8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 21-1928
Agenda #: PH-A

Agenda Date: 1/17/2023
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 20-083: Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028, and Design Review No. 20-031 - for the development of commercial retail center to include a banquet hall, dual branded hotel, restaurant/retail building, and a drive-through restaurant on an approximately 8.9 adjusted gross acre site.

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2023-___; and,

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring Program (MMRP) and direct staff to file a Notice of Determination; and,

2. Approve Tentative Parcel Map No. 20464 (TPM No. 20-021),

3. Approve Variance No. 22-001,

4. Approve Conditional Use Permit No. 20-025,

5. Approve Conditional Use Permit No. 22-019,

6. Approve Conditional Use Permit No. 22-028, and

7. Approve Design Review No. 20-031.

APPLICANT:
Jinder Singh
61380 29 Palms Highway, Suite 15 & 16
Joshua Tree, CA 92252

LOCATION:
The project site is located at the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

REQUEST:
Tentative Parcel Map No. 20464 (TPM No. 20-021) - a proposal to consolidate 31 parcels (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52) and

vacate a portion of Highland Avenue into four parcels totaling 8.9 adjusted gross acres for the development of a commercial retail center.

Variance No. 22-001 - a proposal to reduce the rear yard landscape setback abutting a freeway from 25 feet to a minimum of two (2) feet in certain locations at the rear of the project site.

Conditional Use Permit No. 20-025 - a proposal to establish a dual branded hotel consisting of a 5-story, 75 room hotel (Holiday Inn Express) and a 5-story, 109 room hotel (Staybridge Suites Hotel) with various amenities.

Conditional Use Permit No. 22-019 - a proposal to operate a State of California Alcohol Beverage Control (ABC) license type 47 (On-Sale General - Eating Place) for the place of assembly (banquet hall).

Conditional Use Permit No. 22-028 - a proposal to operate a place of assembly (banquet hall) within the Fontana Square commercial retail center.

Design Review No. 20-031 - a proposal for the site and architectural review for the development of commercial retail center including a banquet hall, two hotels, a sit down restaurant/retail, and an In-n-out drive-through restaurant on an approximately 8.9 adjusted gross acre site located within General Commercial (C-2) Zoning District.

PROJECT PLANNER:
Salvador Quintanilla, Senior Planner

BACKGROUND INFORMATION:
Land Use Designation:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	General Commercial (C-G)	General Commercial (C-2)	Vacant
North:	Interstate 210 Freeway	Interstate 210 Freeway	Freeway
South:	Single-Family Residential (R-SF)	Single-Family Residential (R-1)	Existing Single-Family Homes
East:	General Commercial (C-G)	General Commercial (C-2) / Planning Area 3 of the Auto Center Overlay	Commercial Shopping Center Under Construction
West:	General Commercial (C-G) / Single-Family Residential (R-SF)	General Commercial (C-2) / Single-Family Residential (R-1)	Existing Liquor Store / Single-Family Homes/ Vacant Land

PROJECT DESCRIPTION:

A. Site Area: Approximately 8.9 adjusted gross acres

B. Lot Coverage:

	Maximum allowed:	50 percent (maximum coverage)	
	Provided:	23 percent	
C. Building/Unit Analysis:			
Banquet Hall	Approximately	38,907	square feet
Staybridge/Holiday Inn	Approximately	122,151	square feet
Restaurant/Retail	Approximately	5,000	square feet
In-N-Out	Approximately	3,885	square feet
Total:		169,943	square feet
D. Parking Analysis:			
Vehicle Spaces	Required: 480 spaces		
	Provided: 431 spaces*		

*Pursuant to Fontana Municipal Code (FMC) Section 30-685, the Planning Commission may red parking study (see Attachment No. 5)

E. Landscaping:	
Minimum Required:	15 percent
Proposed:	23.1 percent

ANALYSIS:

The applicant, Jinder Singh, has submitted applications for the proposed development of a new commercial retail center that includes a banquet hall, a dual brand hotel (Staybridge and Holiday Inn), a building for retail and restaurant uses, and a drive through restaurant (In-N-Out) on an approximately 8.9 adjusted gross acre site located within the General Commercial (C-2) zoning district. The site has a General Commercial land use designation for both the General Plan Land Use Map and Zoning District Map. The site is located on the northwest corner of Citrus Avenue and South Highland Avenue. The project site is bounded by the 210 freeway to the north, single-family residential across South Highland Avenue to the south, a new shopping center (under construction) across Citrus Avenue at the east, and an existing liquor store and vacant land to the west.

Tentative Parcel Map No. 20464:

Tentative Parcel Map No. 20464 is a request to consolidate 31 parcels and vacate a portion of Highland Avenue into four (4) parcels totaling approximately 8.9 adjusted gross acres for the purpose of developing a commercial retail center. The lots, as proposed, will comply with all standards of the City's Municipal Code including Chapter 26 (Subdivisions) and Chapter 30 (Zoning and Development Code). The project site will have three (3) points of access along South Highland Avenue and one (1) access point along Catawba Avenue.

Variance No. 22-001:

Pursuant to the FMC Section 30-494, Table 30-494.C (Minimum Required Setbacks for Parking Areas) parking spaces abutting a freeway requires a 25-foot landscape setback. The applicant proposes a rear yard landscape setback (abutting the freeway) that ranges from 2 feet to 12 feet for the project site where a 25-foot setback is required. The proposed parking spaces and drive aisle are not directly adjacent to the actual freeway; however, they are adjacent to the Citrus Avenue off-ramp. The project site is a rectangularly-shaped parcel that is constrained by Catawba Avenue, Citrus

Avenue, South Highland Avenue and the existing Citrus Avenue freeway off-ramp which limits the area of the development. Furthermore, the Citrus Avenue freeway off-ramp is higher in elevation than the project site and the site is adjacent to the freeway right-of-way as opposed to the actual I-210 freeway, which is 142 feet from the rear property line. Based on the shape of the project site and being adjacent to South Highland Avenue and the slope from the Citrus Avenue off-ramp (not the freeway) the project site cannot be expanded to meet the required 25-foot landscape setback. The constraints from the shape of the project site, right-of-way (South Highland Avenue) and the Citrus Avenue off-ramp deprive the property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications. Due to the shape and constraints of the site, the variance will not grant special privileges inconsistent with the limitation on other properties in the vicinity. Therefore, based on the above mentioned constraints, limitations, shape, and adjacency to the right-of-way rather than the freeway, staff is in support of the proposed variance.

Conditional Use Permit No. 20-025:
A hotel is conditionally permitted use in the General Commercial (C-2) zoning district. As proposed, the applicant is proposing dual branded 5-story hotel building which includes a Holiday Inn Express and a Staybridge Suites hotel. The main entrance for guest would be provided on the south side of the building via the lobby located on the southwest corner of the building. The dual branded hotel would provide 184 hotel rooms (75 rooms for the Holiday Inn Express and 109 for the Staybridge Suites) and associated amenities such as pool, hot tub, and patio area. Additionally, the dual branded hotel will have a great room seating area, living room, buffet area, lobby area, fitness center, bar area, and kitchen area.

The proposed hotel building would be generally located on the western half of the project site and will be surrounded by a pool, patio area, vehicle parking, landscaping, a 12'x45' loading dock, and SR-210 to the north. The hotel building will be accessed via the driveways facing South Highland Avenue. Patrons will be able to access the hotel building through the main entrance and additional entrances throughout the building. The proposed hotel is mainly a traveler's hotel with no large conference rooms or banquet facilities.

Conditional Use Permit No. 22-019:
The applicant has submitted an application for a State of California Alcohol Beverage Control (ABC) license for a type 47 (On-Sale General - Eating Place) for the place of assembly (banquet hall). The ABC License will authorize the sale of beer, wine and distilled spirits for consumption of alcohol on the licensed premises (banquet hall).

Census Tract No: The subject site is located within Census Tract No. 23.08 which is bounded by Sierra Avenue to the east, Miller Avenue to the south, Citrus Avenue to the west and the 210 Freeway to the north. This area encompasses approximately 2.5 square miles of area. If approved, the banquet hall within the Fontana Square center will be the only one within the immediate vicinity. Therefore, staff supports the approval of the Conditional Use Permit to sell alcohol for on-site consumption. The appropriate findings were made (Attachment No. 6). The applicant will request an ABC License for the Staybridge Hotel at a later time.

Conditional Use Permit No. 22-028:
Place of Assembly establishments are a conditionally permitted use within General Commercial (C-2) zoning district. As proposed, the development will have a two (2) story banquet hall (38,907-square-

feet) with an 810-seating capacity. The banquet hall will have a kitchen area, three (3) assembly rooms, porte cochere, lobby, office, laundry room, storage room, and changing rooms. The banquet hall would be located on the northwest corner of the project site. The banquet hall will be for special events such as receptions for weddings, quinceneras, birthday parties, and conferences. The place of assembly has been reviewed and meets the development standards required by the Zoning and Development Code for parking, landscaping, drive aisle width, and all other standards as required by the Zoning and Development Code. Given the proximity to the freeway and well-designed site layout, the place assembly, if approved, will provide the community with a convenient place where people can gather and have festivities.

Design Review No. 20-031:

As previously mentioned, the applicant is proposing a commercial retail center called the "Fontana Square" retail center. The proposed project is a commercial development comprised of a banquet hall, a hotel (anticipated Holiday Inn Express Hotel and a Staybridge Suites), a retail/restaurant building, and a drive-through restaurant (anticipated In-N-Out Burger). If approved, the retail center would have a total building square footage of approximately 169,943 square feet. The applicant has worked diligently with staff to incorporate architectural and site details that will beautify and enhance the overall aesthetics of the site. Some of the features include a Spanish architectural theme for the center, patios and drive entries, porte cocheres for the drive thru restaurant, a unique and well-designed corner statement at Citrus Avenue and South Highland Avenue, additional landscaping, and building lighting that will provide pedestrian security to the center as well as adding to the architectural character to the center. The proposed project will be built in phases: the drive-through restaurant (In-n-out) will be built first, followed by the hotel and the banquet hall, with the retail and restaurant building expected to be built last. As required by the conditions of approval (Exhibit E, Condition No. 13) the applicant will fence off any future undeveloped pad areas with a four (4) foot high white vinyl fence and hydroseed the undeveloped pad area. The fence and hydroseeding will be completed with the on-site improvements. All on-site improvements will be constructed as part of phase one, which includes all parking, landscape, ADA path of travel, loading areas, drive aisles, building pads for the future tenants, and lighting.

The Spanish architecture theme selected for the shopping center is appropriate for the area and is consistent with surrounding uses and the design guidelines in the Development Code. In addition, the proposed project is consistent with the goals and policies of the General Plan and applicable provisions of the zoning district, including Goal 5.3, Policy 5: (Community Design Element) stating that buildings "shall incorporate distinct and varied architectural details through varied rooflines, and detailed façade treatments". Design characteristics of the banquet hall and freestanding restaurant include decorative cornices, gable roofs, tower elements, pop-outs, veneer, stucco wall surface with various colors that enhance the character of the building. The dual brand hotel will incorporate a traditional corporate design which includes light to dark brown color scheme with a pastel color as an accent color, rock veneer, varied roof lines, tower elements, and a decorative canopy at the main entrance of the lobby. The drive through restaurant will incorporate the typical In-N-Out corporate design, which includes cornices, white smooth stucco finish, expose lighting at the top of the building, porte cochere, and rock veneer at the base of the building.

Grading/Circulation/Parking:

Grading/Wall:

The site is vacant and currently has a natural grade. After the proposed development, the site will have a less than a two-percent grade to the south into the porous pavement area. The on-site runoff will be directed to the south, where a bio retention area will capture all run-off water. The applicant is proposing a six (6) foot high decorative freestanding wall to screen the patio area of the hotel, a 2' - 3' retaining wall to create the Bio retention basin along South Highland Avenue, and a retaining wall on the west side of the project site abutting Catawba Avenue.

Circulation:
Main ingress and egress to the site would be via a 52'-foot-wide driveway (Driveway No.1), divided a raised median, located directly across from Tokay Avenue. Driveway No.1 would allow for full ingress movements on all directions but would only allow eastbound and westbound egress onto South Highland Avenue. Driveway No. 2 is a 35'-foot-wide driveway located on the southwest corner of the site, directly across from Jacaranda Avenue. Driveway No. 3 is an approximately 23'-foot-wide driveway located on the northwest corner of the site with direct access to Catawba Avenue. Driveway No. 4 is a 35'-foot-wide driveway located southeast portion of the site, directly across Cherimoya Avenue. The proposed project will include a fire access route, fire hydrants, and speed humps throughout the site.

Parking:
The project will have parking spaces surrounding each individual building, and parking spaces to the west, north and south of the project site. Pursuant to the Zoning and Development, the project site requires 480 parking space. The applicant is proposing 431 parking spaces for the project site, which is a difference of 49 parking spaces (8%). However, pursuant to Fontana Municipal Code (FMC) Section 30-685, the Planning Commission may reduce the number of parking spaces required for multiple uses on a lot subject to the approval of parking study. The applicant submitted a parking study (see Attachment No. 5) to support reducing the number of parking spaces for the commercial center. The Engineering Department has reviewed the parking study and has approved it as submitted by the applicant. Based on the findings of the parking study, staff is in support of the reduction in the parking spaces due to hours of operation and activities for the different types of uses that are proposed.

Environmental:

An Initial Study (IS), Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program has been prepared for this project pursuant to the California Environmental Quality Act (CEQA) and the 2019 Local Guidelines for Implementing CEQA. Based on the information in the IS, the project could not have a significant effect on the environment as a result of project implementation and the Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program; a Notice of Determination have been prepared for the Planning Commission's consideration. The mitigation measures from the Mitigation Monitoring and Reporting Program are included herein as part of the Conditions of Approval. The IS/MND for the Fontana Square project can be found at <https://www.fontana.org/2137/Environmental-Documents>.

MOTION:
Approve staff's recommendation

ATTACHMENTS:

1. Vicinity Map
2. Tentative Parcel Map No. 20464
3. Project Plans
4. ABC Census Tract 23.08 Map
5. Parking Study
6. Planning Commission Resolution, Findings and Conditions of Approval
7. Notice of Determination
8. Notice of Public Hearing

CITY OF FONTANA PLANNING DEPARTMENT



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VICINITY MAP

DATE: January 17, 2023
CASE: Master Case No. 20-083
Tentative Parcel Map No. 20464 (TPM No. 20-021)
Variance No. 22-001
Conditional Use Permit Nos. 20-025, 22-018, 22-019, & 22-028
Design Review No. 20-031

ATTACHMENT NO. 1

ATTACHMENT NO. 2

CITY OF FONTANA

TENTATIVE PARCEL MAP NO. 20464

LEGAL DESCRIPTION:

PORTIONS OF TRACT NO. 3348, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT FILED IN BOOK 47, PAGE 14, 15 AND 16, RECORDS OF SAID COUNTY.

OWNER:

CITY OF FONTANA

DEVELOPER

LADHAR BROTHER CORP

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815
FAX (909) 356-1795

UTILITIES:

CITY OF FONTANA
8353 SIERRA AVE
FONTANA, CA 92335
(909) 350-6632

SO. CALIF. GAS COMPANY
1981 W. LUGONIA AVE
REDLANDS, CA 92374
(909) 335-7967
EMERGENCIES: (800) 427-2200

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

UNDERGROUND SERVICE ALERT
(800) 422-4133

AT&T
22311 BROOKHURST ST SUITE 203
HUNTINGTON BEACH, CA 92646
(714) 963-7964

SPRINT
2592 DUPONT DR
IRVINE, CA 92612
(800) 659-9698

TIME WARNER CABLE
1500 AUTO CENTER DR
ONTARIO, CA 91761
(909) 975-3439

SUNESYS, LLC
1325 PICO ST #106
CORONA, CA 92881
(951) 278-0400

FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

AREA SUMMARY:

GROSS: 8.94 ACRES
NET: 8.84 ACRES

BENCHMARK:

NATIONAL GEODETIC SURVEY MON. 045-88
BRASS DISK IN TOP OF CONCRETE BASE, SE LEG OF TOWER MARKED 17-1, LOCATED AT THE SOUTHWEST CORNER OF CASA GRANDE DR. & MANGO AVE.

NAVD 88 ELEVATION: 1734.66

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE CENTERLINE OF CATAWBA AVENUE AS SHOWN ON ROS 99-0138 FILED IN BOOK 116, PAGES 47-51, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY.

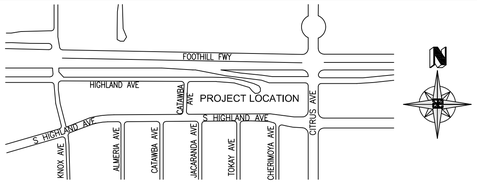
PROPOSED ZONNING

GENERAL COMMERCIAL (C-2)

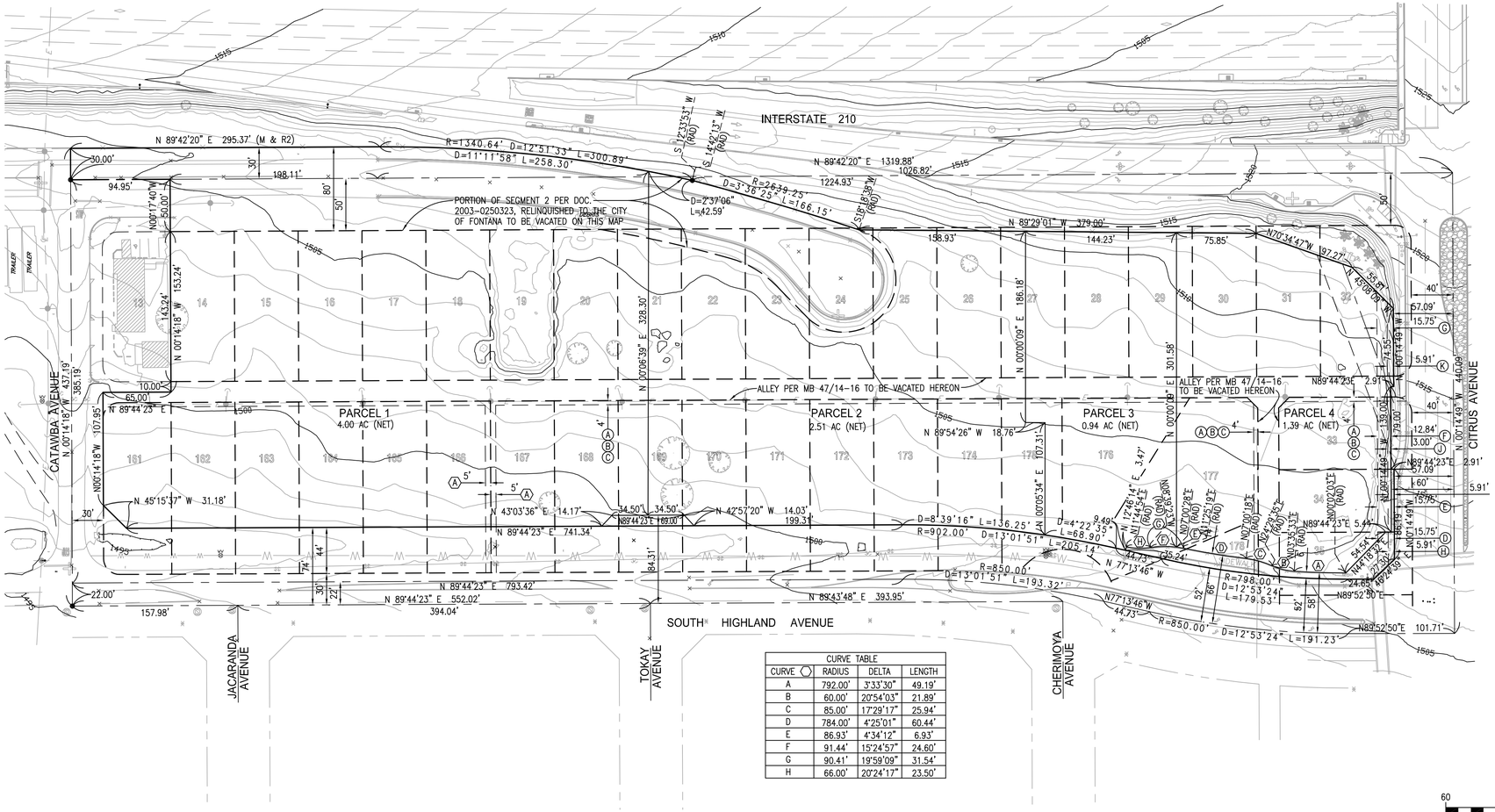
ASSESSOR'S PARCEL NO:

0228-301-01, 0228-301-02, 0228-301-03, 0228-301-04
0228-301-05, 0228-301-06, 0228-301-07, 0228-301-08
0228-301-20, 0228-301-21, 0228-301-22, 0228-301-23
0228-301-33, 0228-301-34, 0228-301-35, 0228-301-36
0228-301-37, 0228-301-38, 0228-301-39, 0228-301-40
0228-301-41, 0228-301-42, 0228-301-43, 0228-301-44
0228-301-45, 0228-301-46, 0228-301-47, 0228-301-48
0228-301-49, 0228-301-51, 0228-301-52

NOTE:
PROPOSED RECIPROCAL ACCESS EASEMENT OVER ALL PARCELS



VICINITY MAP
NOT TO SCALE



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
A	792.00'	3°33'30"	49.19'
B	60.00'	20°54'03"	21.89'
C	85.00'	17°29'17"	25.94'
D	784.00'	4°25'01"	60.44'
E	86.93'	4°34'12"	6.93'
F	91.44'	15°24'57"	24.60'
G	90.41'	19°59'09"	31.54'
H	66.00'	20°24'17"	23.50'

EASEMENTS:

(A) EASEMENT FOR STREET, ALLEYS AND PUBLIC UTILITIES PER TRACT NO. 3348, MB 47/14-16, TO BE VACATED ON THIS MAP.

(B) SCE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 20, 1950 IN BK. 2609 / 195, O.R. EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT.

(C) PACIFIC TELEPHONE & TELEGRAPH COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED JULY 26, 1950 IN BK. 2612 / 438, O.R.

(D) EASEMENT TO BE QUITCLAIMED PER SEPARATE INSTRUMENT. STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196468, O.R.

(E) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196458, O.R.

(F) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196464, O.R.

(G) STATE OF CALIFORNIA EASEMENT FOR SLOPE AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196461, O.R.

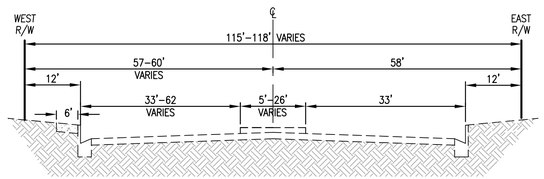
(H) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196469, O.R.

(I) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196459, O.R.

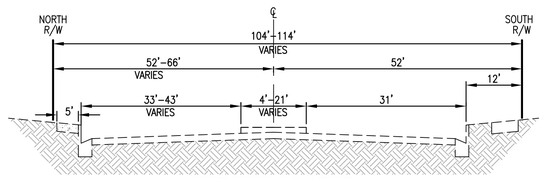
(J) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196465, O.R.

(K) STATE OF CALIFORNIA EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2004 AS INST. NO. 2004-0196462, O.R.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 INCH = 60 FT.



PRIMARY HIGHWAY
CITRUS AVENUE
NTS



SOUTH HIGHLAND AVENUE
NTS

ALL EXISTING IMPROVEMENTS TO FALL WITHIN ULITIMATE R/W

CITY OF FONTANA

TENTATIVE PARCEL MAP NO. 20464

Prepared For:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335

REGISTERED PROFESSIONAL ENGINEER
RAYMOND J. ALLARD
No. 36052
Exp. 6/30/24
CIVIL
STATE OF CALIFORNIA

Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
PHONE (909) 356-1815 Fax (909) 356-1795

PLOT DATE: December 20, 2022 ballard

Filename: I:\Fontana Square\DWG's\ENTITLEMENT\Tentative Parcel Map\TPM-20464.dwg

ATTACHMENT NO. 3

FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE, FONTANA, CALIFORNIA

STAYBRIDGE SUITES UNIT BREAKDOWN

GUEST ROOM DISTRIBUTION	1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL	PERCENTAGE
STUDIO KING A	5	18	19	19	19	80	73.40%
STUDIO KING CUSTOMISE	--	1	2	2	2	7	06.40%
STUDIO KING ADA ♿	--	2	1	1	1	5	04.60%
ONE BEDROOM KING	2	2	2	2	2	10	09.20%
ONE BEDROOM KING ADA ♿	--	1	--	--	--	1	00.90%
STUDIO QUEEN QUEEN	1	1	1	1	1	5	04.60%
STUDIO QUEEN QUEEN ADA ♿	1	--	--	--	--	1	00.90%
TOTAL ROOMS	9	25	25	25	25	109	100%

HOLIDAY INN EXPRESS UNIT BREAKDOWN

GUEST ROOM DISTRIBUTION	1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL	PERCENTAGE
KING	5	5	5	5	5	25	33.30%
ACC. KING ♿	--	--	1	1	1	3	04.00%
KING WIDE	1	1	--	--	--	2	02.60%
ACC. KING WIDE ♿	1	--	--	--	--	1	01.40%
KING SUITE	--	1	2	2	2	7	09.30%
ACC. KING SUITE ♿	--	1	--	--	--	1	01.40%
QQ	4	4	4	4	4	20	26.60%
ACC. QQ ♿	--	1	--	--	--	1	01.40%
QQ SUITE	3	2	3	3	3	14	18.60%
ACC. QQ SUITE ♿	1	--	--	--	--	1	01.40%
TOTAL ROOMS	15	15	15	15	15	75	100%

GUEST ROOMS WITH COMMUNICATIONS FEATURES

GUEST ROOMS WITH MOBILITY FEATURES AND COMMUNICATION FEATURES

NOTES FOR CONTRACTOR:

1. THE CITY BUILDING INSPECTOR HAS THE AUTHORITY TO REQUEST FULLY REVISED PLAN SHEETS WITH ALL FIELD CHANGES CLOUDED W/DELTAS TO BE SUBMITTED FOR CITY PLAN REVIEW WHEN HE/SHE DETERMINES THE NUMBER OF FIELD REVISIONS WARRANT SUCH A REQUEST.
2. APPROVED TEMPORARY SANITARY FACILITIES (I.E CHEMICAL TOILETS SHALL BE ON THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTION). (HEALTH & SAFETY CODE, SECTION 5416).
3. CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS.
4. STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES.
5. CONSTRUCTION HOURS

OCTOBER 1 THRU APRIL 30		MAY 1 THRU SEPTEMBER 30	
Monday-Friday	7:00a.m-5:30p.m	Monday-Friday	6:00a.m-7:00p.m
Saturday	8:00a.m-5:00p.m	Saturday	8:00a.m-5:00p.m
Sunday	Not allowed	Sunday	Not allowed
Government Code Holidays	Not allowed	Government Code Holidays	Not allowed

Violation of the above work hours is a citable offense under Gilroy Municipal Code.

Site walls, retaining walls, trash enclosures, carports, site lighting, temporary power poles, emergency generators, grease interceptors & spary booths require separate submittals, approvals & permits. These items may be on your plans but are not part of the building approval.

GENERAL CONTRACTORS AND/OR OWNER BUILDERS SHALL SUBMIT A COMPLETED SUB-CONTRACTOR'S LIST TO THE BUILDING & SAFETY DEPARTMENT PRIOR TO REQUESTING A FINAL INSPECTION. ABSOLUTELY NO SUB-CONTRACTOR'S LISTS WILL BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PROVIDED ON THE APPROPRIATE FORM

Architect:
ACE DESIGN LLC
1024 Iron Point Road, Suite 1046
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www.sladdenengineering.com

Mechanical-Plumbing Engineer:
KK ENGG. LLC
3877 DWIGGINS ST.
LOS ANGELES, CA 90063

Electrical Engineer
BK CONSULTING ENGINEERS INC.
5246 CLAIR STREET
MONTCLAIR, CA 91763
PHONE: (909) 569-2586
Email: billfang8888@gmail.com

KNOX BOX NOTES:

A KNOX KEY BOX RAPID ENTRY AND A CABINET ACCESSIBLE TO THE FIRE DEPARTMENT WILL BE REQUIRED TO ALLOW EMERGENCY ACCESS TO THE SITE AND SITE INFORMATION. BECAUSE AN ALARM SYSTEM IS REQUIRED THE KNOX BOX WILL REQUIRE "TAMPER MONITORING". THE KNOX RAPID ENTRY SYSTEM SHALL HAVE ONE OR ALL OF THE FOLLOWING ITEMS PLACED IN THE KNOX BOX OR CABINET, DEPENDANT ON REQUIREMENTS OF THIS FACILITY:

A) A MINIMUM OF 2 SETS OF MASTER KEYS/CARDS TO THE BUILDING AND ROOMS FOR EMERGENCY ACCESS LOCATED NEAR FRONT ENTRANCE. (KNOX BOX) SERIES 4400

B) CABINET FOR SITE INFORMATION

I) SCALED SITE PLAN OF THE FACILITY, IDENTIFYING ALL BUILDINGS, HYDRANTS, FIRE DEPARTMENT ACCESS AROUND THE FACILITY, AND LOCATION OF ALL WATER, FIRE WATER, ELECTRIC, AND GAS SHUT-OFF VALVES. IDENTIFY LOCATIONS FOR ELECTRIC CONTROL PANELS, ELEVATOR CONTROL PANELS AND MACHINERY ROOMS, HVAC CONTROL PANELS AND MACHINERY ROOMS, LAUNDRY, AND KITCHEN.

II) SCALED FLOOR PLANS OF ALL BUILDING FLOORS; SHOWING DOORS, OFFICES, ROOM NUMBERS, STORAGE SPACES, ETC.

III) CITY OF FONTANA SQUARE ANNUAL BUSINESS HAZARDOUS MATERIALS INVENTORY INCLUDING ALL MSDS FORMS, ETC.

STANDPIPE NOTES: (FOR FIRE SPRINKLER CONTRACTOR)

1. STANDPIPES WILL BE "AUTOMATIC WET STANDPIPES", MEANING THAT THE STANDPIPES ARE ALWAYS FULL OF WATER, WITHIN HEATED AREAS, AND ARE CONNECTED TO A WATER SUPPLY THAT IS CAPABLE OF SUPPLYING THE SYSTEM DEMAND (FLOW AND PRESSURE) AUTOMATICALLY. THIS WILL USUALLY MEAN THAT THE STANDPIPES ARE INTERCONNECTED WITH THE FIRE SPRINKLER SYSTEM IN THE BUILDING, AND WILL NORMALLY BE SUPPLIED BY AN AUTOMATIC FIRE PUMP INSTALLED AS PART OF THE FIRE SPRINKLER SYSTEM.
2. THE STANDPIPES WILL BE CLASS I STANDPIPES, WHERE THE HOSE CONNECTIONS ON EACH FLOOR WILL BE 2½-INCH HOSE CONNECTIONS WITH NATIONAL HOSE THREAD. EACH CONNECTION WILL BE EQUIPPED WITH ITS OWN CONTROL VALVE.
3. THE STANDPIPE HOSE CONNECTIONS WILL NOT BE EQUIPPED WITH AUTOMATIC PRESSURE-REGULATING DEVICES.
4. IN INTERIOR STAIRWAYS, THE HOSE CONNECTIONS WILL BE LOCATED AT AN INTERMEDIATE LANDING BETWEEN STORIES, UNLESS OTHERWISE REQUESTED OR APPROVED.
5. IN ACCORDANCE WITH NFPA 14, THE MINIMUM DESIGN PRESSURE FOR HYDRAULICALLY-DESIGNED STANDPIPE SYSTEMS SHALL BE A MINIMUM RESIDUAL PRESSURE OF 100 PSI AT THE OUTLET OF THE HYDRAULICALLY MOST REMOTE (I.E., HIGHEST) 2½-INCH HOSE CONNECTION.
6. IN ACCORDANCE WITH NFPA 14, THE MINIMUM FLOW RATE FOR THE HYDRAULICALLY MOST REMOTE STANDPIPE SHALL BE A TOTAL OF 500 GPM THROUGH THE TWO MOST REMOTE 2½-INCH OUTLETS (I.E., 250 GPM PER HOSE CONNECTION AT EACH OF THE TWO MOST REMOTE HOSE CONNECTIONS ON A SINGLE STANDPIPE, SUCH AS THE CONNECTIONS ON THE 4TH AND 5TH FLOOR, ETC.).

FOR PROJECT DATA REFER SHEET NO. A1.0.0

FIRE RESISTANCE (TABLE 601)	REQUIRED	PROPOSED
PARTY WALLS	1HR	1HR
INTERIOR BEARING WALLS	1HR	1HR
INTERIOR NONBEARING WALLS	0	0
COLUMNS/BEAMS & GIRDERS	1HR	1HR
FLOOR/CEILING	1HR	1HR
ROOF/CEILING	1HR	1HR
EXTERIOR BEARING WALLS	1HR	1HR
EXTERIOR NONBEARING WALLS	0	0
VERTICAL SHAFTS/CHUTE	2HR	2HR
FIRE PARTITIONS	1HR	1HR
EXIT ACCESS CORRIDORS	1HR	1HR
SMOKE PARTITIONS	1HR	1HR

DRAFT STOP NOTE:
AS PER CODE SECTION 1202.3.5.1.1, FULL-DEPTH AIR IMPERMEABLE INSULATION HAS BEEN PROVIDED IN ATTIC. SO DRAFT STOP NOT REQUIRED.

FIRE EXTINGUISHERS ········ CFC SECTION 906.1 AND NFPA 10
STANDPIPES ········ YES, CFC SECTION 905 AND NFPA 14 WITH COT AMENDMENTS
AUTOMATIC FIRE ALARM ········ ENTIRE BUILDING, CFC SECTION 907.2.8 AND NFPA 72
SMOKE DETECTORS ········ ALL OCCUP. SPACES & GUESTROOMS

DRAFT STOPS NOT REQUIRED (AS PER DRAFT STOP NOTE ABOVE)

STRUCTURAL ELEMENT	FIRE RATING
- STRUCTURAL FRAME	- 1 HR
- BEARING WALLS (INT. & EXT.)	- 1 HR
- FLOOR CONSTRUCTION	- 1 HR
- ROOF CONSTRUCTION	- 1 HR
FIRE BARRIER	**FIRE RATING**
- STAIR WALLS, ELEVATOR WALL, LINEN CHUTE, SHAFT ENCLOSURE	- 2 HR PER SEC. 713.4.
- GREAT ROOM INTERIOR WALLS	- 1 HR
FIRE PARTITION	**FIRE RATING**
- CORRIDOR	- 1 HR
- GUESTROOM SEPARATION	- 1 HR

ABBREVIATIONS:

IT IS OFFICE POLICY TO SPELL OUT ALL NOTES, SPACE PERMITTING. WHERE SPACE LIMITATIONS REQUIRE THE USAGE OF ABBREVIATIONS WE WILL USE THE FOLLOWING A.I.A. ABBREVIATIONS.

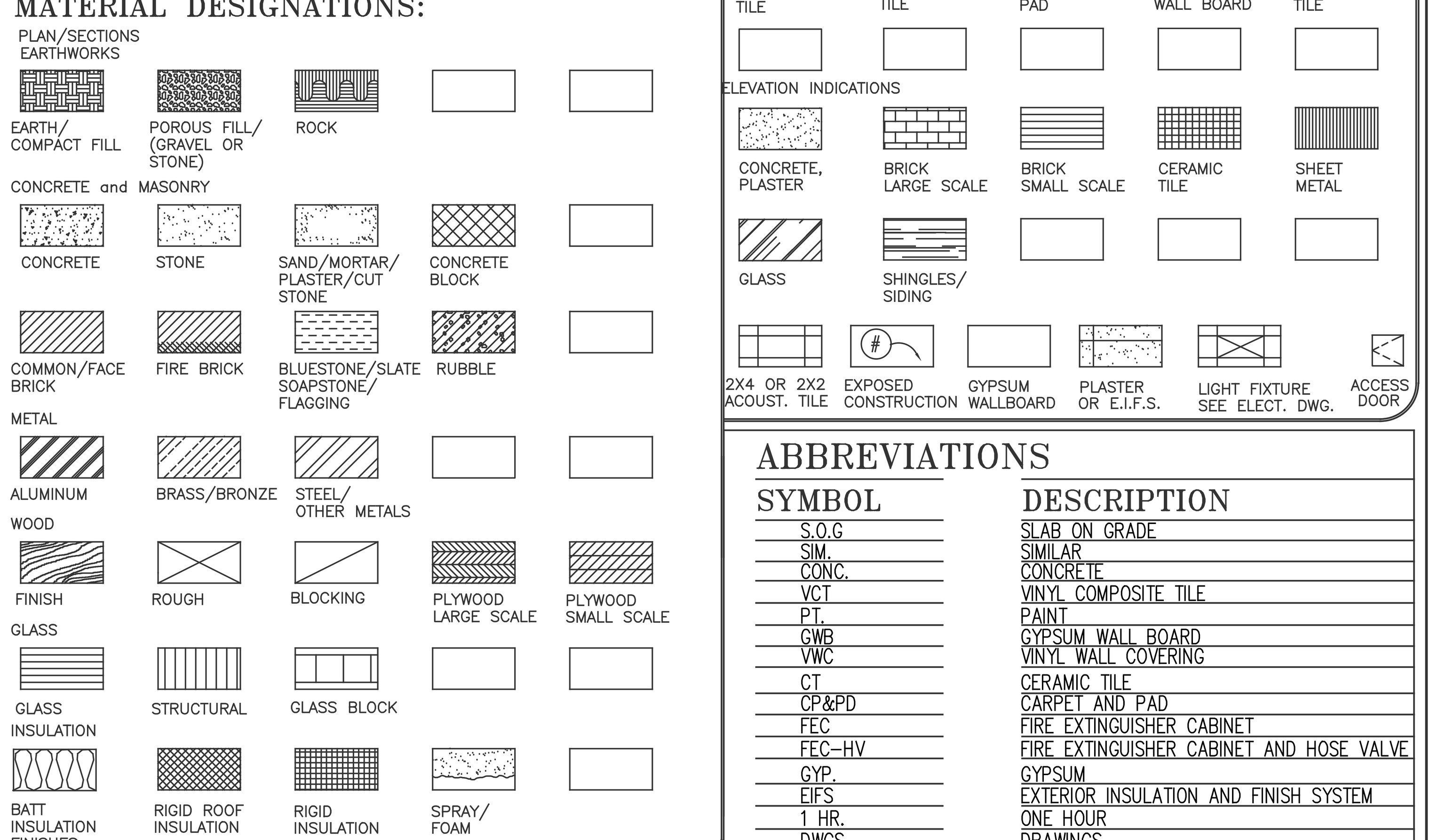
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITION (ED)(ING)
ACC	ACCESS
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE (D)
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT (URAL)
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT
ATTEN	ATTENUATION
AUTO	AUTOMATIC
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK
BOT	BOTTOM (OF)
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT-UP ROOF
C	STRUCTURAL SHAPE CHANNEL*
CAB	CABINET
CC	CENTERLINE TO CENTERLINE
CEM	CEMENT (-TITIOUS)
CHBD	CHALKBOARD
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJT	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CM	CENTIMETER (S)
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUE (OUS)
CONTR	CONTRACT (OR)
CPT	CARPET (ED)(ING)
CSMT	CASEMENT
CT	CERAMIC TILE
CTR	COUNTER
DBL	DOUBLE
DIA	DIAMETER
DIAG	DIAGONAL
DIM(S)	DIMENSION(S)
DIV	DIVISION (S)
DR	DOOR (S)
DS	DOWNSPOUT
DW	DISH WASHER
DWG	DRAWING
DWR	DRAWER
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJT	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC (AL)
ELEV	ELEVATOR
EMER	EMERGENCY
EP	ELECTRICAL PANEL
EPS	EXTRUDED POLYSTYRENE
EQ	EQUAL
EST	ESTIMATE
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FBRK	FIRE BRICK
FCRC	FLUOROCARBON RESINOUS COATING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH (ED)
FLASH	FLASHING
FLR	FLOOR (ING)
FLUR	FLUORESCENT
FLX	FLEXIBLE
FM	FARM MUTUAL
FND	FOUNDATION
FP	FIREPROOF
FPL	FIREPLACE
FT	FOOT, FEET
FTG	FOOTING
FURN	FURNACE
FWC	FABRIC WALL COVERING
GA	GAGE, GUAGE
GALV	GALVANIZED
GB	GRAB BAR (S)
GC	GENERAL CONTRACT (OR)
GFRC	GLASS FIBER REINFORCED CONCRETE
GLB	GLASS BLOCK
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
H.C.	HANDICAPPED
HD	HEAVY DUTY
HDEPS	HIGH DENSITY EXTRUDED POLYSTYRENE
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	STRUCTURAL SHAPE HP*
HR	HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING /AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IN	INCH (ES)
INCL	INCLUDE (D)(ING)
INSUL	INSULATE (D)(ING)(ION)
INT	INTERIOR
J	JOIST
JC	JANITOR'S CLOSET
JT	JOINT
KIT	KITCHEN
KO	KNOCK OUT
KPL	KICK PLATE
L	STRUCTURAL SHAPE L*
L	LENGTH
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE (D)
LAV	LAVATORY
LBL	LABEL
LH	LEFT HAND
LIN	LINEN CLOSET
LT	LIGHT
LVR	LOUVER
LW	LIGHTWEIGHT
M	STRUCTURAL SHAPE M *
M	METER (S)
MAX	MAXIMUM
MBR	MEMBER
MC	STRUCTURAL SHAPE MISCELLANEOUS CHANNEL *
MC	MEDICINE CABINET
MECH	MECHANIC (AL)
MED	MEDIUM
MET	METAL
MFR	MANUFACTURE (ER)(ING)
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING, MOULDING
MM	MILLIMETER (S)
MMB	MEMBRANE
MO	MASONRY OPENING
MOD	MODULAR
MT	STRUCTURAL SHAPE MT*
MT	MOUNT (ED)(ING)
MTL	MATERIAL (S)
MULL	MULLION
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OTS	OPEN TO STRUCTURE
OPG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
PAN	PANTRY CLOSET
PAR	PARALLEL
PARTN	PARTITION
PB	PANIC BAR
PBD	PARTICLE BOARD
PED	PEDESTAL
PK	PARK (ING)
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PNL	PANEL
PREFAB	PREFABRICATE (D)
PVMT	PAVEMENT
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PWD	PLYWOOD
QT	QUARRY TILE
R	RISER (S)
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCE (ED)(ING)(MENT)
REM	REMOVE
REQD	REQUIRED
RESIL	RESILIENT
RET	RETURN
REV	REVISION (S), REVISED
RFG	ROOFING
RFL	REFLECT (ED)(IVE)(OR)
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RUB	RUBBER
S	SOUTH
SC	SOLID CORE
SCH	SCHEDULE
SD	STORM DRAIN
SEC	SECTION
SFGL	SAFETY GLASS
SG	SHEET GLASS
SH	SHELF (S), SHELVING
SHT	SHEET
SIM	SIMILAR
SKL	SKYLIGHT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SNT	SEALANT
SPEC	SPECIFICATION (S)
SPK	SPEAKER
SQ	SQUARE
S&R	SHELF AND ROD
SST	STAINLESS STEEL
STD	STANDARD
STG	SEATING
STL	STEEL
STO	STORAGE
STR	STRUCTURE (AL)
STRUCT	STRUCTURE (AL)
SUSP	SUSPEND (ED)
SYM	SYMMETRY (ICAL)
SYS	SYSTEM
T	TREAD (S)
Ts	STRUCTURAL TUBULAR STEEL*
TAEC	THERMAL ACRYLIC ENAMEL COATING
TB	TOWEL BAR
TC	TERRA COTTA
TEL	TELEPHONE
T&G	TONGUE AND GROVE
THK	THICK (NESS)
THR	THRESHOLD
TKBD	TACKBOARD
TOL	TOLERANCE
TPD	TOILET PAPER DISPENSER
TPTN	TOILET PARTITION
TSL	TOP OF SLAB
TST	TOP OF STEEL
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VIN	VINYL
VT	VINYL TILE
VTY	VANITY
VWC	VINYL WALL COVERING
W	WEST
W	WIDTH, WIDE
W	STRUCTURAL SHAPE WIDE FLANGE*
W/	WITH
WC	WATER CLOSET
WD	WOOD
WG	WIRED GLASS
WH	WATER HEATER
WI	WROUGHT IRON
WIN	WINDOW
WM	WIRE MESH
W/O	WITHOUT
WP	WATERPROOFING
WR	WATER REPELLENT
WSCT	WAINSCOT
WT	STRUCTURAL SHAPE WT*
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD (S)

SYMBOLS USED AS ABBREVIATIONS

&	AND
⅋	AND
L	ANGLE
@	AT
℄	CENTERLINE
c	CHANNEL
Ø	DIAMETER
d	PENNY
II	PARALLEL
⊥	PERPENDICULAR
ℙ	PLATE
#	POUND (S)

* ONLY USED WITH STRUCTURAL SHAPE DESIGNATION, FOR EXAMPLE, WT 8 x 38.5

MATERIAL DESIGNATIONS GRAPHIC SYMBOLS, and CEILING DESIGNATIONS
MATERIAL DESIGNATIONS:



ABBREVIATIONS

SYMBOL	DESCRIPTION
S.O.G	SLAB ON GRADE
SIM.	SIMILAR
CONC.	CONCRETE
VCT	VINYL COMPOSITE TILE
PT.	PAINT
GWB	GYPSUM WALL BOARD
VWC	VINYL WALL COVERING
CT	CERAMIC TILE
CP&PD	CARPET AND PAD
FEC	FIRE EXTINGUISHER CABINET
FEC-HV	FIRE EXTINGUISHER CABINET AND HOSE VALVE
GYP.	GYPSUM
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
1 HR.	ONE HOUR
DWGS.	DRAWINGS
EXT.	EXTERIOR

SPECIAL INSPECTIONS REQUIRED:

SPECIAL INSPECTIONS/STRUCTURAL OBSERVATIONS ARE REQUIRED FOR THIS PROJECT AS PER CBC SECTION 1704.5.1.

1. OWNER TO ENGAGE THE SERVICES OF A SPECIAL INSPECTOR OR SPECIAL INSPECTION COMPANY TO PROVIDE SPECIAL INSPECTION AS SPECIFIED BY THE ENGINEER OF RECORD. ENGINEER OF RECORD TO REVIEW THE INSPECTION PLAN AND APPROVE SENDING TO THE LOCAL BUILDING INSPECTION DIVISION FOR APPROVAL. THE SPECIAL INSPECTOR/COMPANY MUST ALSO SUBMIT THEIR QUALIFICATIONS AND BE APPROVED BY THE ENGINEER OF RECORD AND LOCAL BUILDING INSPECTION DIVISION.
2. SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:

A. CONC. & REINF. STEEL , F'C OVER 2500 PSI
B. HIGH STRENGTH BOLTING
C. FIELD & SHOP WELDING
D. EPOXY ANCHORS, REBAR, DOWELS WELDING.
E. POST INSTALLED CONCRETE ANCHORS.
F. FOR FASTENERS/NAILING SPACING 4" OR LESS THAN 4" PERIODIC SPECIAL INSPECTION (OBSERVATION) IS REQUIRED FOR NAILING, BOLTING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS.
G. SOIL & SUSPENDED CEILING.

DRAWING SYMBOLS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
NORTH	NORTH ARROW	MATCHLINE	MATCHLINE
5	STRUCTURAL GRID LINE	02 ROOF PLAN SCALE: 1/8"=1'-0"	DRAWING TITLE
01 A302 / 01 A302	BUILDING SECTION	01 A402	WALL SECTION
01 A202	BUILDING ELEVATION	01 / 04 A701 02 / 03	INTERIOR ELEVATION
01 A401	DETAIL BLIP	KING X17	ROOM NAME AND NUMBER
FINISHED FLOOR	ELEVATION DATUM TAG	112A	DOOR NUMBER
FIN	MATERIAL TYPE	X-000	FURNISHING REFERENCE
CPT. C.T.	CHANGE IN FLOOR MATERIAL	4'-0"	DIMENSION TO FACE
8'-8"	CEILING HEIGHT AND MATERIAL TYPE	1	KEYED FLAG NOTE
(cloud) 1	REVISION AREA AND SYMBOL	4	STOREFRONT AND WINDOW TYPES
L2	EQUIPMENT / TOILET AND BATH ACCESSORIES	(ear symbol)	HEARING IMPAIRED SYMBOL
♿	ACCESSIBLE ROOM SYMBOL		

DEFERRED SUBMITTAL
- TRUSS CALCULATIONS
- SWIMMING POOL
- LAUNDRY CHUTE
- ELEVATOR
- SIGNAGE

SEPARATE SUBMITTAL
- AUTOMATIC FIRE SPRINKLER
- FIRE PROTECTION STANDPIPE SYSTEMS NFPA 14.
- FIRE ALARM SYSTEM
- A SEPARATE SUBMITTAL SHALL BE REQUIRED FOR SIGNAGE BY THE SIGNAGE INSTALLER, FOR RETAINING WALLS, TRASH ENCLOSURES, SITE LIGHTING, TEMPORARY POWER POLES, EMERGENCY GENERATORS, GREASE INTERCEPTOR AND FENCING BY THE CONTRACTOR.

NOTE: TWO (2) COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ARCHITECT/ENGINEER-OF-RECORD, WHO WILL REVIEW THEM & FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING.
THE ENGINEERS(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP & WET-SIGN THOSE DRAWINGS & CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

NOTE FOR FIRE ALARM CONTRACTOR:

A FIRE ALARM SYSTEM SHALL BE REQUIRED TO MONITOR WATER FLOW DEVICES, CONTROL VALVES AND INDICATING VALVES THROUGHOUT THE SITE. A FIRE ALARM SYSTEM WILL ALSO BE REQUIRED FOR THE HOTEL/RESIDENTIAL OCCUPANCY. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION STANDARD #72 (NATIONAL FIRE ALARM CODE 2016 EDITION) AND IS REQUIRED TO BE MONITORED BY AN APPROVED CENTRAL OR REMOTE STATION. FIRE DEPARTMENT REQUIREMENTS SHALL BE BASED ON THE FINAL SUBMITTAL AND REVIEW OF THE OCCUPANCY CLASSIFICATIONS AND USE OF THE STRUCTURE.

FIRE DEPARTMENT NOTES:

1. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM. INSTALLATIONS MUST ALSO COMPLY WITH FFD POLICY SECTION 405. FFD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBPAGE UNDER COMMUNITY AND PROFESSIONAL SERVICES, FIRE DEPARTMENT DEVELOPMENT POLICIES.
2. OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION (OVER THE COUNTER) FOR FIRE SPRINKLER ALARM SUPERVISION. SUPERVISION IS REQUIRED ON ALL FIRE SPRINKLER SYSTEM WITH 20 OR MORE SPRINKLER HEADS. 2013 CFC, SECTION 903.4. INSTALLATION MUST ALSO COMPLY. FFD POLICIES CAN BE FOUND ON THE FIRE DEPARTMENT WEBPAGE UNDER COMMUNITY AN PROFESSIONAL SERVICES, FIRE DEPARTMENT DEVELOPMENT POLICIES.
3. SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE ALARM SYSTEM.
4. THE GENERAL CONTRACTOR SHALL COORDINATE THE FIRE ALARM SYSTEM INTERFACES BETWEEN THE FIRE ALARM SYSTEM CONTRACTOR, SPRINKLER CONTRACTOR, MECHANICAL CONTRACTOR AND ANY OTHER PERTINENT TRADES (FIRE ALARM, SPRINKLER SYSTEM, HOOD AND VENT EXTINGUISHING SYSTEM, HVAC, FIRE SMOKE DAMPERS, ETC.) ALL WORK MUST REMAIN VISIBLE AND MAY NOT BE COVERED UNTIL THE REQUIRED FIRE INSPECTIONS HAVE BEEN COMPLETED BY THE FIRE DEPARTMENT.
5. APPROVED LUMINOUS EGRESS PATH MARKING DELINEATING THE EXIT PATH SHALL BE PROVIDED.
6. ALL DECORATIVE MATERIALS SHALL BE NON-COMBUSTIBLE OR APPROVED FLAME RETARDANT TREATED MATERIALS. CCR TITLE 19, SECTION 3.08
7. BULDING THREE OR MORE STORIES IN HEIGHT REQUIRE A FIRE ALARM SYSTEM PERMIT FOR SPRINKLER ALARM SUPERVISION WITH "WATER FLOW" TO ANNUNCIATE BY FLOOR. FMC, SECTION 10-50903.4.3.
8. THE BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING

INDEX OF DRAWINGS

ARCHITECTURAL

A0.0.0	TITLE SHEET AND DRAWING INDEX
A1.0.0	SITE PLAN
A1.0.0A	SITE PLAN (TRUCK ROUTE)
A1.0.1	TRASH AND FENCE DETAILS
A1.1.0	FIRST FLOOR PLAN (BANQUET HALL)
A1.1.1	SECOND FLOOR PLAN (BANQUET HALL)
A1.2.0	EXTERIOR ELEVATIONS (BANQUET HALL)
A2.1.0	FIRST FLOOR PLAN (DUAL BRAND)
A2.1.1	SECOND FLOOR PLAN (DUAL BRAND)
A2.1.2	THIRD & FOURTH FLOOR PLAN (DUAL BRAND)
A2.1.3	FIFTH FLOOR PLAN (DUAL BRAND)
A2.2.0	EXTERIOR ELEVATIONS (DUAL BRAND)
A2.3.0	EXTERIOR ELEVATIONS (DUAL BRAND)
A4.1.0	FLOOR PLAN (RESTAURANT-3)
A4.2.0	EXTERIOR ELEVATIONS (RESTAURANT-3)
A6.0.0	3D VIEW (DUAL BRAND)
A6.1.0	3D VIEW (DUAL BRAND)
A6.2.0	3D VIEW (BANQUET HALL)
A6.3.0	3D VIEW (RESTAURANT-3))
A6.4.0	AERIAL VIEW

COLORED ARCHITECTURAL

A1.0.0A	COLORED SITE PLAN
A1.1.0A	COLORED FIRST FLOOR PLAN (BANQUET HALL)
A1.1.1A	COLORED SECOND FLOOR PLAN (BANQUET HALL)
A1.2.0A	COLORED EXTERIOR ELEVATIONS (BANQUET HALL)
A1.2.0B	COLORED EXTERIOR ELEVATIONS (BANQUET HALL)
A2.1.0A	COLORED FIRST FLOOR PLAN (DUAL BRAND)
A2.1.1A	COLORED TYPICAL FLOOR PLAN (DUAL BRAND)
A2.2.0A	COLORED EXTERIOR ELEVATIONS (DUAL BRAND)
A2.2.0B	COLORED EXTERIOR ELEVATIONS (DUAL BRAND)
A4.1.0A	COLORED FLOOR PLAN (RESTAURANT-3)
A4.2.0A	COLORED EXTERIOR ELEVATIONS (RESTAURANT-3)

REVISIONS:
#	REVISION ISSUE	DATED

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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: TITLE SHEET AND DRAWING INDEX

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JASPAL S. SIDHU
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A0.0.0

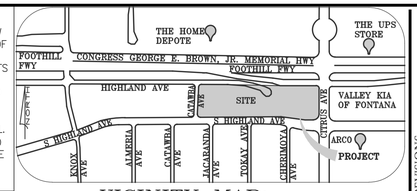
SHEET 1 OF 20

DRIVE THRU RESTAURANT NOTE:

THE MENU BOARD SHALL BE ENHANCED, LANDSCAPED & LOCATED TO PROVIDE A MINIMUM DISTANCE OF 40' FROM THE MENU BOARD TO THE ENTRANCE TO THE STACKING SPACE.

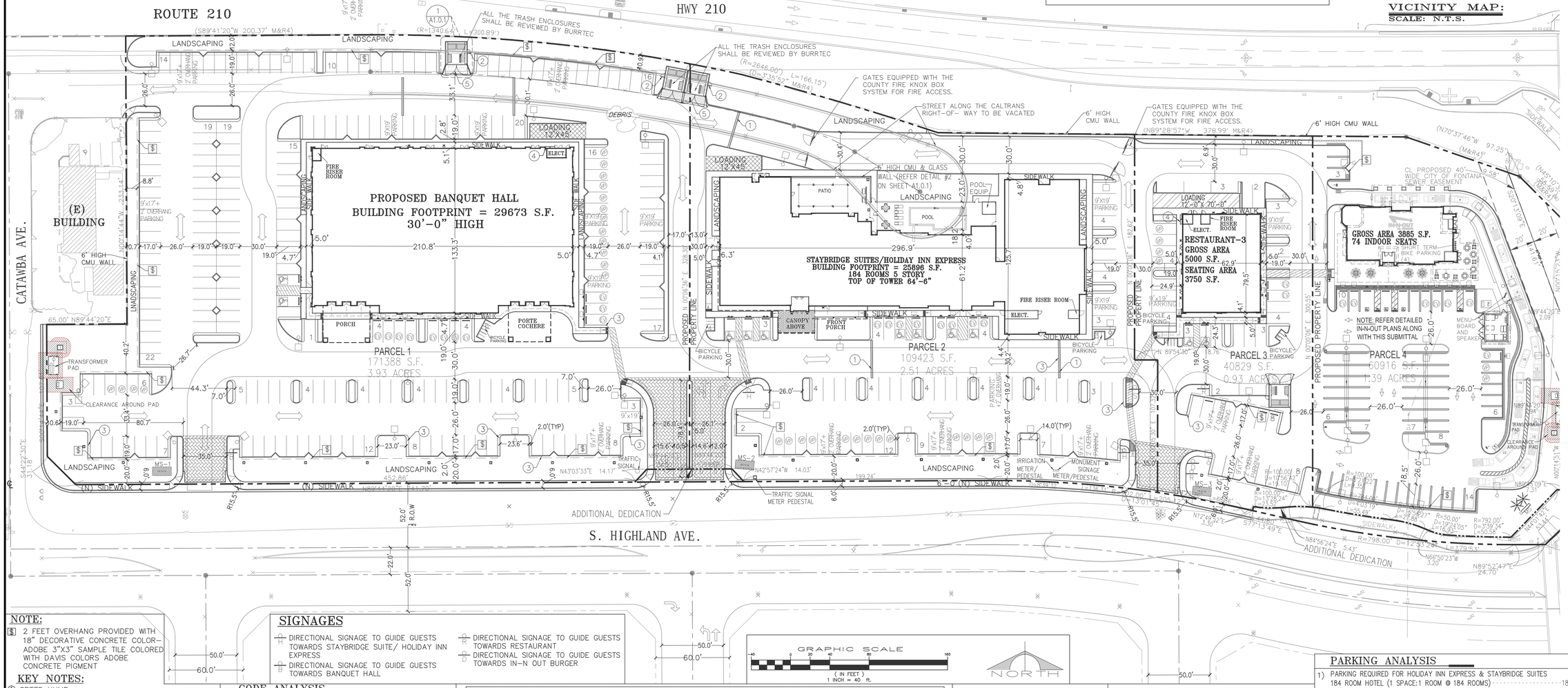
BUILDING DEPTT NOTES:

1. AUTOMATIC FIRE SUPPRESSION SYSTEMS SHALL BE INSTALLED IN ALL NEW CONSTRUCTION PER ARTICLE II, CHAPTER 11 OF THE CODE OF THE CITY OF FONTANA. DESIGN AND TYPE OF SYSTEM SHALL BE BASED UPON THE REQUIREMENTS OF THE BUILDING CODE, FIRE CODE AND THE REQUIREMENTS OF THE FONTANA FIRE PREVENTION DISTRICT.
2. ANY TEMPORARY BUILDING, TRAILER, COMMERCIAL COACH, ETC. INSTALLED AND/OR USED IN CONNECTION WITH A CONSTRUCTION PROJECT SHALL COMPLY WITH CITY CODE.
3. ALL SIGNS SHALL BE UNDERWRITERS LABORATORIES APPROVED, OR EQUAL.
4. ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
5. ALL DRIVE AISLES SHOULD BE MIN. 14'-6" CLEAR IN HEIGHT.



VICINITY MAP:

SCALE: N.T.S.



NOTE:

[S] 2 FEET OVERHANG PROVIDED WITH 18" DECORATIVE CONCRETE COLOR-ADOBE 3"X3" SAMPLE TILE COLORED WITH DAVIS COLORS ADOBE CONCRETE PIGMENT

KEY NOTES:

1. SPEED HUMP
2. ALL TRASH ENCLOSURES SHALL HAVE LOCKING MAN-DOOR.
3. 1'-6"' DECORATIVE CONCRETE.TYP
4. GAS METER AND ELEC METER
5. ALL TRASH ENCLOSURES SHALL HAVE LOCKABLE DOORS.

UTILITY NOTE:

ALL UTILITY BOXES TO BE UNDERGROUND

PROJECT DATA

ASSESSOR'S PARCEL NUMBER :	0228-301-01, 228-301-02, 0228-301-03, 0228-301-04, 0228-301-05, 0228-301-06, 0228-301-07, 0228-301-08, 0228-301-20, 0228-301-21, 0228-301-22, 0228-301-23, 0228-301-33, 0228-301-34, 0228-301-35, 0228-301-36, 0228-301-37, 0228-301-38, 0228-301-39, 0228-301-40, 0228-301-41, 0228-301-42, 0228-301-43, 0228-301-44, 0228-301-45, 0228-301-46, 0228-301-47, 0228-301-48, 0228-301-49, 0228-301-51 AND 0228-301-52.
ADDRESS:	FONTANA SQUARE NWC CITRUS & SO. HIGHLAND AVE, FONTANA, CALIFORNIA
PROJECT DESCRIPTION:	HOTEL
ZONING:	COMMERCIAL (C-2).
JURISDICTION :	CITY OF FONTANA
DESIGNATION :	GENERAL COMMERCIAL (C-G).

SIGNAGES

- A — DIRECTIONAL SIGNAGE TO GUIDE GUESTS TOWARDS STAYBRIDGE SUITE/ HOLIDAY INN EXPRESS
- B — DIRECTIONAL SIGNAGE TO GUIDE GUESTS TOWARDS BANQUET HALL
- C — DIRECTIONAL SIGNAGE TO GUIDE GUESTS TOWARDS RESTAURANT
- D — DIRECTIONAL SIGNAGE TO GUIDE GUESTS TOWARDS IN-N OUT BURGER

GRAPHIC SCALE
(IN FEET)
1 INCH = 40 ft.

NORTH

CODE ANALYSIS

1. OCCUPANCY CLASSIFICATION: R1, A2
2. TYPE OF CONSTRUCTION: V-A FOR BANQUET/RESTAURANT III-B FOR HOTELS
3. FIRE SPRINKLERS: YES
4. HEIGHT (MAXIMUM)
   ACTUAL: AS MENTION ON SITE PLAN
   ALLOWABLE: 75' R1, 70' A2 TABLE 504.3
5. STORIES (MAXIMUM)
   ACTUAL: AS MENTION ON SITE PLAN ALLOWABLE: 5 FOR HOTELS & 4 FOR BANQUET/RESTAURANT
6. BUILDING AREA:
   GROSS SITE AREA ..... 388420 S.F. (8.916 AC)
   NET SITE AREA ..... 382557 S.F. (8.78 AC)

(a) BANQUET HALL AREA BREAKDOWN

1ST FLOOR AREA	27400 S.F.
PORTE COCHERE AREA	1070 S.F.
PORCH AREA	1203 S.F.
2ND FLOOR AREA	8451.6 S.F.
TOTAL BUILDING AREA	38907 S.F.

(b) HOLIDAY INN EXPRESS & STAYBRIDGE SUITE BREAKDOWN

1ST FLOOR AREA	24899+997=25896 S.F.
(INCLUDING PORTE COCHERE & FRONT PORCH)	
2ND FLOOR AREA	24182 S.F.
3RD FLOOR AREA	24182 S.F.
4TH & 5TH FLOOR AREA	24182 S.F.
TOTAL BUILDING AREA	122151 S.F.
OUT DOOR POOL+DECK	1951 S.F.

(c) RESTAURANT-3 ..... 5000 S.F.

(d) IN-N OUT BURGER ..... 3885 S.F.
OUTDOOR SITTING ..... 1024 S.F.

7. EXIT ON 1ST FLOOR:
   REQUIRED: 2
   PROVIDED: ..... 10 (FOR PRIMARY OCCUPANTS)

AREA BREAKDOWN FOR STAYBRIDGE SUITES AND HOLIDAY INN EXPRESS

NET PARCEL AREA = 109423 S.F
BUILDING FOOTPRINT = 25896 S.F (23.60%)
TOTAL PAVED AREA = 62478 S.F (51.20%)
TOTAL LANDSCAPE AREA PROVIDED = 21049 S.F (25.20%)

8. LANDSCAPING AREA BREAKDOWN

LANDSCAPING REQ. FOR BANQUET BUILDING:	=21258 S.F. (15% OF NET PARCEL AREA EXCLUDING BUILDING FOOTPRINT)
LANDSCAPING PROVIDED FOR BANQUET BUILDING:	=28130 S.F. (19.8%)
LANDSCAPING REQ. FOR STAYBRIDGE/HIX BUILDING:	=20882 S.F. (25% OF NET PARCEL AREA EXCLUDING BUILDING FOOTPRINT)
LANDSCAPE PROVIDED FOR STAYBRIDGE/HIX BUILDING	=20899 S.F. (25.02%)
LANDSCAPING REQ. FOR RESTAURANT BUILDING:	=5375 S.F. (15% OF NET PARCEL AREA EXCLUDING BUILDING FOOTPRINT)
LANDSCAPING PROVIDED FOR RESTAURANT BUILDING:	=5805 S.F. (16.2%)
LANDSCAPING REQ. FOR IN-N-OUT BUILDING:	=8558 S.F. (15% OF NET PARCEL AREA EXCLUDING BUILDING FOOTPRINT)
LANDSCAPING PROVIDED FOR IN-N-OUT BUILDING:	=19,329 S.F. (33.9%)

9. LOT COVERAGE BREAKDOWN:

TOTAL COMBINED LANDSCAPING REQUIRED FOR ALL BUILDINGS	=56073 S.F. (17.6% OF NET SITE AREA EXCLUDING BUILDING FOOTPRINT) (AS PER #8 ABOVE)
TOTAL COMBINED LANDSCAPING PROVIDED FOR ALL BUILDINGS	=74,145 S.F. (23.4%)
TOTAL PAVED AREA	243667 S.F. (76.6%)
F.A.R.	1: 0.4

10. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY ..... YES (TABLE 602)
11. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS ..... YES
12. SPECIAL INSPECTIONS REQUIRED: ..... YES
13. CODE YEAR/TYPE : ..... 2019 CBC,2019 CRC, 2019 CEC, 2019 CPC, 2019 CMC, 2019 CFC, 2019 CGBSC, 2019 CALIFORNIA ENERGY CODE,
14. PROPOSED BUILDING USE: ..... RESTAURANT, HOTEL, BANQUET HALL
15. HOURS OF OPERATION: ..... A. HOURS OF OPERATION FOR THE BREAKFAST BUFFET WILL BE FROM 6:00 A.M. TO 10:00 P.M. DAILY.
    B. HOURS OF OPERATION FOR THE POOL SHALL BE 8:00 A.M. TO 9:00 P.M. SUNDAY THROUGH THURSDAY AND 8:00 A.M. TO 10:00 P.M. ON FRIDAY AND SATURDAY.

LEGEND:

- PROPERTY LINE
- PARKING STRIPS
- CENTER LINE
- BLDG LINE
- ACCESSIBLE AISLE
- FIRE ACCESS ROUTE
- POLE LIGHT,25' HEIGHT
- MIN. 1 FOOT CANDLE WALL SCONCE LIGHT
- BOLLARD LIGHT
- FDC — FIRE DEPARTMENT CONNECTION
- 6' HIGH CMU/GLASS WALL AROUND POOL. REFER DETAIL #2 &#3 ON A1.0.1 SHEET.
- DECORATIVE PAVING.
- TRUNCATED DOMES
- EV — ELECTRICAL VEHICLE CHARGING STATION
- VP — PROPOSED VAN POOL PARKING (SHALL BE MARKED WITH SIGNS RESTRICTING THEIR USE TO CLEAN AIR VAN POOL)
- FIRE HYDRANT AS PER CIVIL PLANS
- SPEED HUMP
- ENTRY GATE (TO PREVENT LOITERING AND SPEEDING VEHICLES)
- MENU BOARD
- MONUMENT SIGNAGE (IN-N-OUT)
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- VEHICLE DETECTOR LOOP.
- NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- NEW PEDESTRIAN CROSSWALK SIGN.
- NEW ACCESSIBILITY ENTRY SIGN.
- PROPOSED SITE RETAINING WALL WITH TAN SPLIT FACE CMU BLOCK WITH A 2"x8" PRECISION BLOCK CAP ON TOP.
- ADA ACCESSIBLE PATH OF TRAVEL.
- SCE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- FUTURE EV (ELECTRIC VEHICLE) CHARGEPOINT EXPRESS 250 CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY
- MS-1 — ILLUMINATED MONUMENT SIGNAGE (10' HIGH) MIN. 100 SQ.FT OF SEASONAL COLOR AT BASE OF SIGN (BANQUET HALL)
- MS-2 — ILLUMINATED MONUMENT SIGNAGE (10' HIGH) MIN. 100 SQ.FT OF SEASONAL COLOR AT BASE OF SIGN (STAYBRIDGE SUITES/HOLIDAY INN EXPRESS)
- MS-3 — ILLUMINATED MONUMENT SIGNAGE (10' HIGH) MIN. 100 SQ.FT OF SEASONAL COLOR AT BASE OF SIGN (RESTAURANT-3)

PARKING ANALYSIS

1) PARKING REQUIRED FOR HOLIDAY INN EXPRESS & STAYBRIDGE SUITES	
184 ROOM HOTEL (1 SPACE:1 ROOM @ 184 ROOMS)	184 SPACES
+ PARKING FOR EMPLOYEES	10 SPACES
2) PARKING REQUIRED FOR BANQUET HALL (1/40 @ 7610 NET SEATING SQ.FT.)	191 SPACES
3) PARKING REQUIRED FOR RESTAURANT-3	
1 SPACE : 100 SQ.FT @ 5000 SQ.FT OF GROSS FLOOR AREA	50 SPACES
TOTAL PARKING REQUIRED FOR ALL ABOVE 3 BUILDINGS	435 SPACES
TOTAL PARKING REQUIRED (AFTER 15% REDUCTION FROM BANQUET, STAYBRIDGE SUITES/HOLIDAY INN EXPRESS, RESTAURANT)	370 SPACES
TOTAL PARKING PROVIDED AFTER 15% REDUCTION	371 SPACES
4) PARKING REQUIRED FOR IN-N OUT: 1/100 @ 3885 NET SEATING SQ.FT + PARKING FOR OUTDOOR SEATING 1/100 @ 1024 SQ.FT	
TOTAL PARKING REQUIRED (FOR IN-N OUT)	50 SPACES
TOTAL PARKING PROVIDED (FOR IN-N OUT)	61 SPACES
5) LOADING REQUIRED	3 SPACES
LOADING PROVIDED	3 SPACES
6) ACCESSIBLE PARKING REQUIRED	9 SPACES
ACCESSIBLE PARKING PROVIDED	11 SPACES
7) EV PARKING REQUIRED @ 6% OF 420 SPACES (2019 CALGREEN, TABLE4.106.4.3.1)	26 SPACES
EV PARKING PROVIDED (INCLUDING ACCESSIBLE)	28 SPACES
VP PARKING REQUIRED @ 8% OF TOTAL PARKING	34 SPACES
VP PARKING PROVIDED	35 SPACES
8) BICYCLE PARKING REQUIRED FOR BOTH HOTELS (33:1 SPACE AUTOMOBILE SPACES @ 194 SPACES)	6 SPACES
BICYCLE PARKING PROVIDED FOR BOTH HOTELS	7 SPACES
BICYCLE PARKING REQUIRED FOR BANQUET (1 BICYCLE : 5000 SQ.FT BUILDING FOOTPRINT @ 29673 SQ.FT.)	6 SPACES
BICYCLE PARKING PROVIDED FOR BANQUET	6 SPACES
BICYCLE PARKING REQUIRED FOR RESTAURANT	4 SPACES
BICYCLE PARKING PROVIDED FOR RESTAURANT	7 SPACES
BICYCLE PARKING REQUIRED FOR (IN-N-OUT)	4 SPACES
BICYCLE PARKING PROVIDED FOR (IN-N-OUT)	4 SPACES

REVISIONS:	DATED
1 REVISION ISSUE	

ACE Design LLC
1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: SITE PLAN

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — HARSH S. PATEL — No. 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

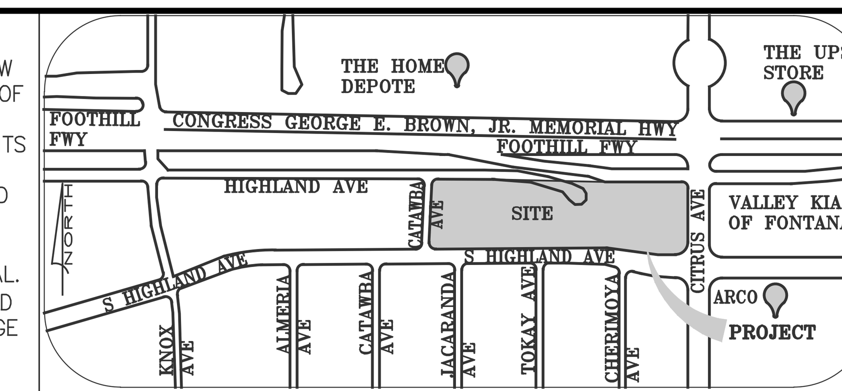
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SHEET 2 OF 20

DRIVE THRU RESTAURANT NOTE:

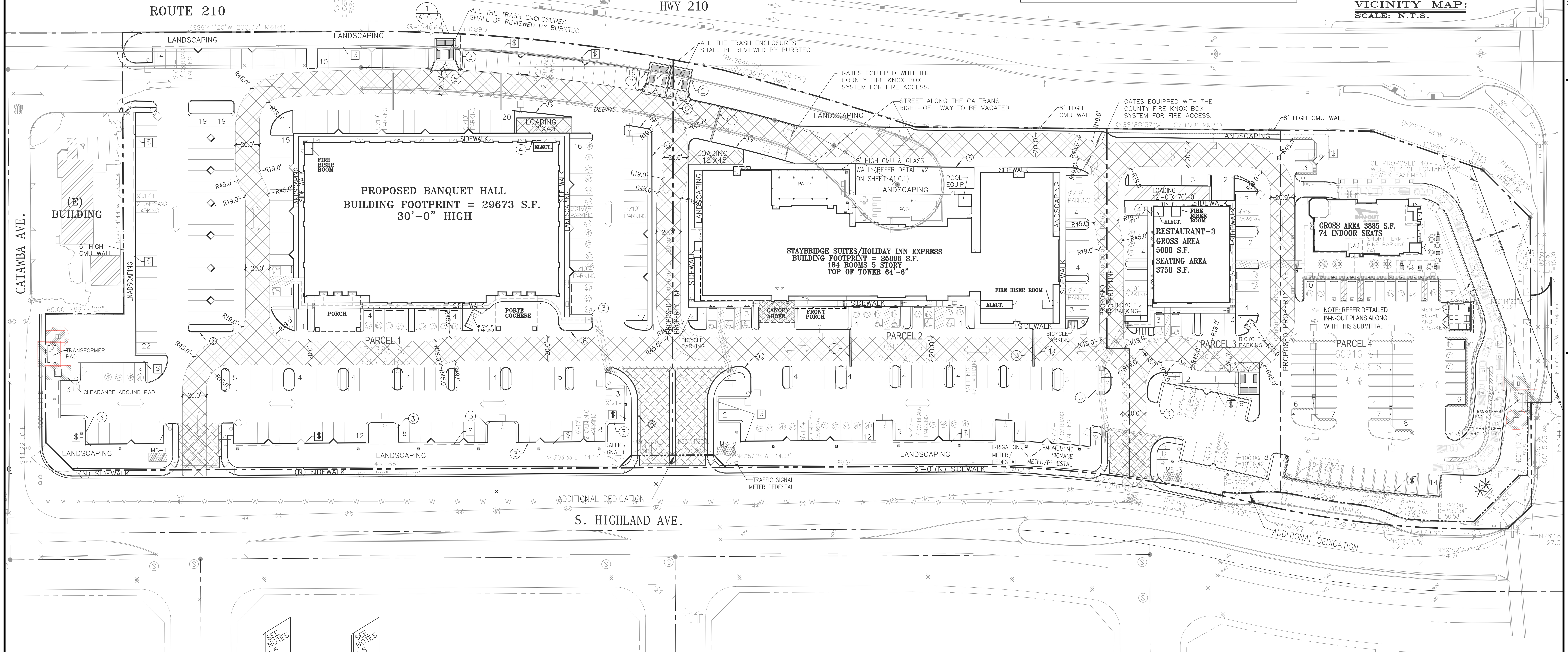
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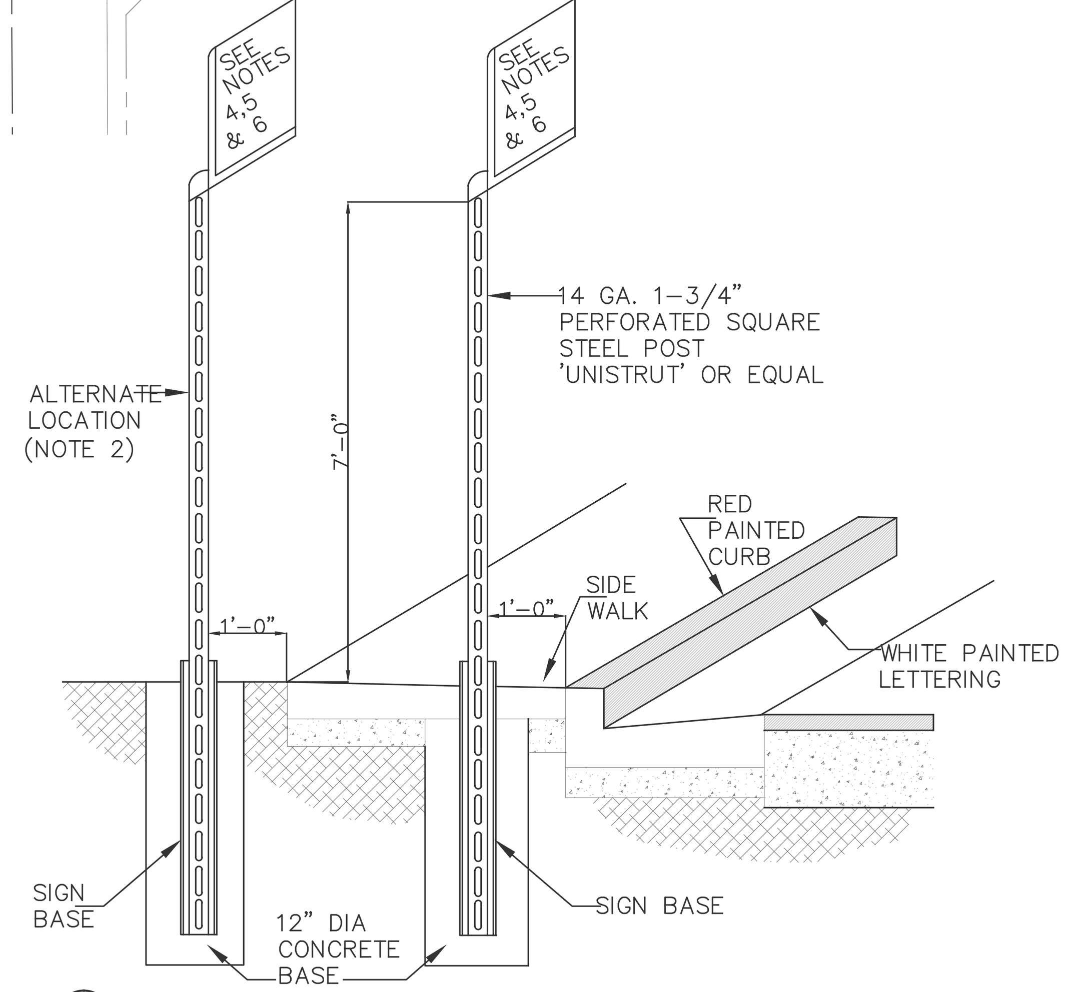
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4. ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
5. ALL DRIVE AISLES SHOULD BE MIN. 14'-6" CLEAR IN HEIGHT.



VICINITY MAP:
SCALE: N.T.S.





1 'NO STOPPING FIRE LANE' SIGN ASSEMBLY

LEGEND:

RED CURB

KEY NOTE:

① SPEED HUMP
② ALL TRASH ENCLOSURES SHALL HAVE LOCKING MAN-DOOR.
③ 1'-6"' DECORATIVE CONCRETE.TYP
④ GAS METER AND ELEC METER
⑤ ALL TRASH ENCLOSURES SHALL HAVE LOCKABLE DOORS.
⑥ RED CURB "NO PARKING FIRE LANE" STENCILED IN WHITE EVERY 50'-0" ON THE FACE OF THE CURBS USING 4" LETTERS. IF CURBS AREA NOT AVAILABLE, PROVIDE 6" WIDE RED STRIPE WITH SAME STENCILING OR FIRE LANE SIGNS THAT STATE "NO PARKING - FIRE LANE - C.V.C 22500" ALONG THE EDGE OF THE FIRE LANES EVERY 25'.

NORTH

GRAPHIC SCALE
-40 0 20 40 80 160
(IN FEET)
1 INCH = 40 ft.

REVISIONS:
| REVISION ISSUE | DATED

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1024 Iron Point Road, Suite 1046
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TITLE
SITE PLAN (TRUCK ROUTE)

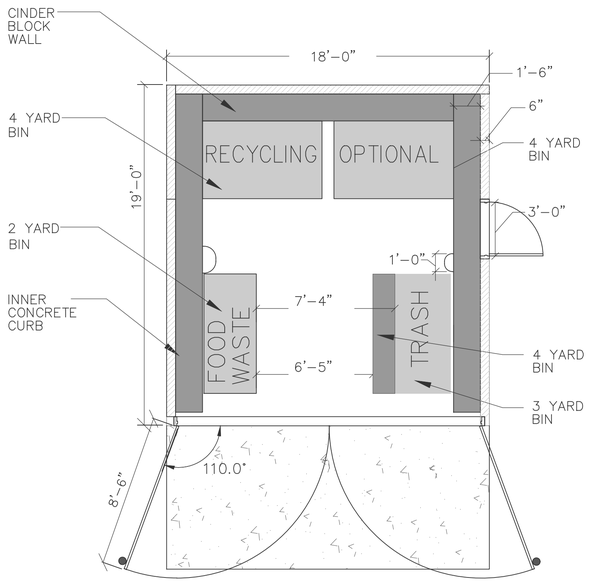
PROJECT
FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JASPAL S. SIDHU
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

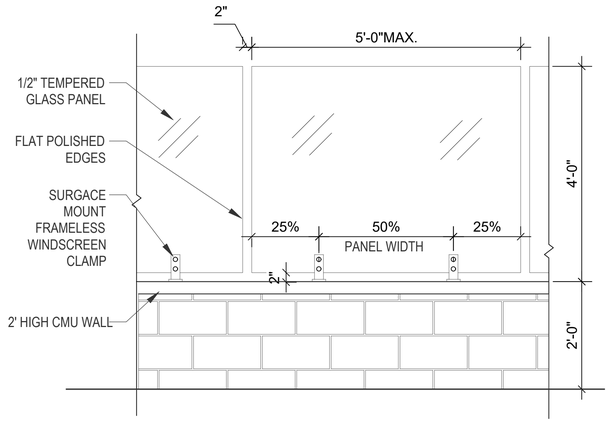
DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

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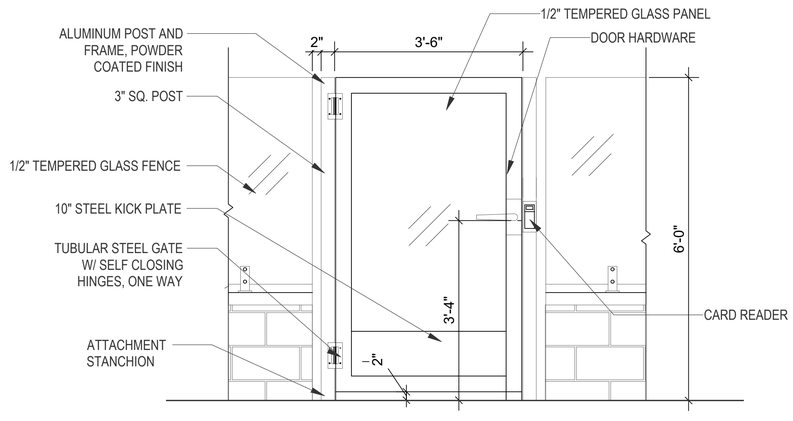
SHEET
3 OF 20



1 TRASH ENCLOSURE DETAIL
SCALE: 1/4" = 1'–0" REF: A1.0.0



2 POOL/PATIO CMU/GLASS FENCE ELEVATION
SCALE: 3/4" = 1'–0" REF: A1.0.0, A1.1.0



3 POOL/PATIO GATE ELEVATION
SCALE: 3/4" = 1'–0" REF: A1.0.0

REVISIONS:

	REVISION	ISSUE	DATED
A			

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Folsom, CA 95630
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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: TRASH & FENCE DETAILS

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOSEPH M. GUERRERO
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A1.0.1
SHEET
4 OF 20

ROOM FINISH SCHEDULE

LOCATION \ FINISH	BASE: 6" VINYL	BASE: CERAMIC TILE	BASE: N/A	FLOOR: VINYL TILE	FLOOR: CERAMIC COVE	FLOOR: VINYL SHEET	FLOOR: QUARRY TILE	WALLS: PNTD., GYPSUM BOARD	CEILING: 42" H. C/T / PNTD GYP. 5/8" TYPE 'X' GYP. BD.	CEILING: SUSP. ACC. TILE	CEILING: PAINTED GYPBD. @ 8'-0" BY COOLER MFGR. HEIGHT	REMARKS
BACK OF HOUSE	●			●				●		●		LATEX PAINTED, 3 COATS
CASHIER		●			●					●		REFER SHEET FOR INTERIOR FINISHES
OFFICE	●			●				●		●		LATEX PAINTED, 3 COATS
RESTROOM		●			●						●	REFER SHEET FOR INTERIOR FINISHES
CUSTOMER AREA		●				●				●		REFER SHEET FOR INTERIOR FINISHES
BEER CAVE	●				●			●		●		ENAMEL PAINTED, 3 COATS W/ TILE WAINSCT. TO 4'-0" A.F.F.
WALK-IN-COOLER		●				●		●			●	COOLER/FREEZER WALLS AND CLG. BY MFGR.

WALL LEGEND

1. INTERIOR WALL
2. FIRE BARRIER STC-56 (1 HOUR RATED)
3. NON-BEARING WALL
4. FIRE PARTITION STC 50-54 (1 HOUR RATED)
5. EXTERIOR WALL

SI - STAIRWAY IDENTIFICATION TACTILE SIGN

FS- INDICATES FLOOR SINK. LOCATION PER PLUMBING PLANS.

MOL MAXIMUM OCCUPANT LOAD SIGN

(14) TYPICAL 4'-0" DEEP OVERHANG @ ALL EXTERIOR DOORS

LEGEND

PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

FE- PORTABLE FIRE EXTINGUISHER (2A 10BC TYPE PER RFC 906). SHALL BE HUNG ON THE WALL WITH THE BRACKETS PROVIDED SUCH THAT FIRE EXTINGUISHERS SHALL BE INSTALLED WITH THEIR HIGHEST OPERABLE PARTS ARE NO MORE THAN 48" ABOVE THE GROUND, WITH MINIMUM 4" OF FLOOR CLEARANCE, PER CFC 906.9. (EACH FE SHOULD BE MAX. 75'-0" AWAY FROM EACH OTHER)

P.H.- INDICATES PANIC HARDWARE REQUIRED MOUNT BETWEEN 34 INCHES & 44 INCHES ABOVE THE FINISH FLOOR.

EXTERIOR WALL NOTE:
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. WHERE OPENINGS OCCUR IN A FIRE BARRIER, THEY SHALL COMPLY WITH SECTION 707.6.

TE1- INDICATES TACTILE 'EXIT' SIGN (ILLUMINATED)
TE2- INDICATES TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE3- INDICATES TACTILE 'EXIT STAIR DOWN' SIGN. (INCLUDING LOW LEVEL SIGN) (ILLUMINATED)
TE4- INDICATES LOW LEVEL TACTILE 'EXIT' SIGN (ILLUMINATED)
TE5- INDICATES LOW LEVEL TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE6- INDICATES EMERGENCY/FIRE SIGNS. (IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR.)(ILLUMINATED)

NOTE: EXIT SIGNS SHOULD BE ILLUMINATED AT ALL TIMES. FOR EXTERNALLY ILLUMINATED SIGNS, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM A 2ND POWER SOURCE.

FLAME SPREAD NOTES

803.1 GENERAL
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1.

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS A: = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

REQUIREMENTS FOR ASSISTIVE LISTENING SYSTEM

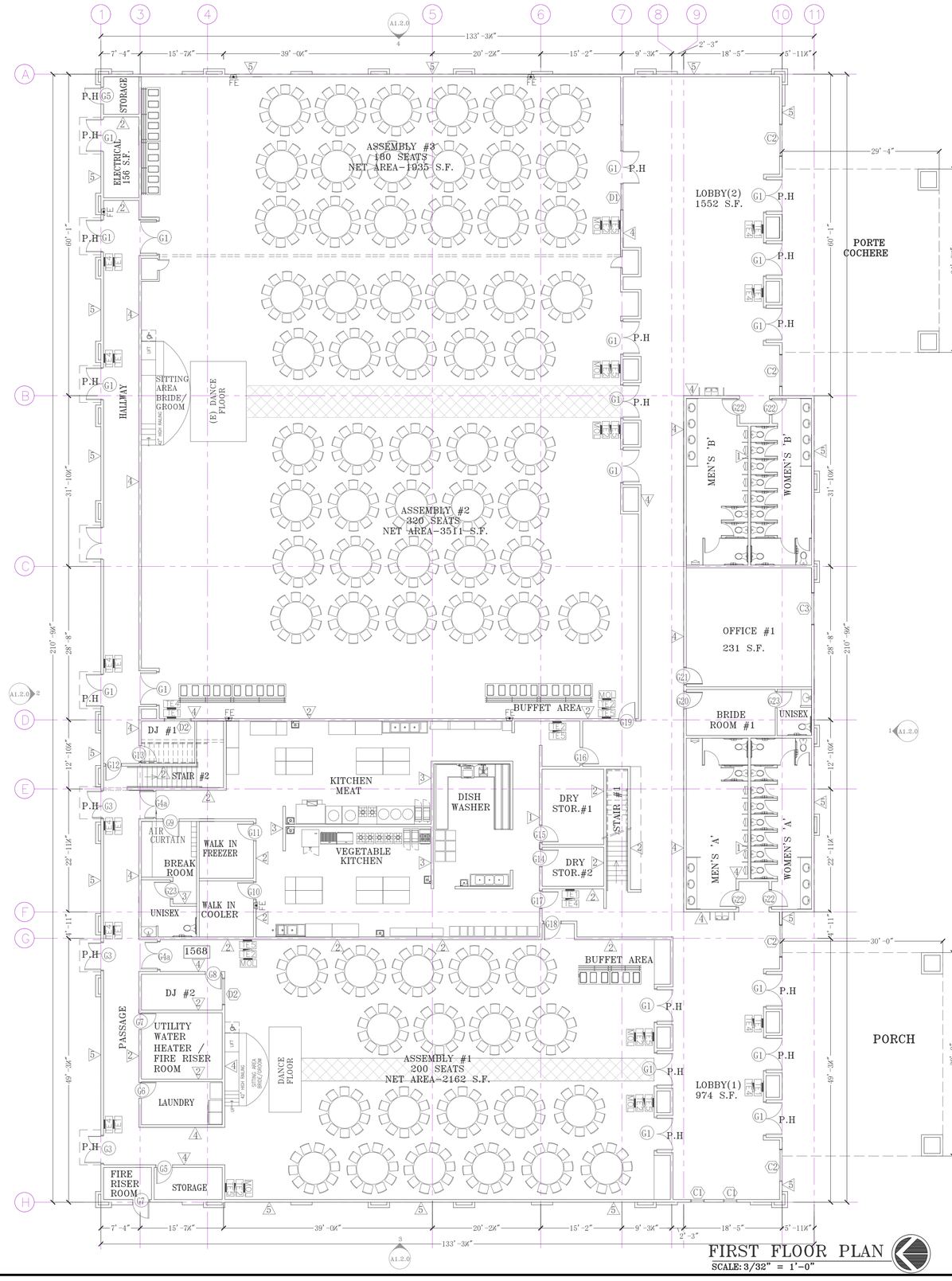
(GENERAL CONTRACTOR SHALL PROVIDE FOLLOWING FACILITIES)

RECEIVER JACKS: RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A $\frac{1}{8}$" STANDARD MONO JACK.
receiver HEARING-AID COMPATIBILITY: RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
SOUND PRESSURE LEVEL: ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF 110 dB MINIMUM AND 118 dB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 dB.
SIGNAL-TO-NOISE RATIO: THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 dB MINIMUM.
PEAK CLIPPING LEVEL: PEAK CLIPPING SHALL NOT EXCEED 18 dB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

NOTE:
MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY AS FOLLOWS:
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM.

NOTE: 1 * (THRESHOLD)

NOTE FOR CONTRACTOR FOR HAZARDOUS MATERIAL:
IF ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING. IF SO, PROVIDE A DESCRIPTION OF THE TYPES OF HAZARDOUS MATERIALS AND THE QUANTITIES THAT WILL BE STORED OR USED. HAZARDOUS MATERIAL TYPES AND QUANTITY LIMITS ARE LISTED IN CBC TABLES 307.1(1) AND 307.1(2).



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISIONS:

	REVISION ISSUE	DATED
1		

ACE Design LLC
1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: FIRST FLOOR PLAN (BANQUET)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — JOSEPH SCOTT CHAMBERS — 56927 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

DATE: 11/11/2022
JOB: 19-03
DWG. BY: JSC
CHK. BY: MG

A1.1.0

SHEET 5 OF 20

TE1- INDICATES TACTILE 'EXIT' SIGN (ILLUMINATED)
TE2- INDICATES TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE3- INDICATES TACTILE 'EXIT STAIR DOWN' SIGN.
(INCLUDING LOW LEVEL SIGN) (ILLUMINATED)
TE4- INDICATES LOW LEVEL TACTILE 'EXIT' SIGN (ILLUMINATED)
TE5- INDICATES LOW LEVEL TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE6- INDICATES EMERGENCY/FIRE SIGNS. (IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR.)(ILLUMINATED)

NOTE: EXIT SIGNS SHOULD BE ILLUMINATED AT ALL TIMES. FOR EXTERNALLY ILLUMINATED SIGNS, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM A 2ND POWER SOURCE.

FLAME SPREAD NOTES

803.1 GENERAL
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1.

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS A: = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

WALL LEGEND

1 INTERIOR WALL (1 HOUR RATED)
2 FIRE BARRIER STC-56 (1 HOUR RATED)
3 NON-BEARING WALL
4 FIRE PARTITION STC 50-54 (1 HOUR RATED)
5 EXTERIOR WALL (1 HOUR RATED)

SI - STAIRWAY IDENTIFICATION TACTILE SIGN

FS- INDICATES FLOOR SINK. LOCATION PER PLUMBING PLANS.

LEGEND

PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

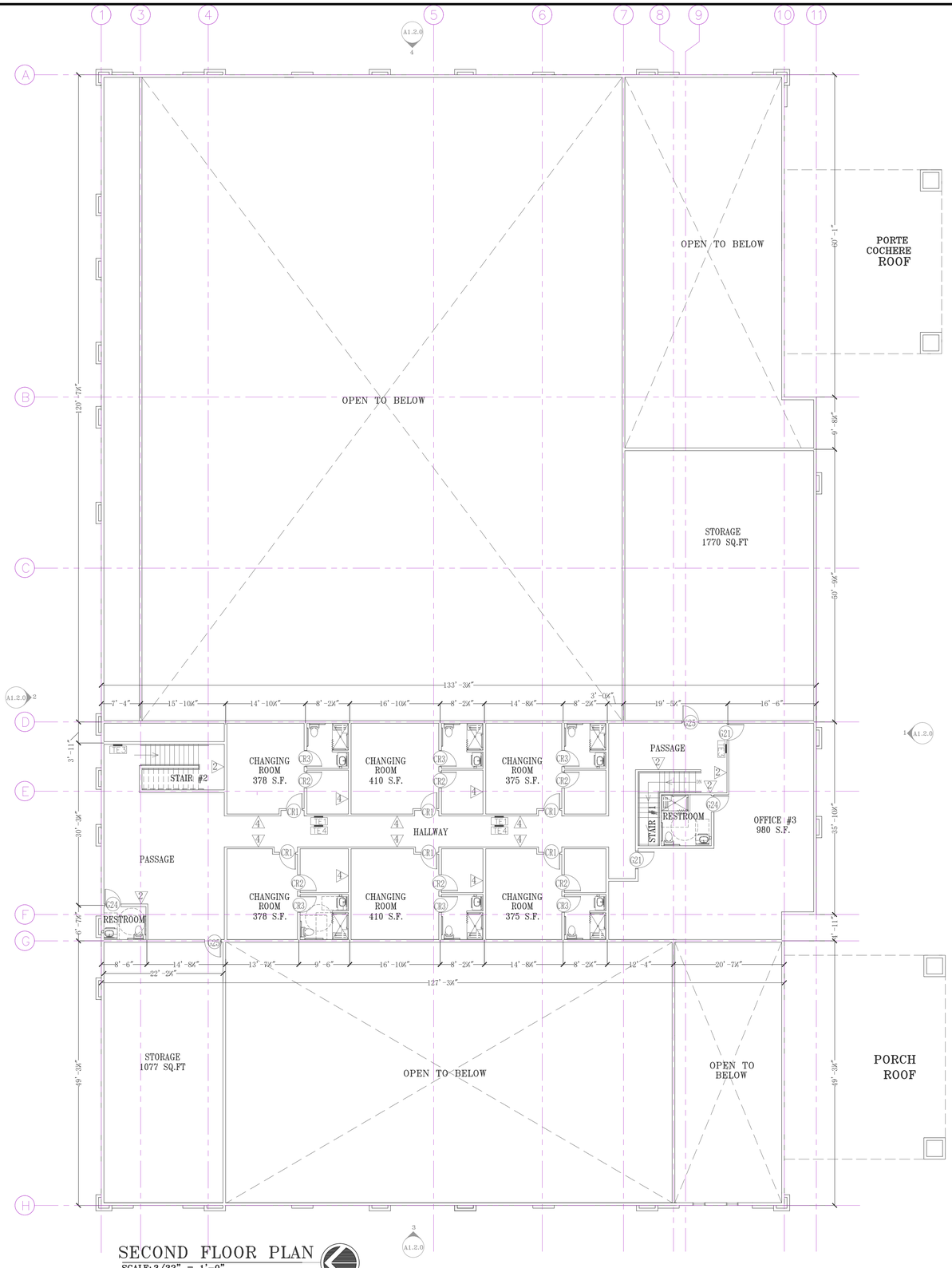
FE – PORTABLE FIRE EXTINGUISHER (2A 10BC TYPE PER RFC 906). SHALL BE HUNG ON THE WALL WITH THE BRACKETS PROVIDED SUCH THAT FIRE EXTINGUISHERS SHALL BE INSTALLED WITH THEIR HIGHEST OPERABLE PARTS ARE NO MORE THAN 48" ABOVE THE GROUND, WITH MINIMUM 4" OF FLOOR CLEARANCE, PER CFC 906.9. (EACH FE SHOULD BE MAX. 75'-0" AWAY FROM EACH OTHER)
P.H. - INDICATES PANIC HARDWARE REQUIRED MOUNT BETWEEN 34 INCHES & 44 INCHES ABOVE THE FINISH FLOOR.

EXTERIOR WALL NOTE:
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. WHERE OPENINGS OCCUR IN A FIRE BARRIER, THEY SHALL COMPLY WITH SECTION 707.6.

REQUIREMENTS FOR ASSISTIVE LISTENING SYSTEM:
(GENERAL CONTRACTOR SHALL PROVIDE FOLLOWING FACILITIES)

RECEIVER JACKS: RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A ¼" STANDARD MONO JACK.
RECEIVER HEARING-AID COMPATIBILITY: RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
SOUND PRESSURE LEVEL: ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF 110 DB MINIMUM AND 118 DB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 DB.
SIGNAL-TO-NOISE RATIO: THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM.
PEAK CLIPPING LEVEL: PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

NOTE FOR CONTRACTOR FOR HAZARDOUS MATERIAL:
IF ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING. IF SO, PROVIDE A DESCRIPTION OF THE TYPES OF HAZARDOUS MATERIALS AND THE QUANTITIES THAT WILL BE STORED OR USED. HAZARDOUS MATERIAL TYPES AND QUANTITY LIMITS ARE LISTED IN CBC TABLES 307.1(1) AND 307.1(2).



SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

REVISIONS:
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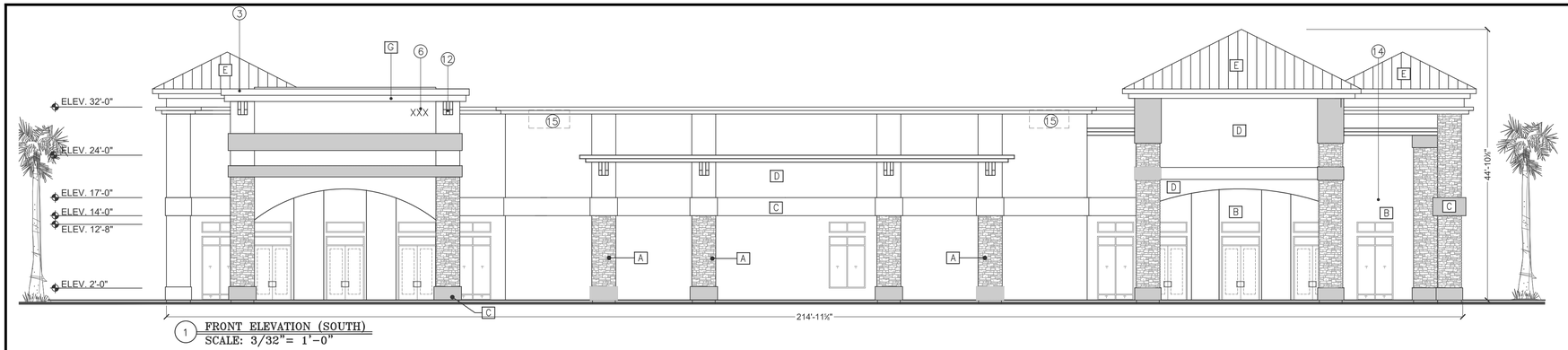
ACE Design LLC
1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: SECOND FLOOR PLAN (BANQUET)
PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

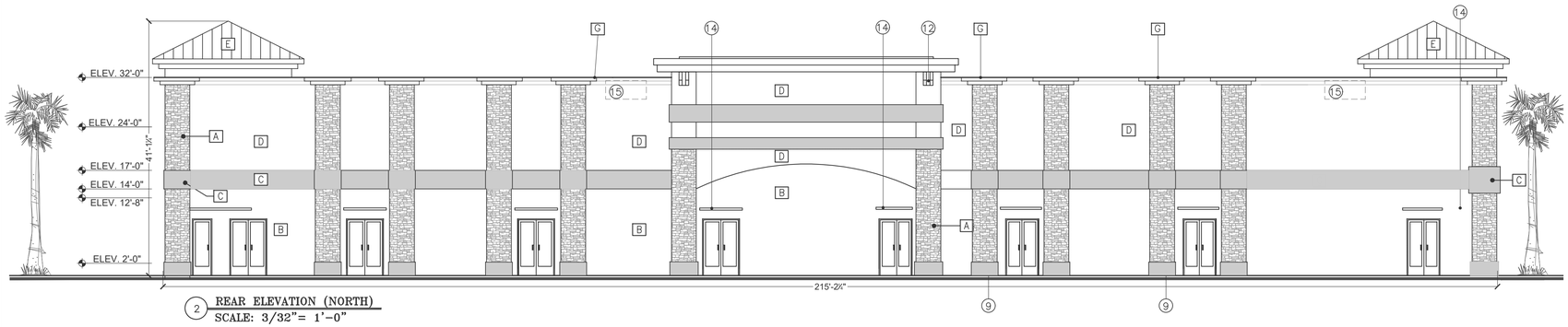
REGISTERED PROFESSIONAL ENGINEER
JASSAL S. SIDHU
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: JSC
CHK. BY: MG

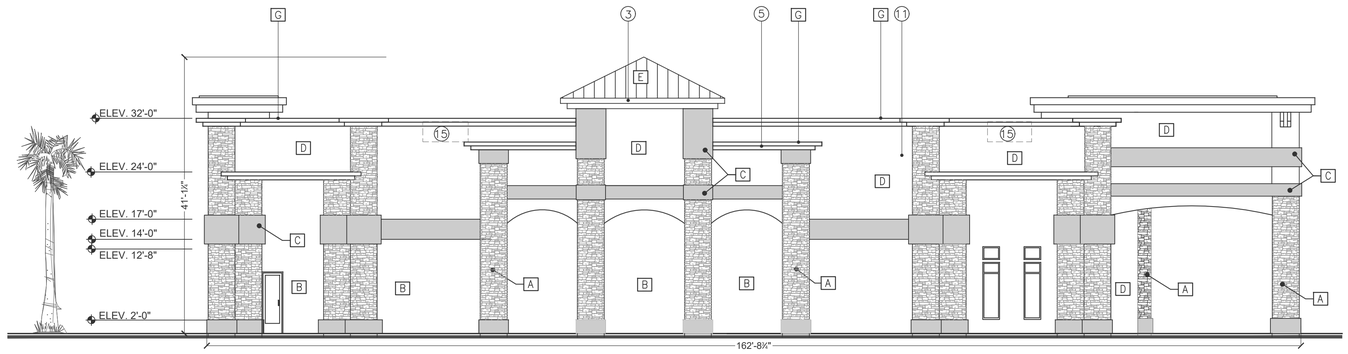
A1.1.1
SHEET 6 OF 20



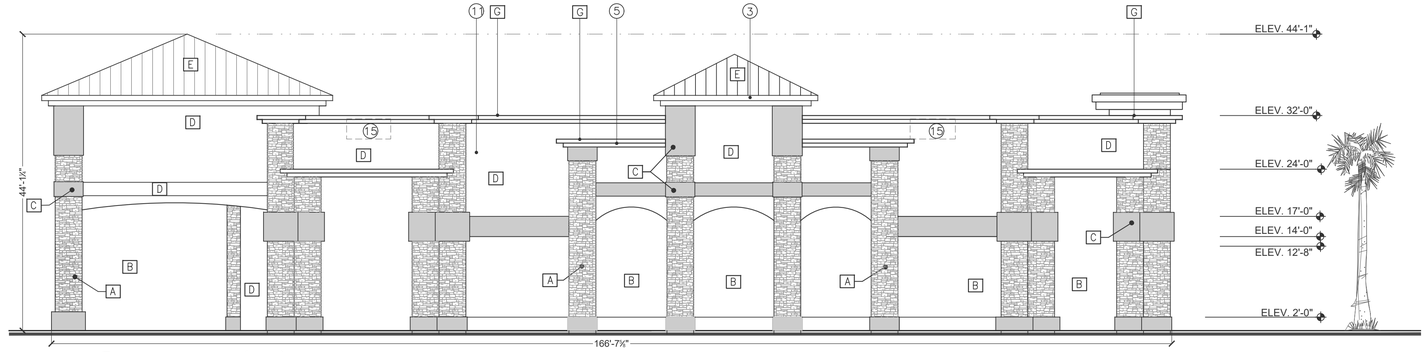
1 FRONT ELEVATION (SOUTH)
SCALE: 3/32"= 1'-0"



2 REAR ELEVATION (NORTH)
SCALE: 3/32"= 1'-0"



3 LEFT ELEVATION (WEST)
SCALE: 3/32"= 1'-0"



4 RIGHT ELEVATION (EAST)
SCALE: 3/32"= 1'-0"

KEYNOTES

1. ALUMINUM STOREFRONT SYSTEM, TYPICAL
2. NOT USED.
3. 24 GA, PRE-FINISHED METAL GUTTERS-SEE ROOF PLAN
4. NOT USED.
5. 7" THICK EAVES
6. THE NUMBER SHALL BE A MINIMUM OF 12" IN HEIGHT WITH A MINIMUM STROKE 1.25". THE BUILDING NUMBER SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
7. NOT USED.
8. NOT USED.
9. 3" HORIZONTAL EXPANSION JOINT @ +4'-0" A.F.F.-
10. 1" HORIZONTAL EXPANSION JOINT @ +14'-0" A.F.F. AND + 17'-0" A.F.F.-
11. VERTICAL EXPANSION JOINTS, IN STUCCO AFTER EVERY 100 SQ. FT.
12. BRACKETS
13. NOT USED.
14. TYPICAL 4'-0" DEEP OVERHANG @ ALL EXTERIOR DOORS
15. ROOF MOUNTED MECHANICAL UNITS

BUILDING ADDRESS:
THE APPROVED ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING BY THE APPLICANT IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE PLACED AS TO BE SEEN FROM ALL ENTRANCES. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 10" IN HEIGHT FOR THE BUILDING, CONTRASTING IN COLOR WITH THEIR BACKGROUND AND SHALL BE ILLUMINATED.

EXTERIOR FINISH SCHEDULE

EXTERIOR MATERIAL BOARD (BANQUAT HALL)	COLOR
A — E STONE MATERIAL: CULTURED STONE (DRY STACK) COLOR/FINISH: WOLF CREEK TRIM: MATCHING WAINSCOT STILL AT STONE TERMINATION	
B — MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO COLOR/FINISH: SENERGY FINE/MEDIUM #3052 CARDAMON	
C — MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO COLOR/FINISH: SENERGY FINE/MAXI WHITE #3062 ANGORA	
D — MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO COLOR/FINISH: SENERGY FINE/DARK #620 ASHBROWN	
E — ASPHALT SHINGLE TIMBERLINE 30,GAF MATERIALS CORP-BARKWOOD	
G — PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: METAL WALL PANELS PRODUCT: LOKSEAM SNAP-TOGETHER STANDING SEAM METAL PANELS, 1 ½" TALL VERTICAL RIB, 12" COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE	

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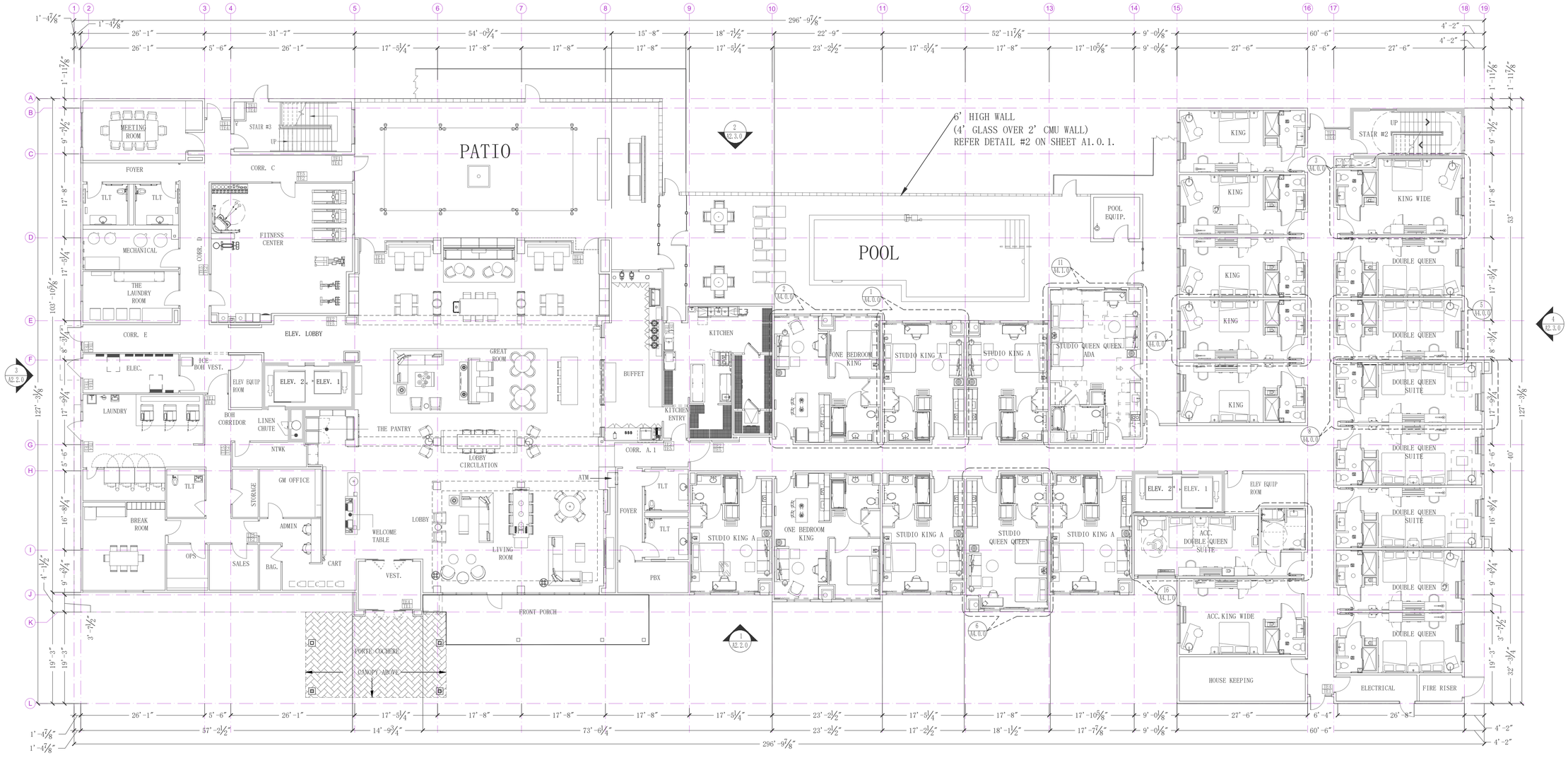
ACE Design LLC
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Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: EXTERIOR ELEVATIONS (BANQUET HALL)
PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JASON C. SUN
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: JSC
CHK. BY: MG

A1.2.0
SHEET
7 OF 20



1 FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

CONDITIONS OF APPROVAL:

1. WITH THE EXCEPTION OF THE MAIN LOBBY ENTRANCE DOORS, ALL EXTERIOR PEDESTRIAN ACCESS DOORS ON ALL SIDES OF THE BUILDING ON THE GROUND LEVEL, AND ALL PEDESTRIAN ACCESS GATES, SHALL BE EQUIPPED WITH KEY-CARD ACCESS AND SHALL REMAIN LOCKED FROM THE OUTSIDE AT ALL TIMES.
2. A DIGITAL VIDEO SURVEILLANCE SYSTEM IS REQUIRED AT THE PREMISES. THE VIDEO SURVEILLANCE SYSTEM IS RECOMMENDED TO BE AN INTERNET-BASED SYSTEM AND SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. THE SURVEILLANCE VIDEO/VISUAL MEDIA SHALL BE MAINTAINED FOR A MINIMUM OF SIXTY (60) DAYS AND UPON REQUEST, SHALL BE ACCESSIBLE TO LAW ENFORCEMENT PERSONNEL FOR VIEWING, COPYING AND COLLECTION PURPOSES DURING REGULAR BUSINESS HOURS.
3. IN THE EVENT SECURITY PROBLEMS OCCUR, THE POLICE DEPARTMENT (CHIEF OF POLICE) WILL ISSUE A LETTER TO THE OWNER REQUESTING A MEETING TO DISCUSS SAID SECURITY PROBLEMS. IF SECURITY PROBLEMS ARE NOT RESOLVED BY THE OWNER IN THE TIMEFRAME MUTUALLY AGREED UPON IN SAID MEETING, AT THE DISCRETION OF THE CHIEF OF POLICE, THE BUSINESS OWNER/LICENSEE OR MANAGEMENT, AT HIS OR HER OWN EXPENSE, SHALL PROVIDE A CALIFORNIA LICENSED, UNIFORMED SECURITY GUARD(S) ON THE PREMISES, DURING SUCH HOURS AS REQUESTED AND DIRECTED BY THE POLICE DEPARTMENT. ALL UNIFORMED SECURITY GUARDS SHALL COMPLY WITH FONTANA CITY CODE SECTION 22-62, AND SHALL BE REGISTERED WITH THE STATE OF CALIFORNIA'S BUREAU OF SECURITY AND INVESTIGATIVE SERVICES AS A SECURITY GUARD PRIOR TO EMPLOYMENT WITHIN THE CITY OF FONTANA .
4. DIGITAL VIDEO SURVEILLANCE SYSTEM SHOULD BE AN INTERNET-BASED SYSTEM AND SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES. THE SURVEILLANCE VIDEO/VISUAL MEDIA SHALL BE MAINTAINED FOR A MINIMUM OF SIXTY (60) DAYS AND UPON REQUEST, SHALL BE ACCESSIBLE TO LAW ENFORCEMENT PERSONNEL FOR VIEWING, COPYING AND COLLECTION PURPOSES DURING REGULAR BUSINESS HOURS.
5. THE PROPERTY OWNERS, AND/OR PROPERTY MANAGEMENT COMPANY, AND/OR PROPERTY TENANTS AND/OR EMPLOYEES OF ALL PROPERTY TENANTS ON THE PREMISES SHALL BE REQUIRED TO PREVENT LOITERING AROUND THEIR BUILDINGS AND IN THE PARKING LOT OF THE SITE. THE AFOREMENTIONED PERSONS SHALL REGULARLY POLICE THE AREAS AROUND THE SITE AND/OR THEIR BUILDING AND PARKING AREAS, TO PREVENT THE LOITERING OF PERSONS ABOUT THE PREMISES.

PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

TWO WAY COMMUNICATION (TELEPHONE OUTLET WITH CAT 6)

LEGEND :

EYE WASH

FE FIRE EXTINGUISHER MS - MOP SINK

NOTE :

1. ALL UTILITY BOXES TO BE UNDERGROUND.

GUEST ROOMS WITH COMMUNICATIONS FEATURES

GUEST ROOMS WITH MOBILITY FEATURES

FITNESS ROOM NOTES:

1. AT FITNESS ROOM, PROVIDE CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEEL CHAIR AT A MINIMUM OF ONE OF EACH TYPE OF EXERCISE MACHINE OR EQUIPMENT PER SECTION 11B-236.1.

SWIMMING POOL NOTES:

1. AT LEAST TWO ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SWIMMING POOLS COMPLYING PER SECTION 11B-242.2.
2. AT LEAST ONE ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SPA COMPLYING PER SECTION 11B-242.4.

SAFETY GLAZING ADJACENT TO DOORS:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

RECEPTION BACK WALL:

$ THE BACK WALL DESIGN SHALL INCLUDE SIGNS OF BOTH BRANDS (HOLIDAY INN EXPRESS & STAYBRIDGE SUITES.)

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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: FIRST FLOOR PLAN (DUAL BRAND)

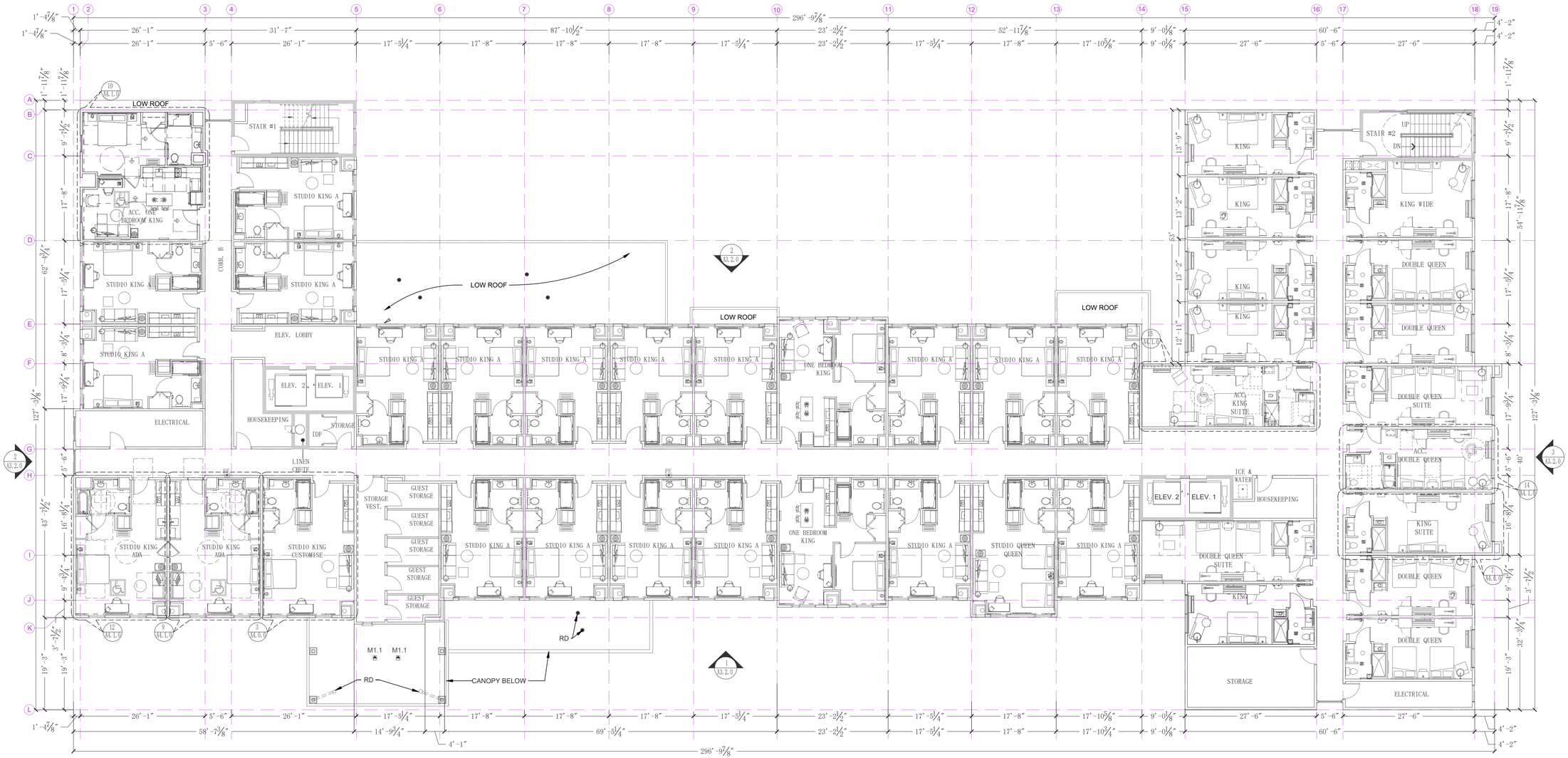
PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — JOSEPH S. CHOI — 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A2.1.0

SHEET 8 OF 20



○ PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

▷ TWO WAY COMMUNICATION (TELEPHONE OUTLET WITH CAT 6)

LEGEND :

EYE WASH

FIRE EXTINGUISHER MS - MOP SINK

NOTE :

1. ALL UTILITY BOXES TO BE UNDERGROUND.

GUEST ROOMS WITH COMMUNICATIONS FEATURES

GUEST ROOMS WITH MOBILITY FEATURES

FITNESS ROOM NOTES:

1. AT FITNESS ROOM, PROVIDE CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEEL CHAIR AT A MINIMUM OF ONE OF EACH TYPE OF EXERCISE MACHINE OR EQUIPMENT PER SECTION 11B-236.1.

SWIMMING POOL NOTES:

1. AT LEAST TWO ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SWIMMING POOLS COMPLYING PER SECTION 11B-242.2.
2. AT LEAST ONE ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SPA COMPLYING PER SECTION 11B-242.4.

SAFETY GLAZING ADJACENT TO DOORS:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

REVISIONS:

△	REVISION ISSUE	DATED

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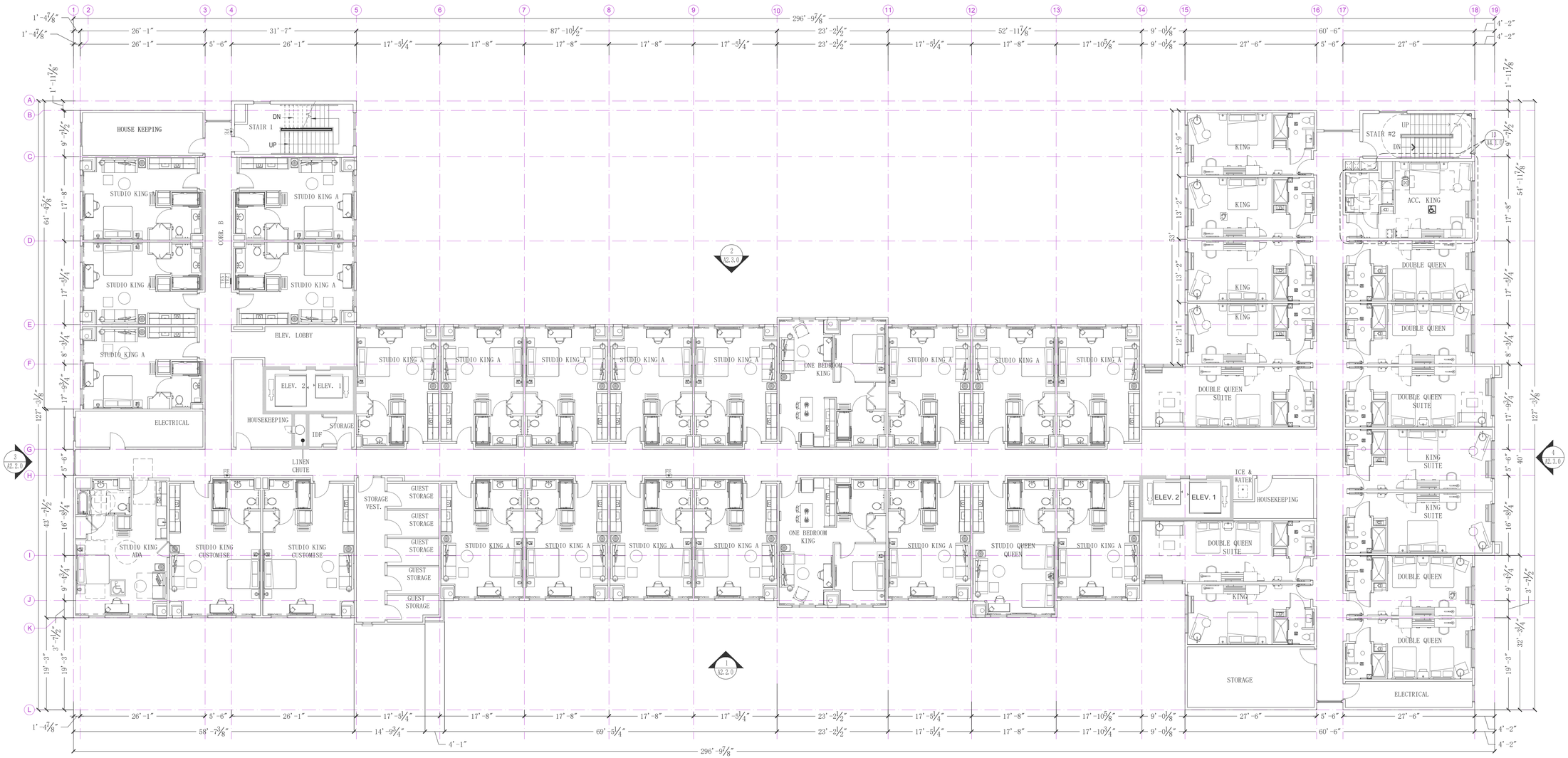
TITLE: SECOND FLOOR PLAN (DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
KASSAL S. SHAMOON
56924
EXP.06/30/2023
C/VIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

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SHEET 9 OF 20



PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

TWO WAY COMMUNICATION (TELEPHONE OUTLET WITH CAT 6)

LEGEND :-

EYE WASH

FIRE EXTINGUISHER MS - MOP SINK

NOTE :

1. ALL UTILITY BOXES TO BE UNDERGROUND.

GUEST ROOMS WITH COMMUNICATIONS FEATURES

GUEST ROOMS WITH MOBILITY FEATURES

FITNESS ROOM NOTES:

1. AT FITNESS ROOM, PROVIDE CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEEL CHAIR AT A MINIMUM OF ONE OF EACH TYPE OF EXERCISE MACHINE OR EQUIPMENT PER SECTION 11B-236.1.

SWIMMING POOL NOTES:

1. AT LEAST TWO ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SWIMMING POOLS COMPLYING PER SECTION 11B-242.2.
2. AT LEAST ONE ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SPA COMPLYING PER SECTION 11B-242.4.

SAFETY GLAZING ADJACENT TO DOORS:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

1 THIRD & FOURTH FLOOR PLAN (DUAL BRAND)

SCALE: 3/32" = 1'-0"

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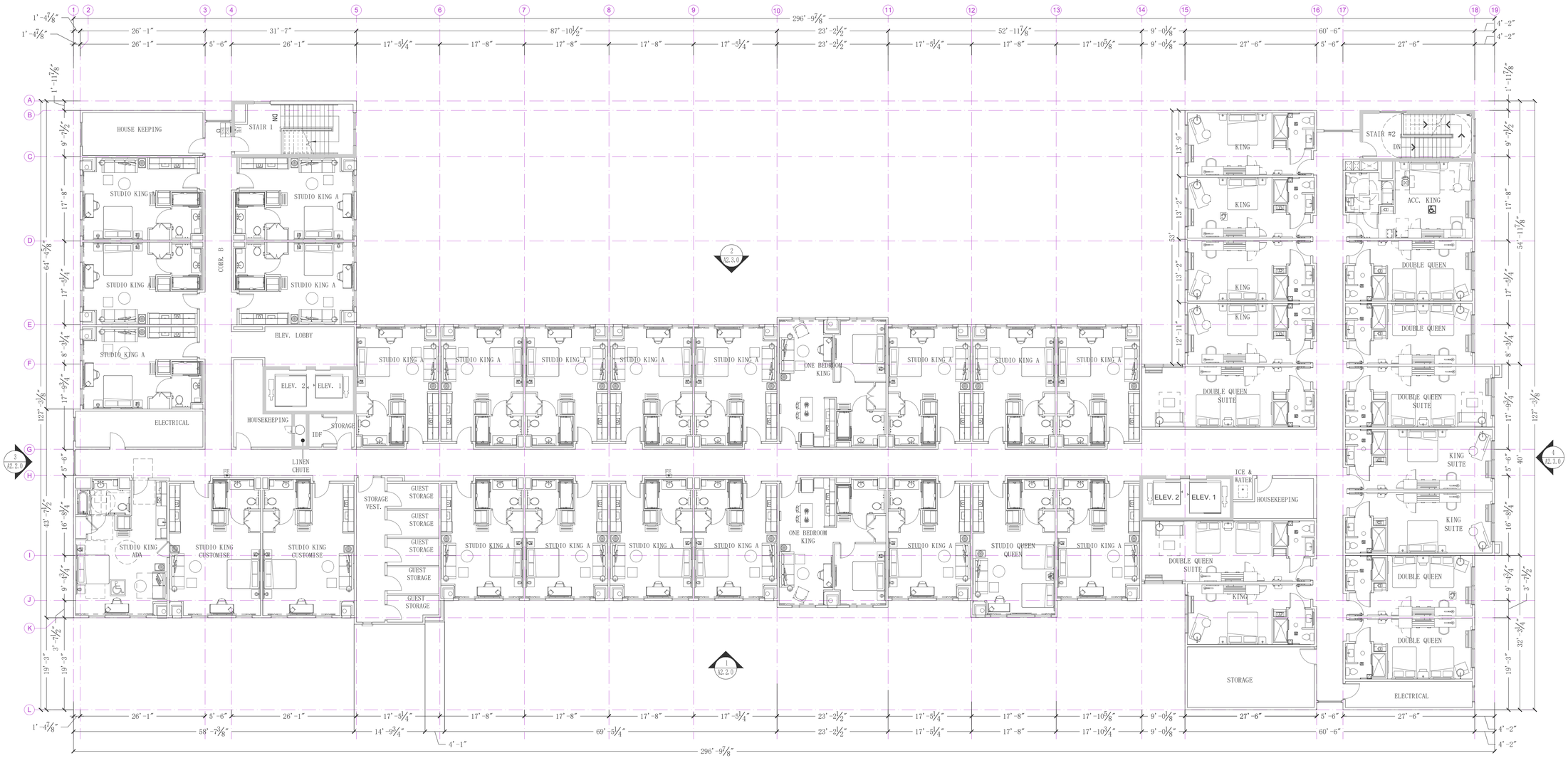
TITLE: THIRD & FOURTH FLOOR PLAN (DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SPIRO
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EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A2.1.2
SHEET
10 OF 20



PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

TWO WAY COMMUNICATION (TELEPHONE OUTLET WITH CAT 6)

LEGEND :-

EYE WASH

FIRE EXTINGUISHER MS - MOP SINK

NOTE :

1. ALL UTILITY BOXES TO BE UNDERGROUND.

GUEST ROOMS WITH COMMUNICATIONS FEATURES

GUEST ROOMS WITH MOBILITY FEATURES

FITNESS ROOM NOTES:

1. AT FITNESS ROOM, PROVIDE CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305 POSITIONED FOR TRANSFER OR FOR USE BY AN INDIVIDUAL SEATED IN A WHEEL CHAIR AT A MINIMUM OF ONE OF EACH TYPE OF EXERCISE MACHINE OR EQUIPMENT PER SECTION 11B-236.1.

SWIMMING POOL NOTES:

1. AT LEAST TWO ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SWIMMING POOLS COMPLYING PER SECTION 11B-242.2.
2. AT LEAST ONE ACCESSIBLE MEANS OF ENTRY SHALL BE PROVIDED FOR SPA COMPLYING PER SECTION 11B-242.4.

SAFETY GLAZING ADJACENT TO DOORS:

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

1 FIFTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

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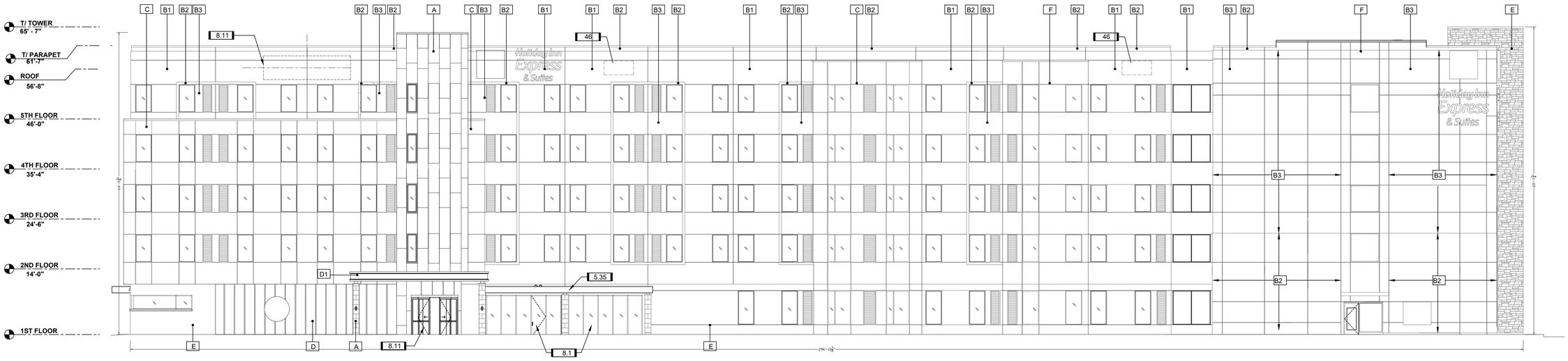
TITLE: FIFTH FLOOR PLAN (DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

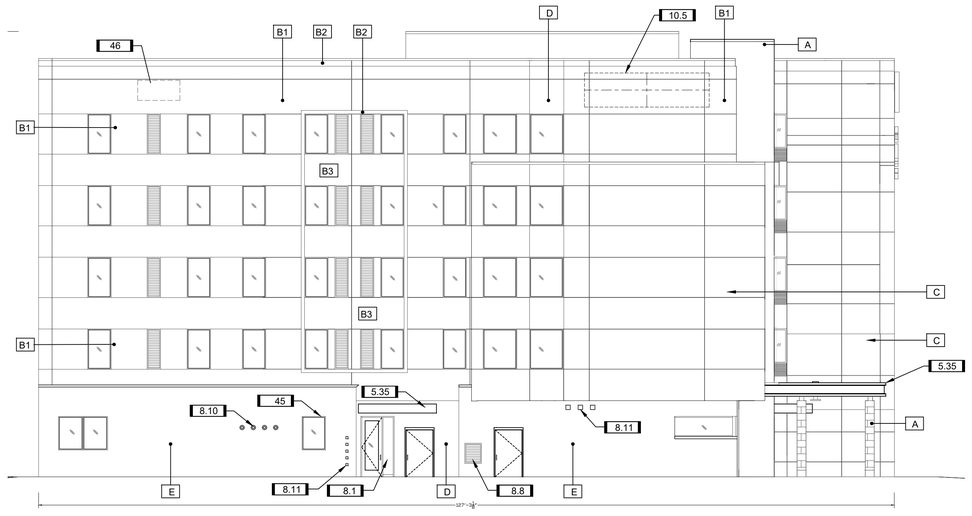
REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SPOTO
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A2.1.3
SHEET 11 OF 20



1 EXTERIOR ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - LEFT
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL BOARD	COLOR
A — PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: PORCELAIN TILE MANUFACTURER: PORCELANOSA PRODUCT:OXFORD 9"X36" COLOR/FINISH: CASTANO	
B1 — COLOR 1 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH SW 7037 BALANCED BEIGE MANUFACTURER:SHERWIN WILLIAMS	
B2 — COLOR 2 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH SW 6140 MODERATE WHITE MANUFACTURER:SHERWIN WILLIAMS	
B3 — COLOR 3 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH SW 7504 KEYSTONE GRAY MANUFACTURER: SHERWIN WILLIAMS	
C — PANELIZED MATERIAL OR A MONOLITHIC MATERIAL WITH A DISTINCT REVEAL PATTERN MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 6251 OUTERSPACE MANUFACTURER: SHERWIN WILLIAMS	
D — PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM THE SCALE OF THE PORTAL MATERIAL MATERIAL: METAL WALL PANELS MANUFACTURER: MBCI PRODUCT: LOKSEAM SNAP-TOGETHER STANDING SEAM PANELS, 1 ½" TALL VERTICAL RIB, 12" COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE (MANUFACTURER'S STANDARD PAINT FINISH TO MATCH ALL OTHER PRODUCTS)	
E — E. STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: BORAL PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM MATCHING WAINSCOT STILL AT STONE TERMINATION	
F — ROCKWOOD TERRA COTTA MATERIAL: STUCCO MANUFACTURER: SHERWIN WILLIAM COLOR/FINISH: SW2803/CDATING FINE	

KEYNOTES

5.35	CANOPY
8.1	ALUMINUM STOREFRONT
8.4	ALUMINUM WINDOW.
8.7	ARCHITECTURAL LOUVER.
8.8	MECHANICAL LOUVER.
8.9	SLIDING ENTRY DOORS.
8.10	VENT FOR WATER HEATER.
8.11	LAUNDRY EXHAUST.
10.5	SIGNAGE, REFER TO SIGNAGE PACKAGE. COORDINATE SIZING AND LOCATION REQUIREMENTS WITH BRAND.
45	NO STONE ACCENTS AROUND WINDOWS.
46	ROOF MOUNTED MECHANICAL UNITS
49	WALL SCONCE

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	REVISION	ISSUE	DATED
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TITLE: EXTERIOR ELEVATIONS (DUAL BRAND)

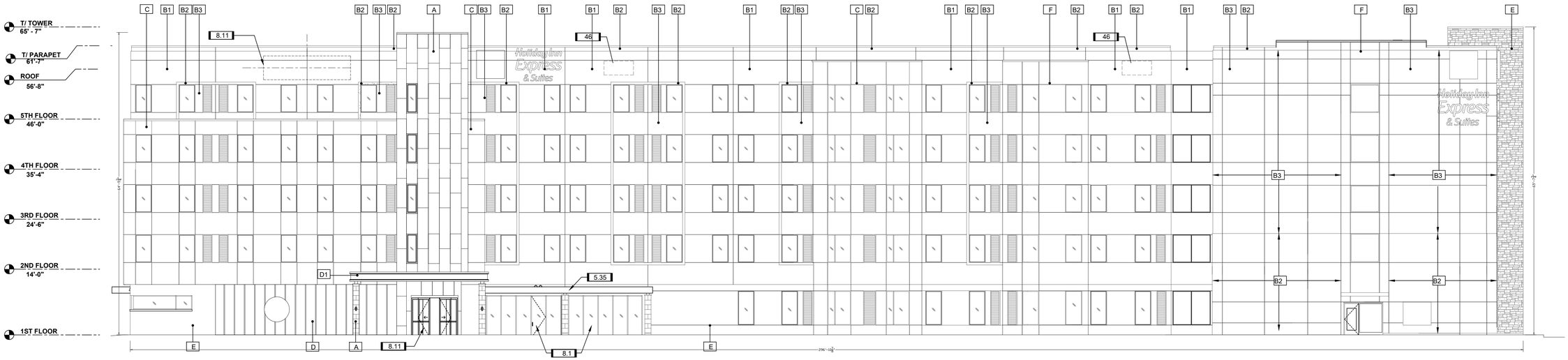
PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

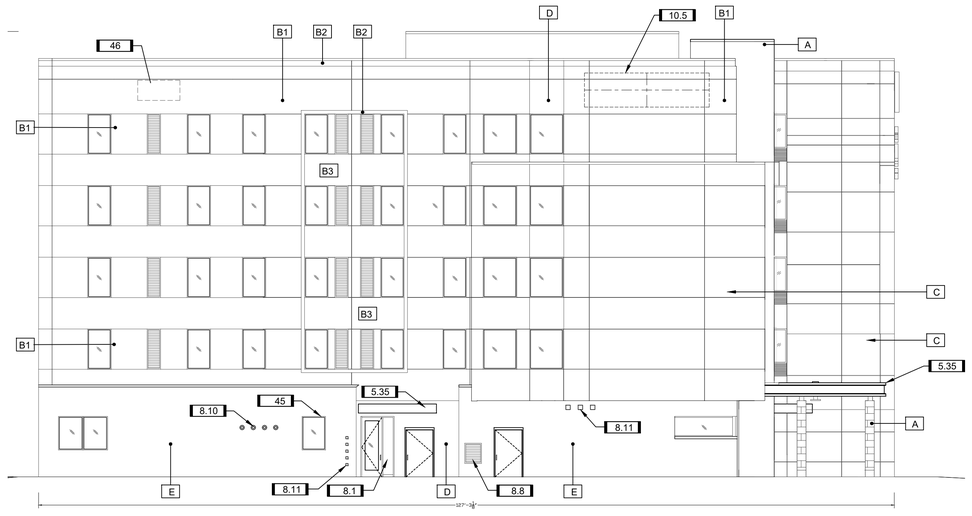
DATE: 11/11/2022
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CHK. BY: MG

A2.2.0

SHEET 12 OF 18



1 EXTERIOR ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - LEFT
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL BOARD	COLOR
A — PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: PORCELAIN TILE MANUFACTURER: PORCELANOSA PRODUCT: OXFORD 9"X36" COLOR/FINISH: CASTANO	
B1 — COLOR 1 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 7037 BALANCED BEIGE MANUFACTURER: SHERWIN WILLIAMS	
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B3 — COLOR 3 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 7504 KEYSTONE GRAY MANUFACTURER: SHERWIN WILLIAMS	
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E — STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: BORAL PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM MATCHING WAINSCOT STILL AT STONE TERMINATION	
F — ROCKWOOD TERRA COTTA MATERIAL: STUCCO MANUFACTURER: SHERWIN WILLIAM COLOR/FINISH: SW2803/CDATING FINE	

KEYNOTES

5.35	CANOPY
8.1	ALUMINUM STOREFRONT
8.4	ALUMINUM WINDOW.
8.7	ARCHITECTURAL LOUVER.
8.8	MECHANICAL LOUVER.
8.9	SLIDING ENTRY DOORS.
8.10	VENT FOR WATER HEATER.
8.11	LAUNDRY EXHAUST.
10.5	SIGNAGE, REFER TO SIGNAGE PACKAGE. COORDINATE SIZING AND LOCATION REQUIREMENTS WITH BRAND.
45	NO STONE ACCENTS AROUND WINDOWS.
46	ROOF MOUNTED MECHANICAL UNITS
49	WALL SCONCE

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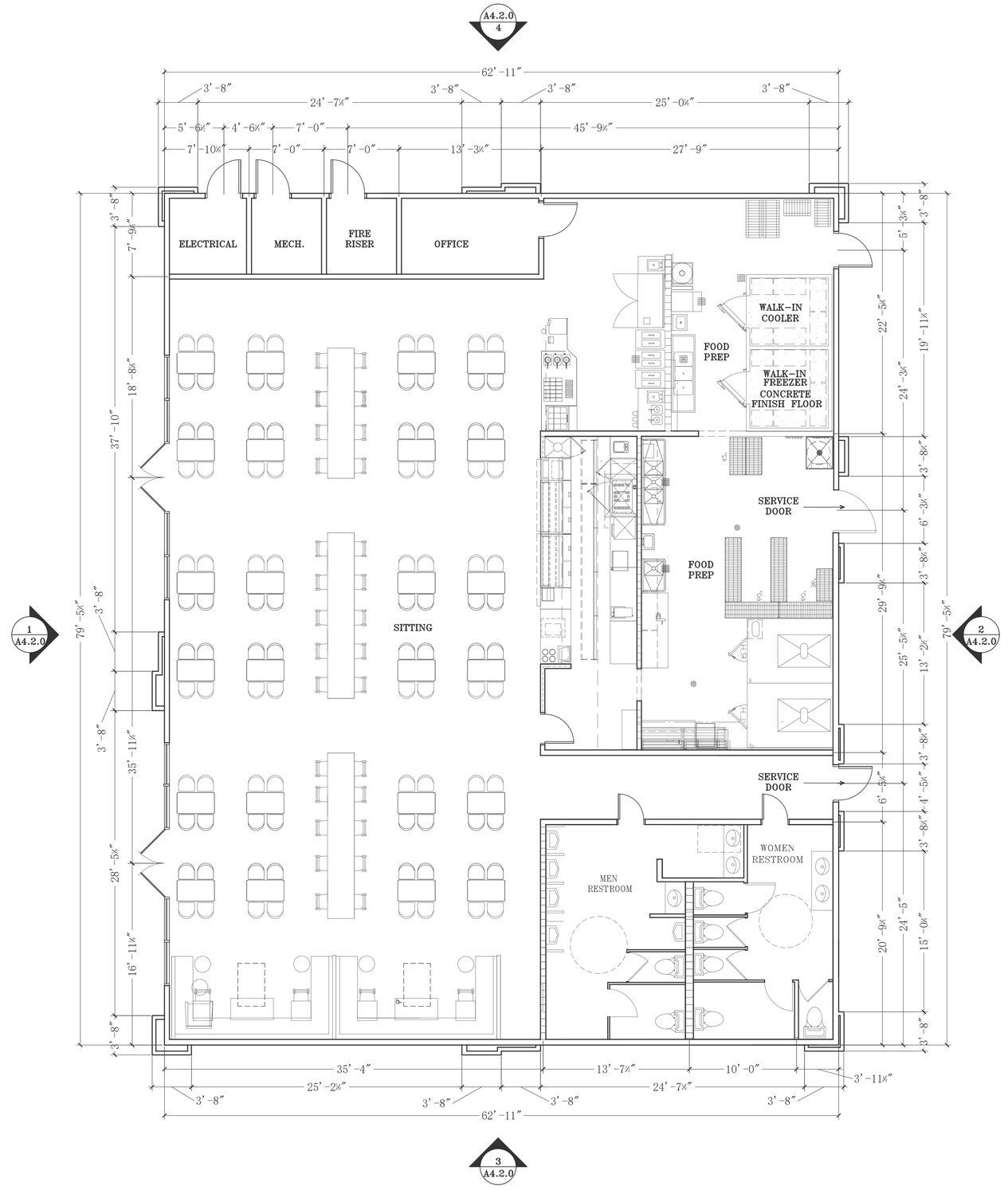
TITLE: EXTERIOR ELEVATIONS (DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
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12 OF 20



1 FLOOR PLAN (RESTAURANT 3)
SCALE:- 3/16" = 1'-0"

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TITLE: FLOOR PLAN - (RESTAURANT 3)

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FONTANA, CALIFORNIA

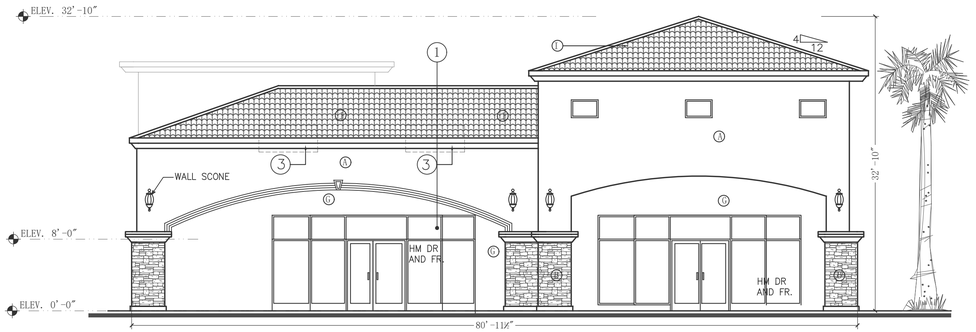
REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. SHEA
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STATE OF CALIFORNIA

DATE: 11/11/2022
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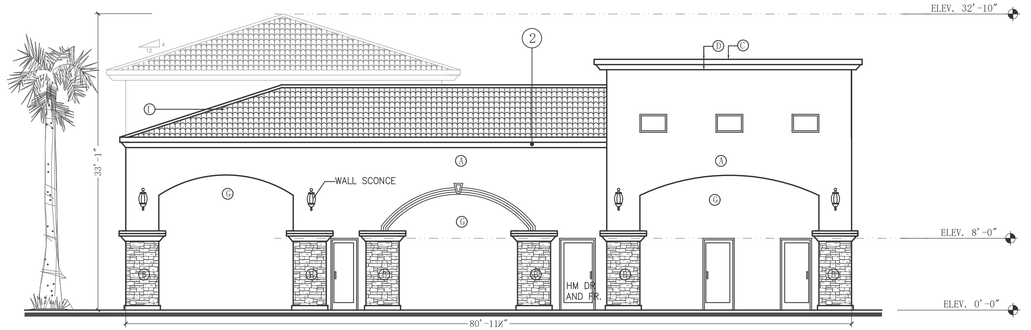
A4.1.0
SHEET
14 OF 20

KEYNOTES

1. ALUMINUM STOREFRONT SYSTEM, TYPICAL
2. 7" THICK EAVES
3. MECHANICAL UNITS

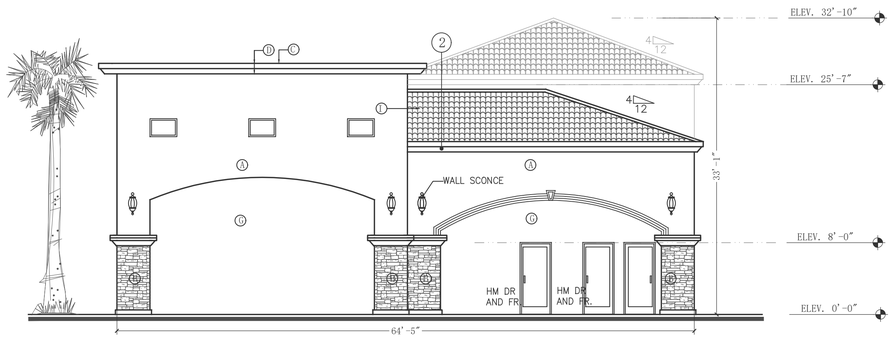


1 FRONT ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"

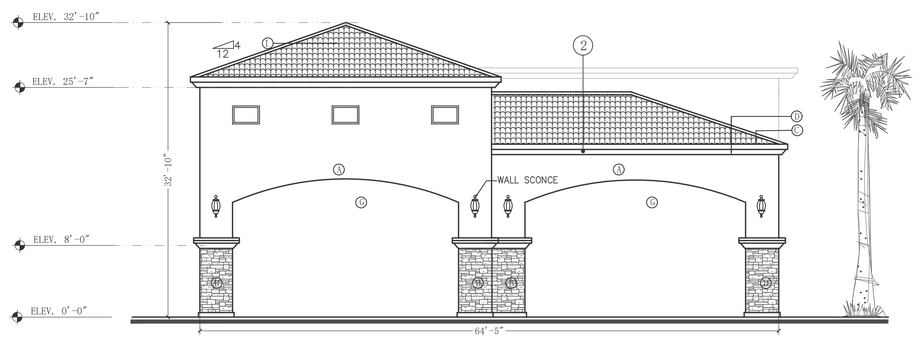


2 REAR ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"

LEGENDS: (STUCCO COLORS BY SHERWIN WILLIAMS)		
(A)	STUCCO: (DB), COLOR: VIRTUAL TAUPE SW7039	
(B)	STONE CLADDING, LEDGESTONE SOUTHWEST BLEND	
(C)	SHT-MTL-WH	
(D)	STUCCO: (WH), ALABASTER SW7008	
(G)	STUCCO: (LS), COLOR: ACCESSIBLE BEIGE SW7036	
(J)	ASPHALT SHINGLE TIMBERLINE 30, GAF MATERIALS CORP-BARKWOOD	



4 LEFT ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"



3 RIGHT ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"

ABBREVIATIONS
HM :- HOLLOW METAL
DR :- DOOR
FR :- FRAME

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TITLE: EXTERIOR ELEVATIONS (RESTAURANT 3)
PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

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TITLE
3D VIEW- DUAL BRAND

PROJECT
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FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MARIA GONZALEZ
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TITLE
3D VIEW- DUAL BRAND

PROJECT
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DATE: 11/11/2022
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TITLE
3D VIEW- BANQUET HALL

PROJECT
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NWC CITRUS & SO. HIGHLAND AVE,
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STATE OF CALIFORNIA

DATE: 12/13/2022
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TITLE
3D VIEW- RESTAURANT-3

PROJECT
FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

DATE: 12/13/2022
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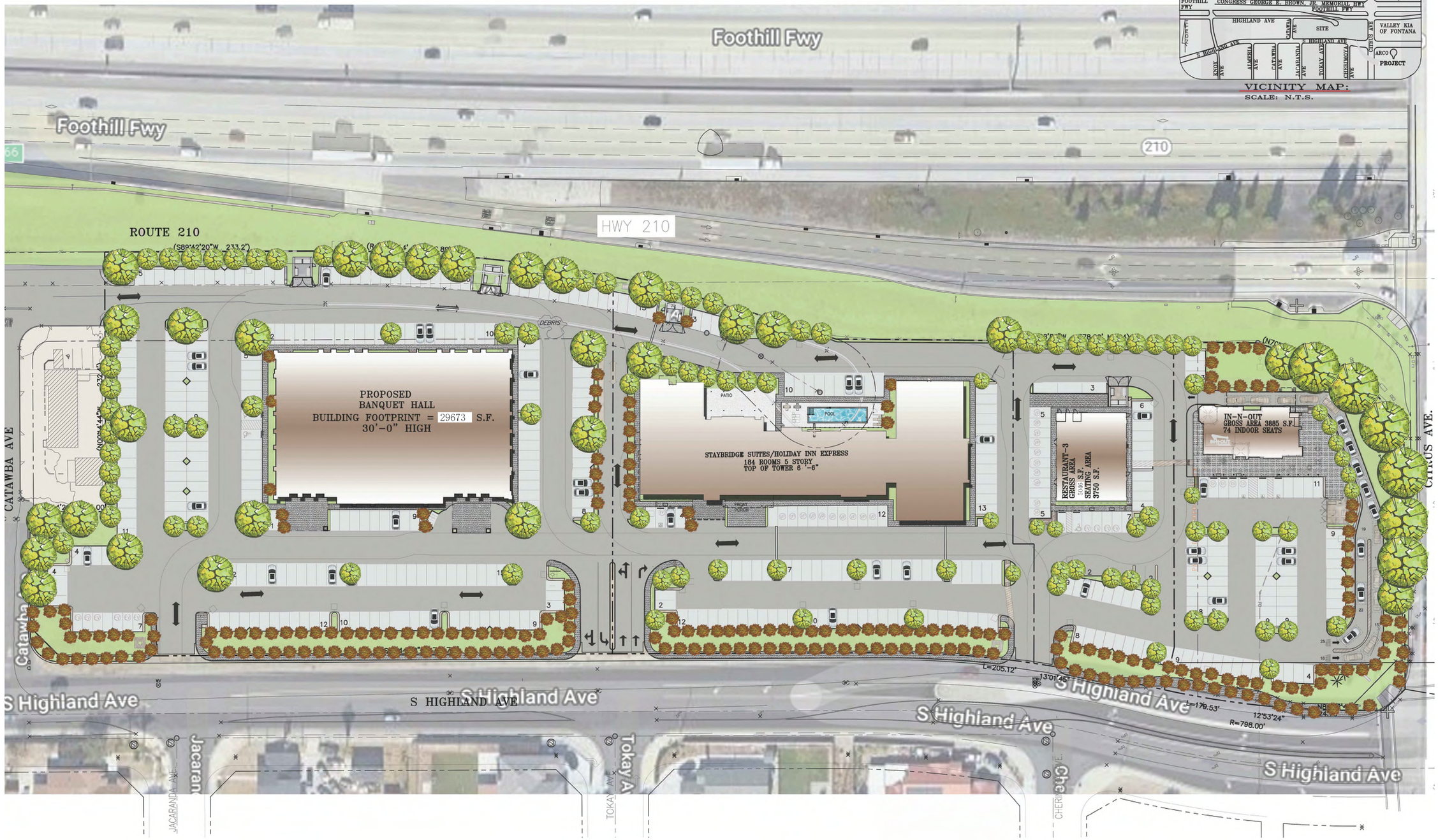
TITLE
AERIAL VIEW

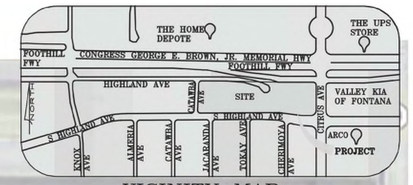
PROJECT
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NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MARK GOLDMAN
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 12/13/2022
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SHEET
20 OF 20





VICINITY MAP:
SCALE: N.T.S.

GRAPHIC SCALE
-40 0 20 40 80 160
(IN FEET)
1 INCH = 40 ft.

NORTH

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TITLE: COLORED SITE PLAN

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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JOB: 19-03
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CHK. BY: MG

A1.0.0A
SHEET
1 OF 11

ROOM FINISH SCHEDULE

LOCATION \ FINISH	BASE: 6" VINYL	BASE: CERAMIC TILE	BASE: N/A	FLOOR: VINYL TILE	FLOOR: CERAMIC COVE	FLOOR: VINYL SHEET	FLOOR: QUARRY TILE	WALLS: PNTD. GYPSUM BOARD	CEILING: SUSP. ACC. TILE	CEILING: PAINTED GYPBD. @ 8'-0" BY COOLER MFGR. HEIGHT	REMARKS
BACK OF HOUSE	●			●				●	●		LATEX PAINTED, 3 COATS
CASHIER		●			●				●		REFER SHEET FOR INTERIOR FINISHES
OFFICE	●			●				●	●		LATEX PAINTED, 3 COATS
RESTROOM		●		●						●	REFER SHEET FOR INTERIOR FINISHES
CUSTOMER AREA		●			●				●		REFER SHEET FOR INTERIOR FINISHES
BEER CAVE	●				●			●	●		ENAMEL PAINTED, 3 COATS W/ TILE WAINSCT. TO 4'-0" A.F.F.
WALK-IN-COOLER		●				●		●		●	COOLER/FREEZER WALLS AND CLG. BY MFGR.

WALL LEGEND

1. INTERIOR WALL
2. FIRE BARRIER STC-56 (1 HOUR RATED)
3. NON-BEARING WALL
4. FIRE PARTITION STC 50-54 (1 HOUR RATED)
5. EXTERIOR WALL

S1 - STAIRWAY IDENTIFICATION TACTILE SIGN

FS- INDICATES FLOOR SINK. LOCATION PER PLUMBING PLANS.

MOL MAXIMUM OCCUPANT LOAD SIGN

(14) TYPICAL 4'-0" DEEP OVERHANG @ ALL EXTERIOR DOORS

LEGEND

PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

FE- PORTABLE FIRE EXTINGUISHER (2A 10BC TYPE PER RFC 906). SHALL BE HUNG ON THE WALL WITH THE BRACKETS PROVIDED SUCH THAT FIRE EXTINGUISHERS SHALL BE INSTALLED WITH THEIR HIGHEST OPERABLE PARTS ARE NO MORE THAN 48" ABOVE THE GROUND, WITH MINIMUM 4" OF FLOOR CLEARANCE, PER CFC 906.9. (EACH FE SHOULD BE MAX. 75'-0" AWAY FROM EACH OTHER)

P.H.- INDICATES PANIC HARDWARE REQUIRED MOUNT BETWEEN 34 INCHES & 44 INCHES ABOVE THE FINISH FLOOR.

EXTERIOR WALL NOTE:
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. WHERE OPENINGS OCCUR IN A FIRE BARRIER, THEY SHALL COMPLY WITH SECTION 707.6.

TE1- INDICATES TACTILE 'EXIT' SIGN (ILLUMINATED)
TE2- INDICATES TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE3- INDICATES TACTILE 'EXIT STAIR DOWN' SIGN. (INCLUDING LOW LEVEL SIGN) (ILLUMINATED)
TE4- INDICATES LOW LEVEL TACTILE 'EXIT' SIGN (ILLUMINATED)
TE5- INDICATES LOW LEVEL TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE6- INDICATES EMERGENCY/FIRE SIGNS. (IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR.) (ILLUMINATED)

NOTE: EXIT SIGNS SHOULD BE ILLUMINATED AT ALL TIMES. FOR EXTERNALLY ILLUMINATED SIGNS, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM A 2ND POWER SOURCE.

FLAME SPREAD NOTES

803.1 GENERAL
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1.

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS A: = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

REQUIREMENTS FOR ASSISTIVE LISTENING SYSTEM

(GENERAL CONTRACTOR SHALL PROVIDE FOLLOWING FACILITIES)

RECEIVER JACKS: RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A ¼" STANDARD MONO JACK.
receiver HEARING-AID COMPATIBILITY: RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
SOUND PRESSURE LEVEL: ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF 110 dB MINIMUM AND 118 dB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 dB.
SIGNAL-TO-NOISE RATIO: THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 dB MINIMUM.
PEAK CLIPPING LEVEL: PEAK CLIPPING SHALL NOT EXCEED 18 dB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

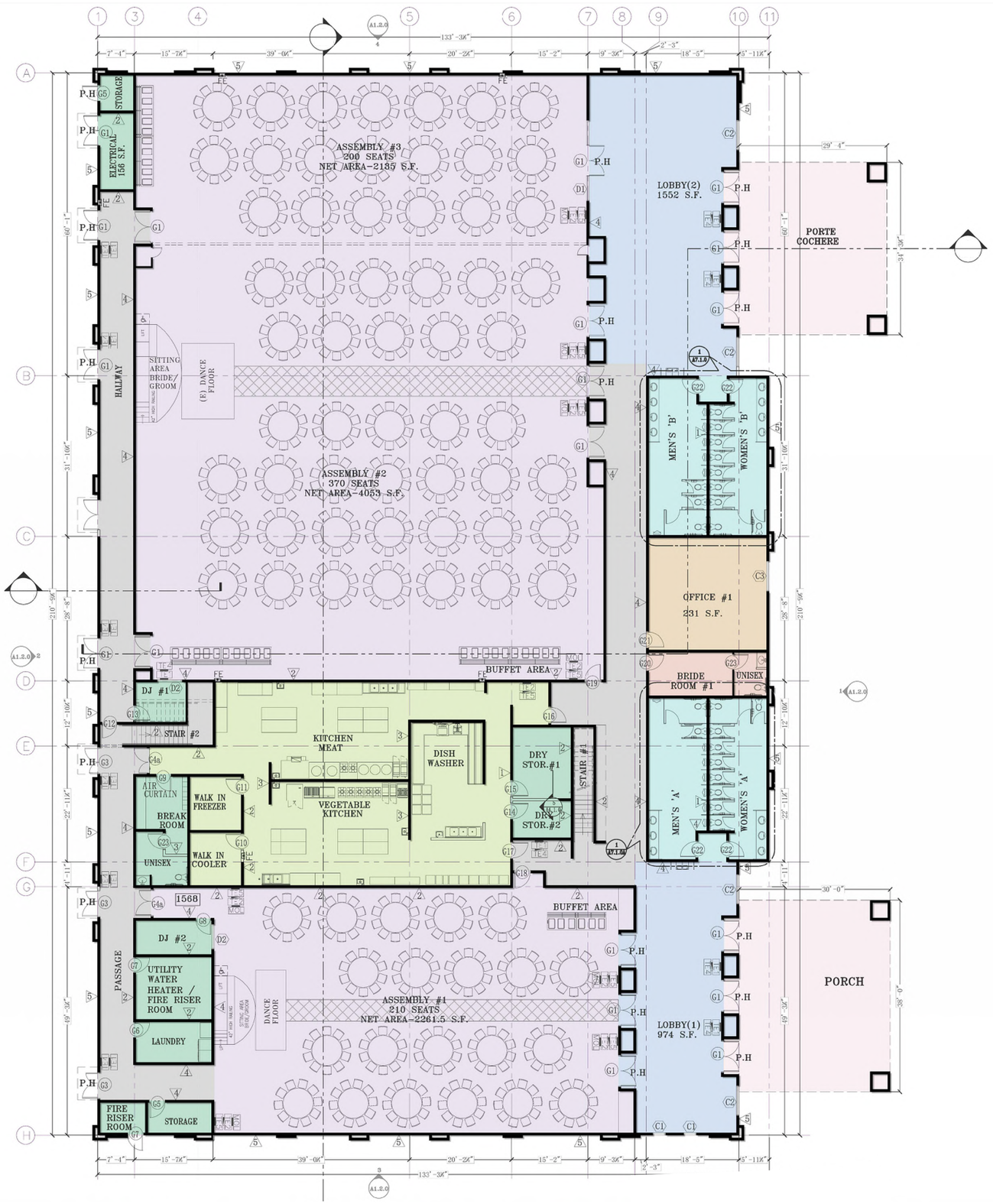
NOTE:
MANUAL DOORS AND DOORWAYS AND MANUAL GATES INTENDED FOR USER PASSAGE SHALL COMPLY AS FOLLOWS:
DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM.

NOTE: 1 * (THRESHOLD)

NOTE FOR CONTRACTOR FOR HAZARDOUS MATERIAL:
IF ANY HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING. IF SO, PROVIDE A DESCRIPTION OF THE TYPES OF HAZARDOUS MATERIALS AND THE QUANTITIES THAT WILL BE STORED OR USED. HAZARDOUS MATERIAL TYPES AND QUANTITY LIMITS ARE LISTED IN CBC TABLES 307.1(1) AND 307.1(2).

LEGEND

- KITCHEN
- ASSEMBLY HALL
- CIRCULATION
- SERVICES
- RESTROOM
- OFFICES
- POARCH
- BRIDE ROOM
- LOBBY



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Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: COLORED FIRST FLOOR PLAN (BANQUET)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — JOSEPH S. GUTIERREZ — 56924 — EXP.06/30/2023 — C/VIL — STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: JSC
CHK. BY: MG

A1.1.0A

SHEET 2 OF 11

TE1- INDICATES TACTILE 'EXIT' SIGN (ILLUMINATED)
TE2- INDICATES TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE3- INDICATES TACTILE 'EXIT STAIR DOWN' SIGN.
(INCLUDING LOW LEVEL SIGN) (ILLUMINATED)
TE4- INDICATES LOW LEVEL TACTILE 'EXIT' SIGN (ILLUMINATED)
TE5- INDICATES LOW LEVEL TACTILE 'EXIT ROUTE' SIGN (ILLUMINATED)
TE6- INDICATES EMERGENCY/FIRE SIGNS. (IN CASE OF FIRE USE STAIRWAY FOR EXIT. DO NOT USE ELEVATOR.) (ILLUMINATED)

NOTE: EXIT SIGNS SHOULD BE ILLUMINATED AT ALL TIMES. FOR EXTERNALLY ILLUMINATED SIGNS, TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM A 2ND POWER SOURCE.

FLAME SPREAD NOTES

803.1 GENERAL
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANCE WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1.

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.
CLASS A: = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450.
CLASS B: = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450.
CLASS C: = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.
EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2.

WALL LEGEND

- 1 INTERIOR WALL (1 HOUR RATED)
- 2 FIRE BARRIER STC-56 (1 HOUR RATED)
- 3 NON-BEARING WALL
- 4 FIRE PARTITION STC 50-54 (1 HOUR RATED)
- 5 EXTERIOR WALL (1 HOUR RATED)

S1 - STAIRWAY IDENTIFICATION TACTILE SIGN

FS- INDICATES FLOOR SINK. LOCATION PER PLUMBING PLANS.

LEGEND

PROVIDE STAND PIPE PER CBC SEC SECTION 905.1 PER FIRE DEPT. APPROVAL

FE - PORTABLE FIRE EXTINGUISHER (2A 10BC TYPE PER RFC 906). SHALL BE HUNG ON THE WALL WITH THE BRACKETS PROVIDED SUCH THAT FIRE EXTINGUISHERS SHALL BE INSTALLED WITH THEIR HIGHEST OPERABLE PARTS ARE NO MORE THAN 48" ABOVE THE GROUND, WITH MINIMUM 4" OF FLOOR CLEARANCE, PER CFC 906.9. (EACH FE SHOULD BE MAX. 75'-0" AWAY FROM EACH OTHER)

P.H. - INDICATES PANIC HARDWARE REQUIRED MOUNT BETWEEN 34 INCHES & 44 INCHES ABOVE THE FINISH FLOOR.

EXTERIOR WALL NOTE:
FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. WHERE OPENINGS OCCUR IN A FIRE BARRIER, THEY SHALL COMPLY WITH SECTION 707.6.

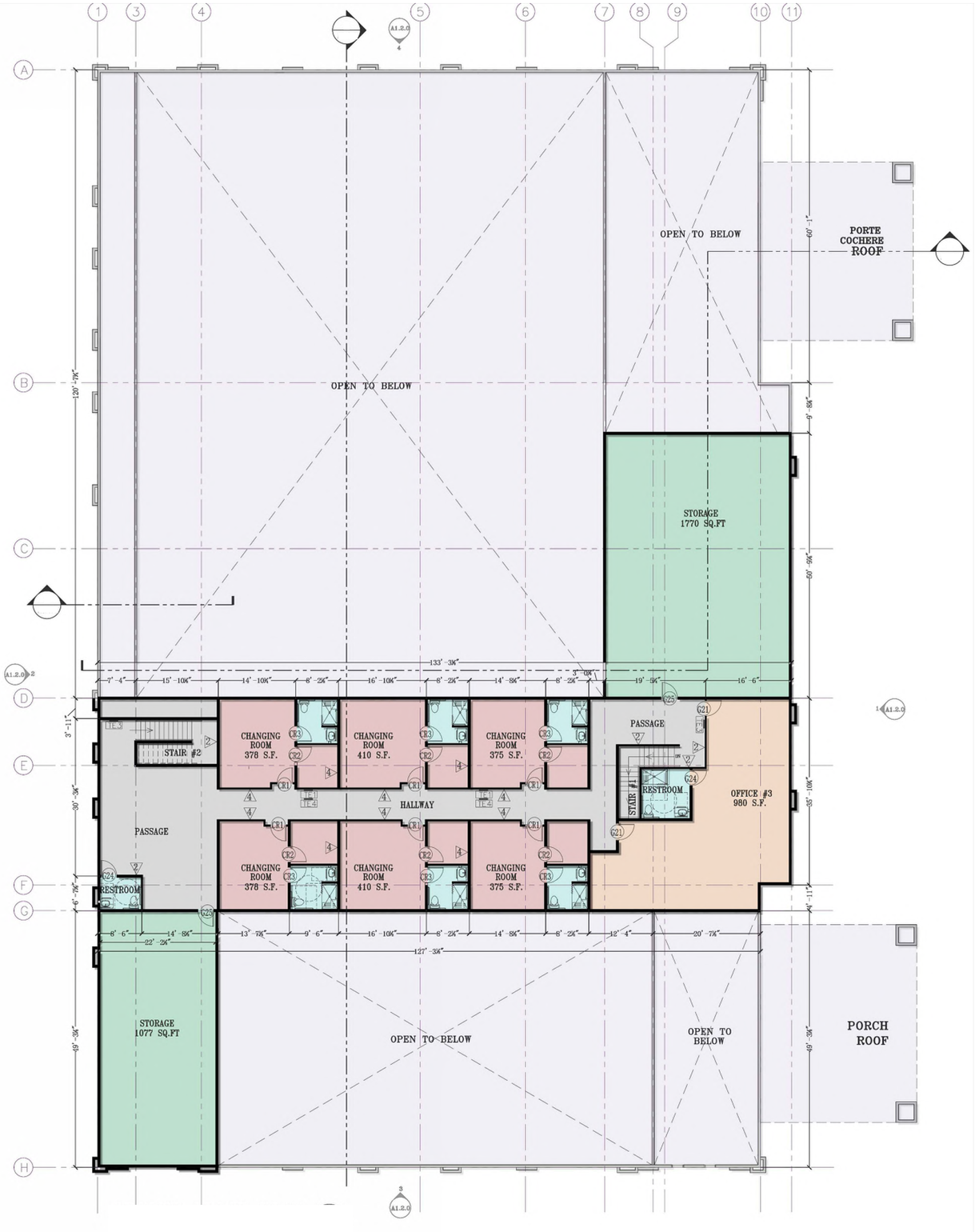
REQUIREMENTS FOR ASSISTIVE LISTENING SYSTEM:
(GENERAL CONTRACTOR SHALL PROVIDE FOLLOWING FACILITIES)

RECEIVER JACKS: RECEIVERS REQUIRED FOR USE WITH AN ASSISTIVE LISTENING SYSTEM SHALL INCLUDE A ¼" STANDARD MONO JACK.
RECEIVER HEARING-AID COMPATIBILITY: RECEIVERS REQUIRED TO BE HEARING-AID COMPATIBLE SHALL INTERFACE WITH TELECOILS IN HEARING AIDS THROUGH THE PROVISION OF NECKLOOPS.
SOUND PRESSURE LEVEL: ASSISTIVE LISTENING SYSTEMS SHALL BE CAPABLE OF PROVIDING A SOUND PRESSURE LEVEL OF 110 DB MINIMUM AND 118 DB MAXIMUM WITH A DYNAMIC RANGE ON THE VOLUME CONTROL OF 50 DB.
SIGNAL-TO-NOISE RATIO: THE SIGNAL-TO-NOISE RATIO FOR INTERNALLY GENERATED NOISE IN ASSISTIVE LISTENING SYSTEMS SHALL BE 18 DB MINIMUM.
PEAK CLIPPING LEVEL: PEAK CLIPPING SHALL NOT EXCEED 18 DB OF CLIPPING RELATIVE TO THE PEAKS OF SPEECH.

NOTE FOR CONTRACTOR FOR HAZARDOUS MATERIAL:
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LEGEND

- CIRCULATION
- SERVICES
- RESTROOMS
- CHANGING ROOMS
- OFFICE



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TITLE: COLORED SECOND FLOOR PLAN (BANQUET)
PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

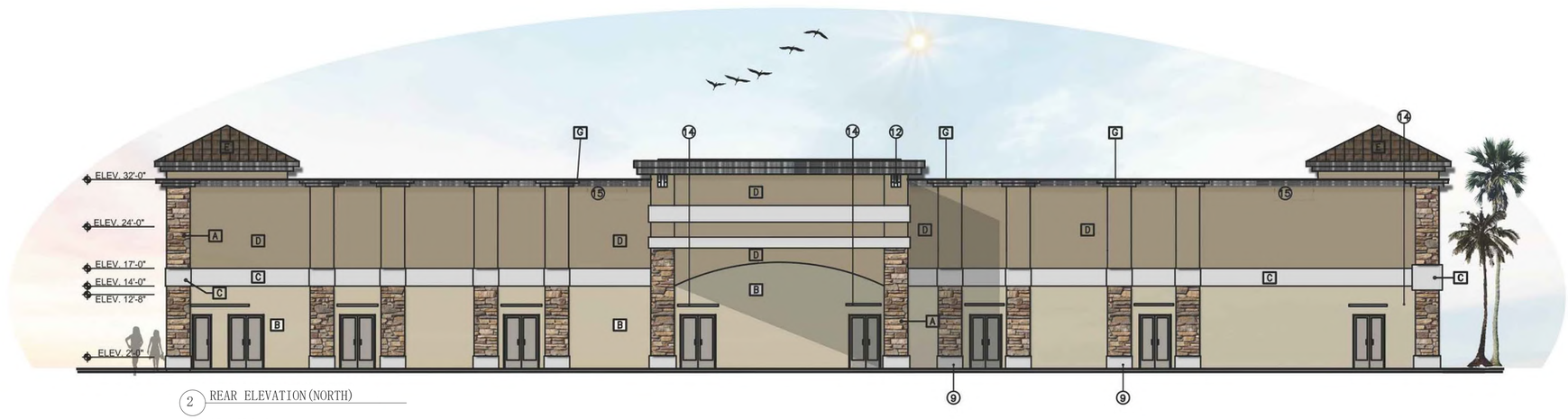
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STATE OF CALIFORNIA

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A1.1.1A
SHEET
3 OF 11



1 FRONT ELEVATION (SOUTH)



2 REAR ELEVATION (NORTH)

KEYNOTES

1. ALUMINUM STOREFRONT SYSTEM, TYPICAL
2. NOT USED.
3. 24 GA, PRE-FINISHED METAL GUTTERS-SEE ROOF PLAN
4. NOT USED.
5. 7" THICK EAVES
6. THE NUMBER SHALL BE A MINIMUM OF 12" IN HEIGHT WITH A MINIMUM STROKE 1.25". THE BUILDING NUMBER SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
7. NOT USED.
8. NOT USED.
9. 3" HORIZONTAL EXPANSION JOINT @ +4'-0" A.F.F.-
10. 1" HORIZONTAL EXPANSION JOINT @ +14'-0" A.F.F. AND + 17'-0" A.F.F.-
11. VERTICAL EXPANSION JOINTS, IN STUCCO AFTER EVERY 100 SQ. FT.
12. BRACKETS
13. NOT USED.
14. TYPICAL 4'-0" DEEP OVERHANG @ ALL EXTERIOR DOORS
15. ROOF MOUNTED MECHANICAL UNITS

BUILDING ADDRESS:
THE APPROVED ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING BY THE APPLICANT IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE PLACED AS TO BE SEEN FROM ALL ENTRANCES. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 10" IN HEIGHT FOR THE BUILDING, CONTRASTING IN COLOR WITH THEIR BACKGROUND AND SHALL BE ILLUMINATED.

EXTERIOR FINISH SCHEDULE

EXTERIOR MATERIAL BOARD (BANQUET HALL)	COLOR
A — E STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: BORAL PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM: MATCHING WAINSCOT STILL AT STONE TERMINATION	
B — MONOLITHIC APPEARING MATERIAL MATERIAL: EIFS-2 MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SENERGY FINE/MEDIUM #3052 CARDAMON	
C — MONOLITHIC APPEARING MATERIAL MATERIAL: EIFS-1 MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SENERGY FINE/MAXI WHITE #3062 ANGORA	
D — MONOLITHIC APPEARING MATERIAL MATERIAL: EIFS-3 MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SENERGY FINE/DARK #620 ASHBROWN	
E — MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO COLOR/FINISH: SENERGY FINE/DARK #620 ASHBROWN	
F — ASPHALT SHINGLE TIMBERLINE 30,GAF MATERIALS : CORP BARKWOOD	
G — PREMIUM PANELISED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: METAL WALL PANELS PRODUCT: LOCKSEAM SNAP TOGETHER STANDING SEAM METAL PANELS, 1 3/4" TALL VERTICAL RIB, 12" COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE	

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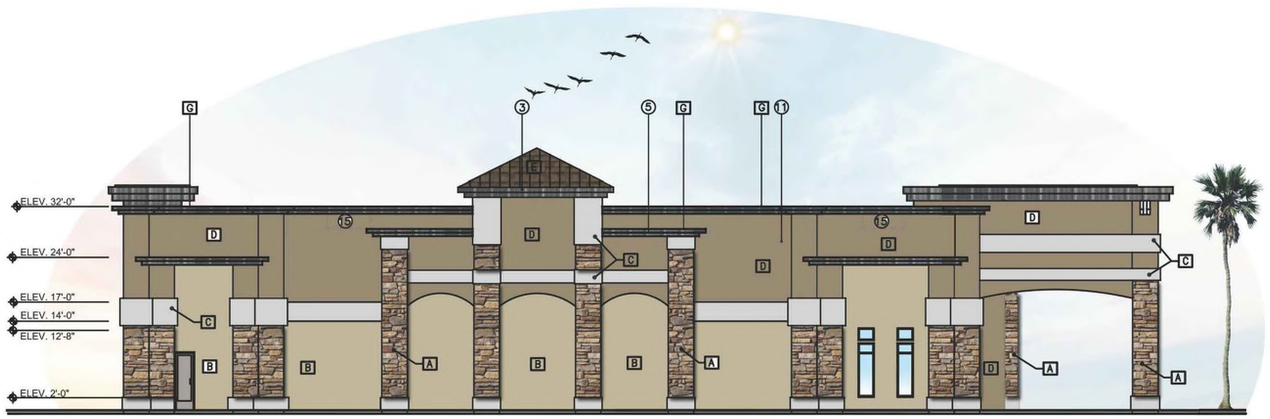
TITLE: COLORED EXTERIOR ELEVATIONS (BANQUET)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

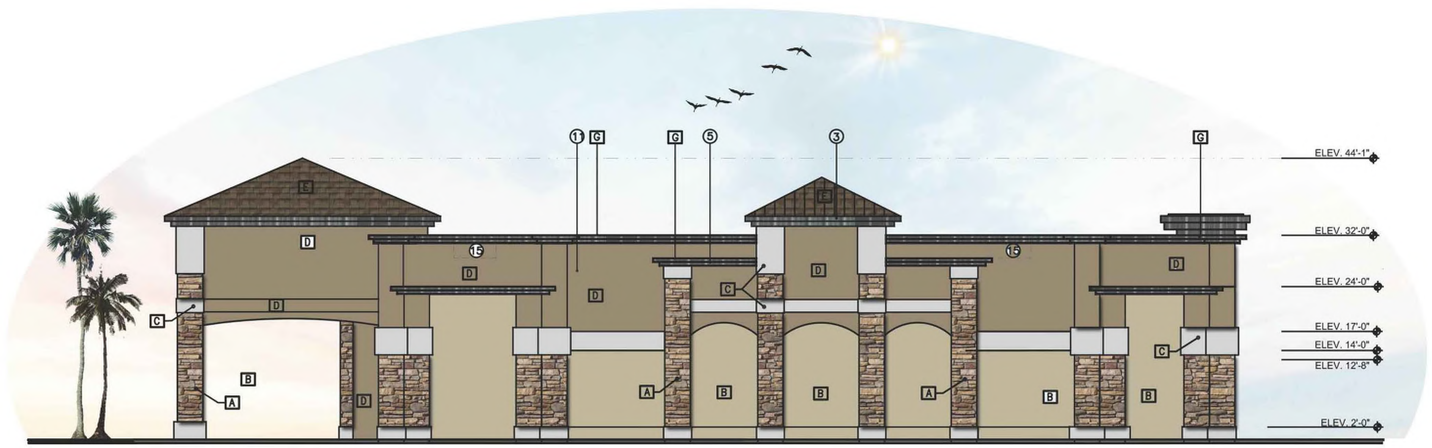
REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SCHMEER
56924
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CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: JSC
CHK. BY: MG

A1.2.0A
SHEET
4 OF 11



3 LEFT ELEVATION (WEST)



4 RIGHT ELEVATION (EAST)

KEYNOTES

1. ALUMINUM STOREFRONT SYSTEM, TYPICAL
2. NOT USED.
3. 24 GA, PRE-FINISHED METAL GUTTERS-SEE ROOF PLAN
4. NOT USED.
5. 7" THICK EAVES
6. THE NUMBER SHALL BE A MINIMUM OF 12" IN HEIGHT WITH A MINIMUM STROKE 1.25". THE BUILDING NUMBER SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET
7. NOT USED.
8. NOT USED.
9. 3" HORIZONTAL EXPANSION JOINT @ +4'-0" A.F.F.-
10. 1" HORIZONTAL EXPANSION JOINT @ +14'-0" A.F.F. AND + 17'-0" A.F.F.-
11. VERTICAL EXPANSION JOINTS, IN STUCCO AFTER EVERY 100 SQ. FT.
12. BRACKETS
13. NOT USED.
14. TYPICAL 4'-0" DEEP OVERHANG @ ALL EXTERIOR DOORS
15. ROOF MOUNTED MECHANICAL UNITS

BUILDING ADDRESS:
THE APPROVED ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING BY THE APPLICANT IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL BE PLACED AS TO BE SEEN FROM ALL ENTRANCES. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 10" IN HEIGHT FOR THE BUILDING, CONTRASTING IN COLOR WITH THEIR BACKGROUND AND SHALL BE ILLUMINATED.

EXTERIOR FINISH SCHEDULE

EXTERIOR MATERIAL BOARD (BANQUET HALL)	COLOR
A — E STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: BORAL PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM: MATCHING WAINSCOT STILL AT STONE TERMINATION	
B — MONOLITHIC APPEARING MATERIAL MATERIAL: EIFS-2 MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SENERGY FINE/MEDIUM #3052 CARDAMON	
C — MONOLITHIC APPEARING MATERIAL MATERIAL: EIFS-1 MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SENERGY FINE/MAXI WHITE #3062 ANGORA	
D — MONOLITHIC APPEARING MATERIAL MATERIAL: EIFS-3 MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SENERGY FINE/DARK #620 ASHBROWN	
E — MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO COLOR/FINISH: SENERGY FINE/DARK #620 ASHBROWN	
F — ASPHALT SHINGLE TIMBERLINE 30,GAF MATERIALS : CORP BARKWOOD	
G — PREMIUM PANELISED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: METAL WALL PANELS PRODUCT: LOCKSEAM SNAP TOGETHER STANDING SEAM METAL PANELS, 1 3/4" TALL VERTICAL RIB, 12" COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE	

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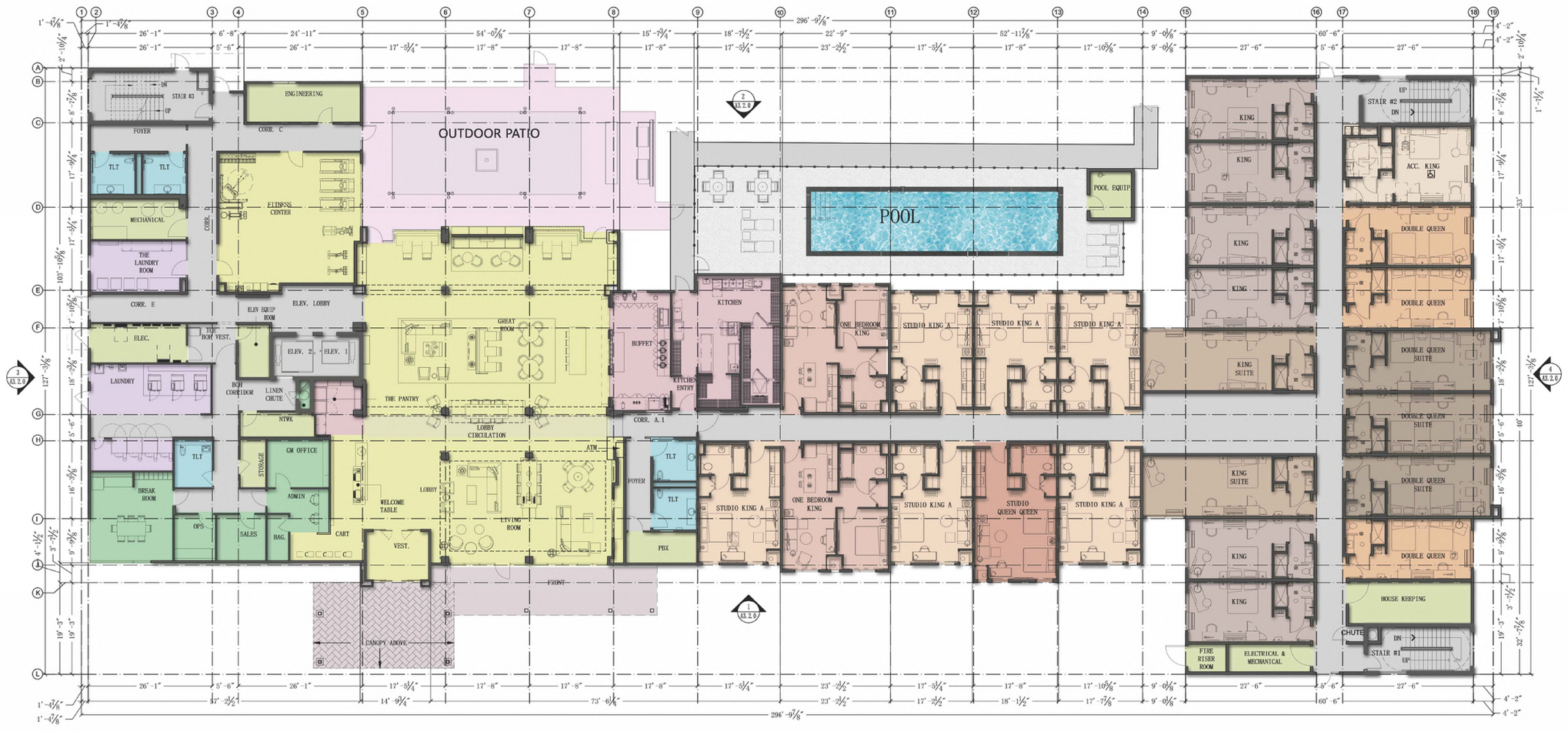
TITLE: COLORED EXTERIOR ELEVATIONS (BANQUET)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
JOSEPH S. SIMPSON
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EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
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A1.2.0B
SHEET
5 OF 11



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PUBLIC AREA
TOILETS
BUFFET & KITCHEN
ADMIN AREA
SERVICES
CIRCULATION

STUDIO KING A
ONE BEDROOM KING
KING SUITE
KING
DOUBLE QUEEN
ACC. KING

DOUBLE QUEEN SUITE
STUDIO QUEEN QUEEN
LAUNDARY
POOL
PATIO
ABOVE CANOPY

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TITLE: COLORED FIRST FLOOR PLAN(DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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A2.1.0A
SHEET
6OF 11



1 TYPICAL FLOOR PLAN
SCALE: 3/32" = 1'-0"

- STUDIO KING A
- ONE BEDROOM KING
- KING SUITE
- KING
- DOUBLE QUEEN
- ACC. KING
- DOUBLE QUEEN SUITE
- STUDIO KING ADA
- STUDIO KING CUSTOMISE
- SERVICES
- CIRCULATION
- ROOF BELOW

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TITLE: COLORED TYPICAL FLOOR PLAN(DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

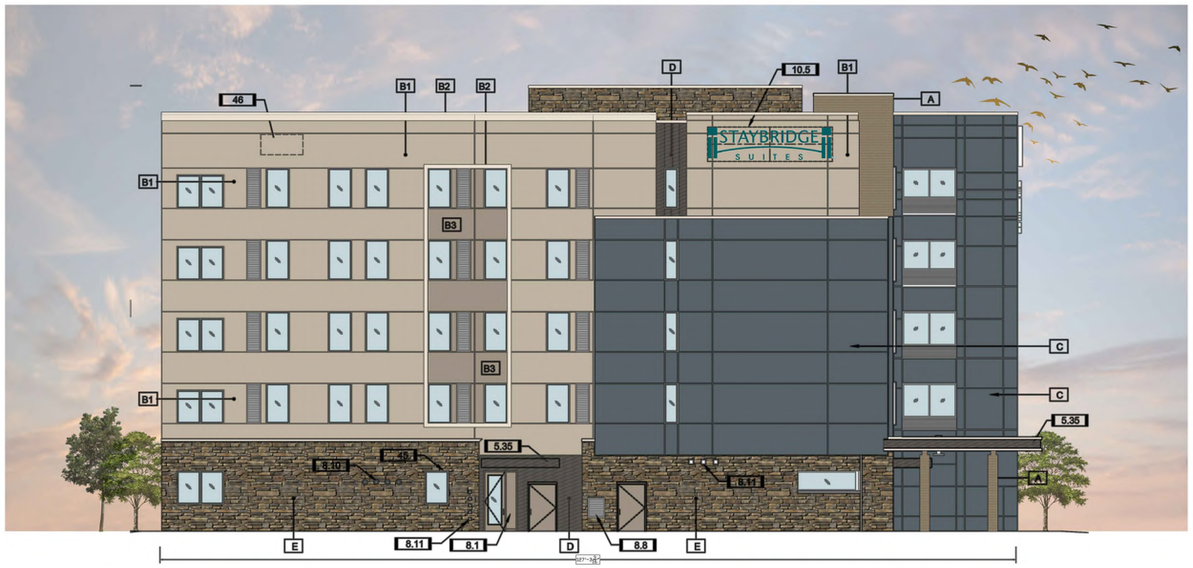
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A2.1.1A
SHEET
7OF 11



1 EXTERIOR ELEVATION - FRONT
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - LEFT
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL BOARD	COLOR
A PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: PORCELAIN TILE MANUFACTURER: PORCELANOSA PRODUCT: OXFORD 8"X36" COLOR/FINISH: CASTANO	
B1 COLOR 1 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 7037 BALANCED BEIGE MANUFACTURER: SHERWIN WILLIAMS	
B2 COLOR 2 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 6140 MODERATE WHITE MANUFACTURER: SHERWIN WILLIAMS	
B3 COLOR 3 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 7504 KEYSTONE GRAY MANUFACTURER: SHERWIN WILLIAMS	
C PANELIZED MATERIAL OR A MONOLITHIC MATERIAL WITH A VERTICAL PANEL PATTERN MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION (MUST MEET NFPA 285) COLOR/FINISH: SW 6076 OUTERSPACE MANUFACTURER: SHERWIN WILLIAMS	
D PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM THE SCALE OF THE PORTAL MATERIAL MATERIAL: METAL WALL PANELS MANUFACTURER: NUCORE PRODUCT: LOKSEAM SNAP-TOGETHER STANDING SEAM METAL PANELS, 1 - 1/4"TALL VERTICAL RIB, 16"-COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE (MANUFACTURER'S STANDARD PAINT FINISH TO MATCH ALL OTHER PRODUCTS)	
E E STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: ECORA PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM MATCHING VARNCOT STILL AT STONE TERMINATION	
F REDWOOD TERRA COTTA MATERIAL: STUCCO MANUFACTURER: SHERWIN WILLIAM COLOR/FINISH: SW6803/COATING FINE	

KEYNOTES			
5.35	CANOPY	8.10	VENT FOR WATER HEATER.
8.1	ALUMINUM STOREFRONT	8.11	LAUNDRY EXHAUST.
8.4	ALUMINUM WINDOW.	10.5	SIGNAGE, REFER TO SIGNAGE PACKAGE. COORDINATE SIZING AND LOCATION REQUIREMENTS WITH BRAND.
8.7	ARCHITECTURAL LOUVER.	45	NO STONE ACCENTS AROUND WINDOWS.
8.8	MECHANICAL LOUVER.	46	ROOF MOUNTED MECHANICAL UNITS
8.9	SLIDING ENTRY DOORS.	49	WALL SCONCE

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A2.2.0A
SHEET
8OF 11



2 EXTERIOR ELEVATION - REAR
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION -RIGHT
SCALE: 3/32" = 1'-0"

EXTERIOR MATERIAL BOARD	COLOR
A PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM A SCALE OF THE PORTAL MATERIAL MATERIAL: PORCELAIN TILE MANUFACTURER: PORCELANOSA PRODUCT:OXFORD 9"X36" COLOR/FINISH: CASTANO	
B1 COLOR 1 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION ONUST MEET NFPA 286D COLOR/FINISH: SV 7037 BALANCED BEIGE MANUFACTURER:SHERVIN WILLIAMS	
B2 COLOR 2 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION ONUST MEET NFPA 286D COLOR/FINISH: SV 6148 MODERATE WHITE MANUFACTURER:SHERVIN WILLIAMS	
B3 COLOR 3 - MONOLITHIC APPEARING MATERIAL MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION ONUST MEET NFPA 286D COLOR/FINISH: SV 7504 KEYSTONE GRAY MANUFACTURER: SHERVIN WILLIAMS	
C PANELIZED MATERIAL OR A MONOLITHIC MATERIAL WITH A DISTINCT REVEAL PATTERN MATERIAL: STUCCO MANUFACTURER: BASF CORPORATION ONUST MEET NFPA 286D COLOR/FINISH: SV 6251 DUTCHSPACE MANUFACTURER: SHERVIN WILLIAMS	
D PREMIUM PANELIZED MATERIAL WITH A PANEL SCALE THAT DIFFERS FROM THE SCALE OF THE PORTAL MATERIAL. MATERIAL: METAL WALL PANELS MANUFACTURER: KDCT PRODUCT: LOKSEAM SNAP-TOGETHER STANDING SEAM PANELS, 1 = WALL VERTICAL RIB, 18=COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE (MANUFACTURE STANDARD PAINT FINISH TO MATCH ALL OTHER PRODUCTS)	
E 1 STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: BORAL PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM MATCHING WAINSCOT STILL AT STONE TERMINATION	
F MODIVOOD TERRA COTTA MATERIAL: STUCCO MANUFACTURER: SHERVIN WILLIAM COLOR/FINISH: SW2803/COATING FINE	

KEYNOTES			
5.35	CANOPY	8.10	VENT FOR WATER HEATER.
8.1	ALUMINUM STOREFRONT	8.11	LAUNDRY EXHAUST.
8.4	ALUMINUM WINDOW.	10.5	SIGNAGE, REFER TO SIGNAGE PACKAGE. COORDINATE SIZING AND LOCATION REQUIREMENTS WITH BRAND.
8.7	ARCHITECTURAL LOUVER.	45	NO STONE ACCENTS AROUND WINDOWS
8.8	MECHANICAL LOUVER.	46	ROOF MOUNTED MECHANICAL UNITS
8.9	SLIDING ENTRY DOORS.	49	WALL SCONCE

REVISIONS:

	REVISION	ISSUE	DATED
1			

ACE Design LLC
1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: COLORED EXTERIOR ELEVATIONS (DUAL BRAND)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MICHAEL S. SWANN
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB: 19-03
DWG. BY: HS
CHK. BY: MG

A2.2.0B
SHEET
9OF 11



LEGEND:

- FOOD PREP
- PUBLIC AREA
- CIRCULATION
- SERVICES
- OFFICE
- RESTROOMS

REVISIONS:

	REVISION ISSUE	DATED
1		

ACE Design LLC
1024 Iron Point Road. Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113. Fax: (702)444-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE: COLORED FLOOR PLAN - (RESTAURANT 3)

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MANUEL SOTELO
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A4.1.0A

SHEET
10 OF 11

KEYNOTES

1. ALUMINUM STOREFRONT SYSTEM, TYPICAL
2. 7" THICK EAVES
3. MECHANICAL UNITS



1 FRONT ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"



2 REAR ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"



4 LEFT ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"



3 RIGHT ELEVATION (RESTAURANT 3)
SCALE:- 1/8" = 1'-0"

EXTERIOR MATERIAL BOARDOF RESTAURANT	COLOR
A MATERIAL: STUCCO MANUFACTURER: SHERWIN WILLIAMS COLOR/FINISH:VIRTUAL TAUPE SW7039	
B E STONE MATERIAL: CULTURED STONE (DRY STACK) MANUFACTURER: BORAL PRODUCT: SOUTHERN LEDGESTONE COLOR/FINISH: WOLF CREEK TRIM: MATCHING WAINSCOT STILL AT STONE TERMINATION	
C MATERIAL: SHEET METAL COLOR/FINISH: WHITE	
D MATERIAL: STUCCO MANUFACTURER: SHERWIN WILLIAMS COLOR/FINISH: ALABASTER SW7008	
G MATERIAL: STUCCO MANUFACTURER: SHERWIN WILLIAMS COLOR/FINISH:ACCESSIBLE BEIGE SW7036	
I MATERIAL: METAL WALL PANELS MANUFACTURER: MBCI PRODUCT: LOKSEAM SNAP-TOGETHER STANDING SEAM METAL PANELS, 1 ¼" TALL VERTICAL RIB, 12" COVERAGE WIDTH COLOR/FINISH: MEDIUM BRONZE (MANUFACTURER'S STANDARD PAINT FINISH TO MATCH ALL OTHER PRODUCTS)	

ABBREVATIONS
HM :- HOLLOW METAL
DR :- DOOR
FR :- FRAME

REVISIONS:

	REVISION ISSUE	DATED
1		

ACE Design LLC
1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

TITLE
COLORED EXTERIOR ELEVATIONS (RESTAURANT 3)

PROJECT
FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MARSHAL S. GUNDO
56924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

DATE: 11/11/2022
JOB : 19-03
DWG. BY: HS
CHK. BY: MG

A4.2.0A
SHEET
11 OF 11

GRADING AND DRAINAGE NOTES:

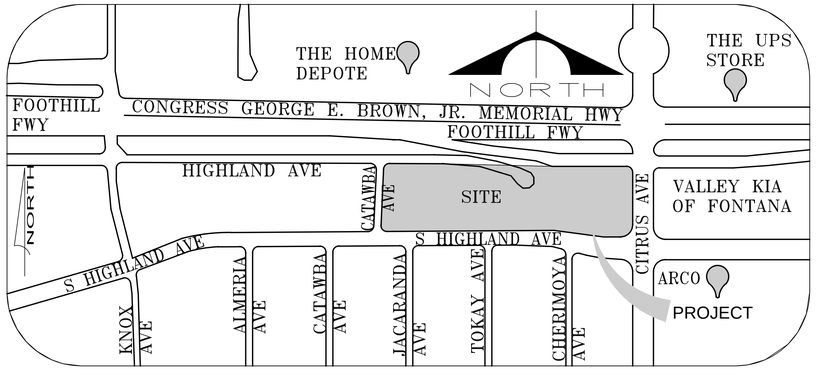
1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR CALTRANS SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGARDED AND REPAIRED TO EXISTING CONDITION OR BETTER.
3. TRAFFIC CONTROL ON ALL CALTRANS, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTION AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER RAINFALL AN ADEQUATE STABILIZATION OCCURS,
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE COVERED WITH ROCK UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED INN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERANG IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND METHODS APPROVED BY THE LOCAL AGENCY. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE COVERED WITH ROCK OR MULCHED AS SHOWN ON THE LANDSCAPING PLANS.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DIRT AND DUST RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
17. EXPOSED SLOPES SHOULD BE STABILIZED WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURERE'S RECOMMENDATIONS.

ROUGH ON-SITE GRADING PLANS FOR FONTANA SQUARE

NWC CITRUS & SO. HIGHLAND AVENUE

CITY OF FONTANA, CA 92337

APN : 0228-301-01, 0228-301-02, 0228-301-03, 0228-301-04, 0228-301-05, 0228-301-06, 0228-301-07, 0228-301-08, 0228-301-20, 0228-301-21, 0228-301-22, 0228-301-23, 0228-301-33, 0228-301-34, 0228-301-35, 0228-301-36, 0228-301-37, 0228-301-38, 0228-301-39, 0228-301-40, 0228-301-41, 0228-301-42, 0228-301-43, 0228-301-44, 0228-301-45, 0228-301-46, 0228-301-47, 0228-301-48, 0228-301-49, 0228-301-51, 0228-301-52,



VICINITY MAP:
SCALE: N.T.S.

NOTES:

1. ALL BLOCK WALLS WILL BE PER SEPARATE PERMIT AND CONSTRUCTED 2" FROM PROPERTY LINE
2. "THE UNDERSIGNED CIVIL ENGINEER WILL BE RESPONSIBLE FOR PROFESSIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 3317 OF THE UNIFORM BUILDING CODE."
3. GRADING TO CEASE WHEN WINDS EXCEED 25 MPH.
4. REMOVAL AND DEMO OF EXISTING STRUCTURES SHALL BE AS PER SEPARATE PLAN, PLAN CHECK AND PERMIT

UNAUTHORIZED CHANGES AND USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

GEOTECHNICAL ENGINEER'S STATEMENT:

THE PORTIONS OF PLANS REGARDING GEOTECHNICAL ASPECTS OF THE PROJECT HAVE BEEN REVIEWED AND ARE IN CONFORMANCE WITH THE INTENT OF THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION" PREPARED BY SLADDEN ENGINEERING, DATED JULY 20, 2021.

BY: BRETT L. ANDERSON, LICENSE NO. C45389 DATE

NOTE:

A PAD CERTIFICATION, A COMPACTION REPORT AND ANY OTHER REQUIRED DOCUMENTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH GRADING INSPECTION.

LEGEND:

	PROPOSED UNDER SIDEWALK DRAIN PIPE
◉	PROPOSED STORM DRAIN MANHOLE
	PROPERTY LINE
□	PROPOSED CURB INLET
	PROPOSED FENCE
	PROPOSED ROW PAVEMENT
	HANDICAP ACCESSIBLE ROUTE
	BIO RETENTION AREA
	POROUS PAVEMENT
	GRADE BREAK
	(P) VALLEY GUTTER
	PROPOSED RETAINING WALL
	PROPOSED KAYSTONE WALL
1504.50 SW	FINISHED SIDEWALK ELEVATION
1504.50 FF	FINISHED FLOOR ELEVATION
1504.50 TC	TOP OF CURB ELEVATION
1504.50 FL	FLOW LINE ELEVATION
1504.50 FS	FINISHED SURFACE ELEVATION
1495.75 FG	FINISHED GRADE ELEVATION
1504.50 HP	HIGH POINT ELEVATION
1504.50 LP	LOW POINT ELEVATION
CG & SW	CURB GUTTER AND SIDEWALK
(0.5%)	SLOPE & DIRECTION OF FLOW
(0.5%)	EX. SLOPE & DIRECTION OF SLOP
1495.46 FS	FINISHED SURFACE ELEVATION
1495.46 TC	TOP OF CURB ELEVATION
1495.46 LIP	LIP OF PAVEMENT
1495.46 BSW	BACK OF SIDEWALK
SD	EX. STORM DRAIN PIPE
1504	EXISTING CONTOUR
Ⓘ	EXISTING CURB INLET
	EXISTING CULVERT

SHEET INDEX:

1. C1 TITLE SHEET
2. C2 GRADING PLAN
3. C3 GRADING SECTIONS
4. C4 WATER QUALITY MANAGEMENT PLAN
5. C5 DETAIL SHEET #1
6. C6 BIO-RETENTION BASIN DETAILS
7. C7 EROSION CONTROL PLAN

SCOPE OF WORK:

THESE PLANS ARE ONLY FOR ROUGH GRADING OF PADS AND STREET UNDERCUT ALONG WITH EROSION CONTROL CONSTRUCTION ONLY. ALL BLOCK WALLS AND UTILITY CONSTRUCTION ARE PER SEPARATE PLAN AND PERMIT.

LIST OF PLAN UNDER SEPARATE REVIEW:

BUILDING PLANS (ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND LANDSCAPING PLANS), OFFSITE/ENCROACHMENT PLANS, STREET LIGHT IMPROVEMENT PLANS

BASIS OF BEARING:

THE BASIC OF BEARING IS THE CENTERLINE OF CATAWBA AVENUE AS SHOWN ON ROS 99-0138 FIELD IN BOOK 116, PAGES 47-51, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY.

FIRM:

FIRM PANEL NUMBER: 06071C7915H.
THE PROJECT SITE FALLS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

SOIL ENGINEER:

SLADDEN ENGINEERING
450 EGAN AVENUE BEAUMONT, CA 92223
(951)845-7743

OWNER/DEVELOPER:

JINDER SINGH
SINGH HOTELS
58314 JOSHUA LANE, YUCCA VALLEY, CALIFORNIA
(760)832-1760

GRADING AREA

TOTAL SITE AREA : 386,644 SF (8.876 ACRE)
AREA: 325,660 SF (7.48 ACRE) (WITHOUT IN-N-OUT AREA)
IN-N-OUT PLANS TO BE SUBMITTED SEPARATELY.

ENGINEER:

ACE DESIGN LLC
1024 IRON POINT ROAD
FOLSOM, CA 95630
PHONE: (702) 396-5113
FAX: (702) 446-8155

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	SOUTHERN CA GAS COMPANY	(800)427-2200
ELECTRICITY	SOUTHERN CA EDISON COMPANY	(800)655-4555
TELEPHONE	AT&T	(714)963-7964
WATER	FONTANA WATER COMPANY	(909)822-2201
SEWER	CITY OF FONTANA-SEWER SERVICE	(909)350-7670
FIRE	FIRE PROTECTION DISTRICT	(909)428-8890
CABLE	TIME WARNER CABLE	(909)975-3439

DIGALERT — DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRE IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

prepared for:

FONTANA SQUARE
NWC CITRUS & S. HIGHLAND AVE.
FONTANA, CALFORNIA

BASIS OF BEARINGS:
THE BASIC OF BEARING IS THE CENTERLINE OF CATAWBA AVENUE AS SHOWN ON ROS 99-0138 FIELD IN BOOK 116, PAGES 47-51, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY.

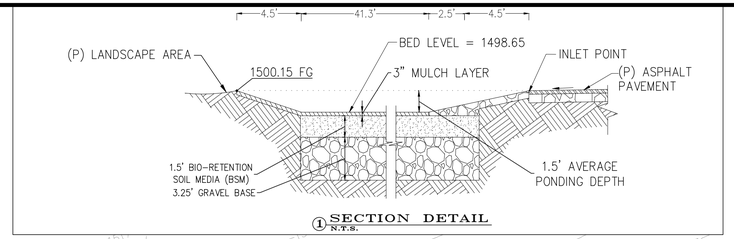
BENCHMARK:

REGISTERED PROFESSIONAL ENGINEER — BRETT L. ANDERSON — 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

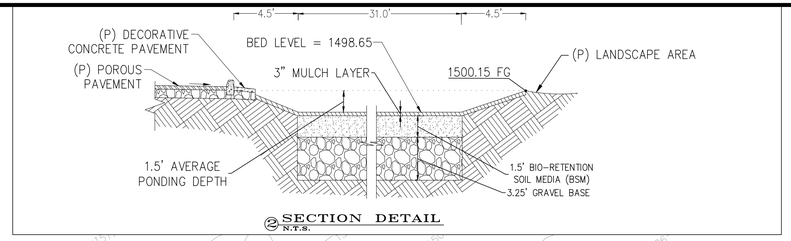
ACE Design LLC
1024 IRON POINT ROAD
FOLSOM, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

CITY OF FONTANA, CALIFORNIA
TITLE SHEET

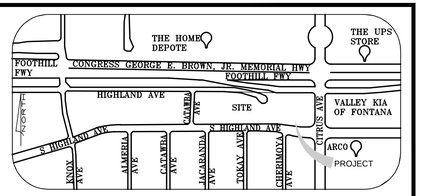
DRAWN BY: AK	FONTANA SQUARE PARCEL MAP NO.-20464	SCALE: AS NOTED
DESIGNED BY: LS		DATE: 09/28/2022
CHECKED BY: DS	APPROVED BY: CITY ENGINEER DATE: R.C.E.	DRAWING NO.: C1 — 1/7



① SECTION DETAIL
N.T.S.

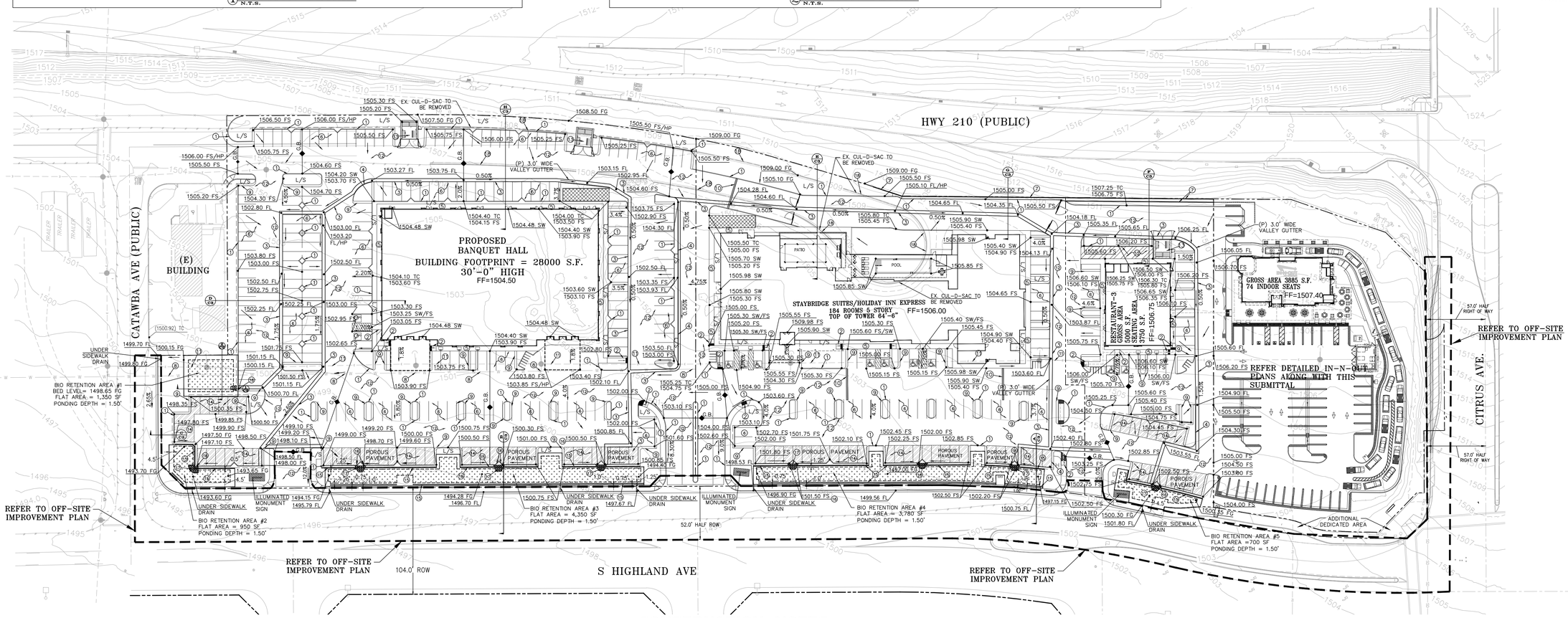


② SECTION DETAIL
N.T.S.



VICINITY MAP:
SCALE: N.T.S.

NORTH



GEO-TECHNICAL RECOMMENDATIONS:

1. ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEO-TECHNICAL ENGINEERING REPORT PREPARED BY SLADDEN ENGINEERING DATED JULY 20, 2021 (PROJECT NO. 644-21022).
2. REMEDIAL GRADING: OVER-EXCAVATION AND RE-COMPACTION WITHIN THE BUILDING ENVELOPE AND EXTENDING LATERALLY AT LEAST 5 FEET BEYOND THE BUILDING LIMITS AND TO COMPETENT NATIVE SOIL OR TO A MINIMUM DEPTH OF 3 FEET BELOW THE BOTTOM OF THE FOOTINGS, WHICHEVER IS DEEPER.
3. NATIVE / IMPORT ENGINEERED FILL: PLACE IN THIN LIFTS NOT EXCEEDING 6 INCHES IN A LOOSE CONDITION, COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION.
4. ASPHALT CONCRETE SECTIONS: COMPACT THE TOP 12 INCHES TO AT LEAST 95 PERCENT COMPACTION WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. SHRINKAGE AND SUBSIDENCE: VOLUMETRIC SHRINKAGE OF THE MATERIAL THAT IS EXCAVATED AND REPLACED AS CONTROLLED COMPACTED FILL SHOULD BE ANTICIPATED. IT IS ESTIMATED THAT THIS SHRINKAGE COULD VARY FROM 10 TO 15 PERCENT. SUBSIDENCE OF THE SURFACES THAT ARE SCARIFIED AND COMPACTED SHOULD BE BETWEEN 1 AND 2 TENTHS OF A FOOT.
6. UTILITY TRENCH BACKFILL PLACED IN OR ADJACENT TO THE BUILDINGS AND EXTERIOR SLABS SHOULD BE COMPACTED TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION. TRENCH BACKFILL MATERIALS SHOULD BE PLACED IN LIFTS NO GREATER THAN SIX INCHES IN LOOSE CONDITION, MOISTURE CONDITIONED (OR AIR-DRIED) AS NECESSARY TO ACHIEVE NEAR OPTIMUM MOISTURE CONTENT AND THEN MECHANICALLY COMPACTED IN PLACE TO A MINIMUM OF 90 PERCENT RELATIVE COMPACTION.

CONSTRUCTION NOTES:

① CONSTRUCT A TYPE CONCRETE CURB PER STD. PLAN NO.1000 ON C5 SHEET.
② CONSTRUCT ONSITE DISABLED RAMP PER DETAIL NO. 3 ON C5 SHEET.
③ CONSTRUCT 3.0' WIDE ONSITE CONCRETE VALLEY GUTTER PER DETAIL NO. 1 ON C5 SHEET.
④ CONSTRUCT 2.0' CURB AND GUTTER PER STD. PLAN NO. 1000 ON C5 SHEET.
⑤ CONSTRUCT 5.0' WIDE ONSITE CONCRETE SIDEWALK PER DETAIL NO. 2 ON C5 SHEET.
⑥ CONSTRUCT 3" AC OVER 4" TYPE II AGGREGATE BASE (95% COMPACTION) OVER A COMPACTED SUBGRADE OF 12" (90% COMPACTION FOR A TRAFFIC INDEX OF 6.0) IN PARKING AREA
⑦ CONSTRUCT 3'-8' HIGH KEYSTONE WALL TO BE PAINTED WITH ANTI-GRAFFITI PAINT.
⑧ REMOVE EXISTING 5" WATER LINE.
⑨ CONSTRUCT DECORATIVE CONCRETE PAVEMENT PER ARCHITECTURAL PLANS.
⑩ CONSTRUCT HUMP/SPEED BREAKER.
⑪ EXISTING ELECTRICAL LINE TO BE RELOCATED.
⑫ CONSTRUCT 4" AC OVER 6" TYPE II AGGREGATE BASE (95% COMPACTION) OVER A COMPACTED SUBGRADE OF 12" (90% COMPACTION FOR A TRAFFIC INDEX OF 7.5) IN DRIVEWAY AISLE.
⑬ CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLANS.
⑭ CONSTRUCT POROUS PAVEMENT
⑮ CONSTRUCT RETAINING WALL HEIGHT VARIES FROM 2.0' TO 6.0' BELOW 4.0' HIGH FENCE.
⑯ 2.0' WIDE CURB CUT PER DETAIL NO. 4 ON C5 SHEET.
⑰ CONSTRUCT RIP-RAP HAVING PARTICLE SIZE D50 = 3" WITH 6" THICK RIP-RAP LAYER & 6" THICK TYPE II (2-INCH SIZE) GRANULAR BEDDING.
⑱ REMOVE EXISTING CUL-D-SAC, CURB & PAVEMENT

NOTE: REFER TENTATIVE PARCEL MAP FOR PROPERTY LINE AND ADDITIONAL DEDICATED PROPERTY LINE BEARINGS.

NOTE:

1. POROUS PAVEMENT IS PROVIDED TO REDUCE IMPERVIOUSNESS RATIO AND INCREASE POROUS AREA.
2. BIO-RETENTION BASINS ARE PROVIDED FOR TREATMENT OF THE STORM WATER RUNOFF

FIRM:

FIRM PANEL NUMBER: 06071C7915H. THE PROJECT SITE FALLS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

GRADING AREA:

TOTAL SITE AREA : 386,644 SF (8.876 ACRE)
AREA: 325,660 SF (7.48 ACRE) (WITHOUT IN-N-OUT AREA)
IN-N-OUT PLANS TO BE SUBMITTED SEPARATELY.

EARTHWORK CALCULATIONS:

GROSS CUTTING QUANTITY	:	10,353.45 CY
NET CUTTING QUANTITY	:	10,353.45/1.15 = 9,003.00 CY
FILLING QUANTITY	:	5,490.50 CY
EXPORT QUANTITY	:	3,512.50 CY

GRAPHIC SCALE
-50 -25 0 50 100
1" = 50'

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A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRE IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

prepared for:
FONTANA SQUARE
NWC CITRUS & S. HIGHLAND AVE.
FONTANA, CALFORNIA

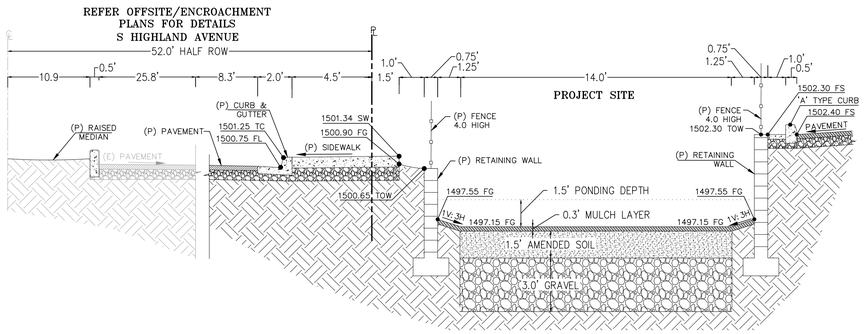
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THE BASIC OF BEARING IS THE CENTERLINE OF CATAWBA AVENUE AS SHOWN ON ROS 99-0138 FIELD IN BOOK 116, PAGES 47-51, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY.
BENCHMARK:

REGISTERED PROFESSIONAL ENGINEER — DAVID M. SLADDEN — No. 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

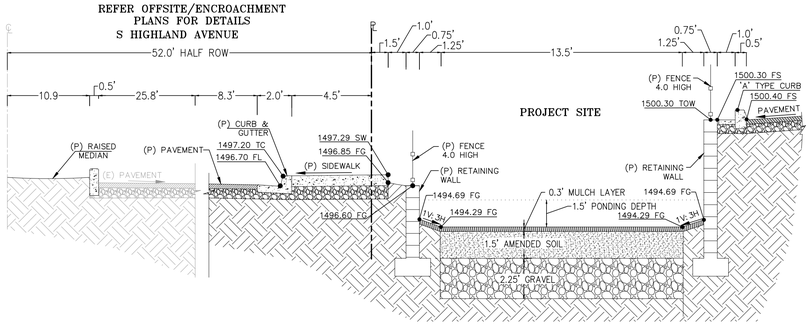
ACE Design LLC
1024 IRON POINT ROAD
FOLSOM, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

CITY OF FONTANA, CALIFORNIA
ROUGH GRADING PLAN

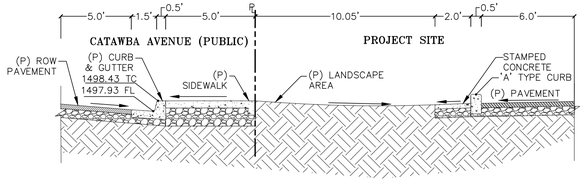
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DESIGNED BY: LS		DATE: 09/28/2022
CHECKED BY: DS	APPROVED BY: CITY ENGINEER DATE: R.C.E.	DRAWING NO.: C2 — 2/7



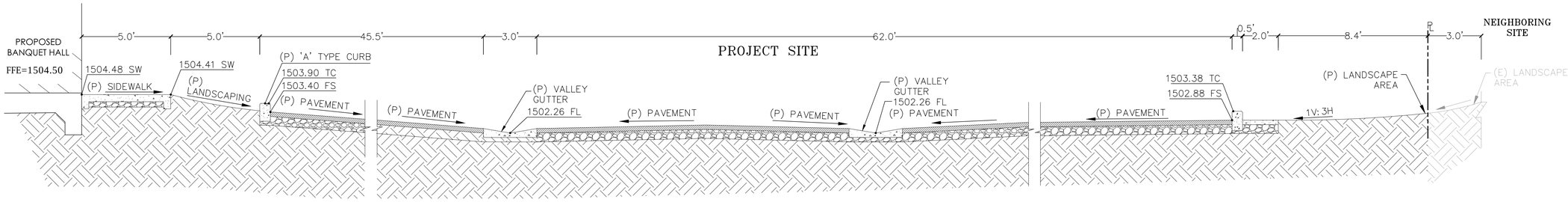
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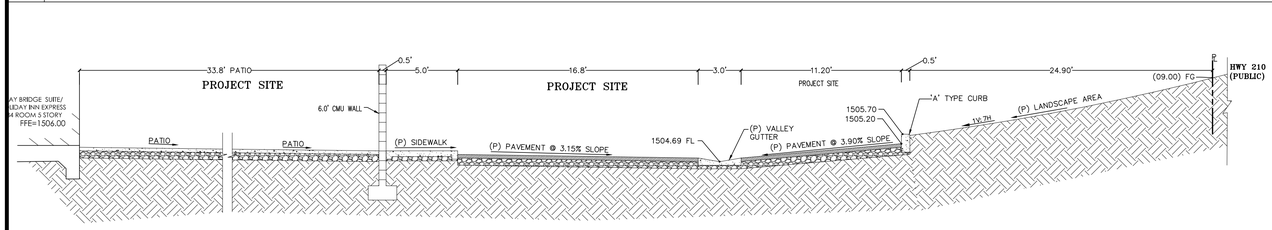
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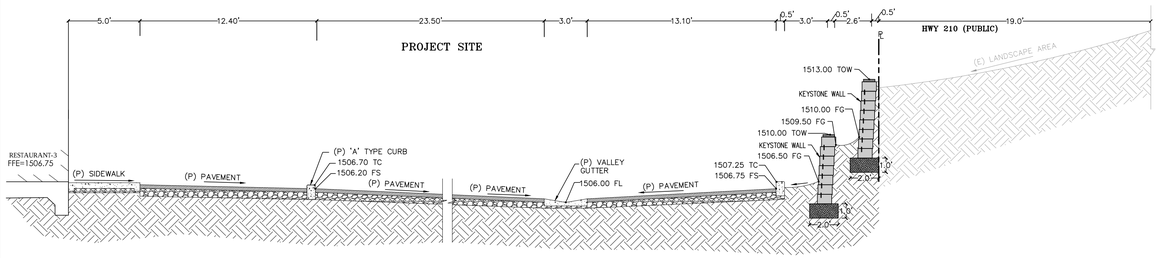
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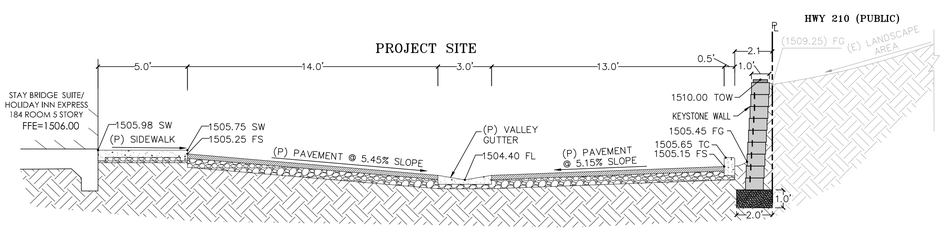
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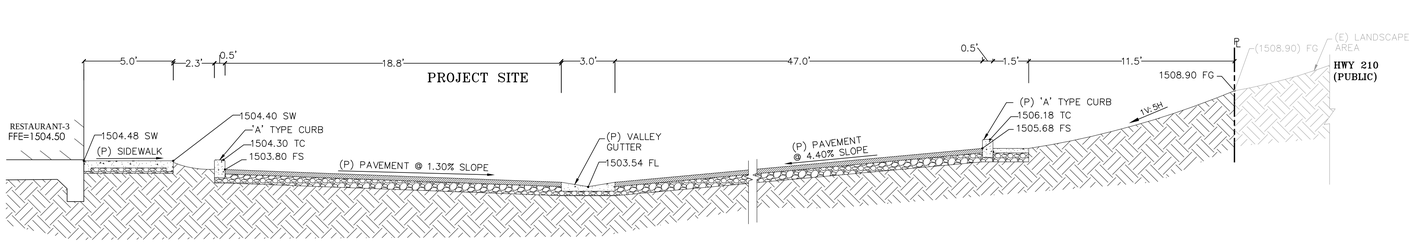
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Ⓕ SECTION DETAIL
N.T.S.



Ⓖ SECTION DETAIL
N.T.S.



Ⓗ SECTION DETAIL
N.T.S.

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prepared for:

FONTANA SQUARE
NWC CITRUS & S. HIGHLAND AVE.
FONTANA, CALFORNIA

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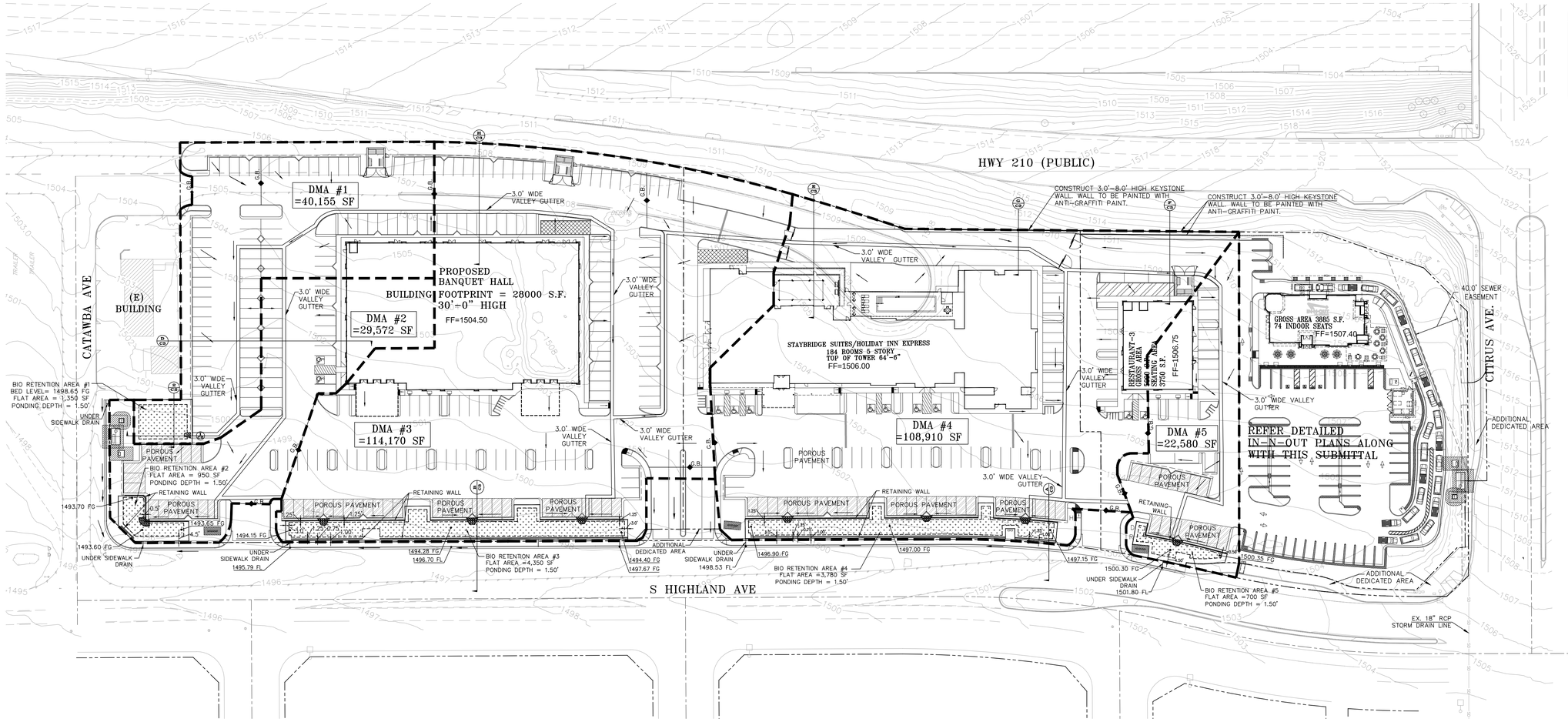
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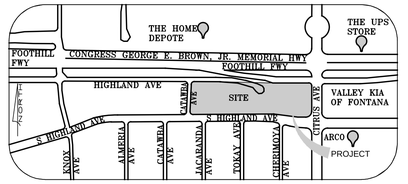
REGISTERED PROFESSIONAL ENGINEER
DAVID S. PHILLIPS
56934
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

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CITY OF FONTANA, CALIFORNIA
GRADING SECTION PLAN

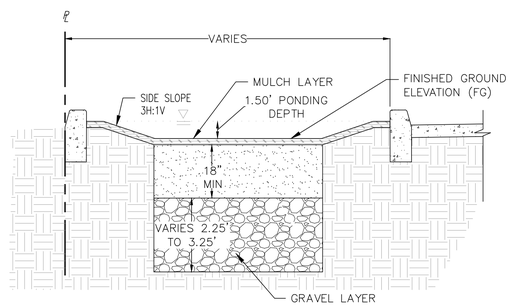
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DESIGNED BY: LS		DATE: 09/28/2022
CHECKED BY: DS	APPROVED BY: _____ CITY ENGINEER DATE: _____ R.C.E.	DRAWING NO.: C3 3/6





VICINITY MAP:
SCALE: N.T.S.

NORTH



1 TYPICAL BIO-RETENTION DETAIL
N.T.S

BMP SUMMARY TABLE:

Summary Table

DMA #	Required LID Volume in CF (Per WQMP Template - Form 4.2-1)	Required 100 Year,1hr Storm retention Volume in CF (Per San Bernardino County Manual)	Required 100 Year, 1hr Storm retention Volume in CF (1.7 inch storm Rainfall)	Required Volume in CF (Greater of three mathods (B) or (C) or (D))	Provided Volume in CF through Bio-Retention Basins	Required Extra Volume
A	B	C	D	E≥ (B) or (C) or (D)	F	G= E>F
1	4007	3167	4109	4109	4165	No
2	2629	2398	2802	2802	2931	No
3	11403	9633	11689	11689	11897	No
4	10918	9201	11177	11177	11331	No
5	1964	1692	2104	2104	2160	No

DMA #	AREA OF DMA (IN SF)	AREA OF DMA (IN ACRE)	BIO-RETENTION #	FLAT AREA OF BASIN (IN SF)	PONDING DEPTH (IN FEET)	DEPTH OF MULCH LAYER (IN FEET)	DEPTH OF AMENDED SOIL (IN FEET)	POROSITY OF SOIL	GRAVEL DEPTH (IN FEET)	POROSITY OF GRAVEL	VOLUME REQUIRED (IN CUBIC FEET)	VOLUME PROVIDED (IN CUBIC FEET)
1	40,155	0.92	1	1,350	1.50	0.25	1.5	0.15	3.25	0.35	4109	**4165**
2	29,572	0.68	2	950	1.50	0.25	1.5	0.15	3.25	0.35	2,802	**2,931**
3	114,170	2.62	**3**	4,350	1.50	0.25	1.5	0.15	2.25	0.35	11,689	**11,897**
4	108,910	2.50	4	3,780	1.50	0.25	1.5	0.15	3.00	0.35	11,177	**11,331**
5	22,580	0.52	**5**	700	1.50	0.25	1.5	0.15	3.25	0.35	2,104	**2,160**
TOTAL	**315,387**	**7.24**		**11,130**							**31,881**	**32,483**

THESE VOLUMES ARE AS PER 0.74 INFILTRATION

DMA#	AREA IN DMA (IN SF)	POROUS PAVEMENT PROVIDED (IN SF)
1	40,155	0
2	29,572	2,490
3	114,170	4,210
4	108,910	4,220
5	22,580	2,725
TOTAL	315,387	13,495

LEGEND:

- PROPOSED FENCE
- (P) 2.0'x2.0' CHAMBER
- PROPERTY LINE
- BIO RETENTION AREA
- POROUS PAVEMENT
- GRADE BREAK
- DMA BOUNDARY
- DMA — DRAINAGE MANAGEMENT AREA
- PROPOSED RETAINING WALL
- (P) VALLEY GUTTER
- FLOW DIRECTION
- (P) 2.0'X2.0' CHAMBER
- SD — PROPOSED STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- SD — EX. STORM DRAIN PIPE
- EXISTING CURB INLET
- 1505 — EXISTING CONTOURS

NOTE:

1. POROUS PAVEMENT IS PROVIDED TO REDUCE IMPERVIOUSNESS RATIO AND INCREASE POROUS AREA.
2. BIO-RETENTION BASINS ARE PROVIDED FOR TREATMENT AND STORAGE OF THE STORM WATER RUNOFF

-50 -25 0 50 100
1" = 50'

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prepared for:

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FONTANA, CALFORNIA

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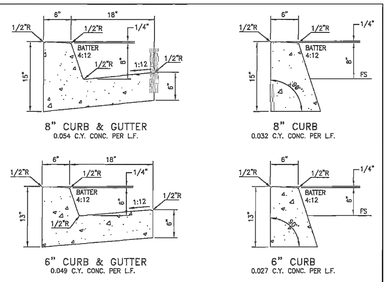
BENCHMARK:

REGISTERED PROFESSIONAL ENGINEER — VISHAL S. PATEL — 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

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FOLSOM, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
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CITY OF FONTANA, CALIFORNIA
WATER QUALITY MANAGEMENT PLAN

DRAWN BY: AK	FONTANA SQUARE PARCEL MAP NO.-20464	SCALE: AS NOTED
DESIGNED BY: LS		DATE: 09/28/2022
CHECKED BY: DS	APPROVED BY: CITY ENGINEER DATE: R.C.E.	DRAWING NO.: C4 4/7



NOTES:

1. RELATIVE COMPACTION REQUIREMENT FOR TOP 12" OF SUBGRADE IS 95%. WHEN CLASS II BASE IS USED UNDER STREET PAVEMENT, CLASS II BASE SHALL ALSO BE PLACED UNDER CURB AND GUTTER.
2. NO FORMS SHALL BE PLACED UNTIL THE RELATIVE COMPACTION HAS BEEN TESTED AND APPROVED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. ALL FORMWORK SHALL BE INSPECTED AND APPROVED PRIOR TO PLACEMENT OF CONCRETE.
4. THE CONTRACTOR SHALL USE 520-C-2500 CONCRETE UNLESS OTHERWISE APPROVED.
5. THE CONTRACTOR SHALL LOCATE EXPANSION AND WEAKENED PLANE JOINTS PER CITY STANDARD PLAN FOR SIDEWALKS.
6. IMMEDIATELY AFTER FINISHING OPERATIONS ARE COMPLETE, THE CONTRACTOR SHALL PROVIDE BROOM FINISH AND APPLY CURING COMPOUND.
7. THE CONTRACTOR SHALL PROTECT THE CONCRETE WORK FROM ALL TRAFFIC AND CONSTRUCTION EQUIPMENT FOR AT LEAST SEVEN DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
8. FOR ABRUPT CURB TERMINATIONS, 3 FT. CURB TRANSITIONS SHALL BE PROVIDED, SEPARATED WITH A WEAKENED PLANE JOINT.

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER — RICARDO SANDOVAL — No. 51152 — EXP. 9/30/07 — CIVIL — STATE OF CALIFORNIA

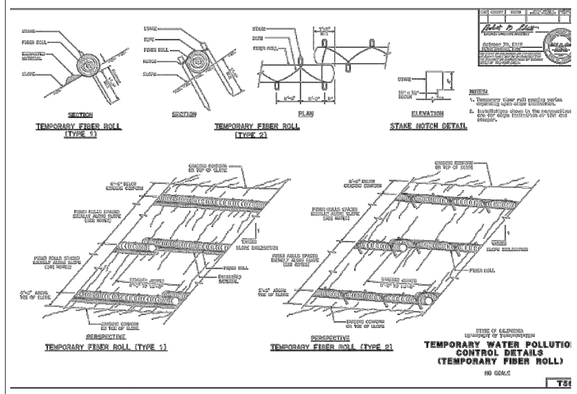
APPROVED BY: _____ 10-18-06
CITY ENGINEER DATE
RICARDO SANDOVAL
REVIEWED BY: _____
DATE OF LAST REVISION: _____

CITY OF FONTANA

CURB AND GUTTER

STD. PLAN NO. 1000 | SHT 1 OF 1

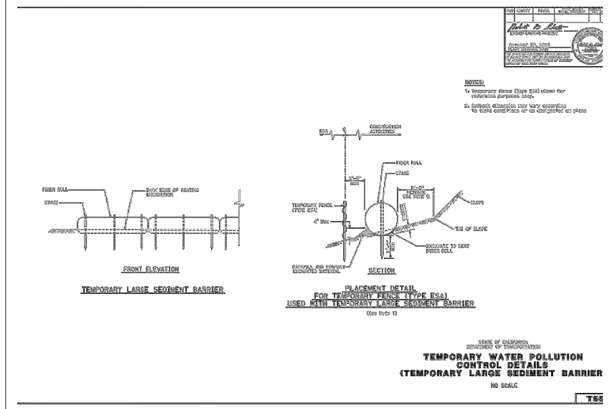
Fiber Rolls SC-5



Caltrans Storm Water Quality Handbooks
Construction Site BMP Manual
May 2017

Section 4
Fiber Rolls **SC-5**
5 of 6

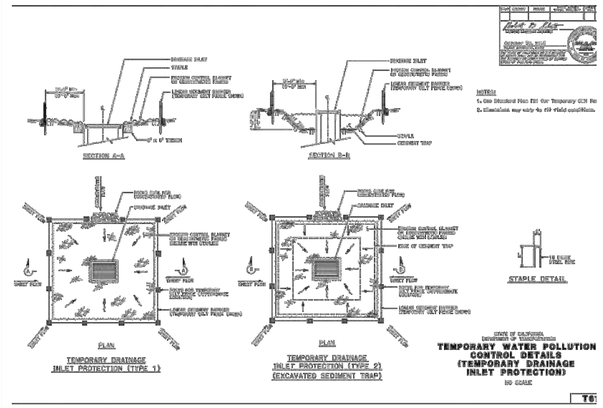
Fiber Rolls SC-5



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Section 4
Fiber Rolls **SC-5**
6 of 6

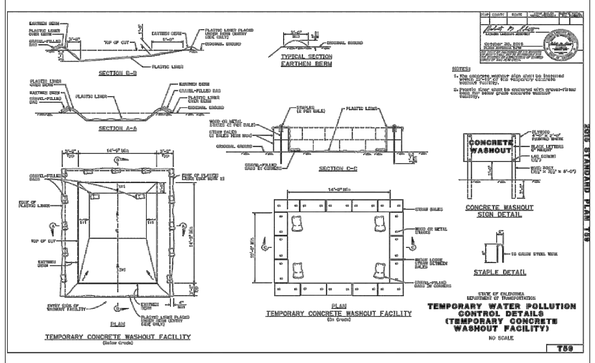
Temporary Drainage Inlet Protection SC-10



Caltrans Storm Water Quality Handbooks
Construction Site BMP Manual
May 2017

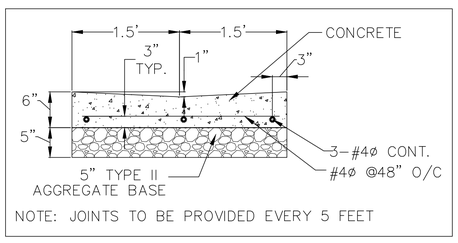
Section 4
Temporary Drainage Inlet Protection **SC-10**
6 of 9

Concrete Waste Management WM-8

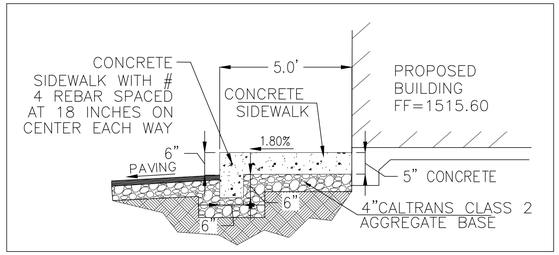


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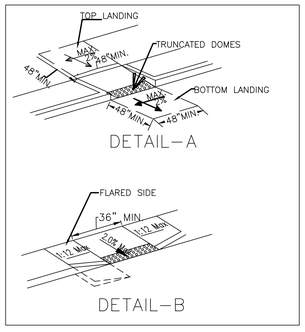
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Concrete Waste Management WM-8
5 of 5



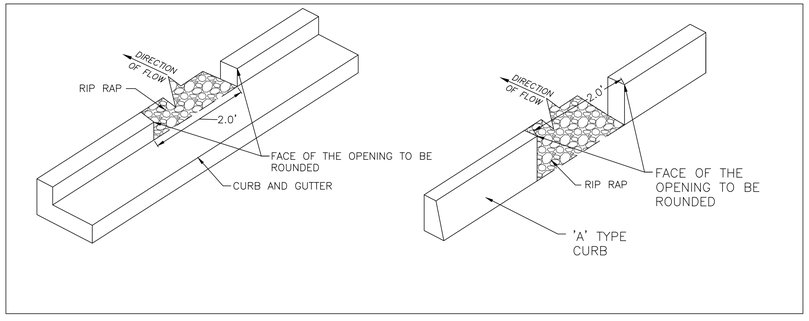
1 ONSITE CONCRETE VALLEY GUTTER
N.T.S.



2 ONSITE SIDEWALK DETAIL
N.T.S.



3 DISABLE RAMP
SCALE:- NTS



4 CURB OPENING DETAIL
N.T.S.

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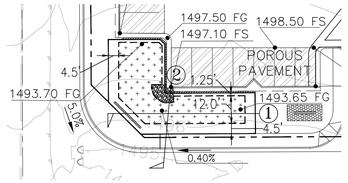
BENCHMARK:

REGISTERED PROFESSIONAL ENGINEER — JASON S. SWIFT — 56924 — EXP.06/30/2023 — CIVIL — STATE OF CALIFORNIA

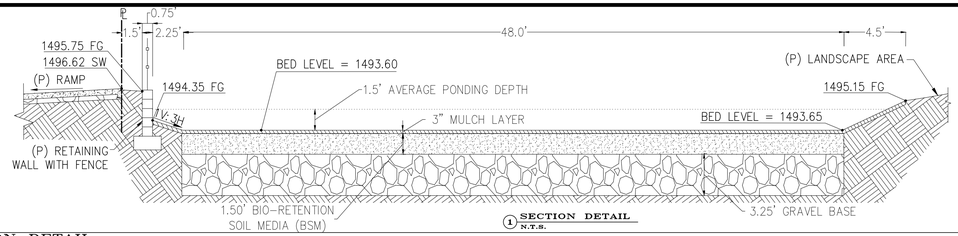
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CITY OF FONTANA, CALIFORNIA
DETAIL SHEET #1

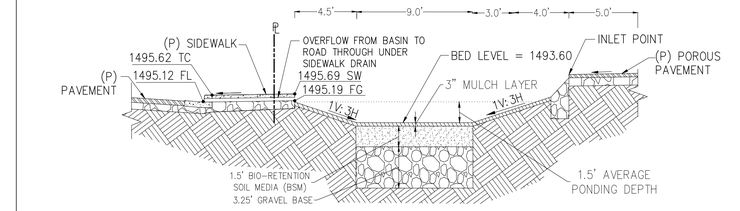
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DESIGNED BY: LS		DATE: 09/28/2022
CHECKED BY: DS	APPROVED BY: _____ CITY ENGINEER DATE: _____ R.C.E.	DRAWING NO.: C5 — 5/7



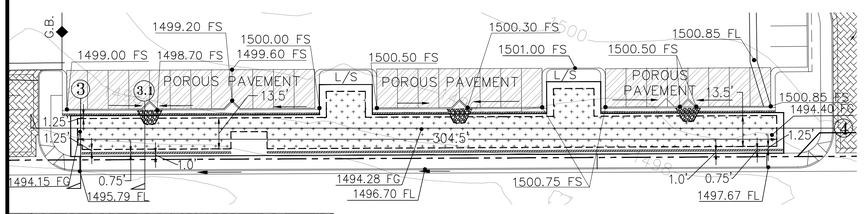
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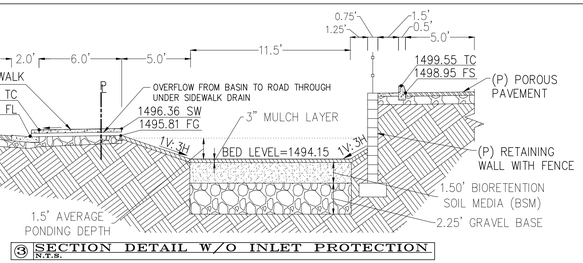
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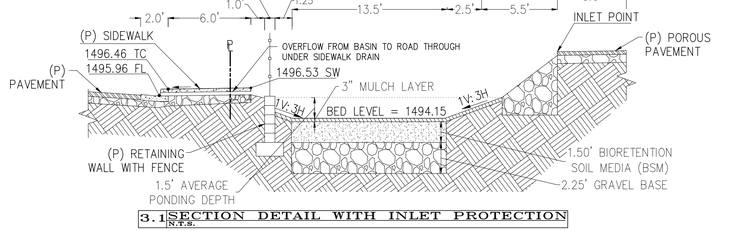
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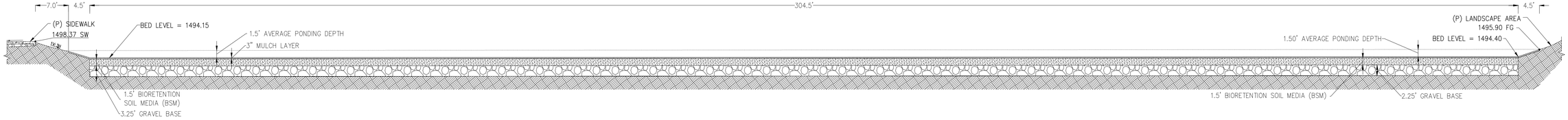
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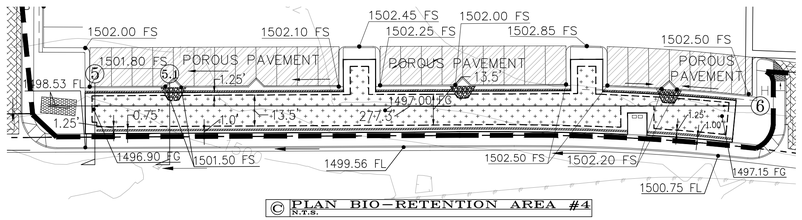
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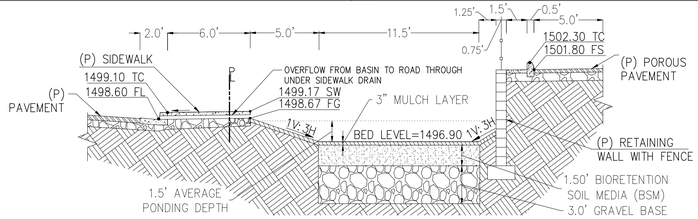
3.1 SECTION DETAIL WITH INLET PROTECTION
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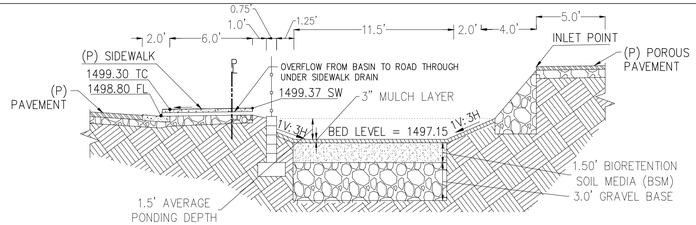
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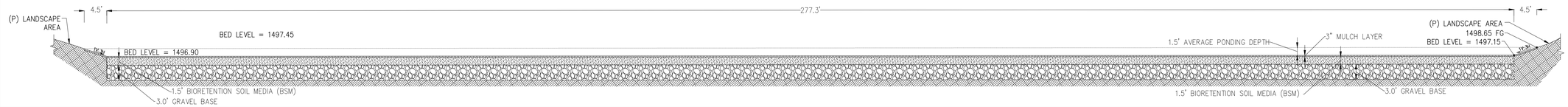
Ⓒ PLAN BIO-RETENTION AREA #4
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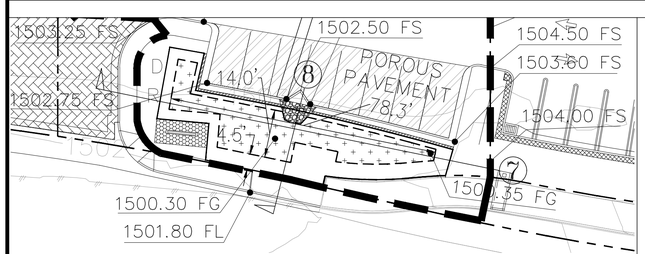
⑤ SECTION DETAIL W/O INLET PROTECTION
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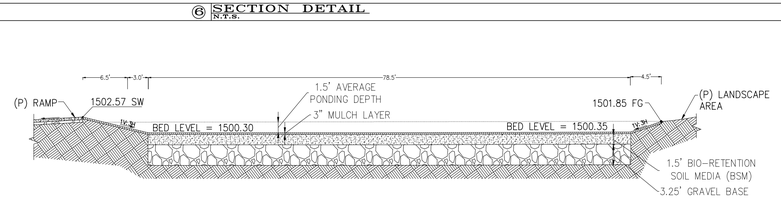
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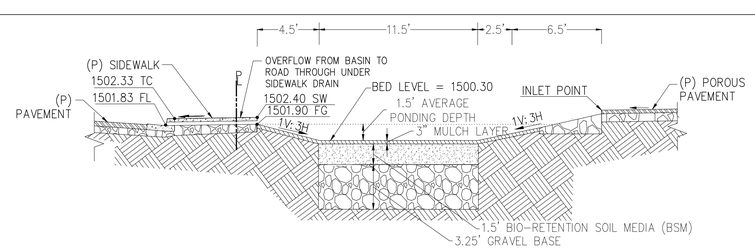
⑥ SECTION DETAIL
N.T.S.



Ⓓ PLAN BIO-RETENTION AREA #5
N.T.S.



⑦ SECTION DETAIL
N.T.S.



⑧ SECTION DETAIL
N.T.S.

DIGALERT
DIAL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRE IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.

prepared for:

FONTANA SQUARE
NWC CITRUS & S. HIGHLAND AVE.
FONTANA, CALFORNIA

BASIS OF BEARINGS:
THE BASIC OF BEARING IS THE CENTERLINE OF CATAWBA AVENUE AS SHOWN ON ROS 99-0138 FIELD IN BOOK 116, PAGES 47-51, INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY.

BENCHMARK:

REGISTERED PROFESSIONAL ENGINEER
DANIEL S. SWAN
08924
EXP.06/30/2023
CIVIL
STATE OF CALIFORNIA

ACE Design LLC
1024 IRON POINT ROAD
FOLSOM, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

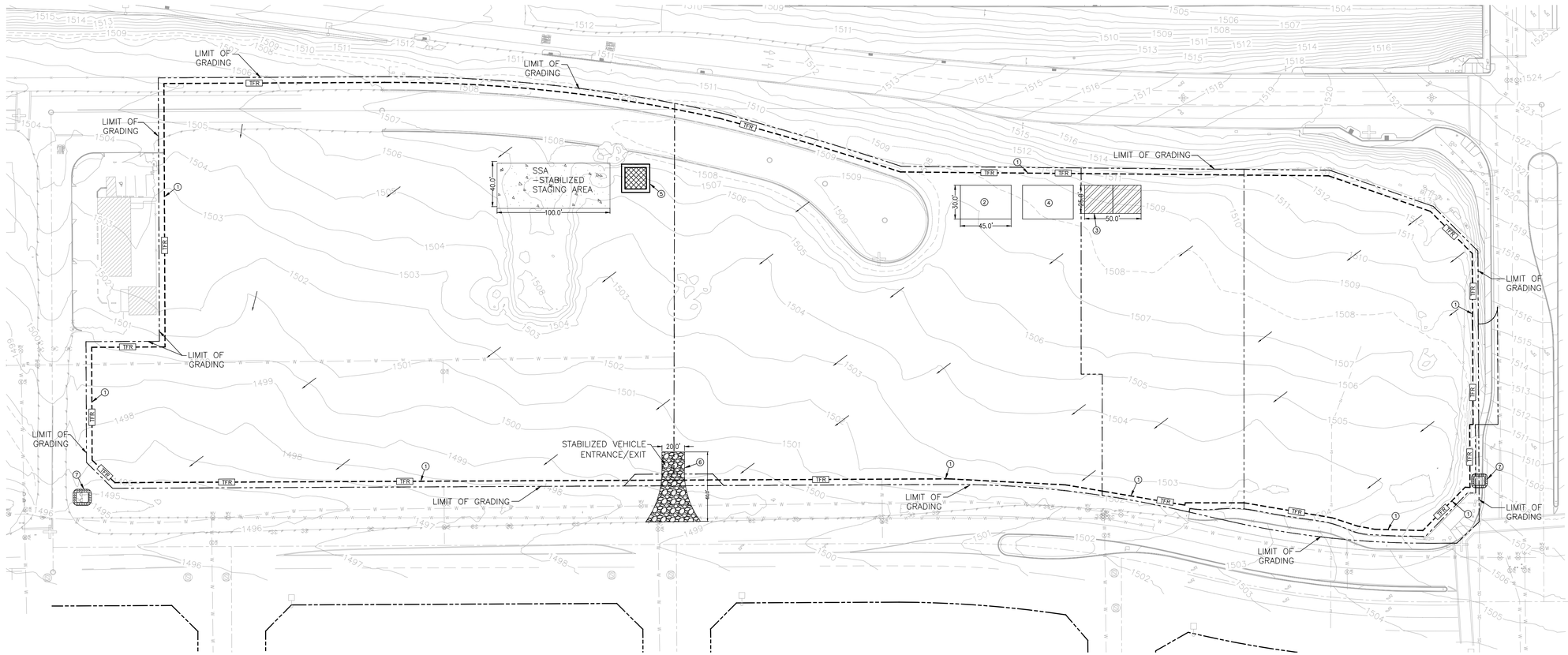
CITY OF FONTANA, CALIFORNIA
BIO-RETENTION BASIN DETAILS

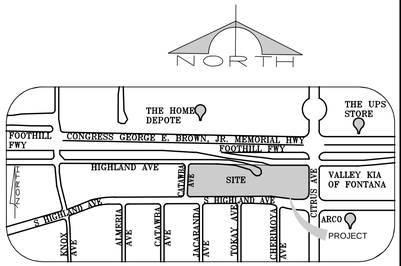
DRAWN BY:	DESIGNED BY:	CHECKED BY:
AK	LS	DS

FONTANA SQUARE
PARCEL MAP NO.-20464

APPROVED BY: _____ DATE: _____
CITY ENGINEER R.C.E.

SCALE: AS NOTED
DATE: 09/28/2022
DRAWING NO.: C6 6/7





VICINITY MAP:
SCALE: N.T.S.

LEGEND:

- (1505) EXISTING CONTOURS
- TFR TEMPORARY FIBER ROLL
- LIMIT OF GRADING/PROPERTY LINE
- STORM DRAIN INLET PROTECTION

CONSTRUCTION NOTES:

1. INSTALL TEMPORARY FIBER ROLLS PER BMP DETAIL SC-5 ON C5 SHEET
2. CONSTRUCT MATERIAL STORAGE AREA
3. CONSTRUCT DEBRIS/SOLID WASTE STOCKPILES
4. CONSTRUCT VEHICLE/EQUIPMENT FUELING AREA
5. CONSTRUCT CONCRETE WASTE MANAGEMENT AREA PER BMP DETAIL WM-8 ON C5 SHEET
6. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE/EXIT PER BMP DETAIL TC-1 ON C5 SHEET
7. EXISTING STORM DRAIN INLET PROTECTION PER BMP DETAIL SC-10 ON C5 SHEET

GRAPHIC SCALE
-50 -25 0 50 100
1" = 50'

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TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

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prepared for:

FONTANA SQUARE
NWC CITRUS & S. HIGHLAND AVE.
FONTANA, CALFORNIA

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BENCHMARK:

REGISTERED PROFESSIONAL ENGINEER — ANDREW S. KOTSOS — 56924 — CIVIL — EXP.06/30/2023 — STATE OF CALIFORNIA

ACE Design LLC
1024 IRON POINT ROAD
FOLSOM, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

CITY OF FONTANA, CALIFORNIA
EROSION CONTROL PLAN

DRAWN BY: AK	FONTANA SQUARE PARCEL MAP NO.-20464 ON-SITE	SCALE: AS NOTED
DESIGNED BY: LS		DATE: 09/28/2022
CHECKED BY: DS	APPROVED BY: CITY ENGINEER DATE: R.C.E.	DRAWING NO.: C7 7/7

NEW LANDSCAPE CONSTRUCTION PLANS FOR:

FONTANA SQUARE

NWC Citrus & So. Hightland Ave.
Fontana, CA.

HOURS OF CONSTRUCTION

May 1st through September 30th:
Monday - Friday: 6:00AM to 7:00PM
Saturday: 8:00AM - 5:00PM
Sunday: None
Government Code Holidays: None

October 1st through April 30th:
Monday - Friday: 7:00AM to 5:30PM
Saturday: 8:00AM - 5:00PM
Sunday: None
Government Code Holidays: None

No person doing or causing work prohibited by Subsection A of this section, after being informed orally or in writing that the work has caused noise or sounds which disturb any other person's peace and quiet, shall fail, refuse or neglect to take whatever steps or use whatever means are necessary to assure that the work does not again disturb the other person's peace and quiet.

PROJECT INFORMATION

SCOPE OF WORK:
Installation of Irrigation, Plant Material and Landscape Lighting

LEGAL ADDRESS:
NWC Citrus & So. Hightland Ave.
Fontana, CA.

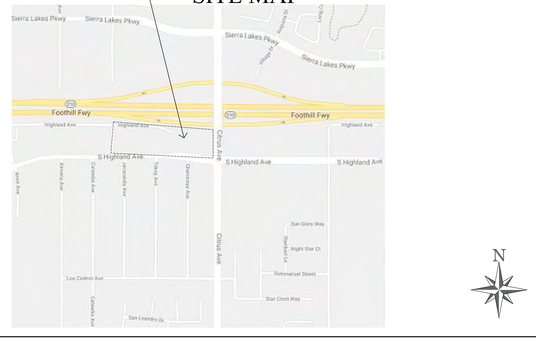
PARCEL NUMBER A.P.N.
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0228-301-43, 228-301-44,
0228-301-45, 228-301-46,
0228-301-47, 228-301-48,
0228-301-49, 228-301-51
AND 0228-301-52

PROJECT DESCRIPTION:
HOTEL

DESIGNER:
GARZA CONCEPTS
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING S

PROJECTO LOCATION

SITE MAP



SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
L1.0	TITLE SHEET
L2.0	HARDSCAPE PLAN
L3.0	LANDSCAPE PLAN
L3.1	LANDSCAPE PLAN
L3.2	LANDSCAPE PLAN
L3.3	LANDSCAPE DETAILS
L4.0	IRRIGATION PLAN
L4.1	IRRIGATION PLAN
L4.2	IRRIGATION PLAN
L4.3	IRRIGATION DETAILS
L5.0	LIGHTING PLAN
L5.1	LIGHTING PLAN
L5.2	LIGHTING PLAN

Important Notice - Underground Service Alert

DIGALERT

Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number call Underground Service Alert.
TOLL FREE at 1-800-227-2600 two working days before you dig.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

GARZA CONCEPTS
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING S
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Lic # 1050039

PROJECT
FONTANA SQUARE
NWC Citrus & So. Highland Ave.
Fontana, CA.

TITLE SHEET

Date Created
8/18/22

REVISED
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L 1.0



SCALE: 1" = 40'-0"

GARZA CONCEPTS
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Lic # 1050039

PROJECT
FONTANA SQUARE
NWC Citrus & So. Highland Ave.
Fontana, CA.

HARDSCAPE PLAN

Date Created
8/18/22

REVISED

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L 2.0



N

SCALE: 1" = 20'-0"

L3.0

1						REVISED	Date Created 8/18/22

LANDSCAPE PLAN

PROJECT
FONTANA SQUARE

NWC Citrus & So. Hightland Ave.
Fontana, CA.

GARZA CONCEPTS

JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :

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jose@garzaconcepts.com www.garzaconcepts.com
Llic # 1050039



N

SCALE: 1" = 20'-0"

L3.1

1	2	3	4	5	REVISED	Date Created 8/18/22	LANDSCAPE PLAN	PROJECT FONTANA SQUARE NWC Citrus & So. Hightland Ave. Fontana, CA.	GARZA CONCEPTS JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING : P.O. Box 5891 La Quinta, CA. 92248 jose@garzaconcepts.com www.garzaconcepts.com Llic # 1050039



PLANT LEGEND

TREES

SYM.	NAME	WATER NEEDS	SIZE	QTY	COMMENTS	PLANT FACTOR
	QUERCUS AGRIFOLIA COAST LIVE OAK	LOW	24" BOX	16	Standard	.20
	QUERCUS ILEX HOLLY OAK	LOW	24" BOX	4	Standard	.20
	PLATANUS MEXICANA MEXICAN SYCAMORE	MOD	24" BOX	23	Standard	.50
	PISTACIA CHINENSIS STOCKTON CHINESE PISTACHE	MOD	15 GAL	27	Standard	.50
	RHUS LANCEA AFRICAN SUMAC	LOW	15 GAL	8	Standard	.20
	PYRUS CALLERUANA BRADFORD PEAR	MOD	15 GAL	8	Standard	.50

SHRUBS

SYM.	NAME	WATER NEEDS	SIZE	QTY	COMMENTS	PLANT FACTOR
	Physocarpus Capitatus Western Nine Bark	MOD	5 gal	191		.20
	Lavandula Spp. Contractor to select	LOW	5 gal	29		.20
	Satureja Douglasii Yerba Buena	LOW	5 gal	78		.20
	Ceanothus Thyrsiflorus Wild Lilac	LOW	5 gal	53		.20
	Salvia Coahuilensis Coahuila Sage	LOW	5 gal	230		.20
	Sidalcea Malviflora Checkerbloom	MOD	5 gal	81		.50
	Sedum Species Stonecrop	LOW	1 gal	48		.20
	Heteromeles Arbutifolia Toyon (shrub in bio retention)	LOW	1 gal	17		.20
	Berberis Nevinii Nevin Mahonia	LOW	1 gal	8		.20

NOTES

1. FORNEW PLANTING AREAS PROVIDE 4 CUBIC YARDS OF NITROLIZED WOOD SHAVINGS 20# OF 16-6-8 FERTILIZER PER 1,000 SQ.FT. OF PLANTING AREA. ROTOTILL INTO TOP 6 INCHES.
2. STAKE EACH TREE WITH 2-2" DIAMETER X 10' TREE STAKES TIED IN TWO (2) PLACES WITH CINCH TIES.
3. CONTRCTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR (1) YEAR FROM DATE OF OWNER'S ACCEPTANCE.
4. PROVIDE 3" LAYER OF SHREDDED BARK AS TOP DRESSING FOR ALL PLANTER AREAS.

5. SIGN STANDARD TO BE LOCATED 12" BACK OF CURB WITH A 7FT. VERTICAL CLEARANCE FROM SURFACE OF SIDEWALK.
6. IN AREAS WHERE SIDEWALK ARE 5FT. OR LESS IN WIDTH, SIGN STANDARDS SHALL BE LOCATED 12" BEHIND SIDEWALK.
7. SIGN STANDARDS SHALL BE PLACED 150 FT. O.C. FOR LENGHT OF FIRE LANE WITH A MINIMUM OF TWO (2) PER BLOCK.
8. SIGN SHALL BE R26F (CA). 2 SIDED SIGN.
9. SIGN BRACKET SHALL BE A "HAWKINS' SET SCREW TYPE L-BRACKET (CAT. # M2G - 2LBS.).
10. SIGN BRACKET AND SIGN SHALL BE INSTALLED PARALLEL TO THE DIRECTION OF TRAFFIC FLOW.
11. "FIRE LANE" SHALL BE STENCILED IN WHITE PAINT 25' INERVALS ALONG FACE OF RED CURB.

REFER TO LANDSCAPE PLANS
BY MSL ENGINEERING

N

00 20' 40' 80'

SCALE: 1" = 20'-0"

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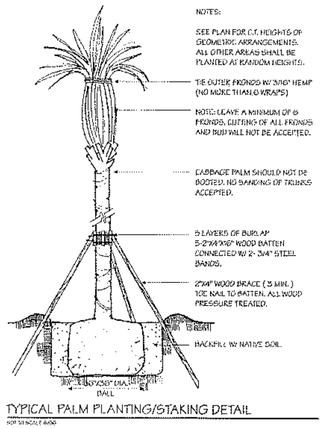
PROJECT
FONTANA SQUARE
NWC Citrus & So. Highland Ave.
Fontana, CA.

LANDSCAPE PLAN

Date Created
8/18/22

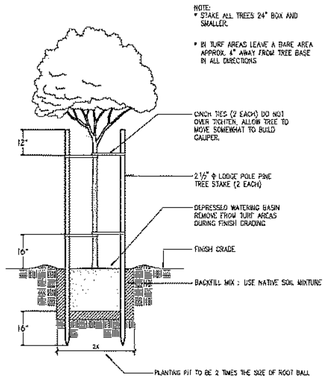
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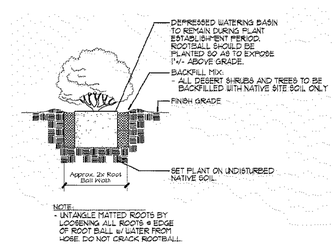
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TYPICAL PALM PLANTING/STAKING DETAIL

NOT TO SCALE 8x50





© NATIVE SHRUB & TREE PLANTING

SCALE: N.T.S.

PLANTING NOTES

1. BEFORE ANY PLANTS ARE PLANTED, ALL PLANTING AREAS MUST BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE PER THE DRADING NOTES.

2. WHERE CIRCUMSTANCES PERMIT, TREES TO BE PLANTED NO CLOSER THAN 18" TO AN EDGE OF HARDSCAPE.

3. REMOVE ALL STAKES FROM VINES.

4. PLANTING MATERIAL THAT IS ACCILMATED TO THE COACHELLA VALLEY MUST BE USED WHENEVER POSSIBLE.

5. WHEN TYING VINES OR ESPALIERS, WIRES SHOULD BE SPACED AS FOLLOWS: 1ST (2) AT 1'-6" APART FROM FINISHED GRADE, THE NEXT (3) AT 1'-0" APART TO MAKE THE TOOP WIRE AT 6'-0" ABOVE FINISHED GRADE. WIRES SHOULD BE A MINIMUM OF 8'-0" LONG CENTERE ON PLANTS. WHEN VINE OR SPALIERS ARE CLOSER THAN 10'-0" APART, USE A CONTINUOUS WIRE BETWEEN BOTH PLANTS..

6. PLANT MATERIAL LISTED ON LEGEND MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRATOR TO CONTACT THE DEVELOPER FOR STATUS OF AGRUCULTURAL COMISSIONER'S APPROVAL OR DENIAL. PLANT MATIERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DETROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE. ALL PLANT MATERIAL MUST BE FREE RED SCALE (AONIDIELLA AURANTII).

7. NO SHRUBS ARE TO BE PLANTED WITHIN 18" OF HARDSCAPE, MEASURED FROM CENTER OF SHRUB.

DEEP ROOT BARRIER APPLICATION

1. PREPARE THE INITIAL PLANTING HOLE AS ILLUSTRATED ON PLANTING NOTES. IT'S BASED UPON THE COMBINATION OF DESIRE BARRIER DIAMETER AND DEPTH. CONSIDER IF DRAINAGE DEVICES OR AMENDMENTS ARE NEEDED TO CORRECT ANY ADVERSE SOIL OR PLANTING CONDTIONS IN THE BACKFILL AREA.

2. ASSEMBLE THE APPROPRATE NUMBER OF DEEP ROOT UNIVERSAL BARRIER PANELS. THE VERTICAL ROOT DEFLECTING RIBS ON THE PANEL MUST FACE INWARD, TOWARD THE ROOT BALL. THIS IS VERY IMPORTANT, OTHERWISE THE ROOTS WILL BECOME GIRDLED BY TRAVELING AROUND THE SMOOTH WALLED SURFACE.

3. NEXT PLACE THE BARRIER IN THE CENTER OF THE PLANTING HOLE, KEEPING IN MIND THAT THE DOUBLE TOP EDGE OF THE BARRIER SHULD BE POSITIONED APPROXIMATELY 1/2" ABOVE GRADE. THIS HELPS RETARD POTENTIAL ROOT OVERGROWTH WHICH CAN LEAD TO UPROOTED HARDSCAPES.

4. BACKFILL AND COMPACT WITH SOIL INSIDE THE BARRIER TO THE LEVEL WHERE THE BOTTOM OF THE ROOT BALL APPROXIMATELY 1" ABOVE GRADE.

5. REMOVE THE TREE FROM ITS CONTAINER, OR CUT AWAY THE TOP PORTION OF BURLAP AND POSITION IN THE CENTER OF THE BARRIER. COMPLETE THE BACKFILL OF THE SOIL. DISTRIBUTE EVENLY TO MAINTAIN THE SHAPE OF THE BARRIER AND COMPACT THE BACKFILL EVERY 4"-6". ROOTS WILL DIE QUICKLY IF LEFT EXPOSED TOT HE ELEMENTS SO KEEP EXPOSURE OF THE ROOTS TO A MINIMUM.

6. IF STOKING OF GUYING IS REQURED, IT IS RECOMMENDED OF USING THE SOFT, SAFE AND ECONOMICAL ALTERNATIVE TO TRADITIONAL WIRE AND HOSE, ARBORTIE(SEE WWW.DEEPROOT.COM FOR DETAILS)

7. IF THE TREE(S) WILL BE SUBJECT TO MAINTENANCE WORK SUCH AS LAWN MOWING OR WEED TRIMMING IT IS RECOMMENDED TO INSTALL THE ARBORGARD+ TREE TRUNK PROTECTOR WHICH IS PLACED AROUND THE BASE OF YOUNG TREES TO PROTECT THEM FROM DAMAGE BY WEED TRIMMERS, LAWN MOWERS AND SMALL RODENTS.

8. WATER AND FOLLOW TREE MAINTENANCE PRACTICES.

9. TREES DO REQUIRE CARE AND NURTURING AFTER PLANTING. CONSULT WITH YOUR LOCAL SUPPLIER FOR PROPER CARE PROCEDURES FOR THE SPECIES YOU ARE PLANTING. THE PLANTING INSTRUCTION NOTED ABOVE ARE BY NO MEANS A COMPREHENSIVE GUIDE. RATHER THEY ARE GENERAL GUIDELINES TO PLANTING WITH DEEPROOT BARRIERS AND A SURVEY OF CURRENT PLANTING METHODS. CONDITIONS WILL VARY HOWVER AND IT IS RECOMMENDED THAT AN ARBORIST BE CONSULTED BEFORE PLANTING. ADDITIONAL INFORMATION IS AVAILABLE AT WWW.DEEPROOT.COM

PALM TREE PLANTING NOTES

1. PALMS SHALL BE PLANTED USING ESTABLISHED PLANTING PROCEDURES NOTED ON PLANTING DETAILS.

2. PALM TREE ROOT BALLS SHALL BE TRIMMED OR CUT TO ENSURE RECOVERY FROM TRANSPLANTING SHOCK.

3. PALM TREES MUST BE IN A HEALTHY CONDITION AT TIME OF DELIVERY. PALM TREES DETERMINED UNHEALTHY OR DAMAGED AT TIME OF DELIVERY OR INTALLATION SHALL BE REJECTED BY CONTRACTOR AND REPLACED BY SUBCONTRACTOR AT HIS EXPENSE.

4. ALL PALMS SHALL BE CLEANED OF ECESSIVE DEAD AND RAGGED FRONDS OR FROND STUBBLE. CUT FRONDS SHOULD BE CUT TO A MAXIMUM LENGHT OF 6".

5. CALLED OUT HEIGHTS OF PALMS SHALL BE THE HEIGHT FROM TOP OF ROOT BALL TO BOTTOM OF LIVE FRONDS.

6. PALM TREES TO BE PROPERLY WATERED IN A SOIL PROPERLY TAMPED AROUND THE ROOT BALL WHEN PLANTING. DO NOT LEAVE ANY VOIDS OF SOIL AROUND ROOT BALLS.

7. PALM TREES SHALL BE PLANTED VERTICALLY, UNLESS NOTED ON THE PLAN.

8. TRUNKS SHOULD BE ROUGHT WITH FRONDS BASES STILL SECURELY ATTACHED.

9. TRUNKS MAY NOT BE TOTALLY SKINNED UNLESS NOTED ON PLAN.

10. TRUNK BASES MAY BE SKINNED TO A MAXIMUM HEIGHT OF 3'-4" (TALLER PALM 6'-0").

11. SKINNED AREAS ABOVE THE 6'-0" MARK WILL BE ACCEPTED, AT THE DIRECTION OF THE LANDSCAPE DESIGNER.

12. CARE SHOULD BE EXERCISED IN THE CABLING DURING TRANSPORT AND PLANTING SO AS NOT TO DAMAGE BARK.

13. SEVERE CRACKING OR HOLED IN THE BASAL TRUNK AREA WILL BOT BE ACCEPTABLE.

14. ONE INITIAL WATERING WILL BE PERFORMED BY SUBCONTRACTOR. BASIN WILL BE LEFT ON EACH PALM SO SUBSEQUENT WATERING CAN BE PERFORMED BY OTHERS. BASIN TO BE REMOVED DURING FINISH GRADING.

15. SUBCONTRACTOR TO UNTIE FROND TOPS (60) DAYS AFTER PLANTING.

16. PALM TREES SHALL BE PLANTED A MINIMUM OF 18" AWAY FROM BUILDING EAVES.

17. IT IS RECOMMENDED THAT ANY PALM TREE PLANTED WITHIN 5'-0" OF ANY WALKWAY, WALL, OR STRUCTURE BE PLANTED WITH DEEP ROOT BARRIER TO A DEPTH OF 2'-0" MINIMUM.

18. WASHINGTONIA ROBUSTA TRUNKS ARE TO HAVE A MINIMUM DIAMETER OF 14" MEASURED 4'-0" HIGH.

19. NO PALM TREE SHALL BE OUT OF THE ORIGINAL GROUND FOR MORE THAN (48) HOURS PRIOR TO PLANTING.

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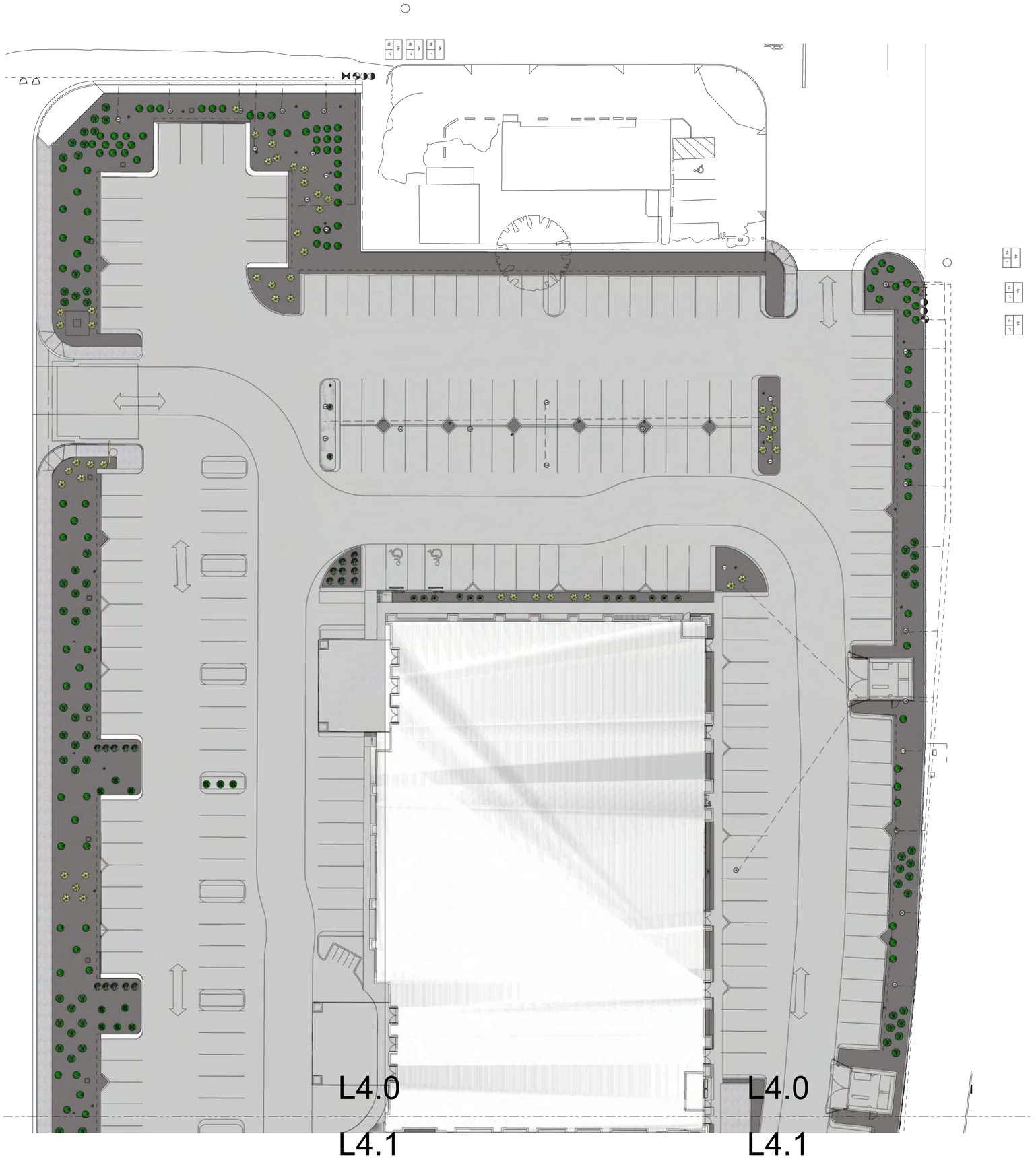
LANDSCAPE DETAILS

Date Created
8/18/22

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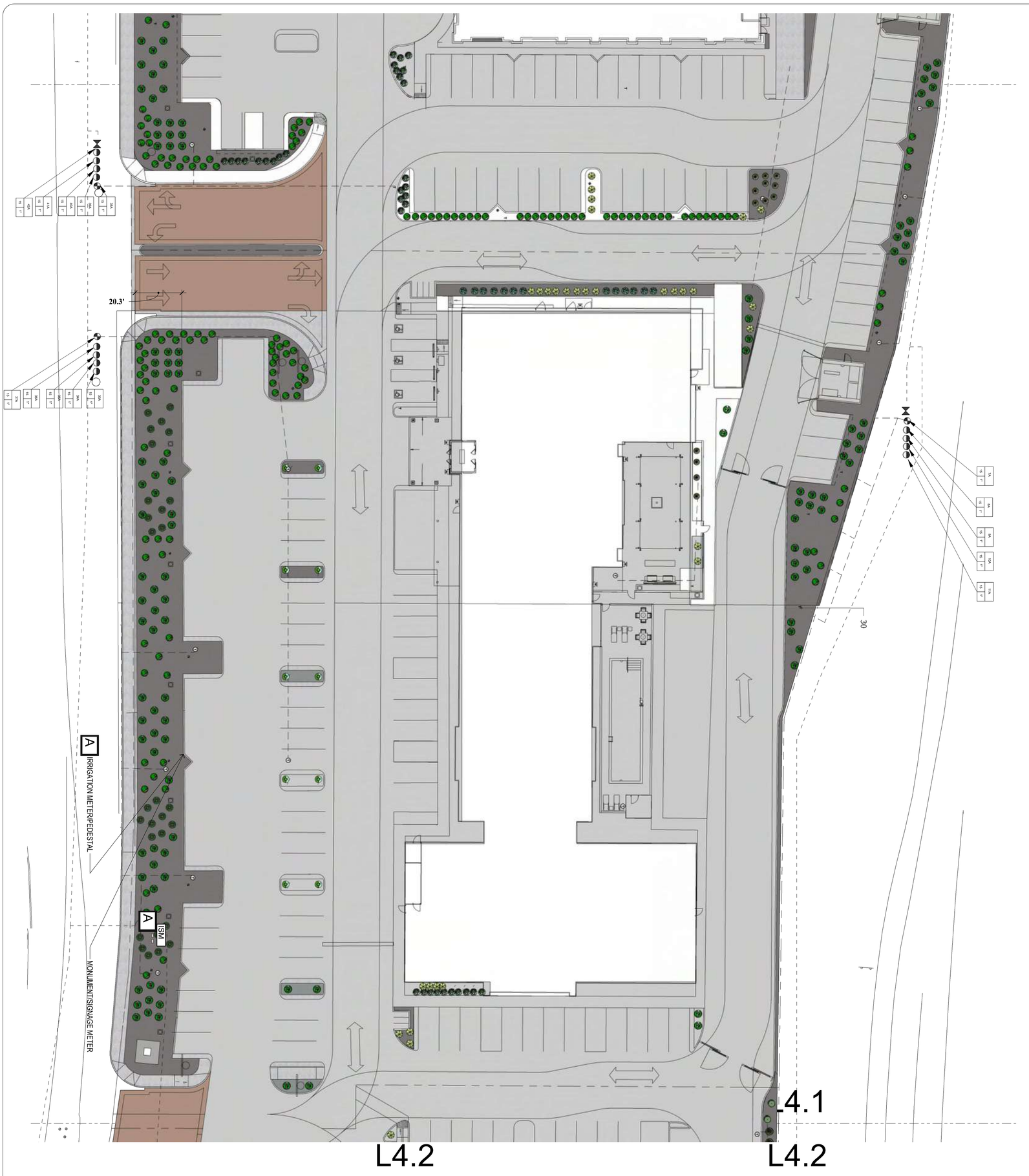
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IRRIGATION PLAN

PROJECT
FONTANA SQUARE
NWC Citrus & So. Hightland Ave.
Fontana, CA.

GARZA CONCEPTS
JOSE GARZA LANDSCAPE CONTRACTOR AND DRAFTING :
P.O. Box 5891 La Quinta, CA. 92248
jose@garzaconcepts.com www.garzaconcepts.com
Llic # 1050039



L4.1

1						REVISED	Date Created 8/18/22	IRRIGATION PLAN

PROJECT

FONTANA SQUARE

NWC Citrus & So. Hightland Ave.
Fontana, CA.

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IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION
A	RAINBIRD	LXMMSSPED	STAINLESS STEEL PEDESTAL FOR ESP - LX SERIES CONTROLLERS
	RAINBIRD	ESP - LXD	50-200 STATION COMPATABLE TWO WIRE DECODER COMMERCIAL CONTROLLER
ISM		IRRIGATION METER	SECONDARY IRRIGATION METER INSTALLED BY WATER COMPANY
	RAINBIRD	100-EFB-CP FS 100 B	MASTER BRASS VALVE WITH 1" BRASS TEE FLOW SENSOR
	RAINBIRD	PEB SERIES 100-PEB-PRS-D	ELECTRIC CONTROL VALVE FOR TREE & PALM TREE BUBBLERS, SIZE AS NOTED ON PLAN, REFER TO DETAIL ON L4.1
	RAINBIRD	XCZ-075-PRF 075-DVF	ELECTRIC CONTROL VALVE FOR DRIP AREAS. SIZE AS NOTED ON PLAN, REFER TO DETAIL SHEET L4.1
	NIBCO	T-113	FULL PORT VALVE (LINE SIZE). REFER TO IRRIGAITON DETAIL SHEET L4.1
	RAINBIRD	33DRC	3/4" QUICK COUPLER. REFER TO IRRIGATION DEAIL SHEET L4.1
	EXISTING		BACKFLOW PREVENTOR

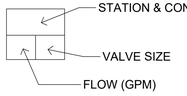
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	FLOW GPM	PSI	PATTERN
■	RAINBIRD	PFR/FRA	XERI-BUG EMITTER	XB-20PC-1032	.20	30	DRIP
▲	RAINBIRD	PFR/FRA	XERI-BUG EMITTER	XB-10PC-1032	.10	30	DRIP
T	RAINBIRD	XFS-09-12 EMITTER @ 12" O.C. SUB-SURFACE DRIPLINE			0.9	30	TRICKLE PATTERN

MAINLINE PIPING-SCHEDULE 40 PVC
(USING DEEP SOCKET DESIGN SCHEDULE 40 FITTINGS)
INSTALL CL 315 PVC MAINLINE FROM 2" AND LARGER

NON-PRESSURE LATERAL PIPPING - PVC CLASS 200
(USING DEEP SOCKET DESIGN SCHEDULE 40 FITTINGS)

W — EXISTING IRRIGATION POINT OF CONNECTION -
IRRIGATION POINT CONNECTION FROM WATER METER SOURCE.
(STATIC PRESSURE @65 PSI)
(NEW METER TO BE INSTALLED BY C.V.W.D.)

PIPE SLEEVING SHALL OCCUR UNDER ALL HARDSCAPE,
SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.



PIPE SIZING CHART

PIPE SIZE	MAX. ALLOWABLE FLOW
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1-1/4"	26 GPM
1-1/2"	40 GPM
2"	60 GPM

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
Water Use Claculations

	Eto		Eto Adj		sq.ft. area		Conversion Gal/AqFt/Inch					
MAWA =	55.60	x	0.45	x	62,379	sq.ft.	x 0.62	/	748.00	=	1,293.65	
ETWU =	55.60	x	0.2	x	43,559	sq.ft.	x 0.62	/	748.00 /	0.81	= 495.66	CCF
ETWU =	55.60	x	0.5	x	18,820	sq.ft.	x 0.62	/	748.00 /	0.81	= 535.40	CCF
ETWU =	55.60	x	1.1	x	900	sq.ft.	x 0.62	/	748.00 /	0.81	= 56.33	CCF

ESTIMATED WATER USAGE = 1,087.38 CCF

TMAXIMUM APPLIED WATER ALLOWANCE = 1,293.65 CCF
TOTAL ESTIMATED ANNUAL WATER REQUIRED = 1,087.38 CCF

Important Notice - Underground Service Alert

DIGALERT

Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert Identification Number call Underground Service Alert.
TOLL FREE at 1-800-227-2600 two working days before you dig.

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

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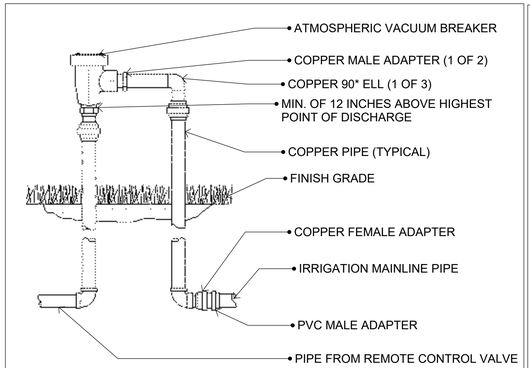
PROJECT
FONTANA SQUARE
NWC Citrus & So. Highland Ave.
Fontana, CA.

IRRIGATION PLAN

Date Created
8/18/22

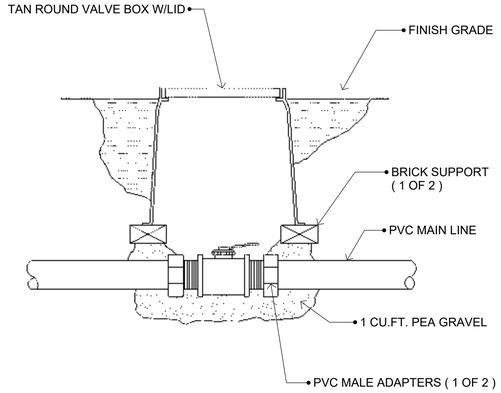
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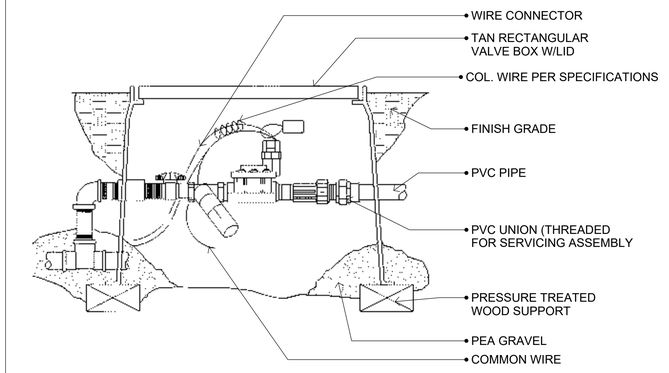


NOTE:
INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

A ATMOSPHERIC VACCUM BREAKER
NOT TO SCALE

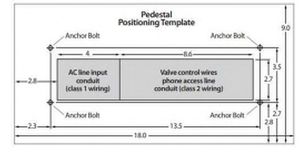


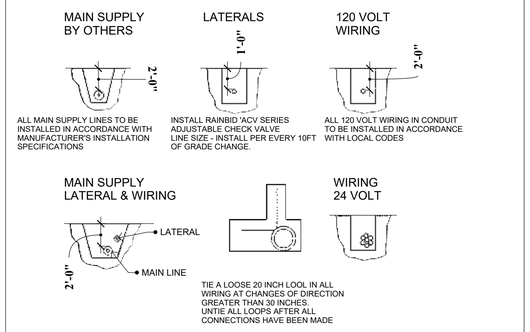
B BALL VALVE
NOT TO SCALE



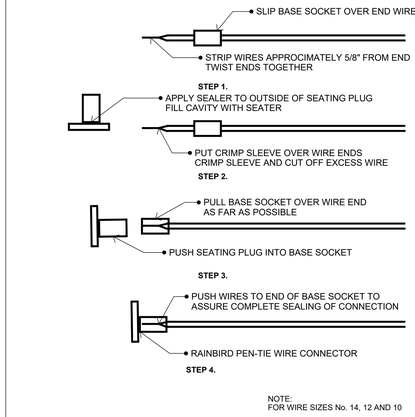
C DRIP VALVE ASSEMBLY
NOT TO SCALE

TREE & PALM VALVE ASSEMBLY
NOT TO SCALE

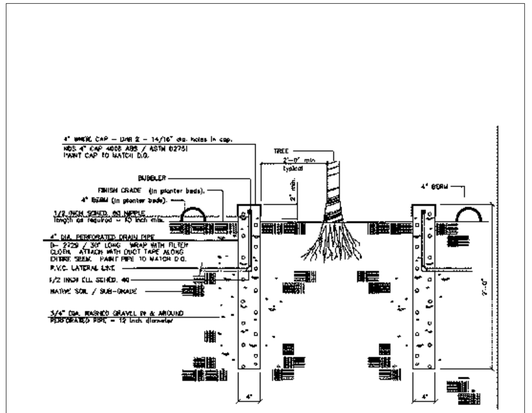




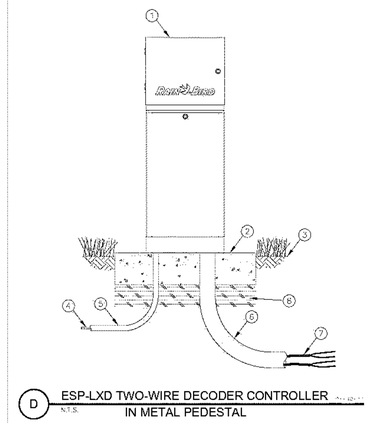
E TRENCHING
NOT TO SCALE



F TYPICAL WIRE CONNECTION
NOT TO SCALE



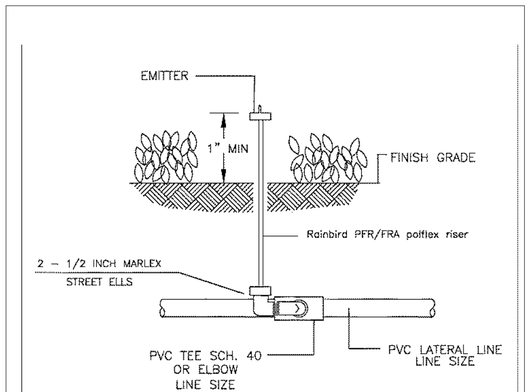
G DEEP WATER IRRIGATION
NOT TO SCALE



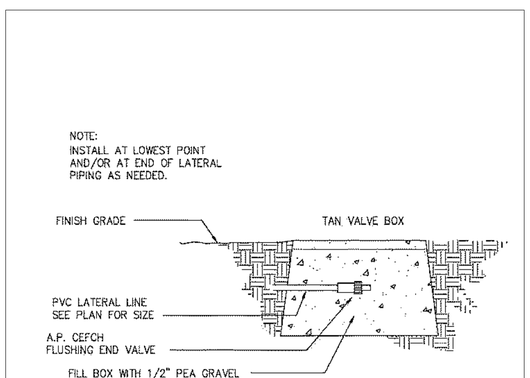
D ESP-LXD TWO-WIRE DECODER CONTROLLER IN METAL PEDESTAL
N.T.S.

1. TWO-WIRE DECODER CONTROLLER: RAINBIRD ESP-LXD TWO-WIRE DECODER CONTROLLER WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S SPECIFICATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP EEL FOR POWER SUPPLY
6. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP EEL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO DECODERS USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE

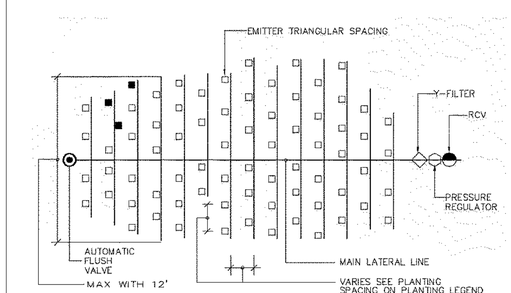
NOTES:
PROVIDE PROPER GROUDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



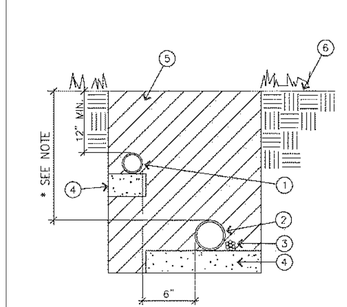
H DRIP EMITTER
NOT TO SCALE



I END SELF-FLUSHING VALVE
NOT TO SCALE



J EMITTER LAYOUT
NOT TO SCALE



LEGEND
1. NON-PRESSURE LATERAL LINE PIPING.
2. PRESSURE MAIN LINE PIPING
3. CONTROL WIRES – TAPE AND BUNDLE EVERY 10 FEET. INSTALL ADJACENT TO PRESSURE MAIN LINE.
4. PROVIDE 2" DEPTH OF CLEAN BACKFILL.
5. SEE IRRIGATION SPECIFICATIONS FOR BACKFILL AND COMPACTION REQUIREMENTS.
6. FINISH GRADE.

NOTE:
* MINIMUM BACKFILL DEPTHS FROM FINISH GRADE TO TOP OF MAINLINE
24" FOR PIPE SIZES 3" AND LARGER
18" FOR PIPE SIZES 2 1/2" AND SMALLER.

K TRENCHING DETAIL
NOT TO SCALE

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IRRIGATION DETAILS

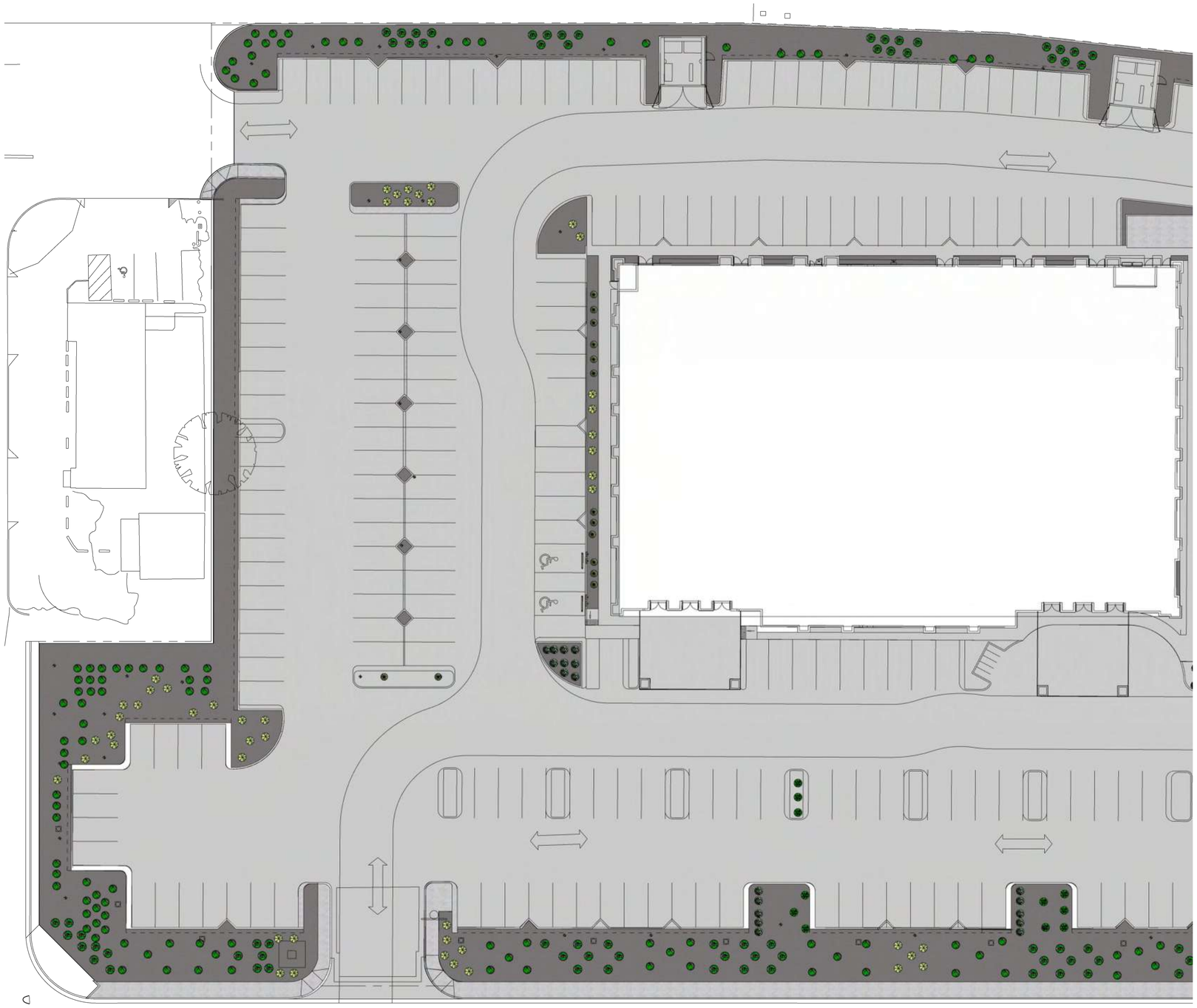
Date Created
8/18/22

REVISED
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L4.3

LIGHTING LEGEND

SYM.	NAME	QTY	COMMENTS
	VOLT G4 Infiniti 60 Integrated LED Brass Spotlight (Bronze)	136	Available at ProTrade (SiteOne)
	Vista 600w Stainless Steel HP Multi-Tap Transformer		Contractor to specify locations



N

00 20' 40' 80'

SCALE: 1" = 20'-0"

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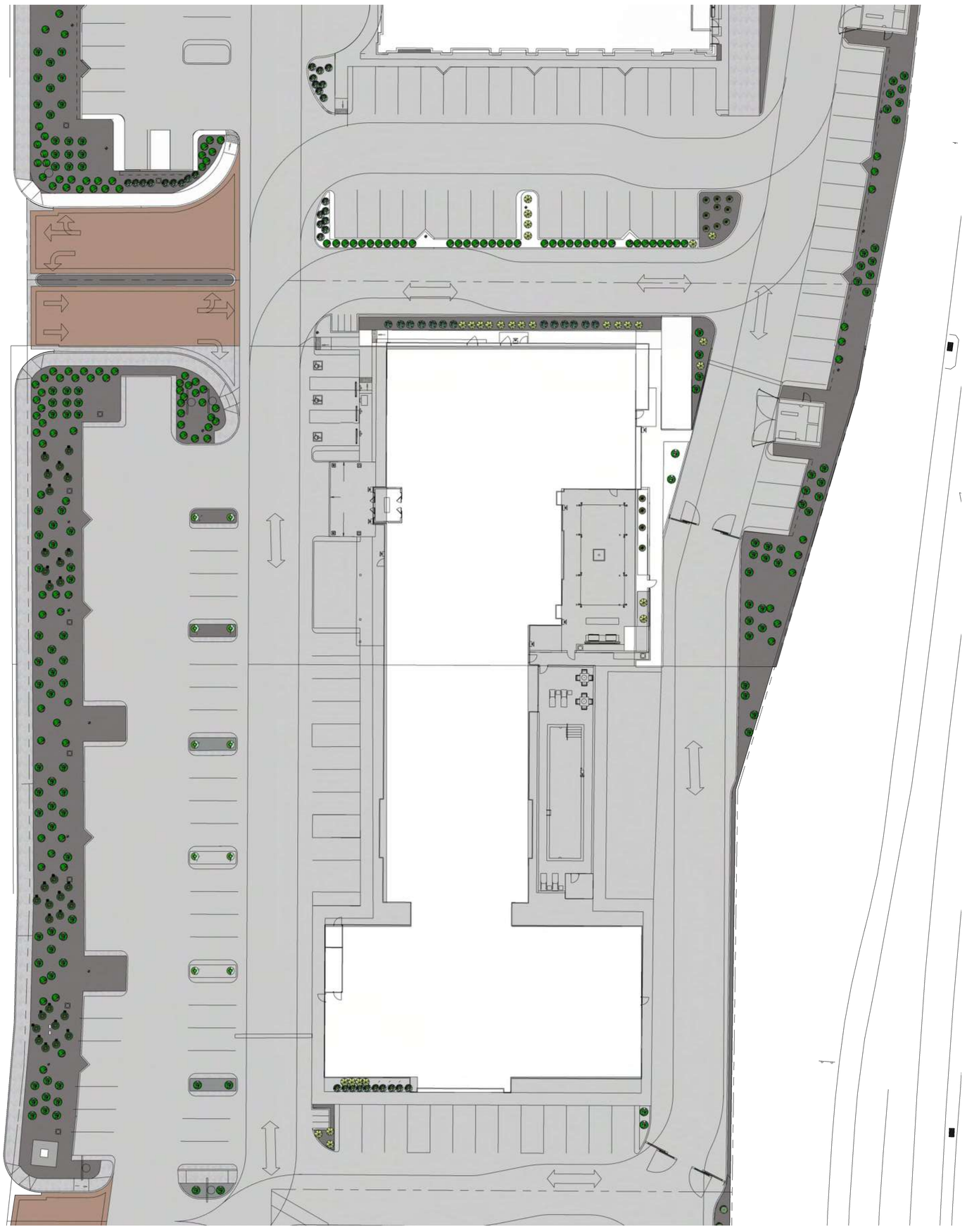
LIGHTING PLAN

Date Created
8/18/22

REVISED

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L5.0



N

SCALE: 1" = 20'-0"

L5.1

1/5	2/5	3/5	4/5	5/5	REVISED	Date Created 8/18/22	LIGHTING PLAN	PROJECT FONTANA SQUARE NWC Citrus & So. Hightland Ave. Fontana, CA.

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N

SCALE: 1" = 20'-0"

L5.2

Date Created	8/18/22
REVISED	

LIGHTING PLAN

PROJECT
FONTANA SQUARE

NWC Citrus & So. Hightland Ave.
Fontana, CA.

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SITE PHOTOMETRIC PLAN

SCALE: 1/40" = 1'-0"

PHOTOMETRIC PLAN KEY NOTES

1. POLE LIGHT FIXTURE MOUNTING HEIGHT 25'-0".
2. WALL SCONCE FIXTURE MOUNTING HEIGHT 12'-0"

LUMINAIRE SCHEDULE

SYMBOL	CATALOG NUMBER	DESCRIPTION	LAMP	LIGHT TYPE	FILE	LUMENS	LLF	WATTS
	DSX1 LED P12 30K T5W MVOLT R90	DSX1 LED P12 30K T5W MVOLT WITH OPTICS ROTATED 90 DEGREES RIGHT	LED	POLE LIGHT	DSX1_LED_P12_30K _T5W_MVOLT_R90.ies	23164.7	1.00	207
	1002-[A1-,P1.S1,SU1]-[RW,RI] LED3090-F-WT-L1-UNV	LUMIERE LANTERRA 1002 LED ACCENT/PATH/SIGN LUMINAIRE, RECESSED LENS FLOOD OPTIC, WHITE HOUSING.	LED	PATIO LIGHT	1002-(A1, P1, S1, SU1)-(RW, RI)-LED2797 -W-WT-L1-UNV.ies	835.1	1.00	10
	ABB-B2-LED-D1-S	ARBOR OUTDOOR ARCHITECTURAL BOLLARD 70 CRI, 4000K LEDS AND SYMMETRIC OPTIC, GRAPHITE METALLIC PAINTED FINISH	LED	BOLLARD LIGHT	ABB-B2-LED-D1-S.ies	1321.9	1.00	32
	WST LED P1 40K VF MVOLT	WST LED, PERFORMANCE PACKAGE 1, 4000 K, VISUALCOMFORT FORWARD THROW, MVOLT	LED	WALL SCONCE	WST_LED_P1_40K_VF _MVOLT.ies	1639.3	1.00	12

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	4.46
MAXIMUM FOOT-CANDLES	26.9
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	27.76
AVERAGE TO MINIMUM FC RATIO	4.60

REVISIONS:

	REVISION ISSUE	DATED
1		

ACE Design LLC
1024 Iron Point Road, Suite 1046
Folsom, CA 95630
Phone: (702) 396-5113, Fax: (702)446-8155
Land Planning • Civil Engineering • Architectural Design • Structural Engineering

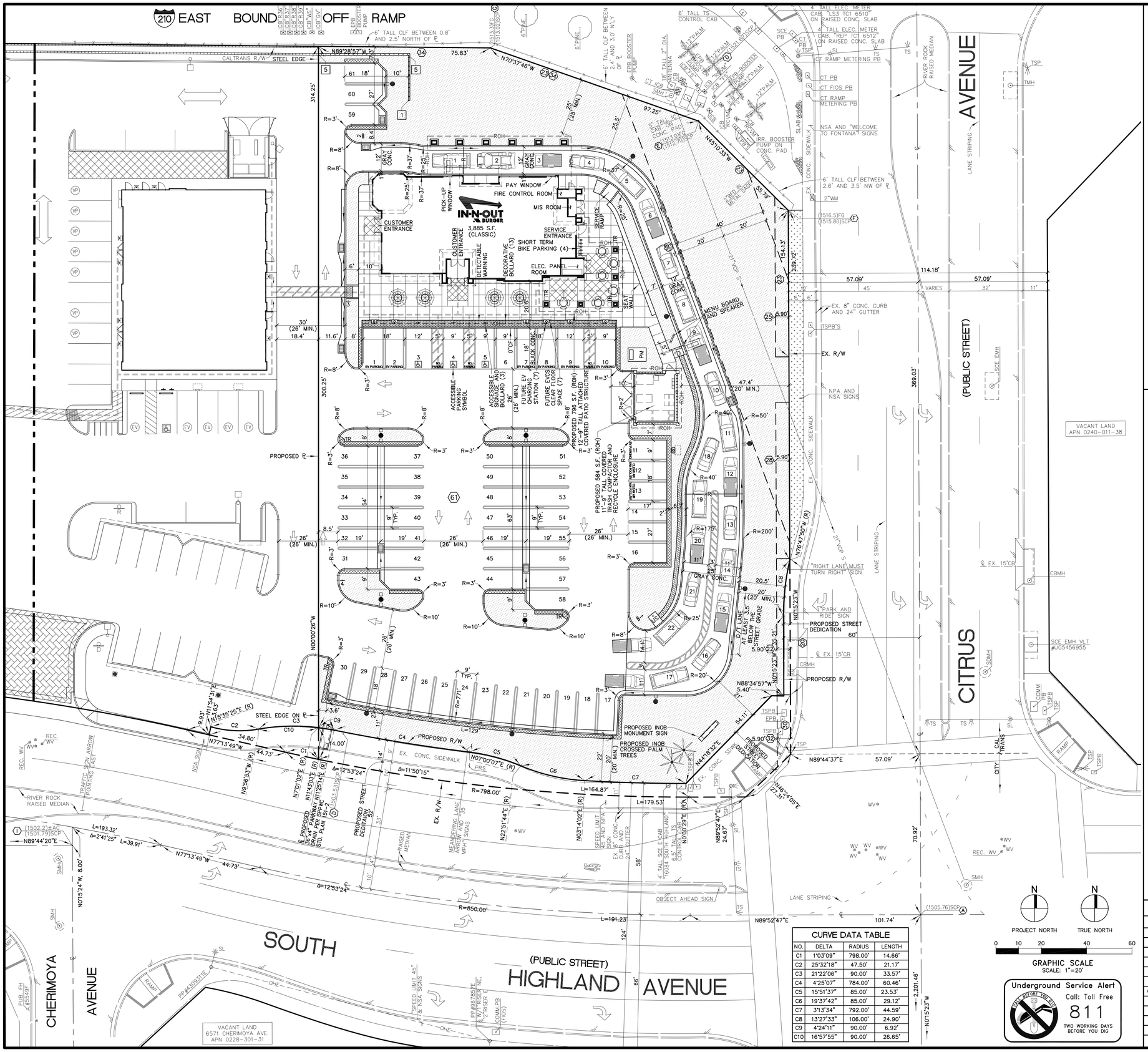
TITLE: SITE PHOTOMETRIC PLAN

PROJECT: FONTANA SQUARE
NWC CITRUS & SO. HIGHLAND AVE,
FONTANA, CALIFORNIA

DATE: 12/15/2022
JOB : 19-03
DWG. BY:
CHK. BY:

E-1.0

SHEET 1 OF 1



CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	1°03'09"	798.00'	14.66'
C2	25°32'18"	47.50'	21.17'
C3	21°22'06"	90.00'	33.57'
C4	4°25'07"	784.00'	60.46'
C5	15°51'37"	85.00'	23.53'
C6	19°37'42"	85.00'	29.12'
C7	3°13'34"	792.00'	44.59'
C8	13°27'33"	106.00'	24.90'
C9	4°24'11"	90.00'	6.92'
C10	16°57'55"	90.00'	26.65'

LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
- PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 19,329 SQUARE FEET (31.7%).
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- PROPERTY LINE.
- OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
- NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- NEW PEDESTRIAN CROSSWALK SIGN.
- NEW ACCESSIBILITY ENTRY SIGN.
- INOB IN-N-OUT BURGER.
- CF CURB FACE.
- PROPOSED 18" WIDE CITY REQUIRED DECORATIVE CONCRETE FOR STEP-OFF AND VEHICLE OVERHANG.
- PROPOSED SITE RETAINING WALL WITH TAN SPLIT FACE CMU BLOCK WITH A 2"x8" PRECISION BLOCK CAP ON TOP.
- LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
- VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C FOR SPECIFIC SLOPES AND GRADES.
- PM SCE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- (F) BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
- (29) SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
- DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- FUTURE EV (ELECTRIC VEHICLE) CHARGEPOINT EXPRESS 250 CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY PER _____ CONSISTING OF APPROXIMATELY 239 SQUARE FEET.
- PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE IN CITRUS AVENUE CONSISTING OF APPROXIMATELY 901 SQUARE FEET.
- PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL WITH A PRECAST CONCRETE CAP.
- (50) PROPOSED 40' WIDE NON-EXCLUSIVE EASEMENT TO THE CITY OF FONTANA FOR SANITARY SEWER AND INCIDENTAL PURPOSES FOR THE EXISTING 20' DEEP CITY SEWER LINE.
- 4 EXPOSED HEIGHT OF RETAINING WALL IN FEET.

GENERAL NOTES

1. IN-N-OUT BURGER GROSS SITE AREA = 63,948 SQUARE FEET OR 1.468 ACRES.
   PROPOSED STREET DEDICATION = 3,010 SQUARE FEET OR 0.069 ACRES
   PROPOSED NET AREA = 60,938 SQUARE FEET OR 1.399 ACRES.
2. EXISTING CITY ZONE: GENERAL COMMERCIAL (C-2).
3. GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL (C-G).
4. EXISTING LAND USE: VACANT LAND.
5. REQUIRED PARKING: 1 PARKING SPACE IS REQUIRED FOR EACH 100 SQUARE FEET OF GROSS FLOOR AREA(39). OUTDOOR SEATING SHALL BE PARKED AT 1 SPACE FOR EACH 200 SQUARE FEET OF PATIO AREA(6) = 45 SPACES.
6. IN-N-OUT BURGER CLASSIC BUILDING AREA = 3,885 S.F.
   ATTACHED COVERED PATIO STRUCTURE ROOF OVERHANG = 796 S.F.
   COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F.
   INDOOR SEATING = 74 SEATS.
   INDOOR DINING AREA = 1,464 S.F.
   OUTDOOR SEATING = 48 SEATS (10 TABLES).
   OUTDOOR SEATING AREA = 796 S.F. COVERED PATIO STRUCTURE PLUS 64 S.F. EACH FOR 4-4 SEAT TABLES (256 S.F.) PLUS 20 S.F. FOR 0-2 SEAT TABLES (0 S.F.) = 1,024 S.F.
7. REQUIRED LANDSCAPE AREA WITHIN PROPERTY IS 15% MINIMUM OF SITE MINUS BUILDING AREA = 8,558 S.F.
8. LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 19,329 S.F. (31.7%).
9. IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x17' PLUS A 2' VOH)	12	17
2. STANDARD SPACE (9'x19')	24	31
3. STANDARD SPACE (9'x18' PLUS A 2' VOH)	1	1
4. ACCESSIBLE VAN (17'x18' PLUS A 2' VOH)	1	1
5. ACCESSIBLE SPACE (14'x18' PLUS A 2' VOH)	1	2
6. FUTURE ACCESSIBLE VAN EV PARKING (17'x18' PLUS A 2' VOH)	1	1
7. FUTURE ACCESSIBLE EV PARKING (14'X18' PLUS A 2' VOH)	0	1
8. FUTURE EV PARKING (9'x18' PLUS A 2' VOH)	2	4
9. FUTURE EV PARKING (9'x17' PLUS A 2' VOH)	1	1
10. CLEAN AIR/VAN POOL/EV (9'x17' PLUS A 2' VOH)	2	2
11. TOTAL	45	61
12. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE)	7	22
13. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK.	4	4
14. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-DURA BIKE LOCKER SINGLE BIKE LOCKER MODEL 301, FINISH: MEDIUM GRAY.	0	0

10. ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
11. ASSESSOR PARCEL NUMBER: 0228-301-20 THROUGH 23, 52, AND PORTIONS OF 0228-301-33, 34, AND 51, TOGETHER WITH A PUBLIC ALLEY TO BE VACATED.
12. MAXIMUM LOT COVERAGE = 50%. 0.07 PROVIDED.
13. RECIPROCAL ACCESS WILL BE PROVIDED BETWEEN INOB AND THE PROPOSED PARCELS TO THE WEST, IN PART, TO PROVIDE ACCESS TO SOUTH HIGHLAND AVENUE.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30	CITY ENTITLEMENT NEW SITE PLAN
C31	CITY ENTITLEMENT EXISTING SITE PLAN
C32	CITY ENTITLEMENT DEMOLITION PLAN
C33	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C34	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C35	CITY ENTITLEMENT PWQMP SITE PLAN
C36.0	CITY ENTITLEMENT HYDROLOGY STUDY MAP - EXISTING CONDITION
C36.1	CITY ENTITLEMENT HYDROLOGY STUDY MAP - PROPOSED CONDITION
C37	CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C38	CITY ENTITLEMENT BOUNDARY AND EASEMENT MAP
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN

Underground Service Alert
DIG ALERT
Call: Toll Free
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED PROFESSIONAL ENGINEER
MARK S. LAMOUREUX
No. 38382
CIVIL
STATE OF CALIFORNIA

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA 91773
(909) 305-2395 FAX (909) 305-2397
MARK S. LAMOUREUX R.C.E. 38382 08-12-2022 DATE

GHA PROJECT NO. ----

GHA
Architecture/Development
14901 Quorum Drive
Suite 300
Dallas, Texas 75254
Ph: (972) 239-8984
Fax: (972) 239-5054

PROJECT
IN-N-OUT BURGERS RESTAURANT
FONTANA SQUARE, PCL 5 OF TENT PM 20464
NWC CITRUS AND HIGHLAND, FONTANA, CA 92336

OWNER IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA 91706-5885
CONTACT: JEFF BRYANT, (626) 813-8275

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS

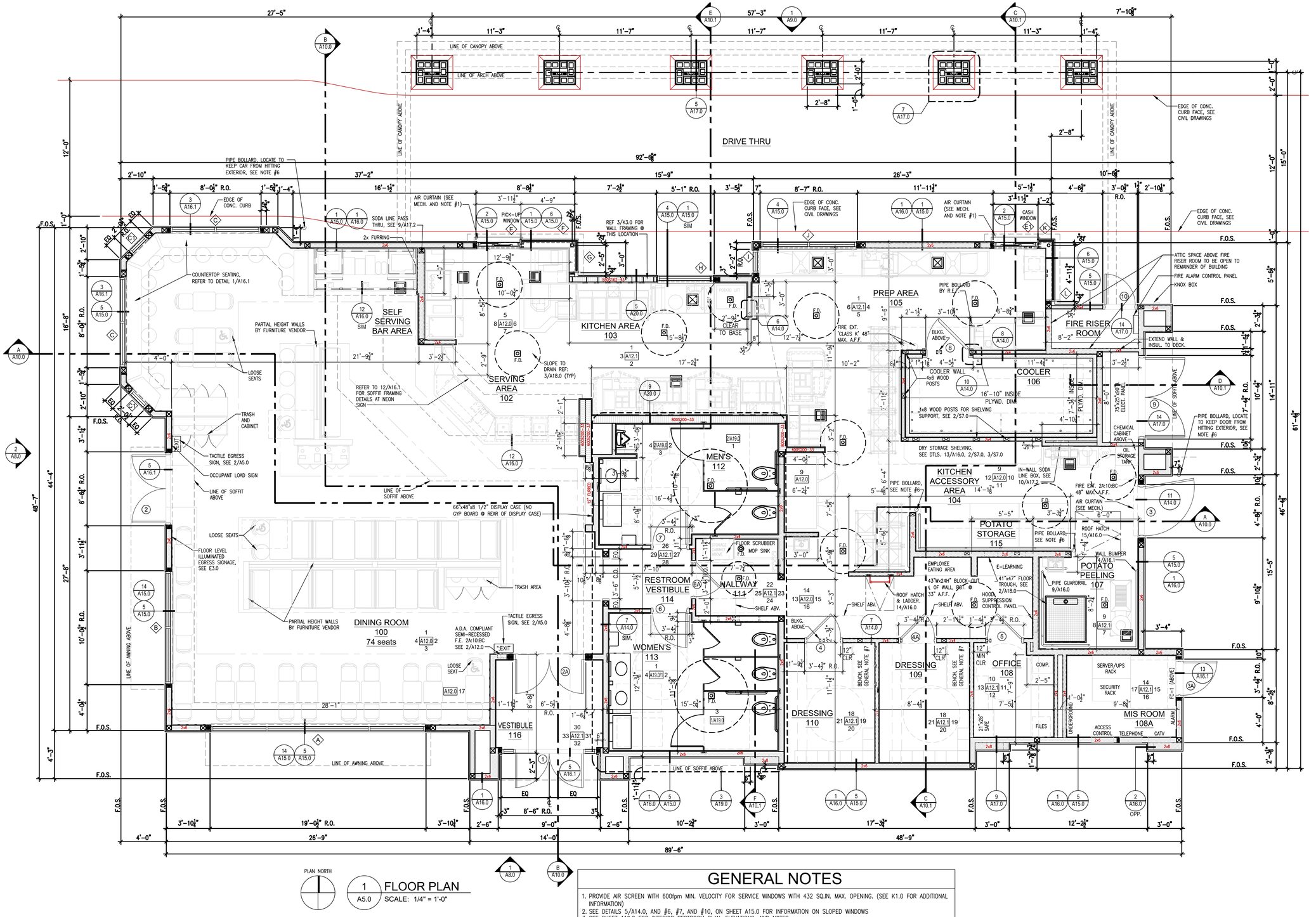
PLAN TITLE
CITY ENTITLEMENT
NEW SITE PLAN

DRWN G.R.H.
CKD M.S.L.
DATE 08-12-2022

DRAWING
C30

JN 21039-21039 C30cenap

8/12/2022 11:10:39 AM P:\21039\CAD\PLOT\21039-C30.DWG



PLAN NORTH

1 / A5.0 FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. PROVIDE AIR SCREEN WITH 600fpm MIN. VELOCITY FOR SERVICE WINDOWS WITH 432 SQ.IN. MAX. OPENING. (SEE K1.0 FOR ADDITIONAL INFORMATION)
2. SEE DETAILS 5/A14.0, AND #6, #7, AND #10, ON SHEET A15.0 FOR INFORMATION ON SLOPED WINDOWS
3. SEE SHEET A19.0 FOR INTERIOR RESTROOM PLAN, ELEVATIONS, AND NOTES.
4. POTATO STORAGE FLOOR AREA MUST BE FLAT FOR EASY POTATO PALLET STORAGE.
5. SUBTERRANEAN TREATMENT FOR TERMITES IS REQUIRED (SEE SPECIFICATIONS).
6. 4" DIA x 1/4" THICK GALVANIZED STEEL PIPE BOLLARD. REFER TO DETAIL A16.0/10.
7. 24"D x 48"W x 18"H FOLD UP BENCH WITH STAINLESS STEEL FRAME AND WHITE PHENOLIC TOP. SUPPORT 250 LBS OR GREATER. SUPPLIER ACCESS-ABLE DESIGNS, INC. MODEL: D-101-42, CONTACT: (877) 853-7816. FIVE YEAR WARRANTY.
8. ALL LAG BOLTS AND ACCESSORY SCREWS TO BE STAINLESS STEEL.
9. TAPE, BED, AND PAINT WALLS AND CEILINGS IN ELECTRICAL ROOM AND FIRE RISE ROOM.

IN-N-OUT BURGER

GOD BLESS AMERICA

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

A5.0 FLOOR PLAN

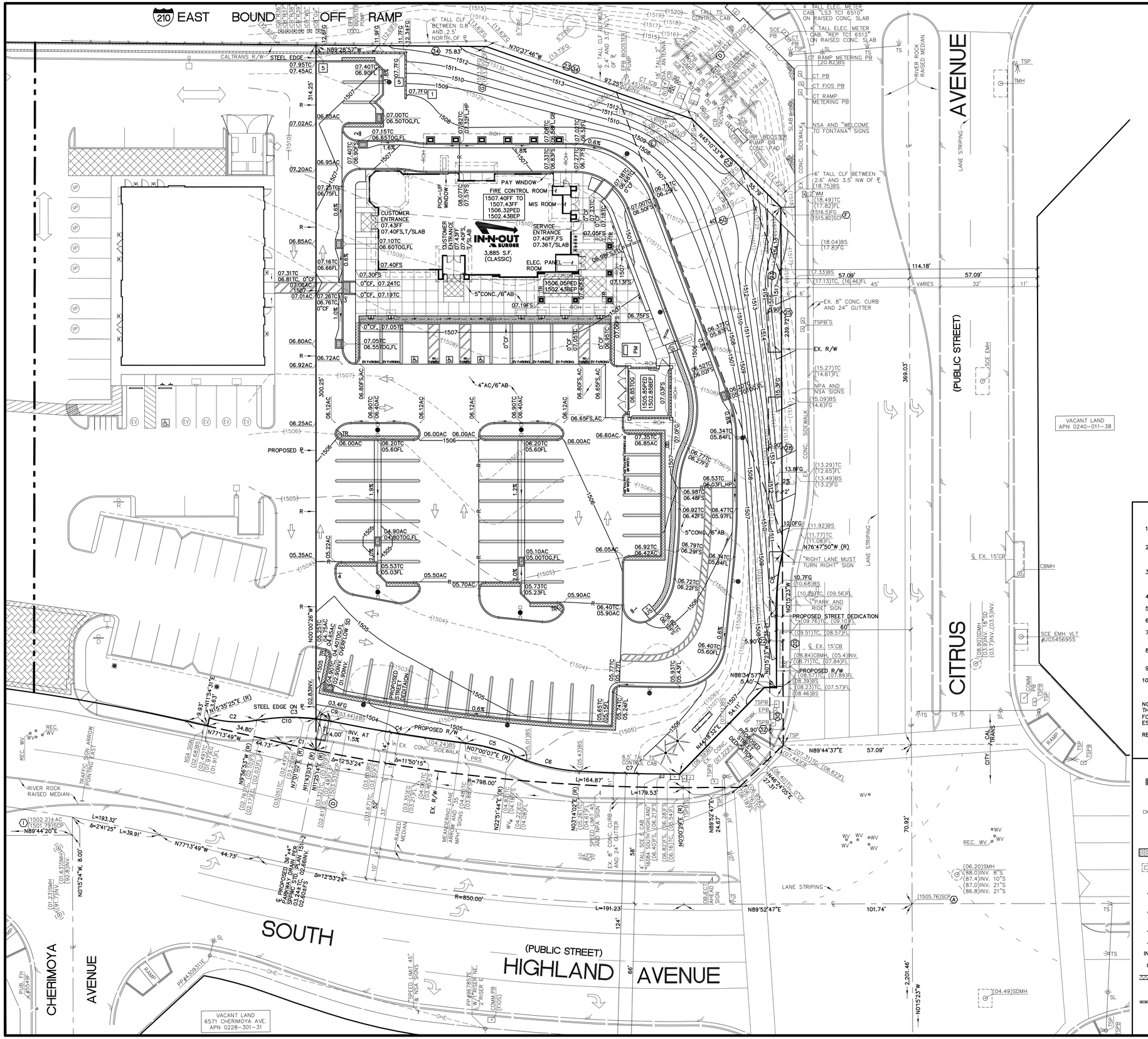
SHEET OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER. THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT BURGERS.

FONTANA, CA

NWC CITRUS & HIGHLAND

0' 5' 10'
SCALE: 1/4"=1'-0"



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	1°03'09"	798.00'	14.66'
C2	25°32'18"	47.50'	21.17'
C3	21°22'06"	90.00'	33.57'
C4	4°25'07"	784.00'	60.46'
C5	15°51'37"	85.00'	23.53'
C6	19°37'42"	85.00'	29.12'
C7	13°27'33"	106.00'	24.90'
C9	4°24'11"	90.00'	6.92'
C10	16°57'55"	90.00'	26.65'

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TWO WORKING DAYS BEFORE YOU DIG

ENGINEER'S PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

1. RAW CUT (INCLUDES 600 C.Y. FOOTING, INFILTRATION AND DETENTION SYSTEM EXCAVATION, STORM DRAIN AND UTILITY SPOILS).	4,600 CU. YDS.
2. OVEREXCAVATE THE LOOSE SOIL UNDER THE NEW BUILDING, COVERED PATIO AND COVERED TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (BEP) UP TO THE PAD ELEVATION. (10,000 S.F.)	1,500 CU. YDS.
3. OVEREXCAVATE THE TOP 1 FOOT OF LOOSE SOIL UNDER THE PROPOSED PAVEMENT AND EXTERIOR HARDSCAPE SUBGRADE WITHIN THE DEVELOPED SITE. (32,000 S.F.)	1,200 CU. YDS.
4. TOTAL SOIL CUT.	7,300 CU. YDS.
5. RAW FILL.	550 CU. YDS.
6. SHRINKAGE OF RAW FILL USING AN ASSUMED 10% SHRINKAGE LOSS.	50 CU. YDS.
7. RECOMPACT EXISTING ONSITE SOILS FOR THE AREAS DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	1,650 CU. YDS.
8. RECOMPACT EXISTING ONSITE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	1,350 CU. YDS.
9. TOTAL COMPACTED FILL SOIL.	3,600 CU. YDS.
10. ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE.	3,700 CU. YDS.

NOTE:
THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.

REFERENCE: KRAZAN AND ASSOCIATES, INC. GEOTECHNICAL ENGINEERING INVESTIGATION REPORT DATED NOVEMBER 05, 2021, KA PROJECT NO. 112-21102.

LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
- PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- PROPERTY LINE.
- 1 NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
- 2 NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- 3 NEW PEDESTRIAN CROSSWALK SIGN.
- 4 NEW ACCESSIBILITY ENTRY SIGN.
- INOB IN-N-OUT BURGER.
- CF CURB FACE.
- PROPOSED 18" WIDE CITY REQUIRED DECORATIVE CONCRETE FOR STEP-OFF AND VEHICLE OVERHANG.
- PROPOSED SITE RETAINING WALL WITH TAN SPLIT FACE CMU BLOCK WITH A 2"x8" PRECISION BLOCK CAP ON TOP.
- LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
- VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- PM SCE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- (F) BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
- (2B) SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
- DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- FUTURE EV (ELECTRIC VEHICLE) CHARGEPOINT EXPRESS 250 CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY PER _____ CONSISTING OF APPROXIMATELY 239 SQUARE FEET.
- PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL WITH A PRECAST CONCRETE CAP.
- (50') PROPOSED 40' WIDE NON-EXCLUSIVE EASEMENT TO THE CITY OF FONTANA FOR SANITARY SEWER AND INCIDENTAL PURPOSES FOR THE EXISTING 20' DEEP CITY SEWER LINE.
- 4 EXPOSED HEIGHT OF RETAINING WALL IN FEET.

REGISTERED PROFESSIONAL ENGINEER MARK S. LAMOUREUX No. 38382 CIVIL STATE OF CALIFORNIA

MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
MARK S. LAMOUREUX R.C.E. 38382 — 03-30-2022 DATE

GHA PROJECT NO. -----
GHA Architecture/Development
14401 Quorum Drive
Suite 200
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

PROJECT
IN-N-OUT BURGERS RESTAURANT
FONTANA SQUARE, PCL 5 OF TENT PM 20464
NWC CITRUS AND HIGHLAND, FONTANA CA 92336

OWNER
IN-N-OUT BURGER
13502 HAMBURGER LANE, BALDWIN PARK, CA. 91706-5885
CONTACT: JEFF BRYANT, (626) 813-5275

IN-N-OUT BURGER
GOD BLESS AMERICA

REVISIONS

PLAN TITLE
CITY ENTITLEMENT GRADING AND DRAINAGE PLAN

DRWN G.R.H.
CKD M.S.L.
DATE 03-30-2022

DRAWING
C33

JN 21039-21039 C33cegdp



IN-N-OUT BURGER

"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

FONTANA, CA

NWC CITRUS & S. HIGHLAND AVE.

BONE CHINA STUCCO, PRO LEDGE BLACK FOREST WAINSCOT, METAL AWNINGS WITH RED PALMS

ISSUED: 12/14/22



IN-N-OUT BURGER

"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

FONTANA, CA

NWC CITRUS & S. HIGHLAND AVE.

BONE CHINA STUCCO, PRO LEDGE BLACK FOREST WAINSCOT, METAL AWNINGS WITH RED PALMS

ISSUED: 12/14/22

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	VOLTAGE	LAMPS	LUMENS PER LAMP	DESCRIPTION	REMARKS
OA1	LITHONIA LIGHTING	208		COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V SINGLE HEAD LED
	#DSX2 LED P2 40K TSM		LED PROVIDED	24974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG. TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL : 185W		FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM19 DDB					
OA2	LITHONIA LIGHTING	208		COLOR TEMERATURE: 4000K	FIXTURE WITH 80 LEDs @700 mA	208V TWO (2) HEADS LED
	#DSX2 LED P2 40K TSM		LED PROVIDED	(2) 24974 LUMENS	TYPE V MEDIUM DISTRIBUTION	25' AFG TOTAL FIXTURE HEIGHT
	MVOLT SPA DDBXD		TOTAL : (2)185W		FULLY CUTOFF FIXTURE	(22'-6" POLE + 2'-6" BASE).
	POLE #SSS 22.5 5G DM28 DDB					
M	ATLANTIC LIGHTING	120	LED LAMP	COLOR TEMERATURE: 4000K	120V RECESSED MOUNTED LED	120V RECESSED MOUNTED LED
	#LRF12X12-SYL44-4K-1 / SQ12PG-WH-GS		TOTAL: 36W	4400 LUMENS		
S	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMERATURE: 4000K	8' EXTERIOR WALL MOUNTED	
	#FEM LED L96 9000LM IMAFL MD 120 GZ10 40K 80CRI		TOTAL: 54W	9000 LUMENS	UNDER AWNING AT 10'-6" AFG	
S1	LITHONIA LIGHTING	120	LED PROVIDED	COLOR TEMERATURE: 4000K	4' EXTERIOR WALL MOUNTED	
	#FEM LED L48 4000LM IMAFL MD 120 GZ10 40K 80CRI		TOTAL: 24W	4000 LUMENS	UNDER AWNING AT 10'-6" AFG	
W1	MARK LIGHTING RECESSED LED - 8FT	120	LED PROVIDED	COLOR TEMERATURE: 4000K	8' EXTERIOR RECESSED FIXTURE	
	#SL4L-LOP-8FT-FLP-FL-80CRI-40K-800LMF-		TOTAL: 64W	5952 LUMENS	LOCATE IN EXTERIOR SOFFIT	
	MIN1-120-ZT-WL					

NOTES:

1. CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTUTRE SCHEDULE DESCRIPTION.
2. REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING

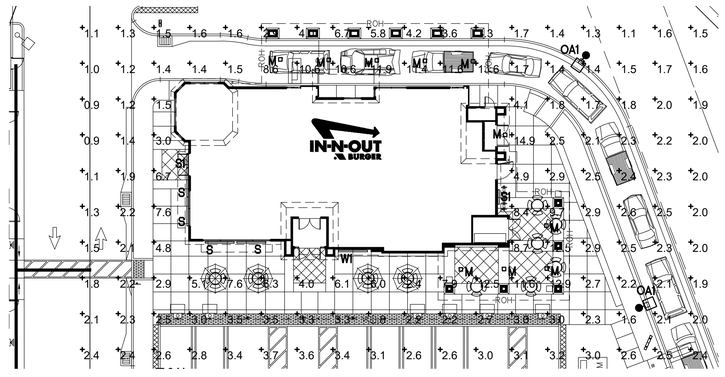
FOOTCANDLES

STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
CALC ZONE #1	+	2.9 FC	7.0 FC	0.5 FC	14.0:1	5.8:1
CALC ZONE #2	+	3.3 FC	14.9 FC	0.5 FC	29.8:1	6.6:1

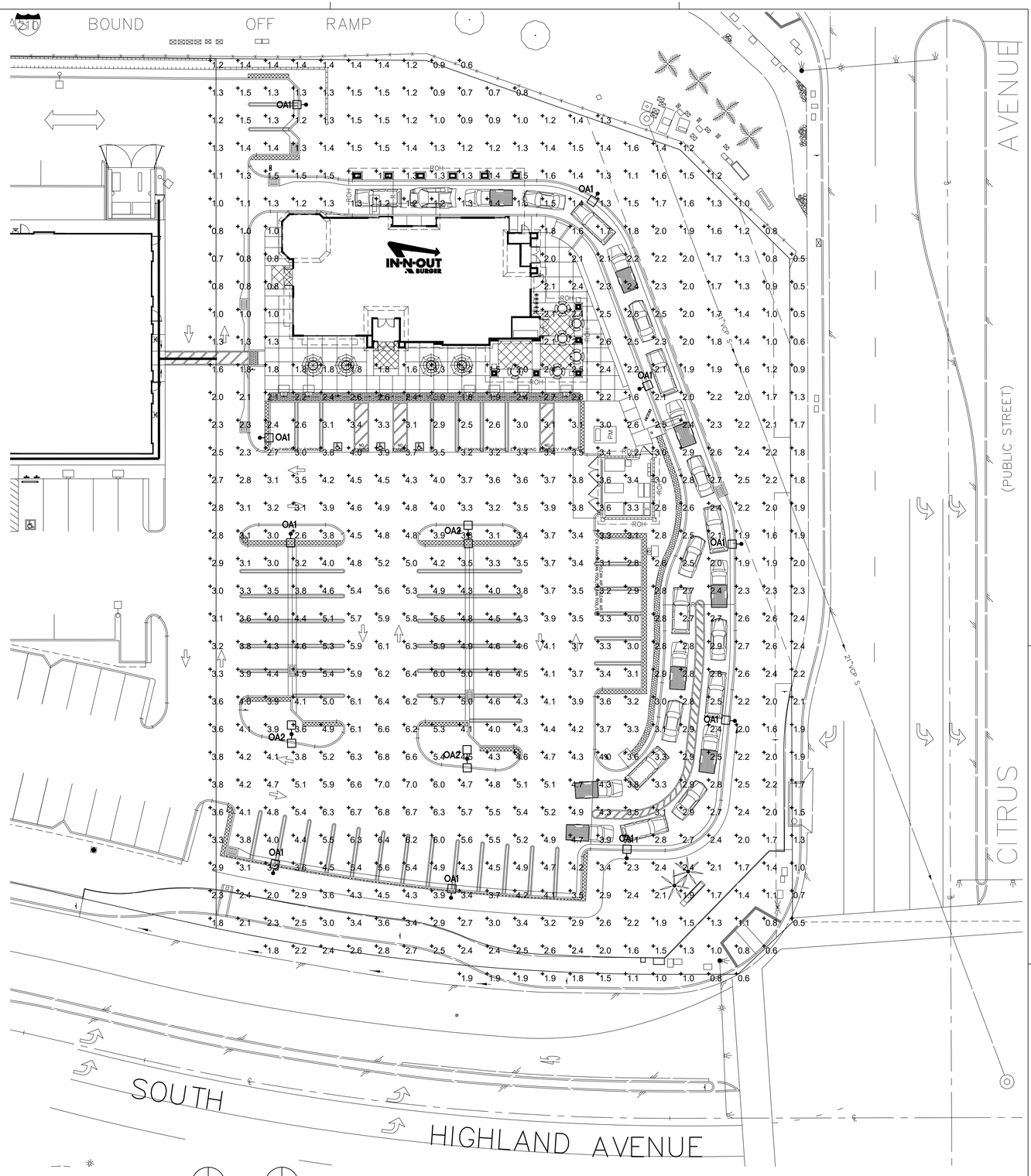
PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.06.0215 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
   B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85
   B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS



02 BUILDING MTD. EXTERIOR LIGHTING PHOTOMETRIC PLAN (ZONE #2)
SCALE: 1" = 20'-0"



N PROJECT NORTH
N TRUE NORTH
0 10 20 40 60
GRAPHIC SCALE
SCALE: 1"=20'

01 SITE LIGHTING PHOTOMETRIC PLAN (ZONE #1)
SCALE: 1" = 20'-0"

MARC WILLS ARCHITECT
16775 ADDISON RD.E
SUITE 350
ADDISON, TX 75001
PH (214) 926-5788

ISSUE RECORD

DATE	DESCRIPTION
3-31-2022	SITE LIGHTING PHOTOMETRIC FOR REVIEW

REVISION RECORD

PROFESSIONAL SEAL

rtm engineering consultants
14901 Quorum Dr. #565 Dallas, TX 75254
rtmec.com | 972.387.3500

22.GHAA.013

PROTOTYPE VERSION
16C.2.127

PROJECT NAME
IN-N-OUT BURGER

FONTANA
CALIFORNIA

NWC CITRUS &
S HIGHLAND AVE
FONTANA, CA 92337

IN-N-OUT BURGER

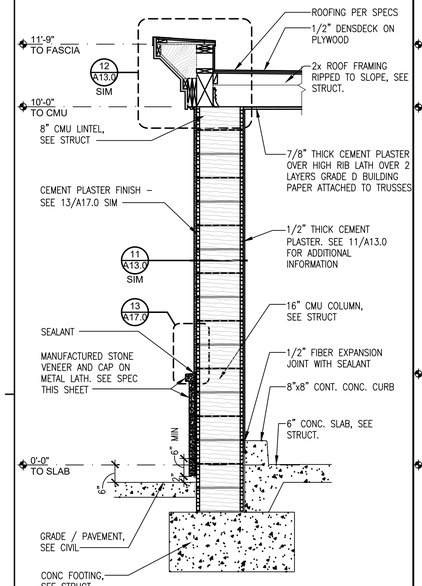
GOD BLESS AMERICA

PROJECT NUMBER
210975

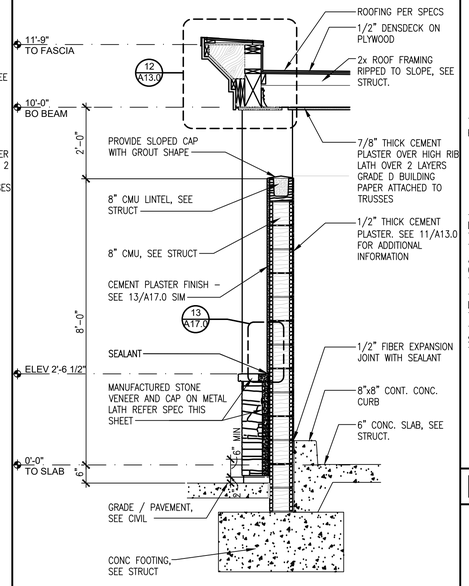
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SITE LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER
E11.0

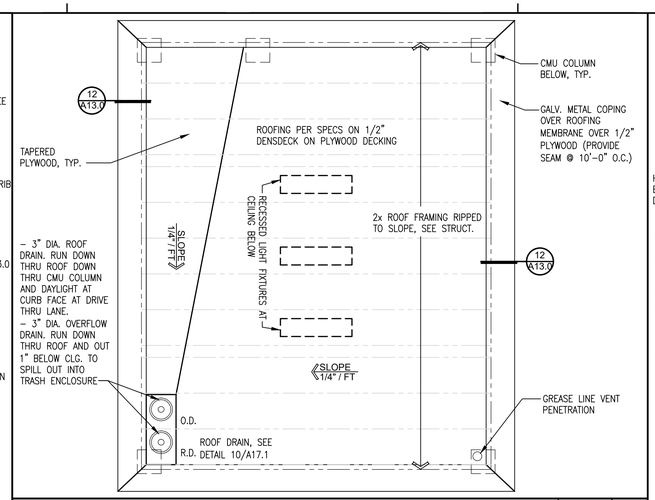
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PRINT DATE: Dec 14, 2022 - 4:03pm



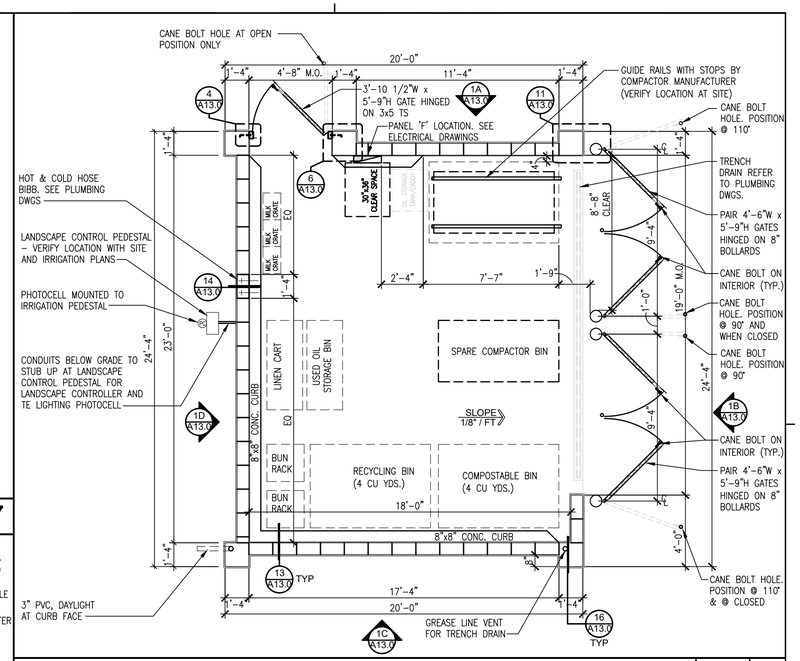
WALL SECTION — SCALE 1/2" = 1'-0" — 16



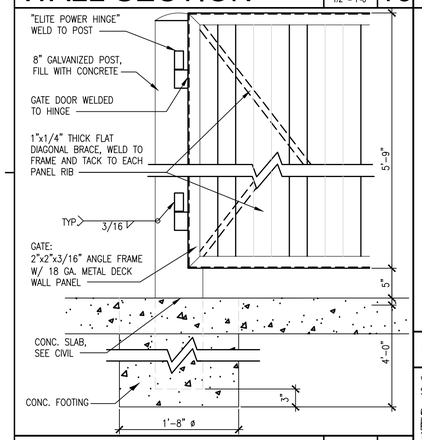
WALL SECTION — SCALE 1/2" = 1'-0" — 13



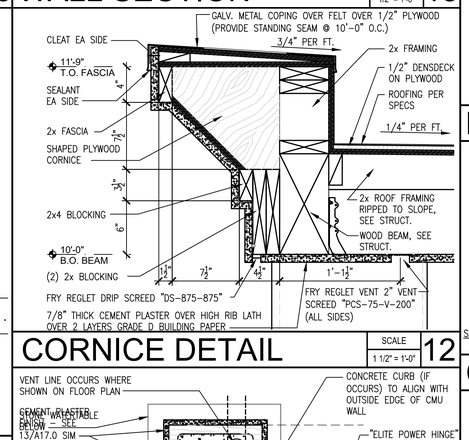
ROOF PLAN — SCALE 1/4" = 1'-0" — 7



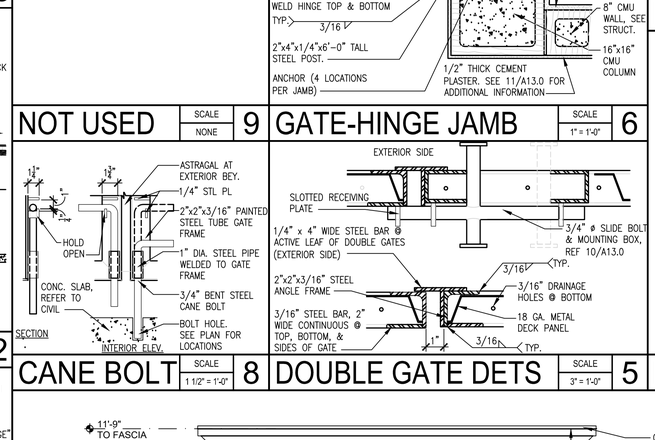
FLOOR PLAN — SCALE 1/4" = 1'-0" — 3



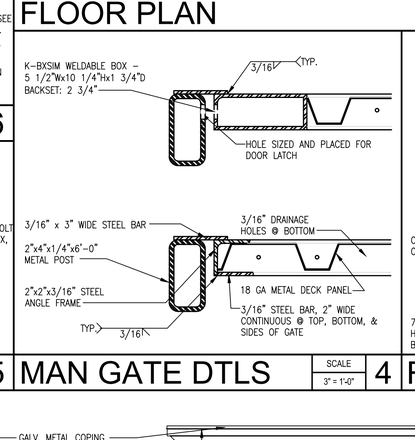
GATE HINGE DETAIL — SCALE 1" = 1'-0" — 15



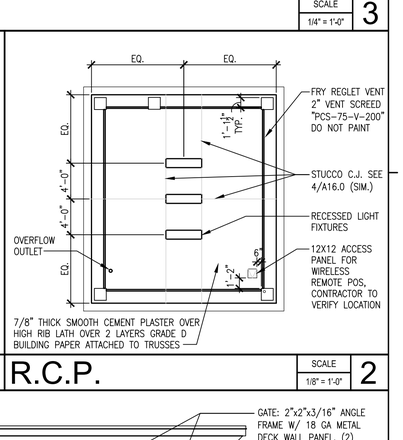
CORNICE DETAIL — SCALE 1 1/2" = 1'-0" — 12



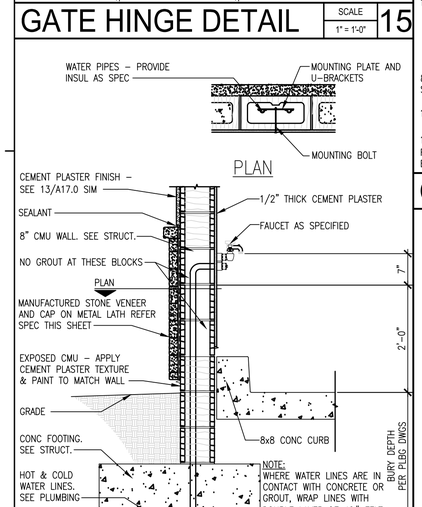
GATE-HINGE JAMB — SCALE 1" = 1'-0" — 6



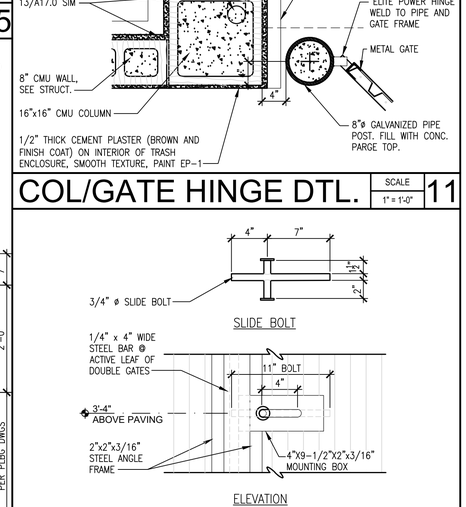
MAN GATE DTLS — SCALE 3" = 1'-0" — 4



R.C.P. — SCALE 1/8" = 1'-0" — 2



HOSE BIB DETAIL — SCALE 3/4" = 1'-0" — 14



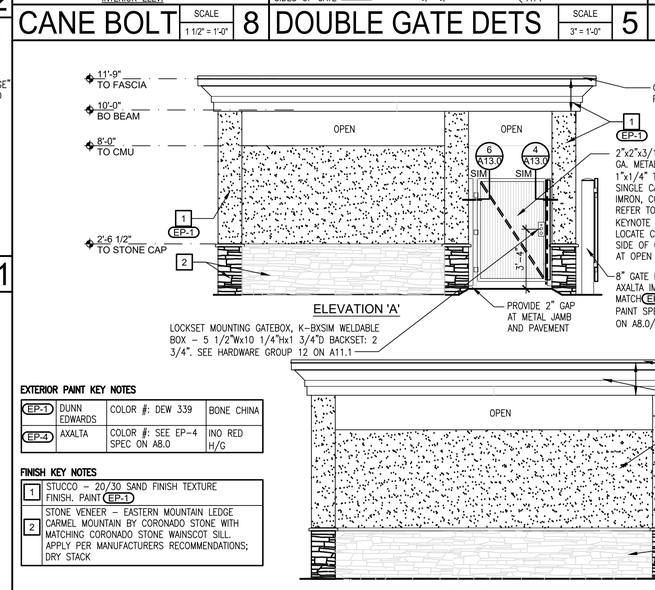
COL/GATE HINGE DTL. — SCALE 1" = 1'-0" — 11

DOUBLE GATE SLIDE BOLT — SCALE 1 1/2" = 1'-0" — 10

NOT USED — SCALE NONE — 9

CANE BOLT — SCALE 1 1/2" = 1'-0" — 8

DOUBLE GATE DETS — SCALE 3" = 1'-0" — 5



EXTERIOR PAINT KEY NOTES

EP-1	DUNN EDWARDS	COLOR #: DEW 339	BONE CHINA
EP-4	AXALTA	COLOR #: SEE EP-4 SPEC ON A8.0	INO RED H/G

FINISH KEY NOTES

1	STUCCO – 20/30 SAND FINISH TEXTURE FINISH. PAINT EP-1
2	STONE VENEER – EASTERN MOUNTAIN LEDGE CARMEL MOUNTAIN BY CORONADO STONE WITH MATCHING CORONADO STONE WAINSCOT SILL. APPLY PER MANUFACTURERS RECOMMENDATIONS; DRY STACK

ELEVATIONS — SCALE 1/4" = 1'-0" — 1

GHA
Architecture / Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

ISSUE RECORD

DATE	DESCRIPTION
URBAN DESIGN PROTOTYPE	
XX/XX/20 IN FOR REVIEW	

REVISION RECORD

PROFESSIONAL SEAL

PROJECT NAME
IN-N-OUT BURGER

FONTANA, CA

IN-N-OUT BURGER

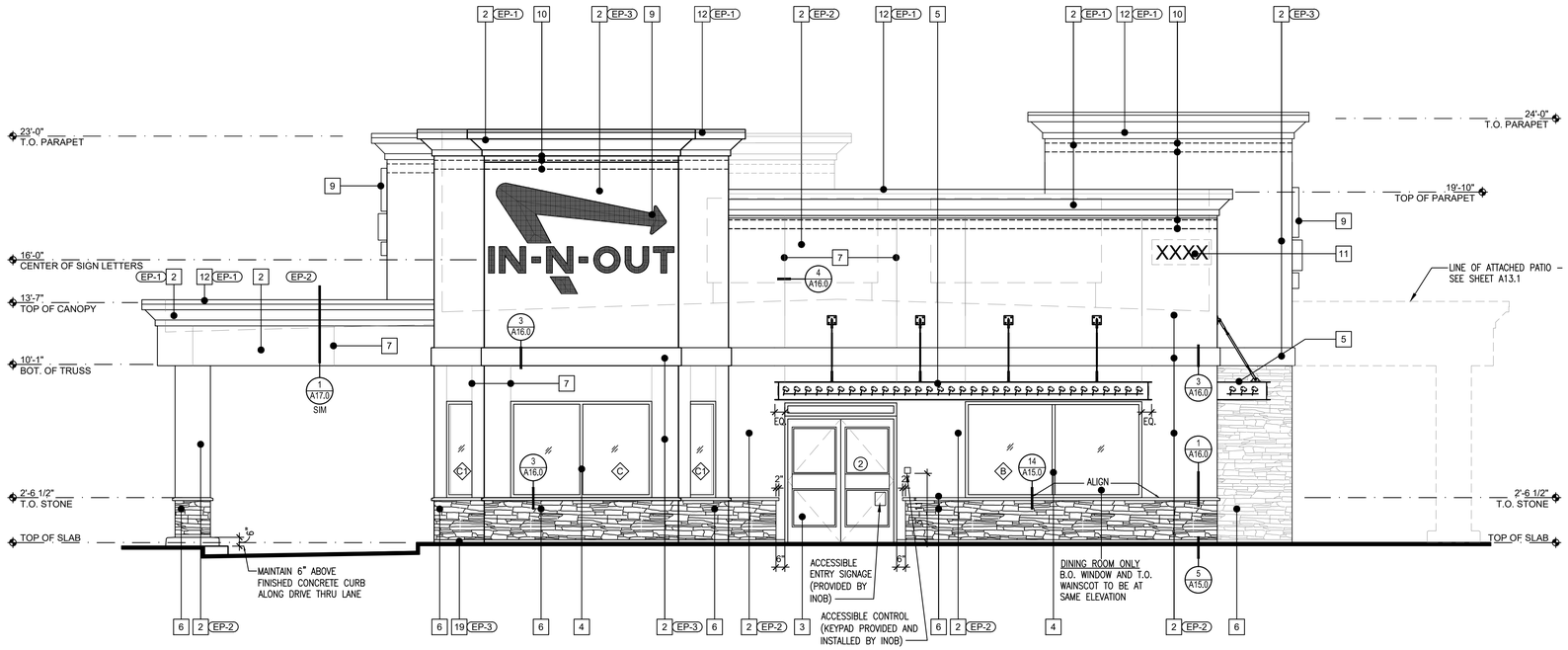
GOD BLESS AMERICA

PROJECT NUMBER

SHEET TITLE
TRASH ENCLOSURE PLANS & ELEVATIONS OPTION "C"

SHEET NUMBER
A13.0

PRINTED BY: ROBERTH
PRINT DATE: Mar 08, 2022 - 2:33pm



2 A8.0 EAST ELEVATION
SCALE: 1/4" = 1'-0"

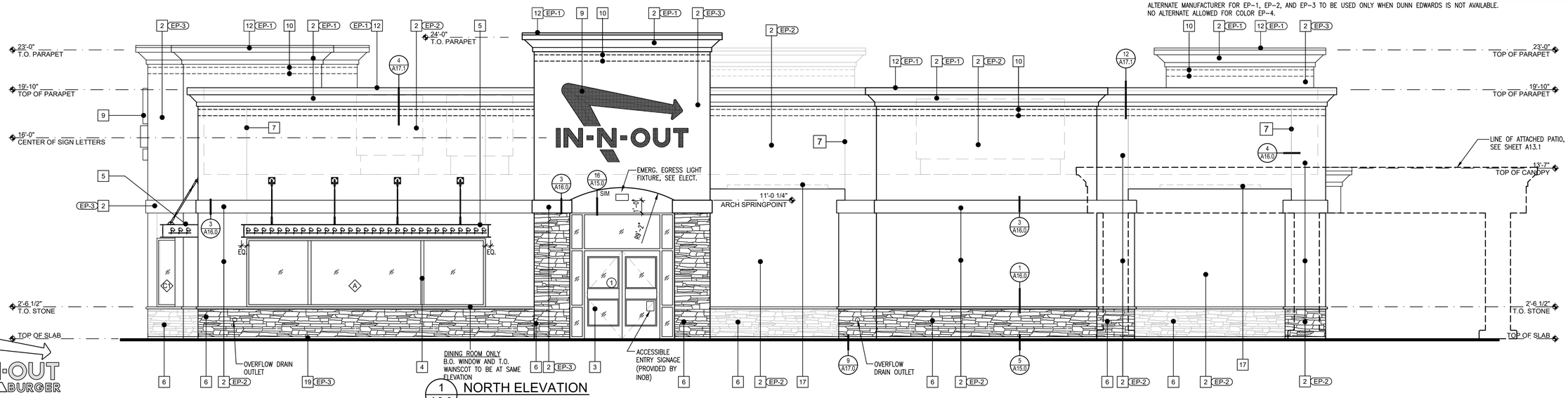
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17	RECESSED 8' LED LIGHT FIXTURE IN SOFFIT. SEE DETAIL 9/A17.1
18	
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STUCCO WEEP SCREED AND PAINT TO MATCH WALL.

EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50WZ0030, OFF WHITE
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 2/20/20 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE.
NO ALTERNATE ALLOWED FOR COLOR EP-4.



1 A8.0 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

IN-N-OUT BURGER

GOD BLESS AMERICA

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS A8

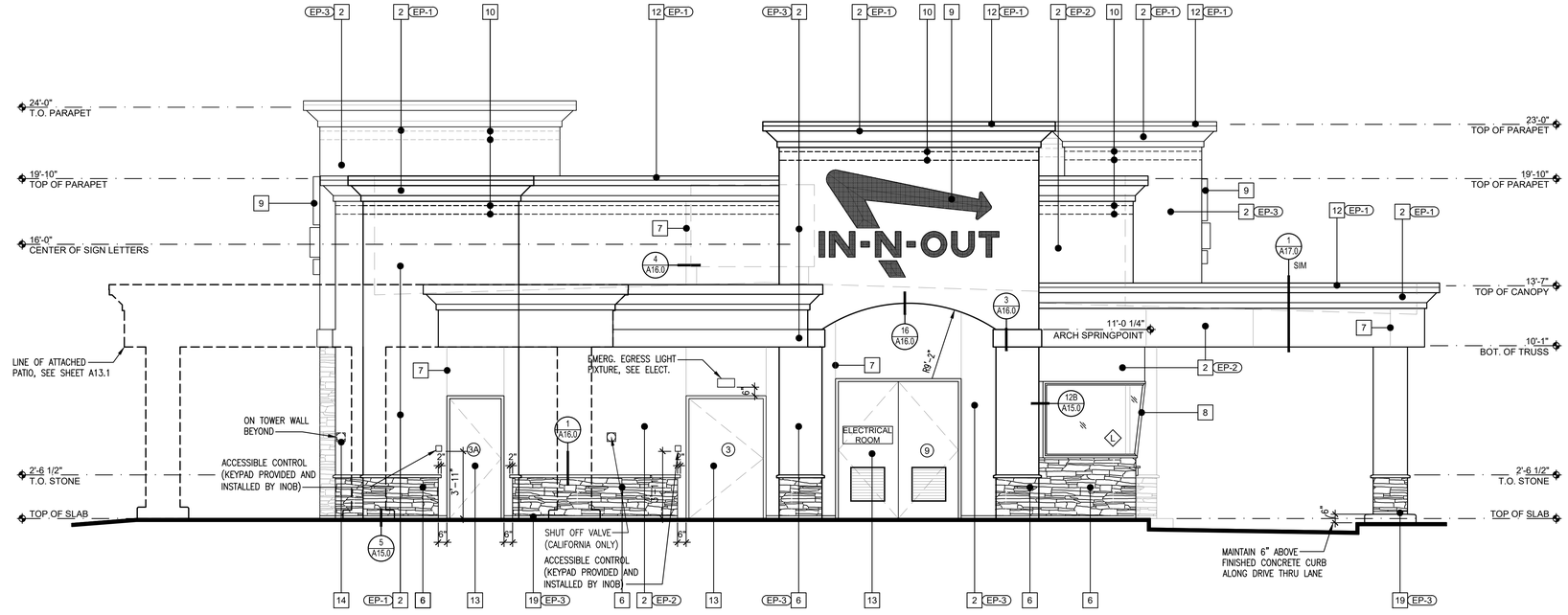
SHEET OF 1

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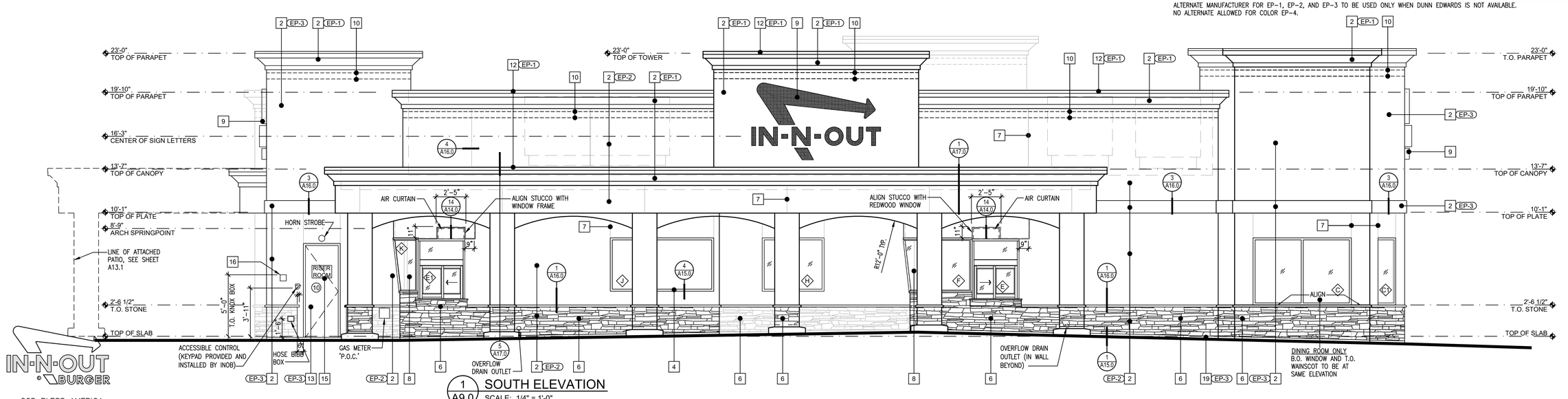
FONTANA, CA

NWC CITRUS & HIGHLAND

0' 5' 10'
SCALE: 1/4"=1'-0"



2 A9.0 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 A9.0 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
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IN-N-OUT BURGER

GOD BLESS AMERICA

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

SHEET OF 1

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FONTANA, CA

NWC CITRUS & HIGHLAND

0' 5' 10'
SCALE: 1/4"=1'-0"



WEST ELEVATION



SOUTH ELEVATION

FONTANA, CA

NWC CITRUS & HIGHLAND

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

IN-N-OUT BURGER

GOD BLESS AMERICA

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS 1

SHEET OF 1

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EAST ELEVATION



NORTH ELEVATION

IN-N-OUT BURGER

GOD BLESS AMERICA

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS 2

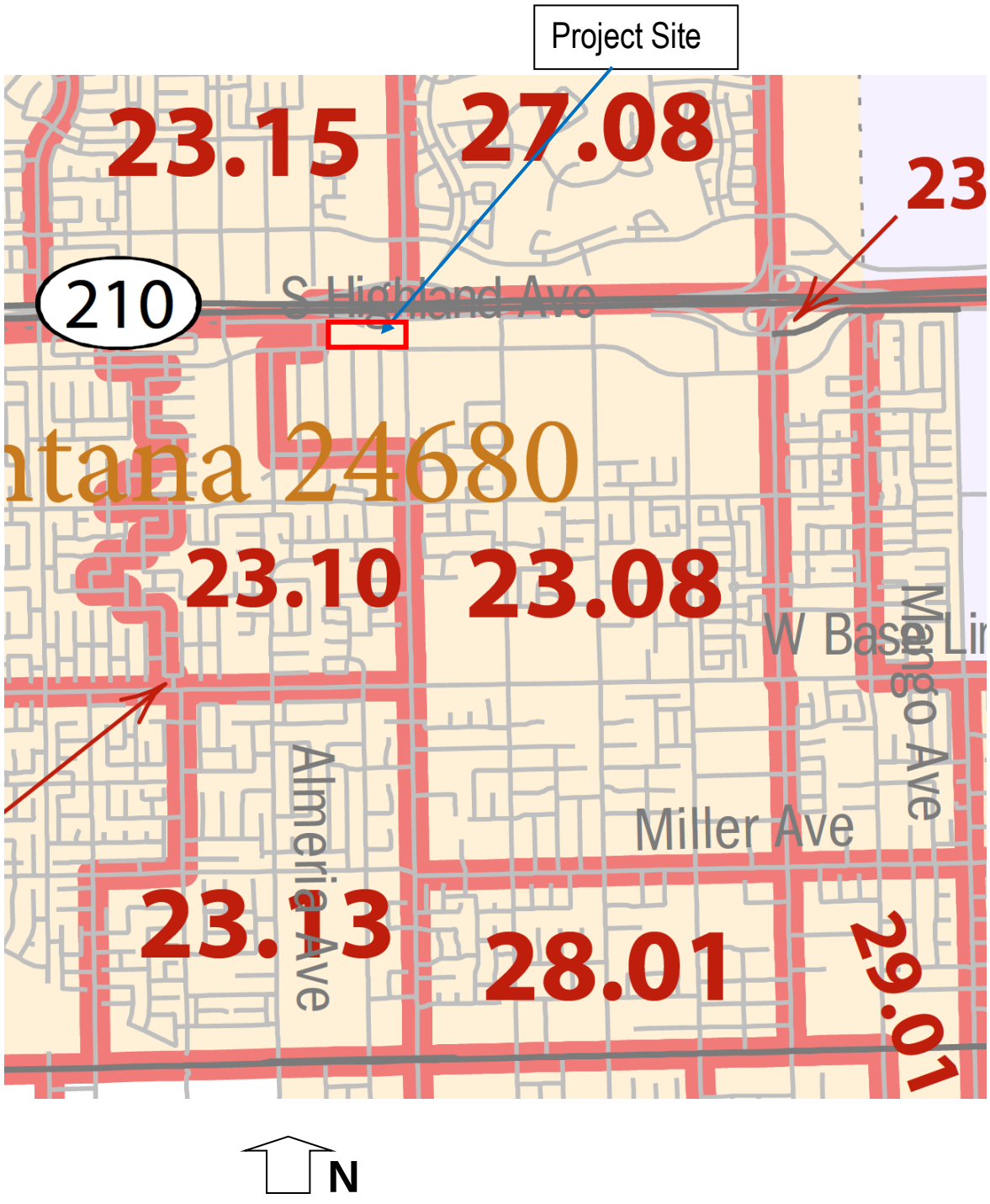
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FONTANA, CA

NWC CITRUS & HIGHLAND

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



CITY OF FONTANA PLANNING DEPARTMENT

CENSUS TRACT 23.08 BOUNDARY

DATE: January 17, 2023
CASE: Master Case No. 20-083
Tentative Parcel Map No. 20464 (TPM No. 20-021)
Variance No. 22-001
Conditional Use Permit Nos. 20-025, 22-018, 22-019, & 22-028
Design Review No. 20-031

ATTACHMENT NO. 4

Kimley»Horn

August 24, 2022

Mr. Ray Allard
Citrus Development, LLC
16866 Seville Avenue
Fontana, CA 92335

Subject: *Shared Parking Assessment for the Proposed Fontana Square Project in the City of Fontana*

Dear Mr. Allard,

The purpose of this memorandum is to provide a shared parking assessment for the proposed Fontana Square project to demonstrate that the proposed parking supply will satisfy the peak parking demand for the proposed project. The parking analysis includes a comparison between the project's parking requirement, based on Section 30-685 of the City of Fontana Municipal Code, and the proposed parking supply, to determine whether there is a parking surplus or deficit. The parking assessment also includes a shared parking analysis based on the Urban Land Institute's (ULI) Shared Parking (3rd Edition) methodology.

PROJECT DESCRIPTION

The proposed project is located on the northwest corner of Citrus Avenue and South Highland Avenue in the City of Fontana. The project site is currently vacant. The applicant proposes to develop the following uses for the project site:

- 7,610 square-foot (SF) Banquet Hall
- 184-Room Staybridge Suites/Holiday Inn Express Hotel
- 5,000 SF Sit-Down Restaurant
- 3,885 SF In-N-Out Burger[1]

A copy of the project site plan is shown on Figure 1.

PARKING ASSESSMENT

City staff has requested a shared parking assessment be conducted to justify any adjustment of parking requirements from the City's Municipal Code. Ultimately, this assessment will help determine whether the Fontana Square project will satisfy the peak parking demand with the proposed parking supply, based on the Urban Land Institute's (ULI) Shared Parking (3rd Edition) methodology.

[1] The In-N-Out Burger will be self-parked and has been excluded from the shared parking analysis.

City of Fontana Parking Requirements

The City of Fontana Municipal Code has established regulations regarding minimum parking requirements for all development sites, based on the type of land use. The City's parking requirements for the proposed uses on the site, as indicated in Section 30-685 of the City of Fontana Municipal Code, are as follows:

Banquet Hall

- 1 parking space for each 40 square feet of floor area in the principal assembly area and/or overflow area

Office

- 1 parking space for each 250 square feet of gross floor area

Hotel

- 1 parking space for each guest room, and required spaces for restaurants, lounge, banquet, or meeting rooms, and 1 space per employee on maximum shift

Restaurant

- 1 parking space for each 100 square feet of gross floor area;
- Outdoor seating shall be parked at 1 parking space for each 200 square feet of patio area provided that the patio area is less than 50% of the indoor dining area. If the outdoor seating exceeds 50% of the indoor seating area it shall be parking at 1 parking space per 100 feet of patio area.

Required Parking – Proposed Conditions

The In-N-Out Burger portion of the site will be self-parked. Per the City's parking requirements, the In-N-Out Burger would have a parking requirement of 45 spaces. The parking supply would be 61 spaces, resulting in a surplus of 16 parking spaces for the In-N-Out Burger portion of the site, compared to City code.

A summary of the City's parking requirements for the remainder of the site is provided on Table 1. Per the parking requirements noted above, the proposed parking requirement for the project site is 435 parking spaces. The site will provide 370 parking spaces, resulting in a deficit of 65 parking spaces (or 15% below the City's parking requirements), compared to City code.

Parking Recommendations – Urban Land Institute (ULI)

The Urban Land Institute's (ULI's) *Shared Parking*, 3rd Edition (ULI *Shared Parking*) provides base parking ratios that can be utilized for parking calculations.

Recommended base parking ratios included in the ULI *Shared Parking* were used to determine the parking requirements for the proposed land uses. The base parking demand ratios and the parking demand generation estimates for the proposed land uses are shown in Table 2. The base ratios and estimates were used as part of the shared parking analysis.

Based on the ULI recommended base ratios, the proposed parking demand for the project site would be 330 parking spaces. The site will provide 370 parking spaces, resulting in a surplus of 40 parking spaces, compared to ULI recommended parking ratios.

SHARED PARKING

Urban Land Institute (ULI) Shared Parking Assessment

The Urban Land Institute (ULI) documents shared parking characteristics in their *Shared Parking*, 3rd Edition Publication. Furthermore, the ULI parking rates reflect the distribution between customer and employee parking demand, and adjusts the overall demand based on monthly and hourly peak demands. Generally, shared land uses within a single development can experience peak parking demands at various times throughout the day and would therefore not require the full parking for all land uses involved.

The ULI Shared Parking methodology is a multi-step process that, first, establishes the stand-alone peak parking requirements for individual uses, such as office, retail, restaurant, and hotel uses. The methodology then applies a percentage to the peak requirement for each use, for each hour of the day between the hours of 6:00 AM and midnight, reflecting the fact that the parking demand for each use varies throughout the course of the day.

Beneficial shared parking synergies exist between different uses whose peak operating times occur at different times of the day. An example of complementary uses for shared parking purposes are office and theatre. When the office parking demand is at 100% (at 10:00 and 11:00 in the morning on a weekday), the theatre parking demand is at 0%, according to the ULI Shared Parking document, Table 2-5. Conversely, when the theatre parking demand is at 100% (from 8:00 to 10:00 on a weekend night), the office has virtually no parking demand. These two uses, then, can share all or a portion of the same parking supply without detriment to the other, rather than each providing their own distinct and complete parking study.

The ULI study also identifies monthly variations in parking demand for each use for each month of the year. Parking demand for retail peaks in the month of December, during the holiday season, and is at less than 75% from January through October. A health club, on the other hand, is at its peak during January.

Each of these factors are applied to the proposed condition and incorporated into spreadsheets, which are summarized and provided in Attachment A. Applying these factors to a particular mix of integrated land uses yields a projected peak parking requirement, at a particular time of day (weekday and weekend) and season. In theory, the actual parking needs for that mix of uses will not exceed the projected peak, due to the interrelationships and benefits of shared parking synergies.

The ULI study classifies restaurant use into three categories: Fine/Casual Dining, Family Restaurant, and Fast-Food Restaurant. For purposes of the shared parking analysis, both restaurants were classified as Fast-Food Restaurant.

The shared parking analysis indicates that in the proposed condition, with ULI base ratios, the weekday parking demand for the banquet hall, hotel, and restaurant uses would peak at 178 occupied parking spaces at 2:00 PM in the month of October, and the weekend parking demand would peak at 173 occupied parking spaces at 2:00 PM in the month of October. Based on ULI's recommended parking demand by use, this equates to a shared parking reduction of approximately 46%.

After applying this shared parking reduction to the City's parking requirement for the proposed project of 435 parking spaces, the adjusted peak parking demand for the proposed project would be 235 parking spaces. The site will provide 370 parking spaces, resulting in a surplus of 135 parking spaces, based on the shared parking analysis. The shared parking reduction and adjusted parking demand is shown in Table 3. Based on the shared parking synergies and fluctuations in peak parking patterns on a monthly, daily, and hourly basis, the parking demand for the combination of land uses would be accommodated with the proposed parking supply.

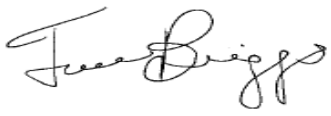
CONCLUSION

Based on the shared parking synergies and fluctuations in peak parking patterns on a monthly, daily, and hourly basis, the parking demand for the combination of land uses would be accommodated with the proposed parking supply.

Should you have any questions regarding this memorandum, please do not hesitate to contact me at 714-786-6117.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Trevor Briggs, P.E.
Project Manager

NOT TO SCALE

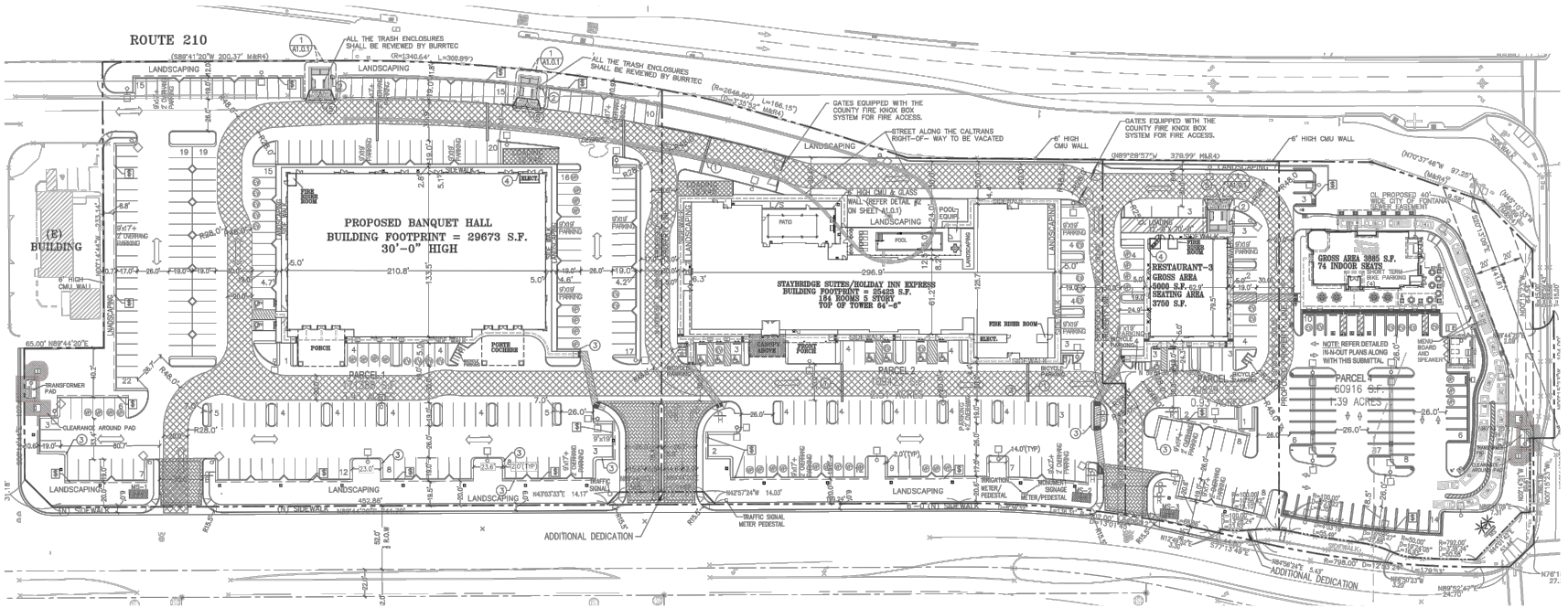


FIGURE 1
PROJECT SITE PLAN

Kimley»Horn

TABLE 1
FONTANA SQUARE PROJECT
SUMMARY OF PARKING REQUIREMENTS

Building / Use	Unit	Quantity/ Capacity	Parking Code [1]	Required Parking
Banquet Hall	SF	7,610	0.025	191
Staybridge Suites/Holiday Inn Express (Hotel)	Rooms	184	1.0	184
	Employee	10	1.0	10
Restaurant	SF	5,000	0.010	50
	TOTAL Parking Required			435
	TOTAL Parking Provided			370
	Parking Surplus (Deficit)			(65)

[1] Source: City of Fontana Municipal Code, Section 30-685

TABLE 2
FONTANA SQUARE PROJECT
SUMMARY OF ULI PARKING RECOMMENDATIONS

Building / Use	Unit	Quantity/ Capacity	Parking Code [1]	Required Parking
Banquet Hall	KSF	7.61	6.00	46
Holiday Inn Express (Hotel)	Rooms	184	1.15	212
Restaurant	KSF	5.00	14.40	72
	TOTAL Parking Required			330
	TOTAL Parking Provided			370
	Parking Surplus (Deficit)			40

[1] Source: ULI Shared Parking Third Edition

TABLE 3
FONTANA SQUARE PROJECT
SUMMARY OF SHARED PARKING REDUCTION

Parking Requirements	Required Parking
City Code Parking Requirements [1]	435
ULI Parking Requirements	330
Peak Shared Parking Demand	178
Shared Parking Reduction	46%
TOTAL Adjusted Parking Required	235
TOTAL Parking Provided	370
Parking Surplus (Deficit)	135

[1] Source: City of Fontana Municipal Code, Section 30-685

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Project: Fontana Square
Description: NWC Citrus & S Highland Ave

Shared Parking Demand Summary																			
Peak Month: OCTOBER -- Peak Period: 2 PM, WEEKDAY																			
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend			
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 2 PM	Peak Mo Adj October	Estimated Parking Demand	Peak Hr Adj 2 PM	Peak Mo Adj October	Estimated Parking Demand
Retail																			
Food and Beverage																			
Fast Casual/Fast Food	5,000	sf GLA	12.40	100%	67%	8.27	ksf GLA	12.70	100%	68%	8.66	ksf GLA	90%	96%	36	90%	96%	38
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	10	95%	100%	10
Entertainment and Institutions																			
Hotel and Residential																			
Hotel-Business	184	keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	60%	95%	62	60%	95%	73
Hotel-Leisure		keys	1.00	50%	100%	0.50	key	1.00	50%	100%	0.50	key	70%	75%	-	70%	75%	-
Hotel Employees	184	keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	95%	26	100%	95%	26
Restaurant/Lounge		sf GLA	6.67	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.24	ksf GLA	33%	96%	-	33%	96%	-
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (20 to 50 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (50 to 100 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Convention (100 to 200 sq ft/key)	7,610	sf GLA	12.64	68%	60%	5.16	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	85%	34	100%	85%	17
Convention (> 200 sq ft/key)		sf GLA	5.50	68%	60%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	85%	-	100%	85%	-
Restaurant/Meeting Employees	7,610	sf GLA	1.29	100%	100%	1.29	ksf GLA	1.29	100%	100%	1.29	ksf GLA	100%	100%	10	100%	100%	10
Office																			
Office <25 ksf		sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	-	60%	100%	-
Reserved		empl	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	-	60%	100%	-
Additional Land Uses																			
													Customer/Visitor		132	Customer		128
													Employee/Resident		46	Employee/Resident		46
													Reserved		-	Reserved		-
													Total		178	Total		173

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Project: Fontana Square
Description: NWC Citrus & S Highland Ave

Monthly Comparison Summary								
Month	Weekday							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	12 PM	137	11 AM	135	12 PM	137	6 PM	115
February	2 PM	160	11 AM	159	2 PM	160	6 PM	134
March	2 PM	175	11 AM	173	2 PM	175	6 PM	150
April	2 PM	170	11 AM	168	2 PM	170	6 PM	152
May	2 PM	169	11 AM	167	2 PM	169	6 PM	150
June	2 PM	164	11 AM	163	2 PM	164	6 PM	147
July	2 PM	163	11 AM	161	2 PM	163	6 PM	147
August	2 PM	165	11 AM	164	2 PM	164	6 PM	144
September	2 PM	170	11 AM	168	2 PM	170	6 PM	147
October	2 PM	178	11 AM	176	2 PM	178	6 PM	154
November	2 PM	168	11 AM	166	2 PM	168	6 PM	141
December	12 PM	152	11 AM	149	12 PM	152	6 PM	124
Late December	12 PM	108	11 AM	105	12 PM	108	6 PM	99

Monthly Comparison Summary								
Month	Weekend							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	12 PM	131	11 AM	129	12 PM	131	6 PM	121
February	2 PM	151	11 AM	149	2 PM	151	6 PM	139
March	2 PM	169	11 AM	168	2 PM	169	6 PM	159
April	2 PM	172	11 AM	170	2 PM	172	6 PM	165
May	2 PM	169	11 AM	168	2 PM	169	6 PM	162
June	2 PM	167	11 AM	165	2 PM	167	6 PM	160
July	2 PM	167	11 AM	165	2 PM	167	6 PM	161
August	2 PM	162	11 AM	160	2 PM	162	6 PM	153
September	2 PM	166	11 AM	164	2 PM	166	6 PM	156
October	2 PM	173	11 AM	172	2 PM	173	6 PM	163
November	2 PM	159	11 AM	157	2 PM	159	6 PM	147
December	12 PM	141	11 AM	138	12 PM	141	6 PM	127
Late December	12 PM	115	11 AM	113	12 PM	115	6 PM	112

Proposed Fontana Square Project Shared Parking Assessment Comments and Responses	
Comment	Response
City of Fontana (3rd Party Review: Fehr and Peers)	
Fehr & Peers reviewed the Share Parking Assessment for the Fontana Square project dated August 2022, prepared by Kimley Horn on behalf of the City of Fontana. We have the following comments on the report:	
1. We are concerned that the analysis may be underrepresenting the potential parking demand of the site. Given that special events (meetings, conferences, training seminars, etc.) may be held at the banquet hall over the weekend when parking demand for the hotel and sit-down restaurant may be at its highest. We would recommend considering including a Friday evening and weekend peak hour. a. It may also be appropriate to apply the ULI shared parking time of day ratios to the City's required parking for the site to determine if sufficient parking supply is provided.	1. The ULI Shared Parking methodology (3rd Edition) accounts for peak parking demand by month and by time-of-day during a weekday and weekend for all proposed uses, including the 7,610 SF of Banquet Hall. The proposed hotels are anticipated to be business hotel uses. The ULI shared parking demand shows that the proposed parking supply can accommodate both weekday and weekend parking demand for the proposed project. a. The ULI methodology was used to determine the percent reduction in parking demand due to shared parking, and the percent reduction was applied to the proposed parking requirement based on the City's parking code.
2. Please provide details on how the non-captive ratio assumptions were developed. a. For example, a 60% non-captive ratio of the banquet hall would indicate that 40% of attendees at events at the banquet hall would also be staying at the hotel.	2. The non-captive ratios were developed based on recommended values for "Typical business hotel, suburban location" in the ULI Share Parking, 3rd Edition (Refer to Figure 4-18 - Suggested Mode and Noncaptive Adjustment Factors for Hotels), which indicated 60% non-captive ratio for weekdays and 70% non-captive ratio for weekends.

RESOLUTION NO. PC 2023-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING APPROVAL OF A RESOLUTION TO ADOPT THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION, AND ADOPT A RESOLUTION TO APPROVE TENTATIVE PARCEL MAP NO. 20464 FOR CONSOLIDATION OF 31 LOTS INTO FOUR (4) PARCELS AND VACATING A PORTION OF HIGHLAND AVENUE, APPROVE VARIANCE NO. 22-001 TO REDUCE THE REAR YARD LANDSCAPE SETBACK ABUTTING A FREEWAY FROM 25 FEET TO TWO (2) FEET, APPROVE A CONDITIONAL USE PERMIT NO. 20-025 FOR THE ESTABLISHMENT OF DUAL BRANDED 5-STORY HOTEL, APPROVE CONDITIONAL USE PERMIT NO. 22-019 FOR A TYPE 47 (ON-SALE OF BEER, WINE, AND DISTILLED SPIRITS) ABC LICENSE FOR A BANQUET HALL, APPROVE CONDITIONAL USE PERMIT NO. 22-028 TO ESTABLISH A 2-STORY, 38,907 SQUARE FOOT PUBLIC ASSEMBLY PLACE (BANQUET HALL) AND APPROVE DESIGN REVIEW NO. 20-031 FOR THE SITE AND ARCHITECTURAL REVIEW OF A COMMERCIAL RETAIL CENTER THAT INCLUDES A BANQUET HALL, A HOTEL FACILITY, A RETAIL/RESTAURANT BUILDING, AND AN IN-N-OUT BURGER DRIVE THROUGH RESTAURANT, TOTALING 169,943 SQUARE FEET OF COMMERCIAL DEVELOPMENT ON A 8.9 ADJUSTED GROSS ACRE PROJECT SITE (APNS: 0228-301-01 THROUGH -08, 0228-310-20, -21, -22, -23, 0228-310-33 THROUGH -49, -51, and 52).

WHEREAS, the City of Fontana received an application on October 5, 2020, for a Tentative Parcel Map No. 20464 (TPM No. 20-021) – a request to combine 31 parcels into four parcels and vacate a portion of Highland Avenue; Variance No. 22-001 - a request to reduce the rear yard landscape setback abutting a freeway from 25 feet to two (2) feet; Conditional Use Permit No. 20-025 – a request to establish a 5-story hotel; Conditional Use Permit No. 22-019 – a request to operate a State of California Alcohol Beverage Control (ABC) license type 47 (On-Sale General – Eating Place) for the place of assembly (banquet hall); Conditional Use Permit No. 22-028 – a request to operate a place of assembly (banquet hall) within the Fontana Square commercial center; and Design Review No. 20-031 – a request for the site and architectural review for the development of a commercial retail center which includes a banquet hall, hotel facilities, a sit down restaurant/retail building, and a drive-through restaurant (In-N-Out) on an approximately 8.9 adjusted gross acre site located within General Commercial (C-2) Zoning District.

Project Applicant: Jinder Singh
61380 29 Palms Highway, Suite 15 & 16
Joshua Tree, CA 92252

ATTACHMENT NO. 6

Project Location: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

Site Area: Approximately 8.9 adjusted gross acres

WHEREAS, the subject site includes 31 parcels that were annexed from the San Bernardino County into the City of Fontana in October 6, 1981; and

WHEREAS, the City of Fontana wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibits "A, B, C, D, and E"** for Tentative Parcel Map 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit Nos. 20-025, 22-019, 22-028 and Design Review No. 20-031; and

WHEREAS, pursuant to the California Environmental Act (CEQA), an Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program were completed on December 23, 2022, and concluded that no significant impacts would be caused by the project, therefore, a Mitigated Negative Declaration has been recommended for adoption; and

WHEREAS, the owners of property within 660 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; posted at City Hall and onsite at the project site; and

WHEREAS, on January 17, 2023, a duly noticed public hearing for Tentative Parcel Map No. 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit Nos. 20-025, 22-019, 22-028 and Design Review No. 20-031, was held by the Planning Commission ("Commission") to consider testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearing on January 17, 2023; and

WHEREAS, all other legal prerequisites to the adoption of this resolution have occurred.

NOW, **THEREFORE**, the Commission RESOLVES as follows:

Section 1. The City of Fontana Planning Commission hereby makes the following findings for the Tentative Parcel Map No. 20464 in accordance with the Fontana Development Code:

Finding No. 1: **The proposed parcel map is consistent with the City's General Plan.**

Finding of Fact: Tentative Parcel Map No. 20464 is consistent with the General Plan Land Use Designation for the project site of General Commercial (C-G). The C-G designation is intended for general retail uses, food services, business and professional offices, and related services establishments. The proposed commercial retail center that includes dual branded hotel, a restaurant, retail area, In-n-out, and a banquet hall facility is consistent with the General Plan Land Use Designation of General Commercial (C-2). The proposed tentative parcel map will combine 31 parcels into four (4) parcels and vacate a portion of Highland Avenue for the development of a commercial center. The uses are consistent with the General Plan Land Use Designation.

Finding No. 2: **The design and improvements of the proposed tentative parcel map is consistent with the General Plan.**

Finding of Fact: The design of the proposed parcel map is consistent with the General Plan. The lot width is approximately 1,200 feet and has an approximate lot depth of 354 feet and street configuration conform to the requirements of the Circulation Master Plan, Subdivisions (Chapter No. 26), and the Zoning and Development Code (Chapter No. 30). The parcel map will combine 31 parcels and vacate a portion of Highland Avenue into four (4) parcel to accommodate a dual branded hotel, banquet hall, a drive-thru establishment and retail/restaurants commercial pads. Three (3) proposed points of access are proposed along South Highland Avenue and one access point is provided from Catawba Avenue.

Finding No. 3: **The site is physically suitable for the type and density of development proposed.**

Finding of Fact: The project site of approximately 8.9 adjusted gross acres is adequate in size to accommodate the development referenced herein. The lot size, lot width, and lot depth are as indicated in Finding No. 2 above are consistent with other commercial developments. Three points of access are proposed for the commercial center along South Highland Avenue and one from Catawba Avenue. The lot size is consistent with surrounding commercial developments.

Finding No. 4: **The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat**.

Finding of Fact: The design of the parcel map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or

wildlife or their habitat. An Initial Study (IS) & Mitigated Negative Declaration was completed to identify potential environmental impacts and mitigation measures are included to reduce any potential impacts to less than significant levels. The Initial Study/Mitigated Negative Declaration is included under separate cover and is referenced herein.

Finding No. 5: **The design of the subdivision or type of improvements will not cause serious public health problems.**

Finding of Fact: The combining of 31 parcels and vacation of a portion of Highland Avenue into four (4) parcels will not cause health problems. The proposed development complies with the Fontana City Codes and the General Plan as indicated in Findings Nos. 1 through 4 above. Improvements include streets, sidewalks, drainage, and grading to provide a safe and well-designed project for the area. Therefore, the project shall promote the public health, safety, and welfare of the surrounding community.

Finding No. 6: **The design of the subdivision or the types of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The planning commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to easements previously acquired by the public.**

Finding of Fact: The design and improvements of Tentative Parcel Map No. 20464 will not conflict with access easements acquired by the public. The proposed lots are accessed from South Highland Avenue and Catawba Avenue which are publicly maintained streets. Currently there are no other public access easements through or within the proposed project site.

Section 2. The City of Fontana Planning Commission hereby makes the following findings for Variance No. 22-001 in accordance with Section 30-218 “Findings for approval of Variance” of the Fontana Zoning and Development Code:

Finding No. 1: **That because of circumstances applicable to the property including size, shape, topography, location or surroundings, the strict application of this chapter will deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

Finding of Fact: As part of the project, the applicant is proposing to vacate a portion of Highland Avenue which is a dead end street that abuts vacant parcels and the Citrus Avenue freeway off-ramp. The proposed

project includes the construction of a dual branded hotel (Holiday Inn & Express and Staybridge Suites), banquet hall, retail/restaurants, and In-n-out restaurant. Because of the proposed vacation, the project site is adequate in size, shape, topography, location and surroundings, however, the project site does not meet the required rear yard landscape setback for parking spaces/drive aisles abutting a freeway. The Zoning and Development Code requires a 25-foot rear yard landscape setback when parking spaces/drive aisles are abutting a freeway (210 freeway). The applicant is providing a 2-foot to 12-foot rear yard landscape setback at the rear yard. The strict application of development code deprives the property of privileges enjoyed by other property and prohibits the construction of the proposed project, which will bring much needed commercial uses, restaurants, and a place to hold special events for residents and visitors. Without the variance the applicant will not provide the necessary and much needed commercial uses, place of assembly, restaurants, and hotels for north Fontana.

Based on the shape of the project site adjacent to right-of-way (South Highland Avenue), and the Citrus Avenue off-ramp (not the freeway) the project site is constrain to its shape, and therefore it cannot be expanded to meet the required 25-foot landscape setback. The project site is abutting the Citrus off-ramp and not the freeway where the cars travel east and west. The proposed project site is 37 feet from the rear yard property line to the Citrus Avenue off-ramp and 142 feet from the rear yard property line to the actual 210 freeway. The shape and constrains from the right-of-way and the Citrus Avenue off-ramp deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classifications. Based on the shape and constraints of the site, the variance will not grant special privileges inconsistent with the limitation upon other properties in the vicinity.

The proposed project is consistent with the General Commercial (C-2) zoning district and will meet all other development standards (except for rear yard landscape setback) including sidewalk width, designated public access, driveway depth, lot coverage, and all Municipal Code standards making this a safe and conforming site. The proposed project will comply with the applicable building codes, zoning codes, and fire codes and appropriate standards, will make for a safe, attractive, and well-designed project for Fontana.

Finding No. 2: **That the granting of such a variance, major will be subject to conditions assuring that the variance, major shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the property is located.**

Finding of Fact: The proposed project includes the construction of a dual branded hotel (Holiday Inn & Express and Staybridge Suites), banquet hall, retail/restaurants, and In-n-out restaurant. The proposed uses are permitted or conditionally permitted within the C-2 zoning district. The proposed project has been conditioned through Exhibit A through F and therefore, it will not constitute or a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district. The proposed project will comply with the applicable building codes, zoning codes (except for the rear yard landscape setback), and fire codes and appropriate standards, will make for a safe, attractive, and well-designed project.

Finding No. 3: That the variance, major does not authorize a use or activity which is not a specifically allowed use in the zoning district in which the property is located.

Finding of Fact: The proposed project includes the construction of a dual branded hotel (Holiday Inn & Express and Staybridge Suites), banquet hall, retail/restaurants, and In-n-out restaurant. The proposed uses are permitted or conditionally permitted within the C-2 zoning district. The proposed project is consistent with the General Commercial (C-2) zoning district and will meet all the other development standards (except for rear yard setback) including sidewalk width, designated public access, driveway depth, lot coverage, and all Municipal Code standards making this a safe and conforming site. The proposed project will comply with the applicable building codes, zoning codes, and fire codes and appropriate standards, will make for a safe, attractive, and well-designed project.

Section 3. The City of Fontana Planning Commission hereby makes the following findings for CUP No. 20-025 (Dual Branded Hotel) in accordance with Section 30-150 "Findings for approval of conditional use permits" of the Fontana Zoning and Development Code:

Finding No. 1 The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable Specific Plan or Area Plan, and City regulations/standards.

Finding of Fact: This project is a request for site and architectural review of a 122,151 square-foot 5-story dual branded hotel (Holiday Inn Express and Staybridge Suite) with 184 rooms and an 25,423 square foot pad size, all on an approximately 2.5-acre site. The proposed dual branded hotel facility is consistent with the General Plan Land Use Designation of General Commercial (C-2). The hotel is an allowed use in the commercial zone subject to the approval of a conditional

use permit (CUP). A conditional use permit still gives staff the ability to impose conditions. The proposed project is consistent with the General Commercial zoning district and will meet all development standards including sidewalk width, designated public access, driveway depth, lot coverage, and all Municipal Code standards making this a safe and conforming site.

Finding No. 2: **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Finding of Fact: The site is adequate in size, shape, and accessibility to meet the current Zoning and Development Code requirements. The dual branded hotel facility is proposed on a 2.5 adjusted gross acre site and is a rectangular shaped property. The proposed hotel is 65'-7" tall which matches the maximum height in the General Commercial zoning district. The dual branded hotel also proposes to include an outdoor pool and spa deck at the rear of the hotel. The 1st floor of the dual branded hotel proposes 23 rooms, conference room, fitness center, laundry, lobby area, and continental breakfast area. The 2nd, 3rd, 4th floors and 5th floors propose 161 rooms combined. Sidewalks and access ramps are included to satisfy all accessibility and ADA requirements. All utilities such as water, sewer, electricity, gas and storm drain systems are available for the project. The site will have three (3) points of access from South Highland Avenue and one access point at Catawba Avenue. Two-access drives on South Highland Avenue would be limited to right-in/right-out movement when a future median is installed. The project site will have a proposed traffic signal at the intersection of South Highland Avenue and Tokay Avenue. The traffic signal will give commuters the ability to turn right or left onto South Highland Avenue. Drive aisle widths, customer parking areas and proposed site lighting and landscaping meet or exceed the requirements of the zoning district.

Finding No. 3: **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Finding of Fact: There will be no adverse effect to the neighboring sites or their permitted uses. The proposed project has been reviewed by the Planning Department, Engineering Department, the Building and Safety Department, and County Fire Prevention for site circulation, access, and safety. Any possible adverse effects shall be mitigated by the Conditions of Approval set forth in the Conditional Use Permit and as referenced herein. The Planning Department has drafted Conditions of Approval to mitigate potential negative impacts.

Section 4. The City of Fontana's, Planning Commission hereby makes the following findings for Conditional Use Permit No. 22-019 (ABC License Type 47) in accordance with Section No. 30-150 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable specific plan or area plan, and City regulations/standards.**

Findings of Fact: The request is to allow for a new banquet hall to operate with a California Department of Alcoholic Beverage Control (ABC) Type 47 (On-sale General for a Bona fide eating place) License. The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue. The project proposes to obtain a Type 47 (On-Sale, General) Alcoholic Beverage Control (ABC) license for special events within a banquet hall facility. The proposed Type 47 (General) ABC License will allow the banquet hall to have on-site consumption of beer, wine, and distilled spirits. The project site has a General Plan land use designation of General Commercial (C-G). The C-G land use designation category is described by the Zoning and Development code as "retail, food services, malls, hotels, wholesale, place of assemblies, auto dealerships and offices, including medical offices and clinics, that can serve a broader, regional population". The current land use designation allows for the proposed use of alcohol sales in special events with approval of a Conditional Use Permit. Also, based on the census tract location, this area does not have any existing ABC licenses within this census tract. Therefore, staff supports the proposed CUP for the ABC license.

Finding No. 2: **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The project proposes to obtain a Type 47 (On-Sale, General) Alcoholic Beverage Control (ABC) license for special events within a proposed banquet hall facility. The site is adequate in size, shape, and accessibility to meet the current Zoning and Development Code requirements. This facility will be built pursuant to all applicable building, zoning, and fire codes and standards. The project includes streets improvements and sidewalks, grading, and drainage to provide a safe and well-designed project.

There will be three (3) vehicle access points to the site from South Highland Avenue and one from Catawba Avenue. The driveway will be designed to accommodate passenger vehicle traffic, tractor-trailer traffic, and service vehicles, as necessary. The proposed project has

been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

The project site is physically suitable in size and shape to support the establishment of the Type 47 ABC License. The applicable building codes, zoning codes, and fire codes and appropriate standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code. The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

Finding No. 3: **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: The project proposal is to obtain a Type 47 (On-Sale, General) Alcoholic Beverage Control (ABC) license for special events within a proposed banquet hall facility. The proposed project of establishing a type 47 license as identified and referenced in Finding No. 1 and Finding No. 2, above, has been determined not to be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property. The on-site circulation is adequate. All drive aisle widths meet both the Zoning and Development Code and Fontana Fire Prevention District minimums for access. The site will be accessed from South Highland Avenue and Catawba Avenue. The driveway is designed to accommodate passenger vehicle traffic, tractor-trailers traffic, and service vehicles, as necessary. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. Additionally, adequate utilities and services exist on-site and off-site.

The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood. It will also be consistent with the proposed commercial projects in the vicinity.

The proposed development will result in appropriate improvements, not only for the project site, but the surrounding area as well. The project includes sidewalks, drainage, grading, and perimeter and privacy walls to provide a safe and well-designed neighborhood. The proposed building has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. As mentioned in Findings No. 1 and No. 2, above, the proposed project meets or exceeds the standards of the

Zoning and Development Code and will provide a safe design for public access.

Section 5. The City of Fontana Planning Commission hereby makes the following findings for Conditional Use Permit No. 22-028 (Banquet Hall) in accordance with Section No. 30-150 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable specific plan or area plan, and City regulations/standards.**

Findings of Fact: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue. The project site has a General Plan land use designation of General Commercial (C-G). The C-G land use designation category is described by the Zoning and Development code as "retail, malls, place of assemblies, restaurants, wholesale, auto dealerships and offices, including medical offices and clinics, that can serve a broader, regional population". This includes banquet halls, hotels, restaurants and retail pads. The Zoning District for the project site is General Commercial (C-2). A place of assembly is permitted in the C-2 zone with the approval of a Conditional Use Permit by the Planning Commission. The proposed project will comply with the applicable building codes, zoning codes, and fire codes and appropriate standards, will make for a safe, attractive, and well-designed project.

Finding No. 2: **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The proposed project as identified and referenced in Finding No. 1, above, meets or exceeds the criteria contained in the Zoning and Development Code. This facility will be built pursuant to all applicable building, zoning, and fire codes and standards. The project includes streets improvements and sidewalks, grading, and drainage to provide a safe and well-designed project.

There will be three (3) vehicle access points to the site from South Highland Avenue and one from Catawba Avenue. The driveways will be designed to accommodate passenger vehicle traffic, tractor-trailer traffic, and service vehicles, as necessary. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety.

The project site is physically suitable in size and shape to support the development of a banquet hall facility. The applicable building

codes, zoning codes, and fire codes and appropriate standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the standards of the Zoning and Development Code. The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood.

Finding No. 3: **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: The proposed project as identified and referenced in Finding No. 1 and Finding No. 2, above, has been determined not to be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property. The on-site circulation is adequate. All drive aisle widths meet both the Zoning and Development Code and Fontana Fire Prevention District minimums for access. The site will be accessed from South Highland Avenue and Catawba Avenue. For the anticipated traffic to the project site, there are three (3) proposed driveways for the purpose of ingress and egress along the South Highland Avenue and one from Catawba Avenue. The driveways are designed to accommodate passenger vehicle traffic, tractor-trailers traffic, and service vehicles, as necessary. The proposed project has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. Additionally, adequate utilities and services exist on-site and off-site.

The proposal has been designed to be compatible with the surrounding uses while also providing a development that has been designed with features (architectural relief, added landscaping, street improvements, and lighting), to enhance the character of the surrounding neighborhood. It will also be consistent with the proposed commercial projects in the vicinity.

The proposed development will result in appropriate improvements, not only for the project site, but the surrounding area as well. The project includes sidewalks, drainage, and grading to provide a safe and well-designed neighborhood. The proposed building has been reviewed by Planning, Engineering, Building and Safety, and Fontana Fire Prevention for site circulation, access, and safety. As mentioned in Findings No. 1 and No. 2, above, the proposed project meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for public access.

Section 6. The City of Fontana Planning Commission hereby makes the following findings for Design Review No. 20-031 in accordance with Section No. 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.**

Finding of Fact: The project site is located on the northwest corner of Citrus Avenue and South Highland Avenue. Further, the project site is zoned General Commercial (C-2). The C-2 designation is intended for retail, customer services, and food services. The proposed project is comprised of a dual branded hotel (Holiday Inn Express and Staybridge Suites), retail/restaurant building, banquet hall, and In-N-Out drive-through restaurant. The commercial pads meet all the minimum standards in the Fontana Municipal Code excepting the rear yard landscape setback as identified in the variance discussion. The project is proposed with a high-quality architectural design appropriate for the General Commercial (C-2). Appropriate screening from the public right-of-way will also be provided.

This project, as proposed, is a request for the Planning Commission to review and approve the site and architectural design for the construction of a commercial retail center totaling approximately 169,943 square feet. The dual branded hotel would be approximately 122,151 square feet. The remaining square footage would be for buildings located at three (3) other pads within the center. This project meets or exceeds the criteria contained in the Design Review section of the Zoning and Development Code.

Finding No. 2: **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.**

Finding of Fact: The applicant has worked diligently with staff to incorporate site details that will beautify and enhance the overall aesthetics of the site. Some of the features include a Spanish architectural theme for the center, patios and drive entries, porte cochere for the drive thru restaurants, a unique and well-designed water feature that will enhance the corner statement of Citrus Avenue and South Highland Avenue, additional landscaping, building lighting and corner statement that would provide a sense of place and act as a landmark for the prominent corner. The development would encompass a dual branded hotel (Holiday Inn Express and Staybridge Suites), restaurant, drive-through, and retail to provide services to residents, visitors and the overall community. Adequate parking and accessibility per standards have been incorporated therefore the

project will promote the public health, safety and welfare of the occupants and therefore, the community.

Finding No. 3: **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Finding of Fact: The proposed project as identified and referenced in Finding No. 1 and 2, has been determined to be aesthetically and architecturally pleasing and compatible with the neighborhood. The project site which is approximately 8.9 adjusted gross acres is physically suitable in size and shape to support the development of the proposed commercial retail center. The applicable building codes, zoning codes and fire codes and standards, will make for a safe, attractive, and well-designed project. As proposed, the project is consistent with the Zoning and Development Code.

The Spanish architecture theme selected for the commercial retail center is appropriate for the area and is consistent with surrounding uses and the design guidelines in the Development Code. In addition, the proposed project is consistent with the goals and policies of the General Plan and applicable provisions of the zoning district, including Goal 5.3, Policy 5: (Community Design Element) stating that buildings “shall incorporate distinct and varied architectural details through varied rooflines, and detailed façade treatments”. Design characteristics include decorative cornices, pop-outs, veneer, stucco wall surface, pitched roofs, decorative columns, and decorative awnings.

Finding No. 4: **The site improvements are appropriate and will result in a safe, well-designed facility.**

The proposed development will result in appropriate improvements for the project site and the surrounding area as well. The project includes sidewalks, drainage, grading and a traffic signal with all necessary improvements on Citrus Avenue, Catawba Avenue, and South Highland Avenue to provide a safe and well-designed neighborhood. The proposed project has been reviewed by Planning, Engineering, Building and Safety and Fontana Fire Prevention for site circulation, access and safety. The proposed project identified in Finding No. 1 through Finding No. 3, above, meets or exceeds the standards of the Zoning and Development Code and will provide a safe design for public access.

Section 7. Pursuant to the California Environmental Act (CEQA) and Section 6.04 the 2019 Local Guidelines 04 for Implementing CEQA, an Initial Study/Mitigated Negative

Declaration and Mitigation Monitoring and Reporting Program (MMRP) were prepared for this project.

Section 8. Based on the foregoing, the City of Fontana Planning Commission hereby adopts a resolution adopting the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approving Tentative Parcel Map 20464 (TPM No. 20-021), Variance No. 22-001, Conditional Use Permit Nos. 20-025, 22-018, 22-019, 22-028 and Design Review No. 20-031, subject to the conditions of approval as shown in the attached Exhibits "A" through "F" for the construction of a commercial shopping center at the northwest corner of Citrus Avenue and South Highland Avenue.

Section 9. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

Section 10. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 17th day of January 2023.

City of Fontana

_____

Cathline Fort, Chair

ATTEST:

I, Idilio Sanchez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 17th day of January 2023, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

Idilio Sanchez, Secretary

EXHIBIT "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 20-083
Tentative Parcel Map No. 20464
(TPM No. 20-021)

DATE: January 17, 2023

LOCATION: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

PLANNING DEPARTMENT:

1. The Tentative Parcel Map shall become null and void two (2) years from the date of approval unless the Final map is recorded or the applicant applies for an extension of time in accordance with the provisions in the Subdivision Map Act and the provisions in the City's Municipal Code.

2. The rights and privileges granted by Tentative Parcel Map No. 20464 shall not become effective, nor shall the Applicant commence the use for which this tentative parcel map approval is granted, until the following has occurred:

   • All conditions of approval imposed by this project have been fulfilled.

3. This tentative parcel map shall comply with all applicable development standards of Chapter No. 26 (Subdivisions), Chapter No. 30 (Zoning and Development) of the Municipal Code of the City of Fontana, and the Subdivision Map Act.

4. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City

for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

5. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

6. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program for this project.

7. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

ENGINEERING DEPARTMENT:

8. The project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

9. The applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of onsite and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

10. It is the Applicant's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

11. The applicant shall obtain an encroachment permit and approval from Caltrans for any improvements that encroach into Caltrans' right-of-way.

12. The applicant shall comply with the requirements of the Purchase, Sale and Disposition Agreement (PSDA) approved at City Council on June 14th, 2022.

PRIOR TO MAP RECORDATION

13. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

14. The Applicant shall record All parcel map, right-of-way dedications, easements, and reciprocal access agreement as required for the development.

15. Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

END OF CONDITIONS

EXHIBIT "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 20-083 **DATE:** January 17, 2023
Conditional Use Permit No. (CUP) 20-025
Hotel (Dual Branded Holiday Inn Express and Staybridge)

LOCATION: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.
2. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 and Section No. 30-31 of the Municipal Code.
3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana

shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

5. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

6. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

7. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

8. All signs shall be reviewed under a separate Design Review Sign application.

9. Any roof-mounted shall be screened from view from adjacent properties and the streets.

10. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

11. The current Development fees must be paid prior to issuance of building/construction permits.

END OF CONDITIONS

EXHIBIT "C"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 20-083 **DATE:** January 17, 2023
Conditional Use Permit No. (CUP) 22-019
Type 47 (On-Sale General) ABC License for a Banquet Hall

LOCATION: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   C. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   D. All other Conditions of Approval imposed by this project have been fulfilled.

2. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 and Section No. 30-31 of the Municipal Code.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana

shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

5. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

6. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

7. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

8. This project will comply with all applicable provisions, regulations, and development standards of the City of Fontana Municipal Code.

9. All signs shall be reviewed under a separate Design Review Sign application.

10. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee and/or the Planning Commission die to the historical building status.

11. The establishment shall be operated as a “Bona Fide Public Eating Place” as defined by ABC. The restaurant shall maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises.
12. At all times when premises are open for business, the sale of alcoholic beverages shall be incidental to the sale of food.
13. The quarterly gross sales of alcoholic beverages shall not exceed 35% of the restaurant’s total sales, which includes all food and all alcoholic and non-alcoholic beverages.
14. The owner of the establishment shall, upon request, provide the City of Fontana with an audited report of sales ratio of food to alcoholic and non-alcoholic beverages.
15. Except within City-approved outdoor eating places, which are adequately separated from direct public access, no alcoholic beverages shall be consumed outside of an enclosed building.
16. Employees engaged in the sale or distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee or management chooses to employ a salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older. Bartenders and cocktail waitresses shall be at least 21 years or older.
17. The hours of operation shall not exceed 7:00 am to 10:00 pm Sunday through Thursday, and 7:00 am to 2:00 am Friday and Saturday. The hours of operations shall not exceed the hours specified by State of California, Alcohol Beverage Control Permit/License.
18. Beverage coolers containing alcoholic beverages shall be located behind the cashier’s counter, behind the bar or in areas only accessible to employees.
19. Music is limited to overhead/background music, or as directed in a separate Conditional Use Permit or Minor Use Permit for entertainment. Any music allowed shall not be audible from outside the premise so as to disturb the peace, pursuant to Fontana Municipal Code No. 16-19, 18-62, and 18-63. Such a system may be a radio, juke box (coin or token operated customer-paid mechanism) or similar non-hosted device or unit, but not including any system requiring an attendant or host such as a disk jockey or similar person.
20. Live entertainment is limited to the approved incidental banquet hall as listed in the conditions of approval for Conditional Use Permit (CUP) No. 22-028. Disc jockey, karaoke, dancing, dance floor, or dance area to be provided on the premises shall be a separate Conditional Use Permit or Minor Use Permit for live entertainment unless otherwise not permitted.
21. At no time, shall the premises operate as a night club or dance hall.
22. There shall be no obstructions within and windows and doors which would hinder visual surveillance. Obstructions would include signage, window tint, window coverings, advertisements, etc.
23. No electronic arcade, amusement games, pool tables, dart boards, or other similar devices are permitted on the licensed premises.

24. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by the owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guards(s) on the premises, during such hours as requested and directed by the Police Department. All uniformed security guards shall comply with the Fontana Municipal Code Section No. 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.
25. On a regular and reasonable basis, litter shall be removed daily from the premises, including adjacent public sidewalks, and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.
26. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.
27. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form or removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours (at 909-350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's Graffiti Team.
28. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.
29. A prominent, permanent sign or signs stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted on each side of the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.
30. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and conditions of this Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.
31. The applicant shall comply with the City False Alarm Ordinance.

32. The business owner/licensee or management shall prevent on-site loitering. The management shall regularly police the area under its control to prevent the loitering of persons about the premises.

33. Responsible Beverage Service Training: All persons engaged in the sale or service of alcohol shall abide by the following requirements. If compliance with Item B (AB 1221 of 2017) is achieved, the requirement for Item A is void.

    A. The licensee, business owner, all managers and employees engaged in the sale of alcohol, shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or an alternative responsible beverage service training (RBS), within 90 days of employment.

    B. Comply with California Assembly Bill 1221 of 2017, Responsible Beverage Service Training Act. Details can be found on the website for the California Department of Alcoholic Beverage Control.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

34. The current Development fees must be paid prior to issuance of building/construction permits.

POLICE DEPARTMENT:

35. This is a high graffiti area of the city. To discourage graffiti, apply an anti-graffiti coating on all block walls.

36. Adhere to the City standard of one-foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

37. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

END OF CONDITIONS

EXHIBIT "D"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 20-083
Conditional Use Permit No. (CUP) 22-028
Banquet Hall

DATE: January 17, 2023

LOCATION: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety, or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 and Section No. 30-31 of the Municipal Code.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana

shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

5. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

6. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee and/or the Planning Commission

7. Color combinations and color schemes for buildings approved under a design review application shall not be modified or changed without prior approval of the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning may refer minor hue color changes to the original approving body for consideration under a revision to the original application.

8. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

9. This project will comply with all applicable provisions, regulations, and development standards of the City of Fontana Municipal Code.

10. All signs shall be reviewed under a separate Design Review Sign application.

11. The hours of operation shall not exceed 7:00 am to 10:00 pm Sunday through Thursday, and 7:00 am to 2:00 am Friday and Saturday.

12. Amplified music may be permitted but the sound emitted from the mechanism shall not be audible outside the walls of the business establishment so as to disturb the peace, pursuant to Fontana City Code Section No. 16-19, Section No. 18-062 and Section No. 18-063.
13. The incidental live entertainment for the banquet hall shall not be audible outside the walls of the business establishment so as to disturb the peace, pursuant to Fontana City Code Section No. 16-19, Section No. 18-062 and Section No. 18-063.
14. The business owner or management may allow incidental live entertainment to provide music for the banquet hall between the hours of 7:00 pm and 12:00 am on Fridays and Saturdays and from 7:00 pm and 10:00 pm on Sundays. The incidental live entertainment may be a solo artist, duo, trio, or group to provide music for the banquet hall. The incidental live entertainment shall not be used as a promotional event but shall be intended solely for the enjoyment of guests for the banquet hall.
15. At no time shall the premises operate as a nightclub, or dance hall.
16. There shall be no designated dance floor area provided on the premises.
17. At not time shall an entrance fee be charged to patrons entering the establishment for any reason, or for any entry into any area within the establishment to view any live performance, televised or promotional events.
18. No tint of any kind is permitted on the windows or doors to the establishment. Security laminate film to discourage vandalism (graffiti) is acceptable on any glass surface of the exterior but shall be clear in color (no tint or coloration).
19. Window signage shall not exceed 25% of each window, signage shall not block visibility into the interior of the board room or banquet hall. Any window signage shall be located within the upper or lower portions of each window.
20. In the event security problems occur and at the request of the Police Department, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such hours as requested and directed by the Police Department. All uniformed security guards shall comply with the Fontana Municipal Code Section No. 22-62 and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.
21. The operation of the business shall not violate any federal, state, or local laws, ordinances, or conditions of approval within this minor use permit. Failure to comply with these requirements shall constitute grounds for revocation of the minor use permit.
22. The approved set of Conditions of Approval shall be posted at all times at a visible located within the facility and shall remain legible at all times.
23. Graffiti abatement by the business owner shall be immediate and ongoing on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner shall notify the City within 24 hours of any graffiti elsewhere on the property not under the business

owner control so that it may be abated by the property owner and/or the City's Graffiti Enforcement Team.

24. All signs shall be reviewed under a separate Design Review Sign Application.

25. On a regular and reasonable basis, litter shall be removed daily from the surrounding area.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

26. The current Development fees must be paid prior to issuance of building/construction permits.

POLICE DEPARTMENT:

27. This is a high graffiti area of the city. To discourage graffiti, apply an anti-graffiti coating on all block walls.

28. Adhere to the City standard of one-foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit to ensure the minimum light standard is met.

29. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

END OF CONDITIONS

EXHIBIT "E"

CITY OF FONTANA

CONDITIONS OF APPROVAL

PROJECT: Master Case No. 20-083 **DATE**: January 17, 2023
Design Review No. 20-031 and Variance No. 22-001
Shopping Center

LOCATION: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of the final building plans prior to issuance of any building permits.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

    a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

    b. All other Conditions of Approval imposed by this project have been fulfilled.

4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee.

5. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

6. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

7. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

8. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City

Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

9. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

10. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets with colors and materials that are compatible with the architecture of the building(s).

11. Any foam treatment used for architecture treatments and/or projections located on the first floor shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

12. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

13. The applicant shall fence off any future undeveloped pad area with a four (4) foot high white vinyl fence and hydroseed the undeveloped pad area.

14. Bicycle parking racks or secured bicycle lockers shall be provided for this development. Bicycle racks or lockers shall be provided at a rate of one bicycle parking space per 20 automobile parking spaces with a minimum of a two-bike rack.

15. All future monument signs shall be reviewed under a separate Design Review Sign application.

PRIOR TO ISSUANCE OF A GRADING PERMIT:

16. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program.

17. The applicant shall have fully provided, constructed, or otherwise meet all Planning Department's requirements per approved plans, and shall have addressed all punch list items to the satisfaction of the Director of Planning.

18. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

19. A Planning Department final inspection fee shall be paid prior to issuance of the Certificate of Occupancy for Industrial and Commercial Development.

20. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

21. All architecture treatments and /or projections located on any elevation of any building shall be of durable non-foam e.g. (extrusive polystyrene) material; the use of foam for additional detailing is permitted above the first 14 feet in height on the elevations.

BUILDING & SAFETY DEPARTMENT:

22. Shall comply with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Electrical Code
    C. California Mechanical Code
    D. California Plumbing Code
    E. California Energy Code
    F. California Fire Code
    G. California Green Building Standards Code

23. Automatic fire suppression systems shall be installed in all new construction per Article II, Chapter 11 of the Code of the City of Fontana. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

24. The requirements of the Air Quality Management District shall be satisfied prior to the issuance of any permit if hazardous materials are stored and/or used.

25. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

26. All perimeter/boundary walls shall be designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

27. The Parcel map shall record prior to the issuance of any permits.

28. Grading Requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water

may, however, cross under a sidewalk if an approved drainage structure is used.

D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.

F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
3. All proposed drainage structures; and
4. Any proposed and/or required walls or fencing.

28. All signs shall be Underwriters Laboratories approved or equal.

29. All exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

30. The following items (as applicable) shall be completed and/or submitted to Building & Safety prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved

B. Rough grading completed

C. Compaction certification

D. Pad elevation certification

E. Rough grade inspection signed off by a City Building Inspector

31. The applicant shall combine the existing 31 parcels into four (4) parcels as identified in the Tentative Parcel Map and shall be dome so that the proposed structure(s) doe not cross any lot line and complies with all requirement of the California Building Code, prior to any building permits being issued.

32. If hazardous substances are used and/or stored, a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

33. The Construction Waste Management Plan (CWMP) will be required at time of plan check submittal. For more information regarding waste diversion, please contact Burrtec Waste at (909) 889-0911.

34. For more information related to Building & Safety, please visit our web page at https://www.fontana.org/136/Building-Safety.

ENGINEERING LAND DEVELOPMENT:

35. The project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

36. The applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of onsite and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

37. It is the Applicant's responsibility to maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

38. The applicant shall obtain an encroachment permit and approval from Caltrans for any improvements that encroach into Caltrans' right-of-way.

39. The applicant shall comply with the requirements of the Purchase, Sale and Disposition Agreement (PSDA) approved at City Council on June 14th, 2022.

PRIOR TO ISSUANCE OF GRADING PERMIT

40. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

PRIOR TO MAP RECORDATION

41. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

42. The applicant shall record all parcel map, right-of-way dedications, easements, and reciprocal access agreement as required for the development.

43. Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

44. The applicant/engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans.

45. Applicant/Engineer shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

46. The applicant/Engineer shall set survey monuments as required by the map and corner records must be recorded with the County.

47. The applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana’s Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

48. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required. If a TCO (Temporary Certificate of Occupancy) is required a full video inspection will be required as well at that time.

49. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on

DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

50. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practice transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

51. The applicant's engineer shall prepare and submit traffic signal plans per approved site plan and as required to the satisfaction of the City Engineer.

PUBLIC WORKS:

52. All commercial facilities must complete an Industrial Wastewater Discharge Permit application prior to final Certificate of Occupancy (FMC 23-218).

53. All commercial or industrial facilities within the following categories must install a gravity separation interceptor to comply with the requirements of FMC Section 23-190 unless the requirement is modified by a variance issued by the Public Services Director.

Solid Waste:

54. All Commercial, Industrial, Institutional, or Residential buildings having 5 or more living units must provide refuse collection areas (AB 1327). Design plans shall be submitted and approved prior to construction and shall meet the following design requirements:

- These areas (Trash Enclosures) shall be of adequate size to contain a refuse and recycling bin and provide convenient accessibility for the deposit and collection of these materials. (AB 1327)
- The standard bin size provided by the City of Fontana's franchise hauler for commercial establishments is 7'L x 4'W x 5'H.
- Collection areas must adequately protect recyclable materials from the harmful effects of the weather. (FMC 24-12, AB 1327)
- Refuse collection areas used by food service facilities (restaurants, bakeries, coffee or juice bars, ice cream stores, or food processing) for the collection of food wastes shall have a solid roof (NPDES Standard BMP).

55. All Commercial, Industrial and construction projects must comply with the requirements of FMC 24-11; General Standards relating to the hauling of refuse and/or recycling by the City's franchise hauler during construction and post-construction.

Storm Water:

56. All parkway culverts constructed for the purpose of conveying storm water from the project to a public right of way must be maintained in operating condition by the property owner.

SCHOOL DISTRICT:

57. Prior to issuance of building permits the applicant shall be responsible for paying the applicable school district fee.

POLICE DEPARTMENT:

58. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide. Provide a photometric layout under separate exhibit.

59. Adhere to the Standard Building Security Specifications of the Fontana Police Department.

SAN BERNARDINO COUNTY HAZARDOUSE MATERIALS DIVSION:

60. Prior to occupancy, the business operator shall be required to apply for one or more of the following permits, or apply for exemption from hazardous materials laws and regulations: Hazardous Materials Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, or Underground Storage Tank Permit. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) http://cers.calepa.ca.gov/ Additional information can be found at http://www.sbcfire.org/ofm/Hazmat/PoliciesProcedures.aspx or you may contact The Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

61. Facilities having an aggregate store capacity of over 1320 gallons of petroleum products on site must prepare and implement a Spill Prevention, Control, and Countermeasures (SPCC) Plan prior to having petroleum product in them. 40 CFR 1 112.3

FIRE DEPARTMENT:

62. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

63. **Fire Access Road Width**. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and

vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

64. **Turnaround.** An Approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns.

65. **Street Signs.** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

66. **Fire Lanes**. The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

67. **Water System Commercial**. Prior to map recordation, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    The Fire Flow for this project shall be: 4000 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 122,151 Square Foot structure.

68. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCFD Standard W-2.

69. **Water System Certification.** The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the jobsite. California Fire Code Chapter 5.

70. **Combustible Protection.** Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

71. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The

plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

72. **Standpipe system.** A standpipe system is required. A fire sprinkler contractor shall submit three (3) sets of hydraulic calculations and detailed plans to the Fire Department for review and approval. The system shall comply with NFPA 14 and Fire Department standards. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9.

73. **Hood and Duct Extinguishing system.** An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

74. **Fire Alarm, Manual or Automatic.** A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

75. **Fire Alarm, Waterflow Monitoring**. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

76. **Smoke Removal**. An automatic smoke removal system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall submit three (3) sets of detailed smoke removal system plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9. This requirement will be for the hotel.

77. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

78. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

79. **Commercial (large facility) Addressing.** Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (1 ½) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

80. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

81. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

82. **Security Gates.** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

83. **Material Identification Placards.** The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

84. **Secondary Access.** The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

85. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

END OF CONDITIONS

NOTICE OF DETERMINATION

TO: X County Clerk, County of San Bernardino

___ Office of Planning and Research

FROM: City of Fontana
Planning Division
8353 Sierra Avenue
Fontana, CA 92335

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code.

Project Title: Master Case No. 20-083, Tentative Parcel Map No. (20464) No. 20-021, Variance No. 22-001, Conditional Use Permit No. 20-025, Conditional Use Permit No. 22-018, Conditional Use Permit No. 22-019, Conditional Use Permit No. 22-028 and Design Review No. 20-031 – Fontana Square Project

State Clearinghouse Number: N/A

Name of Person or Agency carrying out project: Salvador Quintanilla – Senior Planner. City of Fontana (Lead Agency) 8353 Sierra Avenue, Fontana, CA 92335.

Project Location: The project site is located on the northwest corner of South Highland Avenue and Citrus Avenue (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52).

Project Description: Tentative Parcel Map No. 20464 (TPM No. 20-021) – a request to combine 31 parcels and vacate a portion of Highland Avenue into four parcels; Variance No. 22-001 a request to reduce the landscape setback abutting a freeway from 25 feet to two feet in partial location at the rear of the project site; Conditional Use Permit No. 20-025 – a request to establish a 5-story, 75 room, Holiday Inn Express and 5-story, 109 room, Staybridge Suites Hotel; Conditional Use Permit No. 22-018 – a request to operate a State of California Alcohol Beverage Control (ABC) license type 41 (On-Sale Beer & Wine – Eating Place) for the Staybridge Hotel; Conditional Use Permit No. 22-019 – a request to operate a State of California Alcohol Beverage Control (ABC) license type 47 (On-Sale General – Eating Place) for the place of assembly; Conditional Use Permit No. 22-028 – a request to operate a place of assembly (banquet hall) with the Fontana Square commercial center; and Design Review No. 20-031 – a request for the site and architectural review for the development of commercial retail center which includes, a banquet hall, two hotels, a site down restaurant, and an In-n-out drive-through restaurant on an approximately 8.9 adjusted gross acre site located within General Commercial (C-2) Zoning District..

Project Proponent & Address: Jinder Singh, 61380 29 Palms Highway, Suite 15 &16, Joshua Tree, CA 92252

Contact Name & Phone: Jinder Singh – (760) 832-1760

This is to certify that on January 17, 2023, the Planning Commission of the City of Fontana approved the above-described project along with the aforementioned Mitigated Negative Declaration, and made the following determinations:

1. The project ____ will __X__ will not have a significant effect on the environment.

2. A Mitigated Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. Mitigation measures _X_ were ___ were not made a condition of the approval of the project.
4. A Statement of Overriding Considerations __ was _X_ was not adopted for this project.
5. Findings _X__ were ___ were not made pursuant to the provisions of CEQA.
6. The location and custodian of the documents which comprise the record of proceedings for the Addendum are specified as follows:

Custodian: City of Fontana, Planning Department
Location: 8353 Sierra Avenue, Fontana, CA 92335

_____
DiTanyon Johnson
Principal Planner

Date Received for Filing

FONTANA
CALIFORNIA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

The Project site is not on any properties listed under Section 65962.5 of the Government Code.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case No. 20-083, Tentative Parcel Map (TPM) No. 20-021 (TPM No. 20464), Conditional Use Permit (CUP) No. 20-025, Conditional Use Permit (CUP) No. 22-018, Conditional Use Permit No. 22-019, Conditional Use Permit (CUP) No. 22-028, Design Review Project (DRP) No. 20-031, and Variance (VAR) No. 22-001

The applicant is proposing a development to construct a multi-tenant commercial development on an 8.8-acre site, composed of a banquet hall, a dual branded hotel (Holiday Inn Express / a Staybridge Suites), a Restaurant, and an In-N-Out Burger. Additionally, a State of California Alcohol Beverage Control (ABC) Licenses type 41 for the Staybridge Hotel, and type 47 for the Banquet Hall, a Tentative Parcel Map to subdivide the property into four (4) parcels, the site and architectural review for the commercial development, and a Variance to reduce the rear yard setback abutting the freeway from 25 feet to 2 feet. The project includes onsite improvements such as decorative landscaping, surface parking, drive thru, security lighting and among other associated improvements.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for this project in accordance with Section 15072 of the California Environmental Quality Act (CEQA) and Section 6.04 of the 2019 City of Fontana Local Guidelines for Implementing the CEQA. Based on the information in the IS/MND, all significant impacts anticipated as a result of project implementation would be less than with mitigation incorporated, and a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Planning Commission's consideration; therefore, a Notice of Determination has been prepared.



Location of Property: 16014 S. Highland Avenue, Fontana, CA. (APNs: 0228-301-01 through -08, 0228-310-20, -21, -22, -23, 0228-310-33 through -49, -51, and 52)

Date of Hearing: January 17, 2023

FONTANA
CALIFORNIA

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Salvador Quintanilla, Senior Planner, at (909) 350-6656 or squintanilla@fontana.org.

The City of Fontana (City) has prepared an Initial Study (IS)/Mitigated Negative Declaration (MND) for the proposed project. The period for comment regarding the mitigated negative declaration for this project is from December 23, 2022 to January 17, 2023. The initial study and proposed mitigated negative declaration are available for review at City Hall (8353 Sierra Avenue Fontana, CA 92335) and online at https://www.fontana.org/2137/Environmental-Documents. Please submit your comments via email to Salvador Quintanilla at squintanilla@fontana.org.

ANY INTERESTED PARTY MAY APPEAR AND PRESENT ANY INFORMATION WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION IN THE PLANNING DEPARTMENT, CITY HALL. ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish: December 23, 2022