

PROJECT INFORMATION:

SPECIFIC PLAN AREA PERRIS VALLEY COMMERCE CENTER
 ZONE LIGHT INDUSTRIAL
 APN

PROJECT DESCRIPTION:

ONE NEW CONCRETE TILT-UP INDUSTRIAL BUILDING INCLUDING PARKING AND DOCK LOADING AREAS TOTTALLING APPROX. 552,000 SF ON 29.5 ACRES.

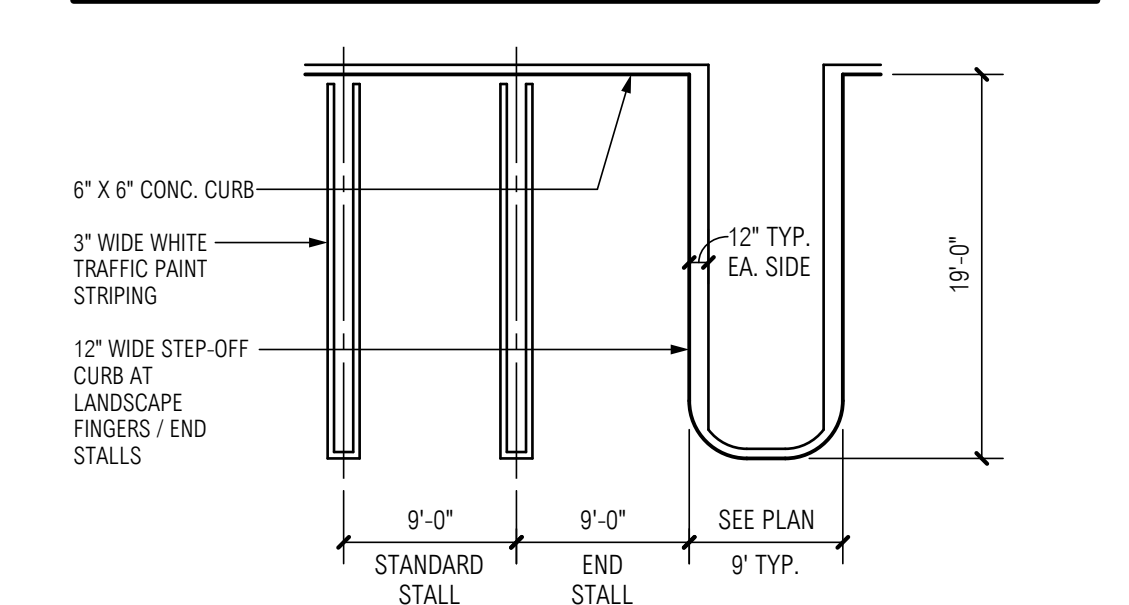
PROJECT DATA:

NET SITE AREA:	1,265,362 SF / 29.05 AC
BUILDING AREA:	546,922 SF
FOOTPRINT	5,000 SF
MEZZANINE	551,922 SF
TOTAL	
COVERAGE:	42.64 %
F.A.R.:	0.430
PARKING REQUIRED:	
20,000 SF OFFICE (LESS THAN 10%)	00 STALLS
0-20,000 SF W/USE @ 1/1000 SF	20 STALLS
20K-40K SF W/USE @ 1/2000 SF	10 STALLS
40K AND ABV (1/5000 SF)	102 STALLS
TOTAL REQUIRED:	132 STALLS
PARKING PROVIDED:	
STANDARD STALLS	199 STALLS
ACCESSIBLE STALLS	8 STALLS
TOTAL PROVIDED:	207 STALLS
DOCK POSITIONS PROVIDED:	69 DOCK POSITIONS
TRAILER POSITIONS PROVIDED:	254 TRAILER STALLS
ONSITE LANDSCAPE REQUIRED (NET):	177,151 SF / 14 %
ONSITE LANDSCAPE PROVIDED (NET):	178,922 SF / 14.14 %

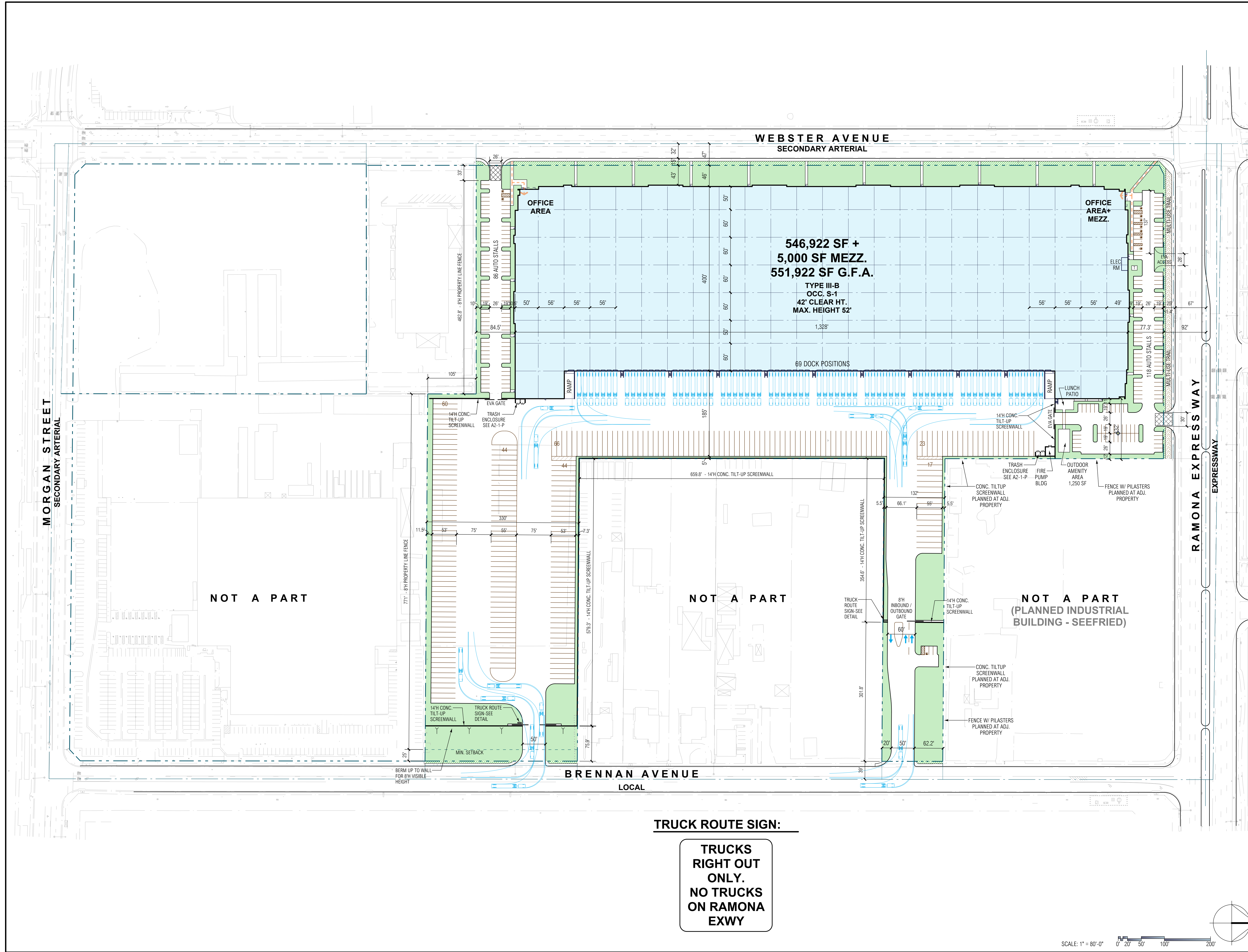
SITE LEGEND:

- ADA PATH OF TRAVEL
- NEW 8" H BLACK TUBE STEEL FENCE
- LANDSCAPE AREA
- DECORATE PAVING AT DRIVEWAYS: SAWCUT SCORE PATTERN W/ 36"X36" DIAGONAL PATTERN
- SCE PAD-MOUNT TRANSFORMER
- TYPICAL PARKING STALLS - 9' X 19' STRIPED PER CITY STANDARDS

AUTO PARKING DETAIL:



VICINITY MAP:



TRUCK ROUTE SIGN:

**TRUCKS
RIGHT OUT
ONLY.
NO TRUCKS
ON RAMONA
EXWY**

SCALE: 1" = 80'-0"

PREPARED BY: **RG**
 Office of Architectural Design
 15231 Alton Parkway, Suite 100
 Irvine, CA 92618
 T 949-341-0920
 FX 949-341-0922

DEVELOPER / OWNER / APPLICANT:
PROLOGIS
 5546 CONCOURS ST. SUITE 100
 ONTARIO, CA 91764
 CONTACT: DJ ARELLANO
 576-376-9233
 DARELLANO@PROLOGIS.COM

RAMONA / WEBSTER AVE

0000 WEBSTER AVENUE, CITY OF PERRIS

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	7/6/23	3RD SUBMITTAL SET
	4/18/23	2ND SUBMITTAL SET
	3/22/23	REVISED SITE PLAN
	11/21/22	PLANNING SUBMITTAL SET
	10/19/22	SCHEMATIC SITE PLAN

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ATTACHMENT 1

Perris Fire Department Access & Water Plan Notes
All of the notes listed in the INSPECTION REQUIREMENTS and GENERAL REQUIREMENTS sections shall be placed, verbatim, on the plan under the heading "FIRE DEPARTMENT ACCESS & WATER NOTES."

INSPECTION REQUIREMENTS

- Perris site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections cancelled after 1 p.m. on the day before the scheduled date will be subject to a re-inspection fee. Call (951) 443-1023 to schedule an inspection.
- A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 68,000 lbs. topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
- For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. Use the fuel modification plan service request number to schedule the vegetation clearance inspection.
- Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact (951) 443-1029 to arrange for additional inspections that may be needed and any fees that may be due.
- An original approved, signed, wet-stamped Perris fire access & water plan shall be available on-site at time of inspection.
- Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.
- Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the Office of the Fire Marshal, City of Perris prior to use.
- The project address shall be clearly posted and visible from the public road during construction.
- All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
- Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

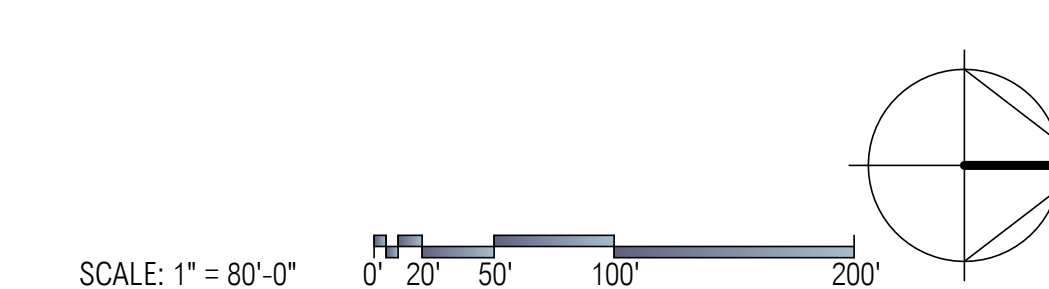
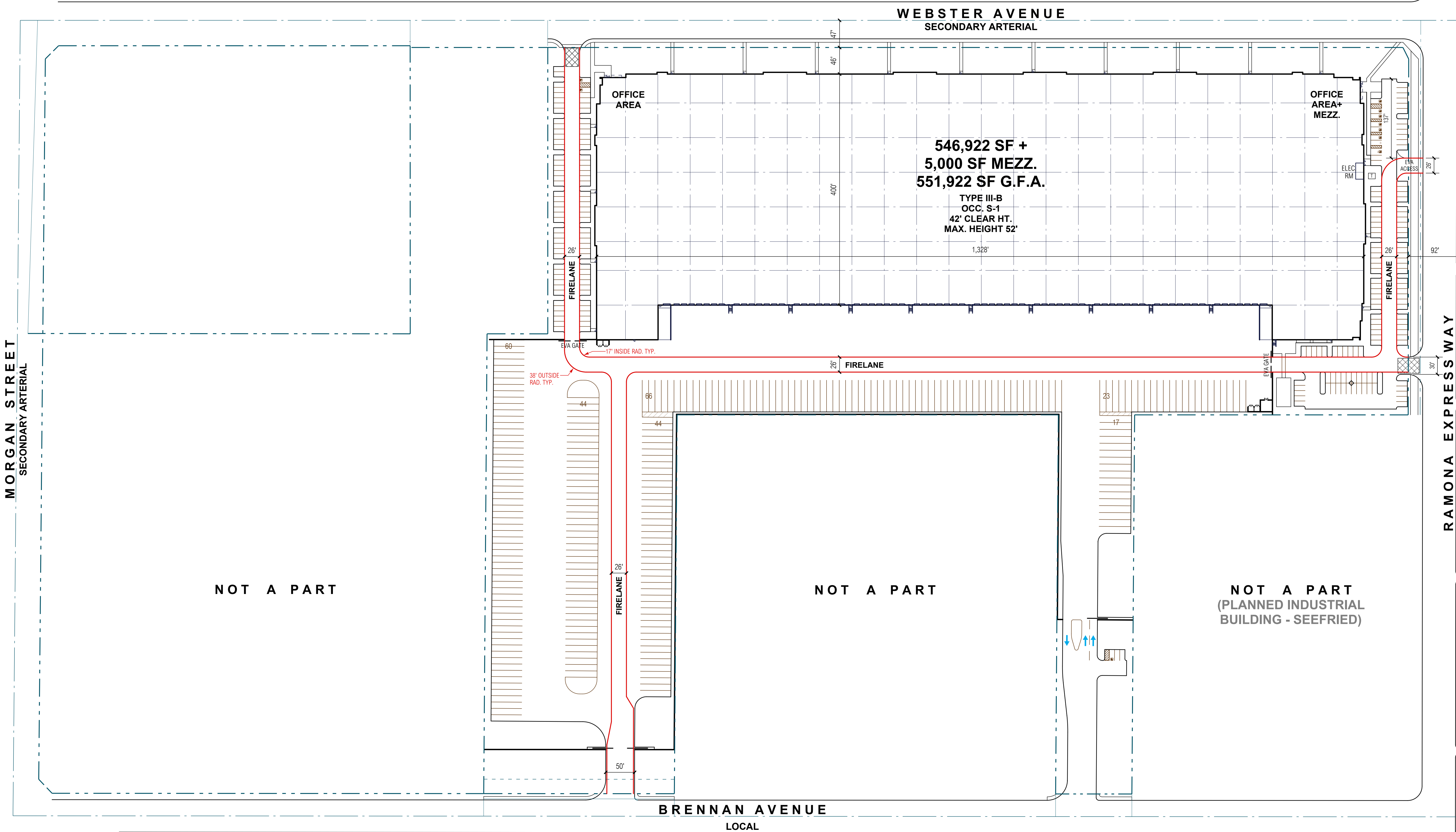
GENERAL REQUIREMENTS

- Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g. rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved Perris fire department access & water plan and standards identified in Perris Fire Department Access & Water Guidelines for all portions of the fire access roads.
- Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.
- Fire lane signs and red curbs shall meet the specifications shown in Perris Fire Department Access & Water Guidelines and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.
- All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the Perris standard. On private property markers are to be maintained in good condition by the property owner.
- Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with Perris Fire Department Access & Water Guidelines.
- Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC and Perris Fire Department Access & Water Guidelines.
- Approved access walkways shall be provided to all required openings and all rescue windows.

Rev 01/17

26

- Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
- Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
- Any future modification to the approved Fire Department Access & Water Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the Office of the Fire Marshal, City of Perris.
- Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in Perris Fire Department Access & Water Guidelines and related portions of the CFC and CBC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.



PREPARED BY:

RG
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER / APPLICANT:

PROLOGIS
5546 CONCOURS ST. SUITE 100
ONTARIO, CA 91764
CONTACT: DJ ARELLANO
576-376-9233
DARELLANO@PROLOGIS.COM

RAMONA / WEBSTER AVE

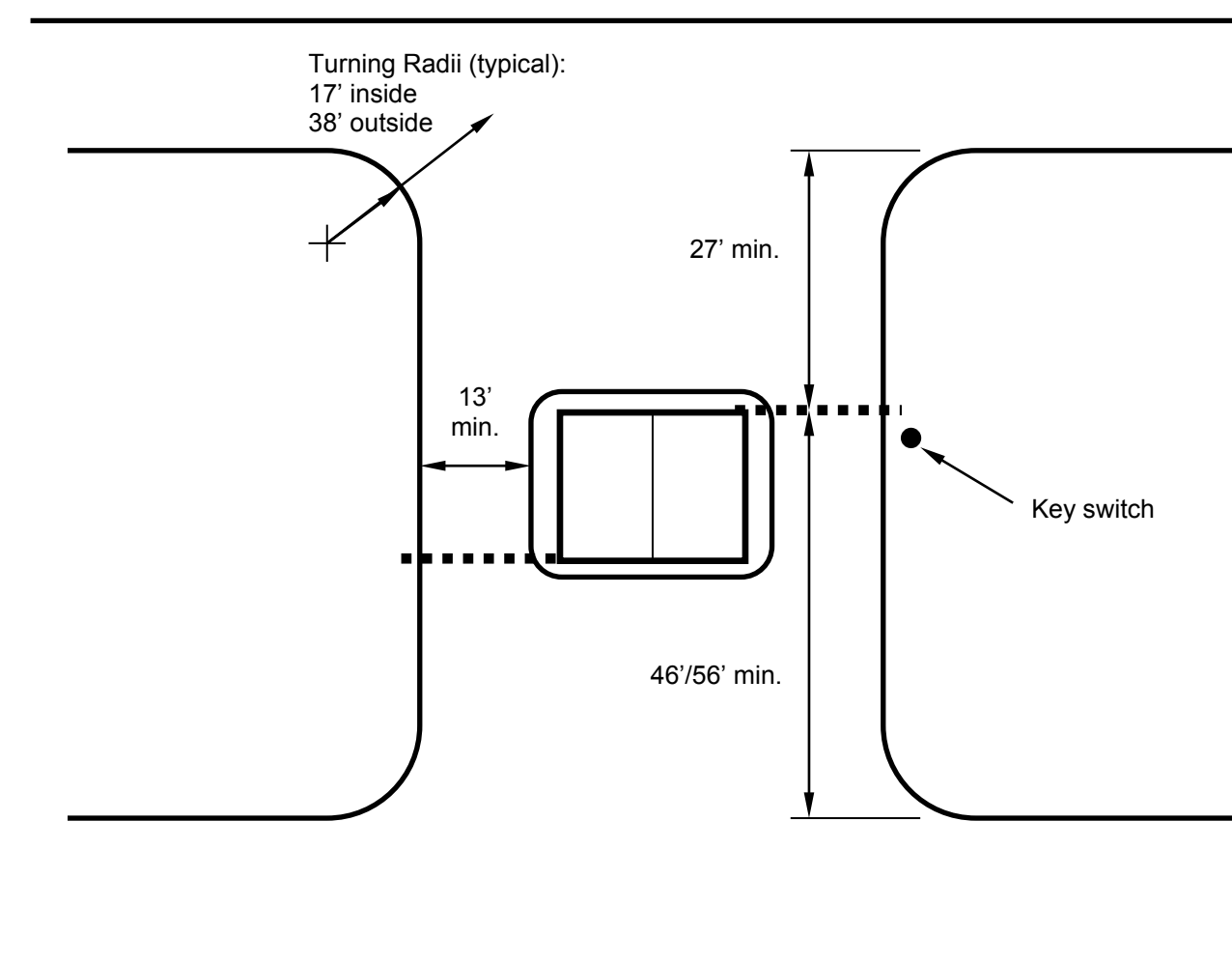
0000 WEBSTER AVENUE, CITY OF PERRIS

FIRE ACCESS PLAN

MARK	DATE	DESCRIPTION
	7/6/23	3RD SUBMITTAL SET
	4/18/23	2ND SUBMITTAL SET
	3/22/23	REVISED SITE PLAN
	11/21/22	PLANNING SUBMITTAL SET
	10/19/22	SCHEMATIC SITE PLAN

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ATTACHMENT 15
Minimum Gate Setbacks

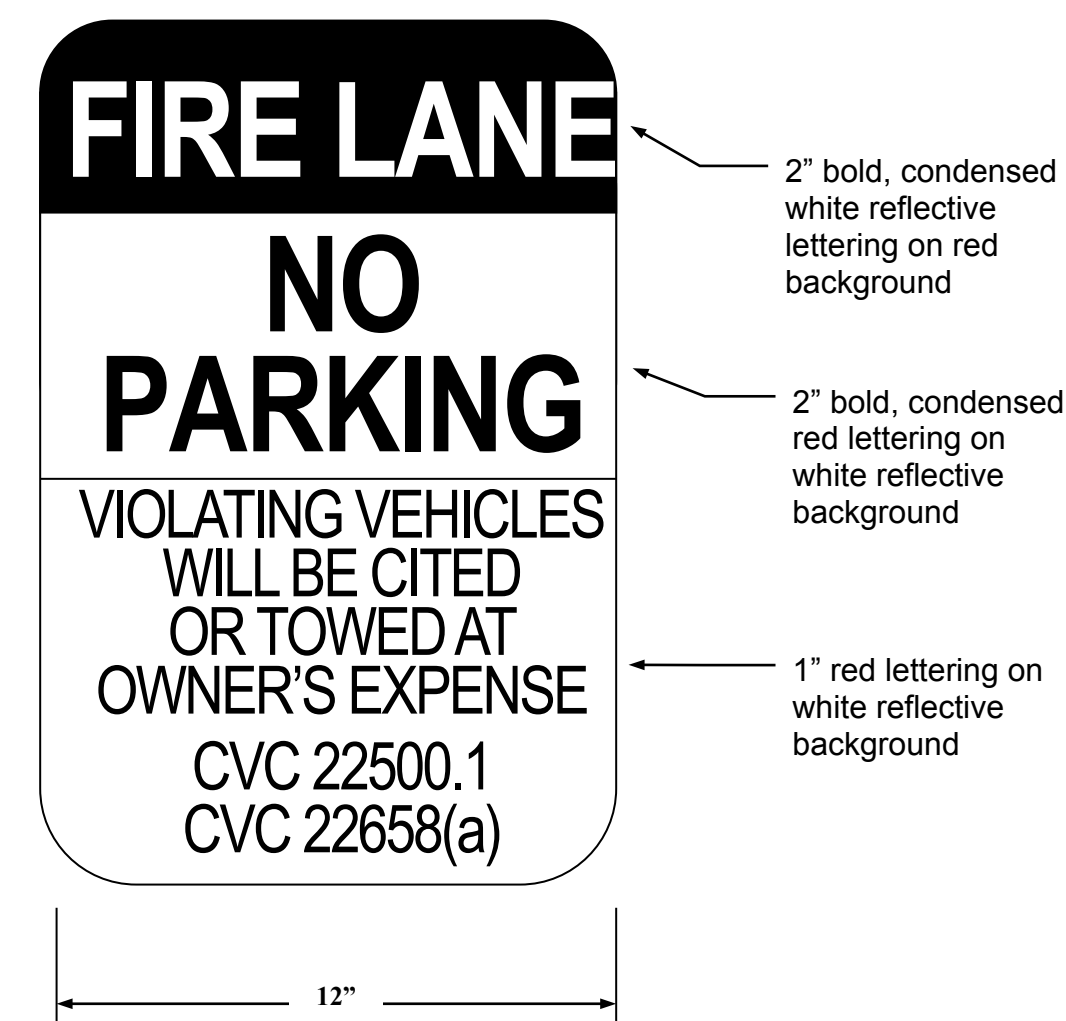


Rev 01/17

45

6

ATTACHMENT 12
Specifications for
Fire Lane No Parking Signs



All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

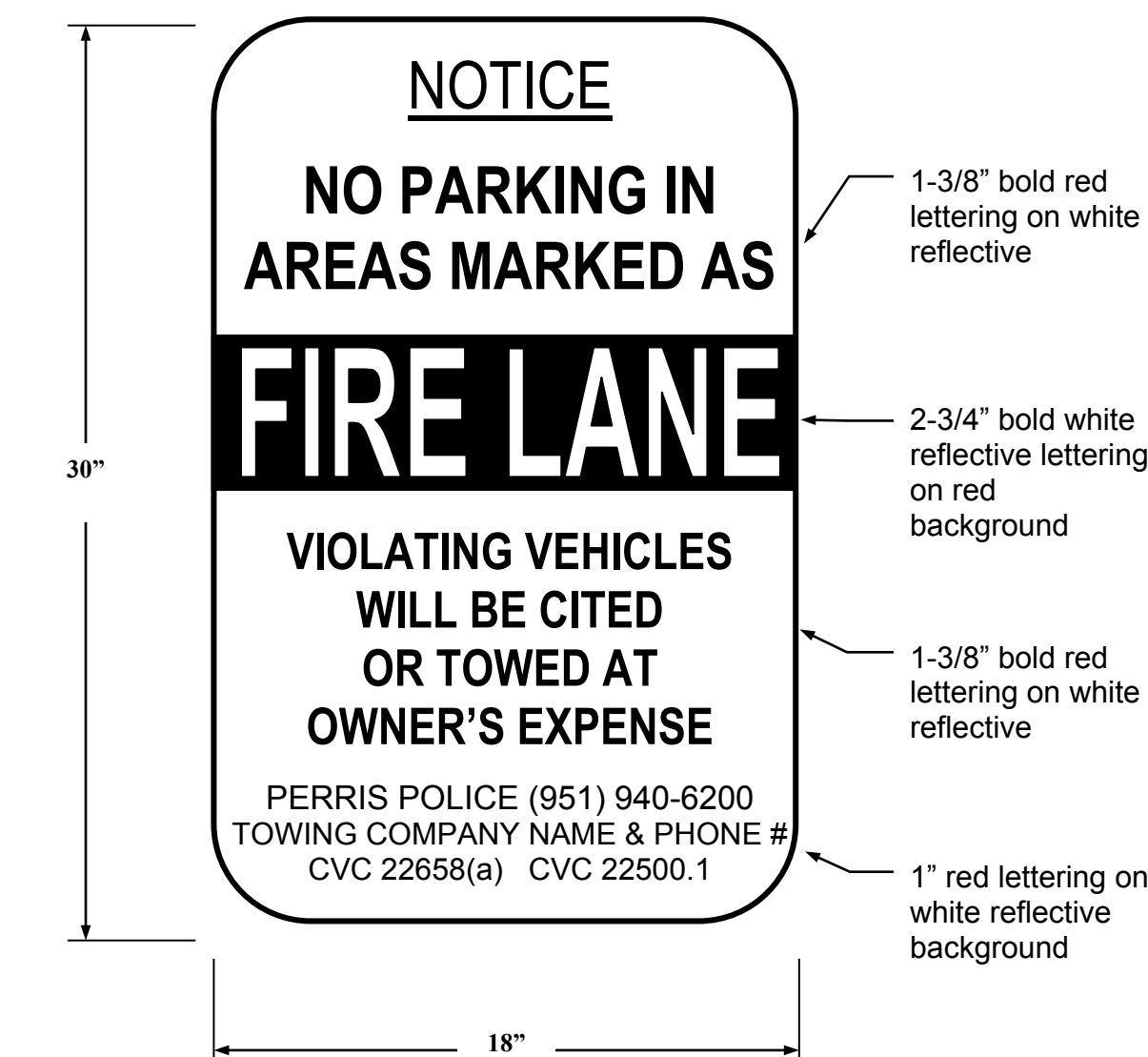
Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Rev 01/17

39

4

ATTACHMENT 10
Specifications for
Fire Lane Entrance Signs
To be used only at vehicle entry points
to areas that contain "Fire Lane—No Parking" signs or red curbs



All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

This sign shall be posted at all vehicle entrances to areas marked with either red curbs or fire lane "No Parking" signs. Signs shall be securely mounted facing the direction of travel and clearly visible to oncoming traffic entering the designated area. Signs shall be made of durable material and installed per Attachments 13 and 14.

Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

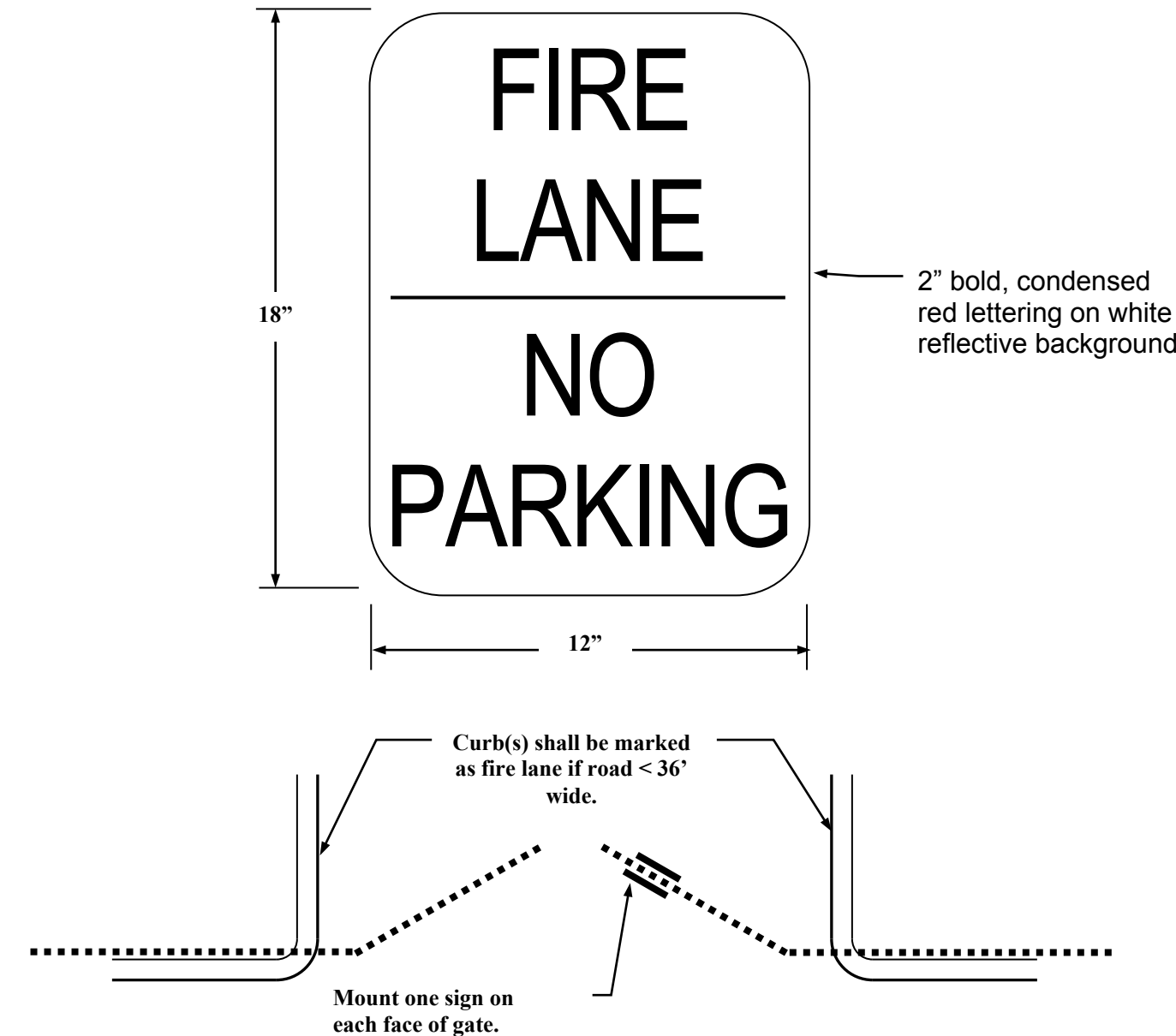
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37

2

ATTACHMENT 16

Specifications for
"Fire Lane - No Parking" Signs for
Manually Operated Gates and Barriers



All sign and lettering dimensions shown are *minimums*. "Arial Narrow" font used is used in sample above though other legible sans-serif fonts may be acceptable.

"Fire Lane—No Parking" sign shown in Attachment 12 may be used as an alternative. Signs shall be securely mounted on the front and back face of the gate clearly visible to traffic entering the designated area. Signs shall be made of a durable material.

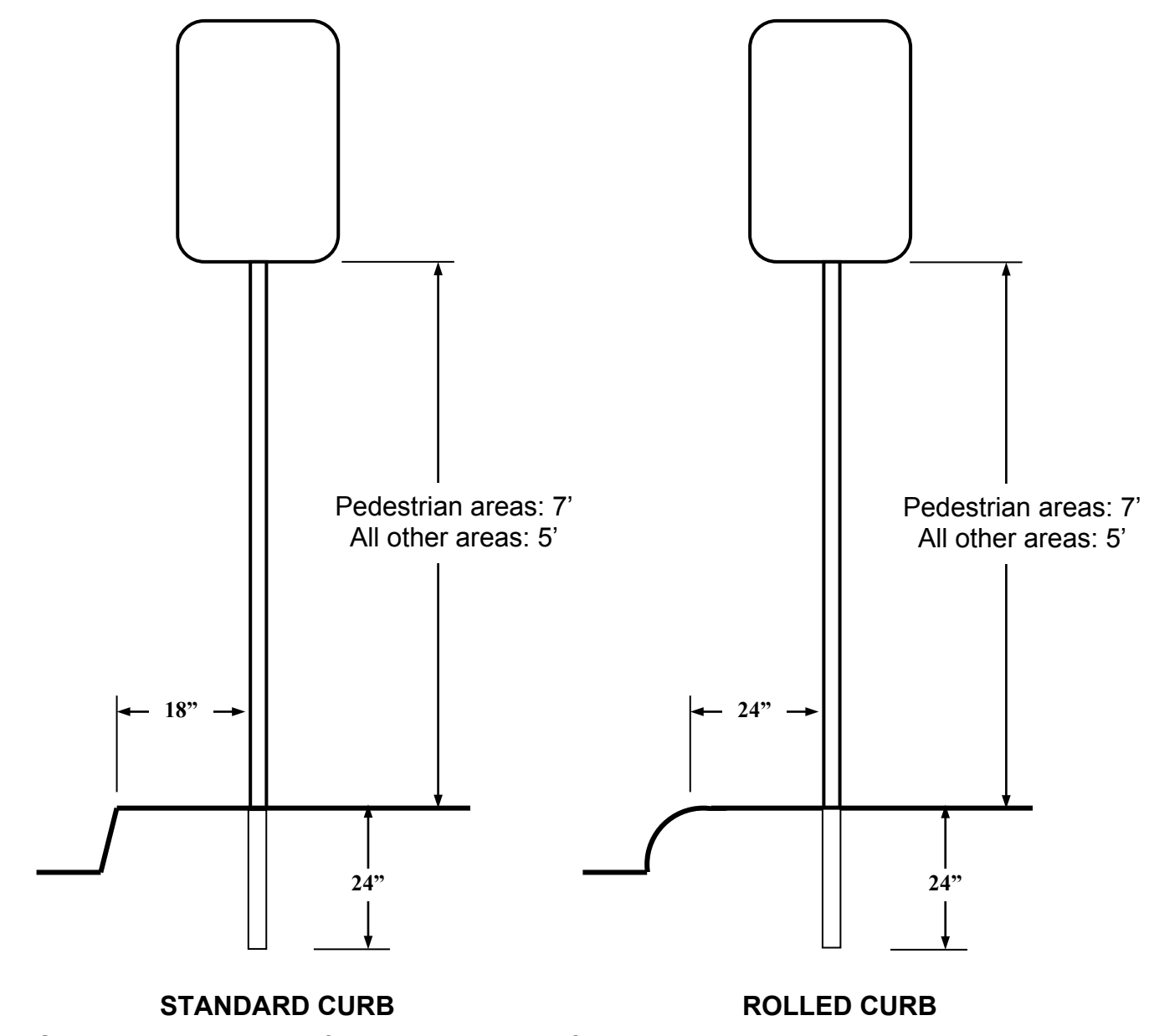
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46

7

ATTACHMENT 14

Mounting Specifications for
Fire Lane Entrance and No Parking Signs



Signs shall be mounted facing the direction of vehicular travel. Signs may be mounted on existing posts or buildings where the centerline of the sign is no more than 24" from the edge of the roadway.

Depth of bury shall be a *minimum* of 24" and rebar, a concrete footing, or another method to prevent removal of the sign is recommended. Footings for signs located in the public right-of-way shall be per the local jurisdiction's requirements.

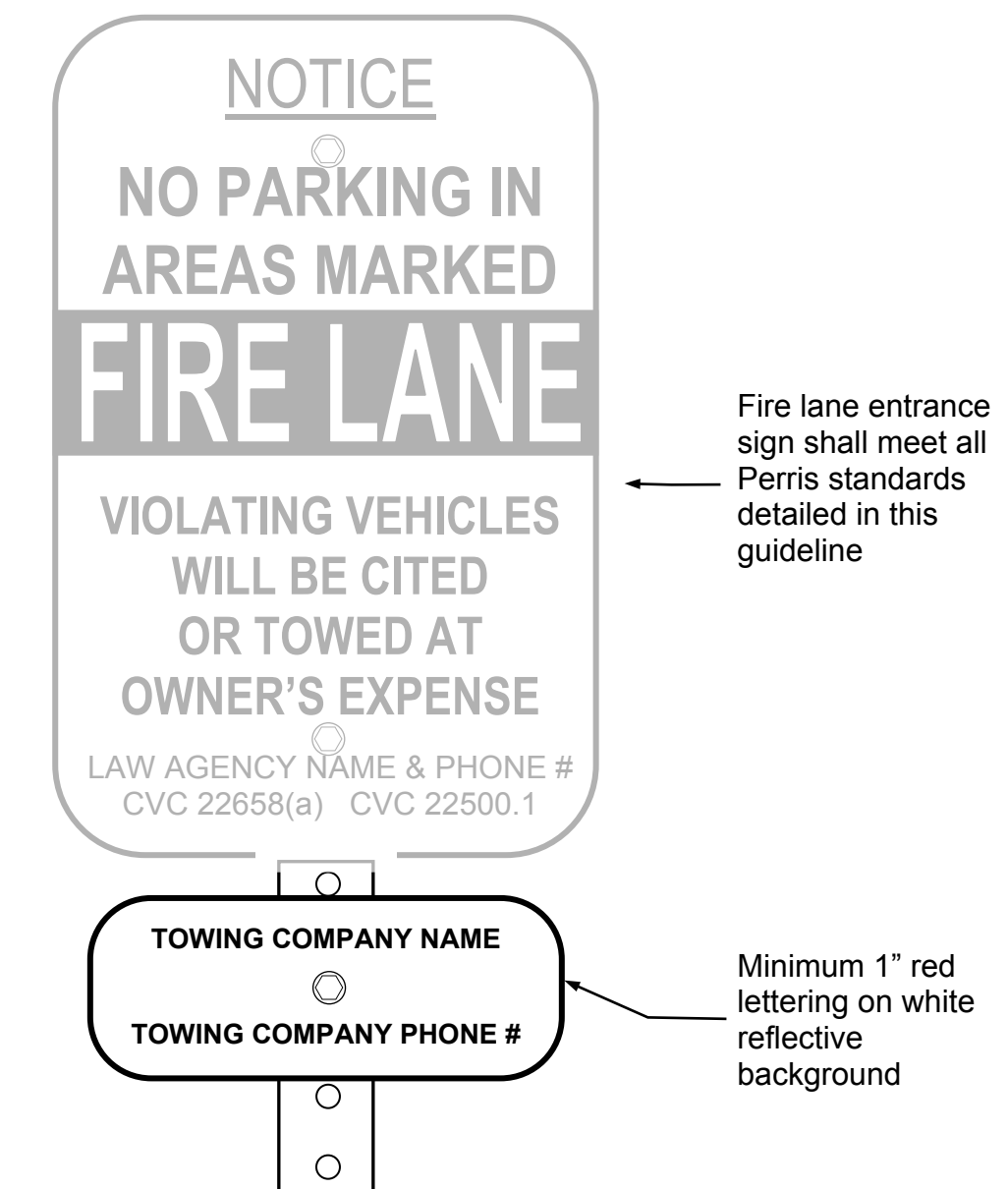
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44

5

ATTACHMENT 11

Specifications for
Alternate Location of
Towing Company Information



Towing company contact information is required for all properties with a standing written agreement for services with a towing company per the California Vehicle Code.

To facilitate periodic changes in towing company contracts, the towing company contact information may be posted on a separate sign mounted directly below the fire lane entrance sign instead of on the entrance sign itself. The method of attachment to the post shall not obscure the wording on either sign.

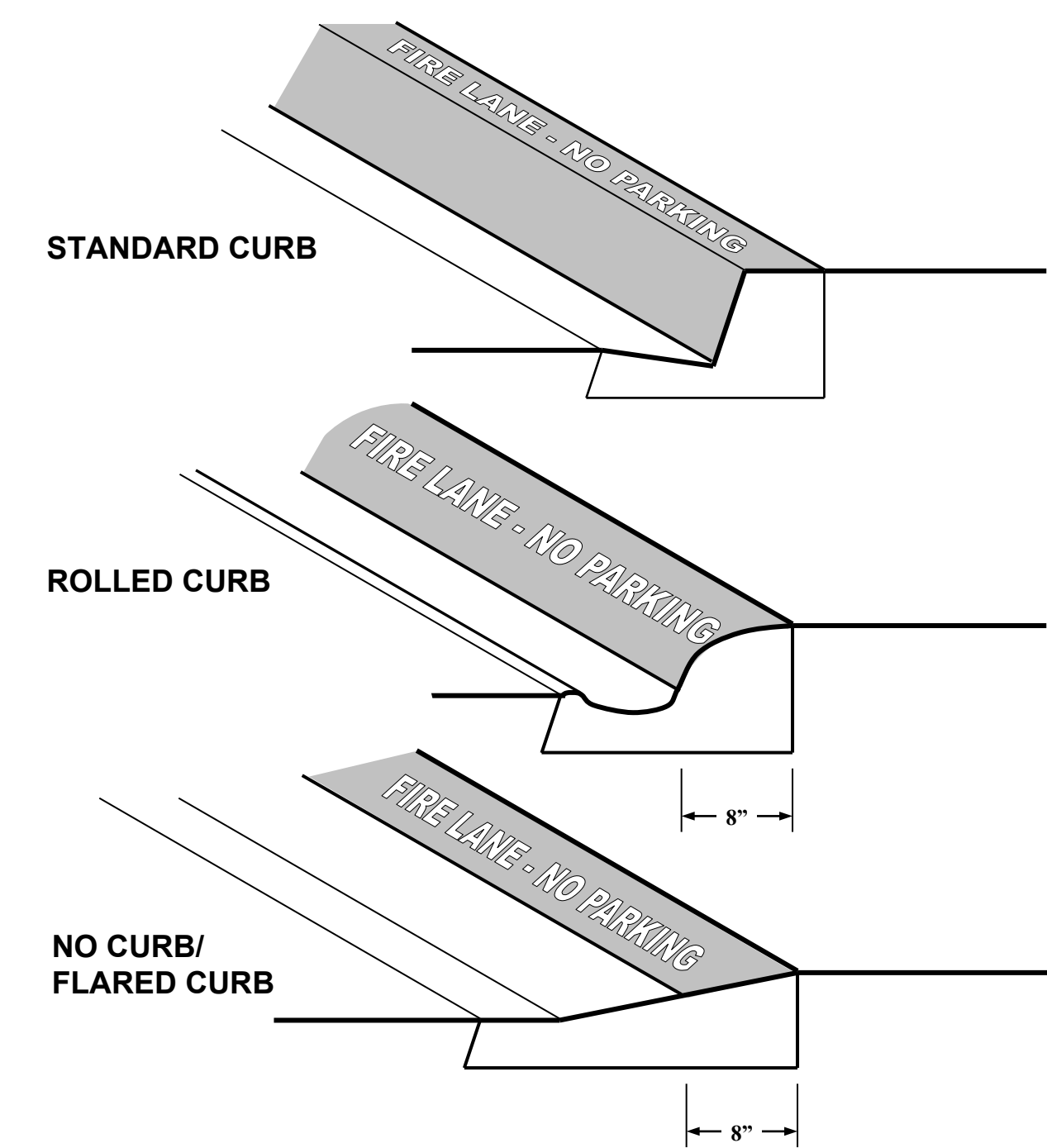
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38

3

ATTACHMENT 9

Fire Lane Identification – Red Curbs



1. Fire lane entrance sign(s) shall also be provided per Attachment 10 or 11.
2. Curbs shall be painted OSHA safety red.
3. "FIRE LANE – NO PARKING" shall be painted on top of curb in 3" white lettering at a spacing of 30' on center or portion thereof.

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36

1

PREPARED BY:

RG
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER / APPLICANT:

PROLOGIS
5546 CONCOURS ST. SUITE 100
ONTARIO, CA 91764
CONTACT: DJ ARELLANO
576-376-9223
DARELLANO@PROLOGIS.COM



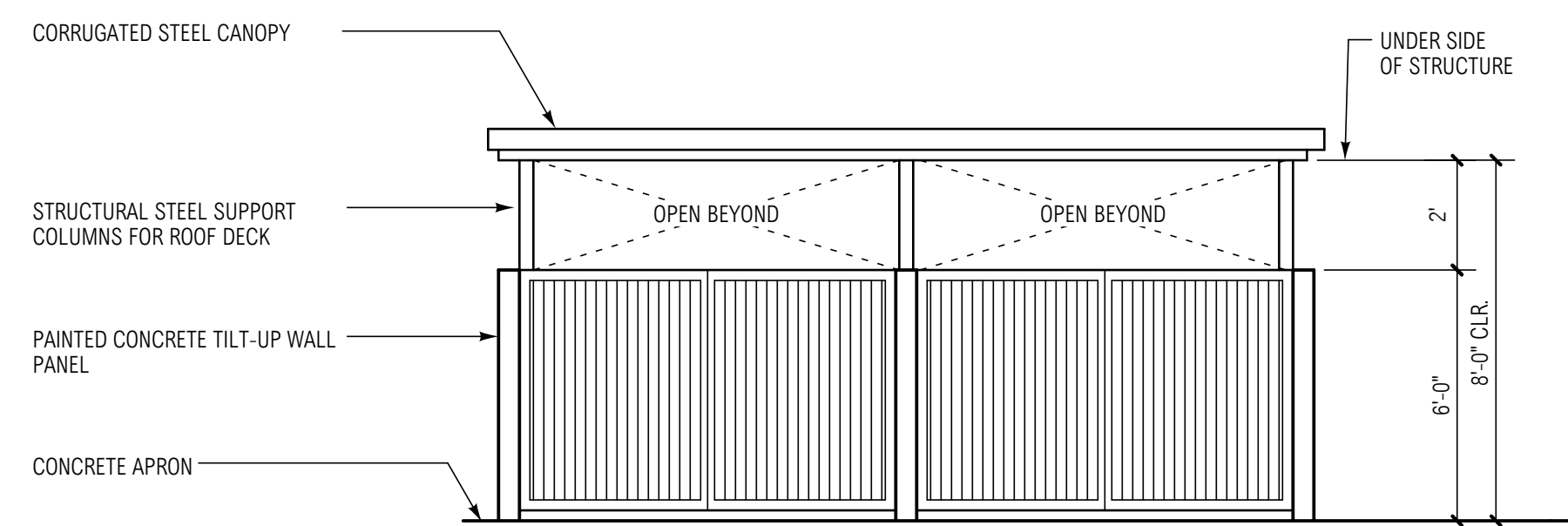
RAMONA / WEBSTER AVE

0000 WEBSTER AVENUE, CITY OF PERRIS FIRE ACCESS DETAILS

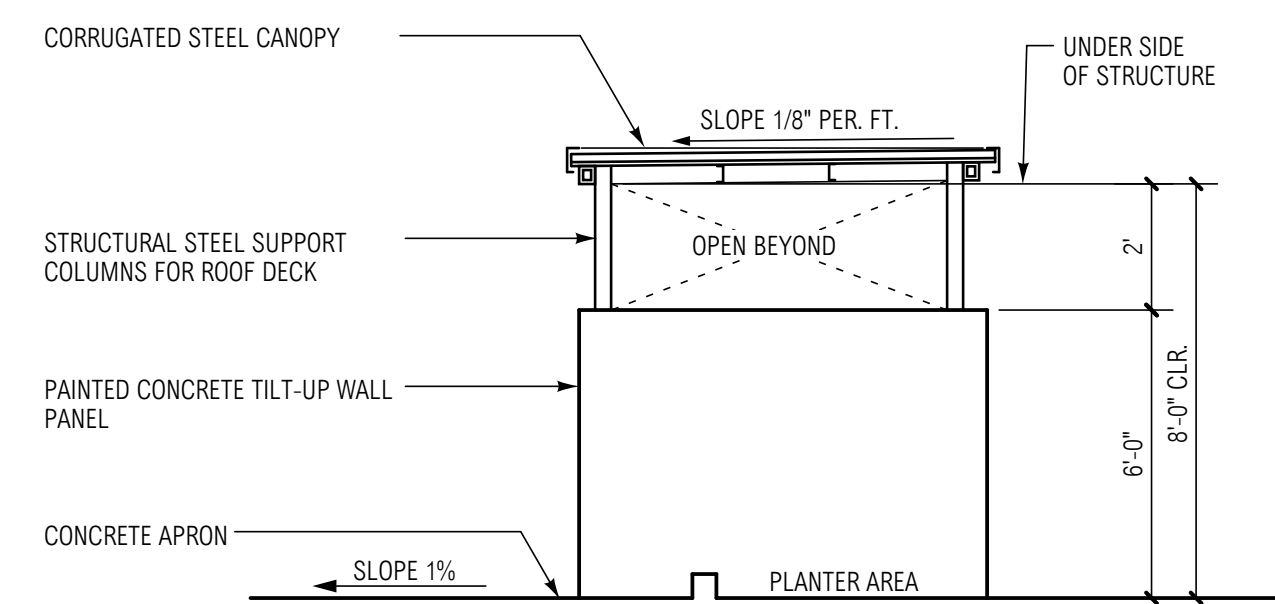
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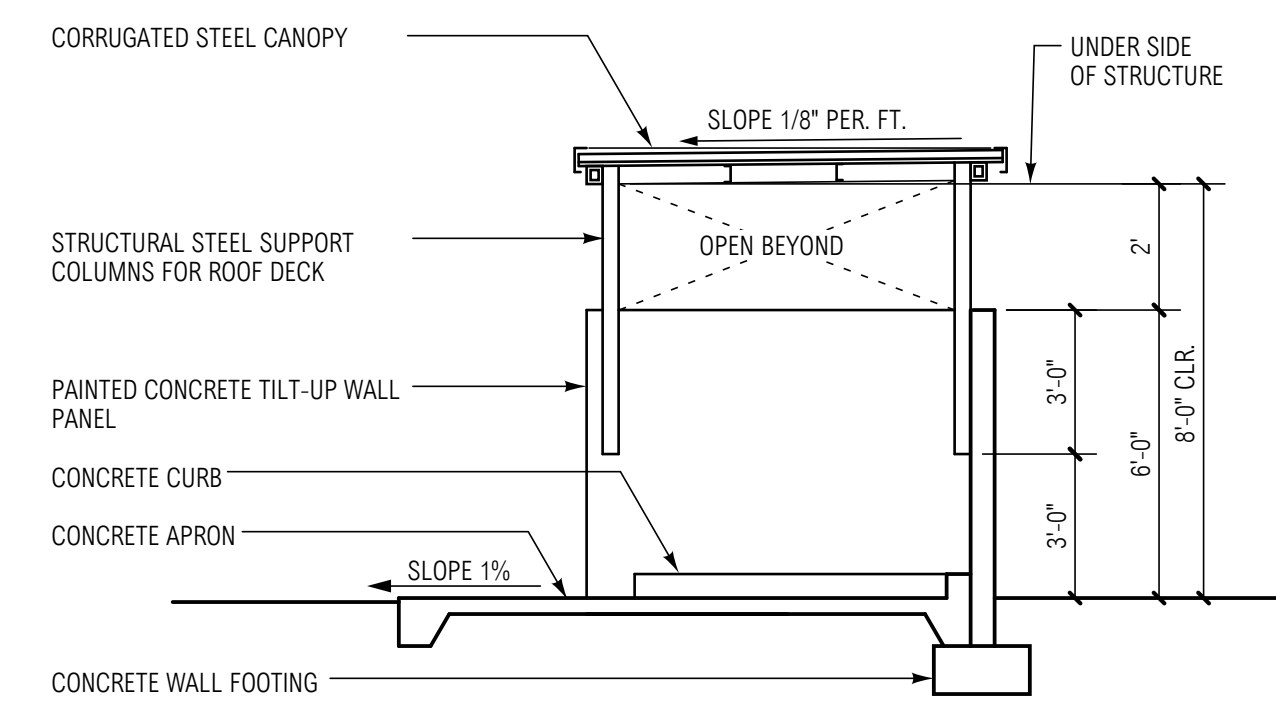
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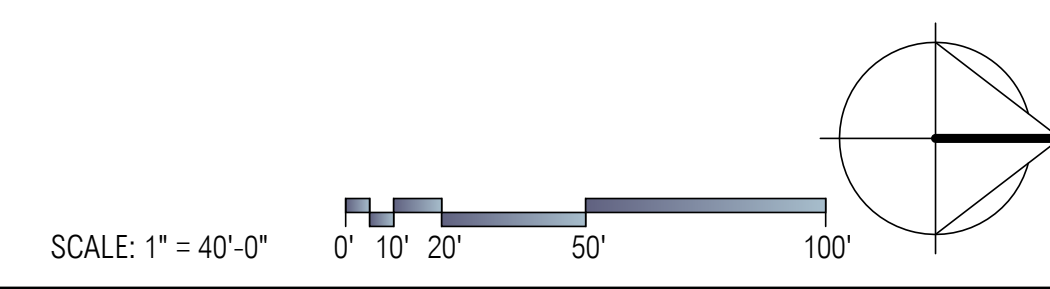
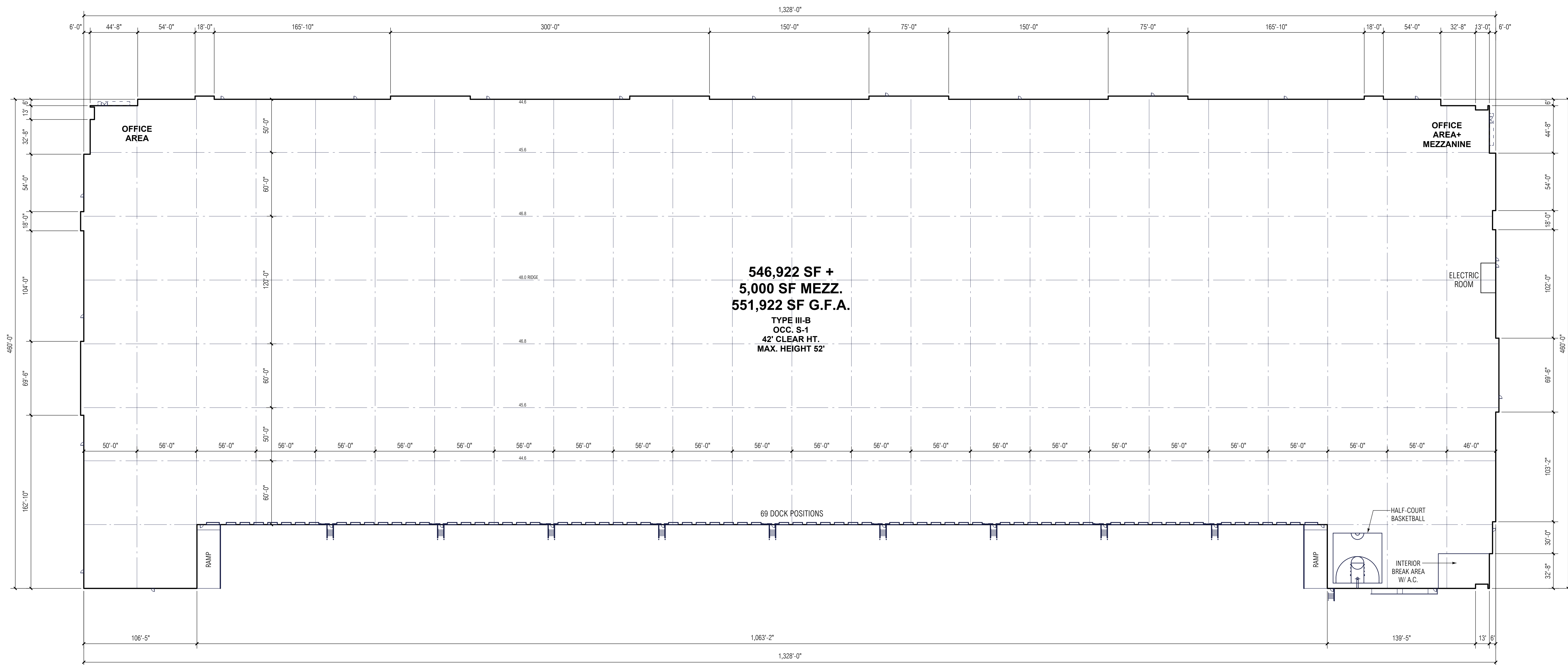
TRASH ENCLOSURE FRONT ELEVATIONS
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATIONS
SCALE: 1/4" = 1'-0"



TYPICAL TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



PREPARED BY:
RG
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER / APPLICANT:
PROLOGIS
5546 CONCOURS ST. SUITE 100
ONTARIO, CA 91764
CONTACT: DJ ARELLANO
576-376-9233
DARELLANO@PROLOGIS.COM
PROLOGIS

RAMONA / WEBSTER AVE

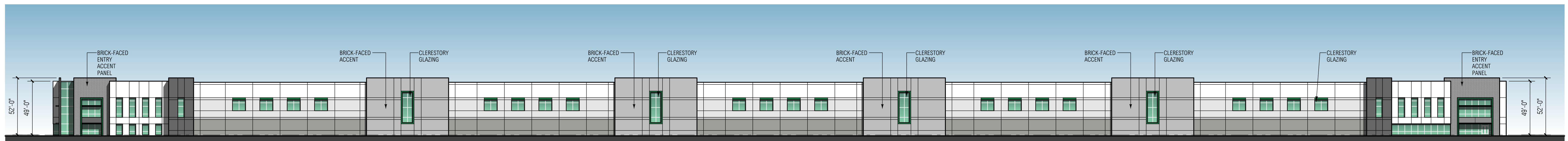
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SCHEMATIC FLOOR PLAN

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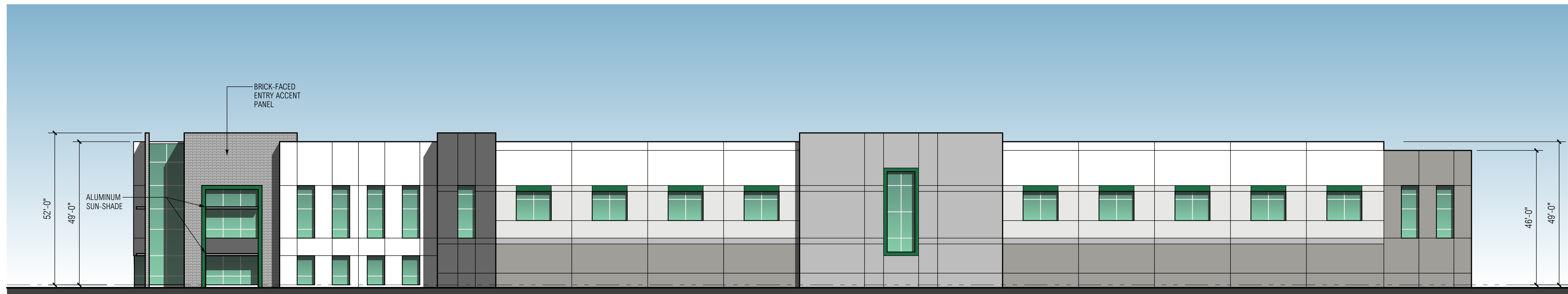
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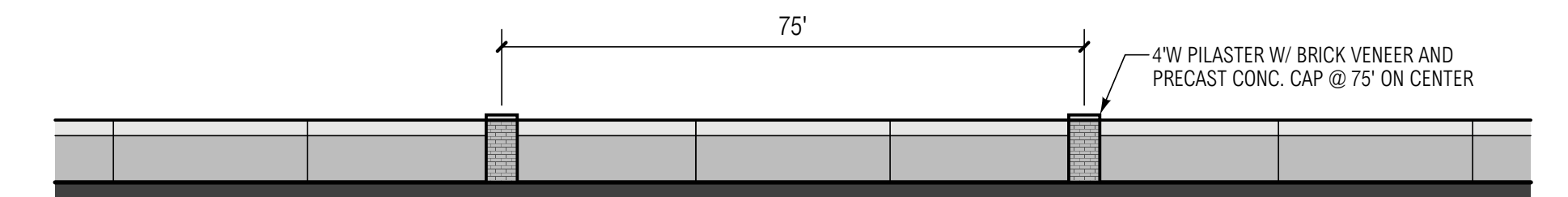
WEST ELEVATION

SCALE: 1" = 40'-0"



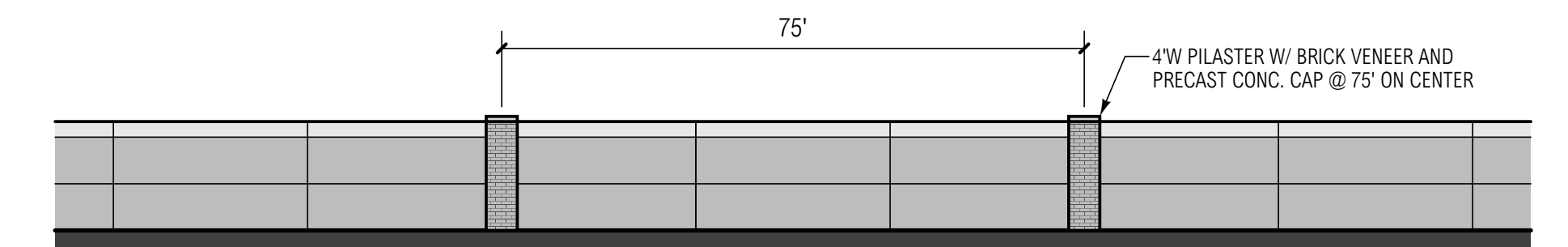
SOUTH ELEVATION

SCALE: 1" = 20'-0"



8'H WALL ELEVATION (WHERE FACING STREET)

SCALE: 1" = 20'-0"



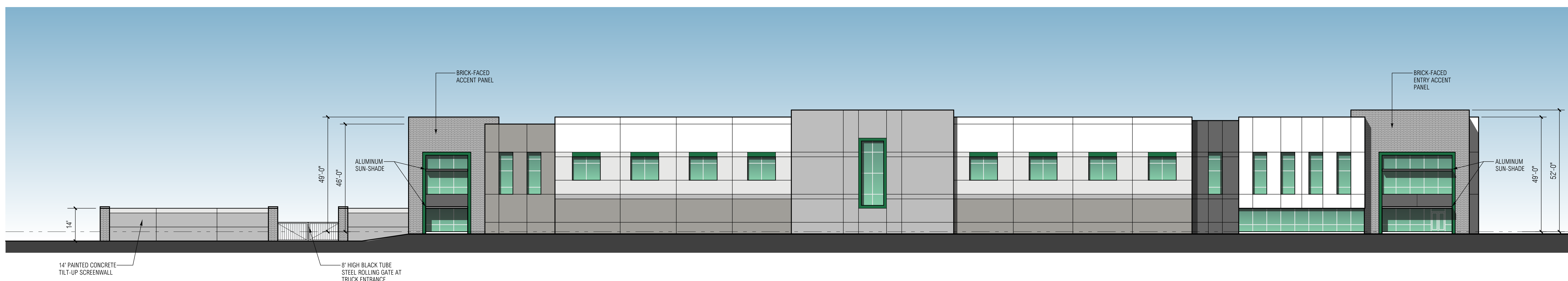
14'H WALL ELEVATION

SCALE: 1" = 20'-0"



EAST ELEVATION

SCALE: 1" = 40'-0"



NORTH ELEVATION

SCALE: 1" = 20'-0"

NOTES:

- 1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.

FINISH LEGEND

	P-1	SHERWIN WILLIAMS SW 7005 - PURE WHITE PLD-9
	P-2	SHERWIN WILLIAMS SW 7846 - FIRST STAR PLD-10
	P-3	SHERWIN WILLIAMS SW 7015 - SABLE PLD-6
	P-4	SHERWIN WILLIAMS SW 7016 - LIQUORICE TINT PLD-6
	P-5	SHERWIN WILLIAMS SW 6762 - NEW DARK GREEN PLD-5
	GL-1	PILKINGTON EVERGREEN + CLEAR INSULATED
	BR-1	BRICK FACING IRONSPOT GRAY

PREPARED BY:

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 Irvine, CA 92618
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 PROLOGIS
 5546 CONCOURS ST. SUITE 100
 ONTARIO, CA 91764
 CONTACT: DJ ARELLANO
 576-376-9233
 DARELLANO@PROLOGIS.COM

RAMONA / WEBSTER AVE

0000 WEBSTER AVENUE, CITY OF PERRIS
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PREPARED BY:

RG A
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

DEVELOPER / OWNER / APPLICANT:

PROLOGIS
5546 CONCOURS ST. SUITE 100
ONTARIO, CA 91764
CONTACT: DJ ARELLANO
576-376-9233
DARELLANO@PROLOGIS.COM



PROLOGIS

RAMONA / WEBSTER AVE

0000 WEBSTER AVENUE, CITY OF PERRIS
SCHEMATIC RENDERING

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