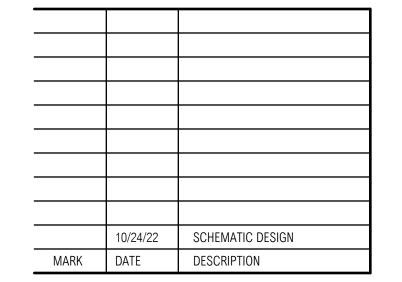
SITE LEGEND: SUBSTAINABILITY FEATURES GENERAL NOTES PROJECT DATA 1. THE PROPOSED PROJECT SHALL COMPLY WITH THE PROVISIONS OF THE COUNTY SITE AREA: ON-SITE LANDSCAPED AREA 11. PROVIDE LIGHT COLORED ROOFING OVER THE OFFICE AREAS. RIVERSIDE, CITY OF PERRIS PLANNING PLAN 174,675 SF / 4.01 AC GROSS SITE AREA OFF-SITE LANDSCAPED AREA 12. BUILDING WILL BE DESIGN TO ACHIEVE LEED POTENTIAL CERTIFICATION. STREET DEDICATION: 20,132 SF / 0.46 AC 2. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR NET SITE AREA: 154,543 SF / 3.55 AC DECORATIVE AUTO / TRUCK DRIVEWAYS 13. PROVIDE UP TO (2) ELECTRIC VEHICLE CHARGING FACILITIES TO OCCUPANCY. — SITE PROPERTY LINES BUILDING AREA: 14. PROVIDE "TURN-OFF ENGINE" SIGNS WITHIN THE TRUCK COURT. 3. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME. **FOOTPRINT** 54,974 SF CITY CURB AND GUTTER LINES 15. FORKLIFTS WITHIN THE BUILDING SHALL BE ELECTRIC OR COMPRESSED NATURAL 4. THERE ARE NO PROTECTED PLANTS ON SITE. FIRE PUMP HOUSE 00 SF ----- STREET CENTERLINES MEZZANINE 4,000 SF 5. ALL ROOF DRAINS AT STREET FRONTAGES SHALL BE IN THE INTERIOR OF THE BUILDING **GUARD HOUSE** 00 SF ON-SITE CURB LINES 58,974 SF 6. ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB. ON-SITE PARKING AND TRAILER STRIPPING TOTAL INCLUDED PLANNED OFFICE AREA 8,000 SF 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. LOT COVERAGE: (50% MAX) 35.57 % FAR: (75% MAX) 38.16 % 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 AUTO PARKING REQUIRED: INCLUDED AS PART OF THE CC&R'S. 27 STALLS OFFICE (1/300 SF) 9. FUTURE TENANT OFFICE BUILD-OUTS TO INCLUDE INDOOR EMPLOYEE AMENITY AREAS 20 STALLS 1-20,000 SF (1/1000 SF) PER CITY GUIDELINES. 20,000 SF AND ABOVE (1/2,000 SF) 16 STALLS 63 STALLS 10. PROJECT WILL BE DESIGNED WITH LEED IN MIND, BUT WILL NOT REQUIRED AUTO PARKING PROVIDED ACCESSIBLE STALLS 4 STALLS 63 STALLS STANDARD STALLS 67 STALLS TOTAL PROVIDED REQUIRED BICYCLE PARKING 4 BIKE LOCATIONS (5% OF REQUIRED AUTO PARKING) TRUCK DOCK POSITIONS 6 DOCKS GRADE DOORS PROVIDED 1 DOOR LANDSCAPE AREA PROVIDED ON DEVELOPED SITE 29,692 SF / 19.21 % (REQUIRED 12% MIN.) ASSESSOR'S PARCEL NUMBERS 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 OFFICE 4k UP / 3k DOWN **UTILITIES & SERVICES** SEE CIVIL DRAWINGS LEGAL DESCRIPTION STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: 54,974 SF + MANUAL OPERATED GATE W/ A KNOCK-LOCK 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 4,000 SF MEZZ. THE SOUTH 365 FEET MEASURED FROM THE CENTER LINE OF NANCE STREET, 60 FEET WIDE. 58,974 SF GFA OCC. S-1 32' CLR HEIGHT 50' MAX. BLDG HEIGHT 28' WIDE FIRE LANE (ROADWAY WEIGHT CAPACITY, MIN 68,000 LBS) VICINITY MAP (MAX SLOPE TO BE 10% AND 2% CROSS SLOPE) FLOOD CHANNEL PROJECT LOCATION SITE PLAN SCALE: 1" = 20'-0" PREPARED BY: BREW HARLEY KNOX RGA



0000 HARLEY KNOX BLVD., PERRIS, CA

FIRE ACCESS SITE PLAN



RGA PROJECT NO:	22007.00
CAD FILE NAME:	22007-00-A1-02
DRAWN BY:	JH
CHK'D BY:	JH
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