



<u>SITE AREA</u>		
In s.f.		284,966 s.f.
In acres		6.54 ac
<u>BUILDING AREA</u>		
Office		10,000 s.f.
Warehouse		142,330 s.f.
TOTAL		152,330 s.f.
<u>COVERAGE</u>		53.5% s.f.
<u>AUTO PARKING REQUIRED</u>		
Office:	1/250 s.f.	40 stalls
Wise:	1st 40k @ 1/1,000 s.f.	40 stalls
	above 40k @ 1/4,000 s.f.	26 stalls
TOTAL		106 stalls
<u>AUTO PARKING PROVIDED</u>		
Standard (9' x 18')		129 stalls
<u>ZONING ORDINANCE FOR CITY</u>		
Zoning Designation - Renaissance Specific Plan, - Corporate Center		
<u>MAXIMUM FLOOR AREA RATIO</u>		
F.A.R. - .75		
<u>MAXIMUM BUILDING HEIGHT ALLOWED</u>		
Height - 75'		
<u>LANDSCAPE REQUIREMENT</u>		
Percentage -		10%
<u>LANDSCAPE PROVIDED</u>		
Percentage -		11.4%
in s.f.		32,412 s.f.
<u>SETBACKS</u>		
Renaissance Ave - 25' Min Landscape, 30' Average		
*From the back of curb, residences that front Renaissance Pkwy shall have average setback of 40'		
Side - 0 ft or separated by 20ft plus 10ft for each additional foot		
Rear - 25' avg., 20' min.		
<u>LANDSCAPE EASEMENTS</u>		
Renaissance - 10'		

Legend

-  POTENTIAL OFFICE
 WAREHOUSE
 DRIVE THRU DOOR

Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan

Renaissance Pkwy & Locust Ave.

Rialto, CA



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Scheme 1



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