

Proposed Apartment Complex For:
Mike Mahmoudi
1005 N Acacia Ave, Rialto, CA 92376



OWNER: MIKE MAHMOUDI
PROJECT ADDRESS: 1005 N ACACIA AVE, RIALTO, CA 92376
ARCHITECT: ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY
FONTANA, CA 92335
(909) 355-6688
CONTACT: doug.andresen@aafirm.com

APN: 1110-362-19
ZONING: EXISTING R-1 PROPOSED R-4
OCCUPANCY: GROUP R-3
CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: AUTOMATIC LIFE SAFETY SPRINKLER SYSTEM
REQUIRED: OWNER SHALL SUBMIT DETAIL PLANS AND HYDRAULIC CALCULATIONS TO THE FIRE AGENCY FOR APPROVAL.

HEIGHT OF BUILDING:
ALLOWABLE FLOOR AREA:

LEGAL DESCRIPTION:

EASEMENTS:

PROJECT DESCRIPTION: PROPOSED 51 UNITS APARTMENT COMPLEX, COMPRISED OF THREE (3) STORY BUILDINGS, WITH 17 UNITS AND 11 GARAGES EACH, OPEN PARKING, TRASH ENCLOSURE AND COMMON OPEN SPACE.

LOT AREA: 90,159 SQ. FT.
BUILDING FOOTPRINT: 33 SQ. FT.
NET LOT AREA: 90,159 SQ. FT. (100%)

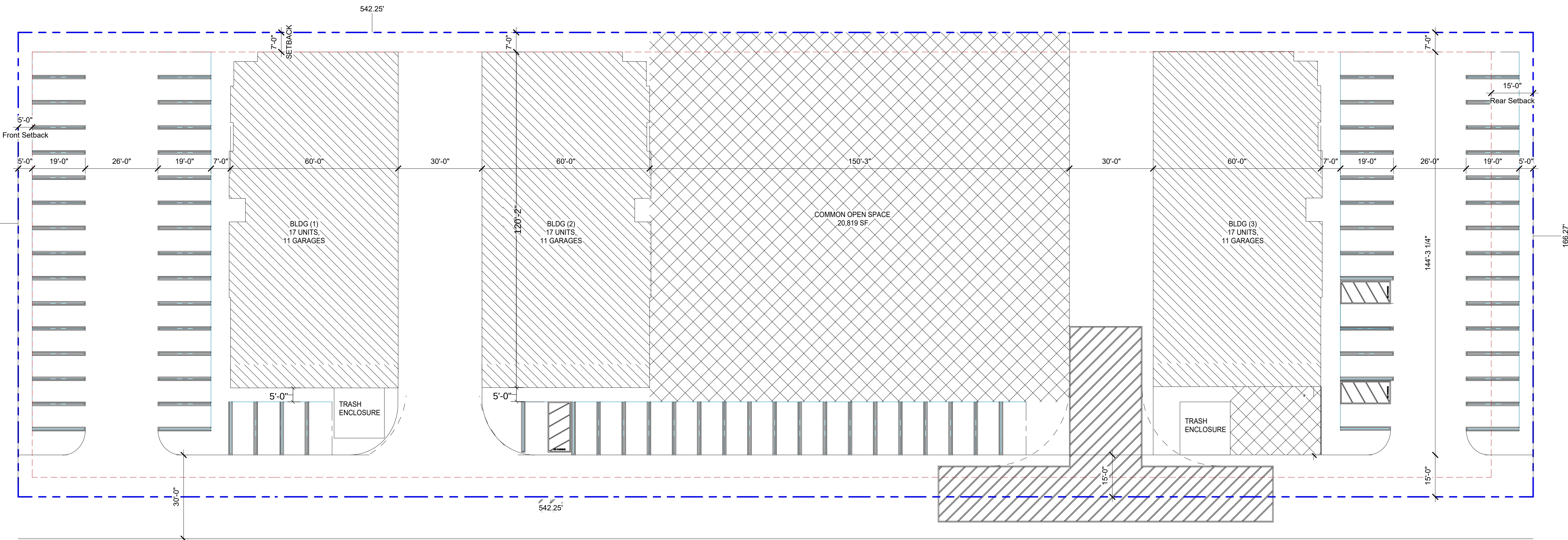
SETBACKS: 15 FT
FRONT & REAR SETBACKS: 7 FT
SIDE SETBACKS:

PARKING ANALYSIS:
TWO SPACES/ DWELLING - (1) COVERED AND (1) OPEN
GUEST PARKING ONE SPACE/ EVERY FOUR UNITS.

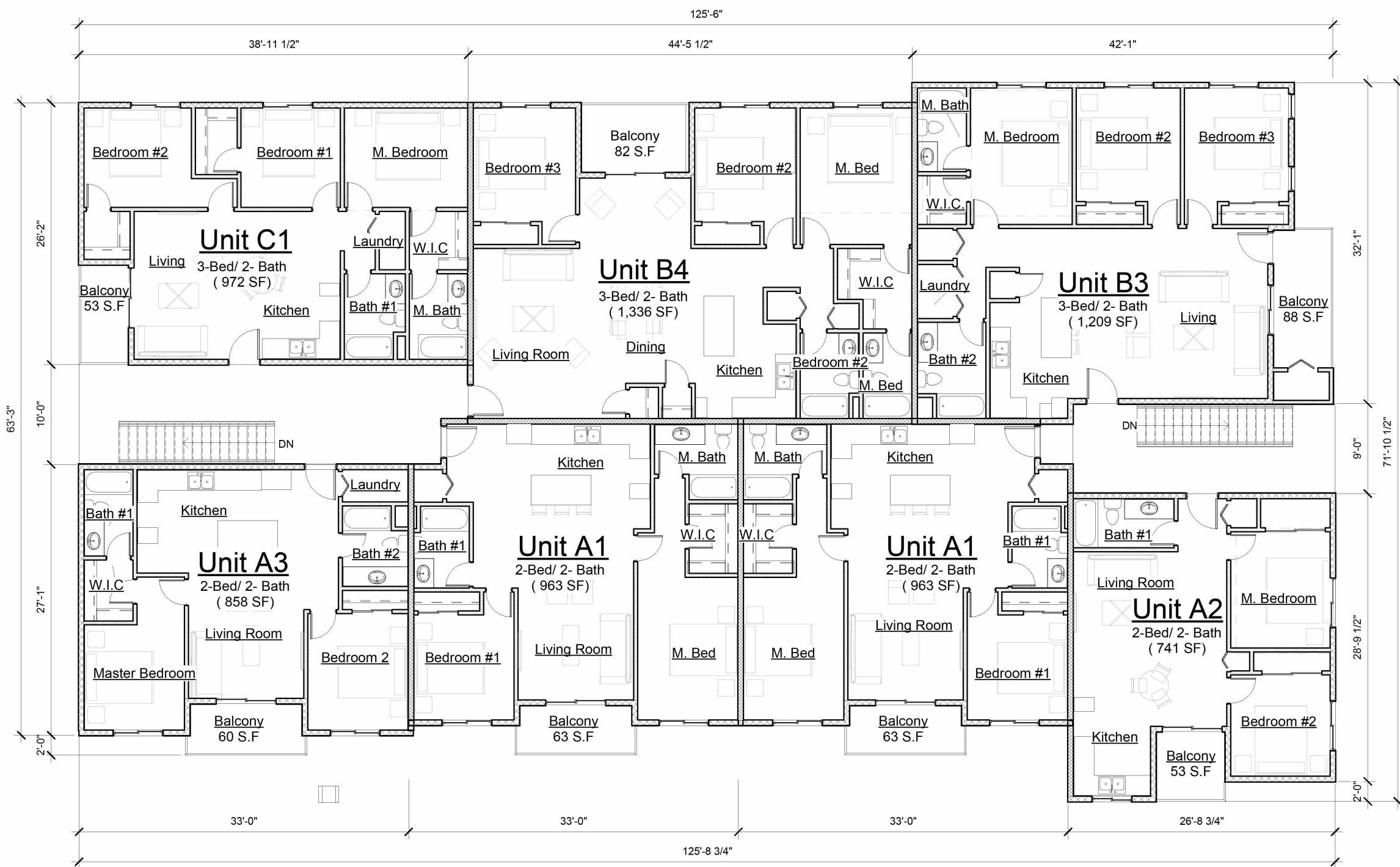
REQUIRED PARKING STALLS: 51 UNITS X 2= 102 STALLS
REQUIRED GUESTS PARKING: 51/4= 13 STALLS
TOTAL REQUIRED: 115 STALLS

OPEN PARKING STALLS PROVIDED: 82 STALLS
COVERED GARAGES PROVIDED: 33
TOTAL PARKING STALLS PROVIDED: 115

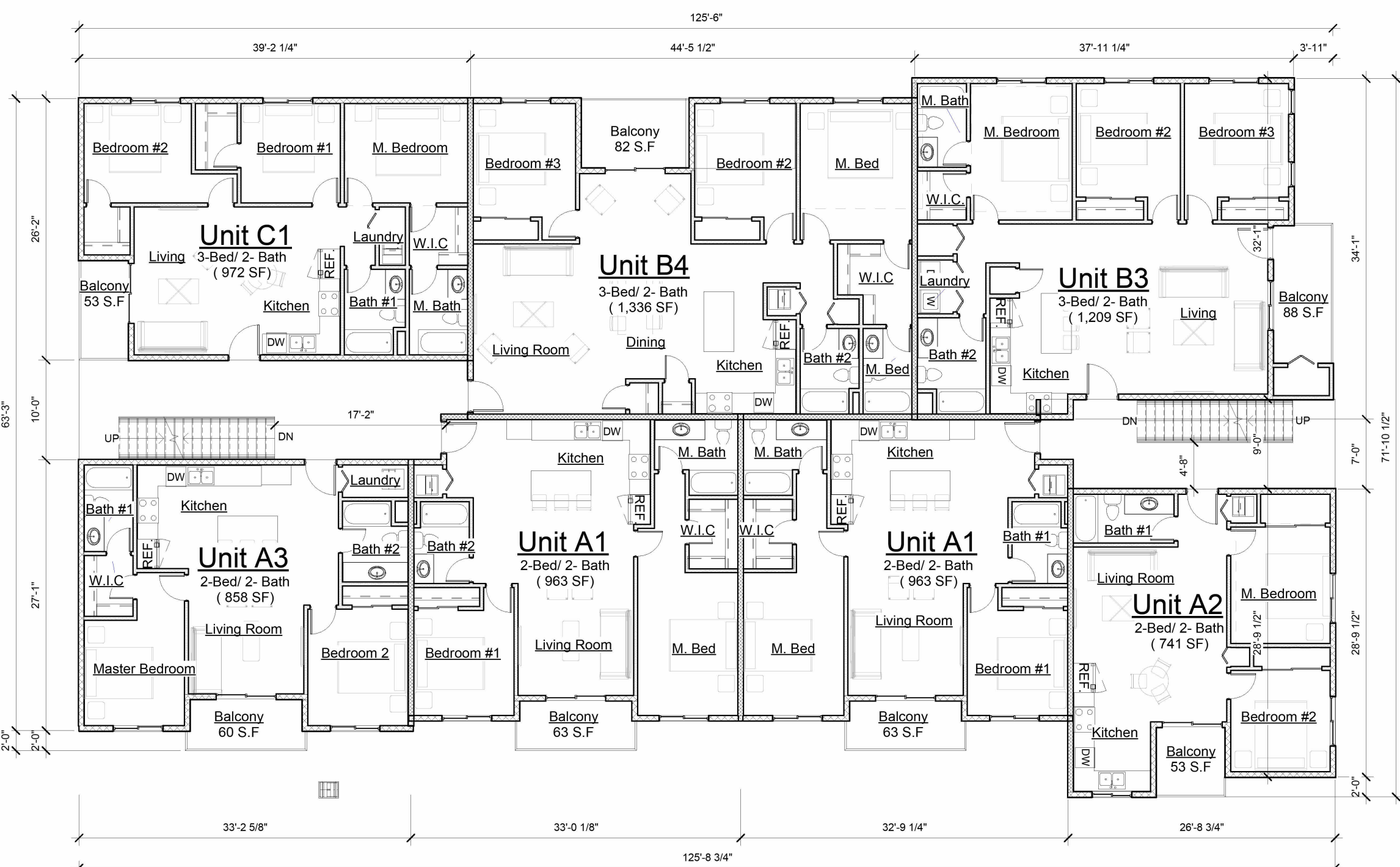
COMMON OPEN SPACE: 400 SF PER UNIT
51 UNITS X 400= 20,400 SF COMMON OPEN SPACE REQUIRED
COMMON OPEN SPACE PROVIDED: 20,819 SF



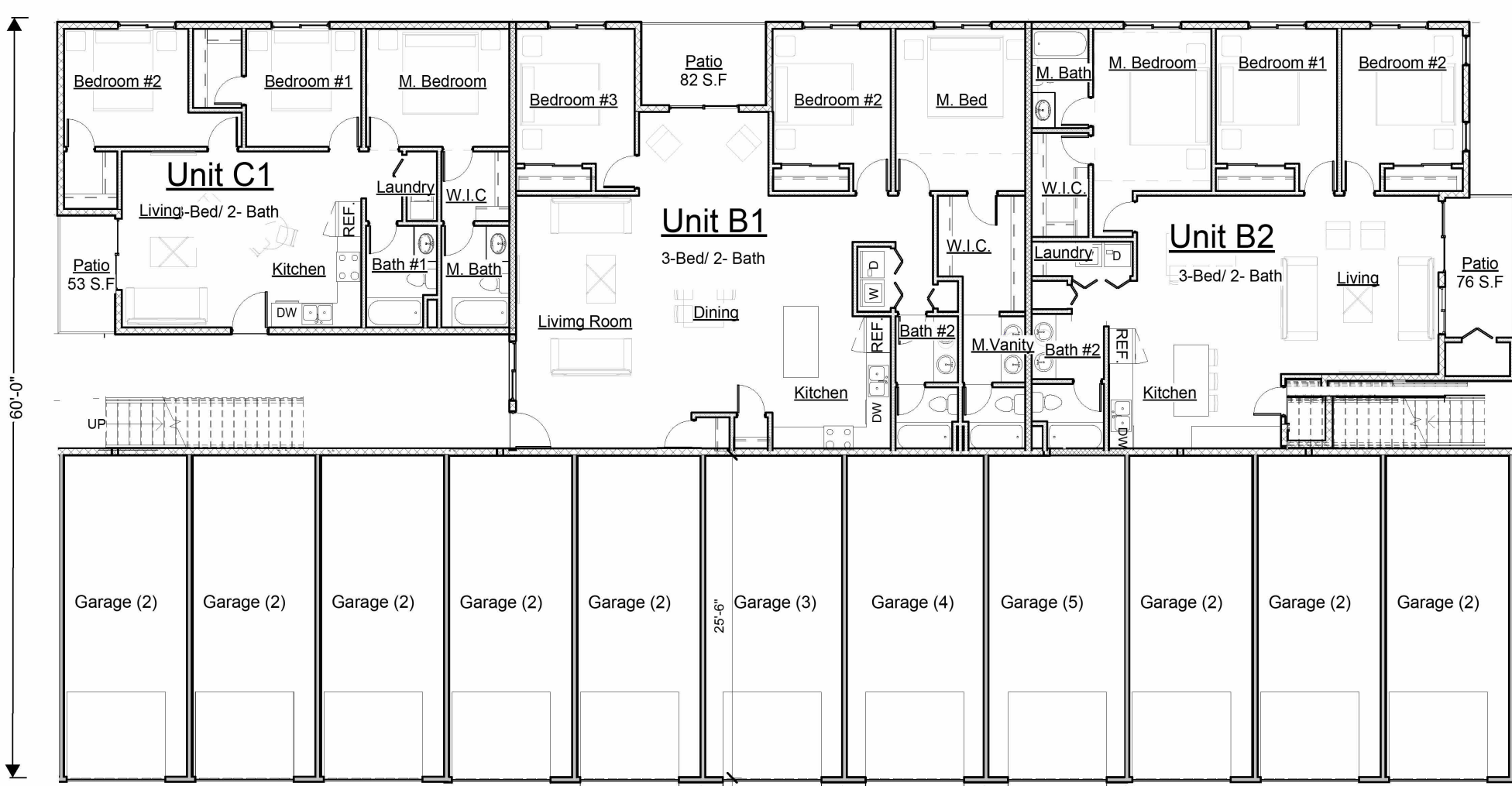
Site Plan
1" = 20'-0"



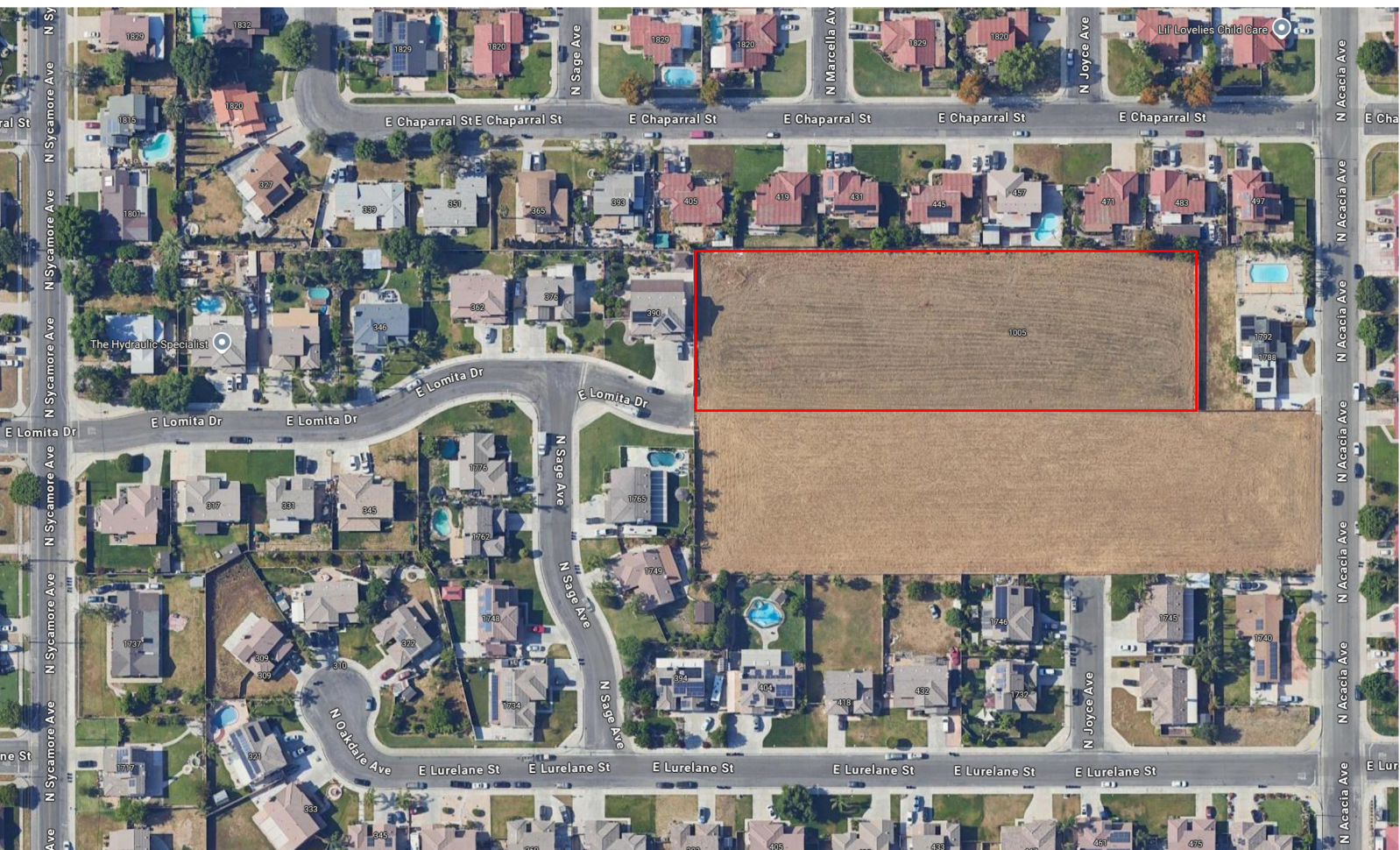
Typ. 3rd Floor Plan



Typ. 2nd Floor Plan



First Floor Plan

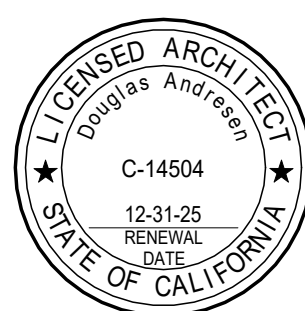


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29 Jul. 2025

25-5454

Site Plan



PL2