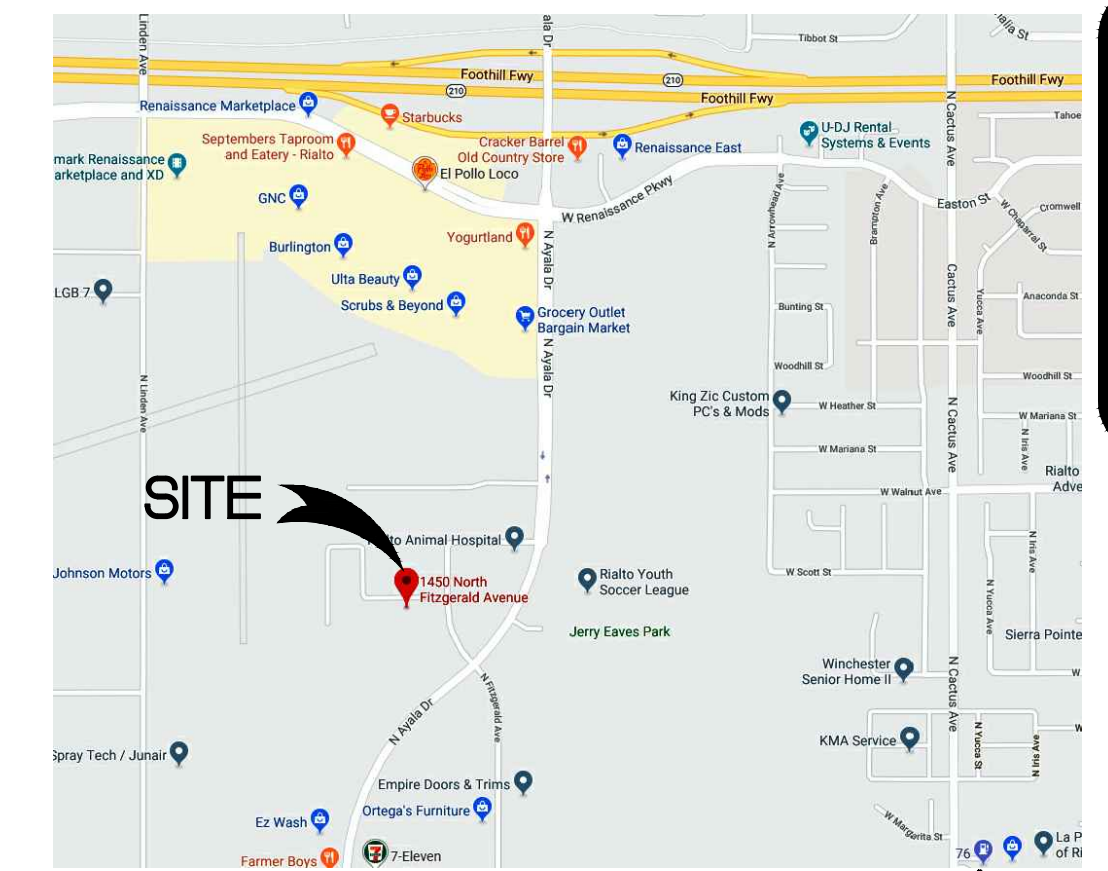


VALLEY POWER SYSTEMS, INC. CONDITIONAL DEVELOPMENT PERMIT (C.D.P.)



VICINITY MAP
NOT TO SCALE



REVISIONS

SHEET INDEX

SHEET No.	SHEET DESCRIPTION
CDP-1	EXISTING SITE, VICINITY MAP, SHEET INDEX, PROJ. INFO
CDP-2	EXISTING GROUND FLOOR PLAN
CDP-3	EXISTING MEZZANINE FLOOR PLAN

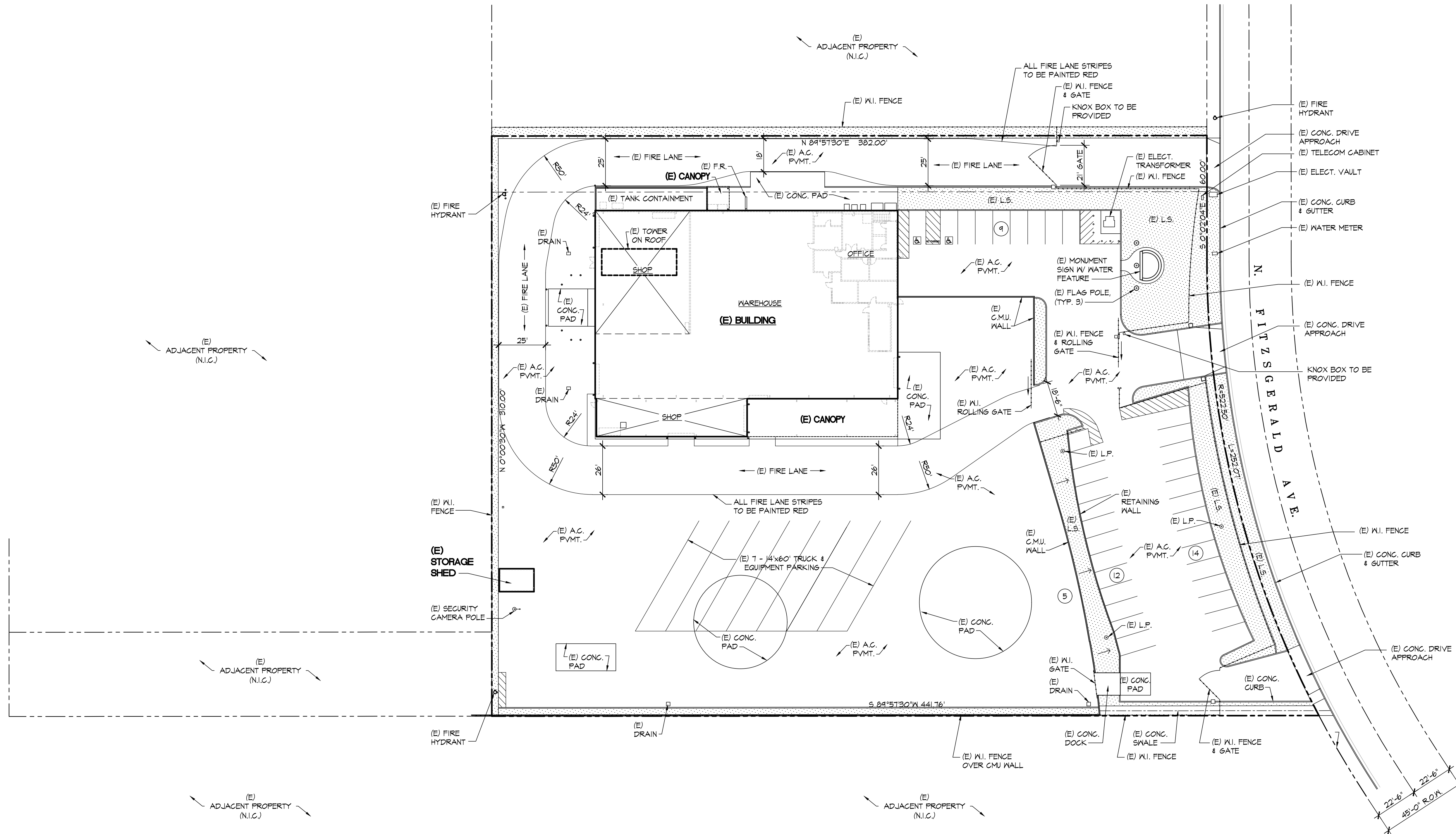
PROJECT / CODE DATA

LOT SIZE:	129,284 SQ. FT. (2.83 AC.)
APN:	0264-212-29-0000
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERED:	YES
FIRE ALARM:	YES
OCCUPANCY:	B / S-1
ZONING:	RENAISSANCE SPECIFIC PLAN
(E) LANDSCAPE AREA:	22,494 SQ. FT. = 18%
(E) BUILDING AREA:	
- (E) METAL BUILDING:	17,876
- (E) METAL CANOPY 1:	1,628
- (E) METAL CANOPY 2:	154
- (E) STORAGE SHED:	227
TOTAL:	19,866 SQ. FT.
(E) COVERAGE AREA:	19,866 SQ. FT. = 16%

PARKING ANALYSIS

PARKING REQUIRED:		
FOR OFFICE AREA:	2,363 / 250 =	10 STALLS
FOR SHOP AREA:	4,967 S.F. / 500 =	10 STALLS
FOR WAREHOUSE AREA:	10,546 / 1000 =	11 STALLS
TOTAL REQUIRED:		31 STALLS
PARKING PROVIDED:		
STANDARD STALLS:		33 STALLS
ACCESSIBLE STALLS:		2 STALLS
TOTAL PROVIDED:		35 STALLS

NOTES:
- EXISTING LANDSCAPE ALONG STREET FRONTAGE TO BE REVITALIZED AND BROUGHT BACK INTO ACCEPTABLE SHAPE.
- ADDITIONALLY, OVERALL SITE MAINTENANCE TO INCLUDE PAINTING AND OTHER MEASURES TO ENHANCE AND UPGRADE THE APPEARANCE OF THE FACILITY AND PROPERTY.



BONALDO DESIGN GROUP
TENANT IMPROVEMENT PLANS
10700 JERSEY BOULEVARD, SUITE 700
RANCHO CUCAGONA, CALIFORNIA 91750
(909) 444-4882
WWW.BONALDODESIGNGROUP.COM

PROJECT: VALLEY POWER SYSTEMS, INC.
CONDITIONAL DEVELOPMENT PERMIT
1450 N FITZGERALD AVE.
RIALTO, CA 92376

EXISTING SITE PLAN

SHEET TITLE:

DATE: JUL 31, 2020
SCALE: AS NOTED
DRAWN BY: SL, WJAL
JOB No.: 230-171219
SHEET No.: CDP-1

