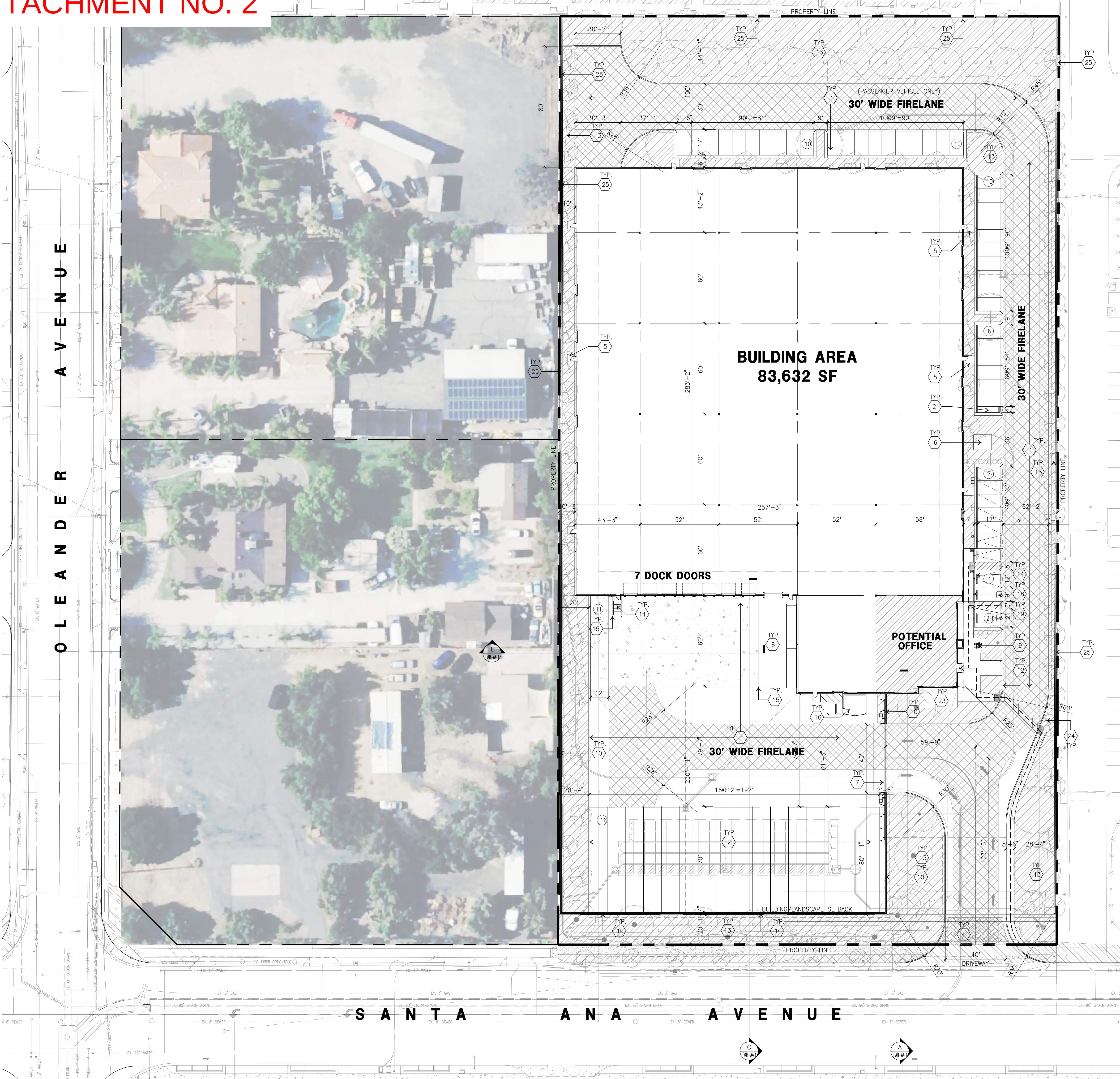




PROJECT INFORMATION

OWNER/APPLICANT

ACACIA REAL ESTATE
260 NEWPORT CENTER DRIVE
NEWPORT BEACH, CA 92660
TEL: (949) 640-9995
CONTACT: DAVID PITTMAN

PROJECT ADDRESS

NEC OF SANTA ANA AVENUE AND OLEANDER AVENUE
FONTANA, CA

ASSESSOR'S PARCEL NUMBER

0255-011-17

CODE ANALYSIS

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF FONTANA MUNICIPAL CODE
CHAPTER 9, ARTICLE V (INDUSTRIAL COMMERCCE SUSTAINABILITY STANDARDS),
SECTION 9-70 TO 9-74.

ZONING

SOUTHWEST INDUSTRIAL PARK /
SLOVER EAST INDUSTRIAL DISTRICT (SED)

CONSTRUCTION TYPE

CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY: S-1/B
CONSTRUCTION TYPE: III-B
ESFR SYSTEM

APPLICANT'S REPRESENTATIVE

HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (714)-643-0820
CONTACT: CELIO COSIO

TABULATION

SITE AREA		
In s.f.	202,614	s.f.
In acres	4.65	ac
BUILDING AREA		
Office - 1st floor	4,000	s.f.
Office - 2nd floor	4,000	s.f.
Warehouse	75,632	s.f.
TOTAL	83,632	s.f.
FLOOR AREA RATIO		
Maximum Allow ed	0.50	
Actual	0.413	
SITE COVERAGE		
Maximum Allow ed	to be verified	
Actual	39.3%	
AUTO PARKING REQUIRED		
Office: 1/250 s.f. above 10% GFA	n/a	stalls
Whse: 1st 20K @ 1/1,000 s.f.	20	stalls
2nd 20K @ 1/2,000 s.f.	10	stalls
above 40K @ 1/5,000 s.f.	9	stalls
TOTAL	39	stalls
EV PARKING REQUIRED - Per Chapter 9, Article V, Section 9-73(e)		
10% of passenger vehicle parking space shall be EV ready.	5	stalls
5% of all passenger vehicle parking spaces shall be equipped with EV charging stations.	3	stalls
AUTO PARKING PROVIDED		
Standard (9' x 17' w/ 2' overhang)	36	stalls
ADA Van (12' x 19')	1	stalls
ADA Standard (9' x 19')	1	stalls
EV Van ADA (12' x 19')	1	stalls
EV Standard ADA (9' x 19')	1	stalls
EV Standard (9' x 17' w/ 2' overhang)	1	stalls
EV Capable (9' x 17' w/ 2' overhang)	5	stalls
TOTAL	46	stalls
TRAILER PARKING PROVIDED (12' x 70')	17	stalls
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 60'		
PROPOSED BUILDING HEIGHT		
Height - 45'		
SHORT TERM BICYCLE SPACES REQUIRED		
1/30,000 s.f. of gross floor area	3	spaces
SHORT TERM BICYCLE SPACES PROVIDED		
	3	spaces
ZONING ORDINANCE FOR CITY		
Southwest Industrial Park/ Slover East Industrial District (SED)		
LANDSCAPE REQUIREMENT		
Percentage - 15% w/o building footprint		
LANDSCAPE PROVIDED		
Percentage -	39.7%	
In s.f.	47,199	s.f.
SETBACKS		
Building/Landscape		
Santa Ana Ave. - 20'		
Rear - None		
Adjacent to Residential Truck District - 50'		

NOTE:

- PER SECTION 9-72(C) OF THE SUSTAINABILITY STANDARDS, ANTI-IDLING SIGNS INDICATING A THREE-MINUTE DIESEL TRUCK ENGINE IDLING RESTRICTION SHALL BE POSTED AT INDUSTRIAL COMMERCCE FACILITIES ALONG ENTRANCES TO THE SITE AND IN THE DOCK AREAS AND SHALL BE STRICTLY ENFORCED BY THE FACILITY OPERATOR.
- PER SECTION 9-72(F) OF THE SUSTAINABILITY STANDARDS, FACILITY OPERATORS SHALL POST SIGNS IN PROMINENT LOCATIONS INSIDE AND OUTSIDE OF THE BUILDING INDICATING THAT OFF-SITE PARKING FOR ANY EMPLOYEE, TRUCK, OR OTHER OPERATION RELATED VEHICLE IS STRICTLY PROHIBITED. CITY MAY REQUIRE FACILITY OPERATOR TO POST SIGNS ON SURFACE OR RESIDENTIAL STREETS INDICATING THAT OFF-SITE TRUCK PARKING IS PROHIBITED BY CITY ORDINANCE AND/OR THE TRUCK ROUTING PLAN.
- PER CHAPTER 9, ARTICLE V, SECTION 9-72(G) OF THE SUSTAINABILITY STANDARDS, SIGNS SHALL BE INSTALLED AT ALL TRUCK EXIT DRIVEWAYS DIRECTING TRUCK DRIVERS TO THE TRUCK ROUTE AS INDICATED IN THE TRUCK ROUTING PLAN AND STATE HIGHWAY SYSTEM.
- PER CHAPTER 9, ARTICLE V, SECTION 9-72(I), ALL SIGNS UNDER SECTION 9-72 SHALL BE LEGIBLE, DURABLE, AND WEATHER-PROOF.
- WAREHOUSE FACILITY WILL NOT HAVE CHILLED, COOLED, OR FREEZER WAREHOUSE SPACE.
- ALL LANDSCAPING SHALL BE PROTECTED BY CONCRETE CURBS OF AT LEAST SIX INCHES IN HEIGHT. FINGER AND END OF AISLE PLANTERS ON THE PARKING SPACE SIDE SHALL HAVE A 24-INCH-WIDE CONCRETE SURFACE MEASURED FROM THE FACE OF CURB. FINGER AISLE PLANTERS SHALL BE A MINIMUM OF NINE FEET WIDE, AND END OF AISLE PLANTERS SHALL BE A MINIMUM OF SEVEN FEET WIDE. FINGER AND END OF AISLE PLANTERS SHALL BE A MINIMUM OF SEVEN FEET WIDE AS MEASURED FROM THE INSIDE OF THE CURB.

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAWING.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH.
- DRIVEWAY APRONS TO BE CONSTRUCTED.
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E..
- PROVIDE 8' HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
- EXTERIOR BIKE RACK TYPICAL.
- 14' HIGH CONCRETE TILT-UP SCREEN WALL.
- EXTERIOR CONCRETE STAIR.
- CONCRETE CURB. SEE CIVIL DRAWINGS.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- TRASH ENCLOSURE PER CITY STANDARD.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- TRUNCATED DOME.
- APPROXIMATE LOCATION OF FIRE HYDRANT.
- MOTORCYCLE PARKING SPACES.
- ADD SIGN "TRUCK PROHIBITED".
- OUTDOOR COVERED SPACE FOR EMPLOYEES.
- "NO TRUCK TRAFFIC ALLOWED NORTH OF THE TRUCK LOADING AREA" SIGNAGE.
- 10' H SCREEN WALL.

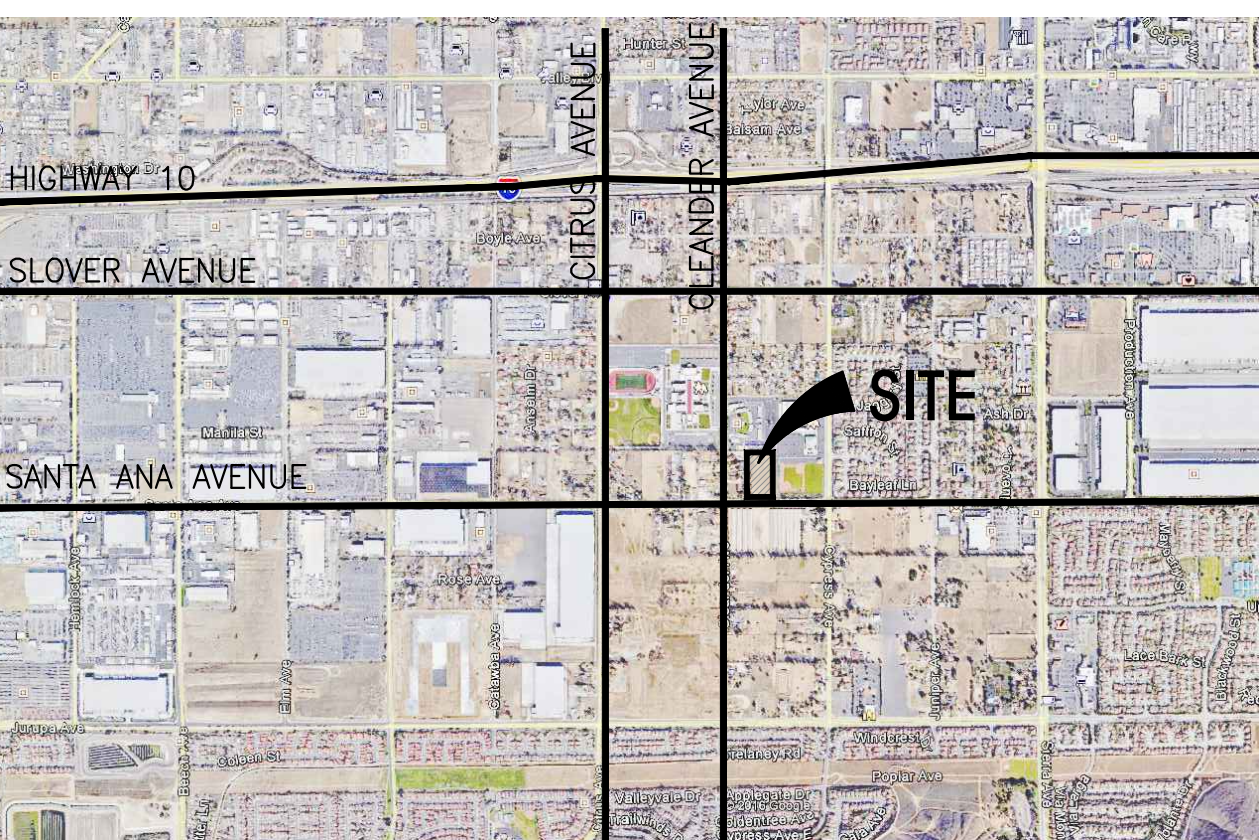
SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
- ALL SIGNAGE SHALL BE LEGIBLE, DURABLE, AND WEATHERPROOF.
- EACH PROPOSED OFFICE AREA WILL REQUIRE ITS OWN TRASH ENCLOSURE.
- PER SECTION 10.4.B.3 OF THE SLOVER EAST INDUSTRIAL DISTRICT OF SWIP, GROUND MOUNTED EQUIPMENT MUST SCREENED FROM ADJOINING PROPERTIES AND PUBLIC RIGHT OF WAY.

SITE LEGEND

CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS.	ACCESSIBLE PARKING STALL (9'x19') W/ 5' ACCESSIBLE AISLE
STANDARD PARKING STALL (9'x19')	ACCESSIBLE PARKING STALL (VAN) (12' X 19') W/ 5' ACCESSIBLE AISLE
9'x17' PARKING STALL WITH 2' OVERHANG	EV CAPABLE SPACE WITHOUT EVSE (9'x17' W/2' OVERHANG)
LANDSCAPED AREA	STANDARD EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY". (9'x17' W/2' OVERHANG)
30' WIDE FIRELANE	VAN ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY". (12'x19' + 5' W/ACCESSIBLE AISLE)
EV CHARGER	STANDARD ACCESSIBLE EVCS WITH EVCS SIGN ON POST AND MARKING "EV CHARGING ONLY". (9'x19' + 5' W/ACCESSIBLE AISLE)
EV CHARGER FOR FUTURE	
PATH OF TRAVEL	

AERIAL MAP



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770

Owner:

ACACIA
REAL ESTATE GROUP, INC.

260 NEWPORT CENTER DR
NEWPORT, CA

Tel : 949-640-9995

Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE
SOILS

TITLE OVERALL SITE PLAN

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A1.1



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770



Owner:

ACACIA
REAL ESTATE GROUP, INC.

260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995



Project:

**89K
SANTA ANA
CENTER**

SANTA ANA AVE
FONTANA, CA



Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE
SOILS



TITLE PROPOSED
SCREEN WALL PLAN

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

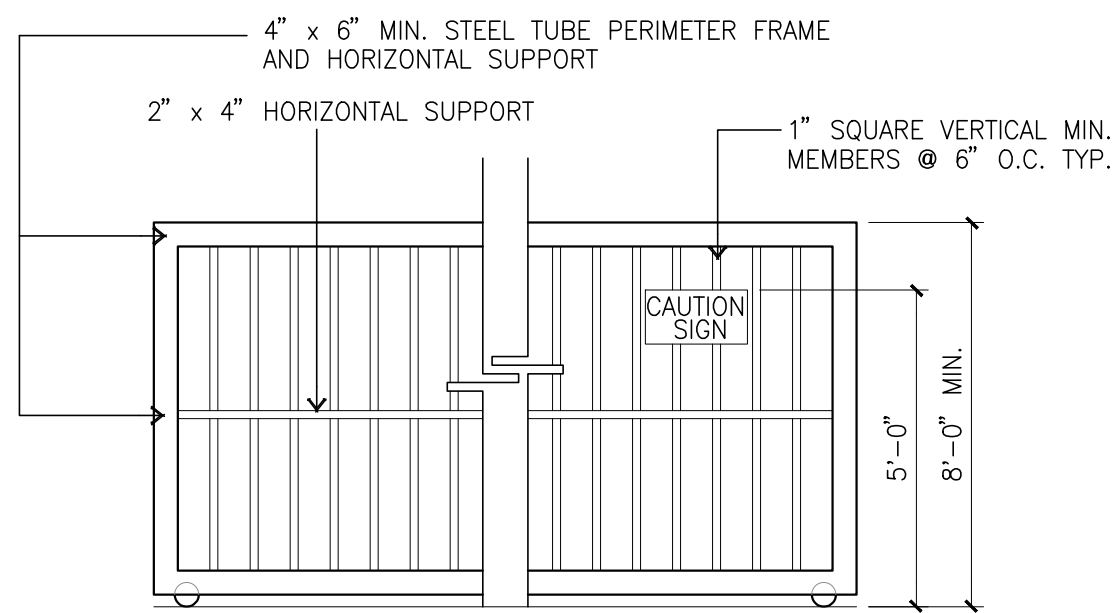
Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A1.1F

CAUTION : IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

- FENCING KEYNOTES**
- 1 10' HIGH CONCRETE TILT-UP SCREEN WALL.
(SEE TYPICAL SCREENWALL ELEVATION B/DAB-A3.2)
 - 2 8' HIGH METAL GATES.
 - 3 14' HIGH CONCRETE TILT-UP SCREEN WALL.
(SEE TYPICAL SCREENWALL ELEVATION A/DAB-A3.2)

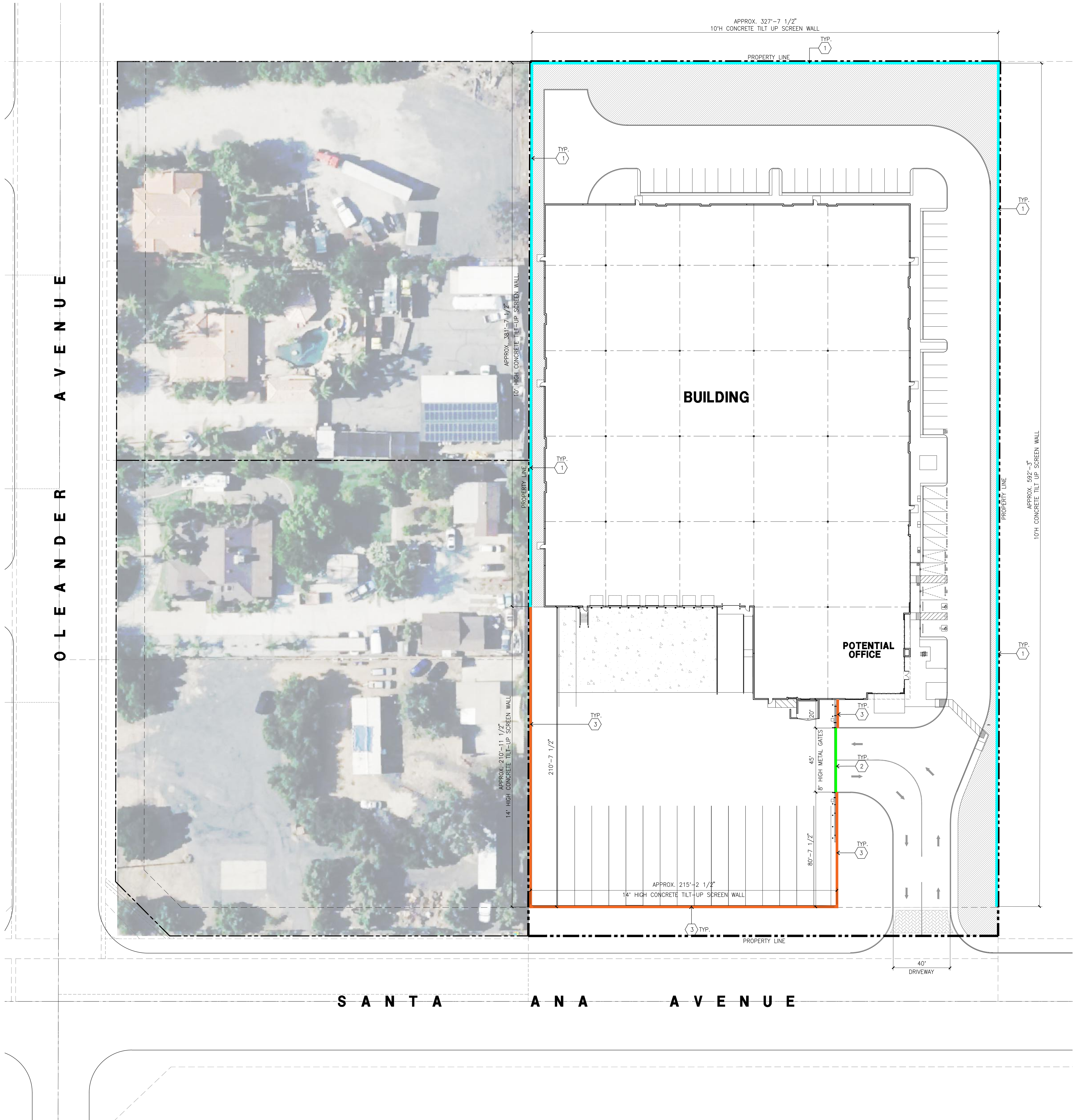


NOTES:
1. SAND AND GRIND ALL WELDS SMOOTH.
PRIME AND PAINT BLACK.
2. SEE SCREEN WALL ELEVATION FOR HEIGHT.

METAL GATE

scale: 1/4" = 1'-0"

B

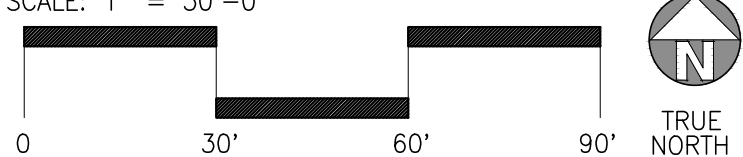


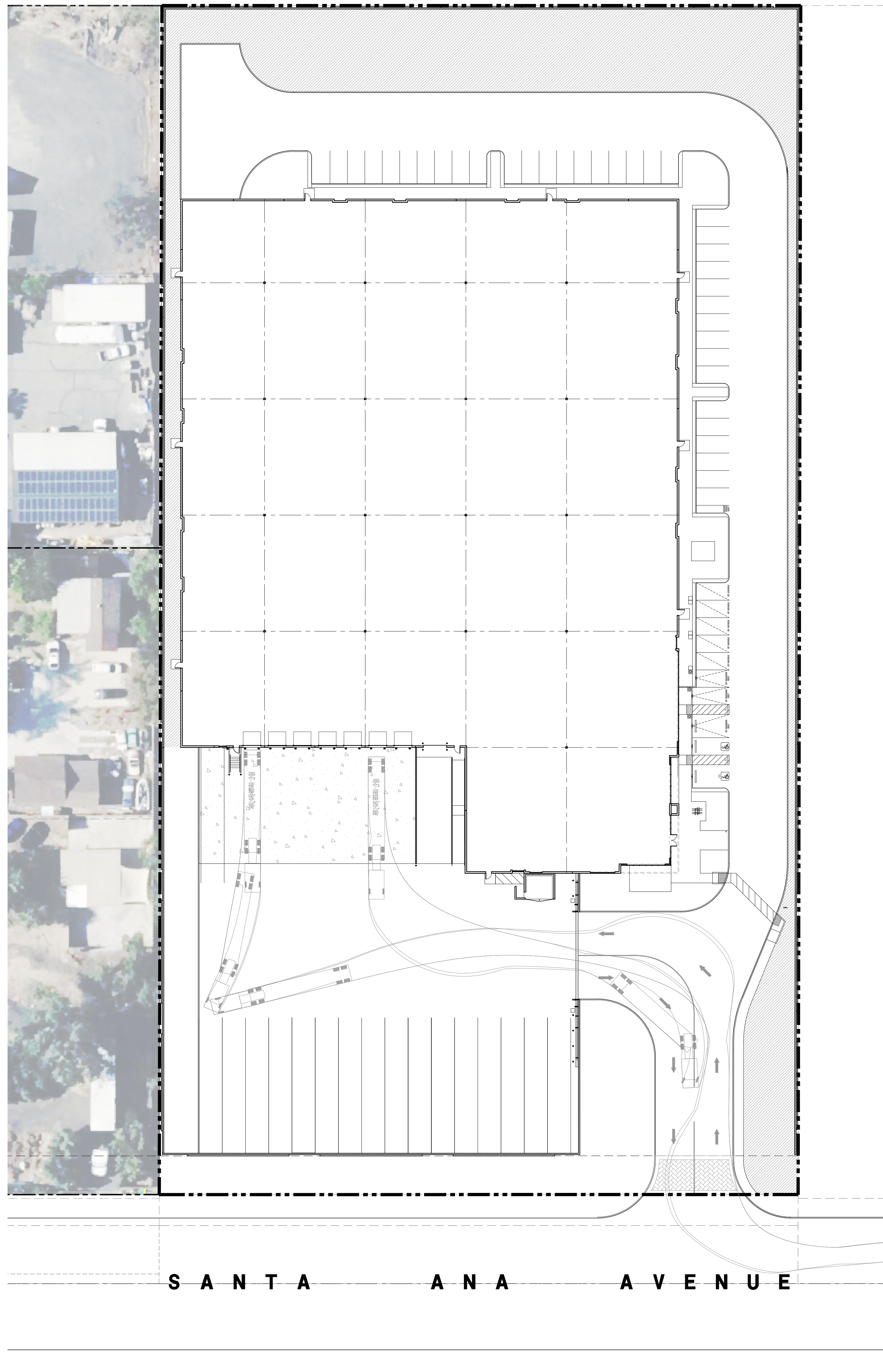
FENCING PLAN

scale: 1" = 30'-0"

A

SCALE: 1" = 30'-0"



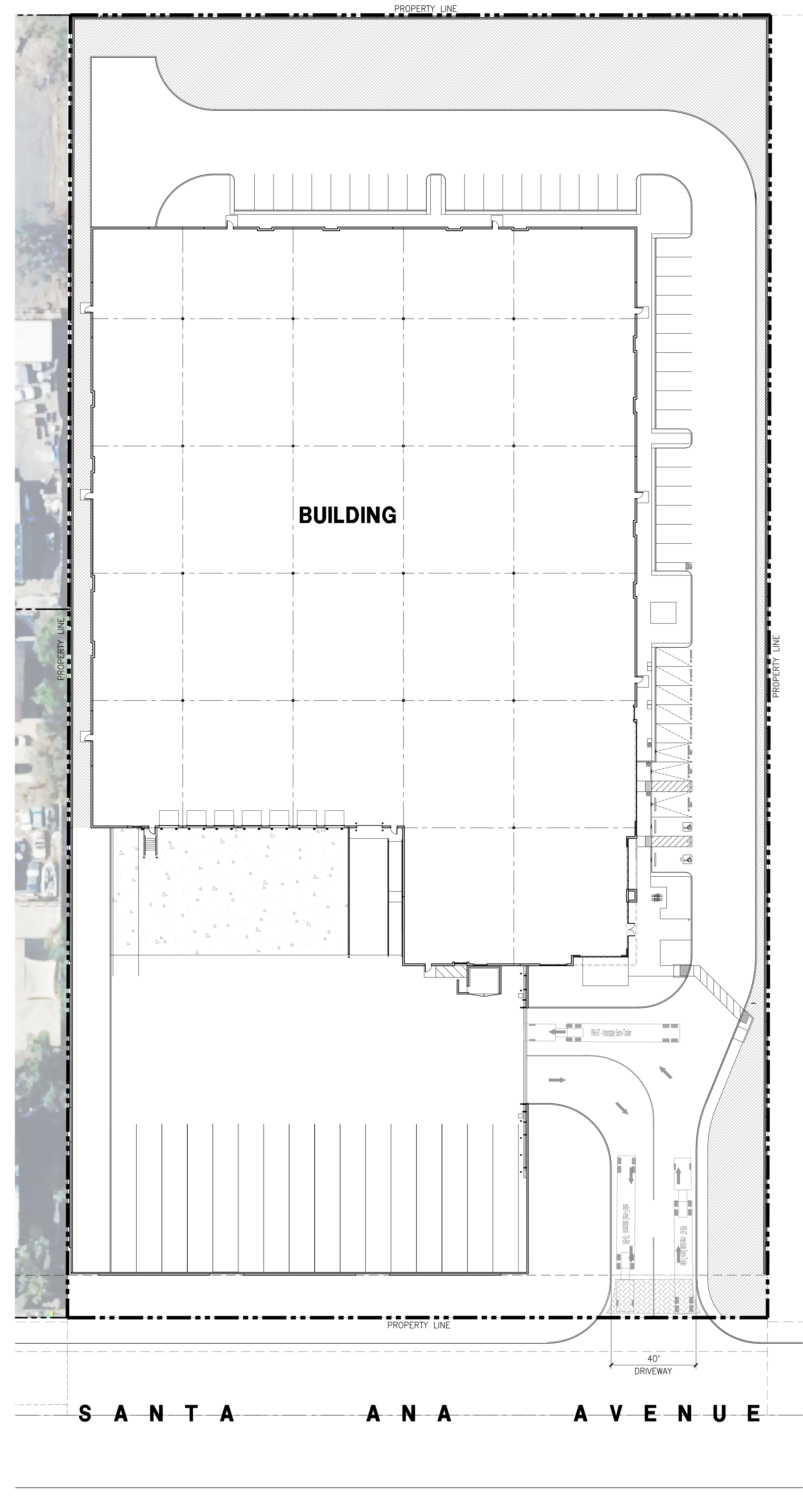
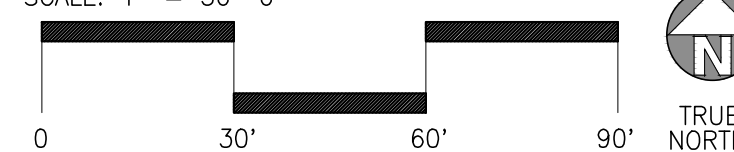


OVERALL SITE PLAN

scale: 1" = 30'-0"

B

SCALE: 1" = 30'-0"

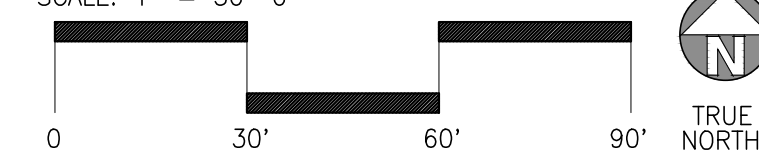


OVERALL SITE PLAN

scale: 1" = 30'-0"

A

SCALE: 1" = 30'-0"



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770



Owner:



260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995



Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA



Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE
- SOILS



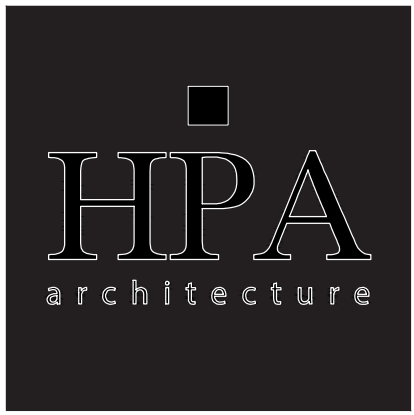
TITLE TRUCK TEMPLATE PLAN

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A1.1T



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770

Owner:

ACACIA
REAL ESTATE GROUP, INC.

260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995

Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA

Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE -
- SOILS -

TITLE
EXISTING
FENCE AND WALL PLAN

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

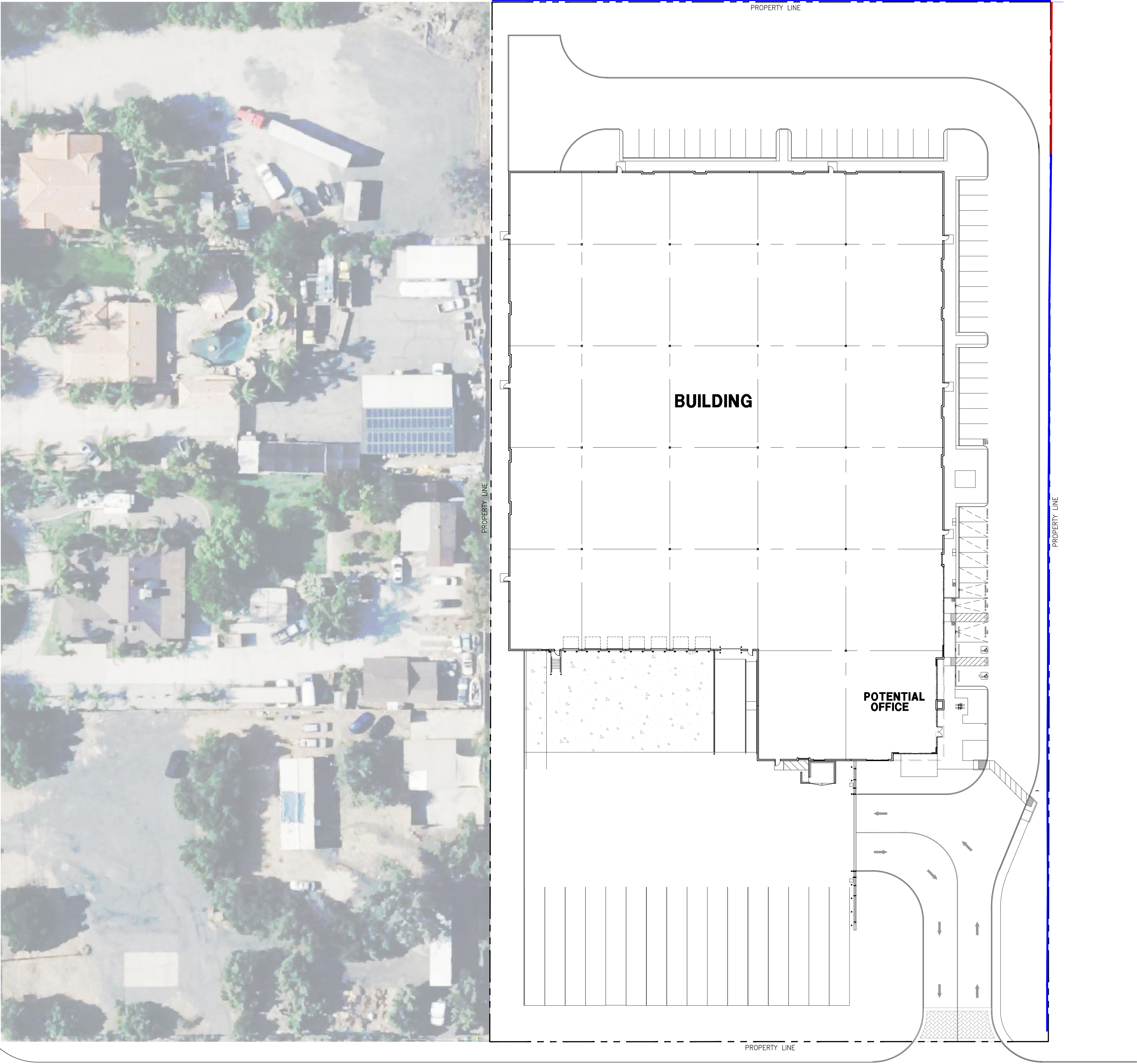
Sheet:

DAB-A1.2F

CAUTION : IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

O L E A N D E R A V E N U E

S A N T A A N A A V E N U E

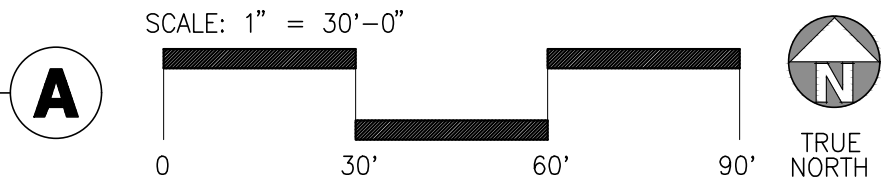


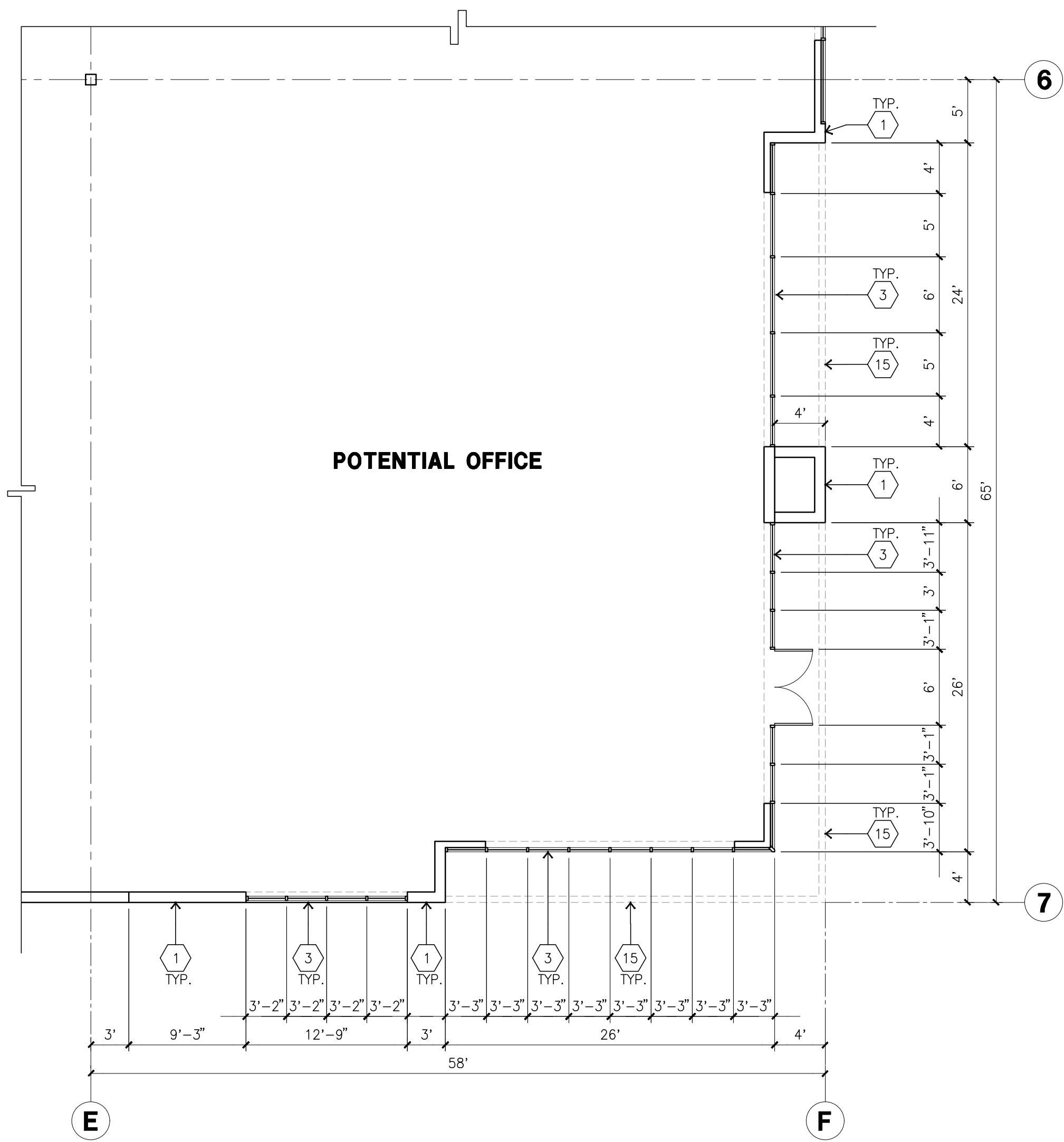
FENCING LEGEND

- EXISTING CHAIN LINK FENCE PROTECT IN PLACE
- EXISTING CONCRETE WALL WITH CHAIN LINK FENCE PROTECT IN PLACE

EXISTING FENCE AND WALL PLAN

scale: 1" = 30'-0"

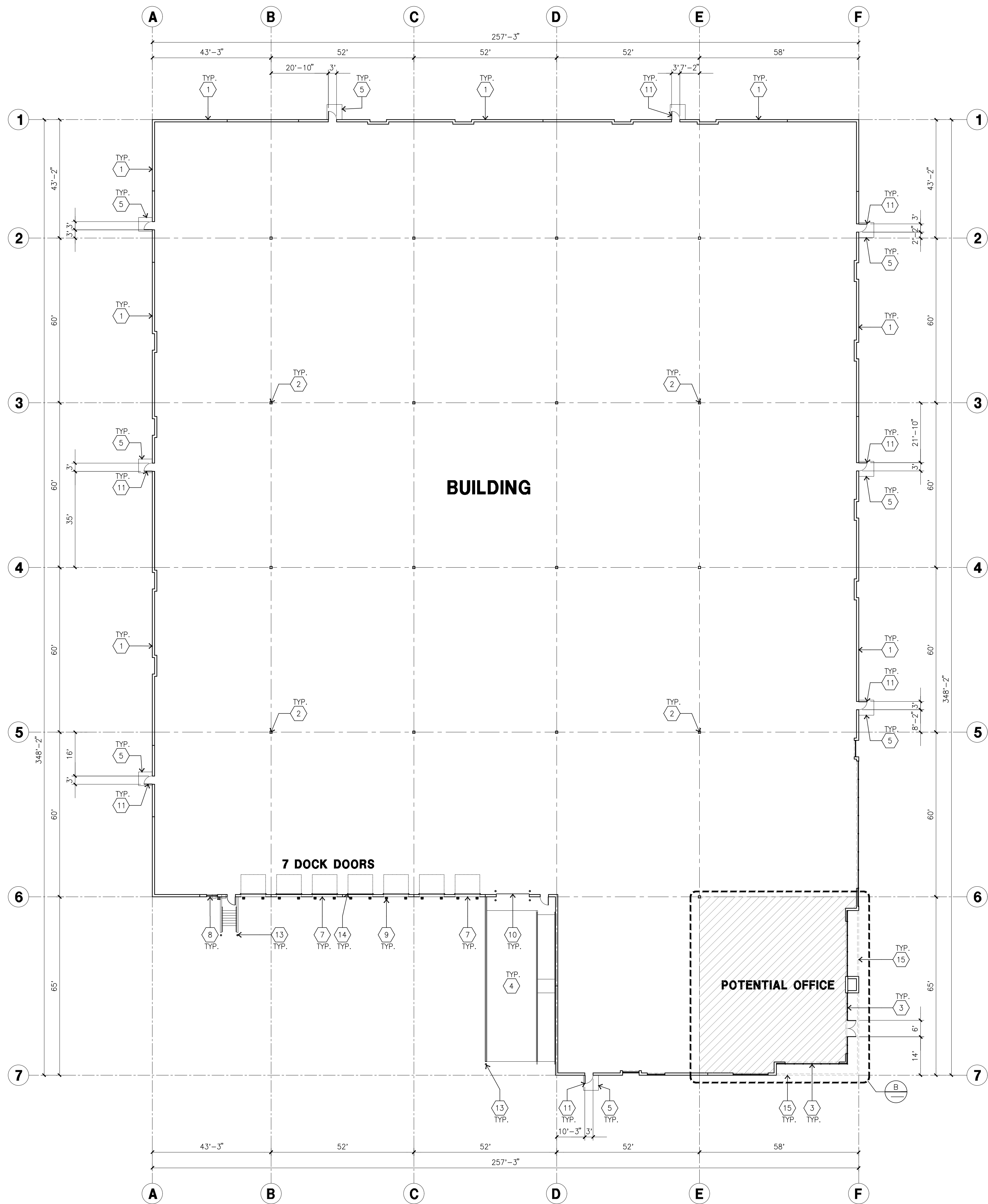
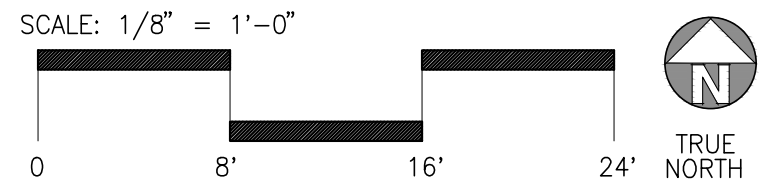




ENLARGED FLOOR PLAN

scale: 1/8" = 1'-0"

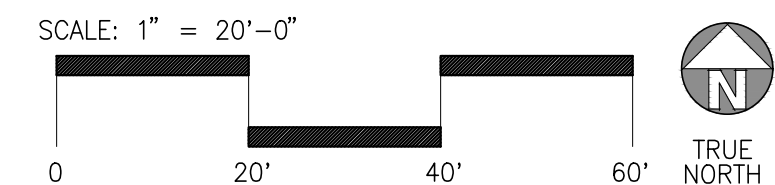
scale: 1/8" = 1'-0"



OVERALL FLOOR PLAN

scale: 1" = 20'-0"

scale: 1" = 20'-0"



FLOOR PLAN KEYNOTES

1. CONCRETE TILT-UP PANEL.
2. STRUCTURAL STEEL COLUMN.
3. TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
4. CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
5. 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
6. EXTERIOR CONCRETE STAIR W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL.
7. 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
8. 4' X 8' LOUVERED OPENING FOR VENTILATION.
9. DOCK DOOR BUMPER TYPICAL.
10. 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
11. 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
12. SOFFIT LINE ABOVE.
13. CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
14. Z GUARD.
15. METAL CANOPY.

FLOOR SLAB & POUR STRIPS REQ.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS

1. FLOOR COMPACTION - 95%
2. TRENCH COMPACTION - 90%
3. BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS
4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB
9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
10. NO FLY ASH IN THE CONCRETE
11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15ML STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.

CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER WOUEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
CONTROL/CONSTRUCTION JOINTS: SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER

FLOOR PLAN GENERAL NOTES

- A. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS APPROX. 125' MAXIMUM. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- B. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- C. THE BUILDING FLOOR SLAB IS SLOPED, SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- D. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- E. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- F. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOD EXITS.
- G. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- H. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- I. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AD.4. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- J. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- K. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN. HARDWARE.
- L. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- M. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- N. NON-ACCESSIBLE DOOR: PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 11339.1.1.1
- O. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW.



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770

Owner:

ACACIA
REAL ESTATE GROUP, INC.

260 NEWPORT CENTER DR
NEWPORT, CA

Tel : 949-640-9995

Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA

Consultants:

CIVIL -
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE -
FIRE -
SOILS -

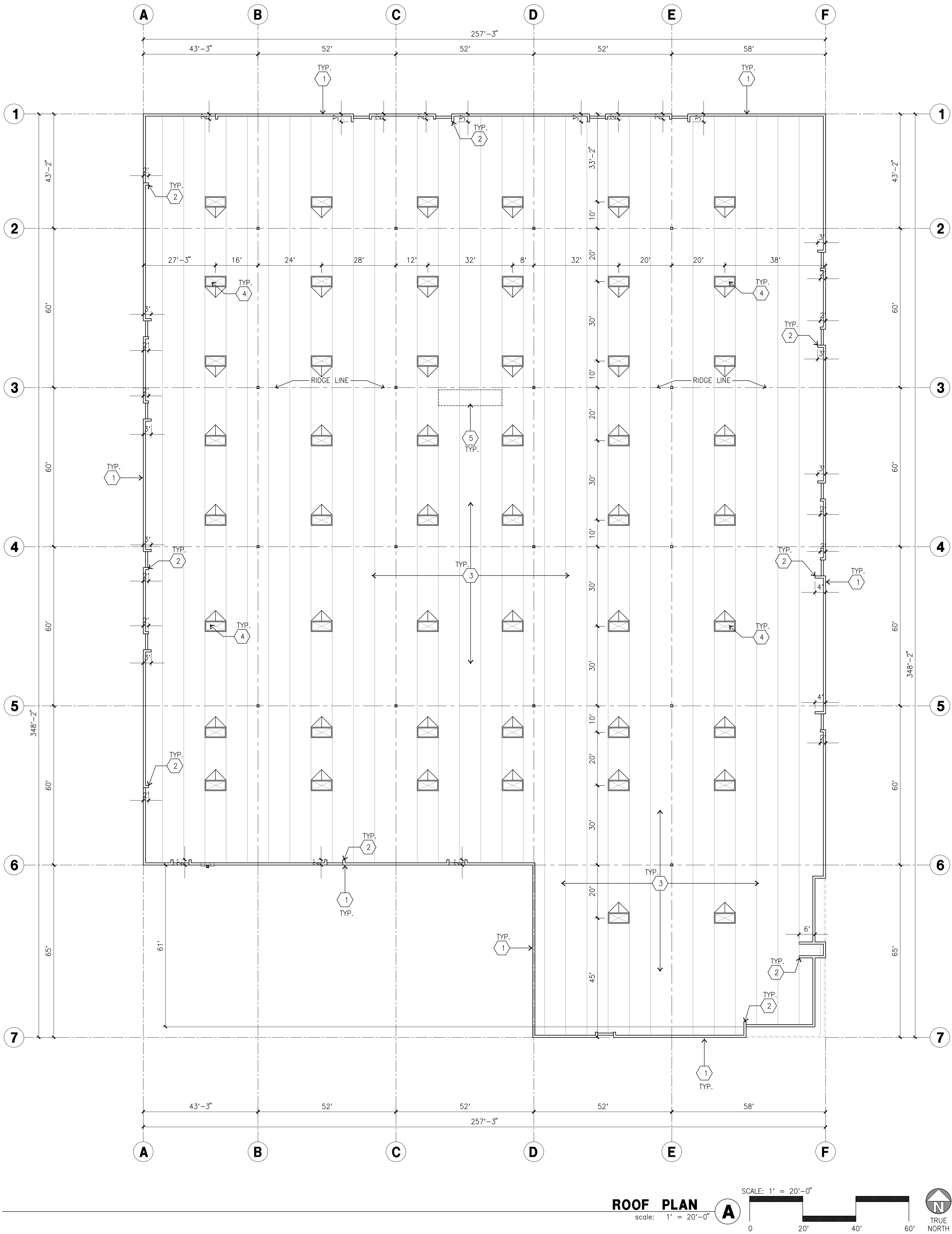
TITLE
OVERALL FLOOR PLAN

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A2.1



KEYNOTES - ROOF PLAN

- 1 CONCRETE PARAPET.
- 2 PARAPET RETURN.
- 3 PROVIDE SINGLE PLY, ROOF MEMBRANE.
- 4 4'X8' SKYLIGHT.
- 5 ROOF ADDRESS PAINTED BLACK 4" HIGH W/ 1" WIDE STROKE PER LETTER ADDRESSING WILL BE PROVIDED PER JURISDICTION'S REQUIREMENTS. PAINT SHALL BE LATEX.

ROOF LEGEND

- BUILDING PARAPET
- 4' X 8' DOUBLE DOME CURB MOUNTED FIXED SKYLIGHTS
- STRUCTURAL JOISTS



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770

Owner:



260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995

Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA

Consultants:

- CIVIL
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- LANDSCAPE
- FIRE
- SOILS

TITLE Roof Plan

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A2.10

CAUTION : IF THIS SHEET IS NOT 30"X42" IT IS A REDUCED PRINT



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612

Tel : 949-863-1770

Owner:

ACACIA
REAL ESTATE GROUP, INC.

260 NEWPORT CENTER DR
NEWPORT, CA

Tel : 949-640-9995

Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA

Consultants:

CIVIL -
STRUCTURAL -
MECHANICAL -
PLUMBING -
ELECTRICAL -
LANDSCAPE -
FIRE -
SOILS -

TITLE ELEVATION

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A3.1

CAUTION : IF THIS SHEET IS NOT 30"x42" IT IS A REDUCED PRINT

ELEVATION KEYNOTES

- CONCRETE TILT-UP PANEL.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- DOCK DOOR BUMPER TYPICAL.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.
- METAL CANOPY.
- STRUCTURAL COLUMN.

ELEVATION GENERAL NOTES

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL.= TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST = MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

ELEVATION COLOR LEGEND/SCHED.

- PAINT. COLOR : SW 7006 PURE WHITE 255-C1
- PAINT. COLOR : SW 7064 PASSIVE 236-C1
- PAINT. COLOR : SW 7066 GRAY MATTERS 236-C3
- PAINT. COLOR : SW 9163 TIN LIZZIE 236-C4
- MULLIONS COLOR BACK MULLIONS
- GLAZING COLOR : BLUE GLAZING
- CANOPY: BLACK METAL CANOPY

GLAZING LEGEND

NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

IV INSULATED VISION GLASS SC SPANDREL GLASS WITH CONCRETE BEHIND

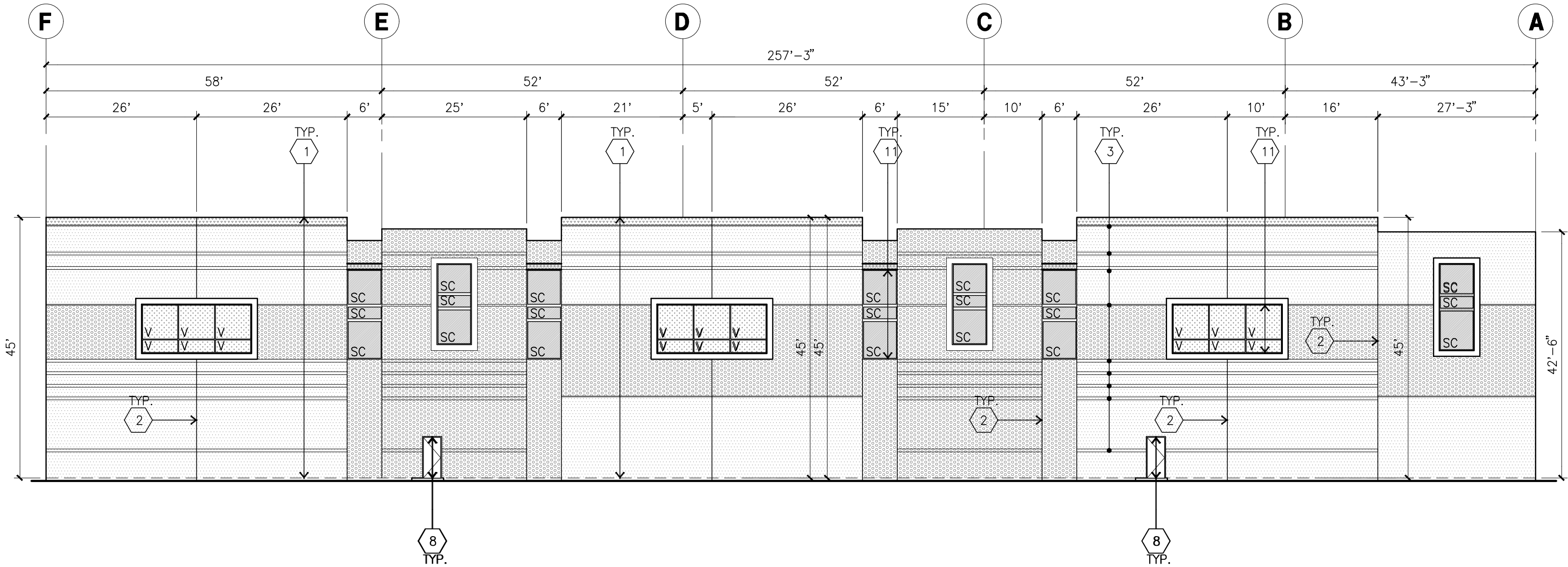
SINGLE LITE VISION GLASS

IV : INSULATED VISION GLASS
1/4" PPG SOLARCOOL GRAYLITE II + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.29 SHGC: 0.1, VLT: 5%
MINIMUM VT TO BE 0.42 PER 2019 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/4" SOLARCOOL GRAYLITE WITH HARMONY GRAY OPACICOAT PAINTED ON REFLECTIVE
INSTALLED ON CONCRETE.

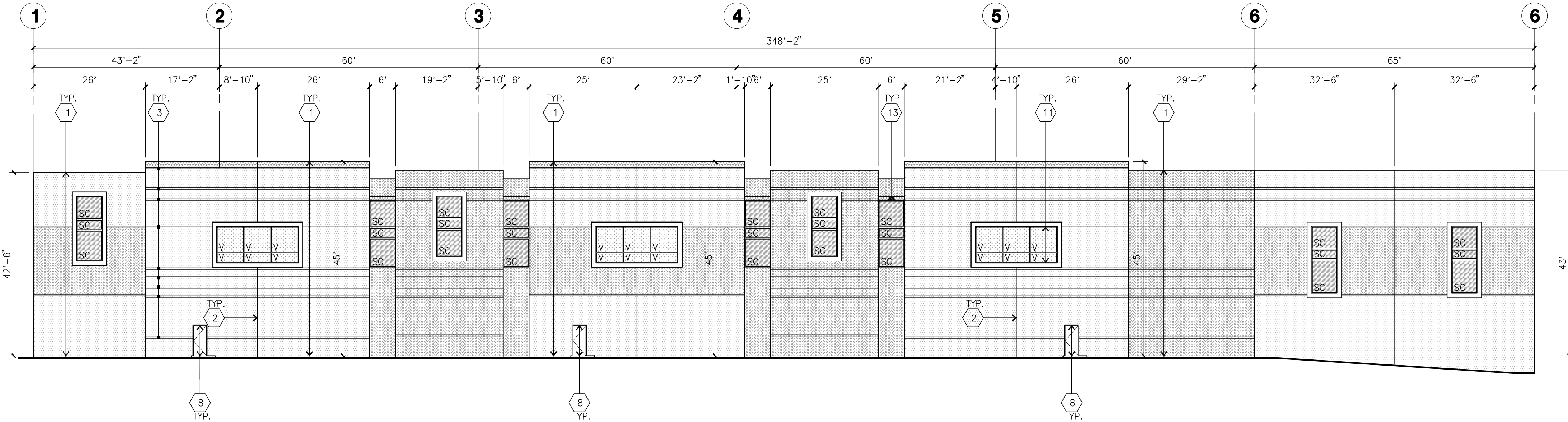
V : VISION GLASS
1/4" PPG SOLARCOOL GRAYLITE II

MULLIONS : ANODIZED CLEAR.



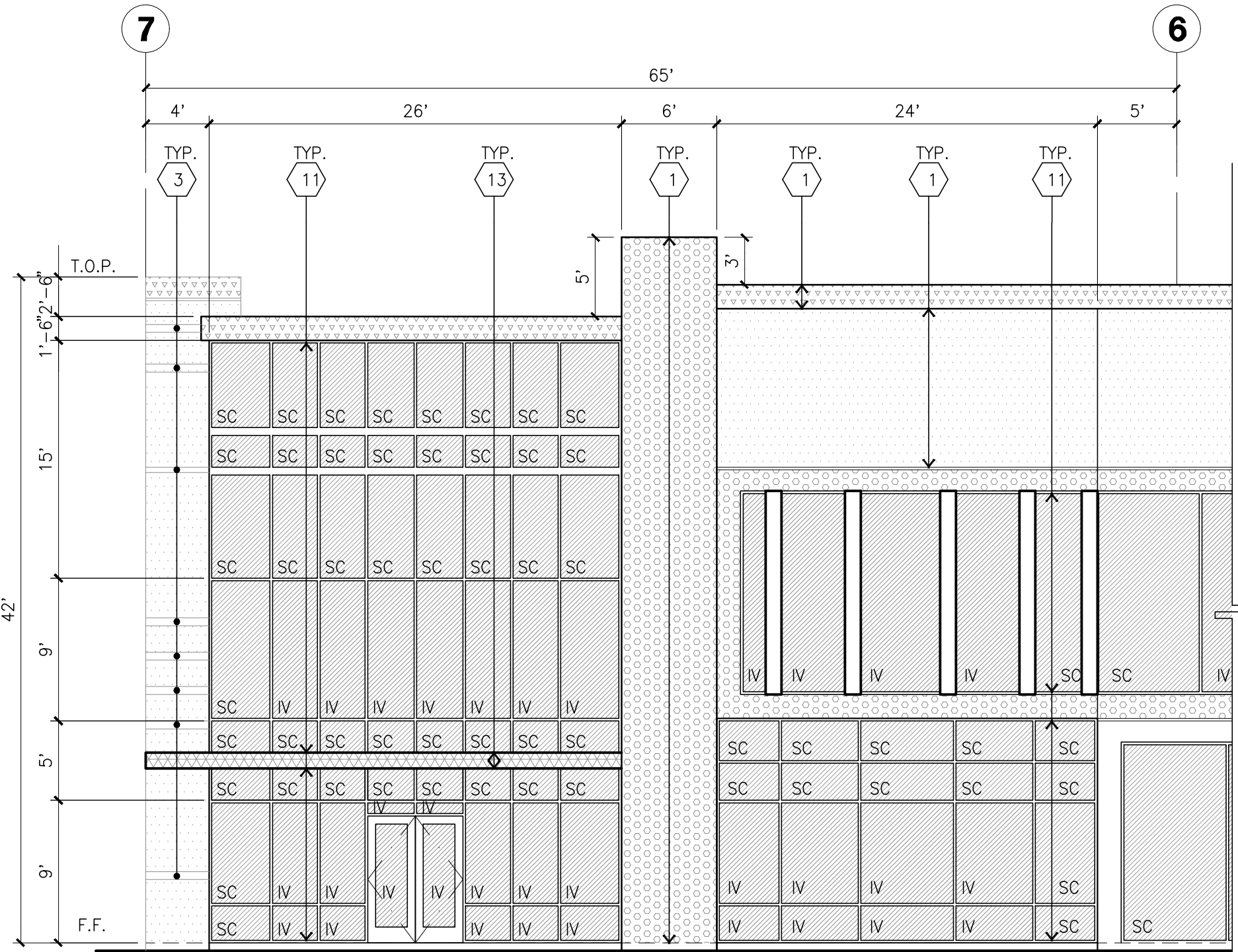
NORTH ELEVATION

scale: 1/16" = 1'-0"



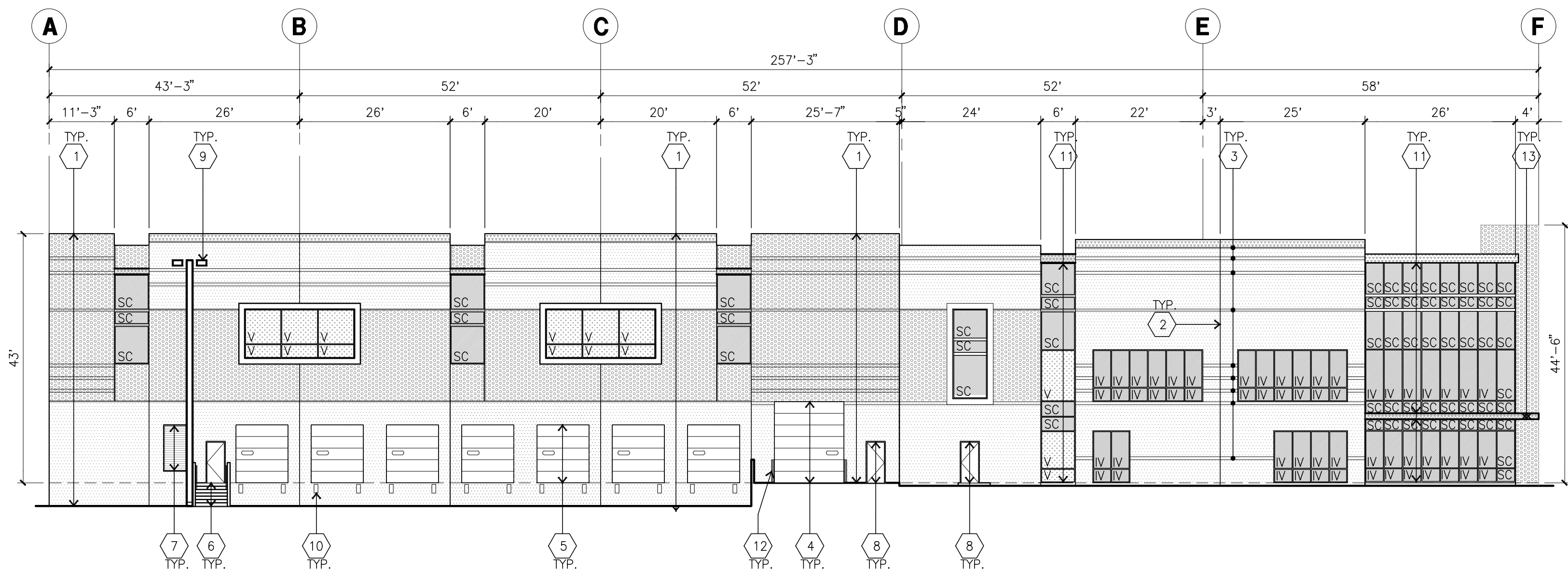
WEST ELEVATION

scale: 1/16" = 1'-0"



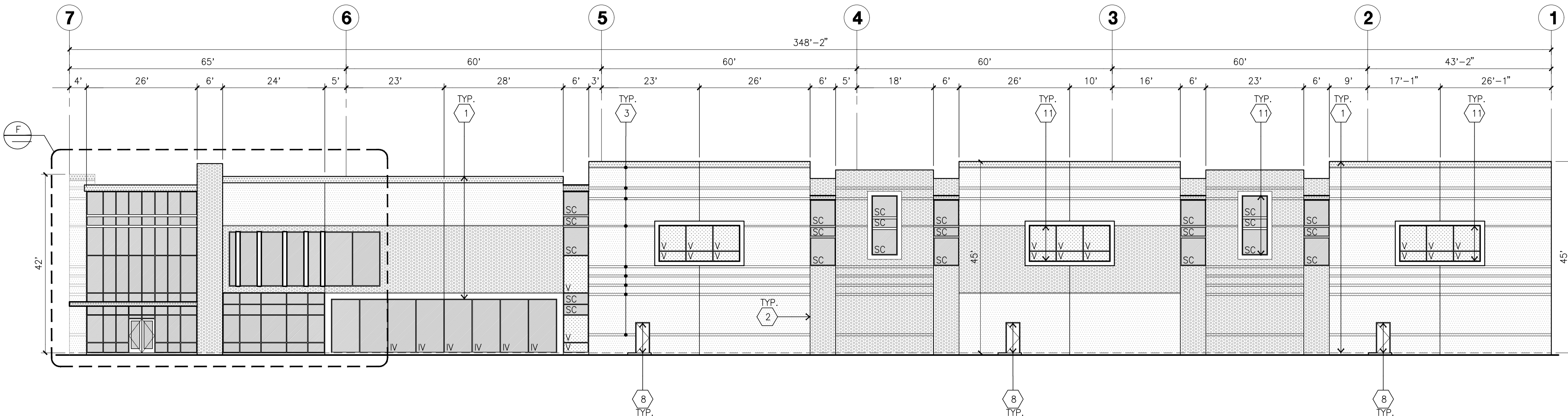
ENLARGED EAST ELEVATION

scale: 1/8" = 1'-0"



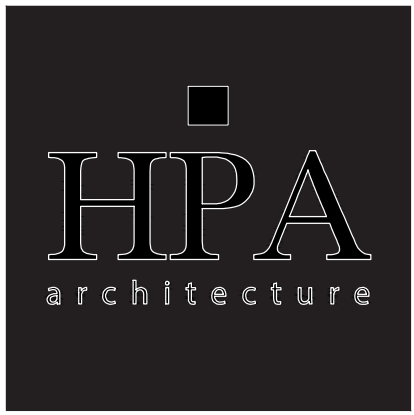
SOUTH ELEVATION

scale: 1/16" = 1'-0"



EAST ELEVATION

scale: 1/16" = 1'-0"



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770



Owner:



260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995



Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA



Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE -
- SOILS -



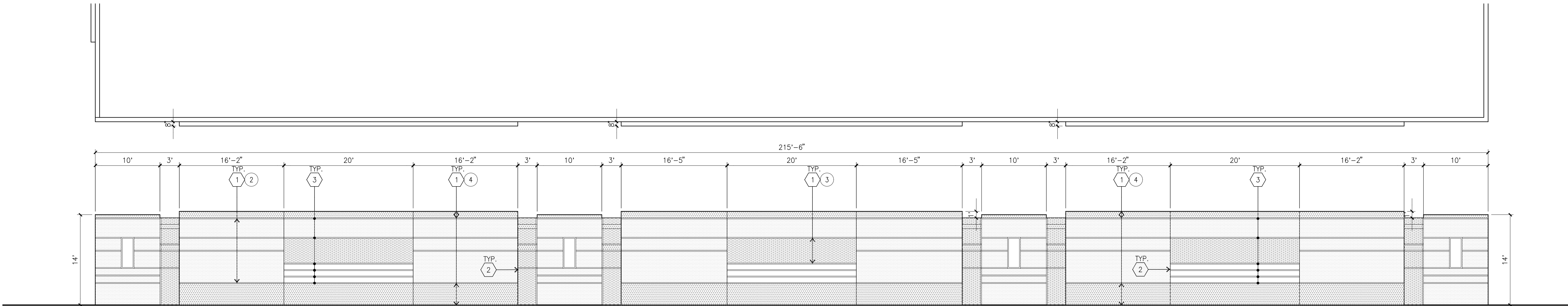
TITLE SCREENWALL
ELEVATION

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

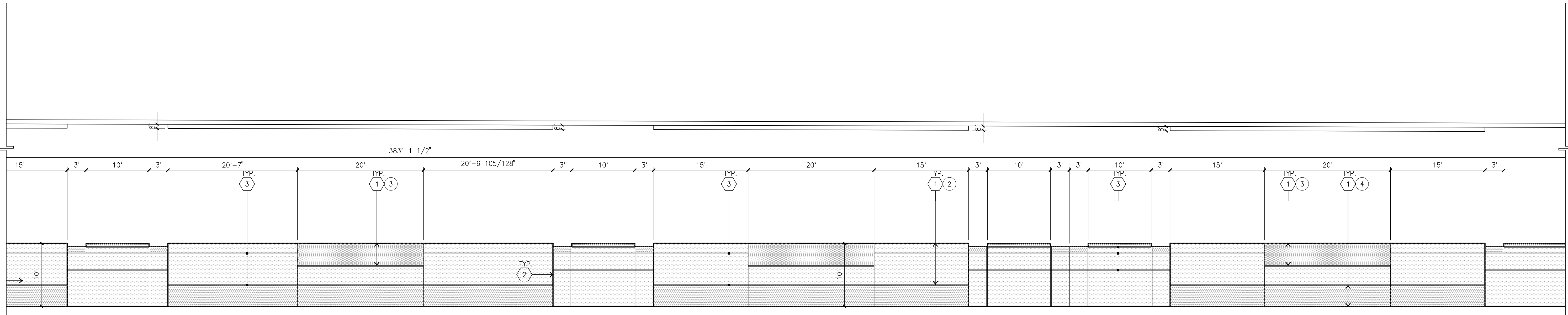
Sheet:

DAB-A3.2



TYPICAL 14'H SCREENWALL ELEVATION A

scale: 1/8"=1'-0"



TYPICAL 10'H SCREENWALL ELEVATION B

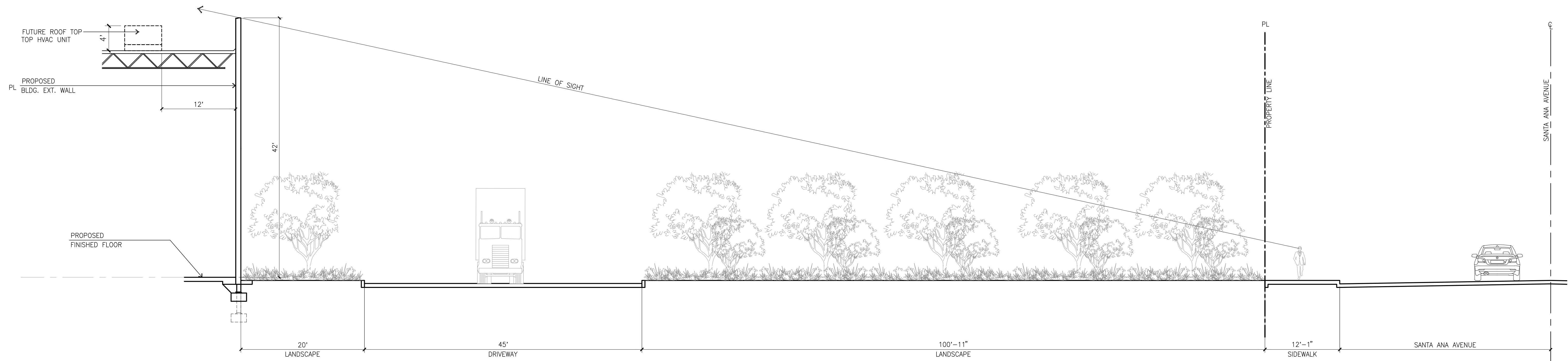
scale: 1/8"=1'-0"

SCREEN WALL ELEVATION KEYNOTES

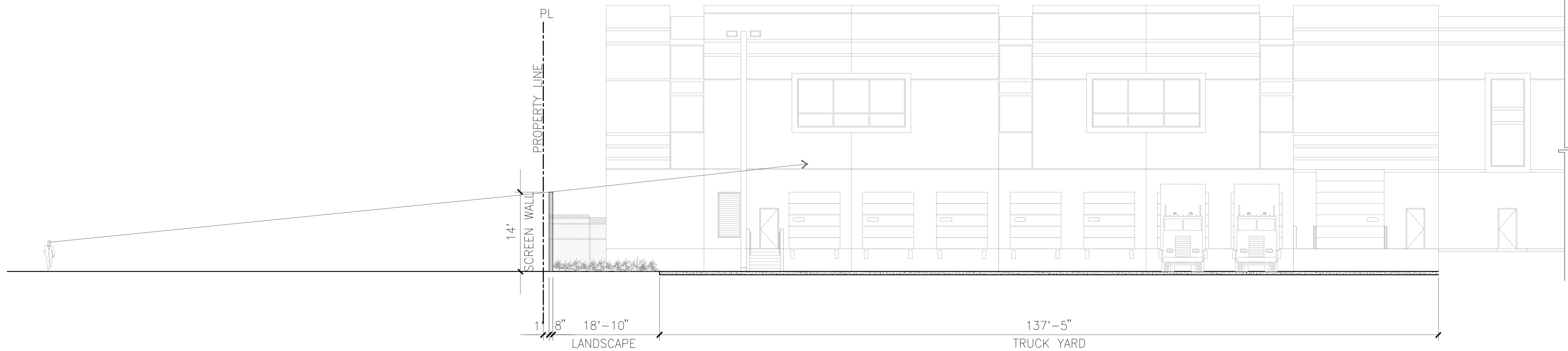
- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR, U.N.O.

SCREEN WALL ELEVATION COLOR LEGEND/SCHED.

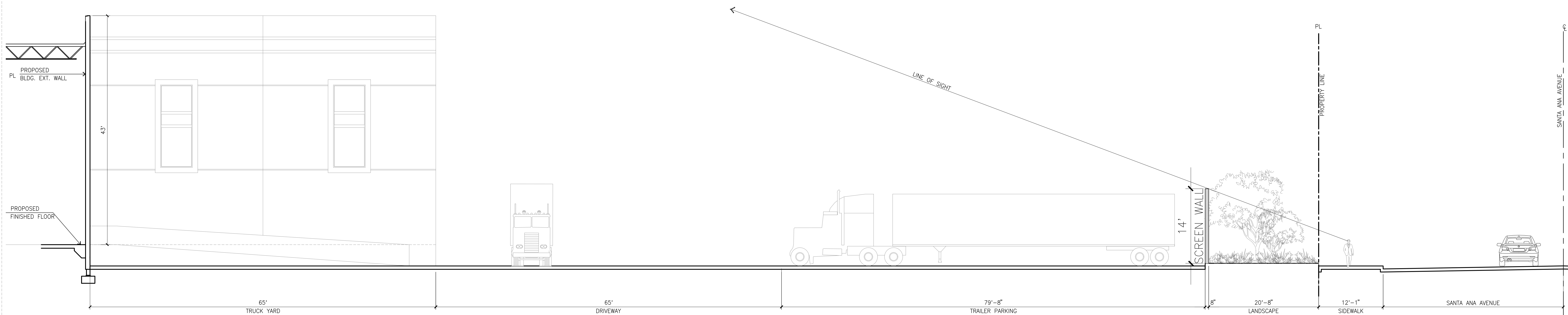
- 1 PAINT. COLOR : SW 7006 PURE WHITE 255-C1
- 2 PAINT. COLOR : SW 7064 PASSIVE 236-C1
- 3 PAINT. COLOR : SW 7066 GRAY MATTERS 236-C3
- 4 PAINT. COLOR : SW 9163 TIN LIZZIE 236-C4



BUILDING 1 - SITE SECTION CUT A
scale: 1/8" = 1'-0"



BUILDING 1 - SITE SECTION CUT B
scale: 1/8" = 1'-0"



BUILDING 1 - SITE SECTION CUT C
scale: 1/8" = 1'-0"



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770



Owner:



260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995



Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA



Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE -
- SOILS -



TITLE SITE SECTION

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

Sheet:

DAB-A4.1



HPA Inc.
18831 Bardeen Avenue, Ste.100
Irvine, CA 92612
Tel : 949-863-1770



Owner:



260 NEWPORT CENTER DR
NEWPORT, CA
Tel : 949-640-9995



Project:

89K
SANTA ANA
CENTER

SANTA ANA AVE
FONTANA, CA



Consultants:

- CIVIL -
- STRUCTURAL -
- MECHANICAL -
- PLUMBING -
- ELECTRICAL -
- LANDSCAPE -
- FIRE -
- SOILS -



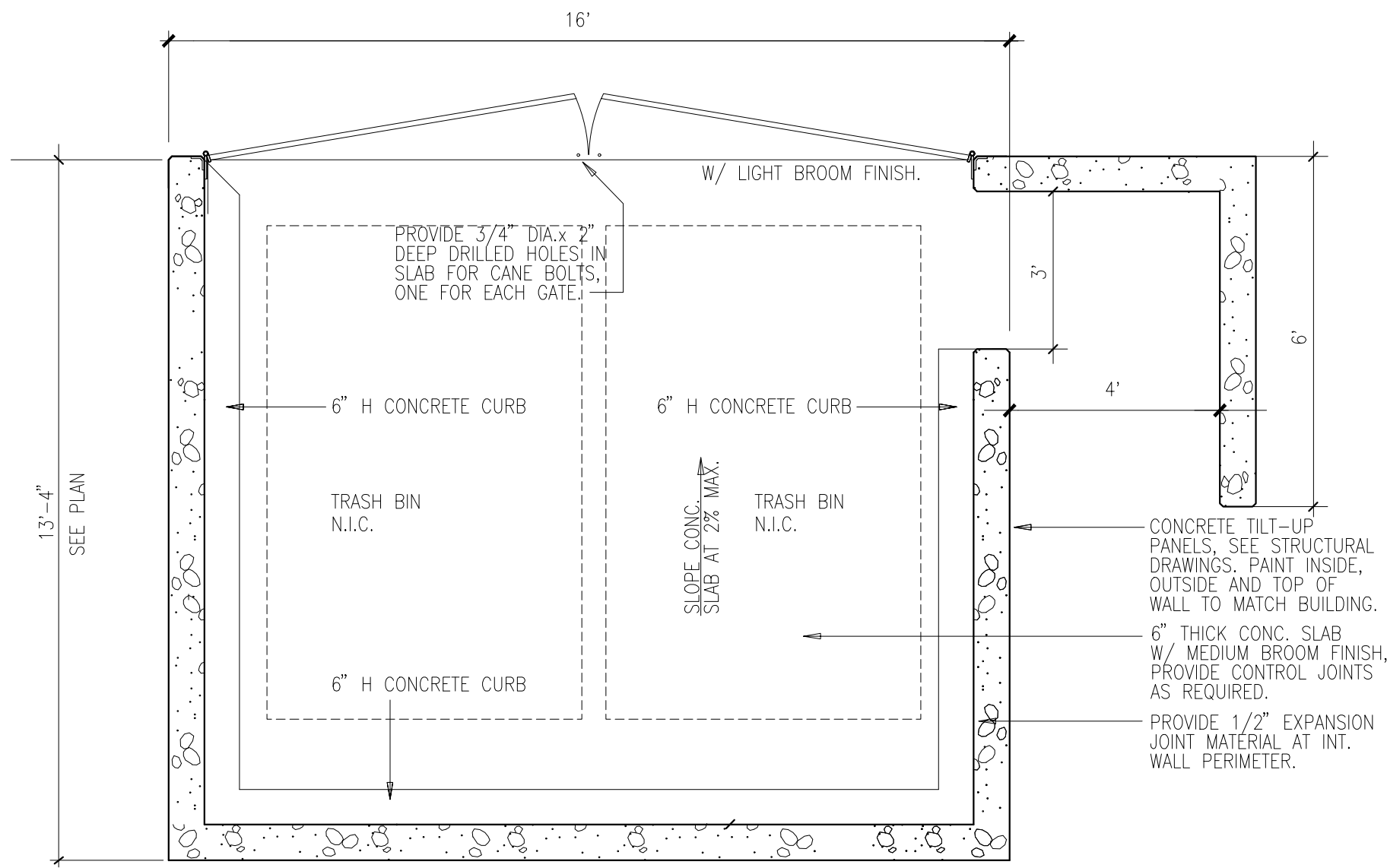
TITLE DETAILS

Project Number: 21636
Drawn By: ML
Date: 01/10/2025

Revision:
1ST SUBMITTAL 06/17/25

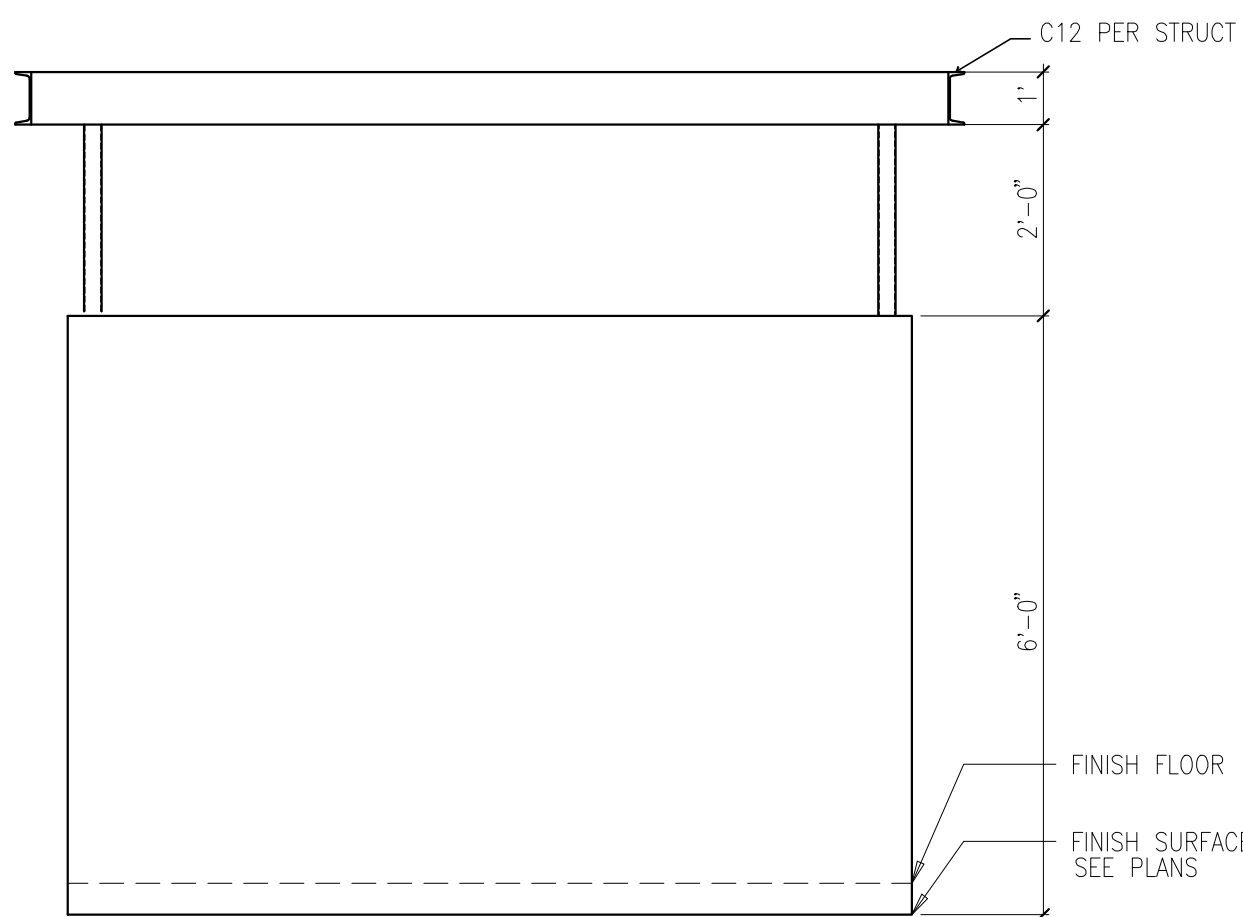
Sheet:

DAB-A4.2

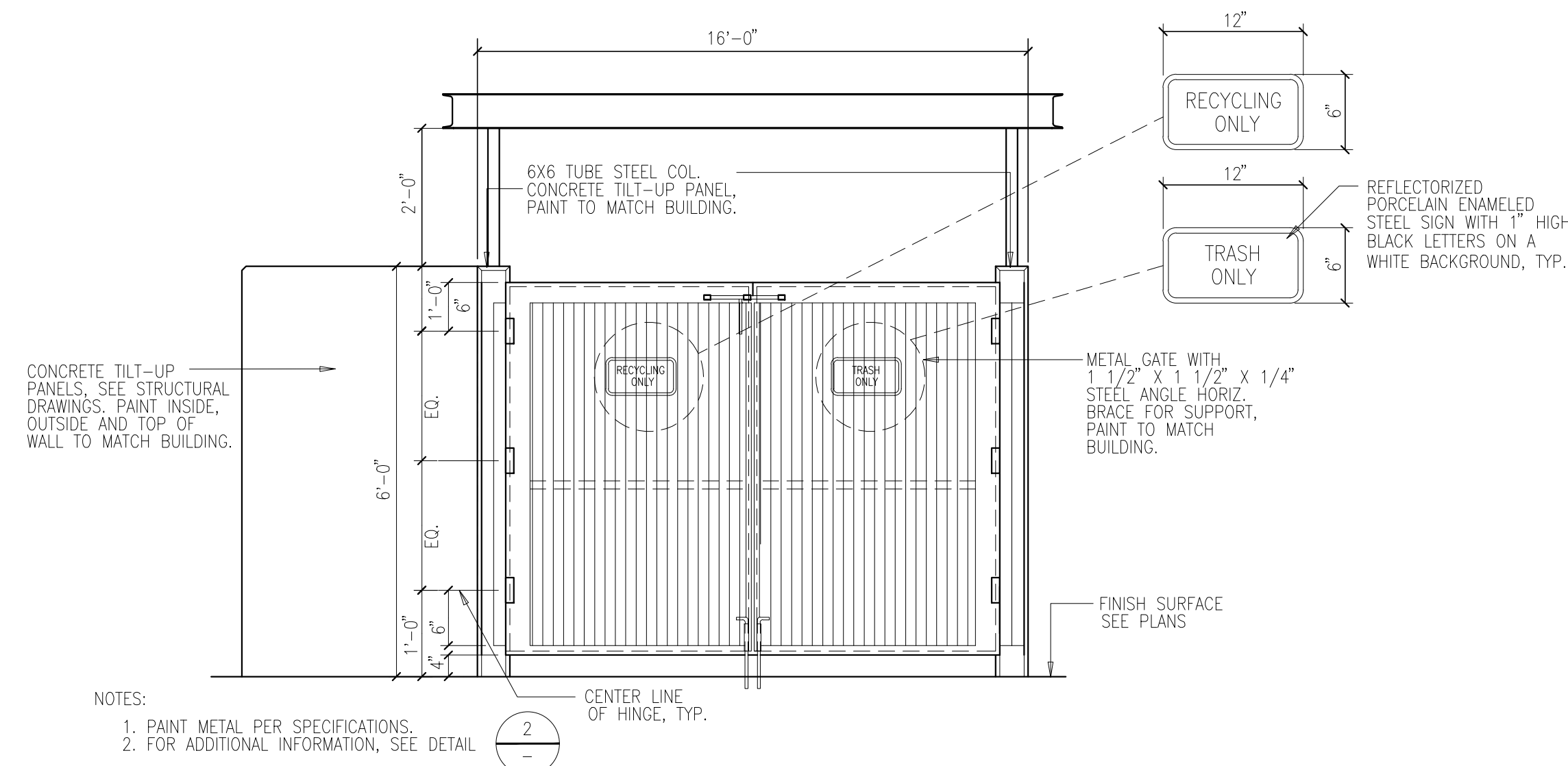


- NOTES:
- SEE SITE PLAN FOR LOCATIONS.
 - SEE STRUCTURAL DRAWINGS FOR STEEL REINFORCING.
 - SACK AND PATCH ALL PANEL LIFT POINTS ON OF WALL AND PAINT TO MATCH.

TRASH ENCLOSURE PLAN



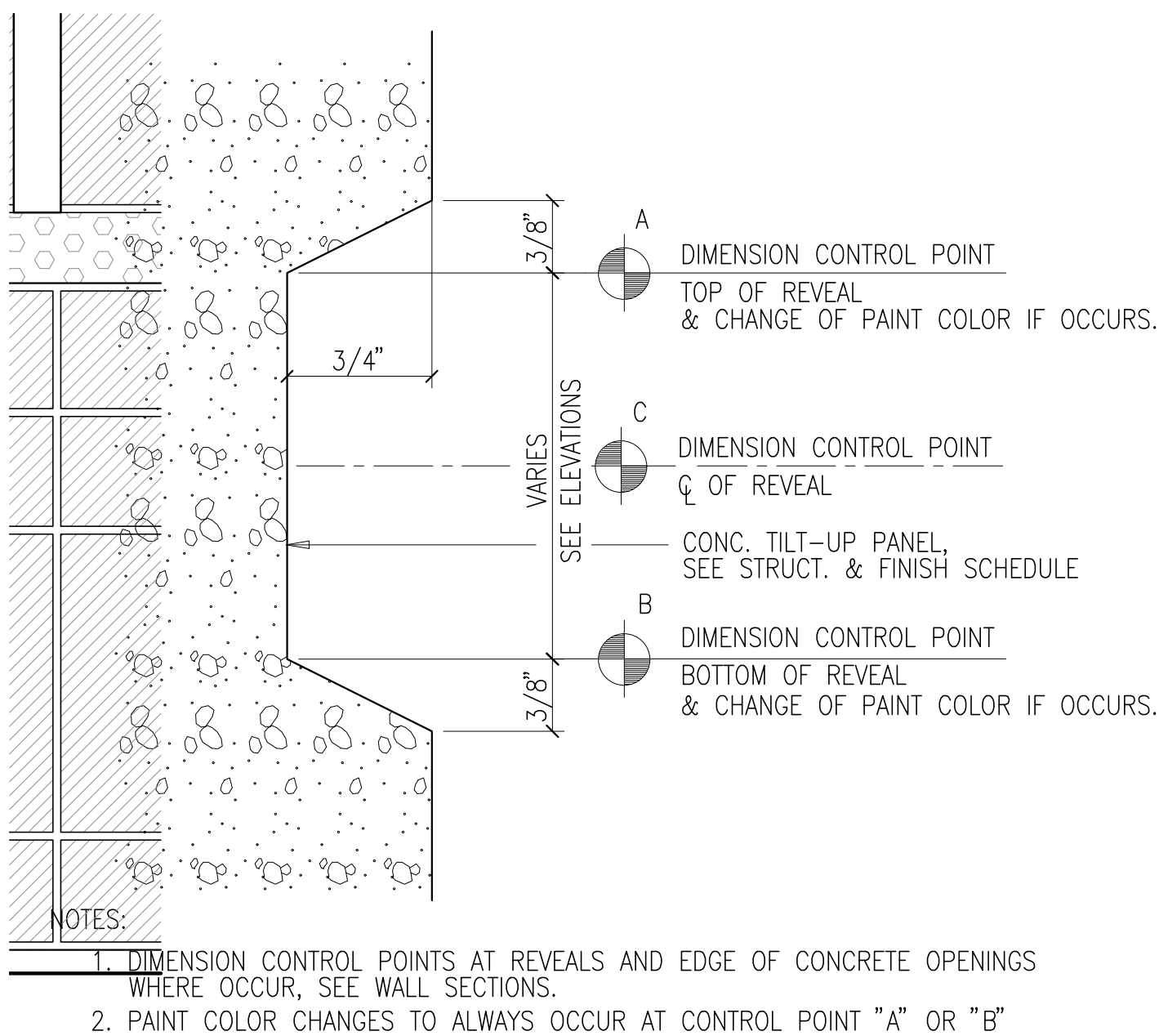
TRASH ENCLOSURE SIDE ELEVATION



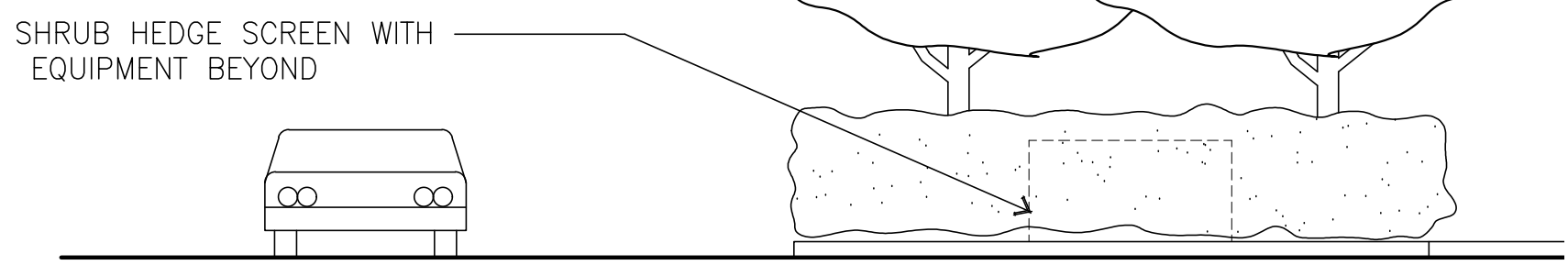
- NOTES:
- PAINT METAL PER SPECIFICATIONS.
 - FOR ADDITIONAL INFORMATION, SEE DETAIL 2.

TRASH ENCLOSURE GATE ELEVATION

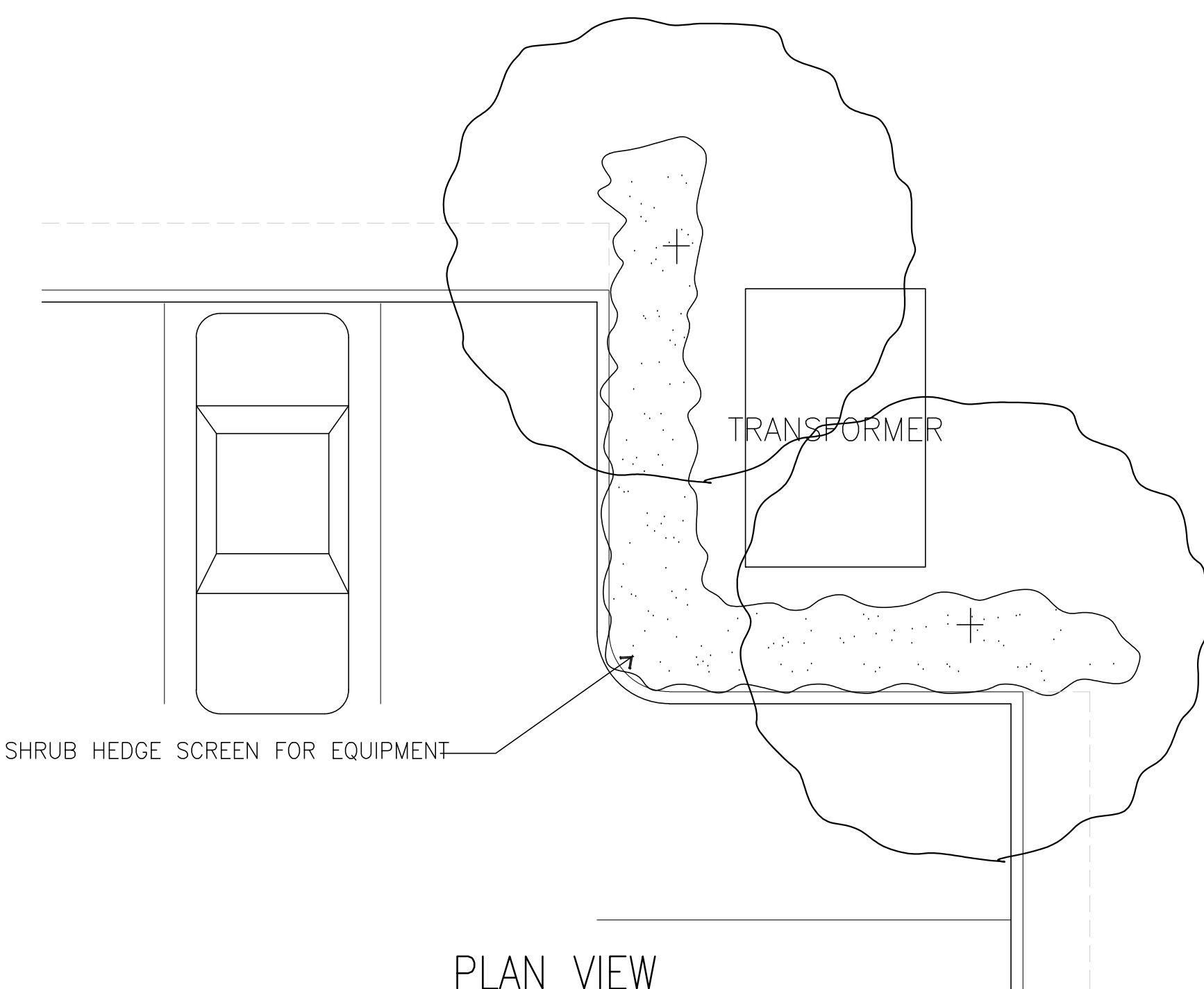
TRASH ENCLOSURE
scale: 3/8"=1'-0" B



TYP. CONCRETE REVEAL
scale: N.T.S. L

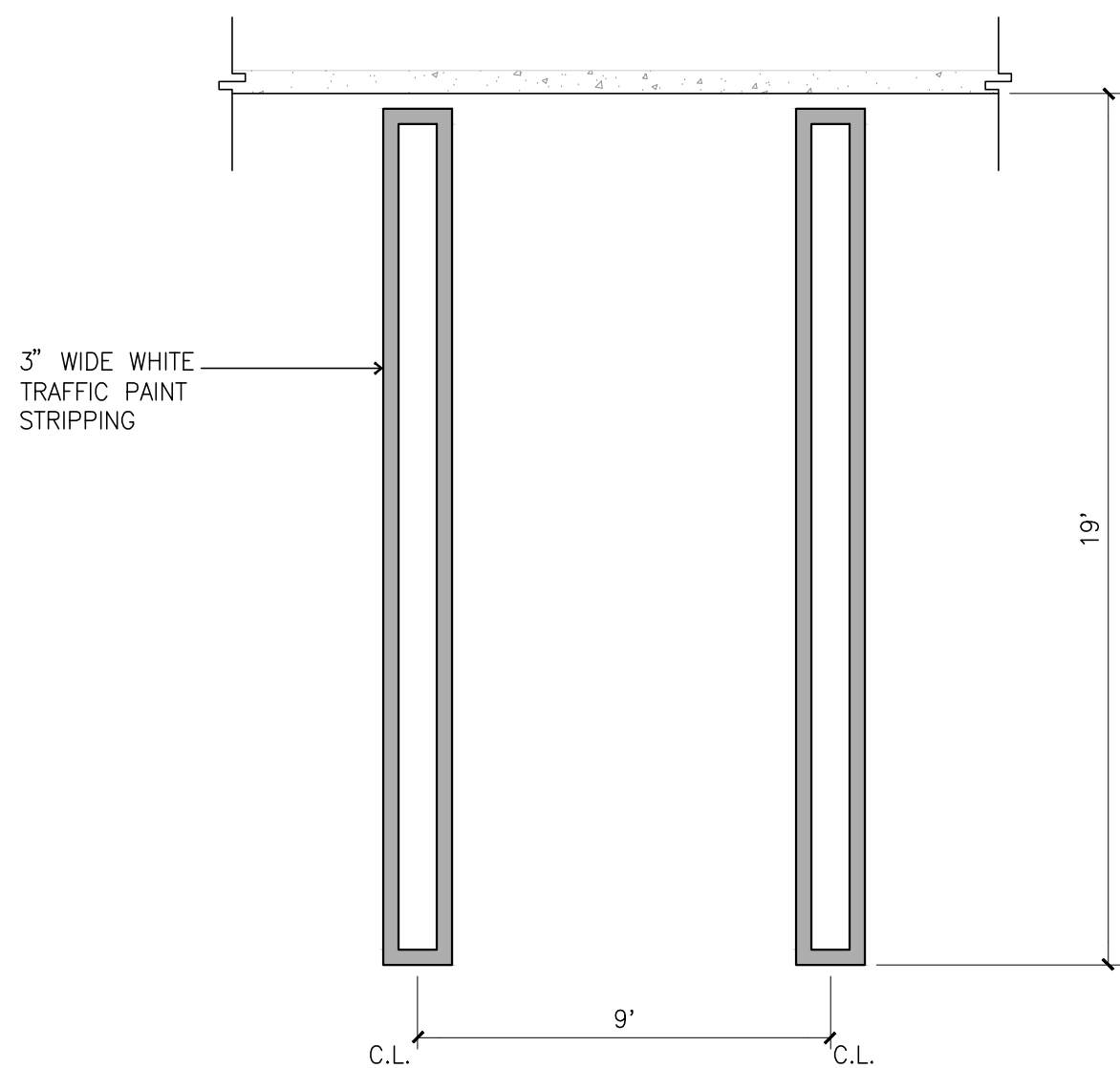


ELEVATION

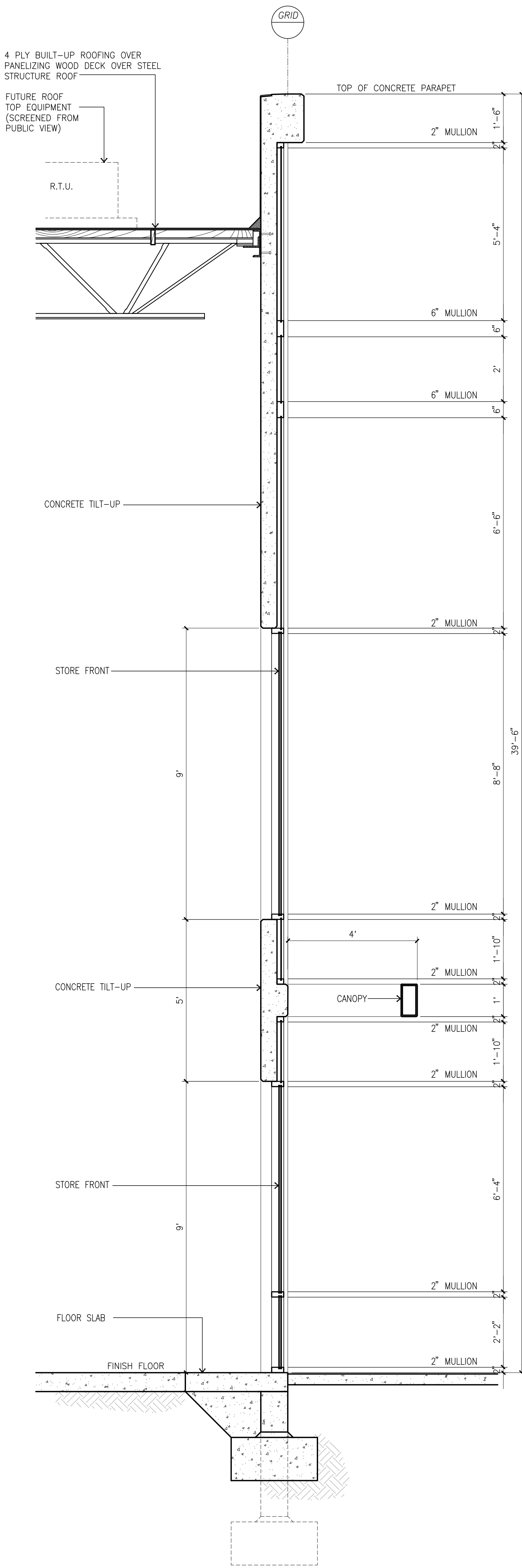


PLAN VIEW

GROUND MOUNTED EQUIPMENT SCREENING, TYP K
scale: N.T.S.



DOUBLE-STRIPED AUTO PARKING STALLS (TYP M
scale: 1/4"=1'-0"



WALL SECTION @ WINDOWS A
scale: 1/2"=1'-0"

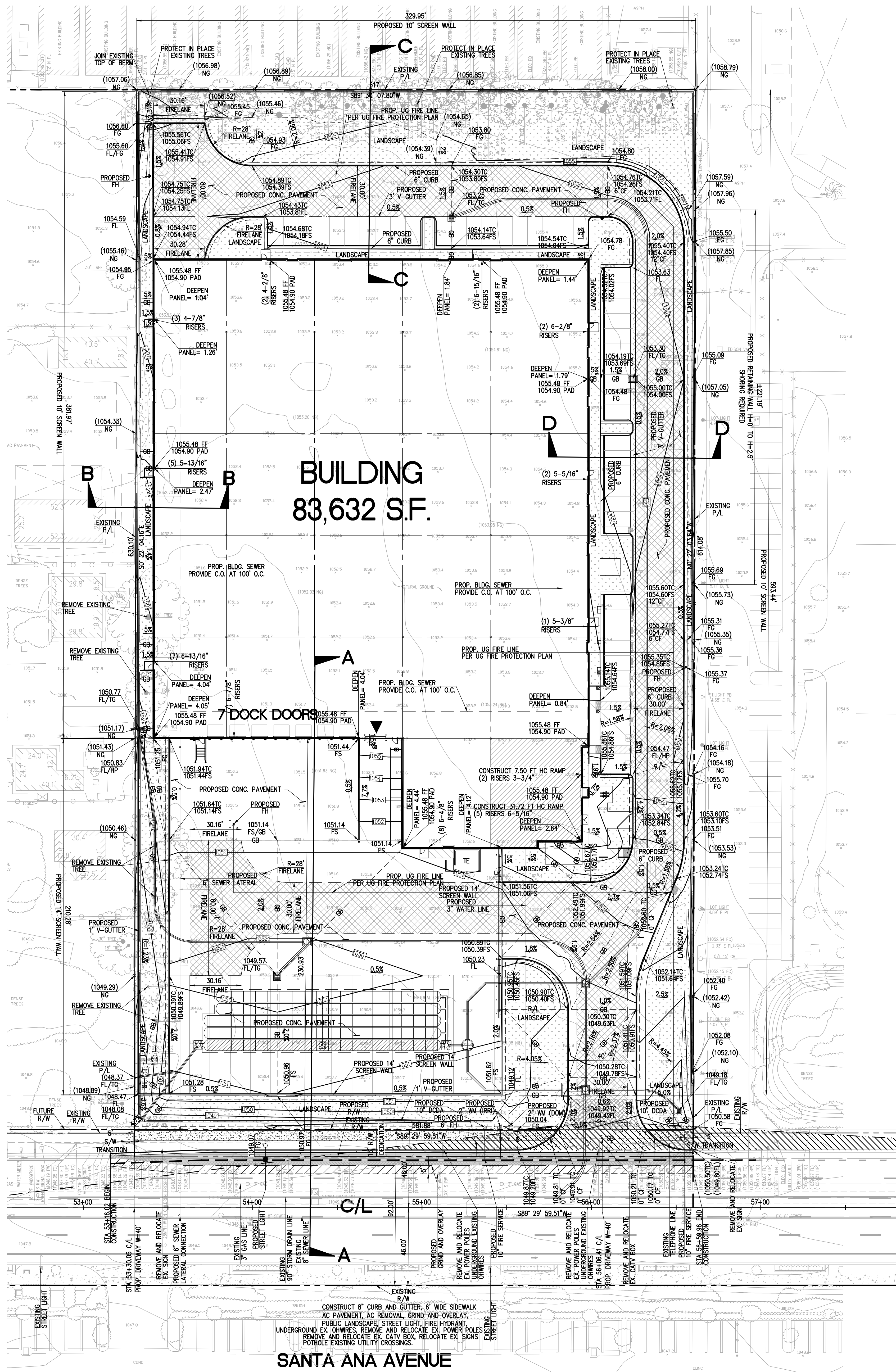


PLANTING LEGEND					
TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Carodum 'Desert Museum'	24" Box	6	L	
	Blue Palo Verde	24" Box	8	M	
	Lagerstroemia 'Muskogee'	24" Box	8	M	
	Olea europaea	36" Box	4	L	
	Platanus chinensis	24" Box	6	L	
	Rhus tanacetifolia	36" Box	14	L	
	Rhus glabra	24" Box	11	L	
	Tristramia conferta	36" Box	54	M	
	Tristramia conferta	15 Gal	13		

Site Area without building footprint: 122,136 sf
Required landscape area: 15% = 18,320 sf (landscape area provided = 43,523 sf)
Trees Required: 57; Trees Provided: 92 (35 additional existing trees retained on site)

Existing Trees to Remain

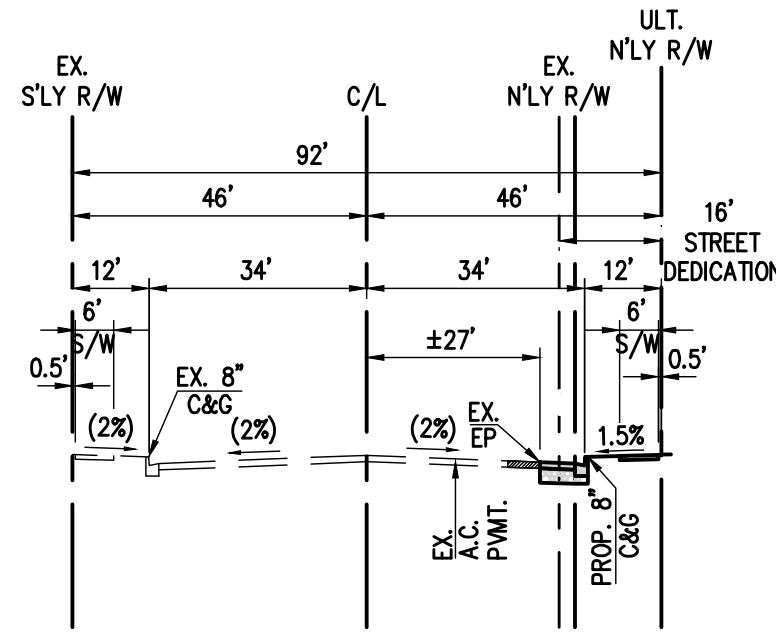
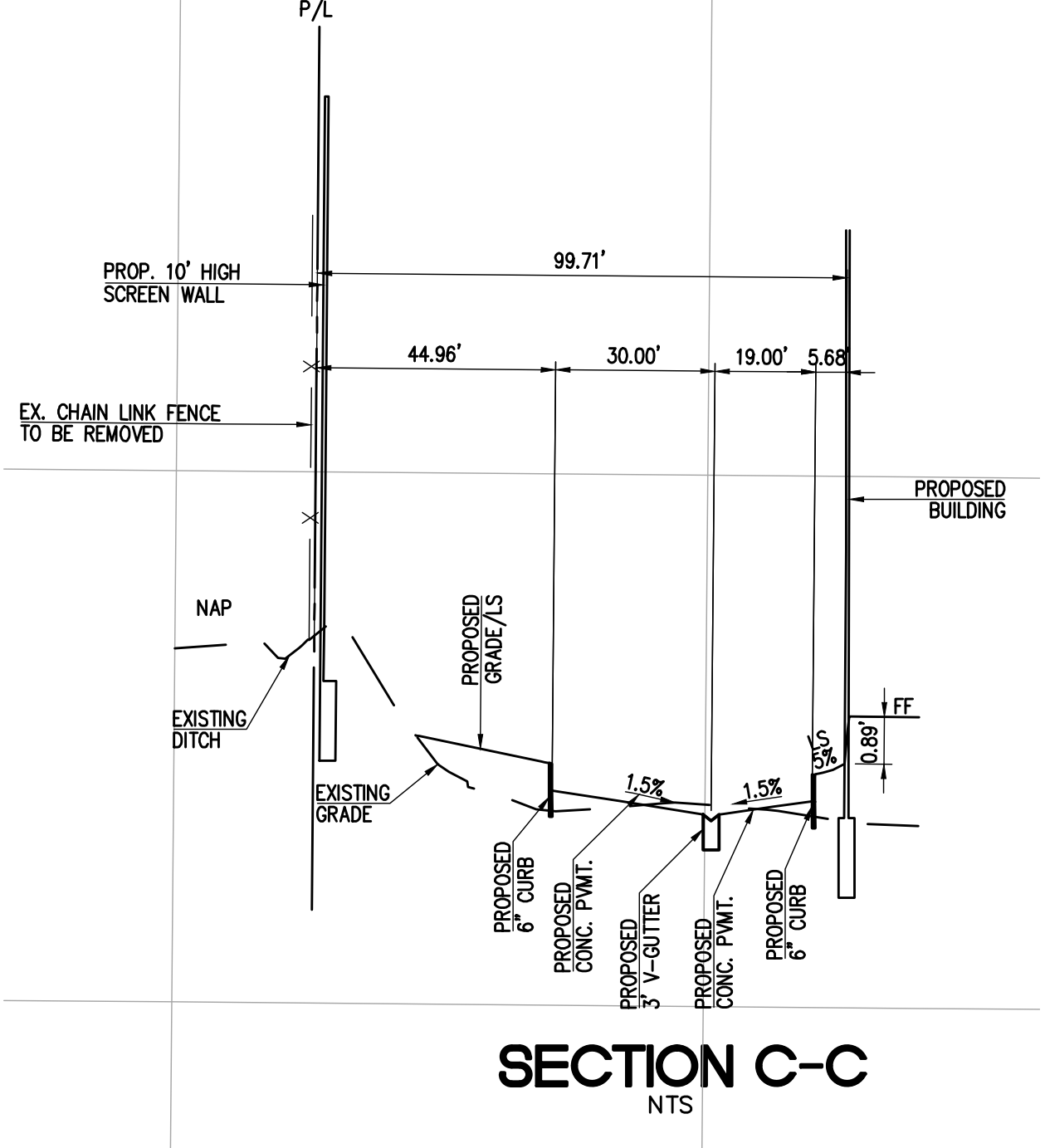
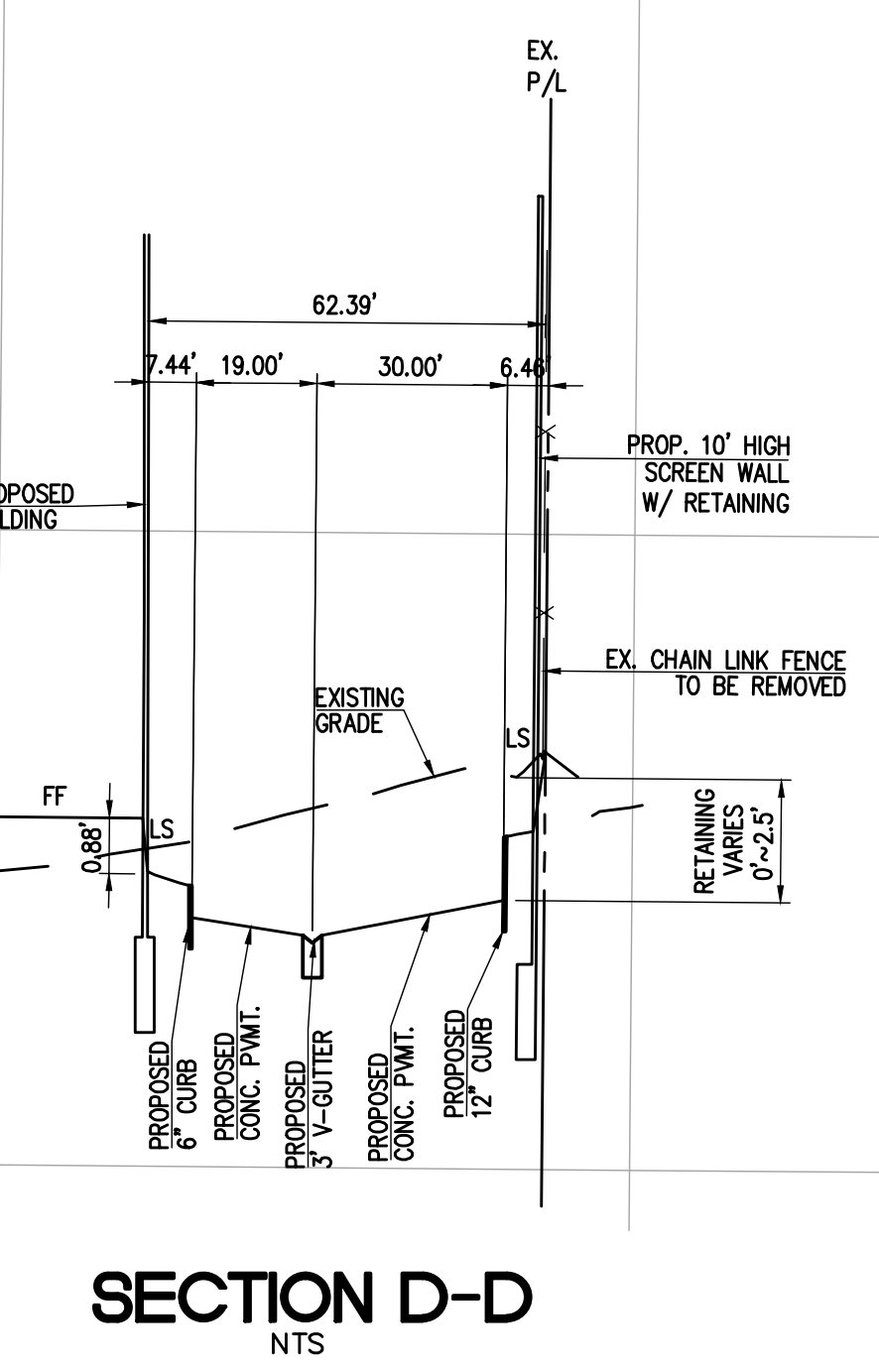
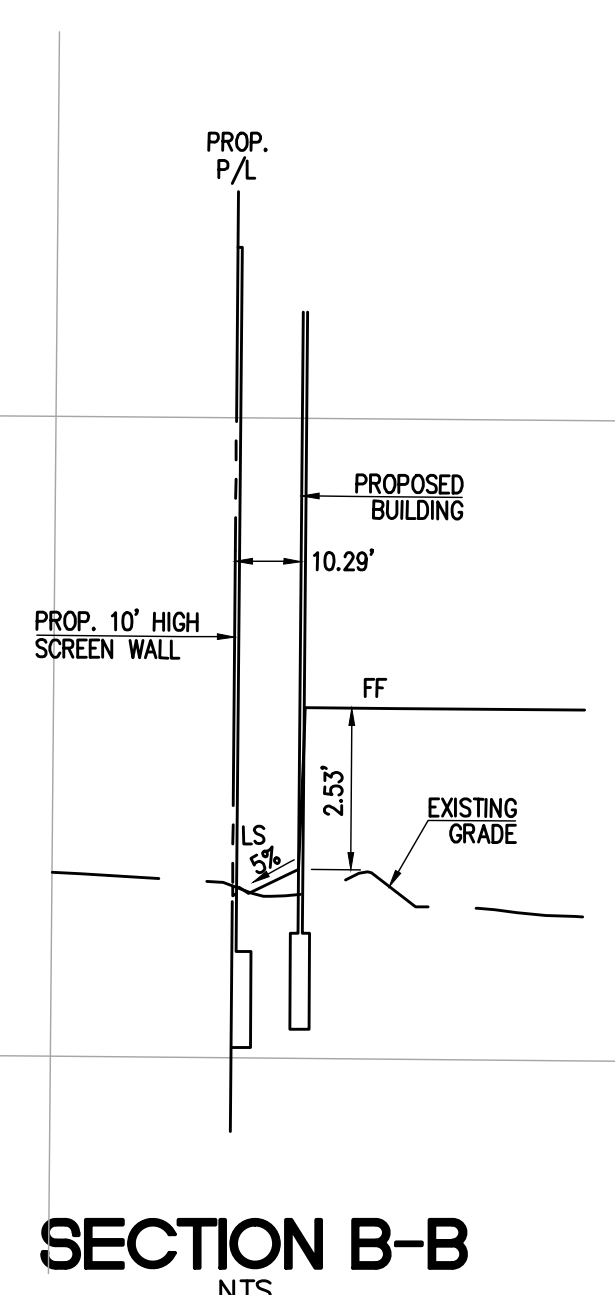
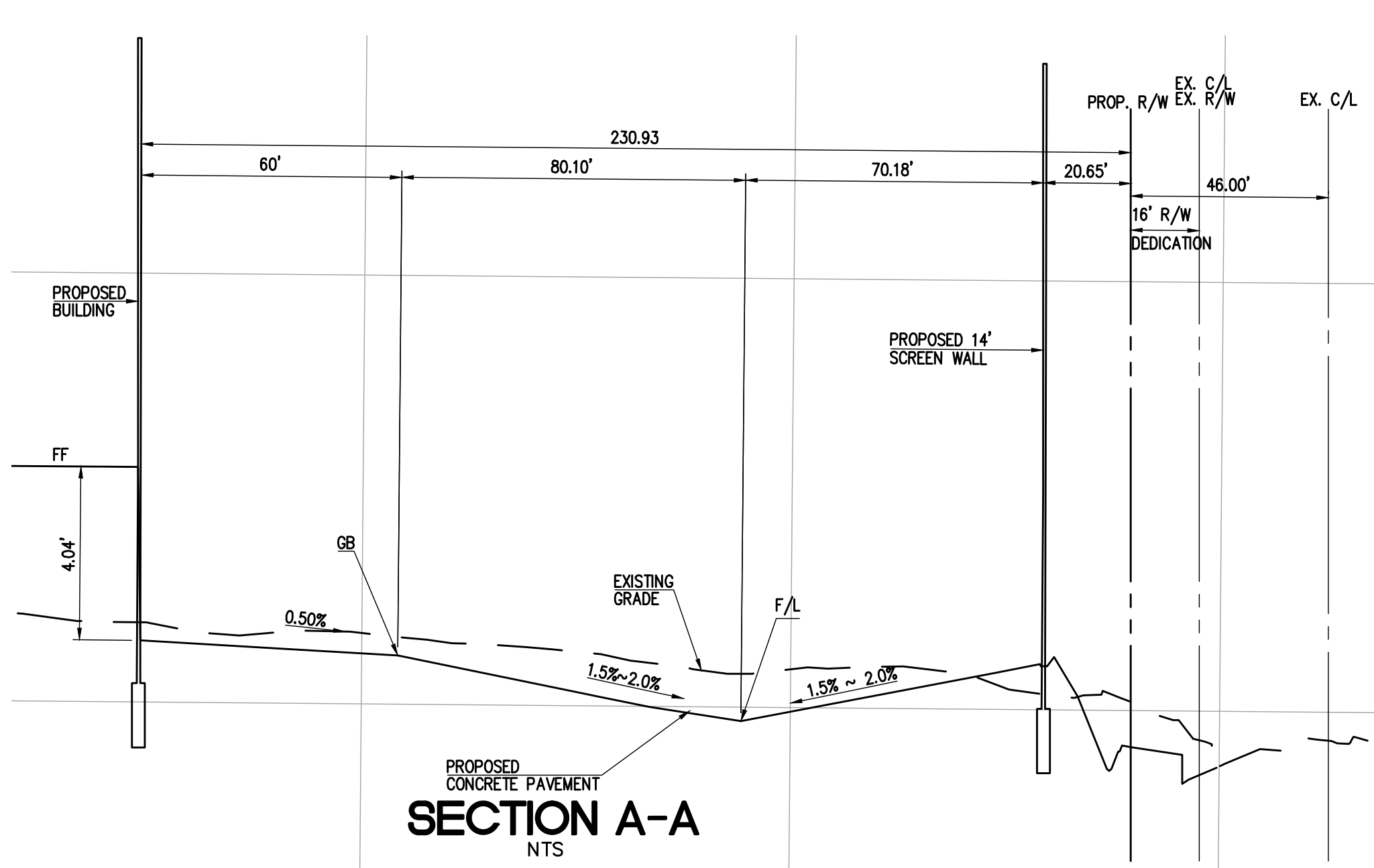
SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	Callistemon 'Little John'	5 Gal	0	M	3' OC
	Dwarf Bottle Brush	5 Gal	0	M	2' from
	Cassia phytoloea	5 Gal	0	L	4' OC
	Silverleaf Cassia	5 Gal	0	M	2.5' from
	Dianella 'Cassia Blue'	5 Gal	0	M	3' OC
	Dwarf Dianella	5 Gal	0	M	2' from
	Dianella tasmanica	5 Gal	0	M	3' OC
	Dianella	5 Gal	0	M	2' from
	Dianella 'Lolly'	5 Gal	0	M	2' from
	Fothergilla 'Lily'	5 Gal	0	M	3' from
	Eriophylla 'Mingenov Gold'	5 Gal	0	M	3' OC
	Eriophylla	5 Gal	0	M	2' from
	Leonotis leionurus	5 Gal	0	M	3' OC
	Lion's Tail	5 Gal	0	M	2' from
	Lasiacis 'Texanum'	5 Gal	0	M	3' OC
	Texas Privet	5 Gal	0	M	2' from
	Leucophaea 'Hydrangea'	5 Gal	0	M	4' OC
	Texas Ranger	5 Gal	0	M	2.5' from
	Muhlenbergia capillaris	5 Gal	0	M	3' OC
	Pink Malt	5 Gal	0	M	2' from
	Muhlenbergia rigens	5 Gal	0	M	4' OC
	Deer Grass	5 Gal	0	L	2.5' from
	Ruscus 'Tussock Blue'	5 Gal	0	L	3' OC
	Rosemary	5 Gal	0	L	2' from
	Ruella brittoniana	5 Gal	0	L	3' OC
	Ruella	5 Gal	0	L	2' from
	Ruella equestriformis	5 Gal	0	L	3' OC
	Coral Fountain	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2.5' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal	0	L	2' from
	Salvia 'Ajan Chickering'	5 Gal	0	L	3' OC
	Salvia 'Ajan Chickering'	5 Gal			



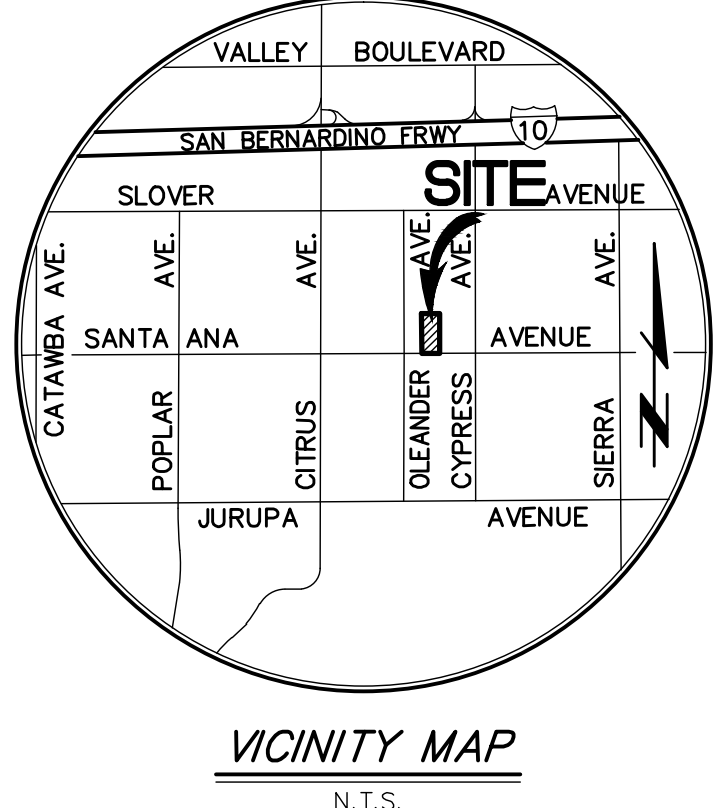
BUILDING
83,632 S.F.

7 DOCK DOORS

SANTA ANA AVENUE

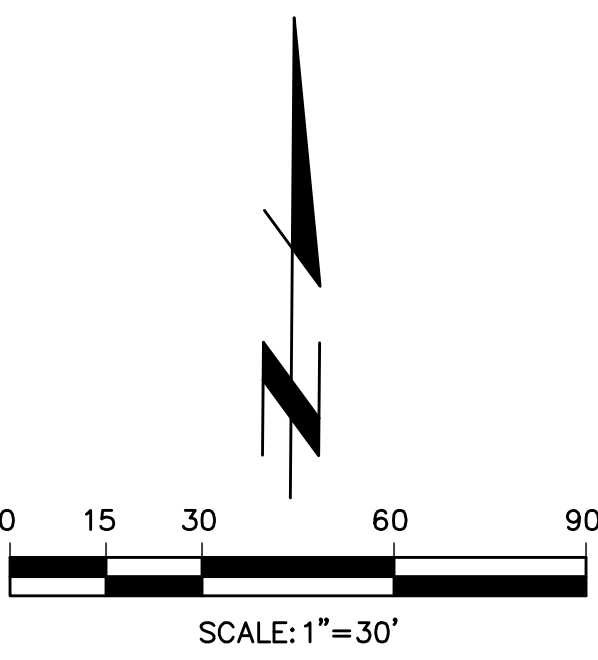


SANTA ANA AVENUE
TYPICAL SECTION (NTS)
STA. 53+30 TO STA. 56+60
T.I. = 10.0 (PRIMARY HIGHWAY)



SHEET INDEX	
1	CONCEPTUAL GRADING PLAN
2	CONCEPTUAL UTILITY PLAN
3	TRUCK TURNING EXHIBIT
4	CONCEPTUAL STORM DRAIN PLAN
5	CONCEPTUAL STORM DRAIN PROFILES

EARTHWORK BALANCE CALCULATIONS	
PROJECT:	89K SANTA ANA CENTER
JOB#	4325
K.	SITE AREA:
L.	SUBSIDENCE FACTOR:
M.	SHRINKAGE FACTOR:
N.	SITE STRIPPING FACTOR:
O.	OVEREXCAVATION:
A.	CALCULATED CUT:
B.	FOOTING AND ON-SITE UTILITY SPOILS
Ba.	OFF-SITE SPOILS (STREET AND UTILITIES)
C.	TOTAL CUT: (A+B)
D.	CALCULATED FILL:
E.	LIGHT PAVING FILL:
F.	SUBSIDENCE: (LxK)/27=
G.	SHRINKAGE: (M/100)C=
H.	SITE STRIPPING
I.	OVEREXCAVATION SHRINKAGE
J.	TOTAL FILL: (D+E+F+G+H)=
Q.	TOTAL (IMPORT) OR EXPORT:
SITE ADJUSTMENT	



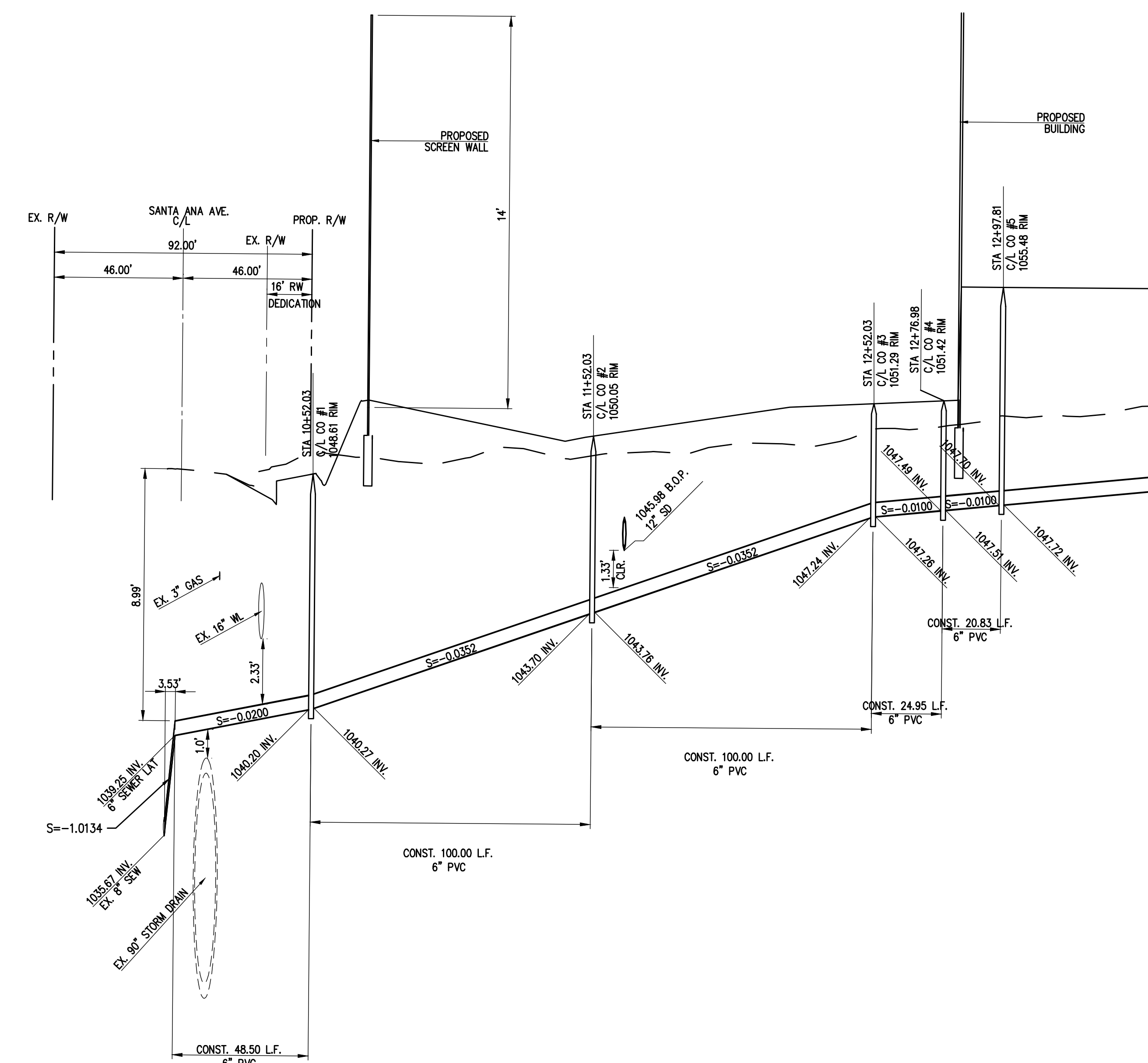
CITY OF FONTANA
ENGINEERING DEPARTMENT
CONCEPTUAL GRADING PLAN
SANTA ANA CENTER
SANTA ANA AVE
FONTANA, CA

PREPARED FOR:
ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995

Ti Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14140 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

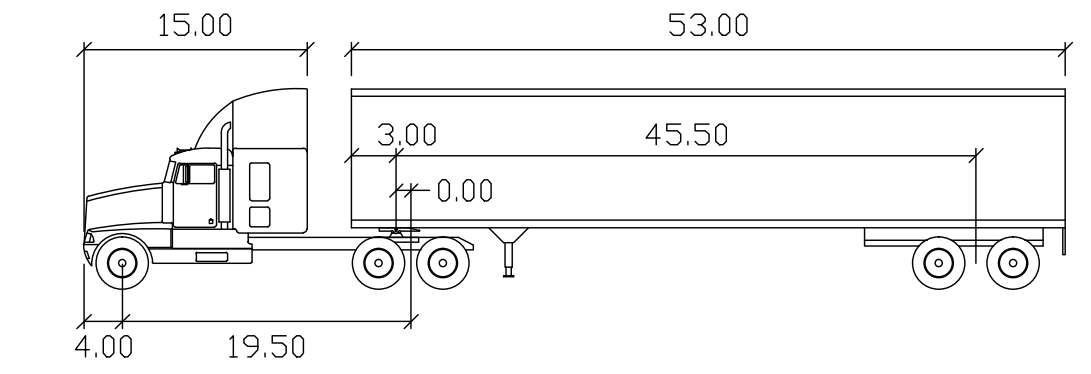
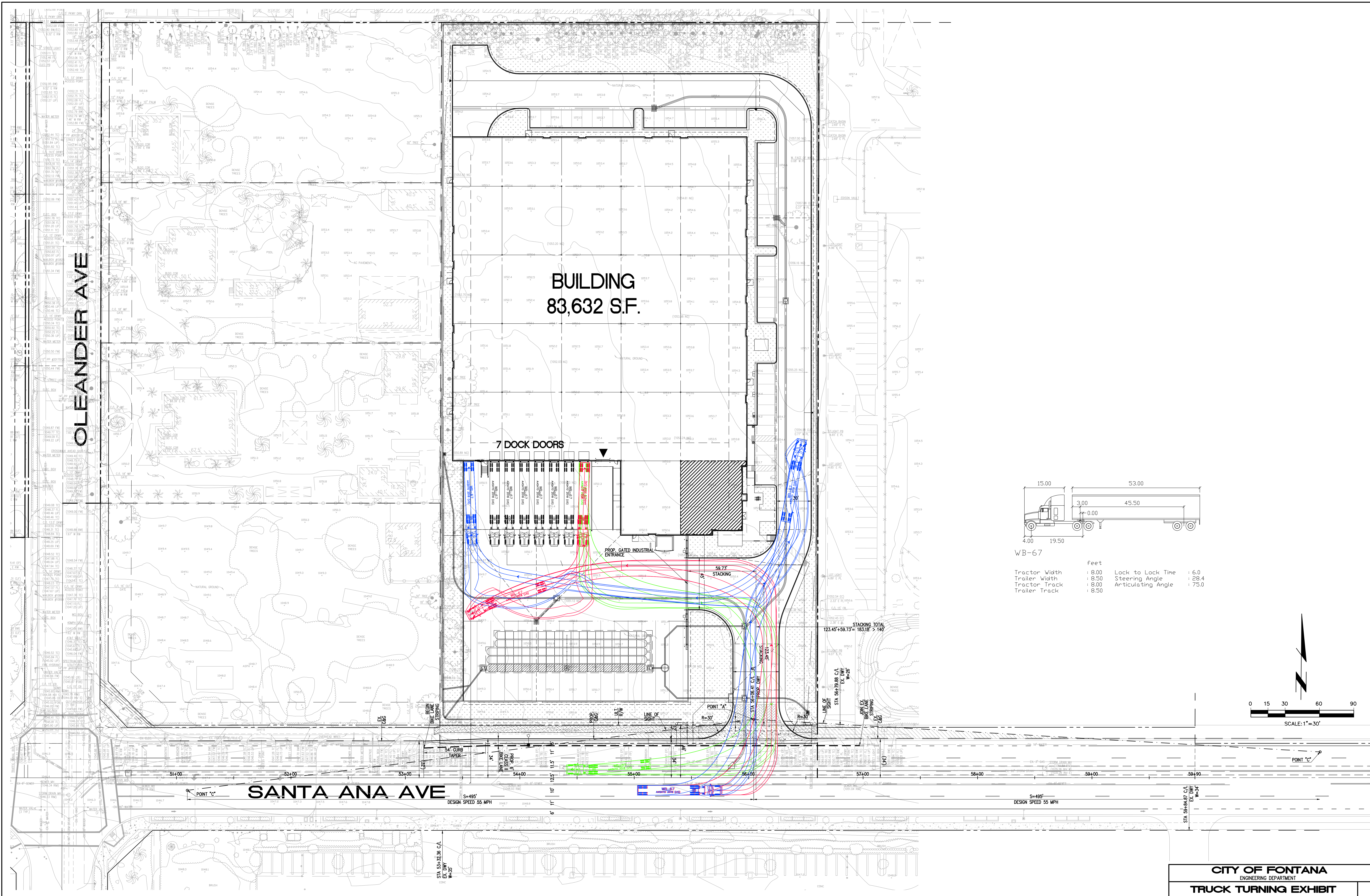
Designed by	_____	Approved by	_____	Date	_____
Checked by	_____				
Date	_____				
Designed by	_____	Public Works Director	_____	R.C.E.	XXXXX
Date	_____				
Checked by	_____				
Date	_____				

Sheet **1** of **05** Sheets

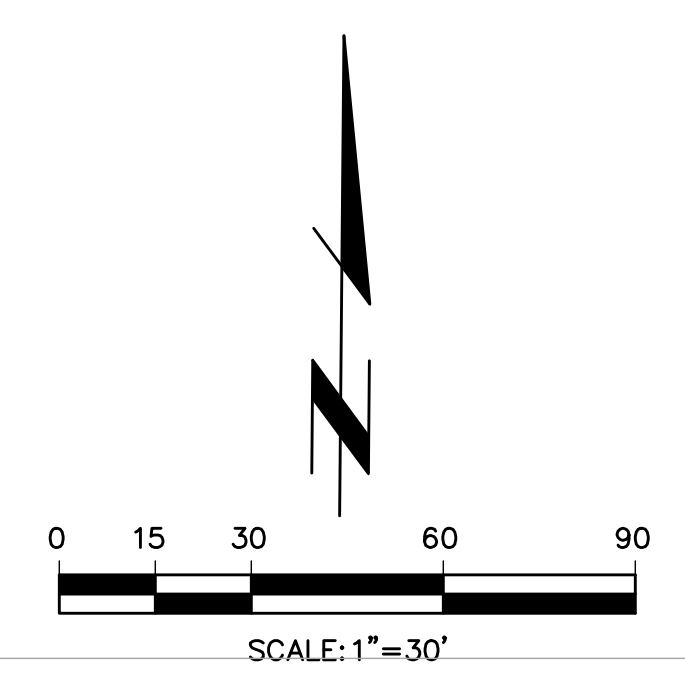


CITY OF FONTANA ENGINEERING DEPARTMENT		CONCEPTUAL UTILITY PLAN	SANTA ANA CENTER SANTA ANA AVE FONTANA, CA	3325 2 OF 05 SHEETS
Designed by _____ Date _____ Checked by _____ Date _____ Designed by _____ Date _____ Checked by _____ Date _____	Approved by _____ Date _____			
Public Works Director _____ R.C.E. <u>XXXXX</u>		Sheet 2 of 05 Sheets		

4325 2 OF 05 SHEETS



WB-67		
Tractor Width	: 8.00	Lock to Lock Time : 6.0
Tractor Track	: 8.50	Steering Angle : 28.4
Tractor Width	: 8.50	Articulating Angle : 75.0



CITY OF FONTANA
ENGINEERING DEPARTMENT

TRUCK TURNING EXHIBIT

SANTA ANA CENTER
SANTA ANA AVE
FONTANA, CA

Designed by _____
Checked by _____
Designed by _____
Checked by _____
Date _____

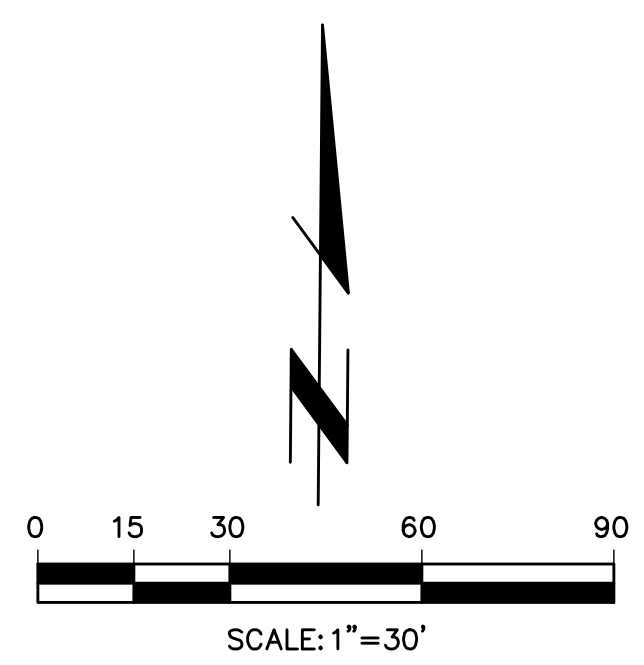
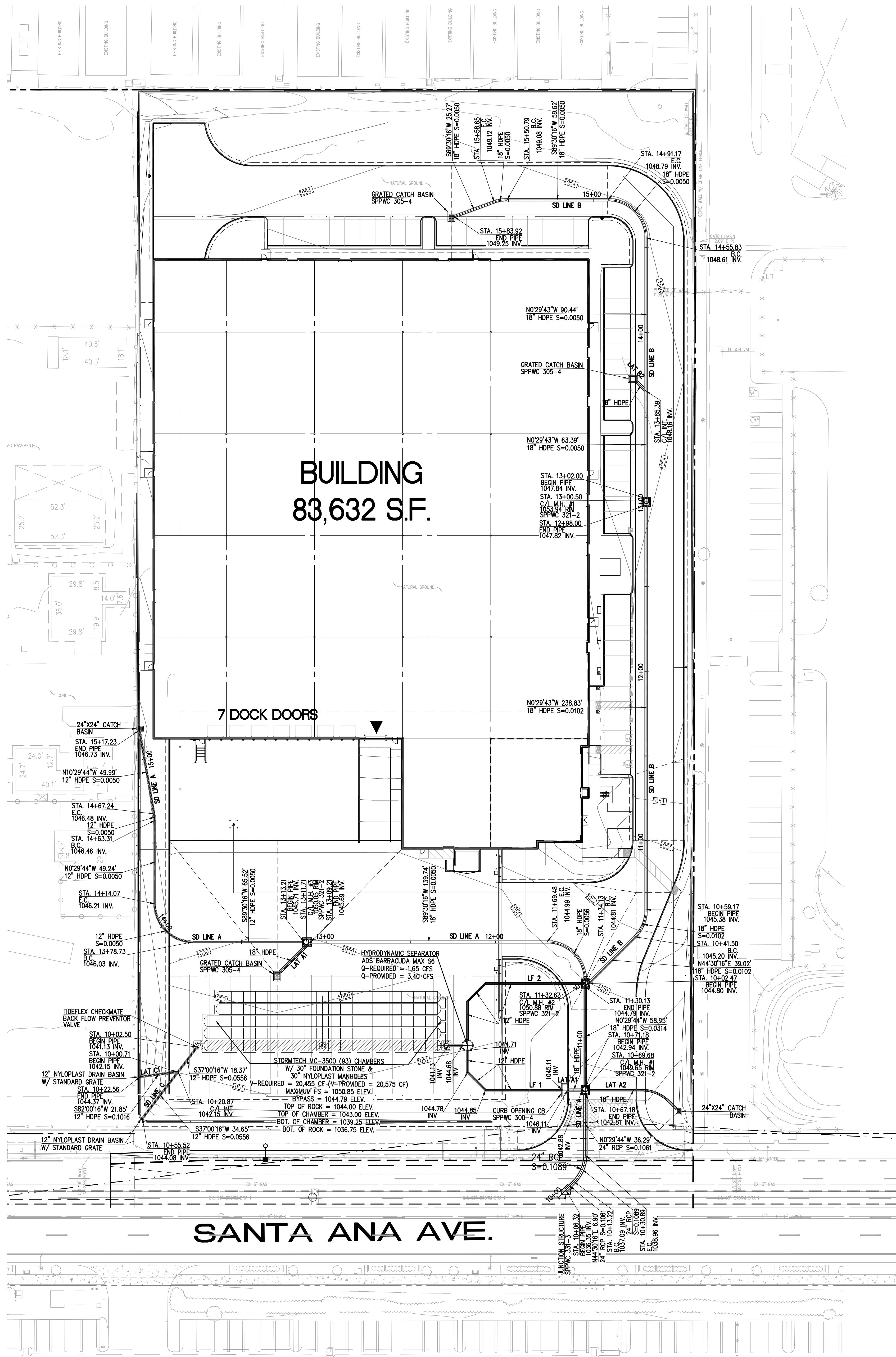
Approved by _____
Public Works Director _____
R.C.E. XXXXX
Date _____

Sheet **3** of **05** Sheets

4325 3 OF 05 SHEETS

PREPARED FOR:
ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995

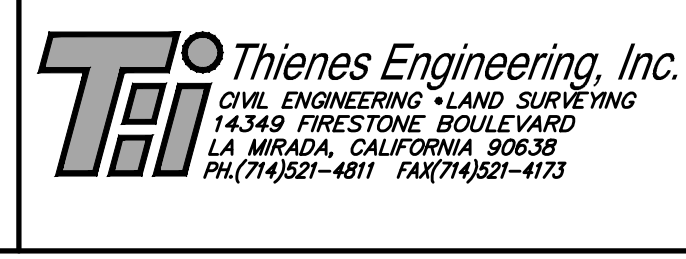




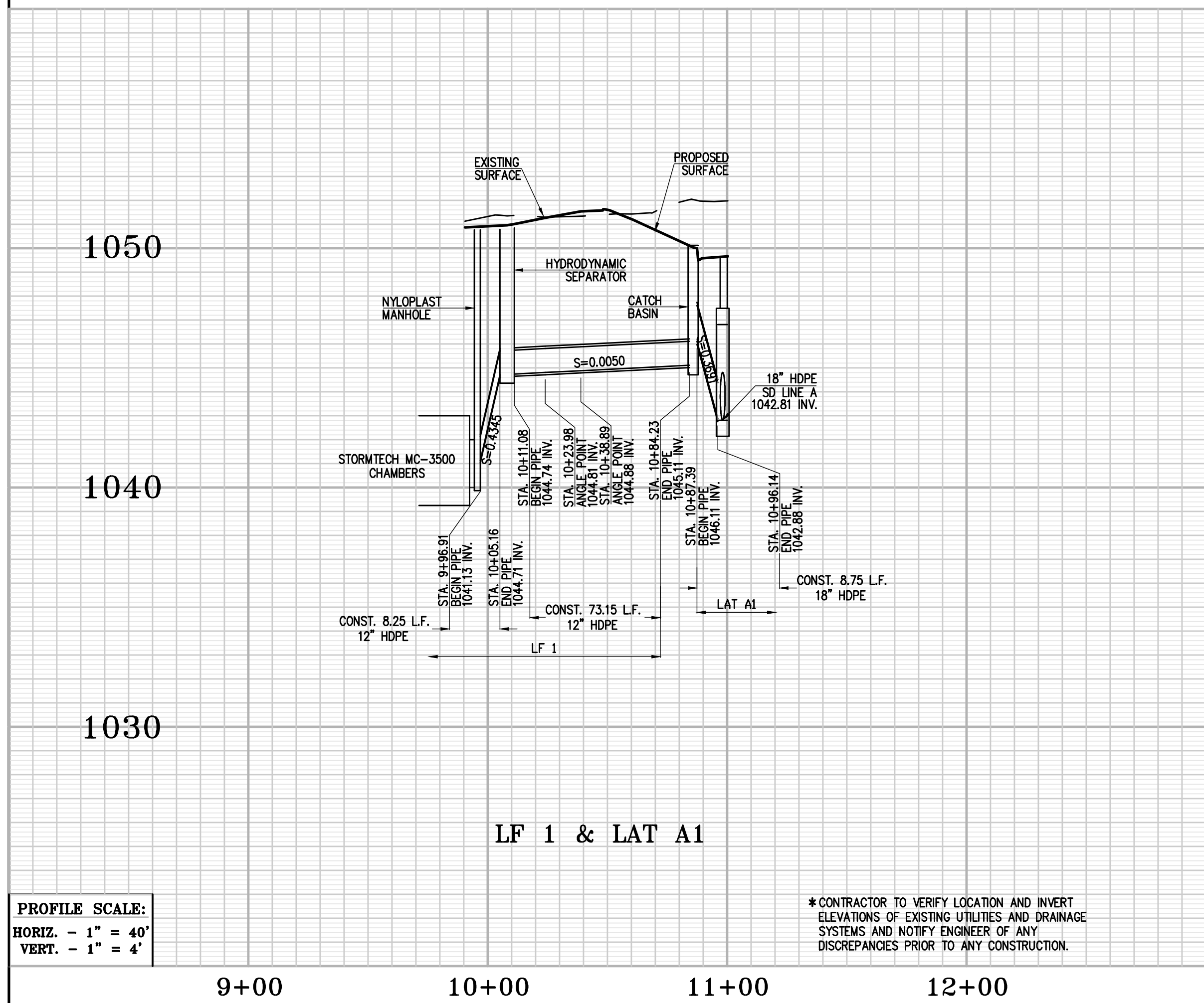
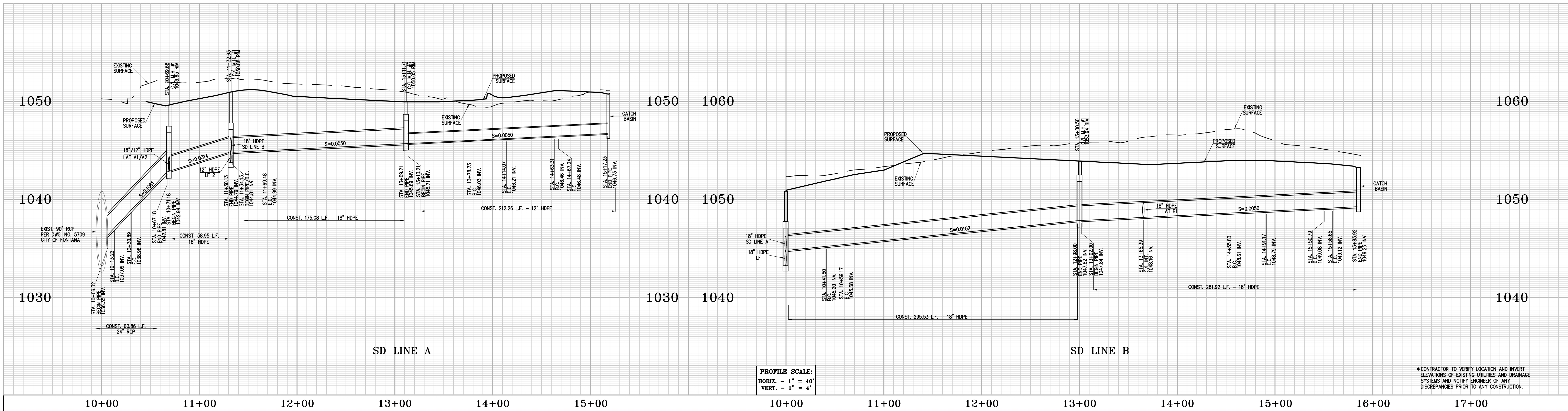
CITY OF FONTANA ENGINEERING DEPARTMENT	
CONCEPTUAL STORM DRAIN PLAN	
SANTA ANA CENTER SANTA ANA AVE FONTANA, CA	
Designed by _____	Approved by _____ Date _____
Checked by _____	Public Works Director _____ R.C.E. XXXXX
Designed by _____	Sheet 4 of 05 Sheets
Checked by _____	

PREPARED FOR:

ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995



4325 4 OF 05 SHEETS



CITY OF FONTANA
ENGINEERING DEPARTMENT

CONCEPTUAL STORM DRAIN PROFILES

SANTA ANA CENTER
SANTA ANA AVE
FONTANA, CA

Designed by
Date
Checked by
Date
Designed by
Date
Checked by
Date

Approved by
Date
Public Works Director
R.C.E. XXXXX

Sheet 5 of 05 Sheets

PREPARED FOR:
ACACIA REAL ESTATE GROUP, INC.
260 NEWPORT CENTER DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 640-9995

T*ei*Thienes Engineering, Inc.

CIVIL ENGINEERING • LAND SURVEYING
14340 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 521-4011 FAX: (714) 521-4173

Last Update: 7/17/25
G:\V3000-4399\4399\A32500P-05-SDC-PROF.dwg



North Elevation



West Elevation



South Elevation



East Elevation



Conceptual Building Elevations - 36' Clear Ht.

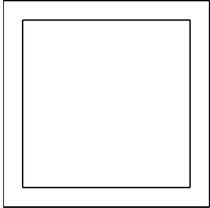
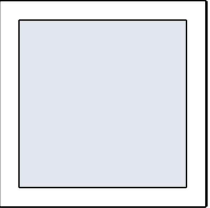
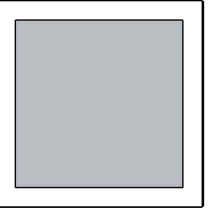
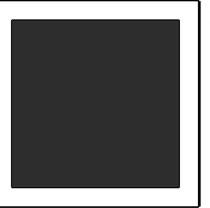
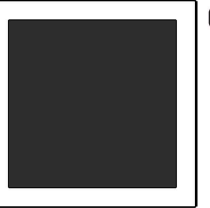
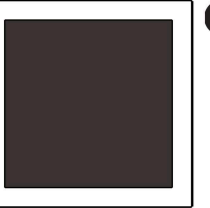
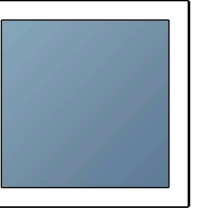
OLEANDER AVE. AND SANTA ANA AVE.

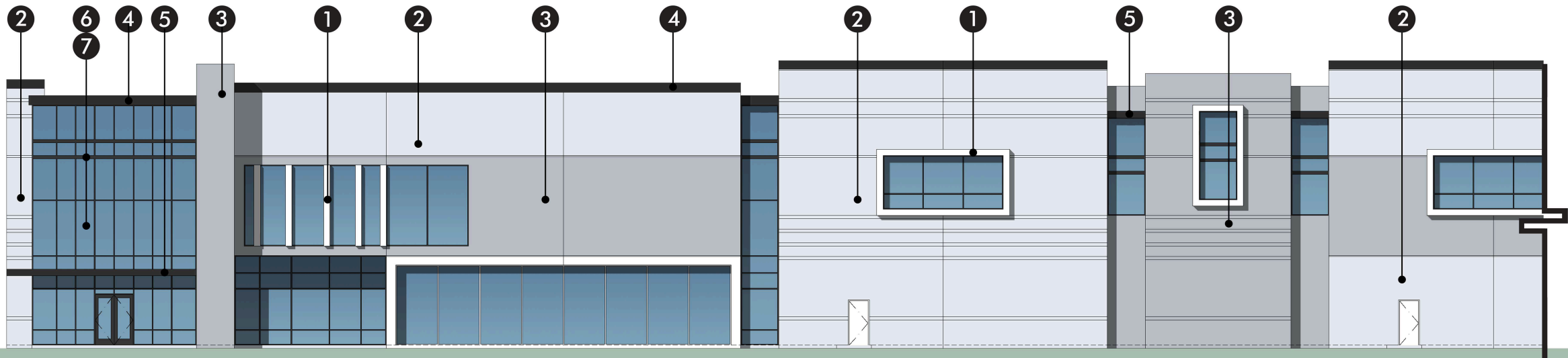
Fontana, CA

#21636 | 08.21.2025





- | | | | | | | | | | | | | | |
|---|--|---|---|---|--|---|--|---|--|---|--|---|--|
| 1 |  | 2 |  | 3 |  | 4 |  | 5 |  | 6 |  | 7 |  |
| | SHERWIN WILLIAMS
SW 7006
PURE WHITE (255-C1) | | SHERWIN WILLIAMS
SW 7064
PASSIVE (236-C1) | | SHERWIN WILLIAMS
SW 7066
GRAY MATTERS (236-C3) | | SHERWIN WILLIAMS
SW 7674
PEPPERCORN (236-C7) | | BLACK METAL
CANOPY | | BLACK
MULLIONS | | BLUE GLAZING |



Enlarged View - East Elevation



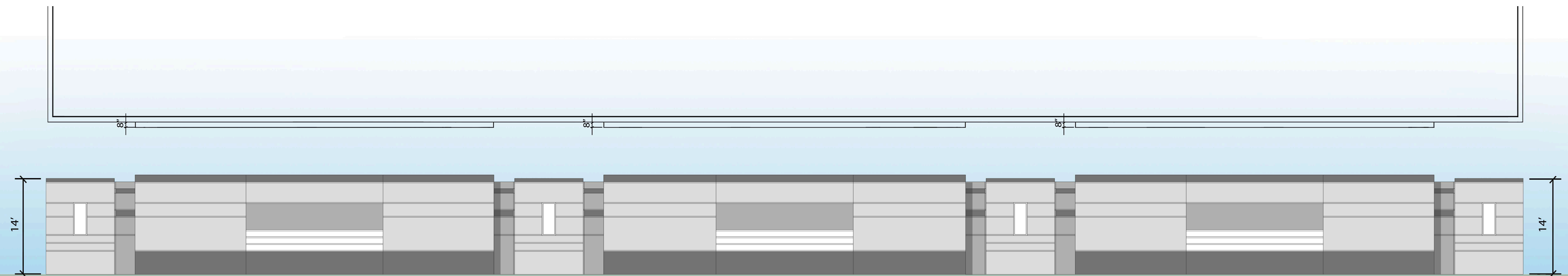
Conceptual Building Elevations & Materials Board - 36' Clear Ht.

OLEANDER AVE. AND SANTA ANA AVE.

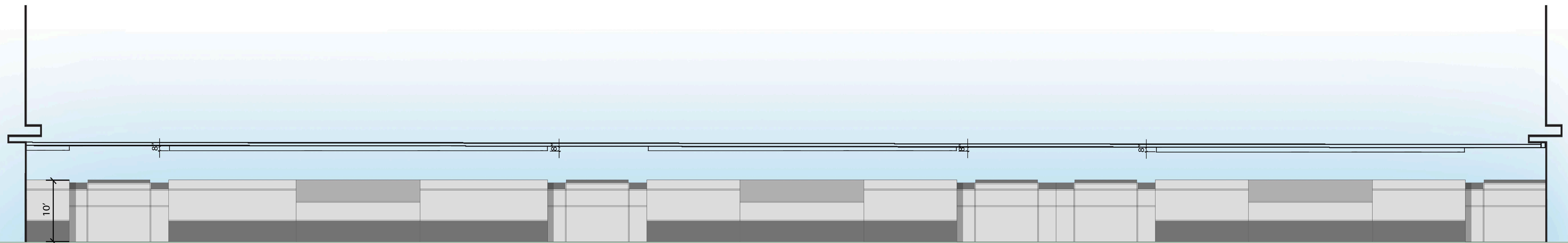
Fontana, CA

#21636 | 07.29.2025





Typical 14'H Screenwall Elevation



Typical 10'H Screenwall Elevation