

Zoning Summary

Specific Plan: Renaissance Specific Plan
Town Center- .23 FAR

Regional Shopping Center &
Community Center within the Freeway
Commerce area.

Type of building construction: Type V- B

Occupancies:
A-2: Assembly use intended for foodand/or drink
B: Business group
M: Mercantile
R: R-1, Hotel

Project Summary

Land ±56.125 AC ±2,447,030
APN: 0264-151-45, 52, 66, 78

Building 428,593
Land-to-Bldg Ratio 4.0 /1
Coverage 17.6

Parking Provided 3,326 stalls
Parking Ratio 7.7 /1,000

Total Parking Required 1,450
Specific Plan-Community Center 1 stall/250 s.f.
Specific Plan-Regional Shopping Center 1 stall/300 s.f.

PARCEL 10/ BLDG #1	
LAND AREA	2.1 Ac/ 90,904 S.F.
BLDG AREA	23,867 S.F.
STALLS REQ'D	168
STALLS PROVIDED	171

SITE KEY LEGEND

- - LIGHT STANDARD - SEE SITE ELECTRICAL
- FIRE LANE, CURB PAINTED W/ 2 COATS HWT RED COLOR
- T - ELECTRICAL TRANSFORMER PAD, SEE CIVIL & SITE ELEC.
- PS - ELECTRICAL SWITCH PAD, SEE CIVIL & SITE ELEC.
- ⚡ - FIRE HYDRANT SEE CIVIL DWGS
- ⚡ - FIRE DEPARTMENT CONNECTION SEE CIVIL DWGS
- CAV - CLEAN AIR VEHICLE (STENCIL LETTERS ON STALLS ONLY)
- EV - ELECTRIC VEHICLE (PROVIDE CONDUIT W/ FULL STRINGS AND STUB TO NEAREST PLANTER), SITE ELEC.
- BICYCLE RACK - SEE LANDSCAPE DWGS
- IC - IRRIGATION CONTROLLER - SEE LANDSCAPE DWGS

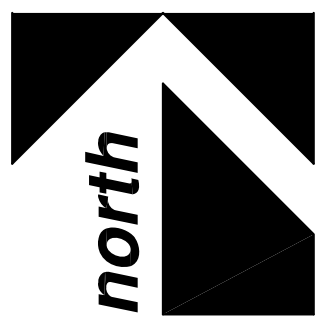
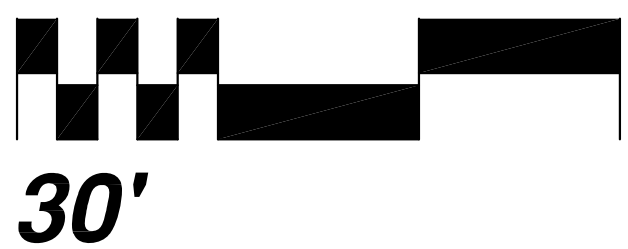
UTILITY PROVIDERS:
WATER- WEST VALLEY WATER DISTRICT 909-875-1804
SEWER: RIALTO WATER SERVICES
PHONE: AT&T 888-507-2253
GAS: SOUTHERN CALIF. GAS CO. 800-427-2000
ELECT: SOUTHERN CALIF. EDISON 800-684-8123

PRECISE PLAN of DESIGN- RETAIL 1-Proposed Kid's Empire
PRELIMINARY MASTER SITE PLAN

RENAISSANCE MARKETPLACE

Lewis Retail Centers
A Member of the Lewis Group of Companies

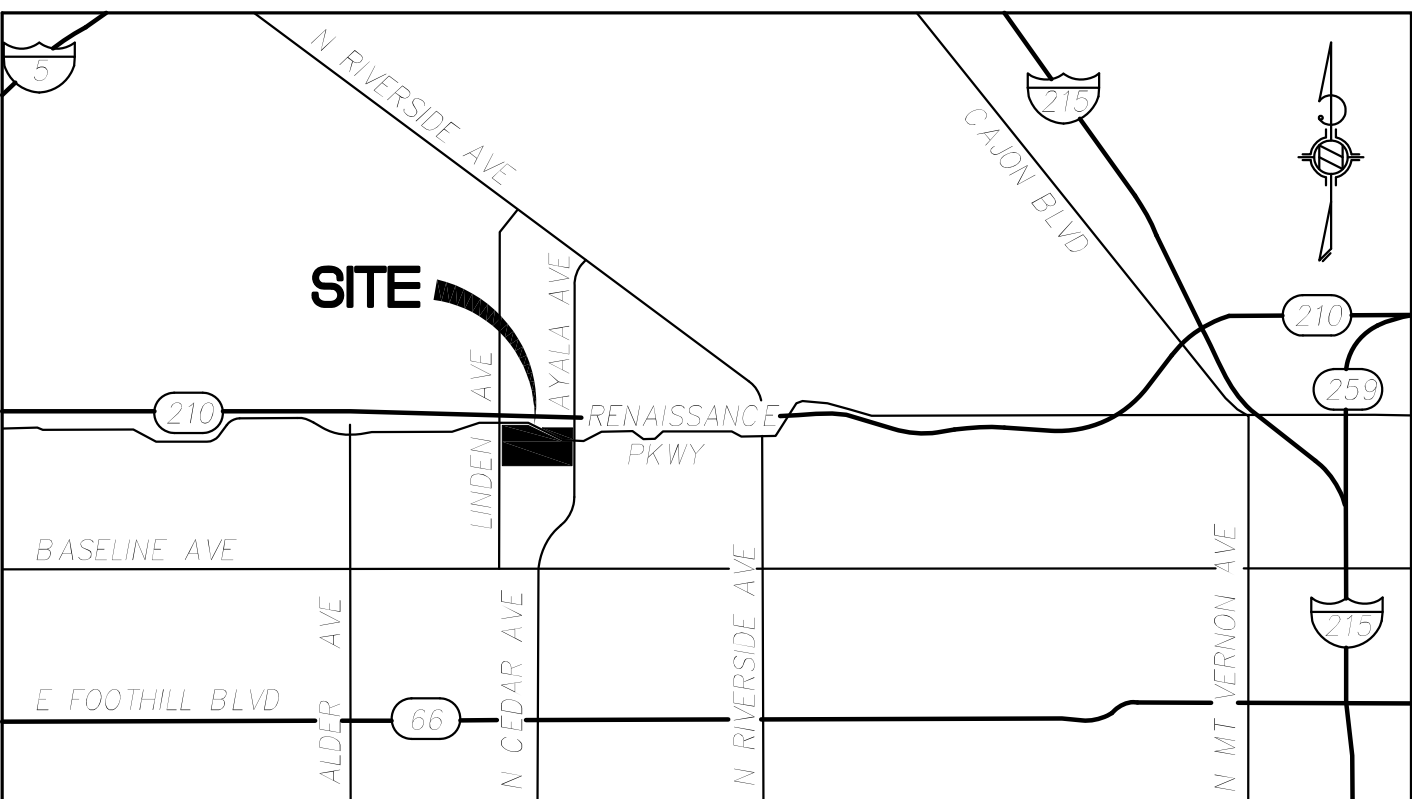
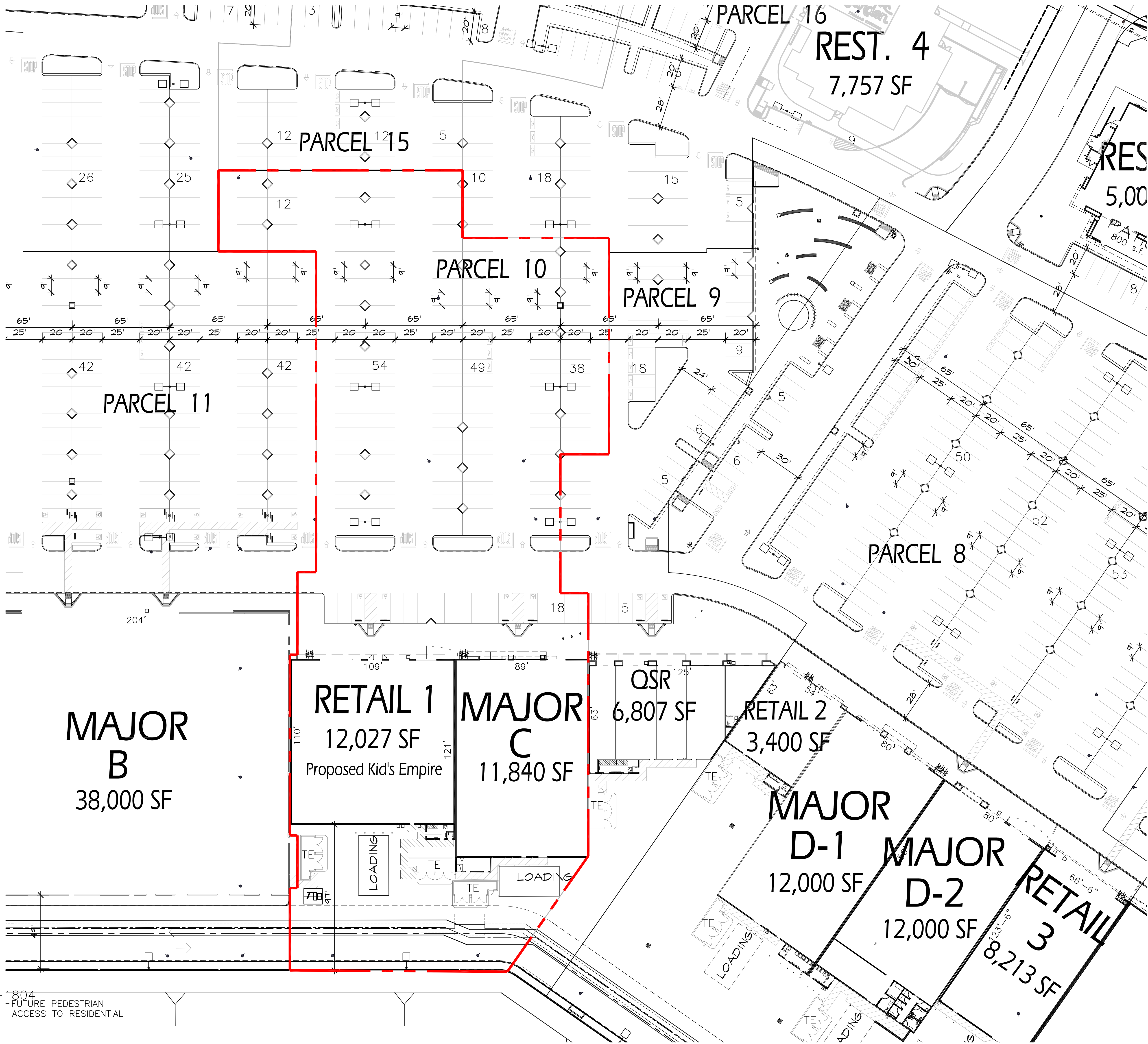
OWNER:
LEWIS-HILLWOOD RIALTO COMPANY
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91785-0670
909-946-7562
ATTN: RICK MANNERS



NADEL STUDIO ONE, INC.
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WWW.NADELARC.COM

DATE: MARCH 1, 2019
NADEL JOB#: 13280

NADEL



VICINITY MAP

REVISIONS:		
NO.	DESCRIPTION:	ISSUE DATE:
1		
2		
3		