



FOOTLAB

ORANGE COUNTY | SANTA ANA

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VICINITY MAP



PROJECT SUMMARY

- **Building Address:** 400 W Warner Ave., Santa Ana, CA 92707
- **Current Zoning:** M1 Light Industrial
- **APN:** 410 021 01
- **General Plan**
- **Land Use Designation:** Industrial
- **Existing Occupancy:** Business Occupancy B and Storage Occupancy S-1
- **Proposed Occupancy:** A-3 Assembly Recreation Use - Interior
A-5 Assembly Recreation Use - Exterior
- **Existing Building Area:** 57,634 SF
- **Existing Building Height:** 31 Feet
- **Existing Construction Type:** Type III-B Existing
2-Hour Exterior Bearing Walls to Remain
- **Proposed Construction Type:** Type III-A
1-Hour Fire Rate Existing Interior Columns
- **Proposed Use:** Indoor and Outdoor Sport Facilities
- **Fire Protection:** Building is Currently Sprinklered Throughout
- **Allowable Area Table 502.6:** 56,000 SF For S1 Fully Sprinklered
- **Area Increase Equation 5-1:** 7,000 SF
- **Total Allowable Area:** 63,000 SF
- **Allowable Floor Area Ratio:** 0.45
- **Allowable Height**
- **Table 504.3:** 65 Feet for Construction Type II
- **Allowable # of Stories**
- **Table 504.4:** 3 Stories for A-3 Occupancy / Type III-A

Owner
Warner LPV 9 LLC
2442 Dupont Drive
Irvine, CA 92612
Phone: 949 296 2989
Contact: Jacob Leblanc
Email: jleblanc@panattoni.com

Tenant Applicant
Stake Sports LLC
1111 Bayside Drive, Ste 212
Corona del Mar, CA 92625
Phone: 949 432 1091
Contact: Andres Cuenca
Email: andres@stakeinvestors.com

Project Description

The proposed project is intended to change the use of an existing 57,705 SF warehouse from Business and Storage to A-3 Assembly (interior recreation) and A-5 Assembly (exterior recreation). The facility is geared towards soccer and will serve as a venue for soccer practice, soccer courses, training and events, with integrated data analysis and specialized training apparatus intended to strengthen player skills. Work includes interior and exterior architectural renovations, including associated MEP work, as required for a complete project.



Proposed Site - Northeast Aerial View



Access 2 - Northeast Aerial View



Birch St. Vehicular Access



Kick Yard Facade Access



Main Access East Facade



Main Access Northeast Facade



Main Access Northeast Facade - Aerial View

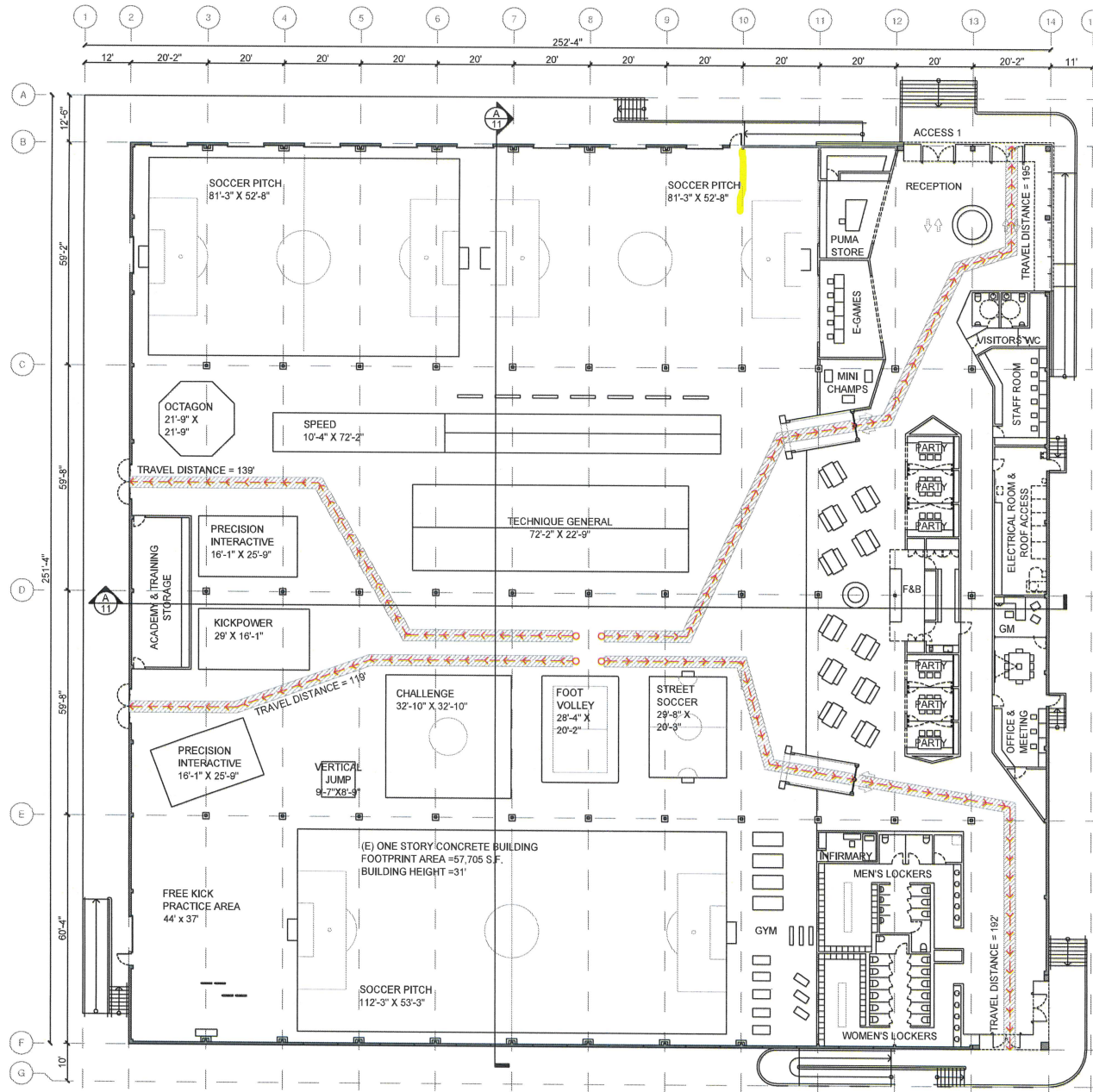


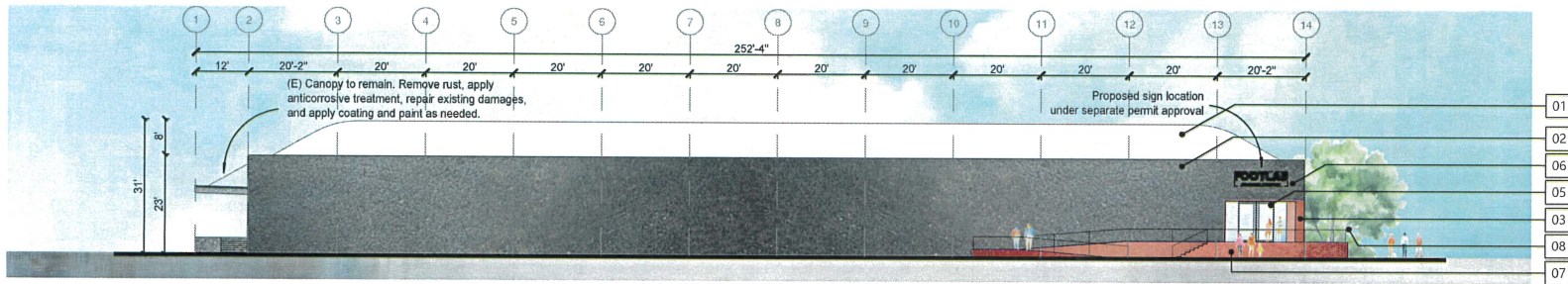
Main Access North Facade



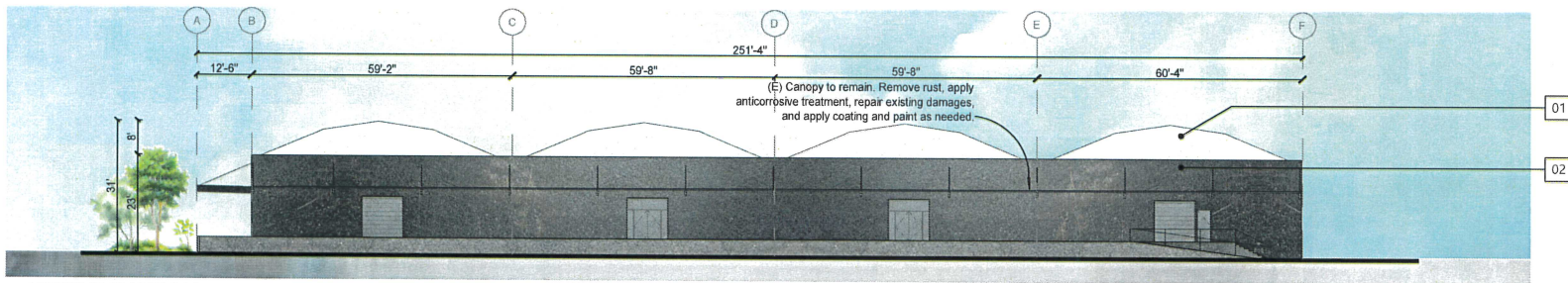
Main Access North Facade



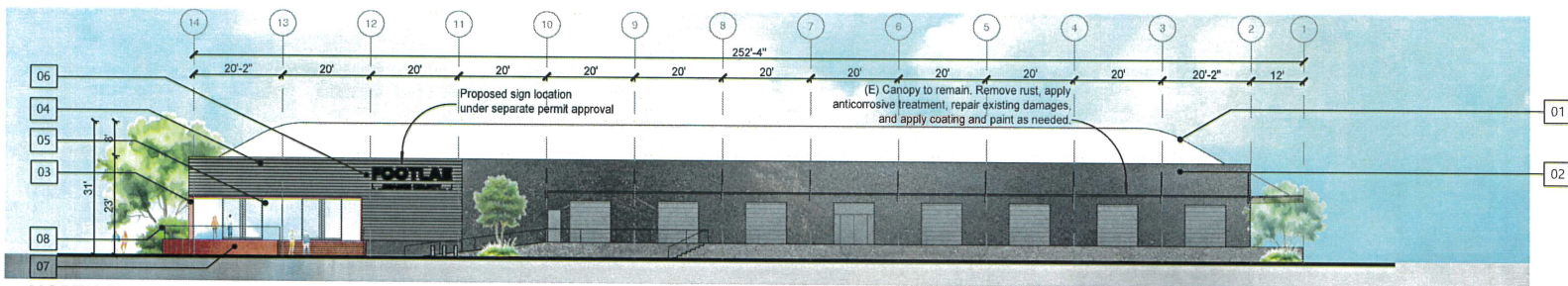




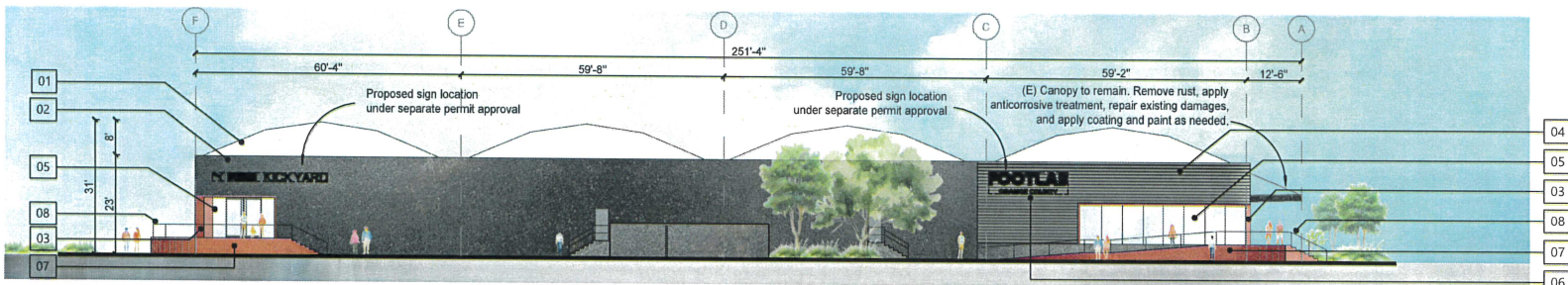
SOUTH ELEVATION



WEST ELEVATION



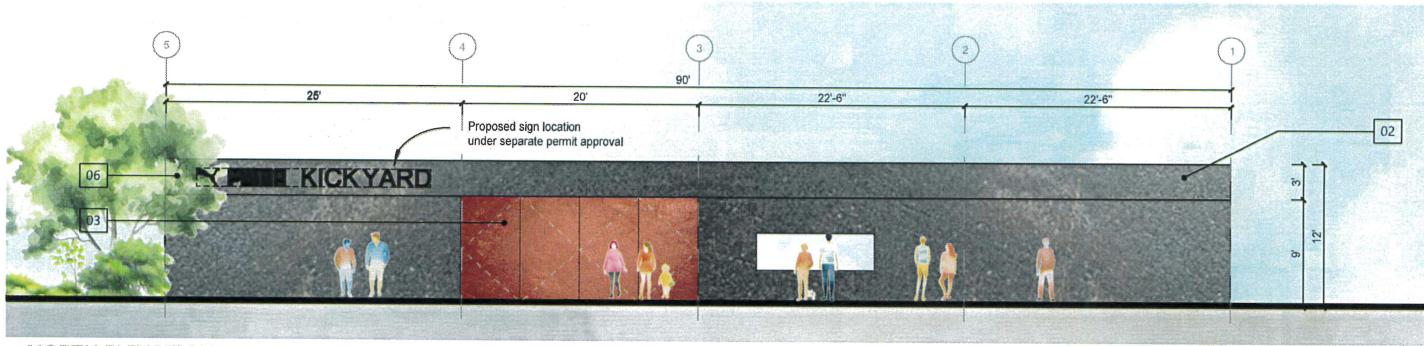
NORTH ELEVATION



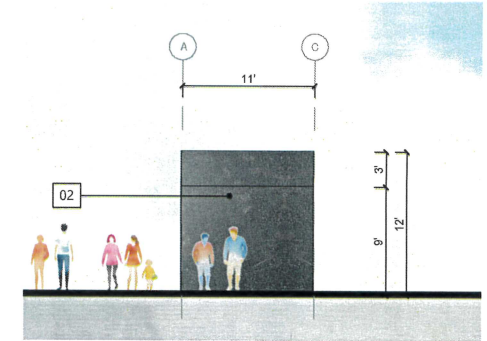
EAST ELEVATION

KEYPLAN

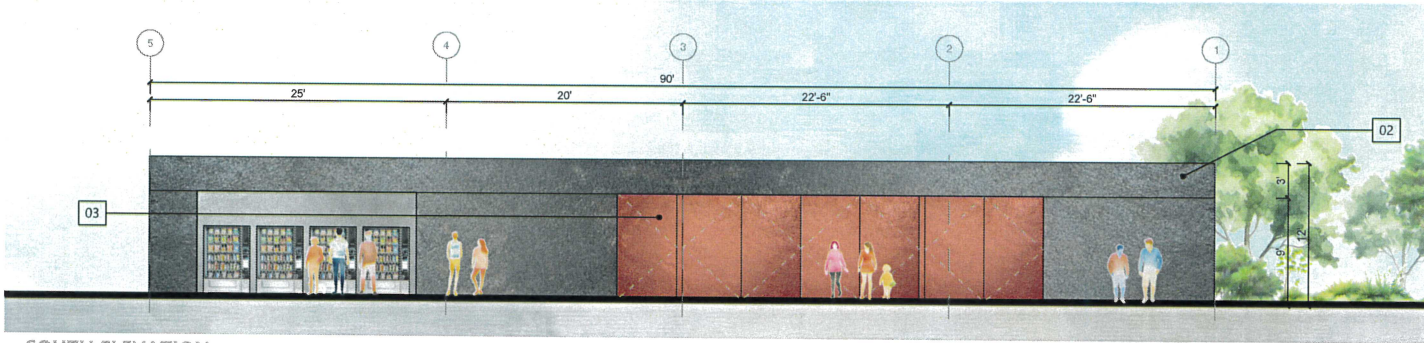
- 01 (E) 60 MIL THICK WHITE PVC
- 02 CONCRETE WALL PAINTED IN BLACK
- 03 RED METAL PANEL
- 04 BLACK ALUMINUM LOUVER PANEL
- 05 GLASS
- 06 LOCATION OF PROPOSED TENANT SIGN AREA
- 07 CONCRETE WALL PAINTED IN RED
- 08 GLASS GUARDRAIL
- 09 SPLIT-FACE BLOCK



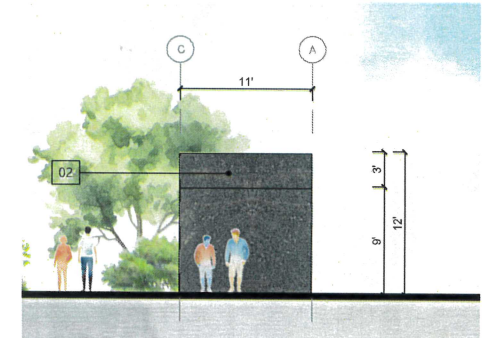
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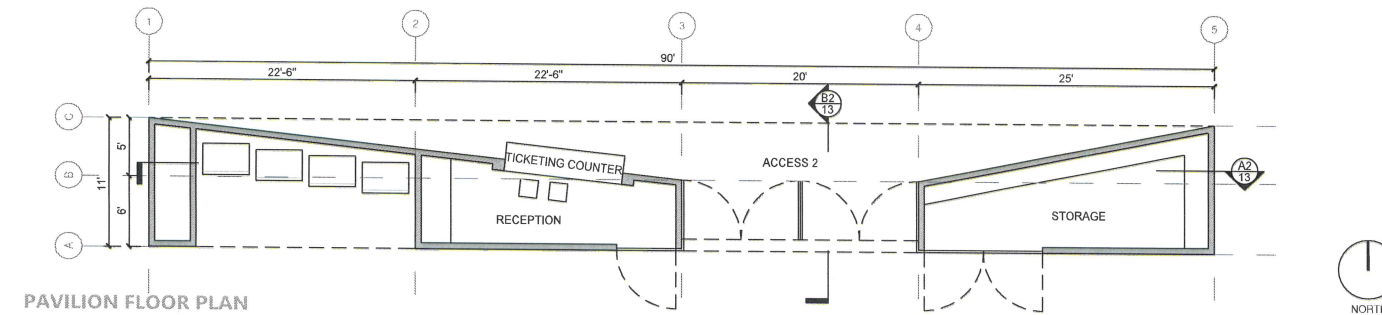
EAST ELEVATION



SOUTH ELEVATION



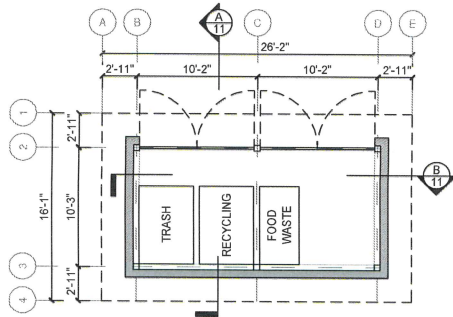
WEST ELEVATION



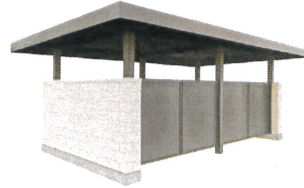
PAVILION FLOOR PLAN

KEYPLAN

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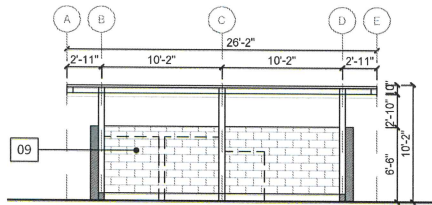
TRASH ENCLOSURE FLOOR PLAN



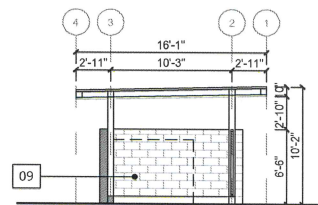
TRASH ENCLOSURE RENDER



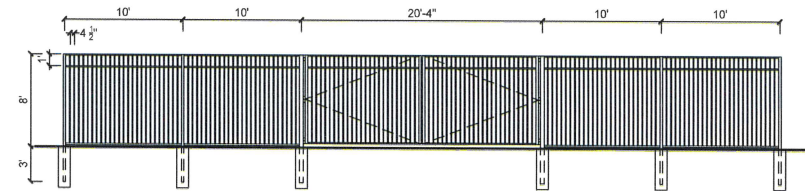
WROUGHT IRON FENCE



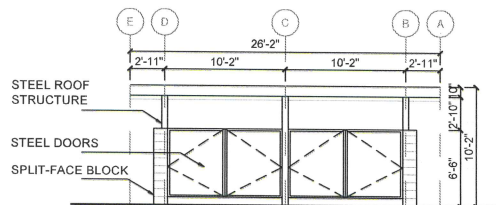
TRASH ENCLOSURE LONG SECTION



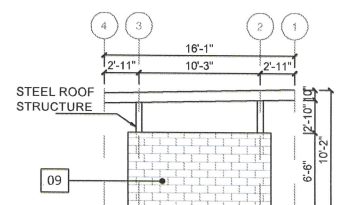
TRASH ENCLOSURE CROSS SECTION



WROUGHT IRON FENCE TYP. ELEVATION



TRASH ENCLOSURE NORTH ELEVATION



TRASH ENCLOSURE WEST ELEVATION

KEYPLAN

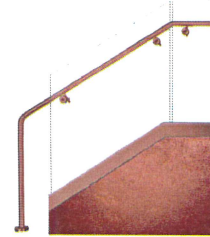
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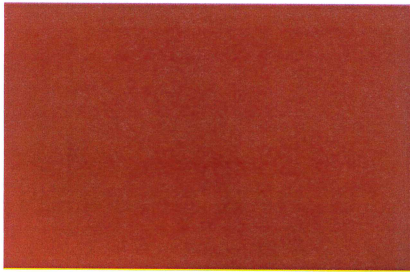
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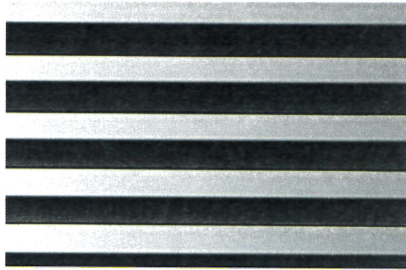
02 CONCRETE WALL PAINTED IN BLACK



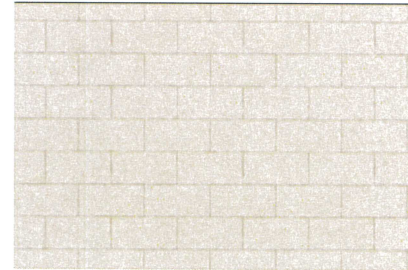
08 GLASS GUARDRAIL



03 RED METAL PANEL



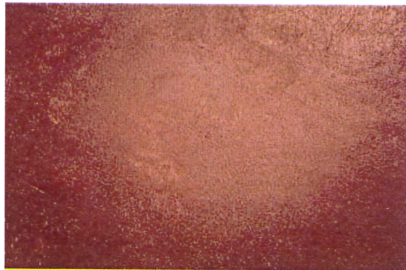
04 BLACK ALUMINUM ARCHITECTURAL SCREEN



09 SPLIT-FACE BLOCK



05 GLASS



07 CONCRETE WALL PAINTED IN RED