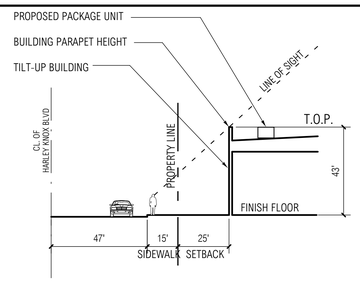


TYPICAL EQUIPMENT SCREEN LINE OF SIGHT

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

SITE LEGEND:

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

GENERAL NOTES

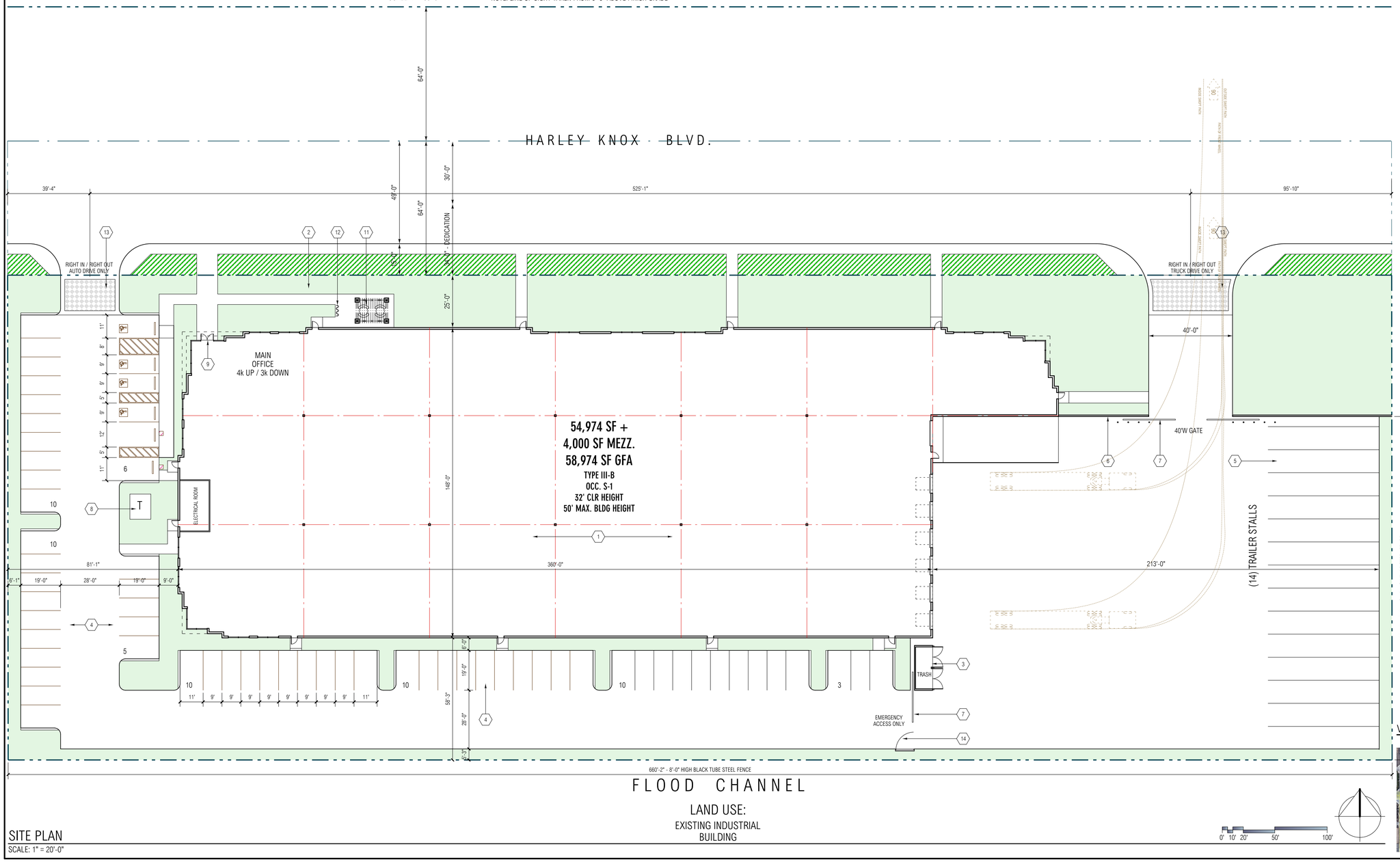
1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE COUNTY RIVERSIDE, CITY OF PERRIS PLANNING PLAN
2. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
3. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
4. THERE ARE NO PROTECTED PLANTS ON SITE.
5. ALL ROOF DRAINS AT STREET FRONTAGES SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
6. ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
7. A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS AND MARCH AIR BASE STANDARDS. FIXTURES SHALL BE SHIELDED HIGH PRESSURE SODIUM.
8. A SIGN PROGRAM SHALL BE DEVELOPED IN ACCORDANCE WITH MUNICIPAL CODE 19.75.190 FOR APPROVAL BY THE PLANNING DIVISION. THE SIGN PROGRAM SHALL BE INCLUDED AS PART OF THE CC&R'S.
9. FUTURE TENANT OFFICE BUILD-OUTS TO INCLUDE INDOOR EMPLOYEE AMENITY AREAS PER CITY GUIDELINES.
10. PROJECT WILL BE DESIGNED WITH LEED IN MIND, BUT WILL NOT REQUIRED CERTIFICATION.

SUBSTAINABILITY FEATURES

11. PROVIDE LIGHT COLORED ROOFING OVER THE OFFICE AREAS.
12. BUILDING WILL BE DESIGN TO ACHIEVE LEED POTENTIAL CERTIFICATION.
13. PROVIDE UP TO (2) ELECTRIC VEHICLE CHARGING FACILITIES
14. PROVIDE "TURN-OFF ENGINE" SIGNS WITHIN THE TRUCK COURT.
15. FORKLIFTS WITHIN THE BUILDING SHALL BE ELECTRIC OR COMPRESSED NATURAL GAS-POWERED.

LAND USE:
EXISTING INDUSTRIAL BUILDING

LAND USE:
EXISTING INDUSTRIAL BUILDING



SITE PLAN

SCALE: 1" = 20'-0"

PROJECT DATA

SITE AREA:	
GROSS SITE AREA	174,675 SF / 4.01 AC
STREET DEDICATION:	20,132 SF / 0.46 AC
NET SITE AREA:	154,543 SF / 3.55 AC
BUILDING AREA:	
FOOTPRINT	54,974 SF
FIRE PUMP HOUSE	00 SF
MEZZANINE	4,000 SF
GUARD HOUSE	00 SF
TOTAL	58,974 SF
TOTAL INCLUDED PLANNED OFFICE AREA	8,000 SF
LOT COVERAGE: (50% MAX)	35.57 %
FAR: (75% MAX)	38.16 %
AUTO PARKING REQUIRED:	
OFFICE (1/300 SF)	27 STALLS
1-20,000 SF (1/1000 SF)	20 STALLS
20,000 SF AND ABOVE (1/2,000 SF)	16 STALLS
TOTAL	63 STALLS
AUTO PARKING PROVIDED	
ACCESSIBLE STALLS	4 STALLS
STANDARD STALLS	63 STALLS
TOTAL PROVIDED	67 STALLS
REQUIRED BICYCLE PARKING (5% OF REQUIRED AUTO PARKING)	4 BIKE LOCATIONS
TRUCK DOCK POSITIONS	6 DOCKS
GRADE DOORS PROVIDED	1 DOOR
LANDSCAPE AREA PROVIDED ON DEVELOPED SITE (REQUIRED 12% MIN.)	29,692 SF / 19.21 %

ASSESSOR'S PARCEL NUMBERS

APN # 302-090-021

APPLICATION TYPE

DEVELOPMENT PLN REVIEW 00-00-0000
ZONING: "LI" LIGHT INDUSTRIAL - PVCC SP - PERRIS VALLEY COMMERCE CENTER
PERMITTED LAND USE: WAREHOUSE, OFFICE AS PERMITTED

PROJECT DESCRIPTION

NEW INDUSTRIAL WAREHOUSE BUILDING WITH AUTO AND TRAILER PARKING AREAS.

LAND OWNER

BREW ENTERPRISES II
3535 INLAND EMPIRE BLVD
ONTARIO, CA 9164

APPLICANT

BREW ENTERPRISES II
3535 INLAND EMPIRE BLVD
ONTARIO, CA 9164
PHONE: 909-373-2915
CONTACT: MIKE WOLFE

PLAN PREPARER

RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: JACOB HUBER

UTILITIES & SERVICES

SEE CIVIL DRAWINGS

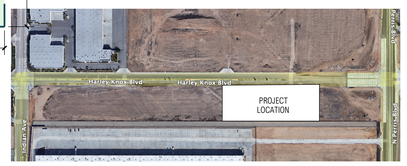
LEGAL DESCRIPTION

THE LAND REFRRED TO HEREON IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
LOT 7 IN BLOCK 2 OF RIVERSIDE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 688 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; EXCEPTING FROM SAID LOT 7 THE SOUTH 365 FEET MEASURED FROM THE CENTER LINE OF NANCE STREET, 60 FEET WIDE.

KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER CC&R GUIDELINES WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
3. PAINTED CONCRETE TRASH ENCLOSURE. SCREEN WALLS SHALL BE MIN. 6'-0" HIGH WITH CANOPY TOP. SEE SHEET A2-1P FOR ELEVATIONS AND SECTIONS
4. TYPICAL STANDARD PARKING STALL MIN. 9' X 19' - STRIPE PER CITY STANDARDS.
5. TRUCK TRAILER PARKING
6. NEW 14'-0" CONCRETE TILT-UP SCREEN WALLS AT TRUCK YARD. SEE PLAN FOR MINIMUM HEIGHTS AS MEASURED FROM INSIDE THE TRUCK YARD.
7. ROLLING 8'-0" HIGH WROUGHT IRON FENCE INTO THE TRUCK COURT.
8. TRANSFORMER PAD LOCATION.
9. ACCESSIBLE PRIMARY ENTRANCE TO THE BUILDING WITH BIKE RACKS.
10. PROVIDE BOCCE COURT AND KIT AREA.
11. CONCRETE COVERED LUNCH PATIO WITH LANDSCAPE FURNITURE, SEE SHEET A3-1P
12. CALGREEN REQUIRED BIKE RACKS, SEE TABULATIONS FOR NUMBER OF BIKE RACKS
13. DECORATIVE PAVING AT ENTRY DRIVEWAY.
14. 8'-0" TUBE STEEL SWING GATE WITH KNOX LOCK FOR EMERGENCY TRUCKS ONLY.

VICINITY MAP



PREPARED BY:
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BREW HARLEY KNOX

0000 HARLEY KNOX BLVD., PERRIS, CA

SITE PLAN

MARK	DATE	DESCRIPTION
	10/24/22	SCHEMATIC DESIGN

RGA PROJECT NO:	22007.00
CAD FILE NAME:	22007-00-A1-01
DRAWN BY:	JH
CHK'D BY:	JH
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SHEET TITLE	

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