

Keynotes

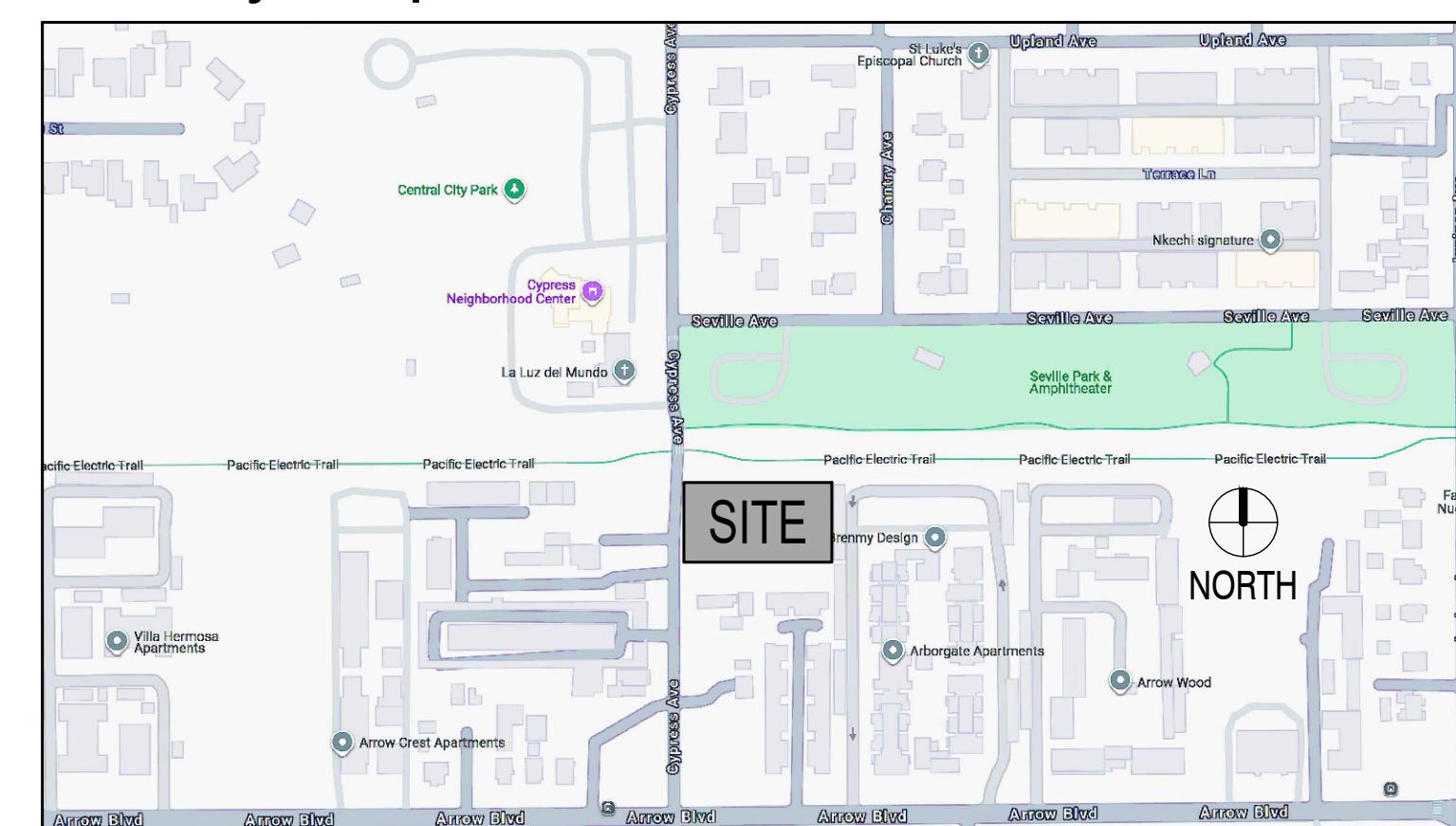
1	PROPERTY LINE
2	2-FT. DEDICATION LINE
3	SETBACK LINE
4	PARKING SETBACK LINE
5	STREET CENTERLINE
6	BUILDING BOUNDARY
7	TRASH ROOM: SEE SHEET A5.1
8	POWER POLE: TO BE UNDERGROUNDED BY PROJECT
9	TRANSFORMER
10	FIRE WATER RISER
11	FIRE HYDRANT
12	WATER IMPROVEMENTS BY FWC
13	WATER RETENTION SYSTEM
14	MANHOLE
15	GUTTER
16	CURB
17	WHEELSTOP
18	AC PAVEMENT
19	CONCRETE PAVING
20	ACCENT CONCRETE
21	VEHICULAR ACCENT (POROUS) PAVERS
22	PUBLIC SIDEWALK
23	DRIVEWAY: PER CITY STANDARD 1001; SEE CIVIL PLANS
24	ADA PARKING: 9'-0" x 18'-0"
25	ADA VAN PARKING: 9'-0" x 18'-0"
26	ADA VAN PARKING (VISITOR): 9'-0" x 18'-0"
27	VISITOR PARKING: 8'-0" x 16'-0"
29	U.S.P.S. PARKING: 9'-0" x 18'-0"
30	STANDARD PARKING SPACE: 9'-0" x 18'-0"
31	COMPACT PARKING SPACE: 8'-0" x 16'-0"
32	PARALLEL PARKING SPACE: 21'-0" x 8'-0"
33	VEHICULAR TURN AROUND SPACE
34	VEHICULAR LINE OF SITE AT DRIVEWAYS
35	VEHICULAR EGRESS
36	VEHICULAR INGRESS
37	VEHICULAR INGRESS STACKING DISTANCE
38	VEHICULAR GATE (SLIDING)
39	PEDESTRIAN GATE: 36" WIDE
40	PERIMETER SCREEN WALL
41	WALL TO REMAIN IN-PLACE
42	PEDESTRIAN ACCESS ROUTE
43	COMMUNITY DIRECTORY PLACARD
44	ARTIFICIAL TURF
45	ACCENT POTTERY
46	SEATING FEATURE
47	BBQ (ELECTRIC) STATION W/ HOSE BIBB
48	PRIVATE OPEN SPACE: 8' x 8' (64 S.F.)
49	PRIVATE OPEN SPACE: 9' x 8' (72 S.F.)
50	PUBLIC OPEN SPACE: 1,960 S.F. (20 FT. MIN. DIM.)
51	LONG TERM BIKE PARKING
52	SHORT TERM BIKE PARKING
53	DIRECTIONAL ARROWS: PAINTED ON LOT SURFACE
E	BUILDING PRIMARY ENTRY POINTS

Legal Description

ASSESSOR'S PARCEL NUMBER: APN 0191-121-040

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: LOT 1 OF THAT CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT NO. 99-16 RECORDED MAY 12, 2000 AS INSTRUMENT NO. 20000167841 OF OFFICIAL RECORDS, FURTHER DESCRIBED AS FOLLOWS: THE NORTH 200 FEET OF LOT 6 AS SHOWN ON THE MAP OF THE RESUBDIVISION OF BLOCKS 26, 27, 28 AND LOT S-8, FONTANA TOWNSITE, AS PER PLAT RECORDED IN BOOK 20, OF MAPS, PAGE 15, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA. EXCEPTING THEREFROM THE SOUTH 12.66 FEET OF THE NORTH 200 FEET OF THE EAST 114 FEET THEREOF.

Vicinity Map

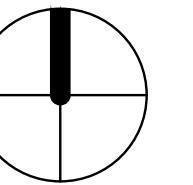


Detailed Site Plan

Design Review Set

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
2	09.09.2025	PAM RESUBMISSION

MASTER CASE #: MCN25-0024



SCALE : 0 5 10 20

SHEET #: A1.0

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ARCHITECT:

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

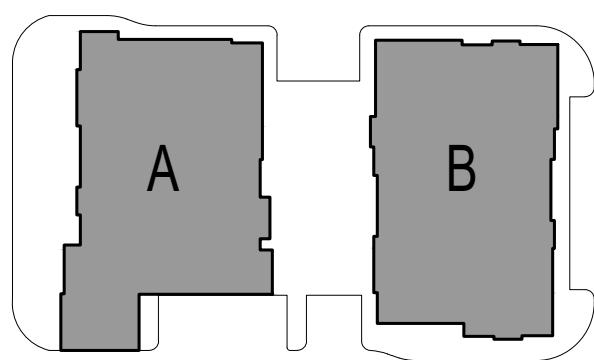
Fontana Slovane Apts.

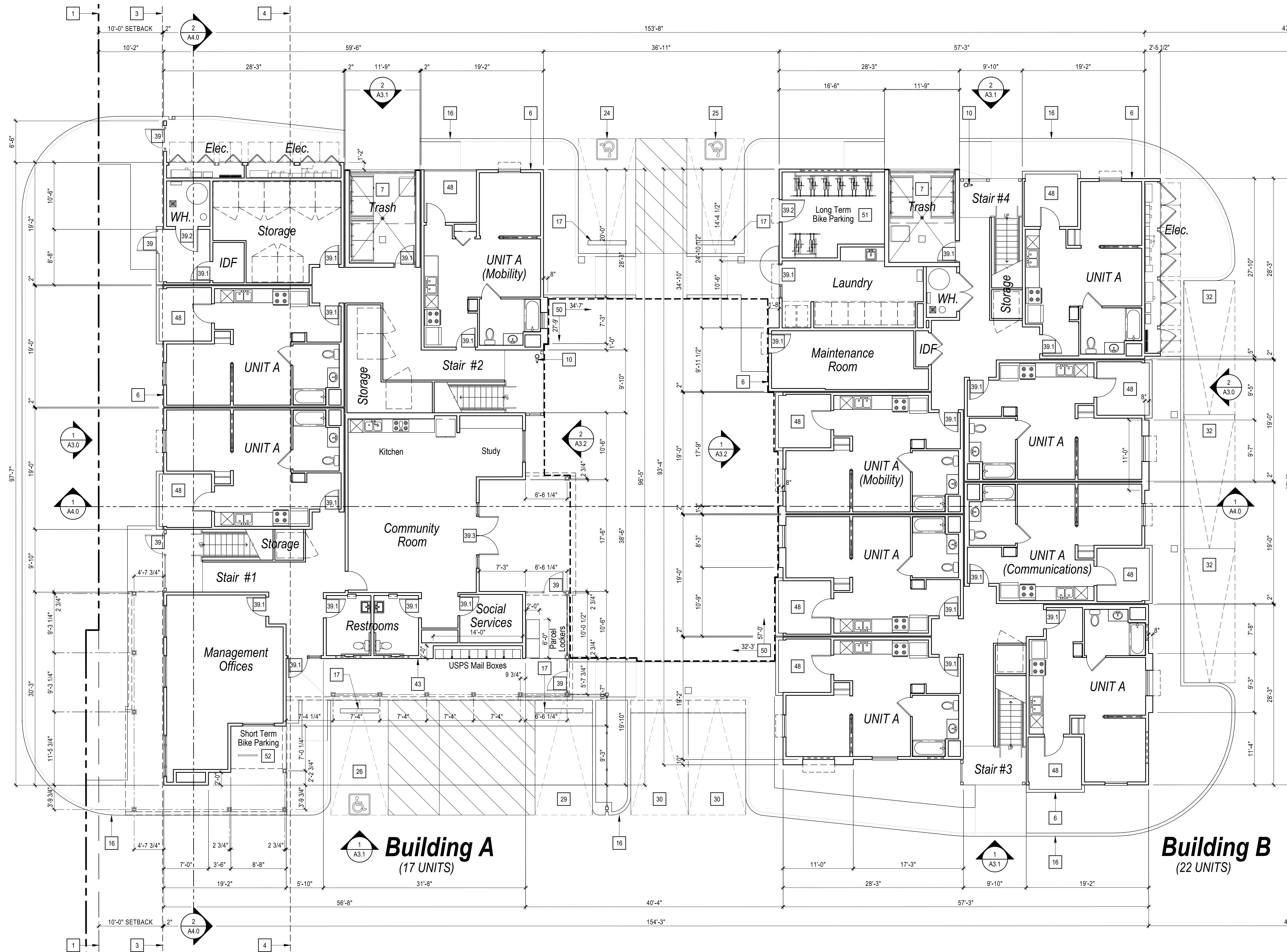
PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER:

CITY OF FONTANA, A MUNICIPAL CORPORATION
8353 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718

Keyplan





Keynotes

1	PROPERTY LINE
3	SETBACK LINE
4	PARKING SETBACK LINE
6	BUILDING BOUNDARY
7	TRASH ROOM: SEE SHEET A5.1
10	FIRE WATER RISER
16	CURB
17	WHEELSTOP
24	ADA PARKING: 9'-0" x 18'-0"
25	ADA VAN PARKING: 9'-0" x 18'-0"
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30	STANDARD PARKING SPACE: 9'-0" x 18'-0"
32	PARALLEL PARKING SPACE: 21'-0" x 8'-0"
39	PEDESTRIAN GATE: 36" WIDE
39.1	ENTRANCE DOOR: 36" WIDE
39.2	ENTRANCE DOOR: 42" WIDE
39.3	ENTRANCE DOOR PAIR: 72" WIDE
43	COMMUNITY DIRECTORY PLACARD
48	PRIVATE OPEN SPACE: 8' x 8' (64 S.F.)
50	PUBLIC OPEN SPACE: 1,960 S.F. (20 FT. MIN. DIM.)
51	LONG TERM BIKE PARKING
52	SHORT TERM BIKE PARKING

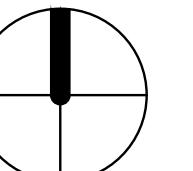
Level 1 Building Plan

Design Review Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
2	09.09.2025	PAM RESUBMISSION

MASTER CASE #: MCN25-0024



0 2 4 8

SCALE :

A2.0

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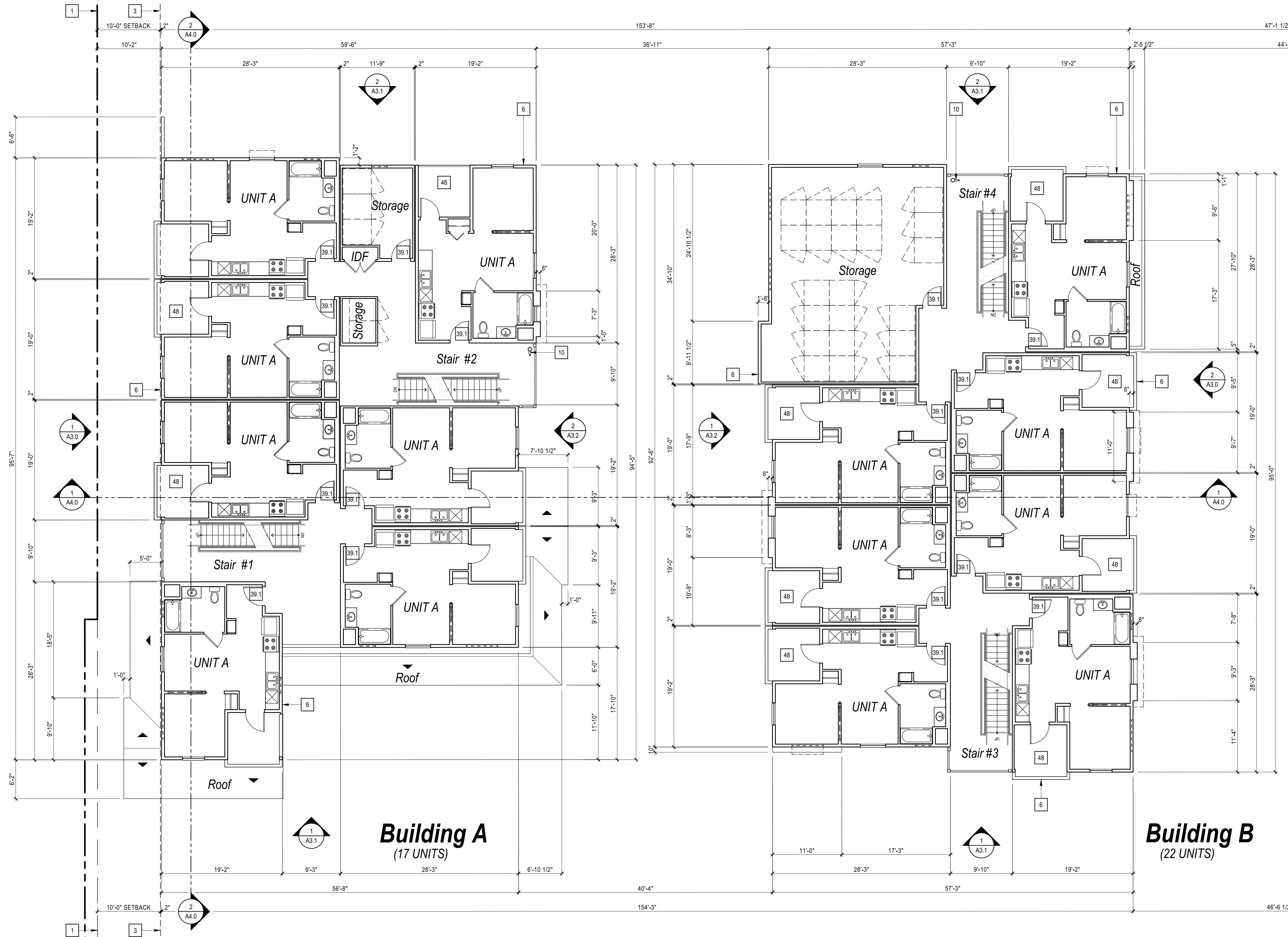
DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER:

CITY OF FONTANA, A MUNICIPAL CORPORATION
8353 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718



Level 2 Building Plan

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ARCHITECT:



DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER:

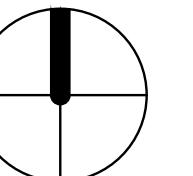
CITY OF FONTANA, A MUNICIPAL CORPORATION
1535 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718

Design Review Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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2	09.09.2025	PAM RESUBMISSION

MASTER CASE #: MCN25-0024

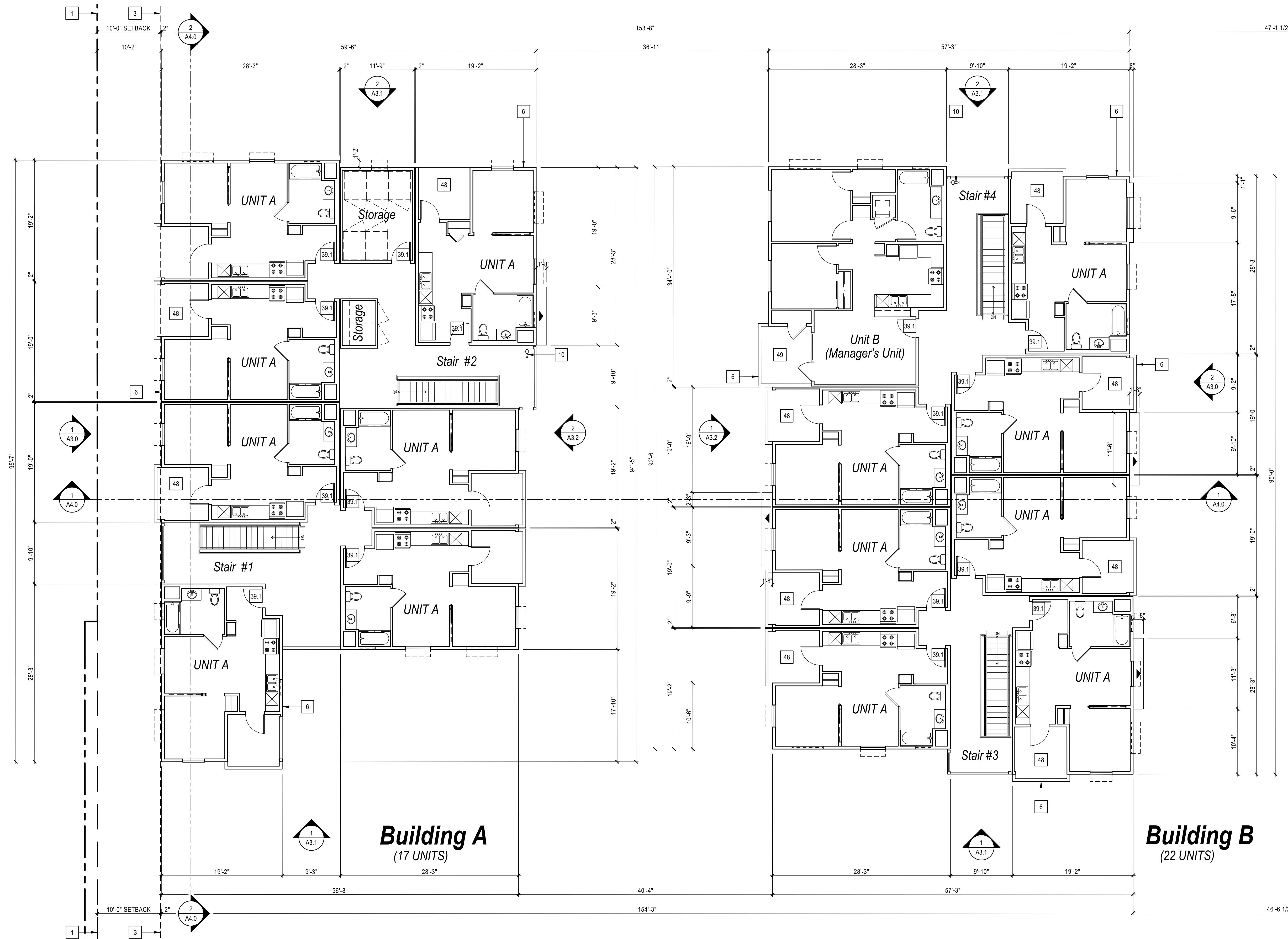


SCALE:

0 2 4 8

A2.1

SHEET #:



Level 3 Building Plan

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DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER:

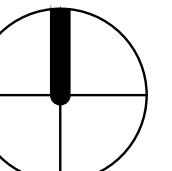
CITY OF FONTANA, A MUNICIPAL CORPORATION
1835 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718

Design Review Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
2	09.09.2025	PAM RESUBMISSION

MASTER CASE #: MCN25-0024

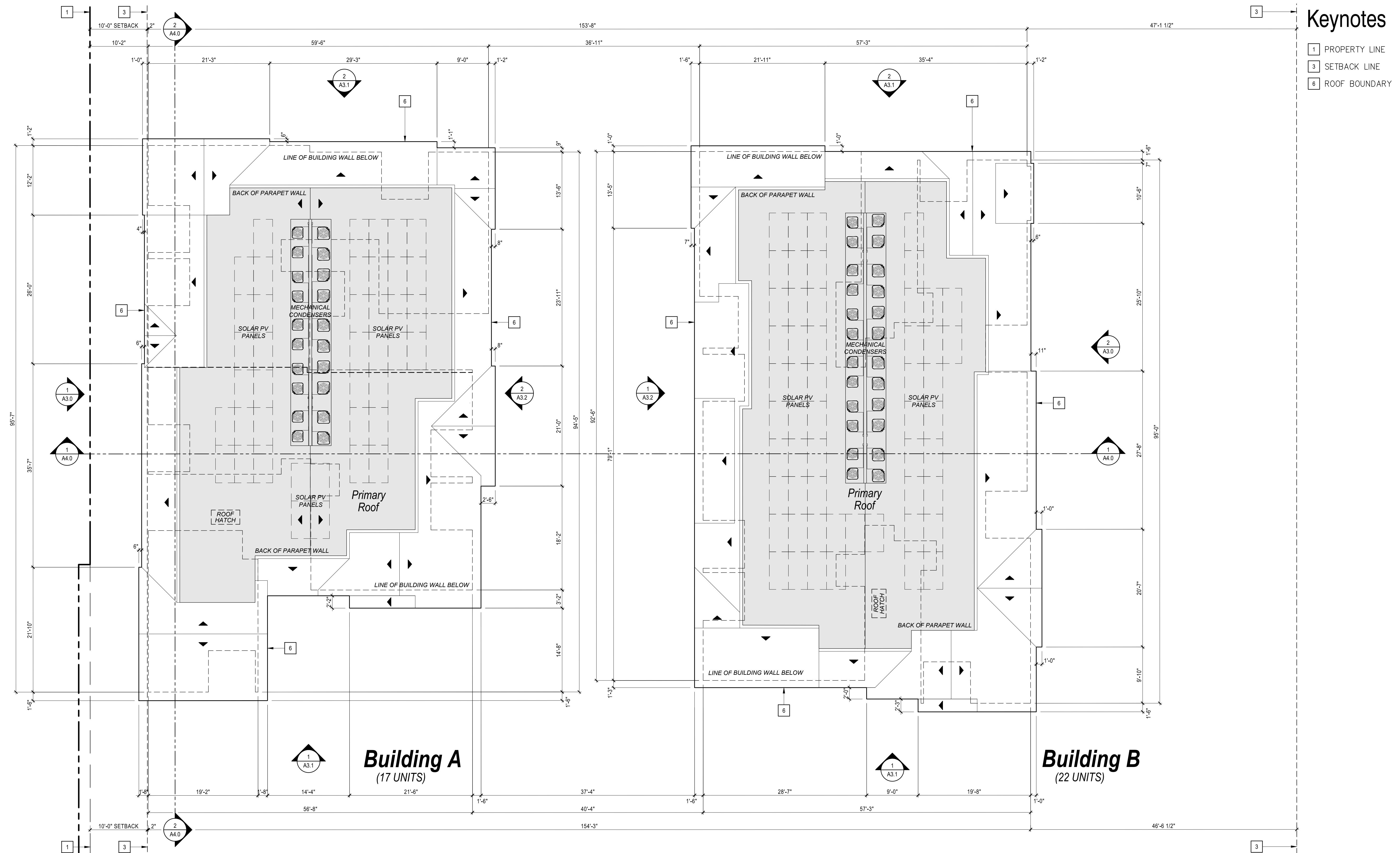


SCALE:

0 2 4 8

SHEET #:

A2.2



Level R Roof Plan

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TUSTIN, CA 92780
714-389-1890

Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

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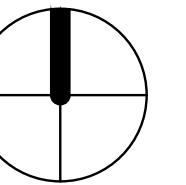
CITY OF FONTANA, A MUNICIPAL CORPORATION
8353 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718

Design Review Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
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MASTER CASE #: MCN25-0024



SCALE:

0 2 4 8

SHEET #:

A2.3

MATERIALS LEGEND:

- 1 STUCCO FINE/MEDIUM FINISH
- 2 VERTICAL SIDING
- 3 HORIZONTAL SIDING
- 4 MANUFACTURED STONE – TEXAS RUBBLE
- 5 METAL SHADE STRUCTURE
- 6 METAL RAILING
- 7 ASPHALT SHINGLE ROOF–BLACK SABLE
- 8 VINYL WINDOW – DEEP ESPRESSO
- 9 ALUMINUM STOREFRONT
- 10 PAINTED METAL FENCE
- 11 PAINTED METAL GATE
- 12 PRECAST COLUMN BASE – GREY SMOOTH



COLOR & FINISH LEGEND:

- PAINT TO MATCH DE6218 ANTIQUE PAPER
- PAINT TO MATCH DE6276 SILHOUETTE
- PAINT TO MATCH DE5243 BRUSHED CLAY
- PAINT TO MATCH DE5562 OLIVE MARTINI
- PAINT TO MATCH DE6291 CASTING SHADOW
- PAINT TO MATCH DEC756 WEATHERED BROWN
- PAINT TO MATCH DE6367 COVERED IN PLATINUM
- NOT USED
- PAINT TO MATCH DEA109 BONFIRE FLAME



Elevations

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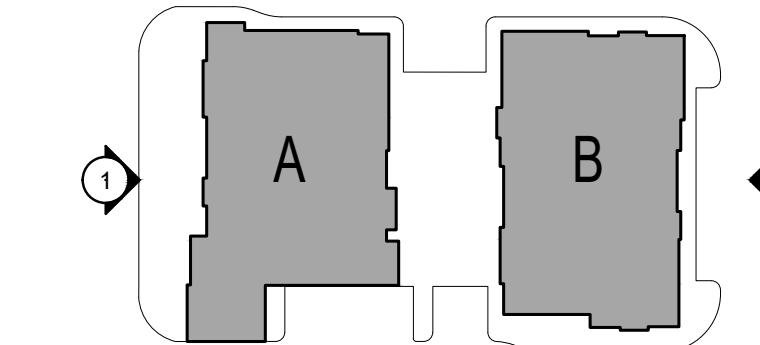
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ARCHITECT:

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:
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8353 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718

Keyplan



Design Review Set

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NO.	DATE	DESCRIPTION
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MASTER CASE #: MCN25-0024

SCALE:

0 2 5 10

SHEET #:

A3.0

MATERIALS LEGEND:

- 1 STUCCO FINE/MEDIUM FINISH
- 2 VERTICAL SIDING
- 3 HORIZONTAL SIDING
- 4 MANUFACTURED STONE – TEXAS RUBBLE
- 5 METAL SHADE STRUCTURE
- 6 METAL RAILING
- 7 ASPHALT SHINGLE ROOF–BLACK SABLE
- 8 VINYL WINDOW – DEEP ESPRESSO
- 9 ALUMINUM STOREFRONT
- 10 PAINTED METAL FENCE
- 11 PAINTED METAL GATE
- 12 PRECAST COLUMN BASE – GREY SMOOTH



COLOR & FINISH LEGEND:

- A PAINT TO MATCH DE6218 ANTIQUE PAPER
- B PAINT TO MATCH DE6276 SILHOUETTE
- C PAINT TO MATCH DE5243 BRUSHED CLAY
- D PAINT TO MATCH DE5562 OLIVE MARTINI
- E PAINT TO MATCH DE6291 CASTING SHADOW
- F PAINT TO MATCH DEC756 WEATHERED BROWN
- G PAINT TO MATCH DE6367 COVERED IN PLATINUM
- H NOT USED
- J PAINT TO MATCH DEA109 BONFIRE FLAME



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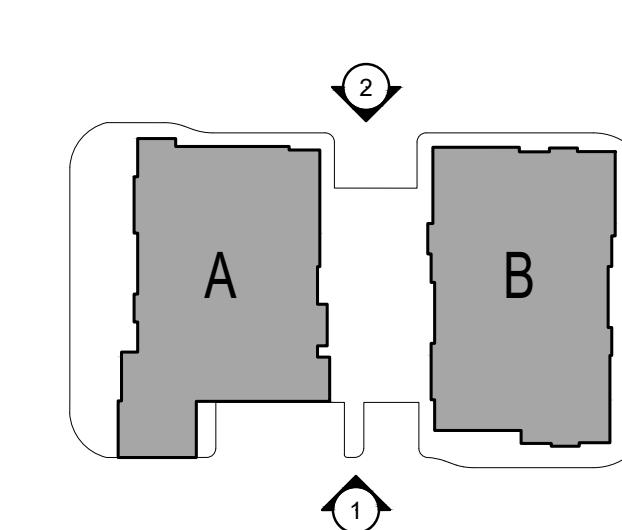
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714-389-1890

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Keyplan



Elevations

Design Review Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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SCALE :

0 2 5 10

A3.1

SHEET #:

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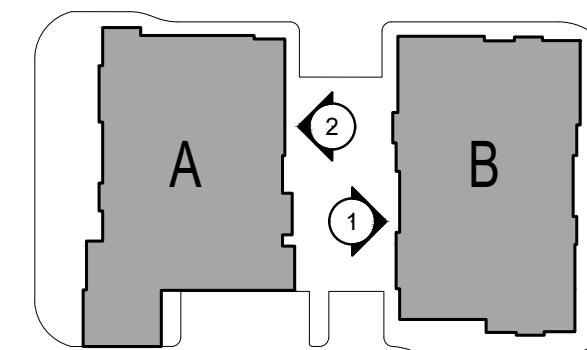
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Keyplan



Elevations

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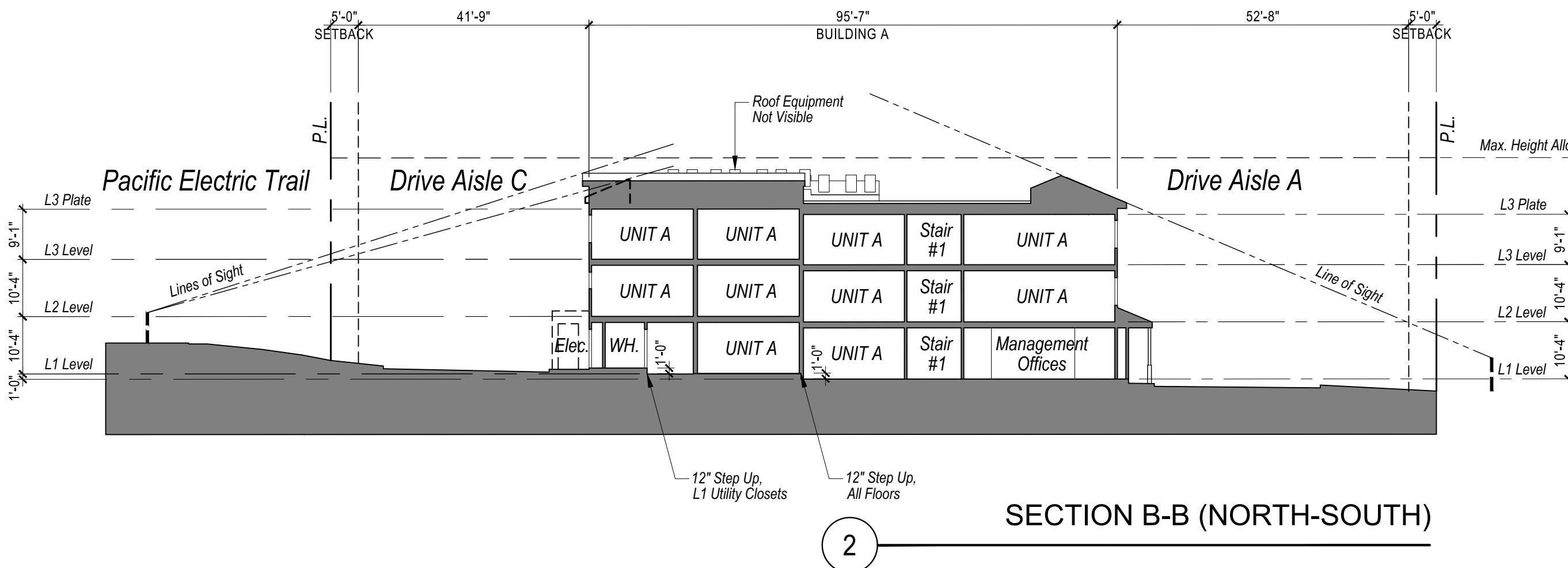
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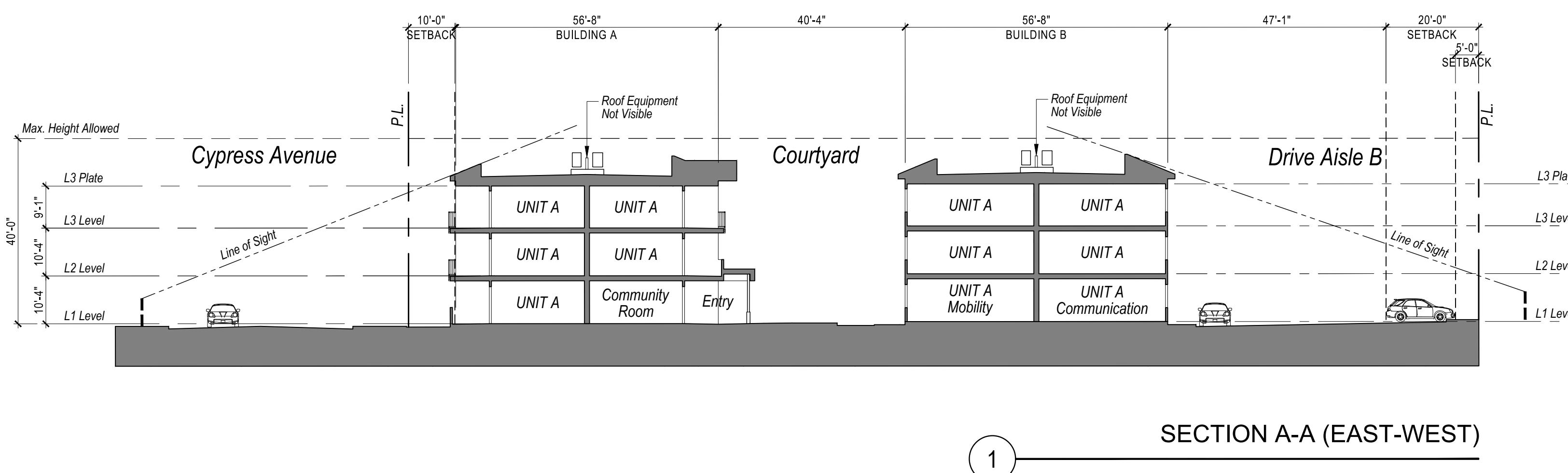
A3.2

Building A
(17 UNITS)



Building A
(17 UNITS)

Building B
(22 UNITS)



Site Sections

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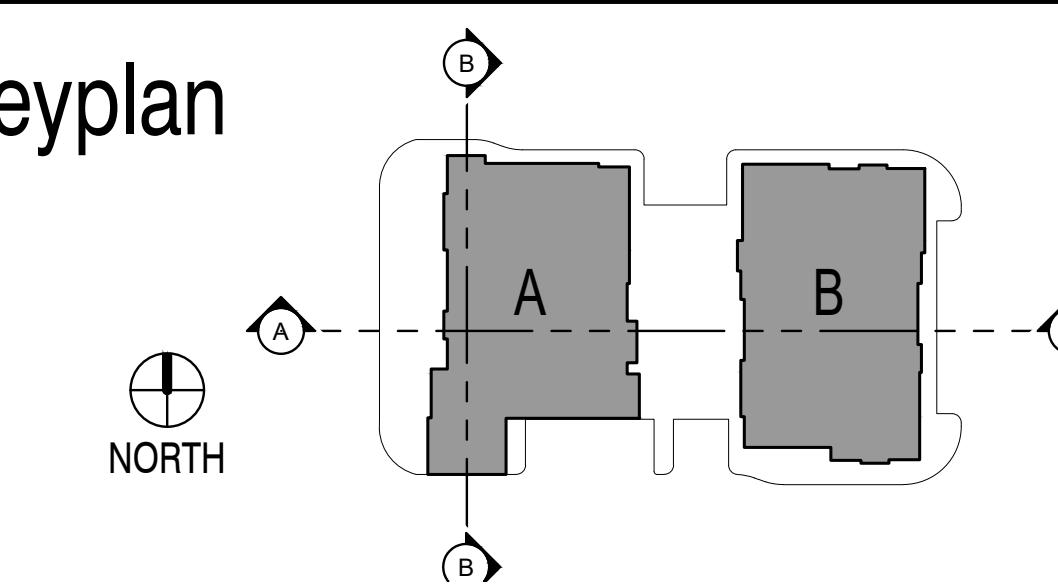
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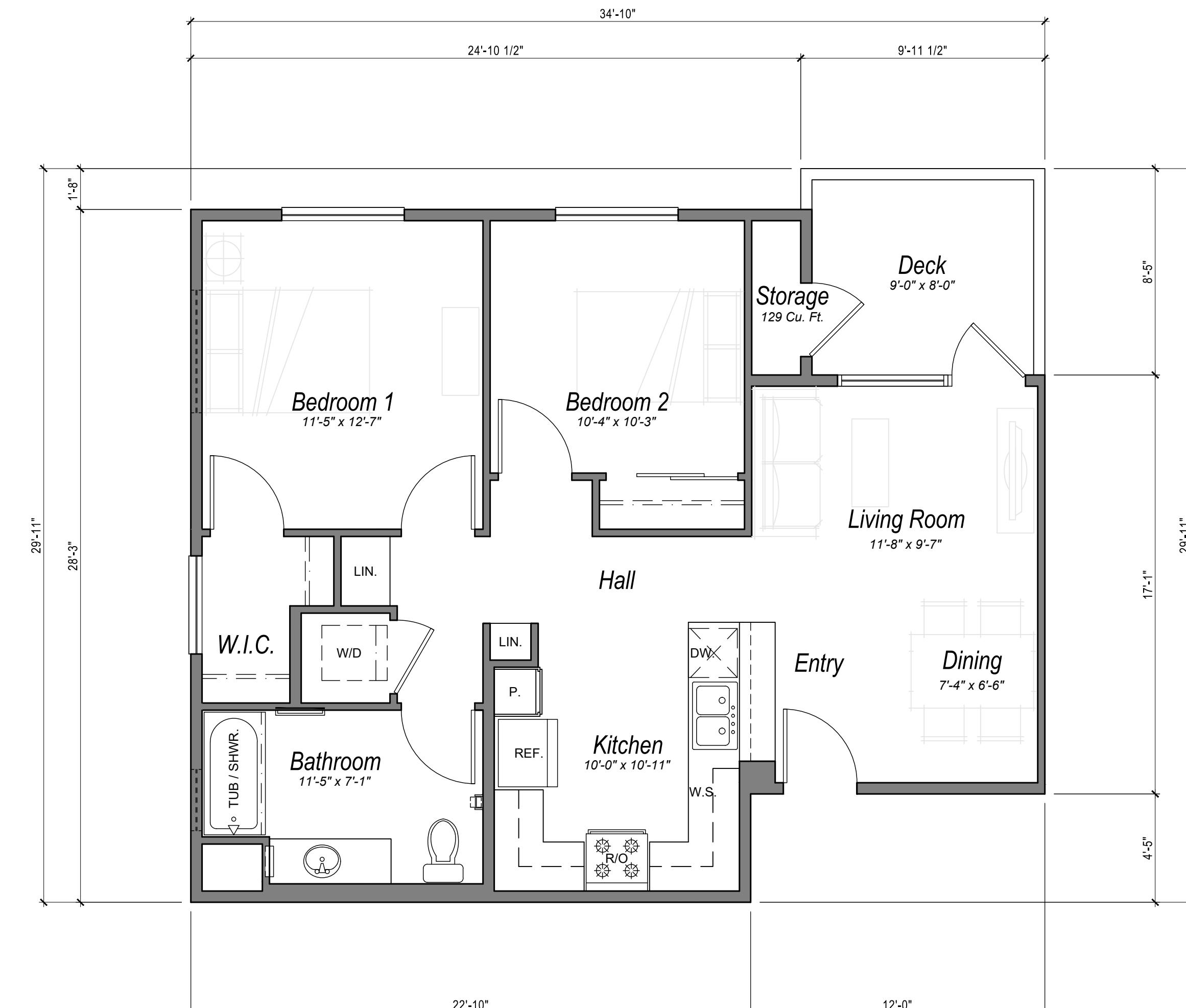
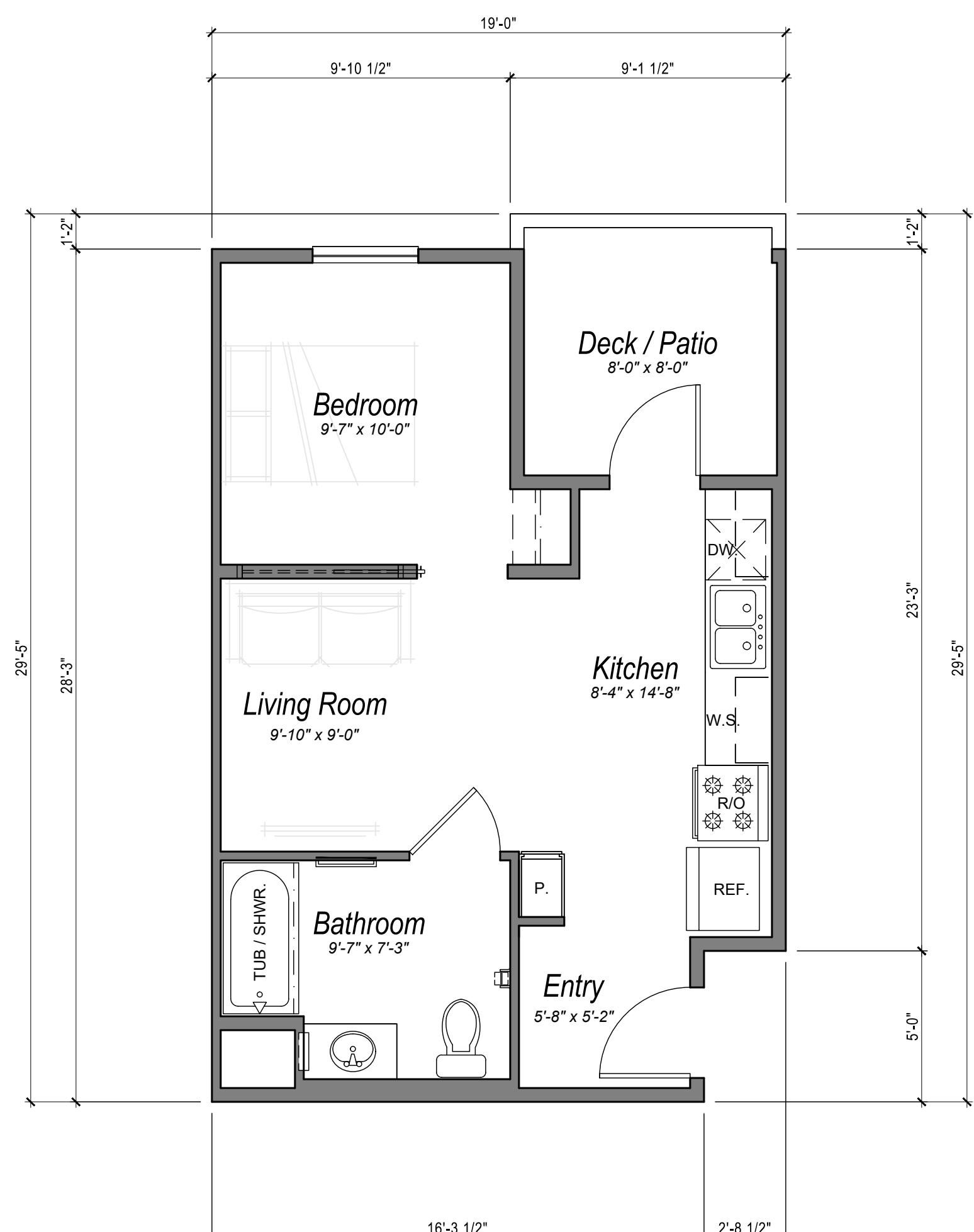
MASTER CASE #: MCN25-0024

SCALE :

0 5 10 20

SHEET #:

A4.0



Typical Unit Plans

Design Review Set

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ARCHITECT:

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

OWNER:

CITY OF FONTANA, A MUNICIPAL CORPORATION
8353 SIERRA AVENUE
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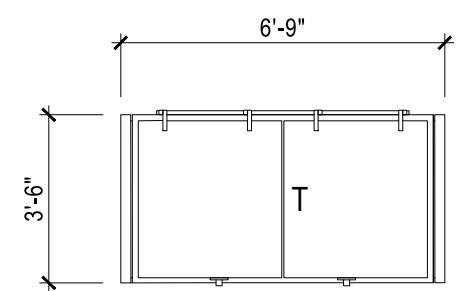
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SHEET #:

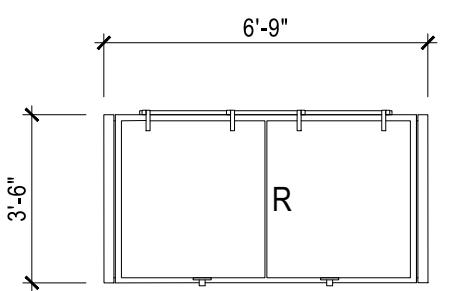
A5.0

Waste Container Allocation

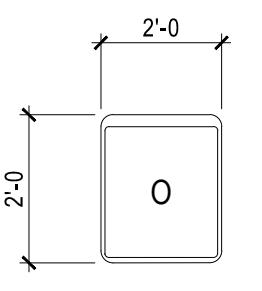
Location	(T) 3 CY Trash Bin	(R) 3 CY Recycle Bin	(O) 65 Gal. Organics Cart
Building A - Trash Room	1	1	1
Building B - Trash Room	1	1	1
Total	2	2	2



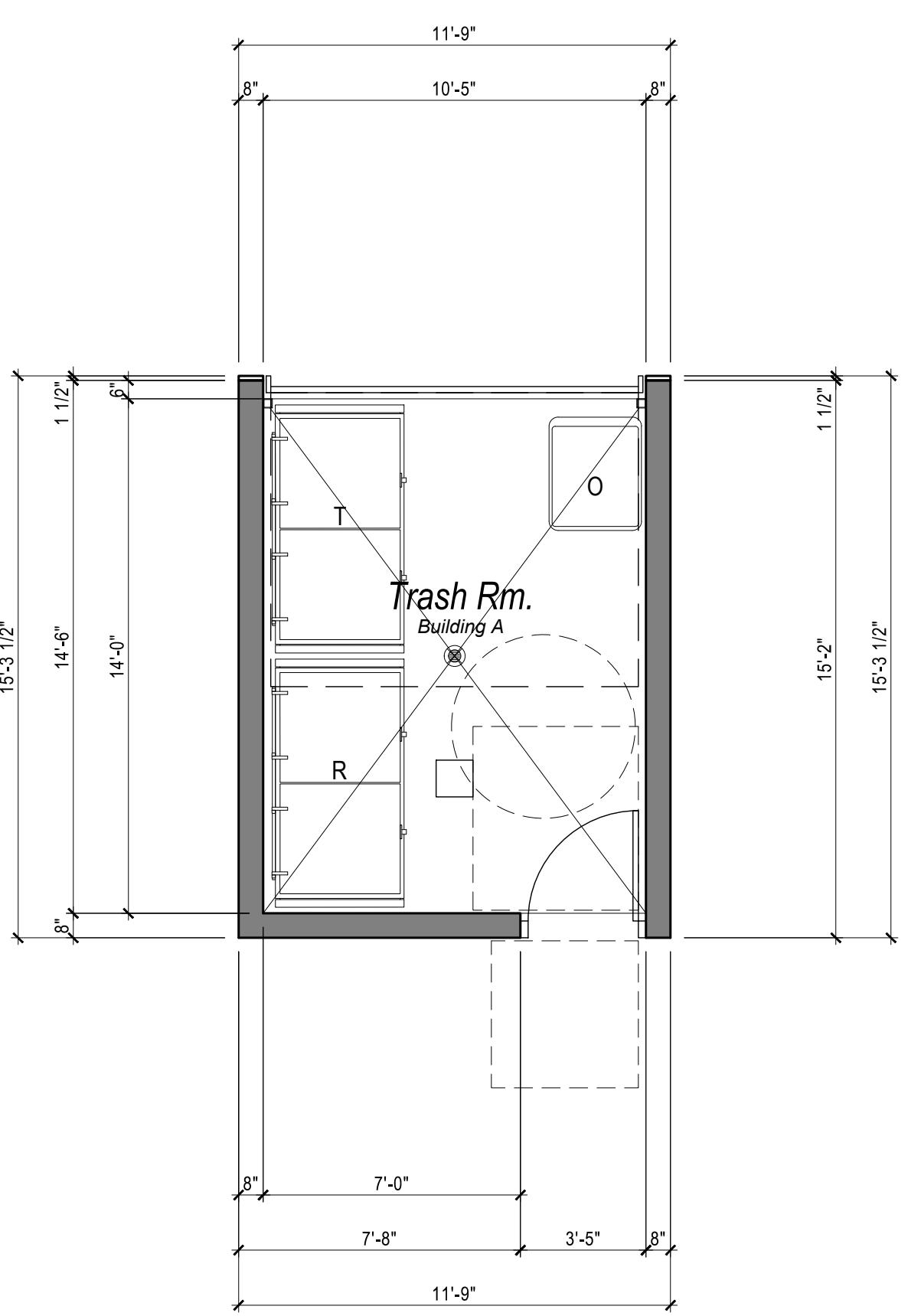
Typical 3 Cu. Yd.
Trash Bin



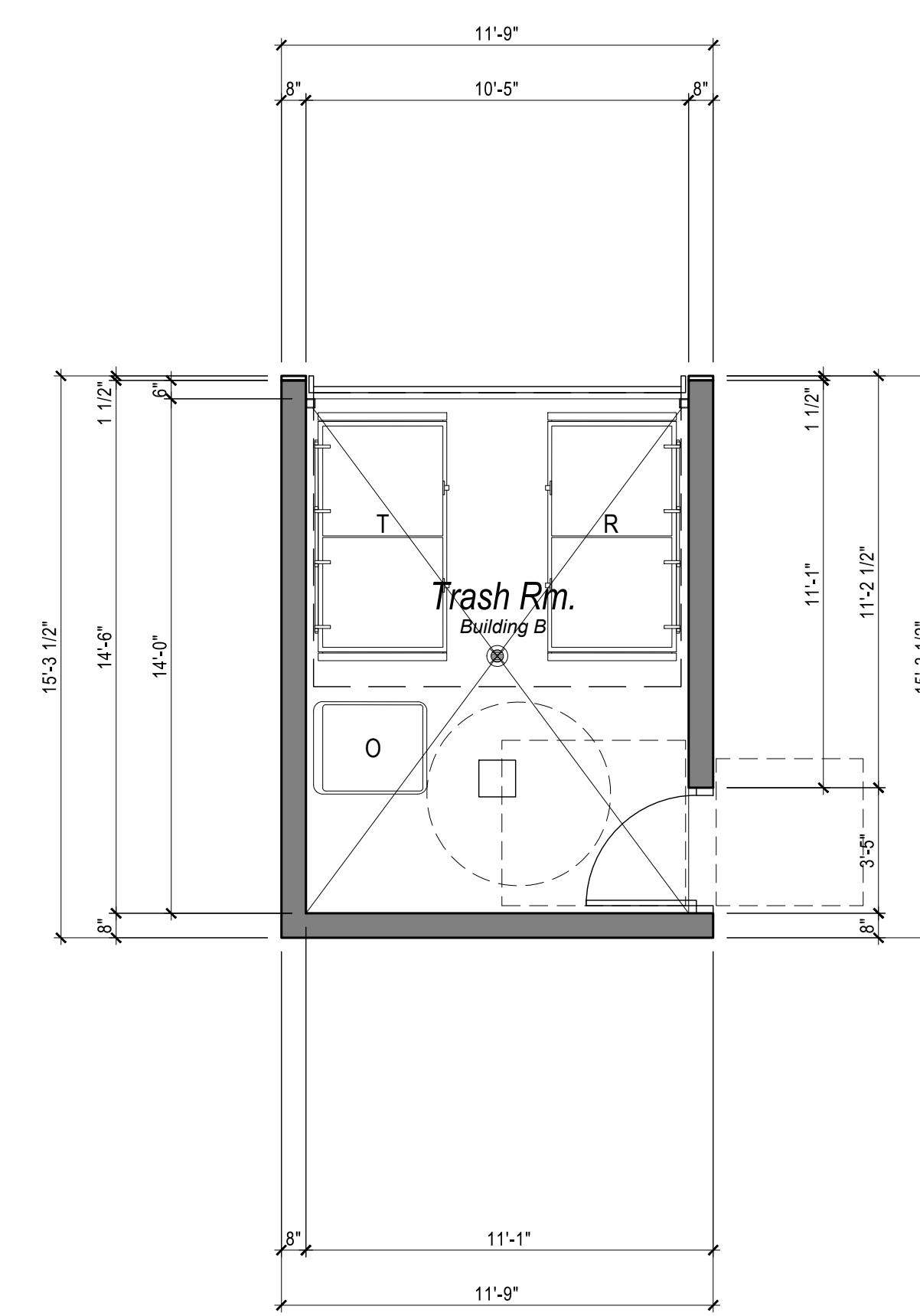
Typical 3 Cu. Yd.
Recycle Bin



65 Gallon
Organics Cart



1 TRASH ROOM (BUILDING A)
(146 s.f. net, 180 s.f. gross)



2 TRASH ROOM (BUILDING B)
(146 s.f. net, 180 s.f. gross)

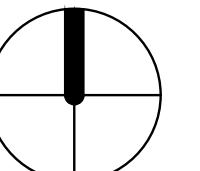
Trash Room Plans

Design Review Set

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
2	09.09.2025	PAM RESUBMISSION

MASTER CASE #: MCN25-0024



SCALE :



A5.1

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ARCHITECT :



DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER :

CITY OF FONTANA, A MUNICIPAL CORPORATION
8353 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718



View from Cypress Avenue

Fontana Slovenc Apts.

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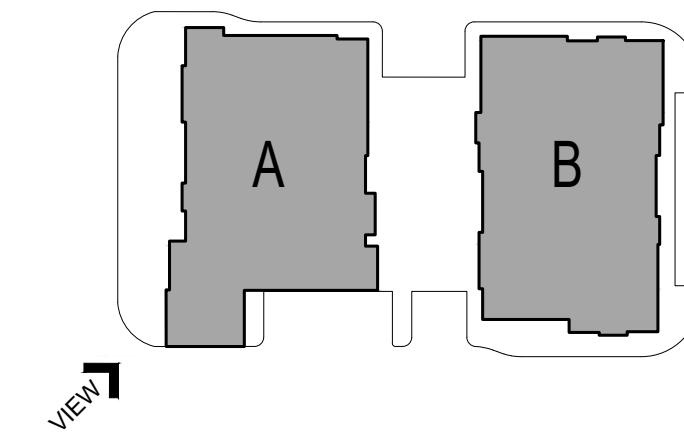
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Keyplan



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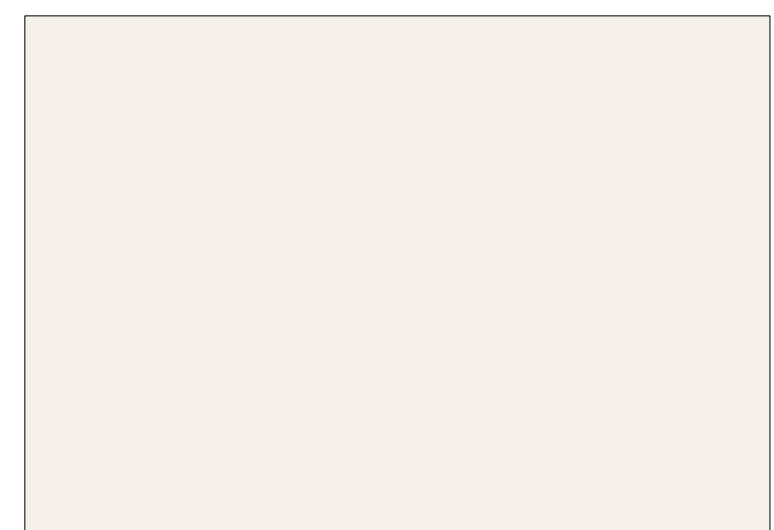
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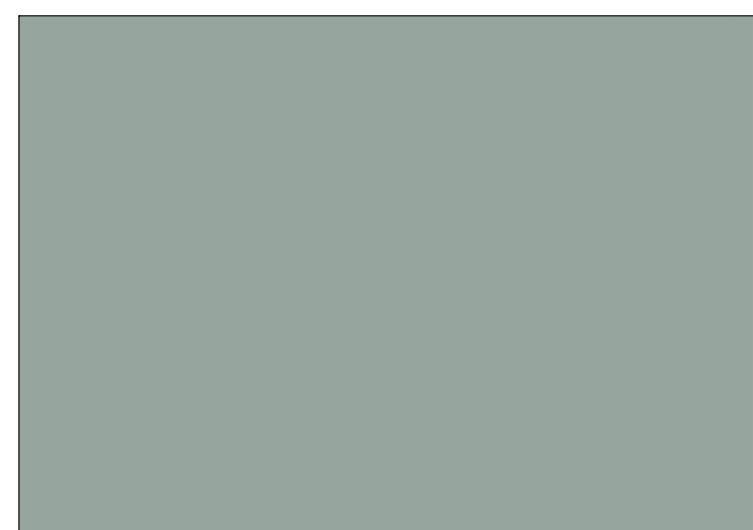
SHEET #:

A6.0

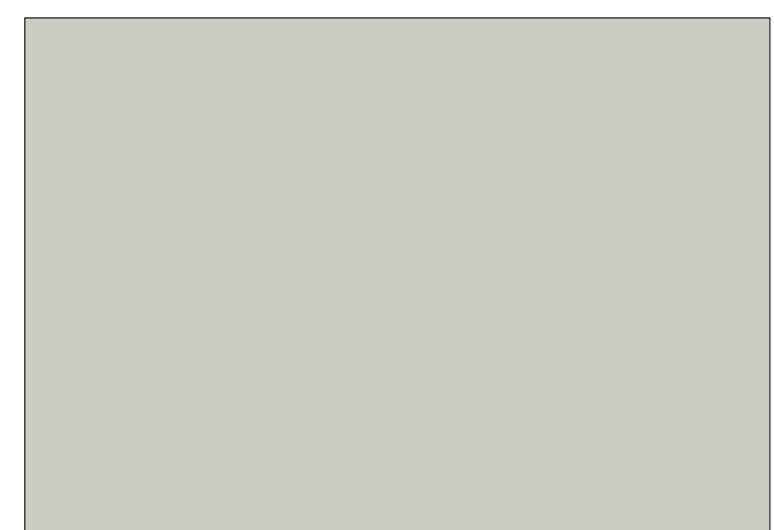
COLORS & FINISHES



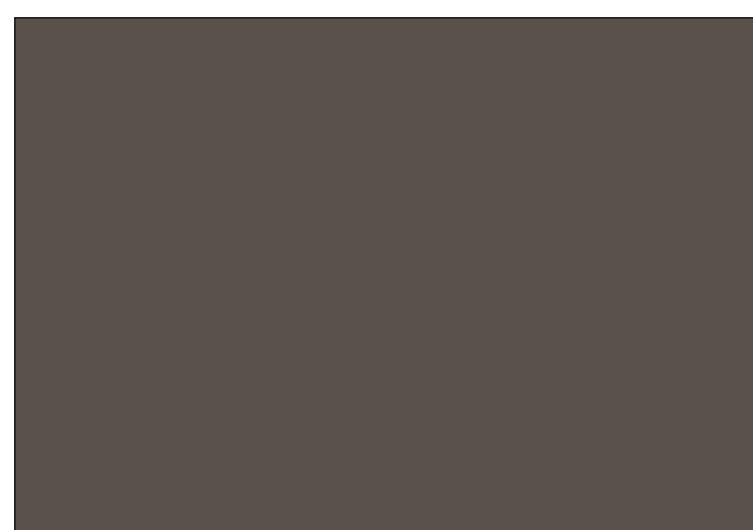
A COLOR: ANTIQUE PAPER
DE6218



E COLOR: CASTING SHADOW
DE6291



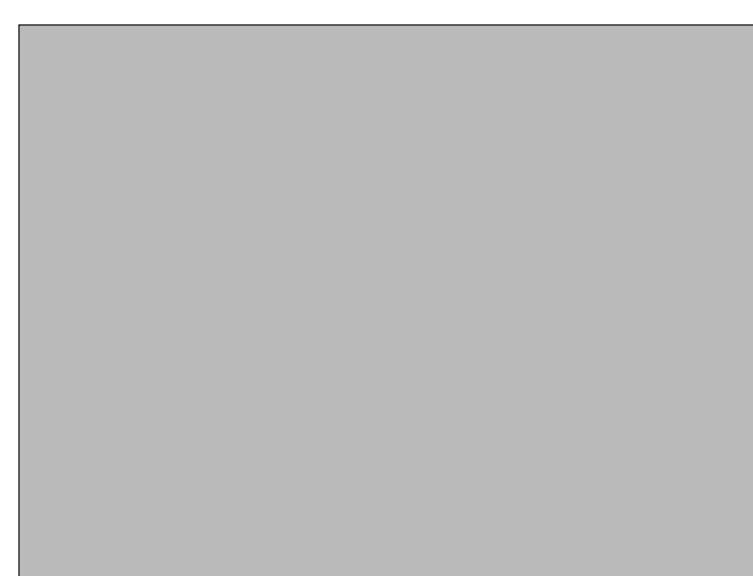
B COLOR: SILHOUETTE
DE6276



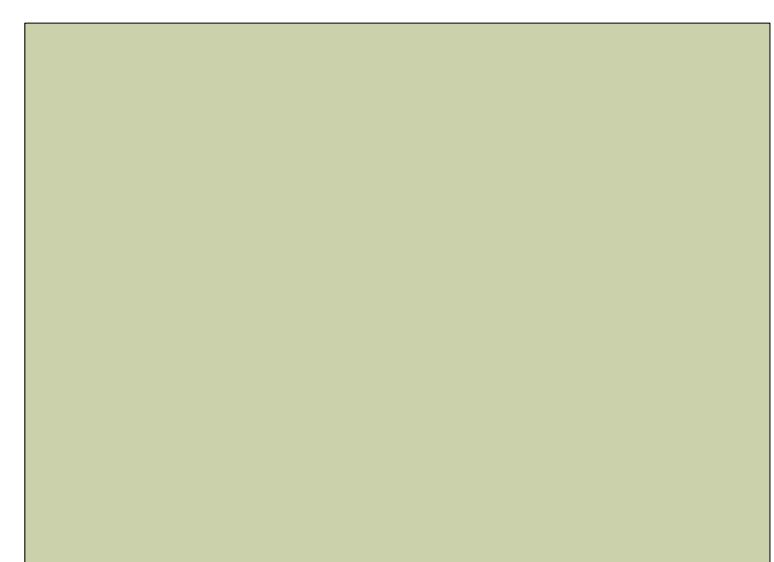
F COLOR: WEATHERED BROWN
DEC756



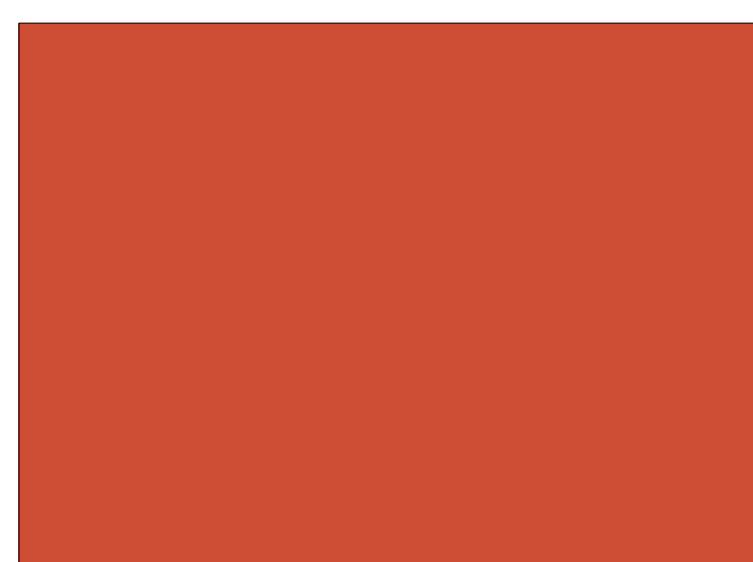
C COLOR: BRUSHED CLAY
DE5243



G COLOR: COVERED IN PLATINUM
DE6367



D COLOR: OLIVE MARTINI
DE5562

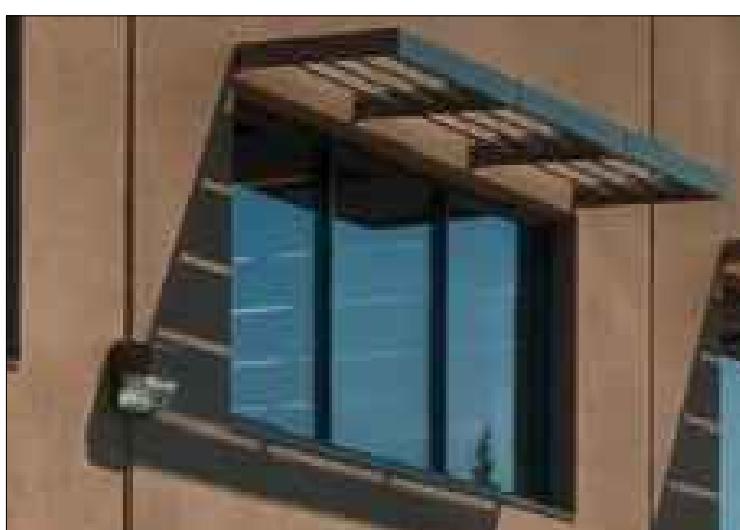


J COLOR: BONFIRE FLAME
DEA109

MATERIALS



1 STUCCO FINE/MEDIUM FINISH



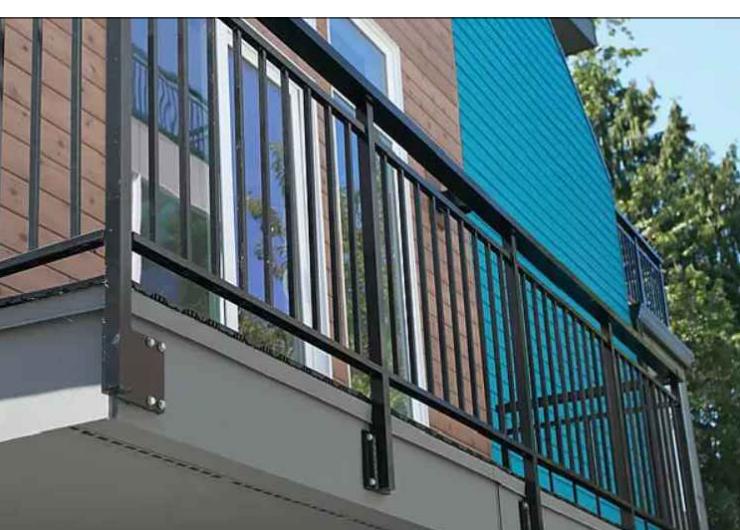
5 METAL SHADE STRUCTURE



9 ALUMINUM STOREFRONT



2 VERTICAL SIDING



6 METAL RAILING



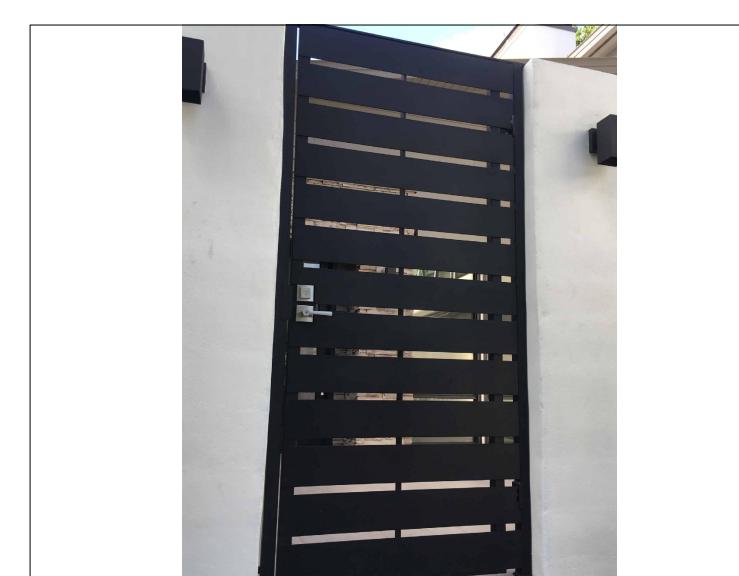
10 PAINTED METAL FENCE



3 HORIZONTAL SIDING



7 ASPHALT SHINGLE ROOF BLACK SABLE



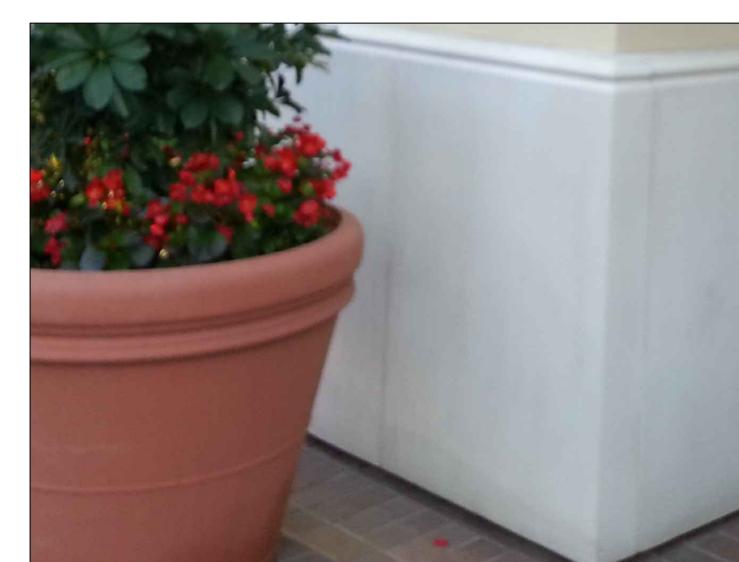
11 PAINTED METAL GATE



4 MANUFACTURED STONE
TEXAS RUBBLE



8 VINYL WINDOW - DEEP ESPRESSO



12 PRECAST COLUMN BASE

MATERIALS LEGEND:

- 1 STUCCO FINE/MEDIUM FINISH
- 2 VERTICAL SIDING
- 3 HORIZONTAL SIDING
- 4 MANUFACTURED STONE – TEXAS RUBBLE
- 5 METAL SHADE STRUCTURE
- 6 METAL RAILING
- 7 ASPHALT SHINGLE ROOF–BLACK SABLE
- 8 VINYL WINDOW – DEEP ESPRESSO
- 9 ALUMINUM STOREFRONT
- 10 PAINTED METAL FENCE
- 11 PAINTED METAL GATE
- 12 PRECAST COLUMN BASE – GREY SMOOTH

COLOR & FINISH LEGEND:

- A PAINT TO MATCH
DE6218 ANTIQUE PAPER
- B PAINT TO MATCH
DE6276 SILHOUETTE
- C PAINT TO MATCH
DE5243 BRUSHED CLAY
- D PAINT TO MATCH
DE5562 OLIVE MARTINI
- E PAINT TO MATCH
DE6291 CASTING SHADOW
- F PAINT TO MATCH
DEC756 WEATHERED BROWN
- G PAINT TO MATCH
DE6367 COVERED IN PLATINUM
- H NOT USED
- J PAINT TO MATCH
DEA109 BONFIRE FLAME

Materials & Color Palette

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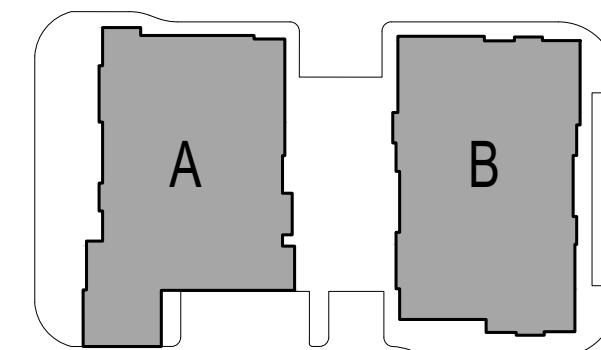
Fontana Slovene Apts.

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Keyplan



NORTH

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MASTER CASE #: MCN25-0024

SCALE:

SHEET #:

A7.0



LIGHTING DESIGN | ELECTRICAL ENGINEERING

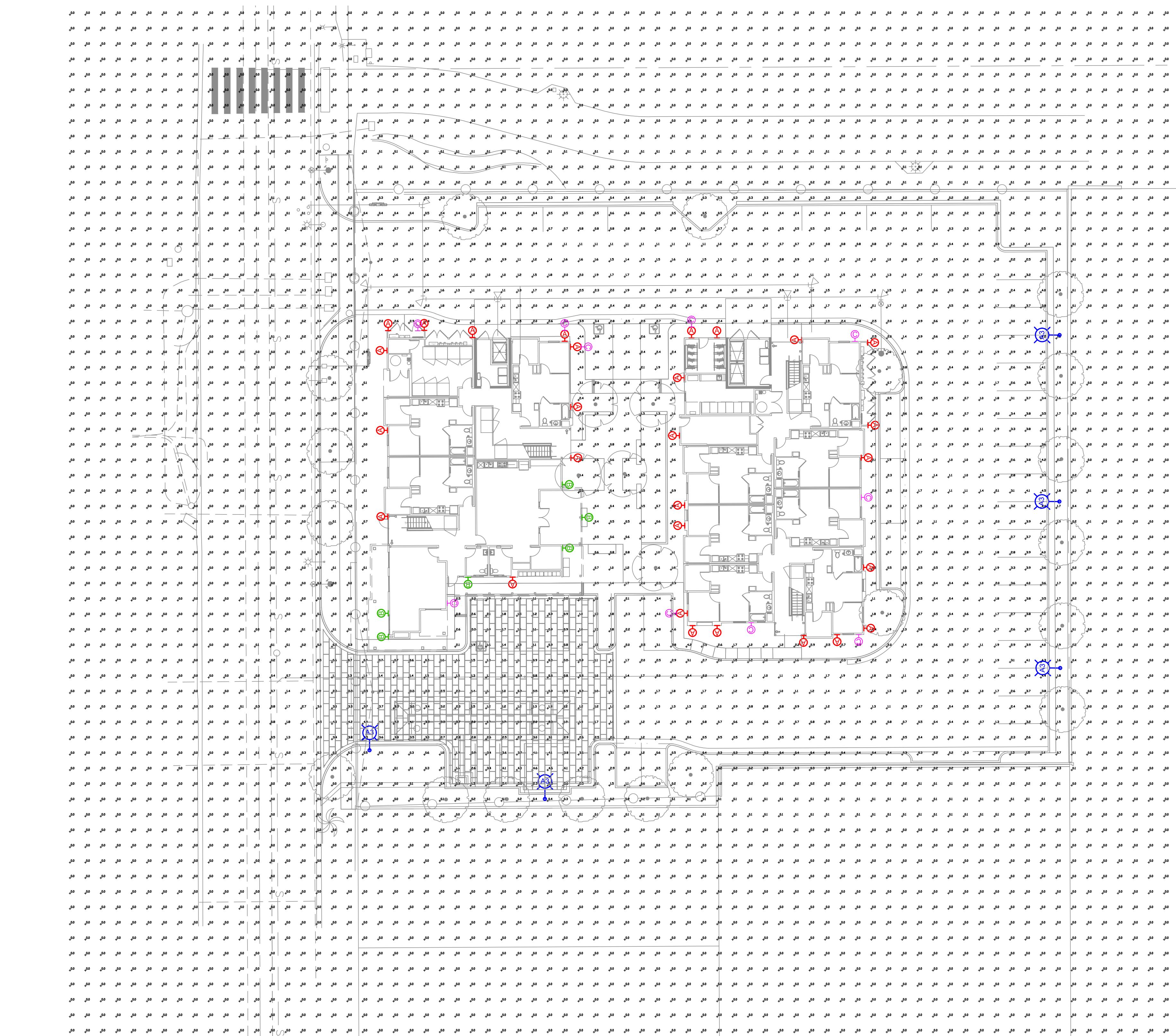
CANDELA
ENGINEERING
INC
27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1533
candelaengineering.com

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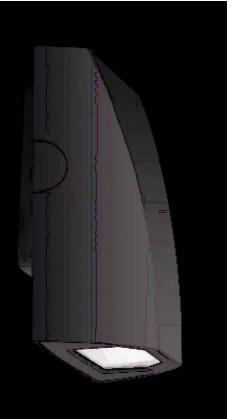
LIGHTING LEGEND



12W DECORATIVE LED WALL LIGHT
840 LUMENS
+/- 6'-8" MOUNTING HEIGHT
3000K



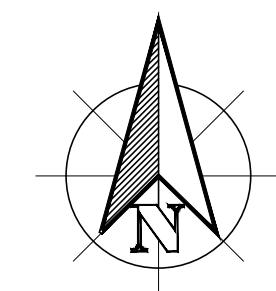
12W DECORATIVE LED WALL LIGHT
1000 LUMENS
+/- 6'-8" MOUNTING HEIGHT
3000K



26W LED WALL PACK
3000 LUMENS
+/- 25'-0" MOUNTING HEIGHT
3000K



39W LED POST LIGHT
TYPE III DISTRIBUTION
16FT POLE
3000K



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PHOTOMETRIC SITE PLAN

1"=20'-0"

SCALE:

EP-1

SHEET #: