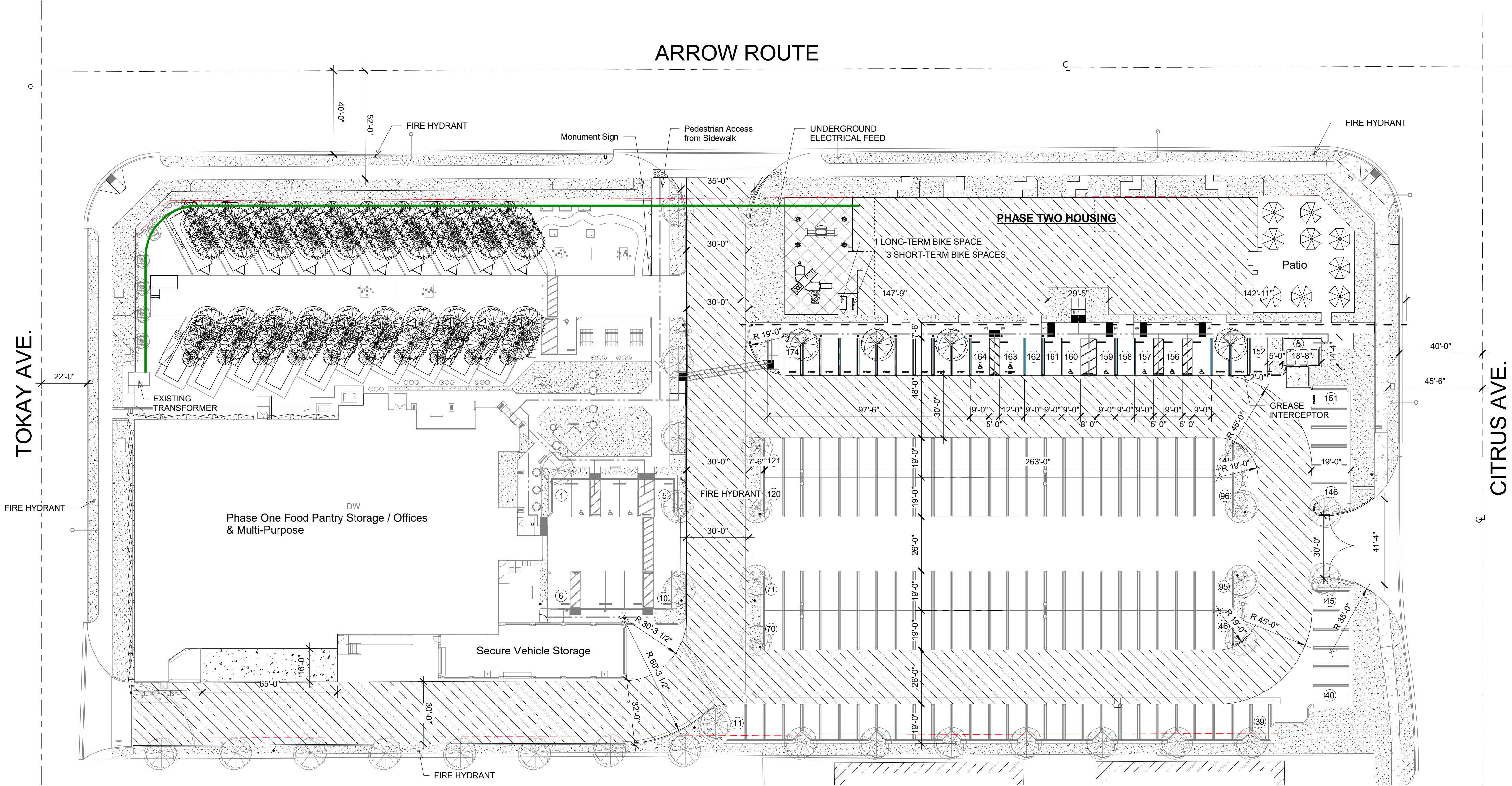
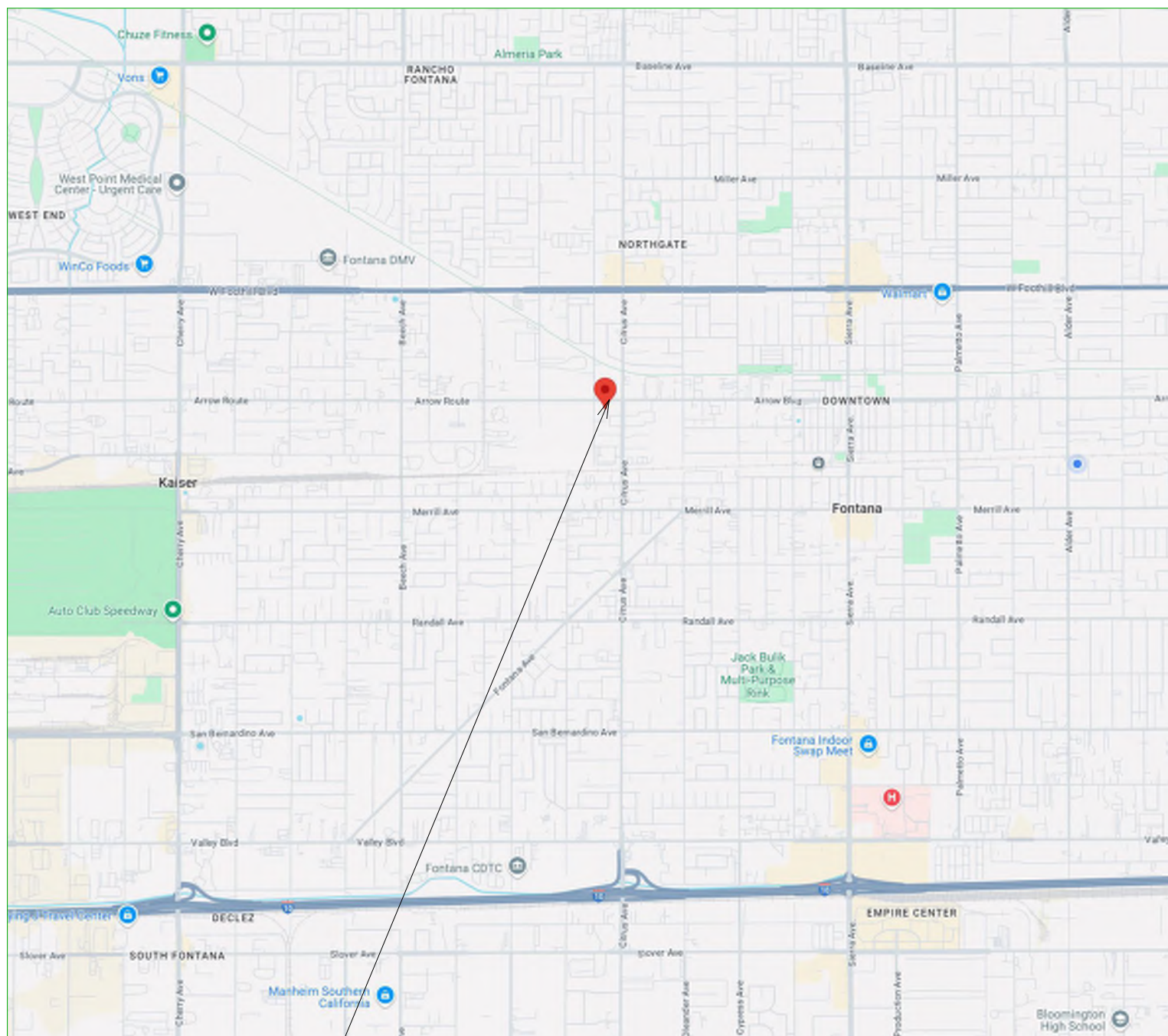


Proposed Mixed-Use Development For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335



Site Plan - Phase Two
1" = 30'-0"

LOT AREA: 168,448 SQ. FT.		BUILDING AREAS (PHASE 2):		TOTAL UNIT BREAKDOWN:	
BUILDING FOOTPRINT (PHASE 1): 20,043 SQ. FT.		1ST FLOOR		A - (8) STUDIO (390 SF) 3,120 SF	
BUILDING FOOTPRINT (PHASE 2): 10,381 SQ. FT.		FAST CASUAL RESTAURANT 2,259 SF		B - (16) 1-BEDROOM (571 SF) 9,136 SF	
NET LOT AREA: 138,024 SQ. FT. (100%)		RETAIL JOB TRAINING 1,511 SF		B.1 - (2) 1-BEDROOM W/ ELEVATOR (561 SF) 1,122 SF	
LANDSCAPE AREA: 23,075 SQ. FT. (16%)		LEASE SPACE 4,755 SF		C - (2) 2-BEDROOM (814 SF) 1,628 SF	
HARDSCAPE AREA: 114,949 SQ. FT. (84%)		LOBBY 1,136 SF		D - (2) 3-BEDROOM (1,030 SF) 2,060 SF	
LOT COVERAGE: 18 %		ELECTRICAL ROOM 261 SF			
TOTAL SPACES REQUIRED:		FIRE RISER ROOM 33 SF			
PARKING ANALYSIS PHASE 1:		STAIR #1 257 SF			
MULTI-PURPOSE ROOM (3,828 SF / 40) =		STAIR #2 230 SF			
TRANSITIONAL DISTRICT REDUCED PARKING (65%) = 91 SPACES		TOTAL 10,442 SF			
OFFICE 15,360 SF / 250 =		2ND FLOOR			
WAREHOUSE 8,405 SF / 1000 =		(4) STUDIO (390 SF) 1,560 SF			
TRANSITIONAL DISTRICT REDUCED PARKING (65%) = 46 SPACES (WEEKDAYS)		(8) 1-BEDROOM (571 SF) 4,568 SF			
PARKING ANALYSIS PHASE 2:		(1) 1-BEDROOM W/ ELEVATOR (561 SF) 561 SF			
RETAIL & LOBBY 2,760 SF / 200 = 14 SPACES		(1) 2-BEDROOM (814 SF) 814 SF			
FAST CASUAL RESTAURANT 1,781 SF / 75 = 24 SPACES		(1) 3-BEDROOM (1,030 SF) 1,030 SF			
FAST CASUAL RESTAURANT OUTDOOR SEATING 2,542 SF / 75 = 34 SPACES		HALLWAY 1,021 SF			
TRANSITIONAL DISTRICT REDUCED PARKING (65%) = 65 SPACES		LAUNDRY 115 SF			
3 BEDROOM APARTMENTS (2 X 1.5) =		LOUNGE 302 SF			
2 BEDROOM APARTMENTS (2 X 1.5) =		TOTAL 5,974 SF			
1 BEDROOM APARTMENTS (12 X 1) =		3RD FLOOR			
STUDIO APARTMENTS (18 X 1) =		(4) STUDIO (390 SF) 1,560 SF			
TOTAL SPACES FOR APARTMENTS:		(8) 1-BEDROOM (571 SF) 4,568 SF			
TOTAL SPACES REQUIRED:		(1) 1-BEDROOM W/ ELEVATOR (561 SF) 561 SF			
PHASE 1:		(1) 2-BEDROOM (814 SF) 814 SF			
= 59 SPACES (WEEKENDS & WEEKNIGHTS)		(1) 3-BEDROOM (1,030 SF) 1,030 SF			
PHASE 2 (CURRENT PHASE)		HALLWAY 1,021 SF			
97 SPACES (PHASE 2) + 59 SPACES (PHASE 1) (WEEKENDS & WEEKNIGHTS)		LAUNDRY 115 SF			
= 156 SPACES (WEEKENDS & WEEKNIGHTS)		LOUNGE 302 SF			
97 SPACES (PHASE 2) + 46 SPACES (PHASE 1) (WEEKDAYS)		JANITOR ROOM/ROOF ACCESS 48 SF			
= 143 SPACES (WEEKDAYS)		TOTAL 6,022 SF			
TOTAL SPACES PROVIDED:					
PHASE 1 & 2					
= 174 SPACES					
(INCLUDING 9 (4 REG. + 1 VAN) ACCESSIBLE SPACES)					
SERVICE VEHICLE PARKING:					
REQUIRED: 174 PARKING SPACES x 5% = 9- BIKE CAPACITY RACK					
PROVIDED: 9- BIKE CAPACITY RACK					
LONG-TERM BICYCLE PARKING:					
REQUIRED: 174 PARKING SPACES x 5% = 9- BICYCLE PARKING FACILITY					
PROVIDED: 9 (EXTERIOR LOCKER)					



Vicinity Map

Sequence of Drawings - DR	
Number	Description
A-1	Site Plan
PL0	Site Plan
PL1	CityLink Narrative
PL2	Enlarged Site Plan
PL3	Floor Plan
PL4	Floor Plan
PL5	Exterior Elevations Option 1
PL5.1	Signage Option 1
PL5.2	Exterior Elevations Option 2
PL5.3	Signage Option 2
PL6	3D Views
1 OF 1	Concept Grading Plan
1	Planting Plan

Project Information	
OWNER:	WATER OF LIFE COMMUNITY CHURCH 14418 MILLER AVENUE, SUITE K FONTANA, CA 92336 (909) 463-0103 x4133 MARK NUAIMI markn@wateroffilecc.org
CONTACT:	
PROJECT ADDRESS:	16029 ARROW BLVD. FONTANA, CA 92335
ARCHITECT:	ANDRESEN ARCHITECTURE, INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 DOUG ANDRESEN doug.andresen@aafirm.com
CONTACT:	
STRUCTURAL:	TANG STRUCTURAL ENGINEERS, INC. 7950 CHERRY AVE, SUITE 114 FONTANA, CA 92336 (909) 429-0450 CHE TANG che@tang-se.com
MECHANICAL, ELECTRICAL, PLUMBING:	RPM ENGINEERS 102 DISCOVERY IRVINE, CA 92618 JAY KIM (949) 880-2503 jayk@rpmpe.com
MECHANICAL CONTACT:	CHITAI CHUNG (949) 880-2519 chitai@rpmpe.com
PLUMBING CONTACT:	LAN NGUYEN (949) 880-2509 lanng@rpmpe.com
ELECTRICAL CONTACT:	
CIVIL:	ALLARD ENGINEERING 16866 SEVILLE AVENUE FONTANA, CA 92335 (909) 356-1815 RAY ALLARD rallard@allardeng.com
LANDSCAPING:	LANDSCAPE DYNAMICS (951) 264-8195 SARA ZOLL sarazoll@landscapedynamics.net
GENERAL CONTRACTOR:	
CONTACT:	
SOILS ENGINEER:	
CONTACT:	
REPORT NO.	

Building Data	
APN:	0232-201-12 & 13
ZONING:	FBC - TRANSITIONAL DISTRICT
OCCUPANCY GROUP:	R-2 (APARTMENTS), A-2 (RESTAURANT), M (RETAIL), B (LEASE SPACE - OFFICE)
CONSTRUCTION TYPE:	V/A
BUILDING TYPE:	COURTYARD
FRONTAGE:	DOORYARD
FIRE SPRINKLERS:	NFPA 13 SPRINKLERS REQUIRED. FIRE ALARM SYSTEM NOT REQUIRED PER CBC 907.2.1
EASEMENTS:	NONE

PROJECT DESCRIPTION:	PROPOSED 3-STORY MIXED-USE RESIDENTIAL AND RETAIL SPACES. THE RETAIL USES WOULD PROVIDE SERVICES FOR BOTH THE RESIDENTIAL UNITS AND THE SURROUNDING COMMUNITY, SUCH AS SOCIAL SERVICE PROVIDERS AND ON-THE-JOB TRAINING FOR RESIDENTS. THE 30 UNITS (3 BR, 2 BR, 1 BR AND STUDIOS) ARE TRANSITIONAL HOMELESS HOUSING. ALL ON-SITE AND OFF-SITE WORK WAS COMPLETED ON A PREVIOUS PERMIT APPLICATION EXCEPT FOR AN ADDITIONAL 27 PARKING SPACES AND ONE REFUSE ENCLOSURE.
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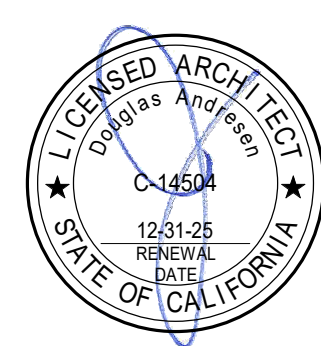
BUILDING HEIGHT:	R-2 = 40'-0" (504.3) A, B, M = 60'-0"
NUMBER OF FLOORS:	R-2 - 3 B - 3 A-2 - 2 M - 2

- EXIT ACCESS STAIRWAYS ARE NOT RATED PER 1019.3 EX.1
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 260 FEET (TABLE 1017.2)
- ELEVATOR TO HAVE 1-HOUR FIRE BARRIER (PER SEC 713.2) SHAFT ENCLOSURE PER SEC 713.4 AND OPENINGS PROTECTED WITH 1-HOUR DOOR & FRAME ASSEMBLY PER TABLE 116.1(2)

Proposed Mixed-Use Development For:
CITYLINK - Water of Life
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23 Jul. 2025

24-5156

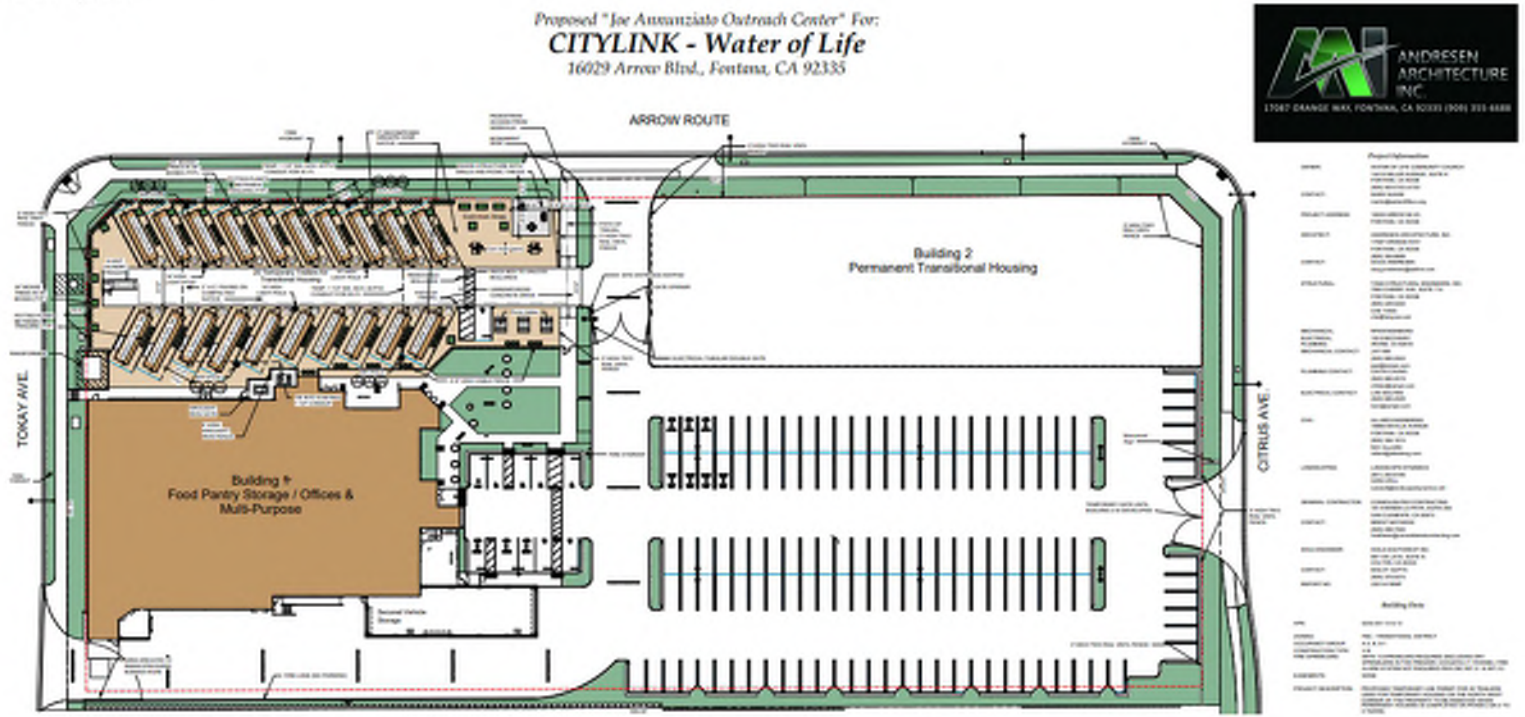


Site Plan

PL0

Project Name: CITYLINK PERMANENT TRANSITIONAL HOUSING (BUILDING 2)
CITYLINK CAMPUS DEVELOPMENT
CITYLINK has launched an exciting campus development in the heart of the city of Fontana. Located at the corner of Arrow & Citrus, the goal is to create a multi-use, residential community that meets the housing and support service needs of Fontana's homeless community. Our CityLink campus development has completed the construction of the Support Services Building (Building 1) and the development of the Temporary Use Permit site - home to 20 trailers that serve as transitional homeless housing.

In order to meet the City & County's stated goal to "to accelerate the production of new housing units to address and prevent homelessness." Water of Life Community Church altered the CityLink campus development to add 20 trailers as transitional housing for a period of up to 3 years, until such time that a 3-story residential mixed-use building is designed, financed, and constructed at the northeast corner of the campus.



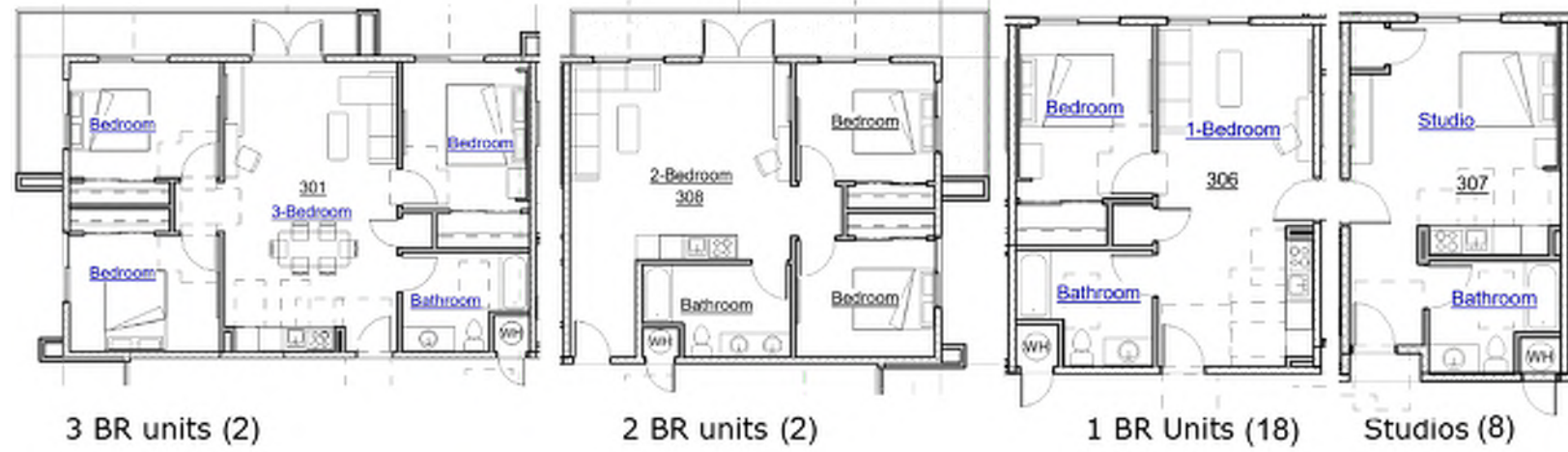
BUILDING 2 -- 3-Story Mixed Use Development -- The purpose of the 3-story mixed use development is to design, finance, and construct 30 permanent transitional housing units within the useful life of the interim trailers. Much of the site development and infrastructure was constructed during the Support Services building construction to support the 3-story mixed use development.

This development in the northeast corner of the site is conceptually a three-story structure. The site is entitled for up to 36 apartments or a combination of mixed use residential and retail spaces. These retail uses would provide beneficial services for both the residential units and surrounding community. These may also house social service providers, and hands on job training opportunities becoming truly a one-stop shop within the community.

In addition to the construction of the 3-story mixed-use residential facility, the installation of an additional 25+ parking spaces, development of architectural plans and final engineering are required for permitting and bidding.

3-STORY MIXED USE DEVELOPMENT (BUILDING 2)

Water of Life has begun conceptual design of the 3-story mixed-use development to assess the potential uses and the costs to construct this building. The preliminary concept (shown below) includes development of 30 units (2BR, 2BR, 1BR & studio units) for transitional homeless housing on top of a ground floor for retail / office uses. This 30,000 sq-ft building represents a considerable investment for the community and would bring a much-needed addition of housing and job training opportunities to address the homelessness challenge in Fontana.



The 10,000 sq-ft of retail uses are envisioned to provide employment / job training opportunities to those residing in the homeless units. Part of the space will be allotted to operation of CITYLINK's Retail Store which has operated for over a decade at the former CityLink campus in downtown Fontana. Given the high visibility of the corner, we believe an eatery is also a viable opportunity. The balance of the retail/office space will be available for supportive uses to the campus. The income from these retail / office uses will provide a portion of the funding required to operate & maintain the transitional housing units for the homeless.



Item	Quantity	Unit Cost	Total Cost
Landscaping	10,000 sq-ft	\$1.00	\$10,000
Parking	25 spaces	\$1,000	\$25,000
Building	30 units	\$1,000	\$30,000
Trailers	20 units	\$1,000	\$20,000
Other	10,000 sq-ft	\$1.00	\$10,000
Total			\$95,000

PROJECT SUSTAINABILITY

Ultimately, Water of Life is focused on the development & operations of the 30 supportive housing units included in the Mixed Use development project. While the details of that development are being finalized, WOL bases project sustainability through a combination of funding sources:

- Water of Life Community Church:** For over 30 years, Water of Life has contributed 10% of its annual operating budget to supporting others outside our church. This "Tithe" has provided support to our CITYLINK operation for the past 14 years and is a Core Value of our church. The annual tithe amount from the church exceeds \$1.4 million annually and a significant portion of that is invested in CARING for the poor locally.
- Development Revenue:** Office space in Fontana is leasing at \$20 - \$30/sf per year. By dedicating the bottom floor of Building 2 to such uses, lease income from the site approaches \$200k - \$300k annually. Operation of the CITYLINK Thrift Store will also generate tens of thousands a year in revenue to the project. Finally, if WOL operates the eatery, new revenues from that operation would also be used to sustain the development.
- Continued Grant funding:** WOL has a long track record of success in securing grant funding towards the delivery of services associated with homeless support services, training, food insecurity, etc. The City of Fontana has also demonstrated a commitment to funding services / housing solutions to address the challenges within the community and we are confident that this campus development will play a significant role in achieving the City's goals of eradicating homelessness in the community.
- Foundations/Philanthropy:** Water of Life is engaged in multiple requests to local & regional foundations who have expressed interest in supporting this area of need in the community. CITYLINK continues to expand grant writing within the organization. In the past 4 months, CITYLINK has submitted to Bank of America, Chick-Fil-A, Brotherhood Mutual Insurance, and Union Pacific. We have a goal of developing 10-12 proposals per year.
- Community Health Services:** As a means of addressing social determinants of health and health disparities, Medi-Cal managed care plans (IEHP & Molina) are able to earn incentive funds for making investments and progress in addressing homelessness and keeping people housed. CITYLINK is positioned to be a recipient of these funds. We have ongoing discussions with IEHP and are evaluating this expanding source of private healthcare funding to address homelessness and increase the supply of housing in the region.
- Rental Income:** While our current plan is to operate the entirety of the Phase 3 development as supportive/transitional housing, if the conditions demand that a portion of the project become income generating, we will work with our partners at the city, county and foundations to evaluate the benefits to implementing such an approach.
- God** has sustained us: If you are public agency reading this request, this is probably an unusual strategy to include in a pro-forma. For Water of Life, our trust in God providing for us has been at the core of our testimony. We are confident that as we remain faithful stewards to what God is entrusting to us, He will entrust more to us!

MORE ABOUT THE NEW CITYLINK CAMPUS

Building 1 -- Support Services Building

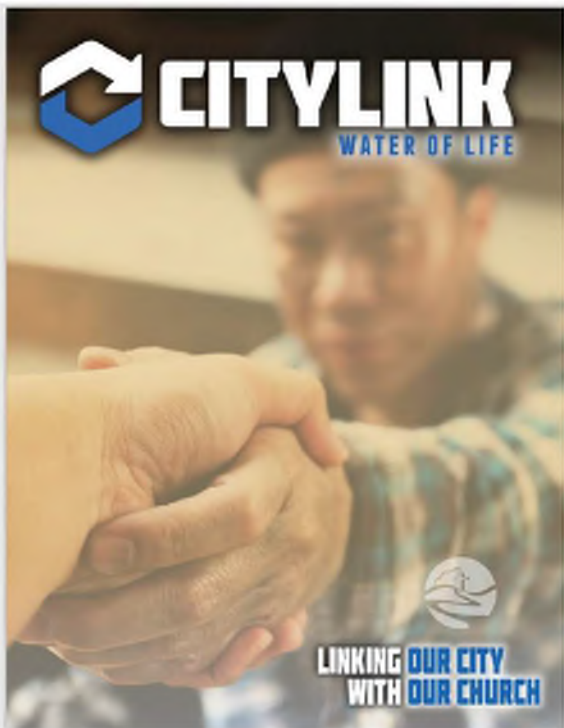


The Support Services Building (Building 1) is a 27,000 square foot multi-use facility that houses our CITYLINK ministries. The first floor of the building includes over 8,000 square feet of food pantry and ministry storage, almost 3,000 square feet of ministry support classrooms, a 3,625 sq-ft Multi-Purpose Room (MPR), public restrooms, a small healing kitchen, and a secure reception area equipped with counseling rooms and restrooms / shower facilities for the homeless.

The second floor consists primarily of office space to house the CITYLINK ministries and Pathway to Housing program team. This building also includes an attached secure vehicle storage where our refrigerated truck, mobile medical unit, and the Showers of Blessing (mobile homeless showers) trailer are stored.

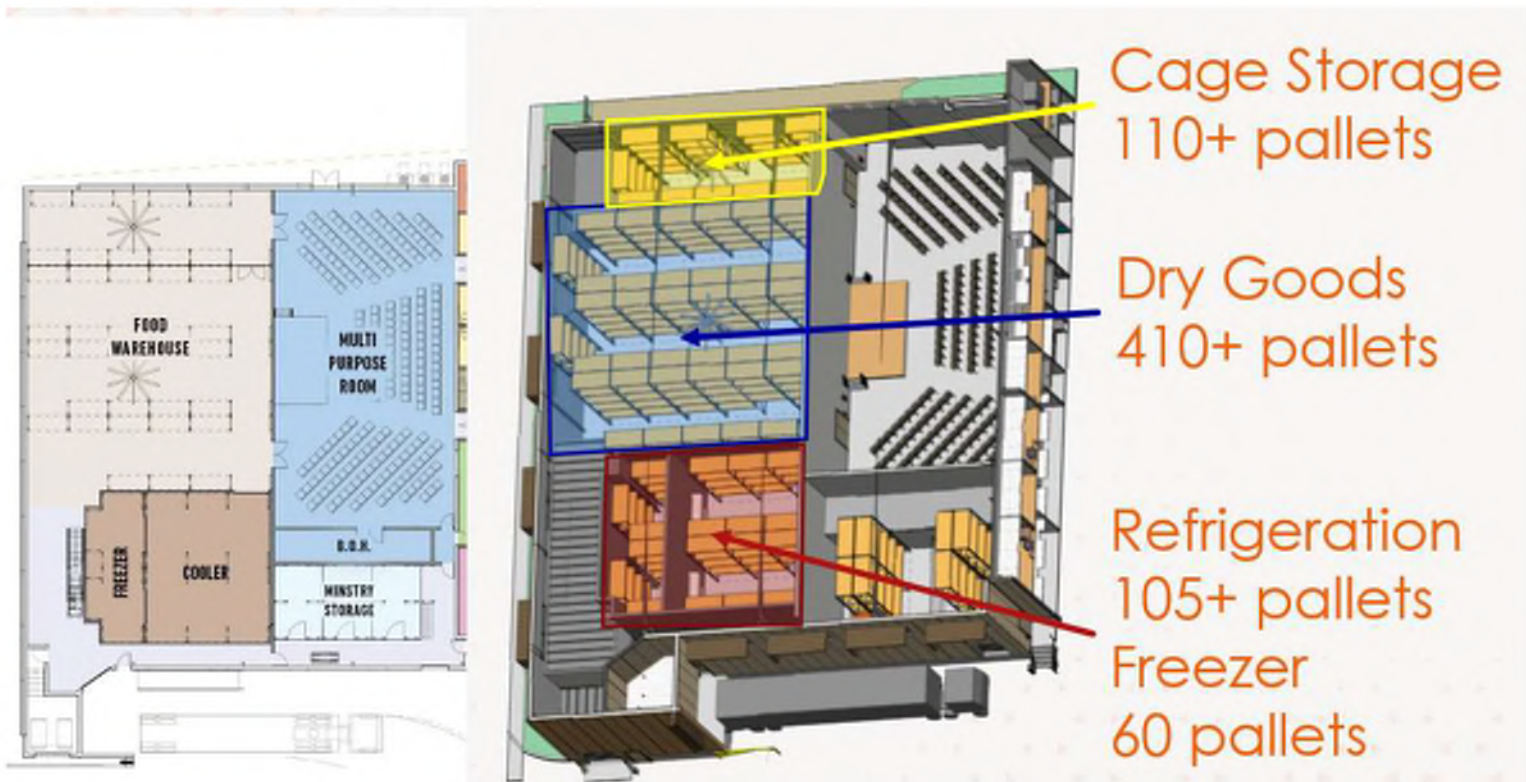
For a complete listing and further information on CITYLINK ministries, you can access an online flipbook at: <https://user-5trv2w.cld.bz/Citylink-book-singlepages-noblead>

Here you will learn about our Food Distribution, Mobile Medical Unit, Cherish, Embrace Me!, and Pathway to Housing ministries. We also provide an overview of our Special Events in the community. Including our annual Thanksgiving Turkey Distribution and Christmas Toy Store.



Expanded Food Storage Capacity

Key to this building is the expanded capacity available for storage for both dry goods and refrigerated food items. This is going to allow CITYLINK to expand food ministry in the community and partner with additional smaller entities, serving as a food warehouse for their needs.



SITE SAFETY / SECURITY

Site Safety & Security is monitored and maintained through a number of means:

- Security Cameras** - The CityLink campus has a number of security cameras throughout the parking lot and on the Support Services building;
- Security Services** - Water of Life will have overnight security monitoring for the site. At this time, the decision hasn't been finalized on whether it will be provided remotely or through on-campus security personnel;
- Active Staff Presence** - throughout the week, CityLink is an active campus with over 20 staff members, including the case managers, local outreach team members, and campus pastors who are there to address issues if / when they arise;

BUILDING 2 SAFETY / SECURITY

Building 2 Safety & Security is monitored and maintained through a number of means:

- Security Cameras** - additional security cameras will be integrated into the common spaces of the mixed-use development. These cameras will be viewed both within the Support Services building as well as in the lobby of the mixed-use development;
- Security Services** - The Mixed-Use development lobby has space for a security presence (if needed);
- Access Control** - guests residing in the transitional homeless housing will be provided access control devices that will allow CityLink staff to monitor the arrivals of clients to the campus.
- Active Staff Presence** - throughout the week, CityLink is an active campus with over 20 staff members, including the case managers, local outreach team members, and campus pastors who are there to address issues if / when they arise;

OPERATIONAL PLAN FOR TRANSITIONAL HOUSING - Once completed, the Transitional Housing units provide housing for homeless clients who are part of our Pathway to Housing Program. By being adjacent to our Support Services building, our clients will have direct access to our Pathway to Housing services.

- Starting with the screening and assessment, individuals and/or families connect with our Street Outreach & Engagement team. This dedicated team meets and greets clients to initiate the intake process. Utilizing the HMIS system through the County of San Bernardino, the outreach team gathers pertinent information using documents such as the Vulnerability Index Prioritization Decision Assistance Tool (V-ISPDAT) to establish immediate risks the clients face.
- After the intake, street outreach may refer clients to any of the Pathway to Housing programs for which they qualify. Each program is equipped with dedicated case management who partner with clients to develop an Individual Housing Action Plan (IHAP). Taking a trauma informed approach, case managers create a safe environment where clients feel secure and can trust the team. Together, the team works closely with clients to shape the IHAP, incorporating their goals and input. From there, case managers implement the IHAP and continually evaluate the progress and success of the client.
- Case managers are housing focused and simultaneously provide robust wrap-around services that address varying degrees of needs. These services include document readiness, basic needs (such as clothing, food, hygiene), financial literacy, budgeting, credit repair, job readiness (including job training, motivational interviewing, and resume writing), continued education, healthcare (with a focus on mental and emotional wellness, substance use disorder), life skills, and transportation.
- Our entire team actively gathers and utilizes resources. We also look to partner with outside agencies such as the City of Fontana, Fontana Police Department, County agencies, Quality Management Group (QMG), and collaborate with various Water of Life ministries led by volunteers that provide services such as mentorship, spiritual counseling, Celebrate Recovery programs, Money Matters (financial literacy counseling) and River's Edge Ranch, a men's substance abuse rehabilitation center in Lucerne Valley.
- Once clients are identified as potential residents for one of the units, they undergo a background check, complete a financial assessment (to confirm income limit qualifications), and then enter into an agreement with Pathway to Housing identifying the "House Rules" for the complex. Once they move in, case managers continue working with them on their IHAP and address any behavior issues that are in violation of the "House Rules".

COMMUNITY AMENITIES

- Additional Showers** - the Support Services building also has two (2) showers integrated in the lobby for additional access for the clients. Use of these facilities will be scheduled through the case managers / CityLink support staff;
- Multi-purpose Room** - the Support Services building has a multi-purpose room that will have activities programmed throughout the week / weekend that allow both the clients in the trailers and from the surrounding community to participate;

ABOUT CITYLINK

Since 2009, CITYLINK has provided support services to low income, under-employed residents within the community. In addition to receiving boxes of food from the warehouse, there are support services housed within CITYLINK to assist clients in securing job training, education, parenting skills, language skills, rental assistance, homeless prevention and other services to our community.

For the past thirteen years, the staff at CITYLINK has administered and delivered our Pathway to Housing homelessness services to the Fontana community under the HPRP Program, the ESG Program, the ESG-CV program, and other programs in collaboration with the City of Fontana, County of San Bernardino, and other funding entities. The programs have funded wrap-around services that include:

- Rapid Re-housing Tenant-Based Rental Assistance** - short-term, medium-term rental assistance, security deposits, utility deposits/payments, financial assistance, and moving costs assistance.
 - Rapid Re-housing Housing Relocation and Stabilization Services** - housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair and more.
 - Homeless Prevention Tenant-Based Rental Assistance** - Short-term (up to three months) and medium-term rental assistance, including up to six months of rental arrears, to individuals and families at imminent risk of homelessness.
 - Homeless Prevention Housing Relocation and Stabilization Services** - Homelessness prevention housing relocation and stabilization services, including financial assistance such as rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.
 - HMIS Reporting** - HMIS and data collection, including staff costs for contributing data to the HMIS designated by the local CoC, including time to complete data entry, monitoring, and reviewing of data quality.
- In 2020 CITYLINK was able to expand its scope of services with the administration of the ESG-CV program in the following areas:
- Street Outreach & Engagement** - essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Services include engagement, case management, emergency health and mental health services, transportation, and services for special populations.

- Emergency Shower Unit** - Providing access to showers with a portable shower unit to help mitigate the spread of the Corona Virus and other related diseases. Providing showers on a monthly and weekly basis. Engagement with the homeless population using services and providing case management.
- Emergency Shelter Program** - Providing emergency shelter in the form of hotel vouchers for up to 30 days while providing essential services, including case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. Additionally, under the Family Homelessness Challenge grant, CITYLINK in partnership with the City of Fontana is opening the Bridge of Home Emergency Shelter in September 2023.

Each of these services represent a piece of our "Pathway to Housing" program (see below) and the final piece of that program is the development of additional supportive housing as part of our CITYLINK campus development.



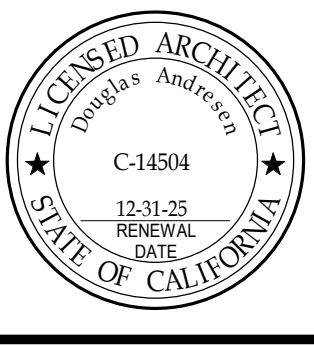


**ANDRESEN
ARCHITECTURE
INC.**
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025

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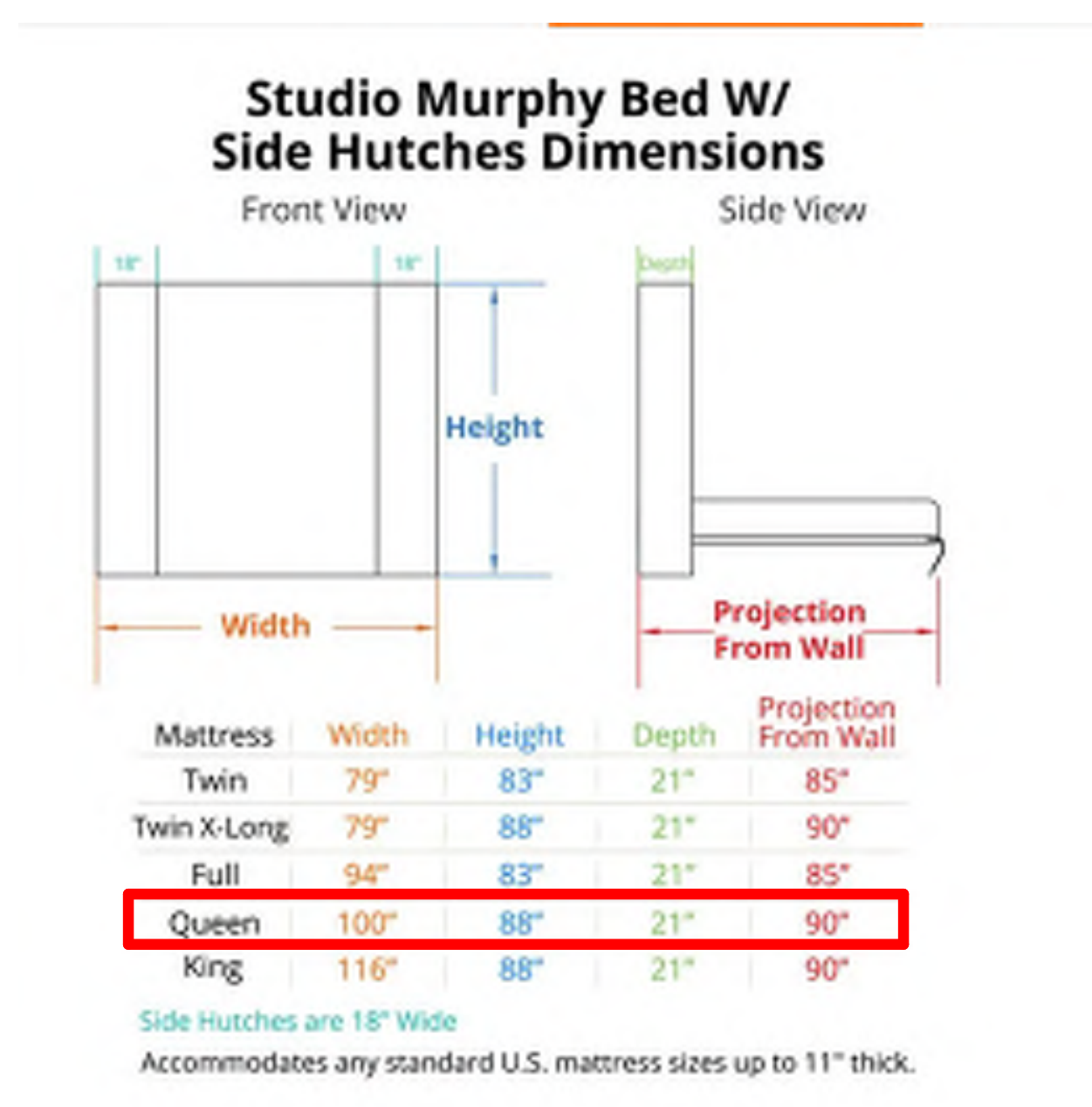
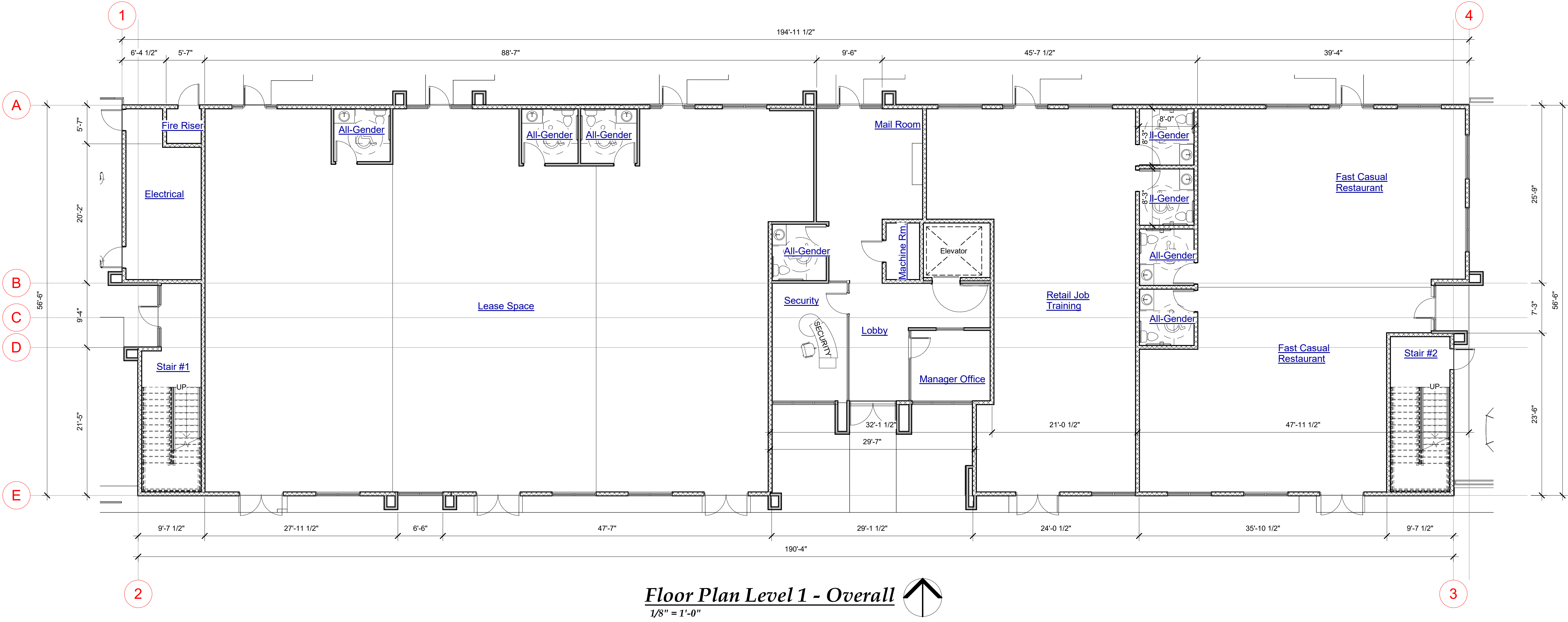
**CityLink
Narrative**

PL1



Proposed "Joe Annunziato Outreach Center" For: CITYLINK - Water of Life 16029 Arrow Blvd., Fontana, CA 92335		
23 Jul. 2025	   	
24-5156	   	
Enlarged Site Plan		PL2

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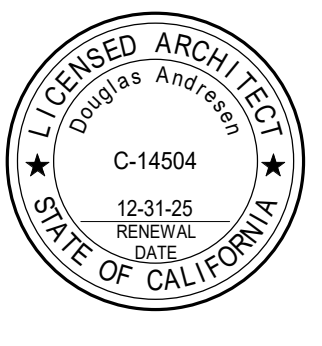
	Shelves Only	Door Bottom	Door Bottom and Top	3 Drawers, Pull-out Night Stand Shelf	3 Drawers, Pull-out Night Stand Shelf & Top Door
3 Adjustable Shelves	☒	☒	☒	☒	☒
1 Fixed Shelf	☒	☒	☒	☒	☒
Soft Close Door Hinges	☒	☒	☒	☒	☒
Full Extension Drawer Slides	☒	☒	☒	☒	☒
Hidden Shelf Above Drawers	☒	☒	☒	☒	☒
Hutch Depth	21"	21"	21"	21"	21"



Murphy Bed

Proposed "Joe Annunzio Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025
24-5156

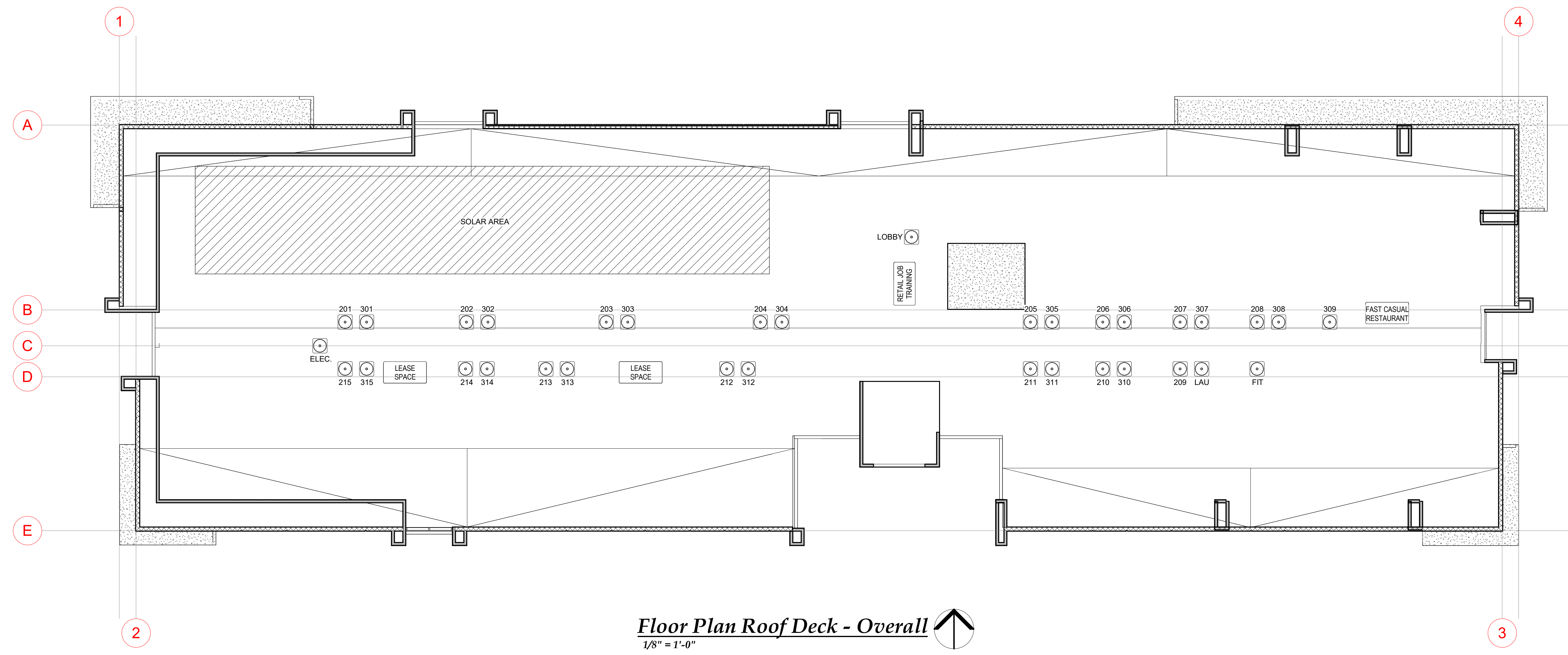


Floor Plans
PL3

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ANDRESEN
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INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Studio Murphy Bed W/
Side Hatches Dimensions

Front View

Side View

Mattress	Width	Height	Depth	Projection From Wall
Twin	79"	83"	21"	85"
Twin X-Long	79"	88"	21"	90"
Full	94"	83"	21"	85"
Queen	100"	88"	21"	90"
King	116"	88"	21"	90"

Side Hatches are 18" Wide
Accommodates any standard U.S. mattress sizes up to 11" thick.

	Shelves Only	Door Bottom	Door Bottom and Top	3 Drawers, Pull-out Night Stand Shelf	3 Drawers, Pull-out Night Stand Shelf & Top Door
3 Adjustable Shelves	☒	☒	☒	☒	☒
1 Fixed Shelf	☒	☒	☒	☒	☒
Soft Close Door Hinges		☒	☒		☒
Full-Extension Drawer Slides				☒	☒
Hidden Shelf Above Drawers				☒	☒
Hatch Depth	21"	21"	21"	21"	21"

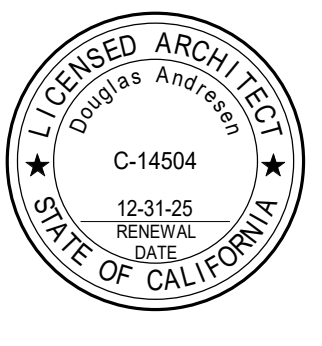


Murphy Bed

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Floor Plans

PL4

C:\Users\MicahCruz\Andresen Architecture Inc\AAI - Access\Projects\4_P\Projects 2020-2029\2024\24-5156 Water of Life Phase 2\Revit\Old\2025-09-19\24-5156 WOL P2 (Building) - R25.rvt 9/22/2025 2:19:07 PM

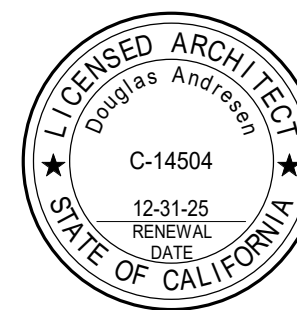


COLORS AND MATERIALS TO MATCH EXISTING

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025

24-5156



**Ext. Elevations
Option 1**

PL5



Northeast 3D View (Arrow Blvd.)



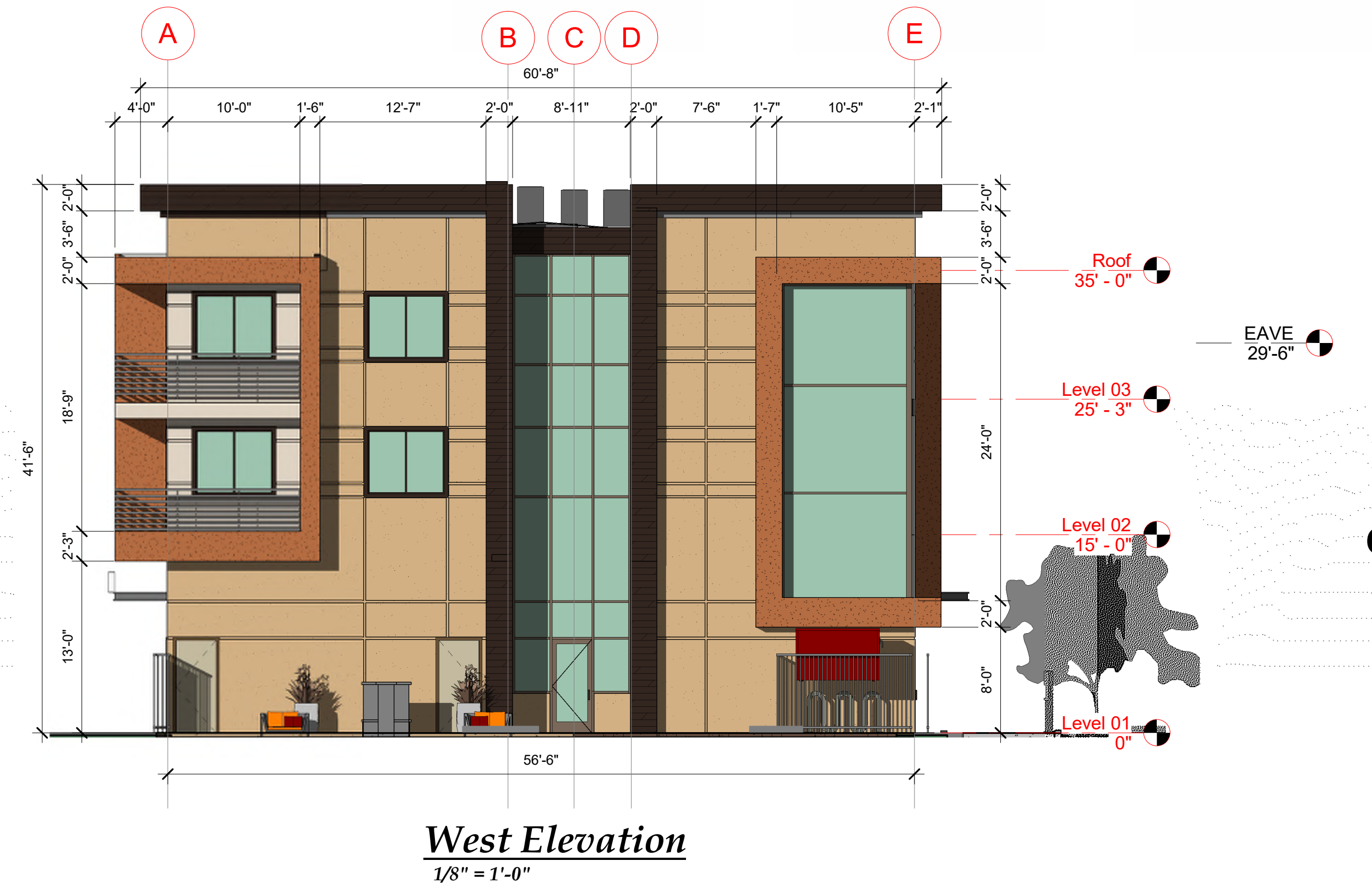
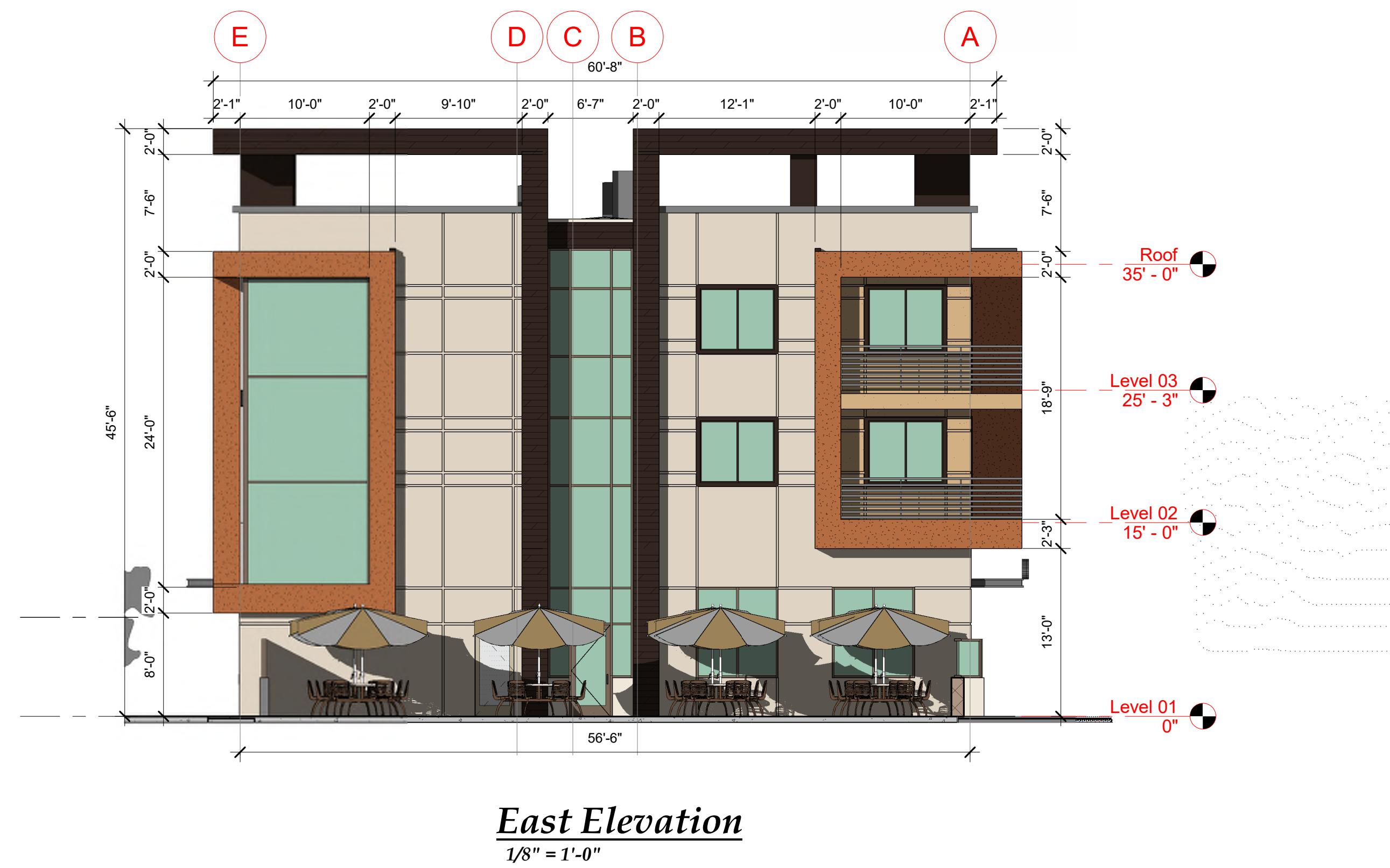
North Elevation (Arrow Blvd.)
1/8" = 1'-0"

Proposed "Joe Annunziato Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025
24-5156



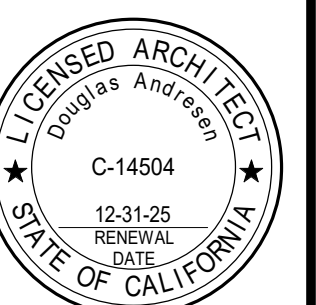
Signage Option 1 PL5.1



COLORS AND MATERIALS TO MATCH EXISTING

Proposed Mixed-Use Development For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025
24-5156



**Ext. Elevations
Option 2**

PL5.2



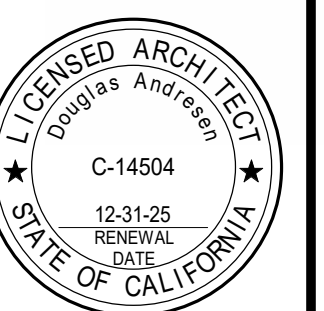
Northeast 3D View (Arrow Blvd.)



North Elevation (Arrow Blvd.)
1/8" = 1'-0"

Proposed Mixed-Use Development For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025
24-5156



Signage Option 2 PL5.3

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ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Southwest 3D View



Northeast 3D View



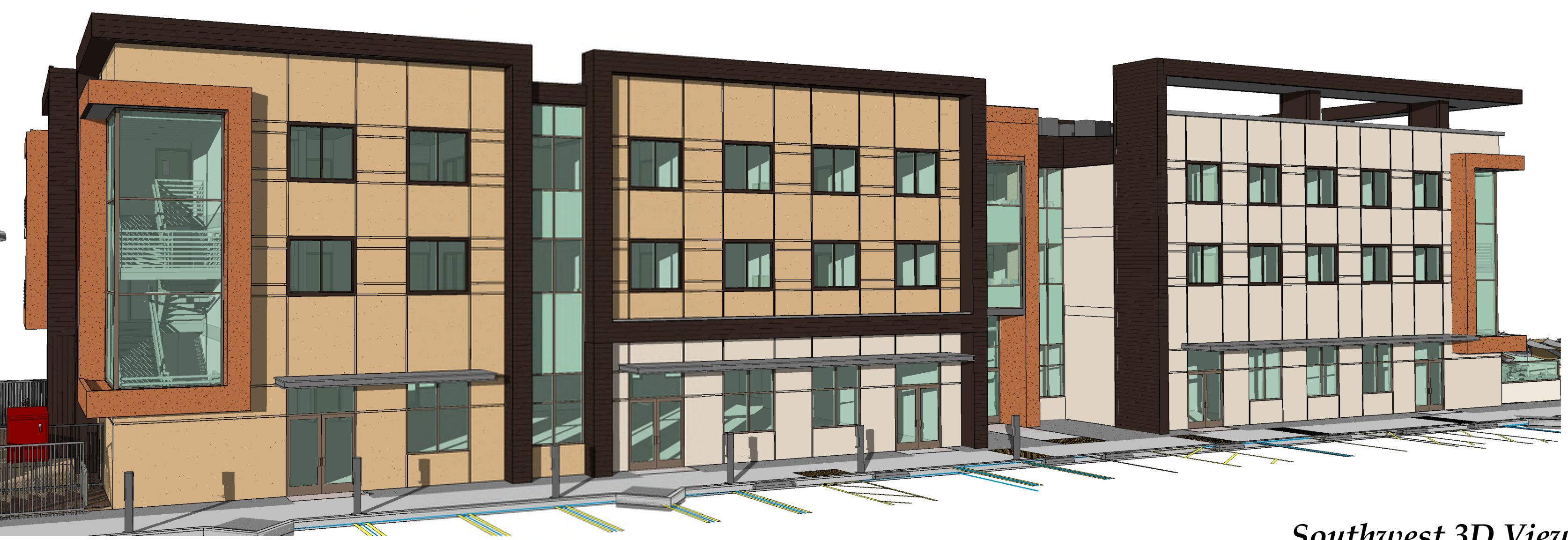
Courtyard 3D View



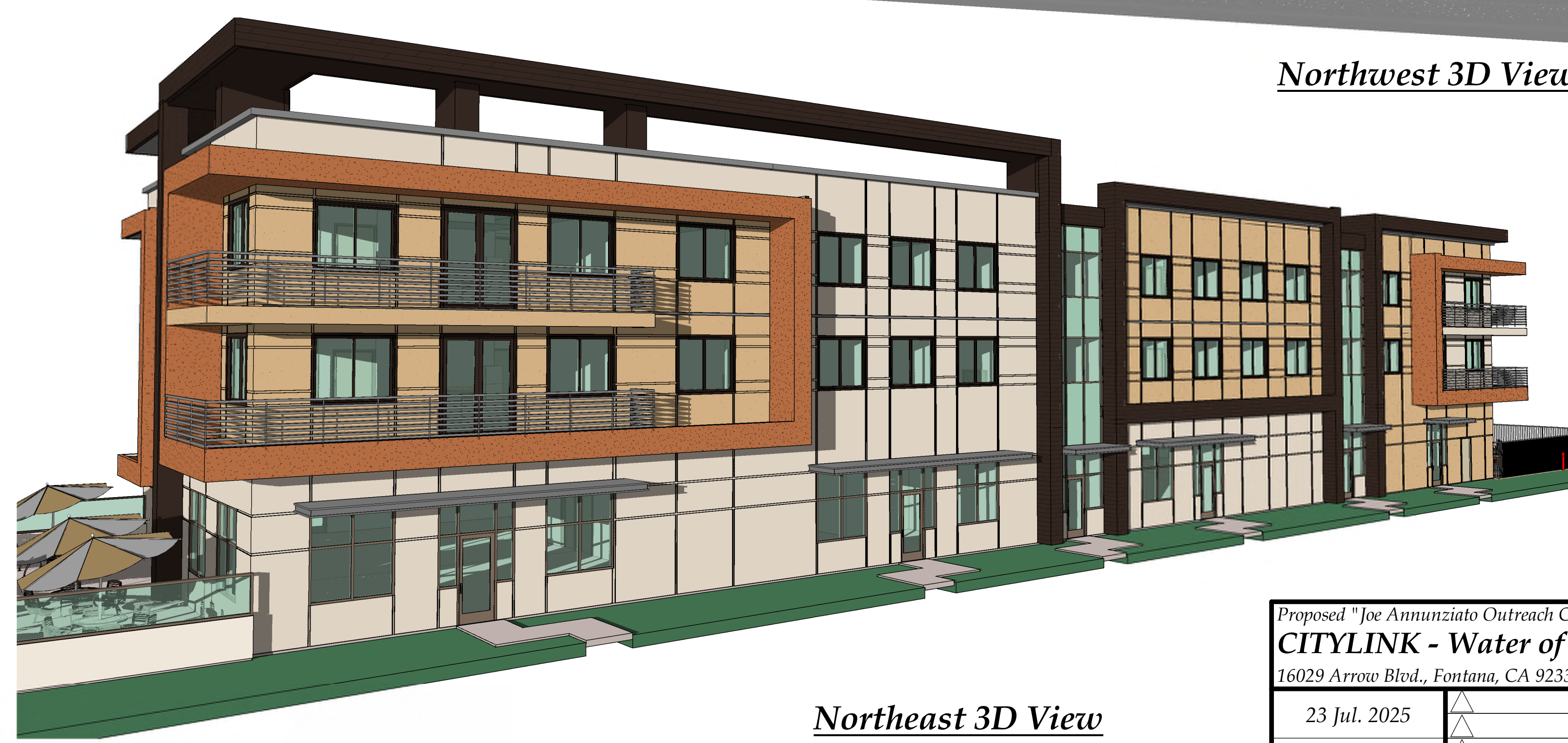
Southeast 3D View



Northwest 3D View



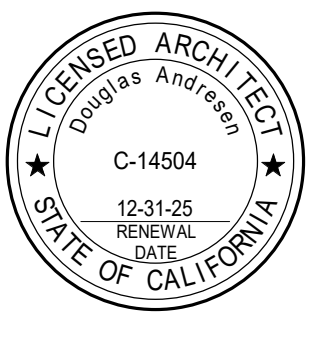
Southwest 3D View



Northeast 3D View

Proposed "Joe Annunzio Outreach Center" For:
CITYLINK - Water of Life
16029 Arrow Blvd., Fontana, CA 92335

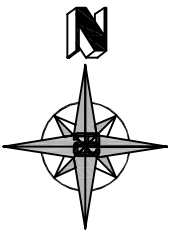
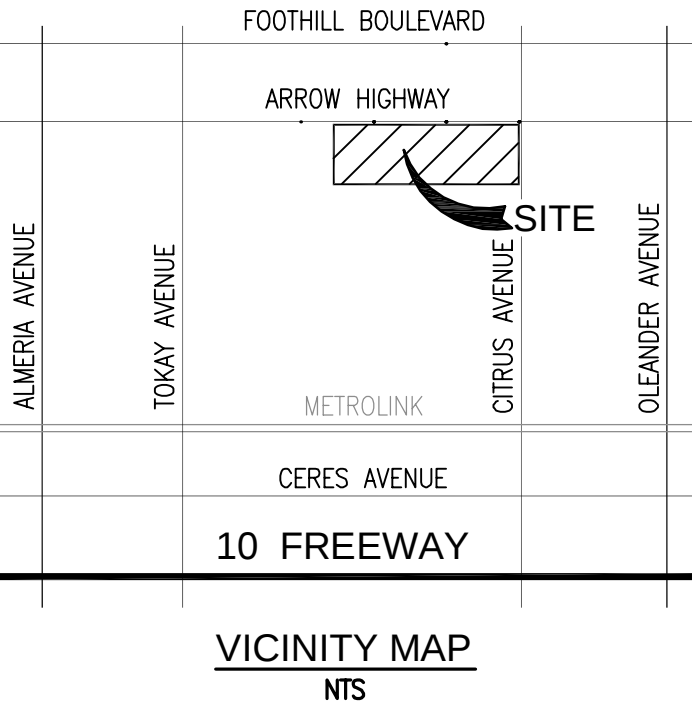
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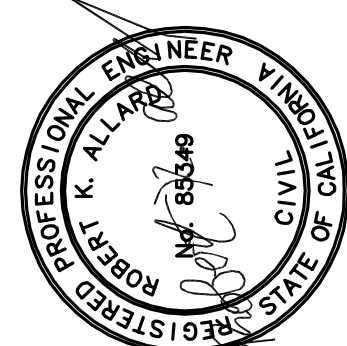
3D Views

PL6

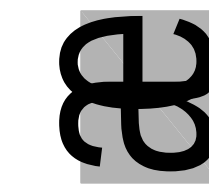
CITY OF FONTANA
CONCEPTUAL GRADING PLAN
CITY LINK PHASE 2



Prepared For:
WATER OF LIFE
7625 EAST AVENUE
FONTANA, CA 92336
(909) 463-0103



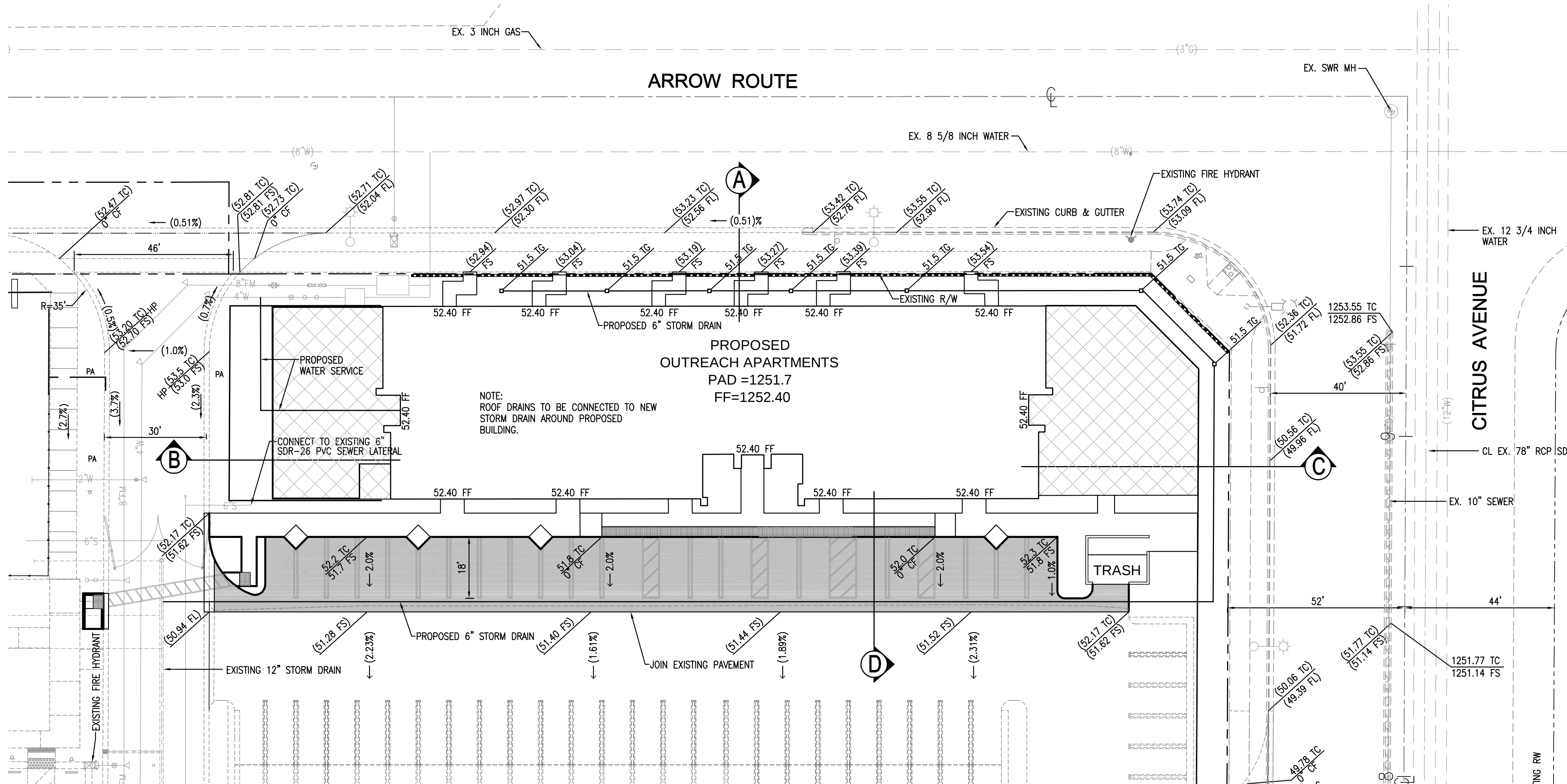
Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
15866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
Phone (909) 356-1815 Fax (909) 356-1785
Raymond J. Allard, R.C.E. 85549



DATE	September, 2025	SCALE	1"=20'	DRAWN	C.V. / DBW	CHECKED	R.K.A.
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CONCEPT GRADING PLAN
CITY LINK
APN 0232-201-13
WATER OF LIFE

SHEET TITLE
PROJECT
JOB NO.
SHEET NO.
1 OF 1



LEGEND:

- PROJECT BOUNDARY
- CENTERLINE
- PAD=1250 PAD ELEVATION
- FF= FINISHED FLOOR
- DRAINAGE FLOW
- TOP OF CURB
- FINISH SURFACE

DEVELOPER / OWNER:

WATER OF LIFE
7625 EAST AVENUE
FONTANA, CA 92336
PHONE (909) 463-0103

ENGINEER:

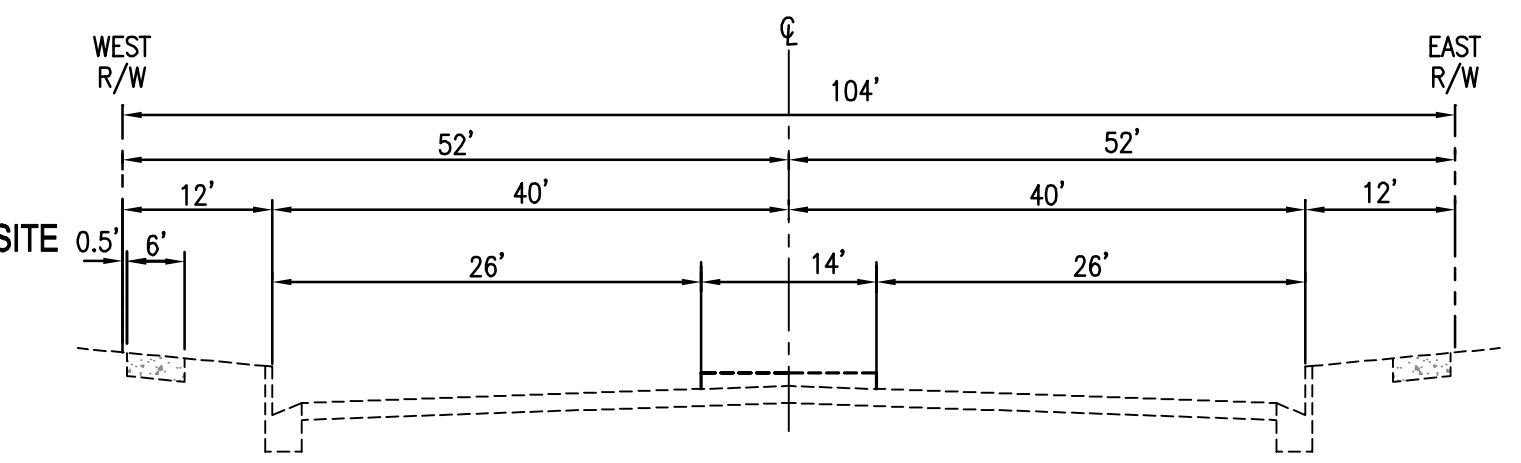
ALLARD ENGINEERING
15866 SEVILLE AVENUE
FONTANA, CA 92335
PHONE (909) 356-1815

LEGAL DESCRIPTION:

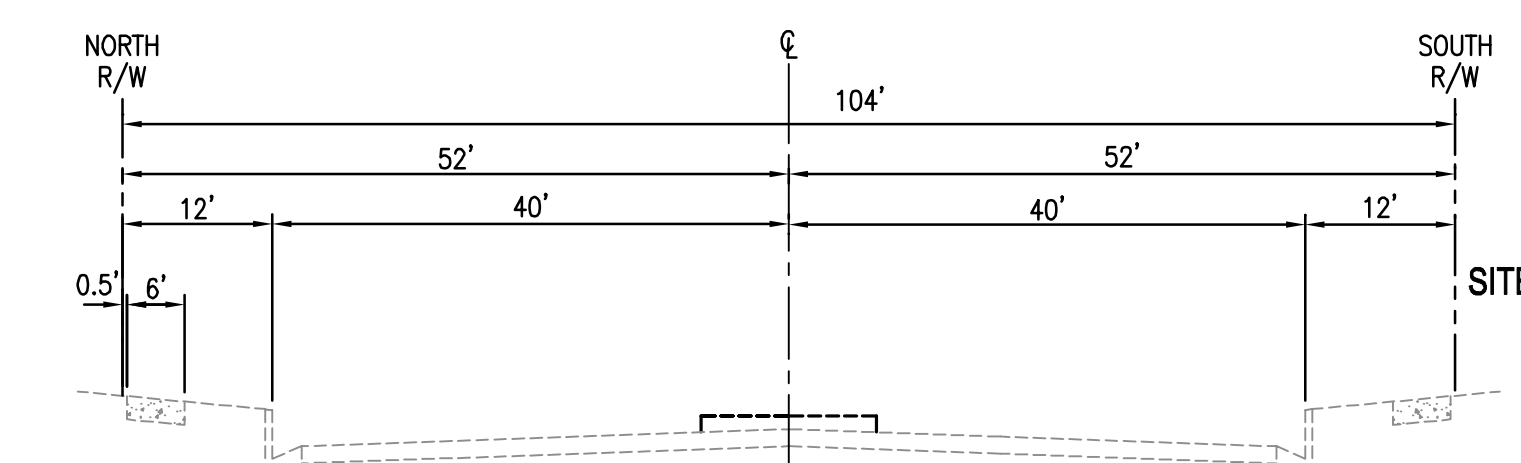
LOT 193 ACCORDING TO MAP OF ETIWAANDA VINEYARDS, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CITY OF FONTANA, UTILITY NOTIFICATION LIST

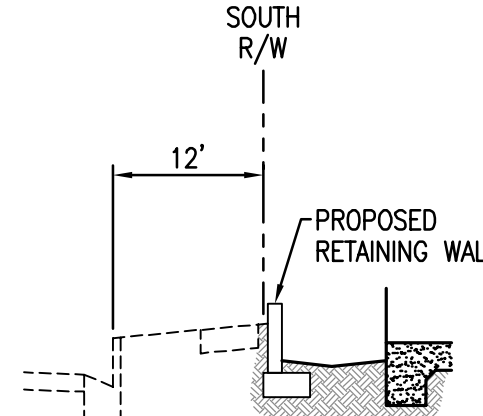
CITY OF FONTANA 8353 SIERRA AVE FONTANA, CA 92335 (909) 350-6632	AT&T 22311 BROOKHURST ST SUITE 203 HUNTINGTON BEACH, CA 92646 (714) 963-7964
SO. CALIF. GAS COMPANY 1981 W. LUGONIA AVE REDLANDS, CA 92374 (909) 335-7967 EMERGENCIES: (800) 427-2200	SPRINT 2592 DUPONT DR IRVINE, CA 92612 (800) 659-9698
SO. CALIF. EDISON COMPANY 300 N. PEPPER AVE RIALTO, CA 92376 (909) 820-5598 - UNDERGROUND (909) 875-5100 - TRANSMISSION (213) 637-1233 - PIPELINES (909) 357-6505 - DISTRIBUTION	TIME WARNER CABLE 1500 AUTO CENTER DR ONTARIO, CA 91761 (909) 975-3439
FONTANA WATER COMPANY 15966 ARROW ROUTE FONTANA, CA 92335 (909) 822-2201	SUNESYS, LLC 1325 PICO ST #106 CORONA, CA 92881 (951) 278-0400
	UNDERGROUND SERVICE ALERT (800) 422-4133



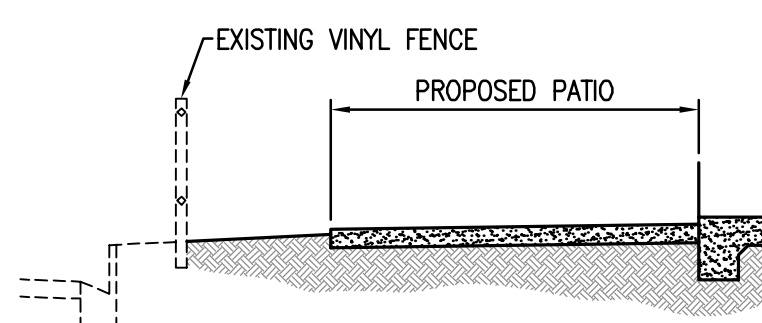
CITRUS AVENUE
PRIMARY HIGHWAY - 104' R/W
NTS



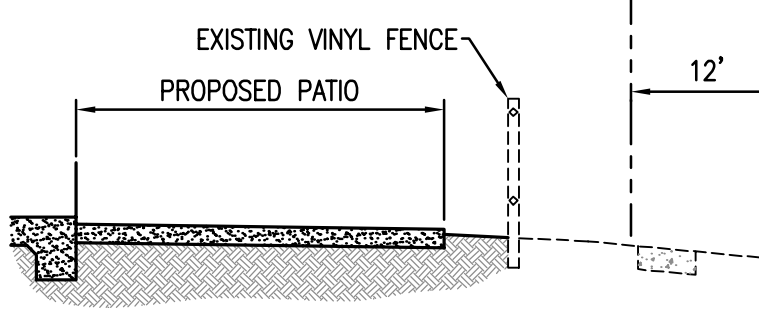
ARROW ROUTE
PRIMARY HIGHWAY - 104' R/W
NTS



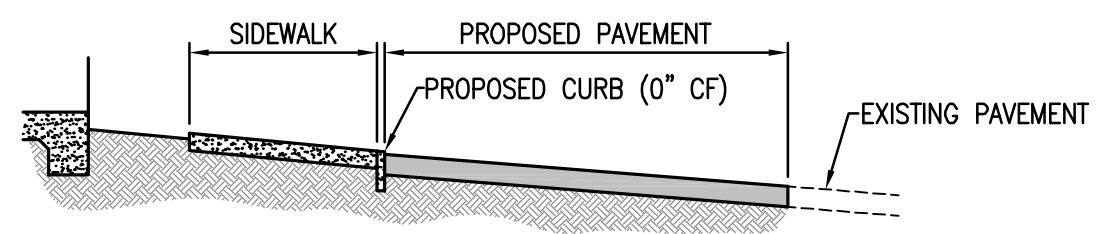
SECTION A
NTS



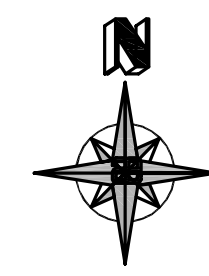
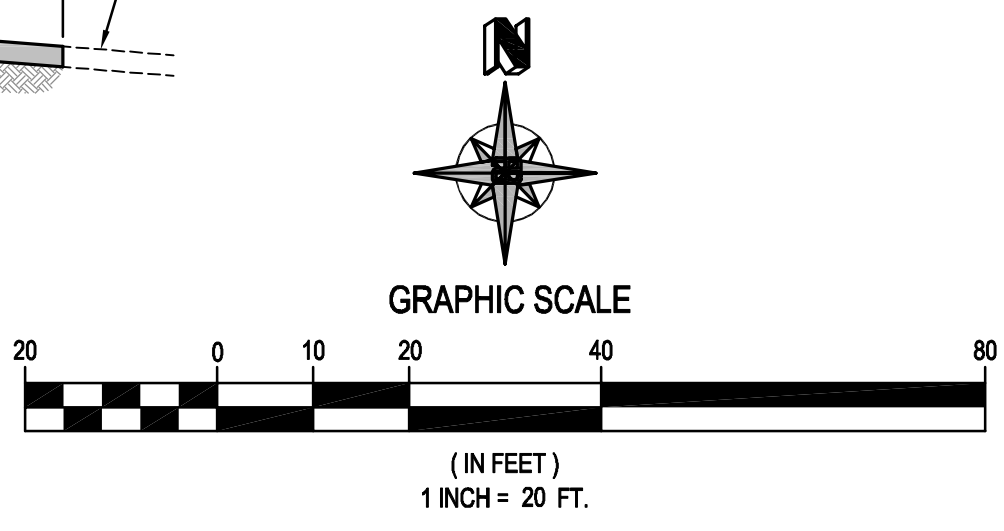
SECTION B
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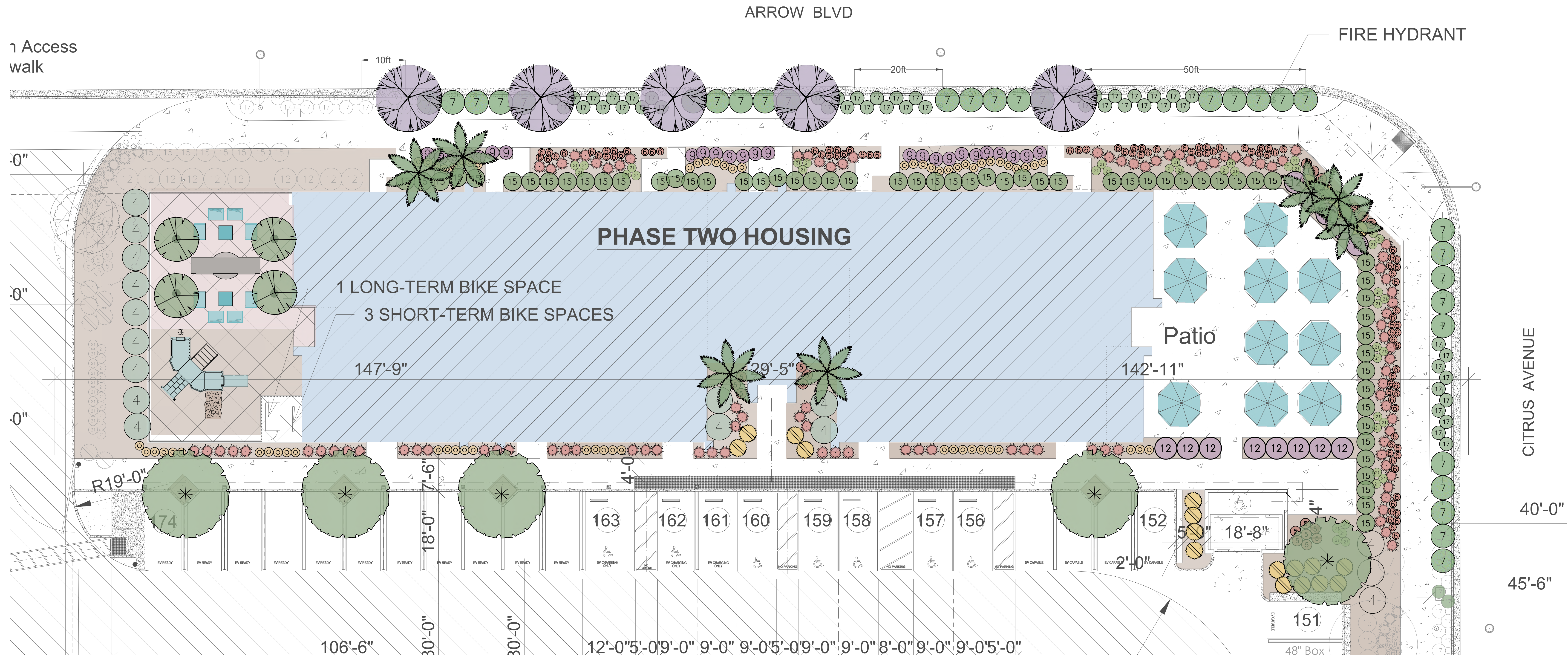
SECTION C
NTS



SECTION D
NTS



MCN25-0056



PLANTING LEGEND

TREES					ACCENTS AND ORNAMENTAL GRASSES							
Symbol	Botanical / Common Name	Water Use	Height	Width	Container	Symbol	Botanical / Common Name	Water Use	Height	Width	Container	
	Lagerstroemia indica x fauriei 'Tuscarora'	Mod.	15'	15'	24" Box	●	Anigozanthos 'Bush Ranger'	Low	1-2'	1-2'	1 gallon	
	Tuscarora Crape Myrtle	0.5	15'	20-35'	24" Box	●	Dwarf Kangaroo Paw	0.2	1-2'	3'	1 gallon	
	Searsia lancea	Low	30'	25'	15" BTH	●	Bouteloua gracilis 'Blonde Ambition'	Low	3'	3'	1 gallon	
	African Sumac	0.2	20-35'	10-15'		●	Blonde Ambition Blue Grama Grass	0.2	3'	1.5'-2.5'	5 gallon	
	Trachycarpus fortunei	Low	25'	25-35'		●	Calamagrostis x acutiflora 'Karl Foerster'	Mod.	3-5'	2-3'	5 gallon	
	Windmill Palm	0.2	10-15'	20-30'		●	Feather Reed Grass	0.5	1.5'-2.5'	2-3'	5 gallon	
	Olea europaea 'Swan Hill'	Low	25-35'	20-30'		●	Hesperaloe parviflora	Low	2-3'	2-3'	5 gallon	
	Fruitless Olive		20-30'			●	Red Yucca	0.2	2-3'			
Note: Contractor to verify all tree locations and maintain min. 10-ft from underground utilities, sewer, etc.						●	Lantana camara 'Bandana'	Low	16-20'	16-20'	1 gallon	
							Bandana Lantana	0.2				
						●	Lantana camara 'Gold Mound'	Low	2-3'	5 gallon		
						●	Gold Mound Lantana	0.2	3-4'			
						Per Zoning Code: minimum 50%/50% mix of 1 gallon to 5 gallon shrubs Shrubs provided: 627 total: (333) 5-gallon, 53%, (294) 1-gallon, 47%						
FOUNDATION AND SCREENING SHRUBS						GROUNDCOVERS						
●	Callistemon 'Little John'	Low	3'	5'	5 gallon	Symbol	Botanical / Common Name	Water Use	Height	Width	Container	
	Dwarf Bottlebrush	0.2	5'				Baccharis pilularis 'Pigeon Point'	Low	1-2'	1-2'	1 gallon	
●	Olea europaea 'Montra'	Low	6'	5'	5 gallon		Dwarf Coyote Bush	0.2	8-10'			
	Little Ollie Dwarf Olive	0.2	6'				Rosmarinus officinalis 'Prostratus'	Low	2'	4-8'	1 gallon	
●	Leucophyllum frutescens 'Compacta'	Low	4-5'	5'	5 gallon	●	Creeping Rosemary	0.2				
	Compact Texas Ranger	0.2	4-5'			●	Verbena peruviana	Low	6"	3-6'	1 gallon	
 Phase 1 Planting For reference only						●	Peruvian Verbena	0.2				

TREES		ACCENTS AND ORNAMENTAL GRASSES	
	Windmill Palm Drive and Bldg Entries		Dwarf Kangaroo Paw
	Tuscarora Crape Myrtle Street Tree		Blonde Ambition Blue Grama Grass
	African Sumac Parking Lot		Feather Reed Grass
	Fruitless Olive Patio Tree		Red Yucca
			Bandana Lantana
			Gold Mound Lantana
FOUNDATION AND SCREENING SHRUBS		GROUNDCOVERS	
	Dwarf Bottlebrush		Dwarf Coyote Bush
	Little Olie Dwarf Olive		Creeping Rosemary
	Compact Texas Ranger		Peruvian Verbena

