

ATTACHMENT NO. 3

15926 Foothill Boulevard
Fontana, CA

Site Plan Review

Job Number: 20387
Date: 04/05/2022

Ownership: Begonia Real Estate Development, LLC

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

PROJECT DATA

PROJECT INFORMATION:

15900 FOOTHILL BLVD
1110-361-15, 16, 22 & 23
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
BIG HOUSE:	273
TOTAL:	711

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% 132,914 SF

USEABLE OPEN SPACE PER FMC 30.445

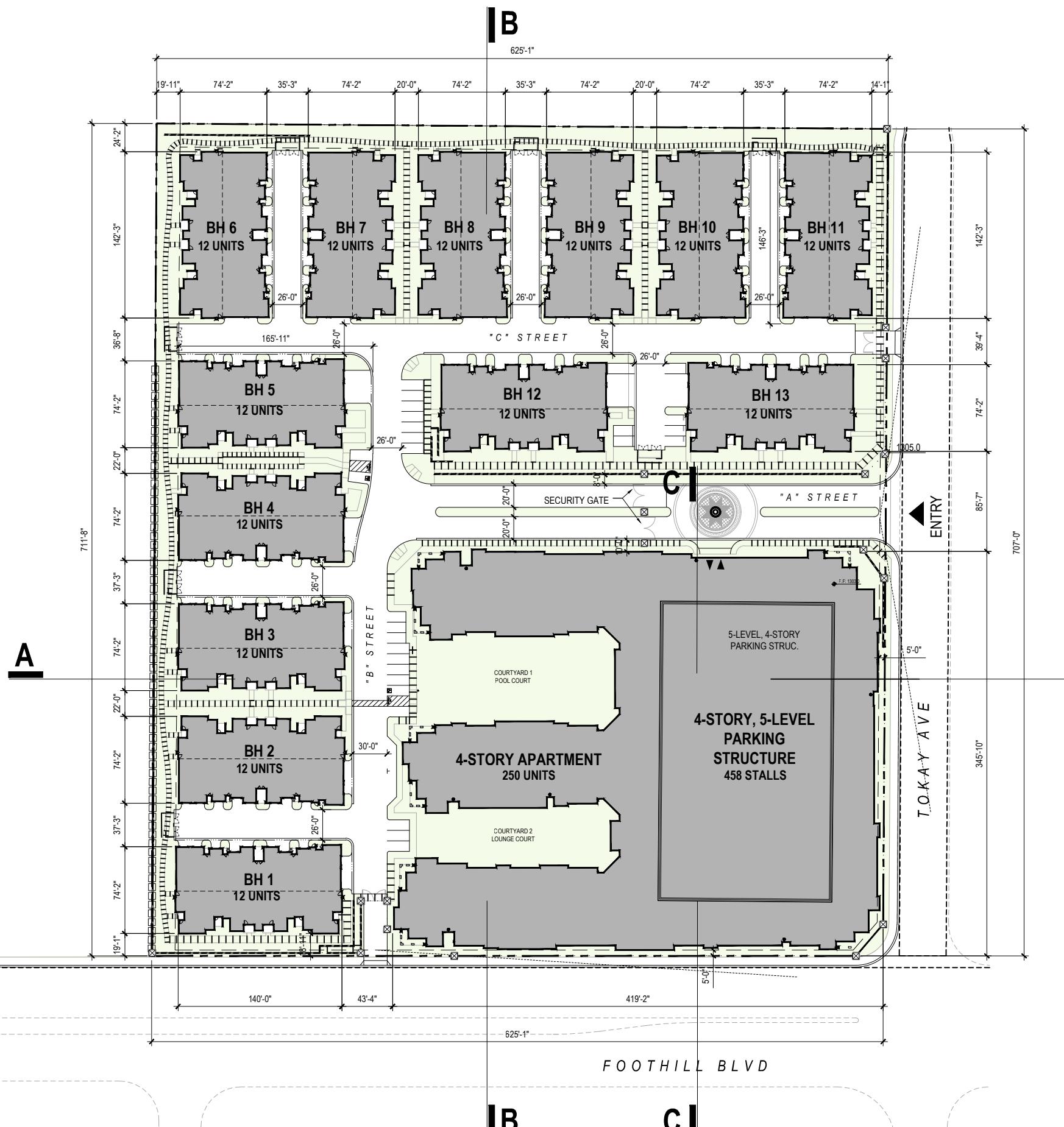
REQUIRED:	35% 155,061 SF
PROPOSED:	51% 224,346 SF



CONCEPTUAL SITE PLAN

0 20 50 100 200

SCALE: 1"=100'-0"



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	296	104
TOTAL	711	744	27%

* EXCLUDES NON-REQUIRED TANDEM STALLS

WRAP BUILDING

4-STORY WRAP BLDG (TYPE V WOOD CONSTRUCTION)

LEVEL	STUDIO	1 BEDROOM						2 BEDROOM						TOTAL
		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	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%	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	

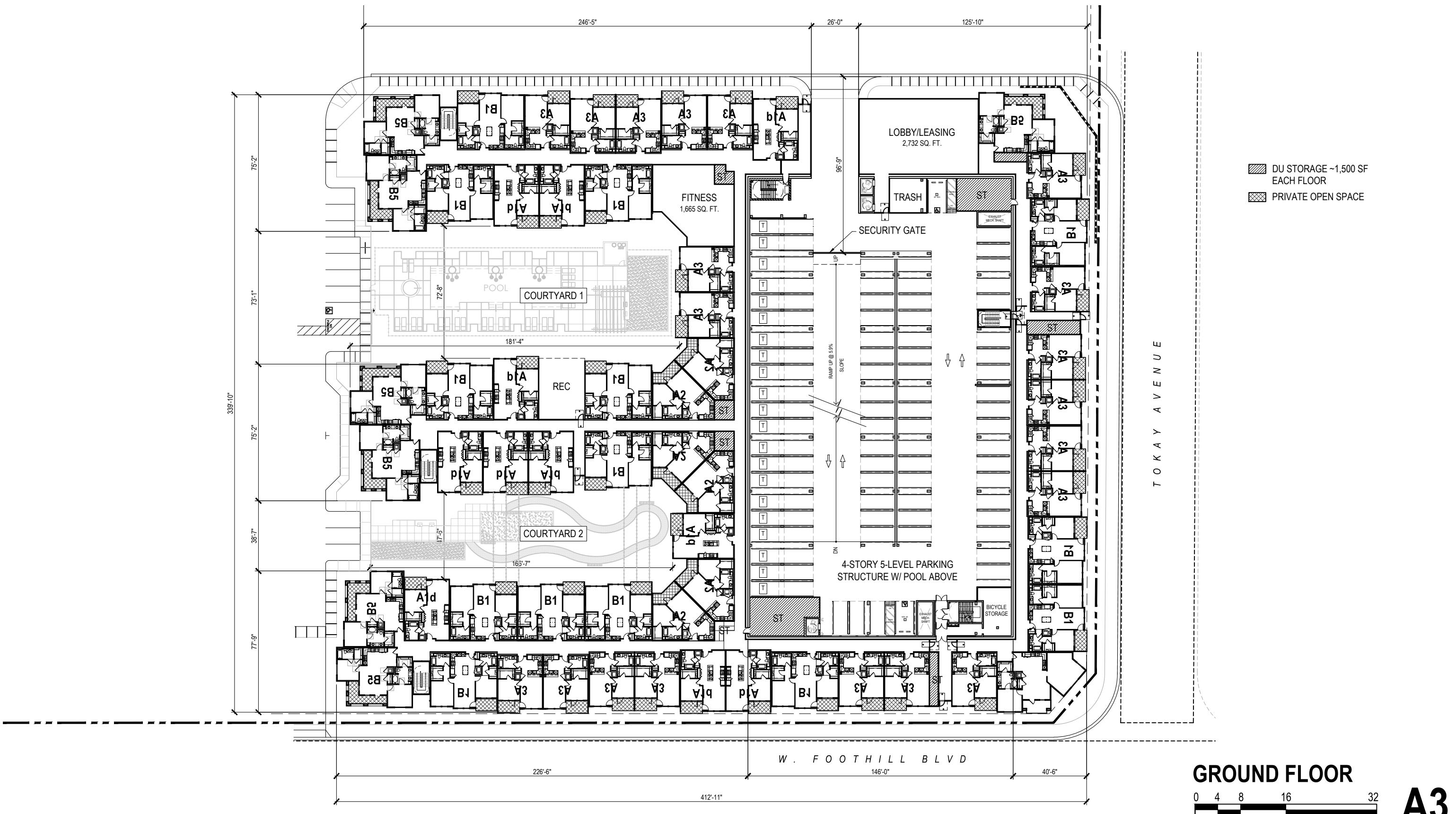
BIG HOUSE BUILDINGS

BIG HOUSE - 12 DU (TYPE V WOOD CONSTRUCTION)

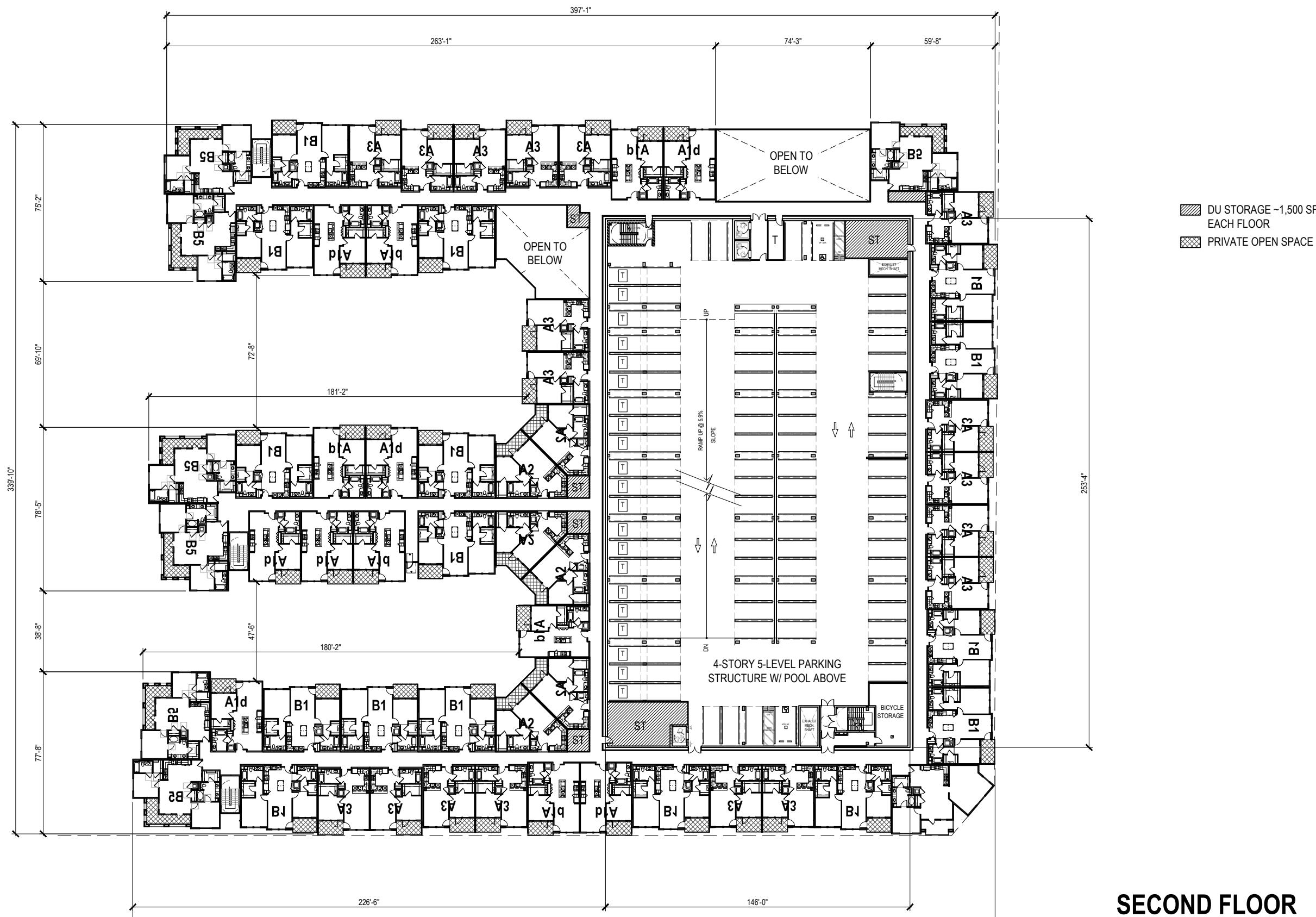
UNIT	UNIT TYPE	NET SF	STAIR/STOR.	NET UNIT	BALC/PATIO*	GROSS UNIT	STOR. (CUFT)	NO.	TTL NO.	TL. NET	TL. BAL.	TL. GROSS	%	% CAT	PARKING REQ.	
A1-U	1BR/1BA	622	92	714	100	814	125	1	13	9,282	1,300	10,582	8%	17%	1.75	23
A2-U	1BR/1BA	730	95	834	100	934	125	1	13	10,842	1,300	12,142	8%		1.75	23
B1-L	2BR/2BA	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%	17%	1.75	46
B2-U	2BR/2BA	1,085	122	1,207	102	1,309	125	1	13	15,091	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	1,500	16,107	8%	33%	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%		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%	175	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

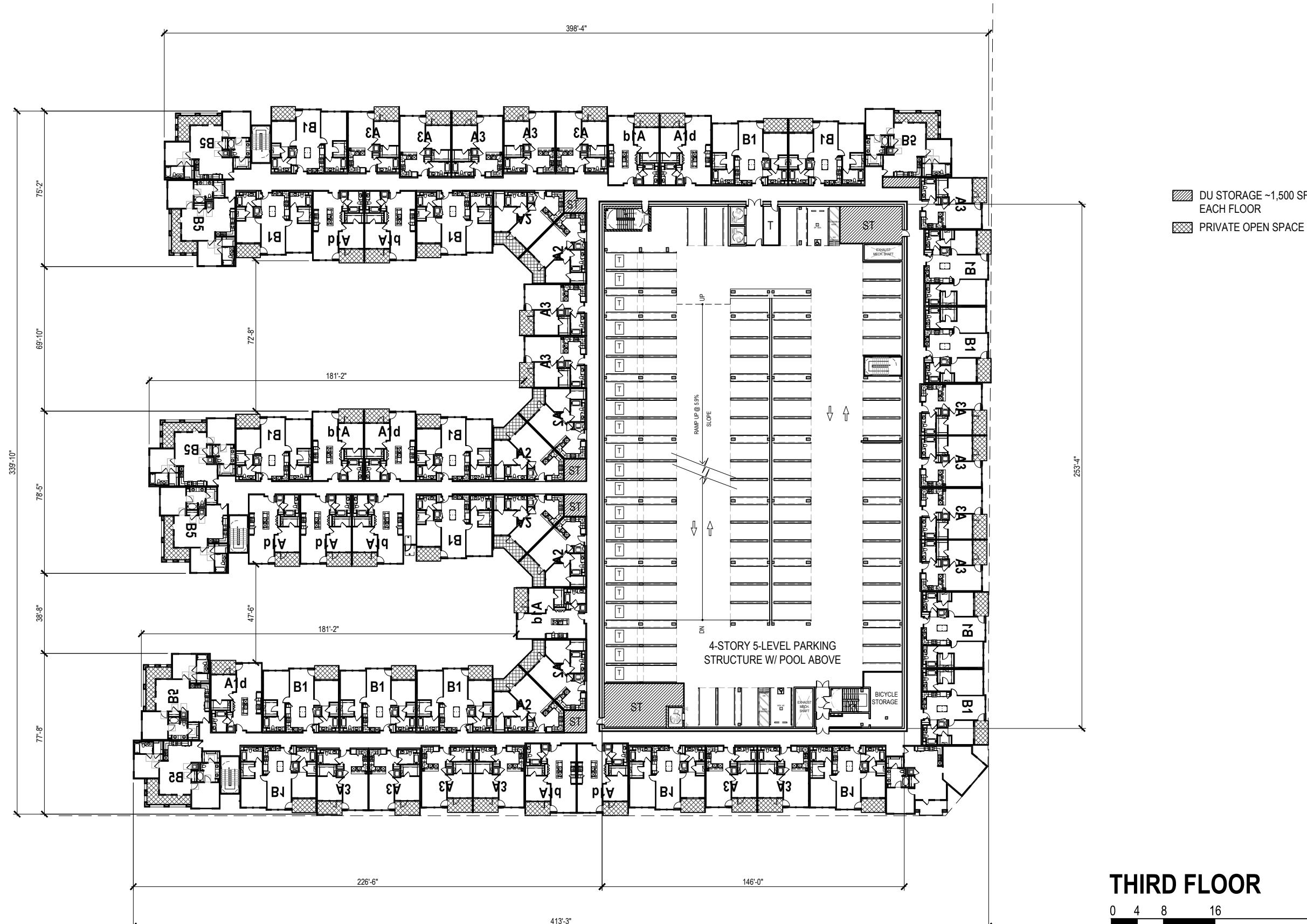
UNIT	UNIT TYPE	NO.</th
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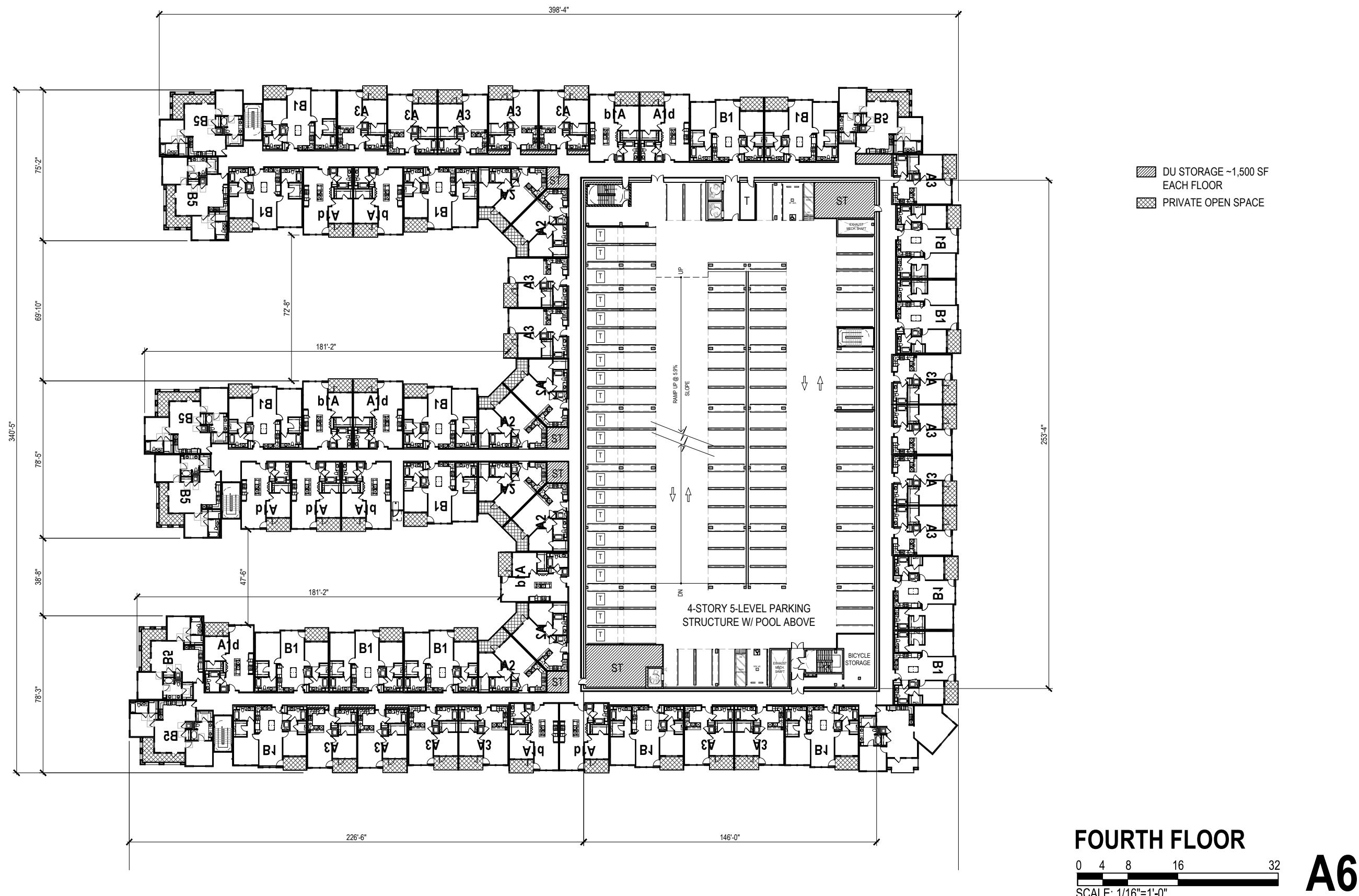
WRAP RESIDENTIAL



WRAP RESIDENTIAL



WRAP RESIDENTIAL



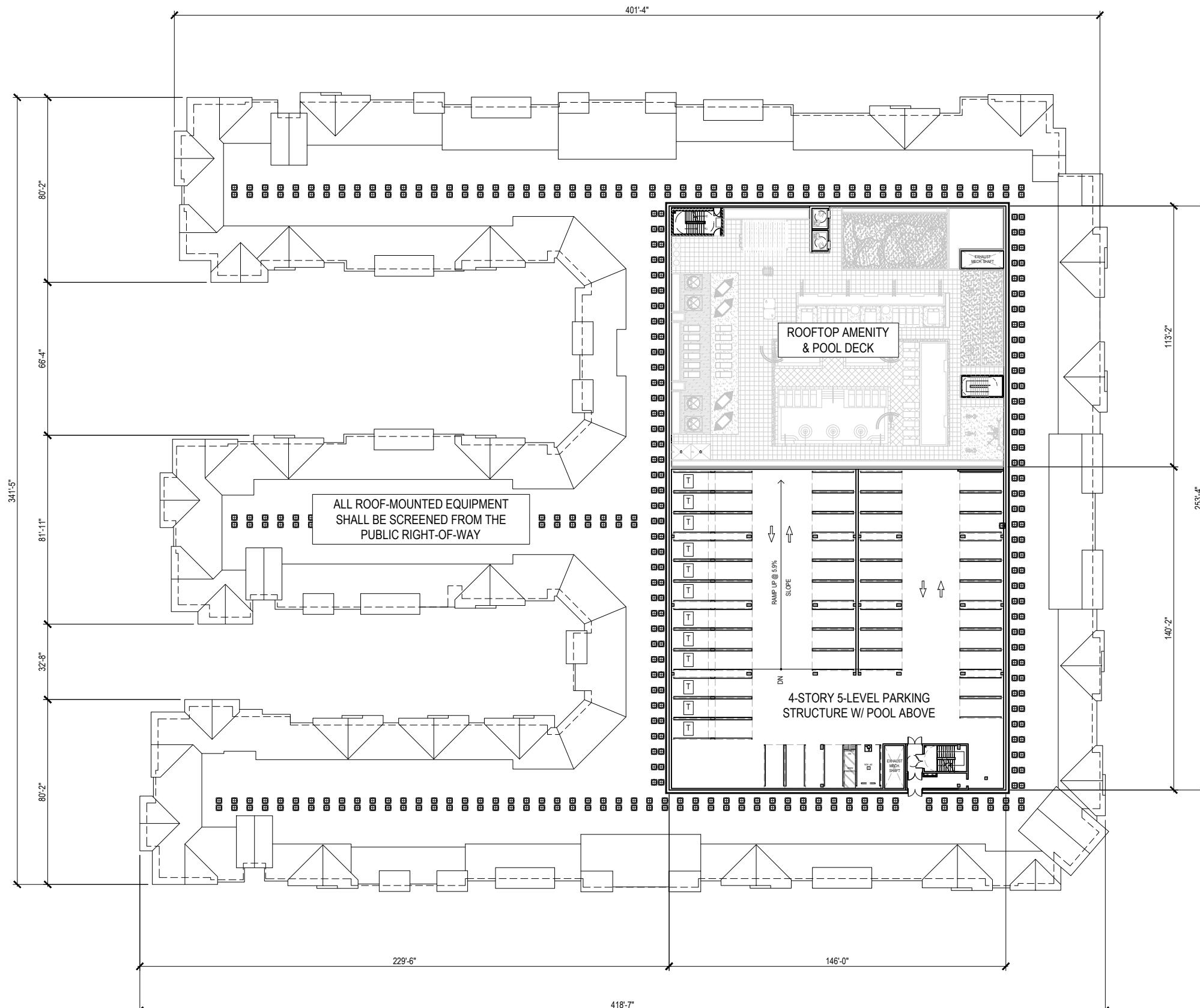
WRAP RESIDENTIAL

Foothill & Tokay
Fontana, California
HPA# 20387

April 5, 2022

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WRAP RESIDENTIAL



SOUTH ELEVATION

1" = 30'-0"

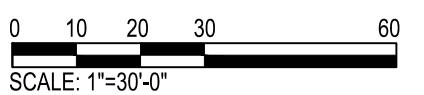


NORTH ELEVATION

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)

0 10 20 30 60
SCALE: 1"=30'-0"

A9



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



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



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



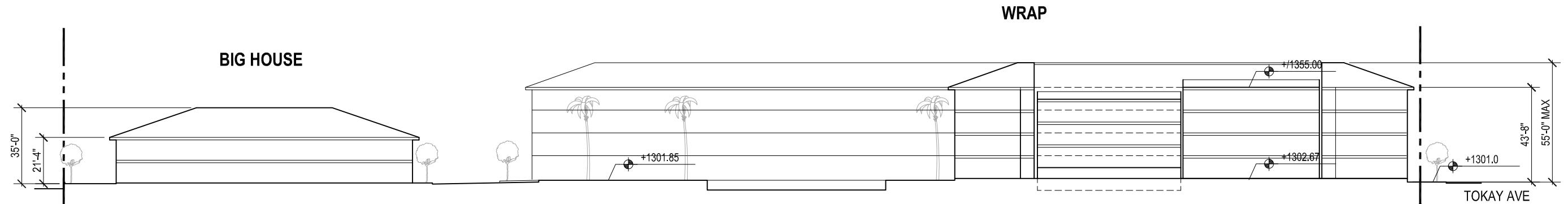
COURTYARD 2 - SOUTH ELEVATION
1" = 30'-0"

NOTE: REFER TO SHEET A19 FOR LIGHTING

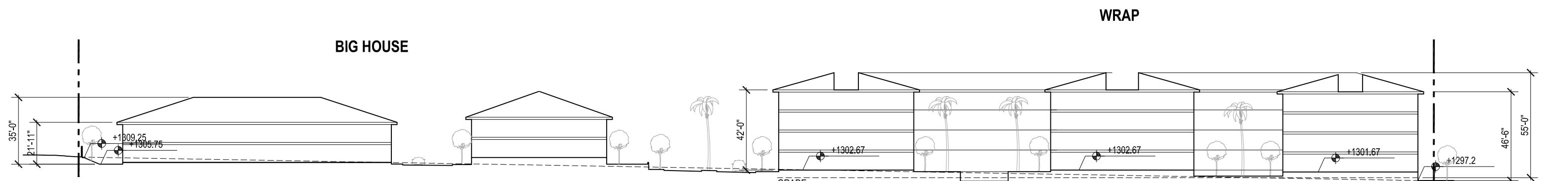
WRAP ELEVATIONS
Scale 1"=30' (on 30"x42' Sheet)



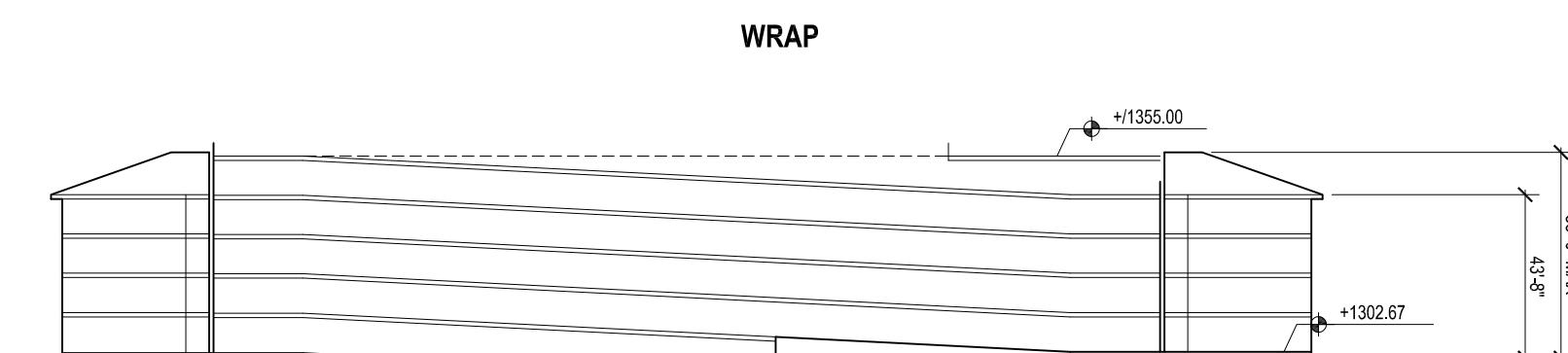
A10



SECTION A-A



SECTION B-B

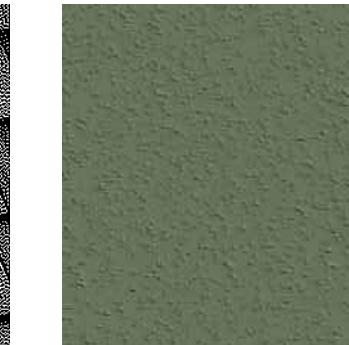
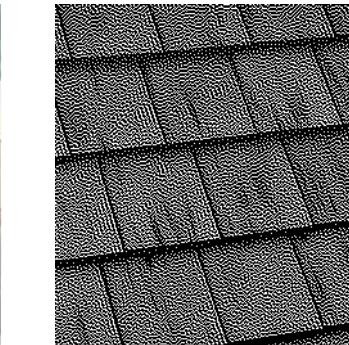
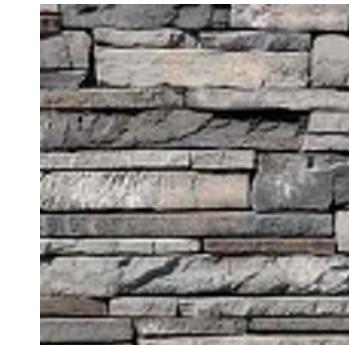
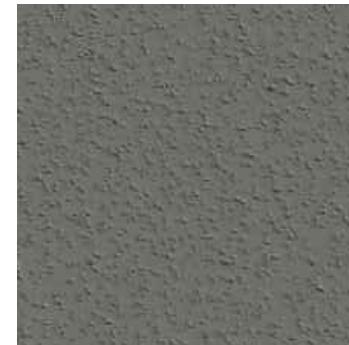


SECTION B-B

PROJECT SECTIONS

0 10 25 50 100
SCALE: 1"=50'-0"

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

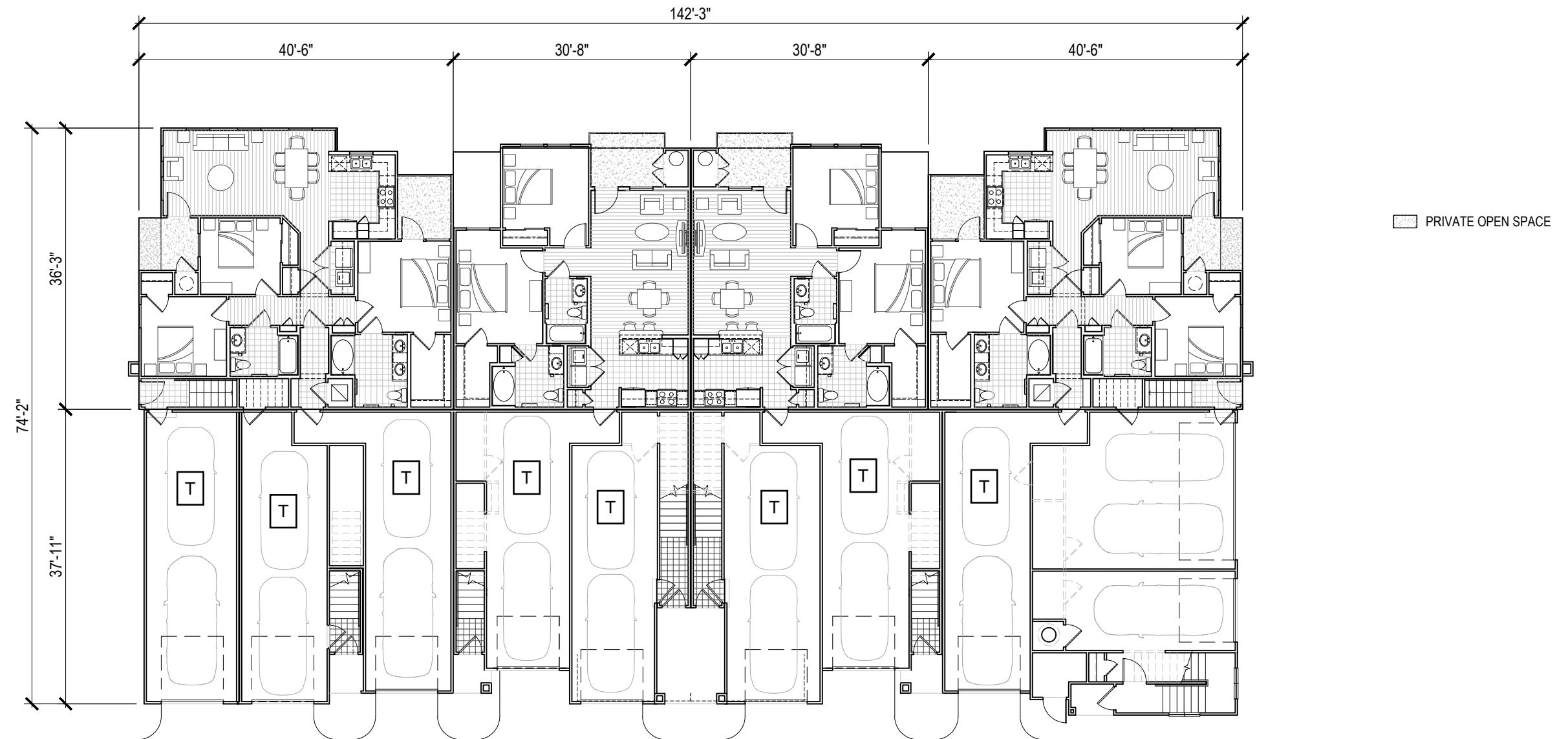
7. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR

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



WRAP BUILDING MATERIALS

A12

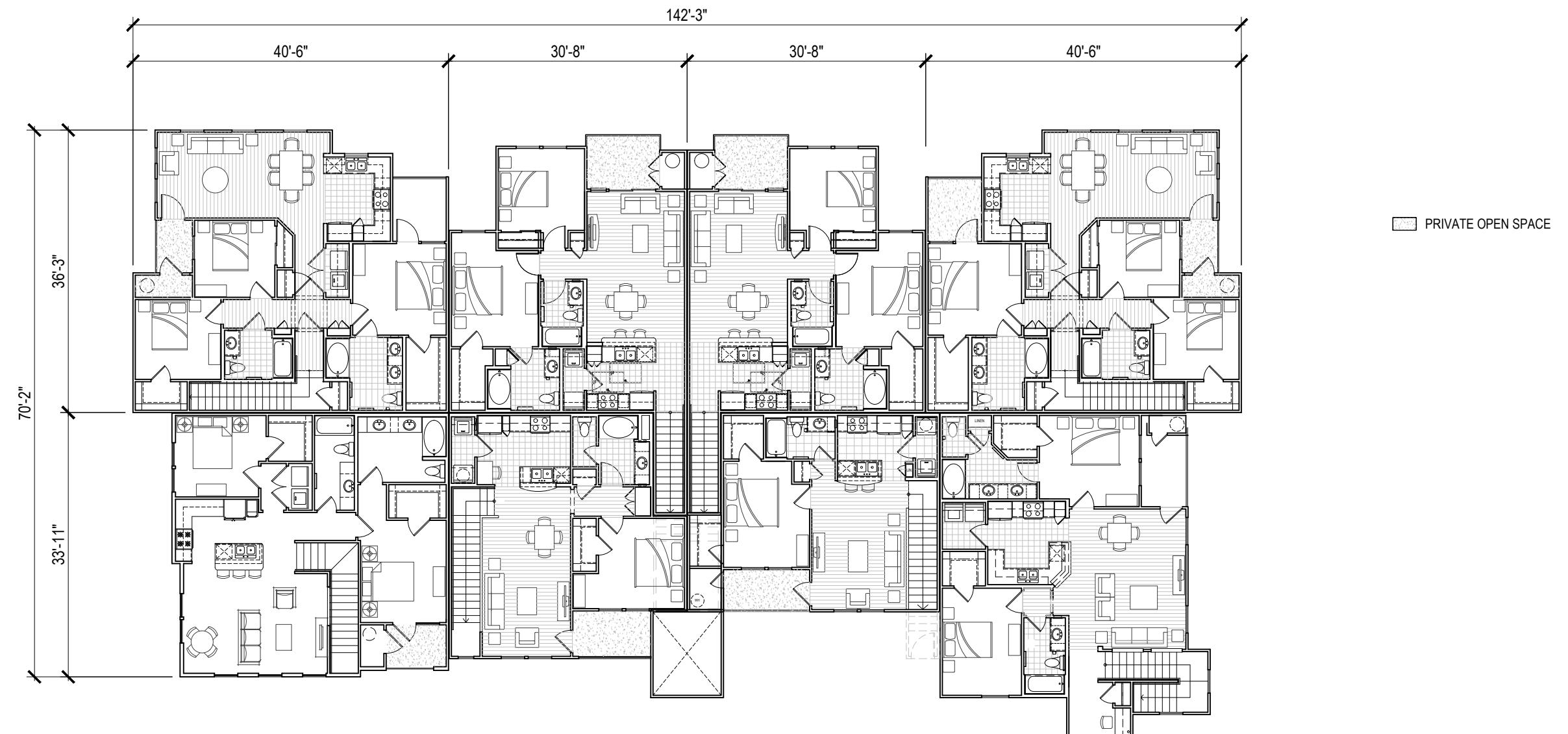


GROUND FLOOR

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

A13

BIG HOUSE RESIDENTIAL



BIG HOUSE RESIDENTIAL

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

A14



FRONT ELEVATION

1" = 20'-0"



SIDE ELEVATION

1" = 20'-0"



REAR ELEVATION

1" = 20'-0"



SIDE ELEVATION

1" = 20'-0"

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

0 5 10 20 40
SCALE: 1"=20'-0"

A15

NOTE: REFER TO SHEET A19 FOR LIGHTING

April 5, 2022



1. PAINTED LAP SIDING
DUNN-EDWARDS DE5572



2. LA HABRA STUCCO
THUNDER SKY
P-2090



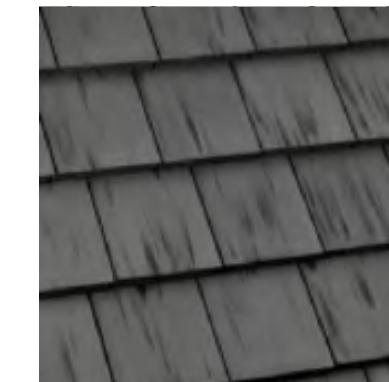
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DUNN-EDWARDS DE6191
FLAT



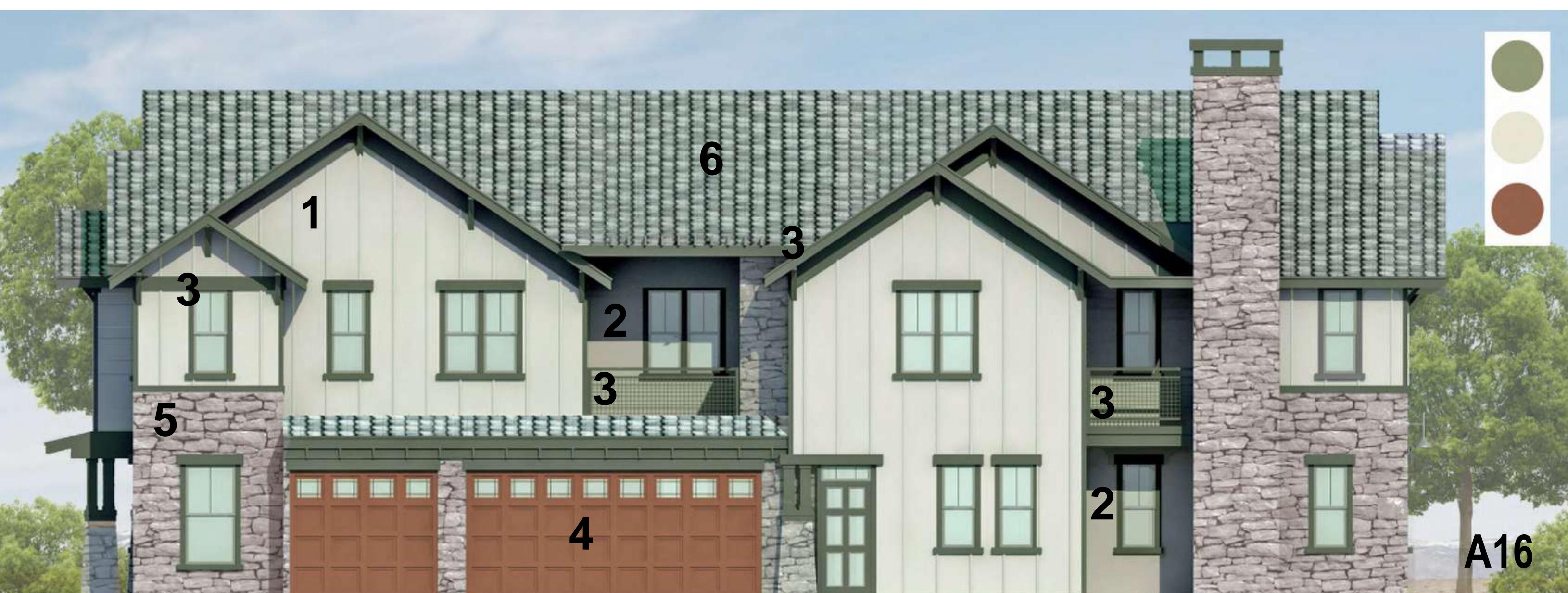
4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR

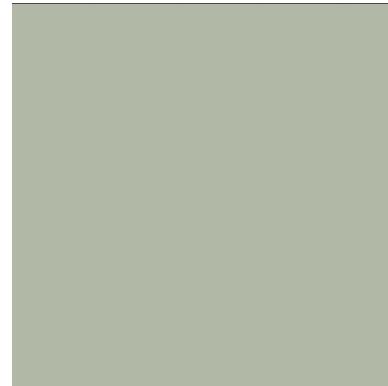




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DUNN-EDWARDS DE5649



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



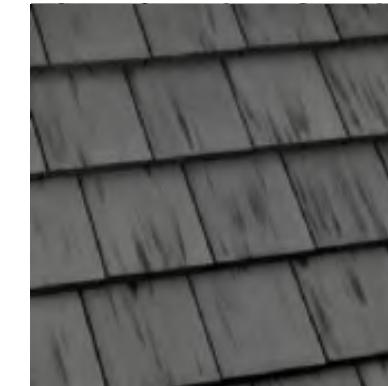
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DUNN-EDWARDS DEC775
FLAT



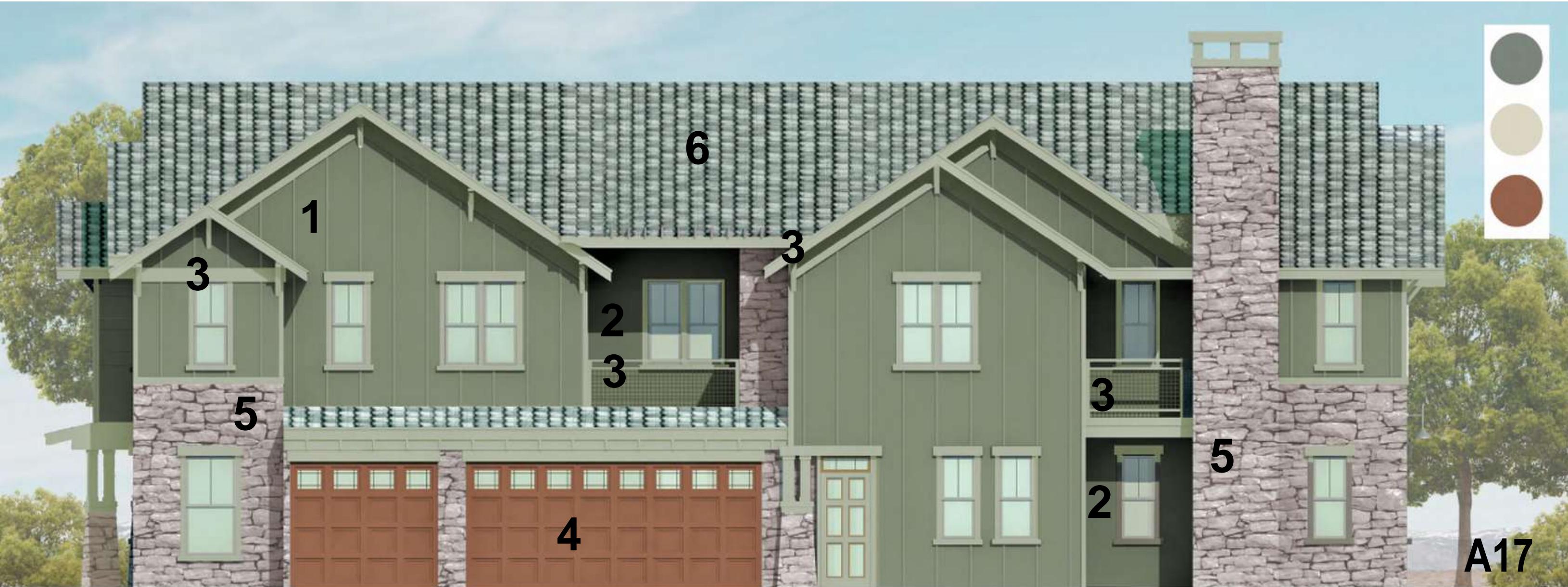
4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR





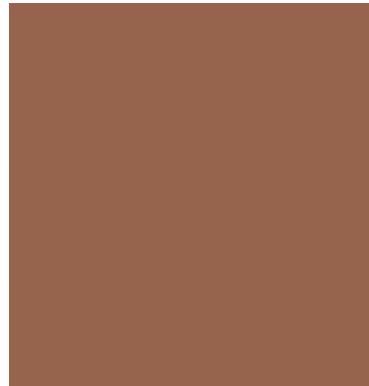
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DUNN-EDWARDS 6309



2. LA HABRA STUCCO
THUNDER SKY
P-2090



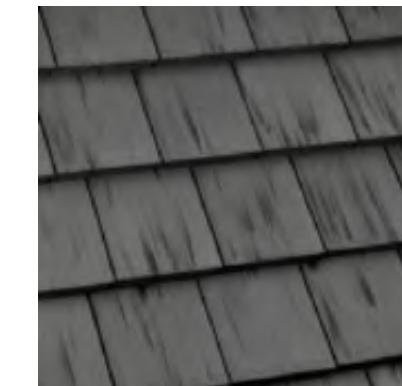
3. PAINTED TRIM ACCENT
DUNN-EDWARDS 6370
FLAT



4. PAINTED ACCENT COLOR
DUNN-EDWARDS DET439
SATIN



5. CULTURED STONE BASE
CORONADO HONEY
LEDGE-HURON



6. EAGLE ROOFING
CONCRETE TILE
4503 - BEL AIR





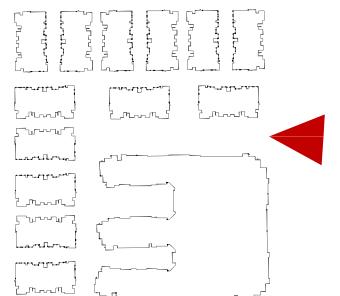
FARMHOUSE MODERN CRAFTSMAN WALL SCONCE
TYPICALLY PLACED AT PUBLIC ENTRY & EXIT DOORS



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

LIGHTING

A19



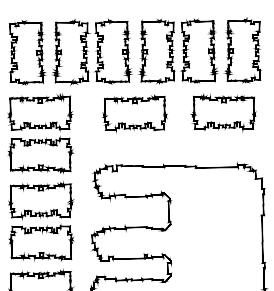
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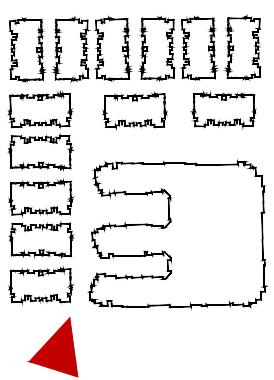
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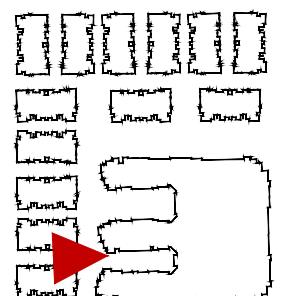
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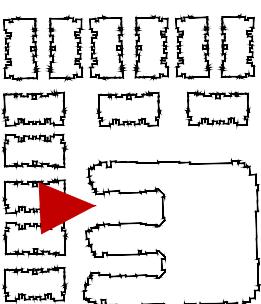
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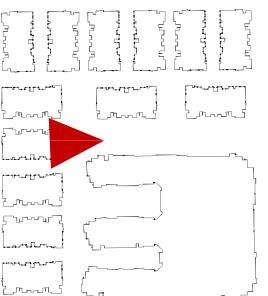
A22



A23



A24



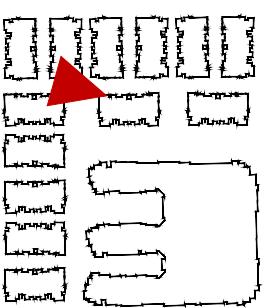
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April 19, 2022

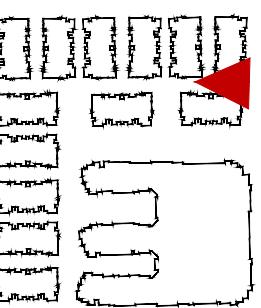
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A26



A27