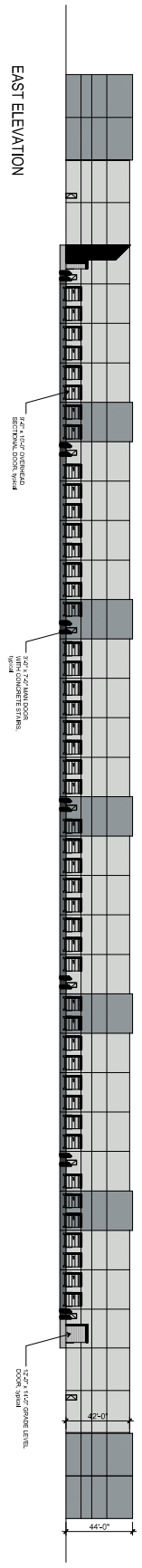
PHELAN
 DEVELOPMENT
 450 Newport Center Drive, Suite 405
 Newport Beach, CA 92660

	1 1/2" x 2" CONCRETE WALL PANEL
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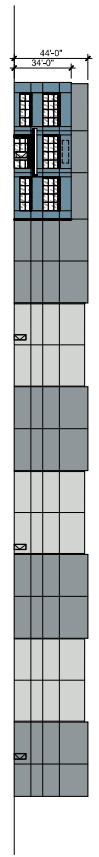
LEGEND



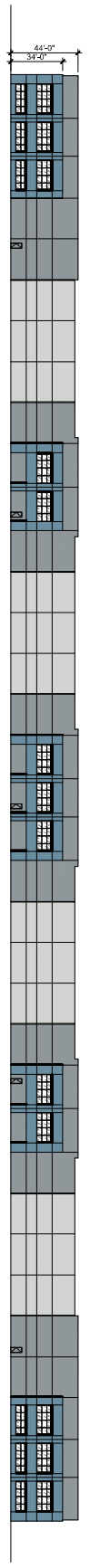
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



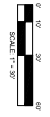
WEST ELEVATION

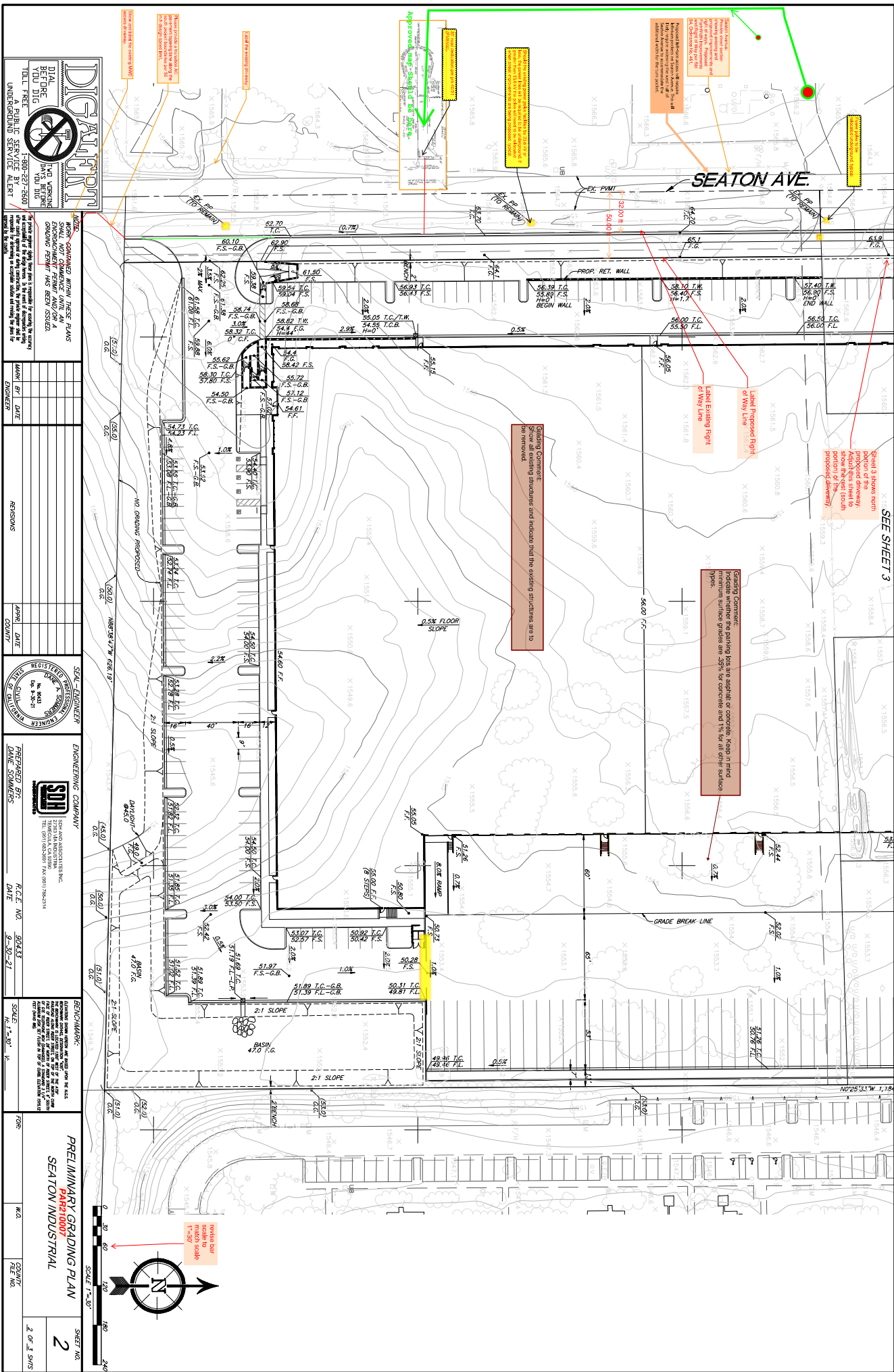
EXTERIOR ELEVATIONS

SCHEME 16r1

10 December 2020

Seaton Avenue & Cajalco Road
Perris, California (Riverside County)





DIG AHEAD
 WORK REQUIRED WITHIN THESE PLANS
 BEFORE YOU DIG
 1-800-227-2500
 UNDERGROUND SERVICE ALERT

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

REGISTERED PROFESSIONAL ENGINEER
SEAN SWINNERS
 No. 4941
 Exp. 9-30-21

REGISTERED PROFESSIONAL ENGINEER
DAVE SWINNERS
 No. 4942
 Exp. 9-30-21

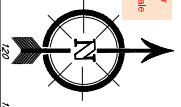
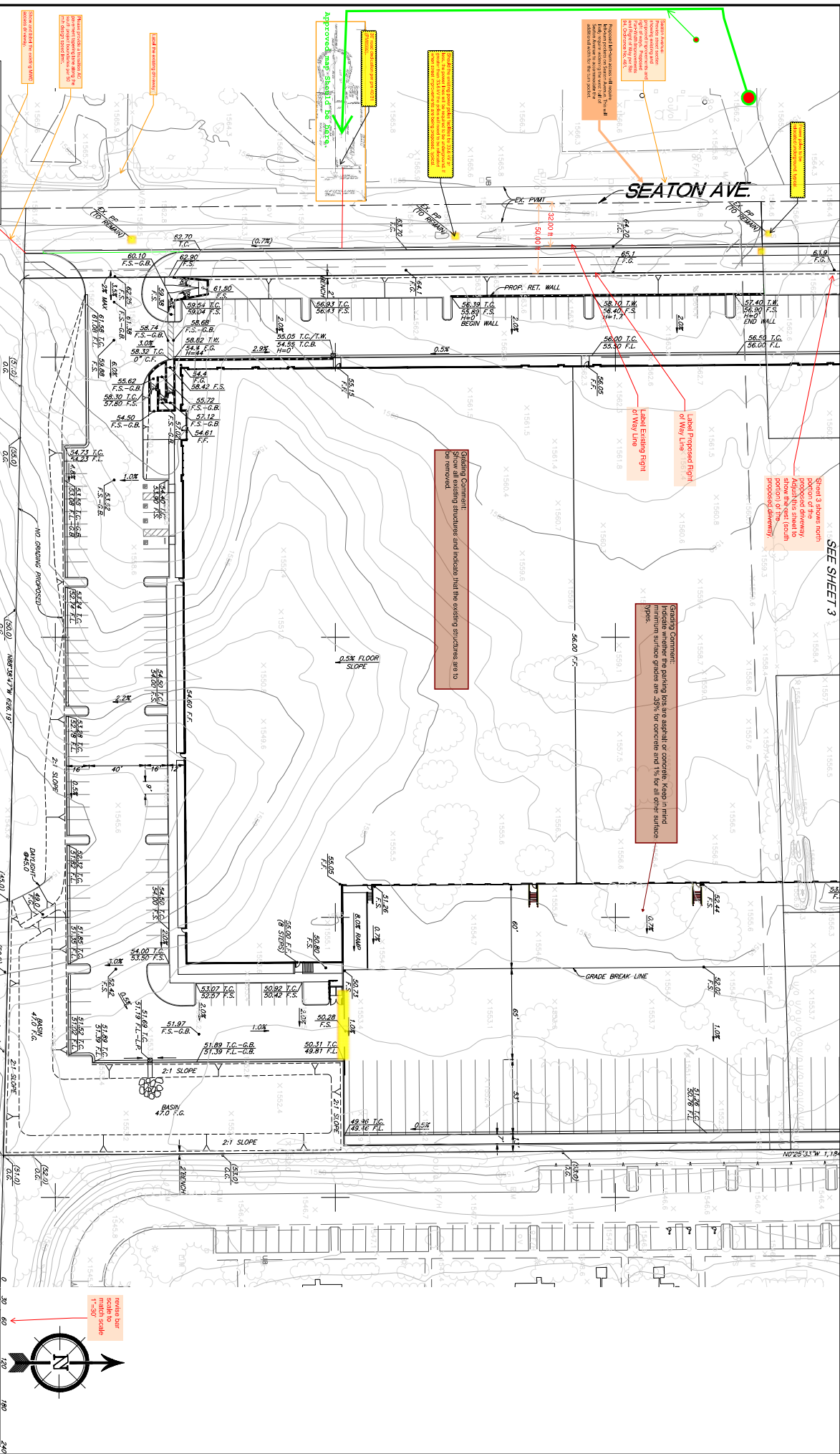
SEAN SWINNERS ENGINEERING COMPANY
 15700 131ST AVE. SUITE 100
 RICHMOND, BC V6V 1K3
 TEL: (604) 271-8888 FAX: (604) 271-8889

BENCHMARK

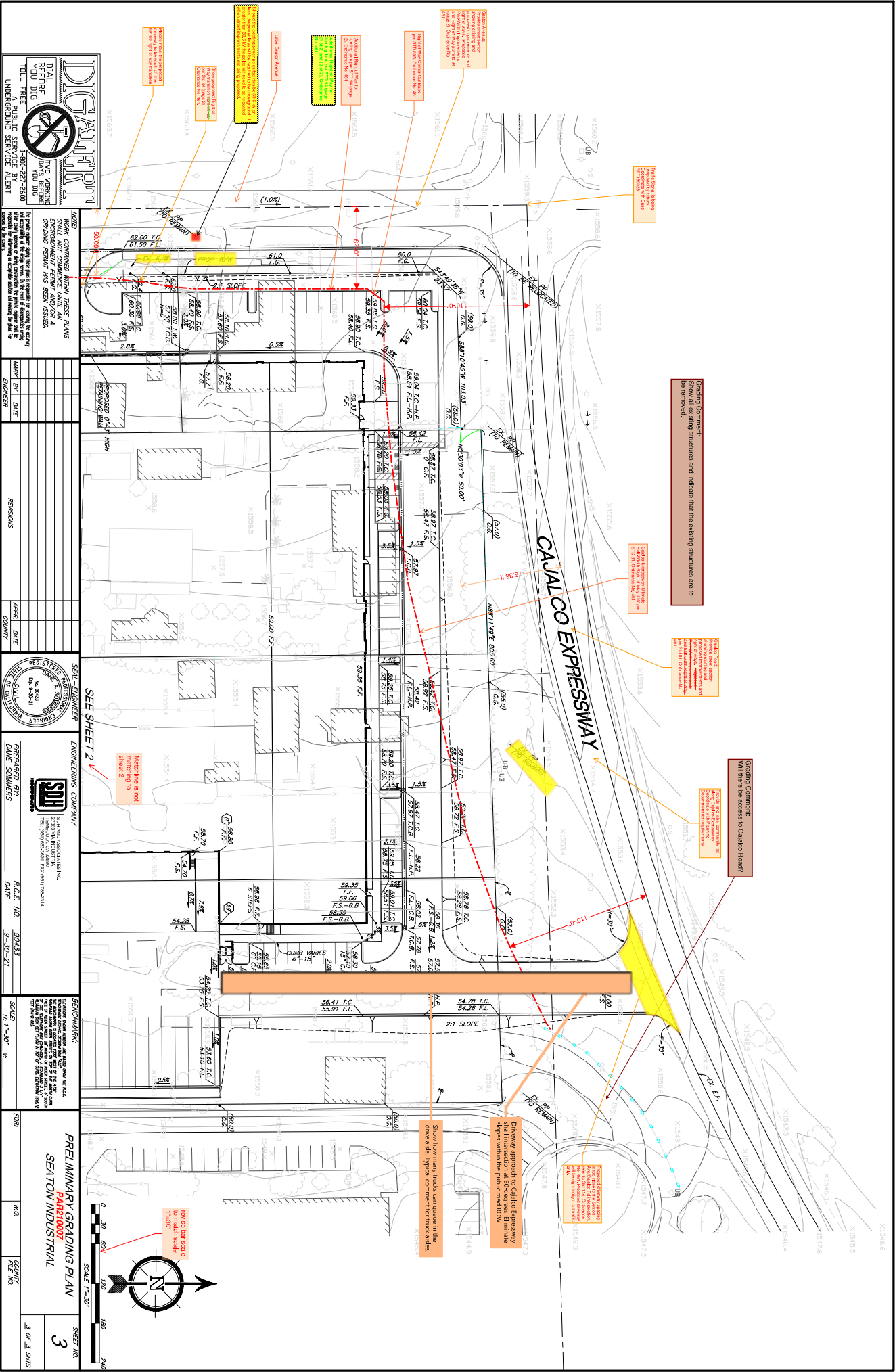
NO.	DATE	DESCRIPTION
1		

PRELIMINARY GRADING PLAN
SEATON INDUSTRIAL
P266210007

SHEET NO.
2
2 OF 3 SHEETS



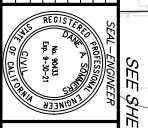
SEE SHEET 3



Digital
 1-800-227-2500
 UNDERGROUND SERVICE ALERT
 TOLL FREE
 BEFORE YOU DIG
 CALL 811
 FOR A FREE SERVICE ALERT

NOTE: CONSIDER WITHIN THESE PLANS ANY EXISTING UTILITIES AND/OR A GRADING PLAN HAS BEEN ASSIGNED TO THE PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND SURVEYS TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND SURVEYS TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND SURVEYS TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES.

DATE	BY	REVISIONS



SEA-TON ENGINEERING COMPANY
 22750 WILSON AVENUE
 SUITE 100
 IRVINE, CA 92614
 TEL: (949) 261-2277 FAX: (949) 261-2278

PREPARED BY: DANE SWAIMERS
DATE: 9-20-21
R.C.E. NO.: 00233

ENGINEER: DANE SWAIMERS
SCALE: 1" = 30'
DATE: 9-20-21

PRELIMINARY GRADING PLAN
SEATON INDUSTRIAL
3
 SHEET NO.
 3 OF 3 SHEETS
 SCALE 1" = 30'