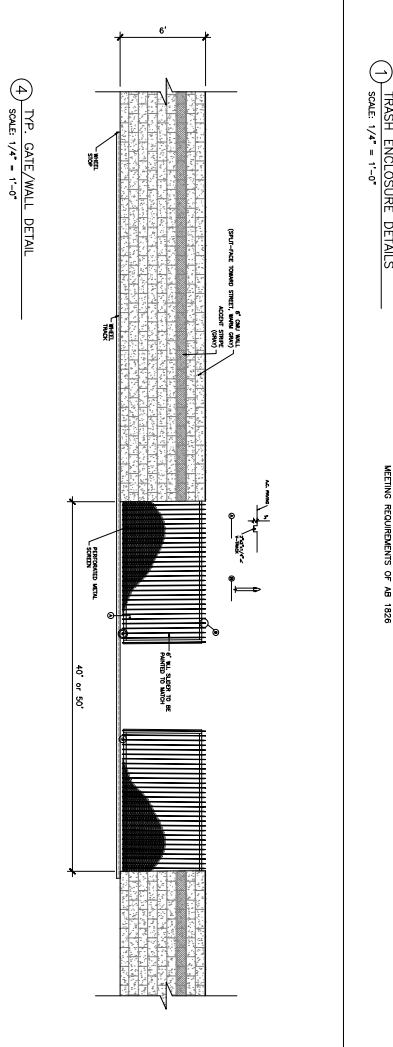
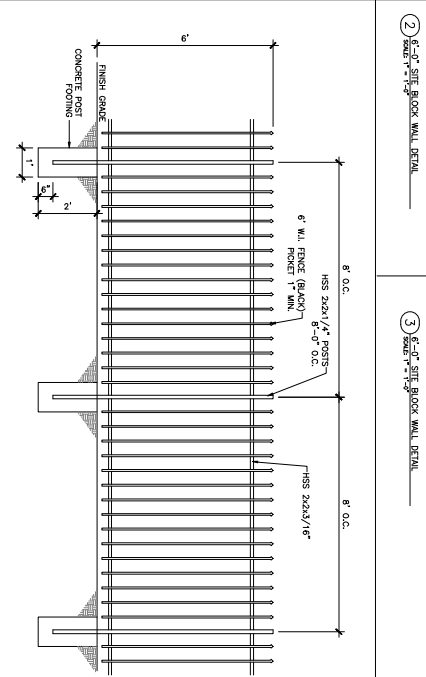
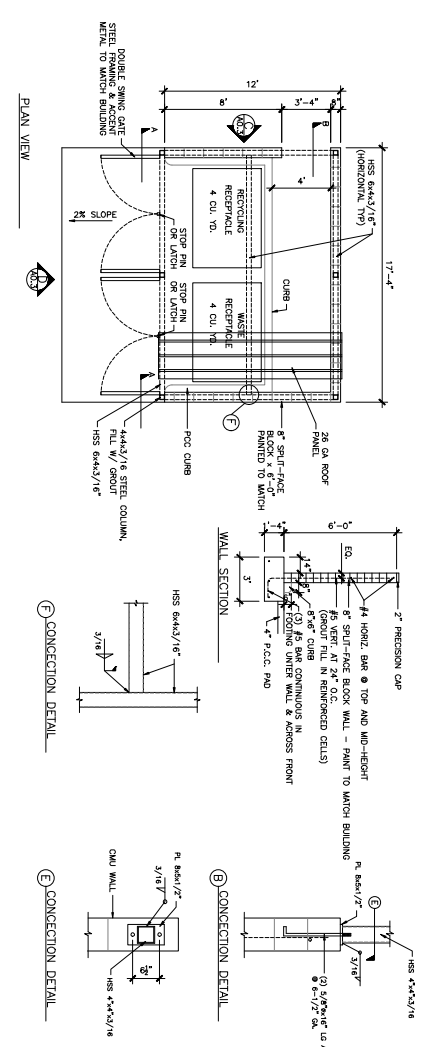
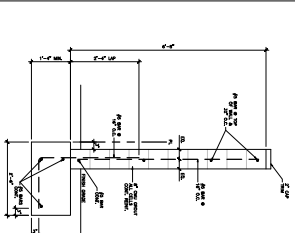
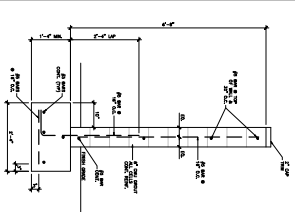
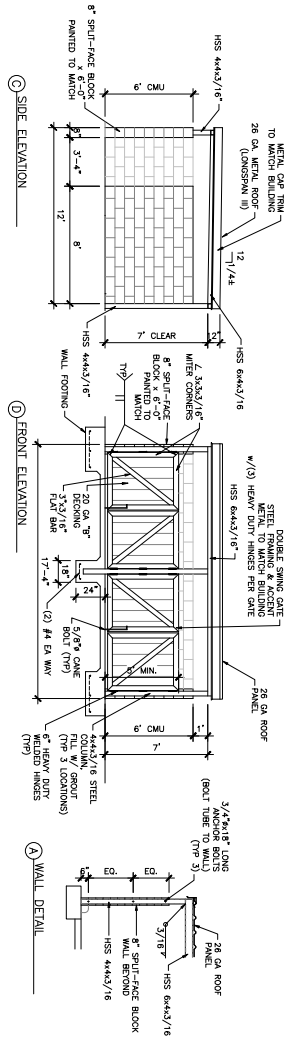


LAKE CREEK INDUSTRIAL, LLC

RIVERSIDE, CA

<p>PROJECT TEAM</p> <p>OWNER LAKE CREEK INDUSTRIAL, LLC 1302 BRITANY CROSS ROAD SANTA ANA, CA 92705 PHONE: 714-261-0800 FAX: 714-261-0881</p> <p>APPLICANT LAKE CREEK INDUSTRIAL, LLC 1302 BRITANY CROSS ROAD SANTA ANA, CA 92705 PHONE: 714-261-0800 FAX: 714-261-0881</p> <p>GENERAL CONTRACTOR/PREPARER LORD CONSTRUCTORS 1920 WEST 11TH STREET UPLAND, CA 91786 PHONE: (909) 946-6729 FAX: (909) 946-3626</p> <p>PROJECT ENGINEER OF RECORD JEFFREY G. VAN DAM P.O. Box 1769 785 UPLAND, CA 91785 PHONE: 909-946-6770 FAX: 909-941-5072</p>	<p>BUILDING CODES</p> <p>THE GOVERNING CODES FOR THIS PROJECT W/ LOCAL AMENDMENTS ARE THE:</p> <p>2019 CALIFORNIA BUILDING CODE (CBC) 2019 CALIFORNIA ELECTRICAL CODE (CEC) 2019 CALIFORNIA ENERGY CODE (CEC) 2019 CALIFORNIA FIRE CODE (CFC) 2019 CALIFORNIA MECHANICAL CODE (CMC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA SOIL FOUNDATION AND WATER CONSTRUCTION CODE (SWFC) 2019 CALIFORNIA GREEN BUILDING CODE (CGRB)</p>	<p>LEGAL DESCRIPTION</p> <p>PROPERTY LOCATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>PARCEL A:</p> <p>THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 3 WEST SAN BERNARDINO, WEST AND MERRIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING THE LAND DESCRIBED IN INSTRUMENT NO. 216641, A FINAL ORDER OF CONDEMNATION, SUPERIOR COURT CASE NO. 216641, A CERTIFIED COPY OF WHICH RECORDED AUGUST 30, 1996 AS INSTRUMENT NO. 339975 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED THEREIN AS FOLLOWS:</p> <p>BEGINNING AT THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN PARCEL 17-B OF SAID FINAL ORDER OF CONDEMNATION, BEING THE DEED INTERSECTION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN DEED INSTRUMENT NO. 217325 OF SAID OFFICIAL RECORDS, ALSO BEING THE INTERSECTION OF ORANGE AVENUE AS DESCRIBED IN DEED TO THE COUNTY OF RIVERSIDE RECORDED NOVEMBER 13, 1963 AS INSTRUMENT NO. 120347 OF SAID OFFICIAL RECORDS, WITH THE WESTERLY LINE OF PARCEL 17-A OF SAID FINAL ORDER OF CONDEMNATION, THENCE NORTH 88° 51' 12" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 82.26 FEET TO THE WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 82.26 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN DEED TO NEW DAWIDSON BRICK COMPANY, THENCE NORTH 0° 30' 51" EAST ALONG THE WESTERLY LINE OF SAID LAND DESCRIBED IN SAID DEED A DISTANCE OF 327.24 FEET, THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF PARCEL 17-A ON A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 756.00 FEET, THROUGH AN ANGLE OF 24° 31' 30", AN ARC LENGTH OF 323.60 FEET (THE INITIAL RADIAL LINE BEARS NORTH 47° 14' 53" EAST) TO THE MOST NORTHERLY CORNER OF PARCEL 17-D OF SAID FINAL ORDER OF CONDEMNATION, THENCE SOUTH 88° 51' 12" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 82.26 FEET TO THE WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 82.26 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN DEED TO NEW DAWIDSON BRICK COMPANY, THENCE NORTH 88° 51' 12" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF THE ABOVE MENTIONED PARCEL 17-B, THENCE SOUTH 01° 28' 37" WEST, ALONG THE WESTERLY LINE OF THE ABOVE MENTIONED PARCEL 17-B, A DISTANCE OF 24.00 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>PARCEL B:</p> <p>LOT 16 IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 4 WEST SAN BERNARDINO BASE AND MERRIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP OF OAKES AND SAWYER'S SUBDIVISION, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE(S) 5 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.</p> <p>EXCEPTING THEREFROM THE PORTION DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH, ON THE WEST LINE OF SAID LOT 16, 300 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, 176.50 FEET; THENCE SOUTH, ON THE SOUTH LINE OF SAID LOT 16, 218 FEET; TO THE POINT OF BEGINNING.</p> <p>ALSO EXCEPTING THEREFROM A RIGHT OF WAY FOR ROADS AS SHOWN ON SAID MAP.</p> <p>ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED DATED NOVEMBER 6, 1963 AND RECORDED AS INSTRUMENT NO. 120347 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY CALIFORNIA.</p> <p>ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 061755 OF OFFICIAL RECORDS.</p> <p>ALSO EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED JULY 26, 1991, AND RECORDED FEBRUARY 24, 1992 AS INSTRUMENT NO. 061756 OF OFFICIAL RECORDS.</p> <p>FOR CONVEYANCING PURPOSES ONLY: APRIL 317-270-013 (AFFECTS PARCEL B) AND 305-090-049 (AFFECTS PARCEL A)</p>													
<p>PROJECT DESCRIPTION</p> <p>THE PROJECT CONSISTS OF A 15,000 S.F. MAINTENANCE BUILDING WITH A 1,200 S.F. 1ST FLOOR OFFICE AND A 1,200 S.F. 2ND FLOOR OFFICE. SITE WORK TO INCLUDE GRADING, PAVING, LANDSCAPE PAVING, TRAILER PARKING, SITE WALLS, TUBE STEEL FENCING, TRASH ENCLOSURE, ETC.</p>		<p>GRADING</p> <p>101 Preliminary Grading Plan</p> <p>LANDSCAPE</p> <p>L-1 Conceptual Landscape Plan</p> <p>SITE</p> <p>A0.1 Site Plan A0.2 Site Details A0.3 Site Details</p> <p>ARCHITECTURAL</p> <p>A1.1 Overall Warehouse Plan A2.1 Office Plan A3.1 Building Elevations Color Elevations</p>													
<p>CASE: PR1210021 EXHIBIT: A-B-C DATE: 4-29-2021 PLANNER: D Bratford</p>		<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>													

<p>DRAWING TITLE:</p> <p style="text-align: center; font-size: 24px;">TITLE SHEET "C.U.P."</p>	<p>DESIGN PLANS FOR:</p> <p style="text-align: center;">LAKE CREEK INDUSTRIAL, LLC ORANGE AVENUE RIVERSIDE, CA</p>	<p>Van Dam Engineering P.O. BOX 1769 Upland, California 91785</p> <p><small>SHALL RETAIN ALL COMMON LAW RIGHTS AND OTHER RESERVED RIGHTS. THIS DOCUMENT INCLUDING REPRESENTED DESIGN AND SPECIFICATIONS.</small></p>	<p>LORD CONSTRUCTORS, INC. 1920 West Eleventh Street Upland, California 91786</p> <p><small>SHALL RETAIN ALL COMMON LAW RIGHTS AND OTHER RESERVED RIGHTS. THIS DOCUMENT INCLUDING REPRESENTED DESIGN AND SPECIFICATIONS.</small></p>
<p>Date: 3/16/2021 Form: 07 Drawn By: DH Checked By: L Scale: 1" = 100' Job No.: L Project: TS Sheet: 1 of 1</p>			



1 TRASH ENCLOSURE DETAILS
SCALE 1/4" = 1'-0"

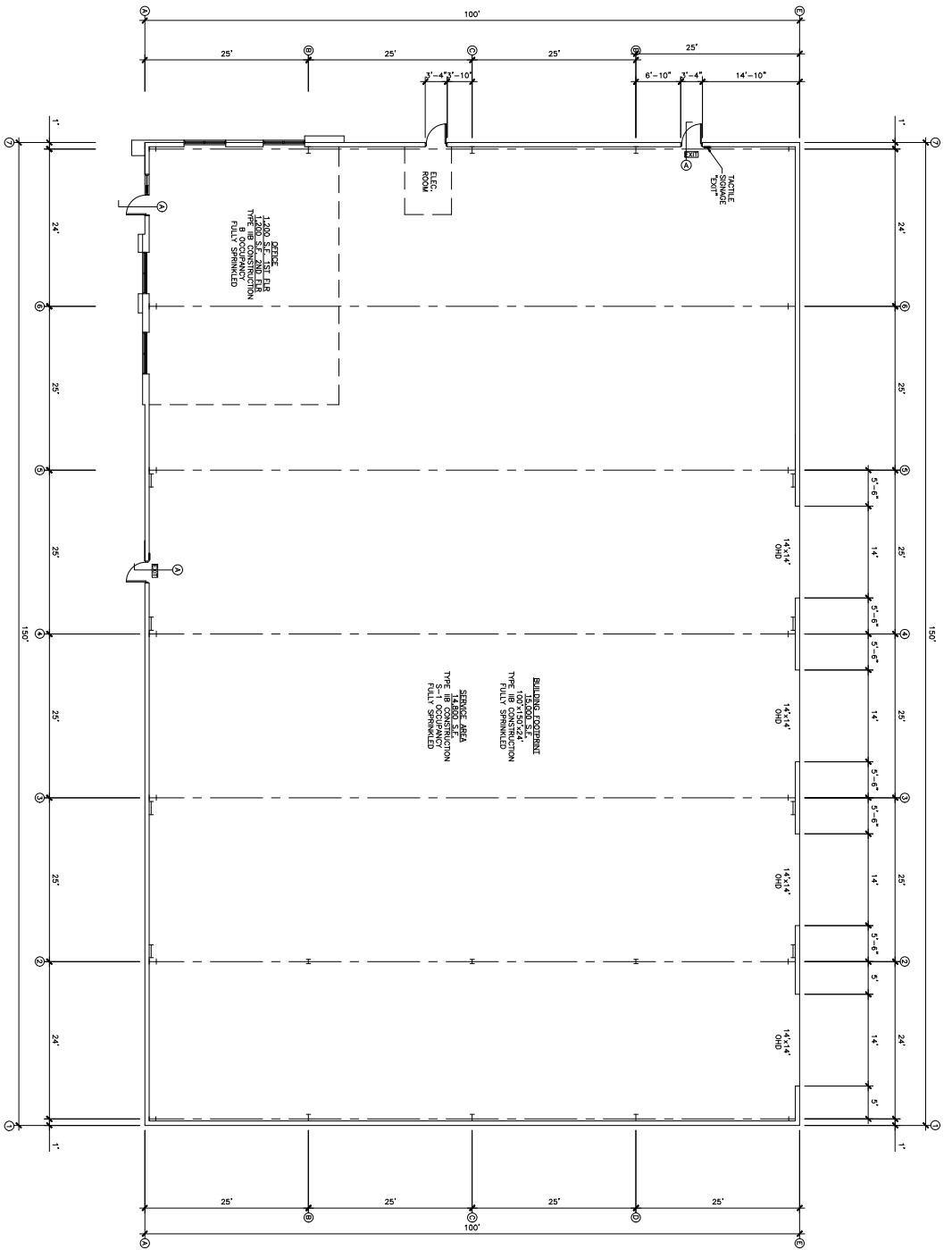
NOTE: LANDSCAPE SERVICE PROVIDER WILL REMOVE AND REPLACE ALL WASTE GENERATED FROM THESE SERVICES.
MEETING REQUIREMENTS OF AB 1828

2 6'-0" HIGH WALL FENCE DETAIL
SCALE 1/2" = 1'-0"

3 6'-0" HIGH WALL FENCE DETAIL
SCALE 1/2" = 1'-0"

5 6' HIGH WALL FENCE DETAIL
SCALE 1/2" = 1'-0"

4 TYP. GATE/WALL DETAIL
SCALE 1/4" = 1'-0"



OVERALL FLOOR PLAN



SCALE: 1/8" = 1'-0"

GENERAL NOTES:

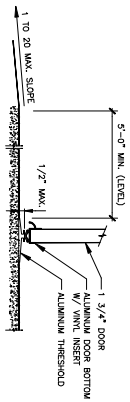
1. ALL APPLIANCE AND INSULATION CERTIFICATES
2. THE WAREHOUSE WILL BE NEITHER HEATED NOR COOLED.
3. ALL PRIMARY ENTRANCES TO THE BUILDING HANDICAPPED PER SECTION 11B-404.
4. ALL WALKS AND SIDEWALKS MUST COMPLY WITH PERMITS AND SPECIFICATIONS WITH SECTION 10122 MINIMUM SLOPE = 1/2"
5. HANDICAP ENTRANCE SHALL HAVE A LEVEL TAMPING OF 5" STRENGTH AND BE NO MORE THAN 1/2" STRENGTH FROM THE INSIDE OF THE DOOR.
6. ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
7. AND/OR USED WITHIN THE BUILDING, WHICH SHALL BE KEPT OPEN AT ALL TIMES.
8. REQUIRED FIRE EXTINGUISHERS TO BE LOCATED AT APPROVED LOCATIONS THROUGHOUT THE BUILDING.
9. ALL EXIT DOORS ALONG PATH OF TRAVEL TO THE EXTERIOR SHALL SWING IN DIRECTION OF ESCAPE OR TRAVEL UNLESS IT IS PLANNED OTHERWISE.
10. EVERY ASSEMBLY AREA SHALL HAVE THE FIRST PLACE SEAT FOR THE FRONT END OF THE ROOM, SEC 1004.3.

EXIT SIGNS: (PER SECTION 1013 2019 C.A.C.)

- (a) WHERE REQUIRED, EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN EXIT SIGN. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY RECYCLED GLASS EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS IMMEDIATELY VISIBLE TO OCCUPANTS INTERFERING MEANS OF EGRESS DOORS OR SUCH THAT MAY BE IN THE PATH OF ACCESS TO EXITS OR EXIT PASSAGeways WITHIN 100 FEET (30 METERS) OR THE LARGEST VISIBLE DISTANCE OF THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
- (b) SIGNIFIERS: EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PINKISH STROKES OF THE LETTERS NOT LESS THAN 3/16" (1.51 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF NOT LESS THAN 2 INCHES (51 MM). SIGNIFIERS SHALL BE NOT LESS THAN 1 INCH (25.4 MM) SIGN LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCRIMINABLE WHEN THE MEANS OF EGRESS IS ON OR NOT ENERGIZED. IF A CHEVRON CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATION CANNOT BE REDUCED, USE SECTION 1013.6.1.
- (c) INTERIOR ILLUMINATION, ELECTRICALLY POWERED, SELF LUMINOUS AND WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 22. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- (d) EXIST SIGN ILLUMINATION: THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN PHOTOVOLTAIC (GALV.) PER SECTION 1013.6.2.

LEGEND

Ø 1/2" FE = FIRE EXTINGUISHER

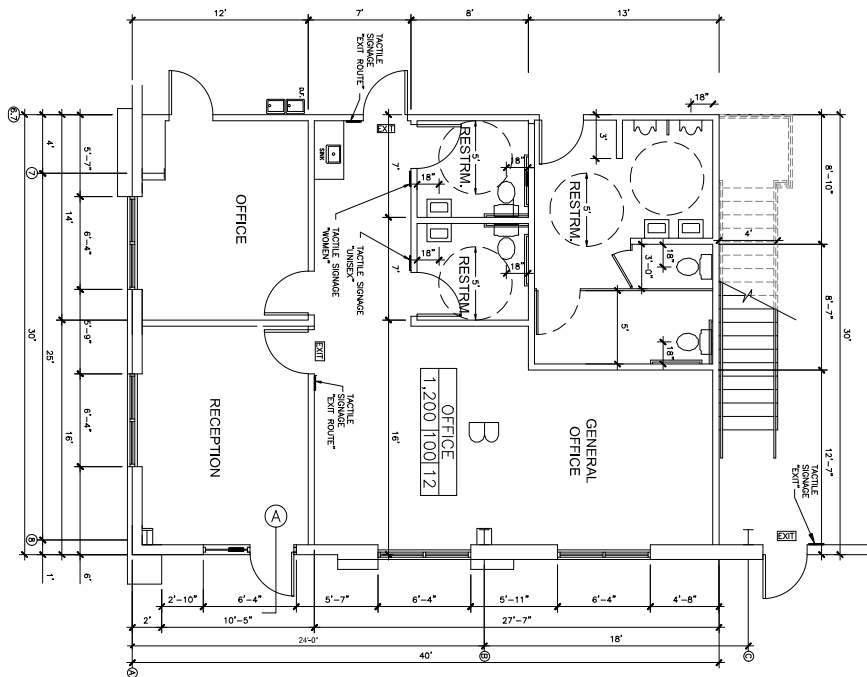


DETAIL A THRESHOLD

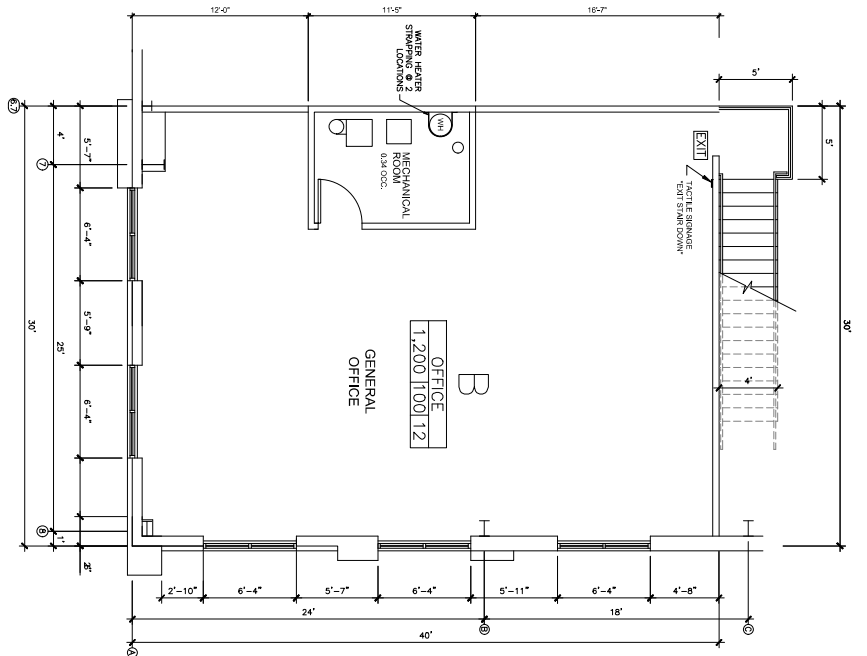
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<p>DRAWING TITLE: OVERALL FLOOR PLAN SCALE: 1/8" = 1'-0"</p>	<p>DESIGN PLANS FOR: LAKE CREEK INDUSTRIAL, LLC ORANGE AVENUE RIVERSIDE, CA</p>	<p>Van Dam Engineering P.O. BOX 1769 Upland, California 91785</p>	<p>LORD CONSTRUCTORS, INC. 1920 West Eleventh Street Upland, California 91786</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION						
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<p>SHALL RETAIN ALL COMMON LAW STATUTES AND OTHER RESERVED RIGHTS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS.</p>				<p>DATE: 3/2/2021 DRAWN BY: DH CHECKED BY: L SCALE: AS SHOWN</p>								

A1.1
of Sheets



OFFICE PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



OFFICE PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



DATE: 3/6/2021
 DRAWN BY: DH
 CHECKED BY: L
 APP. IN CHARGE: L
 PROJECT: A2.1
 SHEET: 1 OF 2

DRAWING TITLE:
OFFICE PLAN
 SCALE: 1/4" = 1'-0"

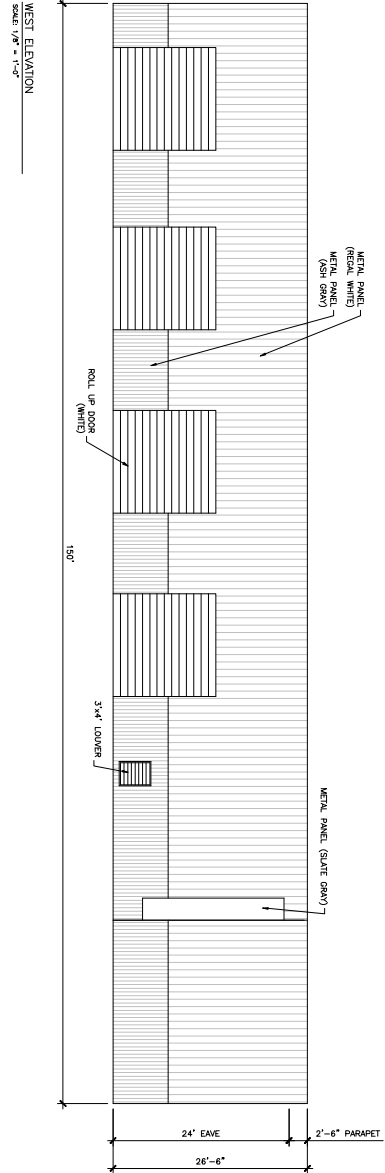
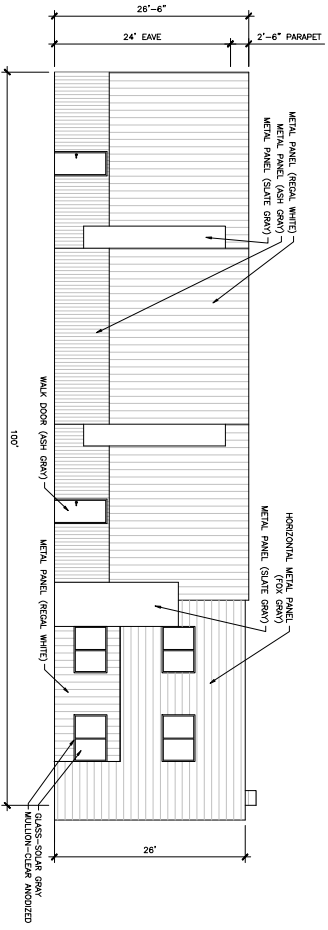
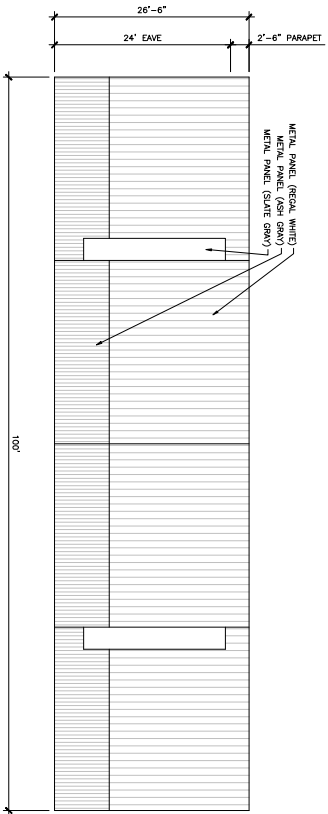
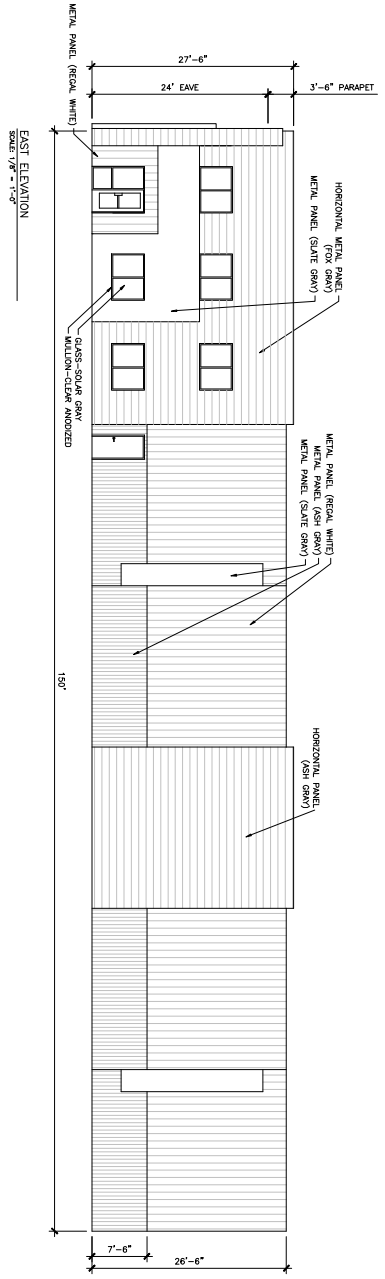
DESIGN PLANS FOR:
 LAKE CREEK INDUSTRIAL, LLC
 ORANGE AVENUE
 RIVERSIDE, CA

Van Dam Engineering
 P.O. BOX 1769
 Upland, California 91785

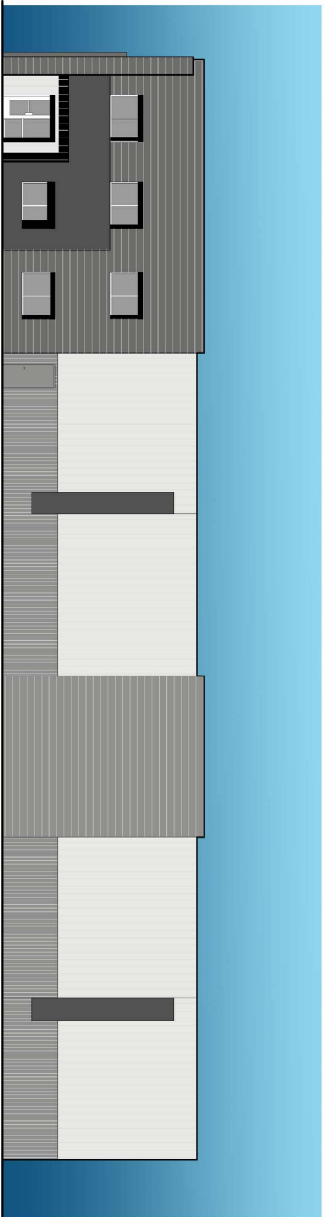
LORD CONSTRUCTORS, INC.
 1920 West Eleventh Street
 Upland, California 91786

NO.	REVISIONS

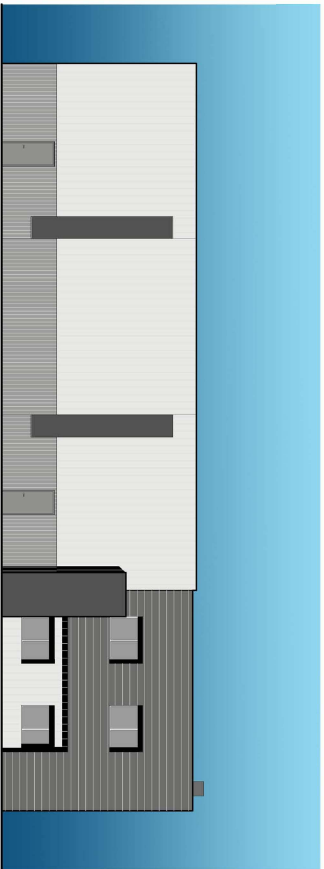
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DATE: 3/16/2021 DRAWN BY: DH CHECKED BY: L APP. NAME: L APP. SIGNATURE:	DRAWING TITLE: ELEVATIONS SCALE: 1/8" = 1'-0"	DESIGN PLANS FOR: LAKE CREEK INDUSTRIAL, LLC ORANGE AVENUE RIVERSIDE, CA	Van Dam Engineering P.O. BOX 1769 Upland, California 91785 <small>SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT FOR THE DOCUMENT INCLUDING REPRESENTED DESIGN AND SPECIFICATIONS.</small>	LORD CONSTRUCTORS, INC. 1920 West Eleventh Street Upland, California 91786 <small>SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT FOR THE DOCUMENT INCLUDING REPRESENTED DESIGN AND SPECIFICATIONS.</small>	REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>									
A3.1 of Sheets	<small>REVISIONS</small>													



East Elevation



South Elevation