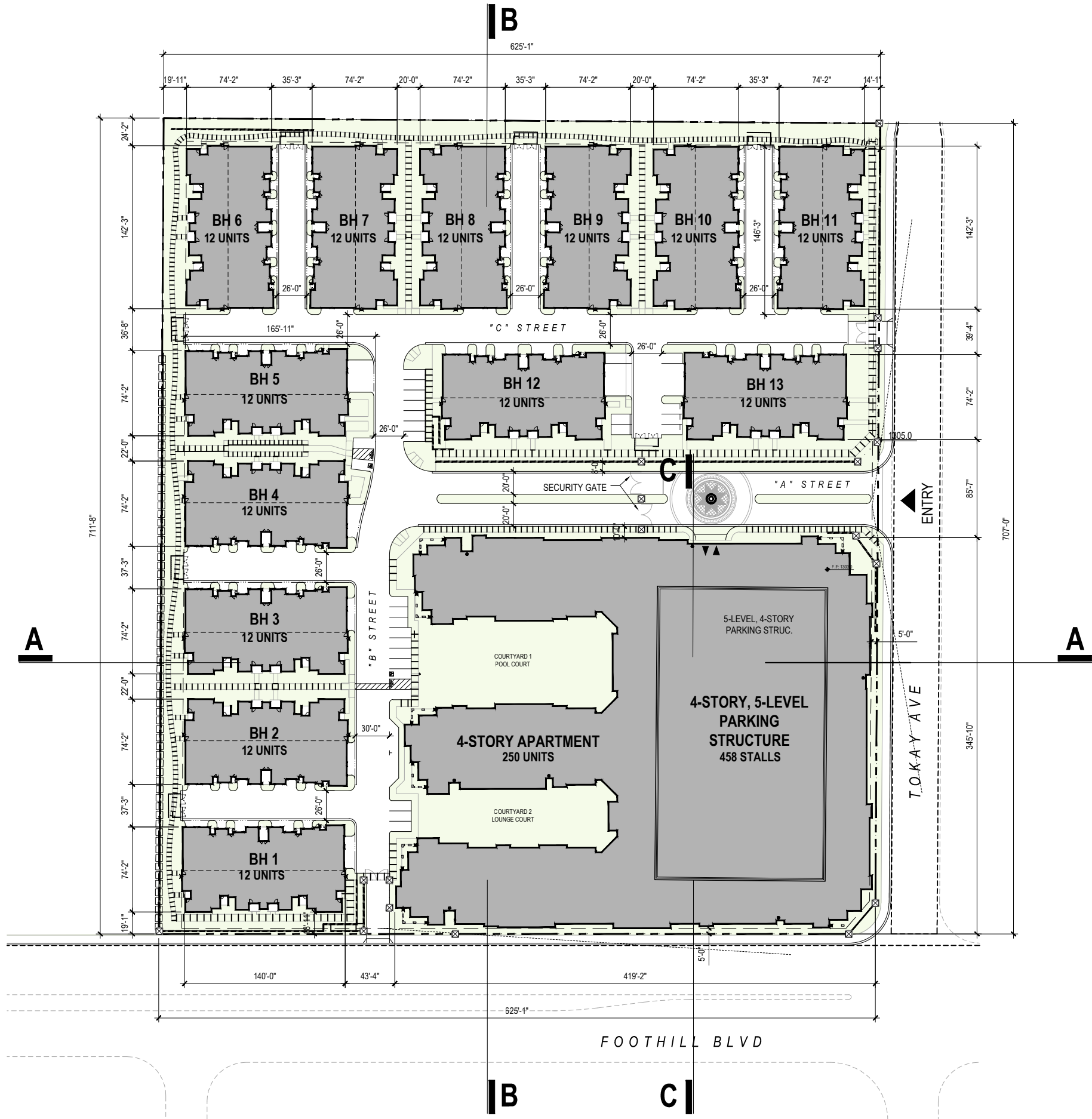


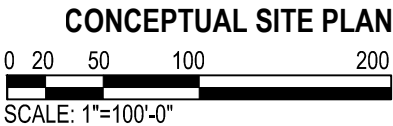
15926 Foothill Boulevard
Fontana, CA

Site Plan Review
Job Number: 20387
Date: 04/05/2022



PROJECT DATA

PROJECT INFORMATION:			
ADDRESS:	15900 FOOTHILL BLVD		
APN:	1110-361-15, 16, 22 & 23		
CROSS STREETS:	FOOTHILL BLVD & TOKAY AVE		
ZONING:	UNDERLYING ZONE: R-5		
SITE:	SITE AREA (SF):	443,032	10.17 AC
DENSITY:	PERMITTED:	39.1 TO 50 DU/AC	
	PROPOSED:	39.3 DU/AC	
HEIGHT:	PERMITTED:	55' MAX	
	PROPOSED:	55' MAX	
LOT COVERAGE:	PERMITTED:	70%	310,122 SF
	PROPOSED:	52%	231,996 SF
FLOOR AREA (FAR PER FMC 30.445) DATA:	PERMITTED:	5:1 FAR	2,215,160 SF
	PROPOSED:	.82:1 FAR	384,968 SF
UNIT DATA:	PERMITTED UNITS:	397 TO 508 DU	
	PROPOSED UNITS:	406 DU	
SETBACKS:	FOOTHILL & TOKAY (FRONT):	5' SETBACK	
	NORTH (REAR):	20' SETBACK	
	WEST (SIDE):	20' SETBACK	
BUILDING DATA:	BUILDING TYPE:	WRAP	TYPE V-A
		BIG HOUSE	TYPE V-A
	NUMBER OF STORIES:	WRAP	4-STORIES
		BIG HOUSE	2-STORIES
	NET RESIDENTIAL AREA:	WRAP	220,960 SF
		BIG HOUSE	164,008 SF
		TOTAL	384,968 SF
RESIDENTIAL DISPOSITION (SEE DETAIL ON DATA SHEET):	ONE BEDROOM:	178	DU
	TWO BEDROOM:	176	DU
	THREE BEDROOM:	52	DU
	TOTAL:	406	DU
UNIT SIZE:	REQUIRED:	500 SF TO 1,800 SF	
	PROPOSED	550 SF TO 1,666 SF	
PARKING DISPOSITION (SEE DETAIL ON DATA SHEET):		REQD	PROV
	WRAP:	438	408
	BIG HOUSE:	273	286
	TOTAL:	711	744
	GUEST PARKING:	0	22
	TANDEM STALLS:	200	27%
	NOTE: 28 STALLS ON-STREET PARKING PROVIDED		
	NOTE: 26 ASSIGNED STALLS (OF 28) ON-STREET PARKING FOR NON-GARAGED, REQUIRED BIG HOUSE UNITS		
PRIVATE OPEN SPACE PER FMC 30.445	REQUIRED:	120/80 SF	
	PROPOSED	120/80 SF	
COMMON OPEN SPACE PER FMC 30.445	REQUIRED:	30%	132,909 SF
	PROPOSED	41%	182,914 SF
USEABLE OPEN SPACE PER FMC 30.445	REQUIRED:	35%	155,061 SF
	PROPOSED	51%	224,346 SF



PROJECT DATA

SITE DISPOSITION

GROSS LAND AREA:	10.17	ACRES
TOTAL UNITS:	406	DU
GROSS DENSITY:	39.9	DU / AC
LEASING OFFICE:	2,732	S.F.
CLUB/FITNESS:	1,665	S.F.

RESIDENTIAL DISPOSITION

	WRAP	BIGHOUSE	TTL	MIX
1 BEDROOM	152	26	178	44%
2 BEDROOM	98	78	176	43%
3 BEDROOM	0	52	52	13%
TOTAL	250	156	406	100%

PARKING DOSPOSITION

	REQUIRED	PROVIDED	TANDEM STALLS*
WRAP	438	458	96
BIGHOUSE	273	286	104
TOTAL	711	744	27%

* EXCLUDES NON-REQUIRED TANDEM STALLS

WRAP BUILDING

4-STORY WRAP BLDG (TYPE V WOOD CONSTRUCTION)																
	STUDIO	1 BEDROOM								2 BEDROOM						TOTAL
LEVEL	S1	A1	A2	A3						B1	B5					
1	0	11	6	20						14	8					59
2	0	13	6	18						16	8					61
3	0	13	8	18						18	8					65
4	0	13	8	18						18	8					65
Total	0	50	28	74	0	0	0	0	0	66	32	0	0	0	0	250
	0	152								98						250
	0.0%	20.0%	11.2%	29.6%	0.0%	0.0%	0.0%	0.0%	0.0%	26.4%	12.8%	0.0%	0.0%	0.0%	0.0%	
	0.0%	60.8%								39.2%						100%

4-STORY WRAP BLDG (TYPE V WOOD CONSTRUCTION)												
UNIT	UNIT TYPE	NET SF	BALC/PATIO*	GROSS UNIT	STOR. (CUFT)	NO.	TL. NET	TL. GROSS	%	% CAT	P. RATIO	STALLS REQ.
A1	1BR/1BA/D	778	80	858	125	50	38,900	42,900	20.0%	60.8%	1.75	87.5
A2	1BR/1BA	808	80	888	125	28	22,624	24,864	11.2%		1.75	49.0
A3	1BR/1BA	718	80	798	125	74	53,132	59,052	29.6%		1.75	129.5
	1BR/1BA			0	125	0	0	0	0.0%		1.75	0.0
	1BR/1BA					0	0	0	0.0%		1.75	0.0
B1	2BR/2BA	1,086	80	1,166	125	66	71,676	76,956	26.4%	39.2%	1.75	115.5
B5	2BR/2BA	1,071	145	1,216	125	28	29,988	34,048	11.2%		1.75	49.0
B6	2BR/2BA	1,160	95	1,255	125	4	4,640	5,020	1.6%		1.75	7.0
	2BR/2BA			0	125	0	0	0	0.0%		1.75	0.0
TOTAL						250	220,960	242,840	100%	100.0%		437.5
AVERAGE NET UNIT SIZE :											TOTAL REQ	438
AVERAGE GROSS UNIT SIZE :											GUEST	20
*ALL GROUND FLOOR PRIVATE PATIOS MINIMUM 120 SF											TOTAL PRO	458

BIG HOUSE BUILDINGS

BIG HOUSE - 12 DU (TYPE V WOOD CONSTRUCTION)																
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO*	GROSS UNIT	STOR. (CUF)	NO.	TTL NO.	TL. NET	TL. BAL.	TL. GROSS	%	% CAT	PARKING REQ.	
A1-U	1BR/1BA	622	92	714	100	814	125	1	13	9,282	1,300	10,582	8%	17%	1.75	23
A2-U	1BR/1BA	739	95	834	100	934	125	1	13	10,842	1,300	12,142	8%		1.75	23
B1-L	2BR/2BA	896	0	896	169	1,065	125	2	26	23,296	4,394	27,690	17%	50%	1.75	46
B1-U	2BR/2BA	896	109	1,005	102	1,107	125	2	26	26,130	2,652	28,782	17%		1.75	46
B2-U	2BR/2BA	1,085	122	1,207	102	1,309	125	1	13	15,691	1,326	17,017	8%		1.75	23
B3-U	2BR/2BA	1,030	89	1,119	120	1,239	125	1	13	14,547	1,560	16,107	8%		1.75	23
C1-L	3BR/2BA	1,190	0	1,190	156	1,346	125	2	26	30,940	4,056	34,996	17%	33%	1.75	46
C1-U	3BR/2BA	1,166	114	1,280	114	1,394	125	2	26	33,280	2,964	36,244	17%		1.75	46
TOTAL								12	156	164,008	19,552	183,560	100%	100%		273

AVERAGE NET UNIT SIZE : 1,051 S.F.
AVERAGE GROSS UNIT SIZE : 1,177 S.F.
BUILDINGS: 13 BLDGS

BIG HOUSE (12 DU EACH) - PARKING DETAIL PER BUILDING									
UNIT	UNIT TYPE	NO.	REQ. STALLS	TTL. REQ. STALLS	STANDARD PROVIDED	TANDEM PROVIDED	TTL. PROVIDED	EXT. STALL	EXT. TAND.
A1-U	1BR/1BA	1	1.75	1.75	1	0	1	YES	NO
A2-U	1BR/1BA	1	1.75	1.75	1	0	1	YES	NO
B1-L	2BR/2BA	2	1.75	3.50	2	2	4	NO	NO
B1-U	2BR/2BA	2	1.75	3.50	2	2	4	NO	NO
B2-U	2BR/2BA	1	1.75	1.75	1	1	2	NO	YES
B3-U	2BR/2BA	1	1.75	1.75	1	1	2	NO	NO
C1-L	3BR/2BA	2	1.75	3.50	2	2	4	NO	NO
C1-U	3BR/2BA	2	1.75	3.50	2	2	4	NO	YES*
TOTAL		12		21	12	10	22		

*PROVIDED BUT NOT REQUIRED, APPLIES TO ONE OF TWO C1-U UNITS ONLY

BIG HOUSE TOTAL STALLS REQ'D (13 BLDGS X 21 STALLS) 273
BIG HOUSE TOTAL STALLS PROV'D (13 BLDGS X 22 STALLS) 286

Foothill & Tokay

Fontana, California
HPA# 20387

April 5, 2022

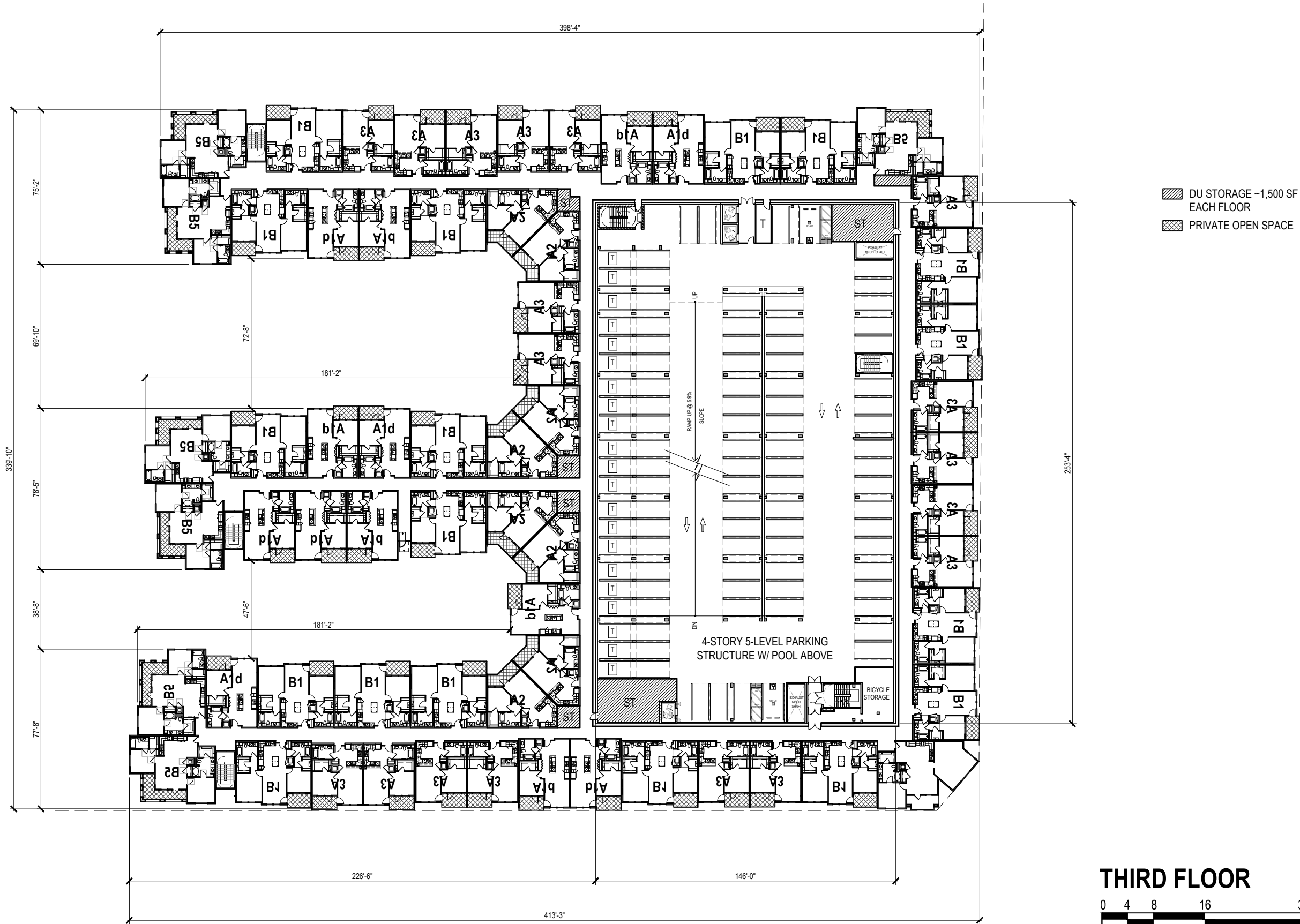
Begonia Real Estate
Development, Inc.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com



WRAP RESIDENTIAL

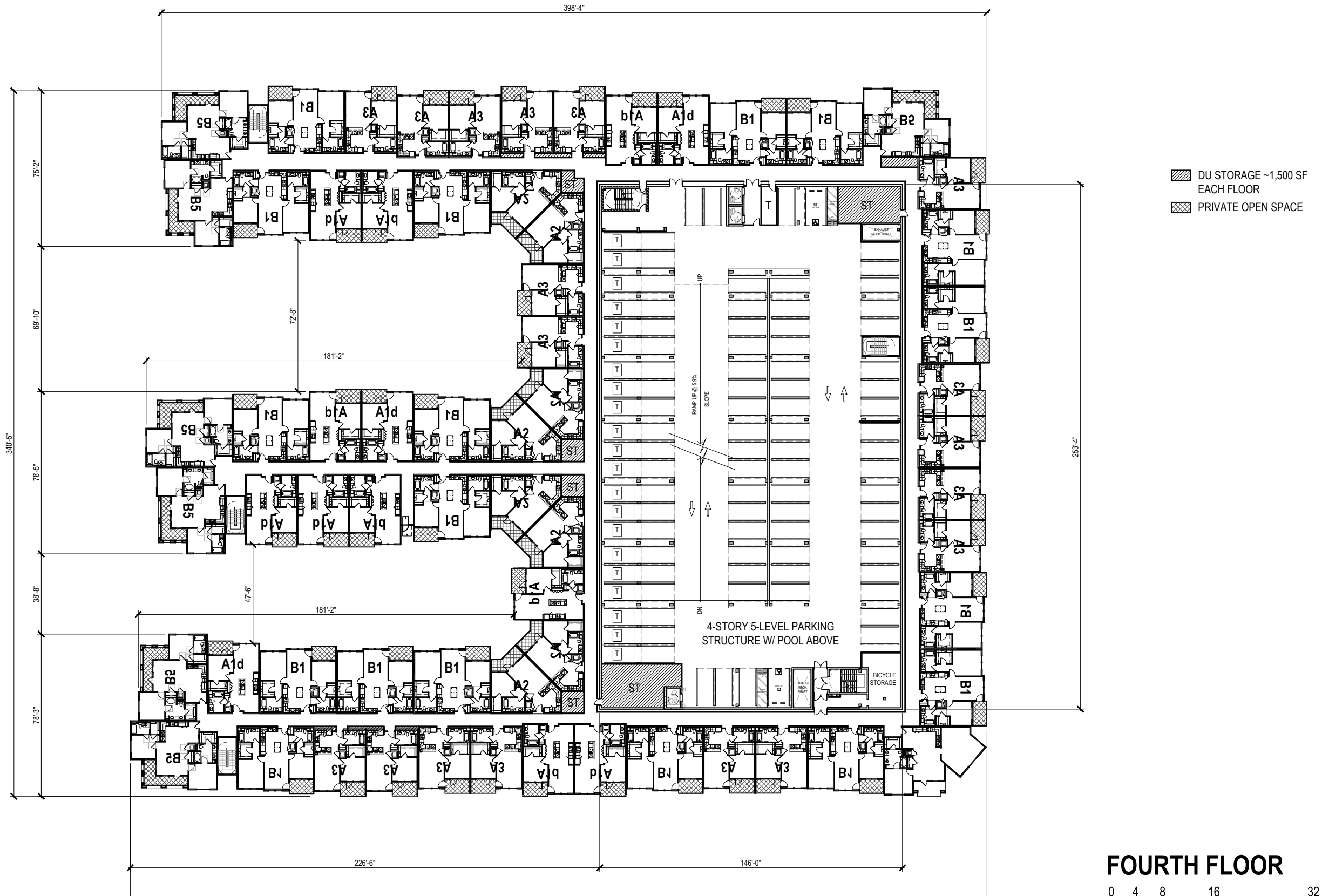
GROUND FLOOR
0 4 8 16 32
SCALE: 1/16"=1'-0"
A3



THIRD FLOOR

A5

WRAP RESIDENTIAL

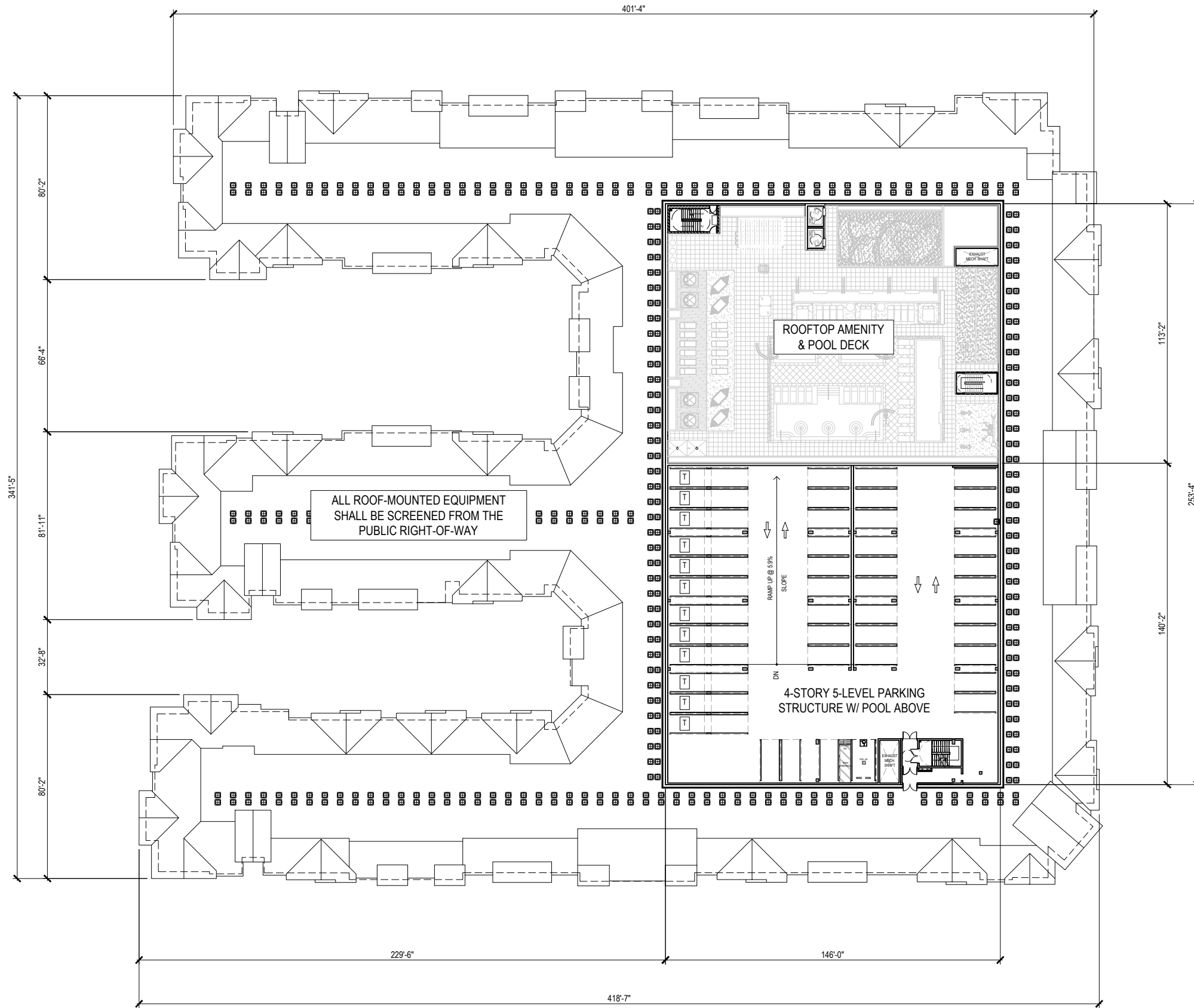


WRAP RESIDENTIAL

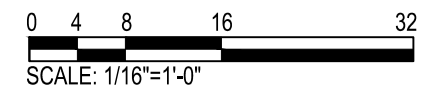
FOURTH FLOOR

0 4 8 16 32
SCALE: 1/16"=1'-0"

A6



DECK LEVEL



A7

WRAP RESIDENTIAL



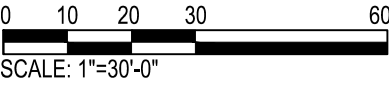
SOUTH ELEVATION
1" = 30'-0"



NORTH ELEVATION
1" = 30'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

WRAP ELEVATIONS
Scale 1"=30' (on 30"x42" Sheet)



A8



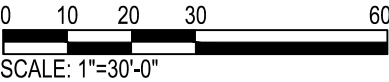
EAST ELEVATION
1" = 30'-0"



WEST ELEVATION
1" = 30'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

WRAP ELEVATIONS
Scale 1"=30' (on 30"x42" Sheet)



A9



COURTYARD 1 - SOUTH ELEVATION
1" = 30'-0"



COURTYARD 1 - NORTH ELEVATION
1" = 30'-0"

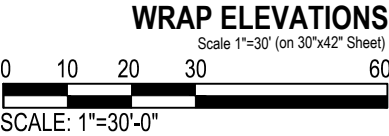


COURTYARD 2 - NORTH ELEVATION
1" = 30'-0"

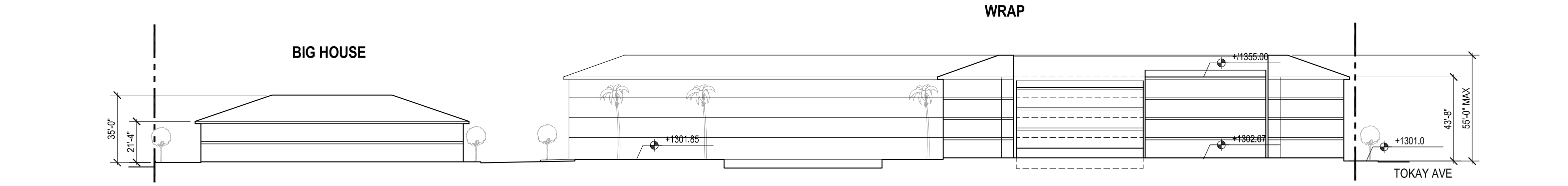


COURTYARD 2 - SOUTH ELEVATION
1" = 30'-0"

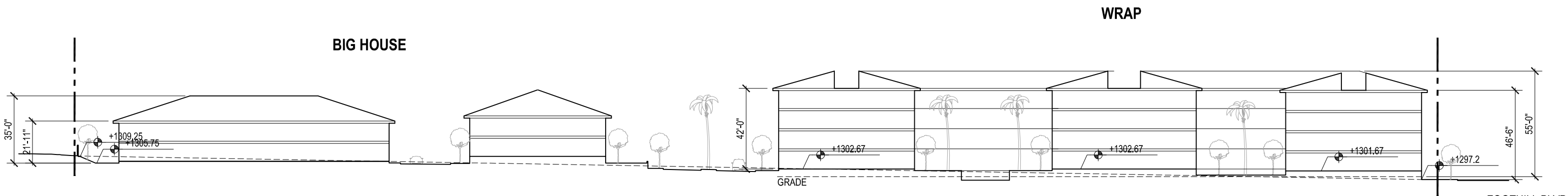
NOTE: REFER TO SHEET A19 FOR LIGHTING



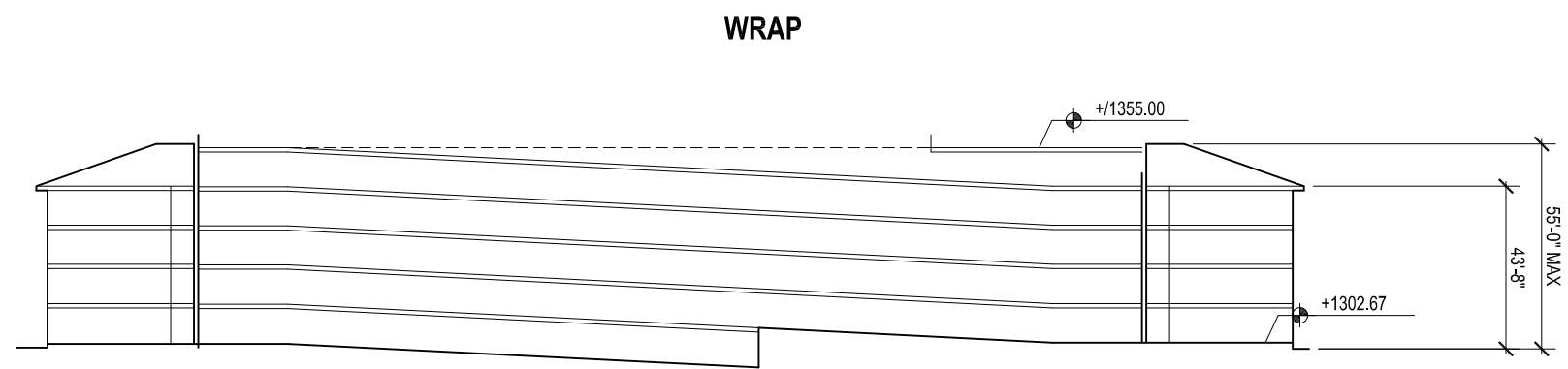
A10



SECTION A-A

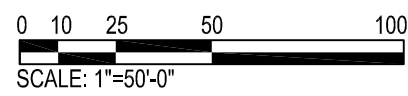


SECTION B-B



SECTION B-B

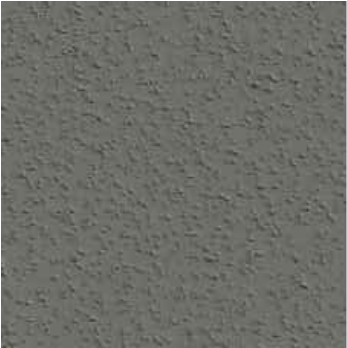
PROJECT SECTIONS



A11



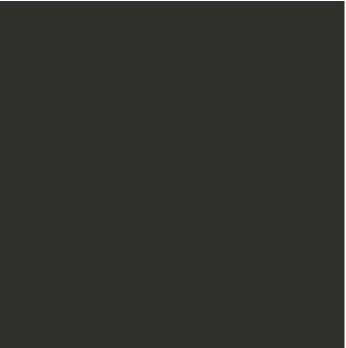
1. LA HABRA STUCCO
AGATE
P-505 - LIGHT GRAY



2. LA HABRA STUCCO
THUNDER SKY
P-2090 - MEDIUM GRAY



3. PAINTED TRIM ACCENT
DUNN-EDWARDS 6370
FLAT - DARK GRAY



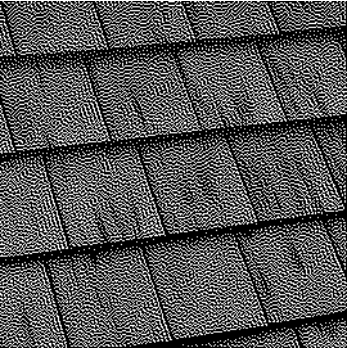
4. PAINTED METAL ACCENT
DUNN-EDWARDS 6371
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. ARCHITECTURAL FOAM
COLUMN CAPITAL
FOAM CONCEPTS - AGATE
P-505



7. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR

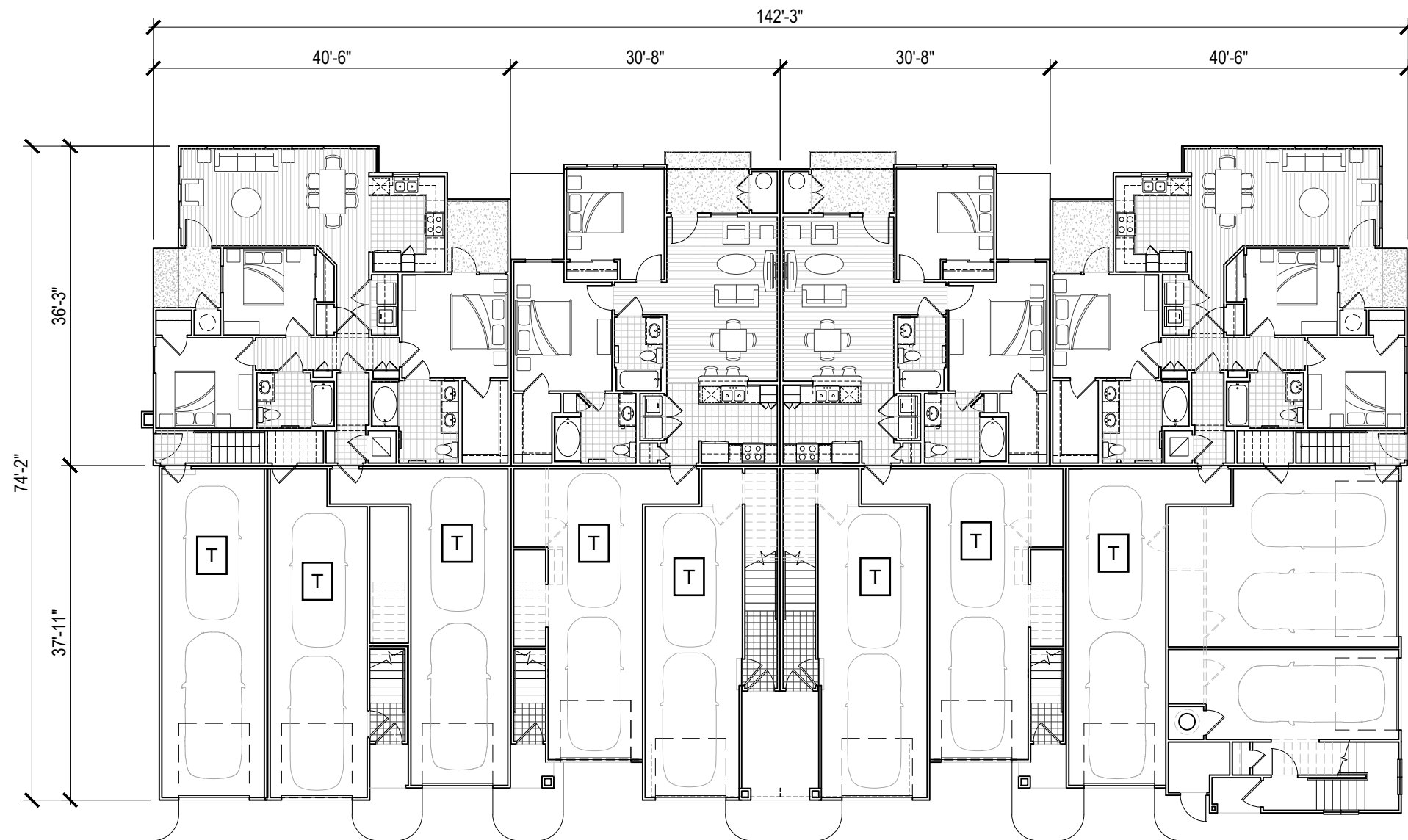


8. LA HABRA STUCCO
DUNN-EDWARDS
DILL GRASS - E5536



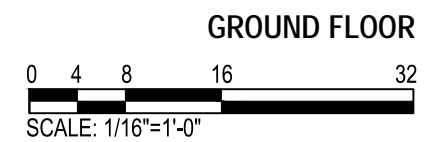
WRAP BUILDING MATERIALS

A12

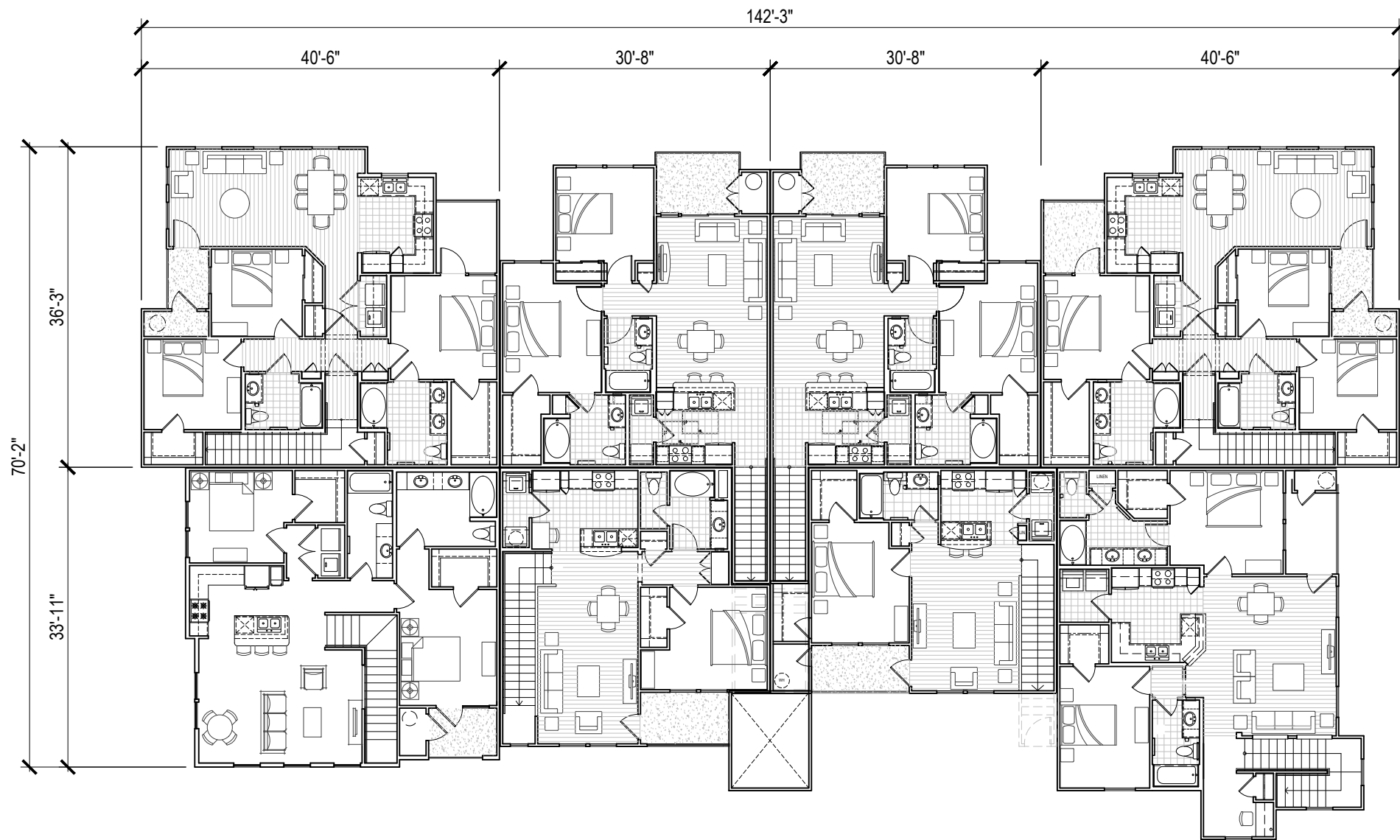


PRIVATE OPEN SPACE

BIG HOUSE RESIDENTIAL

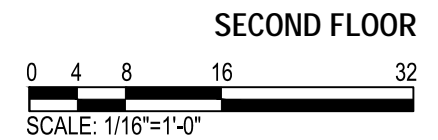


A13



PRIVATE OPEN SPACE

BIG HOUSE RESIDENTIAL



A14



FRONT ELEVATION
1" = 20'-0"



SIDE ELEVATION
1" = 20'-0"



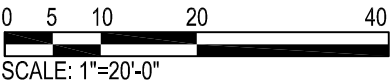
REAR ELEVATION
1" = 20'-0"



SIDE ELEVATION
1" = 20'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

BIG HOUSE ELEVATIONS
Scale 1"=20' (on 30"x42" Sheet)



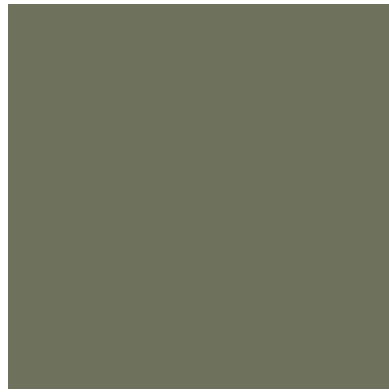
A15



1. PAINTED LAP SIDING
DUNN-EDWARDS DE5572



2. LA HABRA STUCCO
THUNDER SKY
P-2090



3. PAINTED TRIM ACCENT
DUNN-EDWARDS DE6191
FLAT



4. PAINTED ACCENT COLOR
DUNN0EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR



A16



1. PAINTED LAP SIDING
DUNN-EDWARDS DE5649



2. LA HABRA STUCCO
DUNN-EDWARDS E5536
DILL GRASS - FLAT



3. PAINTED TRIM ACCENT
DUNN-EDWARDS DEC775
FLAT



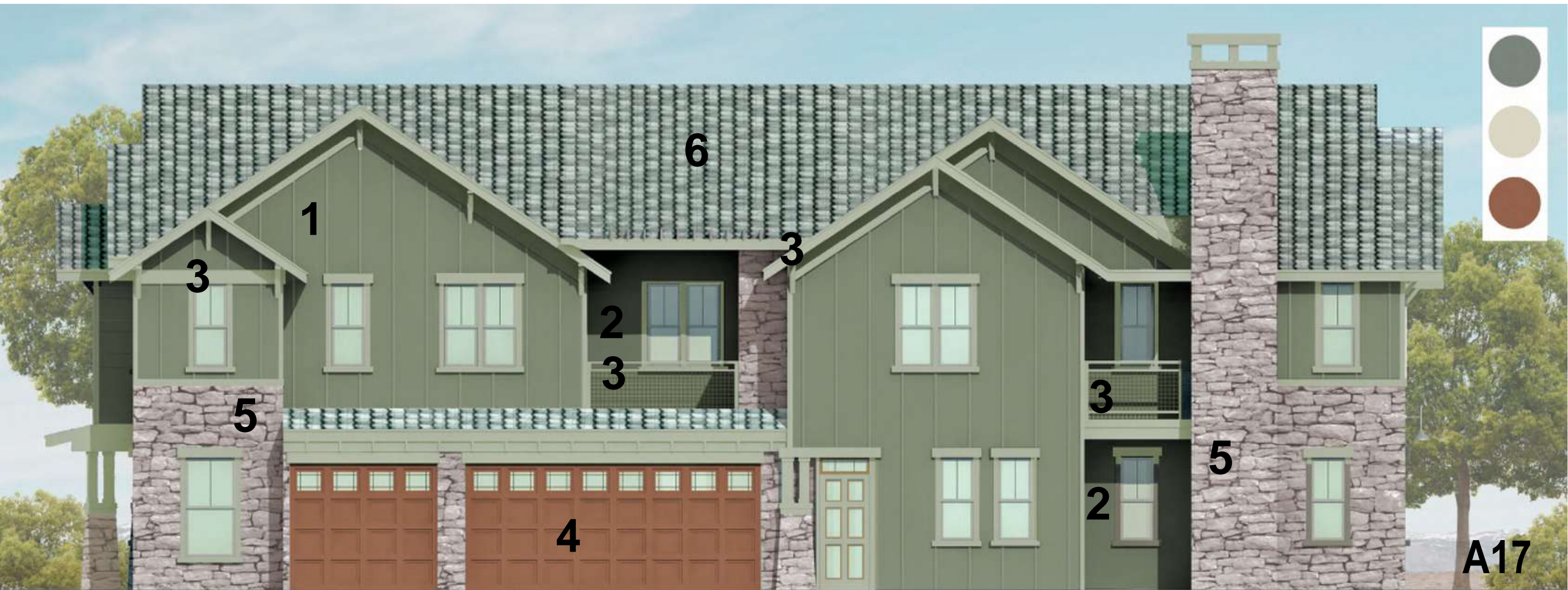
4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR





1. PAINTED LAP SIDING
DUNN-EDWARDS 6309



2. LA HABRA STUCCO
THUNDER SKY
P-2090



3. PAINTED TRIM ACCENT
DUNN-EDWARDS 6370
FLAT



4. PAINTED ACCENT COLOR
DUNN0EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR



A18



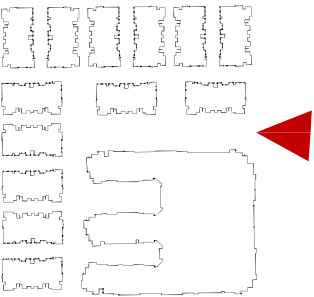
FARMHOUSE MODERN CRAFTSMAN WALL SCONCE
TYPICALLY PLACED AT PUBLIC ENTRY & EXIT DOORS

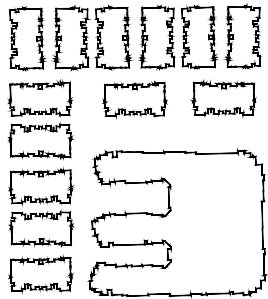


BELLEVIEW LIGHTING EXTERIOR WALL SCONCE
TYPICALLY PLACED AT PRIVATE RESIDENTIAL ENTRY DOORS &
BALCONY DOORS

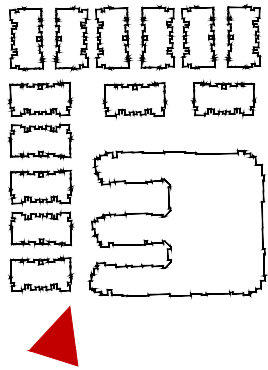
LIGHTING

A19

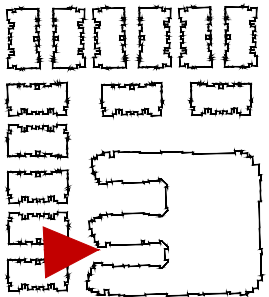




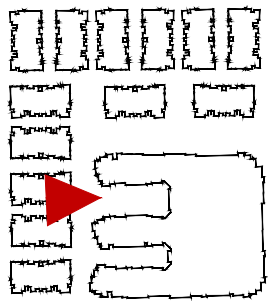
A21



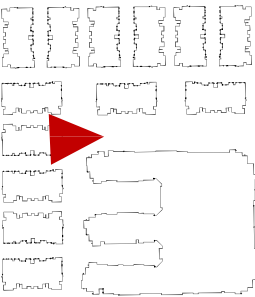
A22

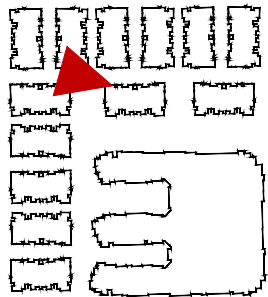


A23

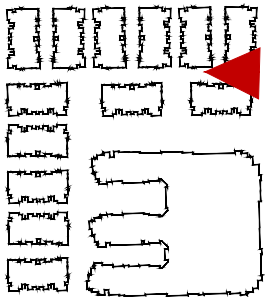


A24





A26



A27