



STONE COMPANY STORE SITE REQUIREMENTS



SITES MUST POSSESS THE FOLLOWING SET OF CHARACTERISTICS

- Within, or in close proximity to, major metropolitan areas and/or areas favored by sophisticated and discerning travelers and craft beer enthusiasts
- Abundant architectural character, especially due to age and/or historic value
- 900 s.f. or larger (with 10 ft. ceiling heights), with outdoor patio spaces that are a minimum of 150-square-foot, must create an indoor/outdoor feeling
- Can be easily and inexpensively renovated and/or expanded to prepare for modern industrial retail use
- Near public transportation
- Strongly supported by local/regional stakeholders as a site for Stone Brewing Co.





OPERATIONAL REQUIREMENTS

Existing Site Improvements – When the site improvements are existing, they should meet the following minimum standards:

- **On-site Parking Lot:** Must have the minimum number of spaces per code. Parking area paving and striping must be in good shape, current with ADA standards, and there must be adequate lighting, proper drainage, well-maintained landscape and irrigation, and an adequate number of spaces for Stone Brewing Co. employees and guests
- **ADA Pathway:** The site shall have a code-compliant ADA pathway from the public right-of-way to the front door of Stone's premises
- **On-site Landscape and Hardscape:** The on-site landscape and hardscape that is controlled by the Owner shall appear well maintained. Hardscape surfaces shall not have any trip hazards
- **On-site Lighting:** The parking lot and building perimeter shall have sufficient night lighting to satisfy California Title 24 requirements
- **Utilities:** The existing building should have all separate utility services for the Stone Store—for water (1" min. mainline), sewer (4" min.), separate electric meter/meter socket (200 amps 120/208v), and phone service with sufficient capacity for Stone's use. If gas is available to the premises, there should be a separate gas meter
- **Mechanical Equipment Enclosures:** Ideally, mechanical equipment enclosures would be located far enough away from the building entry or any outdoor seating areas as to not interfere with the quiet enjoyment of the premises
- **Trash Enclosure:** A screened trash enclosure area should be located reasonably close to the premises with a separate bin for Stone's exclusive use
- **Bicycle Racks:** Ideally, bike racks would be provided, or at minimum, an area for bike racks should be provided.





OPERATIONAL REQUIREMENTS (CONTINUED)

Existing Building Shell – The existing building shell should have the following minimum standards:

- **Building Construction Type:** The building shall meet the state’s building code construction type as to allow Stone to operate its store.
- **Building Exterior Shell:** The existing building shell shall be structurally sound without defects and in accordance with current building codes without the requirement to be seismically upgraded for Stone’s use or tenant improvements. The perimeter building walls, roof and floor shall be well maintained, free of defects, and watertight.
- **Building Interior Shell:** Subject to previous uses and existing improvements, the interior shell improvements shall allow Stone to construct FF&E improvements, including but not limited to: retail beer tasting bar, retail racks both affixed to the walls and free standing, restrooms, and storage room. The underside of the interior roof or ceiling structure should be 10’minimum.
- **Building Entry:** The main entry for a Stone Company Store shall be reasonably free from obstructions with secure functioning door(s).
- **Restrooms:** Separate men’s and women’s restrooms should be provided for the Stone Company Store premises, and both should be in compliance with ADA standards.
- **Gas, Electric & Phone:** The existing building should have electrical and phone rooms with sufficient capacity to serve Stone’s premises. Electrical shall be 120/208 volt 3 phase, with separate 200 amp meter. Gas shall be separately metered for Stone’s use with a 1” gas service. The phone room shall have existing dial-tone service and internet service capability.
- **Automatic Fire Sprinklers:** The building should be equipped with an automatic fire sprinkler system designed to provide coverage for the shell building with provisions for Stone’s tenant improvements.
- **Heating, Ventilating and Air Conditioning System (HVAC):** The building shell shall be provided with separate HVAC for the Stone Store premises capable of cooling and heating between 68 and 72 degrees all year. The HVAC system must provide, at a minimum, 1 ton per 300 sq. ft.
- **Access Control/Security System:** If the existing building has access control and/or security provisions, they shall be separate for the Stone Company Store.





PLEASE PROVIDE THE FOLLOWING INFORMATION IN YOUR PROPOSAL

- Specific location (exact address)
- Proximity to city center and/or points of interest
- Description of the area
- Proximity to public transportation
- Site description, including all existing buildings and structures
 - Year built
 - Current and historical use
 - Basic features and any unique/distinguishing characteristics
 - Construction materials and type, including roof
 - Area (square feet) and dimensions (length, width, and height)
 - Potential for growth (availability of adjacent areas)
 - Existing drawings – floor plan, site plan, section
- Approximate (or exact) asking rent price or availability under another arrangement. What are the lease terms?
- Your relationship to the site and why you are in a position to propose it
- Availability and reason for its availability
- Why Stone Brewing Co. would be a good fit for this location and community
- If entitlements are not in place for this type of use, what would the timing and estimated cost be for the approval process?
- Provide property information: land use/zoning, any planning group oversight, community groups, property tax information, master plan, setbacks, rights of way, historical review requirements, CC&Rs, and any other relevant information
- Known/available development incentives – private, local, state, federal, or other
- Known hazardous materials or contamination caused by current or past use and potential required remediation. If any remediation is required, how will it be financed and executed? Provide existing Phase I, Phase II, soils report, title report (and copies of Schedule B documents), ALTA survey, civil survey, and any relevant closure documents if available
- Historical and environmental regulations applicable to the site and its buildings and structures
- Is bicycle parking available?

- Are there any electric vehicle charging stations onsite or within walking distance from your site?
- Cost of utilities (gas, water, sewage, electricity) for the area
- Cost of common area maintenance for this space
- Provide an overlay map of the area showing existing businesses with each business noted on the map, and provide a general description and attributes of each business
- Seismic issues, if any
- Proximity to nearest breweries, tasting rooms, and bars
- Is the space free-standing or attached?
- What is the median household income, given in 1 mile, 3 mile, and 5 mile increments
- How many people or households live near this location, given in 1 mile, 3 mile, and 5 mile increments
- What is the average age of the population that lives near this location, given in 1 mile, 3 mile and 5 mile increments
- What is the education level of the residents surrounding the site?
- Amount of available on-site parking?
- What is the site's location in regard to visibility and accessibility?
- What is the amount of foot traffic that goes by the site?

Stone Brewing Co. will evaluate all proposals and prioritize based on the strengths of their features and feasibility for development. We will then reach out to owners of the leading proposals to request additional information and/or arrange site visits.

Thank you, and we look forward to receiving your proposal!

If you have any questions, please e-mail:
CompanyStoreRFP@stonebrewing.com

Proposals can be sent via e-mail to the address above, or to:
Stone Brewing Co.
Company Store RFP
1999 Citracado Parkway
Escondido, CA 92029