



Project Data

PROGRAM (Buildings A & B)	Residential Units	Unit Type	Unit Area	Balcony Area	Unit Area w/ Balcony	Personal Storage (CF)	L1	L2	L3	Units	Parking Required	Total Unit Area	Total Balcony Area	Total Unit & Balcony	Unit Mix
		A (1BR/1BA Unit)	458	64	522	125	10	14	14	38	38.0	17,404	2,432	19,836	97%
		B (2BR/1BA Manager Unit)	865	72	937	125			1	1	1.5	865	72	937	3%
		Total Residential					10	14	15	39	39.5	18,269	2,504	20,773	100%
	Parking	Provided	Required	Standard	Parallel	Compact	ADA	ADA Van	Pkg Prov.	Base Req	Bus Stop Red.	Bike Red.	Pkg Required		
		Long-Term Bicycle Parking	16	8								1			
		Short-Term Bicycle Parking	2	2											
		Open Parking (Assigned Residents)			20	10	5	1	1	37					
		Open Parking (Visitor, 1 USPS Space)			1		1		1	3					
	Total Parking	18	10	21	10	6	1	2	40	40	4	1	35		
Open Space				Provided	Required				Location Level	Units Requiring 125 CF per Unit	Building A 125 CF Lockers	Building B 125 CF Lockers	Total Provided 125 CF Lockers		
	Public Open Space (Not required due to project < 2 acres)	1,960							Level 3		7		7		
	Private Open Space	2,504			2,496				Level 2		5	22	27		
									Level 1		11	2	13		
	Open Space Total	4,464			2,496				Total	39	23	24	47		

SEC. 30-391 – OFF-STREET PARKING REDUCTIONS
(1) REDUCTIONS CAN BE COMBINED TO A MAXIMUM OF 20% OF THE TOTAL VEHICULAR PARKING REQUIRED.

- a. BICYCLE PARKING – REQUIRED VEHICULAR PARKING SPACES MAY BE REDUCED AT A RATE OF ONE VEHICULAR PARKING SPACE FOR EVERY FIVE (5) LONG-TERM BICYCLE PARKING SPACES PROVIDED ABOVE THE MINIMUM REQUIRED, UP TO A MAXIMUM REDUCTION OF 5% OF THE TOTAL VEHICULAR PARKING REQUIRED. THE PROJECT PROPOSES 8 ADDITIONAL LONG-TERM BICYCLE PARKING SPACES ABOVE THE MINIMUM REQUIRED OF (8) TO OBTAIN ONE (1) PARKING SPACE REDUCTION.
- b. BUS STOP – A PARKING REDUCTION OF UP TO 10% MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR ANY USE WITHIN 1/4 MILE OF A DESIGNATED BUS STOP (AS MEASURED ALONG A PUBLIC WALKWAY). THE PROJECT IS WITHIN 550 FEET (1/10 MILE) OF THE DESIGNATED BUS STOP AT THE SOUTHEAST, CORNER OF CYPRESS AVENUE AND ARROW BLVD., QUALIFYING FOR A REDUCTION OF FOUR (4) PARKING SPACES.

Notes

- ALL SIGNS ARE SUBJECT TO A SEPARATE DESIGN REVIEW SIGN APPLICATION.
- ALL EXTERIOR LIGHTING SHALL BE ORIENTED, DIRECTED, AND/OR SHIELDED AS MUCH AS POSSIBLE SO THAT DIRECT ILLUMINATION DOES NOT INFRINGE ONTO ADJOINING PROPERTIES.
- BUILDINGS WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM PER C.B.C. SEC. 903.3.1.1 (NFPA 13).

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ARCHITECT :

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

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- A0.0 COVER SHEET
- A1.0 DETAILED SITE PLAN
- A2.0 LEVEL 1 BUILDING PLAN
- A2.1 LEVEL 2 BUILDING PLAN
- A2.2 LEVEL 3 BUILDING PLAN
- A2.3 LEVEL R ROOF PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
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- A4.0 SITE SECTIONS
- A5.0 TYPICAL UNIT PLANS
- A5.1 TRASH ROOM PLANS
- A6.0 VIEW FROM CYPRESS AVENUE
- A7.0 MATERIALS & COLOR PALETTE
- LC-1.0 CONCEPTUAL HARDSCAPE PLAN
- LC-2.0 CONCEPTUAL LANDSCAPE PLAN
- EP-1 PHOTOMETRIC SITE PLAN
- C-1 EXISTING LOTTING AND NOTES (SEPARATE COVER)
- C-2 DETAILS (SEPARATE COVER)
- C-3 CONCEPTUAL GRADING AND UTILITY PLAN (SEPARATE COVER)
- C-4 CONCEPTUAL GRADING AND UTILITY PLAN (SEPARATE COVER)

Zoning Analysis

LAND USE: MULTI-FAMILY
ZONING: TRANSITIONAL DISTRICT
TOTAL LOT AREA: 44,910.75 S.F. (1.03 ACRES ±)

DENSITY ALLOWED: 39 DU/ACRE MAX.
STORIES ALLOWED: 3 MAX.
HEIGHT ALLOWED: 40 FEET MAX.

DENSITY PROPOSED: 39 DU/ACRE
STORIES PROPOSED: 3
HEIGHT PROPOSED: < 40 FEET

BUILDING TYPE: COURT
FRONTAGE TYPE: PORCH
FRONTAGE COVERAGE: 50% MIN. (104'-1" FRONTAGE PROVIDED OF 200'-0" TOTAL WIDTH)

STORY HEIGHT (GROUND FLOOR/UPPER STORIES): 12 FEET MIN./10 FEET MIN.
REQUIRED PARKING (RESIDENTIAL – 1 BEDROOM): 1 SPACE PER UNIT
REQUIRED PARKING (RESIDENTIAL – 2 BEDROOM): 1.5 SPACES PER UNIT

PRIVATE OPEN SPACE: 64 S.F. PER UNIT, 8 FT. MIN. WIDTH & DEPTH
PUBLIC OPEN SPACE: PROJECT IS LESS THAN 2 ACRES; NOT APPLICABLE.

PARKING SETBACKS FROM PROPERTY LINE (MINIMUM):
FRONT STREET: 30 FEET
SIDE INTERIOR: 5 FEET
REAR YARD: 5 FEET

BUILDING SETBACKS FROM PROPERTY LINE (MINIMUM):
FRONT STREET: 10 FEET
SIDE STREET: 10 FEET
SIDE INTERIOR: 5 FEET
REAR YARD: 20 FEET

ALLOWABLE HORIZ. ENCROACHMENTS INTO REQ. SETBACKS (W/ 8 FT. MIN. VERT. CLR.):
DESCRIPTION FRONT/ST. SIDE REAR SIDE
ARCADE, GALLERY: 2 FT. CLR. OF CURB 5 FT. FROM P.L. N/A
AWNING: 2 FT. CLR. OF CURB 5 FT. FROM P.L. N/A
BALCONY: 4 FT. MAX. 5 FT. FROM P.L. 5 FT. FROM P.L.
EAVES: 2 FT. CLR. OF CURB 3 FT. FROM P.L. 3 FT. FROM P.L.

Affordable Housing By-Right Concessions

- WAIVE REQUIREMENT FOR INDIVIDUAL LAUNDRY HOOKUPS
- REDUCE GROUND FLOOR HEIGHT TO 10 FEET
- WAIVE LANDSCAPE PROTECTION DIMENSIONS IN PARKING FINGERS AND END AISLES

Applicable Codes

THE "LIMIT OF WORK" FOR THIS PROJECT SHALL COMPLY WITH 2025 CALIFORNIA TITLE 24

2025 CALIFORNIA ADMINISTRATIVE CODE
2025 CALIFORNIA BUILDING CODE
2025 CALIFORNIA ELECTRICAL CODE
2025 CALIFORNIA MECHANICAL CODE
2025 CALIFORNIA PLUMBING CODE
2025 CALIFORNIA ENERGY CODE
2025 CALIFORNIA FIRE CODE
2025 CALIFORNIA GREEN BUILDING STANDARDS
2025 CALIFORNIA REFERENCE STANDARD CODE
CITY OF FONTANA MUNICIPAL CODE

ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES & REGULATIONS, ADOPTED BY THE AUTHORITY HAVING JURISDICTION, INCLUDING ACCESSIBILITY CODES & STANDARDS

Project Team

OWNER (APPLICANT): CITY OF FONTANA, A MUNICIPAL CORPORATION
8353 SIERRA AVENUE
FONTANA, CA 92335
909-350-6718

DEVELOPER: SLOVENE PARTNERS, LLC
3105 E. GUAISTI ROAD, SUITE 100
ONTARIO, CA 91761
909-931-9763

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

LANDSCAPE ARCHITECT: TERRAIN INTEGRATION
143 SOUTH OLIVE STREET
ORANGE, CA 92866
714-724-9814

CIVIL ENGINEER: KES TECHNOLOGIES
ONE VENTURE, SUITE 130
IRVINE, CA 92618
949-339-5331

ELECTRICAL ENGINEER: CANDELA ENGINEERING
27201 CALLE JUANITA
DANA POINT, CA 92624
949-201-1333

Project Description

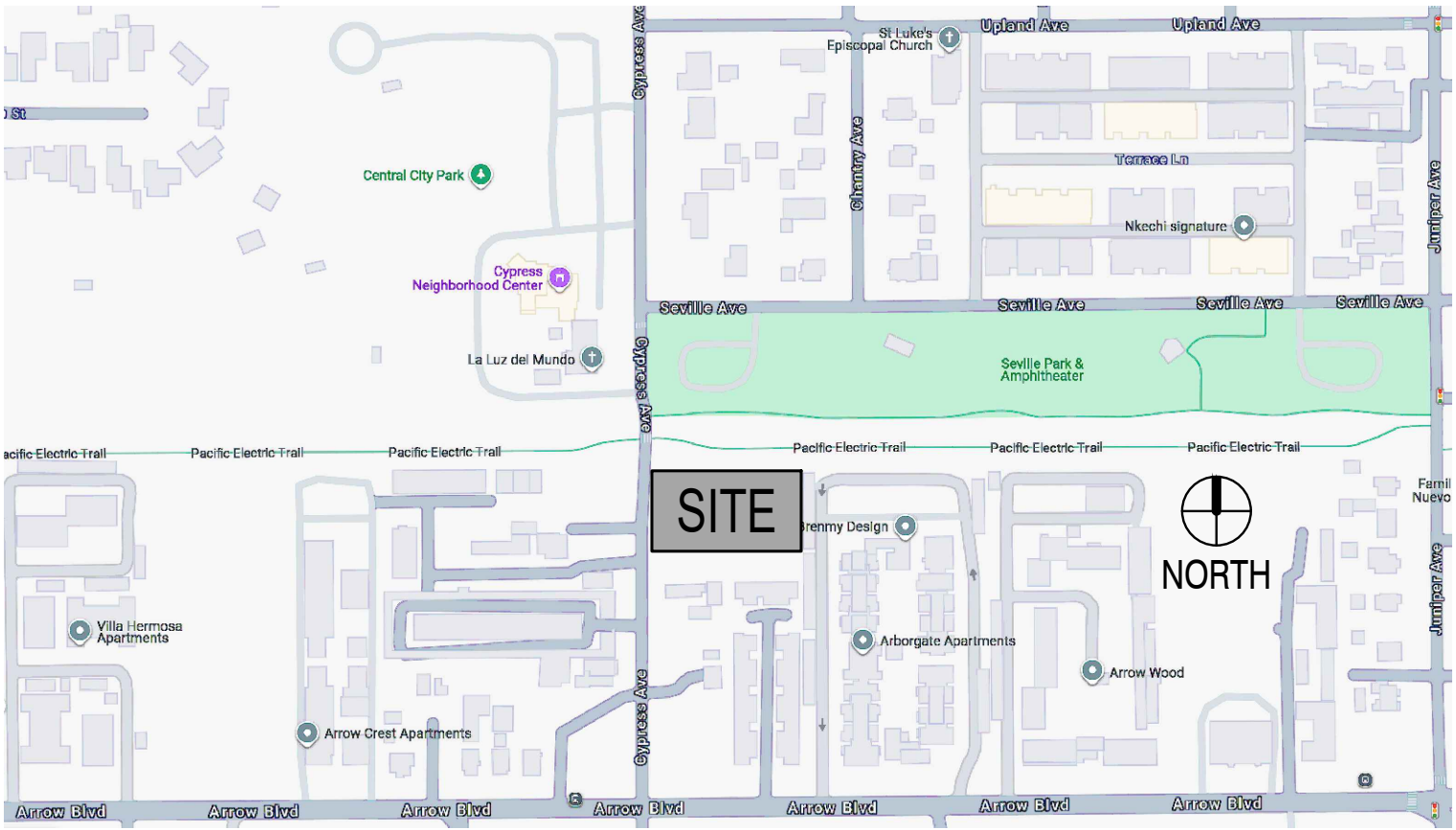
PUBLICLY FUNDED 39-UNIT NEW 100% AFFORDABLE HOUSING APARTMENT PROJECT CONSISTING OF (2) 3-STORY RESIDENTIAL BUILDINGS ABOVE GRADE SITUATED AROUND A SHARED COURT WITHIN THE FORM-BASED CODE; SURFACE PARKING LOCATED AROUND THE SITE PERIMETER; AMENITIES INCLUDE A COMMUNITY ROOM, MANAGEMENT OFFICE, SHARED LAUNDRY, BIKE STORAGE, PRIVATE STORAGE. THE ARCHITECTURAL STYLE IS COTTAGE FARMHOUSE, WHICH IS CHARACTERIZED BY SIMPLE CLEAN LINES, GABLED ROOFS, WRAPPED PORCHES, EXPOSED BEAMS AND SIDING.

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.

Project Location



Cover Sheet

Design Review Set

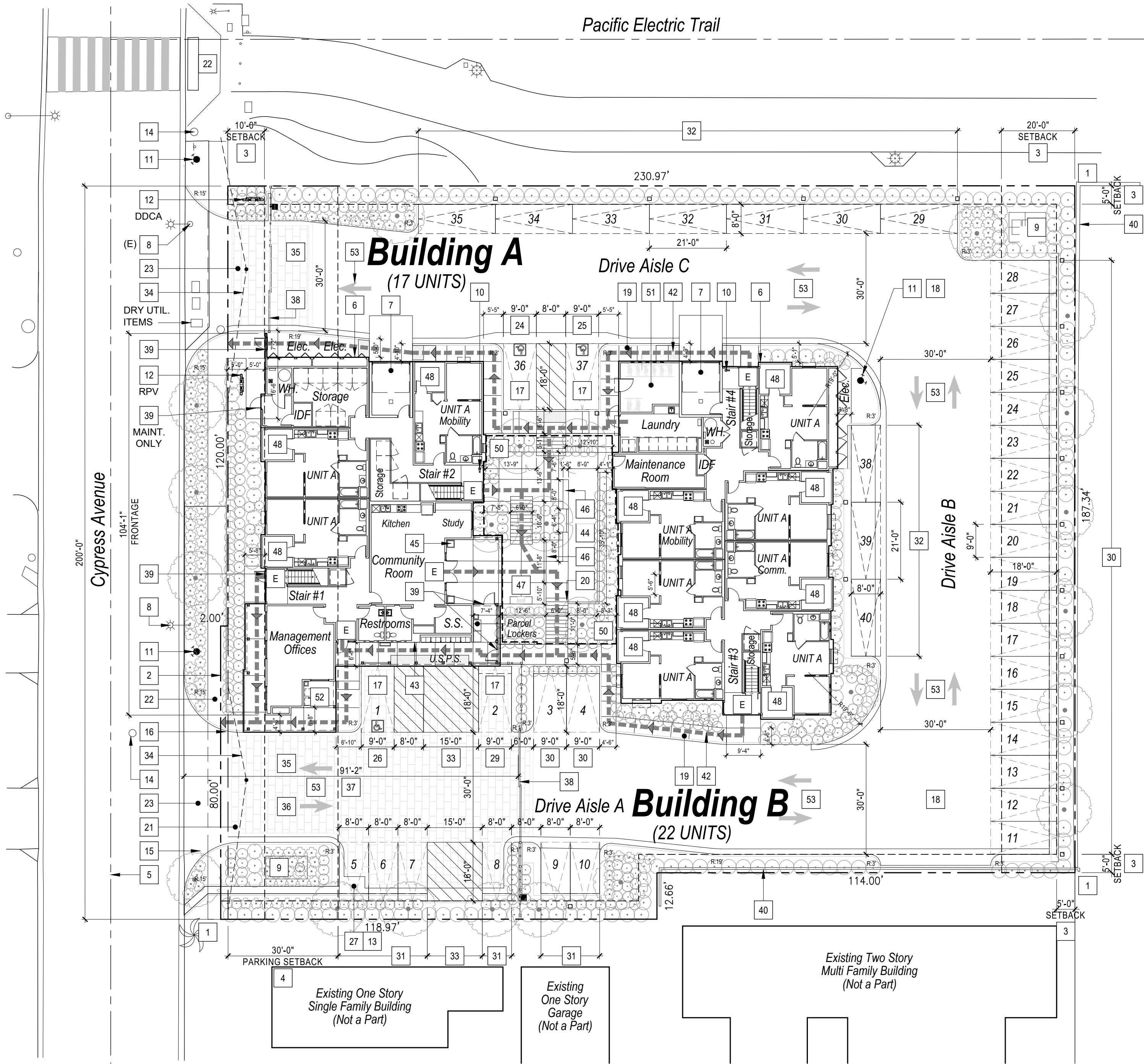
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
2	09.09.2025	PAM RESUBMISSION

MASTER CASE # : MCN25-0024

SCALE :

SHEET # :

A0.0



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

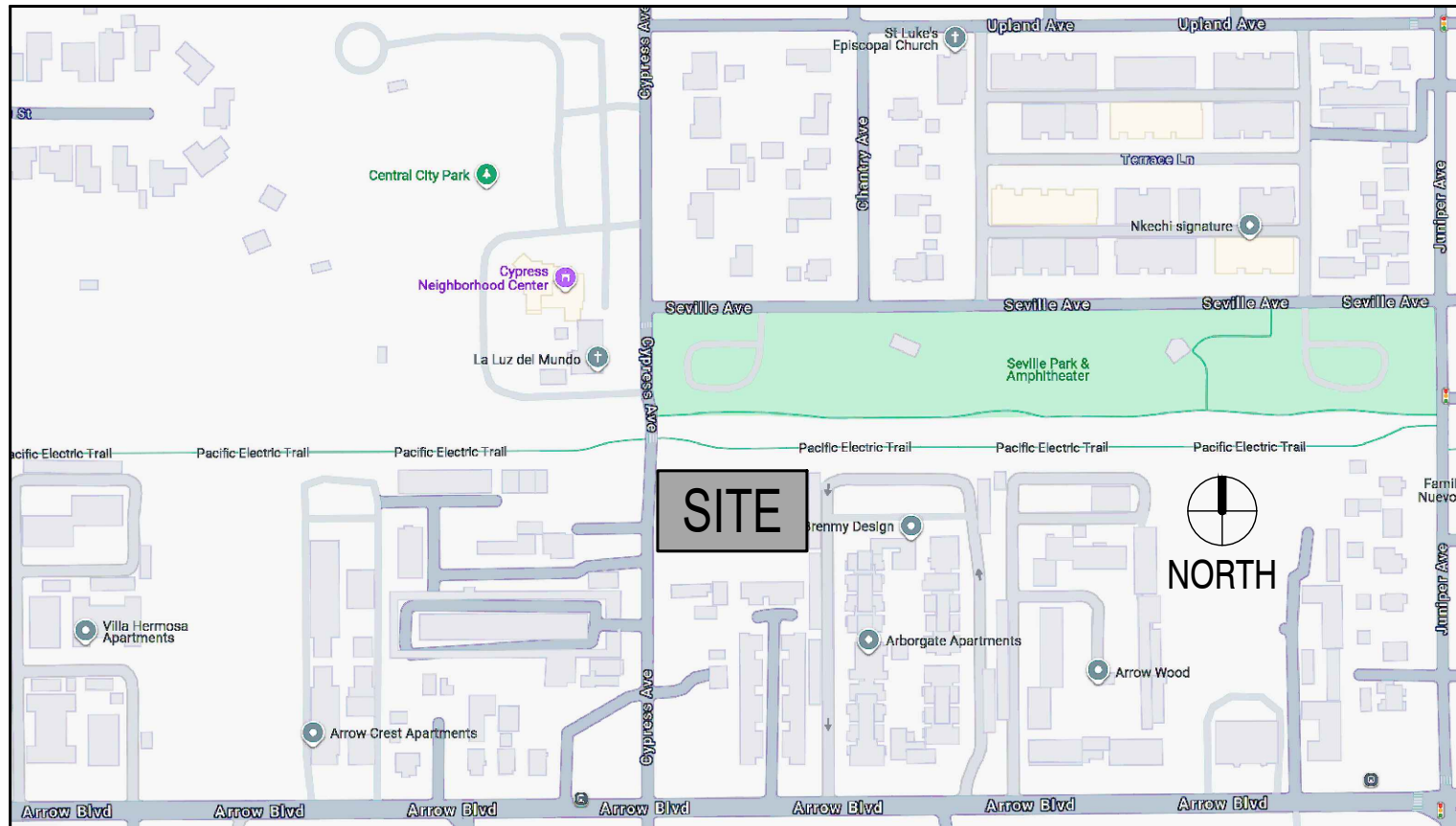
BUILDING PRIMARY ENTRY POINTS

Legal Description

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Vicinity Map



Detailed Site Plan

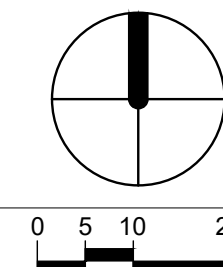
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ISSUES & REVISIONS		
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MASTER CASE #: MCN25-0024

SCALE :

SHEET # :



A1.0

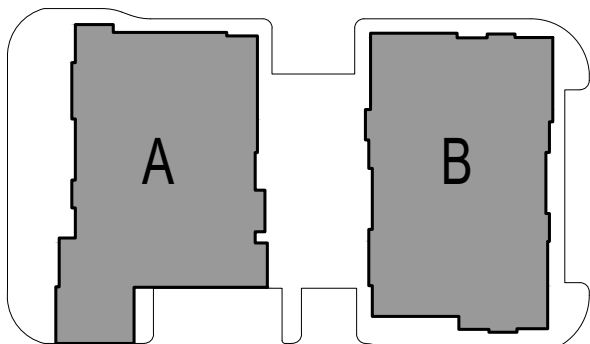
Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER :

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

Keyplan

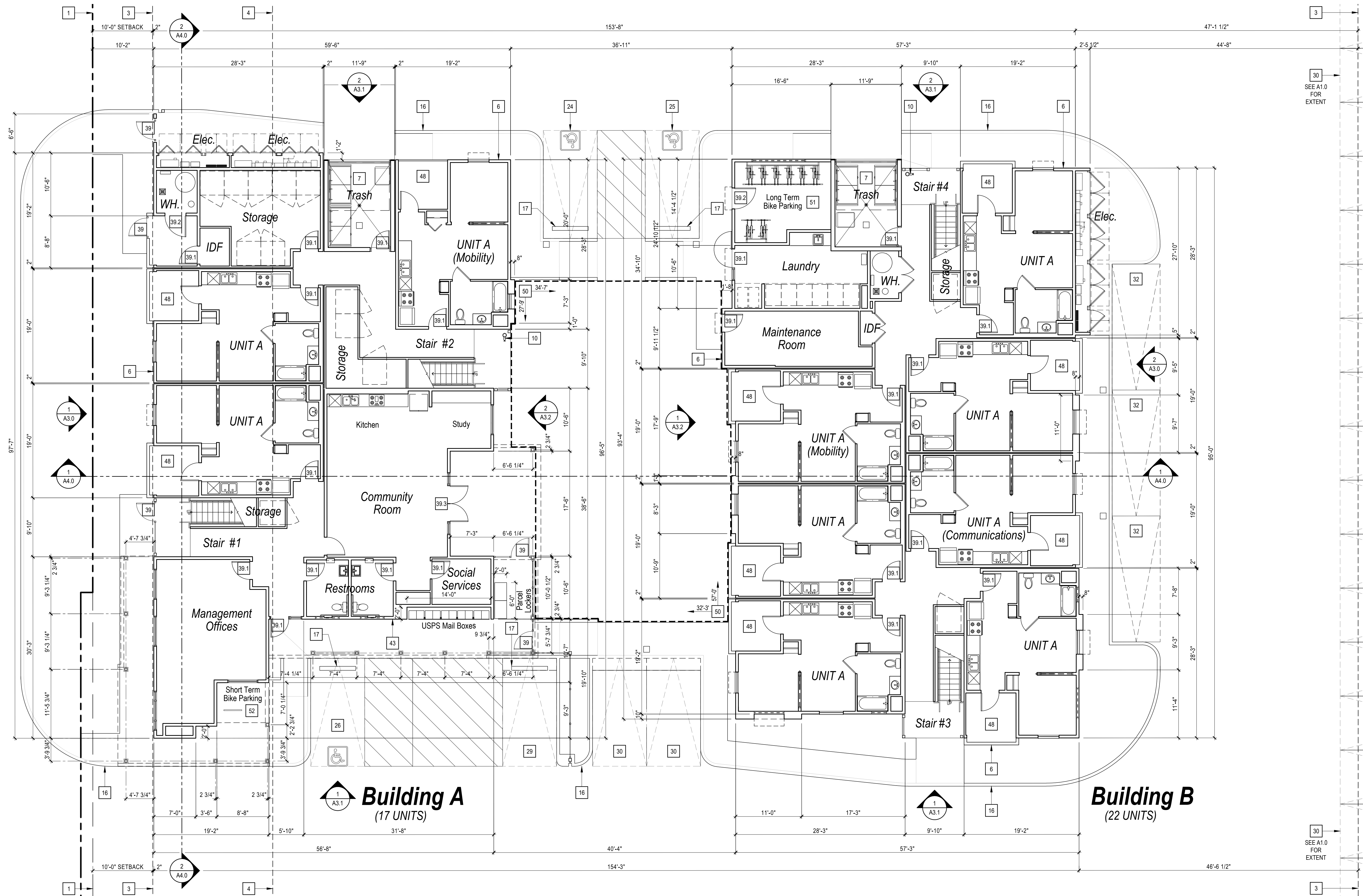


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ARCHITECT :



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



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"
- 26 ADA VAN PARKING (VISITOR): 9'-0" x 18'-0"
- 29 U.S.P.S. PARKING: 9'-0" x 18'-0"
- 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

MASTER CASE #: MCN25-0024

ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
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SCALE :

0 2 4 8

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A2.0

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ARCHITECT :



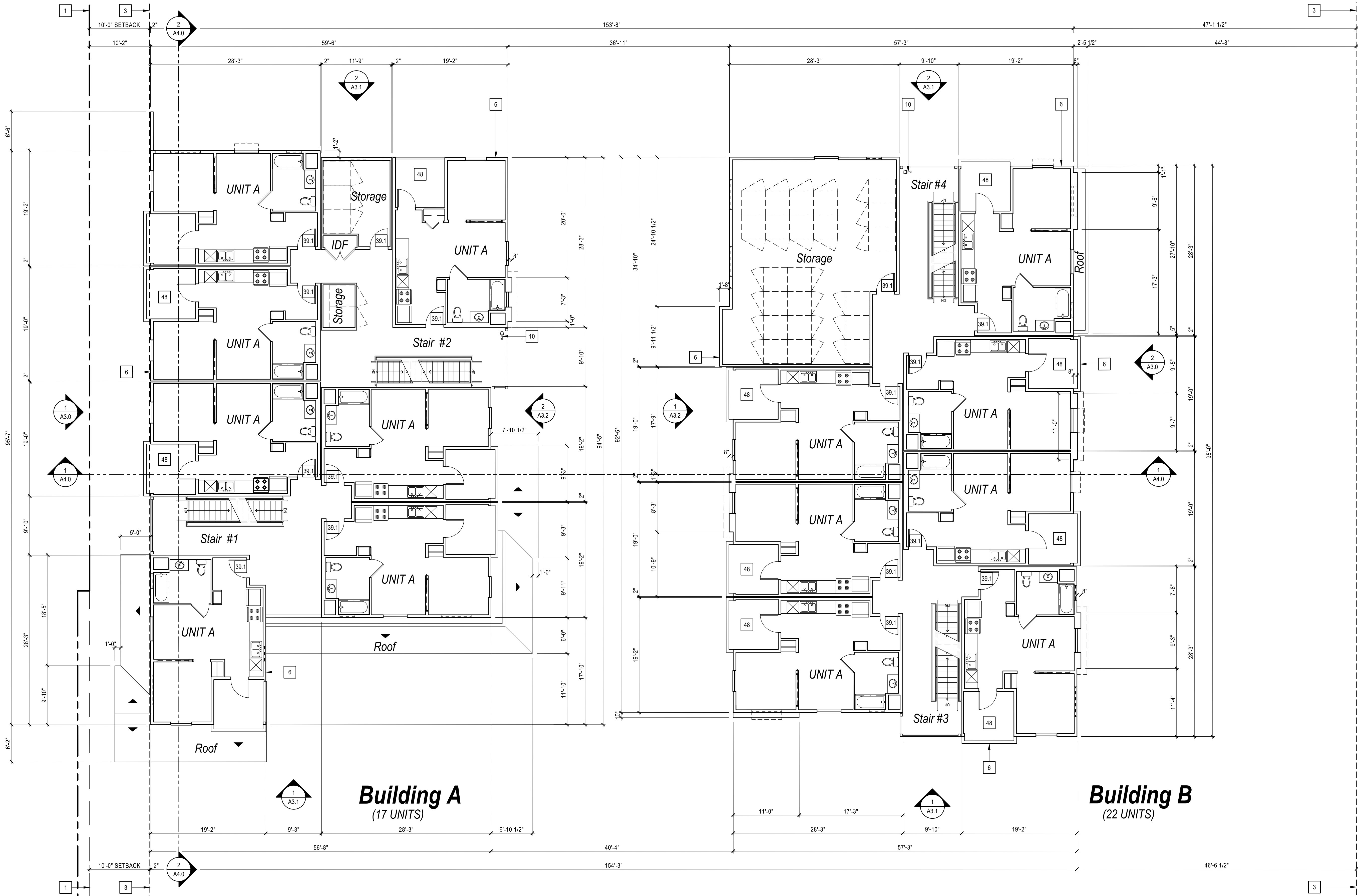
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

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



- Keynotes**
- 1 PROPERTY LINE
 - 3 SETBACK LINE
 - 6 BUILDING BOUNDARY
 - 10 FIRE WATER RISER
 - 39.1 ENTRANCE DOOR: 36" WIDE
 - 48 PRIVATE OPEN SPACE: 8' x 8' (64 S.F.)

Level 2 Building Plan

Design Review Set

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1	06.20.2025	PAM SUBMISSION
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SCALE :

0 2 4 8

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OWNER :

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



- ### Keynotes
- 1 PROPERTY LINE
 - 3 SETBACK LINE
 - 6 BUILDING BOUNDARY
 - 10 FIRE WATER RISER
 - 39.1 ENTRANCE DOOR: 36" WIDE
 - 48 PRIVATE OPEN SPACE: 8' x 8' (64 S.F.)
 - 49 PRIVATE OPEN SPACE: 9' x 8' (72 S.F.)

Level 3 Building Plan

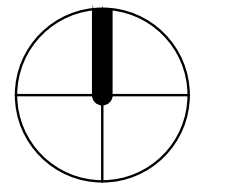
Design Review Set

MASTER CASE #: MCN25-0024

ISSUES & REVISIONS		
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SCALE :

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A2.2

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ARCHITECT :



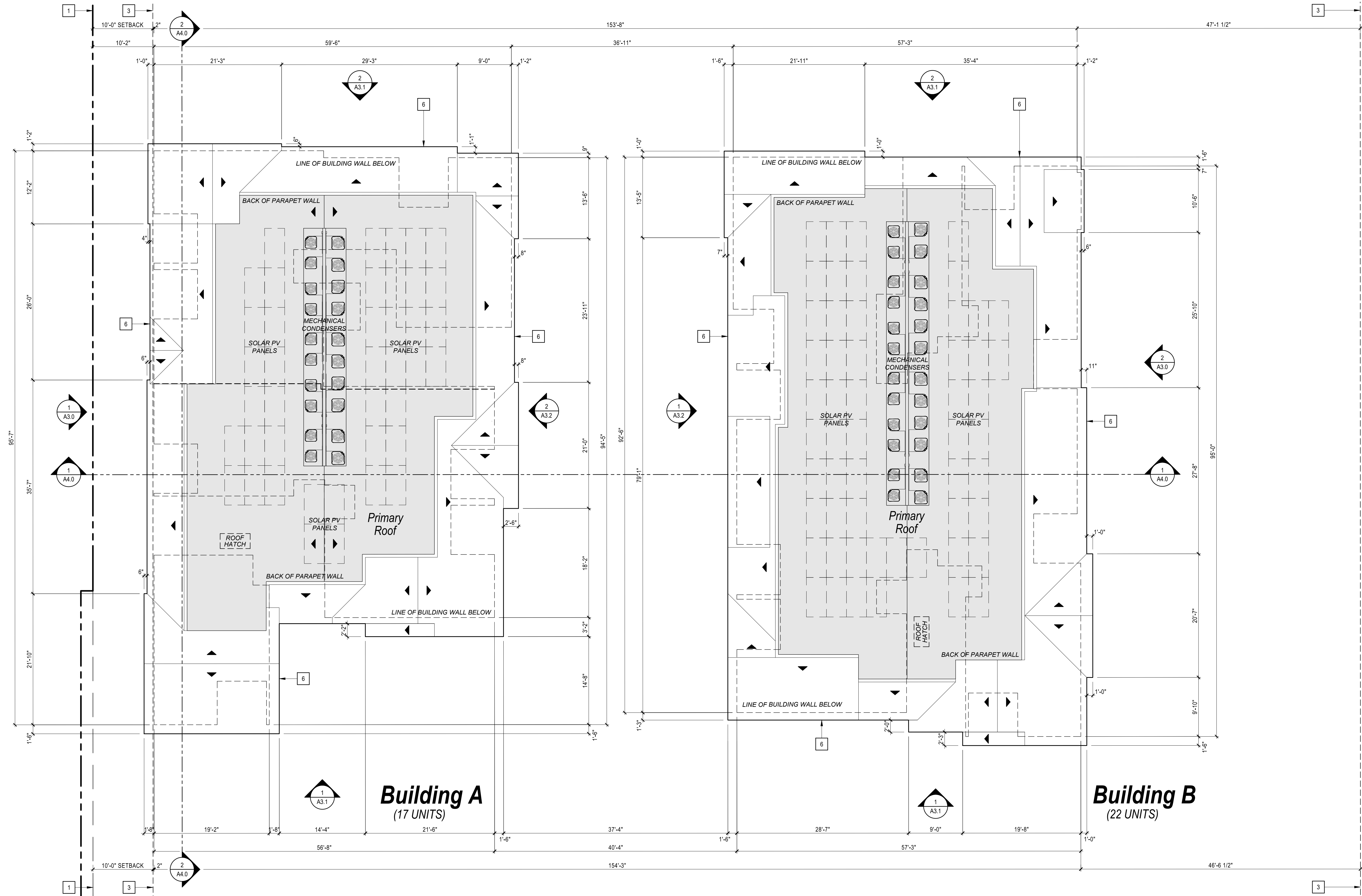
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
TUSTIN, CA 92780
714-389-1890

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



Keynotes

- 1 PROPERTY LINE
- 3 SETBACK LINE
- 6 ROOF BOUNDARY

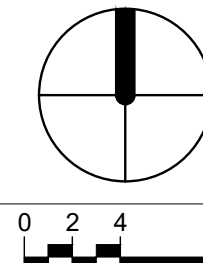
Level R Roof Plan

Design Review Set

MASTER CASE #: MCN25-0024

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
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SCALE :



SHEET # :

A2.3

ARCHITECT :

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

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

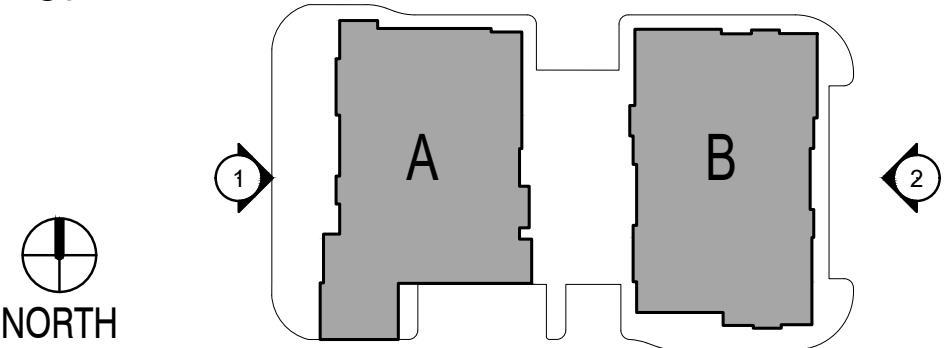


Elevations

Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

Keyplan



Design Review Set

MASTER CASE #: MCN25-0024

ISSUES & REVISIONS

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

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



2 NORTH ELEVATION
1"= 10'



1 SOUTH ELEVATION
1"= 10'

Elevations

Design Review Set

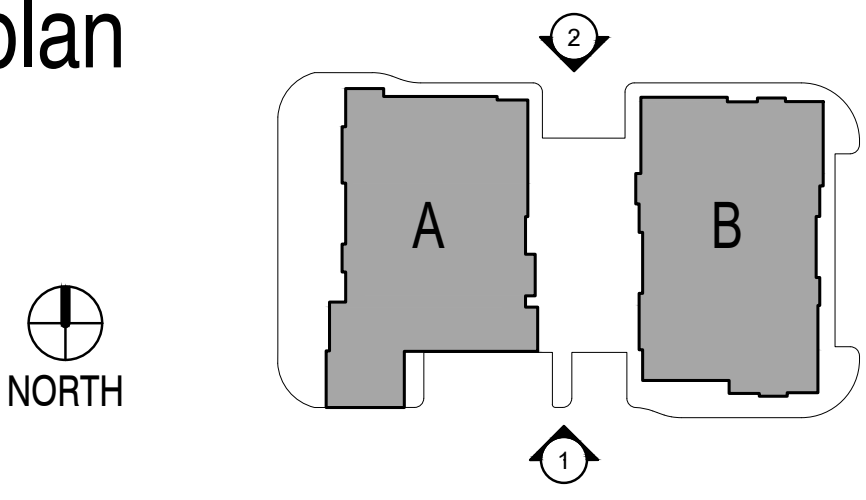
ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
1	06.20.2025	PAM SUBMISSION
2	09.09.2025	PAM RESUBMISSION

MASTER CASE #: MCN25-0024

SCALE : 0 2 5 10

SHEET #: A3.1

Keyplan



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ARCHITECT :

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

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



2 COURTYARD EAST ELEVATION
1"= 10'

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



1 COURTYARD WEST ELEVATION
1"= 10'

Elevations

Design Review Set

MASTER CASE #: MCN25-0024

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

SCALE : 0 2 5 10

SHEET #: A3.2

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714-389-1890

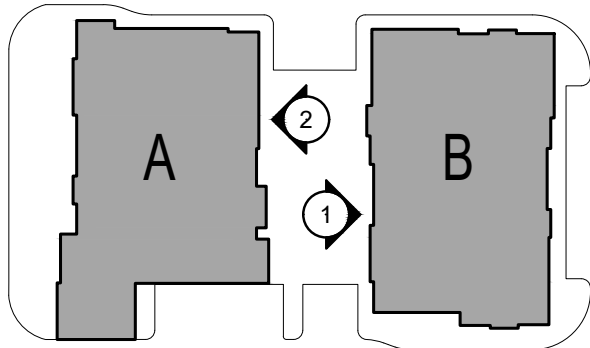
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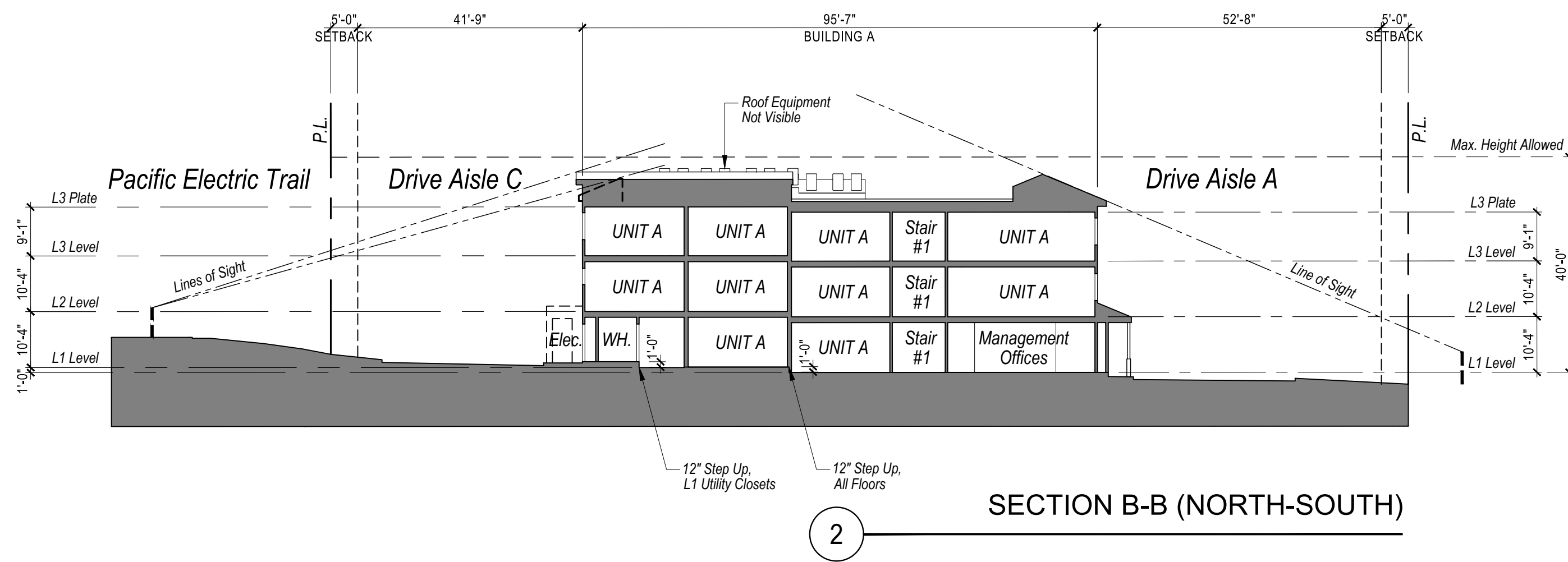
OWNER :

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Keyplan

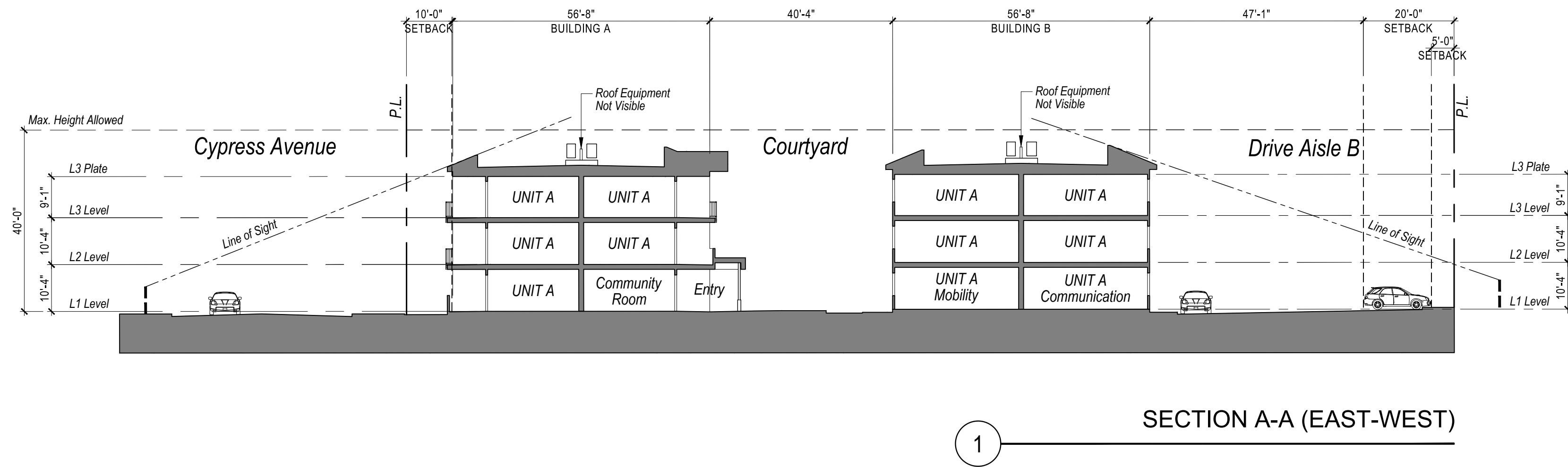


Building A
(17 UNITS)



Building A
(17 UNITS)

Building B
(22 UNITS)



Site Sections

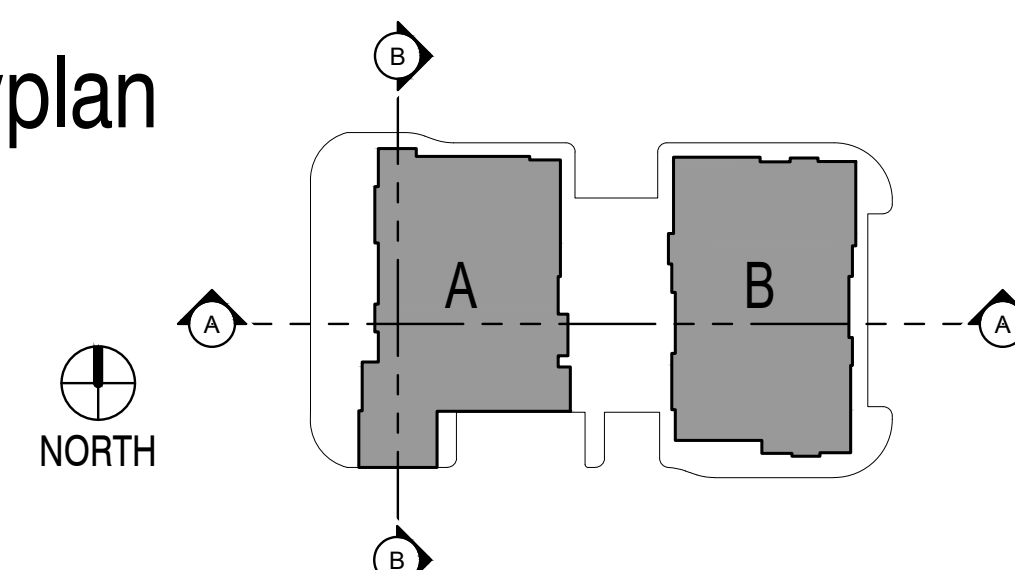
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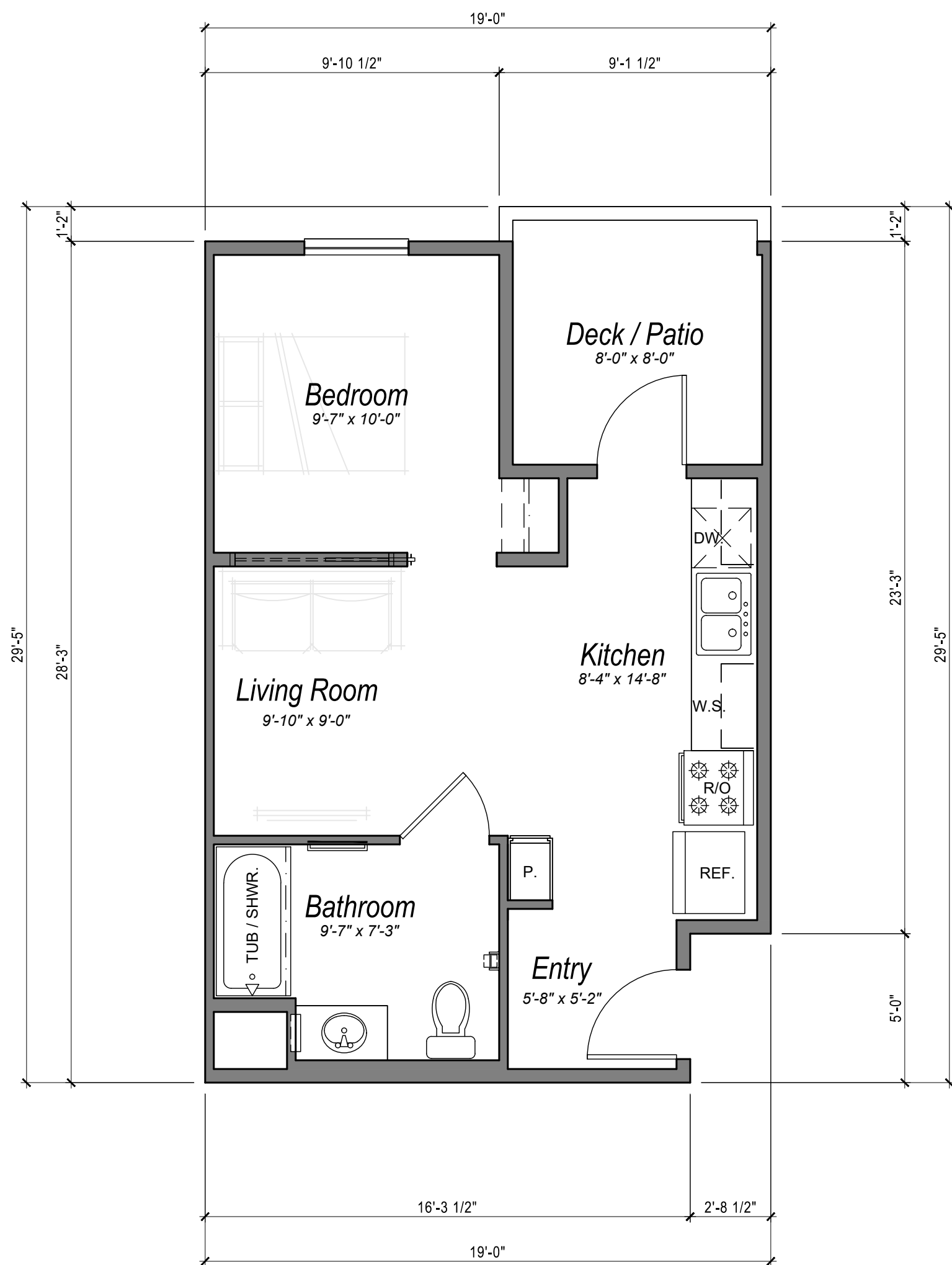
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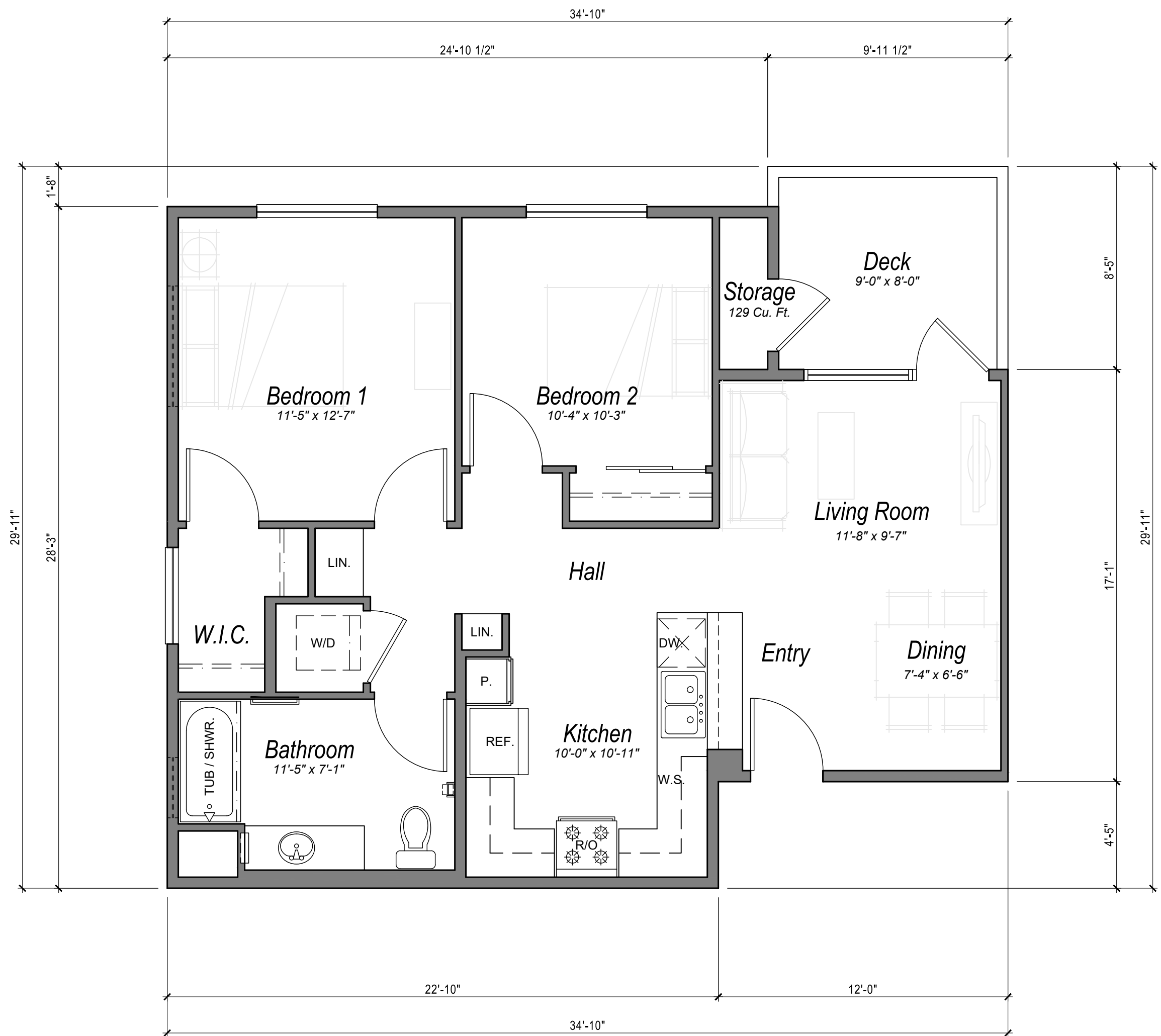
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TUSTIN, CA 92780
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1 **UNIT A**
1 Bedroom/1 Bath (460 s.f.)



2 **UNIT B (Manager's Unit)**
2 Bedroom/1 Bath (867 s.f.)

Typical Unit Plans

Design Review Set

MASTER CASE #: MCN25-0024

ISSUES & REVISIONS

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

SCALE :

SHEET #: **A5.0**

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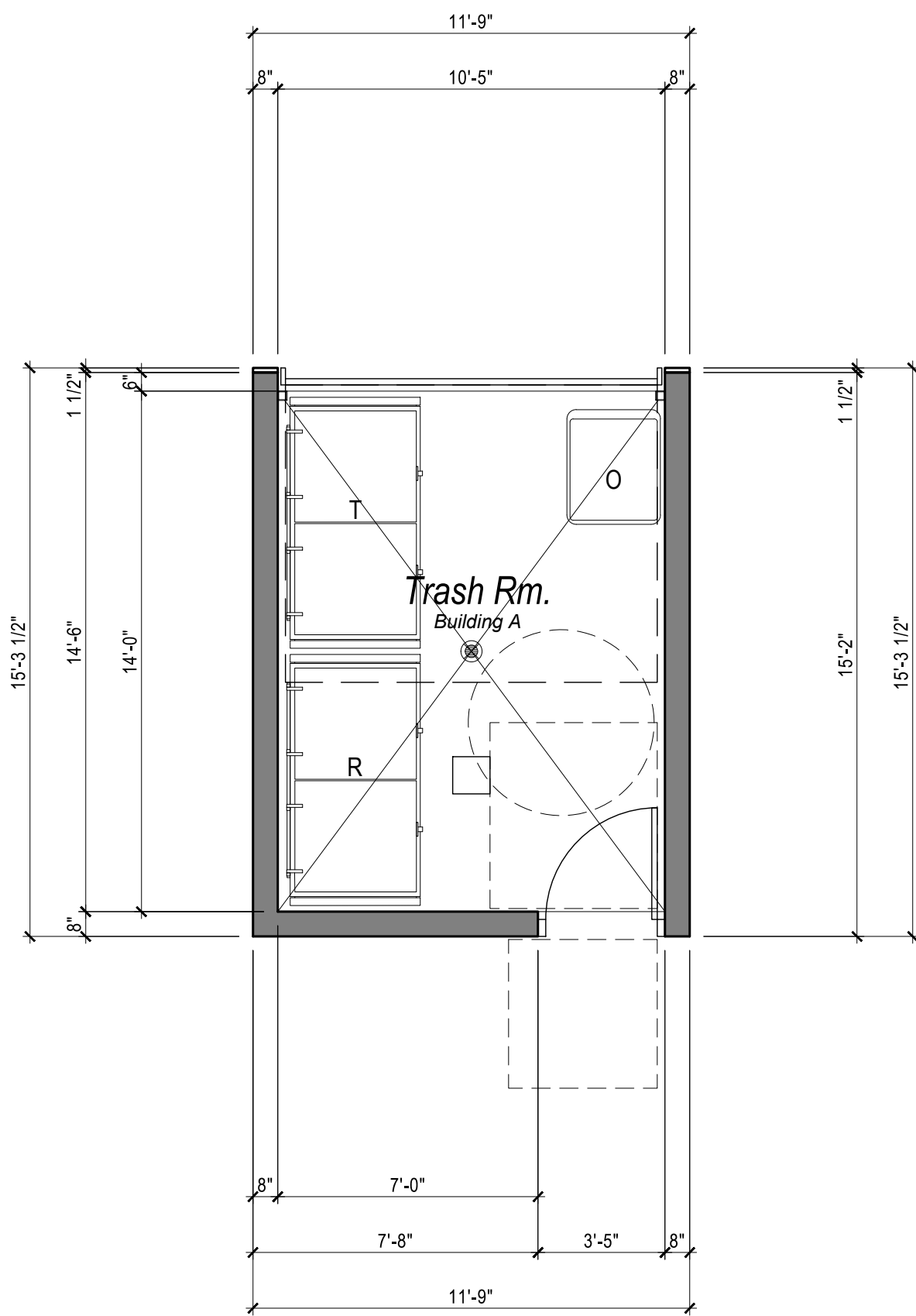
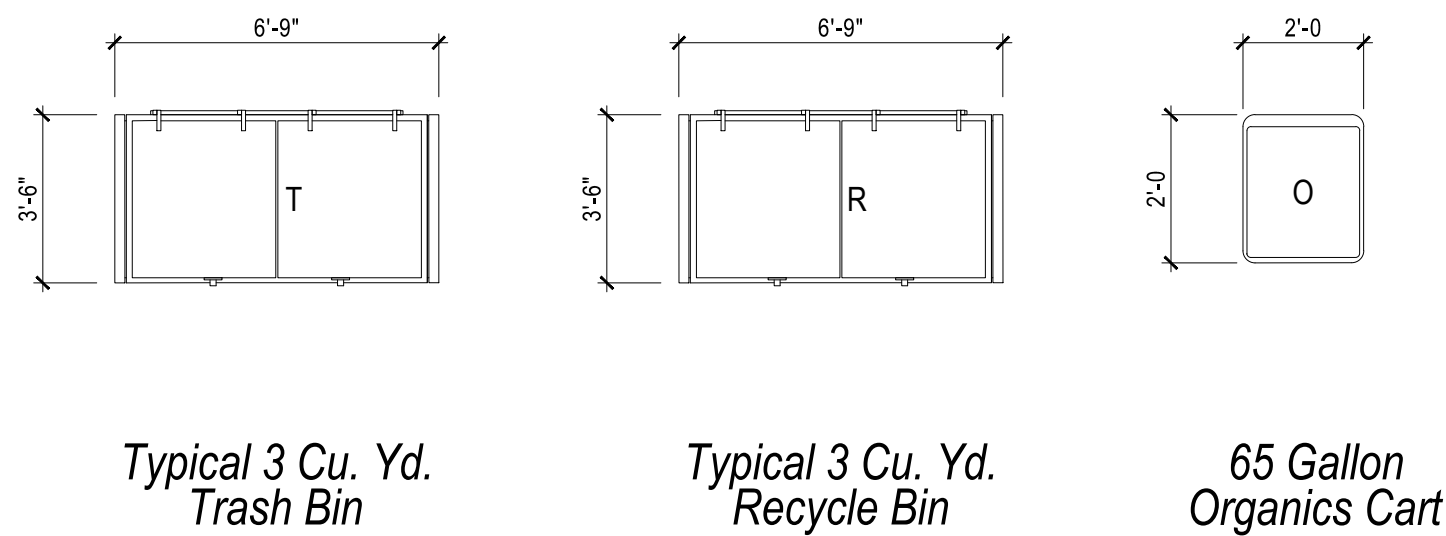
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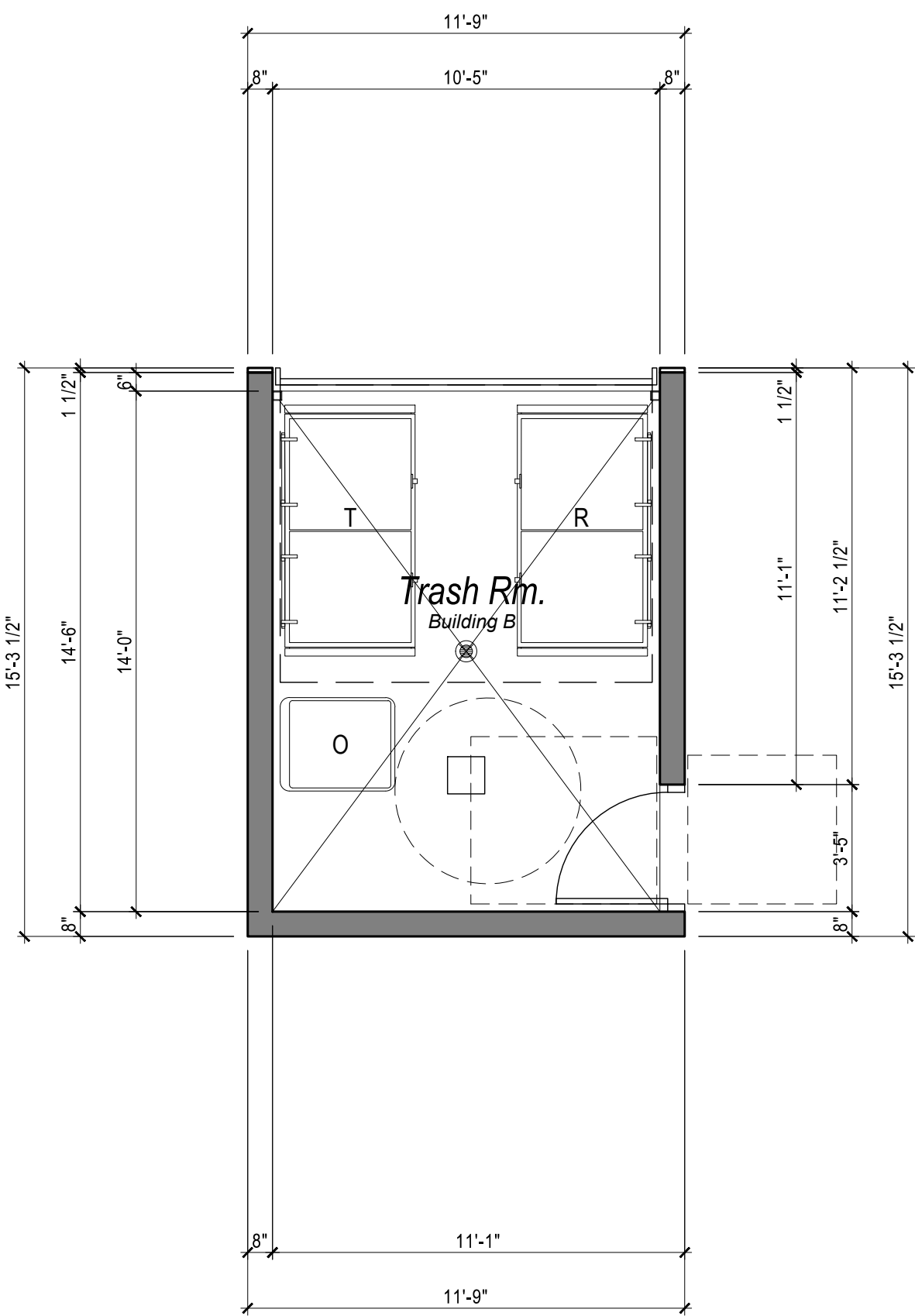
OWNER :

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

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



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

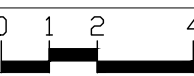
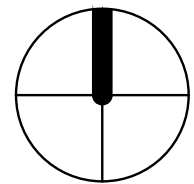
Design Review Set

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

SCALE :

SHEET # :



A5.1

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OWNER :

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



View from Cypress Avenue

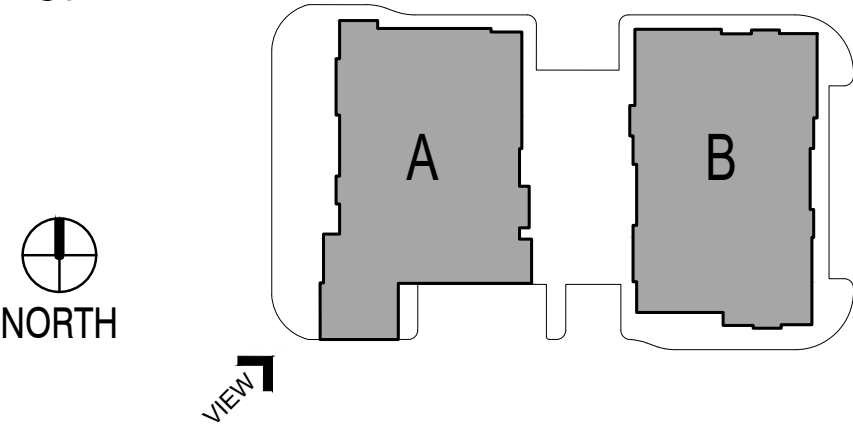
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Keyplan



Design Review Set

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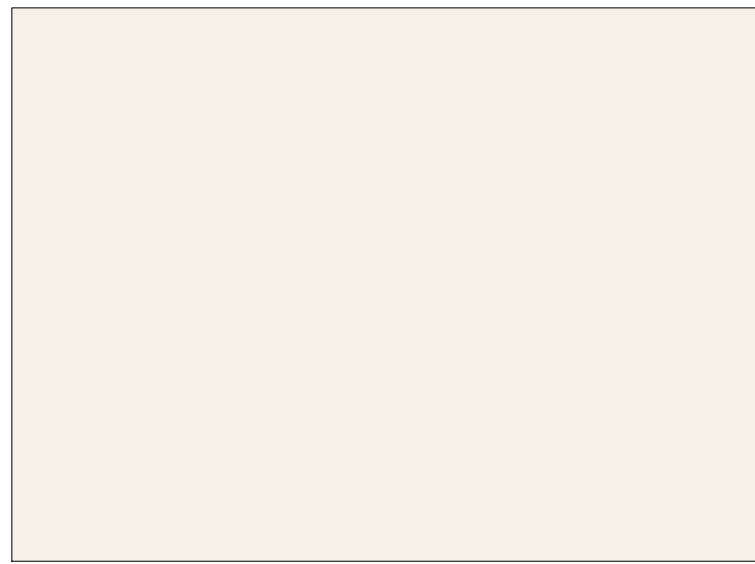
MASTER CASE # : MCN25-0024

SCALE :

SHEET # :

A6.0

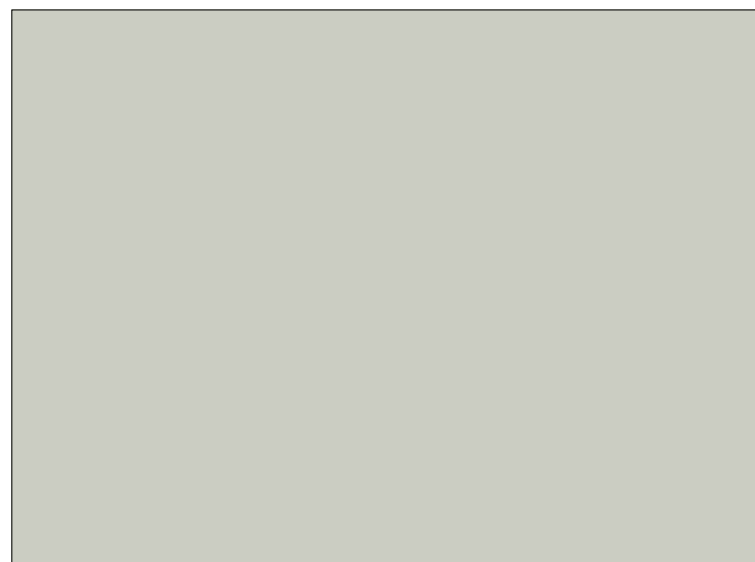
COLORS & FINISHES



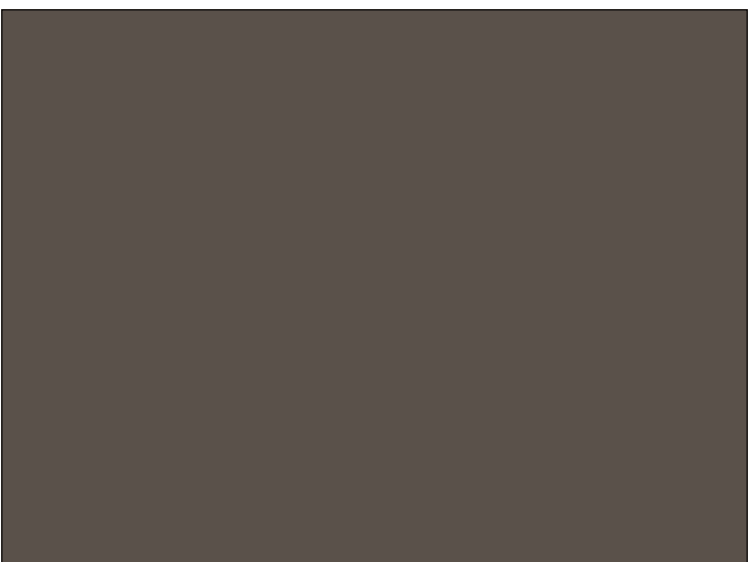
A COLOR: ANTIQUE PAPER
DE6218



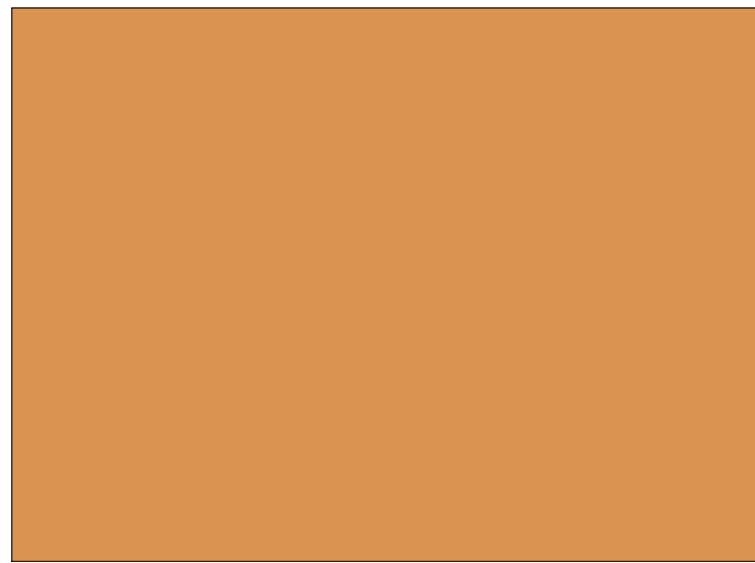
E COLOR: CASTING SHADOW
DE6291



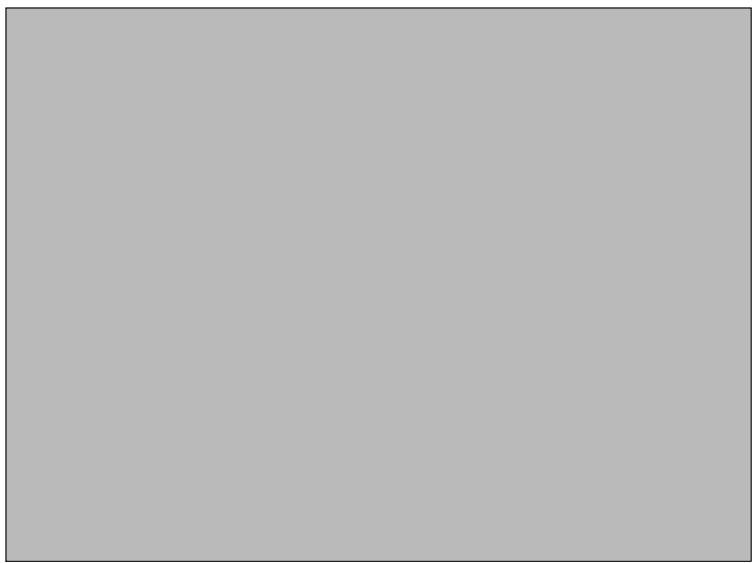
B COLOR: SILHOUETTE
DE6276



F COLOR: WEATHERED BROWN
DEC756



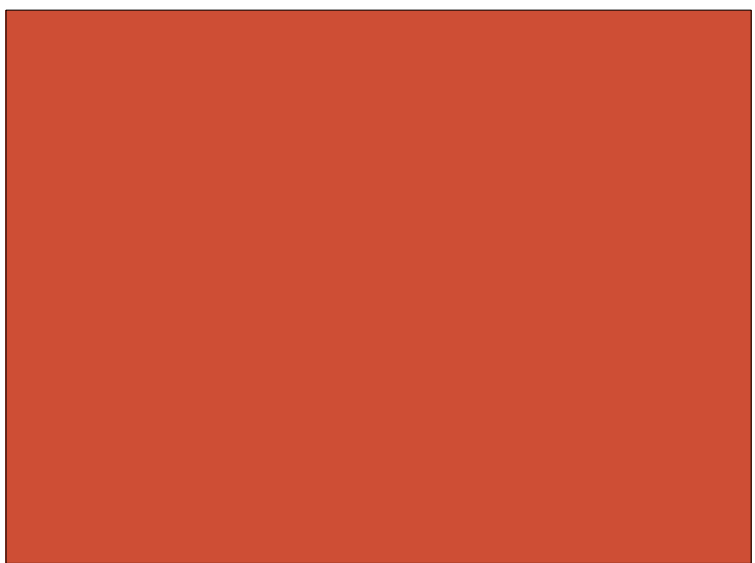
C COLOR: BRUSHED CLAY
DE5243



G COLOR: COVERED IN PLATINUM
DE6367



D COLOR: OLIVE MARTINI
DE5562

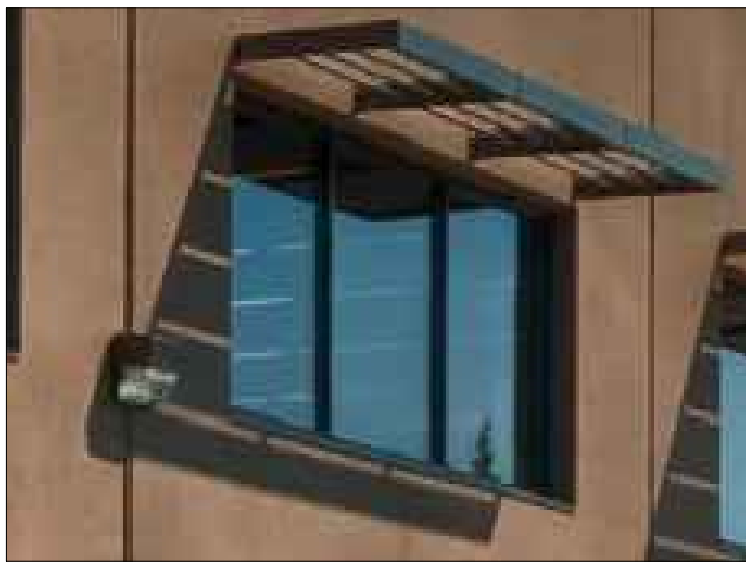


J COLOR: BONFIRE FLAME
DEA109

MATERIALS



1 STUCCO FINE/MEDIUM FINISH



5 METAL SHADE STRUCTURE



9 ALUMINUM STOREFRONT



2 VERTICAL SIDING



6 METAL RAILING



10 PAINTED METAL FENCE



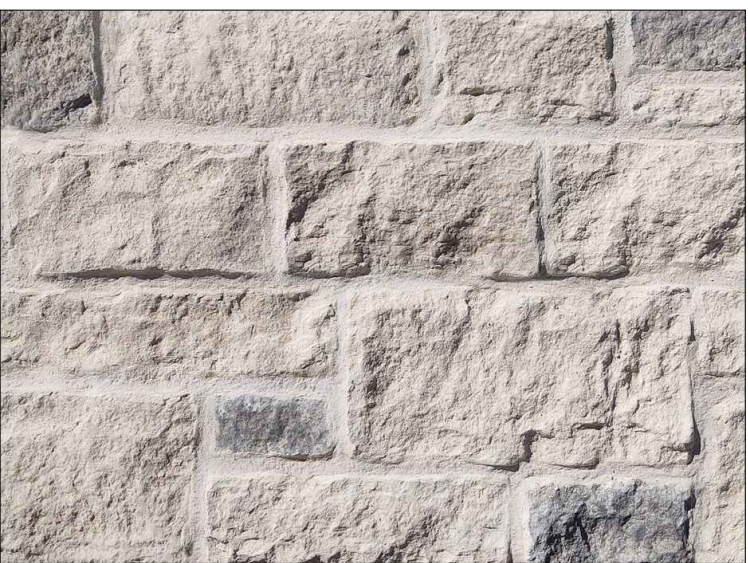
3 HORIZONTAL SIDING



7 ASPHALT SHINGLE ROOF BLACK SABLE



11 PAINTED METAL GATE



4 MANUFACTURED STONE
TEXAS RUBBLE



8 VINYL WINOW – 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

Design Review Set

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

SCALE :

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ARCHITECT :

DNA
DESIGN AND ARCHITECTURE
150 EL CAMINO REAL SUITE 130
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714-389-1890

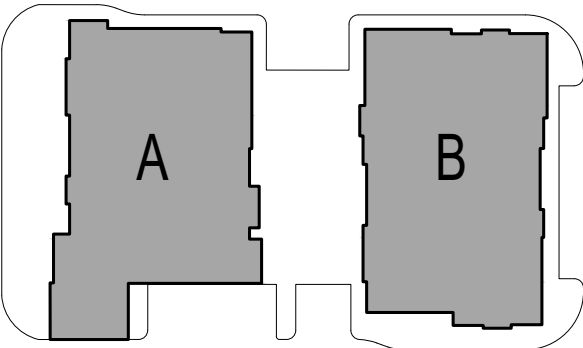
Fontana Slovene Apts.

PROJECT ADDRESS: 8425 CYPRESS, FONTANA, CA 92335

OWNER :

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

Keyplan



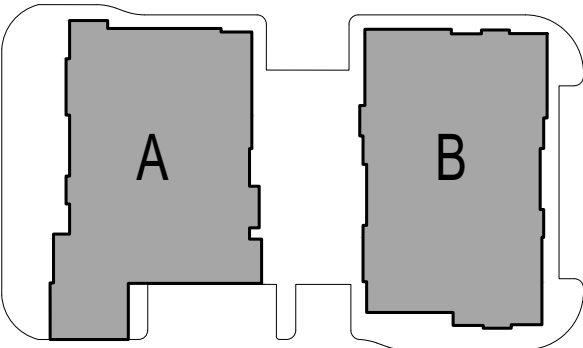
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Keyplan



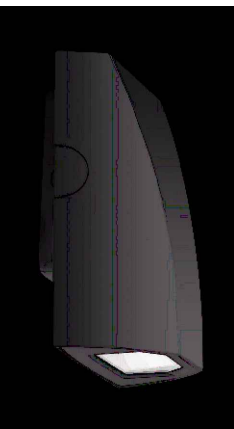
LIGHTING LEGEND



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



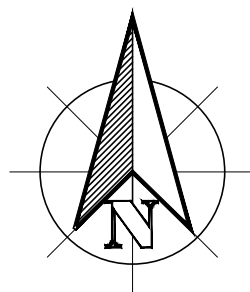
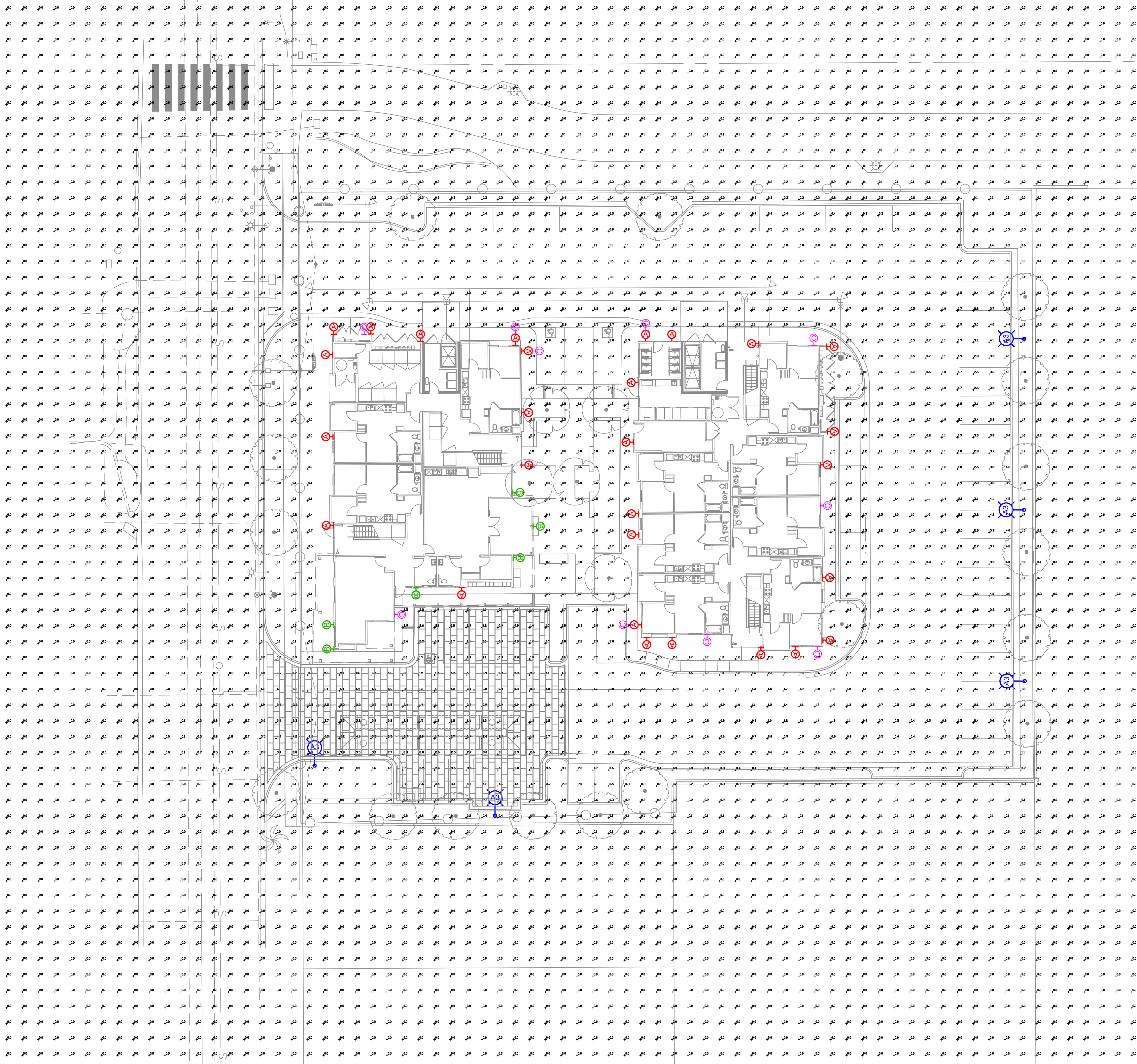
12W DECORATIVE LED WALL LIGHT
1000 LUMENS
+/- 6'-8" MOUNTING HEIGHT
3000°K



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



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



LIGHTING DESIGN | ELECTRICAL ENGINEERING

CANDELA ENGINEERING INC
27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

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MASTER CASE # : MCN25-0024

PHOTOMETRIC SITE PLAN

SCALE : 1"=20'-0"

SHEET # : EP-1