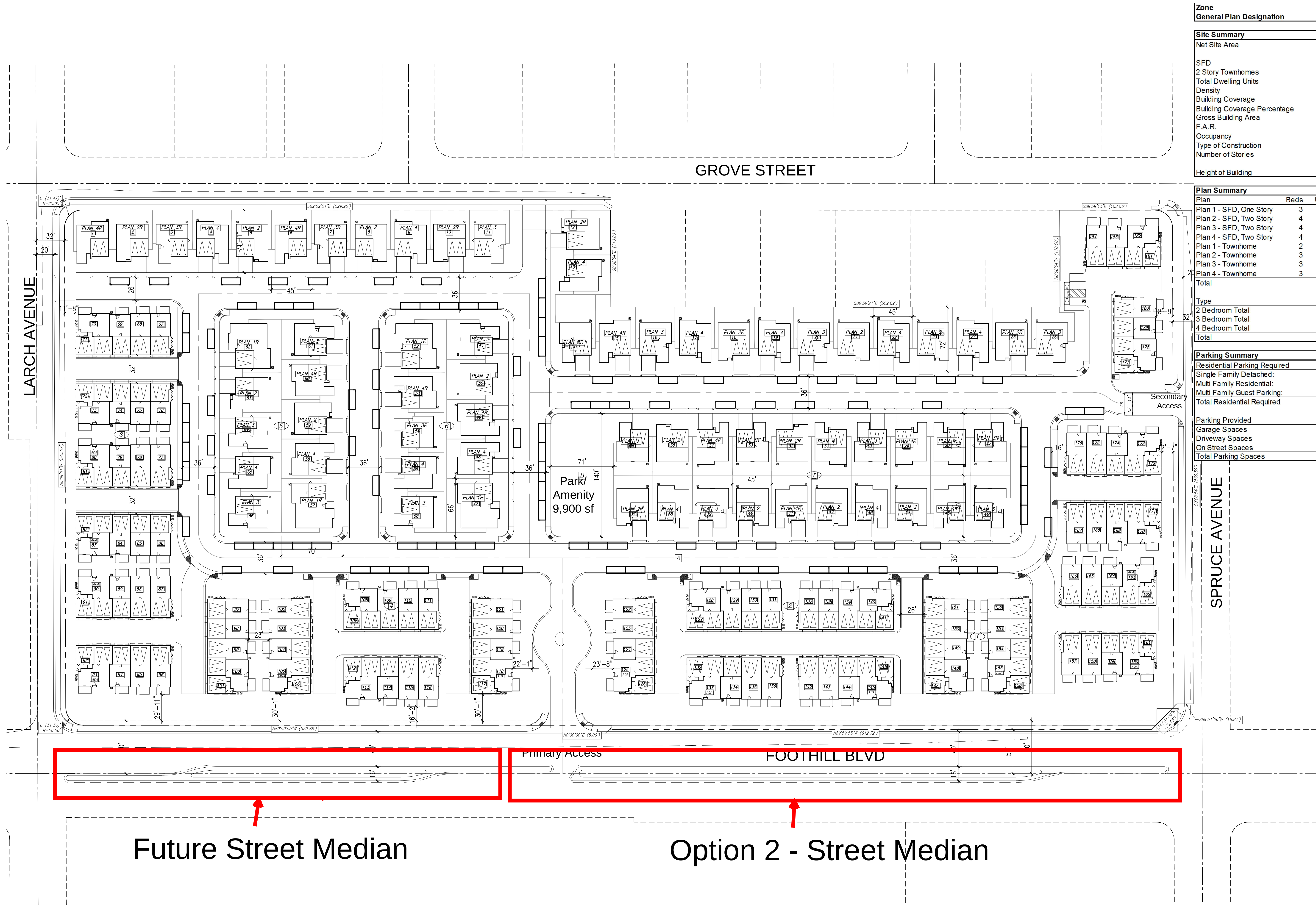




Foot Hill Boulevard Specific Plan	
General Plan Designation	
Specific Plan	
Site Summary	
Net Site Area	15.98 AC
SFD	66 DU
2 Story Townhomes	118 DU
Total Dwelling Units	184 DU
Density	11.5 DU/AC
Building Coverage	212,371 SQ. FT.
Building Coverage Percentage	31%
Gross Building Area	388,921 SQ. FT.
F.A.R.	0.56
Occupancy	R-3
Type of Construction	V-B
Number of Stories	1 and 2 Stories
Height of Building	±18' to ±31'

Plan Summary				
Plan	Beds	Unit Area	Quantity	%
Plan 1 - SFD, One Story	3	1658	4	2.2%
Plan 2 - SFD, Two Story	4	2214	18	9.8%
Plan 3 - SFD, Two Story	4	2277	19	10.3%
Plan 4 - SFD, Two Story	4	2406	25	13.6%
Plan 1 - Townhome	2	1131	24	13.0%
Plan 2 - Townhome	3	1306	24	13.0%
Plan 3 - Townhome	3	1508	24	13.0%
Plan 4 - Townhome	3	1553	46	25.0%
Total			184	100%
Type	No. Units	Mix		
2 Bedroom Total	24	13.0%		
3 Bedroom Total	98	53.3%		
4 Bedroom Total	62	33.7%		
Total	184	100.0%		

Parking Summary			
Residential Parking Required	No. Units	Spaces Required	Spaces/Unit
Single Family Detached:	66	132	2.00
Multi Family Residential:	118	236	2.00
Multi Family Guest Parking:	118	30	0.25
Total Residential Required		398	2.16
Parking Provided		Spaces Provided	Spaces/Unit
Garage Spaces		368	
Driveway Spaces		132	
On Street Spaces		113	
Total Parking Spaces		613	3.33

LARCH AVENUE

SPRUCE AVENUE

GROVE STREET

FOOTHILL BLVD

Future Street Median

Option 2 - Street Median



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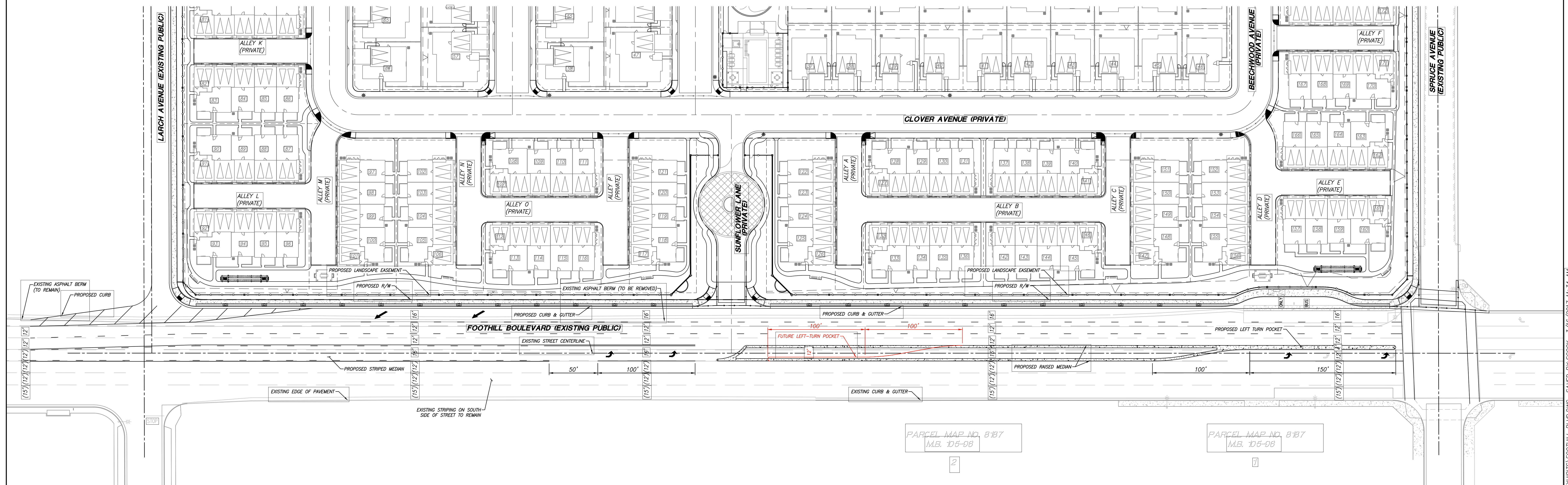
FOOTHILL RIALTO
RIALTO, CA # 2017-1001

CONCEPT DESIGN
AUGUST 17, 2018



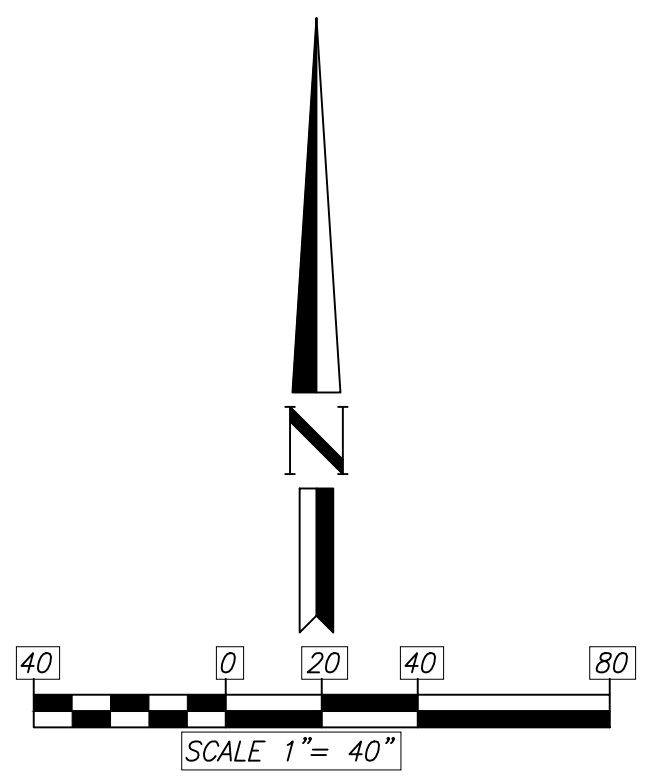
SITE PLAN

A1.0



PARCEL MAP NO. 8187
M.B. 106-06
2

PARCEL MAP NO. 8187
M.B. 106-06
7



PREPARED FOR:
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**FOOTHILL BLVD. MEDIAN
AND STRIPING EXHIBIT**
1096 W. FOOTHILL BOULEVARD
RIALTO, CALIFORNIA