

CASE: PAR230068
 EXHIBIT: A- Site Plan
 DATE: 10/05/2023
 PLANNER: Krista Mason

Meeting
 Comments/Agency
 Final

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HPA architecture

Placentia Ave. & Tobacco Rd.

Perris, County of Riverside, CA

Tabulation

SITE AREA	In Acres	330,879 S.F.
BUILDING AREA	In Sq. Ft.	179,713 S.F.
Office - 1st floor	4,400 S.F.	
Office - 2nd floor	4,400 S.F.	
Warehouse	170,913 S.F.	
FAR	170,913 S.F.	
COVERAGE	46.2%	
GLASS HEIGHT	30' min.	
GLASS HEIGHT REQUIRED	30' min.	
AUTO PARKING PROVIDED	142 stalls	
TOTAL	142 stalls	
TRAILER PARKING PROVIDED	34 stalls	
TRAILER PARKING PROVIDED	34 stalls	
GENERAL COMMENTS:		
General Plan Land Use Designation: Business Park (BP)		
MAXIMUM BUILDING HEIGHT ALLOWED	35' (1' additional height every 2' additional sq feet)	
MAXIMUM COVER AREA PER LOT	50%	
LANDSCAPE REQUIREMENT	15% min. percentage	
LANDSCAPE PROVIDED	17.2%	
SETBACKS	Front: 20', Side: 15', Rear: 15'	

Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

Aerial Map



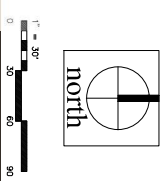
Conceptual Site Plan

Thrifty Oil, Co.

June 24, 2023 / Job #22484
 Scheme 3

LEGEND

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR
- POTENTIAL OFFICE
- WAREHOUSE
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Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.