

SHEET INDEX

ARCHITECTURAL

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CM01	COLOR & MATERIALS
TOTAL	15 SHEETS

CIVIL

1	VESTING TENTATIVE TRACT PARCEL MAP
2	VESTING TENTATIVE TRACT PARCEL MAP
1 OF 2	CONCEPTUAL GRADING PLAN
2 OF 2	CONCEPTUAL UTILITY PLAN

TOTAL 3 SHEETS

LANDSCAPE

S01	PRELIMINARY LANDSCAPE PLAN
S02	PRELIMINARY LANDSCAPE PLAN-COMMERCIAL ENLARGEMENT
S03	PRELIMINARY WALL & FENCE PLAN
S04	PRELIMINARY PERIMETER MONUMENTS
S05	PRELIMINARY SECTIONS & VISUAL SIMULATIONS
S06	PRELIMINARY PLANT PALETTE & SITE FURNISHING
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S08	HYDROZONE PLAN

TOTAL 7 SHEETS

SUMMERWIND SPECIFIC PLAN

SUMMERWIND COMMONS
11.44 ACRE COMMERCIAL
CALIMESA, CALIFORNIA 92320

LOCATION/COMMUNITY:
CALIMESA SEC. 24, 25 T. 2S R. 2W

ASSESSOR'S PARCEL NUMBER(S):
413-290-034, 040, 044 & 048, 413-270-021

TEAM

ADVISOR:



PLAN B REAL ESTATE ADVISORS & DEVELOPERS
5256 S. SOUTH MISSION, SUITE 703-391
BONSALL, CA 92003
760.217.5700
ATTN: RICHARD J. ROWLAND

OWNER:



NORHTLIGHT CAPITAL PARTNERS, LLC
64 WALL STREET, SUITE 212
NORWALK, CT 068850
646.873.6546
ATTN: GREGORY N. WALTERS

ARCHITECT:



DANIELIAN ASSOCIATES
60 CORPORATE PARK
IRVINE, CA 92606
949.474.6030
ATTN: JOE WICENTOWICH

LANDSCAPE ARCHITECT:



SUMMERS MURPHY & PARTNERS
34197 PACIFIC COAST HWY, SUITE 200
DANA POINT, CA 92629
949.443.1446
ATTN: WIL PINAROC

CIVIL ENGINEER:



NA & ASSOCIATES, INC.
22672 LAMBERT, SUITE 606
LAKE FOREST, CA 92630
949.753.0600
ATTN: MATT PALERMO, P.E.

DRY UTILITY:



RGI UTILITY CONSULTANTS
3480 HAMNER AVE
NORCO, CA 92860
951.279.7900
ATTN: WAYNE HIRONIMUS

ZONING CODE NOTES:

MAP 1 COMMERCIAL

9.6 ACRES

A1 - MULTI-TENANT/FITNESS	20,000 SF	2.11 AC. PAD (91,767sf)
A2 - QUICK SERVE REST.	8,500 SF	1.90 AC. PAD (82,481 sf)
A3 - MULTI-TENANT RETAIL	3,500 SF	0.48 AC. PAD (20,817 sf)
A4 - FAST FOOD	2,500 SF	0.71 AC. PAD (31,045 sf)
A5 - GAS STN / CIRCLE K	3,800 SF	1.70 AC. PAD (73,826 sf)
A6 - FAST FOOD	2,500 SF	0.74 AC. PAD (32,238 sf)
A7 - FAST FOOD	2,500 SF	0.56 AC. PAD (24,494 sf)
A8 - URGENT CARE	5,000 SF	0.48 AC. PAD (21,044 sf)
A9 - MULTI-TENANT RETAIL	5,000 SF	0.78 AC. PAD (34,106 sf)
A10 - URGENT CARE / MEDICAL OFFICE	12,000 SF	1.02 AC. PAD (44,566 sf)
A11 - DAYCARE / VETERINARIAN	9,900 SF	0.95 AC. PAD (41,310 sf)
TOTAL	75,200 SF	11.77 AC. (512,662 sf)

PARKING	REQUIRED	PROVIDED
	496 SPACES	496 SPACES

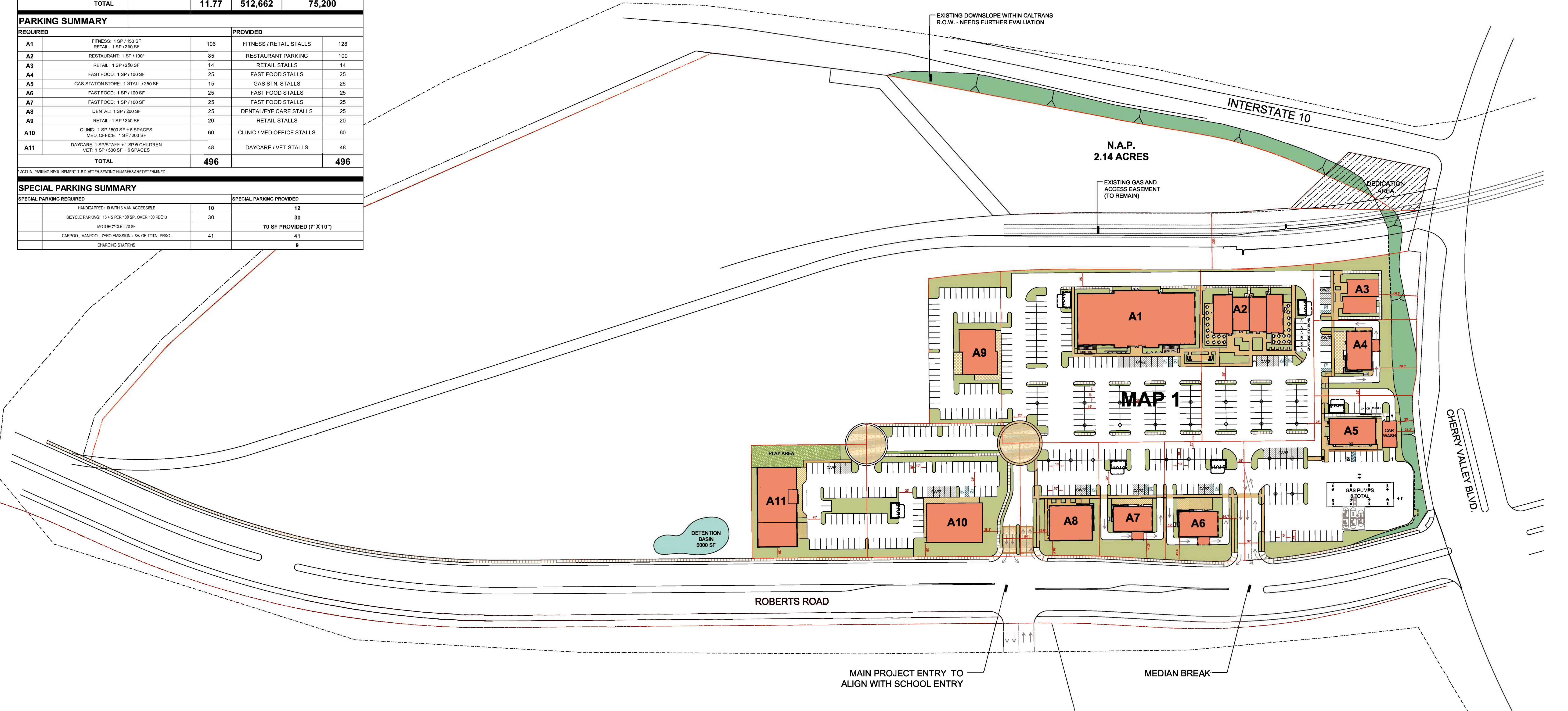
SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

SUMMERWIND COMMONS - MAP 1

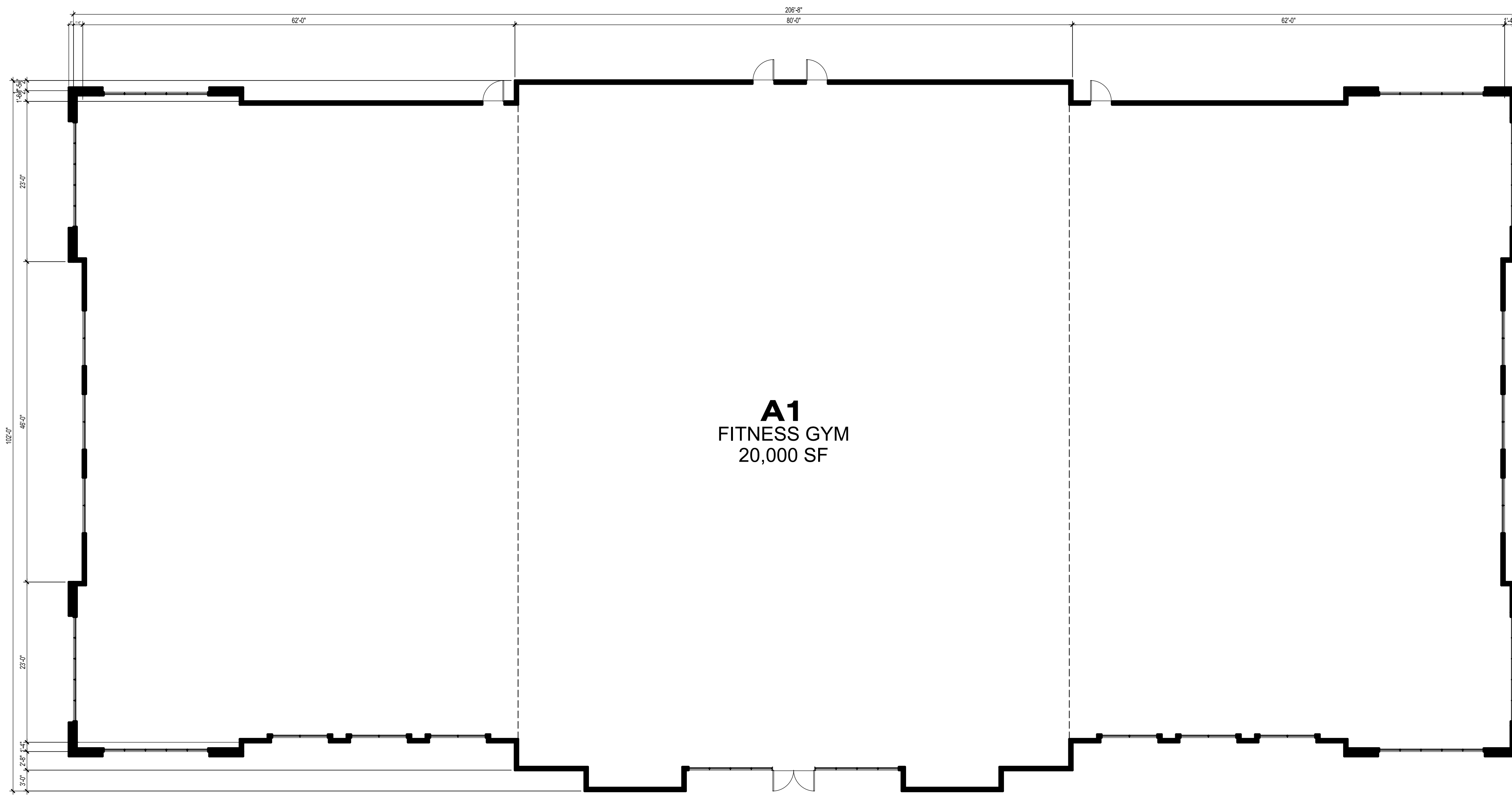
LAND USE SUMMARY				
BLDG. #	LAND USE	PAD ACRES	PAD S.F.	BLDG. S.F.
A1	MULTI-TENANT / FITNESS	2.52	109,717	20,000
A2	QUICK SERVE RESTAURANT	1.42	62,024	8,500
A3	MULTI-TENANT RETAIL	0.48	20,817	3,500
A4	FAST FOOD / DRIVE THRU	0.56	24,575	2,500
A5	GAS STATION / CIRCLE K	1.69	73,826	3,800
A6	FAST FOOD / DRIVE-THRU	0.69	30,082	2,500
A7	FAST FOOD / DRIVE-THRU	0.55	24,130	2,500
A8	DENTAL / EYE CARE	0.65	28,279	5,000
A9	MULTI-TENANT RETAIL	0.78	34,106	5,000
A10	URGENT CARE / MEDICAL OFFICE	1.46	63,796	12,000
A11	DAY CARE / VETERINARIAN	0.95	41,310	9,900
TOTAL		11.77	512,662	75,200

PARKING SUMMARY				
REQUIRED		PROVIDED		
A1	FITNESS: 1 SP / 150 SF RETAIL: 1 SP / 250 SF	106	FITNESS / RETAIL STALLS	128
A2	RESTAURANT: 1 SP / 100'	85	RESTAURANT PARKING	100
A3	RETAIL: 1 SP / 250 SF	14	RETAIL STALLS	14
A4	FAST FOOD: 1 SP / 100 SF	25	FAST FOOD STALLS	25
A5	GAS STATION STORE: 1 STALL / 250 SF	15	GAS STN. STALLS	26
A6	FAST FOOD: 1 SP / 100 SF	25	FAST FOOD STALLS	25
A7	FAST FOOD: 1 SP / 100 SF	25	FAST FOOD STALLS	25
A8	DENTAL: 1 SP / 300 SF	25	DENTAL/EYE CARE STALLS	25
A9	RETAIL: 1 SP / 250 SF	20	RETAIL STALLS	20
A10	CLINIC: 1 SP / 500 SF + 8 SPACES MED. OFFICE: 1 SP / 200 SF	60	CLINIC / MED OFFICE STALLS	60
A11	DAYCARE: 1 SP/STAFF + 1 SP & CHILDREN VET: 1 SP / 500 SF + 8 SPACES	48	DAYCARE / VET STALLS	48
TOTAL		496		496

SPECIAL PARKING SUMMARY				
SPECIAL PARKING REQUIRED		SPECIAL PARKING PROVIDED		
	HANDICAPPED: 10 WITH 3 VAN ACCESSIBLE	10		12
	BICYCLE PARKING: 15 + 5 PER 100 SP. OVER 100 REQ'D	30		30
	MOTORCYCLE: 70 SF		70 SF PROVIDED (7' X 10')	
	CARPOOL, VANPOOL, ZERO EMISSION + 8% OF TOTAL PRKG.	41		41
	CHARGING STATIONS			9



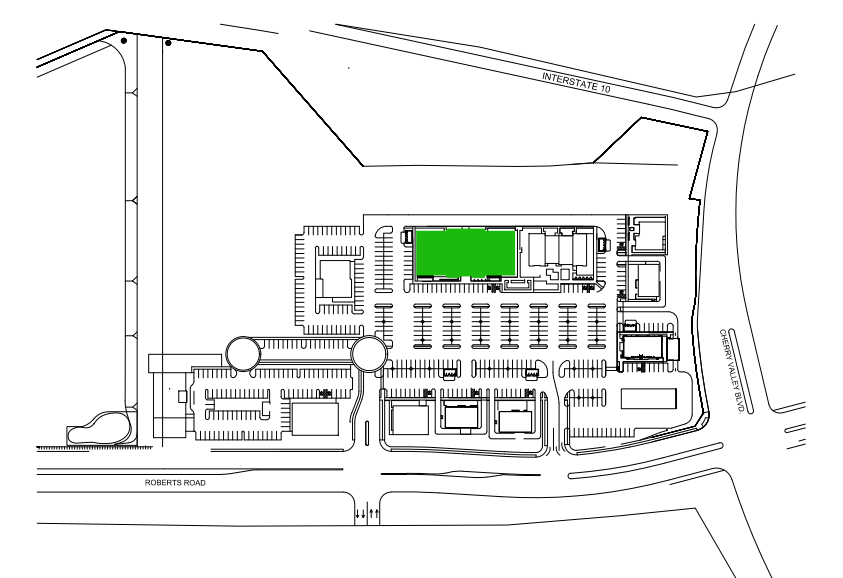
NOTE: THIS SITE PLAN IS CONCEPTUAL AND NOT THE FINAL PLAN. REFER TO CIVIL DRAWINGS AND LANDSCAPE PLANS FOR MORE SITE PLAN DETAILS AND INFORMATION.



CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

KEY PLAN



AREA CALC

TOTAL = 20,000 S.F.

SCALE 3/32" = 1'-0"

07.15.20

DANIELIAN ASSOCIATES AB1.1
architects ■ planners 16139.00

**BUILDING A1
FLOOR PLAN
MAP ONE**

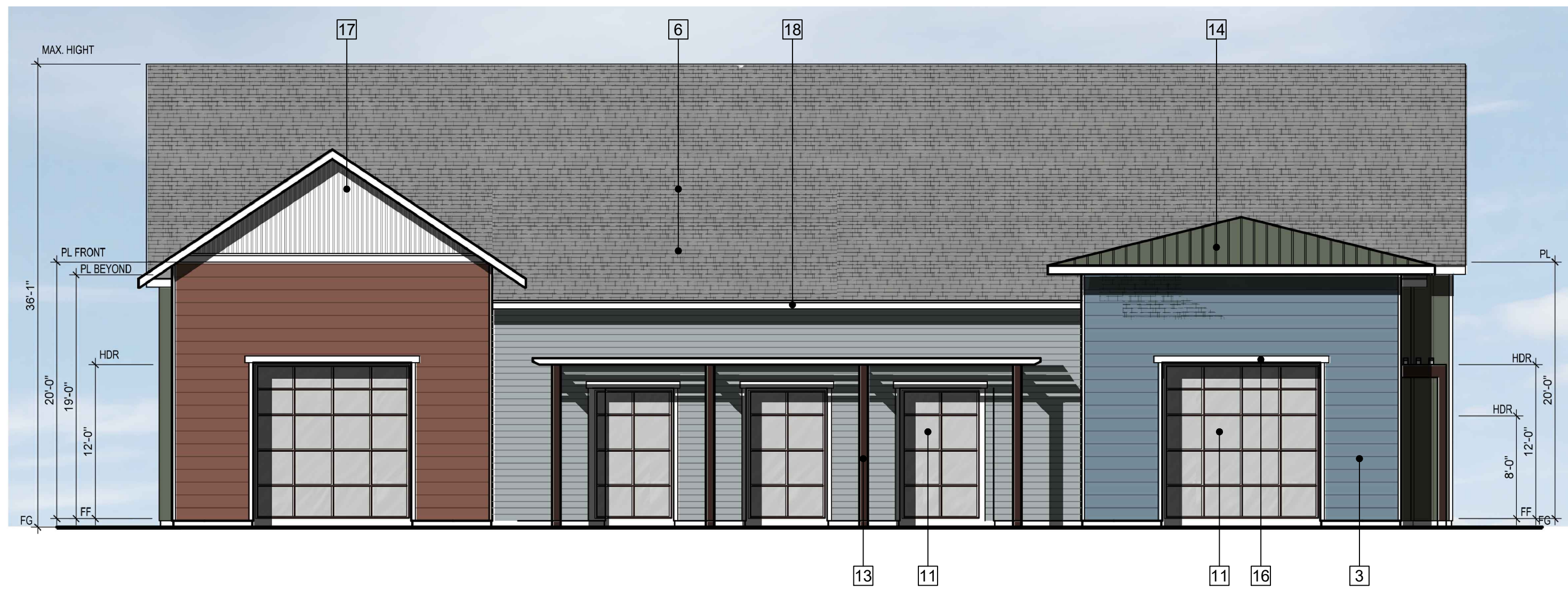
SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA



FRONT ELEVATION

ELEVATION KEY NOTES :

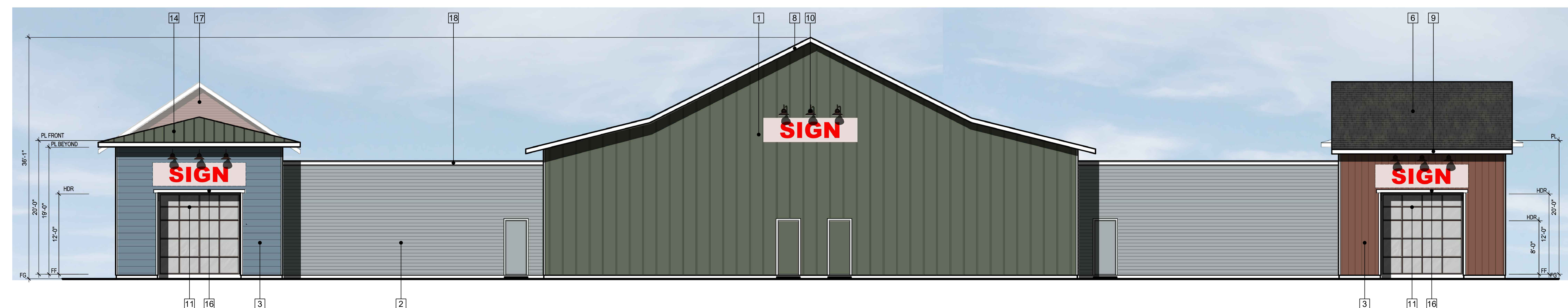
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- 5 2" FIBER CEMENT WINDOW TRIM
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- 12 LIGHT WEIGHT METAL AWNING
- 13 DECORATIVE TRELLIS
- 14 STANDING SEAM METAL ROOF
- 15 STOREFRONT DOORS
- 16 FIBER CEMENT SOFFIT TRIM
- 17 FIBER CEMENT VERTICAL SIDING
- 18 FIBER CEMENT PARAPET CAP



LEFT ELEVATION

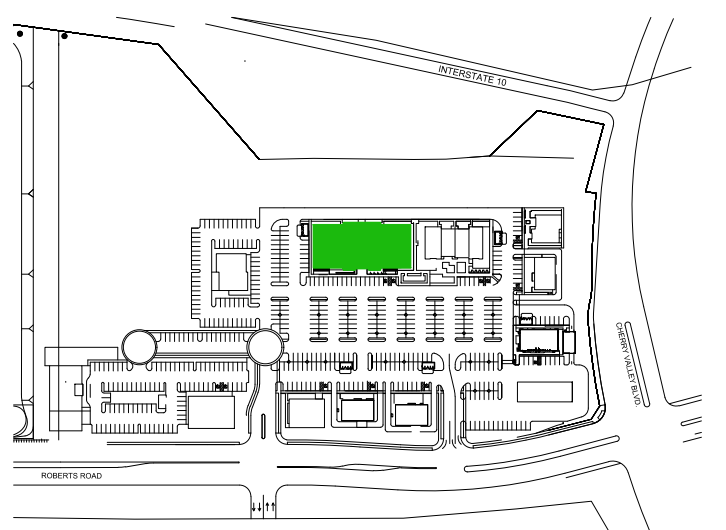


RIGHT ELEVATION



REAR ELEVATION

KEY PLAN

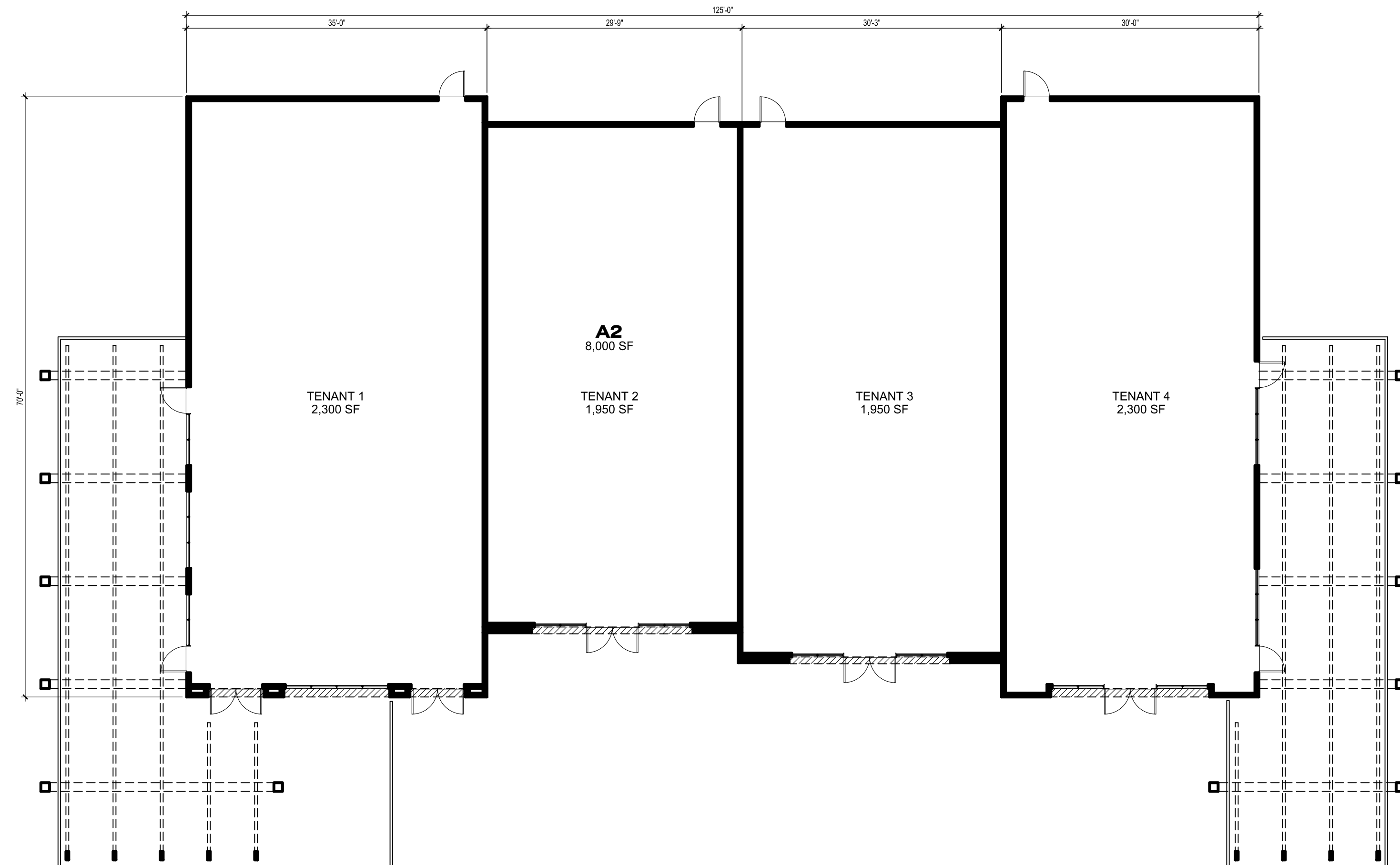


BUILDING A1
ELEVATIONS
MAP ONE

SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
architects ■ planners
07.15.20 AB1.2
16139.00

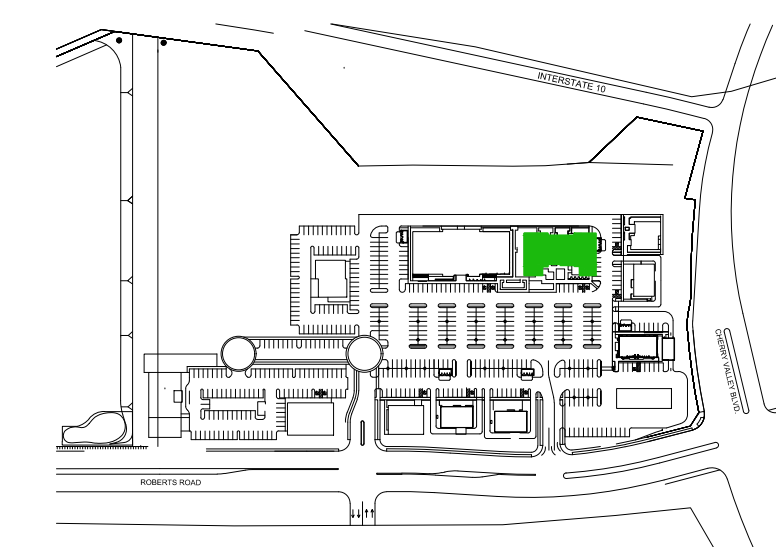
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CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

KEY PLAN



AREA CALC

TENANT 1	=	2,300 S.F.
TENANT 2	=	1,950 S.F.
TENANT 3	=	1,950 S.F.
TENANT 4	=	2,300 S.F.
TOTAL	=	8,500 S.F.

**BUILDING A2
FLOOR PLAN
MAP ONE**

SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

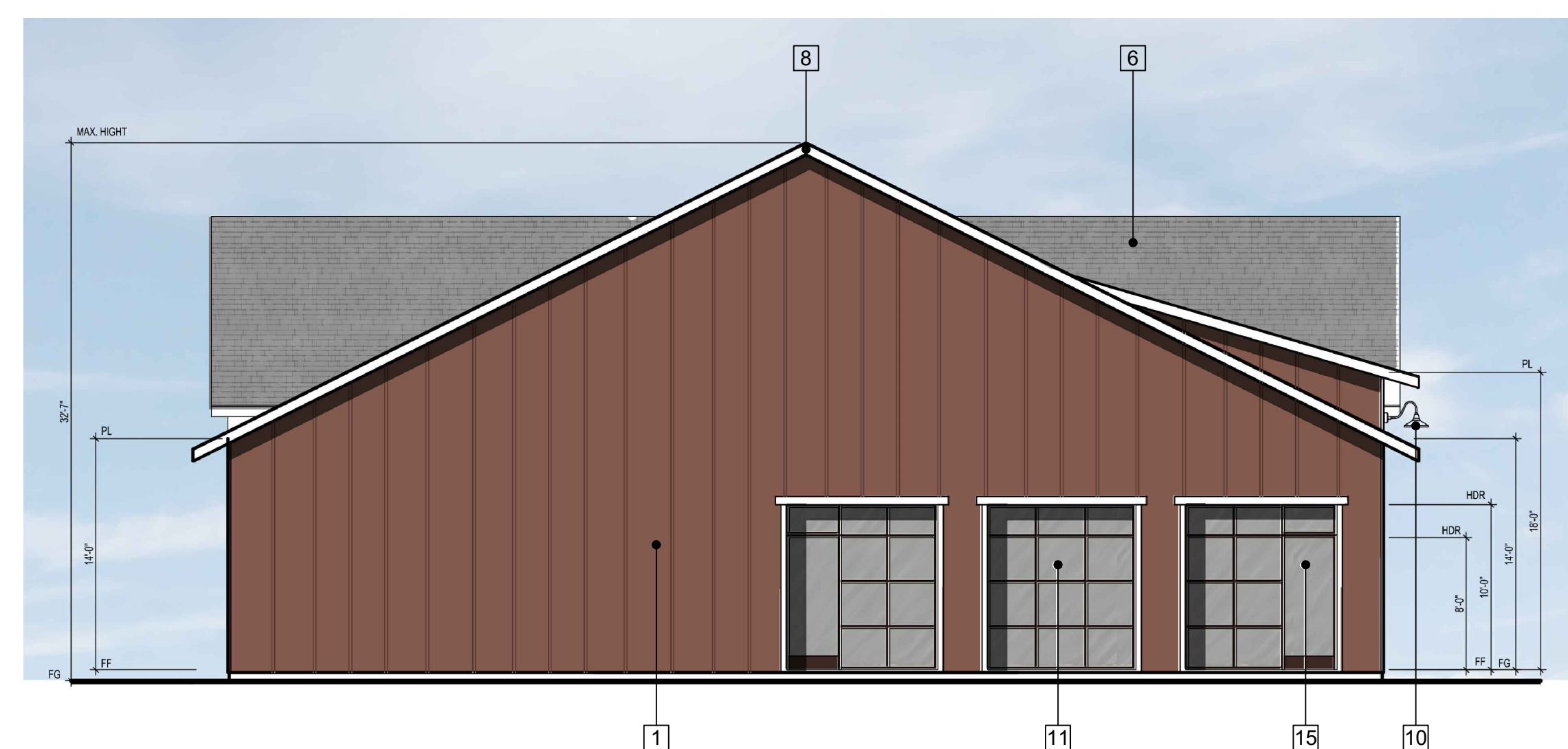
SCALE 3/32" = 1'-0" 07.15.20
DANIELIAN ASSOCIATES AB2.1
architects ■ planners 16139.00

ELEVATION KEY NOTES :

- 1 FIBER CEMENT BATTEN BOARD
- 2 6" FIBER CEMENT HORIZONTAL SIDING
- 3 12" FIBER CEMENT HORIZONTAL SIDING
- 4 DECORATIVE STONE/BRICK VENEER
- 5 2" FIBER CEMENT WINDOW TRIM
- 6 ASPHALT SHINGLE ROOF
- 7 2X8 PAINTED EAVE - 30" OVERHANG
- 8 2X8 PAINTED RAKE - 12" OVERHANG
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- 12 LIGHT WEIGHT METAL AWNING
- 13 DECORATIVE TRELLIS
- 14 STANDING SEAM METAL ROOF
- 15 STOREFRONT DOORS
- 16 FIBER CEMENT SOFFIT TRIM
- 17 FIBER CEMENT VERTICAL SIDING
- 18 FIBER CEMENT PARAPET CAP



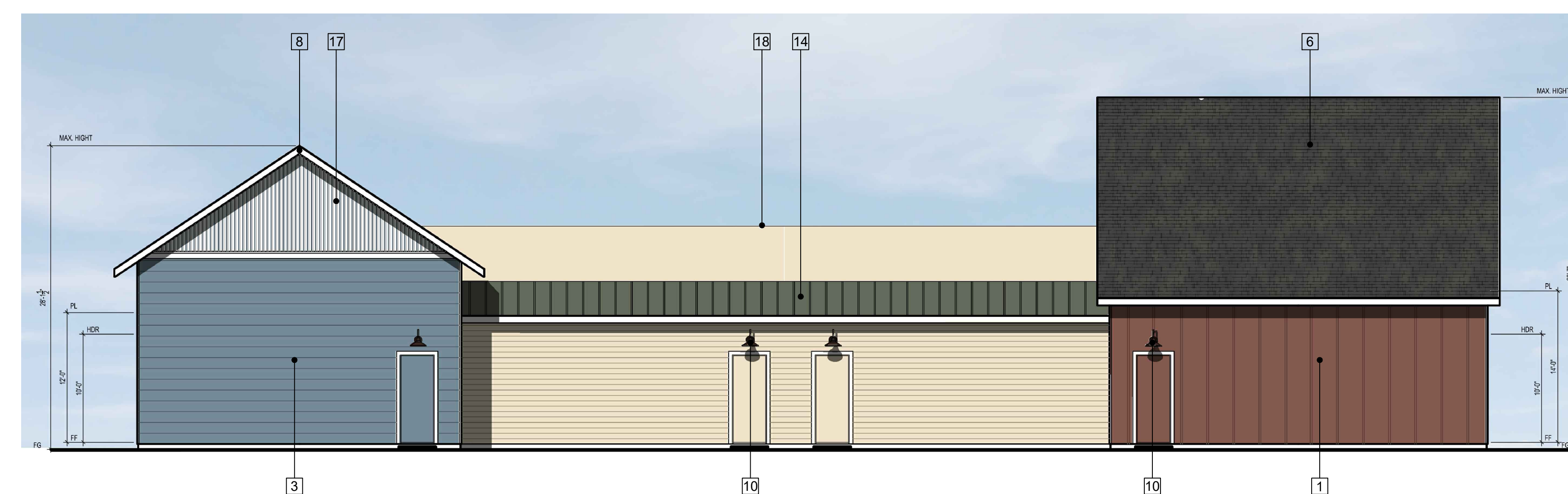
FRONT ELEVATION



LEFT ELEVATION

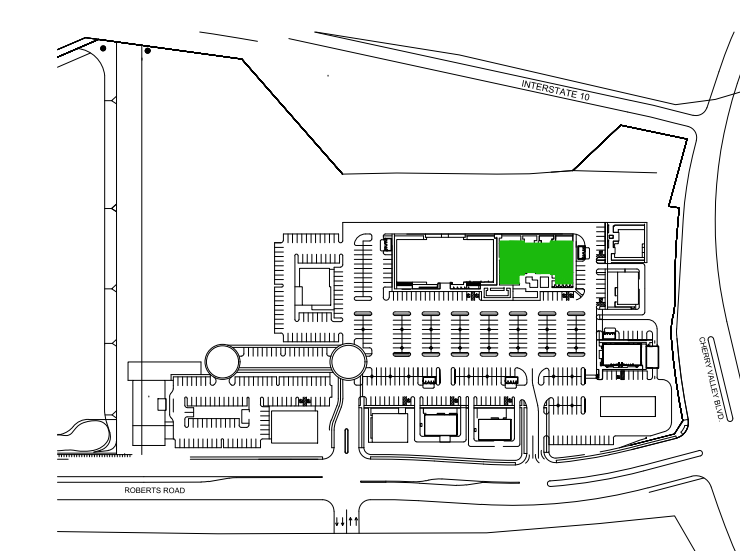


RIGHT ELEVATION



REAR ELEVATION

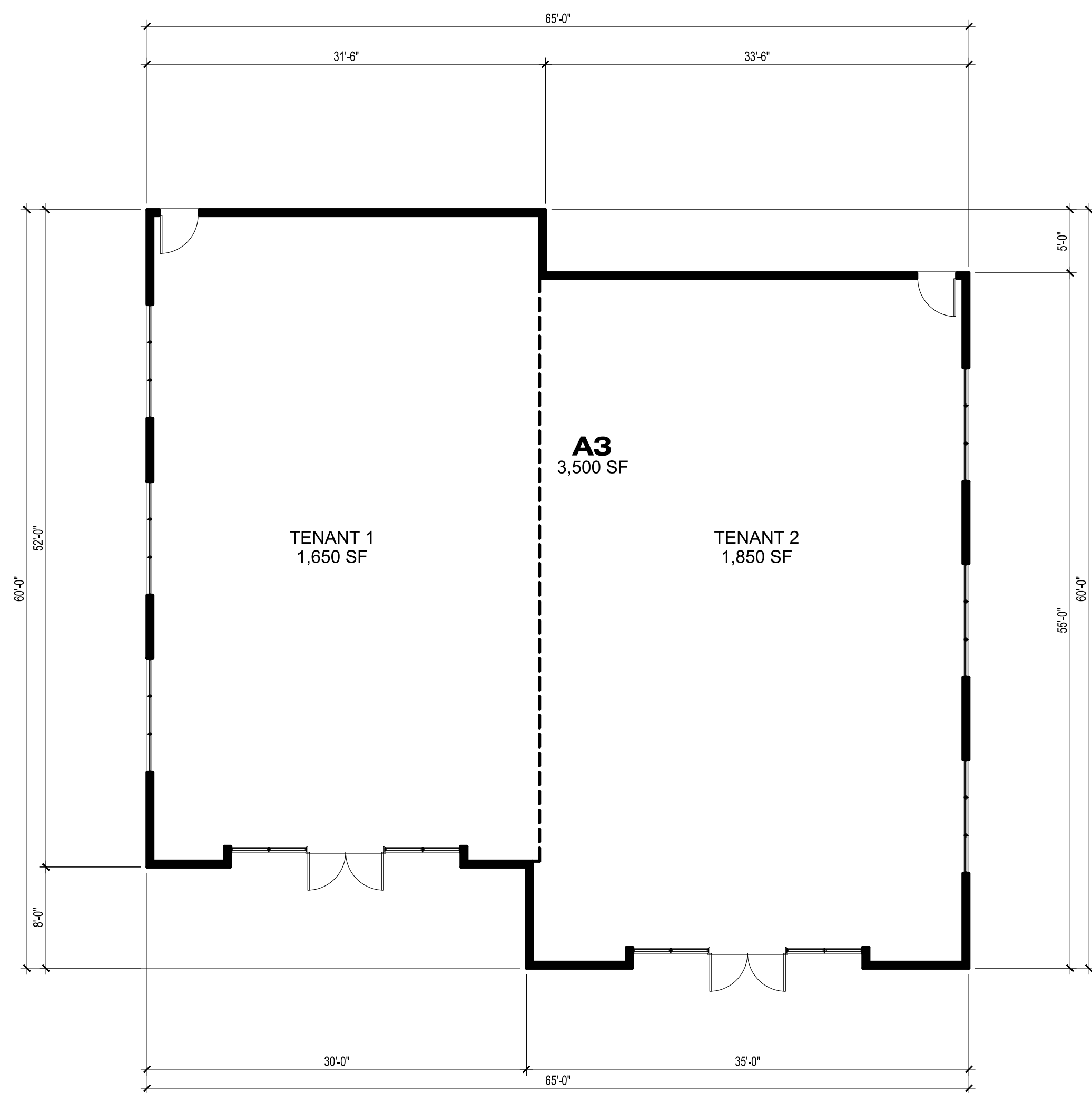
KEY PLAN



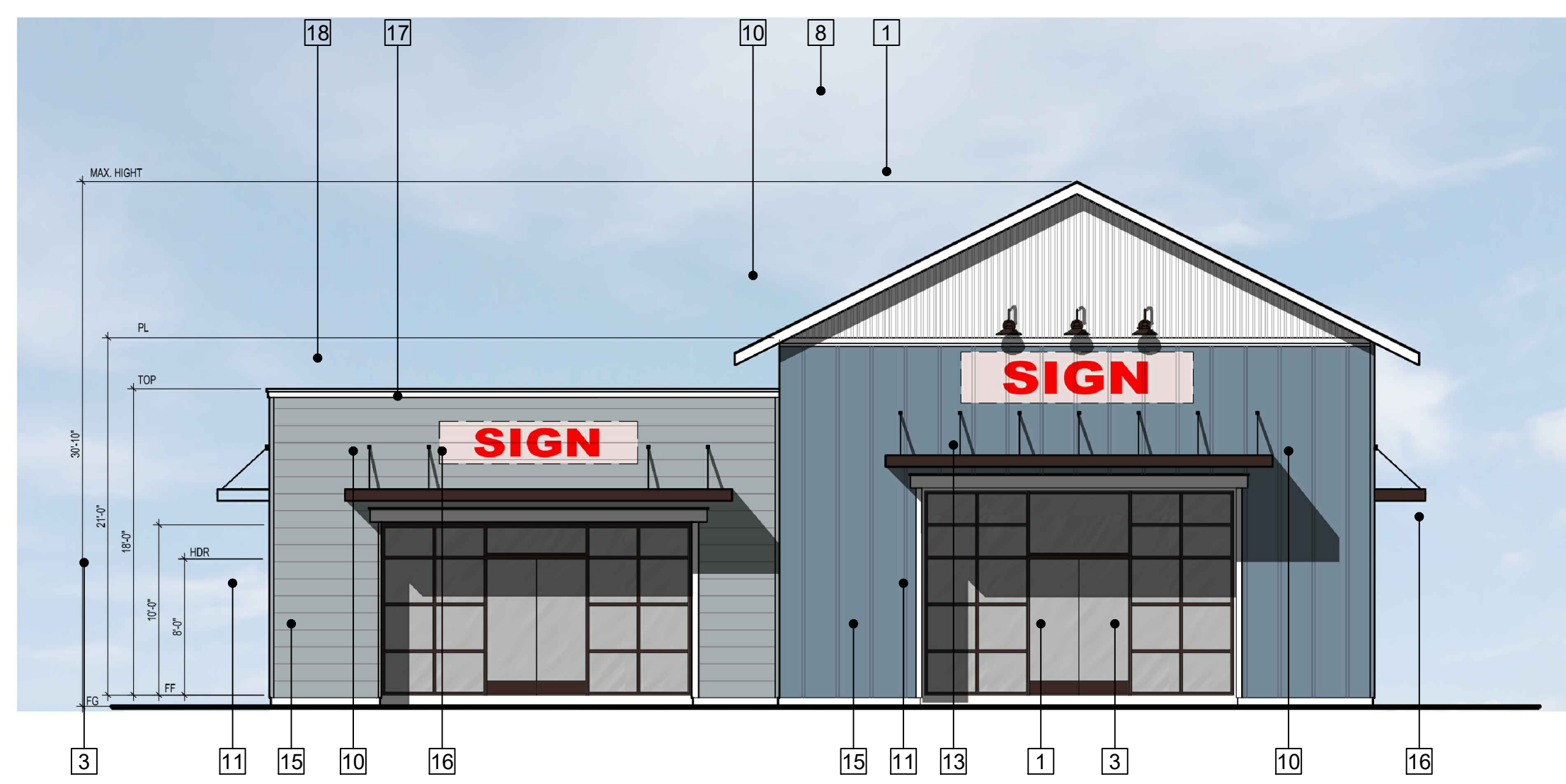
BUILDING A2
ELEVATIONS
MAP ONE

SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
architects ■ planners
07.15.20 AB2.2
16139.00



FLOOR PLAN



FRONT ELEVATION

ELEVATION KEY NOTES :

- 1 FIBER CEMENT BATTEN BOARD
- 2 6" FIBER CEMENT HORIZONTAL SIDING
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LEFT ELEVATION

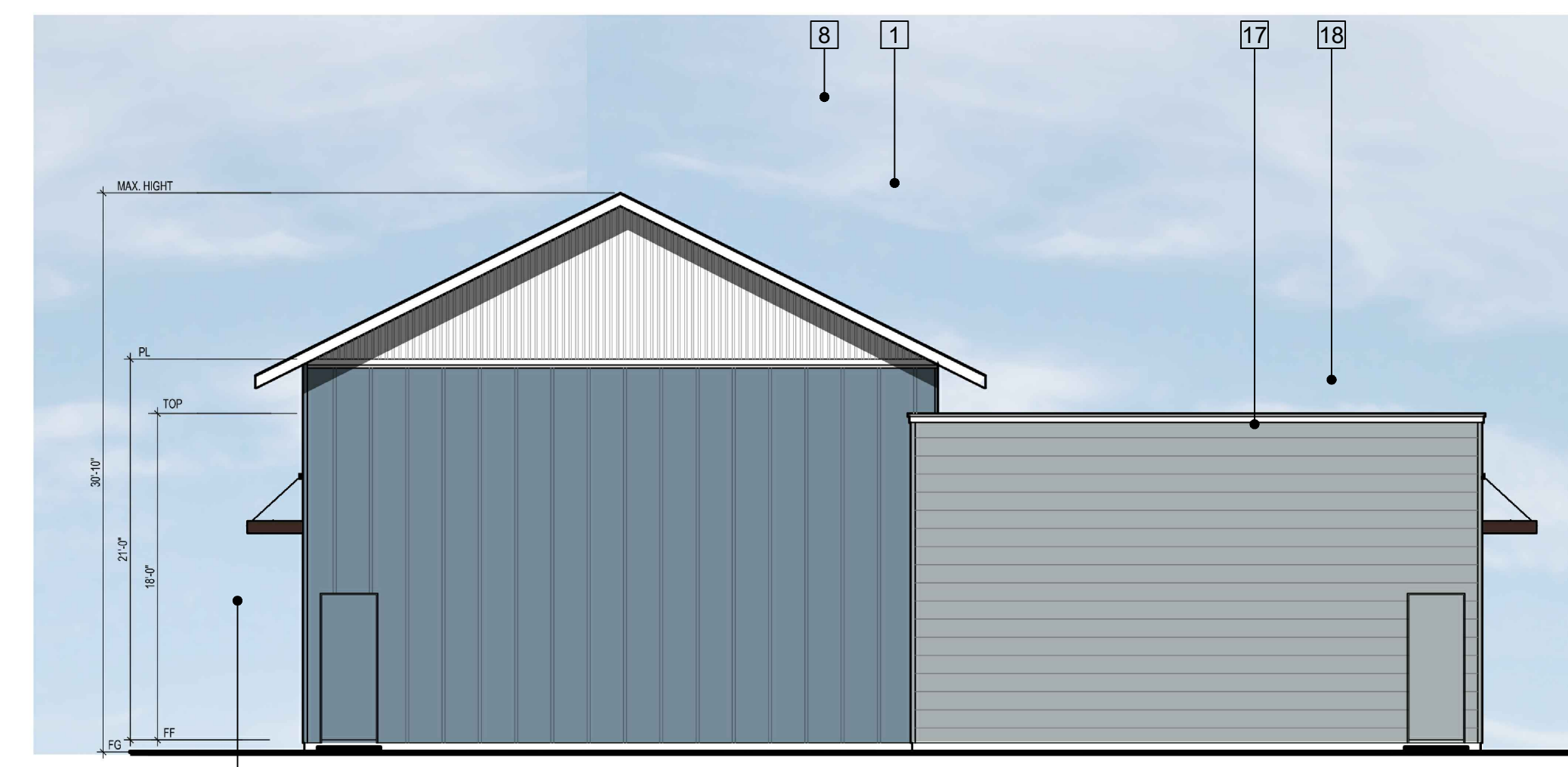


CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS



RIGHT ELEVATION



REAR ELEVATION

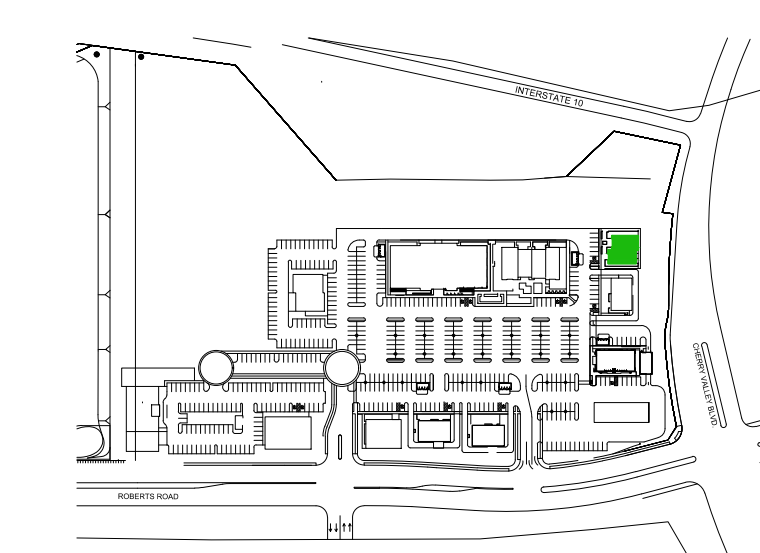
BUILDING A3

FLOOR PLAN & ELEVATIONS
MAP ONE

AREA CALC

TENANT 1	=	1,650 S.F.
TENANT 2	=	1,850 S.F.
TOTAL	=	3,500 S.F.

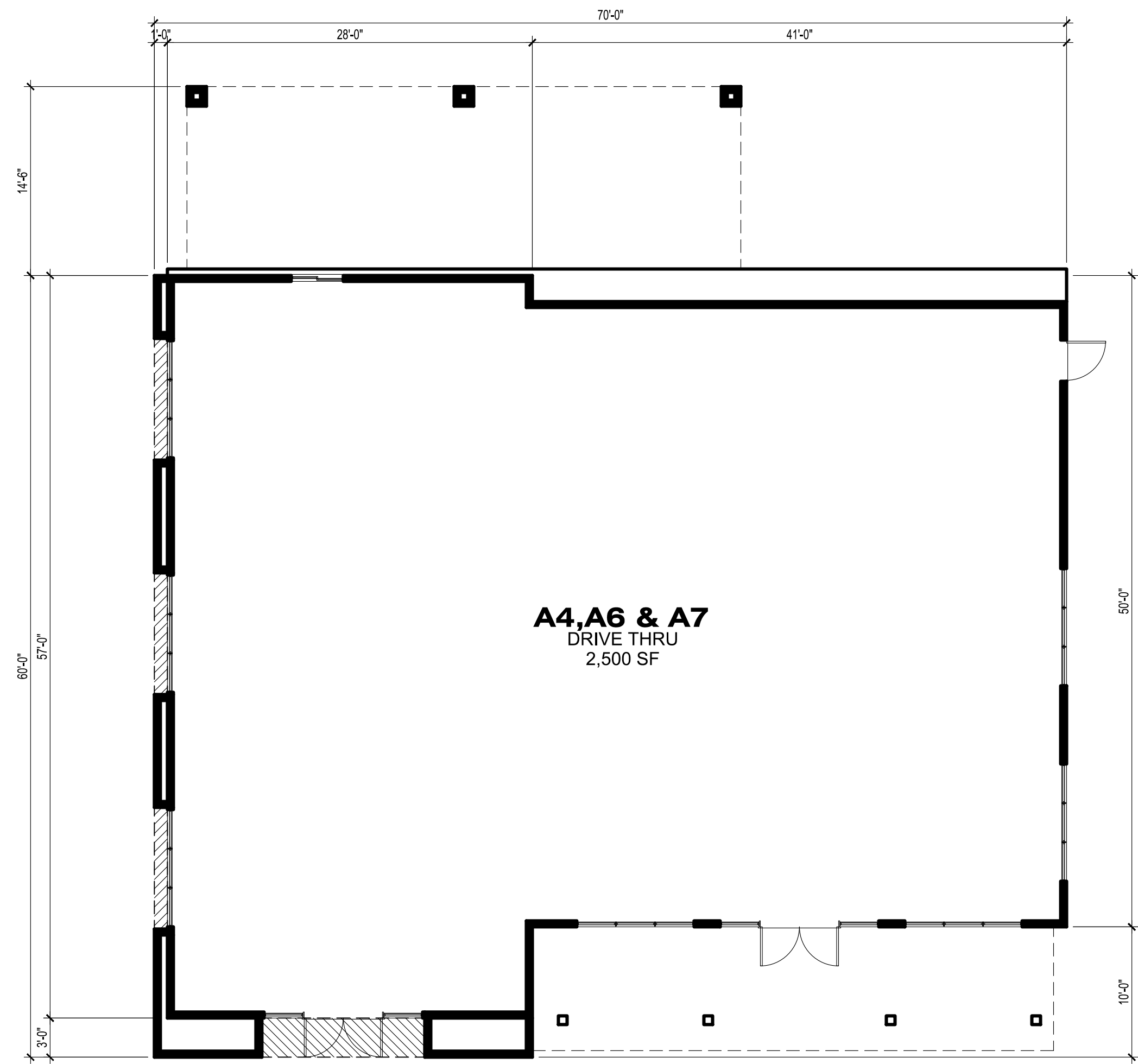
KEY PLAN



SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
architects ■ planners 16139.00
07.15.20 AB3.1

Plot Date: 7/15/2020 1:41:04 PM; By: Victor Alvarez



FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION



CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS



RIGHT ELEVATION



REAR ELEVATION

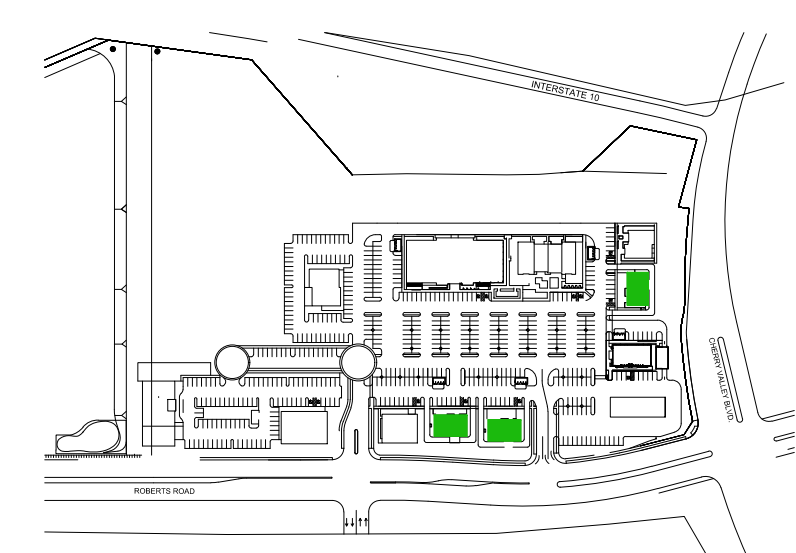
ELEVATION KEY NOTES :

- 1 FIBER CEMENT BATTEN BOARD
- 2 6" FIBER CEMENT HORIZONTAL SIDING
- 3 12" FIBER CEMENT HORIZONTAL SIDING
- 4 DECORATIVE STONE/BRICK VENEER
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- 13 DECORATIVE TRELLIS
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- 15 STOREFRONT DOORS
- 16 FIBER CEMENT SOFFIT TRIM
- 17 FIBER CEMENT VERTICAL SIDING
- 18 FIBER CEMENT PARAPET CAP

AREA CALC

TOTAL = 2,500 S.F.

KEY PLAN



BUILDINGS A4, A6 & A7

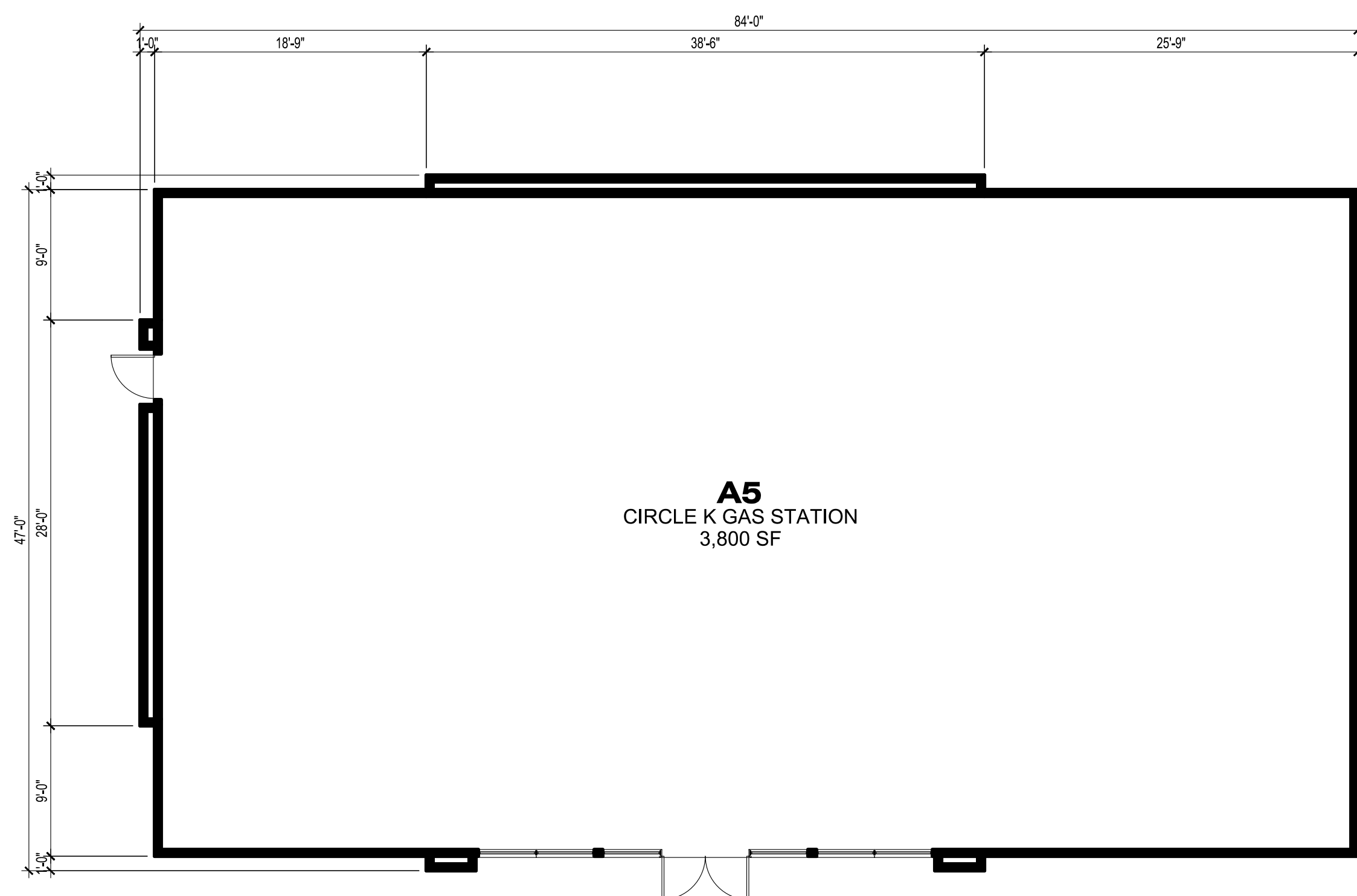
FLOOR PLAN & ELEVATIONS
MAP ONE

SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
architects ■ planners
07.15.20
AB4.1
16139.00

ELEVATION KEY NOTES :

- 1 FIBER CEMENT BATTEN BOARD
- 2 6" FIBER CEMENT HORIZONTAL SIDING
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- 17 FIBER CEMENT VERTICAL SIDING
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FLOOR PLAN



FRONT ELEVATION

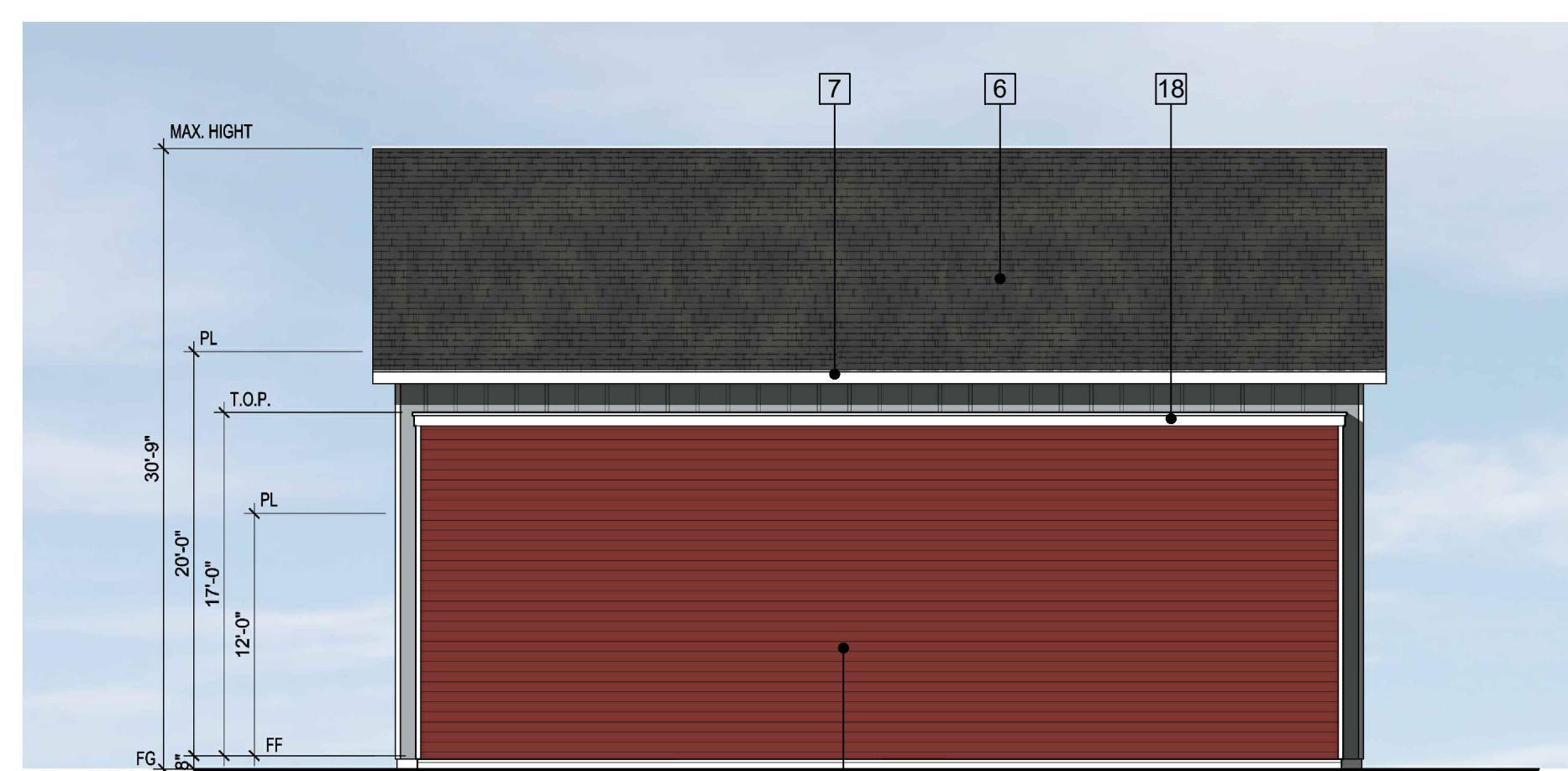


LEFT ELEVATION

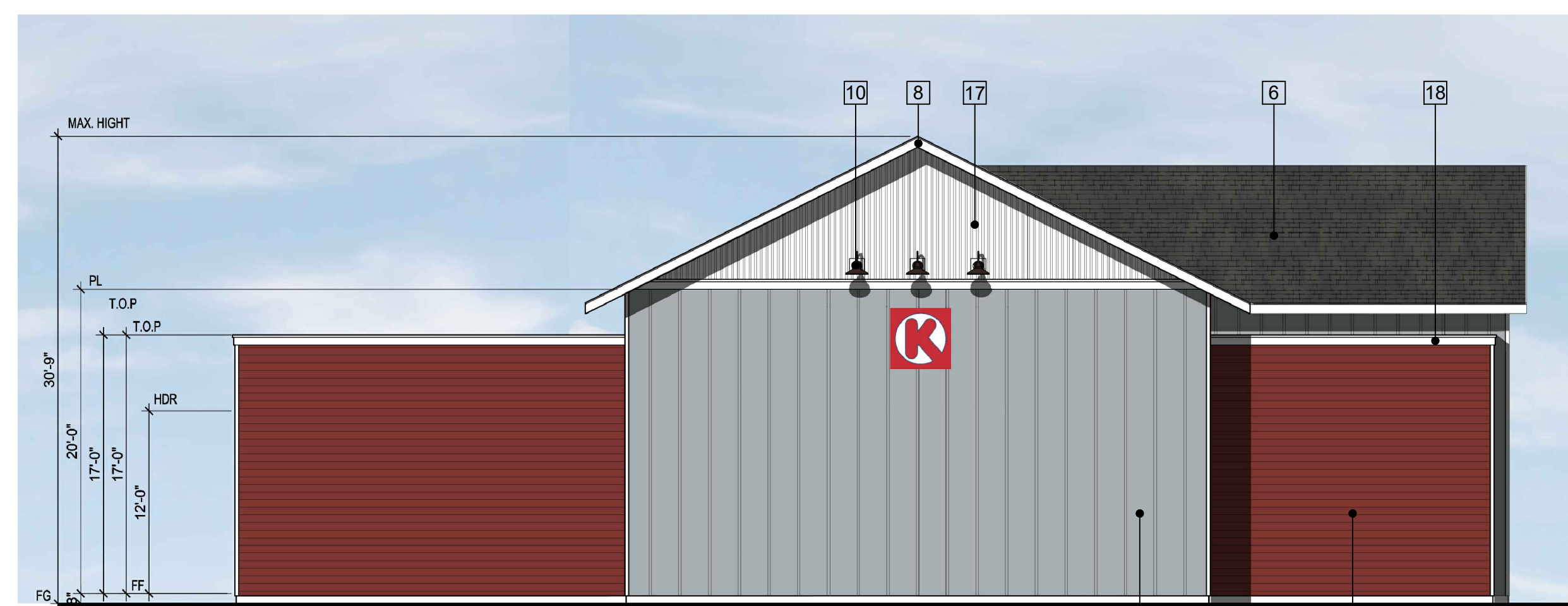


CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS



RIGHT ELEVATION



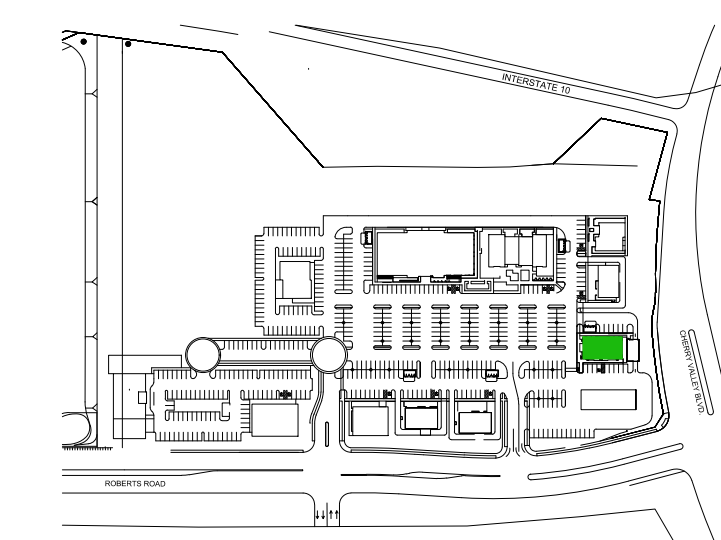
REAR ELEVATION

BUILDINGS A5

AREA CALC

TOTAL = 3,500 S.F.

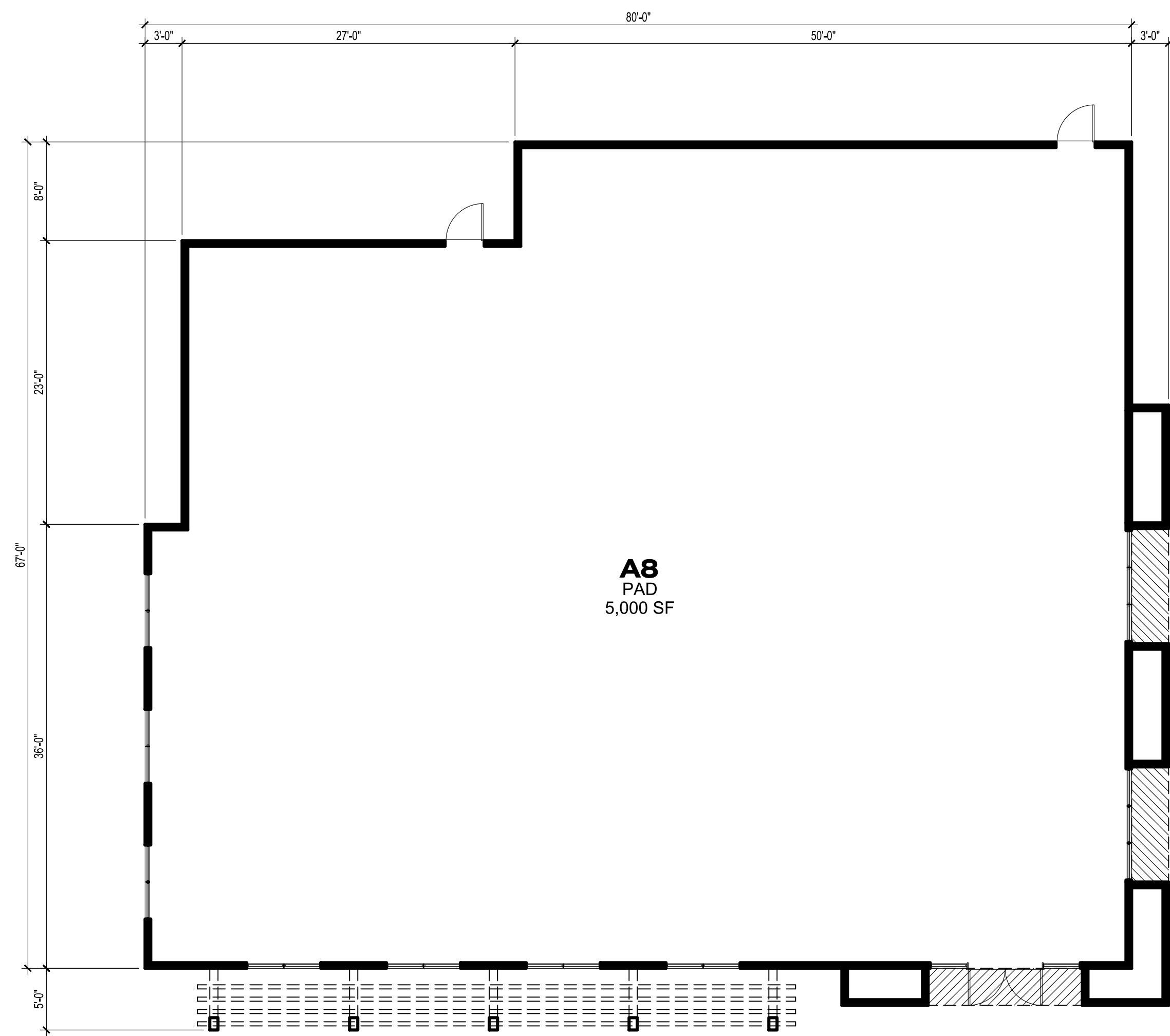
KEY PLAN



SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

FLOOR PLAN & ELEVATIONS
MAP ONE

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
architects ■ planners
07.15.20
AB5.1
16139.00



A8
PAD
5,000 SF

FLOOR PLAN



FRONT ELEVATION

ELEVATION KEY NOTES :

- 1 FIBER CEMENT BATTEN BOARD
- 2 6" FIBER CEMENT HORIZONTAL SIDING
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LEFT ELEVATION

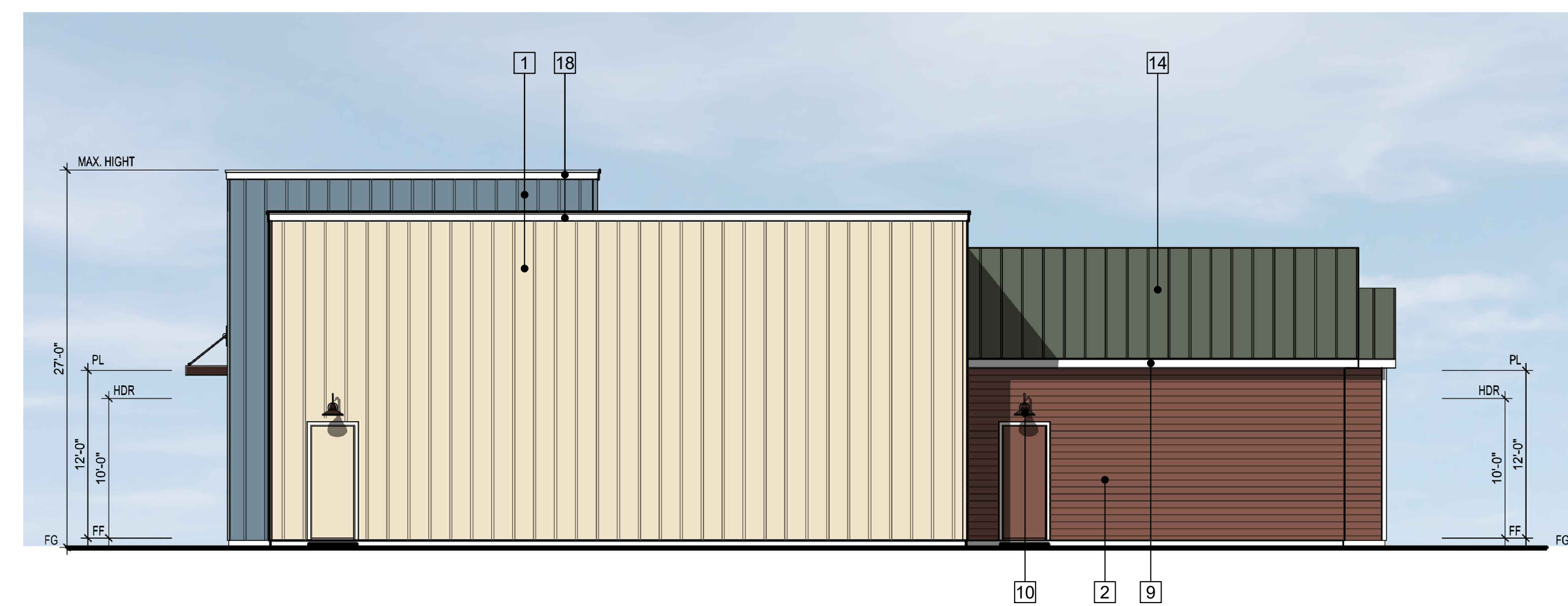


CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS



RIGHT ELEVATION

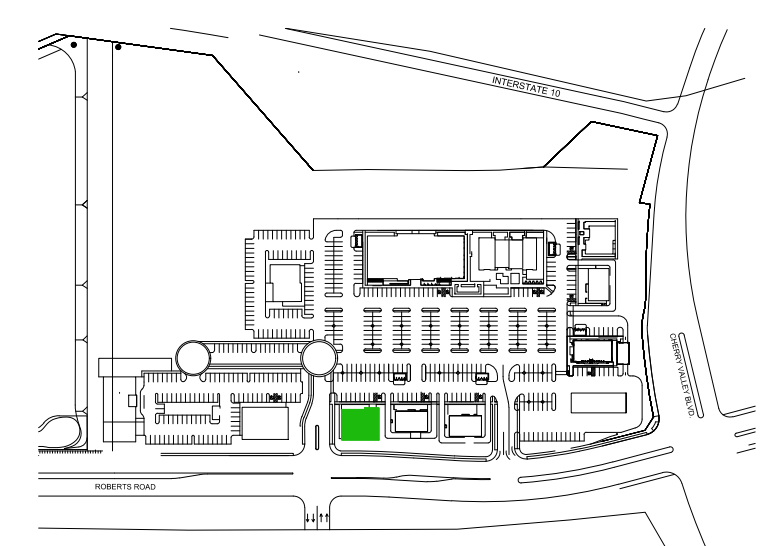


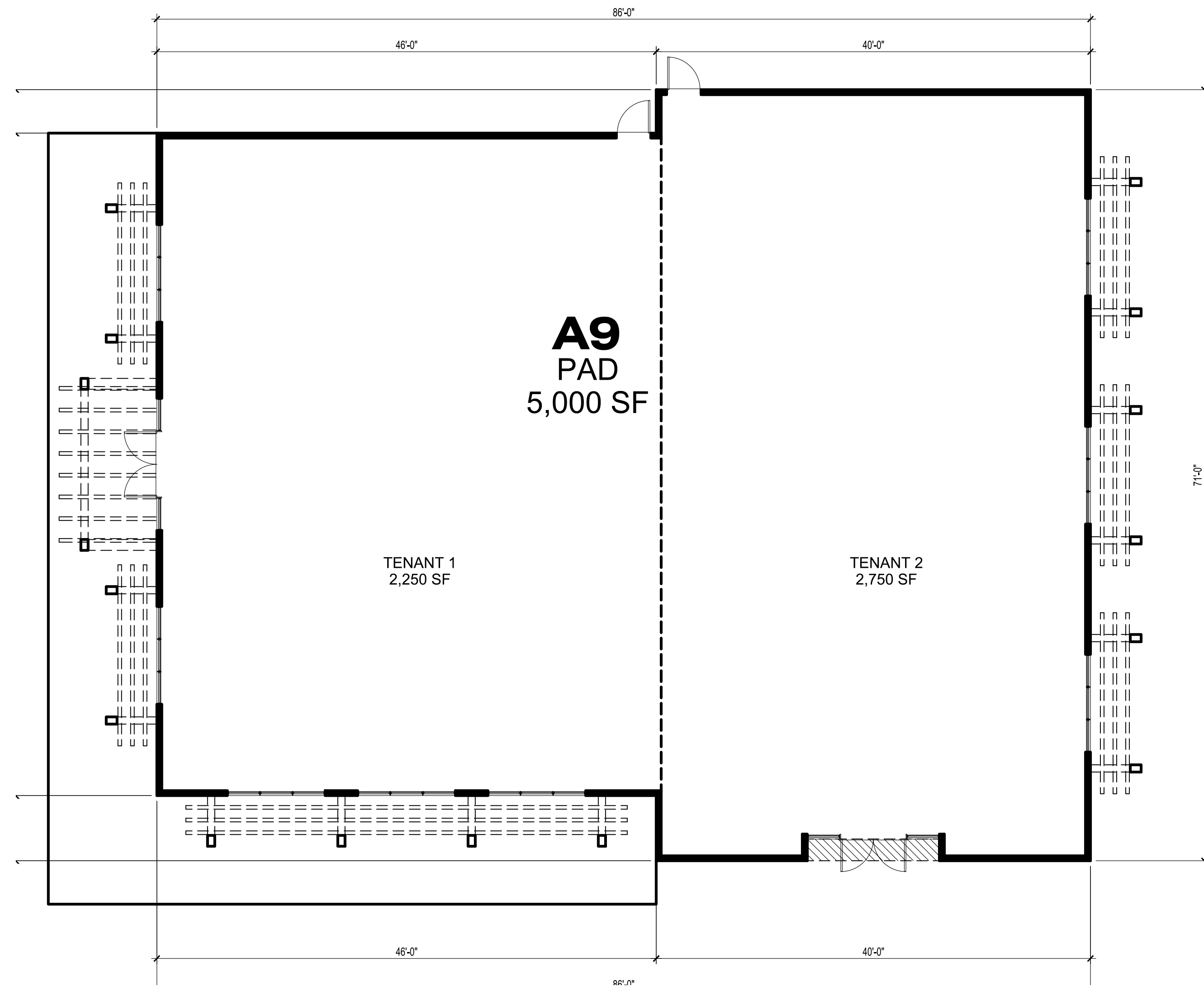
REAR ELEVATION

BUILDINGS A8

AREA CALC
TOTAL = 5,000 S.F.

KEY PLAN





FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION



CONCEPTUAL RENDERING



RIGHT ELEVATION



REAR ELEVATION

BUILDINGS A9

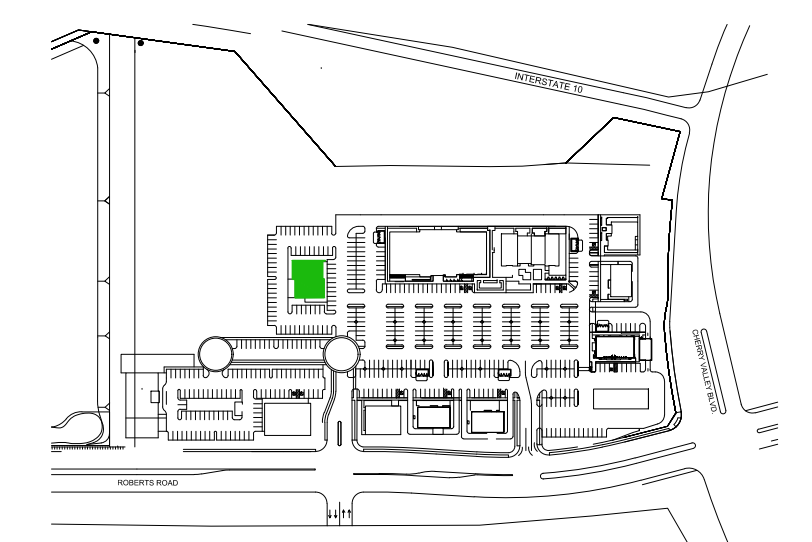
ELEVATION KEY NOTES :

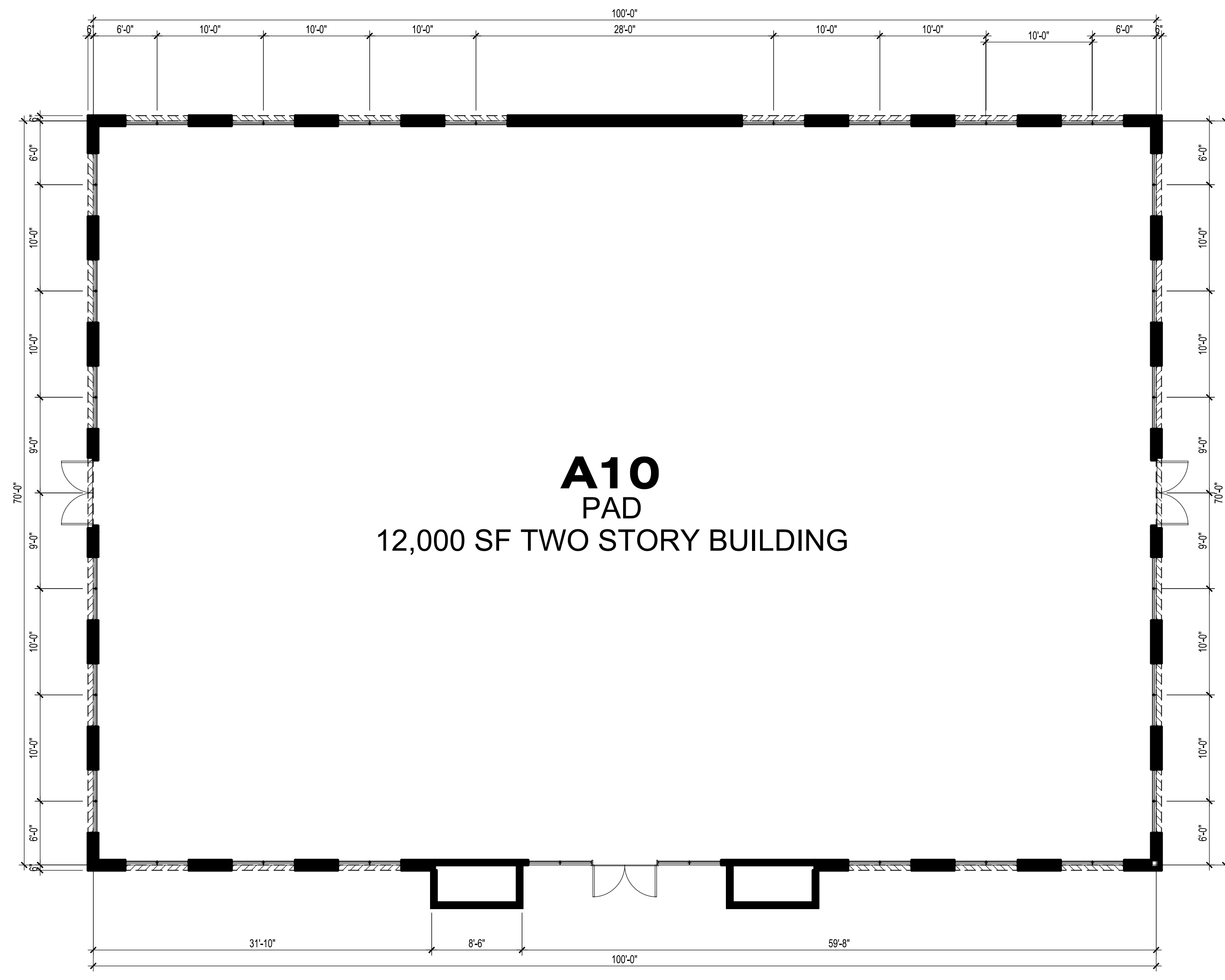
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- 17 FIBER CEMENT VERTICAL SIDING
- 18 FIBER CEMENT PARAPET CAP

AREA CALC

TENANT 1 = 2,250 S.F.
 TENANT 2 = 2,750 S.F.
 TOTAL = 5,000 S.F.

KEY PLAN





A10
PAD
12,000 SF TWO STORY BUILDING

FLOOR PLAN



FRONT ELEVATION



LEFT ELEVATION



CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS



RIGHT ELEVATION



REAR ELEVATION

BUILDINGS A10

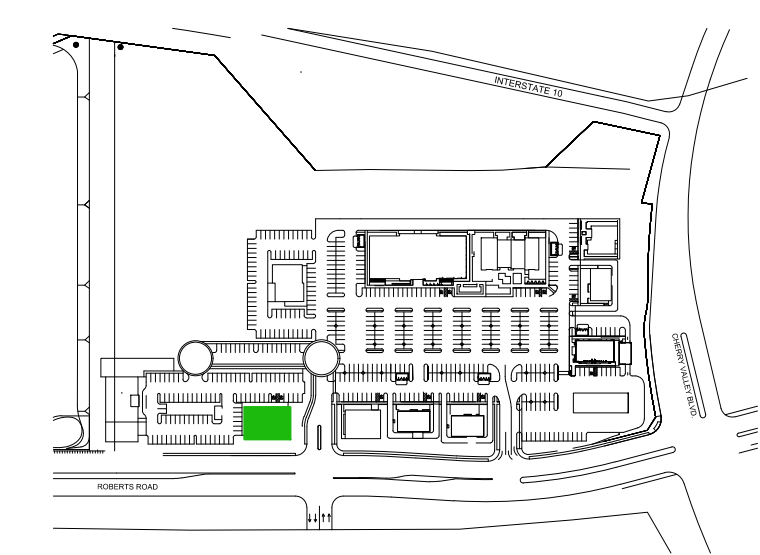
ELEVATION KEY NOTES :

- 1 FIBER CEMENT BATTEN BOARD
- 2 6" FIBER CEMENT HORIZONTAL SIDING
- 3 12" FIBER CEMENT HORIZONTAL SIDING
- 4 DECORATIVE STONE/BRICK VENEER
- 5 2" FIBER CEMENT WINDOW TRIM
- 6 ASPHALT SHINGLE ROOF
- 7 2X8 PAINTED EAVE - 30" OVERHANG
- 8 2X8 PAINTED RAKE - 12" OVERHANG
- 9 2X8 PAINTED EAVE - 18" OVERHANG
- 10 DECORATIVE LIGHT FIXTURE
- 11 STOREFRONT WINDOWS
- 12 LIGHT WEIGHT METAL AWNING
- 13 DECORATIVE TRELLIS
- 14 STANDING SEAM METAL ROOF
- 15 STOREFRONT DOORS
- 16 FIBER CEMENT SOFFIT TRIM
- 17 FIBER CEMENT VERTICAL SIDING
- 18 FIBER CEMENT PARAPET CAP

AREA CALC

TOTAL = 12,000 S.F.

KEY PLAN

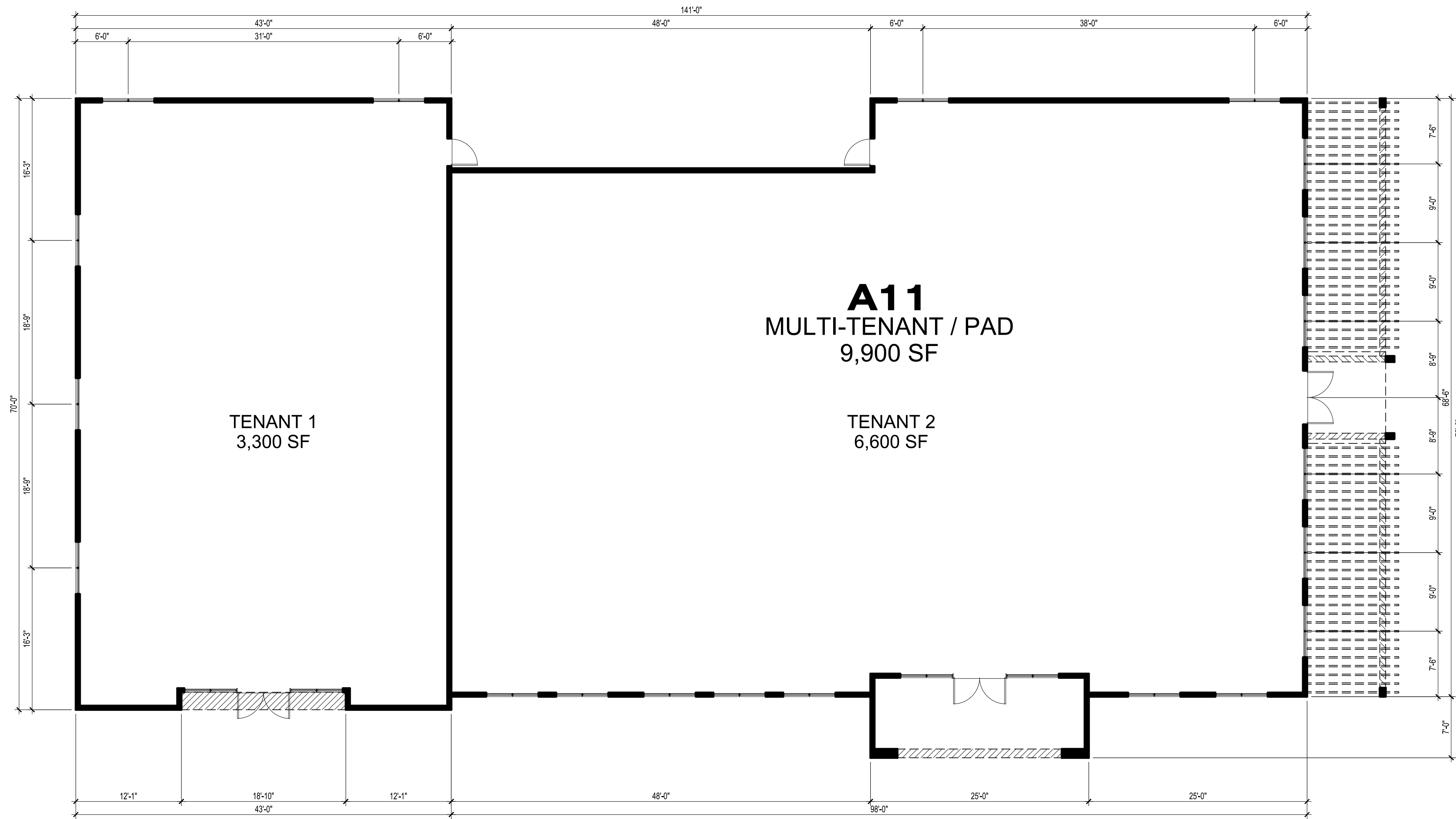


SUMMERWIND COMMONS
CALIMESA HOLDING II, LLC
CALIMESA, CALIFORNIA

FLOOR PLAN & ELEVATIONS
MAP ONE

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
architects ■ planners 16139.00
07.15.20 AB10.1

Plot Date: 7/15/2020 1:41:22 PM; By: Victor Alvarez



FLOOR PLAN

BUILDINGS A11

FLOOR PLAN
MAP ONE



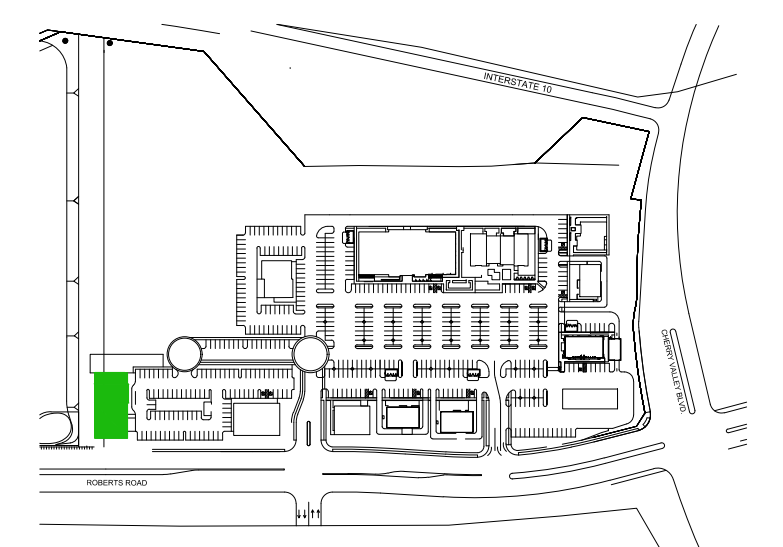
CONCEPTUAL RENDERING

CONCEPTUAL LANDSCAPE SHOW IN RENDERING - REFER TO LANDSCAPE ARCHITECTURE EXHIBITS

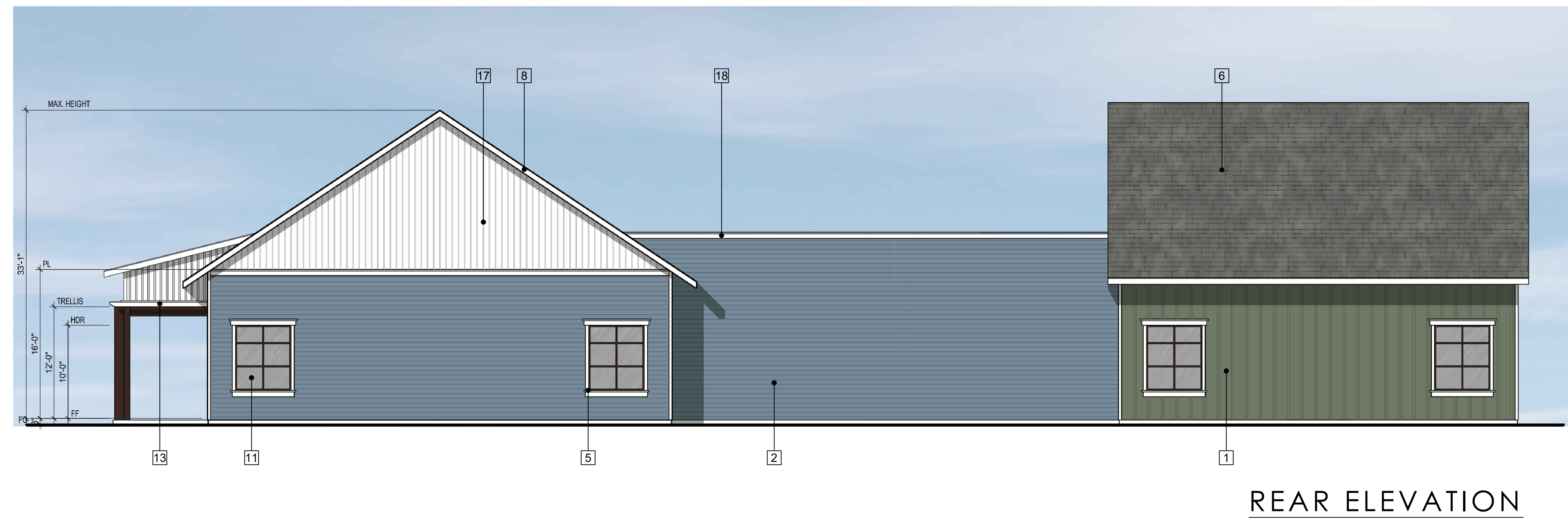
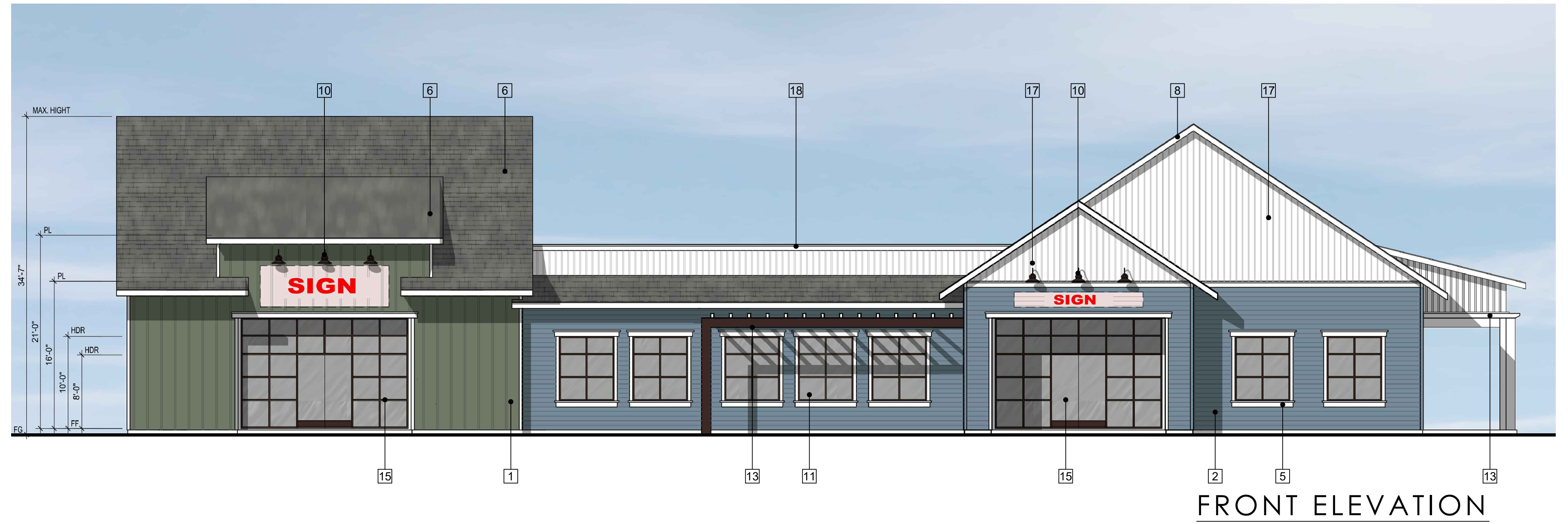
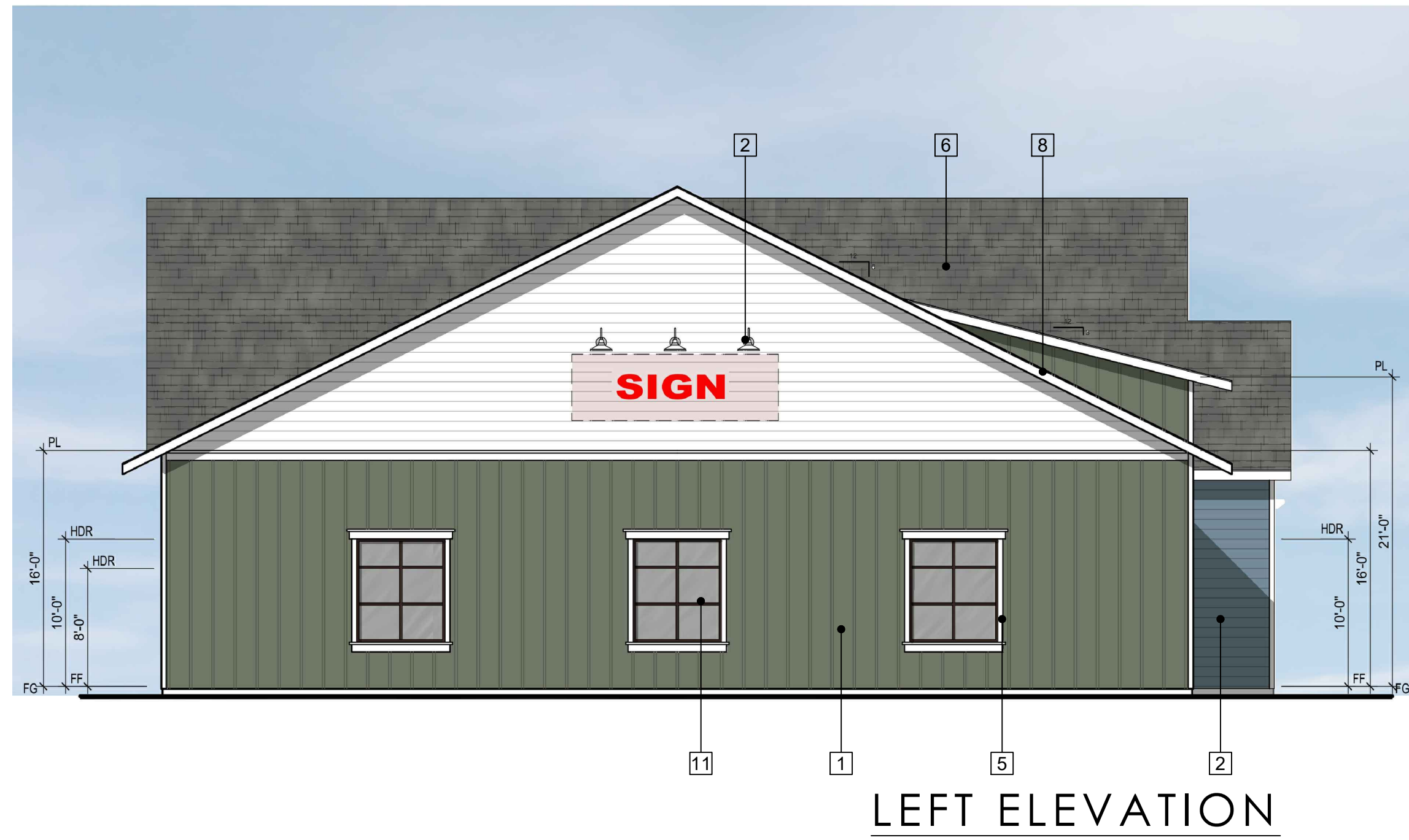
AREA CALC

TENANT 1 = 3,300 S.F.
 TENANT 2 = 6,600 S.F.
 TOTAL = 9,900 S.F.

KEY PLAN



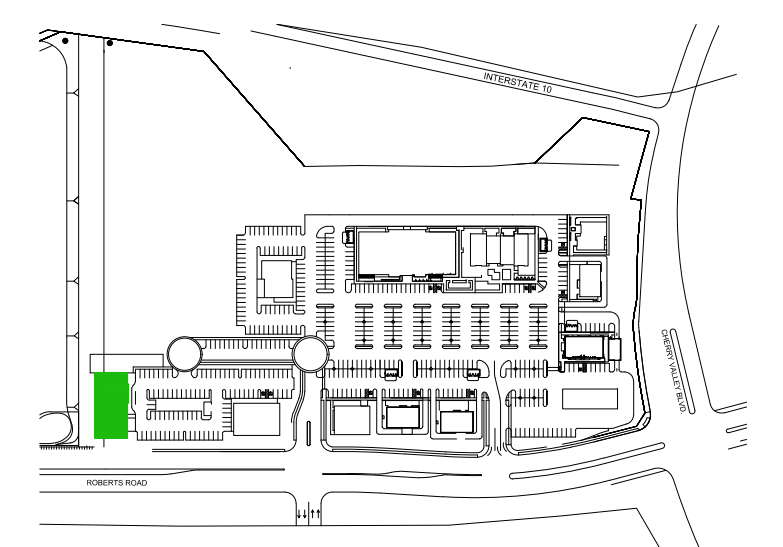
SCALE 1/8" = 1'-0"



ELEVATION KEY NOTES :

- | | |
|--------------------------------------|---------------------------------|
| 1 FIBER CEMENT BATTEN BOARD | 11 STOREFRONT WINDOWS |
| 2 6" FIBER CEMENT HORIZONTAL SIDING | 12 LIGHT WEIGHT METAL AWNING |
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| 6 ASPHALT SHINGLE ROOF | 16 FIBER CEMENT SOFFIT TRIM |
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| 9 2X8 PAINTED EAVE - 18" OVERHANG | |
| 10 DECORATIVE LIGHT FIXTURE | |

KEY PLAN



BUILDINGS A11

**ELEVATIONS
MAP ONE**

SUMMERWIND COMMONS
 CALIMESA HOLDING II, LLC
 CALIMESA, CALIFORNIA

SCALE 1/8" = 1'-0"
DANIELIAN ASSOCIATES
 architects ■ planners
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