



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 9, 2023

TO:

Planner: Russell Brady
Geology Paleontology
Biology
Cultural
Park and Open Space Planning Trails
WQMP Transportation
Traffic Study Transportation
Grading Transportation
LSCP Landscape Transportation

Building & Safety – Plan Check
Environmental Health Dept.
Fire Marshal (Riverside)
Flood Control
Riverside Transit Agency
Riv. Co. Sheriff's Department
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Gruytch

Southern California Edison Co. (SCE) Southern
California Gas Co.
Sphere of Influence Corona
School District (S) Corona-Norco Unified

PLOT PLAN NO. 230011 – Applicant: LW Developers – Representative: T&B Planning, Inc. Engineer: Kimley-Horn – Second Supervisorial District – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI), Commercial Retail (CD:CR); Open Space: Water (OS:W), Open Space: Conservation (OS:C) –Glen Ivy Zoning Area – Zoning: SP Zone (Serrano, Specific Plan No. 353) – Location: east of Interstate-15, east and north of Temescal Canyon Road, south of Dawson Canyon Road, west of Park Canyon Road – 489.4 Acres – **REQUEST:** The **Plot Plan** is a proposal for the construction and operation of a total of 1,016,000 square foot warehouse/distribution/manufacturing development on 56.46-acres. – APNs: 283-160-009, 283-170-012, 283-170-013, 283-170-014, 283-170-015, 283-170-021, 283-190-013, 283-190-014, 283-190-027, 283-200-008, 283-200-009, 283-200-010, 283-200-012, 290-050-002, 290-050-003, 290-050-012, 290-050-013, 290-050-020, 290-050-023, 290-050-026, 290-050-027, 290-050-028, 290-050-029, 290-050-042, 290-060-006, 290-060-016 – **BBID:285-234-251**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*John Hildebrand
Planning Director*

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC meeting on May 18, 2023**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

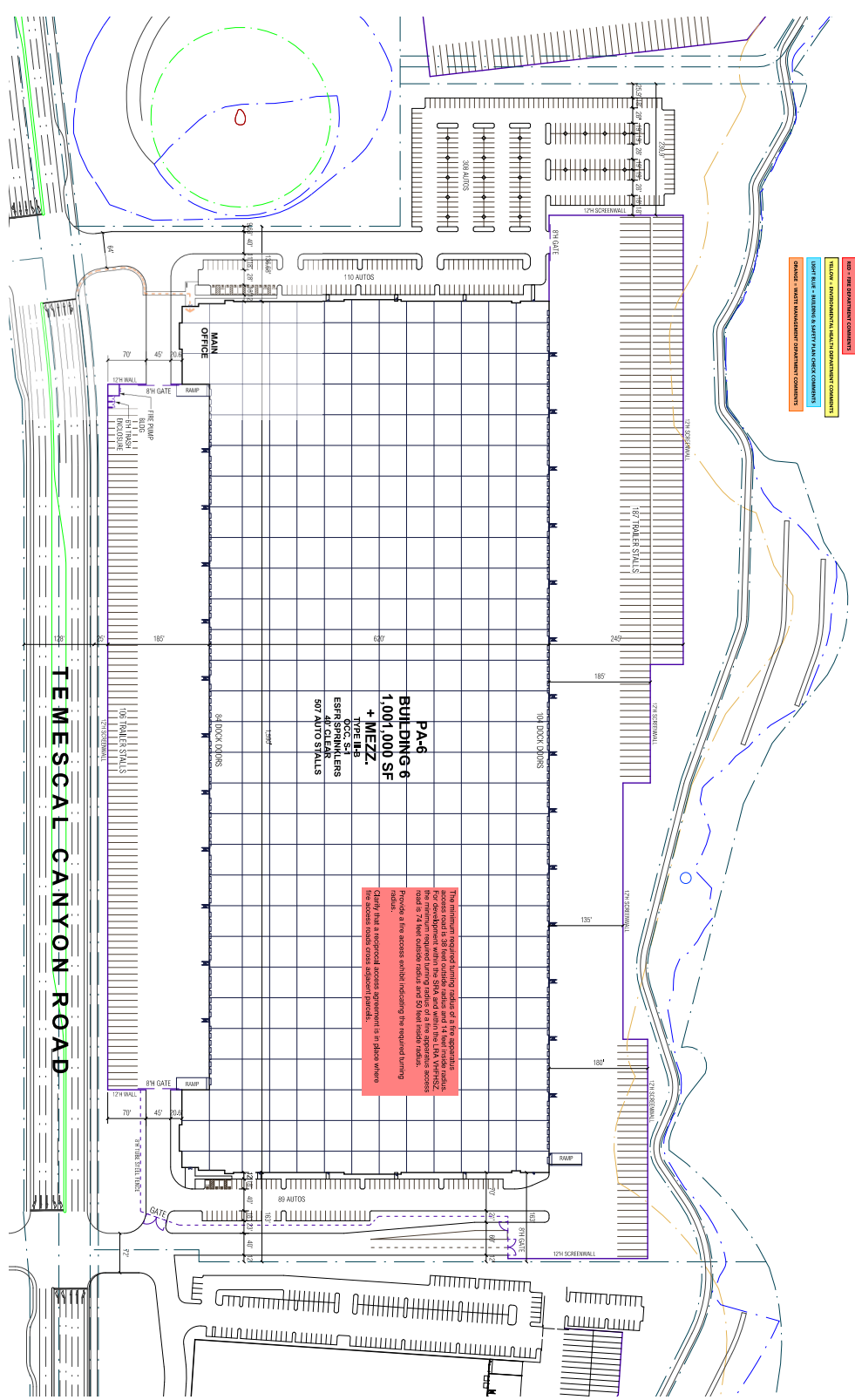
PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

CASE: PPT250011
EXHIBIT: EXHIBIT A
PLANNER: R. Brady

- LEGEND**
- EXISTING + REMOVED EXISTING BUILDING FOOTPRINT**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**
 - EXISTING + REMOVED EXISTING CONCRETE**



The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The minimum required turning radius of a fire apparatus access road is 24 feet outside radius and 8 feet inside radius. Provide a fire access width indicating the required turning radius. Detail a fire apparatus equipment in a place where fire access roads cross adjacent parcels.

PROJECT INFORMATION:

SPECIFIC PLAN AREA	SERRANO COMMERCE CENTER
ZONE	LIGHT INDUSTRIAL
PROPOSED MAXIMUM HEIGHT	57'
NUMBER OF STORIES	2

PROJECT DESCRIPTION:

REVISION: 01/20/2023
 PARKING AND DOCK LANDING AREAS TOTALING APPROX. 1,001,000 SF ON 95.5 ACRES.

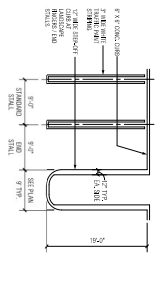
PROJECT DATA:

NET SITE AREA	2,692,398 SF / 62.46 AC
BUILDING AREA	1,001,000 SF
MEZZANINE	15,000 SF
TOTAL	1,016,000 SF
COVERAGE	48.7%
F.A.C.	0.413
PARKING REQUIRED	1,001,000 SF AREAS @ 1.00 SF / 1,001,000 STALLS @ 1000 SF
TOTAL REQUIRED	1,001,000 STALLS
PARKING PROVIDED	106 TRUCK STALLS
TOTAL PROVIDED	106 TRUCK STALLS
DOCK POSITIONS PROVIDED	189 DOCK POSITIONS
TRAILER POSITIONS PROVIDED	287 TRAILER STALLS
LANDSCAPE PROVIDED	XX SF / XX %

SITE LEGEND:

- ADJACENT TO TRAVEL
- NORTH BACKTUNE STEEL HOLE
- LANDSCAPE AREA
- EXISTING CONCRETE WITH REINFORCING
- EXISTING CONCRETE WITH REINFORCING
- EXISTING CONCRETE WITH REINFORCING
- EXISTING CONCRETE WITH REINFORCING
- EXISTING CONCRETE WITH REINFORCING
- EXISTING CONCRETE WITH REINFORCING
- EXISTING CONCRETE WITH REINFORCING

AUTO PARKING DETAIL:



VICINITY MAP:



PREPARED BY:
RG&A
 Office of Architectural Design
 15231 Adams Parkway, Suite 100
 Irvine, CA 92618
 Tel: 949.451.9922
 Fax: 949.451.9922

PROJECT APPLICANT / LAND OWNER:

LIV DEVELOPERS, LLC	28020002
URRABO, CA 91788	28020003
TEL: 909.486.5555	28020004
CONTRACT MANAGER	28020005
	28020006
	28020007
	28020008
	28020009
	28020010
	28020011
	28020012
	28020013
	28020014
	28020015
	28020016
	28020017
	28020018

APN NUMBERS:

28020002	28020002
28020003	28020003
28020004	28020004
28020005	28020005
28020006	28020006
28020007	28020007
28020008	28020008
28020009	28020009
28020010	28020010
28020011	28020011
28020012	28020012
28020013	28020013
28020014	28020014
28020015	28020015
28020016	28020016
28020017	28020017
28020018	28020018

SERRANO COMMERCE CENTER
 RIVERSIDE COUNTY, CA
 BUILDING 6 PLOT PLAN

6-A1-1

FLOOD CONTROL ACCESS

FOR ENLARGEMENT
- SEE "D" SHEET L-4

NOTE: LANDSCAPE OUTSIDE PART OF LANDSCAPE MAINTENANCE DISTRICT AND PREPARED BY OTHERS

CASE: PPT230011
EXHIBIT: Exhibit L
DATE: 5/18/2023
PLANNER: R. Brady

LEGEND

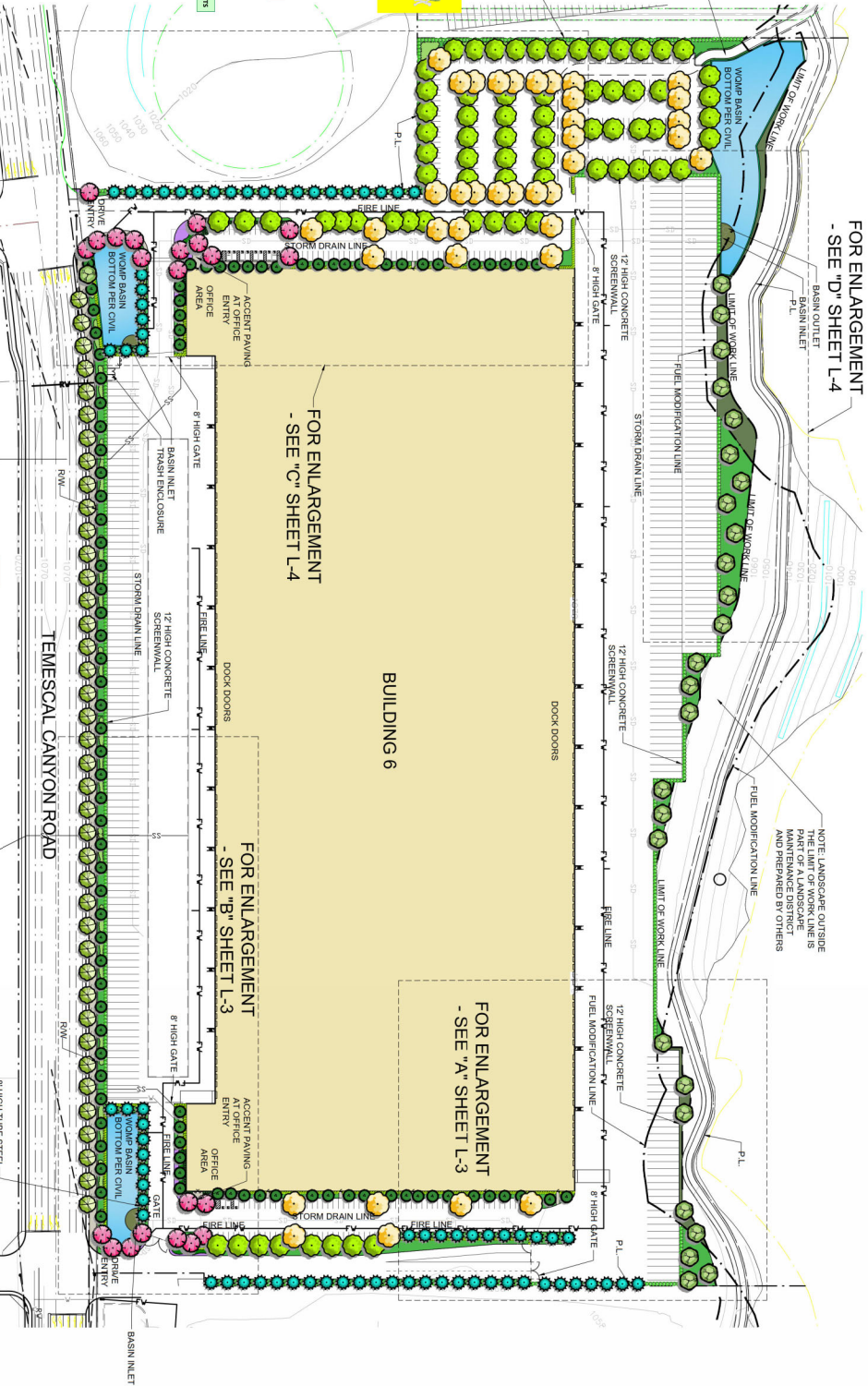
- BROWN - BUILDING & SAFETY ORDINANCE COMMENTS
- PURPLE - PLANNING DEPARTMENT COMMENTS
- GREEN - ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT GREEN - TRANSPORTATION DEPARTMENT COMMENTS
- BLUE - FLOOD CONTROL DISTRICT COMMENTS
- LIGHT BLUE - REGIONAL PLANS & OPEN SPACE DISTRICT COMMENTS
- RED - FIRE DEPARTMENT COMMENTS
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE - BUILDING & SAFETY ADA CHECK COMMENTS
- ORANGE - WASTE MANAGEMENT DEPARTMENT COMMENTS

PLANT SCHEDULE

TIER	NO. PLANTS	COMMON NAME	HEIGHT	MOOD
1	300	Redbud	20' - 25'	Low
2	300	Redbud	20' - 25'	Low
3	300	Redbud	20' - 25'	Low
4	300	Redbud	20' - 25'	Low
5	300	Redbud	20' - 25'	Low

CONCEPT PLANT SCHEDULE

PLANT	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT COLOR
1	Redbud	12" - 18"	Tree	Green
2	Redbud	12" - 18"	Tree	Green
3	Redbud	12" - 18"	Tree	Green
4	Redbud	12" - 18"	Tree	Green
5	Redbud	12" - 18"	Tree	Green



GROUND COVER PALETTE 1. 1.0M - 1.5M PLANT USE

1. Redbud (20' - 25' Ht) - 100
 2. Redbud (20' - 25' Ht) - 100
 3. Redbud (20' - 25' Ht) - 100
 4. Redbud (20' - 25' Ht) - 100
 5. Redbud (20' - 25' Ht) - 100

GROUND COVER PALETTE 2. 1.0M - 1.5M PLANT USE

1. Redbud (20' - 25' Ht) - 100
 2. Redbud (20' - 25' Ht) - 100
 3. Redbud (20' - 25' Ht) - 100
 4. Redbud (20' - 25' Ht) - 100
 5. Redbud (20' - 25' Ht) - 100

COUNTY NOTES

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 2. PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 3. PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 4. PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 5. PLANTING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

PLANNING NOTES

1. PLANNING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 2. PLANNING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 3. PLANNING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 4. PLANNING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 5. PLANNING SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

STATEMENT OF COMPLIANCE

I, the undersigned, being duly licensed and qualified, do hereby certify that the above described project complies with all applicable laws, codes, and regulations, and that the same are in accordance with the requirements of the applicable laws, codes, and regulations.

MAINTENANCE NOTE

THE LANDSCAPE MAINTENANCE DISTRICT SHALL BE MAINTAINED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 1. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 2. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 3. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

0 80 160 240 320 feet

1" = 80'

LEGEND

1. 1.0M - 1.5M PLANT USE
 2. 1.0M - 1.5M PLANT USE
 3. 1.0M - 1.5M PLANT USE
 4. 1.0M - 1.5M PLANT USE
 5. 1.0M - 1.5M PLANT USE

LEGEND

1. 1.0M - 1.5M PLANT USE
 2. 1.0M - 1.5M PLANT USE
 3. 1.0M - 1.5M PLANT USE
 4. 1.0M - 1.5M PLANT USE
 5. 1.0M - 1.5M PLANT USE

LEGEND

1. 1.0M - 1.5M PLANT USE
 2. 1.0M - 1.5M PLANT USE
 3. 1.0M - 1.5M PLANT USE
 4. 1.0M - 1.5M PLANT USE
 5. 1.0M - 1.5M PLANT USE

LEGEND

1. 1.0M - 1.5M PLANT USE
 2. 1.0M - 1.5M PLANT USE
 3. 1.0M - 1.5M PLANT USE
 4. 1.0M - 1.5M PLANT USE
 5. 1.0M - 1.5M PLANT USE

EnvironS
 LANDSCAPE ARCHITECTURE

Creating Sustainable & Water Conserving Solutions

801 E. Hwy 99 • San Clemente, CA 92672
 PH: (949) 528-9664

CURTIS
 PROJECT MANAGER

OWNER / DEVELOPER:
LW DEVELOPERS, LLC
 1156 N. MOUNTAIN AVENUE
 UPLAND, CA 91786
 TEL: 951-249-8068
 CONTACT: ADAM COLLIER

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
 PROPOSED DEVELOPMENT:
SERRANO COMMERCE CENTER BUILDING 6
 RIVERSIDE COUNTY, CA

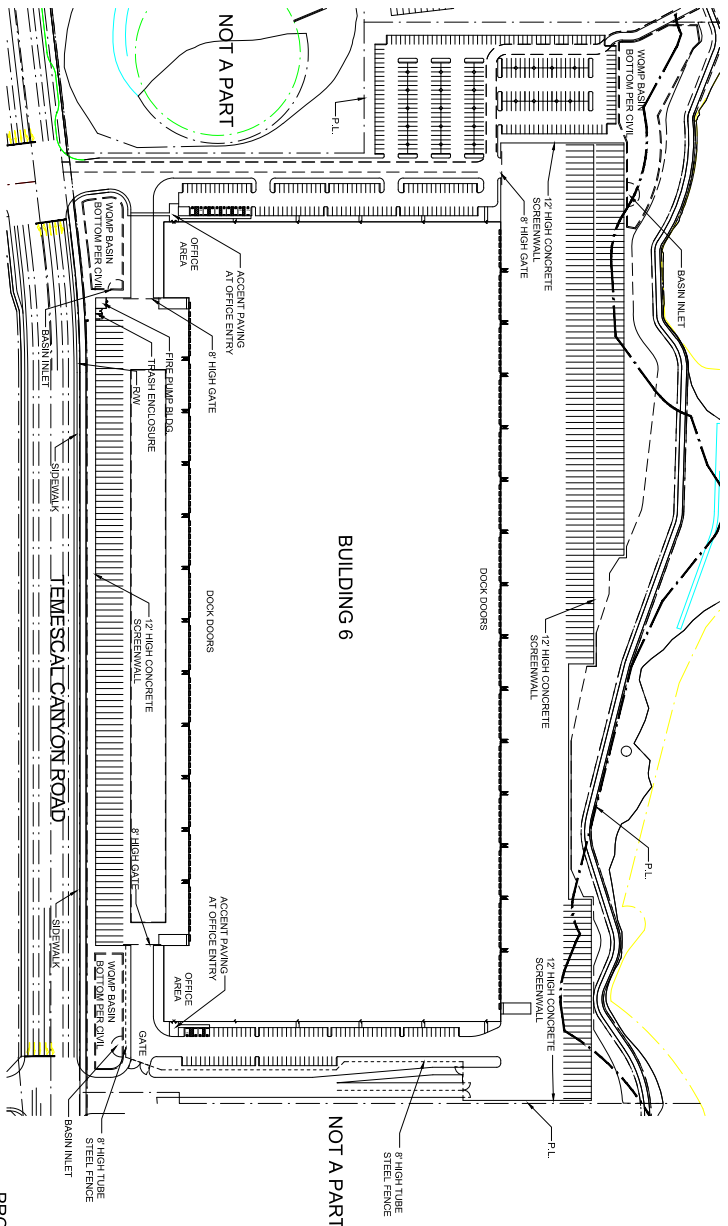
DATE: 5/18/2023
 SHEET NO.: L-2
 OF 6 SHEETS

SERRANO COMMERCE CENTER

BUILDING 6

LANDSCAPE PLANS

COUNTY OF RIVERSIDE



PROPERTY OWNER:
 SERRANO COMMERCIAL CENTER
 1156 N. MOUNTAIN AVENUE
 UPLAND, CA 91786
 CONTACT: ADAM COLLIER

NOTE: PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES WITH THE REQUIREMENTS OF THE RIVERSIDE COUNTY DEVELOPER'S GUIDE TO LANDSCAPE ARCHITECTURE, AND IN COMPLIANCE WITH THE APPROVED LANDSCAPE CONCEPT PLAN SHOULD THE PROJECT DEVELOPER REQUEST TO CONSIDER ANY CHANGES.

LANDSCAPE ARCHITECTS SIGNATURE: *Adam Collier* DATE: 5-2-23

MAINTENANCE NOTE:
 CONTINUED LANDSCAPE MAINTENANCE FOR ONSITE TO BE PROVIDED BY THE DEVELOPERS, LLC.

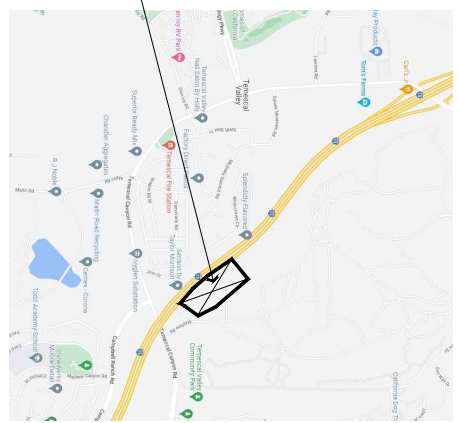
- #### GENERAL NOTES
1. FUEL LOCATION OF CONTROLLER TO BE DETERMINED IN THE FIELD WITH APPROVAL OF CITY AND LANDSCAPE ARCHITECT.
 2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.
- #### PLANTING
1. ALL BOX TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
 2. REMOVE STAKES FROM ALL ESPALERS AND VINES AND ATTACH TO WALLS, POSTS, ETC.

SHEET INDEX

COVER SHEET	L-1
PRELIMINARY LANDSCAPE PLAN	L-2 - L-4
HYDROZONE MAP	L-5
SHADE PLAN AND SHADE CALCULATIONS	L-6

LANDSCAPE AREA TOTALS:

BUILDING 6	SITE AREA NET (AC)	LANDSCAPE REQUIRED (SF / %)	LANDSCAPE PROVIDED (SF / %)
	96.94 AC	243,990 SF / 10%	450,000 SF / 18.93%



LANDSCAPE ARCHITECT

ADAM COLLIER

1 OF 6 SHEETS

SHEET TITLE: COVER SHEET

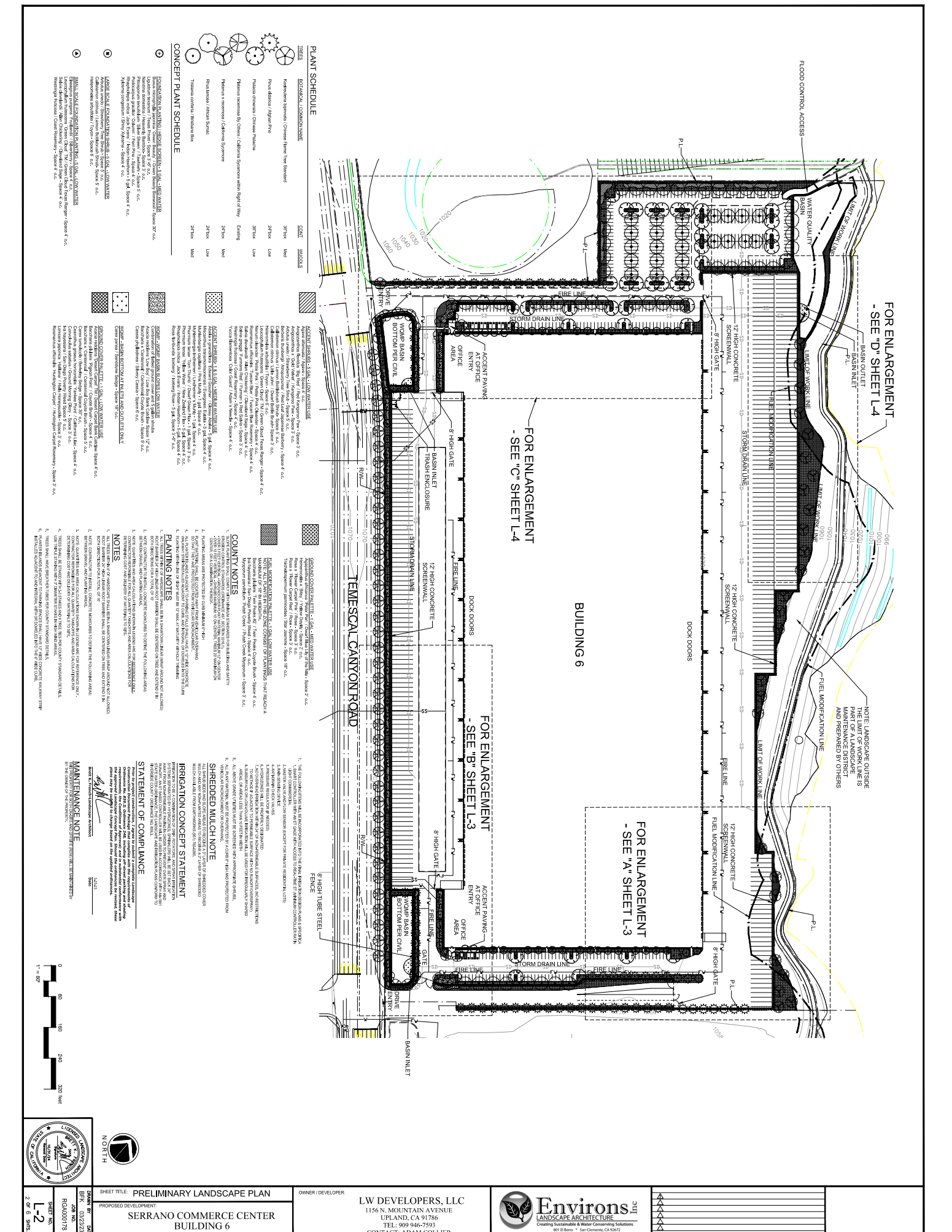
PROPOSED DEVELOPMENT:
 SERRANO COMMERCE CENTER
 BUILDING 6
 RIVERSIDE COUNTY, CA

OWNER / DEVELOPER:
 LW DEVELOPERS, LLC
 1156 N. MOUNTAIN AVENUE
 UPLAND, CA 91786
 TEL: 909.946.7530
 CONTACT: ADAM COLLIER

Environ's Inc
 LANDSCAPE ARCHITECTURE
 Creating Sustainable & Water Conserving Solutions
 801 El Berrero • San Clemente, CA 92672
 P.O. BOX 628662

NO.	DESCRIPTION	DATE

REVISIONS



PLANT SCHEDULE

ITEMS	RECOMMENDATION	QTY	SIZE
Kudzu (vine)	2700	Med	
Yucca filifera	2700	Low	
Yucca filamentosa	2700	Low	
Yucca glauca	2700	Low	
Yucca schottlandii	2700	Low	
Yucca aloecolor	2700	Low	
Yucca baccata	2700	Low	
Yucca elata	2700	Low	
Yucca gloriosa	2700	Low	
Yucca rostrata	2700	Low	
Yucca stricta	2700	Low	
Yucca thurberii	2700	Low	
Yucca torreyana	2700	Low	
Yucca variegata	2700	Low	
Yucca yuccifolia	2700	Low	
Yucca zosterifolia	2700	Low	

CONCEPT PLANT SCHEDULE

ITEMS	RECOMMENDATION	QTY	SIZE
Yucca filifera	2700	Med	
Yucca filamentosa	2700	Low	
Yucca glauca	2700	Low	
Yucca schottlandii	2700	Low	
Yucca aloecolor	2700	Low	
Yucca baccata	2700	Low	
Yucca elata	2700	Low	
Yucca gloriosa	2700	Low	
Yucca rostrata	2700	Low	
Yucca stricta	2700	Low	
Yucca thurberii	2700	Low	
Yucca torreyana	2700	Low	
Yucca variegata	2700	Low	
Yucca yuccifolia	2700	Low	
Yucca zosterifolia	2700	Low	

GENERAL NOTES

1. THE INFORMATION ON THIS PLAN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
2. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL OR MECHANICAL SYSTEMS.
3. THE LANDSCAPE DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ARCHITECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.
4. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE ARCHITECTURAL PLAN.
5. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE LOCAL REGULATORY AGENCIES.
6. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE LOCAL WEATHER AND CLIMATE.
7. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE LOCAL SOILS.
8. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE LOCAL VEGETATION.
9. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE LOCAL WATER AVAILABILITY.
10. THE LANDSCAPE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE AS NECESSARY TO ACCOMMODATE CHANGES TO THE LOCAL AIR QUALITY.

COUNTY NOTES

1. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
2. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
3. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
4. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
5. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
6. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
7. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
8. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
9. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.
10. THE COUNTY OF RIVERSIDE HAS A LOCAL ORDINANCE THAT REQUIRES ALL LANDSCAPE DESIGNERS TO OBTAIN A LICENSE FROM THE COUNTY CLERK.

STATEMENT OF COMPLIANCE

I, the undersigned, certify that the information provided on this plan is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements of fact. I understand that any false or misleading information provided on this plan may constitute a violation of the law, and I agree to hold myself liable for any such violation.

DATE: _____

SIGNATURE: _____

STATEMENT OF COMPLIANCE

I, the undersigned, certify that the information provided on this plan is true and correct to the best of my knowledge and belief, and that I am not aware of any material omissions or misstatements of fact. I understand that any false or misleading information provided on this plan may constitute a violation of the law, and I agree to hold myself liable for any such violation.

DATE: _____

SIGNATURE: _____

MAINTENANCE NOTE

The landscape design is intended to provide a long-term, low-maintenance solution. The design is based on native and drought-tolerant plants that require minimal watering and maintenance. The design is intended to provide a long-term, low-maintenance solution.

SCALE

1" = 80'

PROJECT TITLE: PRELIMINARY LANDSCAPE PLAN

PROPOSED DEVELOPMENT: SERRANO COMMERCE CENTER BUILDING 6 RIVERSIDE COUNTY, CA

OWNER/DEVELOPER: LW DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
TEL: 909-548-5454
CONTACT: ADAM COLLIER

DATE: 03/22/23

SHEET NO.: L-2

TOTAL SHEETS: 2 OF 6 SHEETS

SCALE: 1" = 80'

Environers Inc.
LANDSCAPE ARCHITECTURE

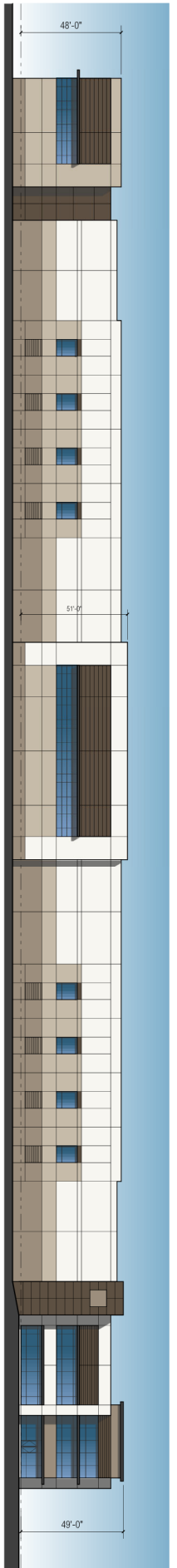
Creating Sustainable & Water Conserving Solutions

801 E. Base • San Clemente, CA 92672
PH: (949) 626-4643

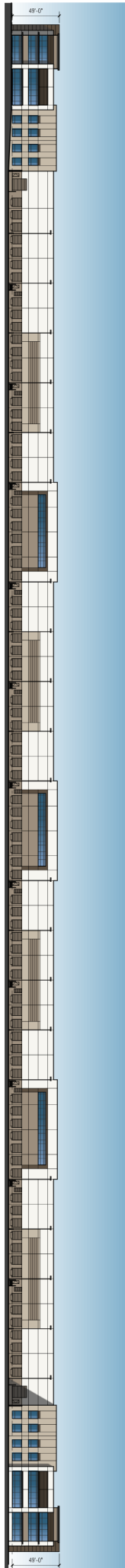
REVISIONS

NO.	DESCRIPTION

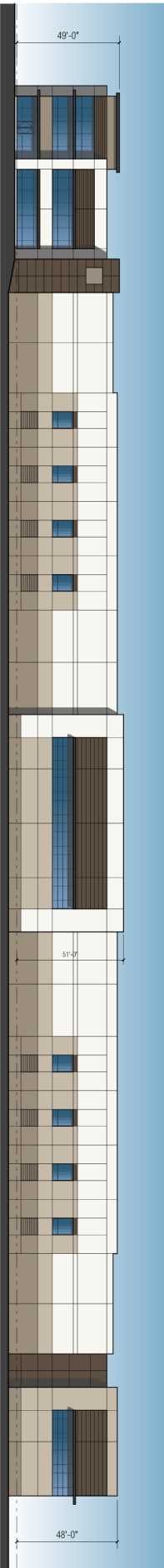
REVISIONS



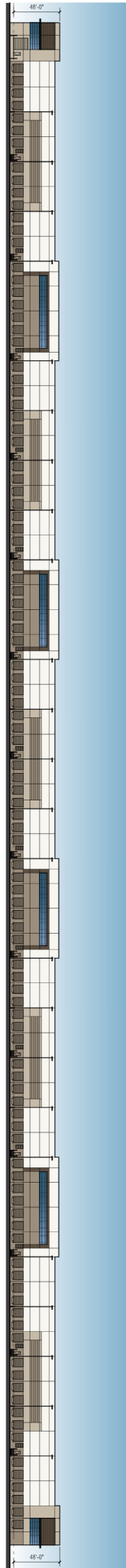
NORTH ELEVATION
SCALE: 1" = 20'-0"



WEST ELEVATION
SCALE: 1" = 40'-0"



SOUTH ELEVATION
SCALE: 1" = 20'-0"



EAST ELEVATION
SCALE: 1" = 40'-0"

- LEGEND**
- █ **RENOVATION** - BUILDING & SAFETY TRAINING PROGRAM COMMENTS
 - █ **EXIST.** - EXISTING/RETIRED/REPLACED/REMOVED COMMENTS
 - █ **OWNER COMMENTS** - TRADE/PROFESSIONAL COMMENTS
 - █ **BASE** - BASE CONDITIONS/EXISTING COMMENTS
 - █ **UPPER LEVELS** - GENERAL, FINISH & OTHER TRADE COMMENTS
 - █ **MECH.** - MECHANICAL COMMENTS
 - █ **UPPER LEVELS** - BUILDING & SAFETY TRAINING PROGRAM COMMENTS
 - █ **GENERAL** - VARIOUS TRADE COMMENTS

CASE: PR7230011
EXHIBIT: Exhibit B
DATE: 5/18/2023
PLANNER: R. Brady

PREPARED BY:
RGA
 Office of Architectural Design
 15231 Adams Parkway, Suite 110
 Irvine, CA 92618
 (714) 954-1000

PROJECT APPLICANT / LAND OWNER:
 LVA DEVELOPERS, LLC
 15000 SERRANO AVENUE
 IRVINE, CA 92618
 TEL: 949-446-1555
 CONTACT: JOSHUA COLLIER

SERRANO COMMERCE CENTER
 RIVERSIDE COUNTY, CA
 BUILDING 6 ELEVATIONS

DATE PUBLISHED:	2/27/24
DATE EXPIRES:	2/27/24
ISSUED BY:	UNIVERSITY
APPROVED BY:	UNIVERSITY
PROJECT NO.:	6-A3-1
SHEET NO.:	6-A3-1