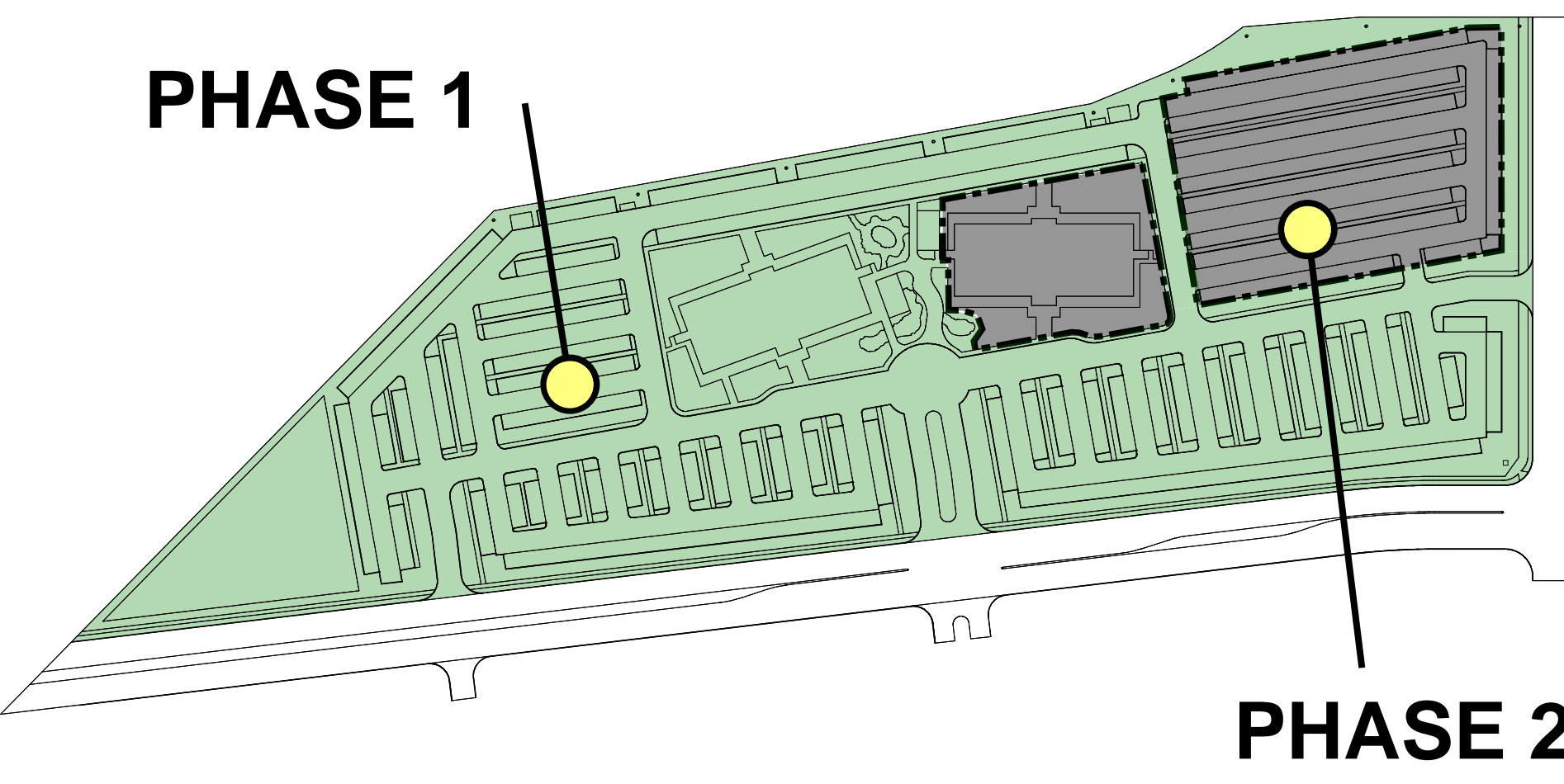




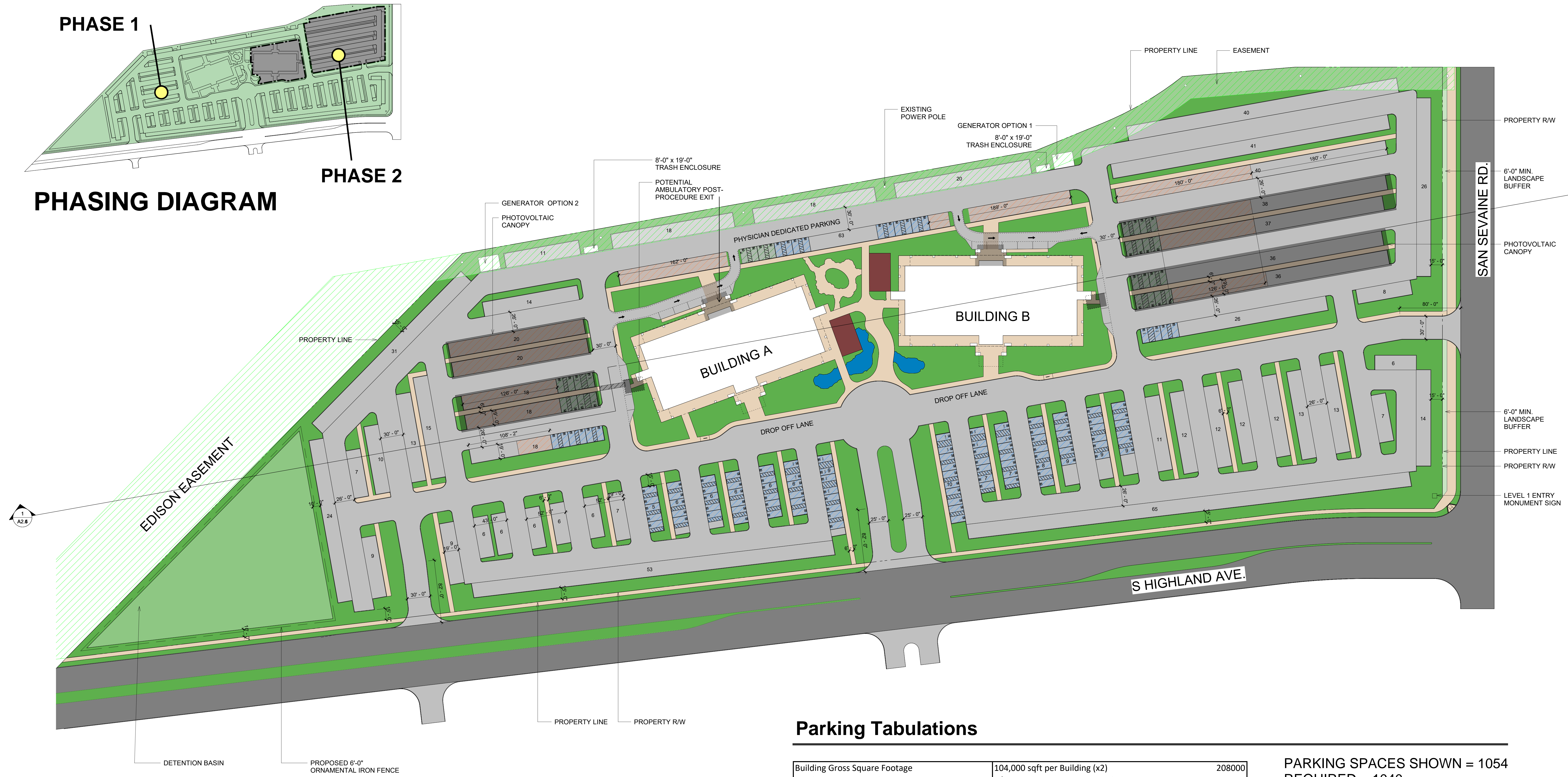
| PROJECT DATA   | ZONING REQUIREMENTS   | LEGAL DESCRIPTION | PROJECT DESCRIPTION | PROJECT TEAM | SHEET INDEX  |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
|--|---|-------------------|---------------------|--------------|--------------|-----|------------|-----------------------|---------|------------------|-----------------------|---------|------------------|----------------|-----|--------|-------------------|-----|--------|---------------------|-----|-------|--------|---------|------|--------------------|--------|--------|-------------------|--------|--------|-------------------|--------|--------|---|--|---|---|
| <div>PROPERTY INFORMATION</div> <div>APN: 0228-021-47-0-000</div> <div>ADDRESS: S. HIGHLAND AVENUE, FONTANA, CA 92336</div> <div>SITE ZONE: MU-1</div> <div>BUILDING INFORMATION</div> <div>CONSTRUCTION TYPE: IIB - FIRE SPRINKLERED<br/>OCCUPANCY:B - MEDICAL OFFICE BUILDING - SHELL &amp; CORE (FUTURE TI: OSHPD 3)</div> <div>ALLOWABLE BUILDING HEIGHT PER CBC TABLE 504.3: 75 FEET/ 60 FEET (WESTGATE)<br/>PROPOSED BUILDING HEIGHT: 67 FEET 0 INCHES</div> <div>BUILDING STORIES: 4 STORY BUILDING</div> <div>ALLOWABLE AREA PER CBC TABLE 506.2: 69,000 SQUARE FEET</div> | <div>ZONING (TABLE)</div> <div>PER APPENDIX</div> <table><tr><th>REQUIREMENT</th><th>REQUIREMENT</th><th>PROJECT</th></tr><tr><td>PROJECT SIZE</td><td>N/A</td><td>831,688 SF</td></tr><tr><td>LOT DIMENSION (WIDTH)</td><td>130'-0"</td><td>VARIES, &gt;130'-0"</td></tr><tr><td>LOT DIMENSION (DEPTH)</td><td>130'-0"</td><td>VARIES, &gt;130'-0"</td></tr><tr><td>MAXIMUM HEIGHT</td><td>N/A</td><td>67'-0"</td></tr><tr><td>TOTAL LANDSCAPING</td><td>15%</td><td>32.2 %</td></tr><tr><td>PARKING LANDSCAPING</td><td>15%</td><td>19.3%</td></tr><tr><td>F.A.R.</td><td>1.0 MAX</td><td>0.26</td></tr><tr><td>FRONT YARD SETBACK</td><td>15'-0"</td><td>15'-0"</td></tr><tr><td>SIDE YARD SETBACK</td><td>15'-0"</td><td>15'-0"</td></tr><tr><td>REAR YARD SETBACK</td><td>10'-0"</td><td>10'-0"</td></tr></table>  | REQUIREMENT       | REQUIREMENT         | PROJECT      | PROJECT SIZE | N/A | 831,688 SF | LOT DIMENSION (WIDTH) | 130'-0" | VARIES, >130'-0" | LOT DIMENSION (DEPTH) | 130'-0" | VARIES, >130'-0" | MAXIMUM HEIGHT | N/A | 67'-0" | TOTAL LANDSCAPING | 15% | 32.2 % | PARKING LANDSCAPING | 15% | 19.3% | F.A.R. | 1.0 MAX | 0.26 | FRONT YARD SETBACK | 15'-0" | 15'-0" | SIDE YARD SETBACK | 15'-0" | 15'-0" | REAR YARD SETBACK | 10'-0" | 10'-0" | <div>REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNADINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</div> <div>PARCEL A AS SHOWN ON THE CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2019 AS INSTRUMENT NO. 2019-0428704 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</div> <div>THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTHERLY OF SOUTH HIGHLAND AVENUE AS DESCRIBED AS PARCEL NO. 9693.2 IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 1997055286 OF OFFICIAL RECORDS IN THE COUNTY OF SAN BERNARDINO.</div> <div>THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.</div> <div>EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:</div> <div>BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION, DISTANT ALONG SAID WEST LINE SOUTH 0° 01' 36" WEST 30.00 FEET FROM A SAN BERNARDINO COUNTY SURVEYOR'S NAIL AND FLASHER, MARKING THE NORTHWEST CORNER OF SAID SECTION;</div> <div>THENCE ALONG SAID WEST LINE, SOUTH 0° 01' 36" WEST 2620.81 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4;</div> <div>THENCE ALONG SAID SOUTH LINE NORTH 89° 56' 59" EAST 33.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 33.00 FEET EAST, MEASURED AT RIGHT ANGLES TO SAID WEST LINE OF SAID NORTHWEST 1/4;</div> <div>THENCE ALONG SAID PARALLEL LINE NORTH 0° 01' 36" EAST 2580.70 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET;</div> <div>THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 90° 03' 12", A DISTANCE OF 62.87 FEET TO A POINT ON THE SOUTH LINE OF HIGHLAND AVENUE (60 FEET WIDE);</div> <div>THENCE ALONG SAID SOUTH LINE NORTH 89° 55' 12" WEST 73.04 FEET TO THE POINT OF BEGINNING.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED AS PARCEL 1 IN THE DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED JULY 31, 1991 AS INSTRUMENT NO. 91-290525, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-054117 OF OFFICIAL RECORDS.</div> <div>ALSO EXCEPTING THEREFROM THOSE PORTIONS DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 97-055286 OF OFFICIAL RECORDS.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF CALIFORNIA, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JANUARY 25, 2005 AS INSTRUMENT NO. 2005-005443 OF OFFICIAL RECORDS.</div> <div>ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT, AS SET FORTH AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 10, 2006 AS INSTRUMENT NO. 2006-009984 OF OFFICIAL RECORDS.</div> <div>APN: 0228-021-47-0-000</div> | <div>PROJECT DESCRIPTION:</div> <div>THE WESTGATE MEDICAL CAMPUS IS STRATEGICALLY LOCATED AT THE CONFLUENCE OF INTERSTATE 15 AND INTERSTATE 210. THIS HIGHLY VISIBLE LOCATION WILL PROVIDE CONVENIENT ACCESS TO THE 208,000 GSF OF MEDICAL OUTPATIENT SERVICES. THE 17.41 NET AREA SITE WILL BE ACCESSED FROM BOTH SAN SEVANE RD. AND S. HIGHLAND AVE. VIA FORMAL LANDSCAPED DRIVEWAYS THAT LEAD DIRECTLY TO THE LARGE DROP-OFF AREA ADJACENT TO THE TWO 4-STORY BUILDINGS. DOUBLE-LOADED ROWS OF PARKING FLANKING THE MAIN EAST-WEST DRIVE WILL PROVIDE CLEAR WAYFINDING THROUGH THE SITE, AND OFFER SAFE, PEDESTRIAN WALKWAYS IN THE SHADED MEDIANS OF EACH ROW. AS PEDESTRIANS APPROACH THE MAIN ENTRY OF EACH BUILDING, THEY WILL PASS A NATURALISTIC REFLECTING POND AND CONNECTED CREEK THAT CONTINUES TO THE LARGE COURTYARD BETWEEN THE TWO BUILDINGS. ANCHORED BY THE GROUND LEVEL CAFE, FREE-STANDING SHADE STRUCTURES AND SPECIMEN TREES WILL HELP ENCOURAGE OUTDOOR DINING AND SOCIAL ACTIVITIES. IN THE EVENT THE CONSTRUCTION IS PHASED, THE SITE DEVELOPMENT AND WEST BUILDING (BUILDING A) WOULD BE CONSTRUCTED FIRST TO ALLOW FOR THE CONSTRUCTION OF THE ESSENTIAL STORM WATER DETENTION BASIN IN THE SW CORNER OF THE SITE. PARKING WILL ACCOMMODATE A MINIMUM OF 1 PER 200SF, TOTALING 1040 REQUIRED SPACES. THE SITE PLAN SHOWS A TOTAL OF 1063 PROVIDED.</div> <div>BUILDING DESIGN:</div> <div>EACH BUILDING FEATURES 18' FLOOR TO FLOOR HEIGHT AT THE GROUND LEVEL, AND 15' FLOOR TO FLOOR HEIGHTS FOR THE UPPER LEVELS. URGENT CARE, PHARMACY AND IMAGING SUITES WILL BE LOCATED ON THE GROUND LEVEL OF BUILDING A FOR HIGH VISIBILITY AND EASY ACCESS, AS WELL AS THE CAFE. EACH FLOOR WILL CONTAIN TWO EMERGENCY STAIRS AT THE ENDS, AND ONE IN THE CENTER CORE. THE ADDITIONAL STAIR WILL PROVIDE FLEXIBILITY FOR A VARIETY OF TENANT SIZES. THE CENTRAL CORE ALSO HOUSES PUBLIC ELEVATORS, RESTROOMS FOR EACH FLOOR AND MECHANICAL/ELECTRICAL SPACES. THE EXTERIOR DESIGN WILL FEATURE AN INSET STOREFRONT WINDOW SYSTEM AT THE GROUND LEVEL, AND PUNCHED WINDOW OPENINGS AT THE UPPER FLOORS. THERE WILL BE AN 10' HIGH EQUIPMENT SCREEN ON THE ROOF LEVEL AND TWO ELEVATOR PENTHOUSES. THE ROOFTOP EQUIPMENT WILL BE NO TALLER THAN THE SCREEN SO THESE ELEMENTS WILL NOT BE VISIBLE FROM THE SITE BELOW.</div> | <div>ARCHITECT</div> <div>c/a ARCHITECTS<br/>3738 BAYER AVE, SUITE 104<br/>LONG BEACH, CALIFORNIA 90808<br/>(562) 595-5666</div> <div>CIVIL</div> <div>DAVID EVANS AND ASSOCIATES INC.<br/>750 PILOT ROAD, SUITE F<br/>LAS VEGAS, NV 89119<br/>(725) 529-3402</div> <div>LANDSCAPE</div> <div>IMA DESIGN<br/>5281 CALIFORNIA AVE, SUITE 350<br/>IRVINE, CALIFORNIA 92617<br/>(949) 954-7525</div> | <div>ARCHITECTURAL</div> <div>A0.0 COVER</div> <div>A1.0 SITE PLAN</div> <div>A1.1 SITE LIGHTING</div> <div>A1.2 SITE DIMENSIONS</div> <div>A1.3 PHASE 1 SITE PLAN</div> <div>A1.4 FIRST FLOOR PLAN / SITE PLAN</div> <div>A2.0 FIRST FLOOR PLAN</div> <div>A2.1 SECOND FLOOR PLAN</div> <div>A2.2 THIRD/FOURTH FLOOR PLAN</div> <div>A2.3 ROOF FLOOR PLAN</div> <div>A3.0 BUILDING ELEVATIONS</div> <div>A3.1 BUILDING ELEVATIONS</div> <div>A4.0 BUILDING VIGNETTES</div> <div>A4.1 BUILDING VIGNETTES</div> <div>A5.0 SITE SECTIONS</div> <div>A5.1 SITE SECTIONS</div> <div>A5.2 MECHANICAL EQUIPMENT VISIBILITY DIAGRAM</div> <div>A6.0 DETAILS</div> <div>A7.0-A7.7 RENDERINGS</div> <div>CIVIL</div> <div>C1.0 TITLE SHEET</div> <div>C2.0 CONCEPTUAL GRADING</div> <div>C3.0 CONCEPTUAL GRADING</div> <div>C4.0 PROPOSED WET UTILITIES</div> <div>LANDSCAPE</div> <div>L1.0 LANDSCAPE OVERALL SITE PLAN</div> <div>L2.0 BUILDING PAD COURTYARD LANDSCAPE PLAN</div> <div>L3.0 LANDSCAPE PLANTING PLAN</div> <div>L4.0 LANDSCAPE PLANTING IMAGERY</div> <div>L5.0 LANDSCAPE TABULATION</div> |
| REQUIREMENT  | REQUIREMENT   | PROJECT           |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| PROJECT SIZE   | N/A   | 831,688 SF        |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| LOT DIMENSION (WIDTH)  | 130'-0"   | VARIES, >130'-0"  |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| LOT DIMENSION (DEPTH)  | 130'-0"   | VARIES, >130'-0"  |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| MAXIMUM HEIGHT   | N/A   | 67'-0"            |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| TOTAL LANDSCAPING  | 15%   | 32.2 %            |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| PARKING LANDSCAPING  | 15%   | 19.3%             |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| F.A.R.   | 1.0 MAX   | 0.26              |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| FRONT YARD SETBACK   | 15'-0"  | 15'-0"            |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| SIDE YARD SETBACK  | 15'-0"  | 15'-0"            |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| REAR YARD SETBACK  | 10'-0"  | 10'-0"            |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| PROJECT SQUARE FOOTAGE   | PARKING CALCULATIONS  |                   | PROJECT LOCATION    | VICINITY MAP |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |
| <div>WEST BUILDING ( A )</div> <div>FIRST FLOOR: 21,300GSF</div> <div>SECOND FLOOR: 27,500 GSF</div> <div>THIRD FLOOR: 27,600 GSF</div> <div>FOURTH FLOOR: 27,600 GSF</div> <div>TOTAL: 104,000 GSF</div> <div>EAST BUILDING (B)</div> <div>FIRST FLOOR: 21,300 GSF</div> <div>SECOND FLOOR: 27,500 GSF</div> <div>THIRD FLOOR: 27,600 GSF</div> <div>FOURTH FLOOR: 27,600 GSF</div> <div>TOTAL: 104,000 GSF</div> <div>NEW TOTAL BUILDING AREA ON SITE: 208,000 GSF</div>   | <div>PARKING REQUIREMENTS FROM TABLE 30-685.A "MEDICAL OFFICE BUILDING" = 1 SPACE/ 200 GSF</div> <div>PROJECT GSF: 208,000 GSF</div> <div>FUTURE PROJECT GSF: 208,000 GSF</div> <div>TOTAL ANTICIPATED BUILDING GSF: 208,000 GSF</div> <div>TOTAL ANTICIPATED PARKING STALL REQUIREMENTS 1,040 STALLS (PER TABLE 30-685.A)</div> <div>TOTAL PROVIDED STALLS 1,063 STALLS</div> <div>REQUIRED ACCESSIBLE STALLS (11B-208.2) 130 TOTAL</div> <div>REQUIRED VAN ACCESSIBLE STALLS (11B-208.2.4) 13</div> <div>LOW EMITTING, FUEL EFFICIENT AND/OR CAR/POOL/VAN VEHICLES PARKING ALLOCATION</div> <div>TOTAL ANTICIPATED PARKING STALL REQUIREMENTS 208</div> <div>TOTAL PROVIDED STALLS 208</div> <div>* ACCESSIBLE NUMBER BASED ON PROVIDED STALLS NOT REQUIRED STALLS</div> <div>ZONING AND DEVELOPMENT CODE CITY OF FONTANA, CALIFORNIA CHAPTER 30, ARTICLE XI- ON-SITE PARKING AND LOADING REGULATIONS</div> |                   |                     |              |              |     |            |                       |         |                  |                       |         |                  |                |     |        |                   |     |        |                     |     |       |        |         |      |                    |        |        |                   |        |        |                   |        |        |   |  |   |   |

Westgate Medical Campus - MCN23-0103





PHASING DIAGRAM



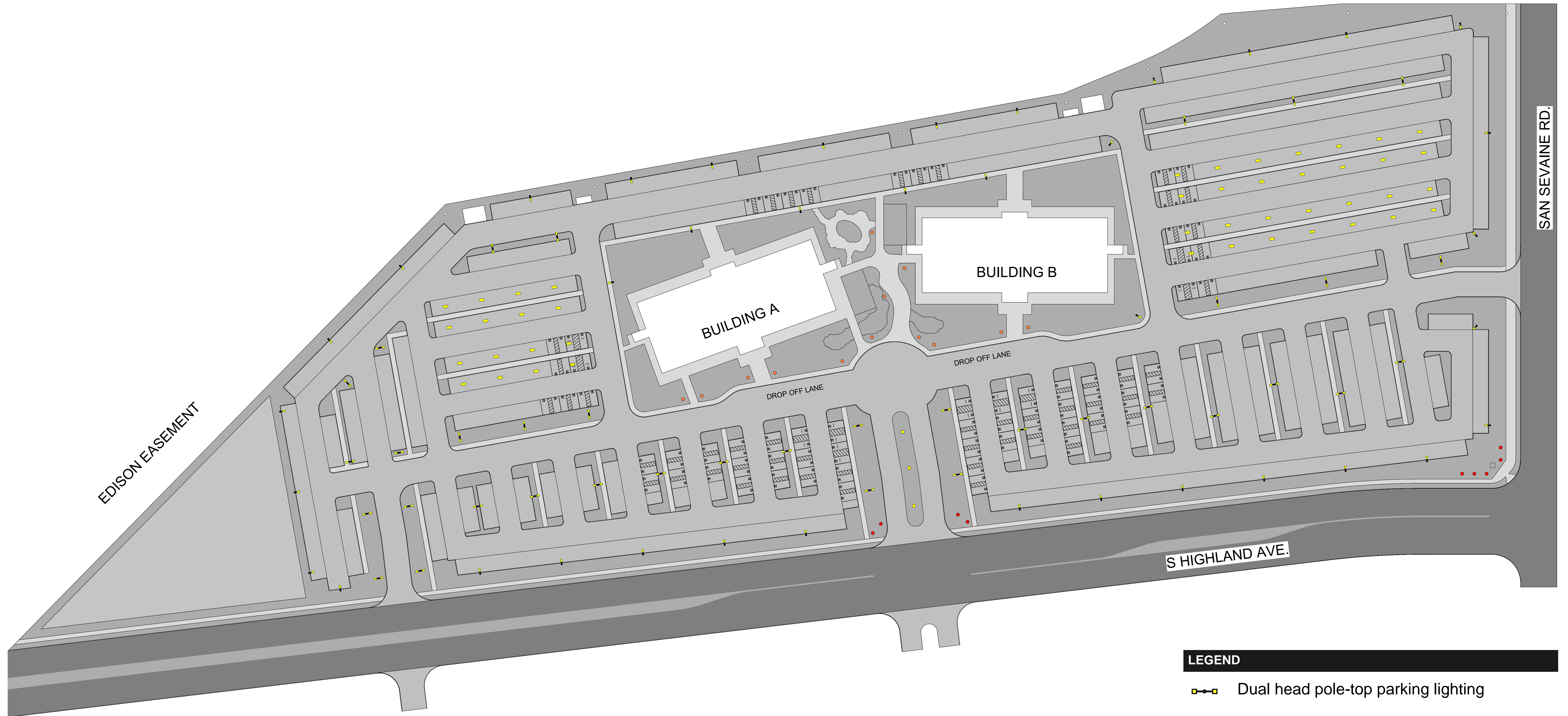
Parking Tabulations

|                                |   |        |
|--------------------------------|---|--------|
| Building Gross Square Footage  | 104,000 sqft per Building (x2)                | 208000 |
| Total Spaces Required          | 1/200 Parking Spaces Required                 | 1040   |
| Total Handicap Spaces Required | 1/8 of Total Spaces Required                  | 130    |
| Total EV Spaces Required       | 20% of Total Spaces Required                  | 208    |
| Standard Spaces                |   | 728    |
| Handicap Spaces (Non-EV)       |   | 104    |
|                                | Handicap Spaces                               | 91     |
|                                | Handicap Van Spaces (1/8 of total HC)         | 13     |
| EV Space (Non-Accessible)      |   | 182    |
| Total EV Accessible Spaces     |   | 26     |
|                                | EV Accessible Spaces                          | 22     |
|                                | EV Accessible Van Spaces (1/8 of total EV-HC) | 4      |

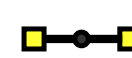





PARKING SPACES SHOWN = 1054  
REQUIRED = 1040

- PHOTOVOLTAIC CANOPY
- STANDARD PARKING SPACES - 9x18
- EV PARKING SPACES
- EV ACCESSIBLE SPACES
- ACCESSIBLE SPACES





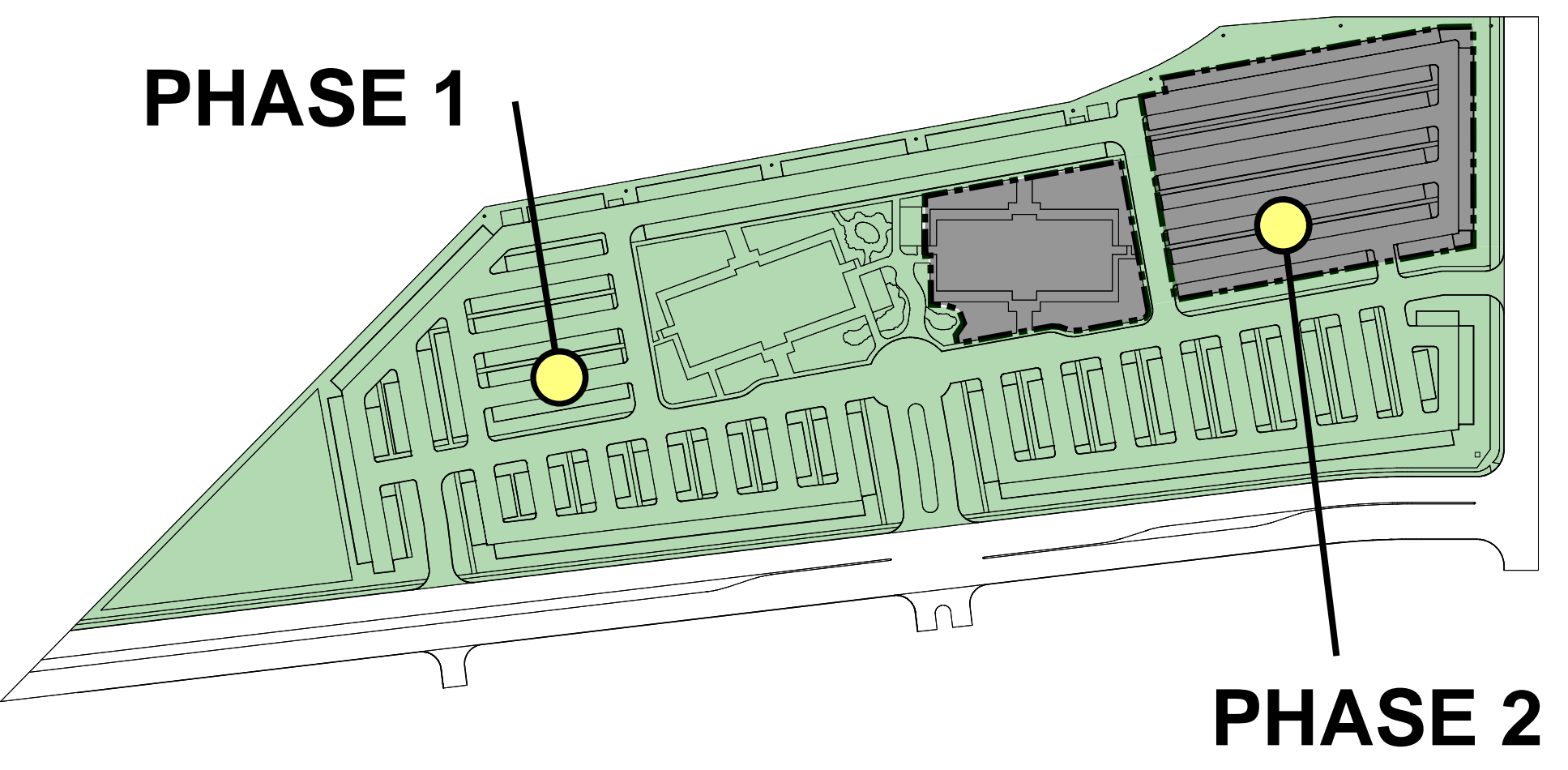
**LEGEND**

-  Dual head pole-top parking lighting
-  Single-head pole-top parking lighting
-  15' high pedestrian area pole-top lighting
-  Landscape specialty lighting type 1
-  Landscape specialty lighting type 2
-  Linear LED lights at underside of Solar panel canopy

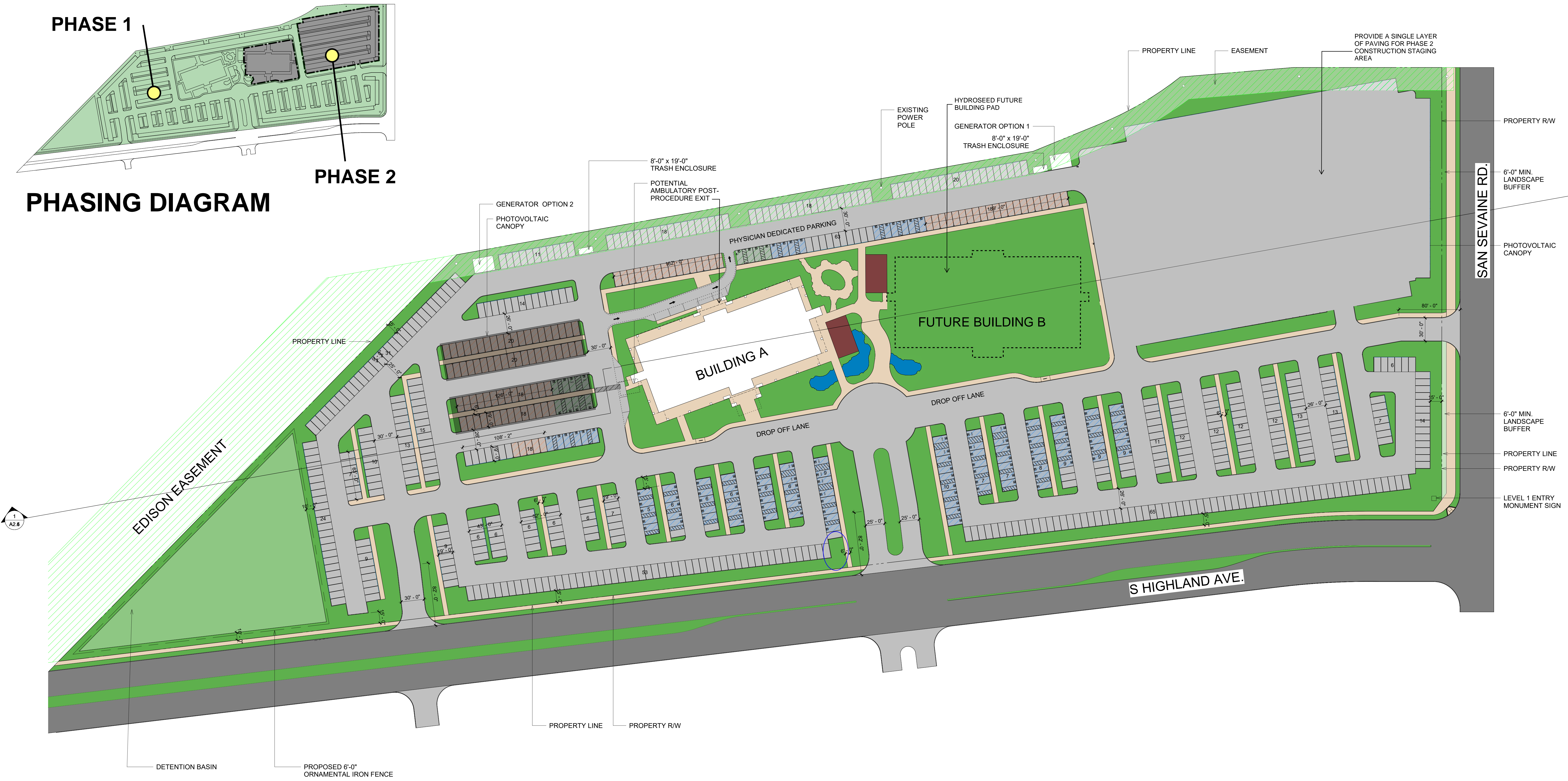






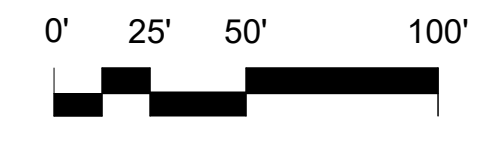


# PHASING DIAGRAM



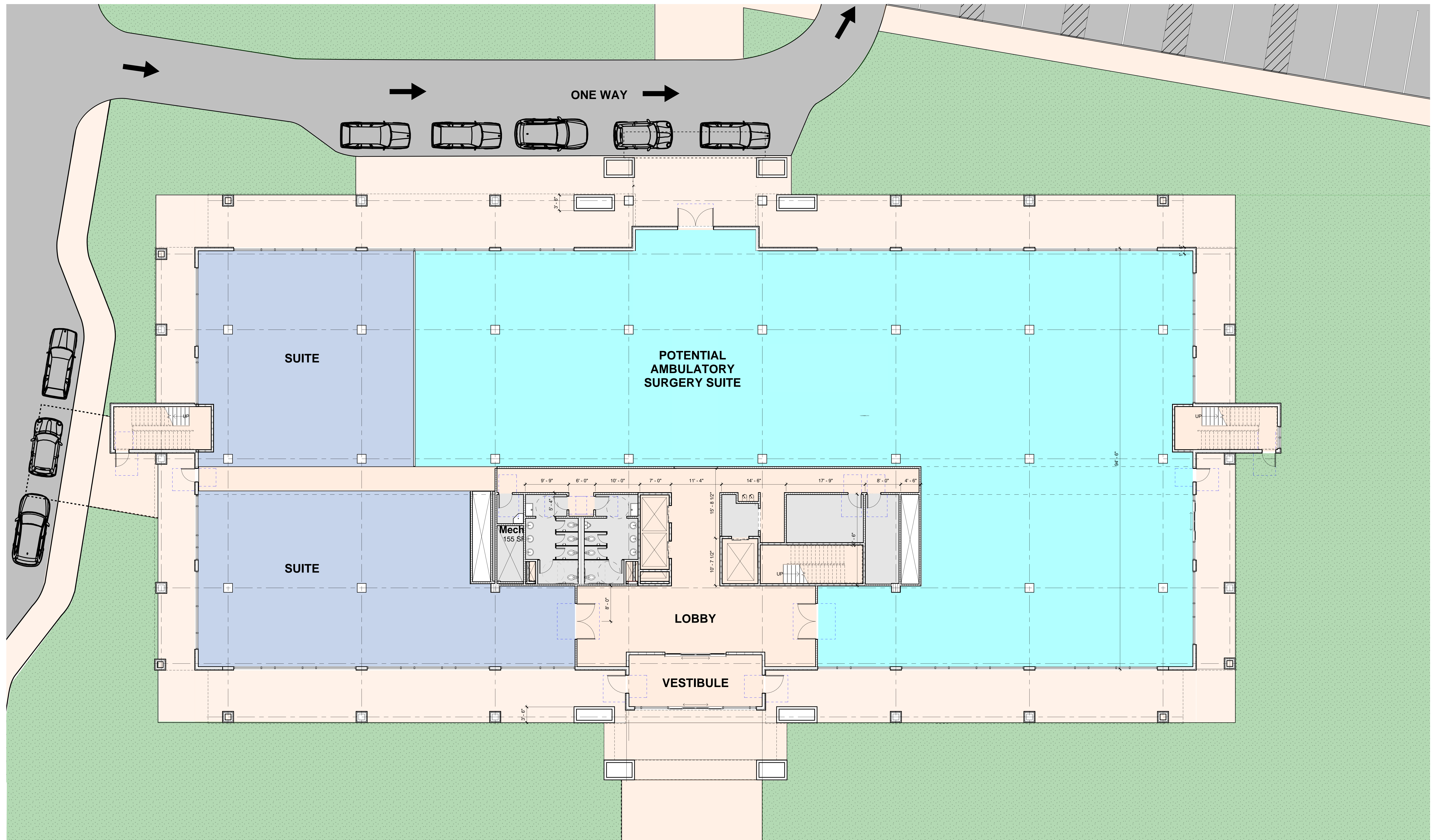
Westgate Medical Campus - MCN23-0103

## PHASE 1 SITE PLAN



**A1.3**  
04.22.2024

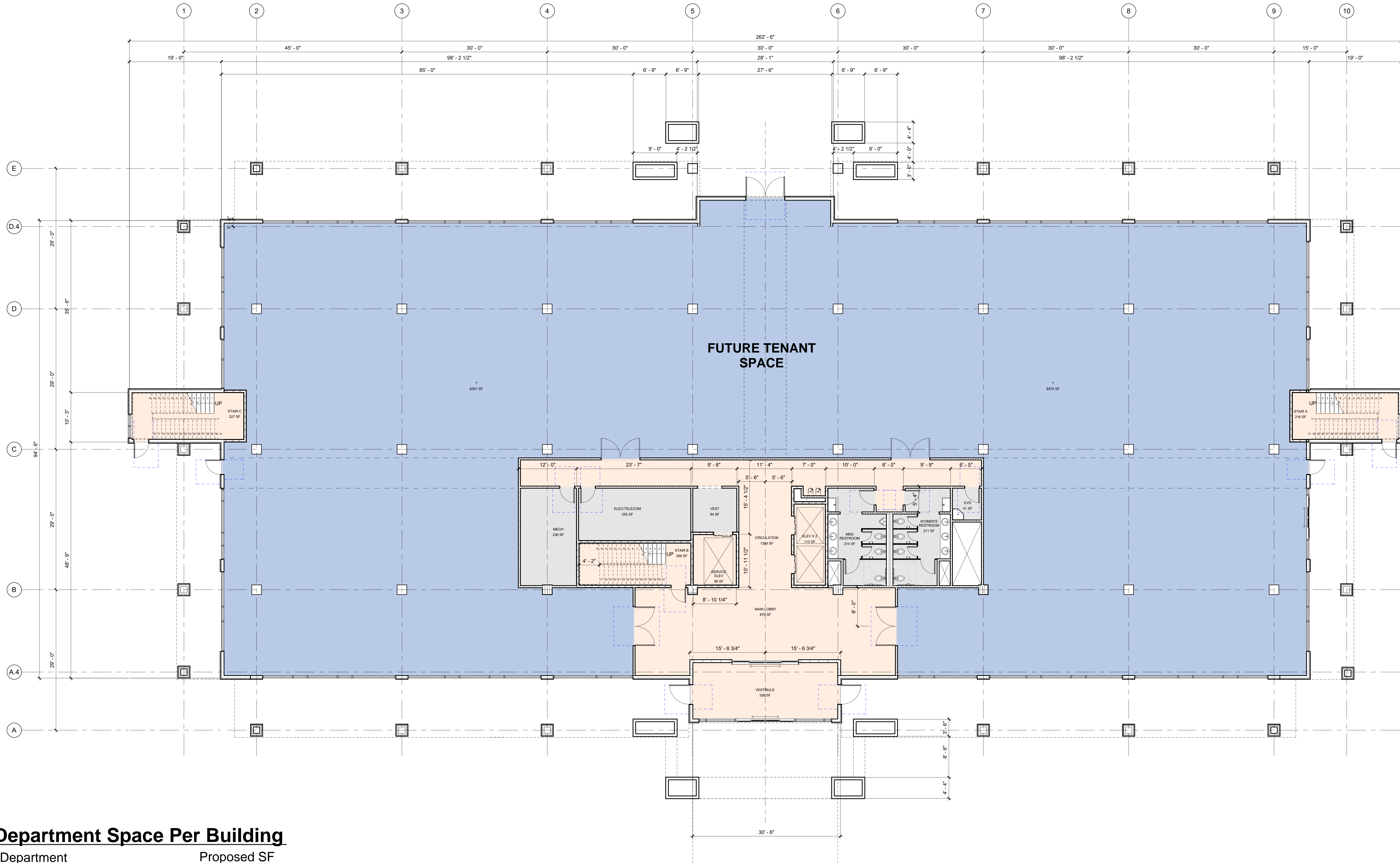




Westgate Medical Campus - MCN23-0103

## FIRST FLOOR PLAN / SITE PLAN



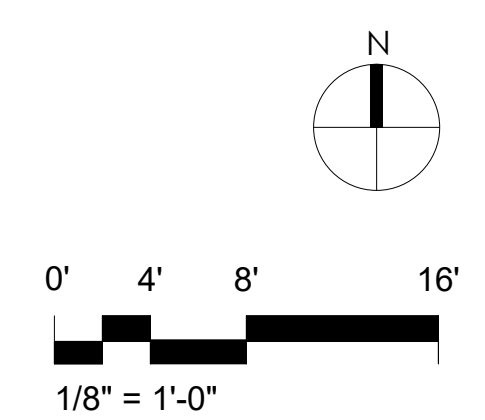


**Department Space Per Building**

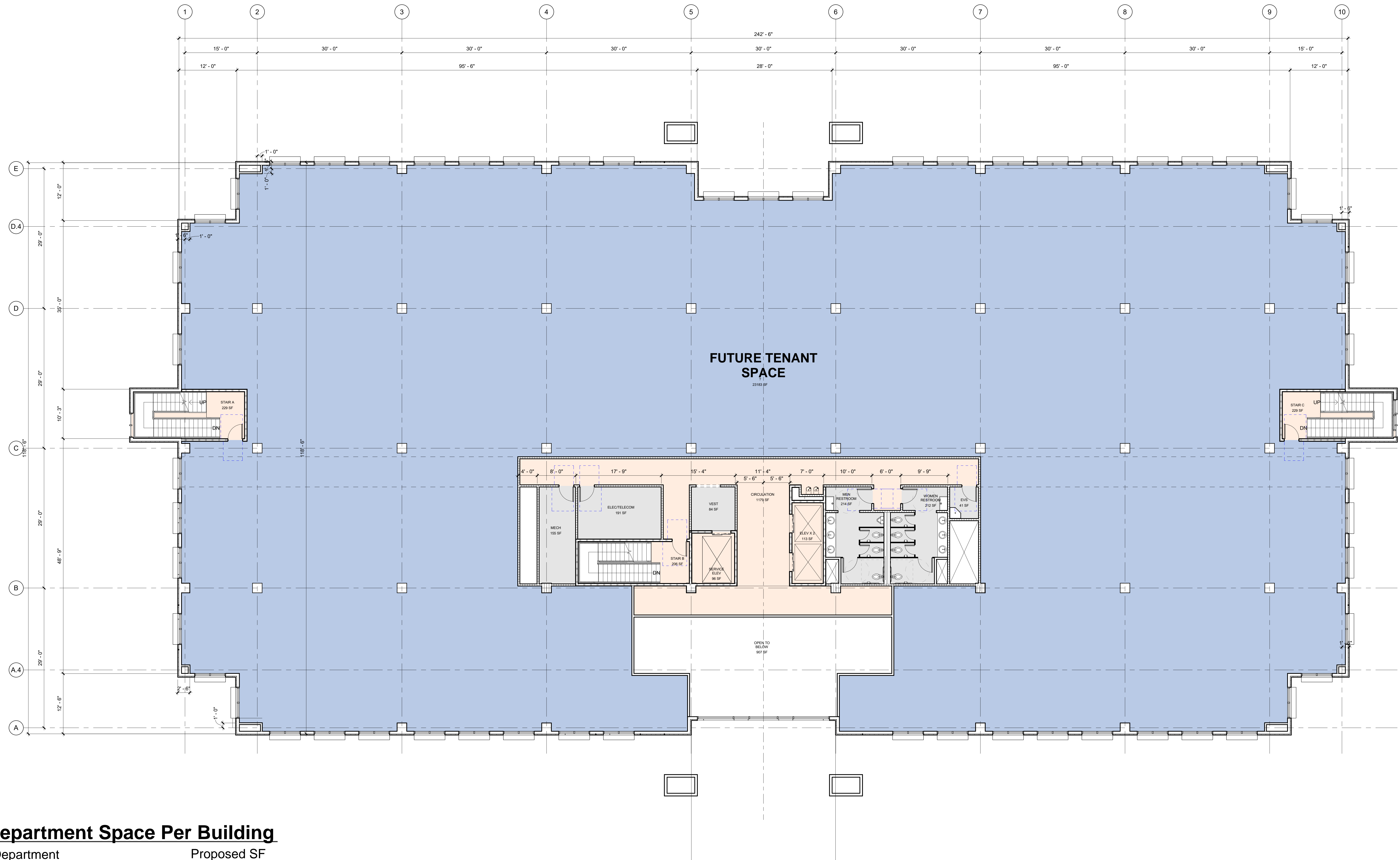
| Department                | Proposed SF |
|---------------------------|-------------|
| Bldg. Utility And Service | 3,889 SF    |
| Tenant Space              | 17,389 SF   |

Westgate Medical Campus - MCN23-0103

# FIRST FLOOR PLAN

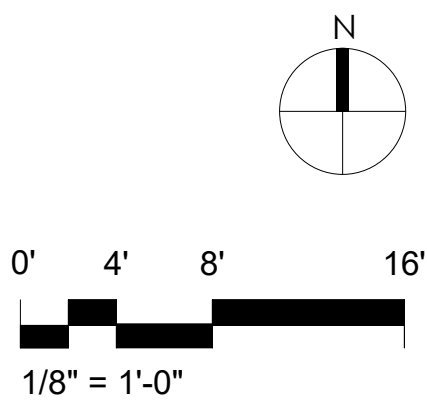




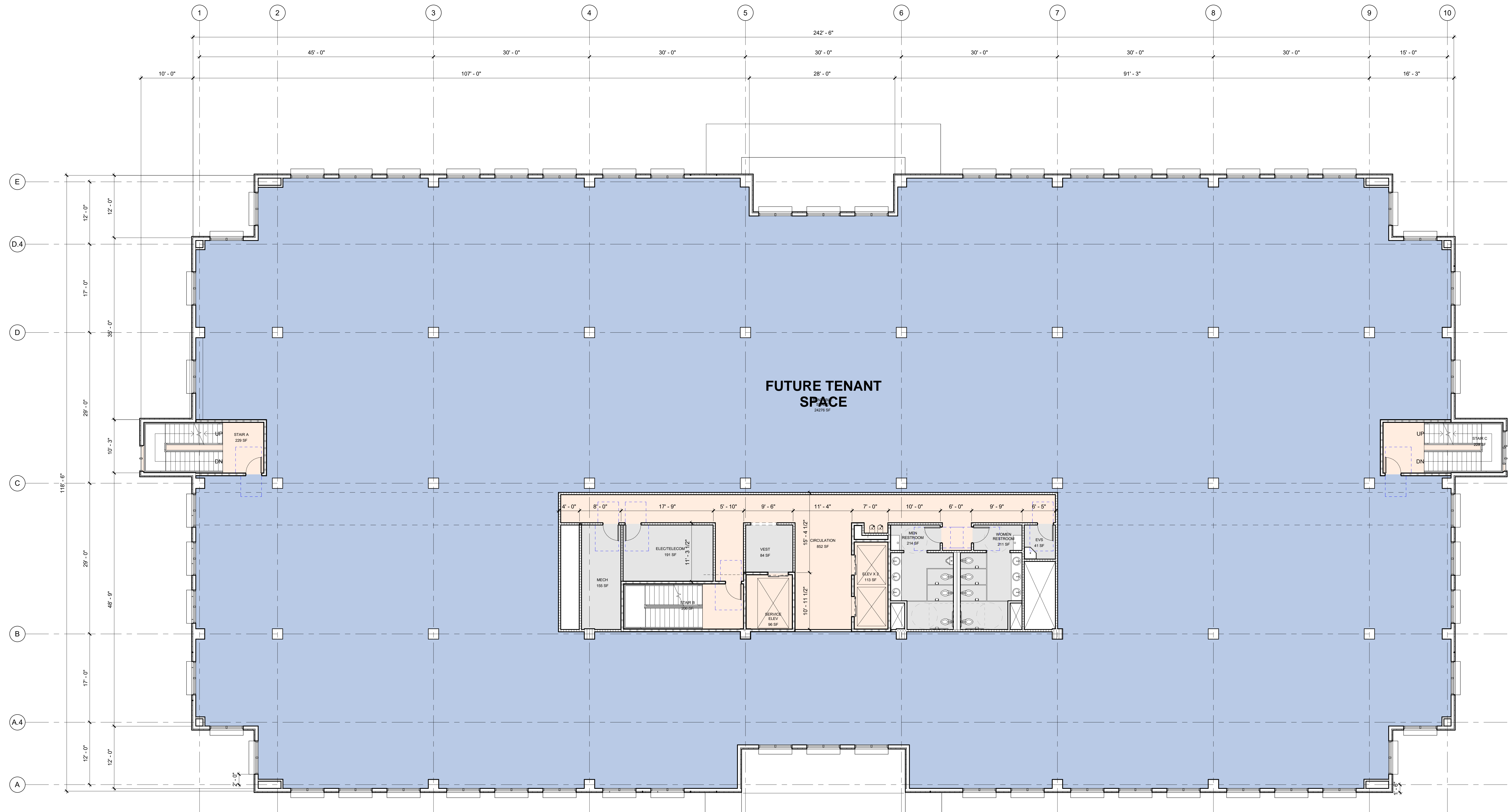


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# SECOND FLOOR PLAN





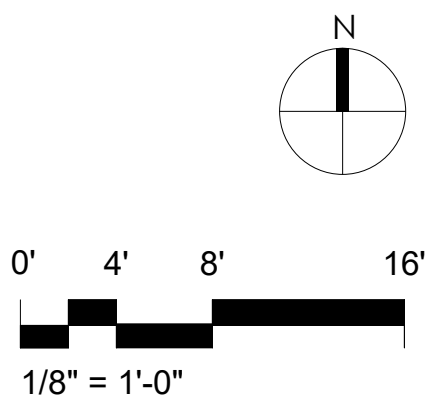


### Department Space Per Building

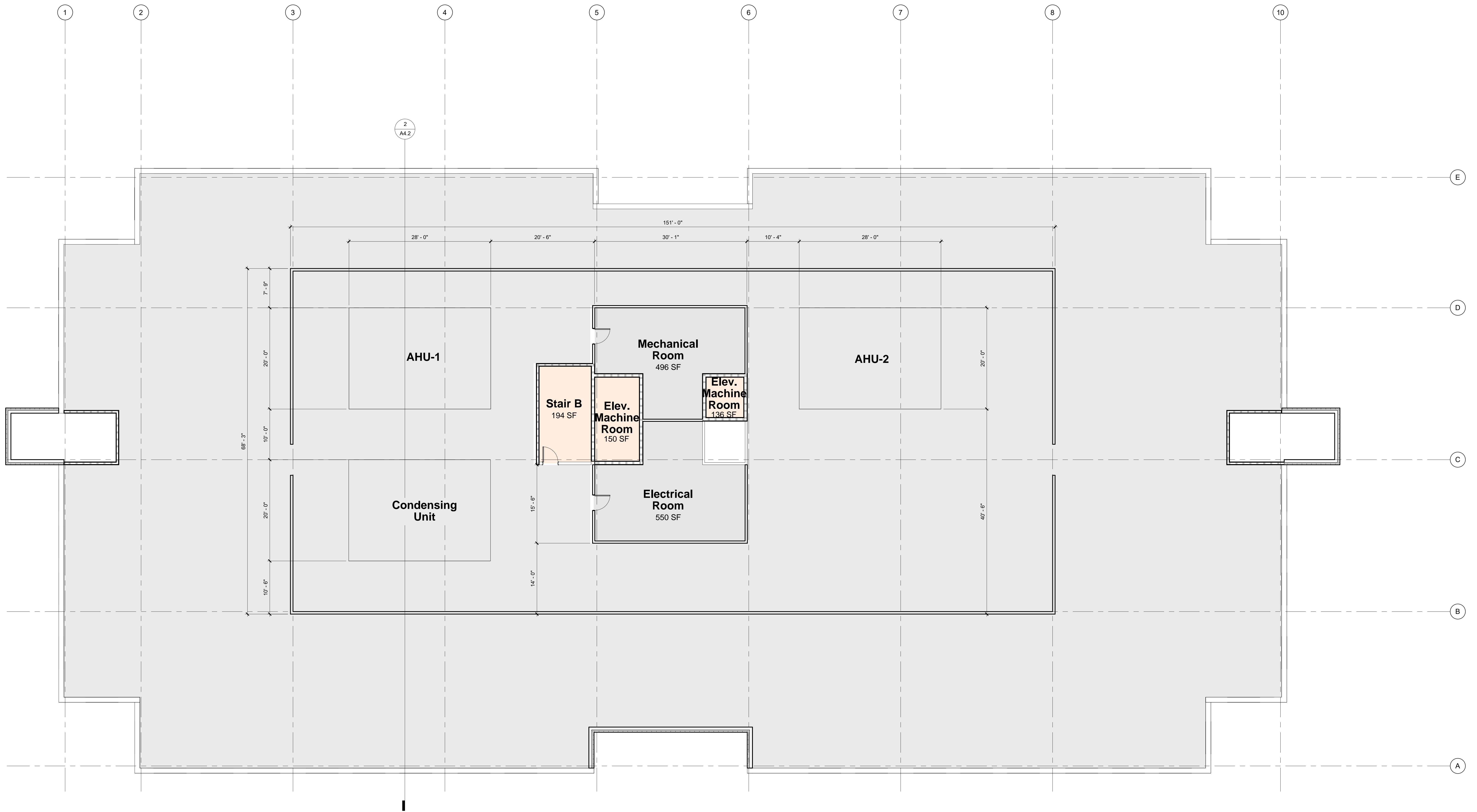
| Department                | Proposed SF |
|---------------------------|-------------|
| Bldg. Utility And Service | 2,573 SF    |
| Tenant Space              | 24,633 SF   |

Westgate Medical Campus - MCN23-0103

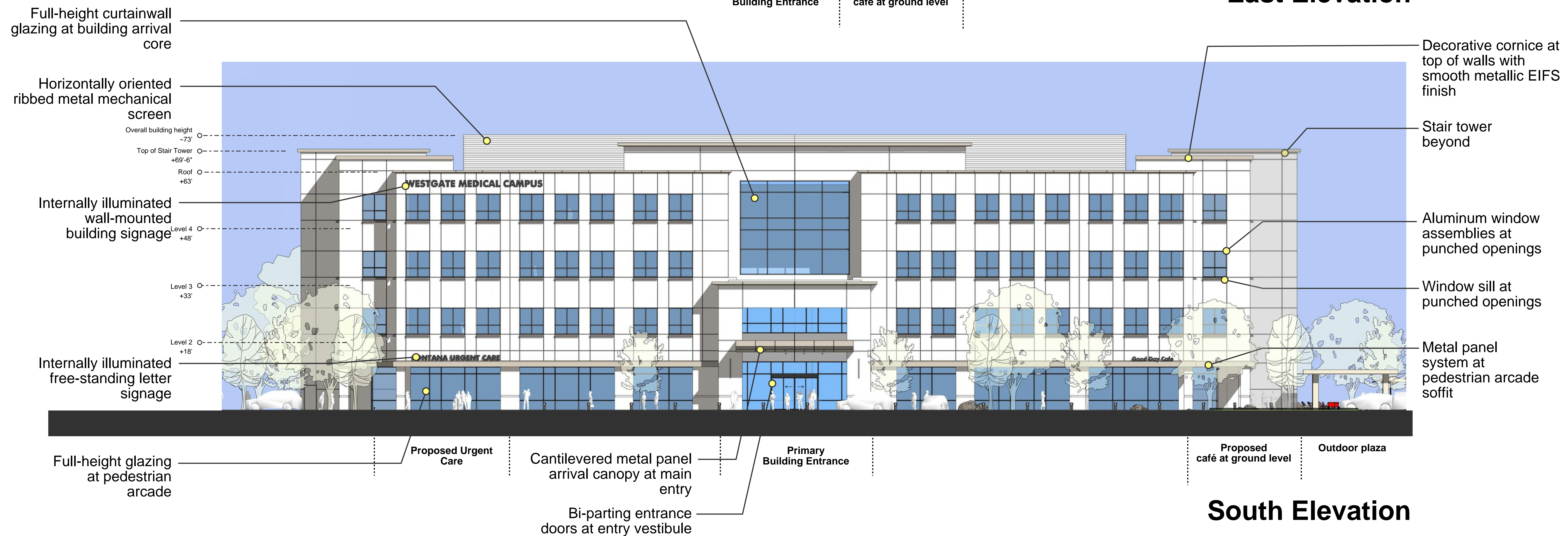
## THIRD/FOURTH FLOOR PLAN











## Building A

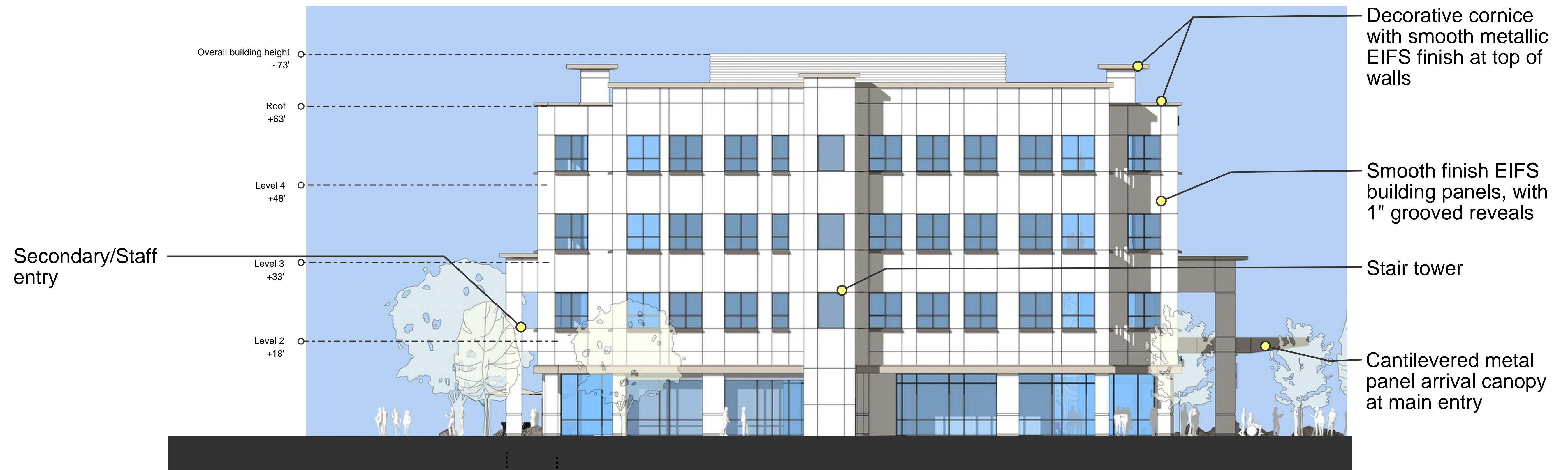
Building B Similar

Westgate Medical Campus - MCN23-0103

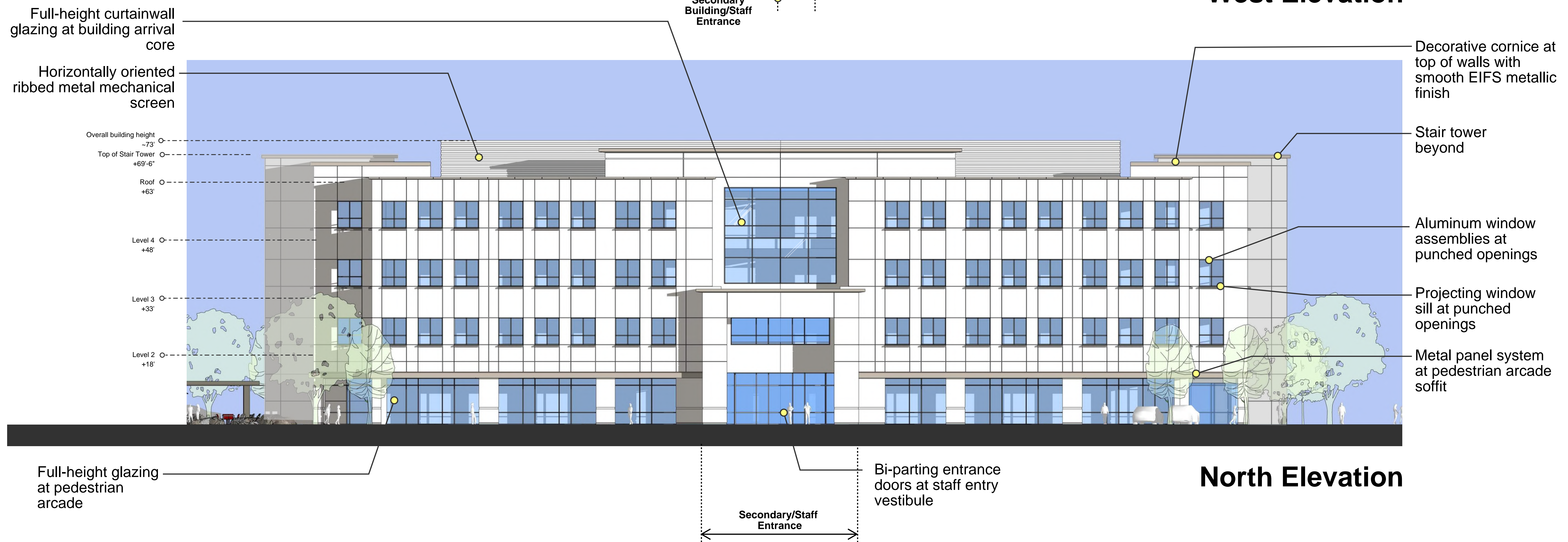
## Building Elevations







**West Elevation**



**North Elevation**

## Building A

Westgate Medical Campus - MCN23-0103

## Building Elevations





Proposed Urgent Care  
Entry at Ground Level



Building Entry



View along  
first floor  
arcade



Overall Campus, looking north



Proposed Urgent Care  
Entry at Ground Level

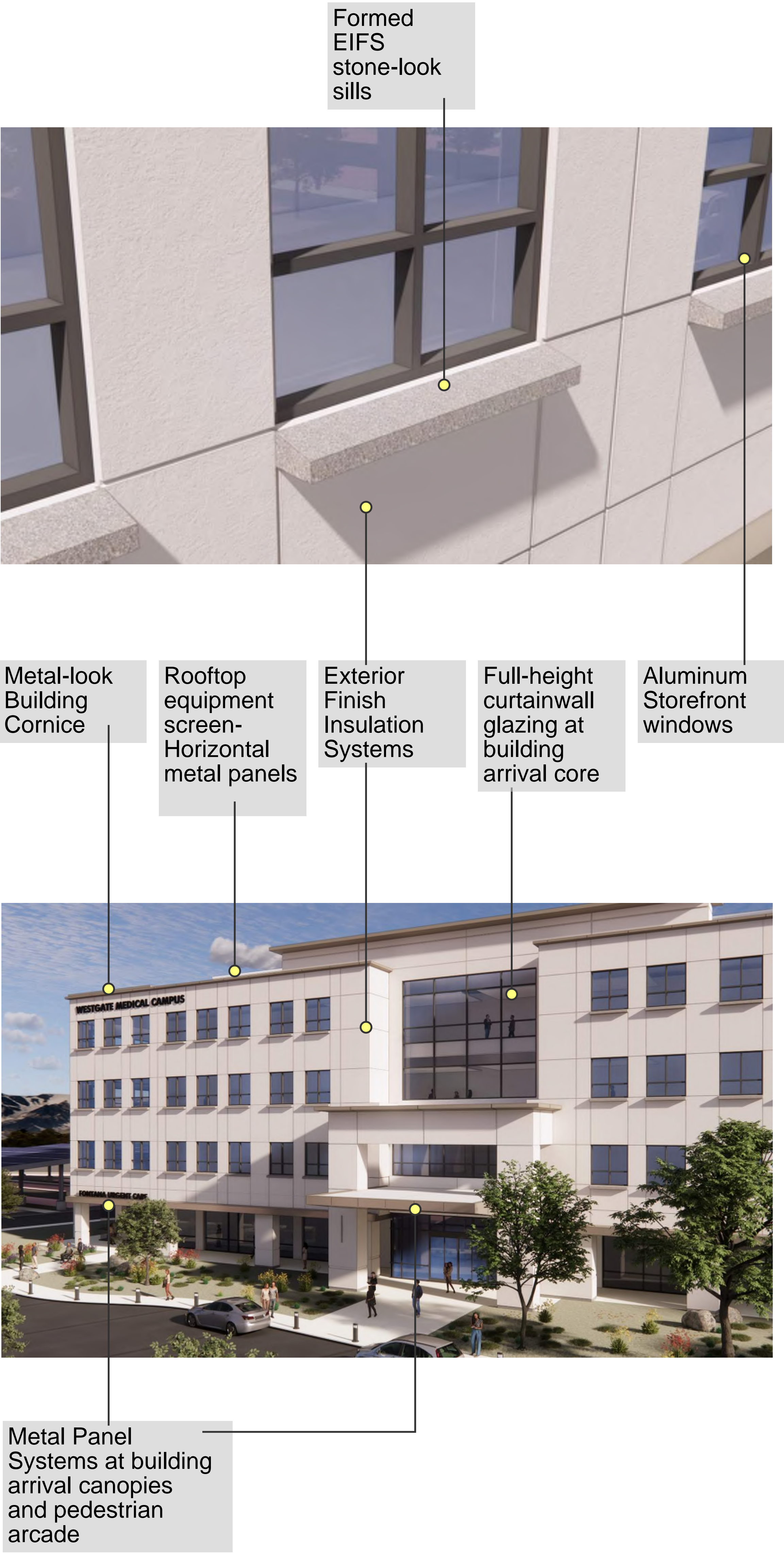


View East, Building A in foreground

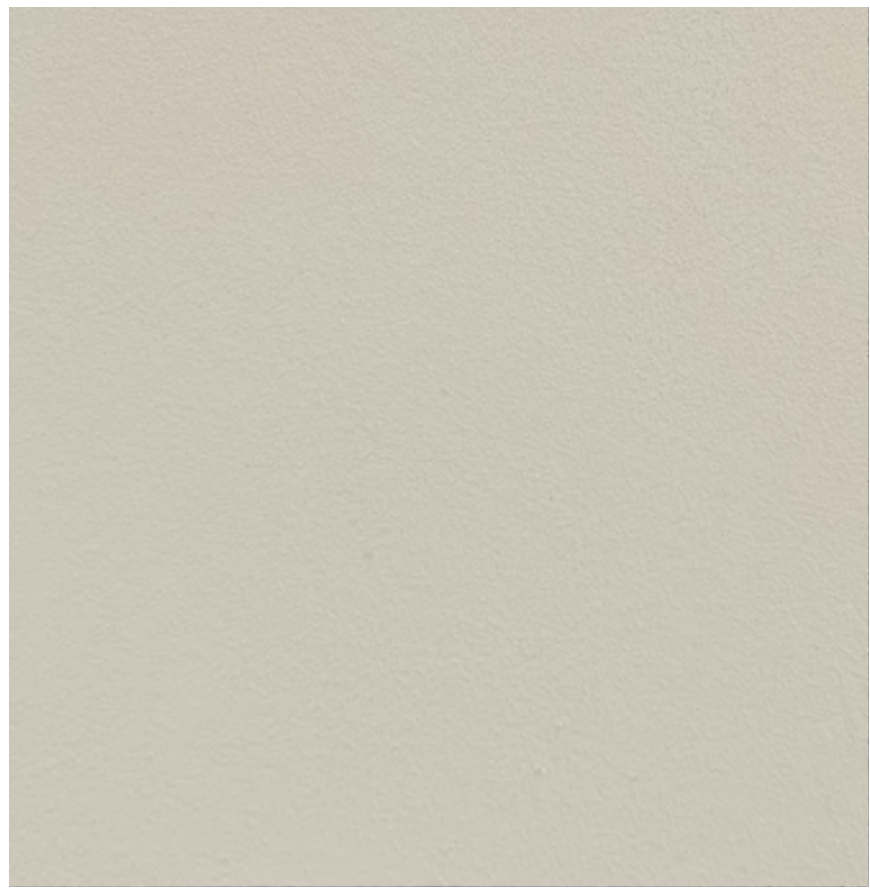


View Northeast, Building A in foreground

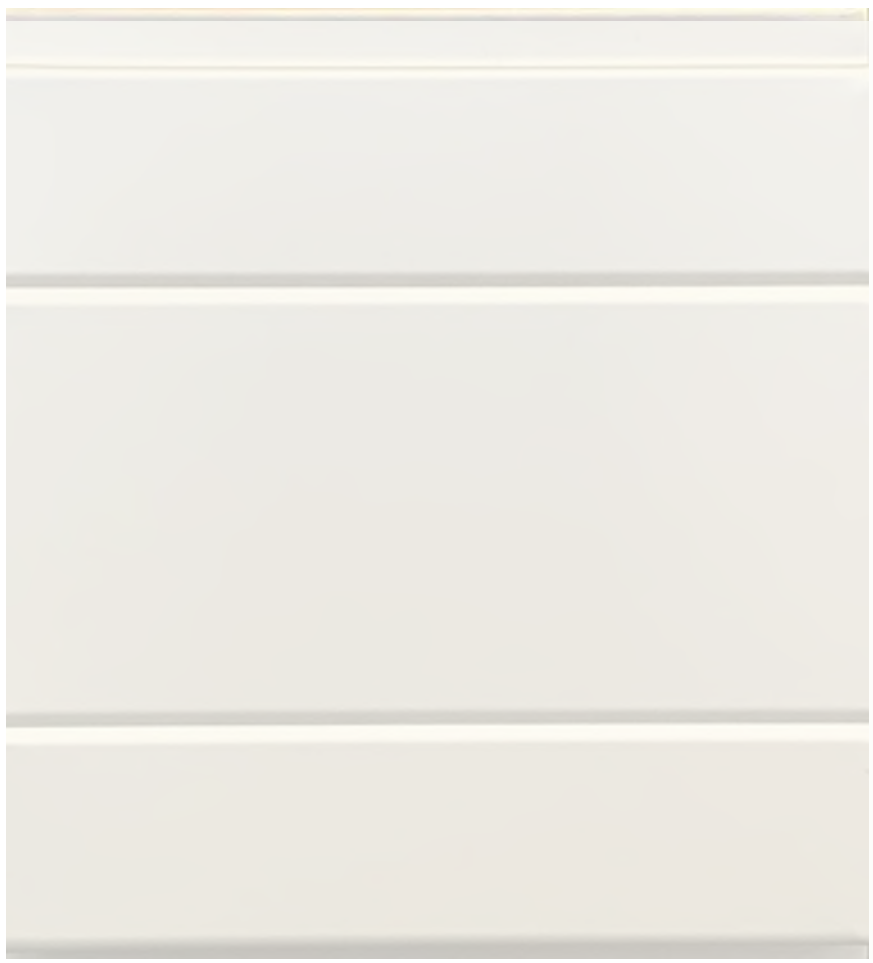




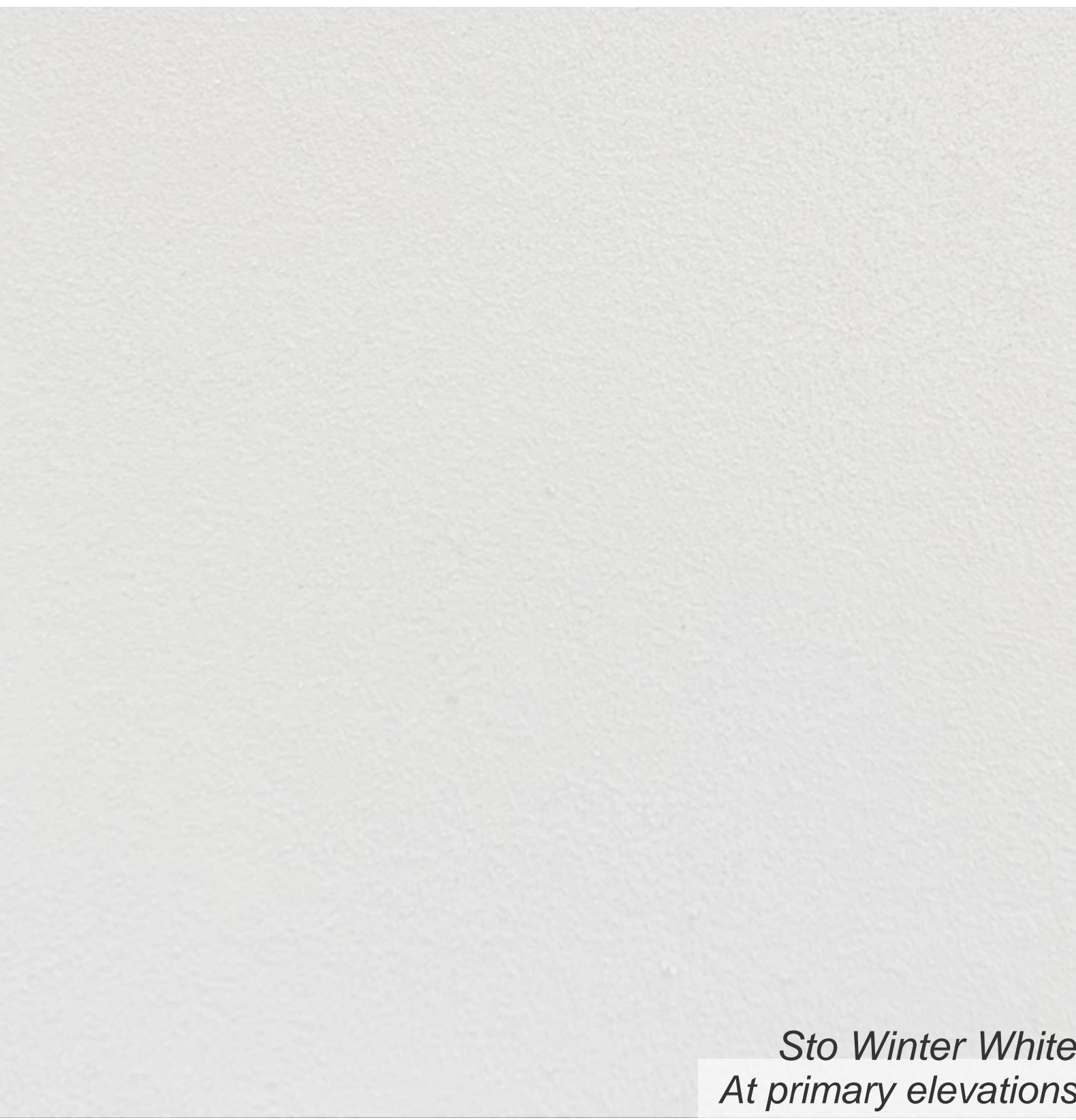
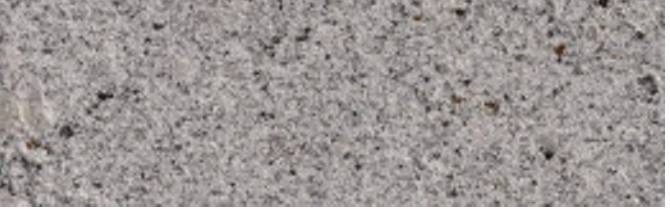
Metal-look Building Cornice  
Sto Color metallic 301



Rooftop equipment screen-Horizontal metal panels  
Morin AA-12 Bone White



Sto Creative Granite  
At window sills



Sto Winter White  
At primary elevations

Exterior Finish Insulation Systems



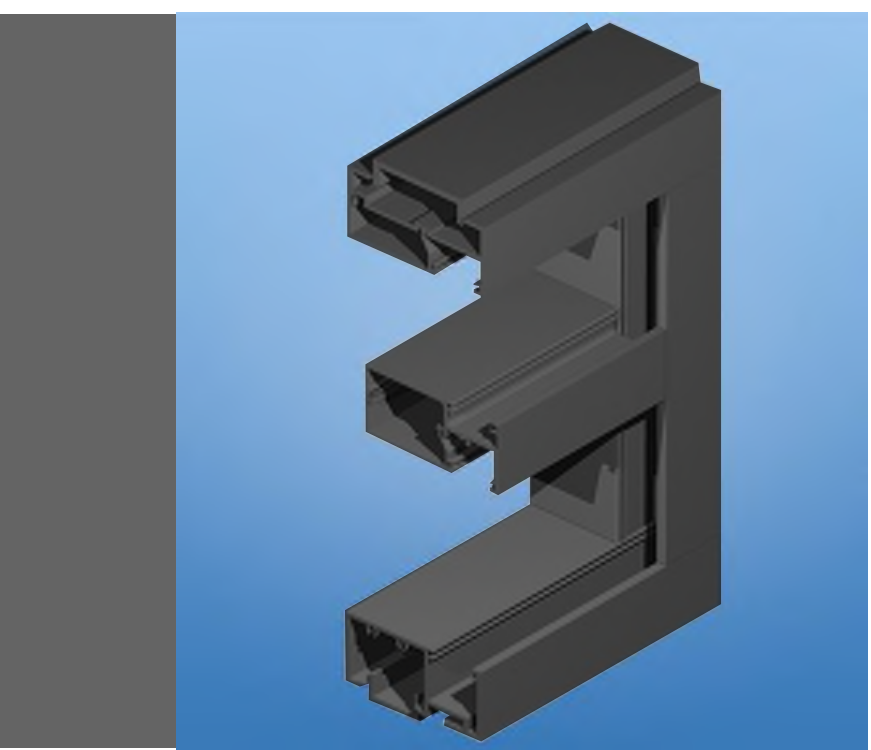
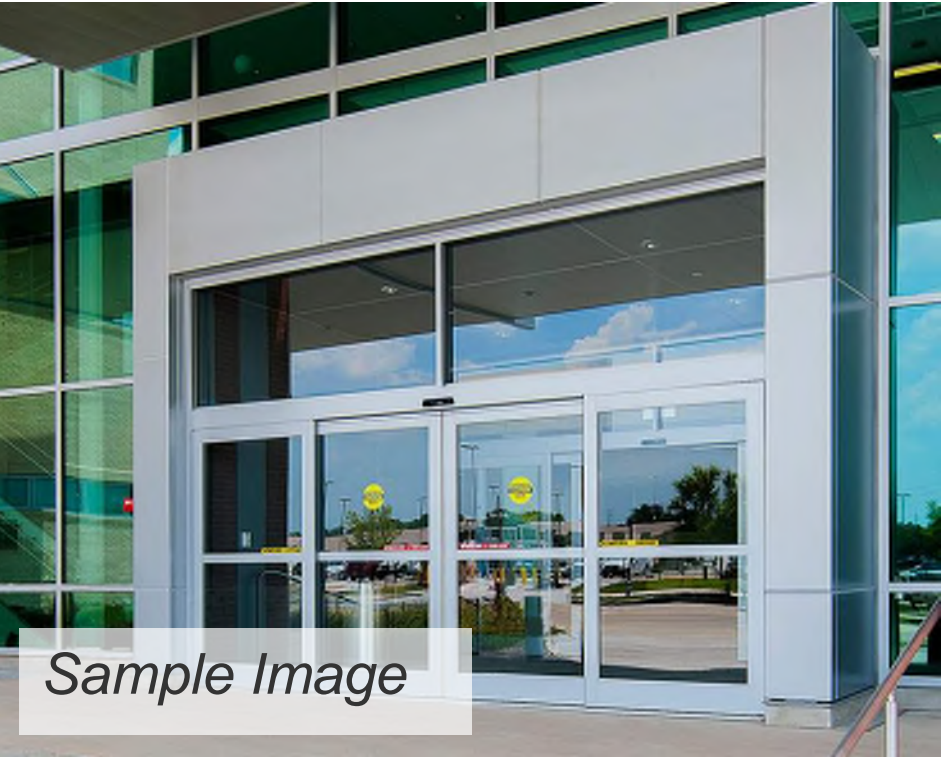
Aluminum composite metal (ACM) panels at building arrival canopies and pedestrian arcade  
Anodic Satin Mica

Metal Panel Systems

### Automatic Entrances

Assa Abloy SL-500 Bi-Parting Entrance Doors, with 70%PVDF liquid applied coating

Kawneer Charcoal UC109852



Kawneer VersaGlaze 451T with 70%PVDF liquid applied coating

Kawneer 1600 curtainwall system with 70%PVDF liquid applied coating

Kawneer Charcoal UC109852

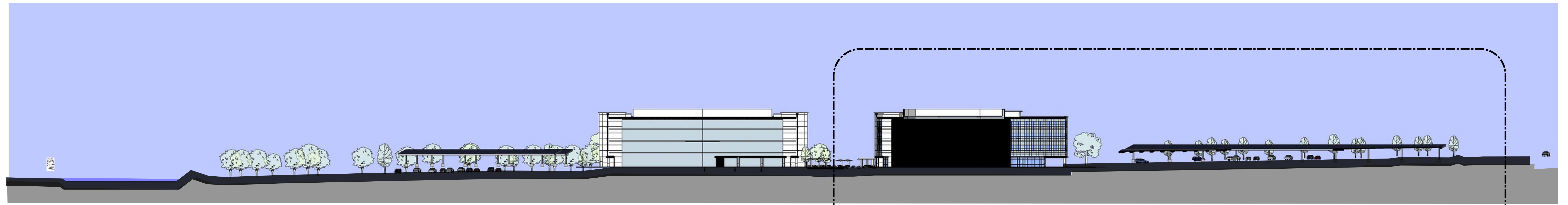
Aluminum Storefront Systems



Exterior Glazing  
Viricon 1" Insulating Glass Unit VRE-4725

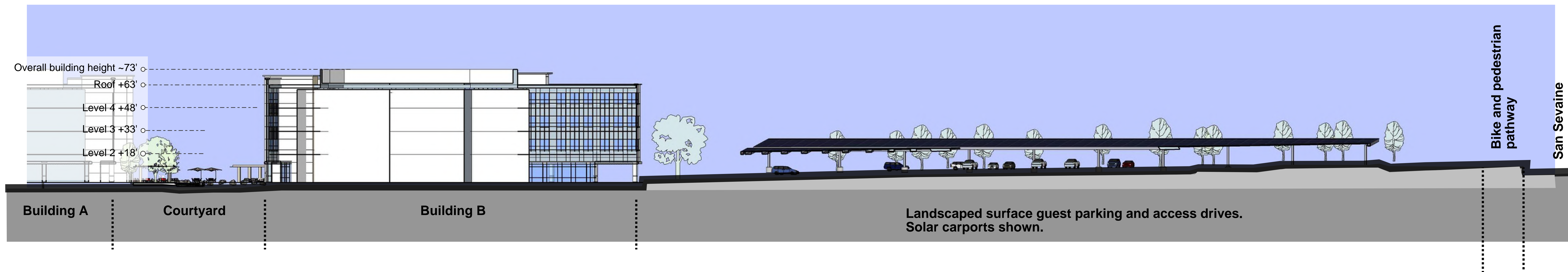
Exterior Glazing





**Overall Site Section**  
Looking north

Site Section Eastern Portion

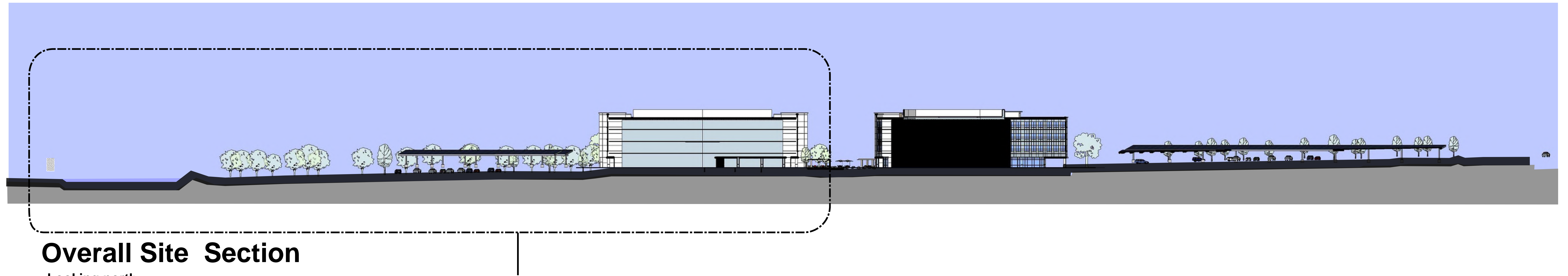


**Site Section Eastern Portion**

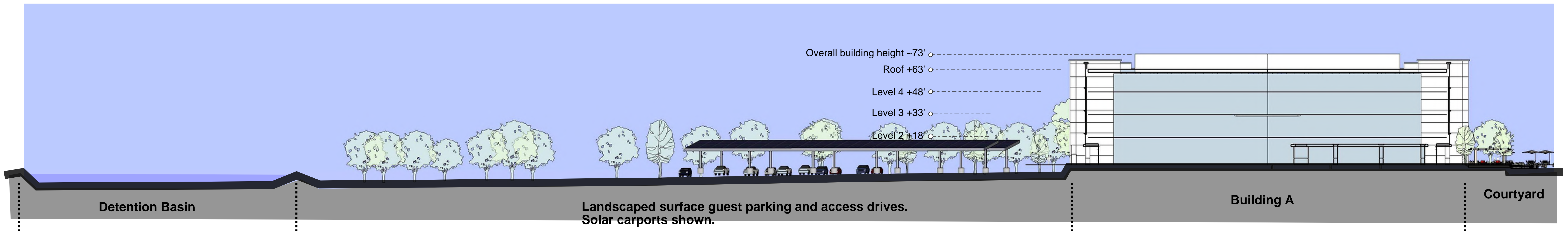
Proposed  
café at ground level

Outdoor plaza



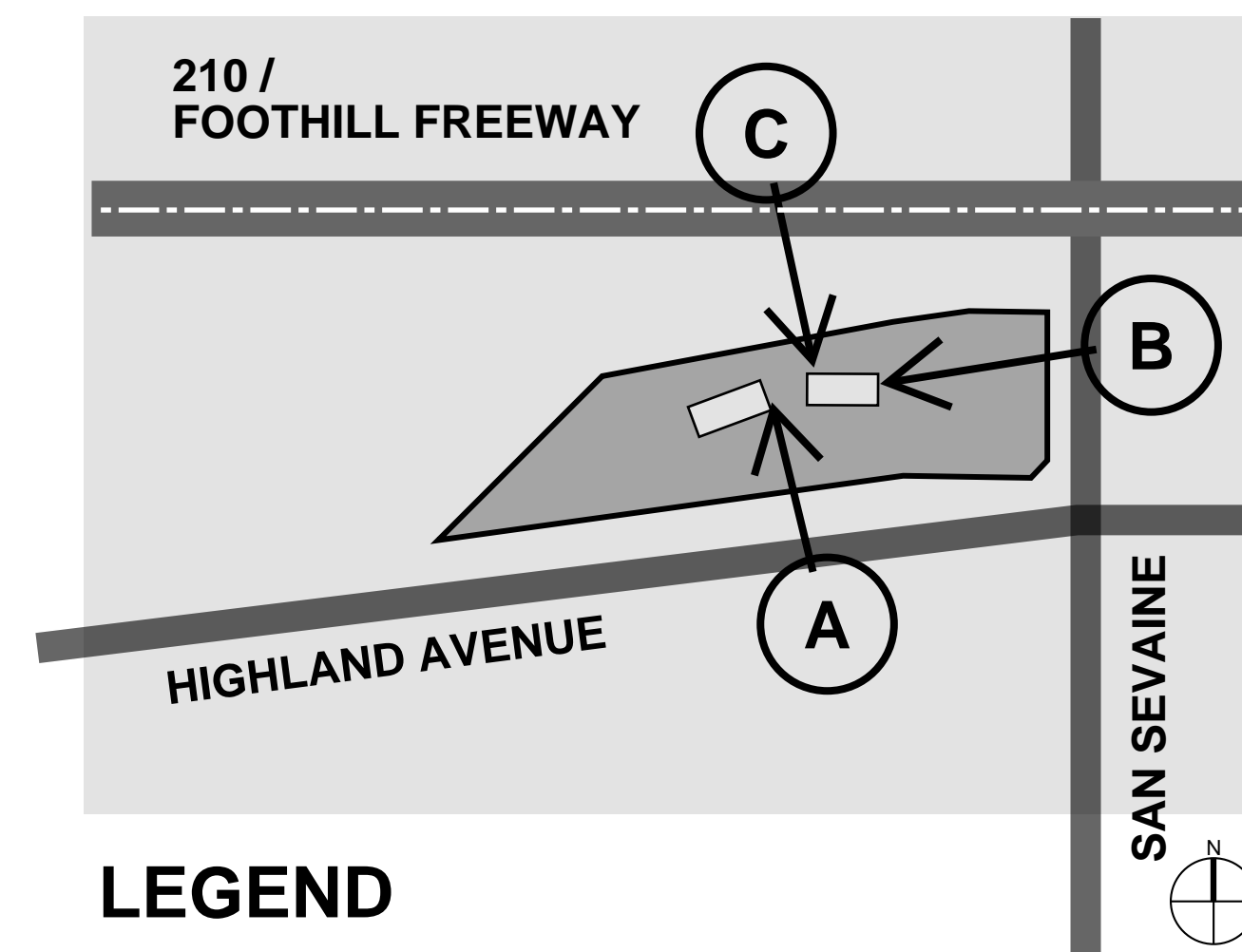


Site Section Western Portion

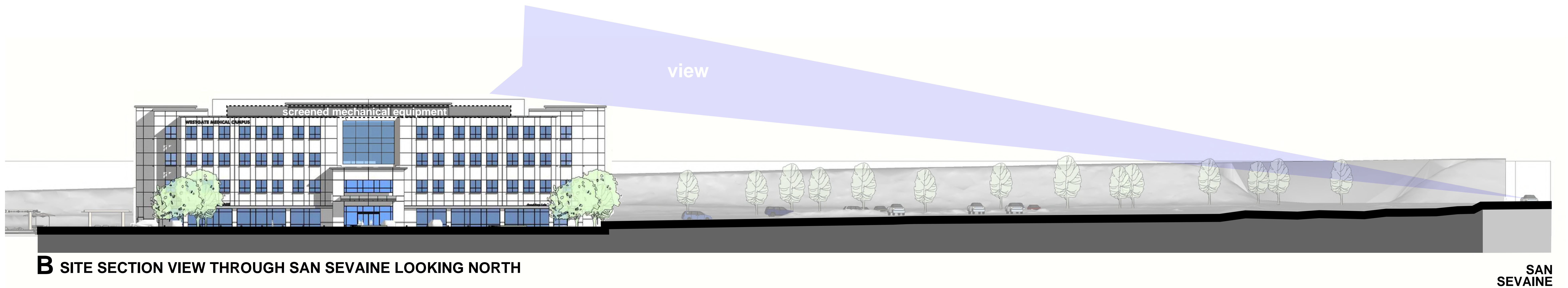


Site Section Western Portion

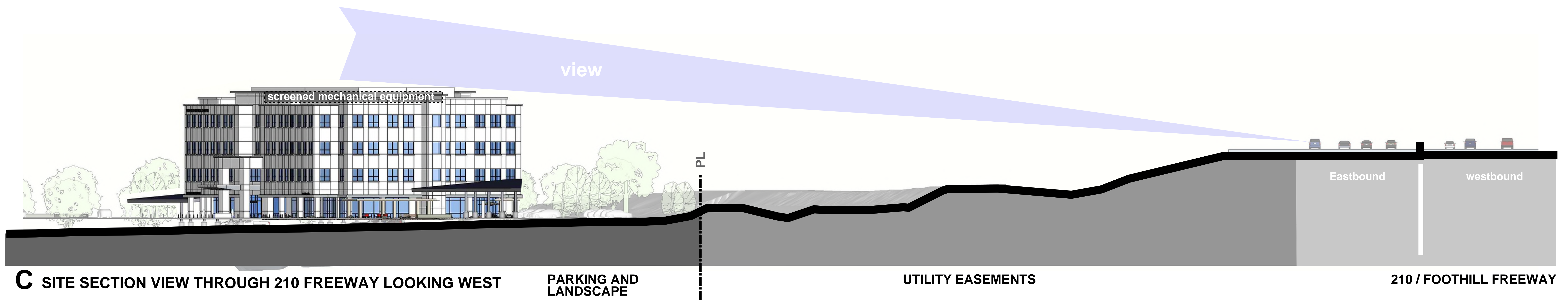




**A** SITE SECTION VIEW THROUGH SOUTH HIGHLAND LOOKING EAST

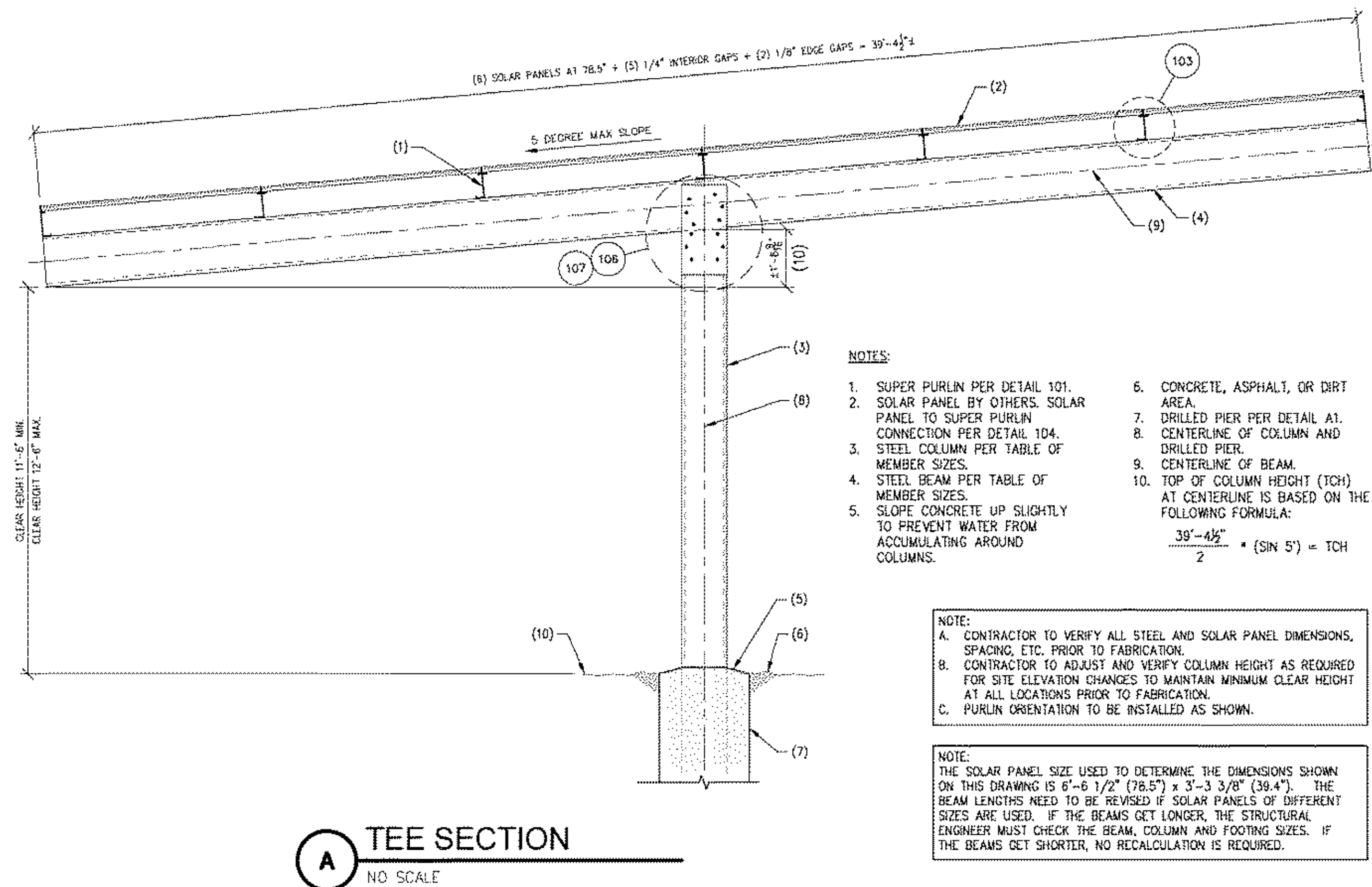
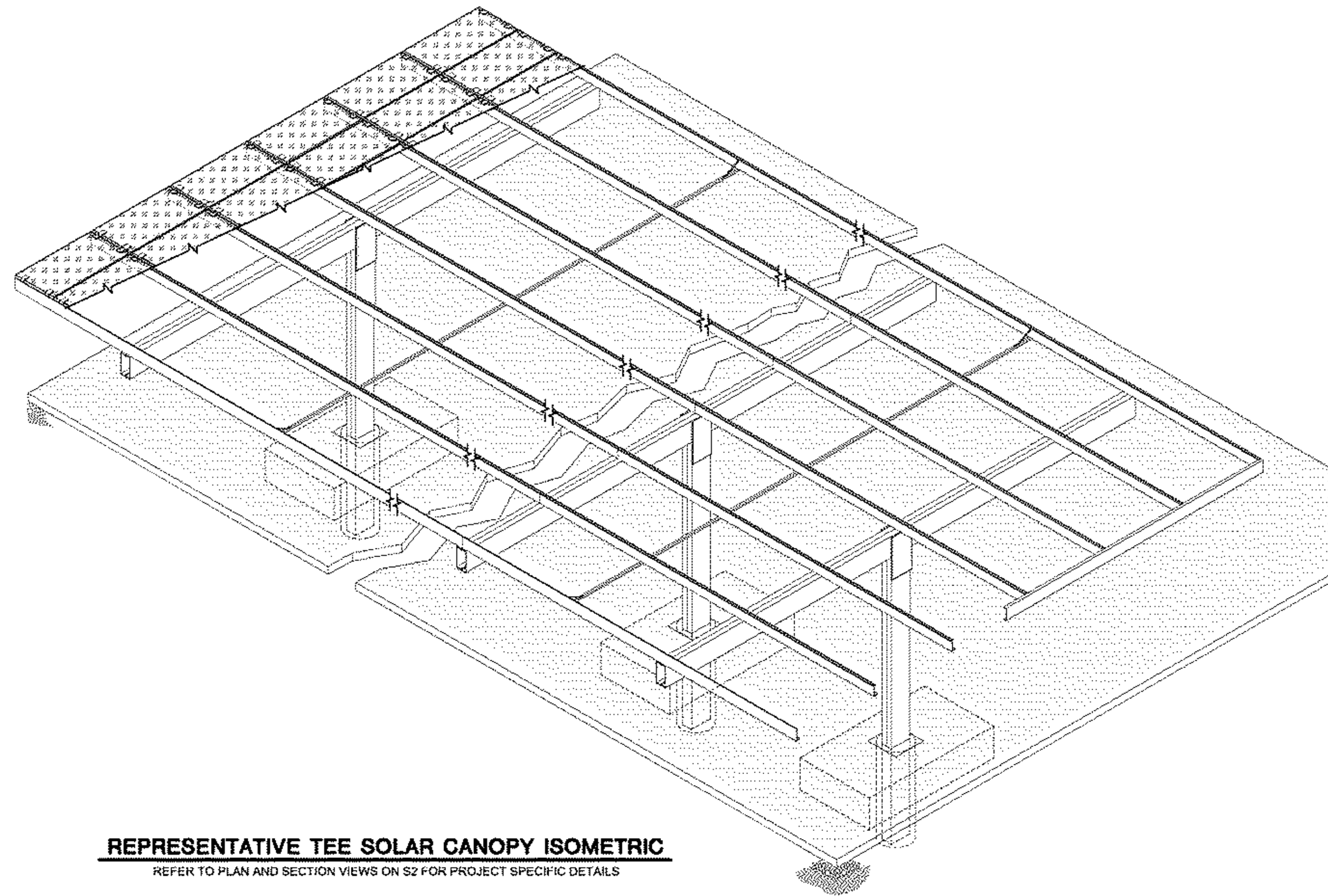


**B** SITE SECTION VIEW THROUGH SAN SEVAIRE LOOKING NORTH



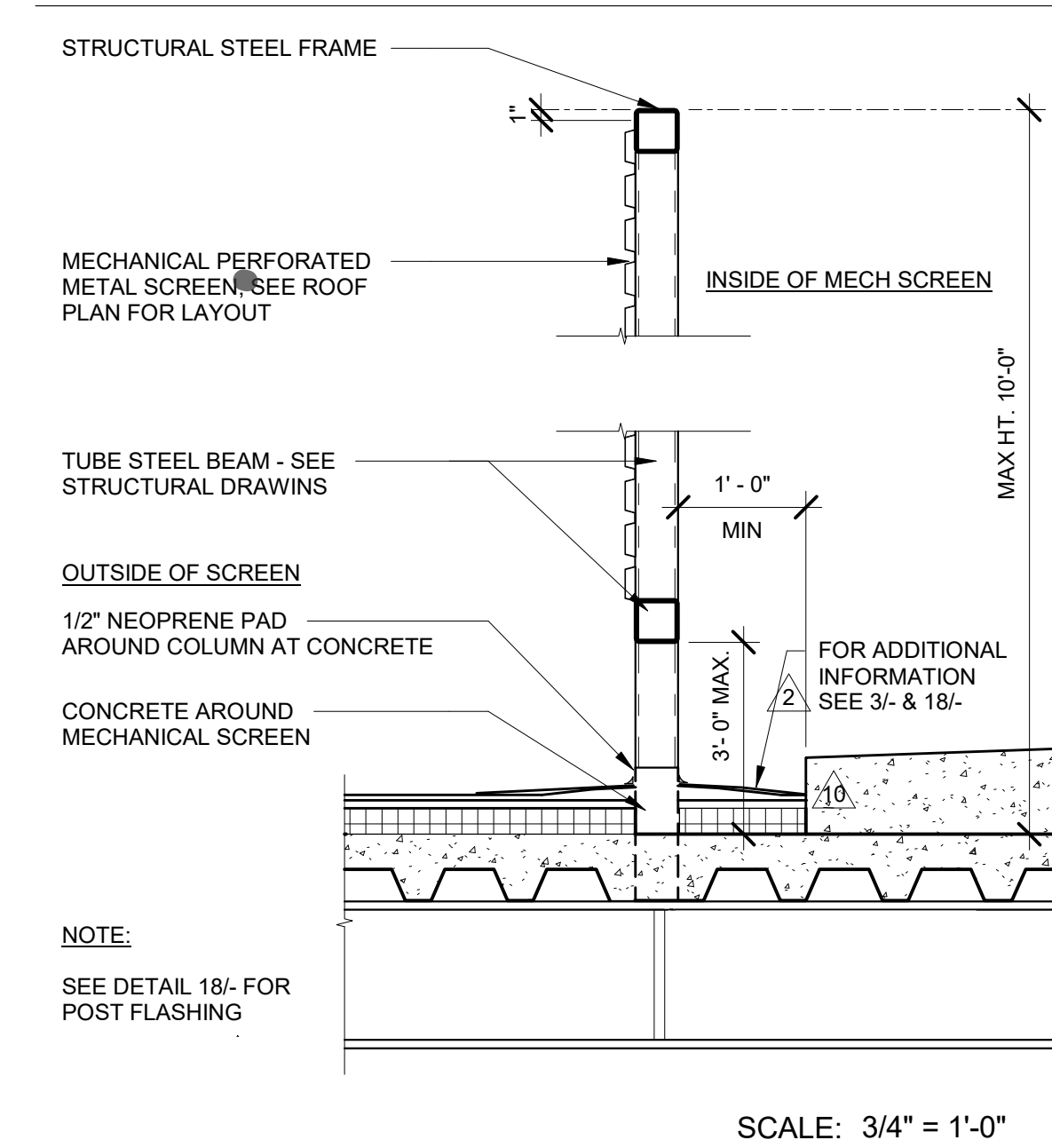
**C** SITE SECTION VIEW THROUGH 210 FREEWAY LOOKING WEST





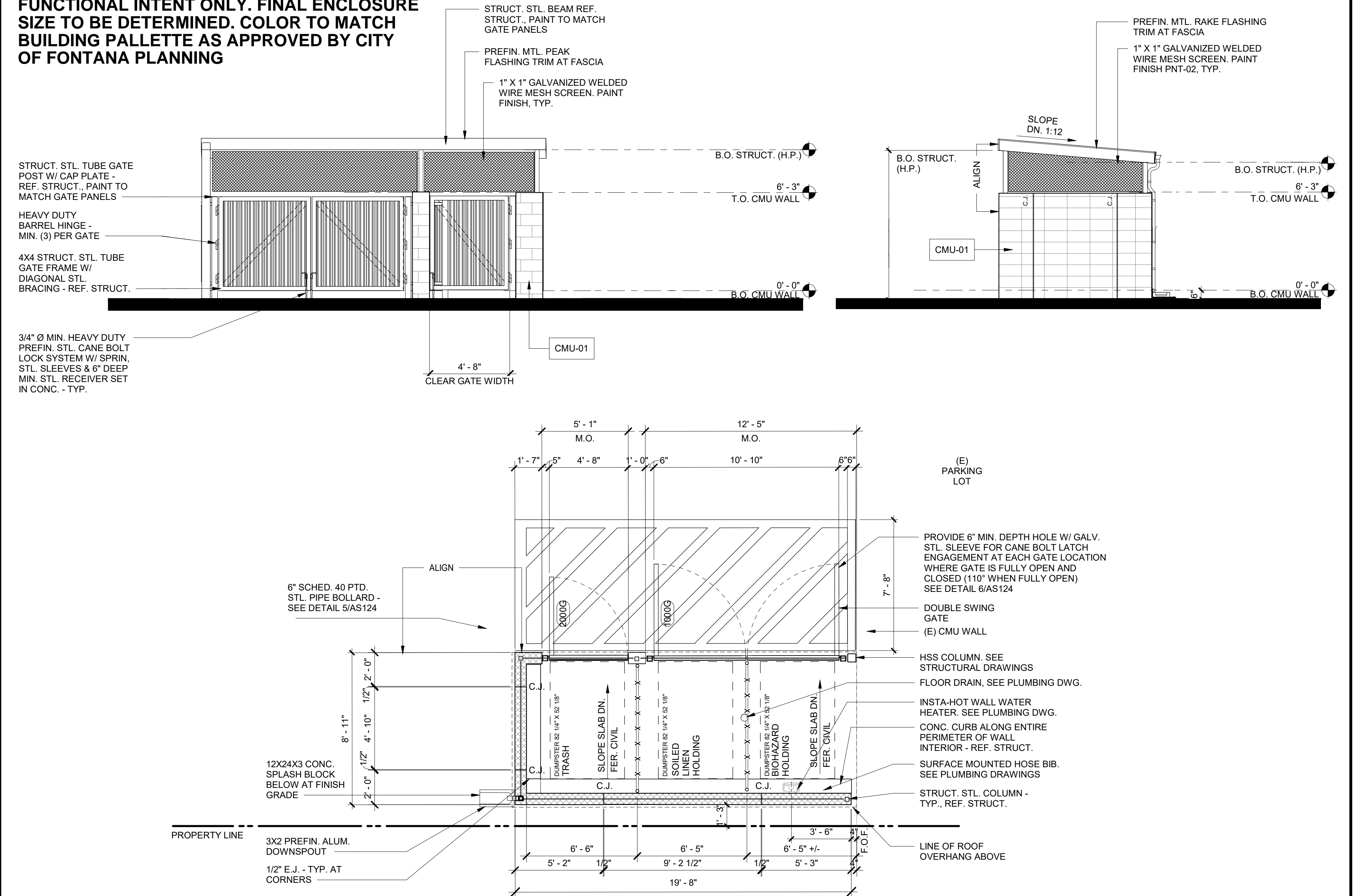
**TYPICAL SOLAR CARPORT INSTALLATION**

**NOTE:**  
DETAIL PROVIDED FOR FUNCTIONAL INTENT ONLY. FINAL ENCLOSURE SIZE TO BE DETERMINED. COLOR TO MATCH BUILDING PALLETTE AS APPROVED BY CITY OF FONTANA PLANNING



**TYPICAL ROOFTOP MECHANICAL SCREEN SECTION**

**NOTE:**  
TRASH ENCLOSURE DETAIL PROVIDED FOR FUNCTIONAL INTENT ONLY. FINAL ENCLOSURE SIZE TO BE DETERMINED. COLOR TO MATCH BUILDING PALLETTE AS APPROVED BY CITY OF FONTANA PLANNING



**TYPICAL TRASH ENCLOSURE PLANS AND ELEVATIONS**





Westgate Medical Plaza- MCN23-0103

Overall view, looking northwest





Westgate Medical Plaza - Phase One - MCN23-0103

Overall view, looking northwest





Westgate Medical Plaza - MCN23-0103

Overall view, looking northeast





Westgate Medical Plaza - Phase One - MCN23-0103

Overall view, looking northeast





Westgate Medical Plaza - MCN23-0103

Arrival and Patient Drop-off

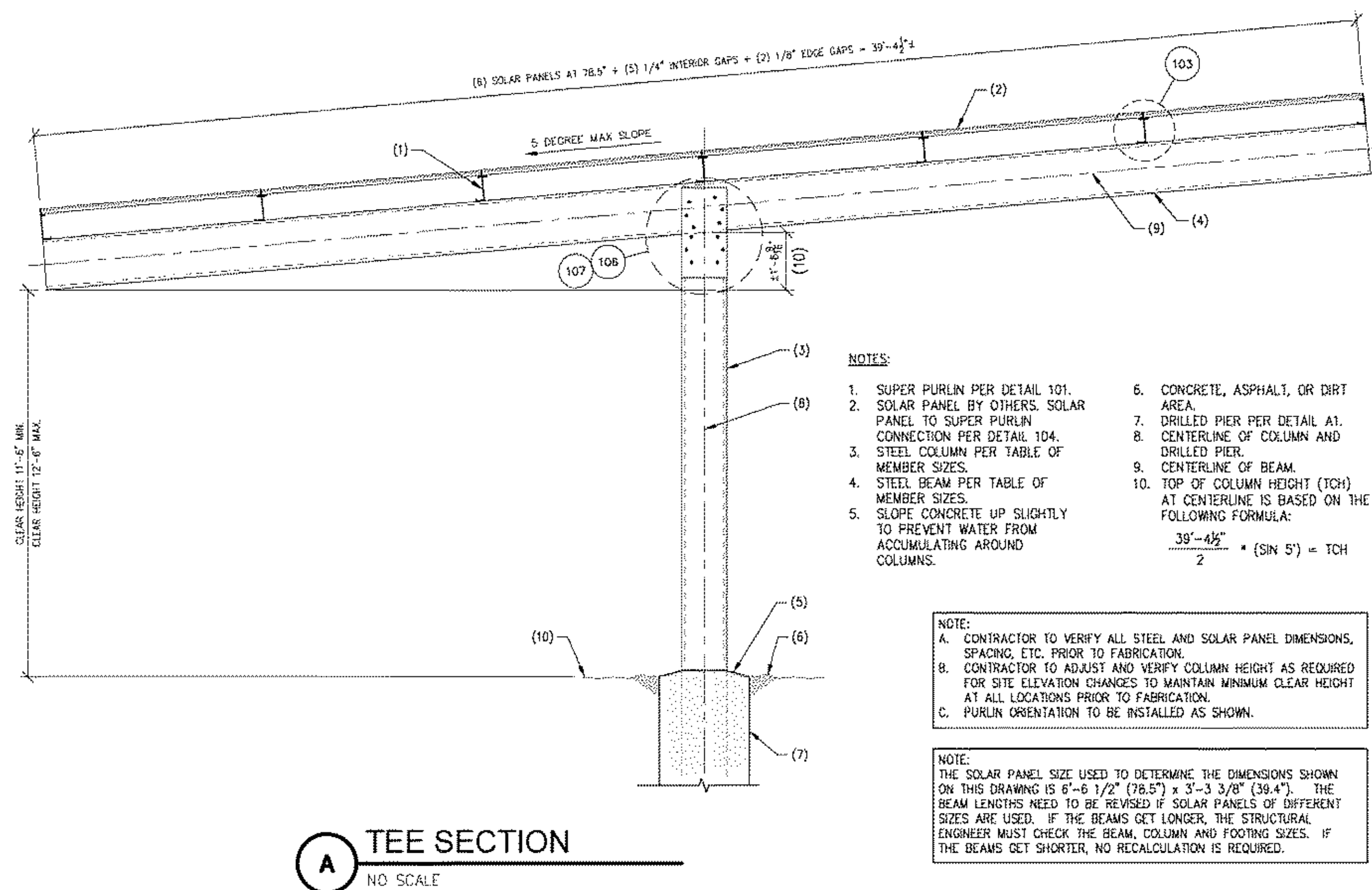
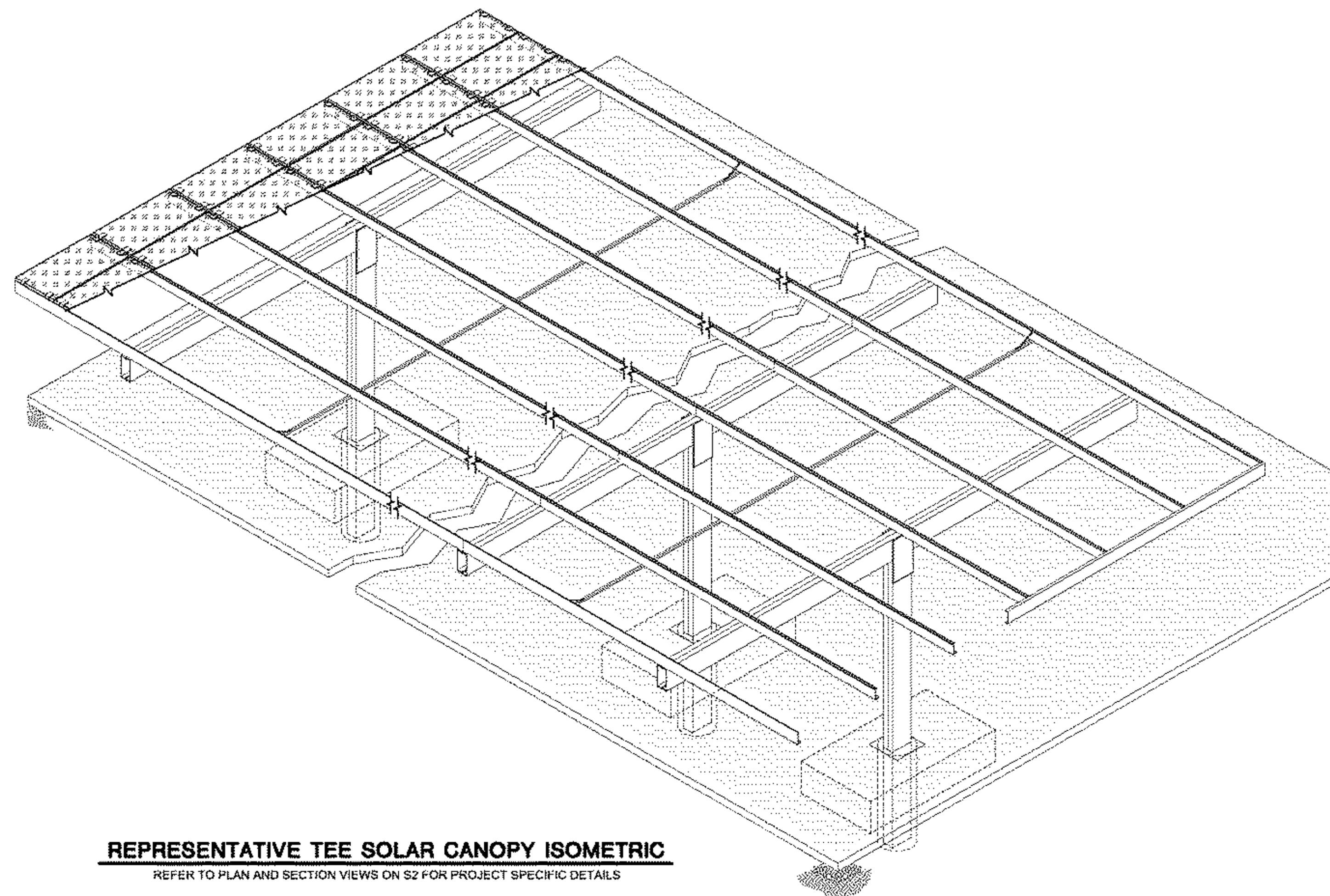




Westgate Medical Plaza - MCN23-0103

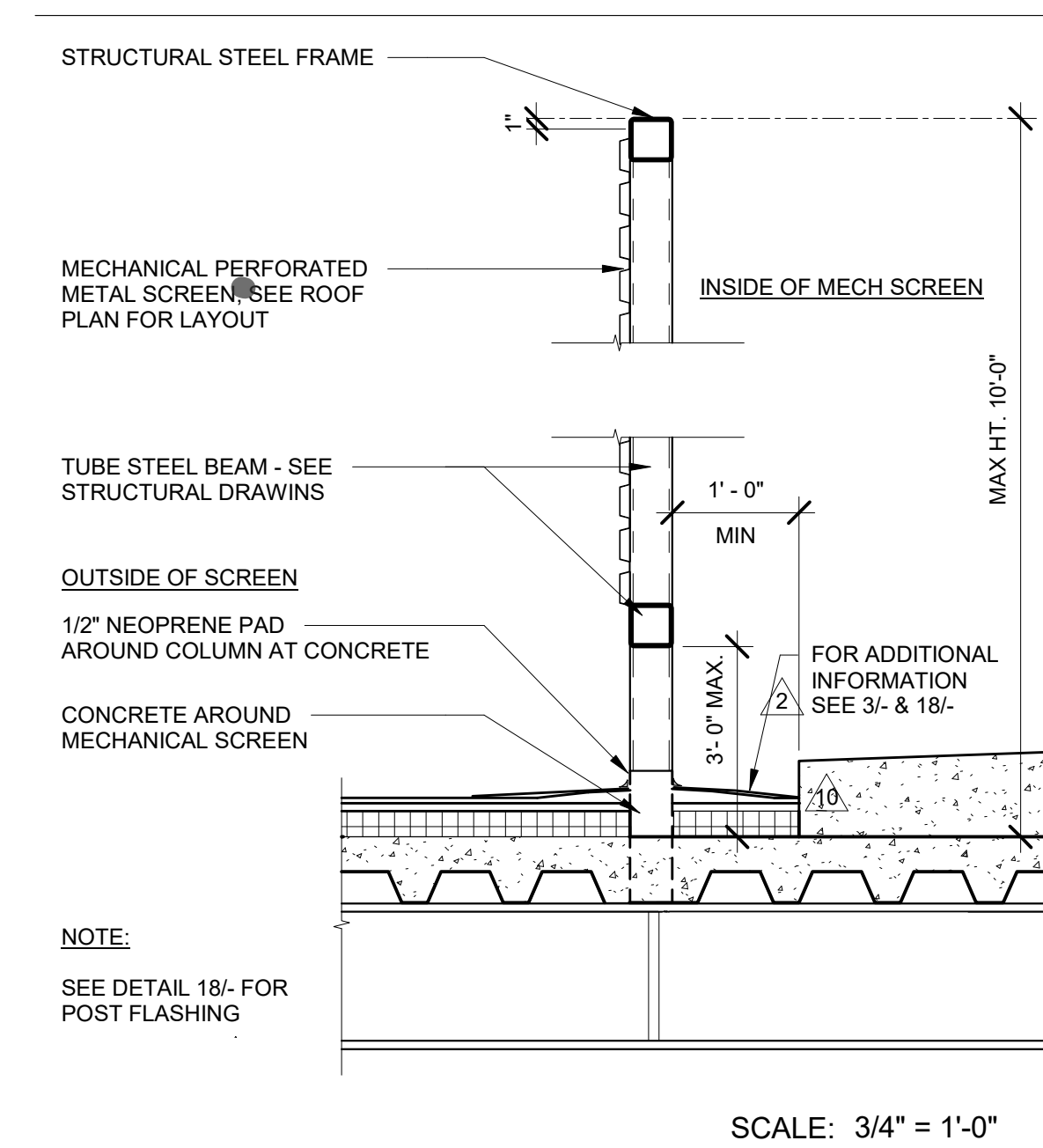
Outdoor Courtyard between Buildings





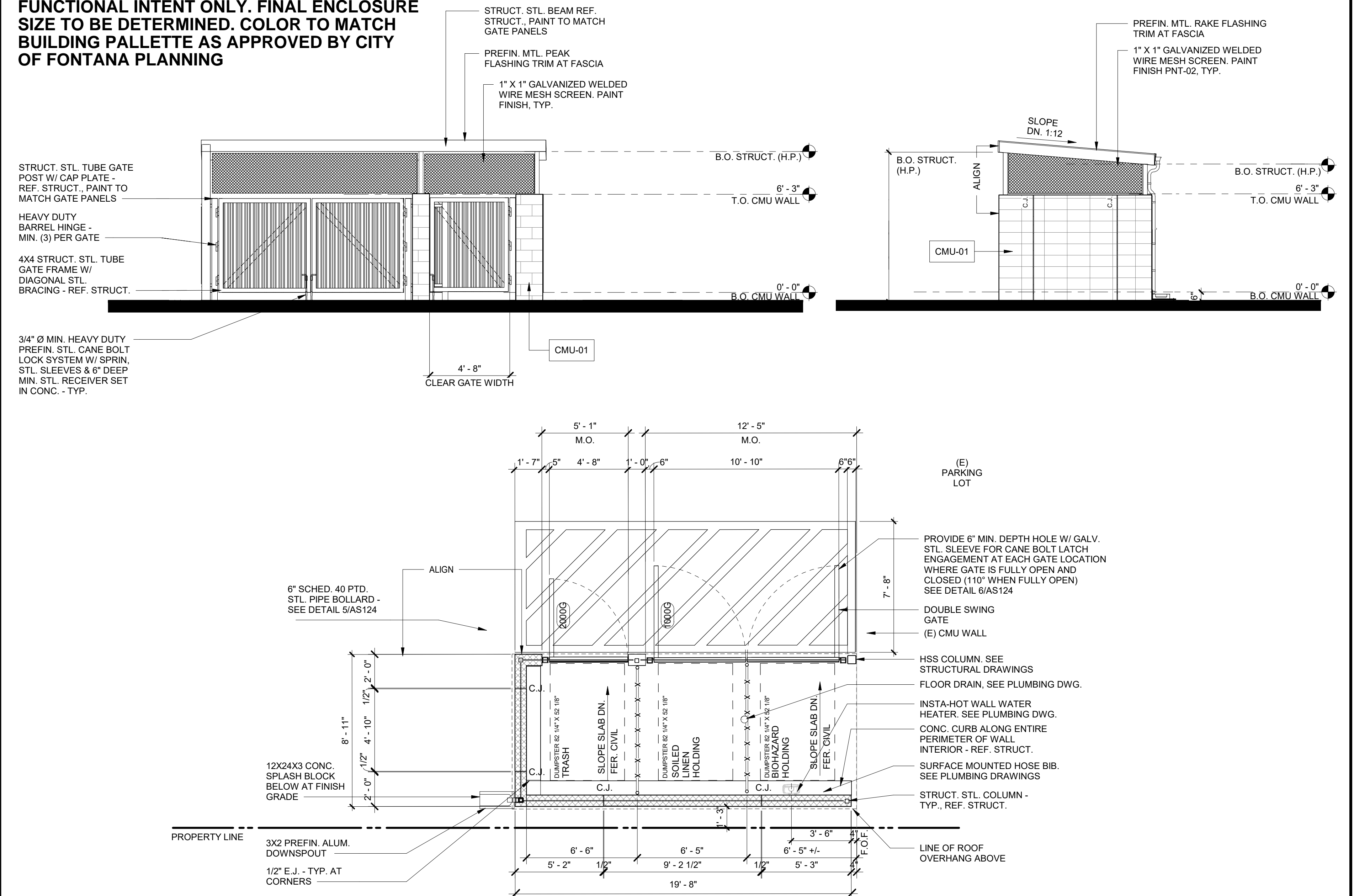
**TYPICAL SOLAR CARPORT INSTALLATION**

**NOTE:**  
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**TYPICAL ROOFTOP MECHANICAL SCREEN SECTION**

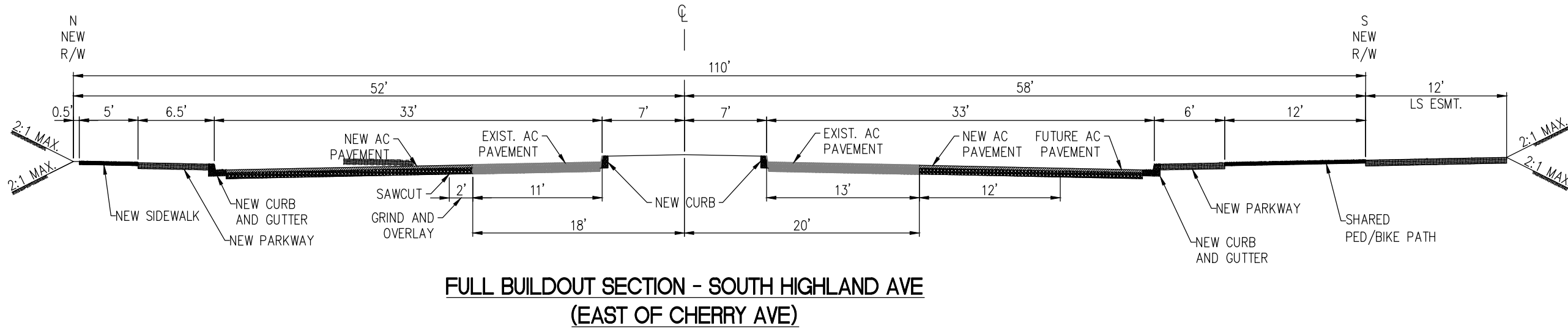
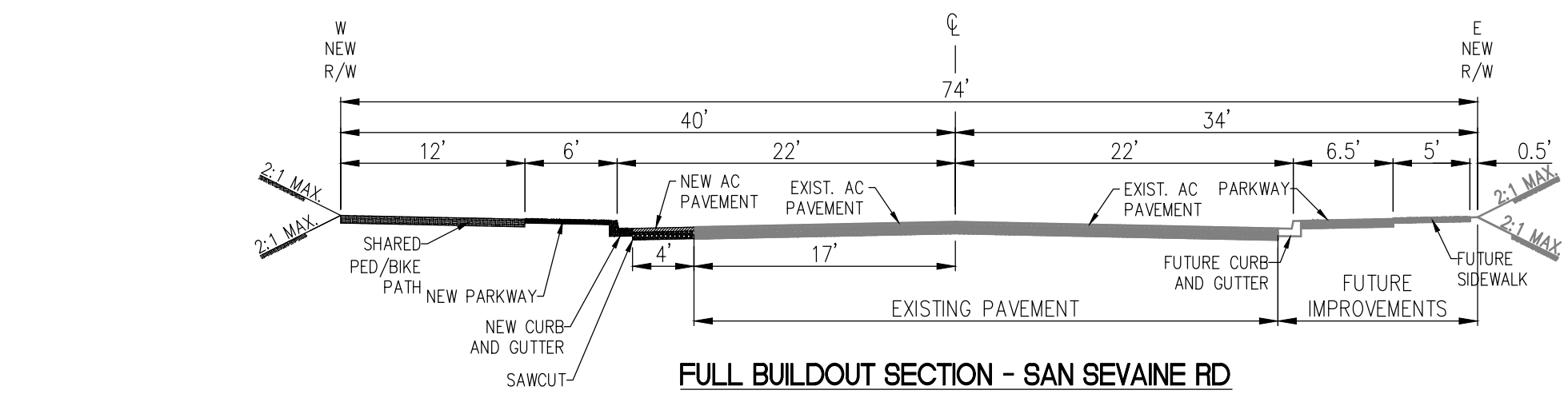
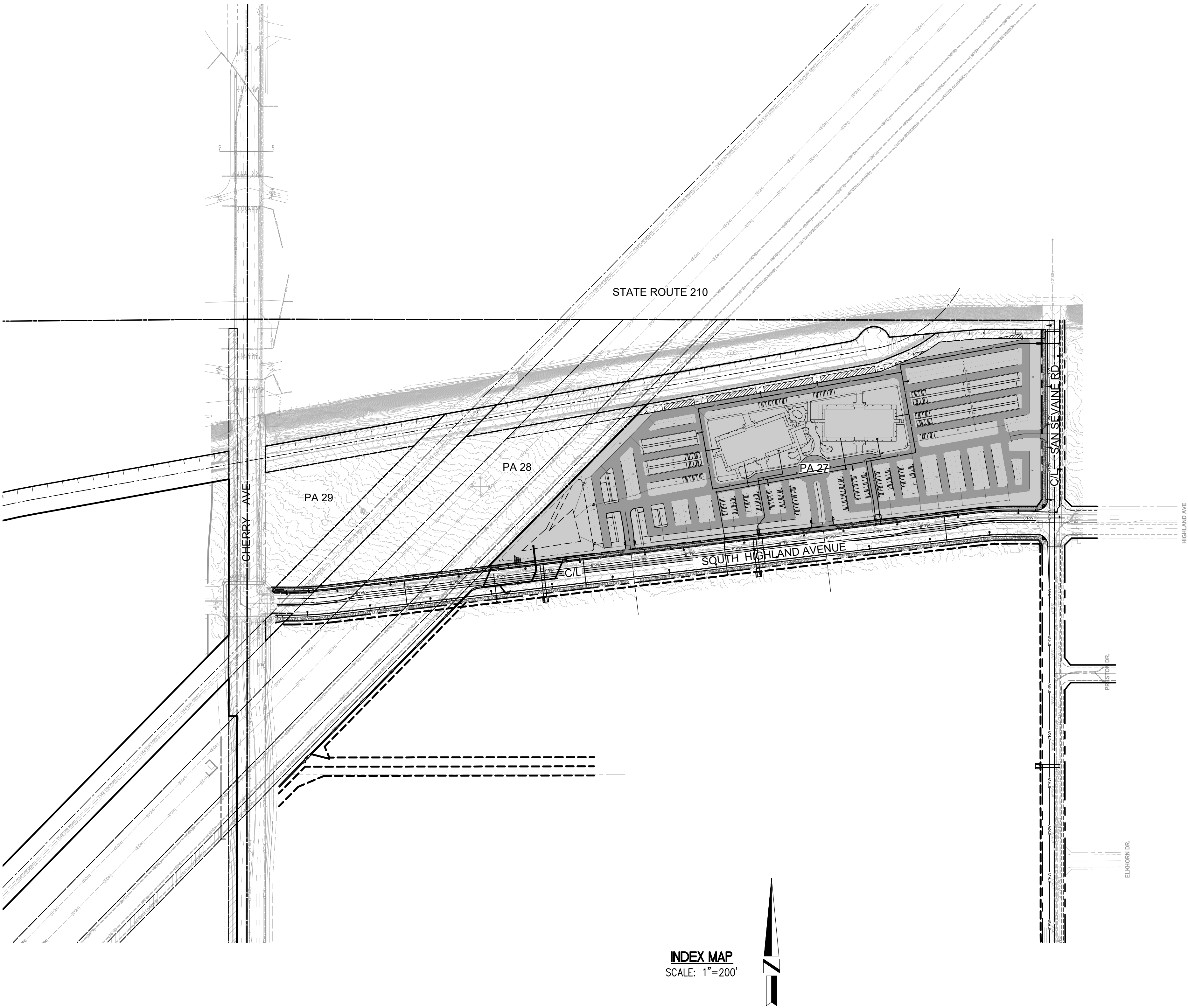
**NOTE:**  
TRASH ENCLOSURE DETAIL PROVIDED FOR FUNCTIONAL INTENT ONLY. FINAL ENCLOSURE SIZE TO BE DETERMINED. COLOR TO MATCH BUILDING PALLETTE AS APPROVED BY CITY OF FONTANA PLANNING



**TYPICAL TRASH ENCLOSURE PLANS AND ELEVATIONS**



UNITEX MANAGEMENT CORP  
WESTGATE MEDICAL CAMPUS  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO



**UTILITY PURVEYORS**

**ADELPHIA**  
1260 DUPONT ST  
ONTARIO, CA 91761  
(760) 245-0846  
CONTACT: IVAN ROBIDOUX

**FONTANA WATER COMPANY**  
15986 ARROW ROUTE  
FONTANA, CA 92335  
(909) 822-2201  
CONTACT: RON QUILLICY

**SOUTHERN CALIFORNIA GAS CO.**  
16231 VALLEY BLVD  
FONTANA, CA 92335  
(818) 700-3623  
CONTACT: DAVID GAEUTA

**CUCAMONGA VALLEY WATER DIST.**  
10440 ASHFORD ST  
RANCHO CUCAMONGA, CA 91729  
(909) 967-2591  
CONTACT: TED MUNSON JR.

**SAN GABRIEL VALLEY MUNICIPAL WATER DISTRICT**  
1402 N. VOSBURG DRIVE  
AZUSA, CA 91702-1209  
(626) 969-7911  
CONTACT: ED HILLS

**VERIZON**  
13911 PARK AVE, SUITE 200  
ANAHEIM, CA 92807  
(714) 666-5500  
CONTACT: J. LUIS BECERRA

**CITY OF FONTANA, PUBLIC WORKS (SEWER)**  
16489 ORANGE WAY  
FONTANA, CA 92335  
(909) 350-6731  
CONTACT: KIM CHITWOOD

**SCE**  
287 TENNESSEE STREET,  
REDLANDS, CA 92373  
(909) 655-4555  
CONTACT: CAROL BROWN

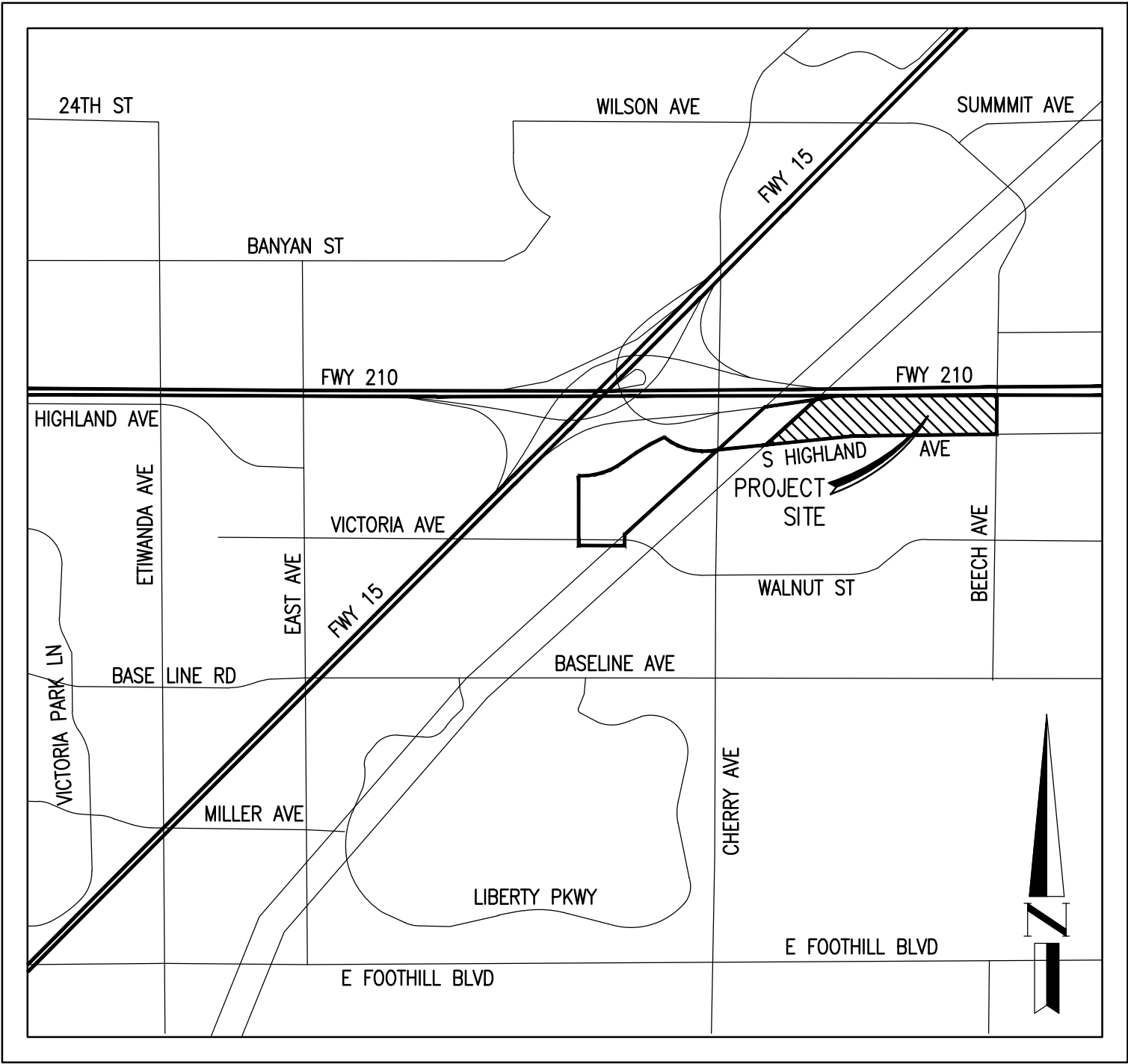
**OWNER**  
INTEX PROPERTIES CORP.  
4001 VIA ORO AVE  
LONG BEACH, CA 90810  
CONTACT: DOUG FORD

**DEVELOPER**  
UNITEX MANAGEMENT CORP  
4001 VIA ORO AVE  
LONG BEACH, CA 90810  
CONTACT: JEFFREY L. PIERSON

**APPLICANT**  
DAVID EVANS & ASSOCIATES, INC.  
4141 E INLAND EMPIRE BLVD, SUITE 250  
ONTARIO, CA, 91764  
(909) 481-5750  
CONTACT: EDWARD OUNE, P.E., Q.S.D.

**ARCHITECT**  
CJA ARCHITECTS  
LONG BEACH, CA 90808  
(562) 595-5666  
CONTACT: MIGUEL CUEVAS  
RIC HAMMOND

**PROJECT LOCATION**  
NORTHWEST CORNER OF SOUTH HIGHLAND AVENUE  
AND SAN SEVAINE AVENUE



CITY OF FONTANA, CA  
VICINITY MAP  
NOT TO SCALE

Westgate Medical Campus



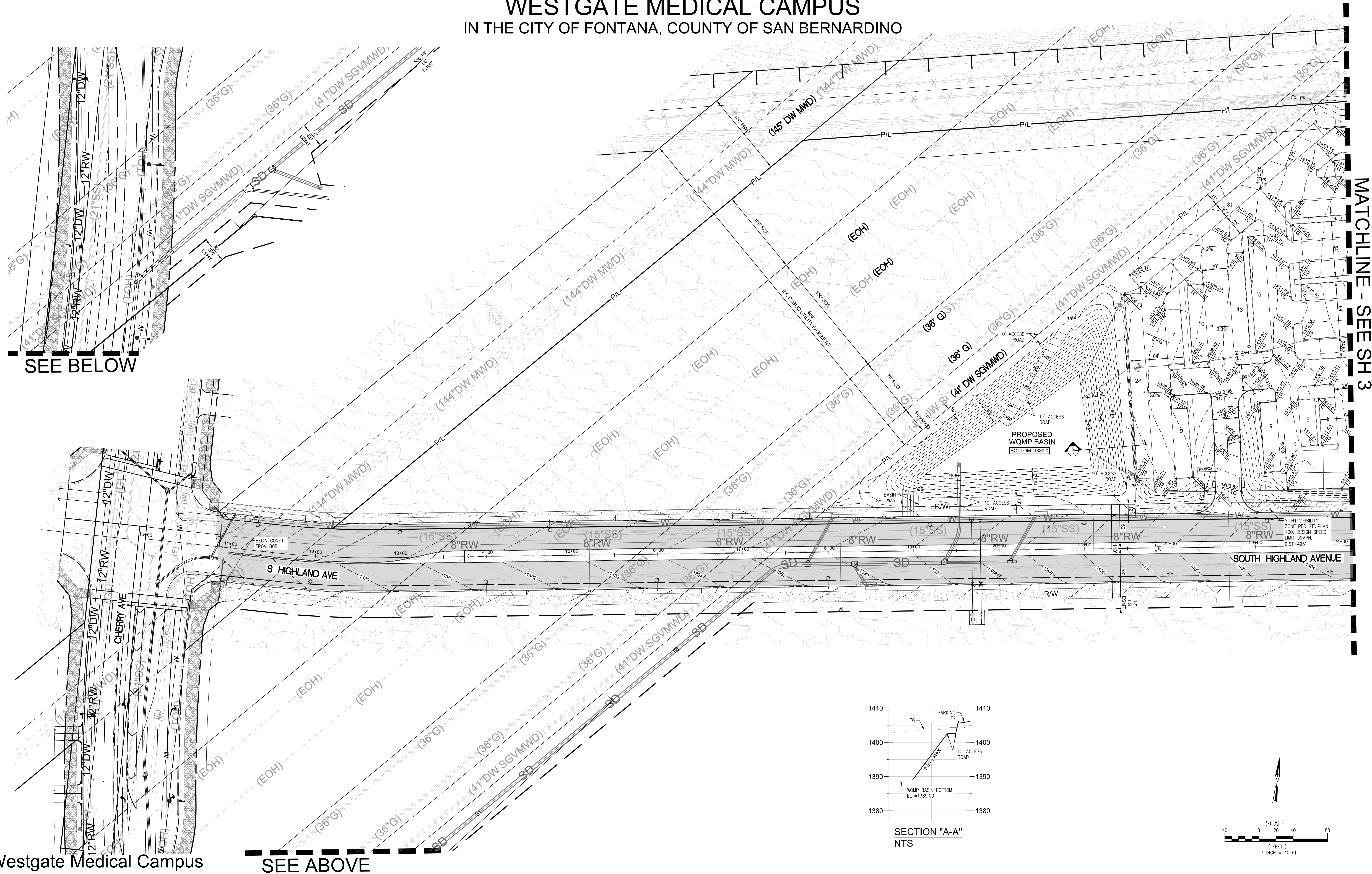
TITLE SHEET

C1.0

REV1 12.21.2023



UNITEX MANAGEMENT CORP  
WESTGATE MEDICAL CAMPUS  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO



## Westgate Medical Campus

# INTEX®

## BENCHMARK

SUBJECT PROPERTY LIES WITHIN NAD 83 (1986).

DESCRIBED BY METRO WATER DISTRICT SO. CALIFORNIA 1992  
FONTANA, 280 FEET (85.3 M) NORTHEAST FROM THE INTERSECTION OF HERITAGE  
CIRCLE AND THE POWER TRANSMISSION LINE AT THE NORTH LEG OF TOWER 21/4. A  
1-3/8 INCH BRASS SET FLUSH IN THE FOOTING.

ELEVATION 1281.50 FEET (ADJUSTED)

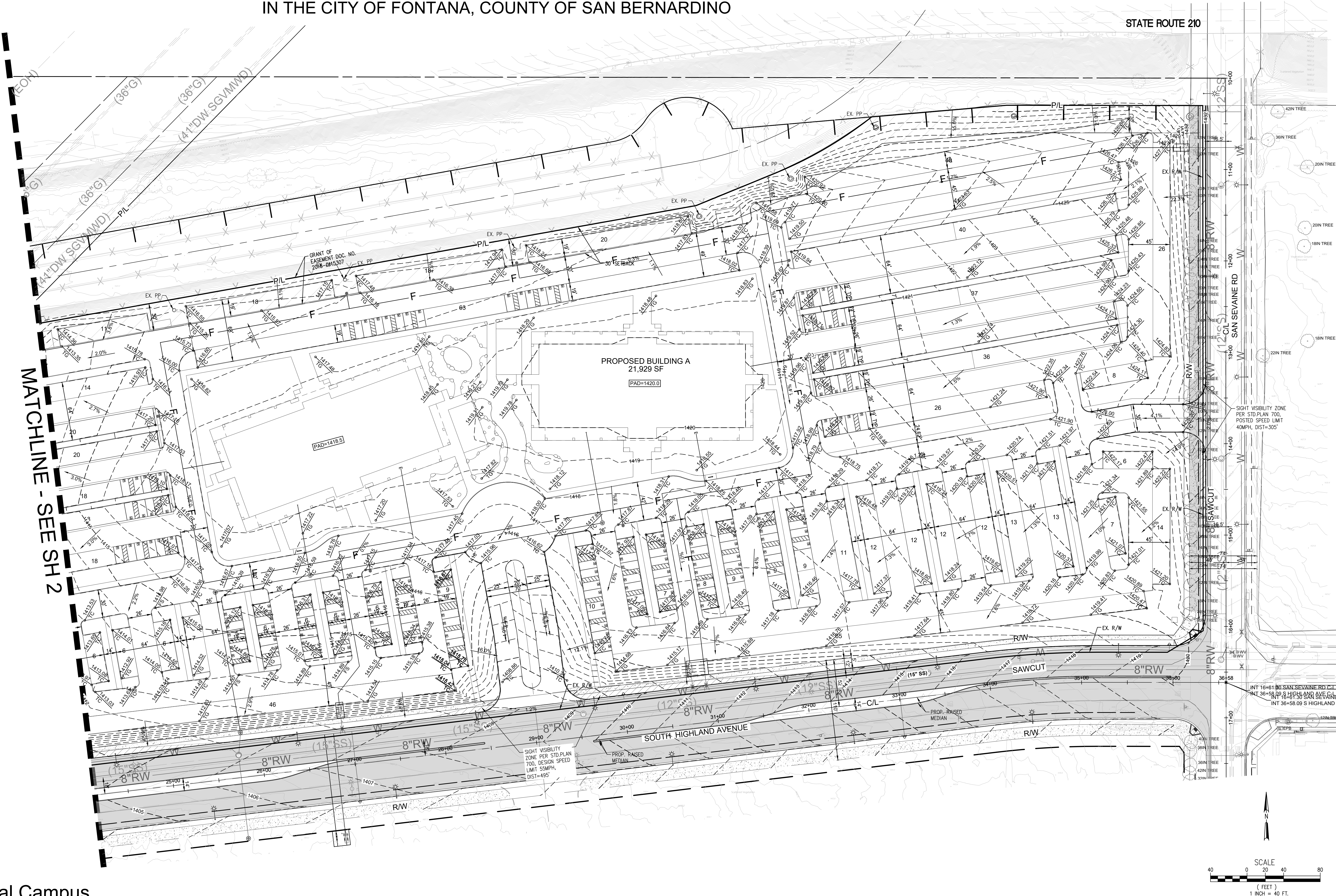
cla architects | ima | DAVID EVANS AND ASSOCIATES

CONCEPTUAL GRADING C2.0

REV 116.61.6060



UNITEX MANAGEMENT CORP  
WESTGATE MEDICAL CAMPUS  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO



Westgate Medical Campus

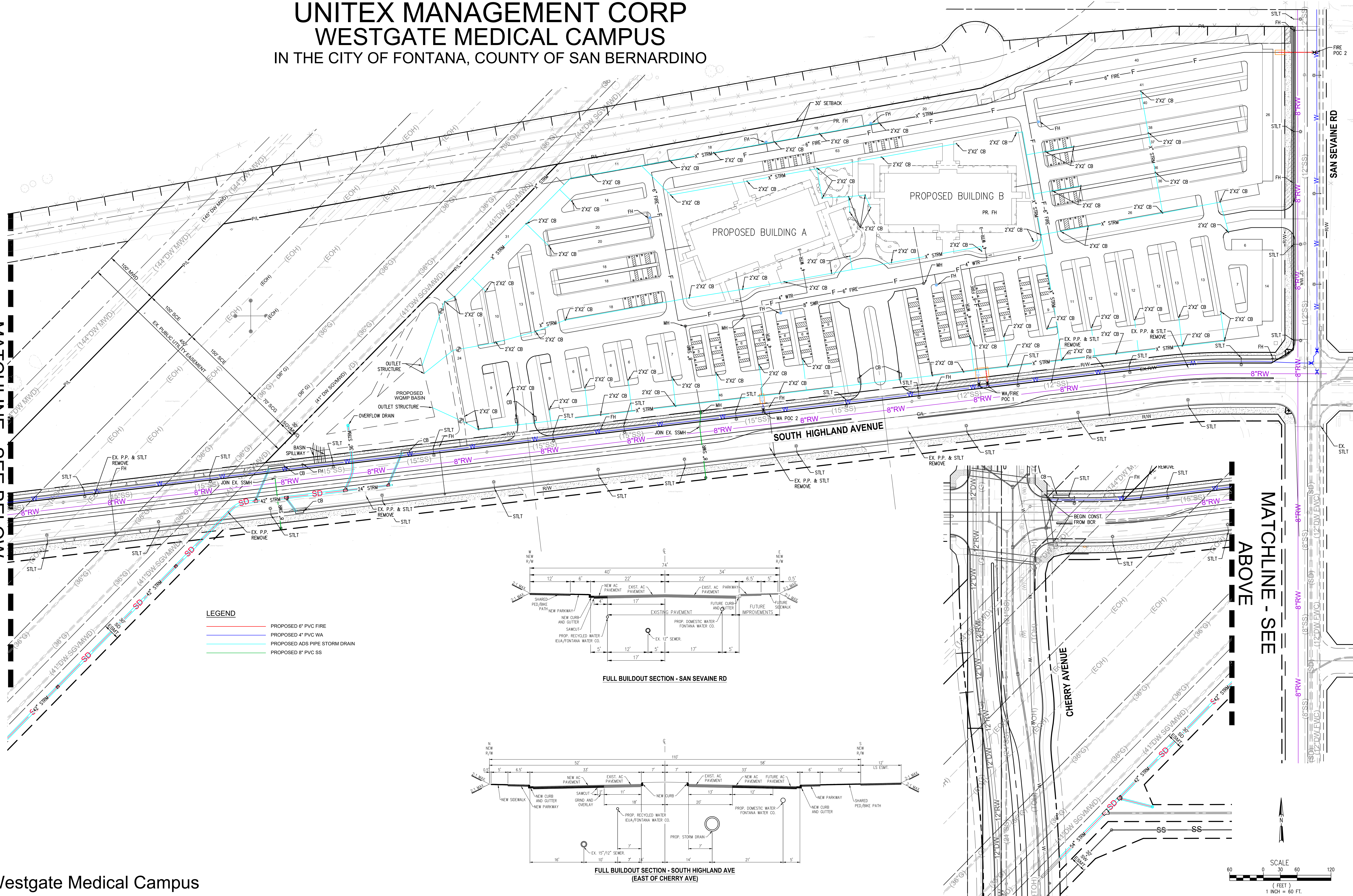


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UNITEX MANAGEMENT CORP  
WESTGATE MEDICAL CAMPUS  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO

MATCHLINE - SEE BELOW



MATCHLINE - SEE ABOVE

Westgate Medical Campus

INTEX®

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ELEVATION 1281.50 FEET (ADJUSTED)

cla architects ima  
DAVID EVANS  
AND ASSOCIATES INC.

PROPOSED WET UTILITIES C4.0  
REV 11.16.2023



LEGAL DESCRIPTION

PARCEL A AS SHOWN ON THE CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2019 AS INSTRUMENT NO. 2019-0428704 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTHERLY OF SOUTH HIGHLAND AVENUE AS DESCRIBED AS PARCEL NO. 9693-2 IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 19970055286 OF OFFICIAL RECORDS IN THE COUNTY OF SAN BERNARDINO, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

CONTAINING: 1,101,623 SQ.FT. OR 25.29 ACRES OF LAND, (MORE OR LESS).

NAME, L.S. ##### EXP. XX-X-XX DATE

ACCESSOR'S PARCEL NUMBER(S)

228-021-47-0-000

CITY CLERK'S CERTIFICATE

FILED IN THE OFFICES OF THE CITY CLERK OF THE CITY OF FONTANA THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY CLERK OF THE CITY OF FONTANA

I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE BOUNDARY OF COMMUNITY FACILITIES DISTRICT

NO. XX, CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WAS APPROVED BY

THE CITY COUNCIL OF THE CITY OF FONTANA AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THIS RESOLUTION NO. \_\_\_\_\_

CITY CLERK OF THE CITY OF FONTANA

SAN BERNARDINO COUNTY RECORDER'S CERTIFICATE

THIS MAP HAS BEEN FILED UNDER THE DOCUMENT NUMBER \_\_\_\_\_

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. IN

BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_,

AT THE

REQUEST OF \_\_\_\_\_

IN THE AMOUNT OF \$ \_\_\_\_\_.

CHRIS WILHITE  
ASSESSOR-RECORDER  
COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_  
DEPUTY RECORDER

BOUNDARY MAP OF COMMUNITY  
FACILITIES DISTRICT NO XX

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO

MCN23-0103

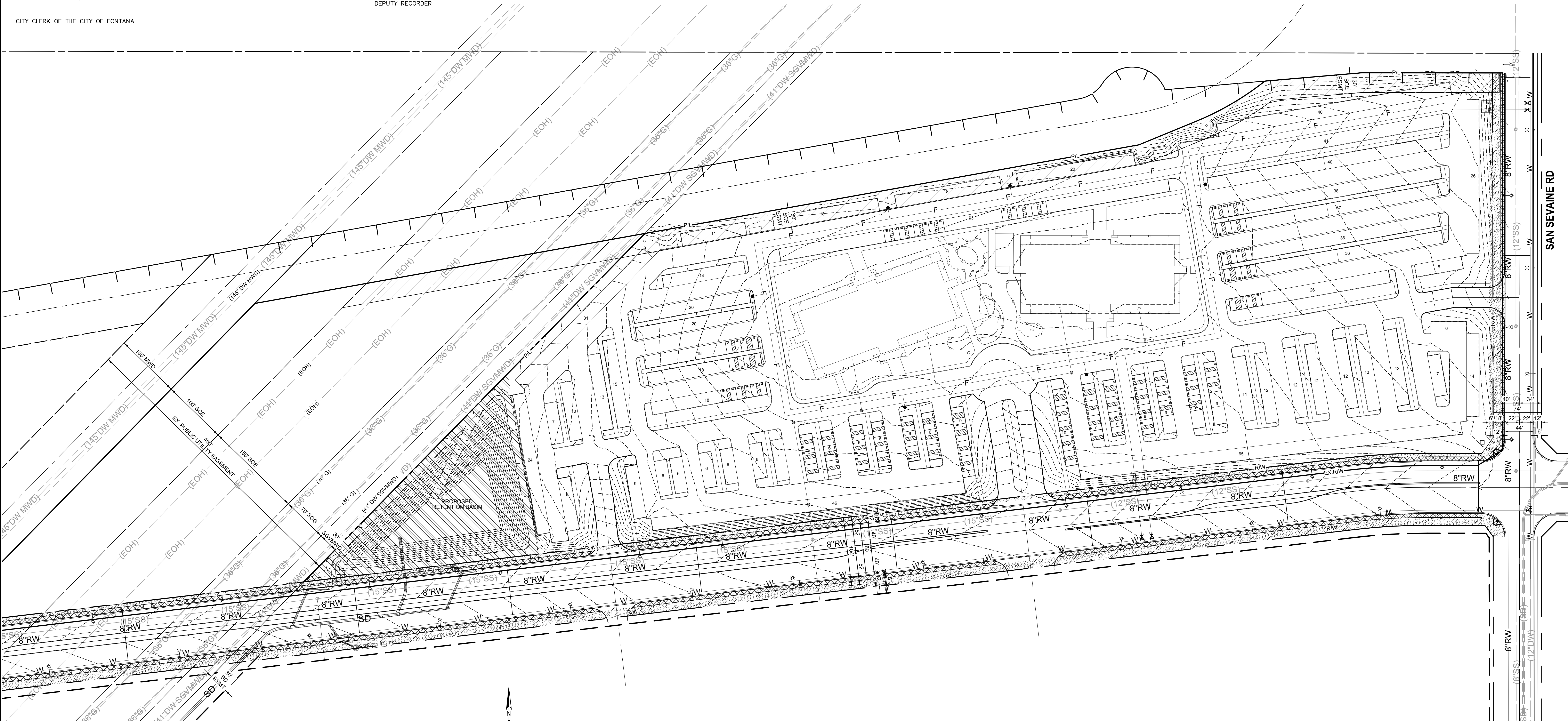
QUANTITY BREAKDOWN

CFD MAINTENANCE SOFTSCAPE AREA = 29,314 SF

CFD MAINTENANCE SIDEWALK AREA = 54,261 SF

RETENTION BASIN = 50,369.40 SF

90 WATT LED STREET LIGHT = 31 EA

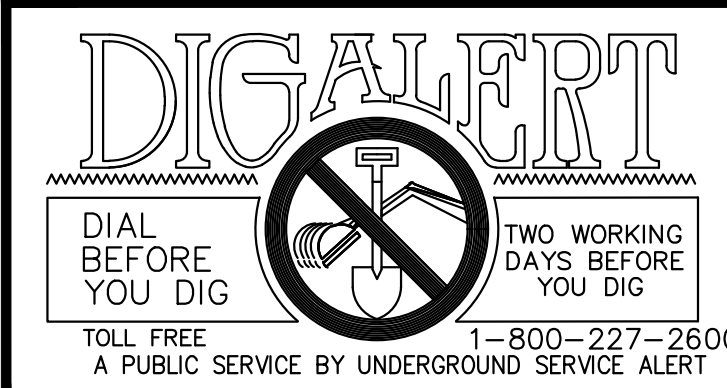
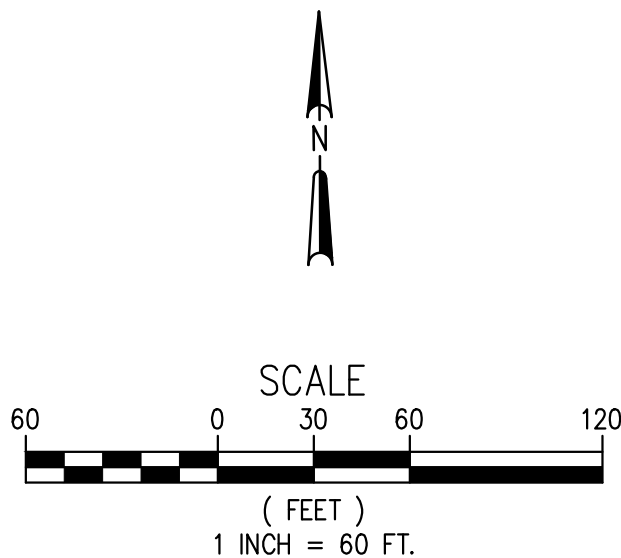


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ELEVATION 1281.50 FEET (ADJUSTED)



| NO.       | DESCRIPTION | DATE | BY |
|-----------|-------------|------|----|
| REVISIONS |             |      |    |



DAVID EVANS AND ASSOCIATES INC.  
17782 17th Street Suite 200  
Tustin California 92780-1947  
Phone: 714.665.4500  
PREPARED UNDER THE SUPERVISION OF:  
EDWARD TATSUYA OJINE, P.E. R.C.E. 73632  
DATE:

| UNITEX MANAGEMENT CORP.   |  |                  |  |
|---|--|------------------|--|
| WESTGATE MEDICAL CAMPUS   |  |                  |  |
| DRAWN BY: VM  |  | SCALE: 1"=60'    |  |
| DESIGNED BY: JABIE/TO   |  | DATE: 12/21/23   |  |
| CHECKED BY: MSR/ETO   |  | SHEET NO. 1 OF 2 |  |
| PA-27 CONCEPTUAL GRADING  |  |                  |  |
| BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO XX OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CA |  |                  |  |
| APPROVED BY:  |  | CITY ENGINEER    |  |
|   |  | DATE             |  |



LEGAL DESCRIPTION

PARCEL A AS SHOWN ON THE CERTIFICATE OF COMPLIANCE, AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 19, 2019 AS INSTRUMENT NO. 2019-0428704 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTHERLY OF SOUTH HIGHLAND AVENUE AS DESCRIBED AS PARCEL NO. 9693-2 IN THE GRANT DEED TO THE STATE OF CALIFORNIA RECORDED FEBRUARY 18, 1997 AS INSTRUMENT NO. 19970055286 OF OFFICIAL RECORDS IN THE COUNTY OF SAN BERNARDINO, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

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228-021-47-0-000

CITY CLERK'S CERTIFICATE

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DAY OF \_\_\_\_\_, 20\_\_\_\_,

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BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_,

AT THE

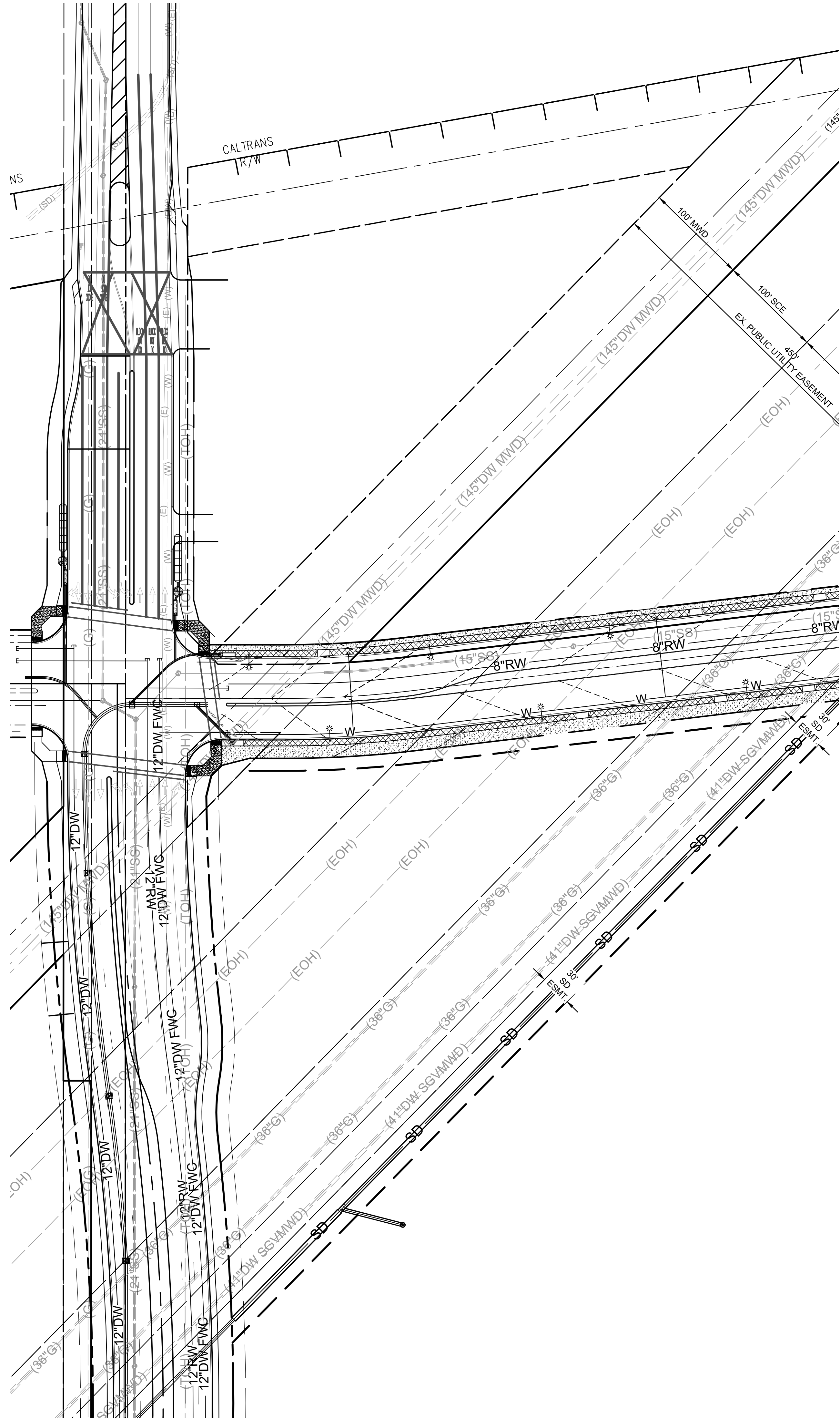
REQUEST OF \_\_\_\_\_

IN THE AMOUNT OF \$ \_\_\_\_\_.

CHRIS WILHITE  
ASSESSOR-RECORDER  
COUNTY OF SAN BERNARDINO

BY: \_\_\_\_\_  
DEPUTY RECORDER

BOUNDARY MAP OF COMMUNITY  
FACILTIES DISTRICT NO XX  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO  
MCN23-0103

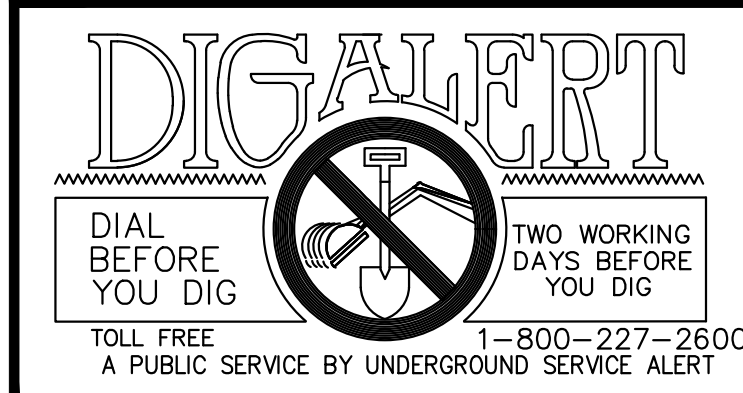
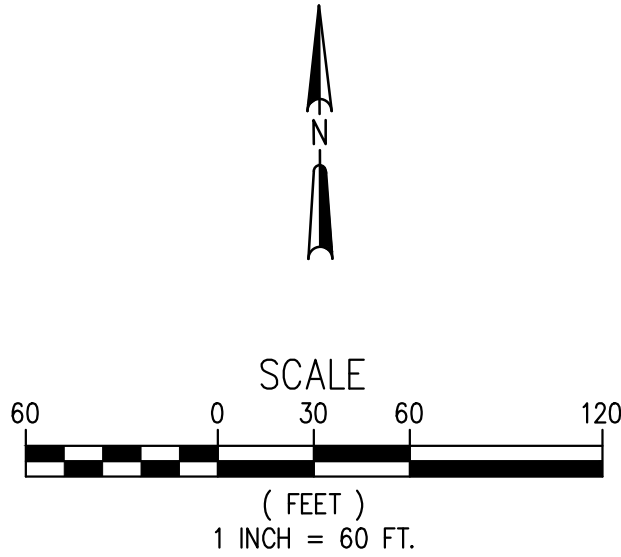


BENCHMARK

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ELEVATION 1281.50 FEET (ADJUSTED)



| NO.       | DESCRIPTION | DATE | BY |
|-----------|-------------|------|----|
| REVISIONS |             |      |    |



|   |  |
|---|--|
| <b>DAVID EVANS AND ASSOCIATES INC.</b>  | 17782 17th Street Suite 200<br>Tustin California 92780-1947<br>Phone: 714.665.4500 |
| PREPARED UNDER THE SUPERVISION OF:      |  |
| EDWARD TATSUYA OLIVE, P.E. R.C.E. 73632 |  |
| DATE:                                   |  |

| UNITEX MANAGEMENT CORP.<br>WESTGATE MEDICAL CAMPUS |   |         |                   |
|--|---|---------|-------------------|
| DRAWN BY:<br>V/M                                   | PA-27 CONCEPTUAL GRADING<br>BOUNDARY MAP OF COMMUNITY FACILITIES DISTRICT NO XX OF THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CA |         | SCALE:<br>1"=60'  |
| DESIGNED BY:<br>JAB/ETO                            |   |         | DATE:<br>12/21/23 |
| CHECKED BY:<br>MSR/ETO                             | APPROVED BY:  | SHT NO. | 2 of 2            |
| CITY ENGINEER                                      |   | DATE    |                   |





Legend

- 1** Primary Project Entry

  - Wide Planted Medium with Specimen Tree Planted on Both Sides
  - Monument Signage and Enriched Vehicular Paving
- 2** Secondary Project Entry

  - Specimen Tree planted on Both Sides
  - Enriched Vehicular Paving
- 3** Community Entry Monument

  - Level 1 Entry Monument: Tan Colored Split Face Block Monument with Logo
- 4** Guest Parking

  - Planted Landscape Island with Walkway
  - Photovoltaic Carport Parking
- 5** Guest Drop-Off

  - Zero Edge Curb with Bollards
  - Enriched Vehicular Paving
- 6** Courtyard

  - Ornamental Pond Water Feature
  - Shade Structures with Cafe and Comfortable Outdoor Seating
  - Healing Garden
- 7** Detention Basin

  - Detention Basin with Perimeter Ornamental Iron Fencing
  - Unirrigated Landscape
- 8** Easement

  - Utility Easement
- 9** Public Right of Way

  - Sidewalk and Parkway with Double Rows of Trees
- 10** Median Landscape



Westgate Medical Campus - MCN23-0103

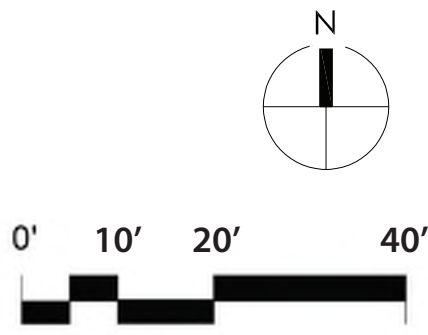
LANDSCAPE OVERALL SITE PLAN





Legend





- 1 Guest Drop-Off
  - Zero Edge Curb with Bollards
  - Enriched Vehicular Paving
- 2 Building Entry Walk
- 3 Water Feature
  - Ornamental Pond Water Feature
  - Decorative Sandstone Boulders and bottom lined with cobblestone
  - Water Iris and Aquatic Plants
- 4 Shade Structure
  - Steel Post and Beam Structure with Louvered Roof
  - Cafe and Comfortable Outdoor Seating
- 5 Healing Garden
  - Walkable Crushed Stone with decorative sandstone Boulders
  - Gathering Lawn Space with Outdoor Seatings
- 6 Mountain View Forest
  - Dense evergreen tree buffer for windbreak and view from freeway










Tree Legend & Schedule

| Scientific Name<br>Common Name  | Size | Foliage   | Water Use | Remarks            |
|---|------|-----------|-----------|--------------------|
|  Pinus eldarica<br>Mondell Pine                       | TBD  | Evergreen | Mod.      | Full to the ground |
| Pinus canariensis<br>Canary Island Pine   | TBD  | Evergreen | Mod.      | Full to the ground |
| Eucalyptus camaldulensis<br>River Red Gum   | TBD  | Evergreen | Low       | Standard           |
| Eucalyptus sideroxylon<br>Red Ironbark  | TBD  | Evergreen | Low       | Standard           |
|  Quercus virginiana<br>Southern Live Oak              | TBD  | Evergreen | Mod.      | Multi-stem         |
|  Quercus virginiana<br>Southern Live Oak              | TBD  | Evergreen | Mod.      | Multi-stem         |
|  Platanus acerifolia "Bloodgood"<br>London Plane Tree | TBD  | Deciduous | Mod.      | Standard           |

| Scientific Name<br>Common Name  | Size | Foliage   | Water Use | Remarks    |
|---|------|-----------|-----------|------------|
|  Cinnamomum camphora<br>Camphor Tree   | TBD  | Evergreen | Mod.      | Standard   |
| Rhus lancea<br>Africa Sumac Willow  | TBD  | Evergreen | Mod.      | Multi-stem |
|  Lophostemon confertus<br>Brisbane Box | TBD  | Evergreen | Low       | Standard   |
| x Chitalpa tashkentensis<br>Pink Dawn   | TBD  | Evergreen | Low       | Multi-stem |
| Platanus acerifolia "Bloodgood"<br>London Plane Tree  | TBD  | Deciduous | Mod.      | Standard   |
| Quercus virginiana<br>Southern Live Oak   | TBD  | Evergreen | Mod.      | Multi-stem |

Shrub/Groundcover Legend & Schedule

| Scientific Name<br>Common Name  | Size | Water Use |
|---|------|-----------|
|  Acacia redolens<br>Bank Catclaw | TBD  | Low       |
| Callistemon viminalis 'Little John'<br>Little John Dwarf Bottlebrush  | TBD  | Low       |
| Dietes bicolor<br>African Iris  | TBD  | Mod       |
| Lonicera japonica 'Halliana'<br>Chinese Honeysuckle   | TBD  | Low       |
| Rhaphiolepis indica 'Clara'<br>Clara Indian Hawthorn  | TBD  | Low       |

Notes

- Project landscape plant material to meet minimum city standards for quantity and size at installation
- Parking areas adjacent San Seavine and Highland will be screened with 3'-0" hedge



TREE IMAGERY



X Chitalpa tashkentensis  
Pink Dawn



Cinnamomum camphora  
Camphor Tree



Eucalyptus camaldulensis  
River Red Gum



Eucalyptus sideroxylon  
Red Ironbark



Lophostemon confertus  
Brisbane Box



Platanus acerifolia 'Bloodgood'  
London Plane Tree



Pinus canariensis  
Canary Island Pine



Pinus eldarica  
Mondell Pine



Quercus virginiana  
Southern Live Oak



Rhus lancea  
Africa Sumac Willow

SHRUB & GROUND COVER IMAGERY



Acacia redolens  
Bank Catclaw



Callistemon viminalis 'Little John'  
Little John Dwarf Bottlebrush



Diets bicolor  
African Iris



Lonicera japonica 'Halliana'  
Chinese Honeysuckle



Raphiolepis indica 'Clara'  
Clara Indian Hawthorn

Westgate Medical Campus - MCN23-0103

LANDSCAPE PLANTING IMAGERY





| Landscape Tabulation  | Gross Square Footage | Percentage % |
|---|----------------------|--------------|
| Site Area (Without Building Footprints & Detention Basin)   | 716,046 Sq ft        |              |
| Parking lot Area Landscape:   | 138,058 Sq ft        | 19.3%        |
| <div></div> Planting Area   | 120,786 Sq ft        |              |
| <div></div> Decorative Landscape Features<br>- Enriched Vehicular Paving                              | 17,272 Sq ft         |              |
| Building Pad Area Landscape:  | 92,173 Sq ft         | 12.9%        |
| <div></div> Planting Area   | 49,230 Sq ft         |              |
| <div></div> Decorative Landscape Features<br>- Enriched Pedestrian Paving, boulders and crushed stone | 40,408 Sq ft         |              |
| <div></div> Water Feature   | 2,535 Sq ft          |              |
| Total Landscape Area  | 230,231 Sq ft        | 32.2%        |

