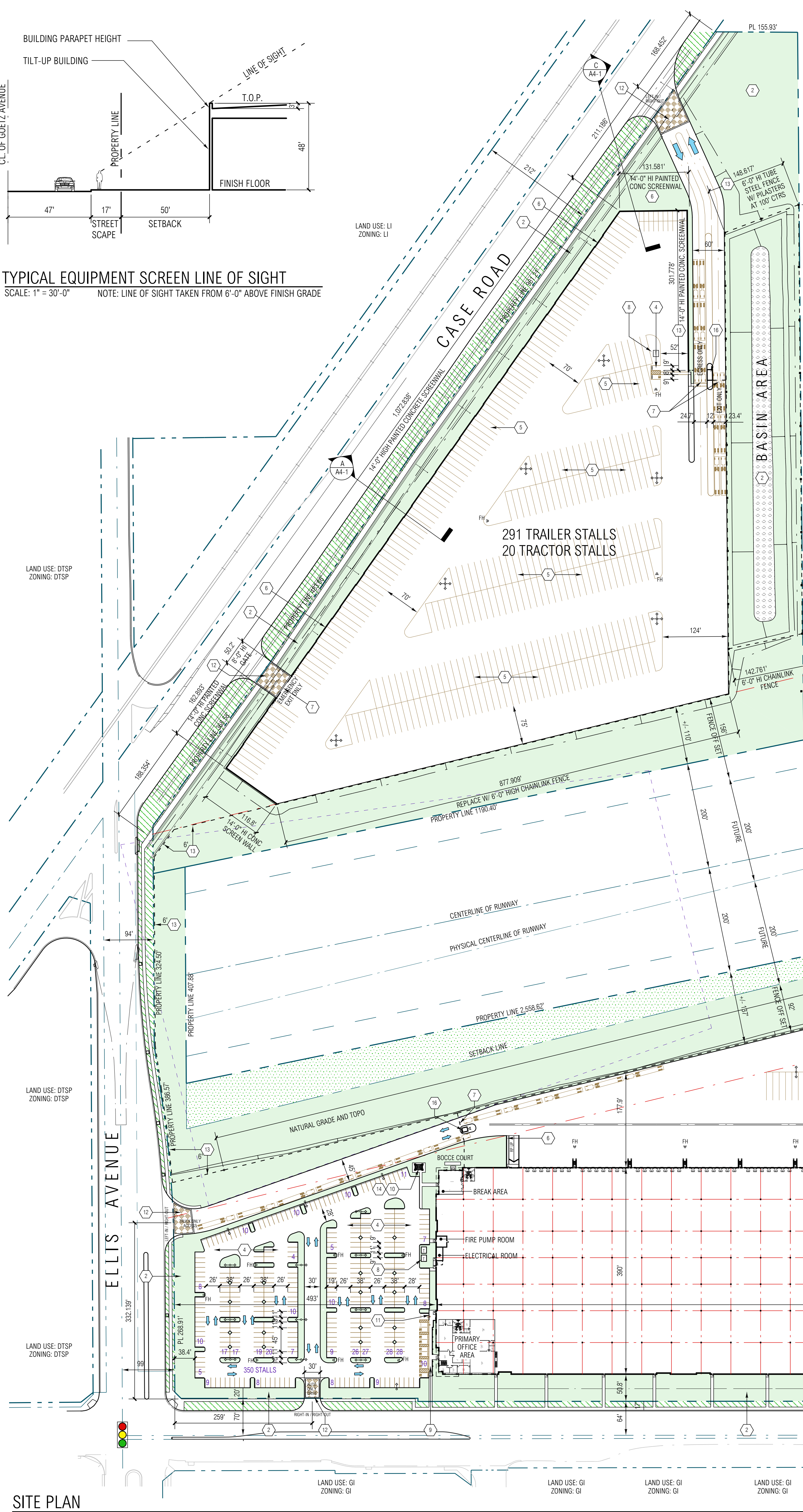


**TYPICAL EQUIPMENT SCREEN LINE OF SIGHT**  
SCALE: 1" = 30'-0" NOTE: LINE OF SIGHT TAKEN FROM 6'-0" ABOVE FINISH GRADE



**ASSESSOR'S PARCEL NUMBERS**  
330-090-031, 330-090-033, 330-090-036, 330-090-038, 330-090-040, 330-090-031, 330-090-034

**APPLICATION TYPE**  
DEVELOPMENT PLAN REVIEW 22-00005  
TENTATIVE PARCEL MAP: PLN22-05046  
CONDITIONAL USE PERMIT: 23-05107  
ZONING: LIGHT INDUSTRIAL  
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

**PROJECT DESCRIPTION**  
TWO NEW INDUSTRIAL WAREHOUSE BUILDINGS WITH AUTO AND TRAILER PARKING AREAS AND FUTURE GUARD SHACK AT TRUCK COURT ENTRIES. ALSO INCLUDED IS A TRAILER DROP LOT WITH TRAILER AND TRACTOR PARKING AND FUTURE GUARD SHACK AT THE DROP LOT ENTRY.

**LEGAL DESCRIPTION**  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN MAP BOOK 11 PAGE 514 RECORDS OF SAN DIEGO COUNTY, CALIFORNIA.

PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT NO. 19-05251, AS EVIDENCED BY DOCUMENT RECORDED APRIL 07, 2017 AS INSTRUMENT NO. 2017-0140879 OF OFFICIAL RECORDS  
PARCEL 2 (APN 330-090-034)  
PARCEL 3 AS SHOWN ON CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT NO. 19-05251, AS EVIDENCED BY DOCUMENT RECORDED APRIL 07, 2017 AS INSTRUMENT NO. 2017-0140879 OF OFFICIAL RECORDS.

**LAND OWNER**  
CH REALTY (MCI) RIVERSIDE PERRIS AIRPORT CENTER, L.P.  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
PHILIP CYBURT

**APPLICANT**  
CHURET HOLDINGS REALTY PARTNERS LLC  
18032 LEMON DRIVE, SUITE #367  
YORBA LINDA, CA 92688  
PHILIP CYBURT

**PLAN PREPARER**  
RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.  
15201 ALTON PARKWAY, SUITE 100  
IRVINE, CA 92618  
CONTACT: MIKE GILL

**UTILITIES & SERVICES**  
SEE CIVIL DRAWINGS



- KEYNOTES**
- PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
  - SHADED AREA, PROPOSED IRRIGATED LANDSCAPING PER GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
  - PAINTED CONCRETE TRUCK/BUILDING SCREEN WALLS SHALL BE MIN. 6'-0" HIGH WITH CANOPY TOP. SEE SHEET A4-1P FOR ELEVATIONS AND SECTIONS.
  - TYPICAL STANDARD PARKING STALL MIN. 9' X 19' - DOUBLE STRIPE PER CITY STANDARDS.
  - TRUCK TRAILER PARKING
  - NEW 1/2" OF CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD. SEE PLAN FOR MINIMUM HEIGHTS AS MEASURED FROM INSIDE THE TRUCK YARD.
  - ROLLING 8'-0" HIGH WROUGHT IRON FENCE INTO THE TRUCK COURT.
  - TRANSFORMER PAD LOCATION.
  - ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING WITH BIKE RACKS.
  - CONCRETE COVERED LUNCH PATIO WITH LANDSCAPE FURNITURE. SEE SHEET A4-1P.
  - CALGREN REQUIRED BIKE RACKS. SEE TABULATIONS FOR NUMBER OF BIKE RACKS.
  - DECORATIVE PAVING AT ENTRY DRIVEWAY.
  - NEW 6" OF OR 8" OF TUBE STEEL FENCE, PAINTED BLACK PROVIDE 6'-0" HIGH FENCE AT AROUND DRAINAGE CHANNELS. SEE DRAWING FOR LOCATION.
  - EXTERIOR OUTDOOR REST AREA.
  - STORAGE FOR PEDESTAL CROSSING WITH CROSSING LIGHTS ALONG WITH A STOP BAR AND STOP SIGN.
  - PROPOSED ACCESSIBLE GUARDSHACK LOCATION WITH POWER, WATER AND SEWER.

- GENERAL NOTES**
- THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF CITY OF PERRIS PLANNING ZONING ORDINANCE.
  - A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
  - THE PROJECT DOES NOT PROPOSE ANY TENANT STORAGE AT THIS TIME.
  - THERE ARE NO PROTECTED PLANTS ON SITE.
  - ALL ROOF DRAINS AT STREET FRONTS SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
  - ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
  - A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS AND MARCH AIR BASE STANDARDS. FIXTURES SHALL BE SHELDED HIGH PRESSURE SODIUM.
  - A SIGN PROGRAM SHALL BE DEVELOPED IN ACCORDANCE WITH MUNICIPAL CODE 18.75.180 FOR APPROVAL BY THE PLANNING DIVISION. THE SIGN PROGRAM SHALL BE INCLUDED AS PART OF THE CCARS.
  - FUTURE TENANT OFFICE BUILD-OUTS TO INCLUDE INDOOR EMPLOYEE AMENITY AREAS PER CITY GUIDELINES.
  - PROJECT WILL BE DESIGNED WITH LEED IN MIND, BUT WILL NOT REQUIRE CERTIFICATION.
  - PROVIDE LIGHT COLORED ROOFING OVER THE OFFICE AREAS.
  - PROVIDE "TURN-OFF ENGINE" SIGNS WITHIN THE TRUCK COURT.
  - FORKLIFTS WITHIN THE BUILDING SHALL BE ELECTRIC OR COMPRESSED NATURAL GAS-POWERED.

**PROJECT DATA - TRAILER PARKING YARD**

INDUSTRIAL SITE AREA:	995,627 SF / 22.86 AC
NET SITE AREA:	
BUILDING AREA:	
GUARD HOUSE	100 SF
TOTAL	100 SF
TOTAL INCLUDED PLANNED OFFICE AREA	100 SF
LOT COVERAGE: (50% MAX)	.0001 %
FAR COVERAGE:	.0001 %
AUTO PARKING REQUIRED:	
WAREHOUSE	0-20,000 SF (1/1000 SF)
TOTAL	1 STALLS
AUTO PARKING PROVIDED:	
ACCESSIBLE STALLS	1 STALLS
STANDARD STALLS	2 STALLS
TOTAL PROVIDED	
TRAILER PARKING:	291 TRAILERS
LANDSCAPE AREA PROVIDED ON DEVELOPED SITE (15% MIN. REQUIRED)	386,567 SF / 38.82 %

**VICINITY MAP**

**PROJECT DATA - BUILDING 1 AND 2**

INDUSTRIAL SITE AREA:	2,607,111 SF / 59.85 AC
NET SITE AREA:	
BUILDING AREA:	
BUILDING 1	
FIRST FLOOR OFFICE AREA	18,500 SF
SECOND FLOOR OFFICE AREA	10,000 SF
WAREHOUSE AREA	766,409 SF
FIRE PUMP	200 SF
TOTAL	795,109 SF
BUILDING 2	
FIRST FLOOR OFFICE AREA	6,500 SF
WAREHOUSE AREA	65,461 SF
TOTAL	71,961 SF
TOTAL PROJECT PLANNED OFFICE AREA	35,000 SF
LOT COVERAGE: (50% MAX)	32.82 %
FAR COVERAGE:	33.20 %

**BUILDING 1 PARKING REQUIRED:**

AUTO PARKING REQUIRED: (HIGH CUBE PARKING STANDARDS)	00 STALLS
35,000 OFFICE PARKING (LESS THAN 10%)	
WAREHOUSE	20 STALLS
0-20,000 SF (1/1000 SF)	13 STALLS
20K + 40K (1/2000 SF)	151 STALLS
ABOVE 40K (1/5000 SF)	181 STALLS
TOTAL	181 STALLS
BUILDING 1 PARKING PROVIDED:	
AUTO PARKING PROVIDED	8 STALLS
ACCESSIBLE STALLS	271 STALLS
EV PARKING STALLS (CHARGERS)	18 STALLS
EV PARKING STALLS (INFRASTRUCTURE)	53 STALLS
TOTAL PROVIDED	350 STALLS

**BUILDING 2 PARKING REQUIRED:**

AUTO PARKING REQUIRED:	00 STALLS
00 OFFICE PARKING	
WAREHOUSE	20 STALLS
0-20,000 SF (1/1000 SF)	26 STALLS
20K + SF (1/2000 SF)	46 STALLS
TOTAL	46 STALLS
BUILDING 2 PARKING PROVIDED:	
AUTO PARKING PROVIDED	6 STALLS
ACCESSIBLE STALLS	107 STALLS
STANDARD STALLS	6 STALLS
EV PARKING STALLS (CHARGERS)	19 STALLS
EV PARKING STALLS (INFRASTRUCTURE)	126 STALLS
TOTAL PROVIDED	126 STALLS

**REQUIRED BICYCLE PARKING - BUILDING 1**  
(5% OF REQUIRED AUTO PARKING)

20 BIKE LOCATIONS

**REQUIRED BICYCLE PARKING - BUILDING 2**  
(5% OF REQUIRED AUTO PARKING)

5 BIKE LOCATIONS

**DOCK DOORS PROVIDED**  
GRADE DOORS PROVIDED

146 DOORS  
3 DOORS

**TRAILER PARKING 1/5,000 SF; (169 REQUIRED)**

290 TRAILERS

**LANDSCAPE AREA PROVIDED ON DEVELOPED SITE**  
(15% MIN. REQUIRED)

652,866 SF / 25.03 %

**SHELL BUILDING 1**  
TYPE III-B FULLY SPRINKLERED  
B / S1 / F1 OCCUPANCY  
40'-0" CLEAR

**SHELL BUILDING 2**  
TYPE III-B FULLY SPRINKLERED  
B / S1 / F1 OCCUPANCY  
32'-0" CLEAR

**SITE PLAN**  
SCALE: 1" = 100'-0"

**CONSULTANT**

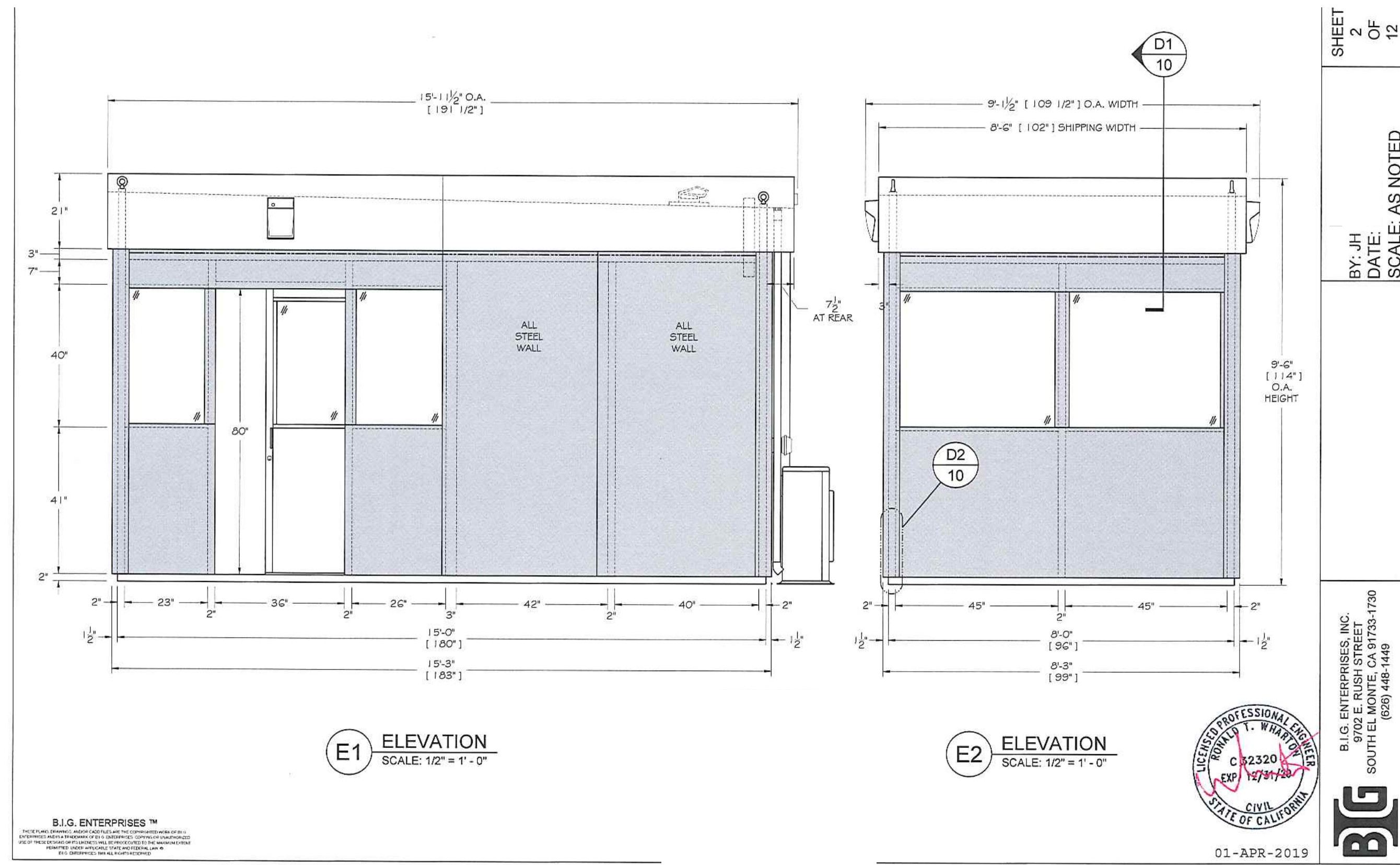
PROFESSIONAL SEALS

**PERRIS AIRPORT LOGISTICS CENTER**  
00000 GOETZ ROAD  
CITY OF PERRIS, CA

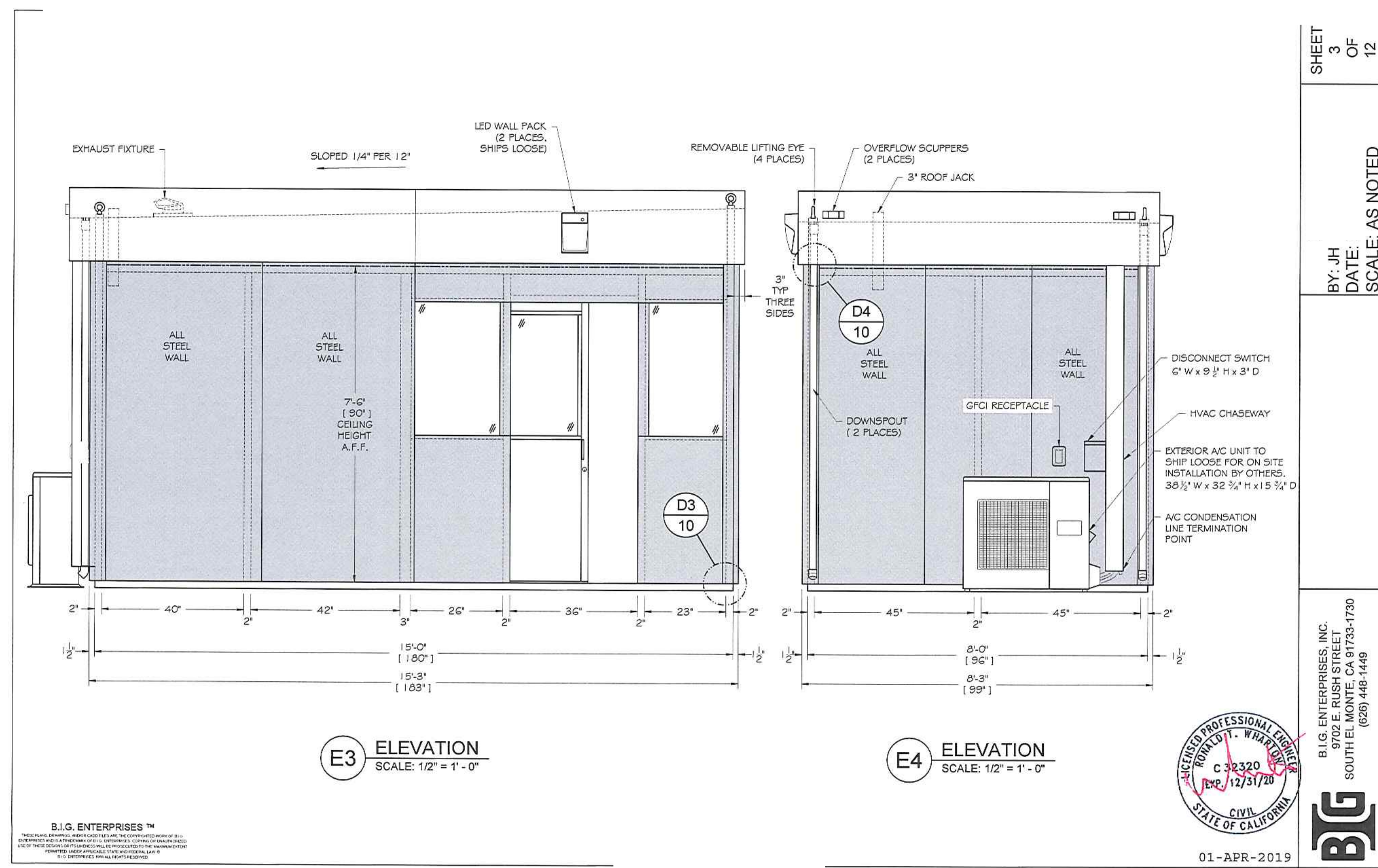
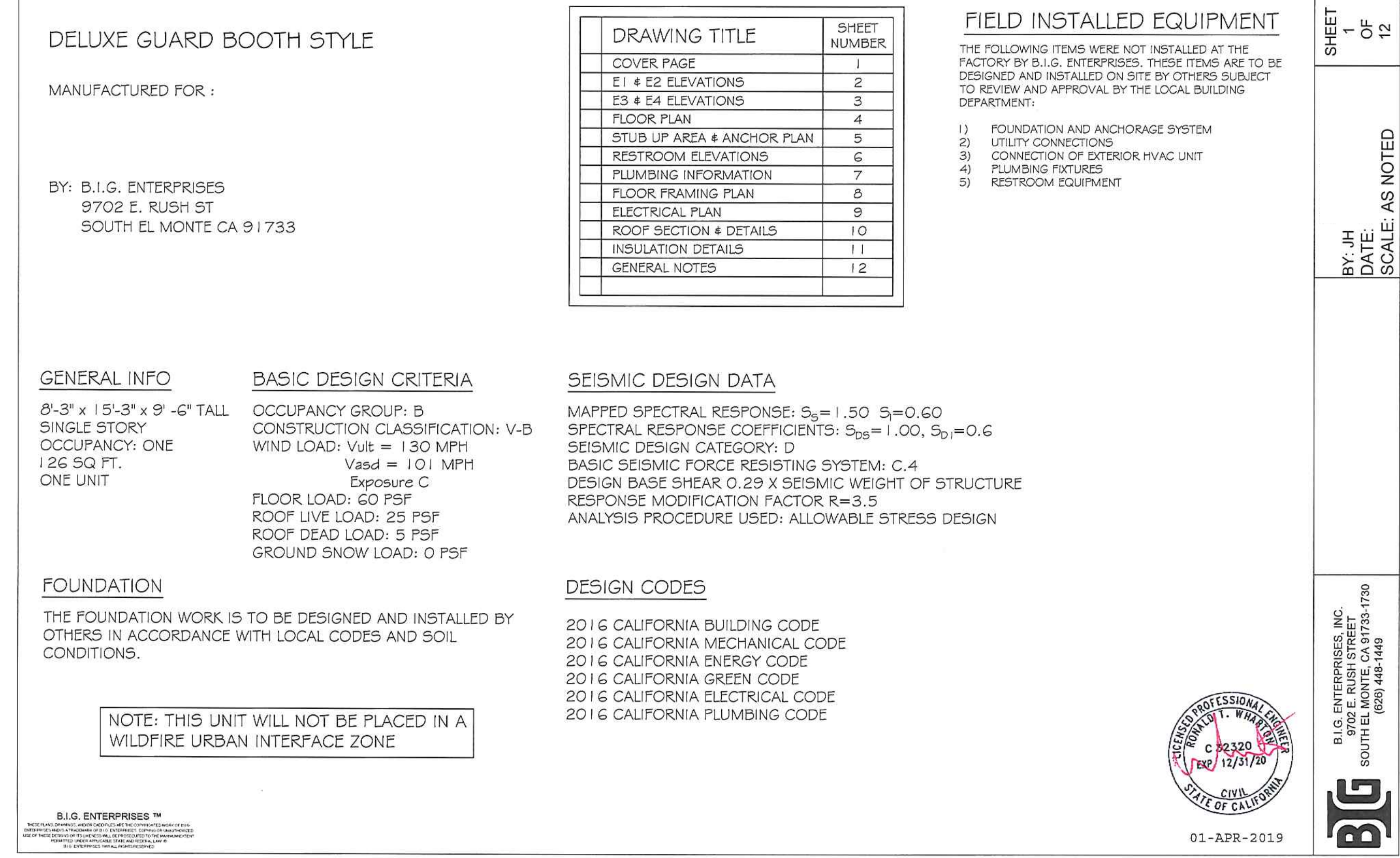
**CH REALTY PARTNERS LLC**  
REAL ESTATE GROUP  
CH REALTY IX-MCI RIVERSIDE  
PERRIS AIRPORT CENTER, L.P.  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
PHILIP CYBURT

MARK	DATE	DESCRIPTION
SD	9/14/2023	SCHEMATIC DESIGN

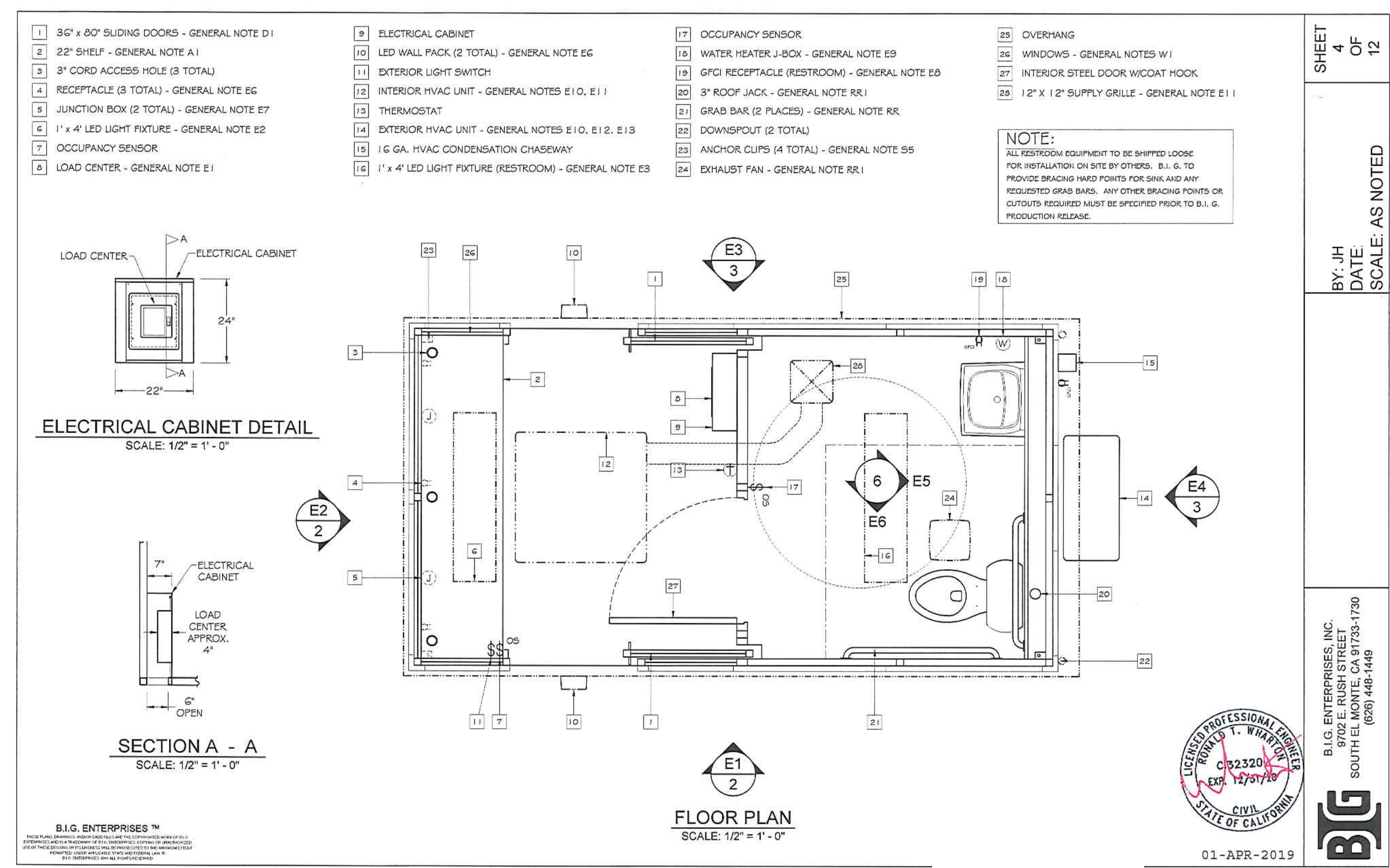
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SHEET TITLE: SITE PLAN



SHEET 2 OF 12  
BY: JH DATE: SCALE: AS NOTED  
B.I.G. ENTERPRISES, INC.  
SOUTH EL MONTE, CA 91733-1730  
(800) 448-1449  
01-APR-2019



SHEET 3 OF 12  
BY: JH DATE: SCALE: AS NOTED  
B.I.G. ENTERPRISES, INC.  
SOUTH EL MONTE, CA 91733-1730  
(800) 448-1449  
01-APR-2019



CONSULTANT

PROFESSIONAL SEALS

PERRIS AIRPORT LOGISTICS CENTER

00000 GOETZ ROAD  
CITY OF PERRIS, CA

CH REALTY PARTNERS LLC  
REAL ESTATE GROUP  
CH REALTY IX-MC I RIVERSIDE  
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BID	
PC	
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SD	
MARK	

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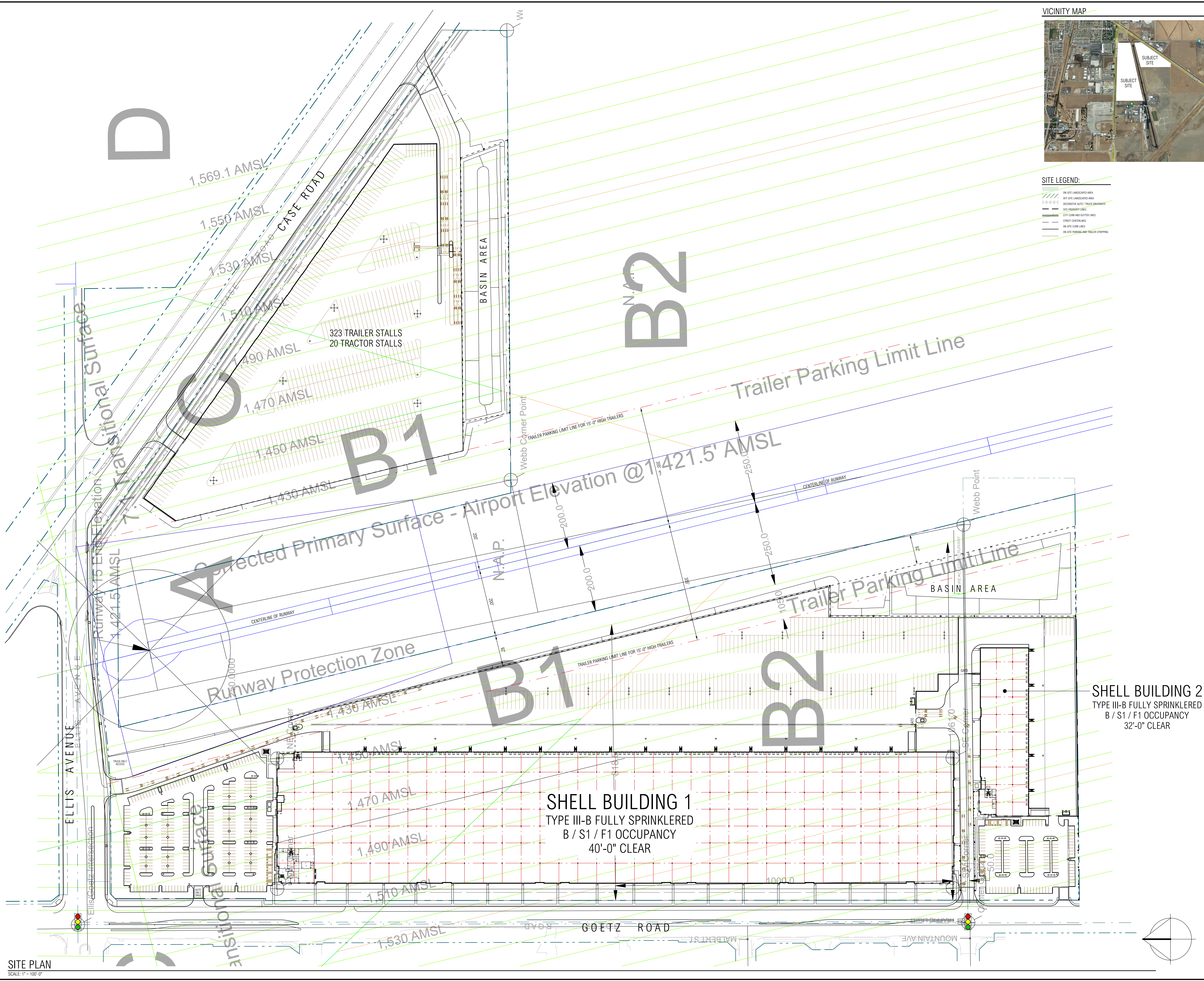
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SHEET TITLE	FAA OVERLAY SITE PLAN

VICINITY MAP

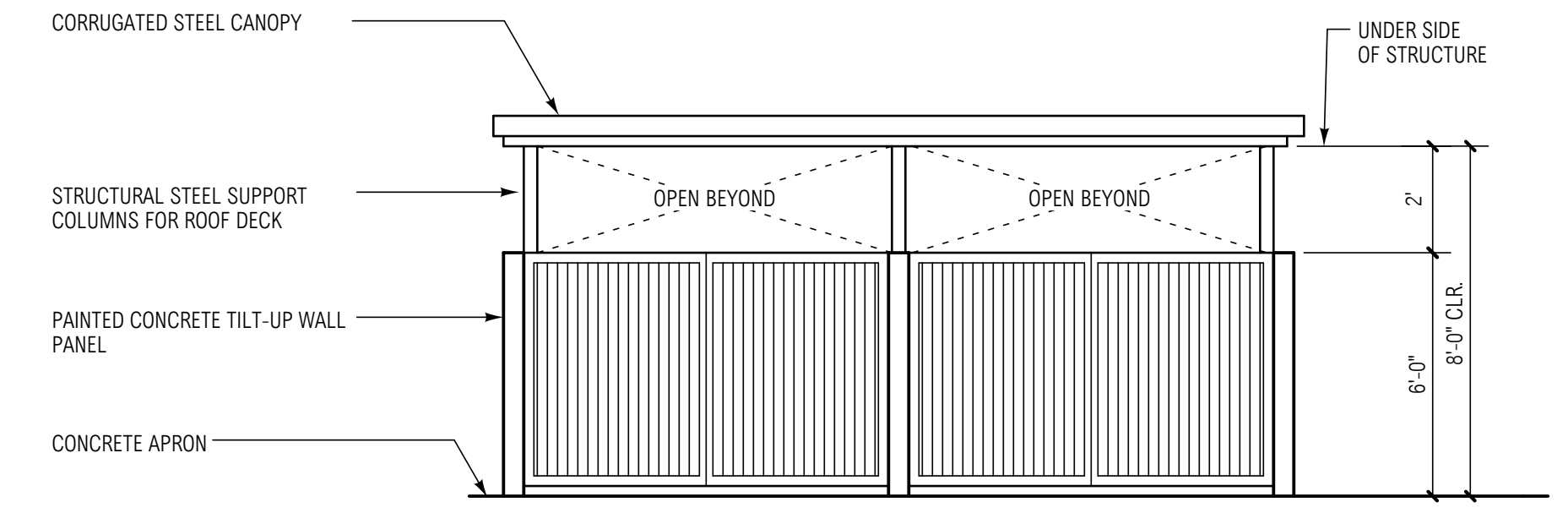


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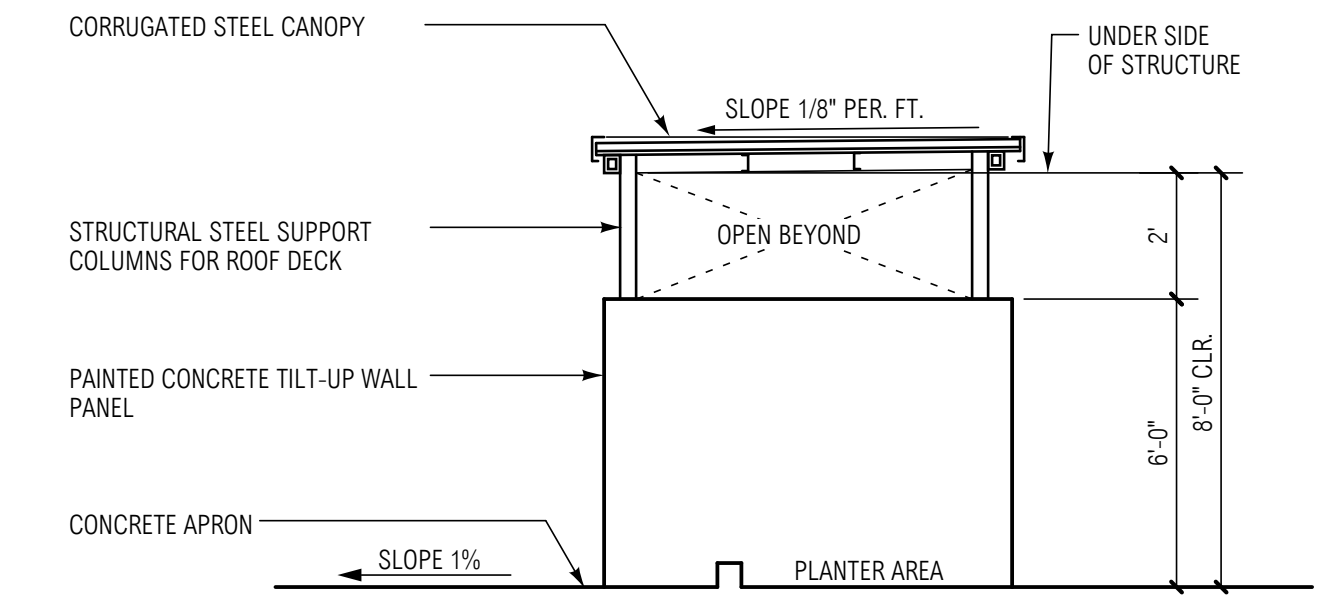
- ON-SITE LANDSCAPED AREA
- OFF-SITE LANDSCAPED AREA
- DECORATIVE AUTO / TRUCK DRIVEWAYS
- SITE PROPERTY LINES
- CITY CURB AND GUTTER LINES
- STREET CENTER LINES
- ON-SITE CURB LINES
- ON-SITE PARKING AND TRAILER STRIPING



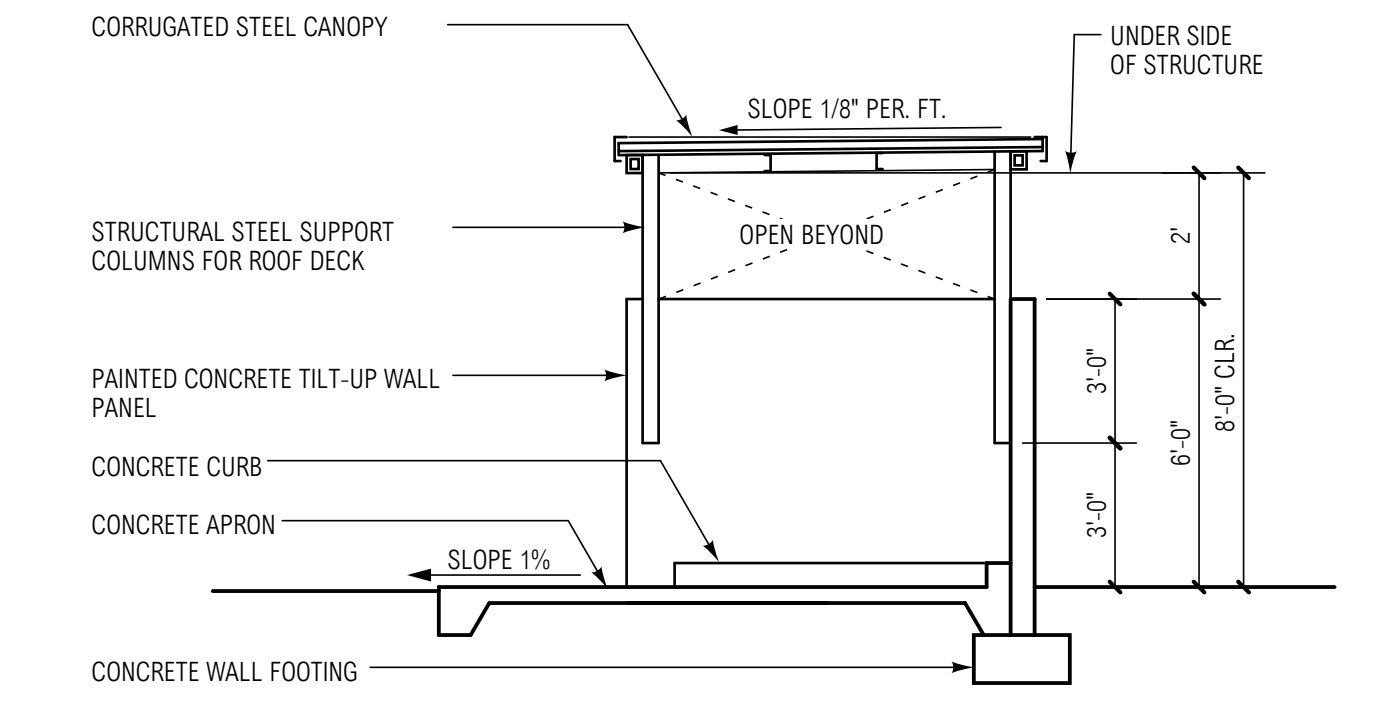
SITE PLAN  
SCALE: 1" = 100'-0"



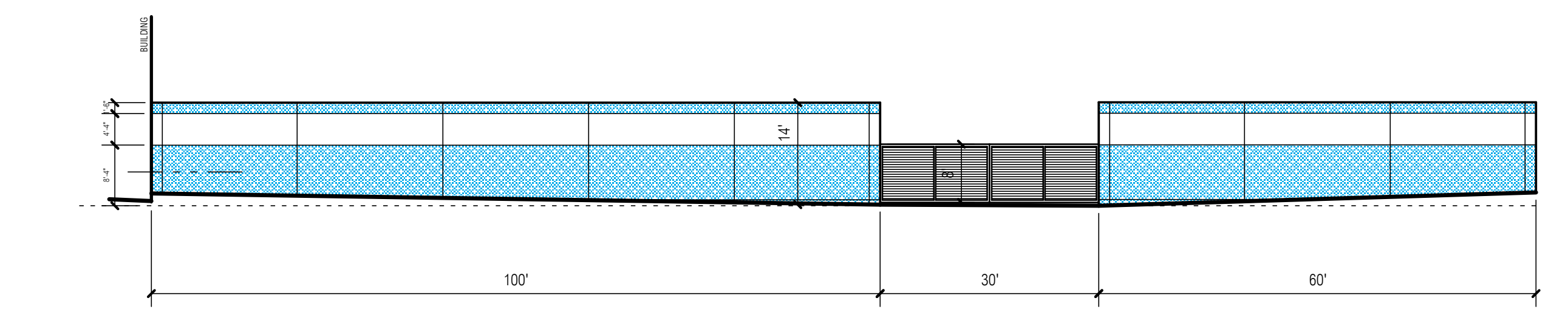
**TRASH ENCLOSURE FRONT ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



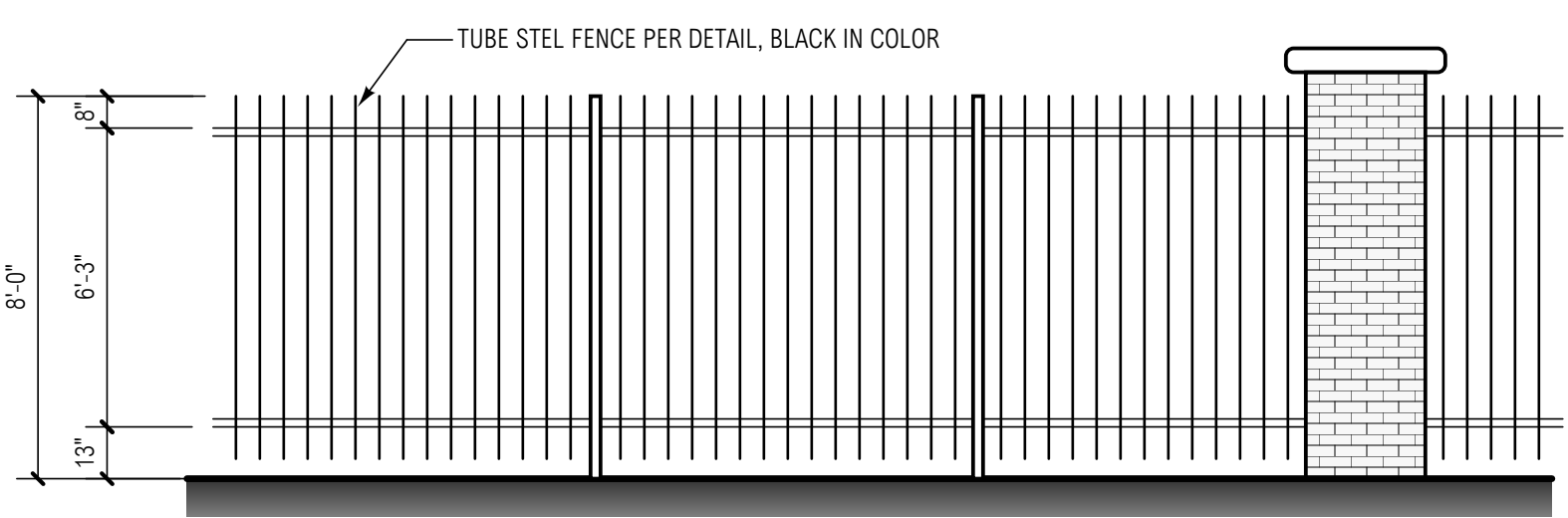
**TRASH ENCLOSURE SIDE ELEVATIONS**  
 SCALE: 1/4" = 1'-0"



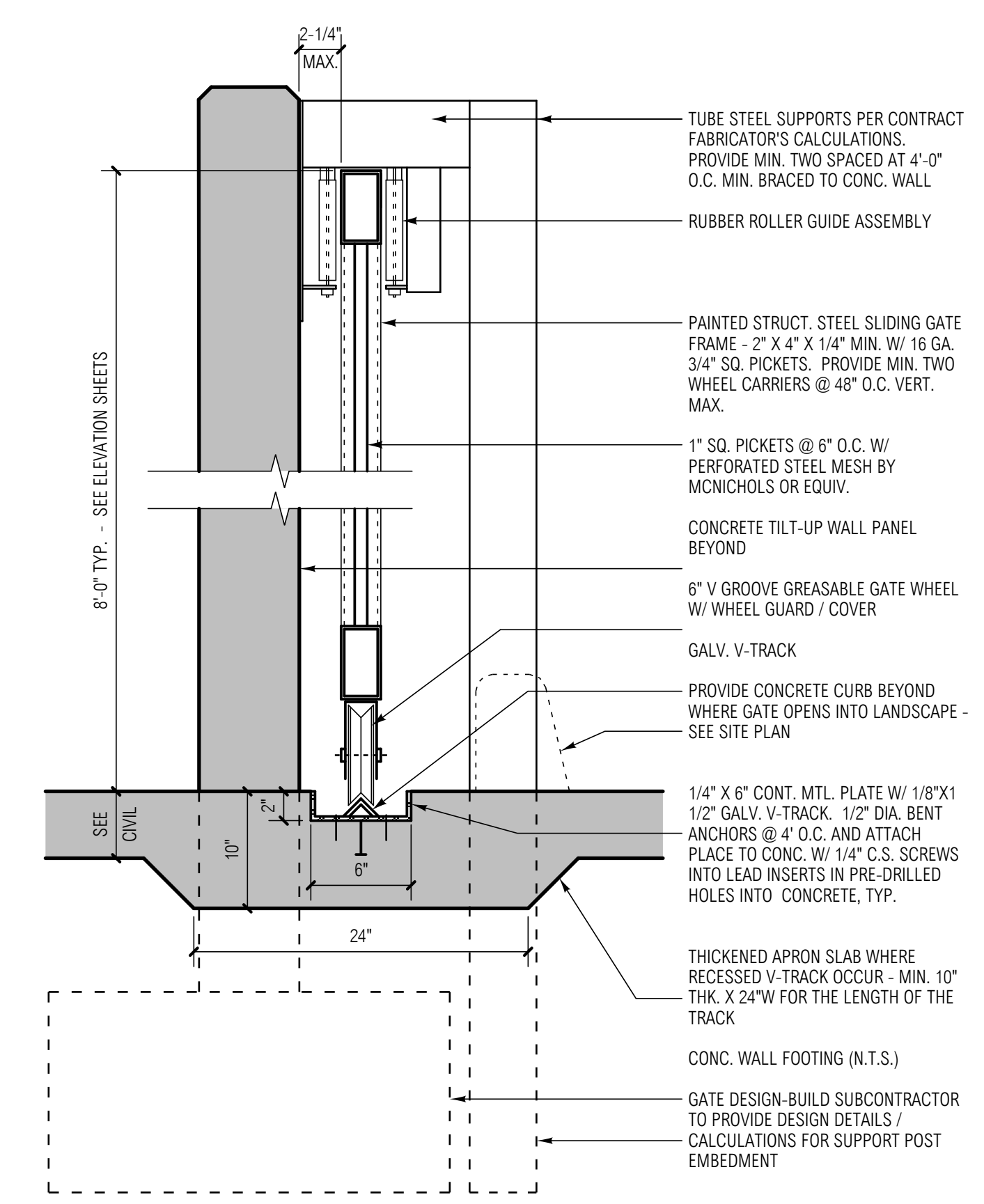
**TYPICAL TRASH ENCLOSURE SECTION**  
 SCALE: 1/4" = 1'-0"



**TYPICAL SCREEN ELEVATION AND GATE (BUILDING 2)**  
 SCALE: 1/16" = 1'-0"

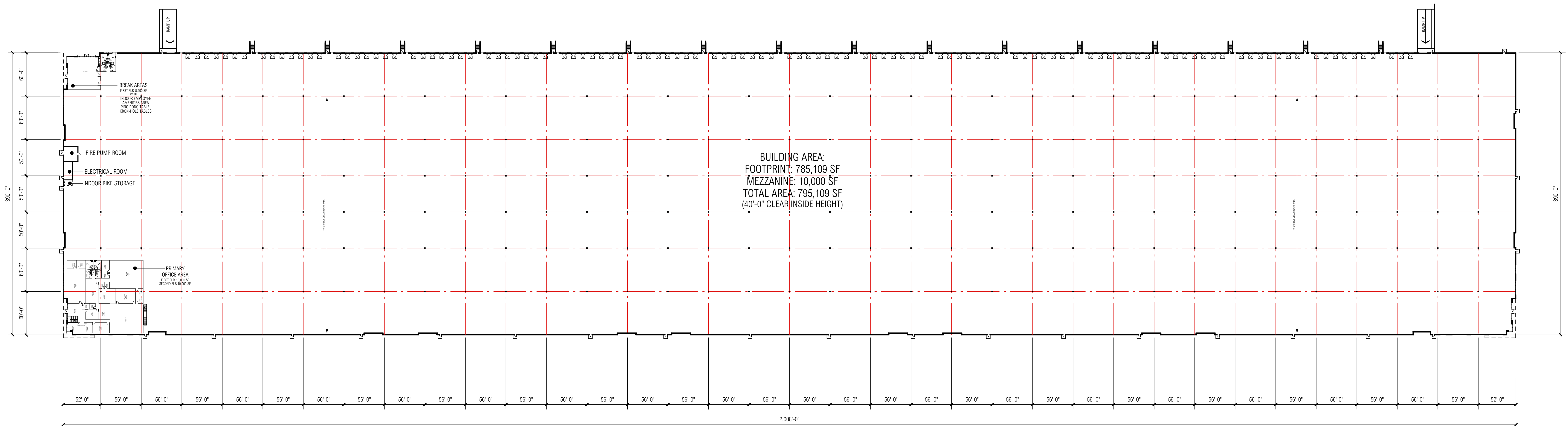


**TYPICAL TUBE STEEL FENCE ELEVATION**  
 SCALE: 1/4" = 1'-0"



- NOTES:**
- PERFORATED MESH, WHERE PROVIDED, SHALL BE BY MONICHOOLS OR EQUIV. PAINTED BLACK TO MATCH THE GATE.
  - PROVIDE SHOP DRAWINGS & STRUCTURAL DETAILS & CALCULATIONS INCLUDING WIND-LOAD CRITERIA FOR ALL GATES PRIOR TO FABRICATION FOR REVIEW AND APPROVAL BY ARCHITECT.
  - COORDINATE GATE HEIGHTS WITH GRADE ELEVATIONS PER CIVIL DWGS.
  - SHOP FINISH W/ MINIMUM ONE COAT OF PRIMER AND ONE COAT BLACK SATIN ENAMEL U.N.O. PROVIDE ALTERNATE FOR POWDER COAT FINISH.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL GATE SUPPORTS AND SAFETY MECHANISMS.
  - BUILDING OWNER SHALL BE RESPONSIBLE FOR MAINTAINING GATE TRACK FREE FROM DEBRIS TO ALLOW FOR SAFE OPERATION OF GATE.
  - SLIDING VEHICLE GATES INTENDED FOR AUTOMATION SHALL COMPLY WITH CBC SECTION 3110.3 AND ASTM F2220, INCLUDING:
    - A. COVER GATE WHEELS W/ COVER GUARDS.
    - B. PROVIDE MESH OR PICKET SPACING WITH MAX. OPENINGS LESS THAN 2.25".
    - C. PROVIDE POSITIVE STOPS AT BOTH FULLY OPEN AND FULLY CLOSED POSITIONS.
    - D. GATE DOES NOT MOVE / SLIDE / FALL OVER ON ITS OWN IF DISCONNECTED FROM OPERATOR.
  - VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
  - VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE PROVIDED WITH KNOX KEY SWITCH ACCESS FOR EMERGENCY VEHICLE ACCESS.

**SINGLE ROLLING GATE**  
 SCALE: 1-1/2" = 1'-0"



**BUILDING AREA:**  
 FOOTPRINT: 785,109 SF  
 MEZZANINE: 10,000 SF  
 TOTAL AREA: 795,109 SF  
 (40'-0" CLEAR INSIDE HEIGHT)

**FLOOR PLAN**  
 SCALE: 1" = 60'-0"

CONSULTANT

PROFESSIONAL SEALS

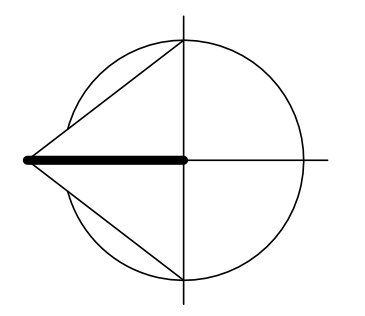
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 CITY OF PERRIS, CA

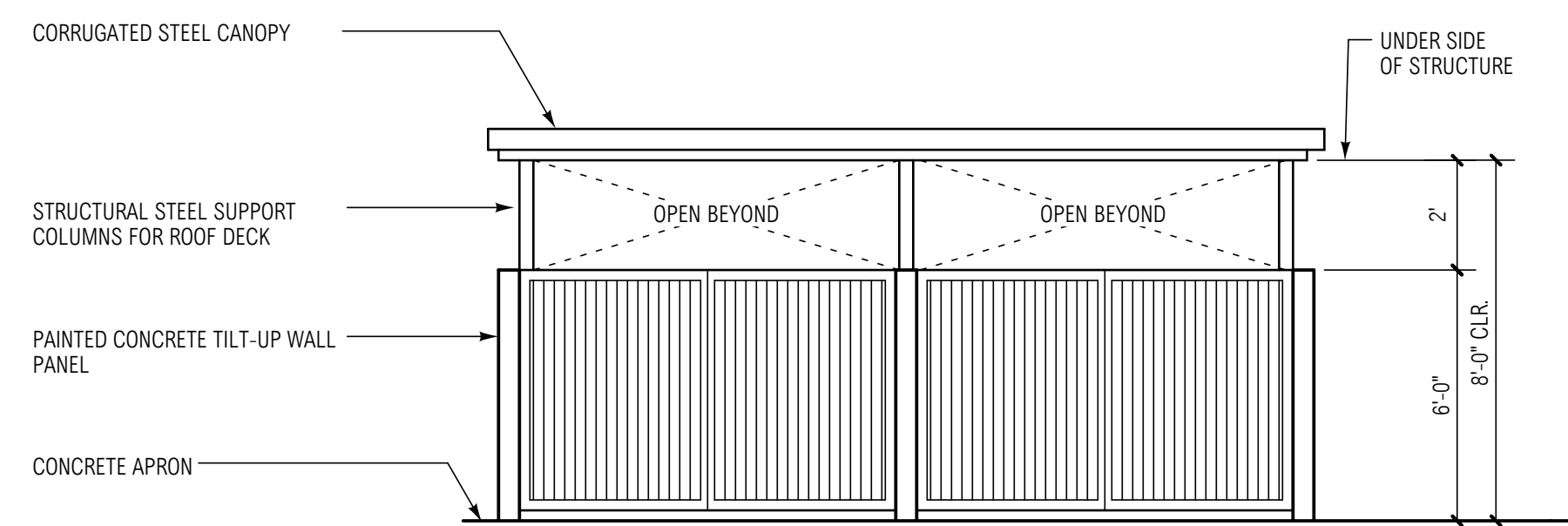
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 REAL ESTATE GROUP  
 CH REALTY IX-MC I RIVERSIDE  
 PERRIS AIRPORT CENTER, L.P.  
 3819 MAPLE AVENUE  
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 PHILIP CYBURT

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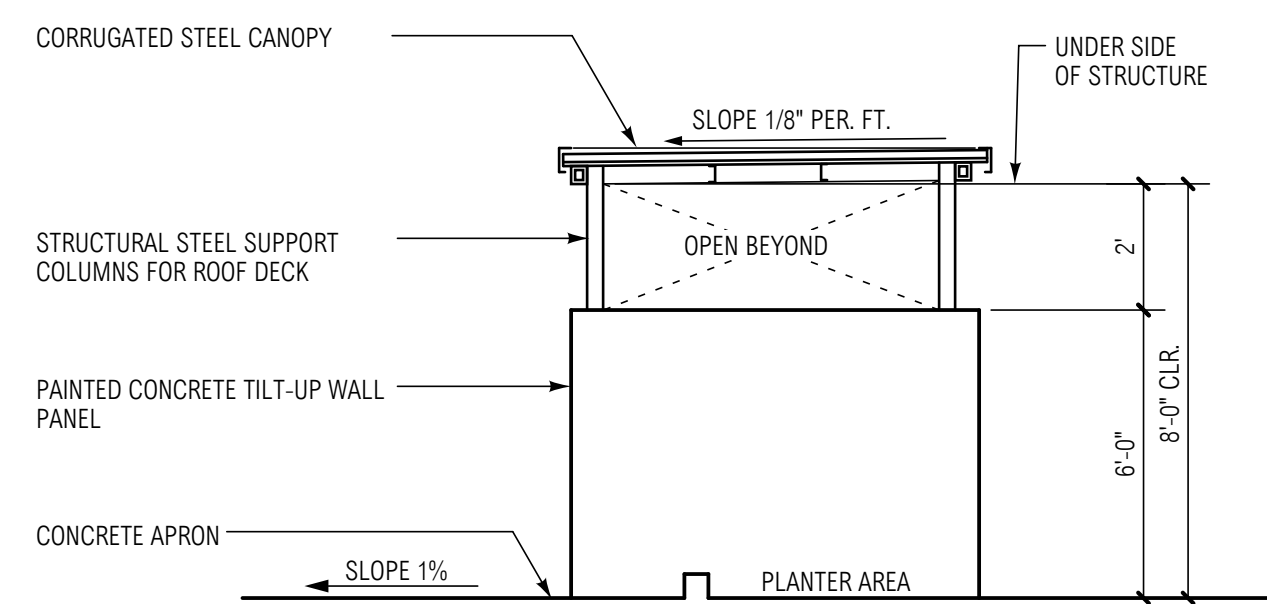
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SHEET TITLE  
**FLOOR PLAN BUILDING 1**

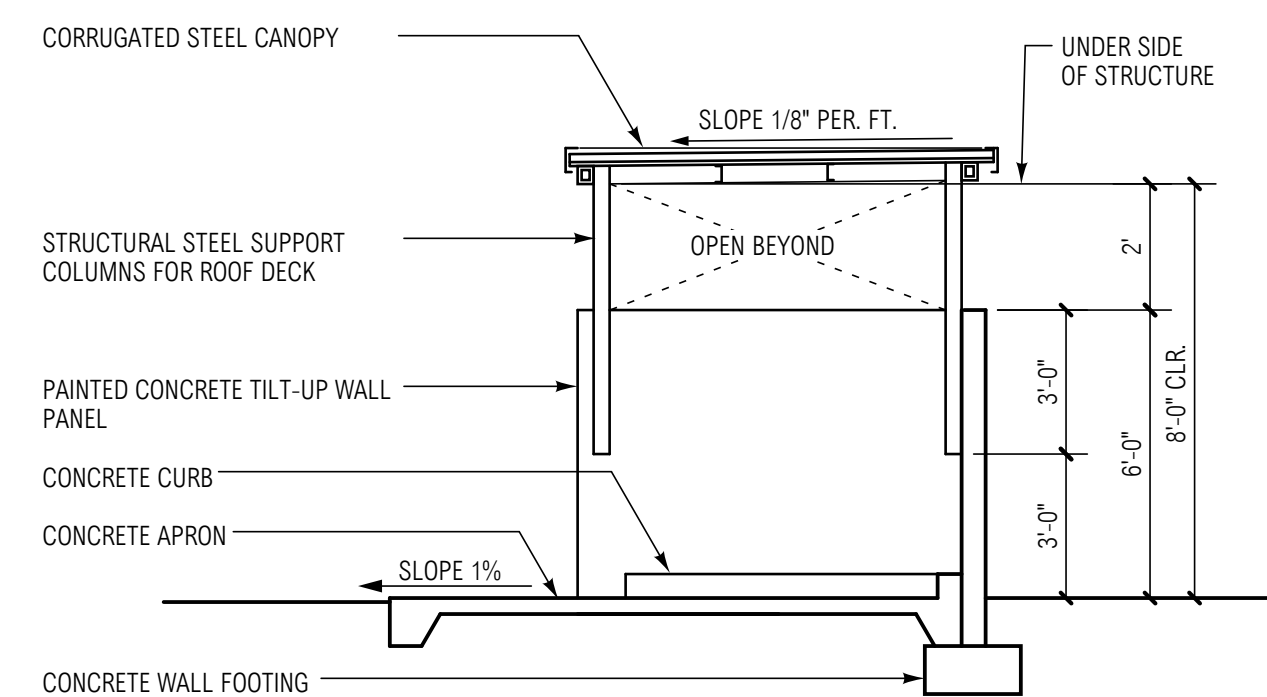




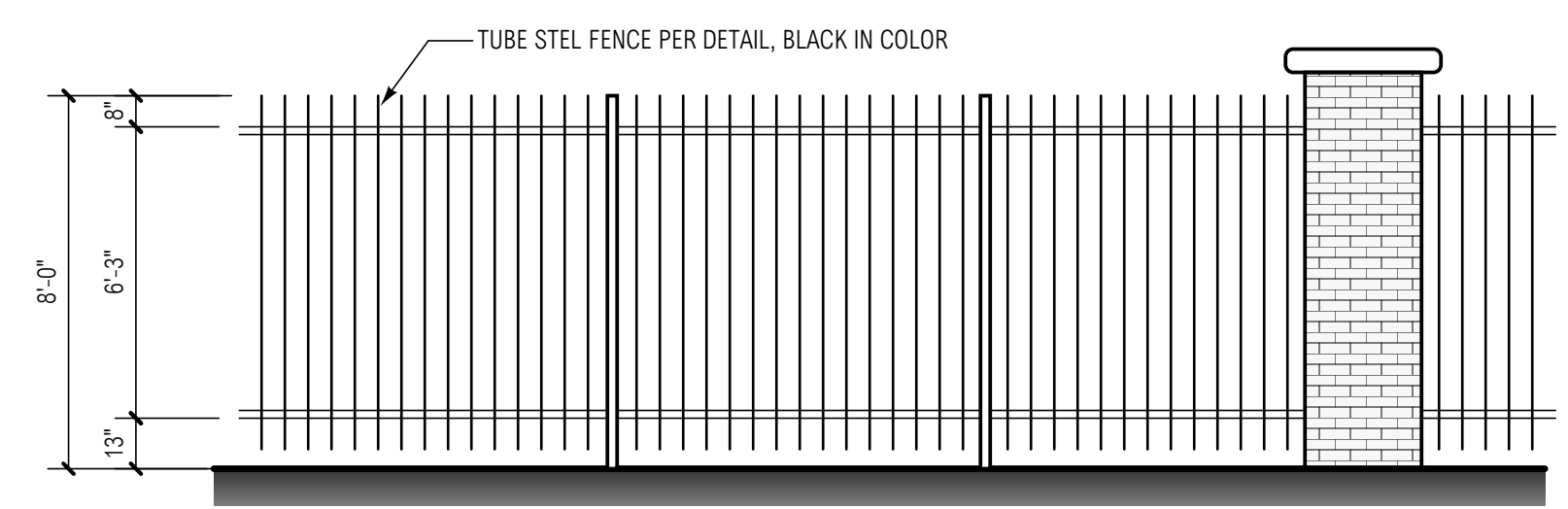
TRASH ENCLOSURE FRONT ELEVATIONS



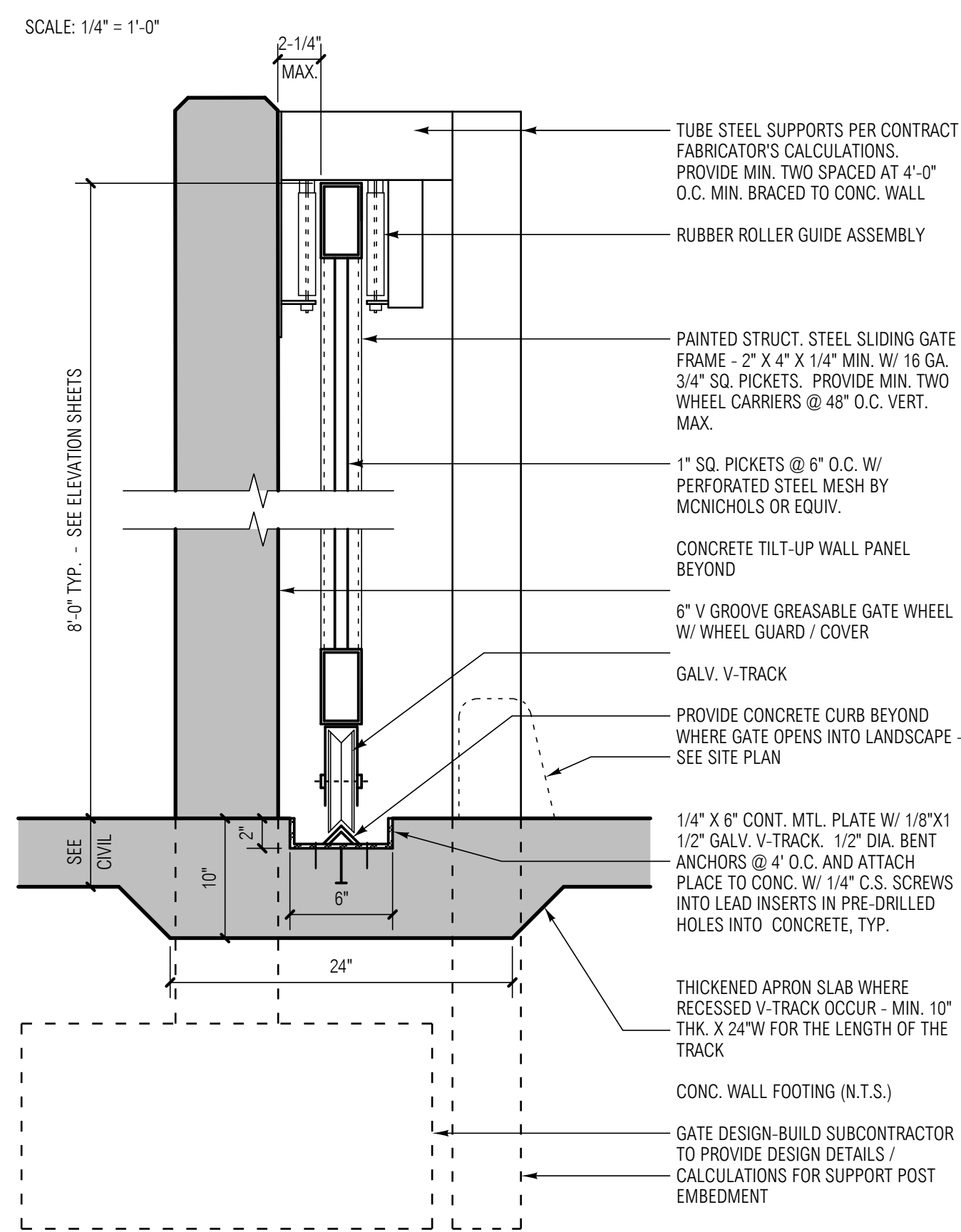
TRASH ENCLOSURE SIDE ELEVATIONS



TYPICAL TRASH ENCLOSURE SECTION



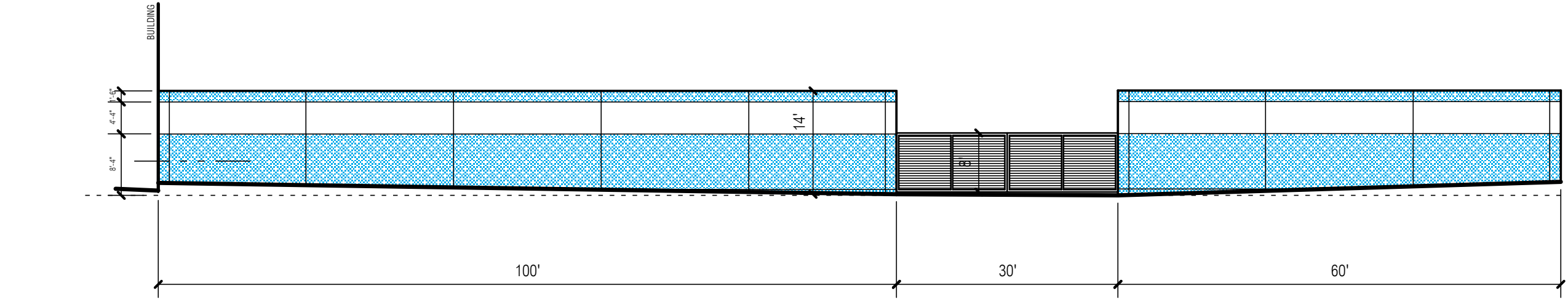
TYPICAL TUBE STEEL FENCE ELEVATION



- NOTES:
- PERFORATED MESH, WHERE PROVIDED, SHALL BE BY MCNICHOLS OR EQUIV. PAINTED BLACK TO MATCH THE GATE.
  - PROVIDE SHOP DRAWINGS & STRUCTURAL DETAILS & CALCULATIONS INCLUDING WIND-LOAD CRITERIA FOR ALL GATES PRIOR TO FABRICATION FOR REVIEW AND APPROVAL BY ARCHITECT.
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  - BUILDING OWNER SHALL BE RESPONSIBLE FOR MAINTAINING GATE TRACK FREE FROM DEBRIS TO ALLOW FOR SAFE OPERATION OF GATE.
  - SLIDING VEHICLE GATES INTENDED FOR AUTOMATION SHALL COMPLY WITH CBC SECTION 3110.3 AND ASTM F2200, INCLUDING:
    - COVER GATE WHEELS W/ COVER GUARDS.
    - PROVIDE MESH OR PICKET SPACING WITH MAX. OPENINGS LESS THAN 2.25".
    - PROVIDE POSITIVE STOPS AT BOTH FULLY OPEN AND FULLY CLOSED POSITIONS.
    - GATE DOES NOT MOVE / SLIDE / FALL OVER ON ITS OWN IF DISCONNECTED FROM OPERATOR.
  - VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH U.L. 325.
  - VEHICLE GATE OPERATORS, WHERE PROVIDED, SHALL BE PROVIDED WITH KNOX KEY SWITCH ACCESS FOR EMERGENCY VEHICLE ACCESS.

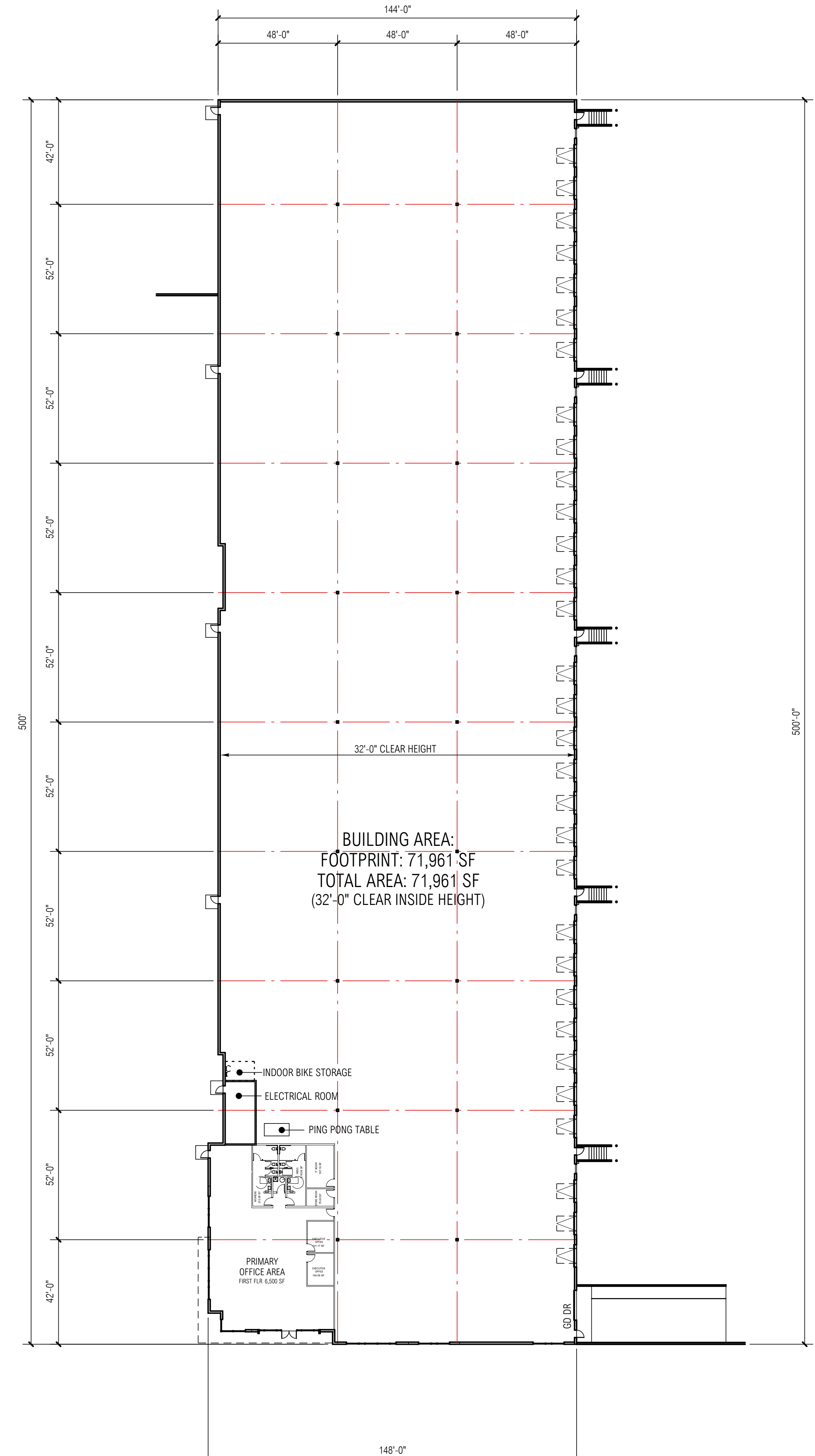
SINGLE ROLLING GATE

SCALE: 1-1/2" = 1'-0"



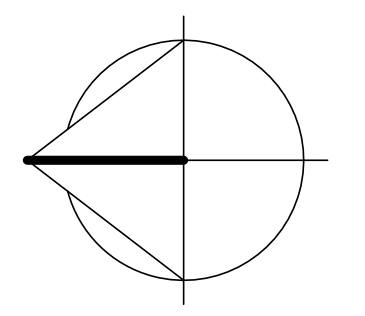
TYPICAL SCREEN ELEVATION AND GATE (BUILDING 2)

SCALE: 1/16" = 1'-0"



FLOOR PLAN

SCALE: 1" = 30'-0"



MARK	DATE	DESCRIPTION
SD	9/15/2023	SCHEMATIC DESIGN

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CAD FILE NAME:	22138-00-1-A2-2P
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SHEET TITLE  
FLOOR PLAN  
BUILDING 2

CONSULTANT

PROFESSIONAL SEALS

**PERRIS AIRPORT LOGISTICS CENTER**

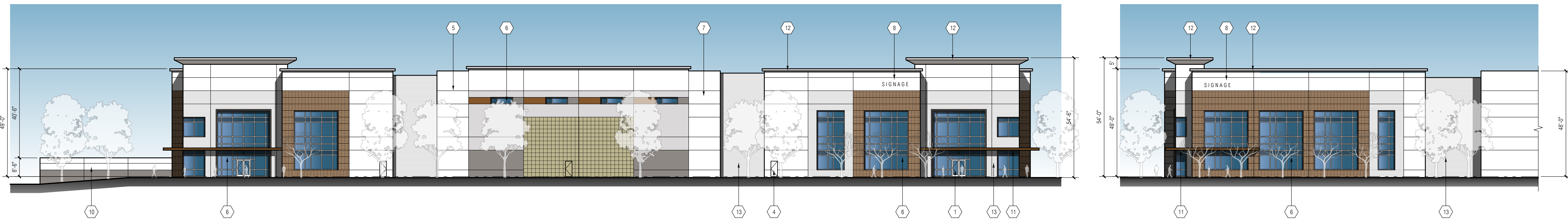
00000 GOETZ ROAD  
CITY OF PERRIS, CA

CH REALTY IX-MC I RIVERSIDE  
PERRIS AIRPORT CENTER, L.P.  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
PHILIP CYBURT



**EAST ELEVATION**

SCALE: 1" = 60'-0"

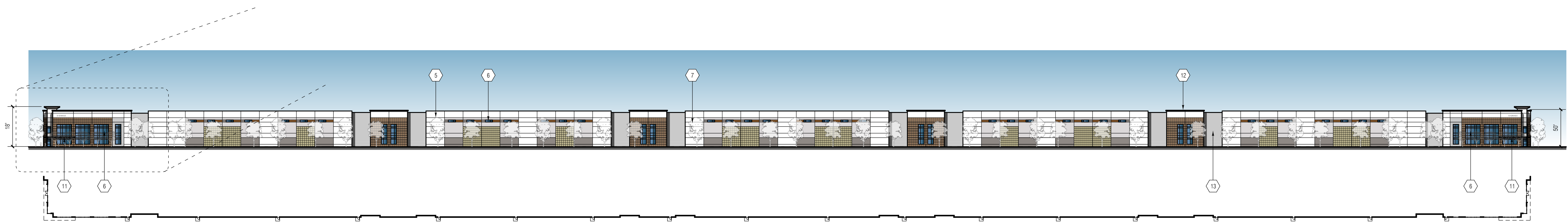


**NORTH ELEVATION - ELLIS ROAD**

SCALE: 1" = 20'-0"

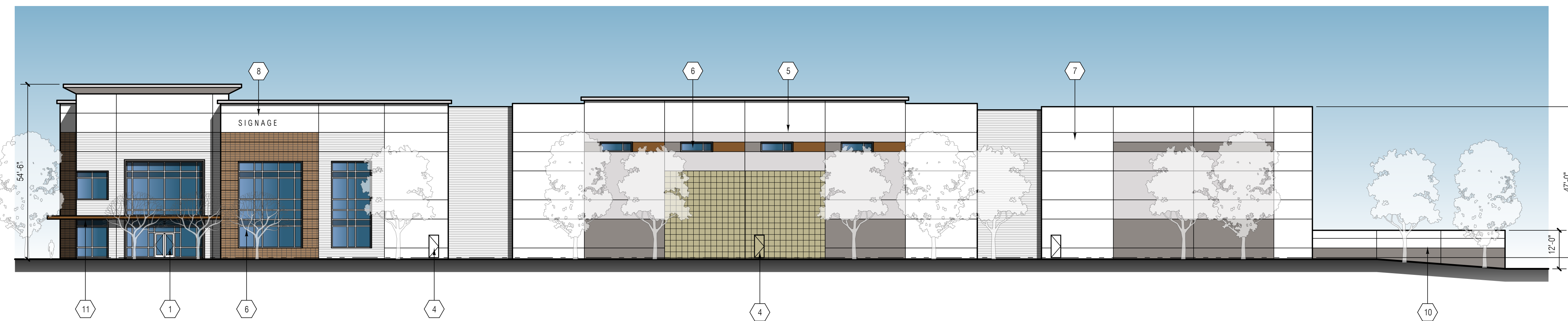
**PARTIAL WEST ELEVATION**

SCALE: 1" = 20'-0"



**WEST ELEVATION - GOETZ ROAD**

SCALE: 1" = 60'-0"



**SOUTH ELEVATION**

SCALE: 1" = 20'-0"

**FINISH SCHEDULE**

- 1. FIELD COLOR - PURE WHITE - SHERWIN WILLIAMS SW 7005
- 2. ACCENT COLOR - LIQUORICE TINT - SHERWIN WILLIAMS SW 7016
- 3. ACCENT COLOR - SABLE - SHERWIN WILLIAMS SW 7015
- 4. ACCENT COLOR -
- 5. BRICK VENEER -
- 6. TILE VENEER -
- 7. HORIZONTAL FLUTED/RIBBED SURFACE
- 8. VISION GLAZING - PILKINGTON EVERGREEN I-I-FACTOR 0.47, SHGC 0.40, VLT 59% 1" INSULATED GLASS UNIT W 1/2" AIRSPACE AND (2) 1/4" LITES. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

**KEYNOTES**

- 1. PRIMARY ENTRANCE.
- 2. PAINTED 12" WIDE X 15' HIGH LEVEL VERTICAL LIFT TRUCK DOOR.
- 3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
- 4. 3' X 7' PAINTED METAL MAN DOOR.
- 5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
- 6. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
- 7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
- 8. PROPOSED FUTURE TENANT SIGNAGE LOCATION (FOUR LOCATIONS).
- 9. 8' HIGH BLACK TUBULAR STEEL ROLLING GATE - TYP. AT YARD ENTRANCES. SEE SITE PLAN.
- 10. TYP. PAINTED CONCRETE SCREENWALL ELEVATION W/ ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE.
- 11. METAL CLAD CANOPY STRUCTURE.
- 12. METAL CLAD CORNICE.
- 13. RIBBED CONCRETE SURFACE.

MARK	DATE	DESCRIPTION
SD	9/15/2023	SCHEMATIC DESIGN
CD		
BID		
FC		
DD		
DR		

RG A PROJECT NO:	22138.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	22138-00-1-A3-1P
DRAWN BY:	MG
CHK'D BY:	DR
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SHEET TITLE	
EXTERIOR ELEVATIONS BUILDING 1	

CONSULTANT

PROFESSIONAL SEALS

## PERRIS AIRPORT LOGISTICS CENTER

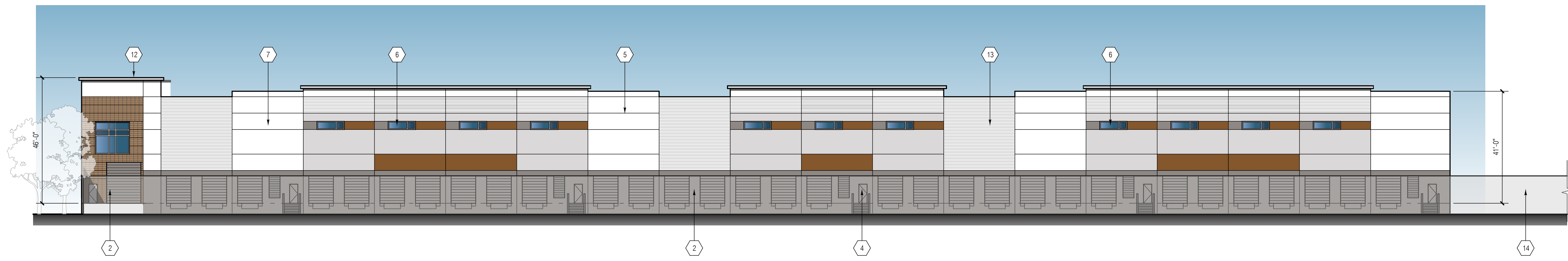
00000 GOETZ ROAD  
CITY OF PERRIS, CA

**CH REALTY PARTNERS LLC**  
REAL ESTATE GROUP  
CH REALTY IX-MC I RIVERSIDE  
PERRIS AIRPORT CENTER, L.P.  
3819 MAPLE AVENUE  
DALLAS, TX 75219  
PHILIP CYBURT

MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	9/15/2023	SCHEMATIC DESIGN

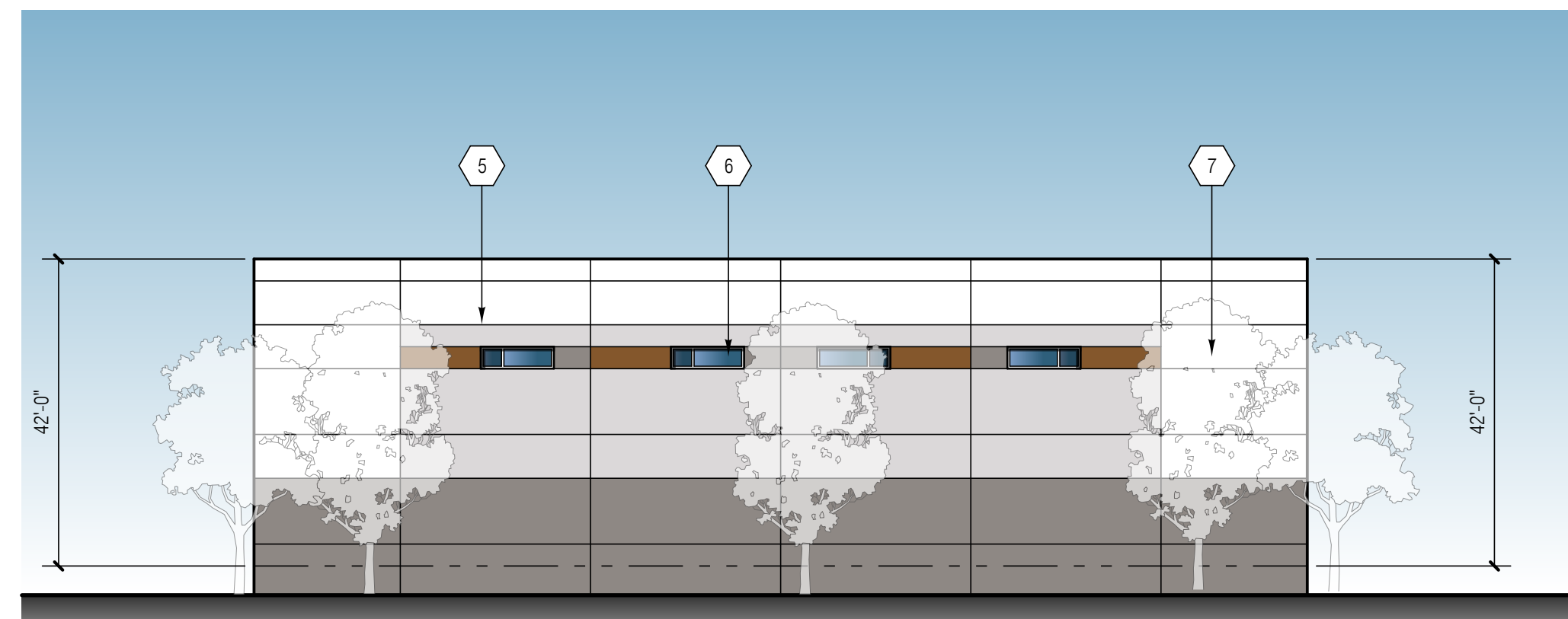
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CHK'D BY:	DR
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SHEET TITLE  
EXTERIOR ELEVATIONS  
BUILDING 2



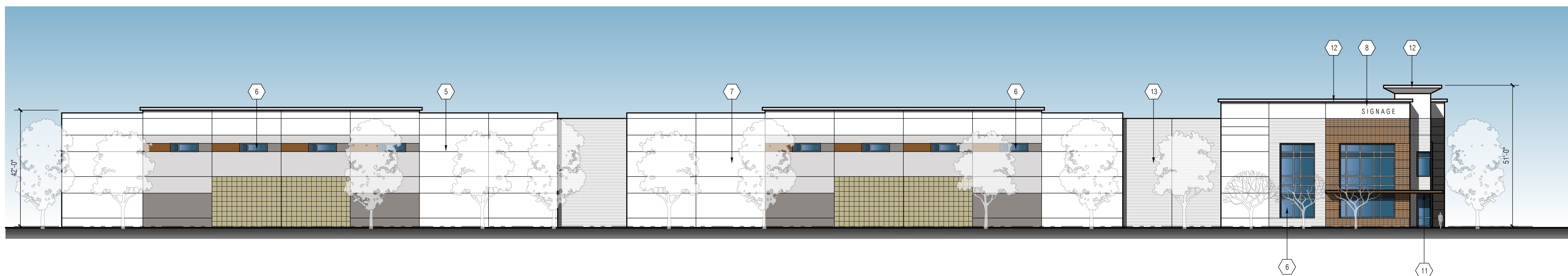
**SOUTH ELEVATION**

SCALE: 1" = 20'-0"



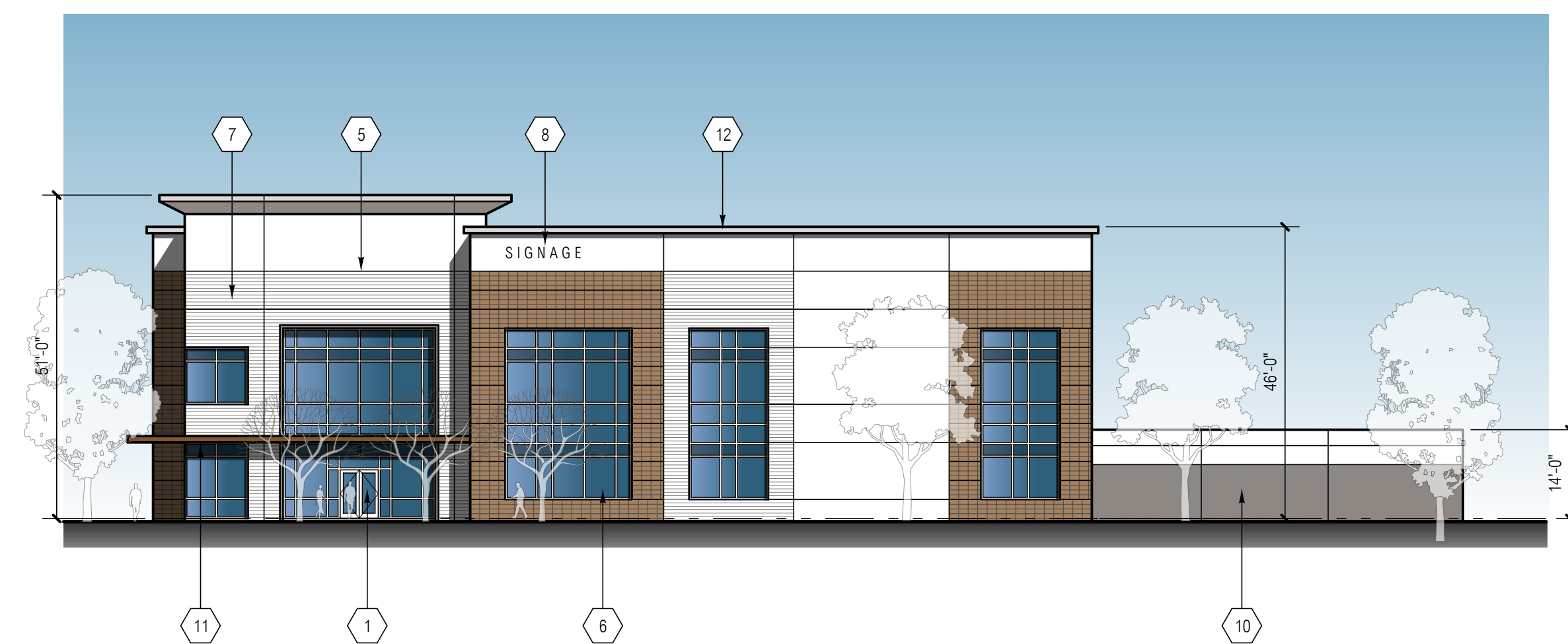
**EAST ELEVATION**

SCALE: 1" = 20'-0"



**NORTH ELEVATION**

SCALE: 1" = 20'-0"



**WEST ELEVATION**

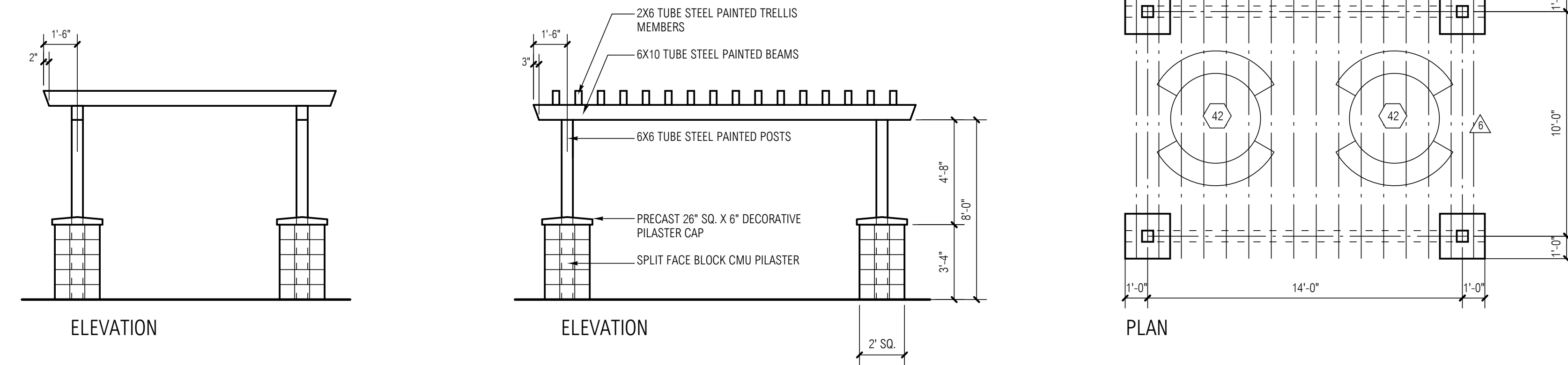
SCALE: 1" = 20'-0"

### FINISH SCHEDULE

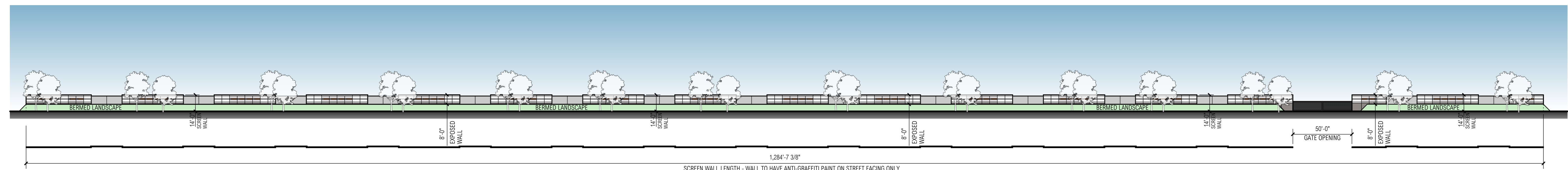
- 1. FIELD COLOR - PURE WHITE - SHERWIN WILLIAMS SW 7005
- 2. ACCENT COLOR - LIQUORICE TINT - SHERWIN WILLIAMS SW 7016
- 3. ACCENT COLOR - SABLE - SHERWIN WILLIAMS SW 7015
- 4. ACCENT COLOR -
- 5. BRICK VENEER -
- 6. TILE VENEER -
- 7. HORIZONTAL FLUTED/RIBBED SURFACE
- 8. VISION GLAZING - PILKINGTON EVERGREEN U-FACTOR 0.47, SHGC 0.40, VLT 59% 1" INSULATED GLASS UNIT W 1/2" AIRSPACE AND (2) 1/4" LITES. SEE KEYNOTES FOR LOCATIONS OF INSULATED UNITS.

### KEYNOTES

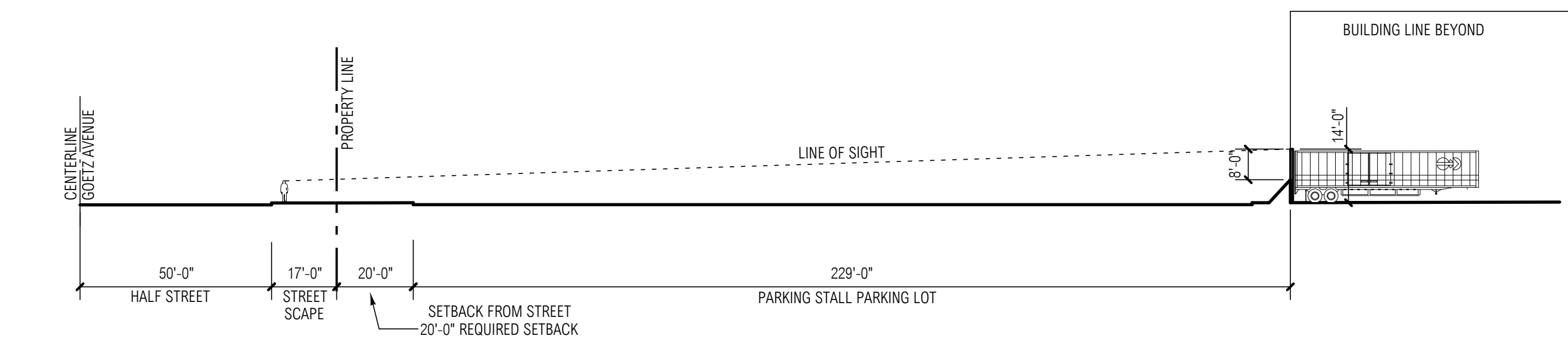
- 1. PRIMARY ENTRANCE.
- 2. PAINTED 12' WIDE X 15' HIGH LEVEL VERTICAL LIFT TRUCK DOOR.
- 3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
- 4. 3' X 7' PAINTED METAL MAN DOOR.
- 5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
- 6. REFLECTIVE GLASS IN STOREFRONT FRAME SYSTEM.
- 7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
- 8. PROPOSED FUTURE TENANT SIGNAGE LOCATION (FOUR LOCATIONS).
- 9. 8' HIGH BLACK TUBULAR STEEL ROLLING GATE - TYP. AT YARD ENTRANCES. SEE SITE PLAN.
- 10. TYP. PAINTED CONCRETE SCREENWALL ELEVATION W ACCENT REVEALS AND PAINTED ACCENTS TO MATCH BUILDING ARCHITECTURE.
- 11. METAL CLAD CANOPY STRUCTURE.
- 12. METAL CLAD CORNICE.
- 13. RIBBED CONCRETE SURFACE.
- 14. SCREENWALL ALONG PROPERTY LINE.



**TYPICAL LUNCH PATIO TRELLIS**  
SCALE: 1/4" = 1'-0"

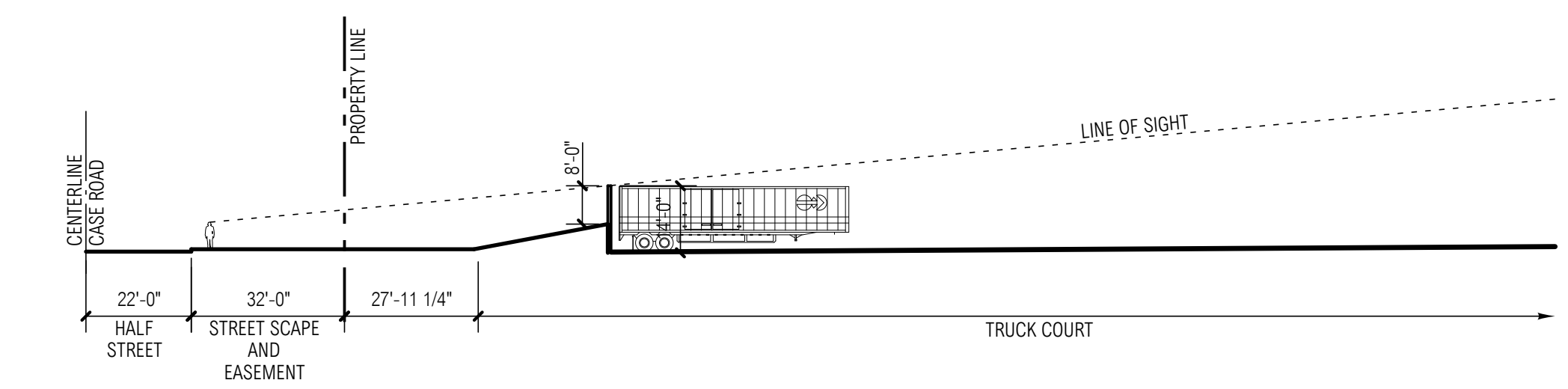


**SCREEN WALL ELEVATION ON CASE ROAD**  
SCALE: 1" = 40'-0"



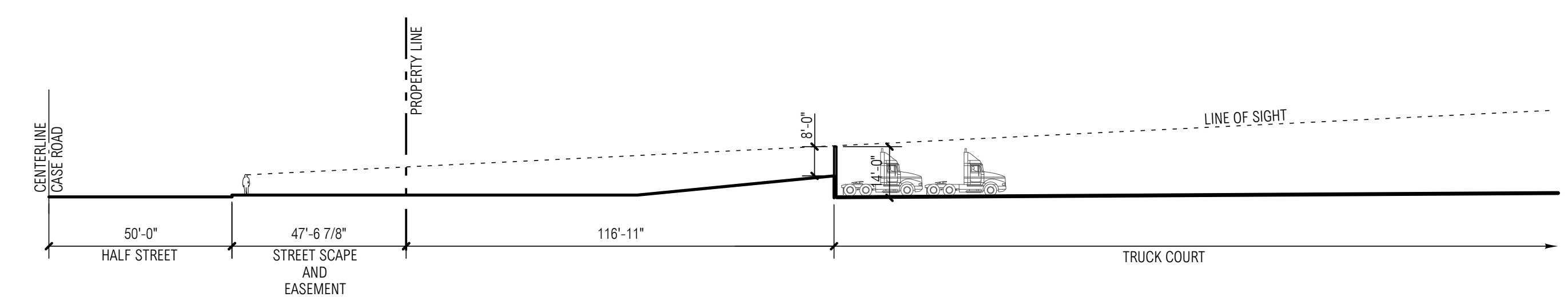
**GOETZ SITE SECTION**  
SCALE: 1" = 30'-0"

B



**CASE ROAD SITE SECTION**  
SCALE: 1" = 30'-0"

A



**CASE ROAD SITE SECTION**  
SCALE: 1" = 30'-0"

C

MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	9/15/2023	SCHEMATIC DESIGN

RG	PROJECT NO:	22138.00
OW	OWNER PROJECT NO:	00000.00
CA	FILE NAME:	22138-00-1-A4-1P
DR	DRAWN BY:	MG
CH	CHK'D BY:	DR
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SH	SHEET TITLE:	SITE SECTIONS AND DETAILS