



GROSS LOT AREA:	178,668 sf 4.1 acres
TOTAL BUILDING AREA:	78,680 sf
GROUND FLOOR:	76,180 sf
MEZZANINE:	2,500 sf
SITE COVERAGE (of net lot area):	42.6 %
FLOOR AREA RATIO (of net lot area):	44.0 %
DOCK DOOR RATIO:	1 / 9,800 sf
PARKING REQUIRED	69 spaces
OFFICE (5,000 sf at 1:250 sf)	20 spaces
WAREHOUSE (40,000 sf at 1:1,000 sf)	40 spaces
WAREHOUSE (33,680 sf at 1:4,000 sf)	9 spaces
PARKING PROVIDED:	78 spaces
STANDARD	74 spaces
HANDICAPPED	4 spaces
LANDSCAPE REQUIRED (of net lot area):	17,867 sf (10%)
LANDSCAPE PROVIDED (of net lot area):	29,361 sf (16%)
5 November 2018 p:\2017\17101 alder ave and miro way, rialto\17101 scheme7.dwg	

THE PROPOSED FLOOR AREA RATIO FOR THE BUILDING IS 44.0%. THE RENAISSANCE SPECIFIC PLAN CURRENTLY ALLOWS A MAXIMUM FLOOR AREA RATIO OF 40.0% FOR PROJECTS OF THIS SIZE. BASED ON DISCUSSIONS WITH STAFF, THIS DEVELOPMENT IS ENTITLED TO RECEIVE A BONUS INCENTIVE FOR FLOOR AREA RATIO (FAR) BASED ON PROVIDING THE FOLLOWING AMENITIES:

- PUBLIC ART
- EMPLOYEE BREAK AREA

