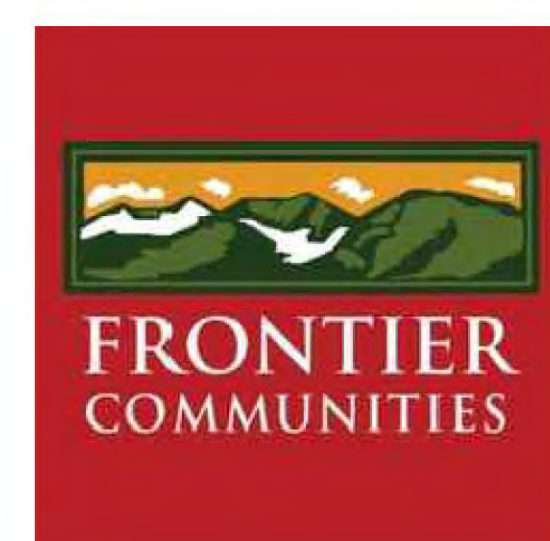


RIALTO FOOTHILL APARTMENTS

ENTITLEMENT APPLICATION

534 FOOTHILL BOULEVARD
RIALTO, CALIFORNIA

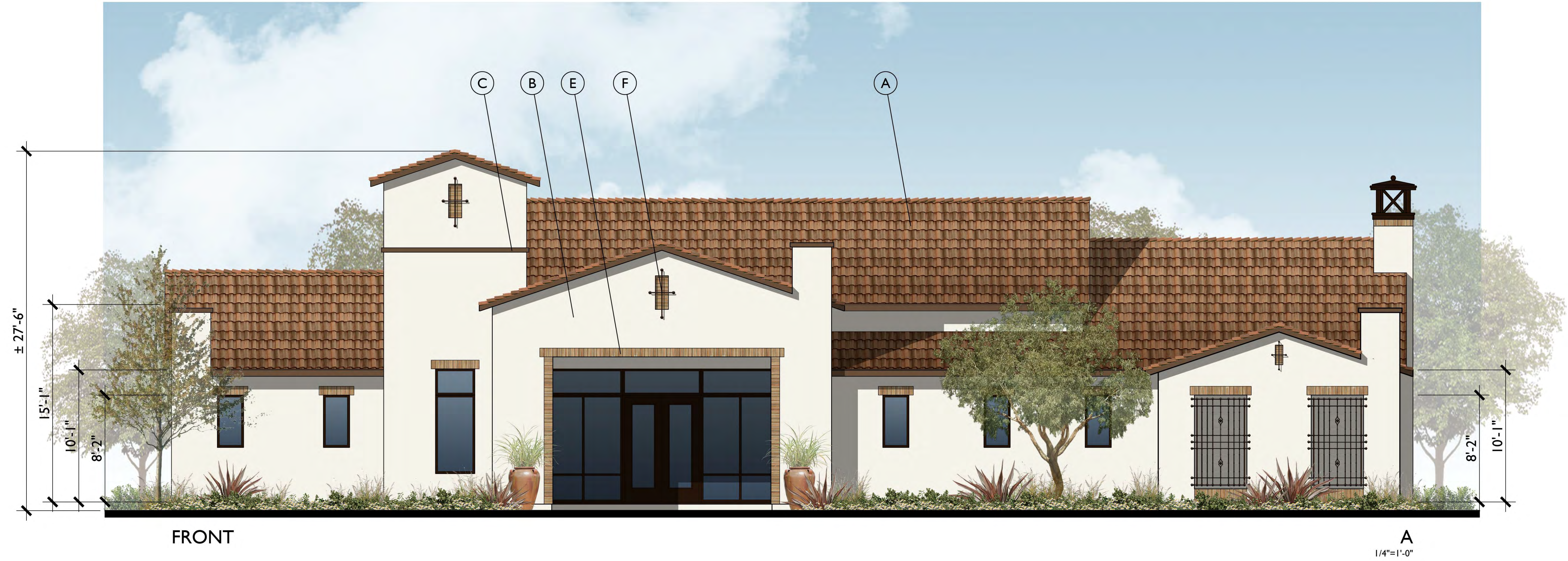


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CS

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- MATERIAL LEGEND
- A. CONCRETE 'S' TILE
 - B. STUCCO
 - C. TRIM
 - D. CORBEL
 - E. BRICK
 - F. WROUGHT IRON ACCENT
 - G. METAL GUARDRAIL



Site Summary:

Total Homes : 204

Gross Site Area : ± 8.02 Acres
Gross Density : ± 25.4 Homes per Acre

Net Site Area : ± 7.66 Acres
Net Density : ± 26.6 Homes per Acre

Unit Mix:

1BR : 93 (45.6%)
2BR : 90 (44.1%)
3BR : 21 (10.3%)
Total : 204

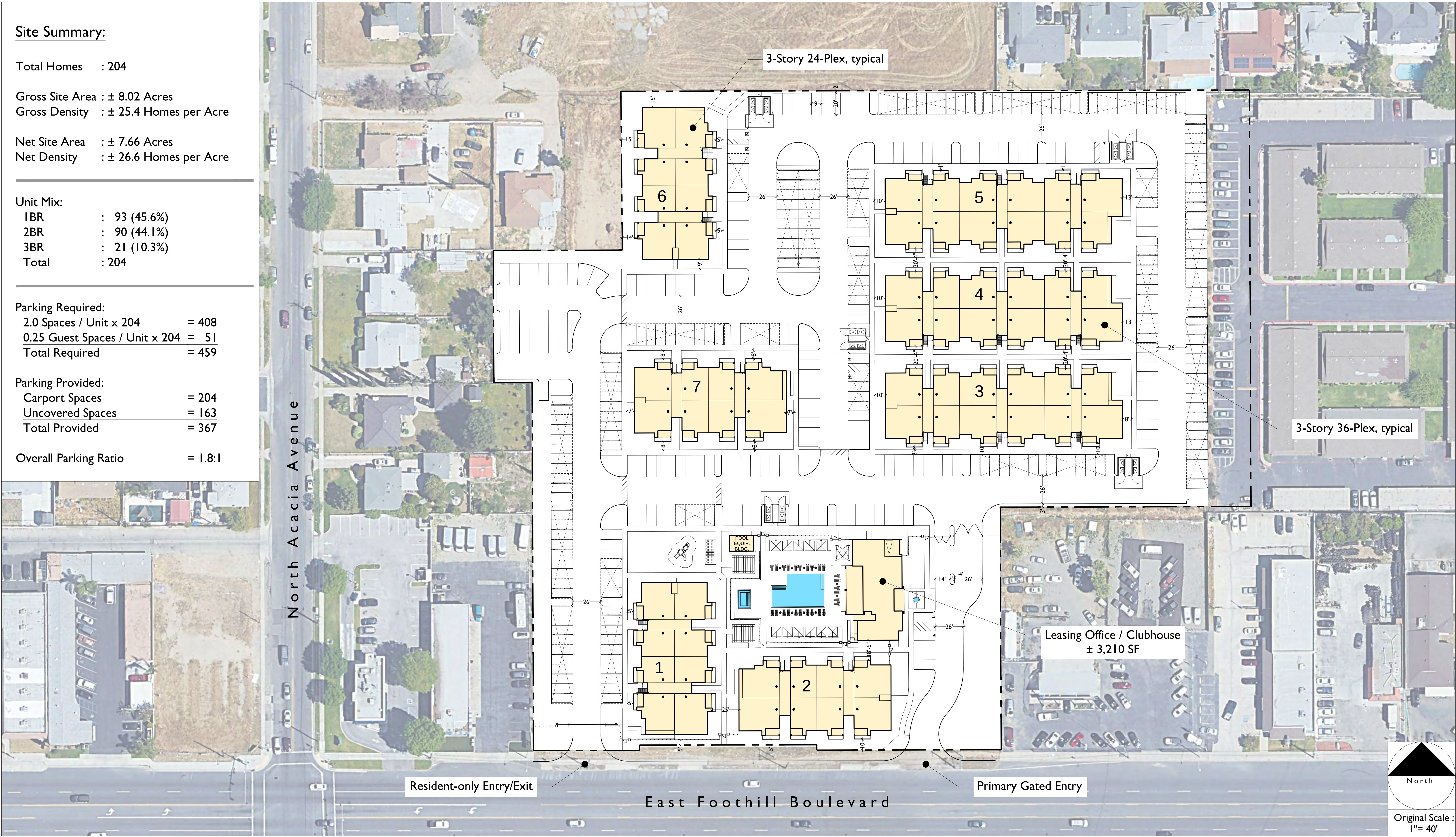
Parking Required:

2.0 Spaces / Unit x 204 = 408
0.25 Guest Spaces / Unit x 204 = 51
Total Required = 459

Parking Provided:

Carport Spaces = 204
Uncovered Spaces = 163
Total Provided = 367

Overall Parking Ratio = 1.8:1



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INFORMATIONAL SITE PLAN

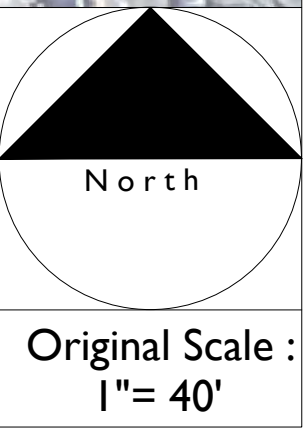
534 FOOTHILL BOULEVARD

Rialto, California

0 20 40 80
SCALE: 1" = 40'-0"

88 | 2 | 12 |

Note:
This yield study is for the purpose of estimating the maximum density of a residential product type on a site of a given configuration. If specific entitlement requirements differ from the criteria shown on the plan (such as setbacks, minimum lot sizes, street standards, retention requirements, etc.) then the actual possible density may vary substantially.



LEGEND

- ① Foothill Blvd Parkway Treatment Per "Foothill Blvd Specific Plan"
Landscape mesh screen
Paver form tree wells @ 40' o.c.
Colored concrete parkway throughout
- ② Main Entry
Decorative unit pavers
Center directory
Spanish themed vehicular gates
Dry fountain in entry plaza
- ③ Pool Area
Large central lap pool
Decorative concrete sun deck
Colorful cantilevered umbrellas over synthetic turf
Spa with tile mural backdrop wall
Separate yoga lawn outside fitness room
- ④ Outdoor Kitchen
(2) grills w/ concrete countertop
Table seating
Wood trellis above
- ⑤ Tot Lot Area
Rubble surface w/ play equipment for 5-12-year-olds
Framed by hedges
Shaded by 4 large canopy trees
- ⑥ Enclosed Dog Park
Double trap entry gate
Synthetic turf
- ⑦ Entry / BBQ Nodes (2 locations)
Enhanced terra cotta tile paving
Spanish themed pilaster & seat wall
Pedestal BBQ
Table seating for 2

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Aloe 'Hercules'	Hercules Aloe	15 Gal
	Citrus sinensis	Orange Tree	15 Gal
	Strelitzia reginae	Regina Bird-of-Paradise	15 Gal
	Acacia saligna	Sweet Acacia	24" Box
	Geijera parviflora	Australian Willow	24" Box
	Magnolia grandiflora 'Little Gem'	Southern Magnolia	24" Box
	Tristramia conferta	Brisbane Box	24" Box
	Cercidium hybrid 'Desert Museum'	Hybrid Palo Verde	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Cupanopsis anacardioides	Carrotwood	24" Box
	Cupressus sempervirens	Italian Cypress	24" Box
	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	24" Box
	Olea europaea	Olive	Field Grown 14" x 14"
	Tipuna tipu	Tipu Tree	24" Box
	Designated Street Tree for Foothill		24" Box
PALMS			
	Chamaecyparis humilis	Mediterranean Fan Palm	24" B
	Phoenix dactylifera	Date Palm	15' - 20' HT.
	Washingtonia robusta	Mexican Fan Palm	15' - 20' HT.

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
SHRUBS		
	Agave 'Blue Flame'	Blue Flame Agave
	Agave desertiana	Dwarf Century Plant
	Agave weberi	Weber's Century Plant
	Aloe arborescens	Tree Aloe
	Bougainvillea 'La Jolla'	Bougainvillea
	Buxus microphylla japonica	Japanese Boxwood
	Carex divisa	Berkeley Sedge
	Carex grandiflora 'Green Carpet'	Natal Palm
	Chondropetalum tectorum	Cape Rush
	Citrus Kumquat Hybrid 'Tavares'	Kumquat
	Dianella revoluta 'DR5000'	Little Rev. Flax Lily
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily
	Ilex crenata 'Sky Pencil'	Sky Pencil Ilex
	Lantana hybrids 'New Gold'	New Gold Lantana
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet
	Lomandra longifolia 'LM300'	Breeze Dwarf Mat Rush
	Moraea bicolor	Furnight Lily
	Muhlenbergia rigens	Deer Grass
	Olea europaea 'Montra' P.P.#6266	Little Olive Dwarf Olive
	Penstemon 'Fairy Tail'	Fairy Tails Fountain Grass
	Pittosporum tobira 'Wheelerii'	Wheeler's Dwarf Tobira
	Podocarpus elongatus 'Monnal'	Ice Blue Yellow-Wood
	Portulacaria afra	Elephant's Food
	Rhipsalis indica 'Spring Time'	Indian Hawthorne
	Rosa L. 'Trumpeter'	Trumpeter Rose
	Senecio mandraliscae	Blue Chalk Sticks
	Stipa tenuissima	Mexican Feather Grass
	Strelitzia reginae	Bird-of-Paradise
	Yucca recurvifolia	Pendulous Yucca

PRELIMINARY LANDSCAPE PLAN

RIALTO FOOTHILL APARTMENTS

RIALTO, CALIFORNIA

FRONTIER COMMUNITIES

2151 E. Convention Center Way, Suite 114
Ontario, CA 91764



JOB# 21-038
DATE: 08-31-2021

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