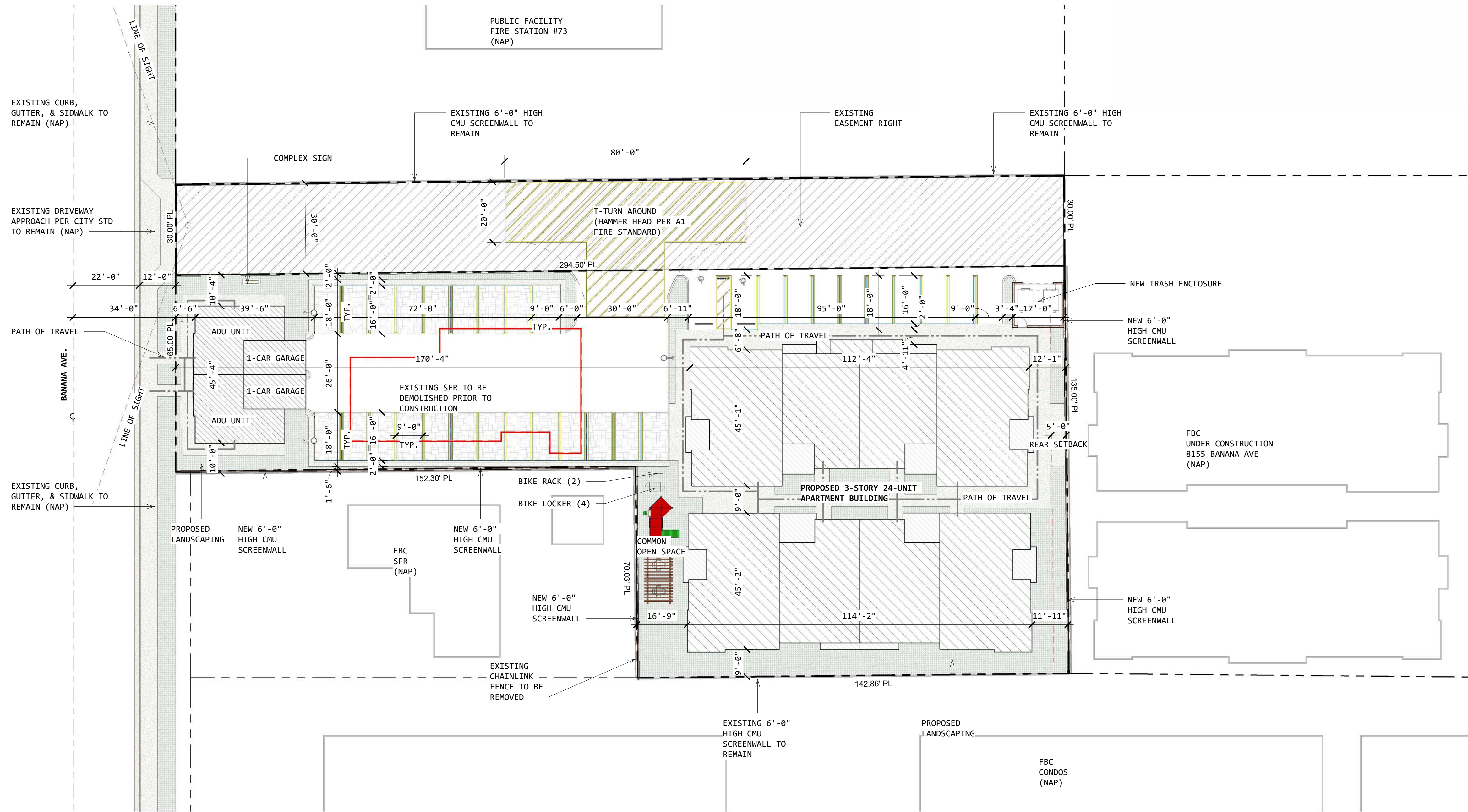


Proposed 24 Apartments For:  
**SA Golden Investments Inc.**  
8161 Banana Ave, Fontana, CA 92336



Site Plan  
1" = 20'-0"

Project Info

APPLICANT:	SA GOLDEN INVESTMENTS, INC. SABER AWAD saberawad3346@gmail.com (909) 519-3346
PROJECT ADDRESS:	8161 BANANA AVE., FONTANA, CA 92336
ARCHITECT:	SA ARCHITECTS & ENGINEERS, INC.
CONTACT:	AHMAD AWAD ahmadawad@saae.us (909) 685-5092
APN:	0230-041-61-0000
ZONING:	FORM BASED CODE
DISTRICT:	ROUTE 66 GATEWAY
OCCUPANCY:	GROUP R-2 / U
CONSTRUCTION:	TYPE V-B
PROJECT DESCRIPTION:	PROPOSED (1) THREE-STORY 24-UNIT APARTMENT BUILDING & (1) TWO-STORY 2 UNIT ADU BUILDING. COMMON AMENITIES OF TRELLIS WITH SEATING AND TOT LOT. MULTI-PLEX
BUILDING TYPE:	DOORYARD
FRONTAGE TYPE:	TUSCAN
ARCHITECTURAL STYLE:	
LOT SIZE:	29,000 SQ FT (.67 ACRES)
MAXIMUM DENSITY:	39 UNITS/ACRE
(.67 ACRES X 39 UNITS)	26 UNITS
MAXIMUM HEIGHT:	70 FEET
PROPOSED BUILDING HEIGHT:	38 FEET
PROPOSED UNIT COUNT:	24 UNITS
LOT COVERAGE:	11,463 SQ. FT. (39.5%)
NET LOT SIZE:	17,537 SQ. FT (100%)
HARDSCAPE AREA:	12,274 SQ. FT. (70.0%)
TOTAL LANDSCAPE AREA:	5,263 SQ. FT. (30.0%)
(% AND SQ. FT. FOR ENTIRE SITE)	

PARKING SUMMARY:	
REQUIRED PARKING SPACES:	33 SPACES
1 SPACE / 1 BED (6 UNITS)	
1.5 SPACE / 2+ BED (18 UNITS)	
TOTAL PROVIDED PARKING:	33 TOTAL PROVIDED PARKING
(FOR ENTIRE PROJECT)	(INCLUDES 2 ADA PARKING PER CBC)
BICYCLE SPACES REQUIRED:	6 SPACES
(1 SPACE/4 UNITS)	
LONG TERM:	4 SPACES
SHORT TERM:	2 SPACES
AMENITIES PROVIDED:	LARGE OPEN SPACES WITH 1 TOT LOT AND 1 TRELLIS WITH CONCRETE SEATING

AREA SCHEDULE	(ONE BEDROOM - 6 UNITS)
FLOOR AREA	894 SQ. FT.
TOTAL CONDITIONED AREA	894 SQ. FT.
BALCONY	102 SQ. FT.
TOTAL NON-CONDITIONED AREA	102 SQ. FT.
AREA SCHEDULE	(TWO BEDROOM - 6 UNITS)
FLOOR AREA	996 SQ. FT.
TOTAL CONDITIONED AREA	996 SQ. FT.
BALCONY	118 SQ. FT.
TOTAL NON-CONDITIONED AREA	118 SQ. FT.

AREA SCHEDULE	(THREE BEDROOM - 12 UNITS)
FLOOR AREA	1,389 SQ. FT.
TOTAL CONDITIONED AREA	1,389 SQ. FT.
BALCONY	81 SQ. FT.
TOTAL NON-CONDITIONED AREA	81 SQ. FT.
AREA SCHEDULE	(ADU - 2 UNITS)
1ST FLOOR	520 SQ. FT.
2ND FLOOR	597 SQ. FT.
TOTAL CONDITIONED AREA	1,117 SQ. FT.
GARAGE	225 SQ. FT.
BALCONY	79 SQ. FT.
TOTAL NON-CONDITIONED AREA	304 SQ. FT.

Sequence of Drawings - DR	
Number	Description
PL1	Cover Sheet
PL1.1	Site Facilities
PL2	Floor Plan - Typical Unit
PL3	Floor Plans
PL4	Elevations
PL5	Roof Plan
PL6	ADU Floor Plans & Elevations
PL7	Preliminary Lighting Plan
PL8	Preliminary Landscape Plan



Proposed 24 Apartments  
For:  
**SA Golden Investments Inc.**  
8161 Banana Ave, Fontana,  
CA 92336

14 Apr. 2025

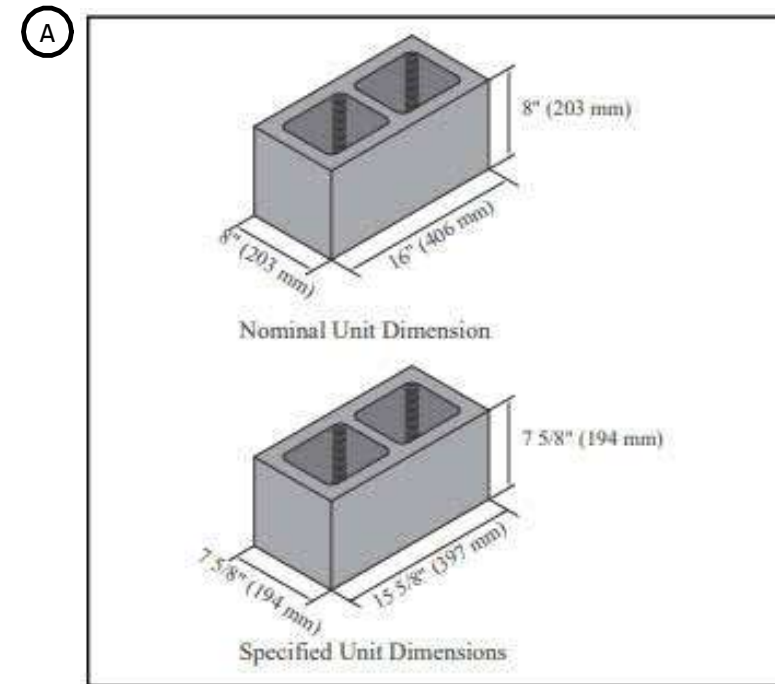
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Cover Sheet

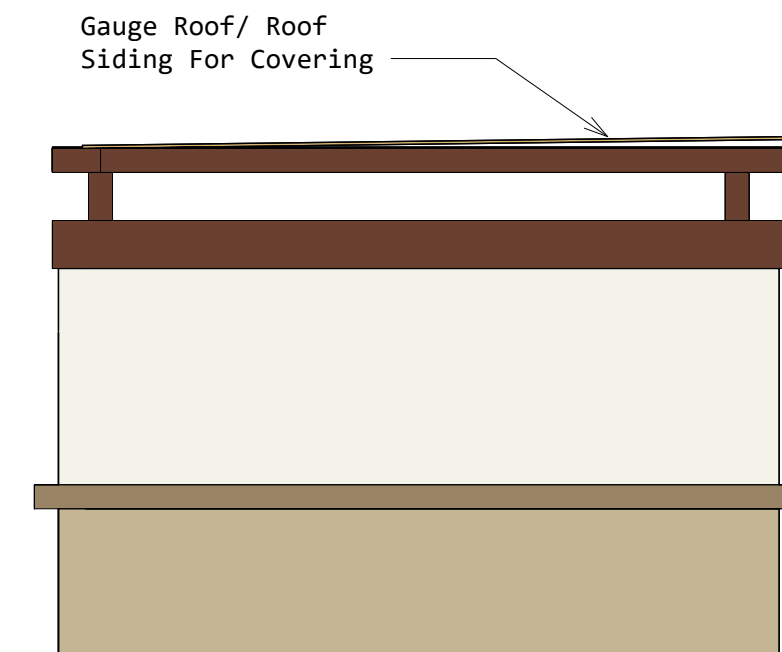
PL1



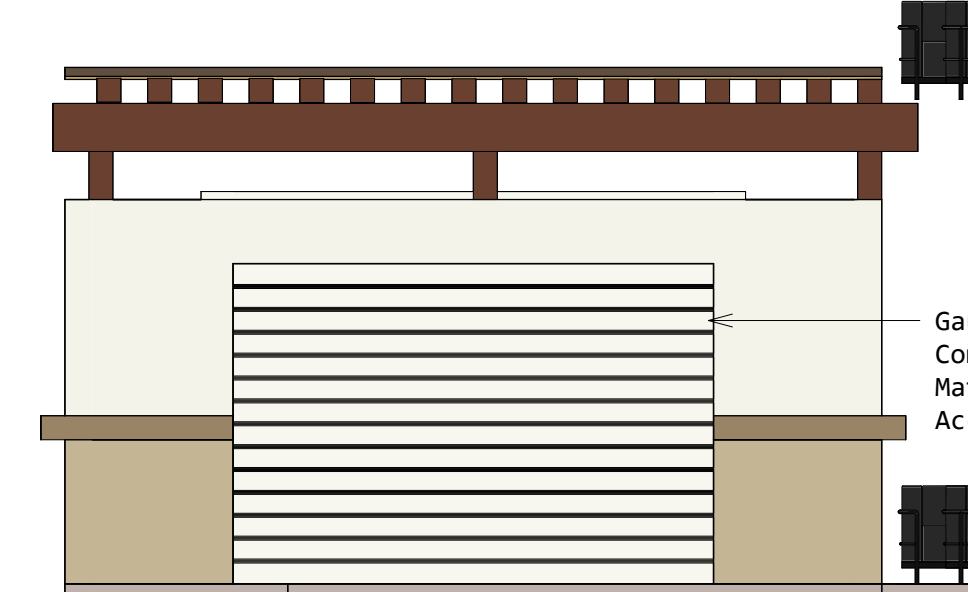
PERIMETER DECORATIVE SCREENWALL



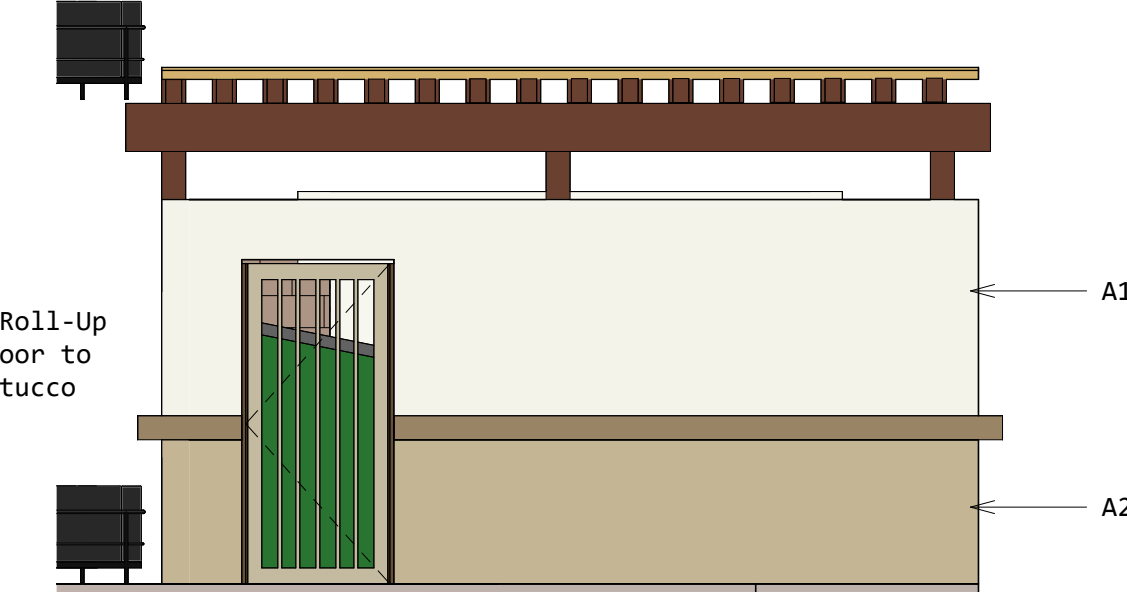
MANUFACTURER: ORCO BLOCK & HARDSCAPE  
TYPE: PRECISION CMU  
COLOR: COOL GRAY MW



Trash Encl. (Side)  
1/4" = 1'-0"



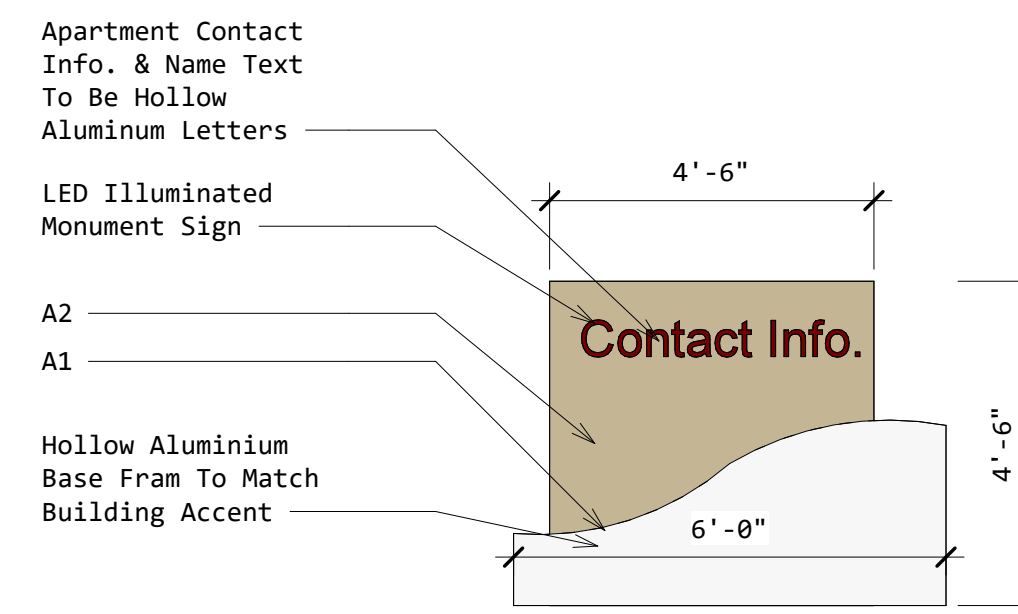
Trash Encl. (Front)  
1/4" = 1'-0"



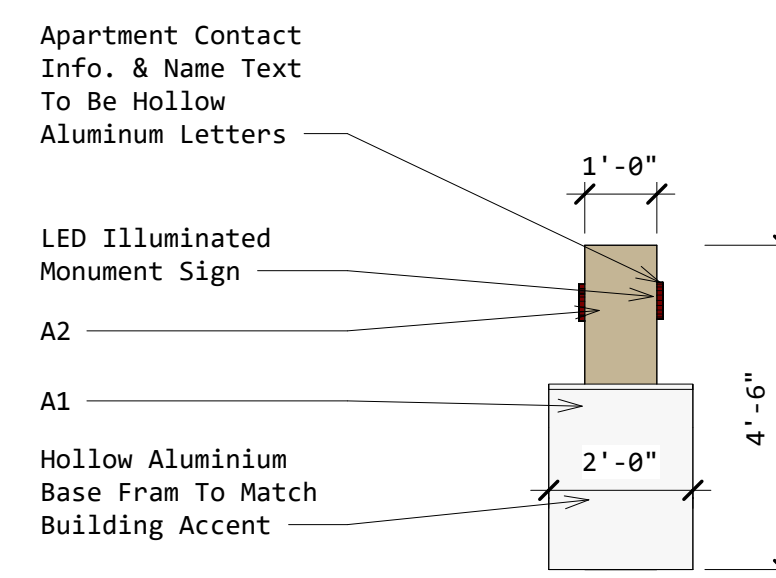
Trash Encl. (Rear)  
1/4" = 1'-0"

NOTE:

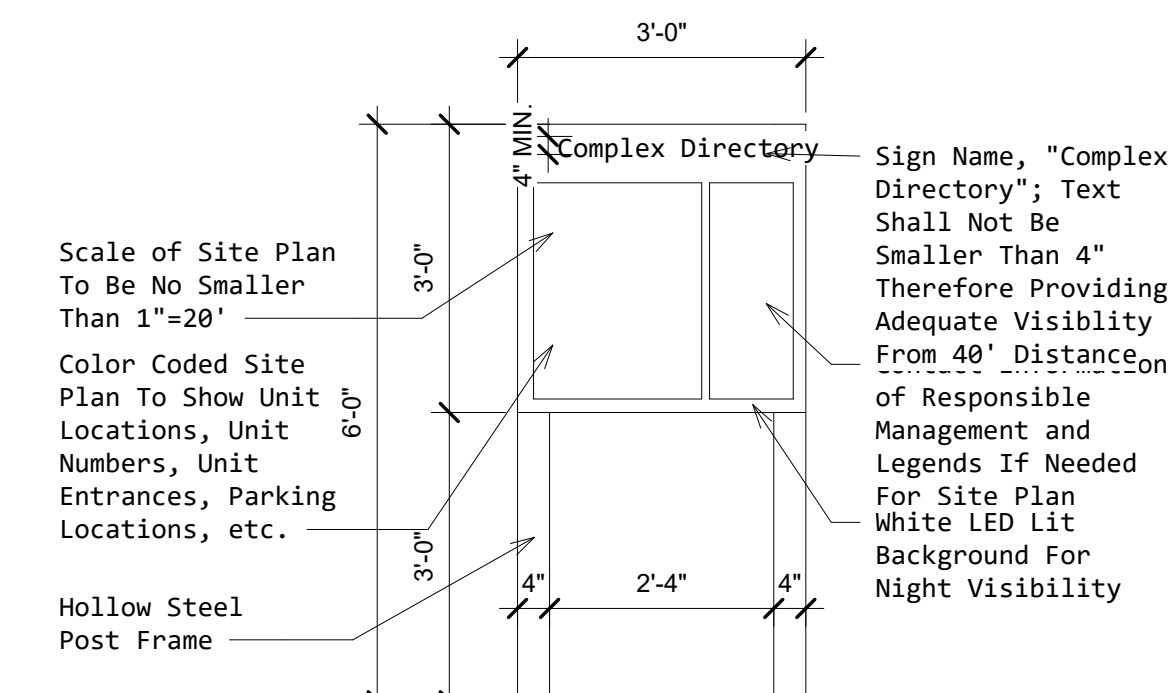
1. THE ENCLOSURE DOOR  
GATE SHALL BE  
DESIGNED WITH A  
METAL LATTICE  
COVER WITH VIEW  
OBSCURING SLATS OR  
OTHER OPAQUE  
MATERIAL.
2. STRUCTURE OF TRASH  
ENCLOSURE SHALL BE  
CONCRETE MASONRY  
BLOCKS WITH STUCCO  
LAYER TO MATCH  
COLOR OF BUILDINGS



Sign Front/Rear Elevation  
3/8" = 1'-0"



Sign Left/Right Elevation  
3/8" = 1'-0"



### Directory Sign Elevation

## Proposed 24 Apartments

**For:**

**SA Golden  
Investments Inc.**  
8161 Banana Ave, Fontana,  
CA 92336

24-0032



14 Apr. 2025

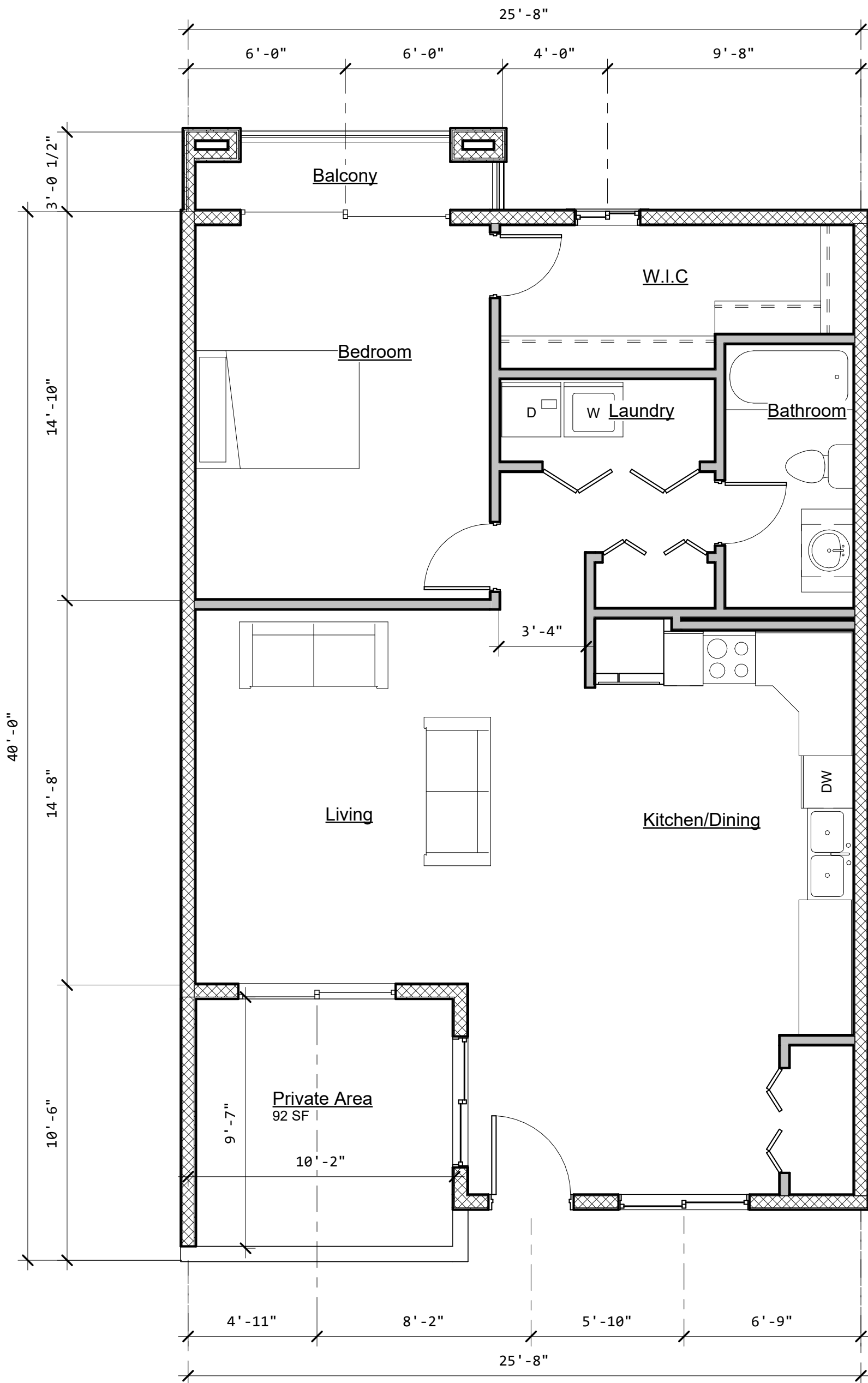


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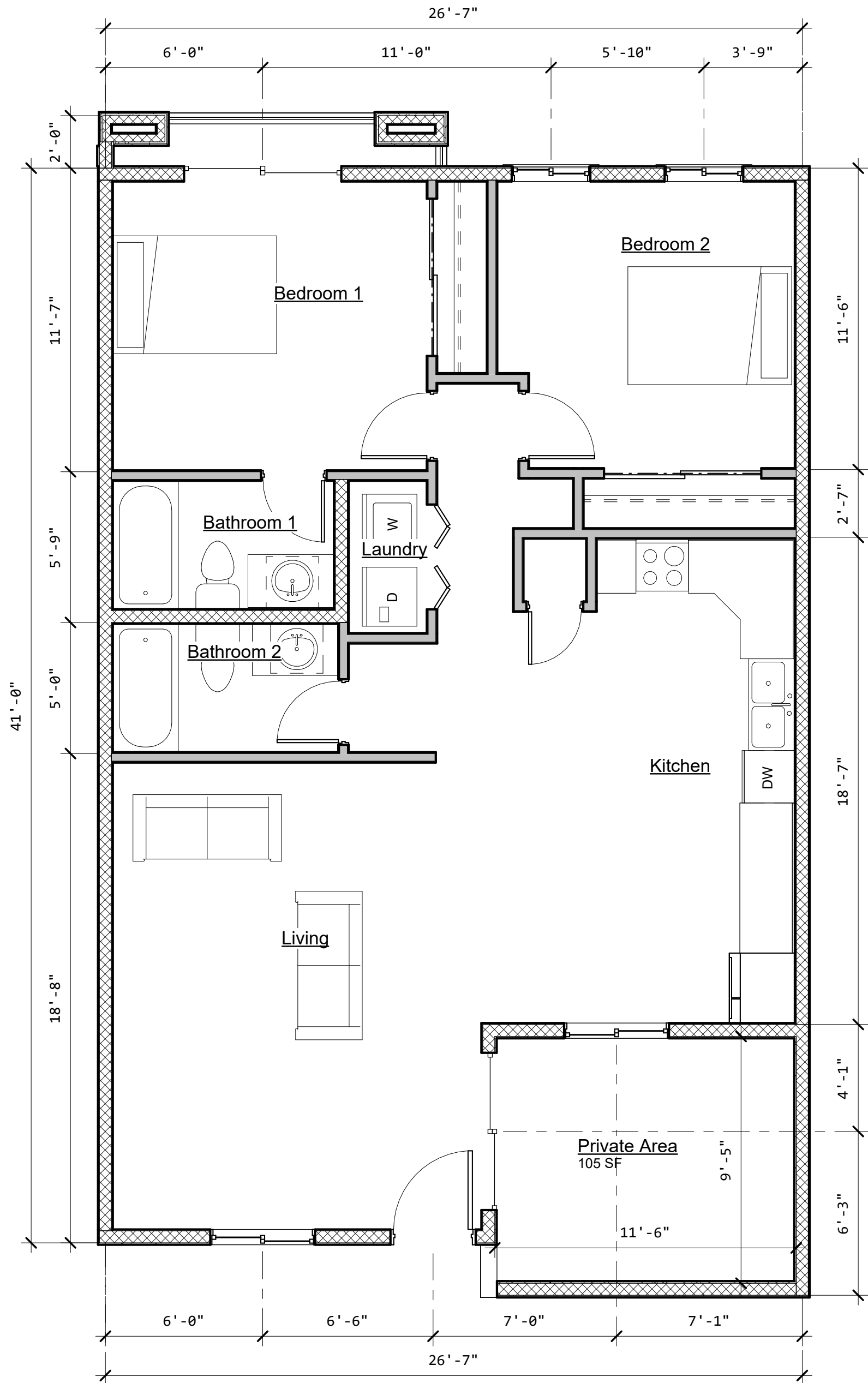
## Site Facilities

## PL1.1

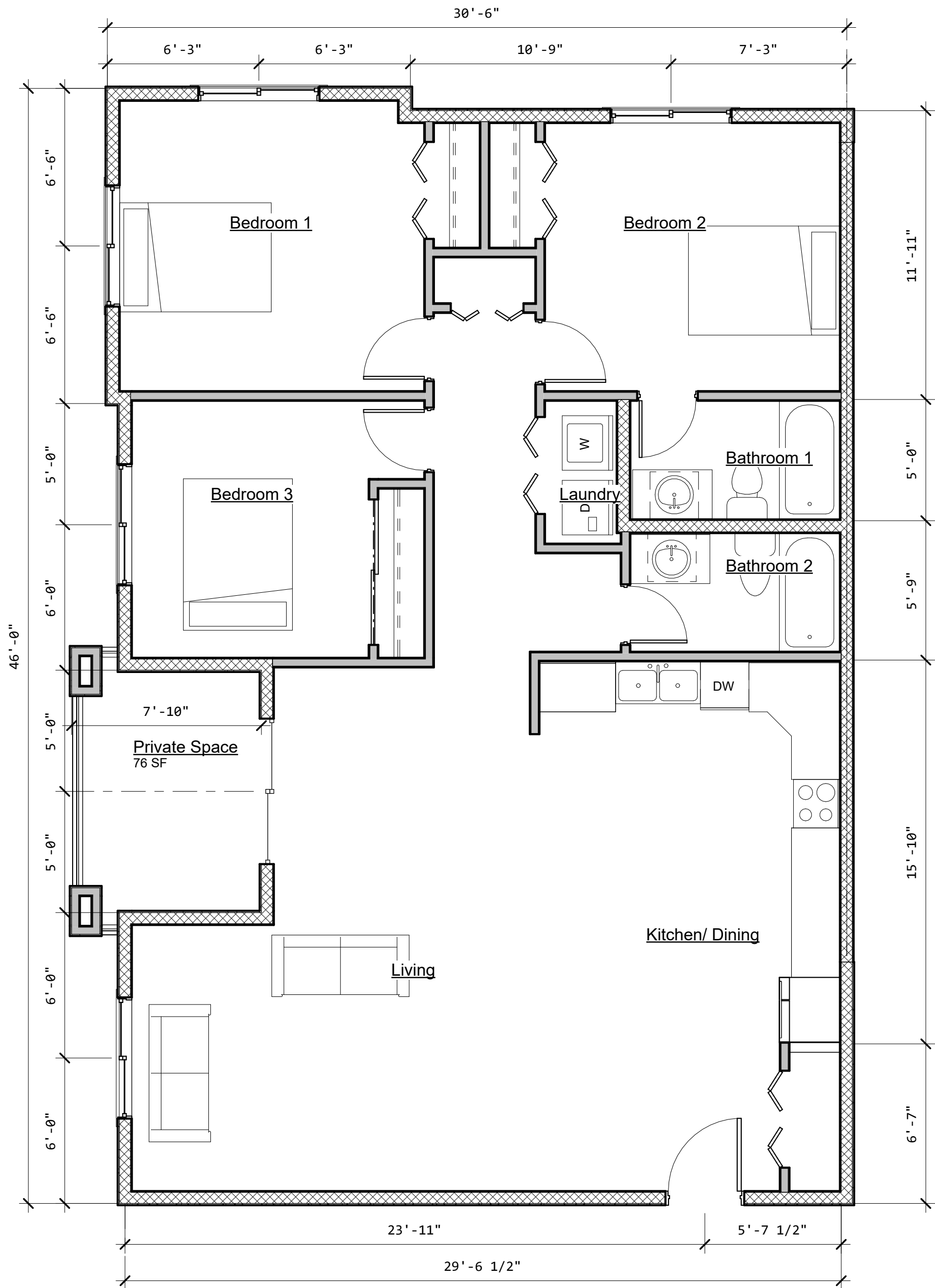




**1 Bedroom Unit - Typical**  
1/4" = 1'-0"



**2 Bedroom Unit - Typical**  
1/4" = 1'-0"



**3 Bedroom Unit - Typical**  
1/4" = 1'-0"

SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC.

STATE OF CALIFORNIA

08-2024

DANAD ADAR

Proposed 24 Apartments

For: SA Golden Investments Inc.

8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025

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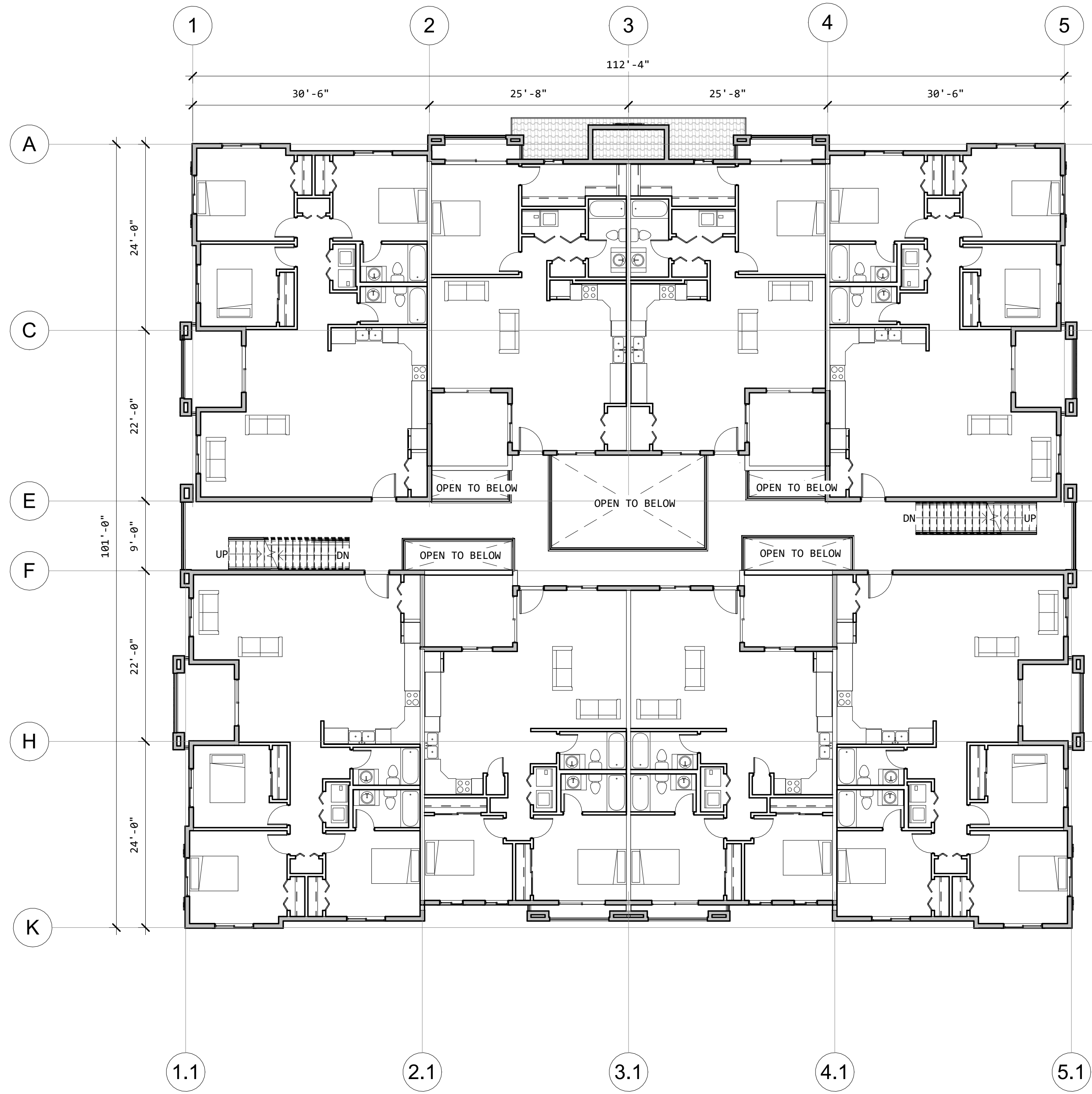
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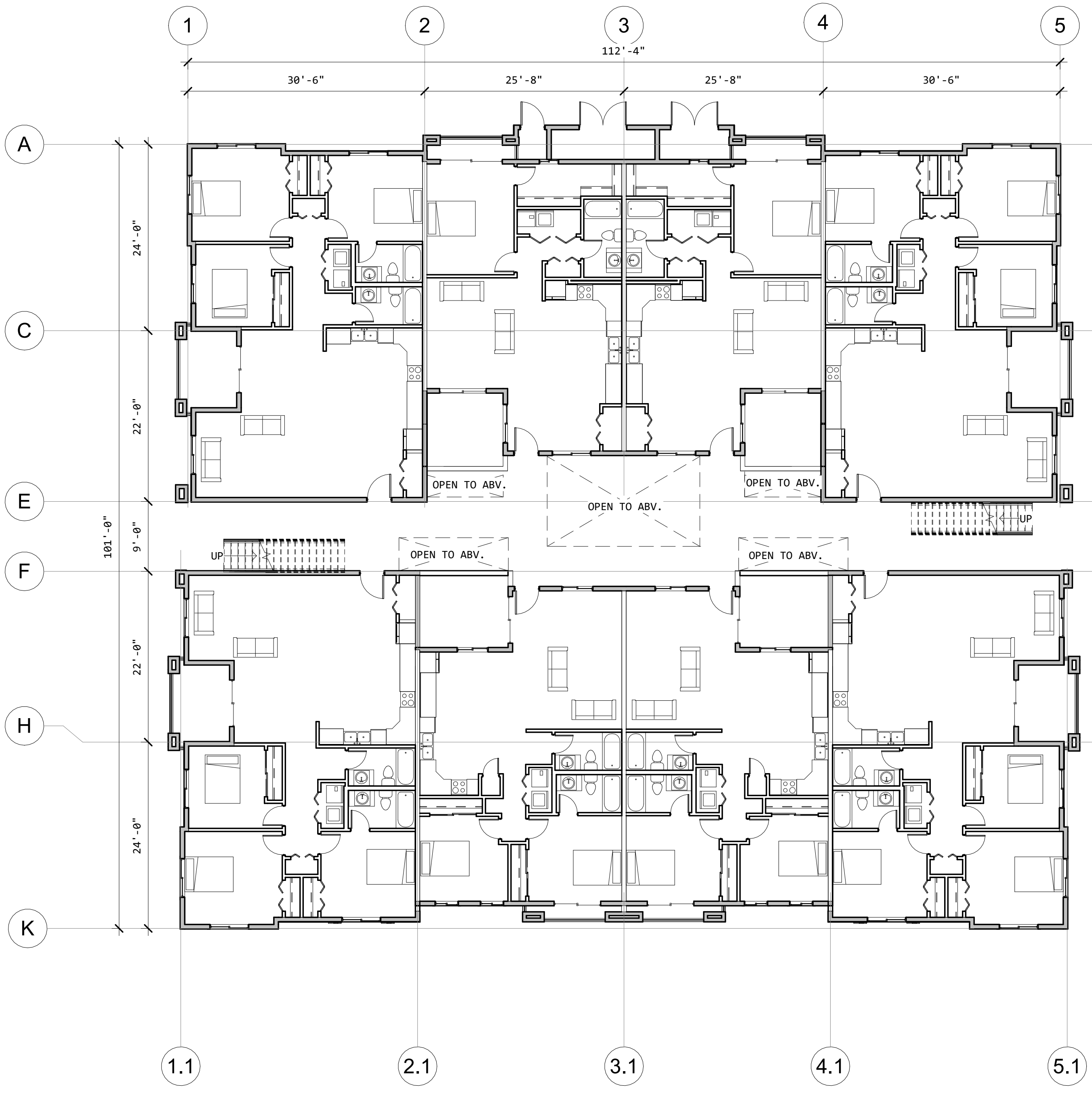
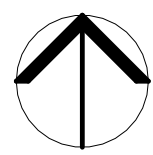
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Floor Plan - Typical Unit

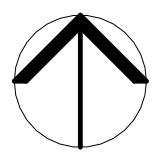
PL2



**2nd & 3rd Floor Plan**  
1" = 10'-0"



**1st Floor Plan**  
1" = 10'-0"



SA ARCHITECTS + ENGINEERS

24-0032

SA ARCHITECTS & ENGINEERS, INC.

8161 BANANA AVE., FONTANA, CA 92336

Proposed 24 Apartments

For: SA Golden Investments Inc.

8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025

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Floor Plans

PL3





**East Elevation**  
1/8" = 1'-0"



**South Elevation**  
1/8" = 1'-0"

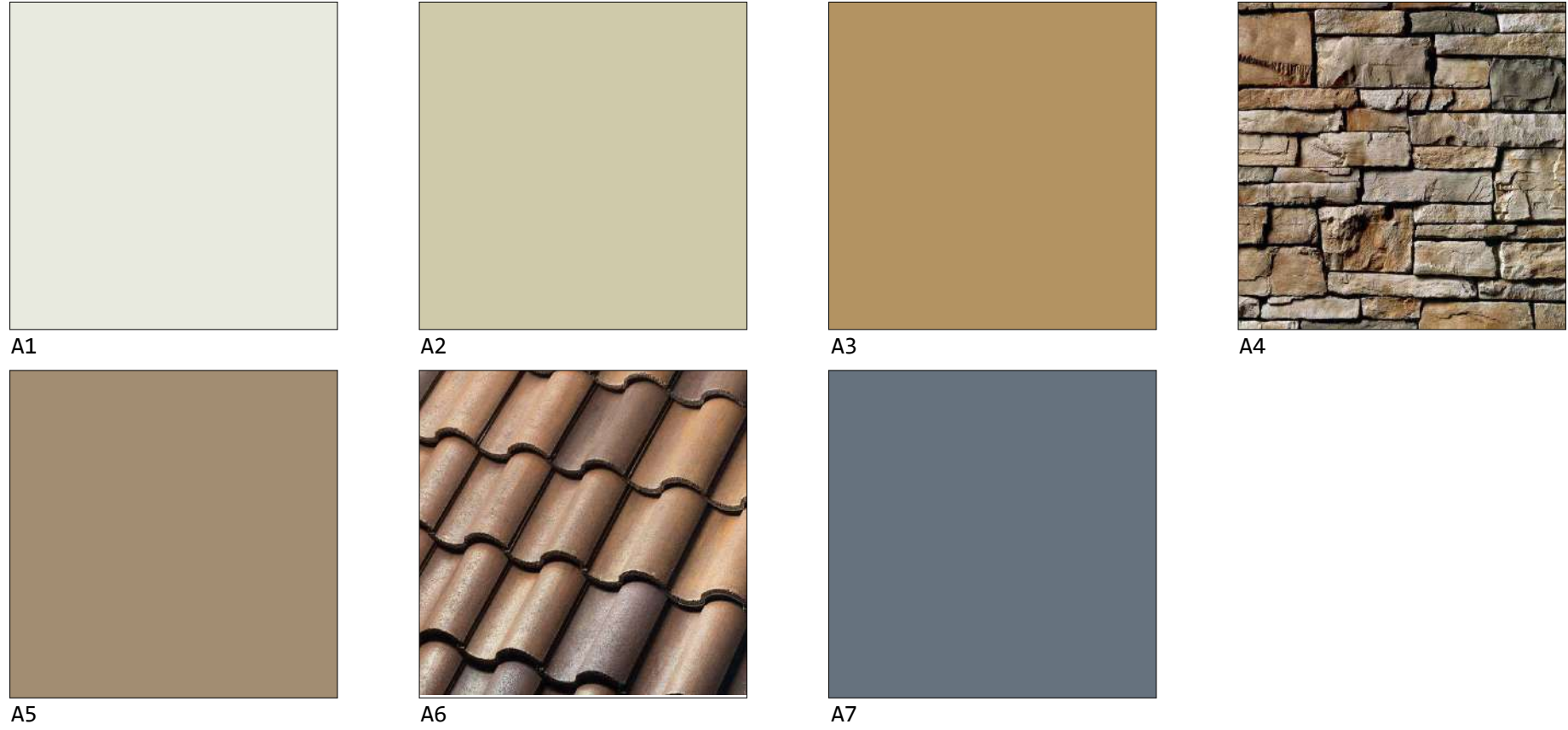


**North Elevation**  
1/8" = 1'-0"



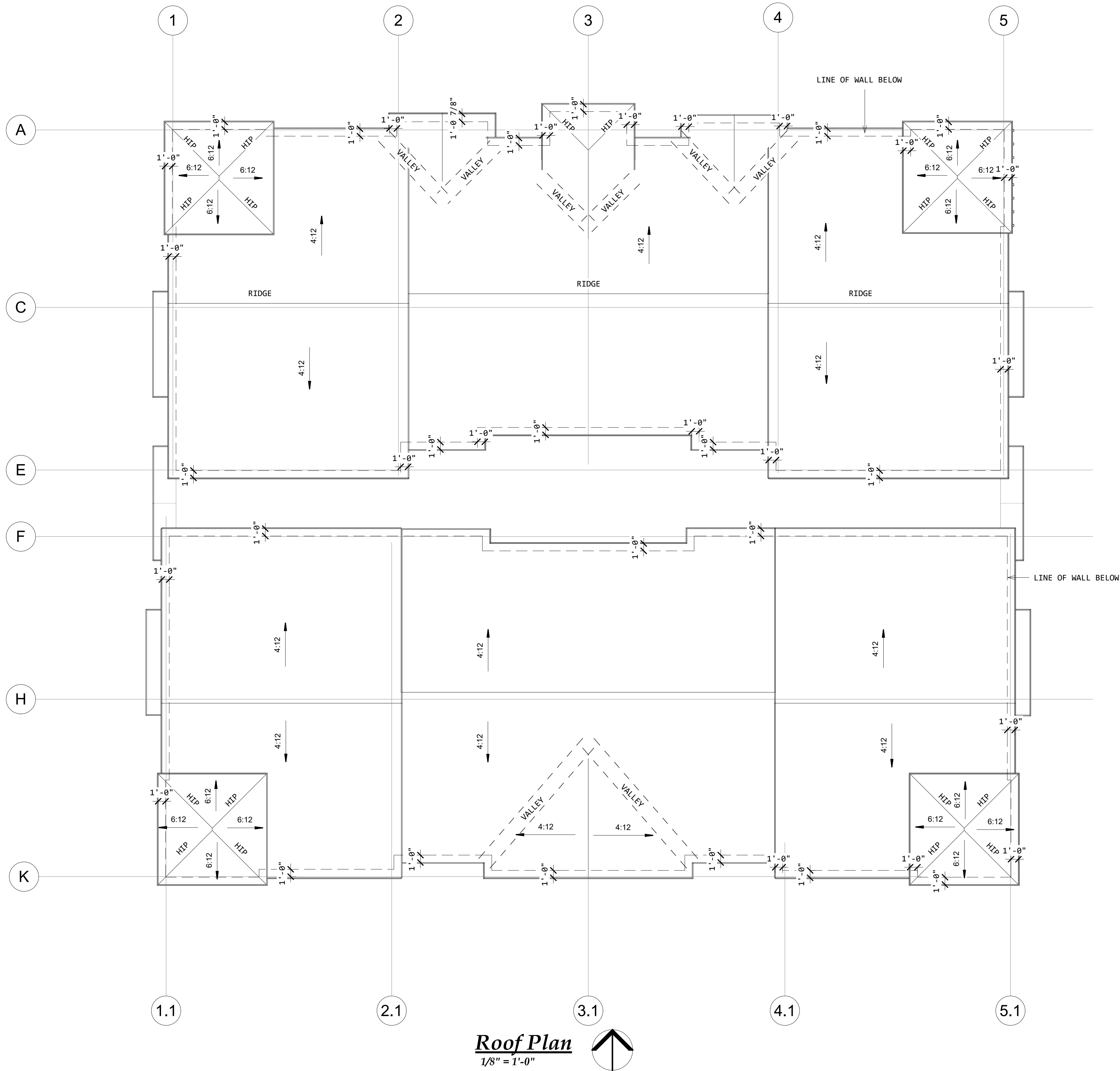
**West Elevation**  
1/8" = 1'-0"

Material Legend				
Mark	Material	Manufacturer	Material Color	Product #
A1	MAIN COLOR	DUNN EDWARDS	"CHALKY"	DEC793
A2	ACCENT COLOR ONE	DUNN EDWARDS	"NOMADIC TAUPE"	DE6192
A3	ACCENT COLOR TWO	DUNN EDWARDS	"MAPLE VIEW"	DE6152
A4	STONE VENEER	BORAL	"APSEN SOUTHERN LEDGESTONE"	
A5	TRIM AND FASCIA	EAGLE ROOFING	"TUSCAN MOSAIC"	DE6208
A6	ROOF TILE	BORAL	"MISSION S-APPLE BARK"	1MCS0431
A7	SHUTTERS	DUNN EDWARDS	"NHARF VIEW"	DEC799



**Material Legend**  
12" = 1'-0"

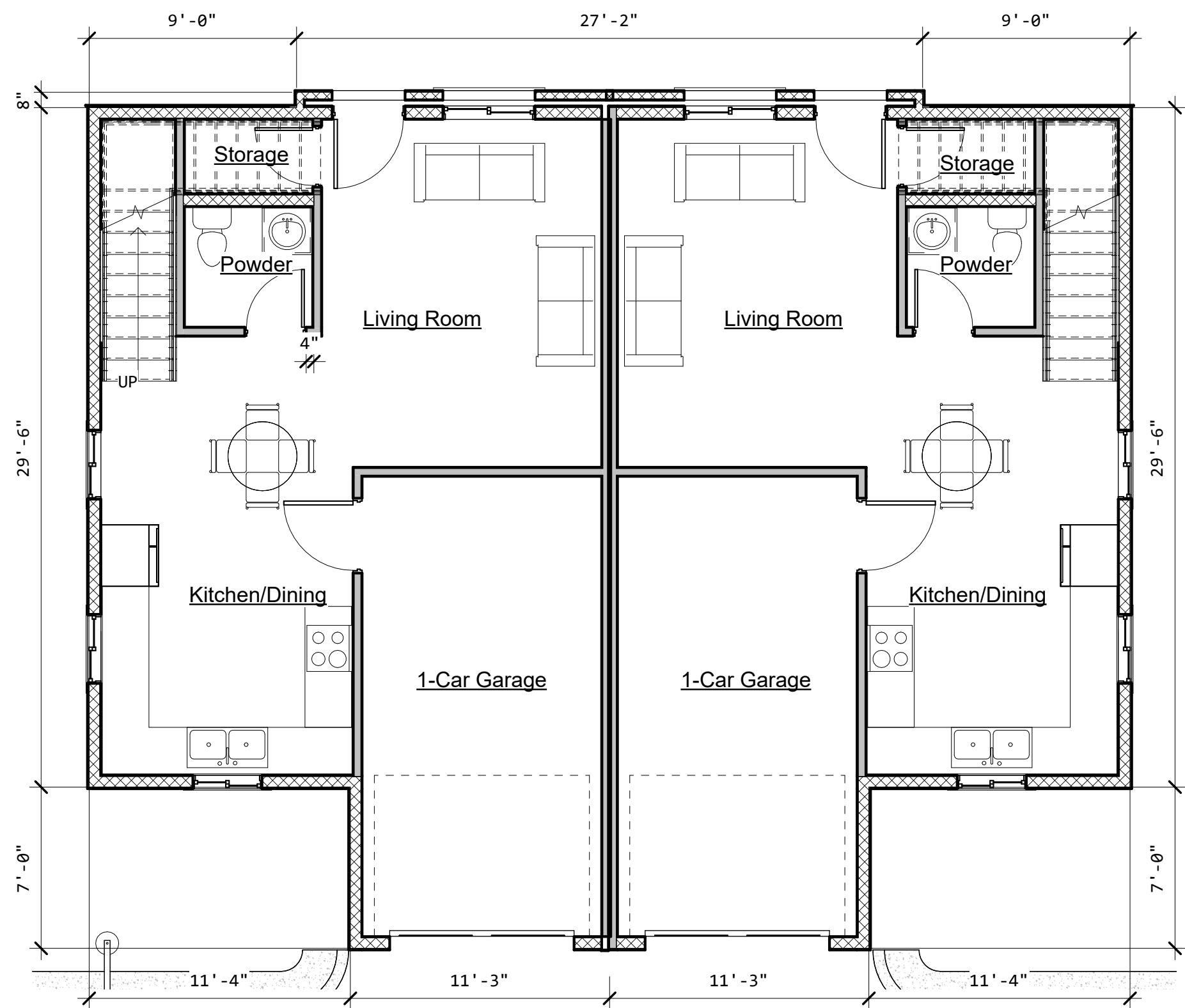




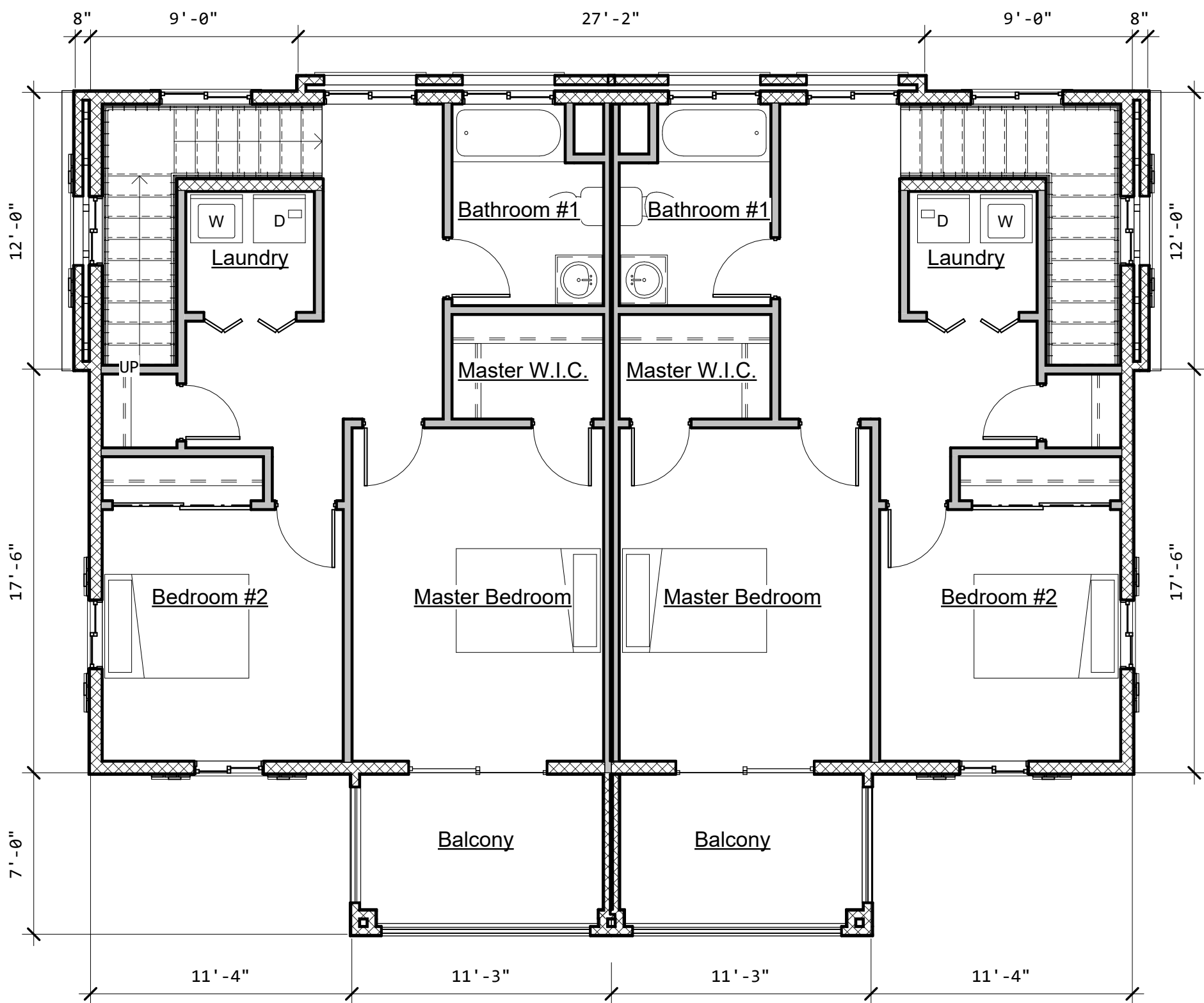
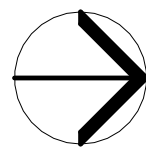
<div>SA ARCHITECTS + ENGINEERS</div>	
24-0032	<div>SA ARCHITECTS &amp; ENGINEERS, INC. STATE OF CALIFORNIA 122024 DANAD AWAD</div>
<div>Proposed 24 Apartments</div> <div>For: <b>SA Golden Investments Inc.</b></div> <div>8161 Banana Ave, Fontana, CA 92336</div>	
14 Apr. 2025	
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Roof Plan	
PL5	



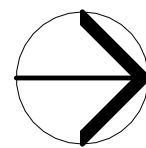
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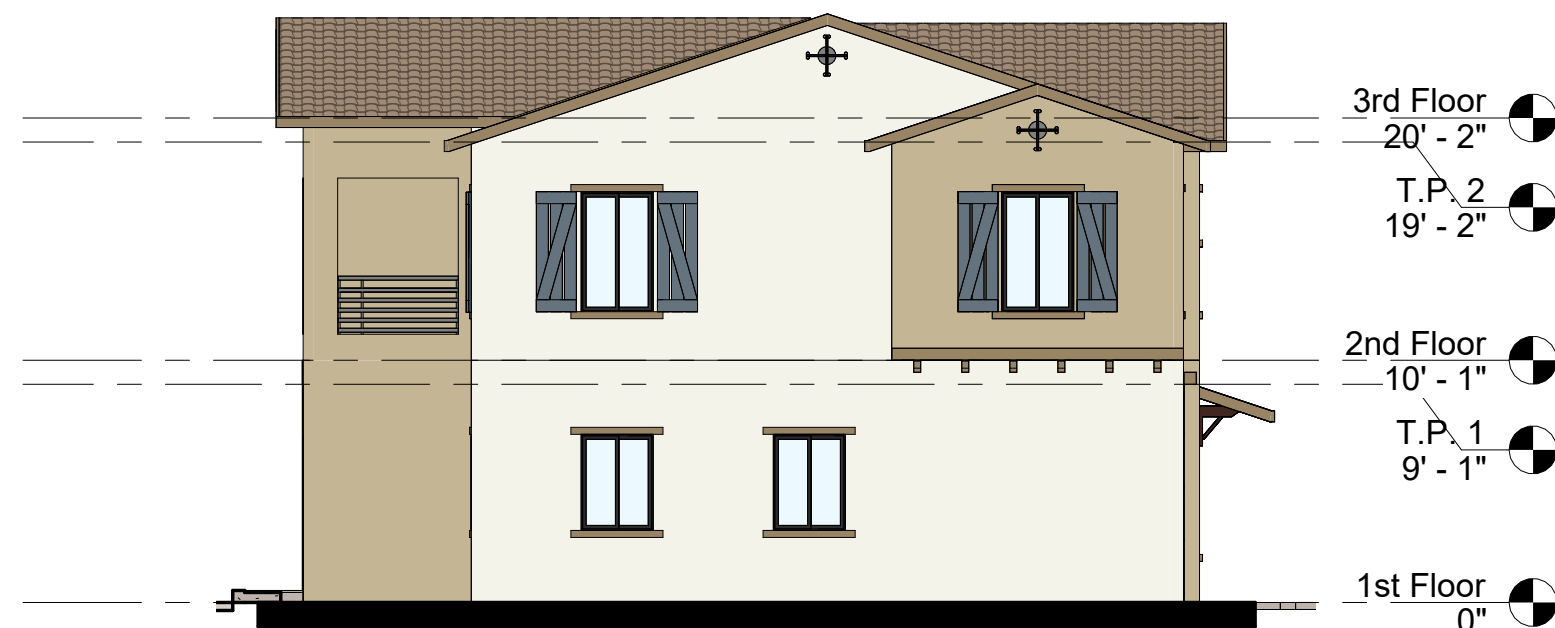
**ADU - 1st Floor Plan**  
3/16" = 1'-0"



**ADU - 2nd Floor Plan**  
3/16" = 1'-0"



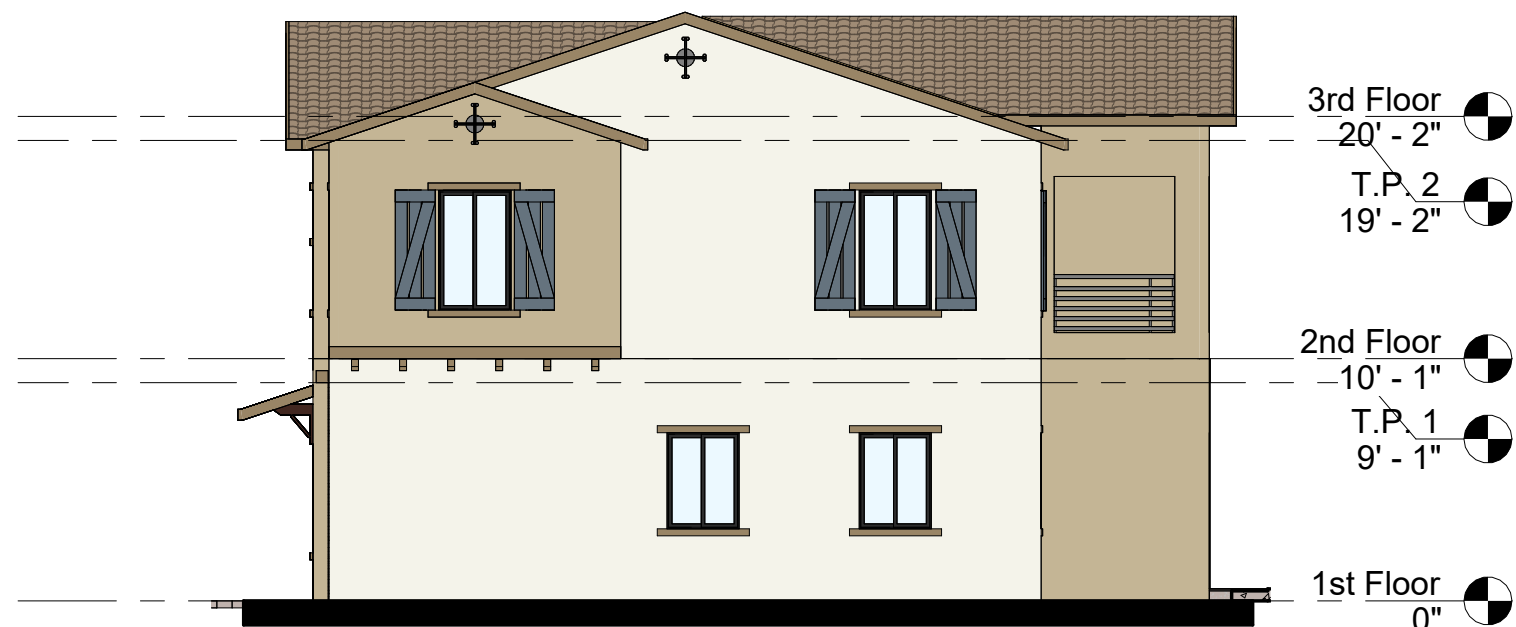
**ADU - East Elevation**  
1/8" = 1'-0"



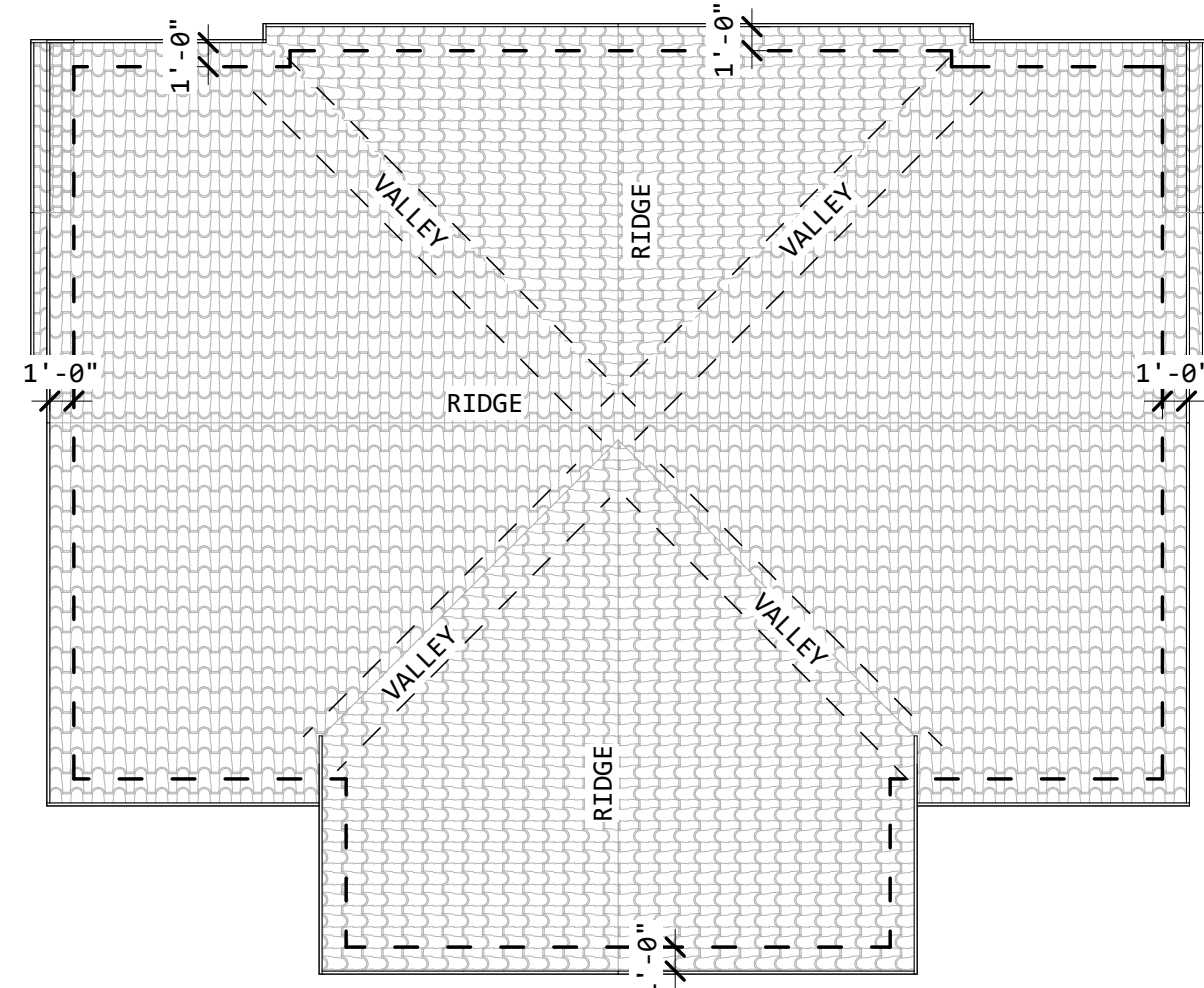
**ADU - North Elevation**  
1/8" = 1'-0"



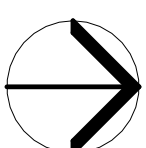
**ADU - West Elevation**  
1/8" = 1'-0"



**ADU - South Elevation**  
1/8" = 1'-0"




**ADU - Roof Plan**  
1/8" = 1'-0"



SA ARCHITECTS + ENGINEERS

24-0032

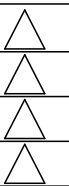


Proposed 24 Apartments

For: SA Golden Investments Inc.

8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025




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ADU Floor Plans & Elevations


PL6










## INDUSTRIAL AND COMMERCIAL LIGHTING HAS SINCE 2003

PROJECT NAME:  
CATALOG NUMBER:  
NOTES:  
INSTALLATION SCHEDULE:








**Features:**

- Voltage: 120-277V
- Lumen:
  - 40W = 5000
  - 70W = 9000
  - 100W = 13800
- CRI: 90
- CCT: 5000K
- Life: 100,000 hours
- Distribution Type:
  - 6 inch Square Pole Mount
  - 12 inch Square Pole Mount
  - 18 inch Square Pole Mount
- Listings: cULus, Wet Location Listed
- 5 year warranty

Series	Voltage	CCT	Distribution Type	Finish	Voltage	Accessories (Optional)
WL-SA	20W 70W 100W	20K 5000K	T3 + Tri-Ph Distribution	Brush	20W-100W 120-277V	Bracket - No Mount 12A-12A-1A Pole Mount 12A-12A-1A Trip Mount

Lighting Service Since 2003



Wireless-lighting.com  
2750 South 387th St  
New Berlin, WI 53222

Wireless-Lighting.com  
Phone: 888-434-4480  
info@wireless-lighting.com

**WARELIGHT**  
COMMERCIAL LIGHTING WIRE SPECIFICATIONS

The figure shows two main mounting options: Lightpole Mount and Pole Mount. Each option includes a side view and a top-down view of the luminaire housing.

- Lightpole Mount:** The side view shows a height of 8' 3 1/2". The top-down view shows a square housing with a width of 21 9/16" and a depth of 2 1/8". A hole diameter of 1 1/2" is indicated. The bottom view shows a width of 12 5/8" and a depth of 1 1/2".
- Pole Mount:** The side view shows a height of 8' 3 1/2". The top-down view shows a square housing with a width of 19 15/16" and a depth of 2 1/8". A hole diameter of 1 1/2" is indicated. The bottom view shows a width of 12 5/8" and a depth of 1 1/2".

A separate diagram shows a "Type 2 Distribution" luminaire with a circular beam spread and a mounting arm length of 12' 0". Below this, a small illustration shows a truck with a crane lifting a luminaire onto a pole.

**Mounting Options**

SKU	Dimensions	Weight	Lumens
WLSAL-40W-SOK-T3-B-CMV	12 5/8" L x 9 1/4" W x 2 1/8" H	7.57 lb	5500
WLSAL-70W-SOK-T3-B-CMV		7.88 lb	9600
WLSAL-100W-SOK-T3-B-CMV		8.23 lb	13800

**Lighting Specialist Since 2003**

Warehouse Lighting Inc.  
2750 South 168<sup>th</sup> St  
New Berlin, WI 53212

[WarehouseLighting.com](http://WarehouseLighting.com)  
Phone: 888-438-4440  
[sales@warehouselighting.com](mailto:sales@warehouselighting.com)



PROJECT NAME: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 FUTURE SCHEMATIC: \_\_\_\_\_

## WARELIGHT LED Puck Light








### FEATURES

- Prismatic glass reflector, non reflective
- 200-240 volt aluminum body
- 0-10V dimming standard
- ETL Listed
- 4x 1/2" LED knockouts
- 120-270V
- CR-108
- IEC 1000K (1000K, 4000K and 6000K available in factory special order)
- Life: 50,000 Hours
- Warrantable: 5 Years

### Applications

- Building lighting
- Canopies
- Loading areas
- Driveways
- Parking lots

### FREE OPTIONAL ACCESSORIES

- Wink Control
- Wink App
- Beady Party
- Photo Cell

Warelight LED Puck									
MODEL	WATTAGE	CTC	LUMENS	DLC	VOLTAGE	DIMMING	GENERATING		
WLUPF-430W-400K-100-02	43W	400K	5789	PLC80B0909W					
WLUPF-430W-500K-100-02	43W	500K	5788	PLC80B0909W					
WLUPF-400W-400K-100-02	40W	400K	4608	PLC70D0808W					
WLUPF-400W-500K-100-02	40W	500K	4607	PLC70D0808W					
WLUPF-300W-400K-100-02	30W	400K	3448	PLC50D0505W	120-270V	0-10V			02
WLUPF-300W-500K-100-02	30W	500K	3447	PLC50D0505W					
WLUPF-120W-500K-100-02	12W	500K	1143	PUP120D0120W					

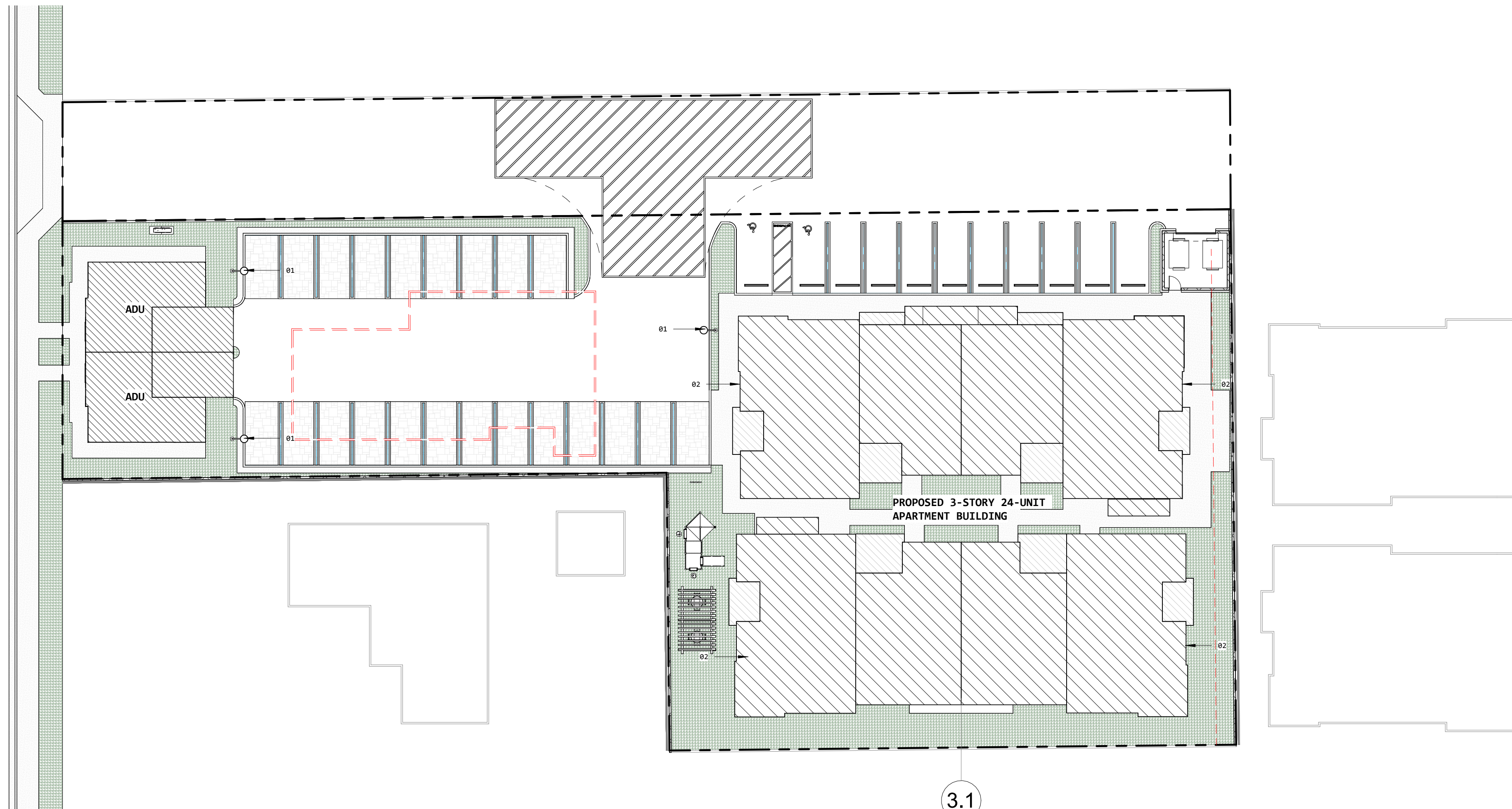


Warelight Lighting Inc.  
 2000 South Highway 100  
 New Berlin, WI 53151

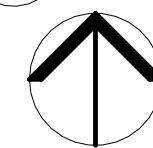
Warelight Lighting Inc.  
 888-434-4432  
[www.warelight.com](http://www.warelight.com)  
[info@warelight.com](mailto:info@warelight.com)

[illegible]

BANANA AVE.



Site Lighting Plan  
1" = 20'-0"



NOTE: FOOT CANDLE LIGHTING SHALL BE INCORPORATED AT ALL ENTRANCES, EXITS, PEDESTRIAN PATHS, AND PARKING LOTS AS INDICATED ON PLAN AND PER CITY OF FONTANA STANDARDS.



Plant Legend

SYMBOL	BOTANICAL /COMMON NAME	CONTAINER	WATER USE	HEIGHT WIDTH
	LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' DECIDUOUS ZUNI CRAPE MYRTLE EDISON FRIENDLY LOW BRANCHING	24" BOX	MOD.	9'-12'
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' EVERGREEN LITTLE GEM DWARF SOUTHERN MAGNOLIA	36" BOX STANDARD	MOD.	20'-25' 10'-15'
	BUXUS MICROPHYLLA BOXWOOD	1 GALLON	MOD.	3'-4' 2'-4'
	LANTANA X 'MONI' CONFETTI SPREADING LANTANA	1 GALLON	LOW	2'-3' 6'-8'
LOW GROWING SHRUBS AND GROUNDCOVERS				
	CARISSA MACROCARPA 'TOMLINSON' TOMLINSON NATAL PLUM	5 GALLON	MOD.	2'-3' 3'
	ROSA X 'NOALESA' FLOWER CARPET RED ROSE	1 GALLON 1 GALLON	MOD. MOD.	2'-3' 2'-3'

NOTE: ALL PLANTERS TO RECEIVE 3" LAYER SHREDDED BARK MULCH, EXCEPT WHERE OTHERWISE SHOWN

PLANTING QUANTITY REQUIREMENTS  
FINAL PLANTING PLAN TO REFLECT FOLLOWING QUANTITIES:

REQUIRED TREES: (1) TREE / 300 SF, MIN. 24" BOX AND 20% TO BE 36" BOX  
REQUIRED SHRUBS: (3) SHRUBS / PER TREE, 50% TO BE 5-GALLON AND 50% TO BE 1-GALLON

NET LOT SIZE: 29,000 SQ FT (100%)

HARDSCAPE AREA: 23,052 SQ. FT. (80%)  
TOTAL LANDSCAPE AREA: 5,763 SQ. FT. (20%)  
(% AND SQ. FT. FOR ENTIRE SITE)

REQUIRED TREE QUANTITY: 20 TREES REQUIRED  
PROVIDED TREE QUANTITY: 20 TREES PROVIDED  
NUMBER OF 24" BOX: 16 TREES 24" BOX  
NUMBER OF 36" BOX: 4 TREES 36" BOX (20% MIN.)

REQUIRED SHRUB QUANTITY: 66 SHRUBS REQUIRED  
PROVIDED SHRUB QUANTITY: 66 SHRUBS PROVIDED  
NUMBER OF 1-GALLON: 33 SHRUBS 1-GALLON (50% MIN.)  
NUMBER OF 5-GALLON: 33 SHRUBS 5-GALLON (50% MIN.)

NOTE:  
WITHIN ALL RESIDENTIAL ZONES, NO STRUCTURE, ACCESSORY STRUCTURE, FEATURE, WALL, FENCE, OR LANDSCAPING FEATURE SHALL BE LOCATED WITHIN THE DRIVEWAY CORNER CUT-OFF AREA WHICH SHALL BE A SAFETY AREA, AND SHALL HAVE A CLEAR LINE OF SIGHT FOR A MOTORISTS AND/OR PEDESTRIAN CLEAR OF ANY VISUAL OBSTRUCTIONS MEASURING OVER 30 INCHES FROM THE STREET LEVEL.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto

55.6

Conservation Factor

0.55

(residential)

Maximum Allowable Water Allocation Equation:

MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]

Eto	0.62	ETAF	LA	1-ETAF	SLA
55.6	0.62	0.55		0.45	0

MAWA

Estimated Total Water Use Equation:

ETWU = Eto x 0.62 x ETAF x LA

HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
	LOW/MOD SHRUBS		99%	LOW/MOD	0.40	0.81	55.60	0.62	0.49			Dripline
	MOD TREES		1%	MOD	0.40	0.81	55.60	0.62	0.49			Dripline

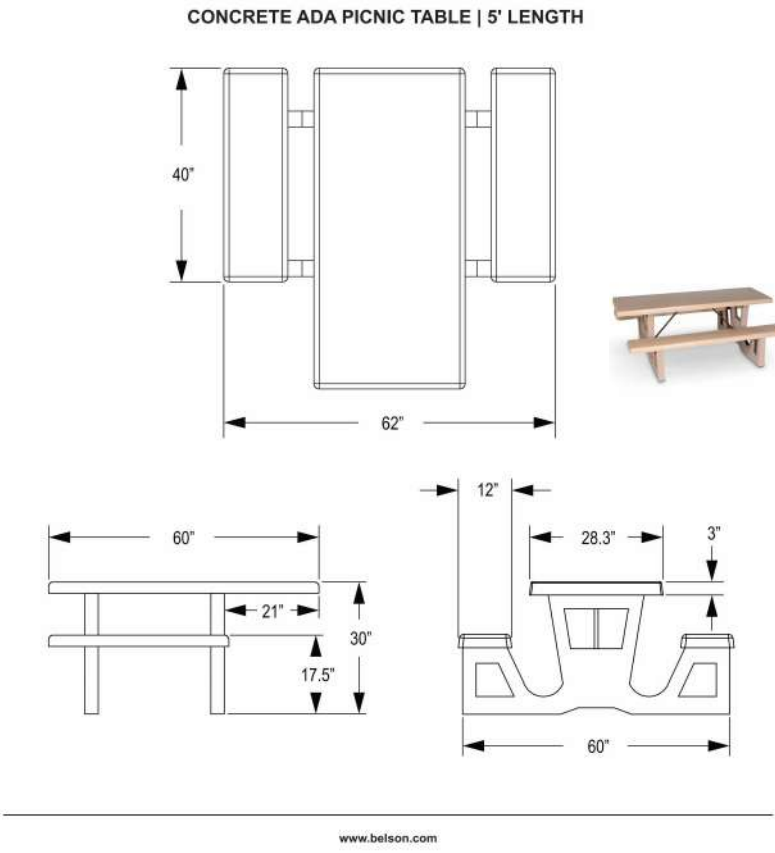
TOTAL LANDSCAPE AREA:

ETWU:

LANDSCAPE TO BE INSTALLED WITH LOW-VOLUME IRRIGATION AND AUTOMATIC WEATHER-SENSING IRRIGATION CONTROLLER

Volume Unit Conversions					
Units	Equivalent				
	Liters (L)	Gallons (gal)	Cubic Feet (ft³)	Cubic Meters (m³)	Acre-Feet (ac-ft)
Liters	1	0.2642	3.531 x 10 <sup>-2</sup>	0.0001	8.106x10 <sup>-7</sup>
Gallons	3.785	1	0.1337	3.785 x 10 <sup>-3</sup>	3.068x10 <sup>-6</sup>
Cubic Feet	28.32	7.481	1	2.832 x 10 <sup>-3</sup>	2.296x10 <sup>-5</sup>
Cubic Meters	1,000	264.2	35.31	1	8.106x10 <sup>-4</sup>
Acre-Feet	1.233 x 10 <sup>6</sup>	3.259 x 10 <sup>6</sup>	4.356 x 10 <sup>4</sup>	1,233	1

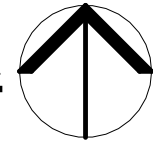
Flow Rate/Discharge Unit Conversions				
Units	Equivalent			
	Gallons per Minute (gpm)	Liters per Second (L/s)	Acre-Feet per Day (ac-ft/day)	Cubic Feet per Second (ft³/s)
Gallons per Minute	1	6.309 x 10 <sup>-2</sup>	4.419 x 10 <sup>-3</sup>	2.228 x 10 <sup>-3</sup>
Liters per Second	15.85	1	7.005 x 10 <sup>-2</sup>	3.351 x 10 <sup>-2</sup>
Acre-Feet per Day	226.3	14.28	1	0.5042
Cubic Feet per Second	448.8	28.32	1.983	1
Cubic Meters per Day	1.369 x 10 <sup>3</sup>	8.64 x 10 <sup>2</sup>	6.051 x 10 <sup>6</sup>	3.051 x 10 <sup>6</sup>



Concrete Seating Detail

Preliminary Landscaping Plan

1" = 20'-0"



SA ARCHITECTS + ENGINEERS

24-0032



Proposed 24 Apartments

For: SA Golden Investments Inc.  
8161 Banana Ave, Fontana, CA 92336

14 Apr. 2025

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Preliminary Landscape Plan

PL8