

**PROJECT INFORMATION:**

EXISTING ZONE: COMMERCIAL  
 PROPOSED ZONE: LIGHT INDUSTRIAL  
 APN:

**PROJECT DESCRIPTION:**

ONE NEW CONCRETE TILT-UP INDUSTRIAL BUILDING INCLUDING PARKING AND DOCK LOADING AREAS TOTTALLING APPROX. 848,000 SF ON 50.65 ACRES.

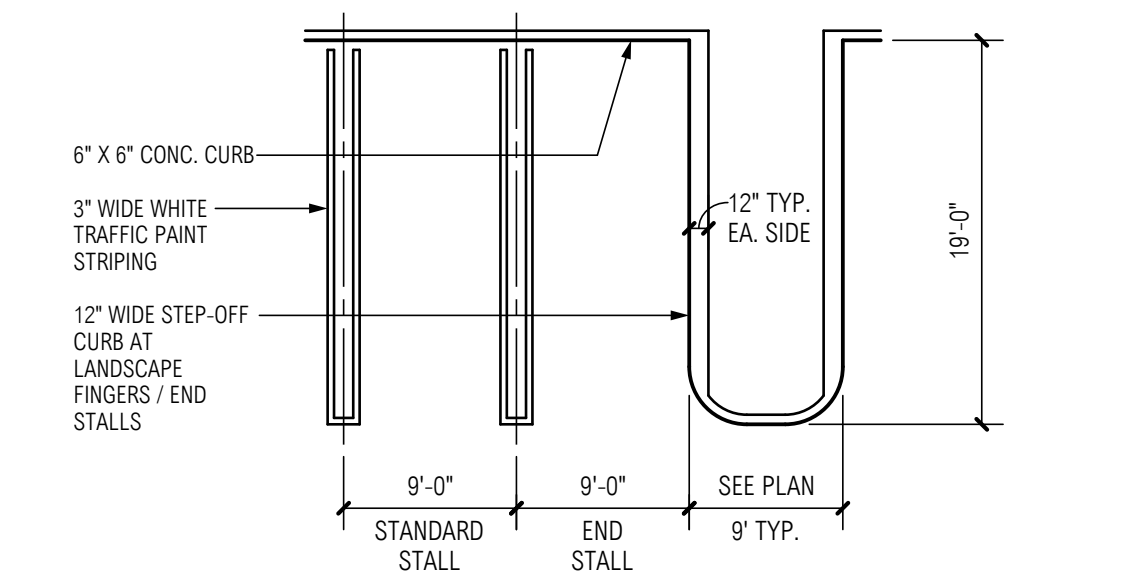
**PROJECT DATA:**

NET SITE AREA:	2,206,385 SF / 50.65 AC
BUILDING AREA:	843,000 SF
FOOTPRINT:	5,000 SF
MEZZANINE:	848,000 SF
TOTAL:	
COVERAGE:	38.21 %
F.A.R.:	0.384
PARKING REQUIRED:	
20,000 SF OFFICE (LESS THAN 10%):	00 STALLS
0-20,000 SF WHSE @ 1/1000 SF:	20 STALLS
20K-40K SF WHSE @ 1/2000 SF:	10 STALLS
40K AND ABV (1/5000 SF):	162 STALLS
TOTAL REQUIRED:	192 STALLS
PARKING PROVIDED:	
STANDARD STALLS:	334 STALLS
ACCESSIBLE STALLS:	8 STALLS
TOTAL PROVIDED:	342 STALLS
DOCK POSITIONS PROVIDED:	157 DOCK POSITIONS
TRAILER POSITIONS PROVIDED:	264 TRAILER STALLS
LANDSCAPE REQUIRED:	330,957 SF / 15 %
LANDSCAPE PROVIDED:	529,000 SF / 24 %

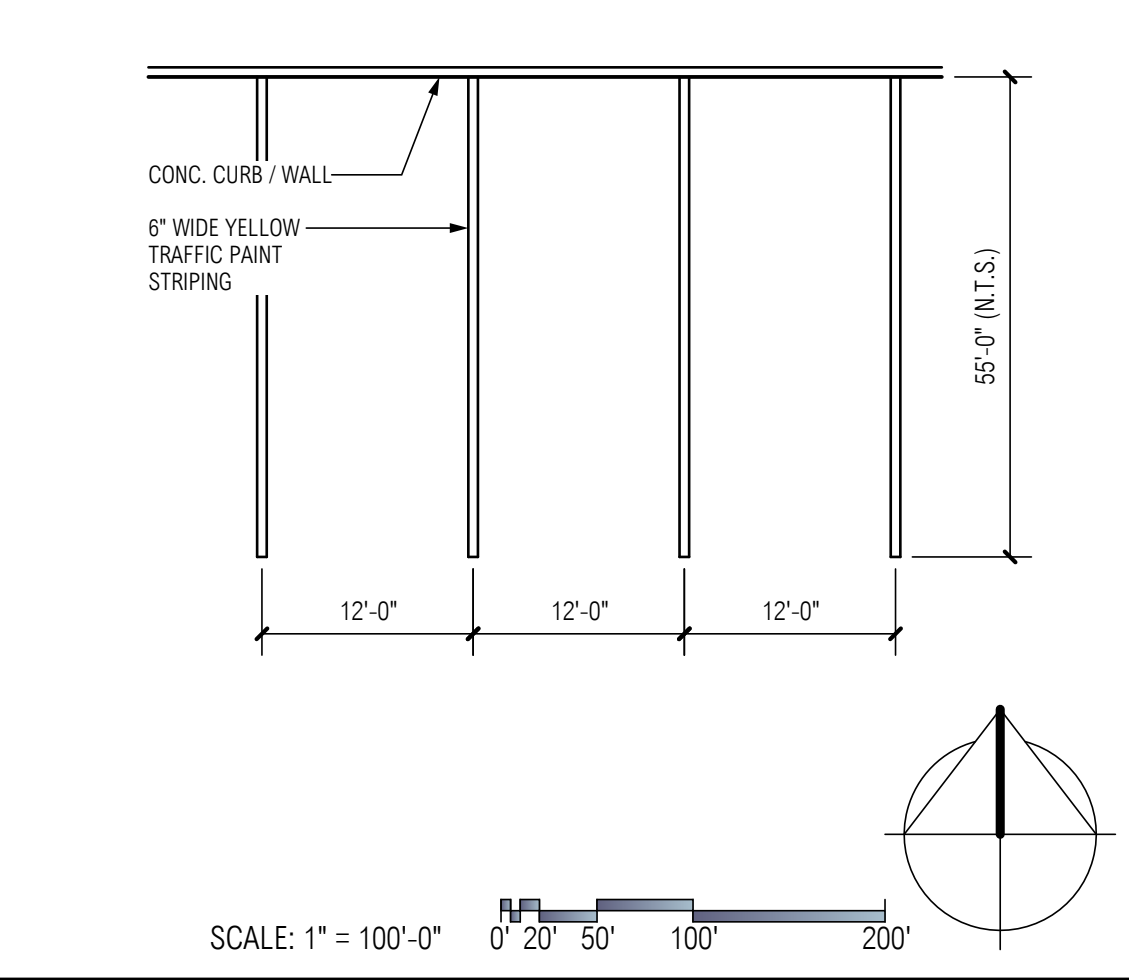
**SITE LEGEND:**

- ADA PATH OF TRAVEL
- NEW 6" 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:**



**TRAILER PARKING DETAIL:**



SCALE: 1" = 100'-0"

**VICINITY MAP:**



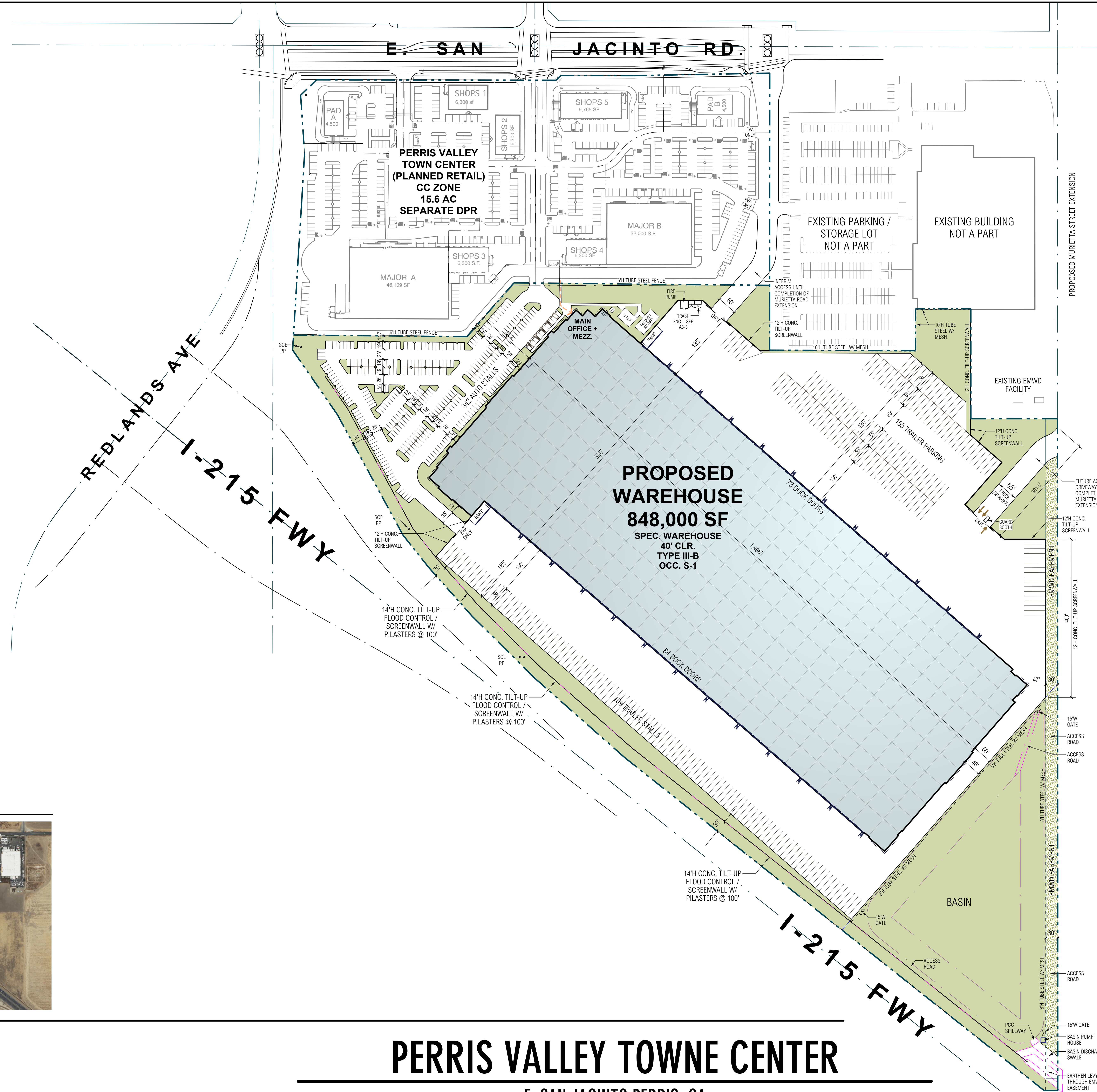
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**Lewis Group Of Companies**

**PERRIS VALLEY TOWNE CENTER**

E. SAN JACINTO PERRIS, CA

PRELIMINARY SITE PLAN



RG PROJECT NO:	21133.00
CAD FILE NAME:	21133-00-A1-1-P
DRAWN BY:	CS
CHK'D BY:	CS
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SHEET TITLE	
6/7/23	UPDATED PLOT PLAN SET
4/19/23	UPDATED PLOT PLAN SET
1/16/23	SCHEMATIC SITE PLAN
MARK	DATE
	DESCRIPTION

**A1-1-P**