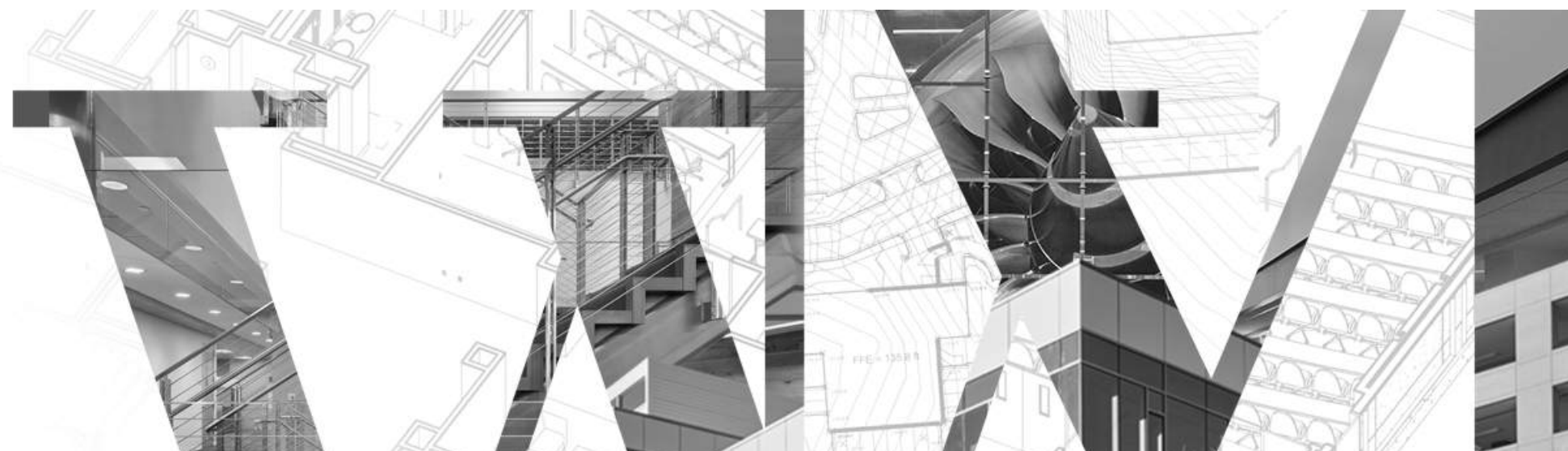




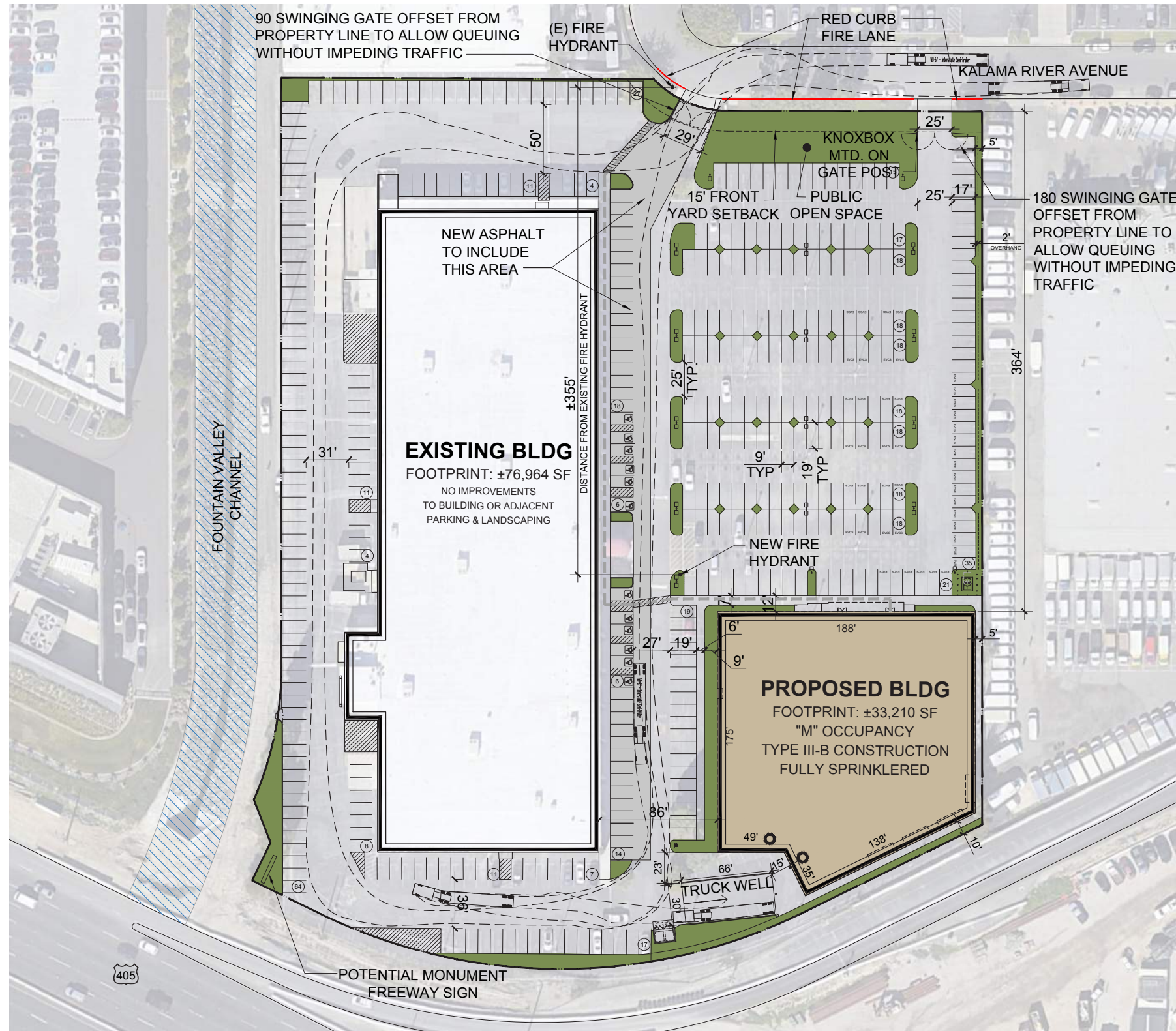
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## KALAMA RIVER

10800 KALAMA RIVER AVE,  
FOUNTAIN VALLEY

INSPIRATION  
IRV21-0198-00  
01.12.2024



**PROJECT DATA**

EXISTING BUILDING	OFFICE	FOOTPRINT		
EXISTING BUILDING	0	76,964 SF		
PROPOSED BUILDING	0	33,210 SF		

PARKING				
EXISTING BUILDING				
RETAIL	1/250 SF (41,000)	76,964 / 250	308 STALLS	
NEW BUILDING				
REQUIRED	1/250 SF (41,000)	33,210 / 250	133 STALLS	
TOTAL REQUIRED			441 STALLS	
EV CAPABLE SPACES		35 REQUIRED	36 STALLS	
ECVS WITH EVSE		9 REQUIRED	10 STALLS	
TOTAL PARKING PROVIDED		4 : 1,000	441 STALLS	
PUBLIC OPEN SPACE				
REQUIRED		50 SF / 1,000 SF	1,660 SF	
PROVIDED			5,610 SF	
TOTAL LANDSCAPE REQUIRED		4.00%	12,454 SF	
TOTAL LANDSCAPE PROVIDED		4.98%	15,502 SF	

**DEVELOPMENT STANDARDS:**

**ZONING:** SP<sup>2</sup>

MAX. F.A.R.: TBD<sup>1</sup>  
 MAX. COVERAGE: TBD<sup>2</sup>  
 MAX. BLDG. HT.: 4 STORIES<sup>3</sup>

**BUILDING SETBACKS:**  
 FRONT: 10 FT<sup>4</sup>  
 SIDE: 0 FT<sup>5</sup>  
 REAR: 10 FT<sup>6</sup>

**LANDSCAPE SETBACKS:**  
 FRONT: 15 FT<sup>7</sup>  
 SIDE: 4 FT<sup>8</sup>  
 REAR: 4 FT<sup>9</sup>

**LANDSCAPE REQ.:** 15%

**OFF-STREET PARKING:**  
 STANDARD: 9X19<sup>10</sup>  
 COMPACT: N/A  
 DRIVE AISLE: 25 FT<sup>11</sup>  
 FIRE LANE: 26 FT<sup>12</sup>  
 OVERHANG: 2 FT<sup>13</sup>  
 TREE WELL: TBD

**REQ. PARKING RATIO BY USE:**  
 RETAIL: 1/250 SF<sup>14</sup>  
 ANCHORS:  
 OFFICE: 3.5/1000 SF

**NOTES:**

- Current zoning SP: Fountain Valley General Specific Plan
- Specific Plan District: Workplace Gateway Segment & Activity Core Overlay
- Activity Core Overlay: A developer may submit a request for Activity Core regulations to be applied to any property that is within the respective Activity Core Overlay Zone as follows:
  - One Activity Core shall be approved within the specific Plan Area. Once that Activity Core is built, no other Activity Core shall be approved for the next 10 years.
  - Upon approval of an Activity Core Overlay Zone request, all properties in the approved request shall be designated as Activity Core and all applicable Activity Core regulations shall apply.
  - Activity Core Overlay Zone applications may be approved without a Plan Amendment.
- Minimum 2' slope. Maximum 4' slope. A conditional. Ground floor retail shall provide a minimum of 34 ft clear height from floor to ceiling. Ground floor retail, office, hotel or residential buildings that exceed 16 ft from floor to ceiling shall be counted as multiple stories counted in 12 ft increments.
- Maximum building height 200 ft.
- 3.0 ft maximum for Neatup Street.
- 4.0000 SF min.
- Surface parking lot as front is not permitted.
- 4.0000 SF min.
- The perimeter planting strip shall not be included within the interior parking lot landscaping calculations.
- Parking areas for nonresidential uses adjoining a residential use shall provide a landscape planting strip between the parking area and the nonresidential use a minimum of four feet in width, unless common/rectangular parking area is shown.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how this project might be developed.

Stormwater Management Design: TO BE DETERMINED

Boundary Source: CIVIL CAD FILE



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

SITE PLAN  
 KALAMA  
 FOUNTAIN VALLEY, CA - IRV21-0198-00

WARE MALCOMB 01.12.2024





LAGERSTROEMIA INDICA /  
CRAPE MYRTLE



KOELREUTERIA PANICULATA /  
GOLDEN RAIN TREE



PINUS CANARIENSIS /  
CANARY ISLAND PINE



TRISTANIA CONFERTA /  
BRISBANE BOX



COMPLETE LANDSCAPE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE PLANNING AND BUILDING DEPARTMENT. THE LANDSCAPE PLANS SHALL COMPLY WITH THE FOUNTAIN VALLEY WATER EFFICIENT LANDSCAPE ORDINANCE.



GLEDITSIA TRIACANTHOS /  
HONEY LOCUST



ULMUS PARVIFOLIA 'DRAKE' /  
EVERGREEN ELM

PRELIMINARY PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS	TREE HEIGHT AT MATURITY
<b>PROPOSED TREES</b>				
	GLEDITSIA TRIACANTHOS / HONEY LOCUST (THORNLESS)	24" BOX STANDARD FORM	LOW	30 to 40 FT TALL 25 to 40 FT WIDE
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	15 GAL STANDARD FORM	MOD	
	LAGERSTROEMIA INDICA / CRAPE MYRTLE	24" BOX STANDARD FORM	LOW	
	PINUS CANARIENSIS / CANARY ISLAND PINE	15 GAL STANDARD FORM	LOW	50 to 80 FT TALL 20 to 35 FT WIDE
	TRISTANIA CONFERTA / BRISBANE BOX	15 GAL STANDARD FORM	MOD	30 to 40 FT TALL 25 FT WIDE
	ULMUS PARVIFOLIA 'DRAKE' / EVERGREEN ELM	15 GAL STANDARD FORM	MOD	

SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS
<b>PROPOSED SHRUBS</b>			
	BULBINE F. 'TINY TANGERINE' / TINY TANGERINE BULBINE	1 GAL / 30" O.C.	LOW
	AGAVE DESMETIANA / DWARF AGAVE	5 GAL / 42" O.C.	LOW
	CISTUS PURPUREUS / ORCHID ROCKROSE	5 GAL / 42" O.C.	LOW
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL / 30" O.C.	LOW
	DIANELLA T. 'SILVER STREAK' / SILVER STREAK FLAX LILY	5 GAL / 36" O.C.	LOW
	ELAEAGNIUS P. 'FRUITLANDII' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.	LOW
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 24" O.C.	LOW
	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL / 36" O.C.	LOW
	DIETES VEGETA / FORTNIGHT LILY	1 GAL / 36" O.C.	LOW
	SALVIA GREGII 'FURHMANS RED' / FURHMANS RED SAGE	1 GAL / 30" O.C.	LOW
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL / 42" O.C.	LOW
	PHORMIUM T. 'SURFER' / SURFER NEW ZEALAND FLAX	1 GAL / 24" O.C.	LOW
	FICUS REPENS / CREEPING FIG	5 GAL / PER PLAN	LOW

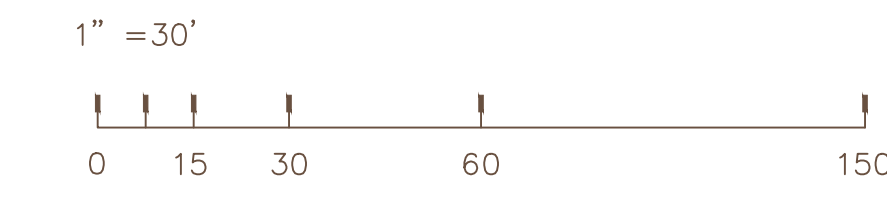
SYMBOL	BOTANICAL / COMMON NAME	SIZE	REGION 3 WUCOLS
<b>PROPOSED GROUNDCOVER</b>			
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 30" O.C.	LOW
	LANTANA CAMARA / COMMON LANTANA	5 GAL / 36" O.C.	LOW
	MYOPORUM PARVIFOLIUM / MYOPORIUM	1 GAL / 36" O.C.	LOW

LINEAR FRONTAGE ALONG KALAMA RIVER = +/- 221'  
 REQUIRED 1 TREE PER 40 FEET OF LINEAR FRONTAGE = 221' / 40 = 5.5 TREES  
 TOTAL TREES PROVIDED ALONG STREET FRONTAGE = 7 TREES  
 REQUIRED 1 TREE PER 40 FEET OF REAR SETBACK = 6 TREES REQUIRED  
 = 11 TREES PROVIDED

NOTES:  
 LANDSCAPE IRRIGATION SHALL UTILIZE RECYCLED WATER IF AVAILABLE TO THE PROJECT AT THE TIME OF CONSTRUCTION.  
 PLANT PALETTE SELECTION IS APPROPRIATE FOR THE REGION FOR SUSTAINABLE PLANTING AND MAINTENANCE.

EXISTING TREES

SYMBOL	BOTANICAL / COMMON NAME
	PINUS CANARIENSIS / CANARY ISLAND PINE
	EXISTING OFF-SITE LANDSCAPE AREA (NOT A PART)



Preliminary Landscape Plan

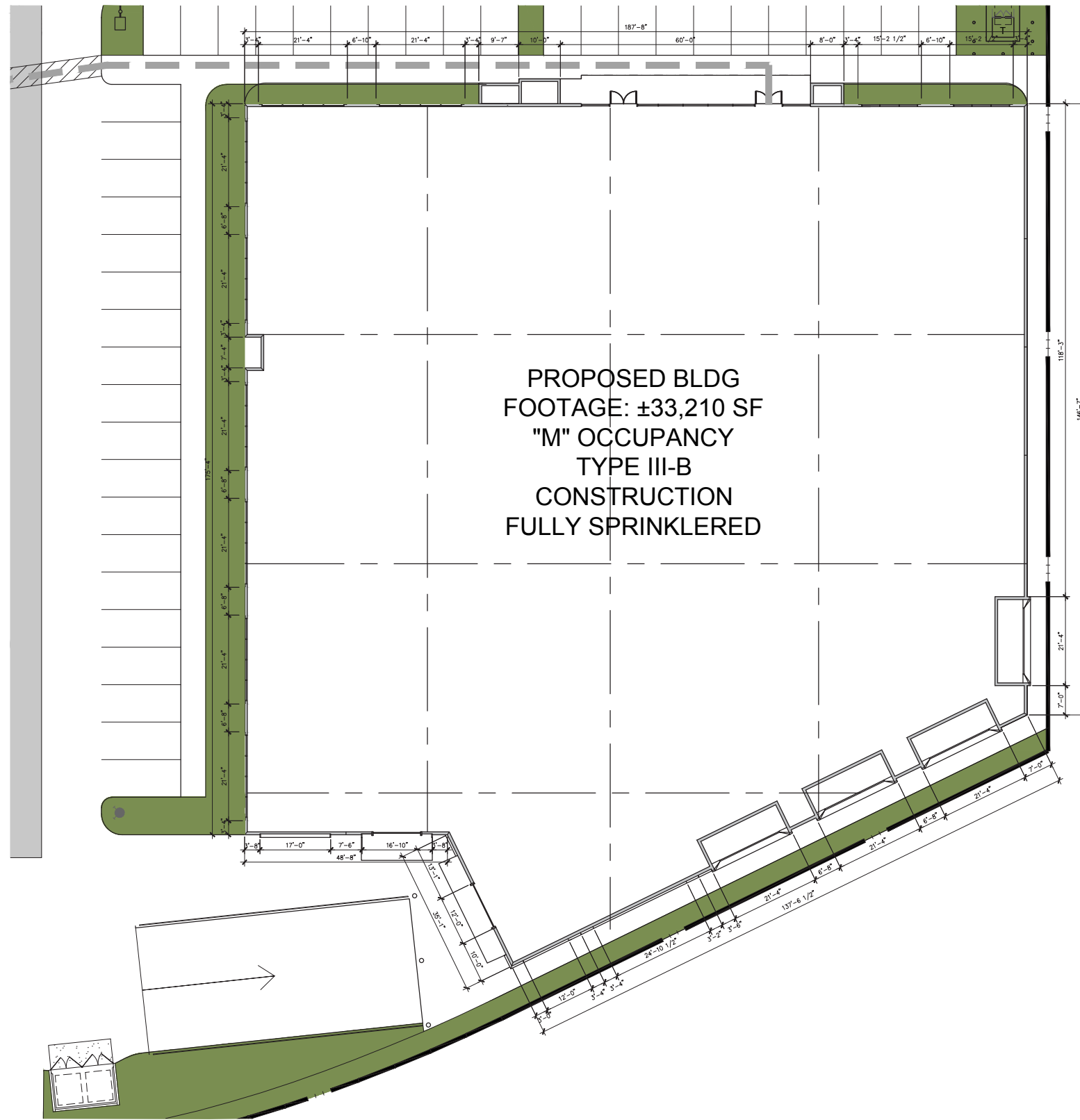
KALAMA RIVER AVE  
 FOUNTAIN VALLEY, CA 92708

WARE MALCOMB

IRV21-0198-00  
 01.18.2024

SHEET  
 L1.1



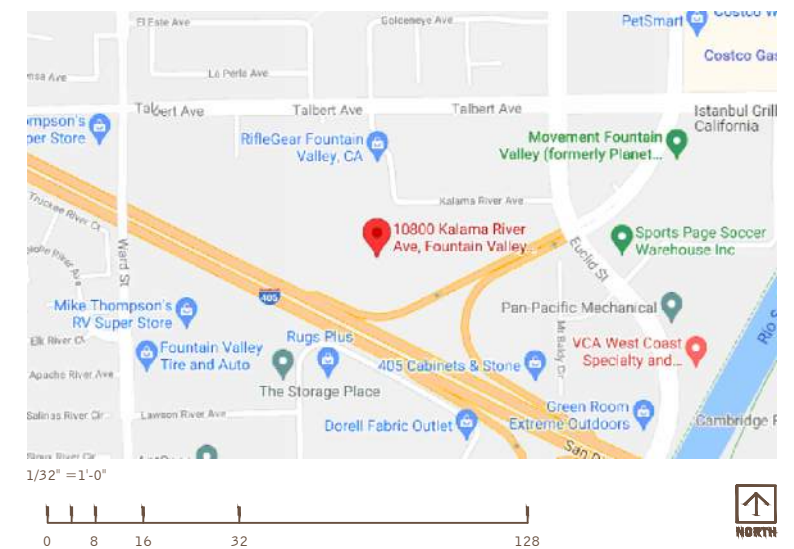


PROPOSED BLDG  
FOOTAGE: ±33,210 SF  
"M" OCCUPANCY  
TYPE III-B  
CONSTRUCTION  
FULLY SPRINKLERED

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Stormwater Management Design TO BE DETERMINED.

Boundary Source: CIVIL CAD FILE















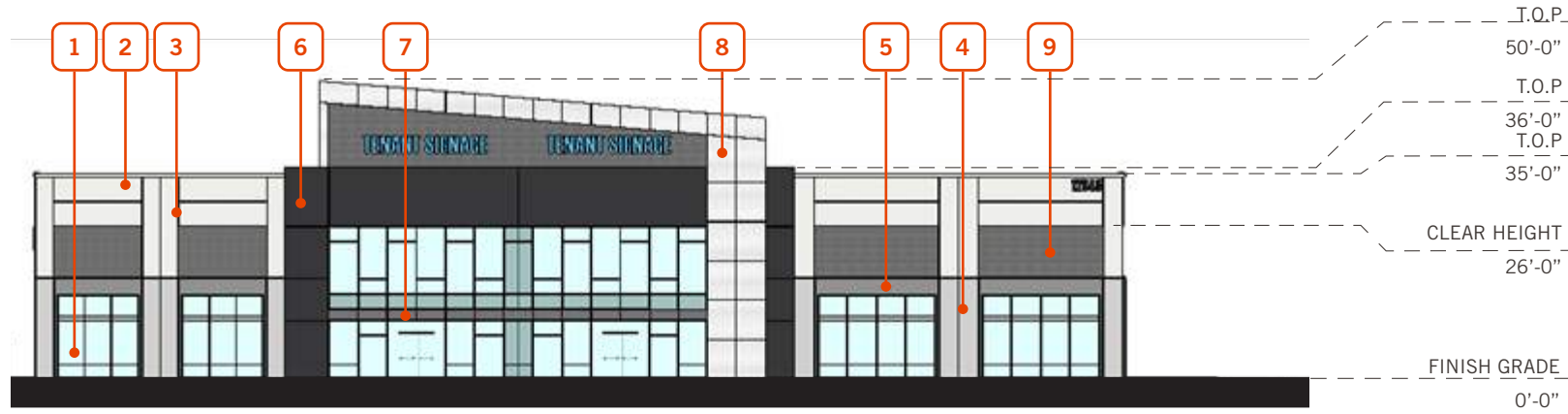




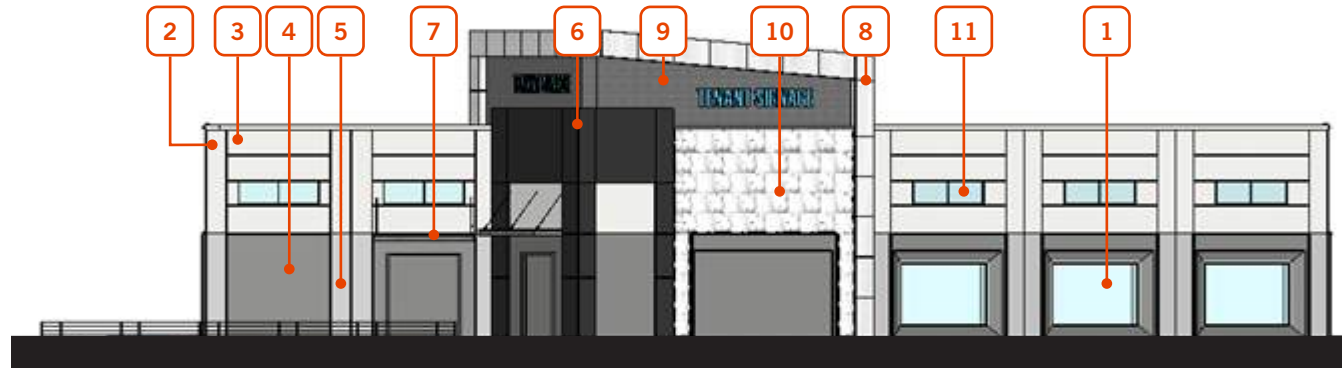




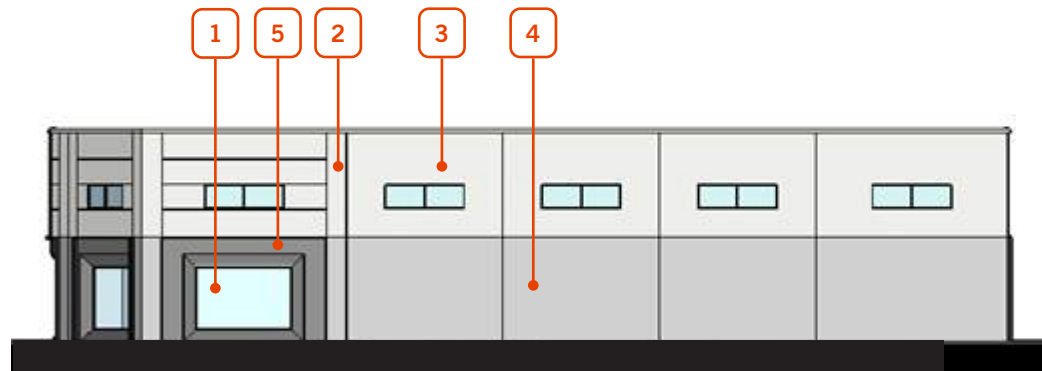




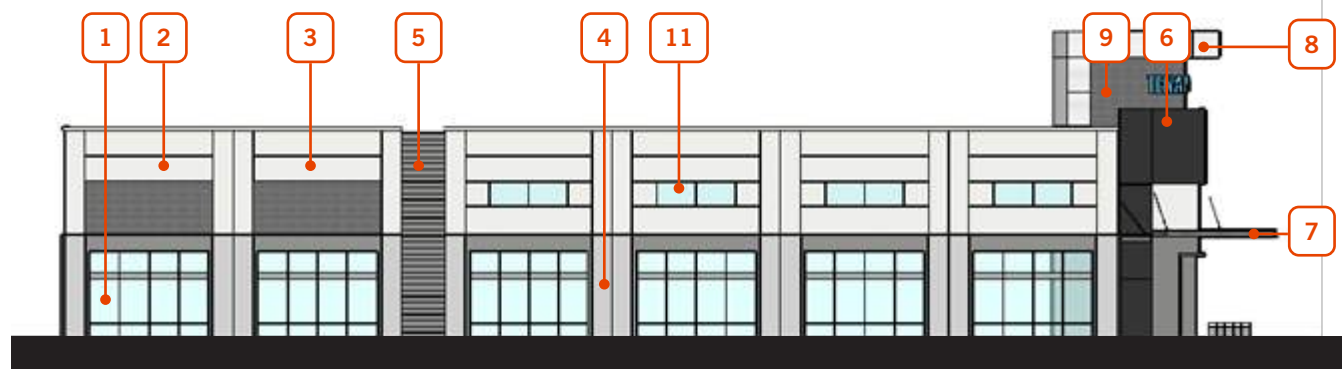
**EXTERIOR ELEVATION - NORTH** SCALE = 1/32" = 1'-0" (1 = 384)



**EXTERIOR ELEVATION - SOUTH** SCALE = 1/32" = 1'-0" (1 = 384)



**EXTERIOR ELEVATION - EAST** SCALE = 1/32" = 1'-0" (1 = 384)



**EXTERIOR ELEVATION - WEST** SCALE = 1/32" = 1'-0" (1 = 384)

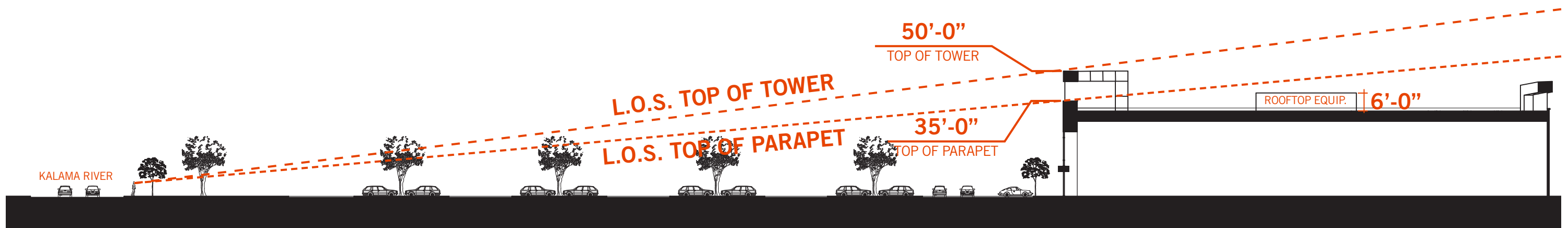
**KEYNOTES**

- 1 BLUE TINTED GLAZING
- 2 CONCRETE TILT PANELS TO BE PAINTED AS INDICATED
- 3 TO BE PAINTED EXTRA WHITE - SW 7006
- 4 TO BE PAINTED GRIS - SW 7659
- 5 TO BE PAINTED WESTCHESTER GRAY - SW 2849
- 6 TO BE PAINTED TRICORN BLACK - SW 6258
- 7 ALUMINUM CANOPY TO MATCH WESTCHESTER GRAY
- 8 WHITE ALUMINUM COMPOSITE PANEL - KINGSPAN OR EQ
- 9 CORRUGATED METAL PANELS
- 10 EXTERIOR GREEN WALL
- 11 SPANDREL GLAZING





**MASSING VOLUMES**



**LINE OF SIGHT** SCALE = 1" = 40'





**2,695 SF** x 70% min req. = **1,886 SF**

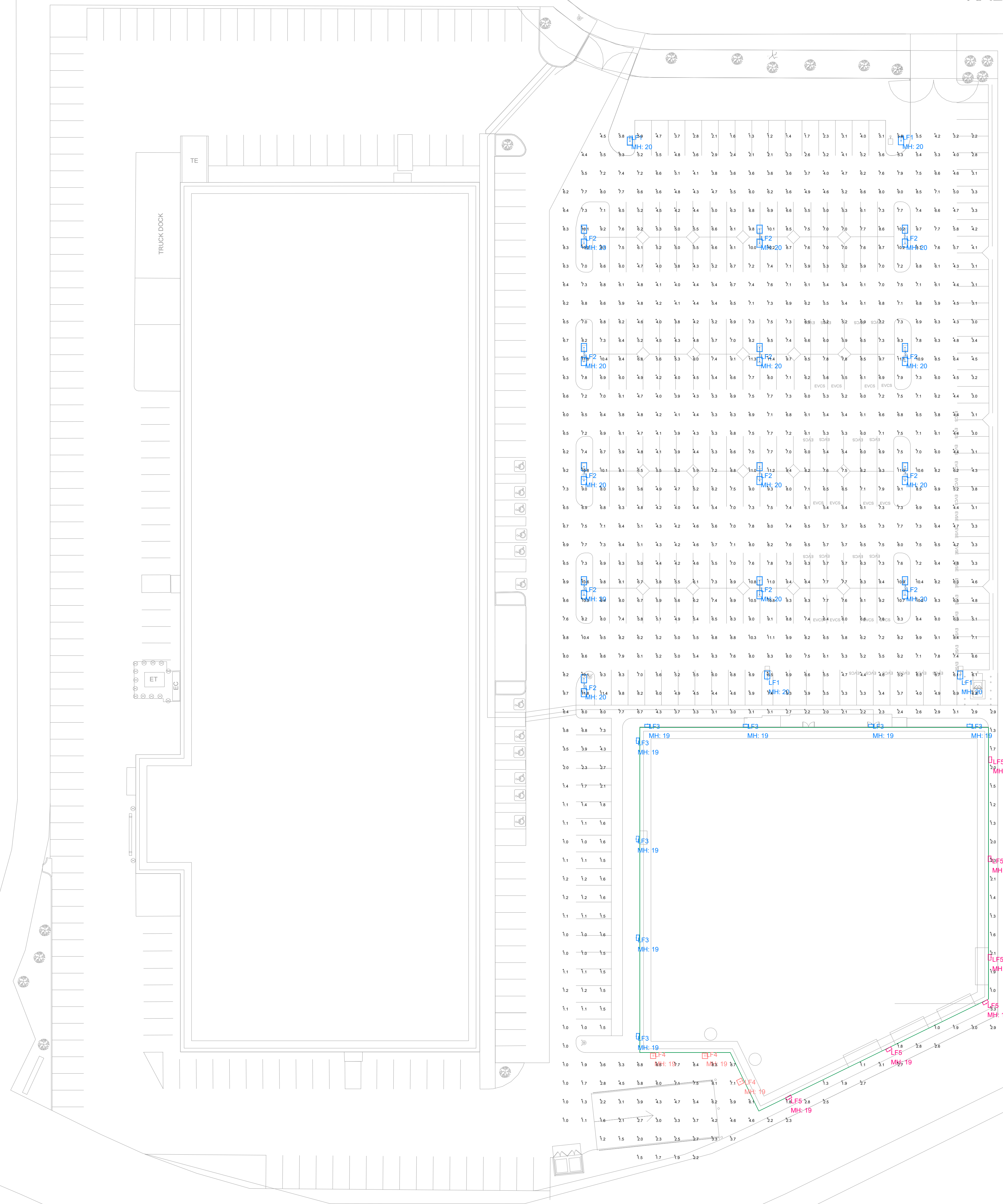
**1,912 SF** Glazing Coverage = **71%**





KALAMA RIVER AVENUE

FOUNTAIN VALLEY CHANNEL



Symbol	Qty	Label	Arrangement	Description
[Symbol]	4	LF1	SINGLE	Lumark PRV-PA2B-740-U-T3
[Symbol]	13	LF2	BACK-BACK	Lumark PRV-PA2B-740-U-T3
[Symbol]	8	LF3	SINGLE	McGraw Edison ISC-SA1E-830-U-T4FT
[Symbol]	3	LF4	SINGLE	McGraw GWC-SA2C-830-U-T4FT
[Symbol]	6	LF5	SINGLE	McGraw Edison ISC-SA1E-830-U-T2

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	5.84	11.8	1.0	5.84	11.80



Applications Department:  
app@scilight.com  
phone: (949) 622-3000  
fax: (949) 622-3095

<https://www.scilight.com/>

**Photometry Disclaimer:**  
- Light loss factor (LLF) has been established at 0.912 per industry IES standard.  
- Refer to Calculation summary for placement of calculation points. I.E., Workplane, Floor.  
- Offices, conference rooms, and open work areas are calculated at 2.5' from A.F.F. All other areas will be calculated at floor or at the direction of the client.  
- Reflectance levels are per SCI Standard:  
Ceiling at 0.80, Floors at 0.20, Walls at 0.50 and Objects at 0.50 unless specified by client.

**Controls Disclaimer:**  
- This device diagram is provided using industry recognized software and are provided for estimation purposes only, field conditions need to be verified and might require adjustment of the controls system.  
- All fixtures must have a 0-10V driver/ballast in order to dim using SCI's controls system Controller, ballast.  
NOTE: Fluorescent fixtures will require a compatible ballast.  
- SCI Controls System is based on CA-2019 T24 code and might supersede end user requirements.

Calculations are provided using industry recognized software and are provided for estimation purposes only. Input data for the calculations corresponds to the information provided to us (assumptions may be made for information that is not provided). It is the responsibility of those using this service to verify that our input data is consistent with expected field conditions. Results of the lighting calculations accurately reflect the input data. However, actual lighting levels will vary depending on field conditions such as Calculations are also subject to the limitations of the software. Due to the above considerations, Southern California Illumination cannot guaranty that actual light levels measured in the field will match our initial calculations.

**Ware  
Malcomb**

**Kalama River Retail Center  
Fountain Valley ,Ca**

**Notes:**

Exergent #: 23-4184

P-SL4

Drawn By: AP7

Date: 1/18/2024

Revision #:

Scale: 1" = 30' - 0"