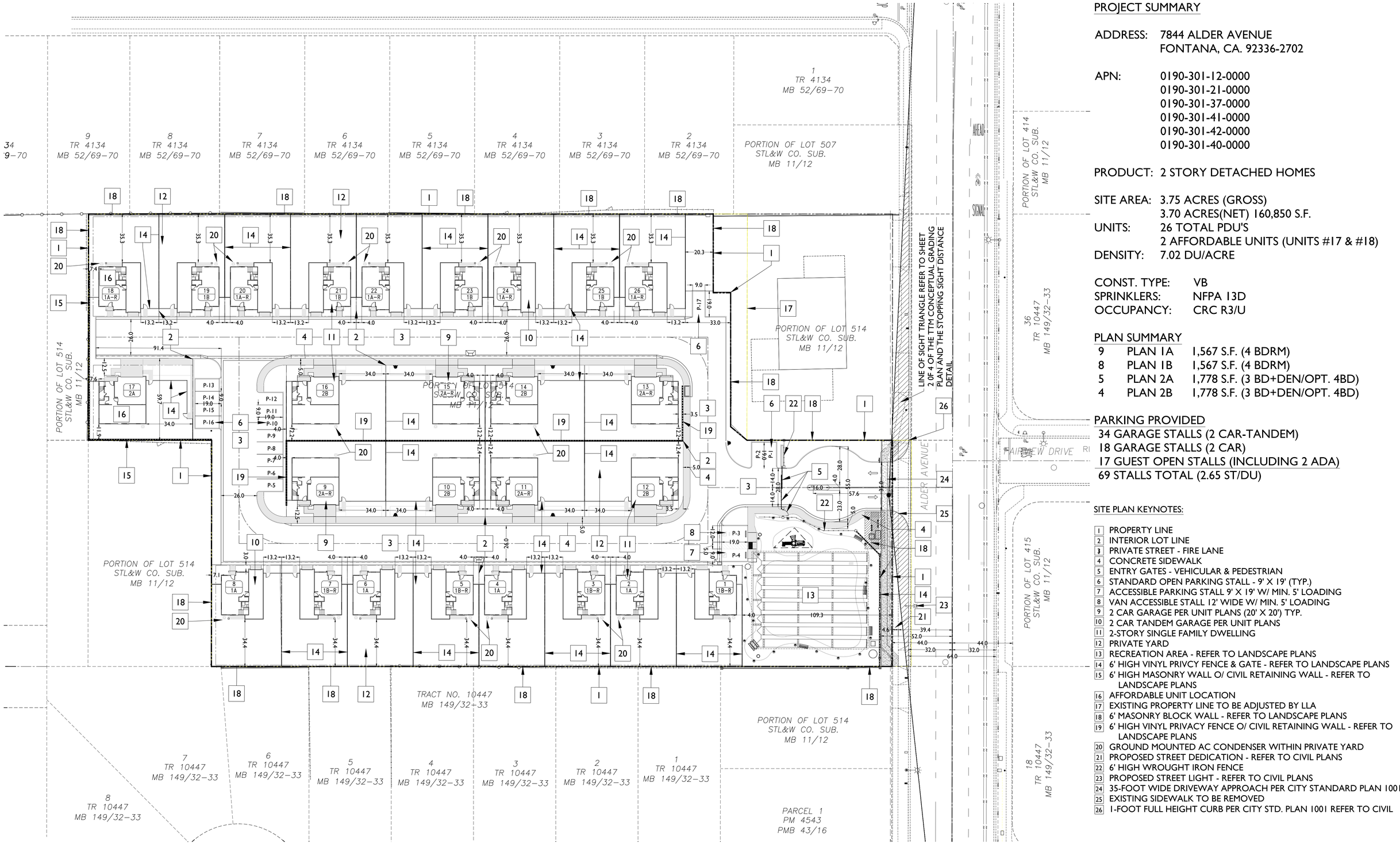


PROJECT SUMMARY

ADDRESS: 7844 ALDER AVENUE
FONTANA, CA. 92336-2702

APN: 0190-301-12-0000
0190-301-21-0000
0190-301-37-0000
0190-301-41-0000
0190-301-42-0000
0190-301-40-0000

PRODUCT: 2 STORY DETACHED HOMES

SITE AREA: 3.75 ACRES (GROSS)
3.70 ACRES(NET) 160,850 S.F.
UNITS: 26 TOTAL PDU'S
2 AFFORDABLE UNITS (UNITS #17 & #18)
DENSITY: 7.02 DU/ACRE

CONST. TYPE: VB
SPRINKLERS: NFPA 13D
OCCUPANCY: CRC R3/U

PLAN SUMMARY

9	PLAN 1A	1,567 S.F. (4 BDRM)
8	PLAN 1B	1,567 S.F. (4 BDRM)
5	PLAN 2A	1,778 S.F. (3 BD+DEN/OPT. 4BD)
4	PLAN 2B	1,778 S.F. (3 BD+DEN/OPT. 4BD)

PARKING PROVIDED

34 GARAGE STALLS (2 CAR-TANDEM)
18 GARAGE STALLS (2 CAR)
17 GUEST OPEN STALLS (INCLUDING 2 ADA)
69 STALLS TOTAL (2.65 ST/DU)

SITE PLAN KEYNOTES:

1. PROPERTY LINE
2. INTERIOR LOT LINE
3. PRIVATE STREET - FIRE LANE
4. CONCRETE SIDEWALK
5. ENTRY GATES - VEHICULAR & PEDESTRIAN
6. STANDARD OPEN PARKING STALL - 9' X 19' (TYP.)
7. ACCESSIBLE PARKING STALL 9' X 19' W/ MIN. 5' LOADING
8. VAN ACCESSIBLE STALL 12' WIDE W/ MIN. 5' LOADING
9. 2 CAR GARAGE PER UNIT PLANS (20' X 20') TYP.
10. 2 CAR TANDEM GARAGE PER UNIT PLANS
11. 2-STORY SINGLE FAMILY DWELLING
12. PRIVATE YARD
13. RECREATION AREA - REFER TO LANDSCAPE PLANS
14. 6' HIGH VINYL PRIVCY FENCE & GATE - REFER TO LANDSCAPE PLANS
15. 6' HIGH MASONRY WALL O/ CIVIL RETAINING WALL - REFER TO LANDSCAPE PLANS
16. AFFORDABLE UNIT LOCATION
17. EXISTING PROPERTY LINE TO BE ADJUSTED BY LLA
18. 6' HIGH MASONRY BLOCK WALL - REFER TO LANDSCAPE PLANS
19. 6' HIGH VINYL PRIVACY FENCE O/ CIVIL RETAINING WALL - REFER TO LANDSCAPE PLANS
20. GROUND MOUNTED AC CONDENSER WITHIN PRIVATE YARD
21. PROPOSED STREET DEDICATION - REFER TO CIVIL PLANS
22. 6' HIGH WROUGHT IRON FENCE
23. PROPOSED STREET LIGHT - REFER TO CIVIL PLANS
24. 35-FOOT WIDE DRIVEWAY APPROACH PER CITY STANDARD PLAN 1001
25. EXISTING SIDEWALK TO BE REMOVED
26. 1-FOOT FULL HEIGHT CURB PER CITY STD. PLAN 1001 REFER TO CIVIL

FONTANA

7844 ALDER - DETACHED HOMES

SITE PLAN

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(951) 2314-8457

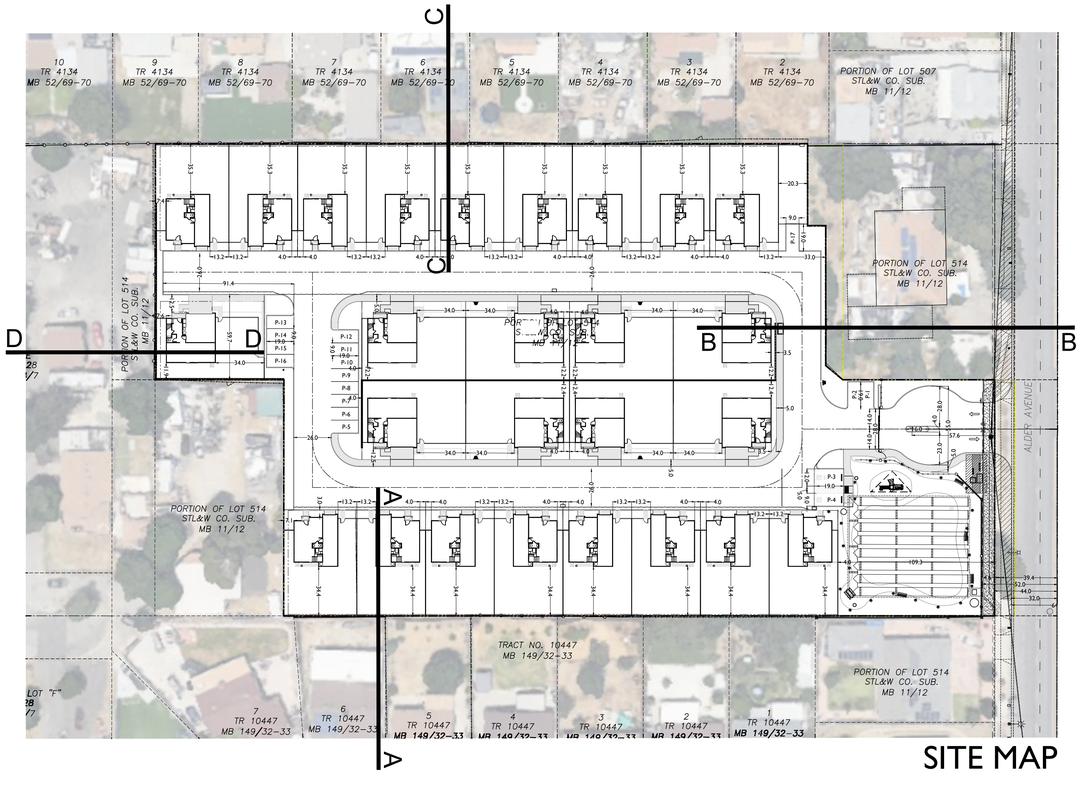
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JULY 1, 2026

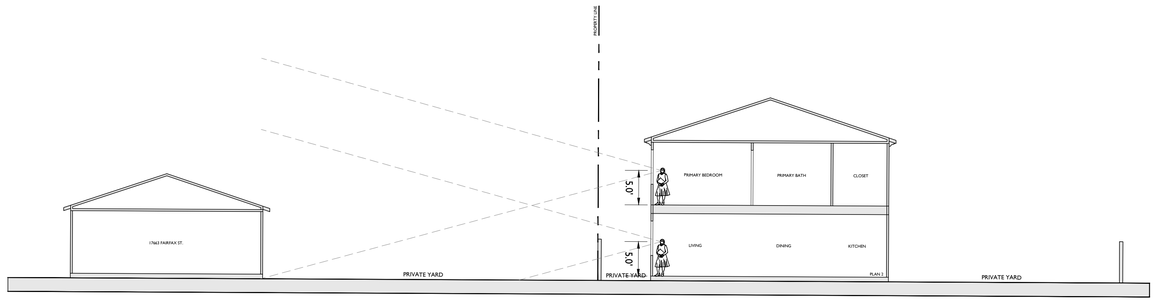
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Bonsall, CA 92003
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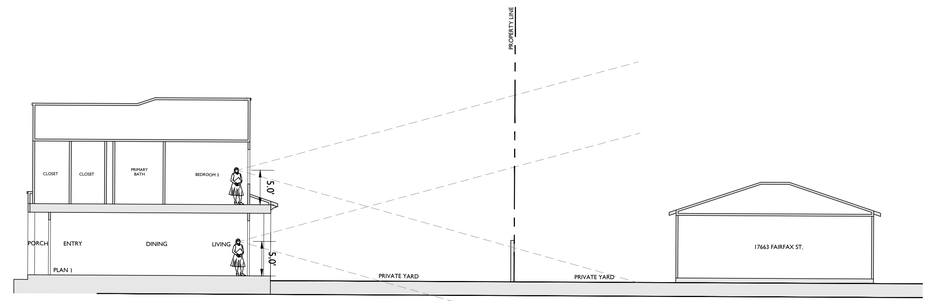
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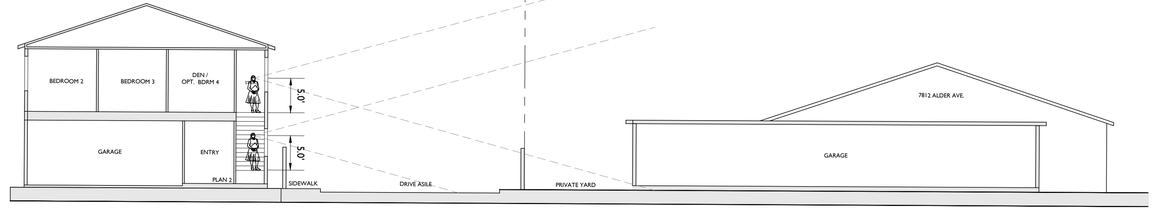
SITE MAP



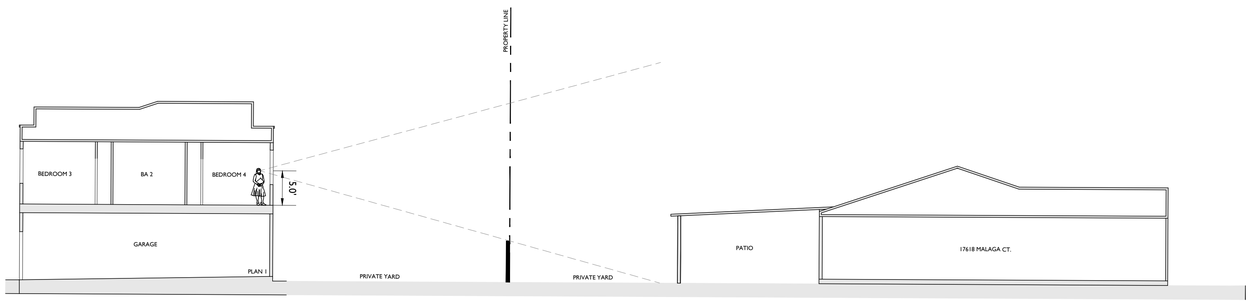
SECTION D



SECTION C



SECTION B



SECTION A

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7844 ALDER - DETACHED HOMES

SITE SECTIONS

0 30 60 90

JULY 1, 2026

NORTH

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SS



PLAN 1B TRADITIONAL RANCH - PERSPECTIVE



PLAN 1A SPANISH - PERSPECTIVE



PLAN 2B TRADITIONAL RANCH - PERSPECTIVE



PLAN 2A SPANISH - PERSPECTIVE

FONTANA

7844 ALDER - DETACHED HOMES

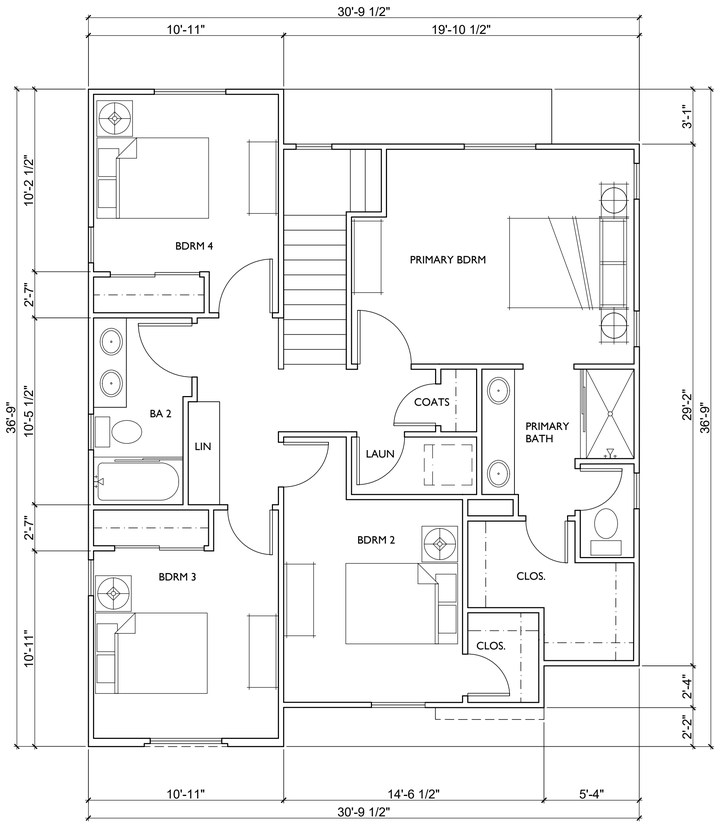
RENDERS / PERSPECTIVES

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(951) 314-8457

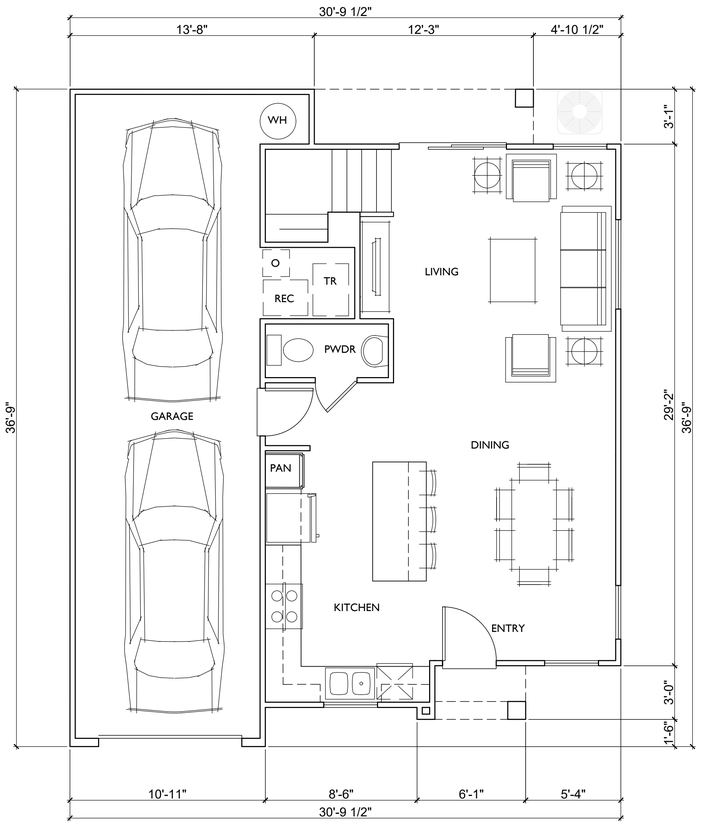
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JULY 7, 2026

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PLAN 1 - SECOND FLOOR



PLAN 1 - FIRST FLOOR

PLAN 1: 4BD/2.5BA

1ST FLR -	590 S.F.
2ND FLR-	977 S.F.
TOTAL GROSS	1,567 S.F.
GARAGE -	421 S.F.
PORCH -	15 S.F.

FONTANA

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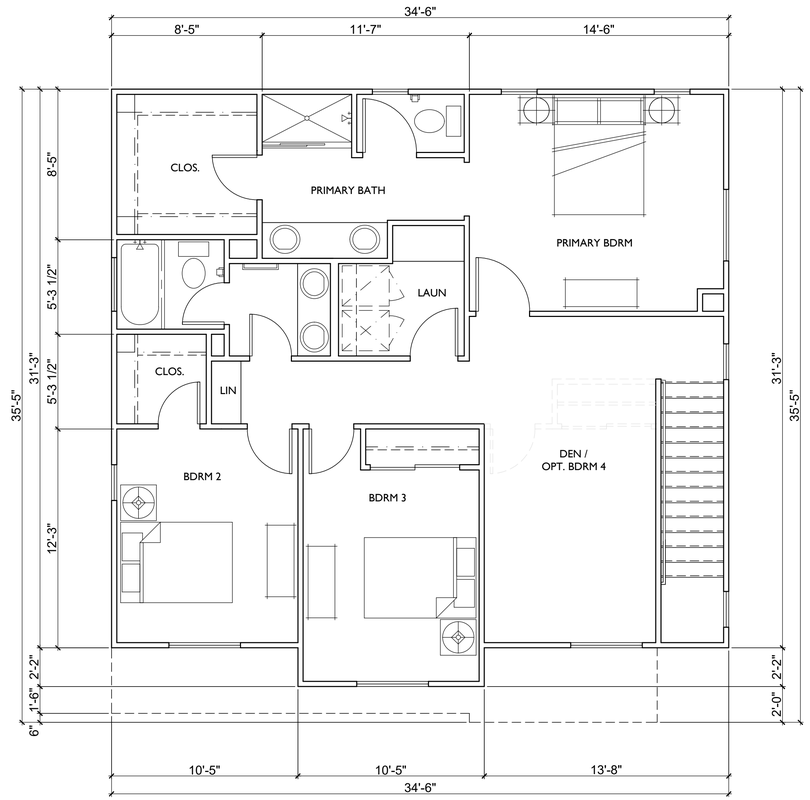
7844 ALDER - DETACHED HOMES

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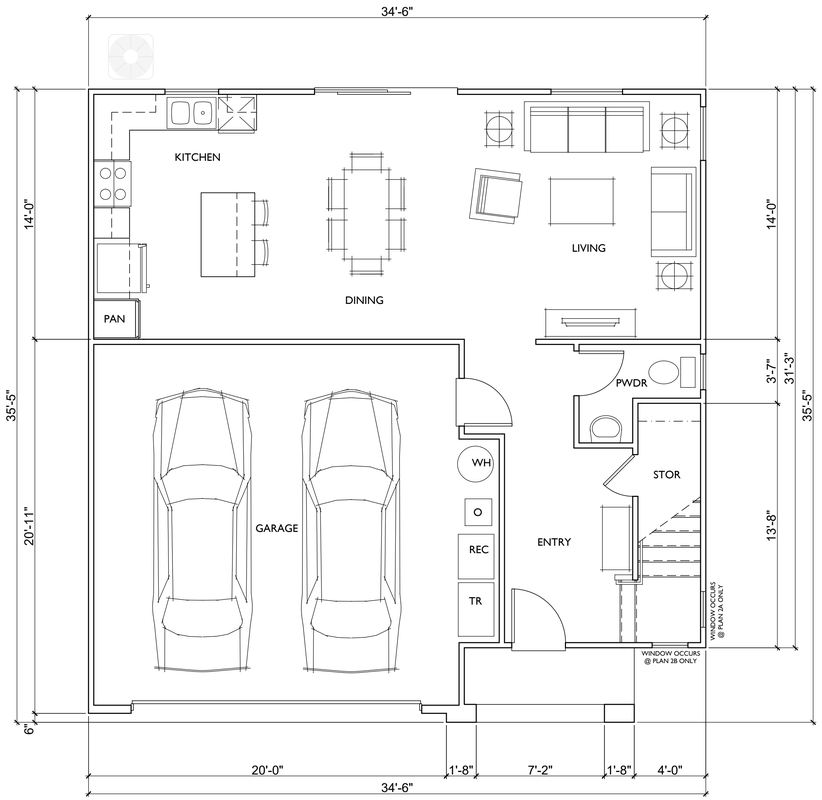
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PLAN 1 - FLOOR PLAN

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PLAN 2 - SECOND FLOOR



PLAN 2 - FIRST FLOOR

PLAN 2: 3BD+DEN/2.5BA

1ST FLR -	700 S.F.
2ND FLR-	1078 S.F.
TOTAL GROSS	1,778 S.F.
GARAGE -	454 S.F.
PORCH -	40 S.F.

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7844 ALDER - DETACHED HOMES

PLAN 2 - FLOOR PLAN

0 4 8 12

JULY 1, 2026

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MATERIAL SCHEDULE

1. ROOF - CONCRETE 'S' TILE
2. EAVE/FASCIA - STUCCO O/ SHAPED FOAM
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. RECESSED VINYL WINDOW
6. DECORATIVE GABLE ACCENT
7. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
8. DECORATIVE SHUTTER
9. DECORATIVE POTSHELF
10. SECTIONAL GARAGE DOOR
11. ADDRESS SIGN LOCATION
12. DECORATIVE METAL GRILLE
13. 6X6 ACCENT TILES

A ELEVATIONS



8719301-12
EDDINGTON
W: 10" H: 10.875" E: 12.75"
1 – Med A19 75w

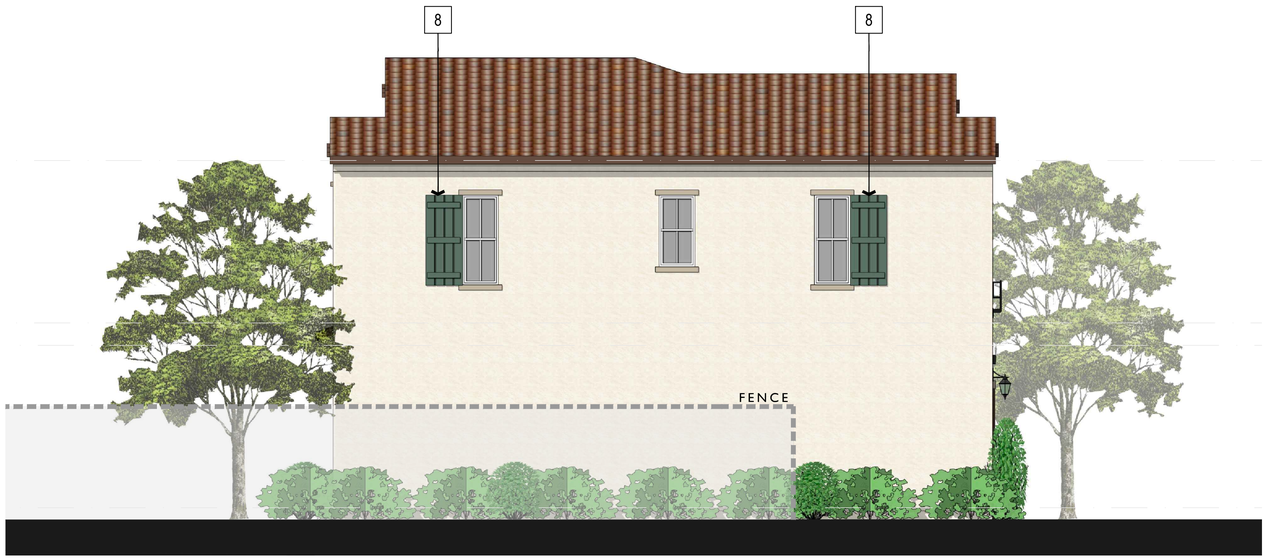
LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY



PLAN 1A SPANISH - RIGHT ELEVATION



PLAN 1A SPANISH - REAR ELEVATION



PLAN 1A SPANISH - LEFT ELEVATION



PLAN 1A SPANISH - FRONT ELEVATION

FONTANA

7844 ALDER - DETACHED HOMES

EXTERIOR ELEVATIONS

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0 4 8 12

JULY 1, 2026

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A-4

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'FLAT' TILE
2. EAVE/FASCIA - 2X RESAWN WOOD
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. STUCCO O/ 2X6 E.P.S. FOAM TRIM
6. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
7. DECORATIVE SHUTTER
8. DECORATIVE POTSHELF
9. SECTIONAL GARAGE DOOR
10. ADDRESS SIGN LOCATION

B ELEVATIONS



8752701-12
TOMEK
W: 10.5" H: 18" E: 12.375"
1 – Med A19 75w

LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY



PLAN 1B TRADITIONAL RANCH - RIGHT ELEVATION



PLAN 1B TRADITIONAL RANCH - REAR ELEVATION



PLAN 1B TRADITIONAL RANCH - LEFT ELEVATION



PLAN 1B TRADITIONAL RANCH - FRONT ELEVATION

FONTANA

7844 ALDER - DETACHED HOMES

EXTERIOR ELEVATIONS

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0 4 8 12

JULY 1, 2026

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A ELEVATIONS



8719301-12
EDDINGTON
W: 10" H: 10.875" E: 12.75"
1 – Med A19 75w

LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'S' TILE
2. EAVE/FASCIA - STUCCO O/ SHAPED FOAM
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. RECESSED VINYL WINDOW
6. DECORATIVE GABLE ACCENT
7. DECORATIVE LIGHT FIXTURE 18"(H) MIN.
8. DECORATIVE SHUTTER
9. DECORATIVE POTSHELF
10. SECTIONAL GARAGE DOOR
11. ADDRESS SIGN LOCATION
12. DECORATIVE METAL GRILLE
13. 6X6 ACCENT TILES



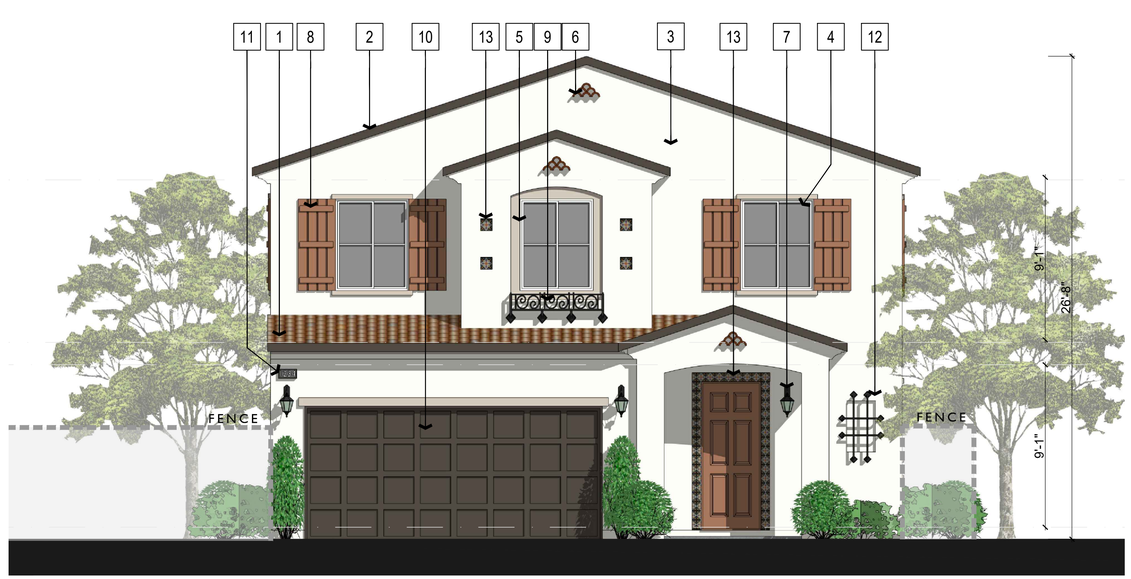
PLAN 2A SPANISH - RIGHT ELEVATION



PLAN 2A SPANISH - REAR ELEVATION



PLAN 2A SPANISH - LEFT ELEVATION



PLAN 2A SPANISH - FRONT ELEVATION

FONTANA

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7844 ALDER - DETACHED HOMES

0 4 8 12

JULY 1, 2026

EXTERIOR ELEVATIONS

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A-6

MATERIAL SCHEDULE

1. ROOF - CONCRETE 'FLAT' TILE
2. EAVE/FASCIA - 2X RESAWN WOOD
3. WALL - EXTERIOR 16/20 FINISH STUCCO
4. VINYL WINDOW W/ 2X TRIM
   - STUCCO O/ E.P.S. @ STUCCO
5. STUCCO O/ 2X6 E.P.S. FOAM TRIM
6. DECORATIVE LIGHT FIXTURE
7. DECORATIVE SHUTTER
8. DECORATIVE POTSHELF
9. SECTIONAL GARAGE DOOR
10. ADDRESS SIGN LOCATION

B ELEVATIONS



8752701-12
TOMEK
W: 10.5" H: 18" E: 12.375"
1 – Med A19 75w

LIGHT FIXTURES ARE CONCEPTUAL ACTUAL FIXTURE MAY VARY



PLAN 2B TRADITIONAL RANCH - RIGHT ELEVATION



PLAN 2B TRADITIONAL RANCH - REAR ELEVATION



PLAN 2B TRADITIONAL RANCH - LEFT ELEVATION



PLAN 2B TRADITIONAL RANCH - FRONT ELEVATION

FONTANA

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7844 ALDER - DETACHED HOMES

0 4 8 12

JULY 1, 2026

EXTERIOR ELEVATIONS

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MONTE VISTA HOMES

Project: ALDER

Fontana, California

EXTERIOR COLOR AND MATERIALS

May 31, 2026

Rev 1 – 06/15/2026

CUNNINGHAM DESIGN STUDIO
ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN
RESIDENTIAL COMMERCIAL HISTORIC

May 31, 2026

MONTE VISTA HOMES
PROJECT: ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME A01 – STYLE: SPANISH – 'A' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete 'S' Tile	3815 RED BLUFF BLEND	EAGLE	1BCCS3182 GARNET BLEND NEWPOINT/WESTLAKE
BIRDSTOP	BLACK	EAGLE	NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams SW7562 ROMAN COLUMN	OMEGA	N/A
TRIM COLOR #1 (applied to): Eaves, Fascia, Garage Door	SW6076 TURKISH COFFEE	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Secondary Doors, Stucco Trim, Wood Trim	SW7534 OUTERBANKS	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW0016 BILLIARD GREEN	SHERWIN WILLIAMS	N/A
WROUGHT IRON	SW6258 TRICORN BLACK	SHERWIN WILLIAMS	N/A
PREFAB PIPES	SW6061 TANBARK	SHERWIN WILLIAMS	N/A
ACCENT TILE	SB-203 B	ROCK MILL	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

NOTE: **MODIFICATIONS TO SPECIFICATIONS TO BE COORDINATED WITH COLOR DESIGNER**
All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive internal use by ABOVE MENTIONED BUILDER/DEVELOPER. Designer shall not be held liable for any errors or product failure on manufacturers or contractor/subcontractors part in the field (i.e. stucco, masonry, paint manufacturers errors, painters, etc.). NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. DESIGNER MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD. **NOTE: ALL PAINT BREAKS TO BE TURNED AT INSIDE CORNERS.**

REVISIONS:

Revision No.	Date	Description
1	06/15/26	Color adj. per client comments.

Office: 714.458.5182 e-mail: rcunnin262@msn.com / julie@jcunninghamdesign.com

COLOR SCHEME AO1

ROOFING



FASCIA GARAGE DOOR

TRIM

FRONT DOOR SHUTTERS

WROUGHT IRON

STUCCO COLOR



ACCENT TILE

ALDER
Fontana, California

'A' Elevation - Spanish

MONTE VISTA HOMES

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May 31, 2026

MONTE VISTA HOMES
PROJECT*: *ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME A02 – STYLE: SPANISH – 'A' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete 'S' Tile	3817 LA SALLE BLEND	EAGLE	1BCCS6330 SALERNO CLAY NEWPOINT/WESTLAKE
BIRDSTOP	BLACK	EAGLE	NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams SW7008 ALABASTER	OMEGA	N/A
TRIM COLOR #1 (applied to): Eaves, Fascia, Garage Door	SW7675 SEALSKIN	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Secondary Doors, Stucco Trim, Wood Trim	SW7030 ANEW GRAY	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW7705 WHEAT PENNY	SHERWIN WILLIAMS	N/A
WROUGHT IRON	SW6258 TRICORN BLACK	SHERWIN WILLIAMS	N/A
PREFAB PIPES	SW6061 TANBARK	SHERWIN WILLIAMS	N/A
ACCENT TILE	SB-204 A	ROCK MILL	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

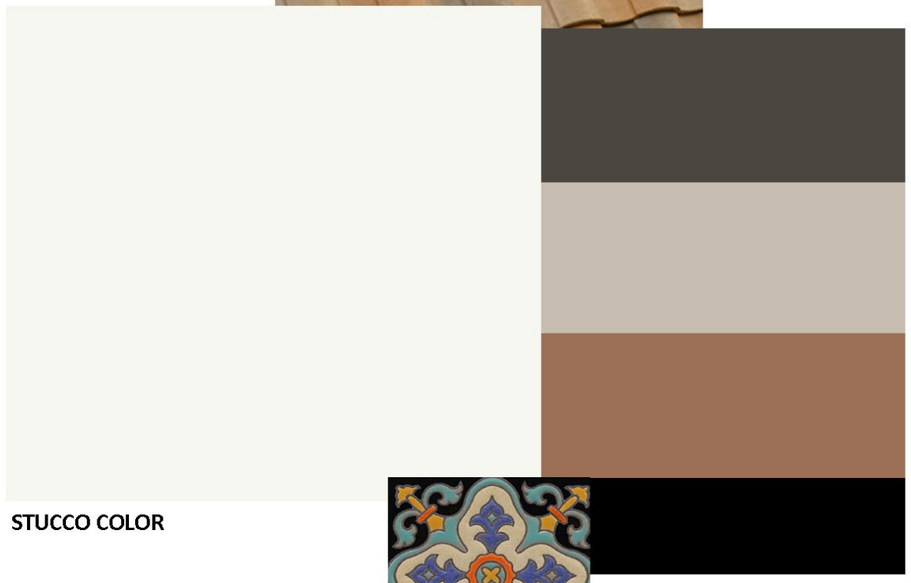
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COLOR SCHEME A02

ROOFING







ACCENT TILE

ALDER
Fontana, California

'A' Elevation - Spanish

MONTE VISTA HOMES

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May 31, 2026

MONTE VISTA HOMES
PROJECT: ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME B01 – STYLE: TRADITIONAL RANCH – 'B' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete Flat Tile	SCB8802 NANTUCKET BLEND	EAGLE	1FECY3181 SMOKEY TOPAZ BLEND NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams [1]SW6080 UTTERLY BEIGE	OMEGA	N/A
TRIM COLOR #1 (applied to): Corbels, Eaves, Fascia, Potshelf, Secondary Doors, Stucco Trim, Wood Trim	SW9180 AGED WHITE	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Garage Door	[1]SW7515 HOMESTEAD BROWN	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW6223 STILL WATER	SHERWIN WILLIAMS	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

NOTE: **MODIFICATIONS TO SPECIFICATIONS TO BE COORDINATED WITH COLOR DESIGNER**
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REVISIONS:

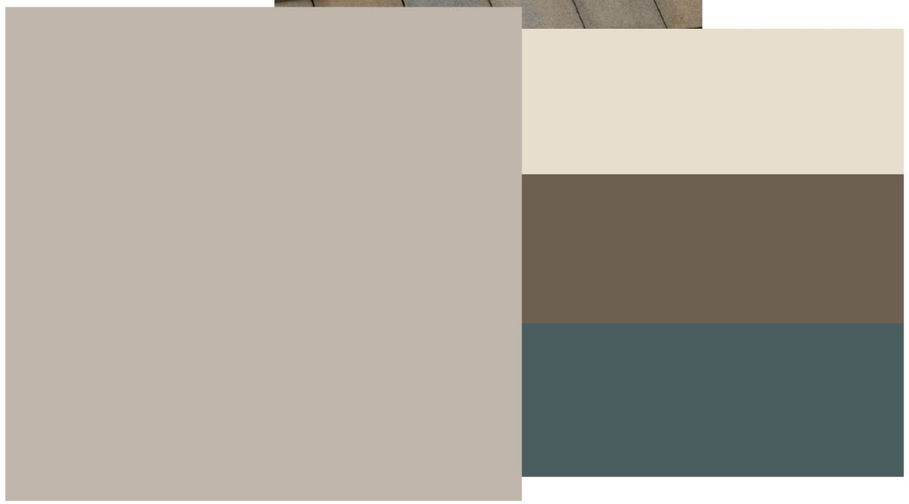
Revision No.	Date	Description
1	06/15/2026	Color adj. per client comments.

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COLOR SCHEME B01

ROOFING





FASCIA TRIM

GARAGE DOOR

FRONT DOOR SHUTTERS

STUCCO COLOR

ALDER
Fontana, California

'B' Elevations - Traditional Ranch

MONTE VISTA HOMES

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ARCHITECTURAL COLOR, INTERIOR & LANDSCAPE DESIGN
RESIDENTIAL COMMERCIAL HISTORIC

May 31, 2026

MONTE VISTA HOMES
PROJECT*: *ALDER
Fontana, California

EXTERIOR COLORS AND MATERIALS

COLOR SCHEME B02 – STYLE: TRADITIONAL RANCH – 'B' ELEVATIONS ONLY

DESCRIPTION	COLOR (FINISH)	MANUFACTURER	ALT. MANU.
ROOF MATERIAL: Concrete Flat Tile	SCB8805 SEATTLE BLEND	EAGLE	1FACS0330 APPALACHIAN BLEND NEWPOINT/WESTLAKE
STUCCO – 16/20 Sand Finish	Sherwin Williams SW7017 DORIAN GRAY	SHERWIN WILLIAMS	N/A
TRIM COLOR #1 (applied to): Eaves, Fascia, Garage Door	SW7048 URBANE BRONZE	SHERWIN WILLIAMS	N/A
TRIM COLOR #2 (applied to): Corbels, Potshelf, Secondary Doors, Stucco Trim, Wood Trim	SW7009 PEARLY WHITE	SHERWIN WILLIAMS	N/A
ACCENT COLOR (applied to): Front Door, Shutters	SW7615 SEA SERPENT	SHERWIN WILLIAMS	N/A
GARAGE DOOR WEATHER STRIPS	MATCH GARAGE DOOR COLOR	FEHR BROTHERS	N/A
WINDOWS	WHITE	ABC OR EQUAL	N/A
GUTTERS & DOWNSPOUTS	MATCH ADJACENT COLOR	SHERWIN WILLIAMS	N/A

NOTE: **MODIFICATIONS TO SPECIFICATIONS TO BE COORDINATED WITH COLOR DESIGNER**
All Colors and Materials are recommendations based solely upon aesthetic value for the exclusive internal use by ABOVE MENTIONED BUILDER/DEVELOPER. Designer shall not be held liable for any errors or product failure on manufacturers or contractor/subcontractors part in the field (i.e. stucco, masonry, paint manufacturers errors, painters, etc.). NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. DESIGNER MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD. **NOTE: ALL PAINT BREAKS TO BE TURNED AT INSIDE CORNERS.**

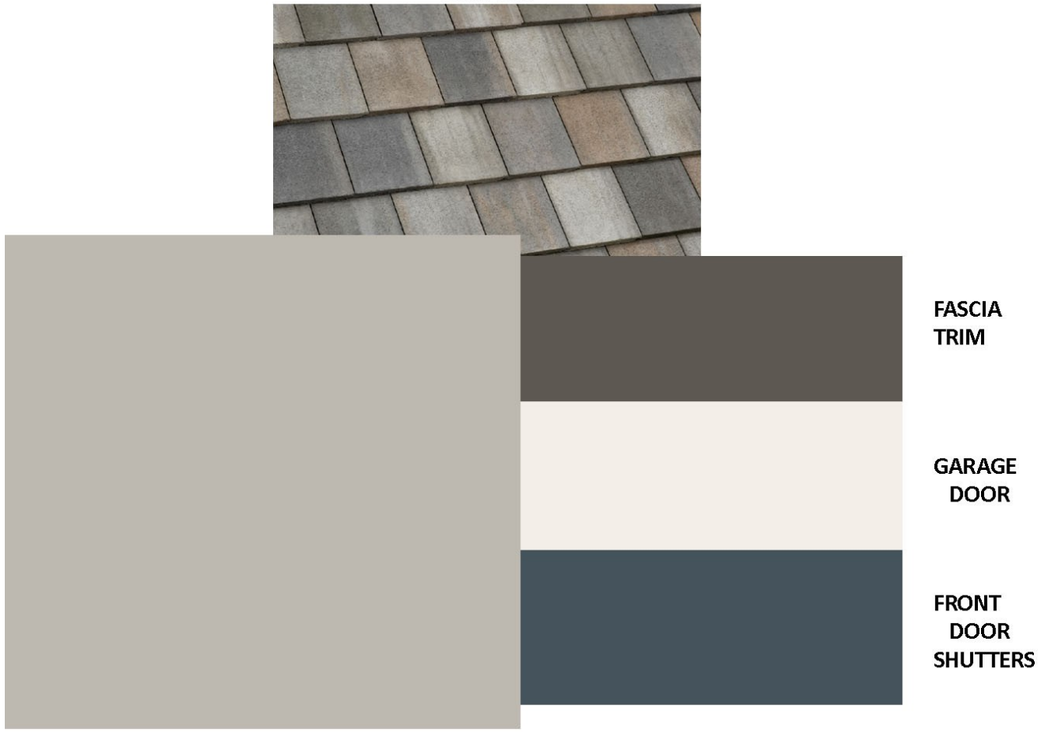
REVISIONS:

Revision No.	Date	Description
1	06/15/2026	Color adj. per client comments.

Office: 714.458.5182 e-mail: rcunnin262@msn.com / julie@jcunninghamdesign.com

COLOR SCHEME B02

ROOFING



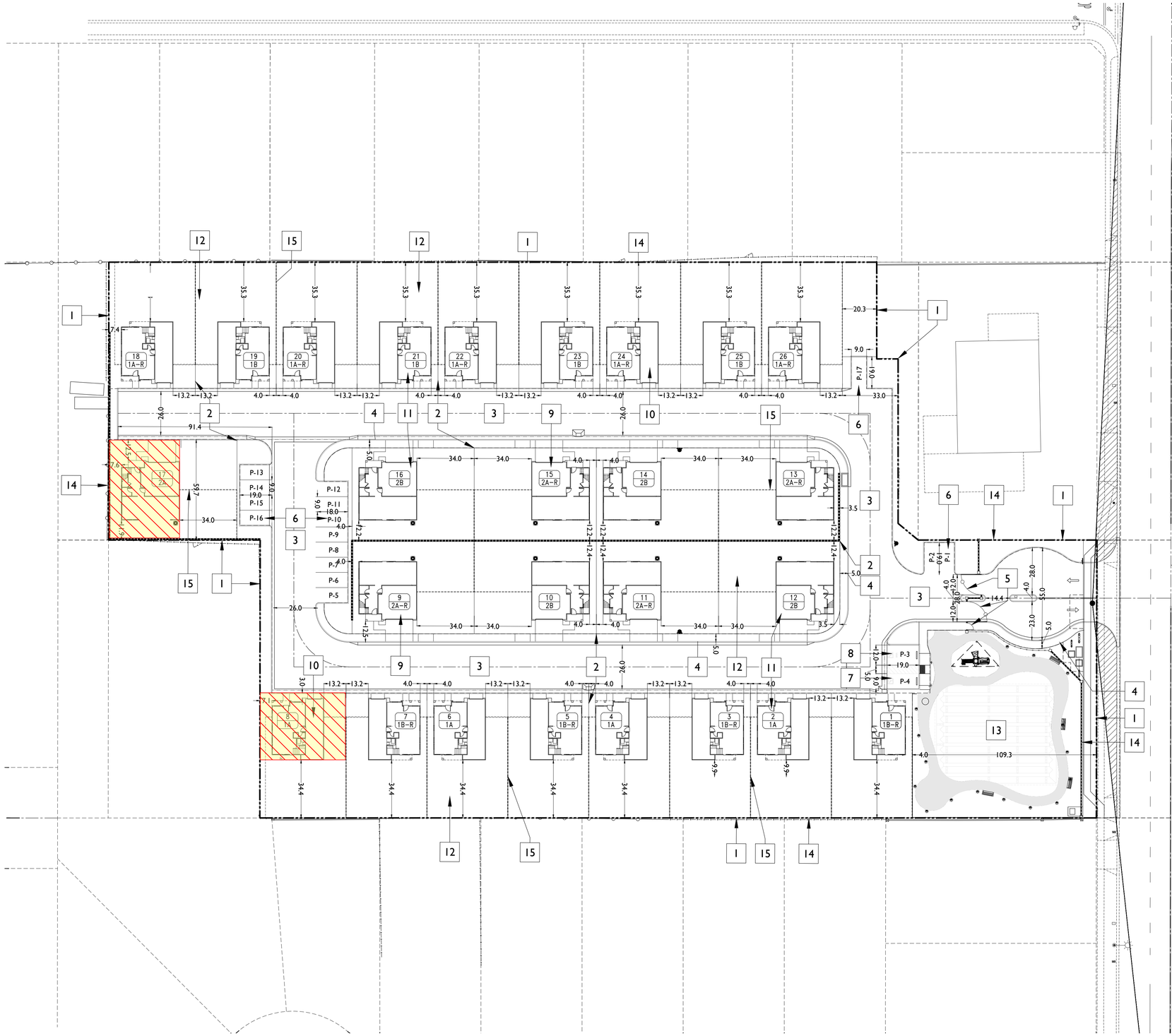
STUCCO COLOR

ALDER
Fontana, California

'B' Elevations - Traditional Ranch

MONTEVISTA HOMES

CUNNINGHAM DESIGN STUDIO Office: 714.458.5182 e-mail: julie@jcunninghamdesign.com



PROJECT SUMMARY

ADDRESS: 7844 ALDER AVENUE
FONTANA, CA. 92336-2702

APN: 0190-301-12-0000
0190-301-21-0000
0190-301-37-0000
0190-301-41-0000
0190-301-42-0000
0190-301-40-0000

PRODUCT: 2 STORY DETACHED HOMES

SITE AREA: 3.75 ACRES (GROSS)
3.70 ACRES(NET) 160,850 S.F.
UNITS: 26 TOTAL PDU'S / 26 TOTAL ADU'S
DENSITY: 7.02 DU/ACRE

CONST. TYPE: VB
SPRINKLERS: NFPA 13D
OCCUPANCY: CRC R3/U

PLAN SUMMARY

9	PLAN 1A	1,567 S.F. (4 BDRM)
8	PLAN 1B	1,567 S.F. (4 BDRM)
5	PLAN 2A	1,778 S.F. (3 BD+DEN/OPT. 4BD)
4	PLAN 2B	1,778 S.F. (3 BD+DEN/OPT. 4BD)

PARKING PROVIDED

34 GARAGE STALLS (2 CAR-TANDEM)
18 GARAGE STALLS (2 CAR)
17 GUEST OPEN STALLS (INCLUDING 2 ADA)
69 STALLS TOTAL (2.65 ST/DU)

Affordable Units

SITE PLAN KEYNOTES:

1. PROPERTY LINE
2. INTERIOR LOT LINE
3. PRIVATE STREET - FIRE LANE
4. CONCRETE SIDEWALK
5. ENTRY GATES - VEHICULAR & PEDESTRIAN
6. STANDARD OPEN PARKING STALL - 9' X 19' (TYP.)
7. ACCESSIBLE PARKING STALL 9' X 19' W/ MIN. 5' LOADING
8. VAN ACCESSIBLE STALL 12' WIDE W/ MIN. 5' LOADING
9. 2 CAR GARAGE PER UNIT PLANS (20' X 20') TYP.
10. 2 CAR TANDEM GARAGE PER UNIT PLANS
11. 2-STORY SINGLE FAMILY DWELLING
12. PRIVATE YARD
13. RECREATION AREA - REFER TO LANDSCAPE PLANS
14. PERIMETER 6' BLOCK WALL - REFER TO LANDSCAPE PLANS
15. 6' VINYL FENCE & GATE - REFER TO LANDSCAPE PLANS

FONTANA

7844 ALDER - DETACHED HOMES

AFFORDABLE HOUSING EXHIBIT

MV M16 LLC
P.O. BOX 9559
ALTA LOMA, CA 91701
(951) 2314-8457

0 30 60 90

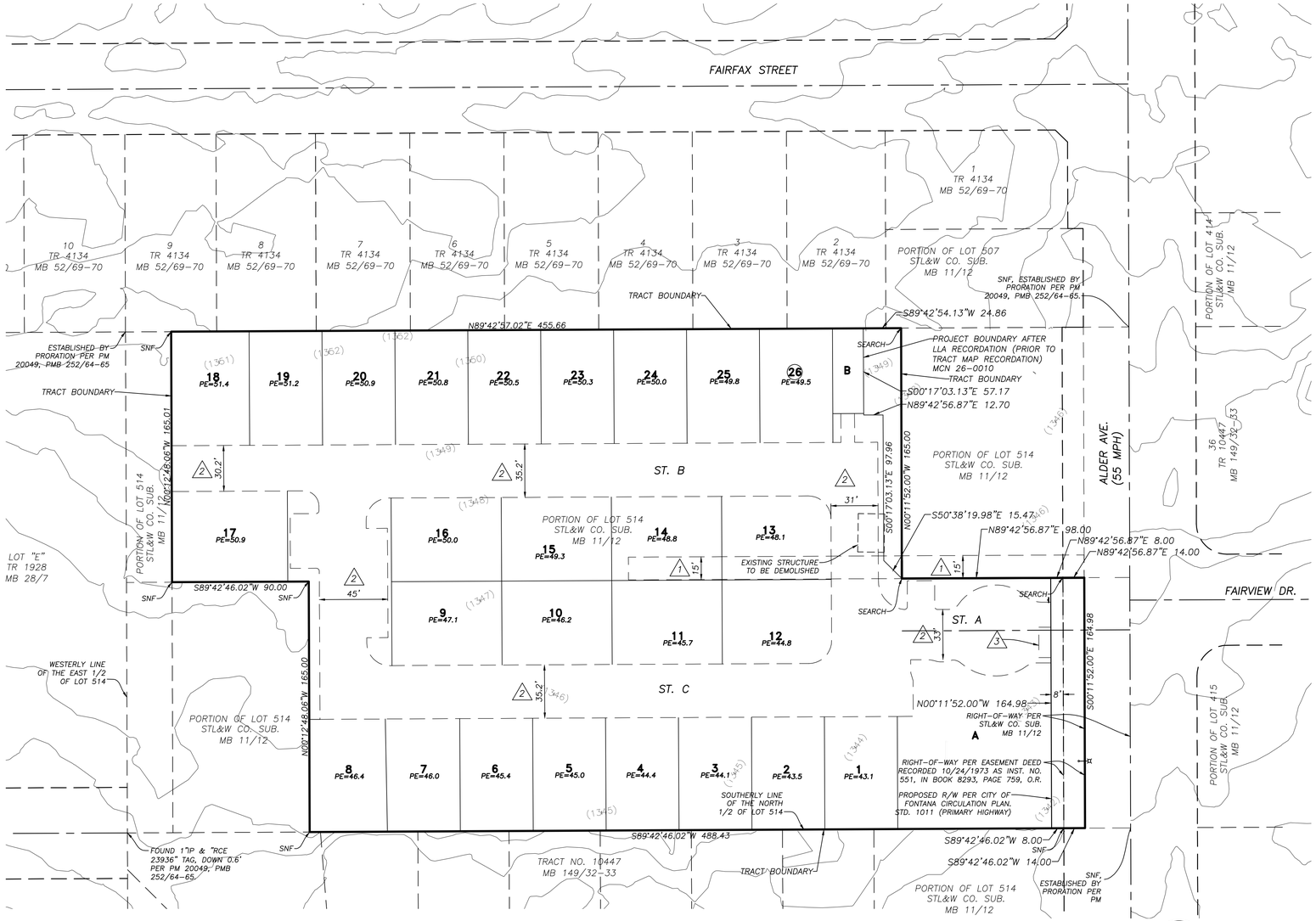
DEC. 16, 2025

NORTH

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste. 404
Bonsall, CA 92003
www.summarch.com p.760.724.1198

SP

TENTATIVE TRACT MAP NO. 20852



0 40 120
20 80 160
SCALE: 1" = 40'

LOT DATA		
LOT #	S.F.	ACRES
1	3560	0.08
2	3559	0.08
3	3560	0.08
4	3560	0.08
5	3560	0.08
6	3561	0.08
7	3598	0.08
8	3756	0.09
9	4007	0.09
10	4007	0.09
11	4007	0.09
12	3931	0.09
13	3919	0.09
14	3994	0.09
15	3994	0.09
16	3994	0.09
17	4550	0.10
18	3858	0.09
19	3605	0.08
20	3605	0.08
21	3605	0.08
22	3605	0.08
23	3605	0.08
24	3605	0.08
25	3605	0.08
26	3605	0.08
B	1142	0.03
A	10486	0.24

GENERAL NOTES

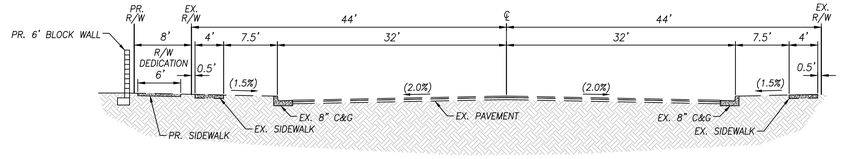
1. THE PROJECT IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.
2. THE PROJECT IS NOT LOCATED IN A FIRE HAZARD ZONE.
3. THIS PROJECT IS LOCATED IN THE AIRPORT SAFETY REVIEW AREA 3 (AR3)

EASEMENTS

1. EXISTING EASEMENT FOR INGRESS AND EGRESS REC. 09/24/1947 IN BOOK 2121, PAGE 91, O.R.
2. PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS, EMERGENCY VEHICLES AND UTILITY INSTALLATION AND MAINTENANCE
3. PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERTO FOR INTALLATION AND MAINTENANCE OF SEWER FACILITIES

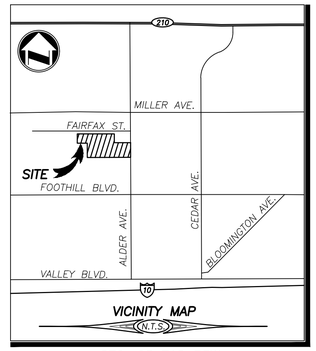
TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA:	3.75 ACRES
EXISTING ZONING:	R-1 (ZONING AND GENERAL PLAN LAND USE DESIGNATION INTERACTIVE MAP)
PROPOSED ZONING:	R-1
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	R-M (FONTANA FORWARD GENERAL PLAN UPDATE)
NO. OF UNITS:	26 DETACHED HOMES 26 ACCESSORY DWELLINGS
PROPOSED DENSITY PER GROSS ACREAGE:	6.9 DU/AC
ZONING OF SURROUNDING PROPERTY:	R-1
LAND USE OF SURROUNDING PROPERTY:	R-SF
LOTS:	26 RESIDENTIAL 2 OPEN SPACE
PARKING:	TOTAL: 112 ASSIGNED: 95 (52 ENCLOSED/43 ADU) GUEST: 15 ADA: 2 (1 VAN)



ALDER AVE. TYPICAL SECTION
SCALE: 1"=10'
PRIMARY HIGHWAY

THOMAS BROS. GUIDE (2006) PAGE 545
GRID B7 & C7



SEC. 05 T1S R5W

APPLICANT
MV RE HOLDINGS, LLC
PO BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

PROPERTY ADDRESS
7844 ALDER AVE.
FONTANA, CA 92336

ENGINEER
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599

SCHOOL
FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVE.
FONTANA, CA 92335
(909) 357-5000

ASSESSOR'S PARCEL NO.
019-030-112, 019-030-142, 019-030-140, 019-030-121, 019-030-141, & 019-030-137

GEOTECH ENGINEER
ALTA CALIFORNIA GEOTECHNICAL, INC.
170 NORTH MAPLE STREET, SUITE 108
CORONA, CA 92880
TEL: (951) 509-7090

UTILITY PURVEYORS
WATER:
FONTANA WATER COMPANY
(909)822-2201

SEWER:
CITY OF FONTANA
(909)350-7600

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800)655-4555

GAS:
SOUTHERN CALIFORNIA GAS
(800)427-2000

TELEPHONE:
SPECTRUM
(855)839-4246

TV:
SPECTRUM
(855)839-4246

STORM DRAIN:
CITY OF FONTANA
(909)350-7600

SOLID WASTE:
BURRTEC WASTE INDUSTRIES, INC
(909)822-9739

LEGAL DESCRIPTION
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:

THAT PORTION OF THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 514, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT WITH THE WEST LINE OF ALDER AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG THE WEST LINE OF ALDER AVENUE, 330.05 FEET, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 514; THENCE SOUTH 89°55'00" WEST, ALONG SAID SOUTH LINE 630.35 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 514; THENCE NORTH ALONG SAID WEST LINE 330.05 FEET, TO THE NORTH LINE OF SAID LOT 514; THENCE NORTH 89°55'00" EAST, ALONG SAID NORTH LINE 630.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 90 FEET OF THE WEST 120 FEET OF THE SOUTH 165 FEET.

ALSO EXCEPTING THEREFROM THE NORTH 165 FEET OF THE EAST 150 FEET MEASURED FROM THE CENTERLINE OF ALDER AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT, 30.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ELSIE B. GEORGE, A WIDOW, RECORDED SEPTEMBER 13, 1949, IN BOOK 2458, PAGE 480, OFFICIAL RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID GEORGE LAND AND SAID LINE EXTENDED NORTH 330.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH ½ OF THE EAST 1/2 OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE THEREOF, 330.00 FEET TO THE POINT OF BEGINNING.

SHEETS INDEX

SHEET 1 TENTATIVE TRACT MAP AND NOTES
SHEET 2 CONCEPTUAL GRADING PLAN
SHEET 3 SECTIONS AND DETAILS
SHEET 4 FIRE ACCESS PLAN

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAVES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

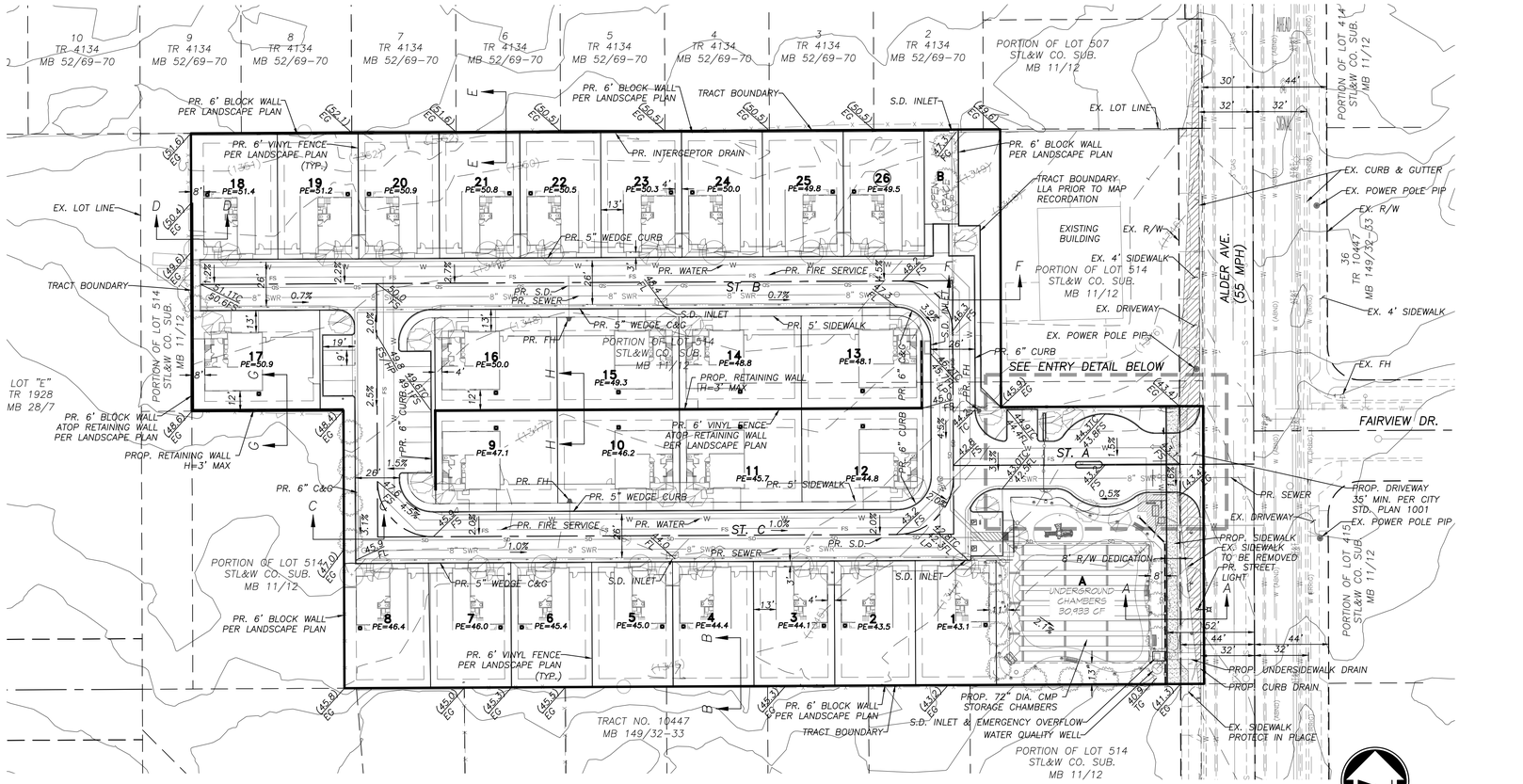
PREPARATION DATE: AUGUST 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

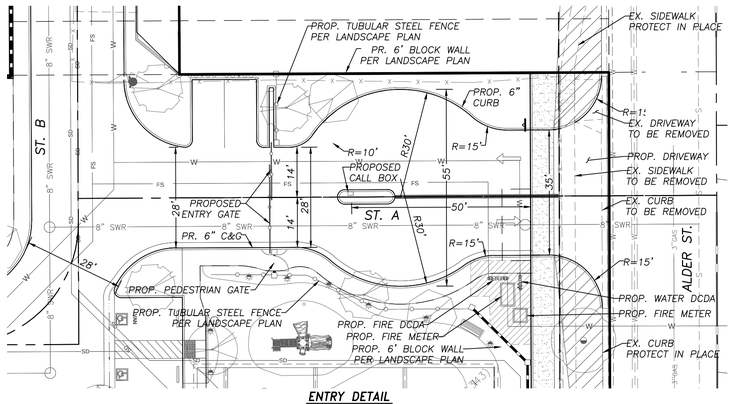
PLOT DATE: 7/1/2026

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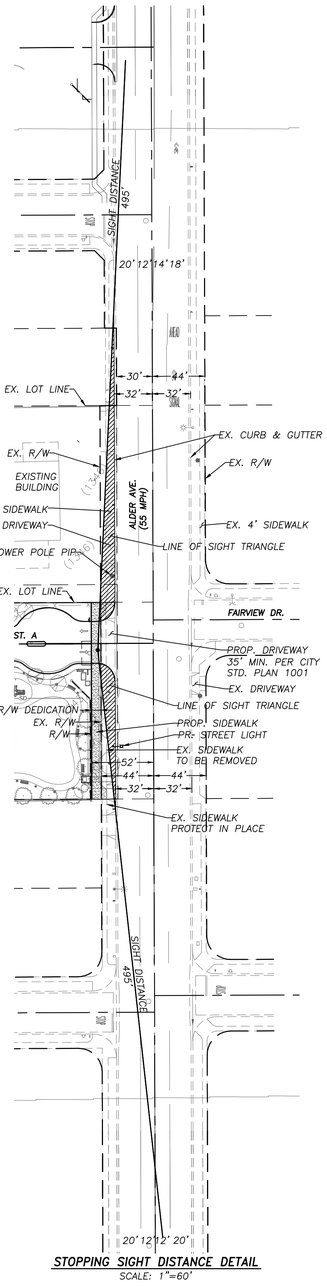
TENTATIVE TRACT MAP NO. 20852
CONCEPTUAL GRADING PLAN



0 40 120
20 80 160
SCALE: 1" = 40'



ENTRY DETAIL
SCALE: 1"=20'



STOPPING SIGHT DISTANCE DETAIL
SCALE: 1"=60'

LEGEND & ABBREVIATIONS

PR. WATER	W
PR. FIRE	FS
PR. SEWER	8" SWR
PR. STORM DRAIN	SD
PR. FIRE METER/BACKFLOW	
PR. WATER METER/DCDA	
EX. WATER	W
EX. SEWER	S
EX. ELECTRIC OVERHEAD	EOH
EX. UTILITY UNDERGROUND	AT&T
EX. GAS	G
STREET CENTERLINE	
EX. FIRE HYDRANT	
EX. POWER POLE	

PR	PROPOSED
EX	EXISTING
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
PE	PAD ELEVATION
CB	CATCH BASIN
EP	EDGE PAVEMENT
PP	POWER POLE
EG	EXIST. GROUND
S.D.	STORM DRAIN
SWR	SEWER
WTR	WATER
FH	FIRE HYDRANT
C&G	CURB & GUTTER

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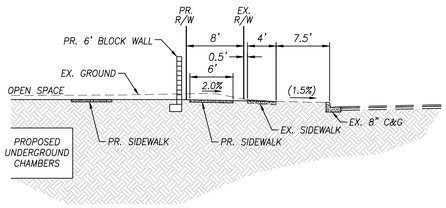
REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

PREPARATION DATE: AUGUST 2025

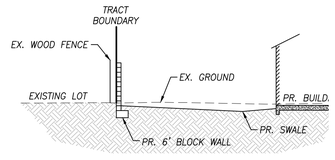
PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

PLOT DATE: 7/1/2026

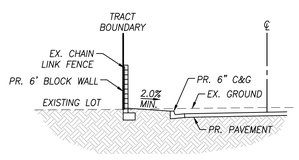
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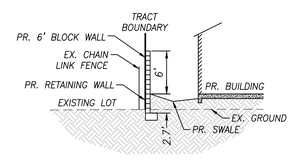
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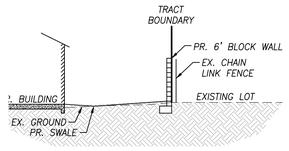
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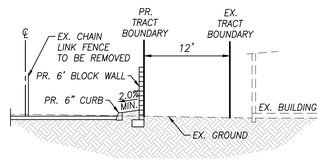
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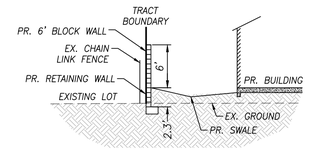
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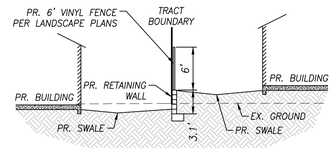
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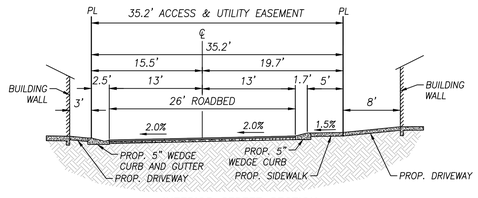
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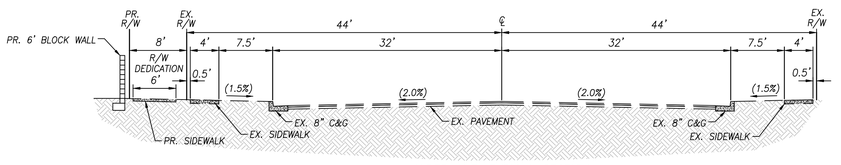
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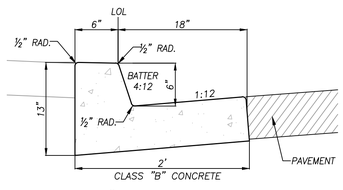
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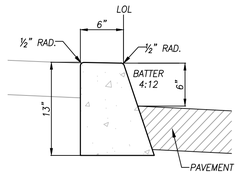
INTERIOR STREET SECTION
SCALE: 1"=10'
PRIVATE STREET



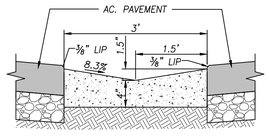
ALDER AVE. TYPICAL SECTION
SCALE: 1"=10'
PRIMARY HIGHWAY



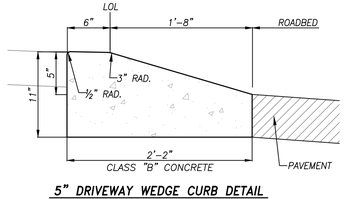
6" CURB AND GUTTER
NTS



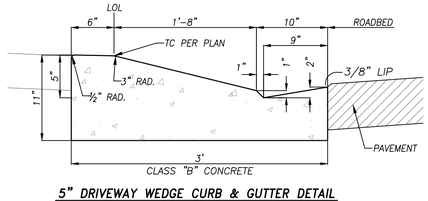
6" CURB
NTS



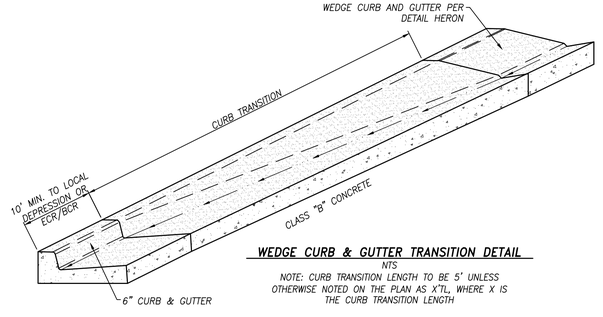
3' WIDE VALLEY GUTTER DETAIL
NTS



5" DRIVEWAY WEDGE CURB DETAIL
NTS



5" DRIVEWAY WEDGE CURB & GUTTER DETAIL
NTS



WEDGE CURB & GUTTER TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAVES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

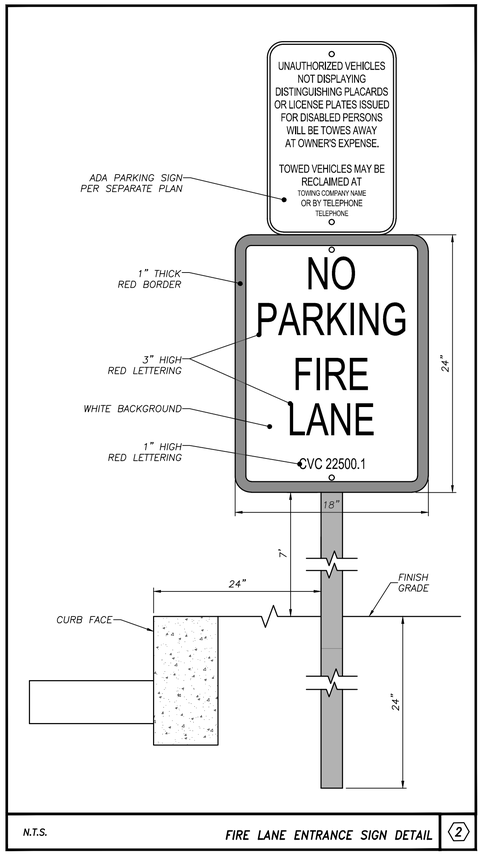
PREPARATION DATE: AUGUST 2025
PLANS PREPARED BY:

adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

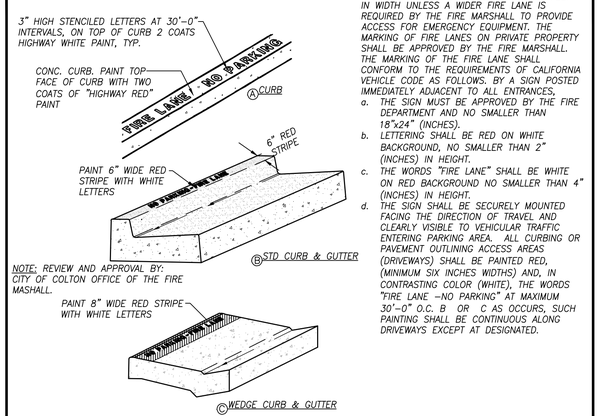
PLOT DATE: 7/1/2026

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TENTATIVE TRACT MAP NO. 20852
FIRE ACCESS PLAN



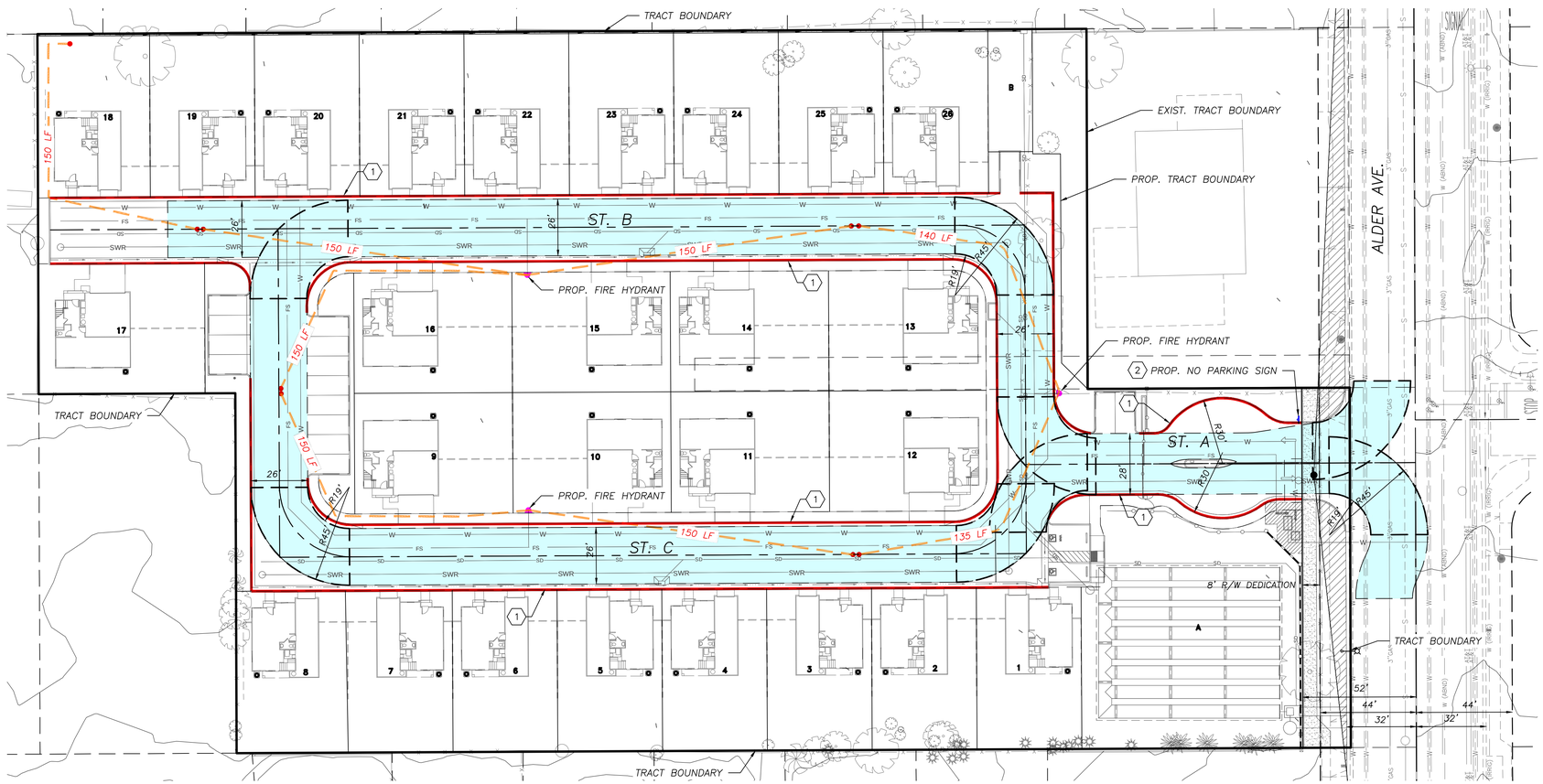
N.T.S. **FIRE LANE ENTRANCE SIGN DETAIL** (2)



ALL FIRE LANES SHALL CONFORM TO THE REQUIREMENTS OF THE FIRE DEPARTMENT AS FOLLOWS: FIRE LANES SHALL BE TWENTY FEET IN WIDTH UNLESS A WIDER FIRE LANE IS REQUIRED BY THE FIRE MARSHALL TO PROVIDE ACCESS FOR EMERGENCY EQUIPMENT. THE MARKING OF FIRE LANES ON PRIVATE PROPERTY SHALL BE APPROVED BY THE FIRE MARSHALL. THE MARKING OF THE FIRE LANE SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE AS FOLLOWS: BY A SIGN POSTED IMMEDIATELY ADJACENT TO ALL ENTRANCES.

a. THE SIGN MUST BE APPROVED BY THE FIRE DEPARTMENT AND NO SMALLER THAN 18"x24" (INCHES).
b. LETTERING SHALL BE RED ON WHITE BACKGROUND, NO SMALLER THAN 2" (INCHES) IN HEIGHT.
c. THE WORDS "FIRE LANE" SHALL BE WHITE ON RED BACKGROUND NO SMALLER THAN 4" (INCHES) IN HEIGHT.
d. THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO VEHICULAR TRAFFIC ENTERING PARKING AREA. ALL CURBING OR PAVEMENT OUTLINING ACCESS AREAS (DRIVEWAYS) SHALL BE PAINTED RED, (MINIMUM SIX INCHES WIDTHS) AND, IN CONTRASTING COLOR (WHITE), THE WORDS "FIRE LANE –NO PARKING" AT MAXIMUM 30'–0" O.C. B OR C AS OCCURS, SUCH PAINTING SHALL BE CONTINUOUS ALONG DRIVEWAYS EXCEPT AT DESIGNATED.

N.T.S. **FIRE LANE STRIPING** (1)



LEGEND

- HOSE LENGTH — 150 LF
- RED CURB
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN (1)
- ACCESS LANE — 26'
- FIRE TURNING RADIUS — R19', R45', 26'

SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER — RICHARD DAIL REAVES — NO. 80614 — EXP. 03/31/27 — CIVIL — STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

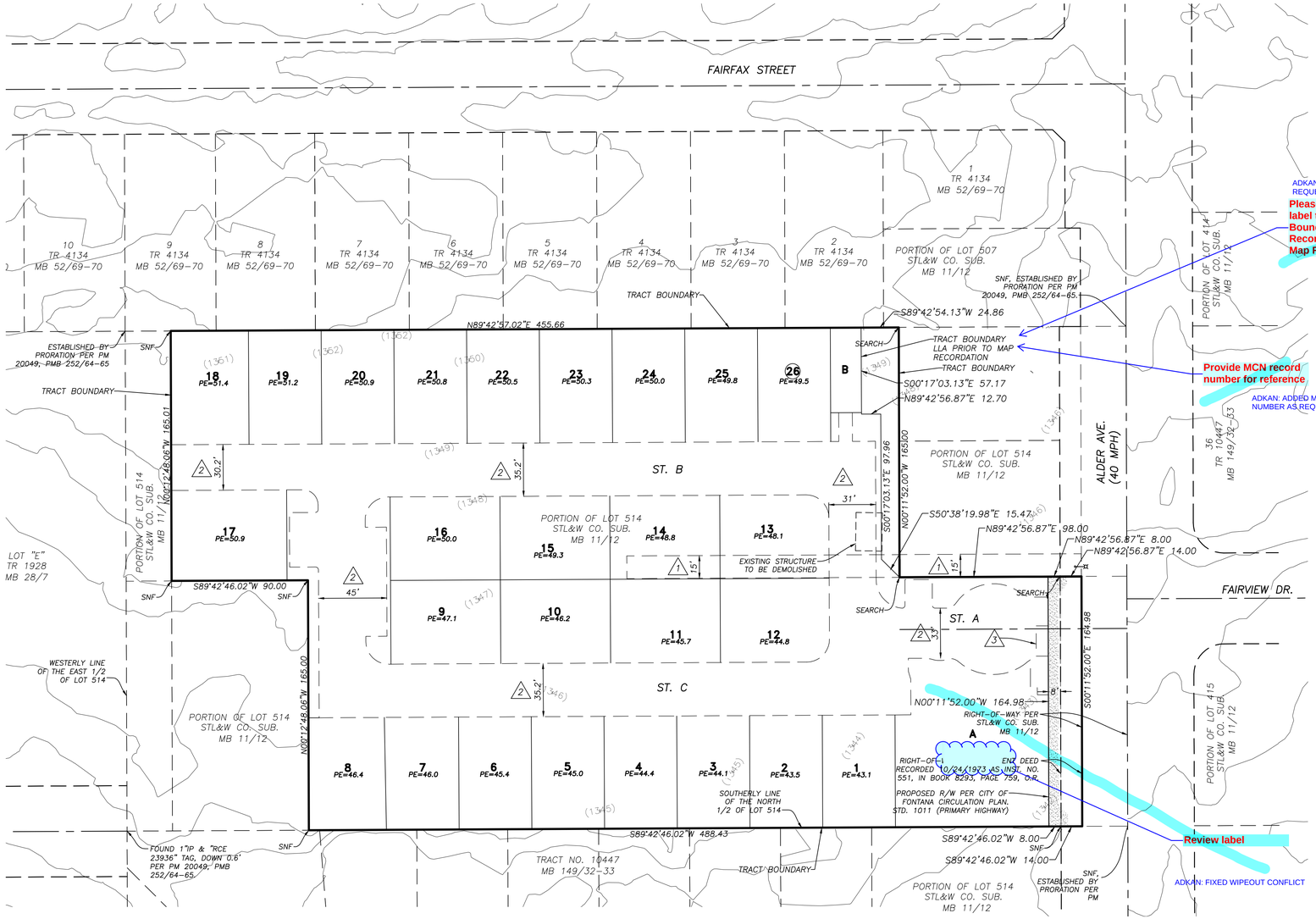
PREPARATION DATE: AUGUST 2025

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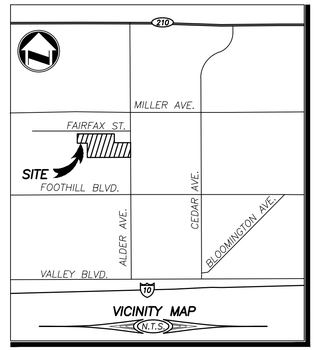
PLOT DATE: 7/1/2026

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TENTATIVE TRACT MAP NO. 20852



THOMAS BROS. GUIDE (2006) PAGE 545
GRID B7 & C7



SEC. 05 T1S R5W

LOT DATA		
LOT #	S.F.	ACRES
A	10251	0.24
1	3560	0.08
2	3559	0.08
3	3560	0.08
4	3560	0.08
5	3560	0.08
6	3561	0.08
7	3598	0.08
8	3756	0.09
9	4007	0.09
10	4007	0.09
11	4007	0.09
12	3931	0.09
13	3919	0.09
14	3994	0.09
15	3994	0.09
16	3994	0.09
17	4550	0.10
18	3858	0.09
19	3605	0.08
20	3605	0.08
21	3605	0.08
22	3605	0.08
23	3605	0.08
24	3605	0.08
25	3605	0.08
26	3605	0.08
B	1142	0.03

0 40 120
20 80 160
SCALE: 1" = 40'

GENERAL NOTES

1. THE PROJECT IS NOT LOCATED IN A FEMA FLOOD HAZARD ZONE.
2. THE PROJECT IS NOT LOCATED IN A FIRE HAZARD ZONE.
3. THIS PROJECT IS LOCATED IN THE AIRPORT SAFETY REVIEW AREA 3 (AR3)

EASEMENTS

1. EXISTING EASEMENT FOR INGRESS AND EGRESS REC. 09/24/1947 IN BOOK 2121, PAGE 91, O.R.
2. PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS, EMERGENCY VEHICLES AND UTILITY INSTALLATION AND MAINTENANCE
3. PROPOSED EASEMENT AND RIGHTS INCIDENTAL THERTO FOR INTALLATION AND MAINTENANCE OF SEWER FACILITIES

TENTATIVE TRACT SUMMARY

TOTAL GROSS AREA:	3.75 ACRES
EXISTING ZONING:	R-1 (ZONING AND GENERAL PLAN LAND USE DESIGNATION INTERACTIVE MAP)
PROPOSED ZONING:	R-1
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	R-M (FONTANA FORWARD GENERAL PLAN UPDATE)
NO. OF UNITS:	26 DETACHED HOMES 26 ACCESSORY DWELLINGS
PROPOSED DENSITY PER GROSS ACREAGE:	6.9 DU/AC
ZONING OF SURROUNDING PROPERTY:	R-1
LAND USE OF SURROUNDING PROPERTY:	R-SF
LOTS:	26 RESIDENTIAL 2 OPEN SPACE
PARKING:	TOTAL: 112 ASSIGNED: 95 (52 ENCLOSED/43 ADU) GUEST: 15 ADA: 2 (1 VAN)

APPLICANT

MV M16 LLC
PO BOX 9559
ALTA LOMA, CA 91701
(951) 314-8457

PROPERTY ADDRESS

7844 ALDER AVE.
FONTANA, CA 92336

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599

SCHOOL

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVE.
FONTANA, CA 92335
(909) 357-5000

ASSESSOR'S PARCEL NO.

019-030-112, 019-030-142, 019-030-140, 019-030-121, 019-030-141, & 019-030-137

GEOTECH ENGINEER

ALTA CALIFORNIA GEOTECHNICAL, INC.
170 NORTH MAPLE STREET, SUITE 108
CORONA, CA 92880
TEL: (951) 509-7090

UTILITY PURVEYORS

WATER:
FONTANA WATER COMPANY
(909)822-2201

SEWER:
CITY OF FONTANA
(909)350-7600

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
(800)655-4555

GAS:
SOUTHERN CALIFORNIA GAS
(800)427-2000

TELEPHONE:
SPECTRUM
(855)839-4246

TV:
SPECTRUM
(855)839-4246

STORM DRAIN:
CITY OF FONTANA
(909)350-7600

SOLID WASTE:
BURRTEC WASTE INDUSTRIES, INC
(909)822-9739

LEGAL DESCRIPTION

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:

THAT PORTION OF THE NORTH 1/2 OF THE EAST 1/2 OF FARM LOT 514, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, AS PER PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT WITH THE WEST LINE OF ALDER AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG THE WEST LINE OF ALDER AVENUE, 330.05 FEET, TO THE SOUTH LINE OF THE NORTH 1/2 OF THE EAST 1/2 OF SAID LOT 514; THENCE SOUTH 89°55'00" WEST, ALONG SAID SOUTH LINE 630.35 FEET, TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 514; THENCE NORTH ALONG SAID WEST LINE 330.05 FEET, TO THE NORTH LINE OF SAID LOT 514; THENCE NORTH 89°55'00" EAST, ALONG SAID NORTH LINE 630.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EAST 90 FEET OF THE WEST 120 FEET OF THE SOUTH 165 FEET.

ALSO EXCEPTING THEREFROM THE NORTH 165 FEET OF THE EAST 150 FEET MEASURED FROM THE CENTERLINE OF ALDER AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF SAID LOT, 30.00 FEET TO THE SOUTHWEST CORNER OF THE LAND CONVEYED TO ELSIE B. GEORGE, A WIDOW, RECORDED SEPTEMBER 13, 1949, IN BOOK 2458, PAGE 480, OFFICIAL RECORDS; THENCE NORTH ALONG THE WEST LINE OF SAID GEORGE LAND AND SAID LINE EXTENDED NORTH 330.00 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 30.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH ½ OF THE EAST 1/2 OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE THEREOF, 330.00 FEET TO THE POINT OF BEGINNING.

SHEETS INDEX

SHEET 1 TENTATIVE TRACT MAP AND NOTES
SHEET 2 CONCEPTUAL GRADING PLAN
SHEET 3 SECTIONS AND DETAILS
SHEET 4 FIRE ACCESS PLAN

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAMES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
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PREPARATION DATE: AUGUST 2025

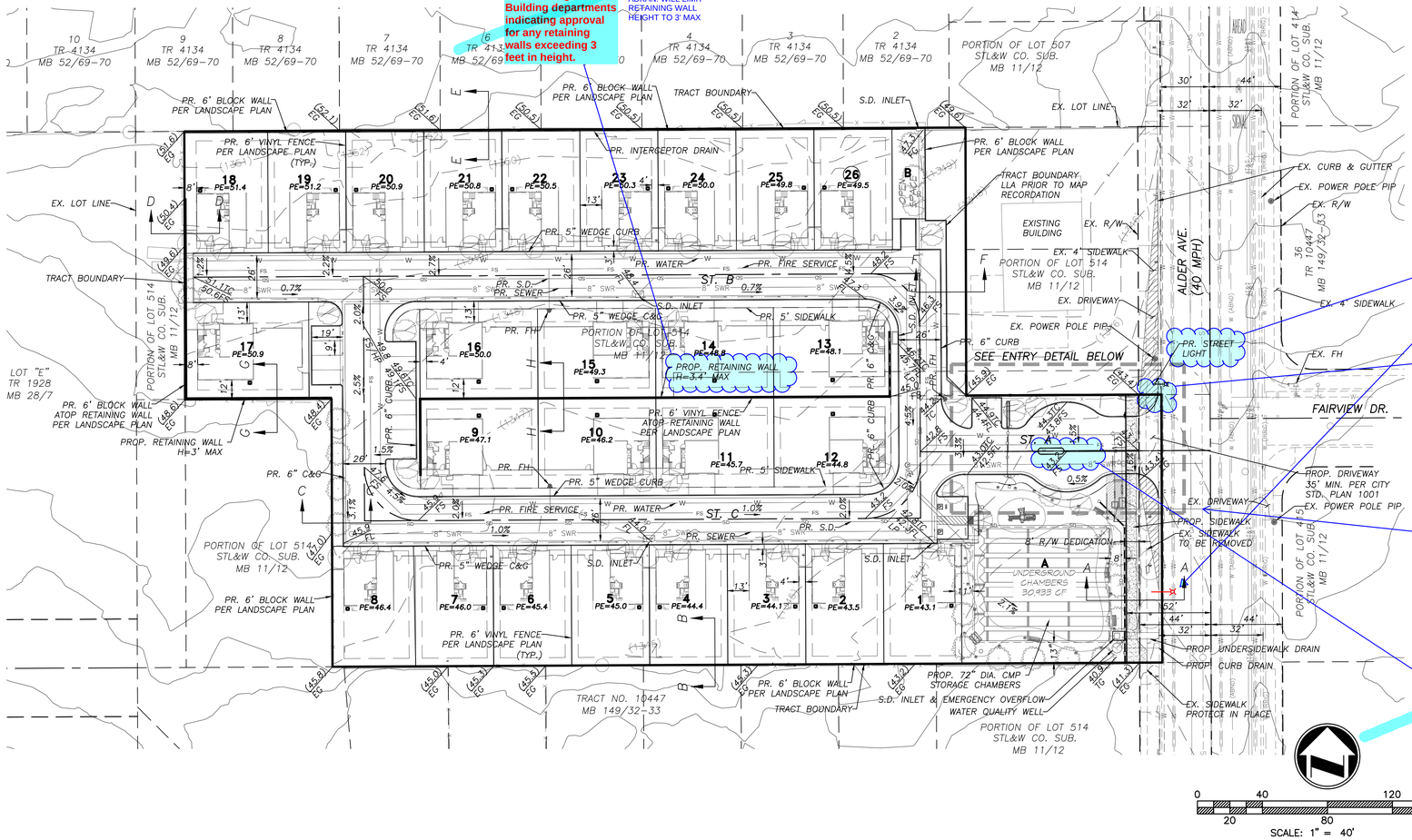
PLANS PREPARED BY:
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6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

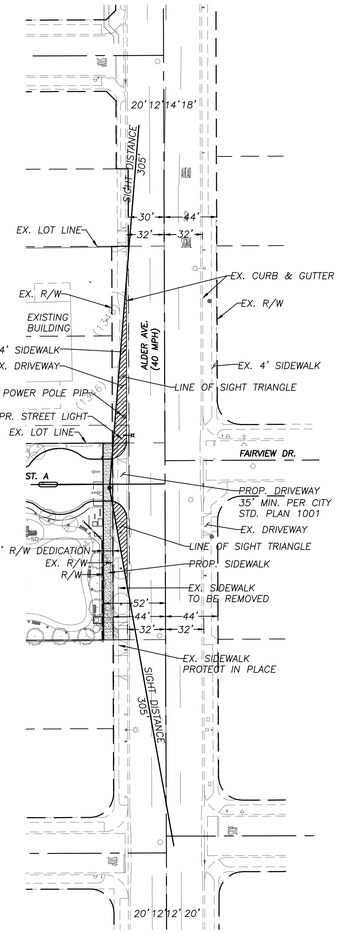
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PLOT DATE: 5/20/2026

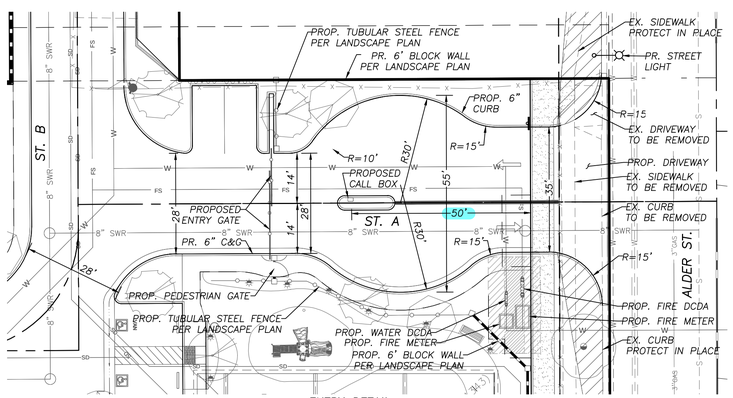
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TENTATIVE TRACT MAP NO. 20852
CONCEPTUAL GRADING PLAN





STOPPING SIGHT DISTANCE DETAIL
SCALE: 1"=60'



ENTRY DETAIL
SCALE: 1"=20'

LEGEND & ABBREVIATIONS

PR. WATER	W
PR. FIRE	FS
PR. SEWER	SWR
PR. STORM DRAIN	SD
PR. FIRE METER/BACKFLOW	
PR. WATER METER/DCDA	
EX. WATER	W
EX. SEWER	S
EX. ELECTRIC OVERHEAD	EOH
EX. UTILITY UNDERGROUND	AT&T
EX. GAS	G
STREET CENTERLINE	
EX. FIRE HYDRANT	
EX. POWER POLE	

PR	PROPOSED
EX	EXISTING
TC	TOP OF CURB
FL	FLOWLINE
FS	FINISHED SURFACE
PE	PAD ELEVATION
CB	CATCH BASIN
EP	EDGE PAVEMENT
PP	POWER POLE
EG	EXIST. GROUND
S.D.	STORM DRAIN
SWR	SEWER
WTR	WATER
FH	FIRE HYDRANT
C&G	CURB & GUTTER

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REAVES
NO. 80614
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CIVIL
STATE OF CALIFORNIA

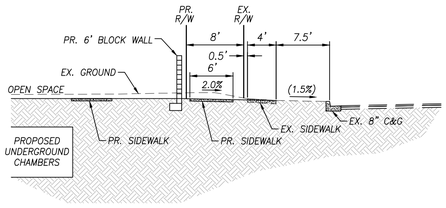
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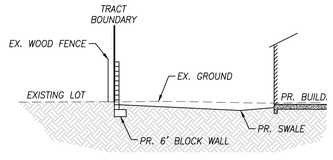
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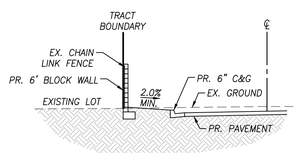
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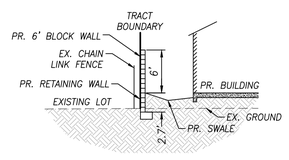
SECTION A–A
SCALE: 1"=10'



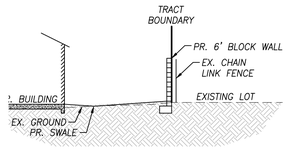
SECTION B–B
SCALE: 1"=10'



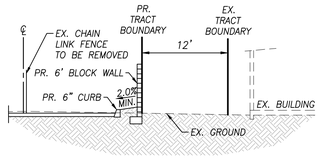
SECTION C–C
SCALE: 1"=10'



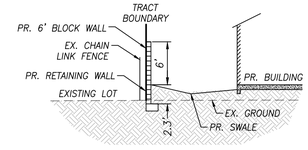
SECTION D–D
SCALE: 1"=10'



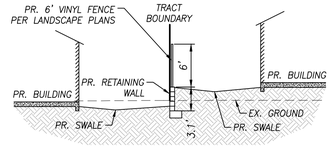
SECTION E–E
SCALE: 1"=10'



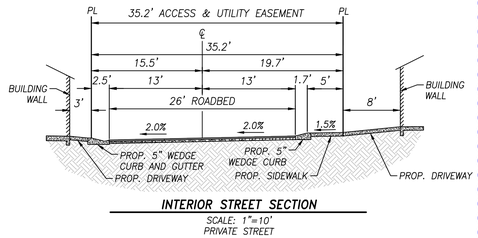
SECTION F–F
SCALE: 1"=10'



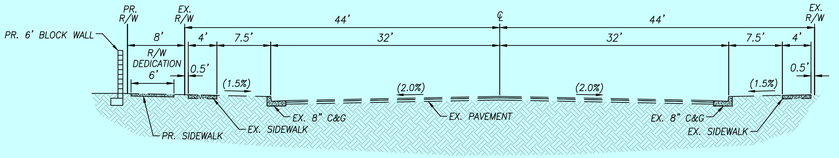
SECTION G–G
SCALE: 1"=10'



SECTION H–H
SCALE: 1"=10'



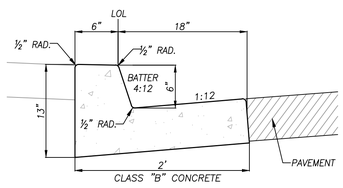
INTERIOR STREET SECTION
SCALE: 1"=10'
PRIVATE STREET



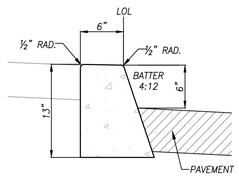
ALDER AVE. TYPICAL SECTION
SCALE: 1"=10'
PRIMARY HIGHWAY

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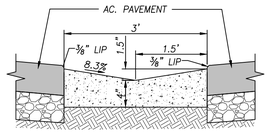
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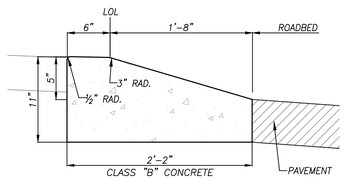
6" CURB AND GUTTER
NTS



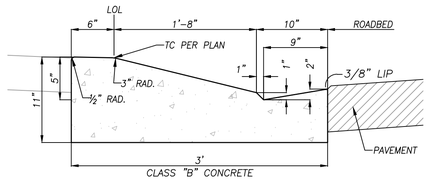
6" CURB
NTS



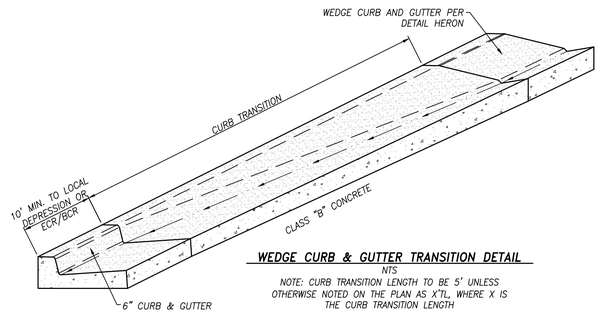
3' WIDE VALLEY GUTTER DETAIL
NTS



5" DRIVEWAY WEDGE CURB DETAIL
NTS



5" DRIVEWAY WEDGE CURB & GUTTER DETAIL
NTS



WEDGE CURB & GUTTER TRANSITION DETAIL
NTS

NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL ADKINS
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
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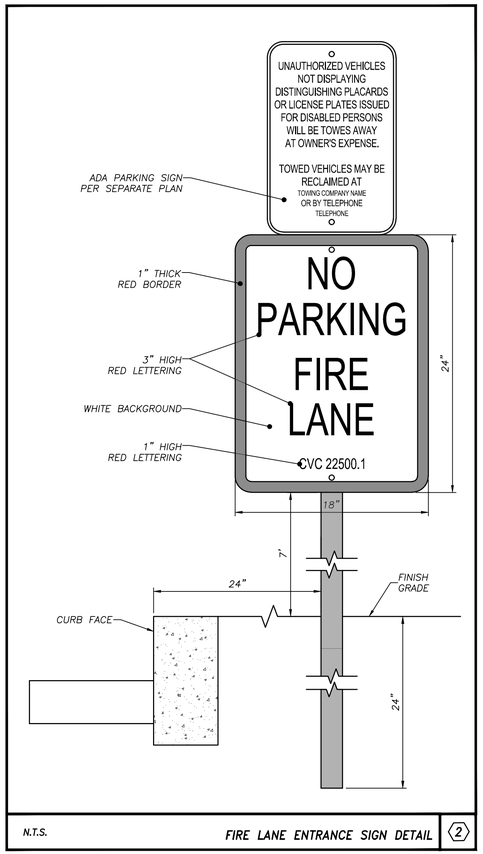
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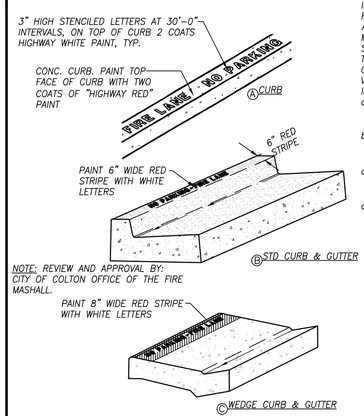
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TENTATIVE TRACT MAP NO. 20852
FIRE ACCESS PLAN



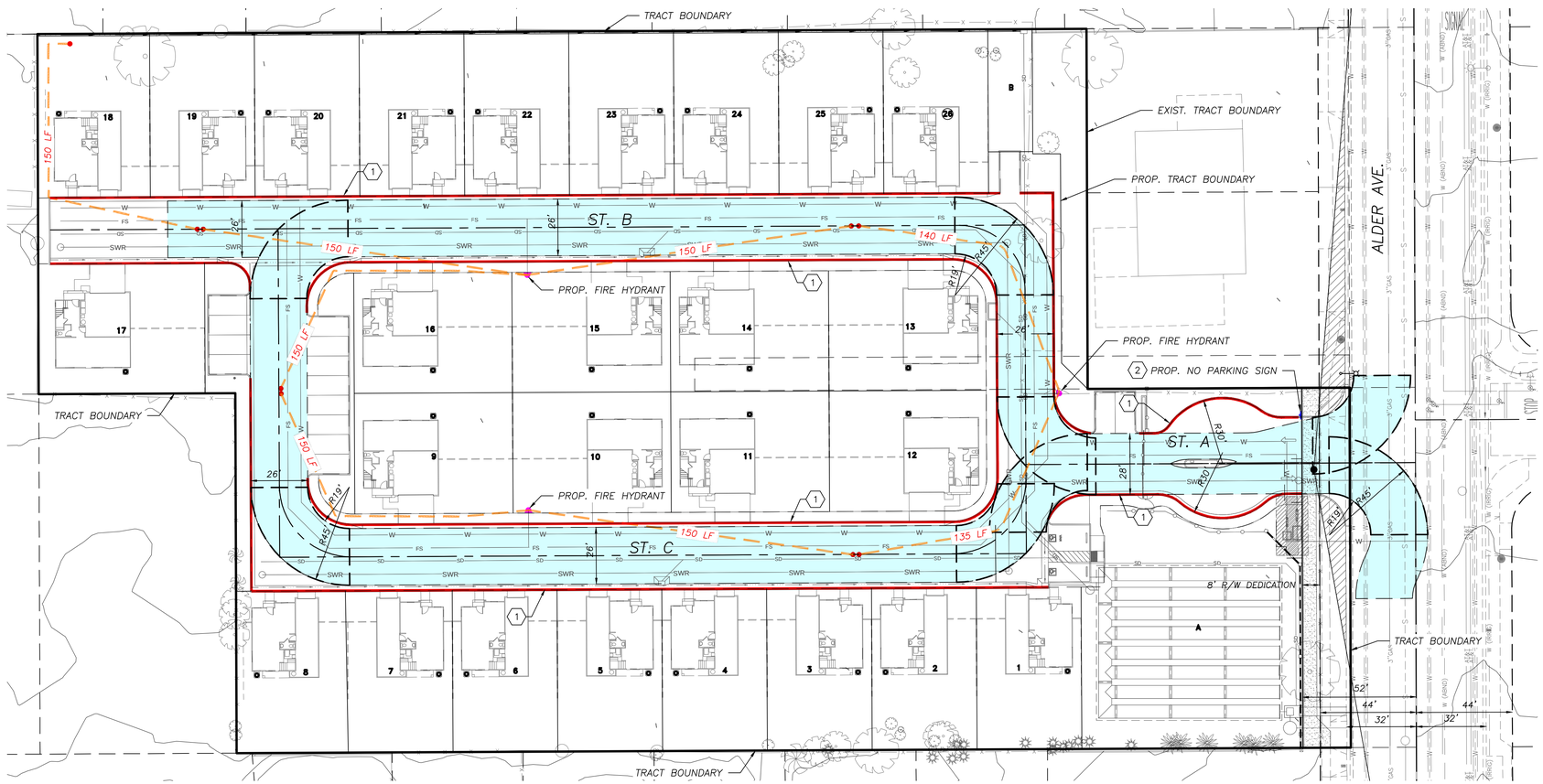
N.T.S. **FIRE LANE ENTRANCE SIGN DETAIL** (2)



ALL FIRE LANES SHALL CONFORM TO THE REQUIREMENTS OF THE FIRE DEPARTMENT AS FOLLOWS: FIRE LANES SHALL BE TWENTY FEET IN WIDTH UNLESS A WIDER FIRE LANE IS REQUIRED BY THE FIRE MARSHALL TO PROVIDE ACCESS FOR EMERGENCY EQUIPMENT. THE MARKING OF FIRE LANES ON PRIVATE PROPERTY SHALL BE APPROVED BY THE FIRE MARSHALL. THE MARKING OF THE FIRE LANE SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE AS FOLLOWS: BY A SIGN POSTED IMMEDIATELY ADJACENT TO ALL ENTRANCES.

a. THE SIGN MUST BE APPROVED BY THE FIRE DEPARTMENT AND NO SMALLER THAN 18"x24" (INCHES).
b. LETTERING SHALL BE RED ON WHITE BACKGROUND, NO SMALLER THAN 2" (INCHES) IN HEIGHT.
c. THE WORDS "FIRE LANE" SHALL BE WHITE ON RED BACKGROUND NO SMALLER THAN 4" (INCHES) IN HEIGHT.
d. THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO VEHICULAR TRAFFIC ENTERING PARKING AREA. ALL CURBING OR PAVEMENT OUTLINING ACCESS AREAS (DRIVEWAYS) SHALL BE PAINTED RED, (MINIMUM SIX INCHES WIDTHS) AND, IN CONTRASTING COLOR (WHITE), THE WORDS "FIRE LANE –NO PARKING" AT MAXIMUM 30'–0" O.C. B OR C AS OCCURS, SUCH PAINTING SHALL BE CONTINUOUS ALONG DRIVEWAYS EXCEPT AT DESIGNATED.

N.T.S. **FIRE LANE STRIPING** (1)



LEGEND

- HOSE LENGTH — 150 LF
- RED CURB
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN (1)
- ACCESS LANE — 26'
- FIRE TURNING RADIUS — R19', R45', 26'

0 40 120
20 80 160
SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
RICHARD DAIL REATES
NO. 80614
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

REVISIONS			
INT.	DESCRIPTION	APPR.	DATE

PREPARATION DATE: AUGUST 2025

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

SHEET 4 OF 4

PLOT DATE: 5/20/2026

U:\Projects\Monte Vista\10867-Alder\Exhibit\Fire Access\10867-FIRE ACCESS.dwg

LANDSCAPE ARCHITECTURAL PLANS

MONTE VISTA HOMES

DETACHED HOMES

7844 ALDER AVENUE, FONTANA, CA

Required Statements and Certifications: (Show on set of plans, sign and date)

- ☐ *"I agree to comply with the requirements of the State Model Water Efficient Landscape Ordinance and have submitted a complete Landscape Documentation Package."*
- ☐ *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plan."*
- ☐ *"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."*
- ☐ *"For soils less than six-percent (6%) organic matter in the top six (6) inches of soil, compost at a rate of a minimum of four (4) cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil."*
- ☐ *"At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and an irrigation schedule of landscape and maintenance."*
- ☐ *"Recirculating water systems shall be used for water features."*
- ☐ *"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."*
- ☐ *"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."*
- ☐ *"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."*
- ☐ *"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."*
- ☐ *"No Certificate of Occupancy shall be issued until a City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection."*
- ☐ *"An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection."*
- ☐ *"With regard to landscape maintenance districts or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District Requirements."*

Phil May
Applicant Signature

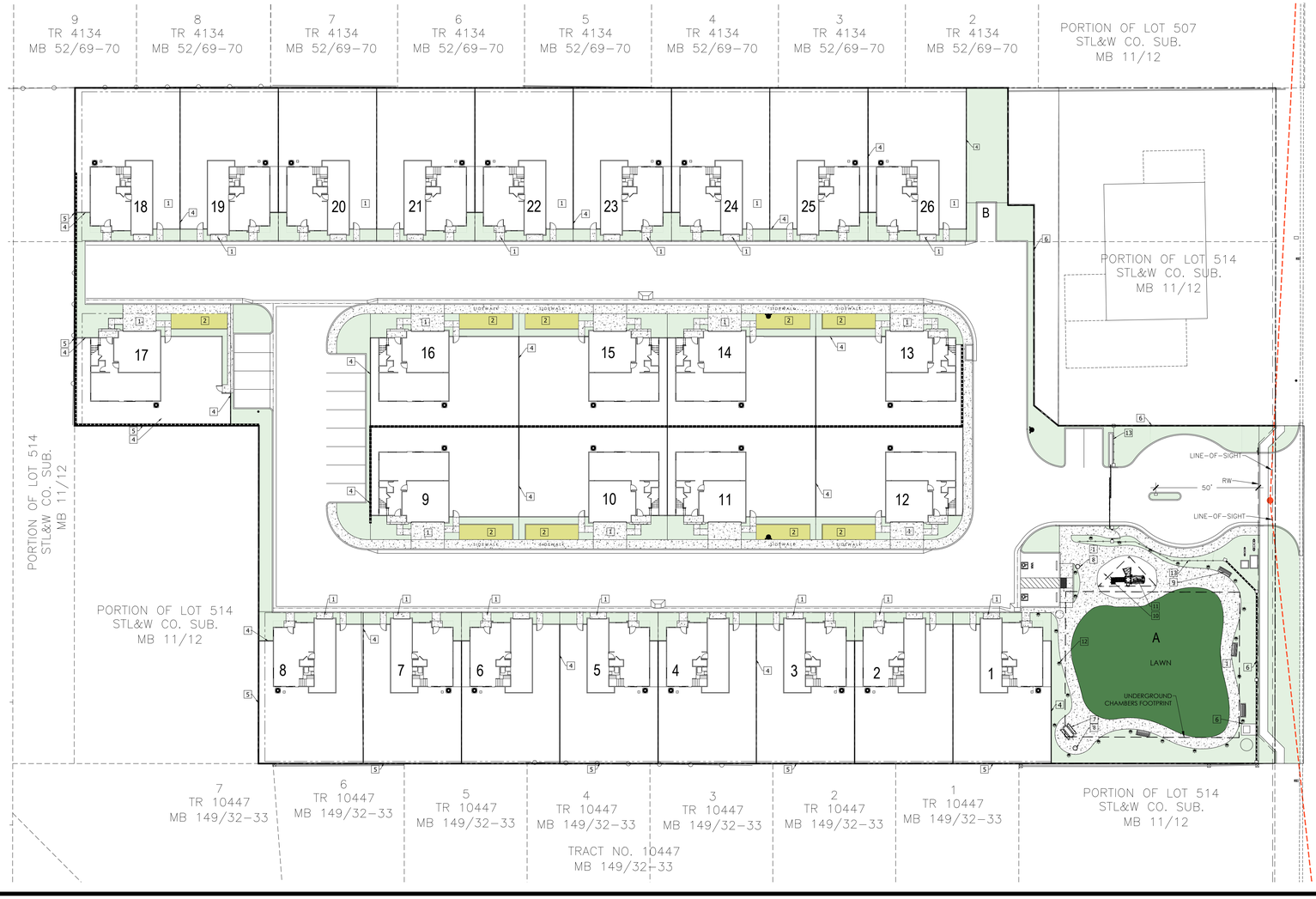
05-21-2026
Date

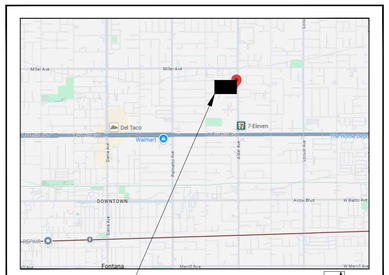
PROPOSED LANDSCAPE ELEMENTS

1. (N) CONCRETE PAVING, NATURAL GRAY, BROOM FINISHED, RE: A/L-7
2. (N) SYNTHETIC TURF OR EQUAL, INSTALL PER MANUFACTURER STANDARDS
3. NOT IN USE
4. (N) 6' HIGH VINYL FENCE & GATE, RE: C/L-7
5. (N) 6' HIGH SLUMP STONE BLOCK WALL OR EQUAL ATOP CIVIL RETAINING WALL, RE: B/L-2
6. (N) 6' HIGH SLUMP STONE BLOCK WALL OR EQUAL, RE: A/L-2
7. CANOPY TABLE, BY ULTRA-SITE OR EQUAL, RE: 3/L-6
8. TRASH RECEPTACLE, BY THE PARK & FACILITIES OR EQUAL RE: 4/L-6
9. BENCH BY THE PARK & FACILITIES OR EQUAL, RE: 6/L-6
10. 3-POINT SAIL, SHADE STRUCTURE BY USA SHADE & FABRIC STRUCTURES OR EQUAL W/ SHADESURE FABRIC , TERRACOTA COLOR, BLACK COLOR POSTS, INSTALL PER MANUFACTURER SPECS. RE: B/L-7
11. PLAYGROUND BY PLAYWORLD OR EQUAL, RE: 2/L-6
12. PATH BOLLARD LIGHTS BY DABMAR LIGHTING OR EQUAL, RE: 7/L-6
13. 6' HIGH WROUGHT IRON FENCE, RE: W/L-7

LANDSCAPE CALCULATION

	PLANTING AREAS:	15,281 S.F.	(70%)
	SYNTHETIC TURF AREAS:	1,590 S.F.	(7%)
	LAWN AREAS:	4,462 S.F.	(20%)
	GRAVEL AREAS:	400 S.F.	(3%)
	TOTAL LANDSCAPE AREA:	21,733 S.F.	





SHEET INDEX

L-1	TITLE SHEET
L-2	WALL PLAN
L-3	PLANTING PLAN - 1
L-4	PLANTING PLAN - 2
L-5	PLANTING DETAILS
L-6	SITE AMENITIES - 1
L-7	SITE AMENITIES - 2
L-8	IRRIGATION PLAN - 1
L-9	IRRIGATION PLAN - 2
L-10	IRRIGATION DETAILS
L-11	PLANTING SPECIFICATIONS
L-12	IRRIGATION SPECIFICATIONS

CONSULTANTS

OWNER/APPLICANT
MONTE VISTA HOMES
PO BOX 9559
ALTA LOMA, CA 91701

LANDSCAPE ARCHITECT
PHIL MAY LANDSCAPE ARCHITECTURE
2532 WALLACE AVE.
FULLERTON, CA 92831
909-373-1959

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
(2) The landscape design and water use calculations for the property located at 7844 ALDER AVE.
(3) (provide street address or parcel number(s)) were prepared by me or under my supervision.
(4) The landscape design and water use calculations for the identified property comply with the requirements of the City of Fontana Water Efficient Landscape Ordinance (Municipal Code Chapter 13.18) and the City of Fontana Water Efficient Landscape Guidelines.
(5) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Fontana Water Efficient Landscape Guidelines.

PHIL MAY
Print Name

05-21-2026
Date

Phil May
Signature

3104
License Number

2532 Wallace Ave., Fullerton, CA 92831
Address

(909) 373-1959
Telephone

pmay@philmaydesign.com
E-mail Address

Landscape Design Professional's Stamp

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY JR. SIGNATURE 05-31-2027 RENEWAL DATE 05-21-2026 DATE STATE OF CALIFORNIA

NORTH

0 15' 30' 60'
SCALE: 1" = 30'-0"

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL : TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

REVISIONS	BY

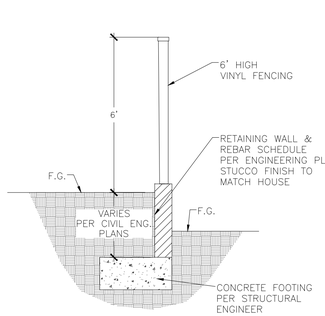
PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
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Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

TITLE SHEET

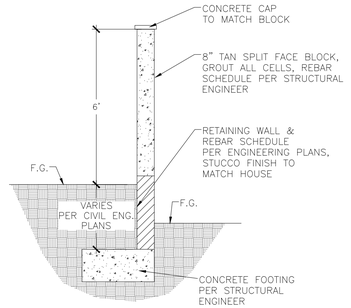
MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-1
OF 6 SHEETS
JOB NO. 25060

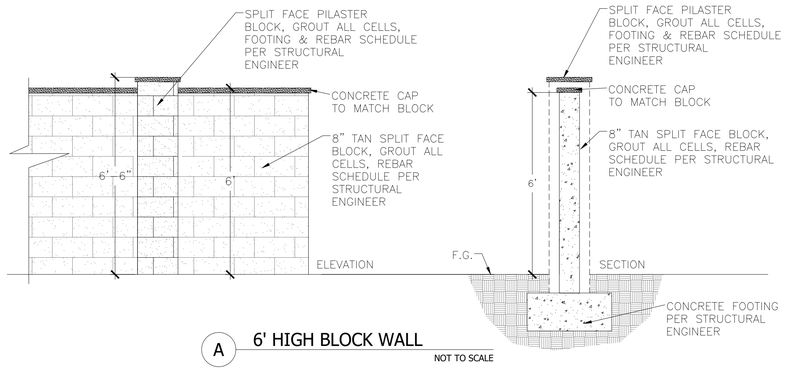
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D VINYL FENCEL ATOP CIVIL RETAINIG WALL
SECTION VIEW NOT TO SCALE



B BLOCK WALL ATOP CIVIL RETAINIG WALL
SECTION VIEW NOT TO SCALE



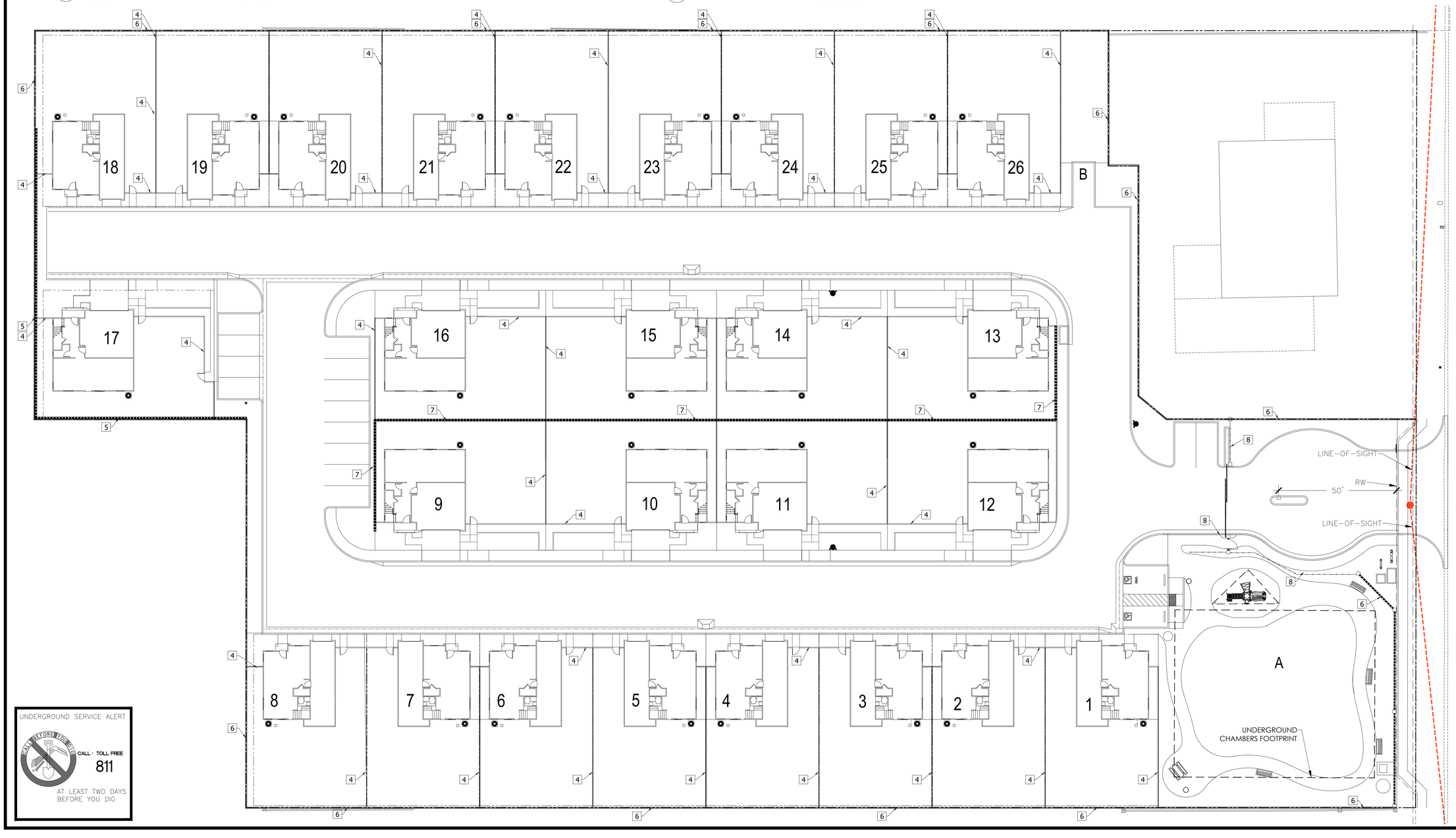
A 6' HIGH BLOCK WALL
NOT TO SCALE

FENCE SCHEDULE

4	6' HIGH VINYL PRIVACY FENCE & GATE	C/L-6
5	6' HIGH MASONRY WALL ATOP CIVIL RETAINING WALL	B/L-2
6	6' MASONRY BLOCK WALL	A/L-2
7	6' HIGH VINYL PRIVACY FENCE ATOP CIVIL RETAINING WALL	D/L-2
8	6' HIGH WROUGHT IRON FENCE	

NORTH

0 10' 20' 40'
SCALE: 1" = 20'-0"



UNDERGROUND SERVICE ALERT
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REVISIONS	BY

PHIL MAY
LANDSCAPE
ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

WALL PLAN

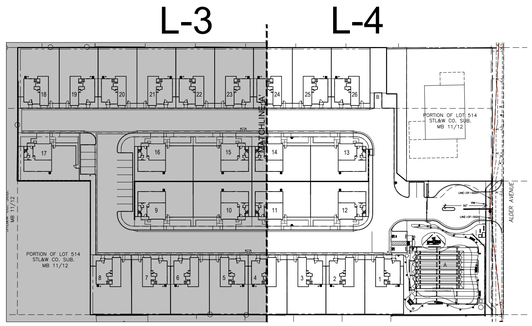
MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

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CHECKED
R.S.
DATE
05-21-2026
SHEET
L-2
OF 6 SHEETS
JOB NO.
25060

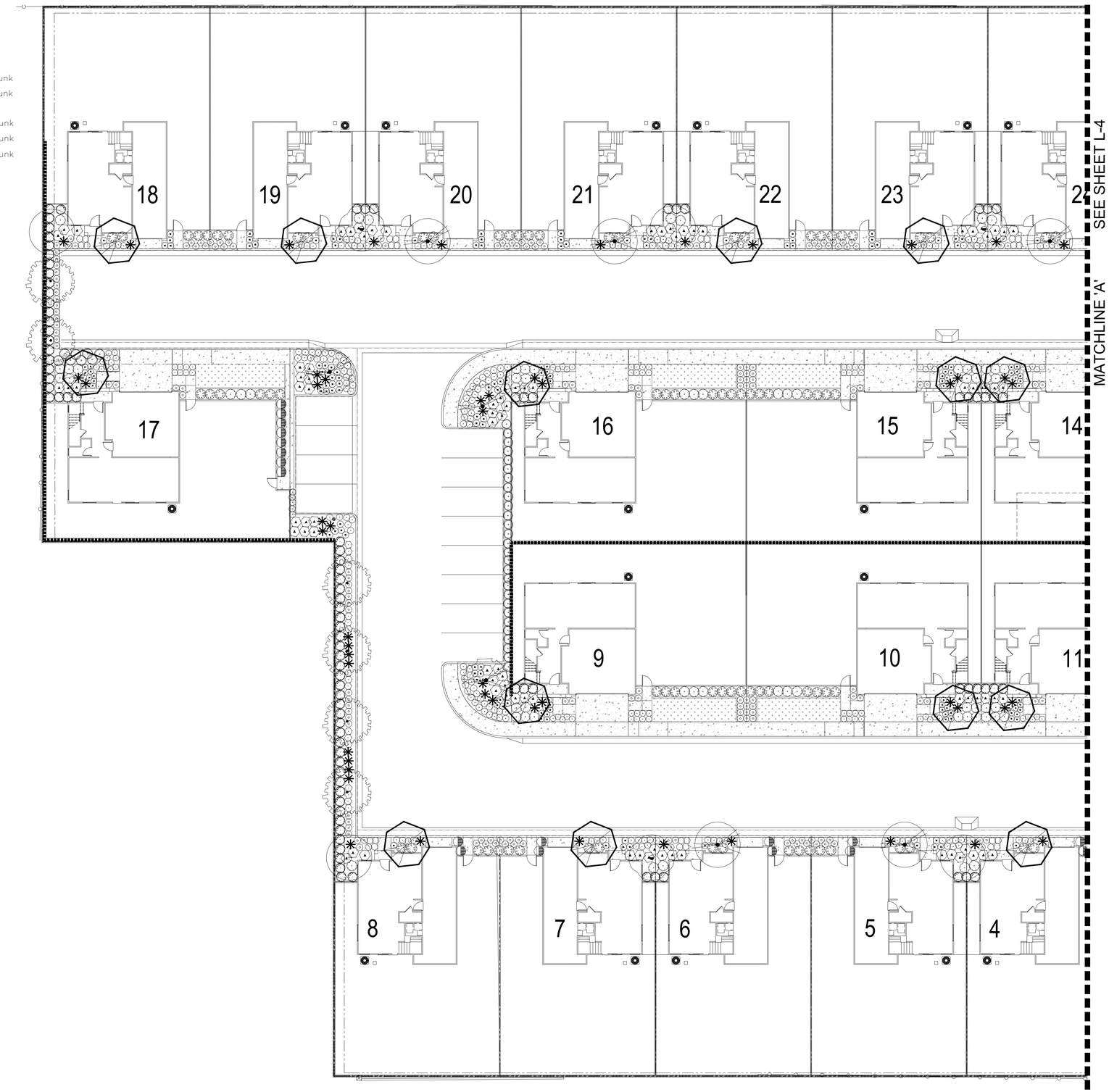
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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WUCOLS PLANT FACTOR	REMARKS
	TREES					
	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	10	24" box	M	Standard trunk
	Cercis c. 'Forest Pansy'	Forest Pansy Redbud	20	24" box	M	Standard trunk
	Olea europea 'Wilsonii'	Wilson Fruitless Olive	13	24" box	L	Multi-trunk
	Lophostemon confertus	Brisbane box	19	24" box	M	Standard trunk
	Lagestroemia i. 'Tuscarora'	Crape Myrtle	7	24" box	L	Standard trunk
	Geijera parvifolia	Australian Willow	9	24" box	L	Standard trunk
	SHRUBS					
	Agave attenuata	Foxtail Agave	77	5 gal	L	
	Callistemon 'Little John'	Dwarf Bottlebrush	69	5 gal	L	
	Carissa m. 'Emerald Blanket'	Dwarf Natal Plum	174	5 gal	L	
	Ligustrum j. 'Texanum'	Texas Privet	286	5 gal	M	
	Salvia g. 'Bright Red'	Bright Red Autumn Sage	69	5 gal	L	
	Westringia f. 'Smokey'	Dwarf Coastal Rosemary	157	5 gal	L	
	Westringia f. 'Mundi'	Mundi Coastal Rosemary	224	5 gal	L	
	PERENNIALS					
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	311	1 gal	L	
	Dianella r. 'Little Rev'	Flax Lily	298	1 gal	L	
	Dianella t. 'Variegata'	Variegated Flax Lily	58	1 gal	L	
	Bulbine f. 'Orange'	Orange Stalked Bulbine	36	1 gal	L	
	Sesleria autumnalis	Moor Grass	458	1 gal	L	
	VINES					
	Ficus pumila	Creeping Fig	5	1 gal	L	
	GROUNDCOVER					
	Rosmarinus o. 'Hunt. Carpet'	Hunt. Carpet Rosemary	114	1 gal	L	
	Festuca arundinacea	Tall Fescue spp.	4,462s.f.	Sod	H	Marathon II
	Synthetic turf install per manufacturer specifications, 5/L-5		7,056			
	Provide 3" layer of 3/4" crushed gravel, Palm Springs Gold or equal.					



KEY MAP
SITE LANDSCAPE AREA N.T.S



UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL : TOLL FREE
811
AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."

Phil May 05-21-2026
Phil May, Landscape Architect Date

MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

NORTH
0 8' 16' 32'
SCALE: 1/16" = 1'-0"

REVISIONS BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3104
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING PLAN - 1

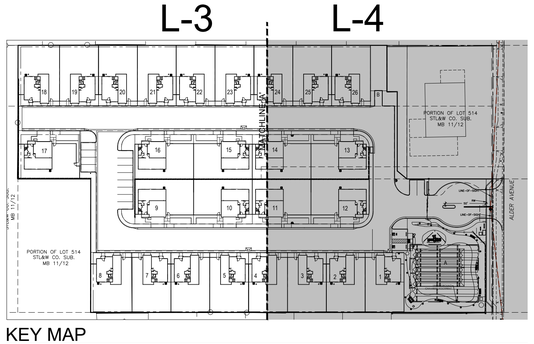
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FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-3
OF 6 SHEETS
JOB NO. 25060

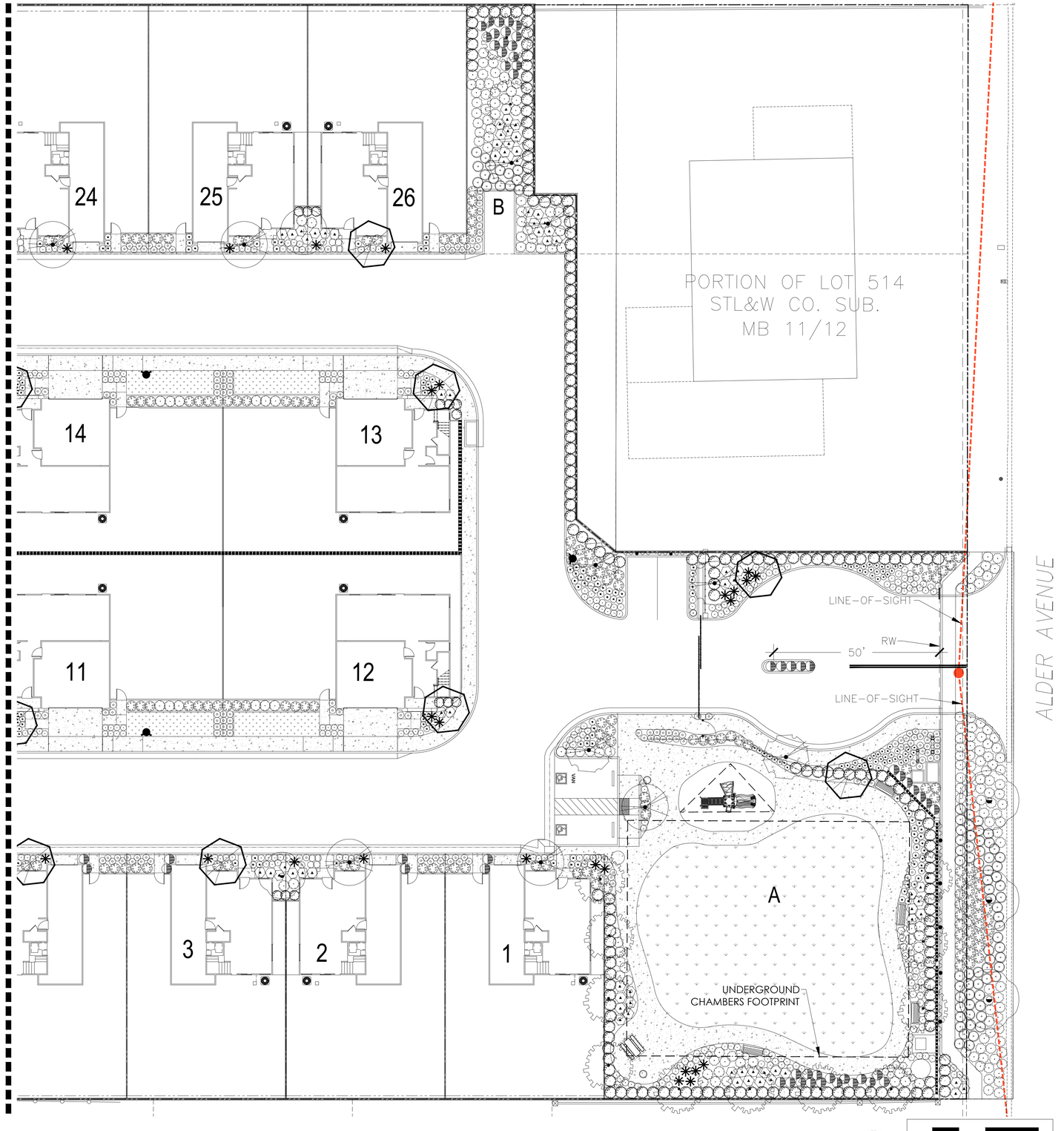
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	Festuca arundinacea	Tall Fescue spp.	4,462s.f. Sod		H	Marathon II
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	Provide 3" layer of 3/4" crushed gravel, Palm Springs Gold or equal.					



KEY MAP
SITE LANDSCAPE AREA
N.T.S



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AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape design plan."

Phil May — 05-21-2026
Phil May, Landscape Architect — Date

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NORTH

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

REVISIONS	BY

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Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING PLAN - 2

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-4
OF 6 SHEETS
JOB NO. 25060

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PLANTING NOTES

1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols shall have priority over quantity designated. Conflicts between the Owner and these plans or within these plans shall be brought to the attention of the Landscape Architect prior to landscape installation. Any deviation(s) from the plans or specifications will require written approval from the Owner and/or Landscape Architect. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
2. The Contractor shall maintain a qualified supervisor on the site at all times during construction through completion of pick-up work.
3. The Contractor shall receive site graded within 0.10 foot of finish grade. Commencement of work indicates Contractor's acceptance of existing grades and conditions. Final grades shall be adjusted by Contractor as directed by Owner's representative. All grading shall be completed prior to commencement of planting operation.
4. The Contractor shall furnish and pay for all container grown trees, shrubs, vines, seeded/sodded turf, hydromulches, and flatted groundcovers. The Contractor shall also be responsible for and pay for planting, staking, and guarantee of all plant materials. See planting details for planting and staking/guying requirements.
5. The Landscape Architect and/or Owner shall approve plant material placement by Contractor prior to installation.
6. Contractor shall follow the soil's report recommendations, notes and shall uniformly broadcast amendments over planting areas only. Soils report to be prepared after all major grading has been completed.
7. The planting pits for trees shall be dug twice the diameter of the root ball and two inches shallower than the rootball. Planting pits for shrubs and perennials shall be dug twice the original root ball width, and one-and-a-half times as deep as the rootball. Planting pits for groundcovers shall be dug one-and-a-half times the original root ball size in all directions.
8. Provide root barriers to all new trees planted within five(5) feet of paved areas. The root barrier shall be installed per manufacture specifications. For trees planted in square or circular tree wells; the root barrier shall be install around entire perimeter edge of the well planter.
9. Provide jute netting on all slopes 4:1 or greater.
10. The Landscape Contractor shall maintain all planted areas shown on the plans, including (but not limited to) watering, pruning, edging, and mowing, for a period of thirty (30) days after completion of project and acceptance by Owner.
11. The Landscape Contractor shall warranty and replace any plant material that shows signs of lack of vigor or other unhealthful appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb take the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the number of feet necessary for a Linear style planting application. (See chart below.)

A. Dig the trench to the depth based upon the particular barrier chosen.

B. Install the barrier. When using DeepRoot Linear Barriers simply pull the appropriate number of panels out of the box (they come preassembled) and separate the joiner at the correct length. When installing DeepRoot Universal Barriers in a linear fashion you will need to join the appropriate number of panels together.

C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier against the hardscape. Use the hardscape as a guide and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to keep the barrier's double top edge at least 1/2" (13mm) above grade to ensure roots do not grow over the top.

D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.

E. If the tree(s) will be subject to maintenance work such as lawn mowing or weed trimming we strongly recommend the installation of ArborGard+ Tree Trunk Protectors which is placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents.

For additional information please consult the 16 page DeepRoot Product Selection and Installation Guidelines.

For information regarding distributors please call: 1 800 ILV ROOT (458.7668). For help with difficult drainage or other difficult installation questions please call DeepRoot Technical Support at: 1 800 ROOT TEK (766.8835).

For a simple formula to determine the quantity of panels required for a Linear application use:

Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.

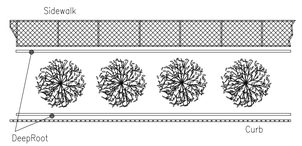
Note: Linear Barriers (LB 12-2 and LB 18-2) are packaged in 2' (61cm) long panels with pre-attached flexible joiners ready to pull out of the carton and install in one continuous line of up to:

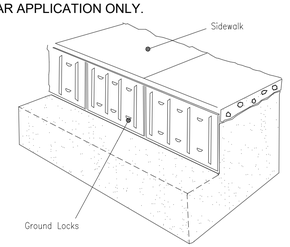
LB 12-2	80' (24 m) per Carton
LB 18-2	52' (16 m) per Carton

Line can be separated at any two foot interval.

For One Side of Tree Expected Tree Canopy at Maturity		Number of Feet of Linear Barrier (LB 12 or LB 18)	Optional Universal Barrier (UB) in number of Panels
12' (3.6m) Diameter	+2' (61cm) =	14' (4.2m)	7 Panels
18' (5.5m) Diameter	+2' (61cm) =	20' (6.1m)	10 Panels
24' (7.3m) Diameter	+2' (61cm) =	26' (7.9m)	13 Panels

NOTE: ROOT BARRIERS SHALL BE 12" DEEP MAX. & LINEAR APPLICATION ONLY.





MULCH INSTALLATION
After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.

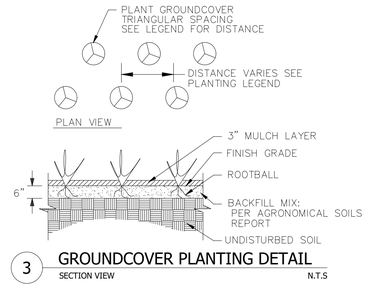
RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

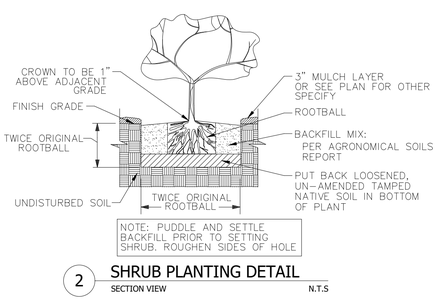
- Check all irrigation equipment and adjust/ align as required.
- Repair irrigation equipment with originally specified materials as needed.
- Inspect all landscape areas for pests/ pathogens.
- Weed all shrub/ groundcover areas as needed.
- Remove landscape debris.
- Aerating and dethatching turf areas.
- Repair planting well and/ or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.

MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Adjust Irrigation Schedule	√	√	√	√	√	√	√	√	√	√	√	√
Inspect Tree Staking	√	√	√	√	√	√	√	√	√	√	√	√
Flush Drip Valves			√			√			√			√
Add Mulch (Maintain 3" Layer)			√			√			√			√
Fertilization: Refer to Agronomical Soil's report on these plans		√			√			√			√	



3 GROUNDCOVER PLANTING DETAIL
SECTION VIEW N.T.S



2 SHRUB PLANTING DETAIL
SECTION VIEW N.T.S

City of Fontana
Department of Engineering

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.6 (San Bernardino)

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1) Low water use plants	0.2	Drip	0.81	0.247	9,361	2,311.36	79,677
2) High water use lawn	0.8	Over-head Spray	0.75	1.067	4,462	4,759.47	164,068
3) Medium water use trees	0.5	Drip	0.81	0.617	5,920	3,654.32	125,972
				Totals	19,743	10,725.15	369,717
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	369,717
						Maximum Allowed Water Allowance (MAWA)*	374,319

Hydrozone #/Planting Description E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

*Irrigation Method overhead spray or drip

*Irrigation Efficiency 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (Eto) (.62) ((ETAF x LA) + ((1-ETAF) x SLA)) where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

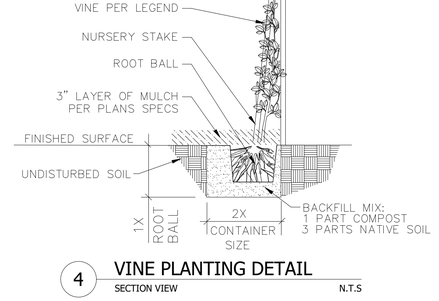
Total ETAF x Area (B)	10,725
Total Area (A)	19,743
Average ETAF B ÷ A	0.47

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

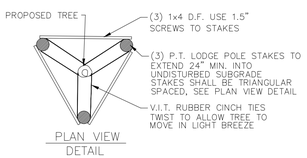
All Landscape Areas

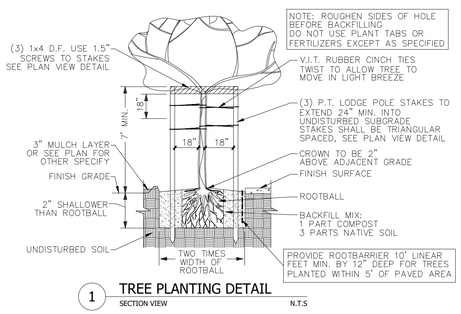
Total ETAF x Area (B+D)	10,725
Total Area (A+C)	19,743
Sitewide ETAF (B+D) ÷ (A+C)	0.47

Signed: Rosalio Serna Date: 12-16-2025



4 VINE PLANTING DETAIL
SECTION VIEW N.T.S





1 TREE PLANTING DETAIL
SECTION VIEW N.T.S

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 5101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING DETAILS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-5
OF 6 SHEETS
JOB NO. 25060

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Equipment Manufacturer

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The world needs play!



PLAYGROUND SURFACING
PLAYBOUND POURED-IN-PLACE RUBBER SURFACING BY
SURFACE AMERICA (SURFACEAMERICA.COM)
RUBBER SURFACING SHALL SHEET FLOW AT 1% TOWARDS
DRAIN INLETS - SEE GRADING PLAN.
INSTALL PER
MANUFACTURER RECOMMENDATION.
NOTE: TYPICAL THICKNESS RANGE IS 1-1/4" TO 5-1/2"
COLOR: HUNTER GREEN (33%), PEARL (33%), BROWN (33%)
MFR: SURFACE AMERICA (800-999-0555)
AVAIL: COAST RECREATION
CONTACT: GREGG ROGERS (949-633-1180)

CONTRACTOR TO FOLLOW MANUFACTURER INSTALLATION SPECIFICATIONS FOR SWING SETS & PLAYGROUND EQUIPMENT

2 PLAYGROUND
BY: PLAYWORLD OR EQUAL



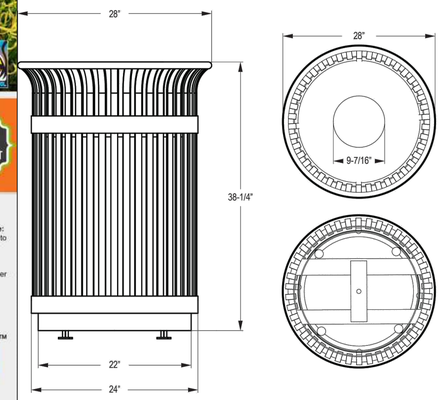
5 SYNTHETIC TURF
BY: TIGERTURF OR EQUAL

theparkcatalog AND FACILITIES

3350 NW Boca Raton Blvd.
Suite B2
Boca Raton, FL 33431
800-695-3503
sales@theparkcatalog.com

Model No. 398-9119

Executive Series Flare Top Trash Receptacle with Flat Lid
Powder-Coated Black



4 TRASH RECEPTACLES
BY: PLAYWORLD OR EQUAL



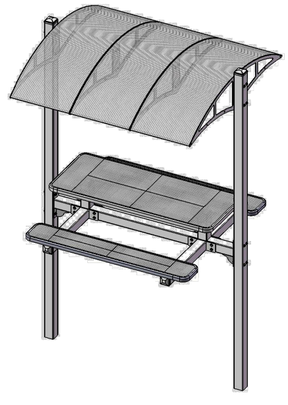
- **Material:** Powder Coated Cast Aluminum
- **Lens:** Clear, Heat Resistant, Polycarbonate Lens
- **Available Finish:** Black, Bronze, Verde Green
- **ETL Approved**

DABMAR LIGHTING

DABMAR LIGHTING INCORPORATED
320 Graves Ave . Oxnard, CA 93030 . 805.604.9090 . f: 805.604.9050 . www.dabmar.com
4693 19th Street Ct E . Bradenton, FL 34203

7 BOLLARD LIGHT
BY: DABMAR OR EQUAL

ultra site™
A PLAYCORE Company



Model # 320-V6

3 CANOPY TABLE
BY: ULTRA-SITE OR EQUAL

ultra site™
A PLAYCORE Company

ULTRASITE
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RED BUD, IL 62278
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www.ultra-site.com

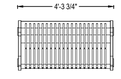
☑ SELECT DESIRED SIZE:
☐ 4 FOOT (SHOWN)
☑ 6 FOOT
☐ 8 FOOT

☑ SELECT DESIRED PATTERN:
☐ RECYCLED SLAT
☐ EXPANDED METAL
☐ VERTICAL SLAT (SHOWN)
☐ WAVE
☐ FIESTA
☑ PERFORATED

☑ SELECT DESIRED MOUNT:
☑ SURFACE MOUNT
☐ PORTABLE



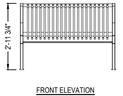
ISOMETRIC



PLAN



SIDE ELEVATION



FRONT ELEVATION

SPECIFICATIONS:
- THERMOPLASTIC FINISH
- ALL STAINLESS STEEL HARDWARE
- 1 1/2" THICK CAST ALUMINUM FRAME

MANUFACTURER NOTES
1. CONTACT MANUFACTURER FOR ALL COLORS OPTIONS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

6 BENCHES
BY: ULTRA-SITE, CHARLESTON COLLECTION OR EQUAL

REVISIONS | BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

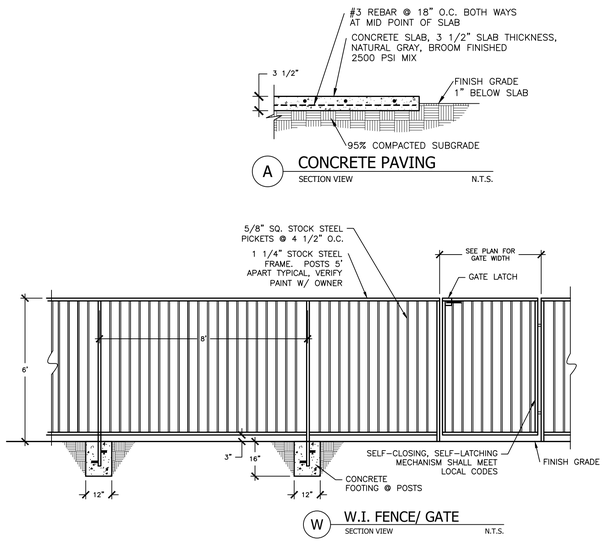
REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY
EXPIRATION DATE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

SITE AMENITIES - 1

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

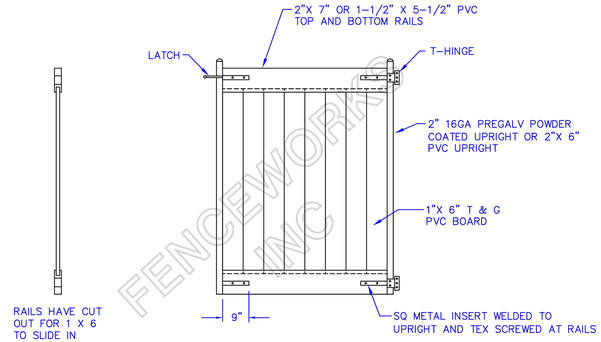
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R.S.
CHECKED
R.S.
DATE
05-21-2026
SHEET
L-6
OF 6 SHEETS
JOB NO.
25060

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A CONCRETE PAVING
SECTION VIEW N.T.S.

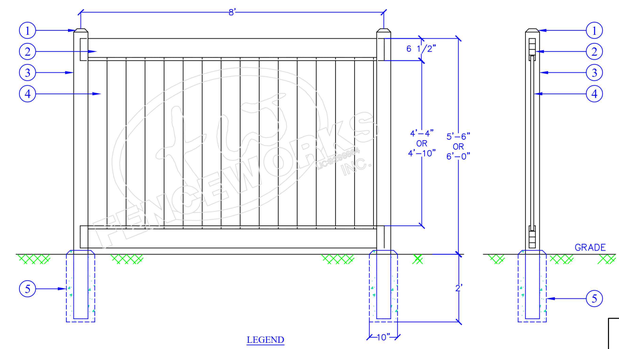
W W.I. FENCE/ GATE
SECTION VIEW N.T.S.



AVAILABLE THROUGH FENCEWORKS INC. 1-800-350-5620

C

DETAIL NAME:			PHONE #
FW-PVC PEDESTRIAN GATE		RIVERSIDE OCEANSIDE ANAHEIM PALMDALE MENIFEE BAKERSFIELD SANTA PAULA EL CENTRO	800-350-5620
			DETAIL NO. V-004



LEGEND

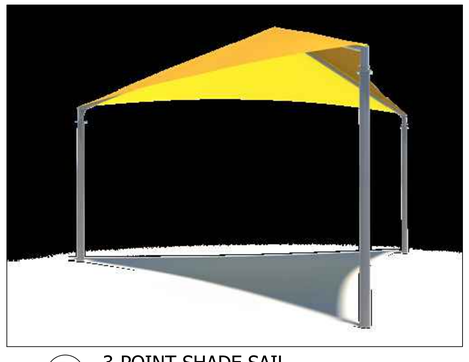
1. DOMED CAP.
2. 2" X 6 1/2" TOP & BOTTOM RAIL.
3. 5" X 5" VINYL POST .
4. 1" X 8" T&G PANELS.
5. 10" X 24" DOMED CONCRETE FOOTING.

NOTE:
COLORS AVAILABLE
WHITE & TAN

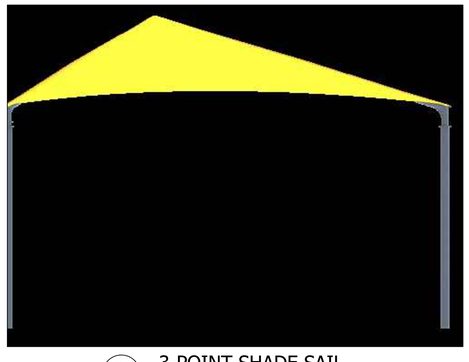
AVAILABLE THROUGH FENCEWORKS INC. 1-800-788-5620

C

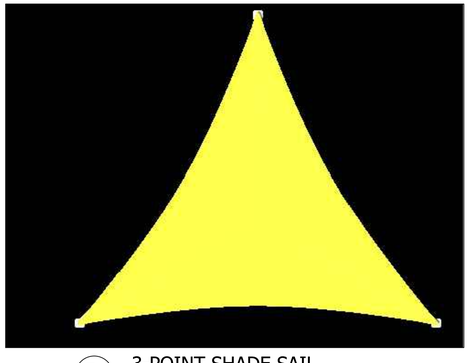
SCALE: NTS UNLESS NOTED	FW- VINYL PRIVACY FENCE		LOCATION: ANAHEIM RIVERSIDE FRESNO PALMDALE MANTECA SACRAMENTO BAKERSFIELD SANTA PAULA FALLBROOK	
DETAIL NO. V-001	WEBSITE WWW.FENCEWORKS.US	PHONE NO. (800) 350-5620		
LICENSE NO. 299964				



B 3-POINT SHADE SAIL
PERSPECTIVE VIEW N.T.S.



B 3-POINT SHADE SAIL
ELEVATION VIEW N.T.S.



B 3-POINT SHADE SAIL
PLAN VIEW N.T.S.

3-POINT SAIL, SHADE STRUCTURE W/ SHADESURE FABRIC , TERRACOTA COLOR, BLACK COLOR POSTS, INSTALL PER MANUFACTURER SPECS.

MANUFACTURER
USA SHADE & FABRIC STRUCTURES
(833) 985-1775, USA-SHADE.COM

NOTE:
CONTRACTOR INSTALLING THE PLAYGROUND MUST BE A CERTIFIED PLAYGROUND INSTALLER FOR THE SPECIFIC MANUFACTURE. A (THIRD PARTY) CERTIFIED PLAYGROUND INSPECTOR MUST INSPECT, AND CERTIFIED THE PLAYGROUND AND PROVIDE A REPORT PRIOR TO FINAL CO.

NOTE:
CONSTRUCTION SERIES SHEETS HAVE NOT BEEN REVIEWED UNDER THE LANDSCAPE PLAN CHECK. LANDSCAPE PLAN CHECKS ONLY PERTAIN TO PLANTING DESIGN, IRRIGATION DESIGN, AND THEIR RESPECTIVE COMPLIANCE WITH STATE AND CITY WATER ORDINANCE(S). PLEASE BE SURE THE APPROPRIATE CITY DEPARTMENT REVIEWS AND APPROVES THE CONSTRUCTION SHEETS.

PLAYGROUND SURFACING
PLAYBOUND POURED-IN-PLACE RUBBER SURFACING BY SURFACE AMERICA (SURFACEAMERICA.COM)
RUBBER SURFACING SHALL SHEET FLOW AT 1% TOWARDS DRAIN INLETS - SEE GRADING PLAN. INSTALL PER MANUFACTURER RECOMMENDATION.
NOTE: TYPICAL THICKNESS RANGE IS 1-1/4" TO 5-1/2"
COLOR: HUNTER GREEN (33%), PEARL (33%), BROWN (33%)
MFR: SURFACE AMERICA (800-999-0555)
AVAIL: COAST RECREATION
CONTACT: GREGG ROGERS (949-633-1180)

CONTRACTOR TO FOLLOW MANUFACTURER INSTALLATION SPECIFICATIONS FOR SWING SETS & PLAYGROUND EQUIPMENT

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 10/31 EXPIRATION 05-31-2027 RENEWAL DATE 05-21-2026 DATE STATE OF CALIFORNIA

SITE AMENITIES - 2

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

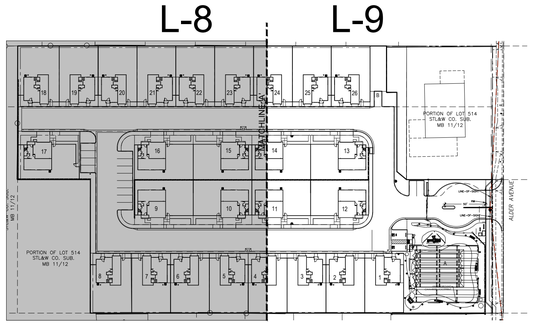
DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-7
OF 6 SHEETS
JOB NO. 25060

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IRRIGATION LEGEND

SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	RAINBIRD	1400 SERIES BUBBLER MODEL:1402, 12" RISER	FULL	0.5	30	--	B
3	HUNTER	PROS-12-PRS40-CV-MP3000-360 6" POP-UP	90-360	1.1	40	30'	A
	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
C	HUNTER	WEATHER BASED CONTROLLER: MODEL: X-CORE4-STATION INDOOR CONTROLLER LOCATE IN GARAGE - RESIDENTIAL UNITS					F
	HUNTER	MDL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUF. SPECS. VERIFY LOCATION W/ G.C. - RESIDENTIAL UNITS					F
	ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
	ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
	ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
	NETAFIM	TECHLINE CV, TLCV6-12 LINES LAYOUT @ 18" O.C., 8" O.C. IN LAWNS		0.60 GPH	40		H
	IRRITROL	MODEL: PGV-ASV, SIZE AS PER PLAN					I
	NETAFIM	CONTROL ZONE VALVE KIT MODEL: LVCZS8010075-LF, FLOW RATE 0.25-4.4 GPM MODEL: LVCZ10075-HFHP, FLOW RATE 4.5-17.6 GPM					J
	NIBCO	BRASS BALL VALVE, MODEL: T-580-A LINE SIZE					K
	ZURN WILKINS	REDUCED PRESSURE ASSEMBLY, MODEL 975XL 1.25" SIZE, WITH "Y" TYPE STRAINER BRONZE WITH 20 MESH SS. PROVIDE METAL ENCLOSURE BY V.I.T. PRODUCTS, MODEL: SBBC-45CR. ASSEMBLY AND ENCLOSURE SHALL BE PAINTED FOREST GREEN.					L
FS	CALSENSE	FM-1B FLOW SENSOR, SIZE: 1"- IN VALVE BOX INSTALL PER MANUFACTURE SPECIFICATIONS.					S
	HUNTER	INLINE VALVE, MODEL: PGV-101G, SIZE= 1" NORMALLY OPEN					M
	HUNTER	1" QUICK COUPLER, MODEL: HQ5-LRC INSTALL IN 6" VALVE BOX					E
M	VARIES	WATER METER PER CIVIL ENGINEER WATER PLANS					
	HUNTER	DRIP LINE INDICATOR, 1 PER VALVE @ RESIDENTIAL AREAS 2 PER VALVE @ HOA AREAS, MODEL: ECO-ID 6" POP-UP					D

NOTE: NON-IRRIGATED SYNTHETIC TURF AREA

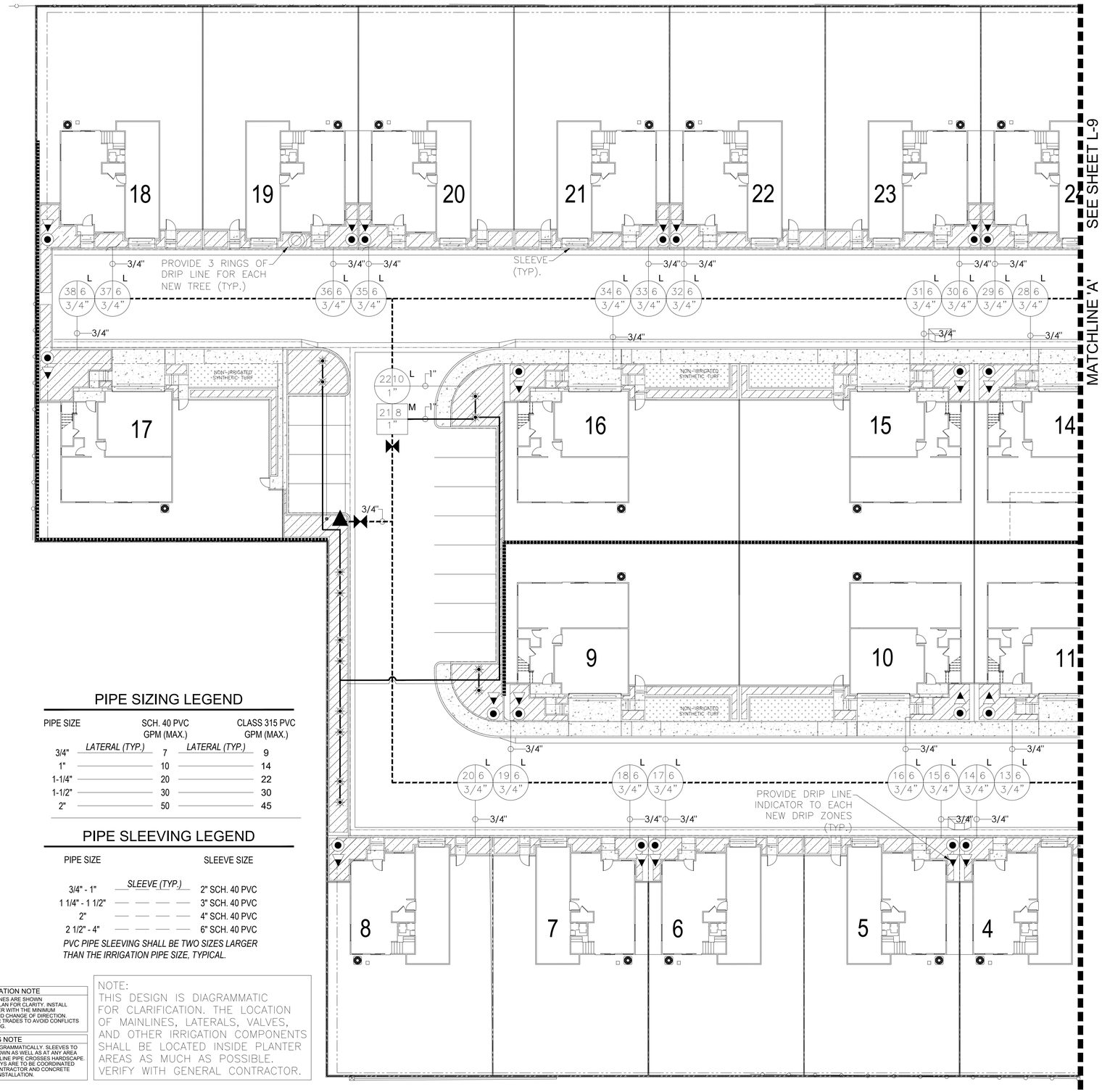


KEY MAP

SITE LANDSCAPE AREA N.T.S

KEY NOTES

1. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
2. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
3. An irrigation audit report shall be completed at the time of final inspection.
4. At the time of final inspection, the permit applicant must provide the owner property with a certificate of completion of installation, irrigation schedule of landscape and irrigation maintenance."



PIPE SIZING LEGEND

PIPE SIZE	SCH. 40 PVC GPM (MAX.)		CLASS 315 PVC GPM (MAX.)	
	LATERAL (TYP.)		*LATERAL (TYP.)*	
3/4"	7		9	
1"	10		14	
1-1/4"	20		22	
1-1/2"	30		30	
2"	50		45	

PIPE SLEEVING LEGEND

PIPE SIZE	SLEEVE SIZE
	SLEEVE (TYP.)
3/4" - 1"	2" SCH. 40 PVC
1 1/4" - 1 1/2"	3" SCH. 40 PVC
2"	4" SCH. 40 PVC
2 1/2" - 4"	6" SCH. 40 PVC

PVC PIPE SLEEVING SHALL BE TWO SIZES LARGER THAN THE IRRIGATION PIPE SIZE, TYPICAL.

GENERAL PIPE LOCATION NOTE

MAINLINE AND LATERAL LINES ARE SHOWN DIAGRAMMATICALLY ON PLAN FOR CLARITY. INSTALL WITHIN ADJACENT PLANTER WITH THE MINIMUM QUANTITY OF FITTINGS AND CHANGE OF DIRECTION. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS WITH UTILITIES AND PAVING.

GENERAL SLEEVING NOTE

SLEEVES ARE SHOWN DIAGRAMMATICALLY. SLEEVES TO BE INSTALLED WHERE SHOWN AS WELL AS AT ANY AREA WHERE LATERAL OR MAINLINE PIPE CROSSES HARDSCAPE. SLEEVES UNDER WALKWAYS ARE TO BE COORDINATED BETWEEN LANDSCAPE CONTRACTOR AND CONCRETE CONTRACTOR PRIOR TO INSTALLATION.

NOTE:
THIS DESIGN IS DIAGRAMMATIC FOR CLARIFICATION. THE LOCATION OF MAINLINES, LATERALS, VALVES, AND OTHER IRRIGATION COMPONENTS SHALL BE LOCATED INSIDE PLANTER AREAS AS MUCH AS POSSIBLE. VERIFY WITH GENERAL CONTRACTOR.

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL : TOLL FREE 811

AT LEAST TWO DAYS BEFORE YOU DIG

NOTE: " I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Phil May 05-21-2026

Phil May, Landscape Architect Date

All improvements are to be maintained by the property owner.

NOTE: SEE SHEET L-10 FOR IRRIGATION DETAILS

NORTH

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

REVISIONS BY

PHIL MAY LANDSCAPE ARCHITECTURE

2532 Wallace Ave.
Fullerton,CA 92831

Phone:(909)373-1959

pmay@philmaydesign.com

www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT PHILIP S. MAY 3104 STATE OF CALIFORNIA

SIGNATURE

05-31-2027
RENEWAL DATE

05-21-2026
DATE

IRRIGATION PLAN - 1

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-8
OF 6 SHEETS

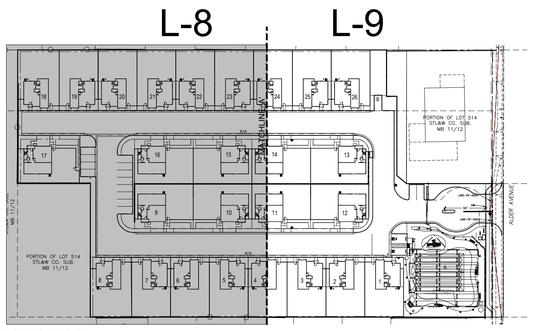
JOB NO. 25060

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SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
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	HUNTER	DRIP LINE INDICATOR, 1 PER VALVE @ RESIDENTIAL AREAS 2 PER VALVE @ HOA AREAS, MODEL: ECO-ID 6" POP-UP					D

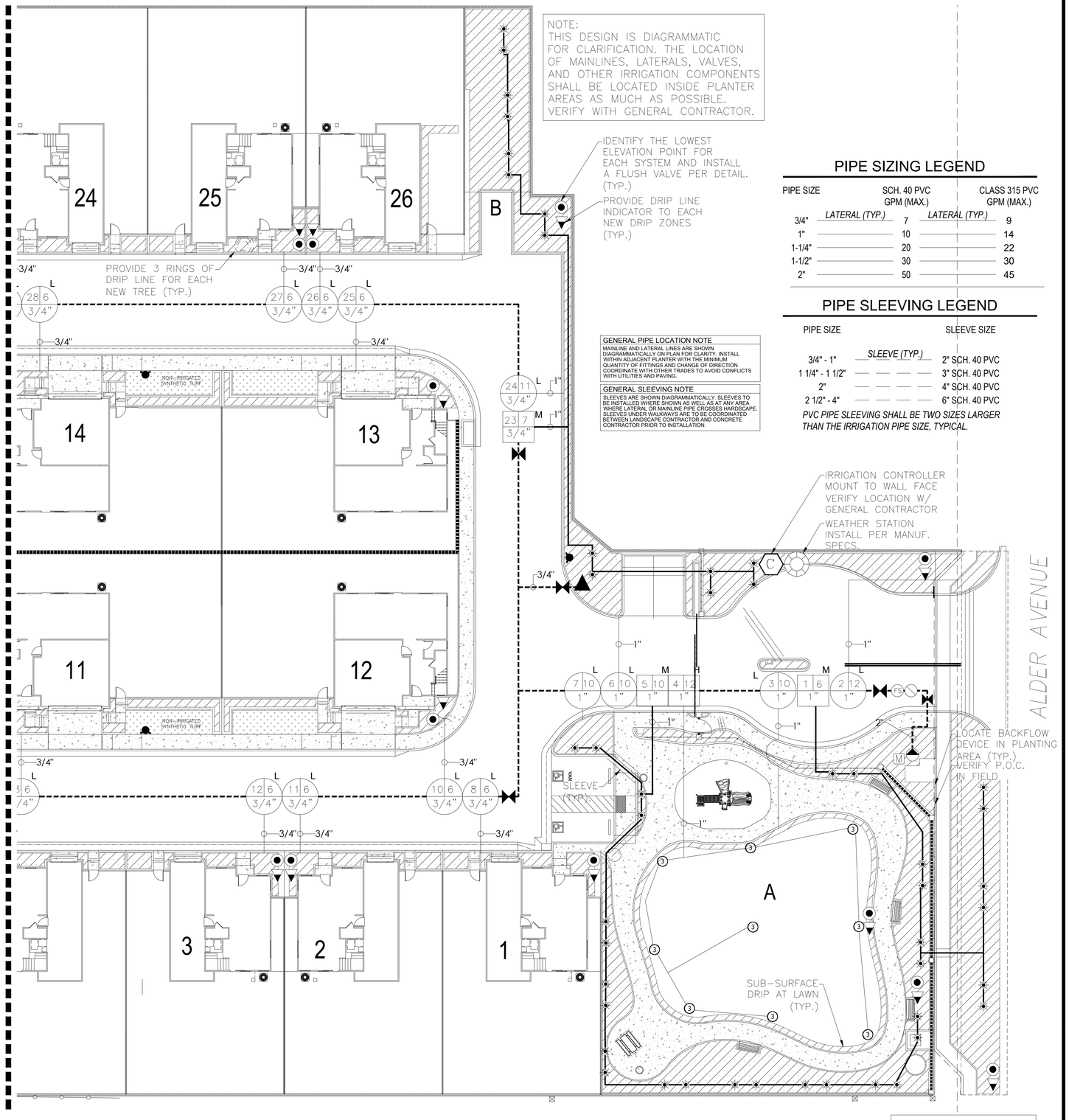
NOTE: NON-IRRIGATED SYNTHETIC TURF AREA



KEY MAP
SITE LANDSCAPE AREA N.T.S

KEY NOTES

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PIPE SIZING LEGEND

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1"	10	14
1-1/4"	20	22
1-1/2"	30	30
2"	50	45

PIPE SLEEVING LEGEND

PIPE SIZE	SLEEVE (TYP.) SLEEVE SIZE
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Phil May 05-21-2026
Phil May, Landscape Architect Date

All improvements are to be maintained by the property owner.

NOTE: SEE SHEET L-10 FOR IRRIGATION DETAILS

NORTH

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

IRRIGATION PLAN - 2

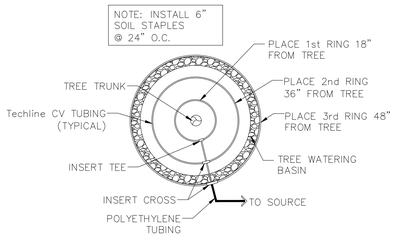
MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-9
OF 6 SHEETS
JOB NO. 25060

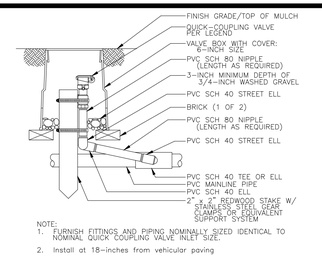
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IRRIGATION NOTES

1. It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of wall, retaining walls, structures and utilities. The Contractor shall repair or replace, at no additional cost to the owner, all items damaged by his work. The Contractor shall coordinate his work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
2. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences, or differences in the area dimension exist that might not have been addressed in the design of the irrigation system. Such obstructions or differences shall be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the Contractor shall assume full responsibility for any necessary alterations to the work.
3. The Contractor shall obtain, coordinate, and pay for any and all inspections as required.
4. The Contractor shall be responsible and liable for any encroachment into adjacent property, R.O.W.'s easements setbacks or any other legal property restrictions either marked or unmarked.
5. The irrigation system design is based on a minimum operation pressure of 40 PSI and a maximum flow demand of 15.0 GPM. The Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Landscape Architect.
6. This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The Contractor shall locate all valves in shrub or groundcover areas.
7. Trenching within the dripline of large existing trees shall be performed by hand, and with extreme care not to sever roots 1-1/2" in diameter and larger. Where roots 1-1/2" in diameter and larger are encountered, the Contractor shall tunnel under said roots. Exposed roots that have been tunneled under shall be wrapped in wet burlap and kept moist while the trench is open.
8. All purple Main line piping, lateral line piping, and control wires under paving shall be installed in Purple Schedule 40 PVC sleeves at a minimum depth of 18". Sleeves shall be installed before paving is in place. All sleeve sized shall be a minimum of twice the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving.
9. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
10. The Contractor shall flush and adjust all sprinkler heads, drip tubing, and valves for optimum coverage with minimal misting and/or over spray onto walks, streets, walls, etc. Substitution of nozzle pattern or radius as required to achieve optimum coverage is responsibility of contractor.
11. All irrigation equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. Drip tubing shall be installed in parallel rows (wherever possible) 18" apart on top the finish grade (unless stated otherwise on plan OR irrigation legend) and covered with 3" of specify groundcover material– see planting plan. Emitter spacing of adjacent rows staggered. Tubing shall be firmly staked in place with U–staples at 5' on center (24" on center around tight curves). In steeply sloped areas, install tubing rows perpendicular to the direction of the slope. Install flush valves at the circuit's major low points (verify in field). Install flush valves in 6" valve boxes. Drip irrigation tubing shall be connected to Schedule 40 PVC supply line and exhaust manifolds where indicated on the plans.
13. All remote control valves, gate valves, flush valves, and pressure relief valves shall be installed in suitable valve boxes as shown in details, complete with locking covers. All shall be Carson, Amtec, or approved equal, and shall be marked "G.V." for gate valves, "R.C.V." for remote control valves, etc. Provide expansion coils at each wire connection in valve box as per details.
14. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes. Final location of the backflow preventer and automatic controller shall be approved by the Owner.
15. 120 VAC electrical power source at controller location shall be provided by Electrician or General Contractor. The Contractor shall make the final connection from the electrical source to the controller.
16. Pressure test Mainline at 150 PSI per three(3) hours constant.
17. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARD UNIFORM BUILDING CODE.

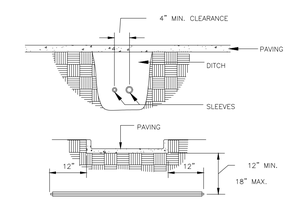


M TREE RING LAYOUT
POINT SOURCE IRRIGATION — N.T.S



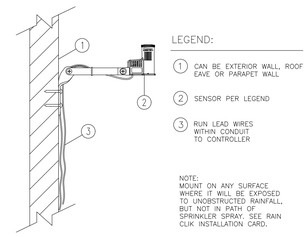
NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
2. Install at 18–inches from vehicular paving

E QUICK COUPLING VALVE — N.T.S



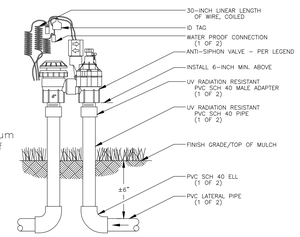
NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
3. MECHANICALLY TAMP TO 90% COMPACTION.

G SLEEVES — N.T.S

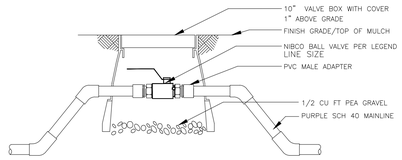


NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. SEE RAIN CLIK INSTALLATION CARD.

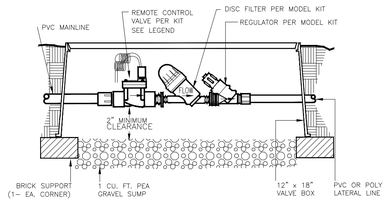
F WEATHER SENSOR — N.T.S



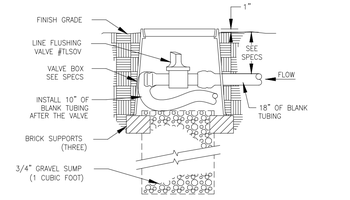
I ANTI-SIPHON VALVE — N.T.S



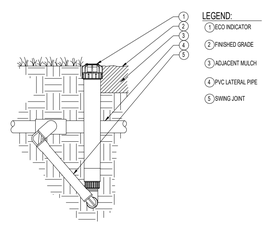
K BALL VALVE — N.T.S



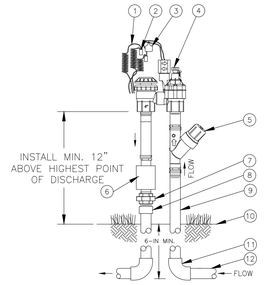
J LOW FLOW CONTROL ZONE ASSEMBLY
HIGH=4.5 - 17.6 GPM OR LOW= 0.25 - 4.4 GPM — N.T.S



C MANUAL LINE FLUSHING VALVE TLSOV
(PLUMBED TO POLY) — N.T.S

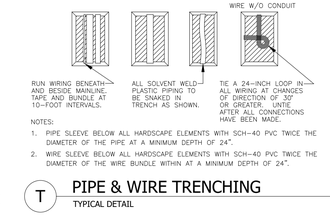


0 ECO INDICATOR - SWING JOINT
Rainbird HM.EI.01 — NOT TO SCALE

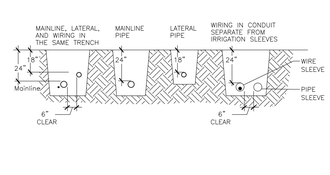


1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. ANTI–SIPHON VALVE: PER LEGEND
5. FILTER – PER LEGEND
6. PRESSURE REGULATING – PER LEGEND
7. PVC SCH 80 UNION
8. PVC SCH 40 MALE ADAPTER
9. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
10. FINISH GRADE/TOP OF MULCH
11. PVC SCH 40 ELL (1 OF 2)
12. PVC LATERAL PIPE (1 OF 2)

J ANTI-SIPHON VALVE
DRIP IRRIGATION SYSTEM — N.T.S



NOTES:
1. PIPE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH–40 PVC TWICE THE DIAMETER OF THE PIPE AT A MINIMUM DEPTH OF 24".
2. WIRE SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCH–40 PVC TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN AT A MINIMUM DEPTH OF 24".



T PIPE & WIRE TRENCHING
TYPICAL DETAIL — N.T.S

Irrigation Schedule (Establishment Period)

Water Pressure at meter or at pressure reducer: **80 PSI**

Irrigation Controller Brand: **HUNTER**

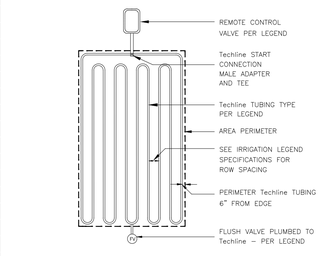
Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	MEDIUM	BUBBLER	90	15	22.5	7	4
2	LOW	DRIP	0.5	30	0.25	7	4
3	LOW	DRIP	0.5	30	0.25	7	4
4	HIGH	SPRAY	42	15	11.25	7	4
5	MEDIUM	BUBBLER	90	15	22.5	7	4
6	LOW	DRIP	0.5	30	0.25	7	4
7	LOW	DRIP	0.5	30	0.25	7	4
8	LOW	DRIP	0.5	30	0.25	7	4
9	LOW	DRIP	0.5	30	0.25	7	4
10	LOW	DRIP	0.5	30	0.25	7	4
11	LOW	DRIP	0.5	30	0.25	7	4
12	LOW	DRIP	0.5	30	0.25	7	4
13	LOW	DRIP	0.5	30	0.25	7	4
14	LOW	DRIP	0.5	30	0.25	7	4
15	LOW	DRIP	0.5	30	0.25	7	4
16	LOW	DRIP	0.5	30	0.25	7	4
17	LOW	DRIP	0.5	30	0.25	7	4
18	LOW	DRIP	0.5	30	0.25	7	4
19	LOW	DRIP	0.5	30	0.25	7	4
20	LOW	DRIP	0.5	30	0.25	7	4
21	MEDIUM	BUBBLER	90	15	22.5	7	4
22	LOW	DRIP	0.5	30	0.25	7	4
23	MEDIUM	BUBBLER	90	15	22.5	7	4
24	LOW	DRIP	0.5	30	0.25	7	4
25	LOW	DRIP	0.5	30	0.25	7	4
26	LOW	DRIP	0.5	30	0.25	7	4
27	LOW	DRIP	0.5	30	0.25	7	4
28	LOW	DRIP	0.5	30	0.25	7	4
29	LOW	DRIP	0.5	30	0.25	7	4
30	LOW	DRIP	0.5	30	0.25	7	4
31	LOW	DRIP	0.5	30	0.25	7	4
32	LOW	DRIP	0.5	30	0.25	7	4
33	LOW	DRIP	0.5	30	0.25	7	4
34	LOW	DRIP	0.5	30	0.25	7	4
35	LOW	DRIP	0.5	30	0.25	7	4
36	LOW	DRIP	0.5	30	0.25	7	4
37	LOW	DRIP	0.5	30	0.25	7	4
38	LOW	DRIP	0.5	30	0.25	7	4

Irrigation Schedule (Established - Mature Planting)

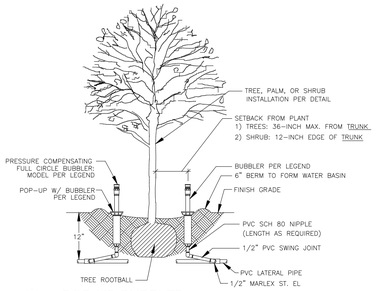
Water Pressure at meter or at pressure reducer: **80 PSI**

Irrigation Controller Brand: **HUNTER**

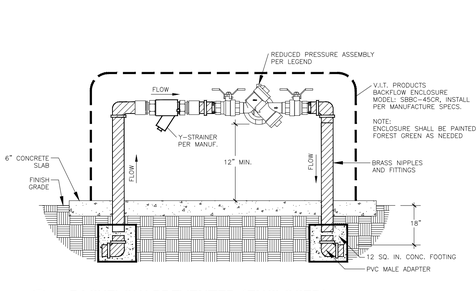
Valve No.	Hydrozone type- high, med., low	Irrigation type (drip, low flow, etc.)	Mfr rated flow GPH	Application time period (minutes/day)	Total gallons =(GPH) x (1hr/60min) x (#minutes)	Days per week Summer	Days per week Winter
1	MEDIUM	BUBBLER	90	15	22.5	4	2
2	LOW	DRIP	0.5	30	0.25	4	2
3	LOW	DRIP	0.5	30	0.25	4	2
4	HIGH	SPRAY	42	15	11.25	4	2
5	MEDIUM	BUBBLER	90	15	22.5	4	2
6	LOW	DRIP	0.5	30	0.25	4	2
7	LOW	DRIP	0.5	30	0.25	4	2
8	LOW	DRIP	0.5	30	0.25	4	2
9	LOW	DRIP	0.5	30	0.25	4	2
10	LOW	DRIP	0.5	30	0.25	4	2
11	LOW	DRIP	0.5	30	0.25	4	2
12	LOW	DRIP	0.5	30	0.25	4	2
13	LOW	DRIP	0.5	30	0.25	4	2
14	LOW	DRIP	0.5	30	0.25	4	2
15	LOW	DRIP	0.5	30	0.25	4	2
16	LOW	DRIP	0.5	30	0.25	4	2
17	LOW	DRIP	0.5	30	0.25	4	2
18	LOW	DRIP	0.5	30	0.25	4	2
19	LOW	DRIP	0.5	30	0.25	4	2
20	LOW	DRIP	0.5	30	0.25	4	2
21	MEDIUM	BUBBLER	90	15	22.5	4	2
22	LOW	DRIP	0.5	30	0.25	4	2
23	MEDIUM	BUBBLER	90	15	22.5	4	2
24	LOW	DRIP	0.5	30	0.25	4	2
25	LOW	DRIP	0.5	30	0.25	4	2
26	LOW	DRIP	0.5	30	0.25	4	2
27	LOW	DRIP	0.5	30	0.25	4	2
28	LOW	DRIP	0.5	30	0.25	4	2
29	LOW	DRIP	0.5	30	0.25	4	2
30	LOW	DRIP	0.5	30	0.25	4	2
31	LOW	DRIP	0.5	30	0.25	4	2
32	LOW	DRIP	0.5	30	0.25	4	2
33	LOW	DRIP	0.5	30	0.25	4	2
34	LOW	DRIP	0.5	30	0.25	4	2
35	LOW	DRIP	0.5	30	0.25	4	2
36	LOW	DRIP	0.5	30	0.25	4	2
37	LOW	DRIP	0.5	30	0.25	4	2
38	LOW	DRIP	0.5	30	0.25	4	2



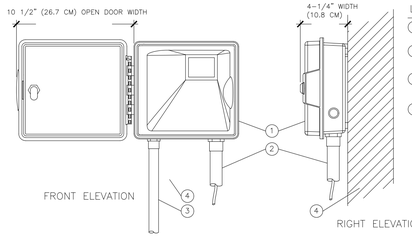
H TECHLINE DRIP (END FEED LAYOUT)
ON-SURFACE INSTALLATION — N.T.S



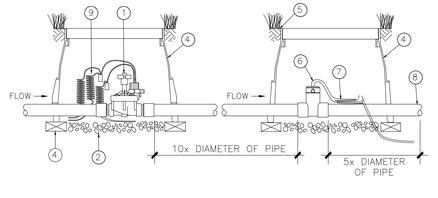
B POP-UP BUBBLER
INSTALLATION DETAIL — N.T.S



L BACKFLOW PREVENTER (ENCLOSED)
(PLUMBED TO POLY) — N.T.S



F HUNTER IRRIGATION CONTROLLER — N.T.S



1. MASTER VALVE PER LEGEND
2. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
3. BRICK (1 OF 4)
4. VALVE BOX WITH COVER – SIZE AS REQUIRED
5. FINISH GRADE
6. FLOW SENSOR PER LEGEND
7. LENGTH OF COILED PE–CABLE AS REQUIRED
8. FIRST FITTING
9. 36–INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION

S FLOW SENSOR/ MASTER VALVE — N.T.S

REVISIONS	BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT — PHILIP S. MAY 3104 — SIGNATURE — 05-31-2027 RENEWAL DATE — 05-21-2026 DATE — STATE OF CALIFORNIA

IRRIGATION DETAILS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-10
OF 6 SHEETS
JOB NO. 25060

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PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes the following:

1. Trees.
2. Shrubs.
3. Ground cover.
4. Other Plants.

1.02 DEFINITIONS

A. Finish Grade: Elevation of finished surface of planting soil.

B. Manufactured Topsoil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.

C. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.

D. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing planting soil.

1.03 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples: Decomposed.

C. Product certificates.

D. Planting Schedule: Indicating anticipated planting dates for exterior plants.

E. Maintenance Instructions: Recommended procedures to be established by Owner for maintenance of exterior plants during a calendar year.

1.04 QUALITY ASSURANCE

A. Installer Qualifications: A licensed and bonded landscape installer who maintains an experienced full-time supervisor on Project site when exterior planting is in progress.

B. Topsoil Analysis: Furnish soil analysis by a State-Certified soil-testing laboratory.

C. Provide quality, size, genus, species, and variety of exterior plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock", and the "Recommended Tree Size Specifications" of the Arizona Nurseryman's Association.

D. Preinstallation Conference: Conduct conference at Project site.

1.05 DELIVERY, STORAGE, AND HANDLING

A. Do not prune trees and shrubs before delivery. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of exterior plants during delivery. Do not drop exterior plants during delivery.

B. Deliver exterior plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, set exterior plants trees in shade, protect from weather and mechanical damage, and keep roots moist.

1.06 WARRANTY

A. Special Warranty: Warrant the following exterior plants, for the warranty period indicated, against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, or incidents that are beyond Contractor's control.

1. Warranty Period for all Trees, Shrubs Ground Cover and other Plants: Ninety (90) days from date of Substantial Completion.

1.07 MAINTENANCE

A. Trees and Shrubs: Maintain during warranty period by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease.

B. Ground Cover and Plants: Maintain during warranty period by watering, weeding, fertilizing, and other operations as required to establish healthy, viable plantings.

PART 2 - PRODUCTS

2.01 EXTERIOR PLANTS

A. Tree and Shrub Material: Furnish nursery-grown trees and shrubs complying with ANSI Z60.1, with healthy root systems developed by transplanting or root pruning. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.

1. Provide boxed or container-grown trees and shrubs.

B. Ground Cover: Provide ground cover of species indicated, established and well rooted in pots or similar containers, and complying with ANSI Z60.1.

C. Annuals: Provide healthy, disease-free plants of species and variety shown or listed. Provide only plants that are acclimated to outdoor conditions before delivery and that are in bud but not yet in bloom.

D. Perennials: Provide healthy, field-grown plants from a commercial nursery, of species and variety shown or listed.

2.02 PLANTING MATERIALS

A. Topsoil: ASTM D 5268, pH range of 5.5 to 7, a percent organic material content per soil report; free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.

1. Topsoil Source: Amend existing in-place surface soil to produce topsoil. Verify suitability of surface soil to produce topsoil. Surface soil may be supplemented with imported or manufactured topsoil from off-site sources.

B. Organic Soil Amendments:

1. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 7.5; Moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve.
2. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.

C. Fertilizer:

1. Ammonium Phosphate: Commercial grade, (16-20-0), unadulterated.
2. Slow-Release Fertilizer: Agriform, (20-10-5), slow-release fertilizer tabs.

D. Mulches:

1. 3" layer of Spec wood mulch as made by Recycled Wood Products (877-476-9797), or equal: See Per Planting Plan

2.03 PLANTING SOIL MIX

A. Planting Soil Mix: Mix topsoil with the following soil amendments in the following quantities:

1. Per agronomic soils report provided by contactor prior to installation.

PART 3 - EXECUTION

3.01 EXTERIOR PLANTING

A. Bed Establishment:

1. Loosen subgrade of planting beds to a minimum depth of 6 inches.
2. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
3. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
4. Spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
5. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

B. Trees and Shrubs:

1. Pits and Trenches: Trim base leaving center area raised slightly to support root ball and assist in drainage. Do not further disturb base. Scarify sides of plant pit smeared or smoothed during excavation. Excavate pits per details provided in PLANTING PLAN OR DETAIL SHEET.
2. Set trees and shrubs plumb and in center of pit or trench with top of root ball 1 inch above adjacent finish grades.
   a. Boxed or Container-Grown Plants: Carefully remove root ball from container without damaging root ball or plant. Do not use planting stock if root ball is cracked or broken before or during planting operation.
   b. Place planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.
   c. Provide root barrier to all trees within five feet of paved areas.

C. Tree and Shrub Pruning: Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are sizes after pruning.

D. Ground Cover and Plant Planting:

1. Set out and space ground cover and plants as indicated.
2. Dig holes per details provided in PLANTING PLAN OR DETAIL SHEET.
3. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
4. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.
5. Protect plants from hot sun and wind; remove protection if plants show evidence of recovery from transplanting shock.

E. Planting Bed Mulching:

1. Mulch backfilled surfaces of planting beds and other landscape areas as indicated on Landscape plans. Apply first application pre-emergent weed control in accordance with manufacturer's instructions. Do not place mulch against plant stems. Apply second application of pre-emergent weed control in accordance with manufacturer's instructions.

F. Protect exterior plants from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged exterior planting.

G. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

H. Fence Specifications: SEE DETAIL (A) ON SHEET L-1

END OF SECTION 02930

REVISIONS BY

PHIL MAY
LANDSCAPE
ARCHITECTURE

2532 Wallace Ave.
Fullerton,CA 92831

Phone:(909)373-1959

pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

PLANTING
SPECIFICATIONS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN
R.S.
CHECKED
R.S.
DATE
05-21-2026
SHEET
L-11
OF 6 SHEETS
JOB NO.
25060

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PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes piping, valves, sprinklers, specialties, controls, and wiring for automatic control irrigation system.

B. See Division 2 Section "Water Distribution" for water supply from water service piping, water meters, protective enclosures, and backflow preventers.

1.02 DEFINITIONS

A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.

B. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.

C. Irrigation Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

1.03 SUBMITTALS

A. Product Data: Include pressure ratings, rated capacities, and settings of selected models for the following:

1. General-duty valves.
2. Specialty valves.
3. Control-valve boxes.
4. Sprinklers.
5. Irrigation specialties.
6. Controllers.

B. Shop Drawings: Show irrigation system piping, including plan layout, and locations, types, sizes, capacities, and flow characteristics of irrigation system piping components. Include water meters, backflow preventers, valves, piping, sprinklers and devices, accessories, controls, and wiring. Show areas of sprinkler spray and overspray. Irrigation design is diagrammatic. Control panel to be located per plan.

C. Field quality-control test reports.

D. Operation and maintenance data.

1.04 QUALITY ASSURANCE

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.

B. Warranty: Provide warranty for ninety (90) days commencing on Date of Certificate of Occupancy.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
2. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

2.02 PIPES, TUBES, AND FITTINGS

A. Soft Copper Tube: ASTM B 88, Type L, water tube, annealed temper (IS APPLICABLE).

1. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought-copper, solder-joint fittings. Furnish wrought-copper fittings if indicated.

2. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body, with ball-and-socket, metal-to-metal seating surfaces and solder-joint or threaded ends.

B. Hard Copper Tube (IF APPLICABLE): ASTM B 88, Type L, and ASTM B 88, Type M, water tube, drawn temper.

1. Copper Pressure Fittings: ASME B16.18, cast-copper-alloy or ASME B16.22, wrought- copper, solder-joint fittings. Furnish wrought-copper fittings if indicated.
2. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body, with ball-and-socket, metal-to-metal seating surfaces and solder-joint or threaded ends.

C. Irrigation Main Line Pipe: PVC schedule 40, PVC Class 40 solvent weld for pipe sizes 2 ½" or smaller; rubber ring joint for sizes 3" and larger.

1. PVC Socket Fittings, Schedule 40: ASTM D 2467 for pipe sizes 2 ½" and smaller.
2. Ductile iron, gasketed, ASTM A-536.

D. Lateral Lines:: PVC schedule 40, PVC Class 40, solvent weld.

1. PVC Socket Fittings, Schedule 40: ASTM D 2466.

E. Transition Fittings: Refer to Division 2 Section "Piped Utilities -- Basic Materials and Methods" for transition fittings.

F. Refer to Division 2 Section "Piped Utilities -- Basic Materials and Methods" for commonly used joining materials.

2.03 GENERAL-DUTY VALVES

A. PVC Ball Valves: NIBCO , union type, with full-port ball, threaded detachable end connectors, and pressure rating not less than 150 PSI.

1. Material Option: NIBCO, of plastic other than PVC and suitable for potable water. Include threaded ends and pressure rating not less than 150 psig, unless otherwise indicated.

2.04 SPECIALTY VALVES

A. Plastic Automatic Control Valves: Molded-plastic body, normally closed, diaphragm type with manual flow adjustment, and operated by 24-V ac solenoid.

B. Hose Bib: Factory-fabricated, bronze or brass, two-piece assembly. Include coupler water-seal valve; removable upper body with spring-loaded or weighted, rubber-covered cap; hose swivel with ASME B1.20.7, 3/4-11.5NH threads for garden hose on outlet; and operating key.

C. Control-Valve Boxes: HDPE structural foam box and cover, with open bottom and openings for piping; designed for installing flush with grade. Include size as required for valves and service.

1. Shape: Round or rectangle.
2. Color: Green for boxes located in turf areas; tan for boxes located in planter areas; purple for all boxes for reclaimed water irrigation systems.

D. Drainage Backfill: Cleaned gravel or crushed stone, graded from 3/4 inch minimum to 3 inches maximum.

2.05 SPRINKLERS

A. Description: Plastic housing and corrosion-resistant interior parts designed for uniform coverage over entire spray area indicated, at available water pressure.

1. Bubblers: Fixed pattern, with screw-type flow adjustment. See plan legend.
2. Pop-up, Spray Sprinklers: Fixed pattern, with screw-type flow adjustment and stainless-steel retraction spring. See plan legend.
3. Pop-up, Rotary, Spray Sprinklers: Gear drive, full-circle and adjustable part-circle types. See plan legend

2.06 SPRINKLER SPECIALTIES

A. Strainer/Filter Units: Brass or plastic housing, with corrosion-resistant internal parts; of size and capacity required for devices downstream from unit.

B. Emitters: PE or vinyl body, non-pressure compensating.

1. Single-Outlet and Multi-Outlet Emitters: To deliver the following flow at approximately 20 psi:
   a. Flow: ½ GPH, 1 GPH, or 2 GPH as specified.

2.07 AUTOMATIC-CONTROL SYSTEM

A. ET based Irrigation Control per plan.

1. Manufactured by Weathermatic.

B. Wiring: UL 493, Type UF-B multiconductor, with solid-copper conductors and insulated cable; suitable for direct burial.

1. Feeder-Circuit Cables: No. 12 AWG minimum, between building and controllers.
2. Low-Voltage, Branch-Circuit Cables: No. 14 AWG minimum, between controllers and automatic control valves; color-coded different from feeder-circuit-cable jacket color; with jackets of different colors for multiple-cable installation in same trench.
3. Splicing Materials: Manufacturer's packaged kit consisting of insulating, spring-type connector or crimped joint and epoxy resin moisture seal; suitable for direct burial.

PART 3 - EXECUTION

3.01 EARTHWORK

A. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.

B. Install piping and wiring in sleeves under sidewalks, roadways, parking lots, and railroads. Sleeves shall be of sufficient size as to enable the removal and replacement of piping and wiring

C. Drain Pockets: Excavate to sizes indicated. Backfill with cleaned gravel or crushed stone, graded from 3/4 to 3 inches, to 12 inches below grade. Cover gravel or crushed stone with sheet of asphalt-saturated felt and backfill remainder with excavated material.

D. Provide minimum cover over top of underground piping according to the following:

1. Irrigation Main Piping: Minimum depth of 18-inches below finished grade.
2. Circuit Piping: 12-inches.
3. Sleeves: 18-inches.

3.02 PIPING APPLICATIONS

A. Aboveground Irrigation Main Piping: PVC class 315 UVR pipe and socket fittings; and solvent-cemented joints

B. Underground Irrigation Main Piping: Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.

C. Circuit Piping: Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.

D. Sleeves: Schedule 40, PVC pipe and socket fittings; and solvent-cemented joints.

E. Transition Fittings: Use transition fittings for plastic-to-metal pipe connections according to the following:

1. Couplings:
   a. Underground Piping NPS 2-1/2 and Smaller: Manufactured fitting or coupling.
   b. Underground Piping NPS 3 and Larger: AWWA transition coupling.
2. Fittings:
   a. Aboveground Piping: Plastic-to-metal transition fittings.
   b. Underground Piping: Union with plastic end of same material as plastic piping.
3. Transition fittings are specified in Division 2 Section "Piped Utilities -- Basic Materials and Methods".

3.03 INSTALLATION

A. Install piping free of sags and bends.

B. Install groups of pipes parallel to each other, spaced to permit valve servicing.

C. Install fittings for changes in direction and branch connections.

D. Install unions adjacent to valves and to final connections to other components.

E. Lay piping on solid sub-base, uniformly sloped without humps or depressions. Shading shall be required so as to prevent damage from foreign objects that may be contained in the back fill.

F. Underground Gate Valves: Install in valve box with top flush with grade.

1. Install valves and PVC pipe with restrained, gasketed joints.

G. Underground, Manual Control Valves: Install in manual control-valve box.

H. Control Valves: Install in control-valve box.

I. Flush circuit piping with full head of water and install sprinklers after hydrostatic test is completed.

J. Locate part-circle sprinklers to maintain a minimum distance of 12 inches from walls and 2 inches from other boundaries, unless otherwise indicated.

K. Install freestanding controllers on precast concrete bases not less than 36 by 24 by 4 inches thick, and not less than 6 inches greater in each direction than overall dimensions of controller.

L. Install control cable in same trench as irrigation piping and at least 2 inches below piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas if irrigation piping is installed in sleeve.

3.04 CONNECTIONS

A. Ground equipment according to Division 16 Section "Grounding and Bonding".

B. Connect wiring according to Division 16 Section "Conductors and Cables".

3.05 LABELING AND IDENTIFYING

A. Refer to Division 2 Section "Piped Utilities -- Basic Materials and Methods" for equipment nameplates and signs.

B. Warning Tapes: Arrange for installation of continuous, underground, detectable warning tape over underground piping, during backfilling of trenches.

C. Refer to Division 2 Section "Earthwork" for warning tapes.

3.06 FIELD QUALITY CONTROL

A. Perform the following field tests and inspections and prepare test reports:

1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
   i. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
   ii. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

B. Remove and replace units and retest as specified above.

3.07 ADJUSTING

A. Adjust settings of controllers.

B. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

C. Adjust sprinklers so they will be flush with, or not more than 1/2 inch above, finish grade.

END OF SECTION 02810

REVISIONS | BY

PHIL MAY LANDSCAPE ARCHITECTURE
2532 Wallace Ave.
Fullerton,CA 92831
Phone:(909)373-1959
pmay@philmaydesign.com
www.philmaydesign.com

REGISTERED LANDSCAPE ARCHITECT
PHILIP S. MAY 3101
SIGNATURE
05-31-2027
RENEWAL DATE
05-21-2026
DATE
STATE OF CALIFORNIA

IRRIGATION SPECIFICATIONS

MONTE VISTA HOMES
DETACHED HOMES
7844 ALDER AVENUE
FONTANA, CA

DRAWN R.S.
CHECKED R.S.
DATE 05-21-2026
SHEET L-12
OF 6 SHEETS
JOB NO. 25060

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