

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
ELEVATION: 1362.61

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, HAVING A BEARING OF NORTH 00°09'00" WEST PER TRACT 2759, M.B. 38/57.

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

ENGINEER/PREPARER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

SITE STATISTICS

NET ACREAGE: 0.43 ACRES

ADDRESS

8202 WHEELER AVENUE
FONTANA, CA 92335

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE, SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

STATISTICAL INVENTORY:

ACRES	0.43
UNITS	8 UNITS
DU/AC	18.6

PARKING:

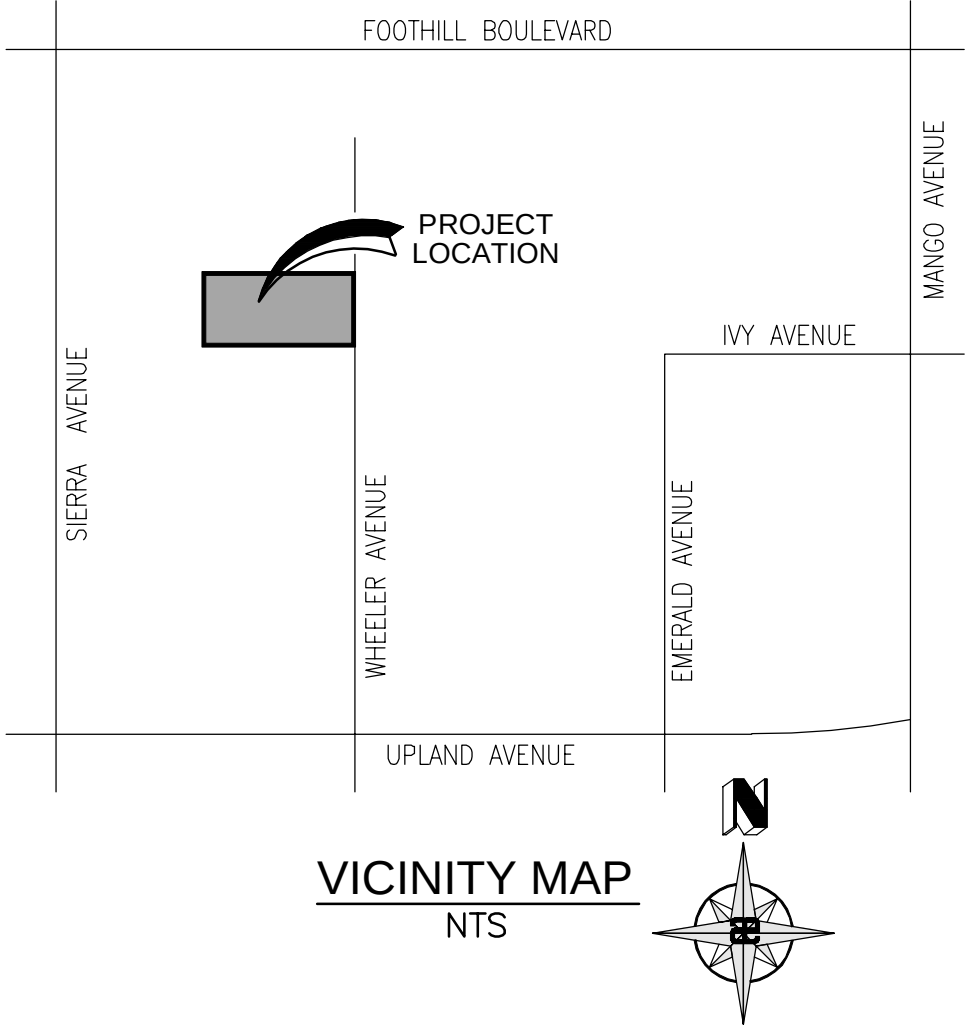
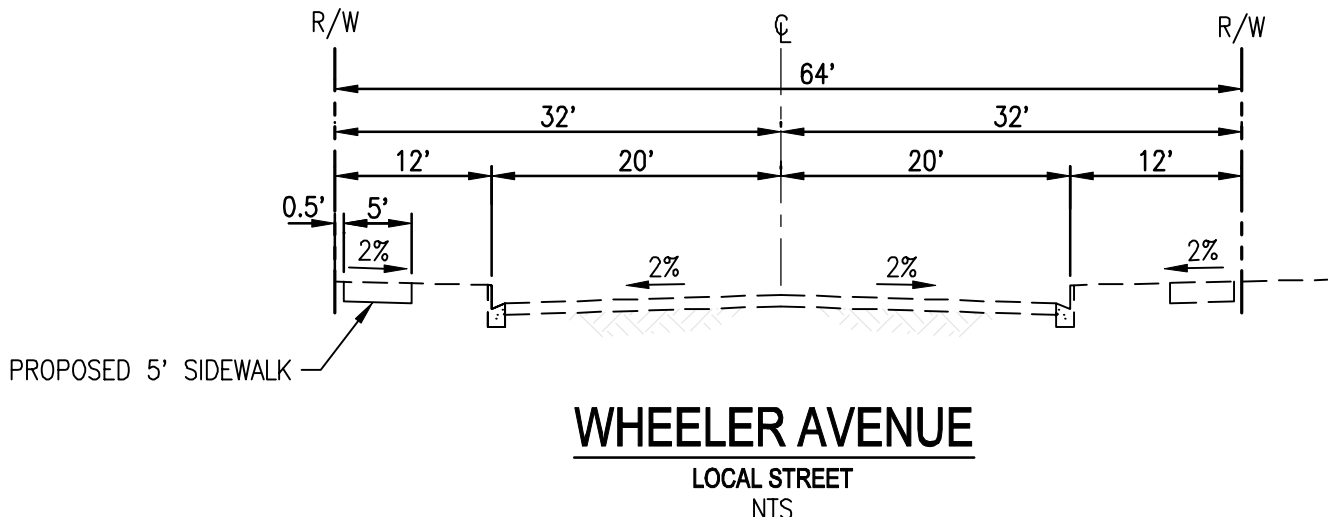
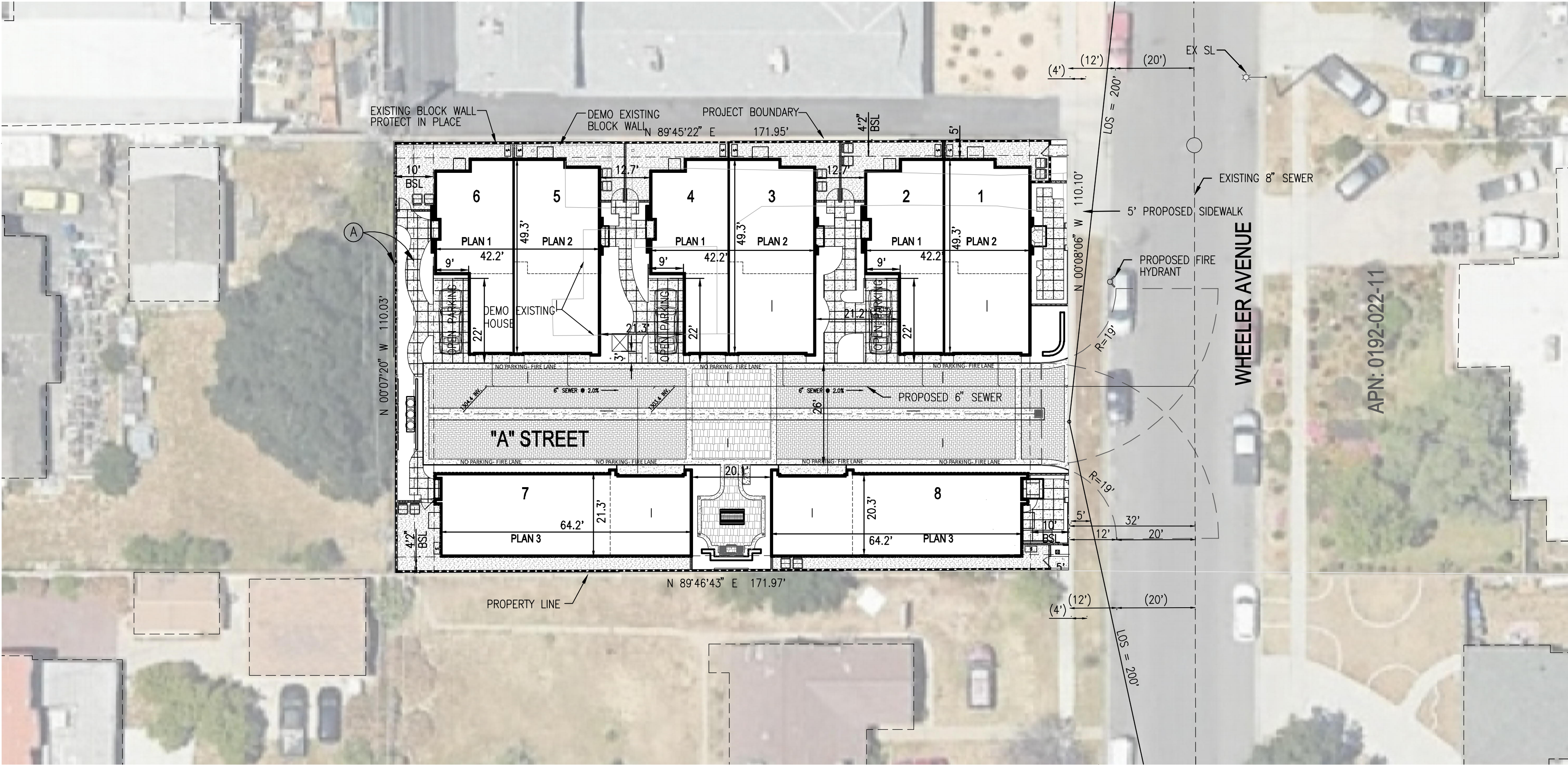
GARAGE 2 @ 5	=10
GARAGE 1 @ 3	= 3
OPEN PARKING	= 3
TOTAL	16 (2.0/UNIT)

NOTES:

- SEE SUPPLEMENTAL ARCHITECTURAL SITE PLAN FOR LOCATION, SIZE AND SHAPE OF ANY PROPOSED STRUCTRES, AND FLOOR PLANS (SITE PLAN COMMENT #10)
- ALL EXISTING STRUCTURES TO BE DEMO'D AND NOT A PART OF THIS STIE PLAN (SITE PLAN COMMENT #9)
- SEE SUPPLEMENTAL ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

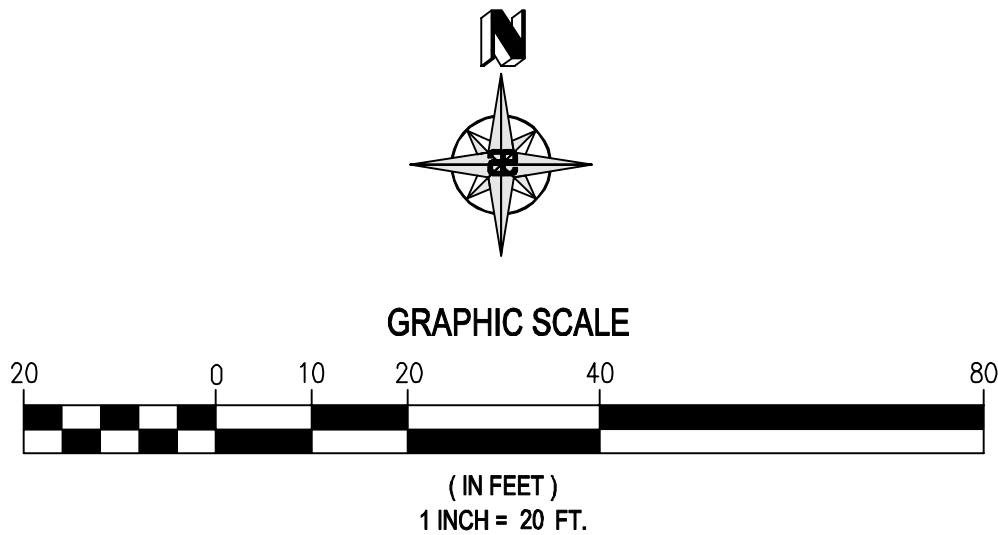
EASEMENTS:

- (A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS



LEGEND:

- 10 UNIT NUMBER
- DECORATIVE PAVEMENT
- GRAVEL
- CONCRETE
- PROJECT BOUNDARY
- CENTERLINE
- SCE TRANSFORMER
- TRASH ENCLOSURE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- EXISTING STRUCTURES ON ADJACENT PROPERTIES
- FIRE TRUCK TURNING TEMPLATE



CE-1

MCN25-0071

TECHNICAL SITE PLAN

TENTATIVE TRACT MAP NO. 20856

APN: 0192-021-07

Filename: I:\Newbridge Homes\Wheeler\Drawings\ENTITLEMENT\SITE PLAN\SITE PLAN.dwg

DATE March, 2026

SCALE PER PLAN

DRAWN MI

CHECKED RKA

Prepared By:

ALLARD ENGINEERING

Civil Engineering - Land Surveying - Land Planning

16866 Seville Avenue, Suite 200
Fontana, CA 92335
Phone (909) 356-1815

Robert E. Allard, E.L.E. 19858



Prepared For:

NEWBRIDGE HOMES, LLC

500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20856
FOR CONDOMINIUM PURPOSES

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE, SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE, SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DRIVE, SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2705

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DRIVE, SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2701

UTILITIES:

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

GAS:
SOUTHERN CALIFORNIA
GAS CO.
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427-2200

CABLE/TELEPHONE:
SPECTRUM
6461 PATS RANCH
ROAD JURUPA
VALLEY, CA 91752
(888) 406-7063

CABLE/TELEPHONE:
FRONTIER
COMMUNICATIONS
PO BOX 740407
CINCINNATI, OH
45274-0407
(677) 744-7083

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

SOLID WASTE:
BURRTEC
9820 CHERRY
AVENUE FONTANA
CA, 92335 (909)
987-3717

ELECTRIC:
SOUTHERN CALIFORNIA
EDISON CO.
ROSEMEAD, CA 91770
(800) 655-4555

CABLE/TELEPHONE:
AT&T
8052 LIMONITE AVENUE
#101 RIVERSIDE, CA
92509
(951) 360-2142

SEWER:
CITY OF FONTANA-SEWER
SERVICE
8353 SIERRA AVE
FONTANA,
CA 92335
(909) 350-7670

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP
CURB AT THE EAST END OF CURB RETURN AT THE
NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER
AVENUE.
ELEVATION: 1362.61

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE
CENTERLINE OF SIERRA AVENUE, HAVING A BEARING
OF NORTH 00°09'00" WEST PER TRACT 2759, M.B.
38/57.

AREA SUMMARY:

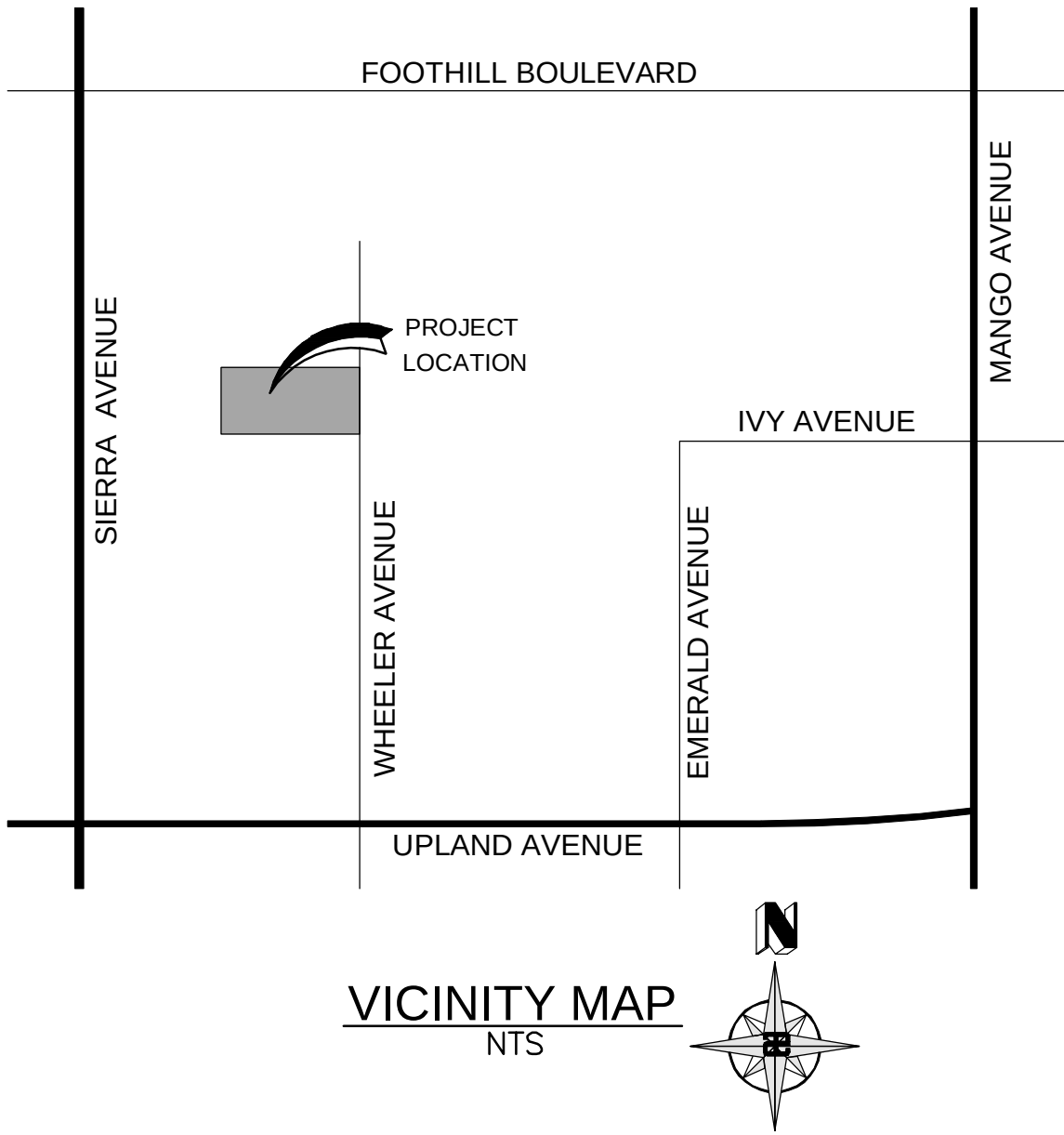
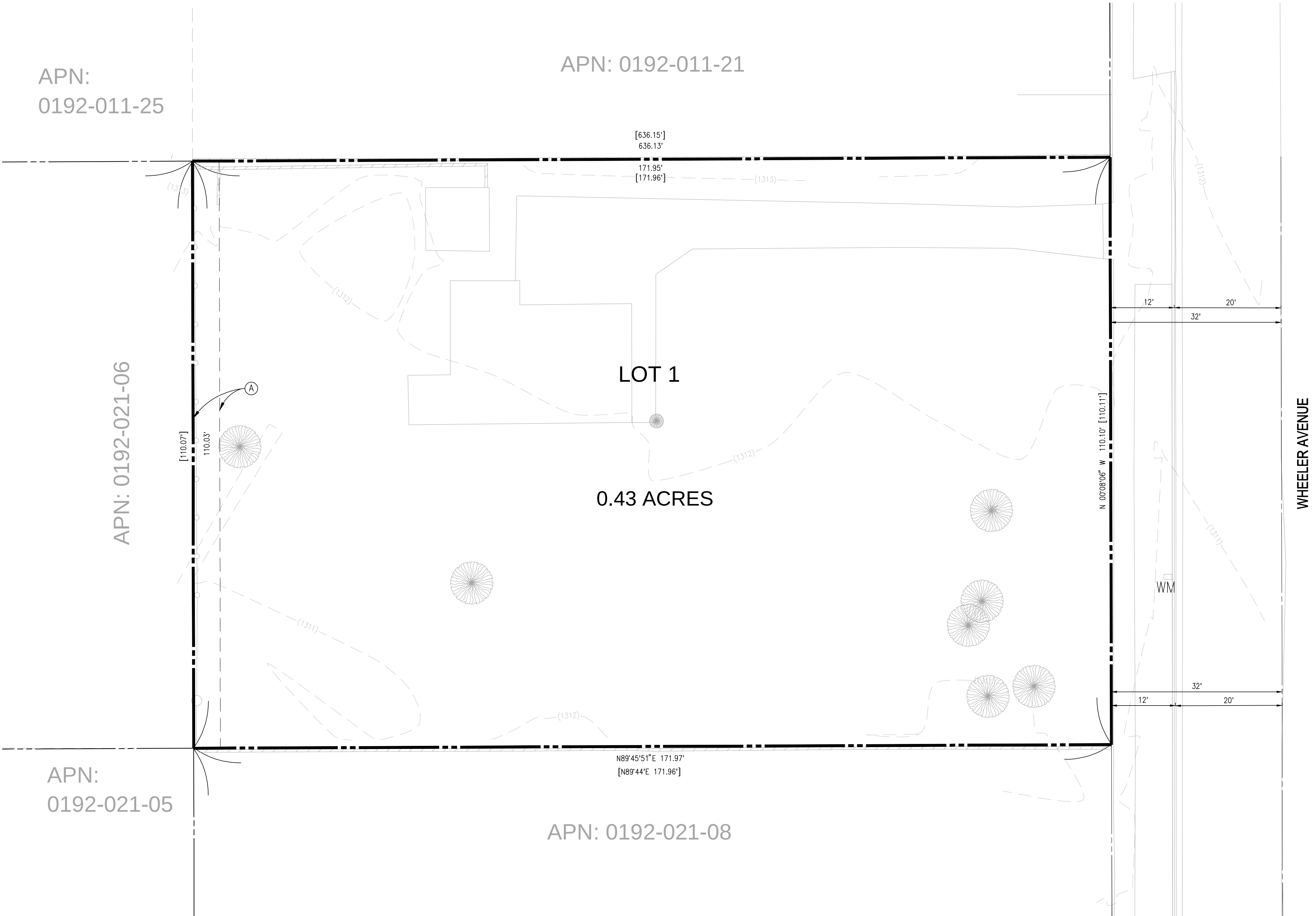
NET ACREAGE: 0.43 ACRES

LEGEND:

- 1 LOT NUMBER
— R/W
— CENTERLINE
— EXISTING PROPERTY LINE

EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC
TELEPHONE AND TELEGRAPH COMPANY EASEMENT
PER BOOK 2587/321, OFFICIAL RECORDS



LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

EXISTING ZONING:

(FBC) FORM BASED CODE

EXISTING LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

ADJACENT LAND USE:

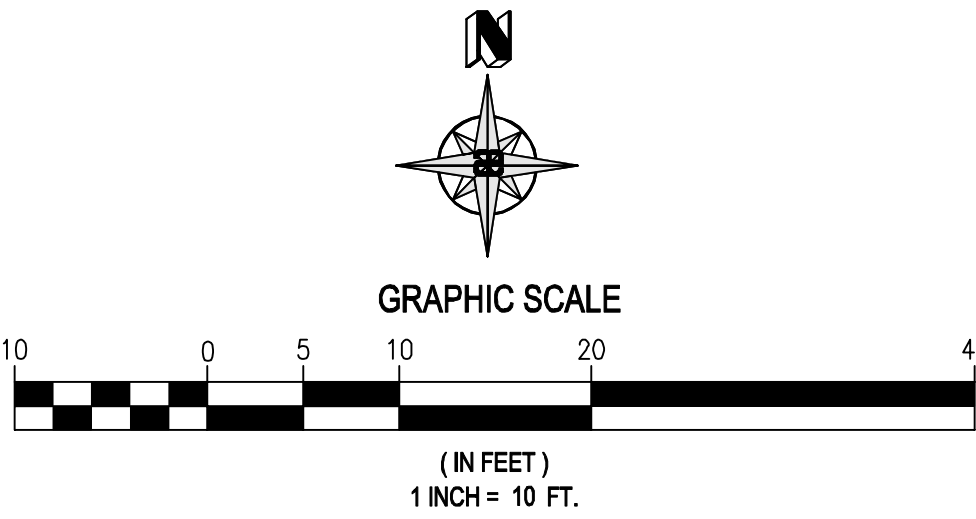
NORTH WMXU-3 (DOWNTOWN CORE PROJECT)
SOUTH WMXU-3 (DOWNTOWN CORE PROJECT)
WEST WMXU-3 (DOWNTOWN CORE PROJECT)

PROPOSED LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVENUE,
FONTANA, CA 92335
(909) 357-7600



CITY OF FONTANA
TENTATIVE TRACT MAP NO. 20856

Prepared For:

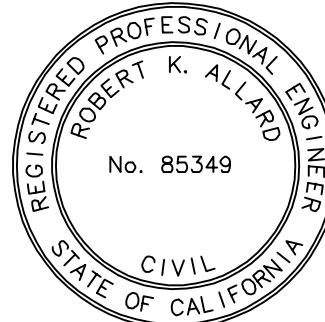
NH LAUREL, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:

ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815

Robert K. Allard, R.C.E. 85349
Date

9/15/25



CITY OF FONTANA
CONCEPTUAL GRADING PLAN
FOR CONDOMINIUM PURPOSES

OWNERS:
CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR., SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

ENGINEER:
ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR., SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR., SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2705

DEVELOPER:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR., SUITE #570
NEWPORT BEACH, CA 92660
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UTILITIES:

WATER:
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ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
8052 LIMONITE AVENUE #101
RIVERSIDE, CA 92509
(800) 655-4555

SEWER:
CITY OF FONTANA-SEWER SERVICE
8353 SIERRA AVE FONTANA, CA 92335
(909) 350-7670

BENCHMARK:
CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE
EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF
MILLER AVENUE AND JUNIPER AVENUE.
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AREA SUMMARY:
NET ACREAGE: 0.43 ACRES

LEGEND:

1 UNIT NUMBER

--- R/W

--- CENTERLINE

--- EXISTING PROPERTY LINE

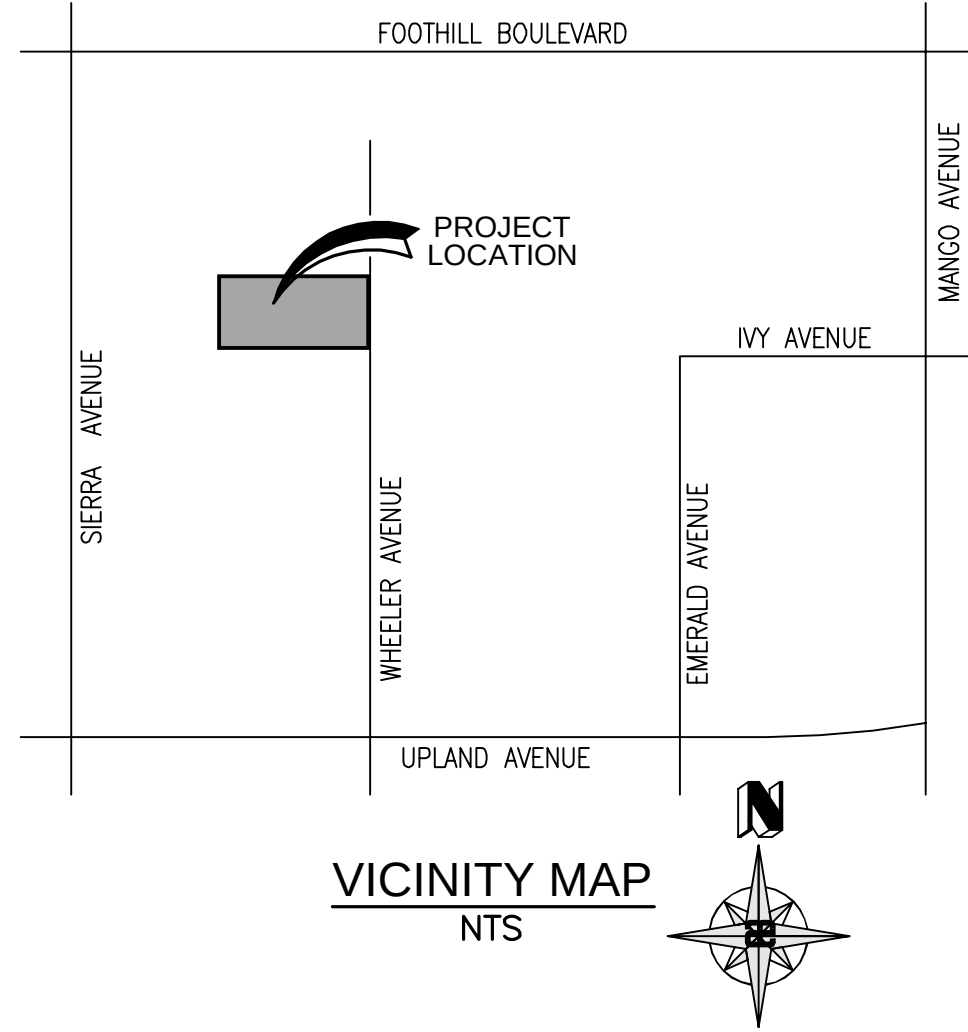
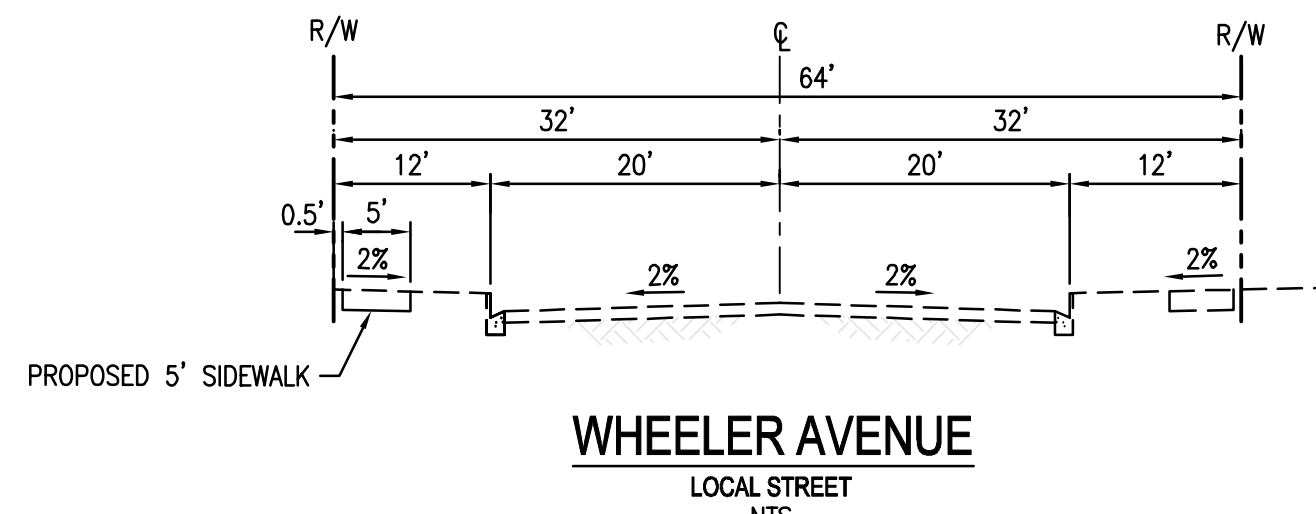
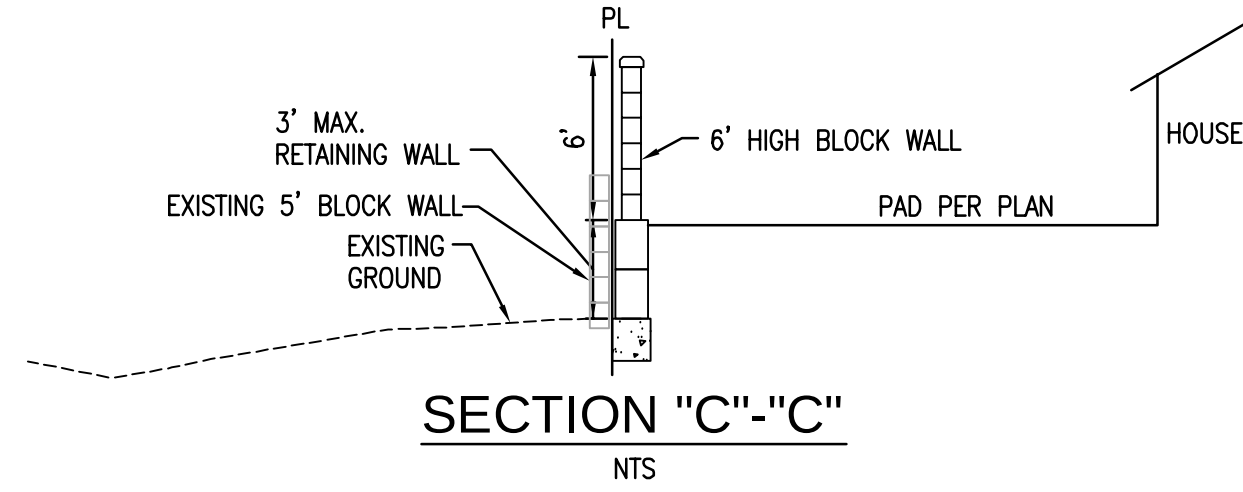
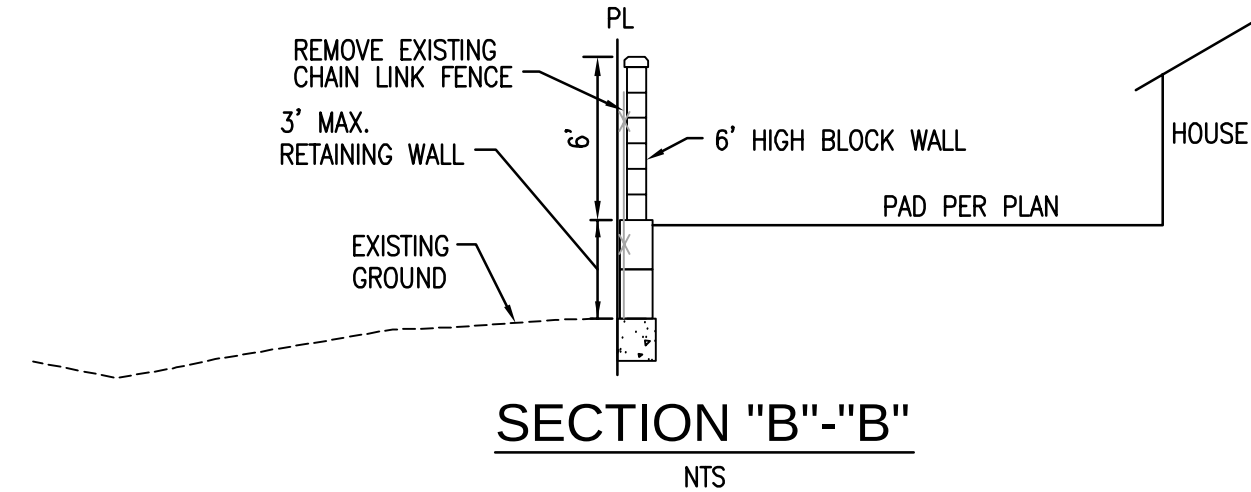
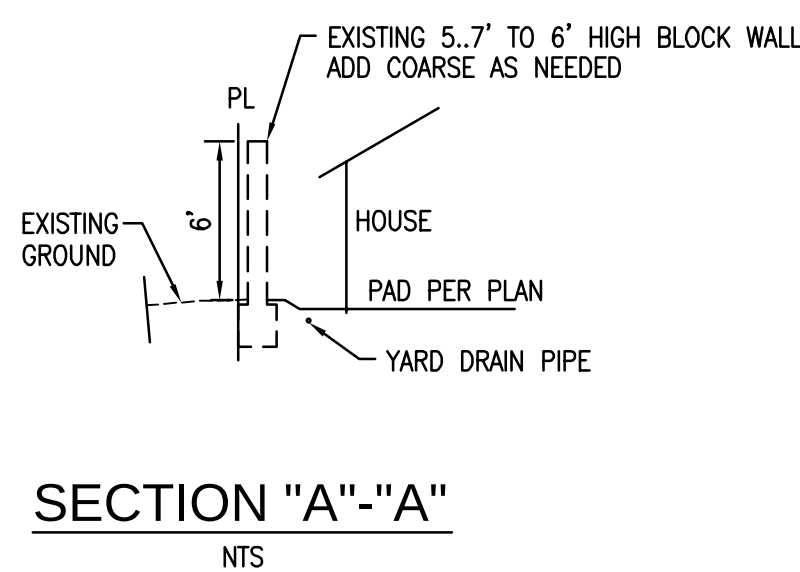
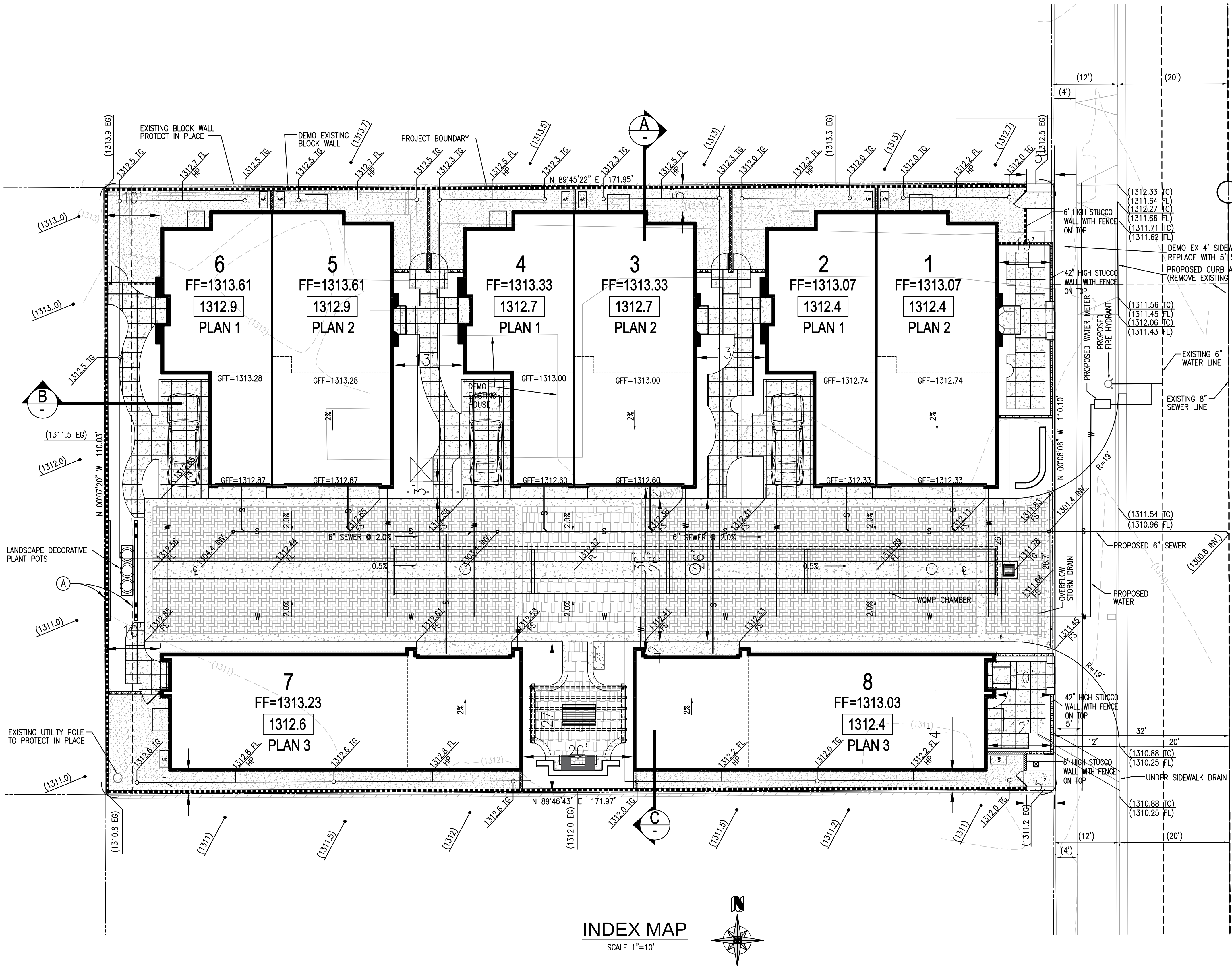
GRAVEL

CONCRETE

DECORATIVE PAVEMENT

EASEMENTS:

(A) 5' PLU PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND
TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL
RECORDS



LEGAL DESCRIPTION

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0192-021-07

EXISTING ZONING:

(FBC) FORM BASED CODE

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WMXU-3 (DOWNTOWN CORE PROJECT)

ADJACENT LAND USE:

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SOUTH WMXU-3 (DOWNTOWN CORE PROJECT)
WEST WMXU-3 (DOWNTOWN CORE PROJECT)

PROPOSED LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

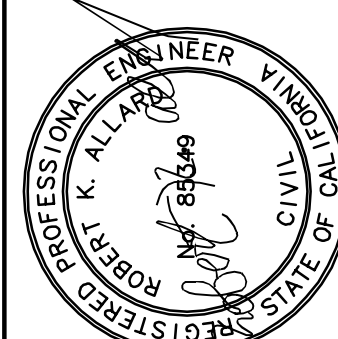
SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT 9680
CITRUS AVENUE
FONTANA, CA 92335
(909) 357-7600

*** SEWER LATERAL NOTE:**

VERIFY LOCATION AND CAP EXISTING 4" SEWER
LATERAL MINIMUM 5' FROM PROPERTY LINE.

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR., SUITE #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning



DATE	APRIL, 2026
SCALE	PER PLAN
DRAWN	CV
CHECKED	R.K.A.

CONCEPTUAL GRADING PLAN

TENTATIVE TRACT MAP NO. 20856

MCN25-0071

SHEET TITLE

PROJECT

SHEET NO.

1 OF 1



SCALE: 3/16"=1'-0"



TRASH BARRELS

SFD & Duplex Homes

(1) 96-gallon barrel (trash)

(1) 64-gallon barrel (recycling)

(1) 32-gallon barrel (organics)



Trash Staging Exhibit

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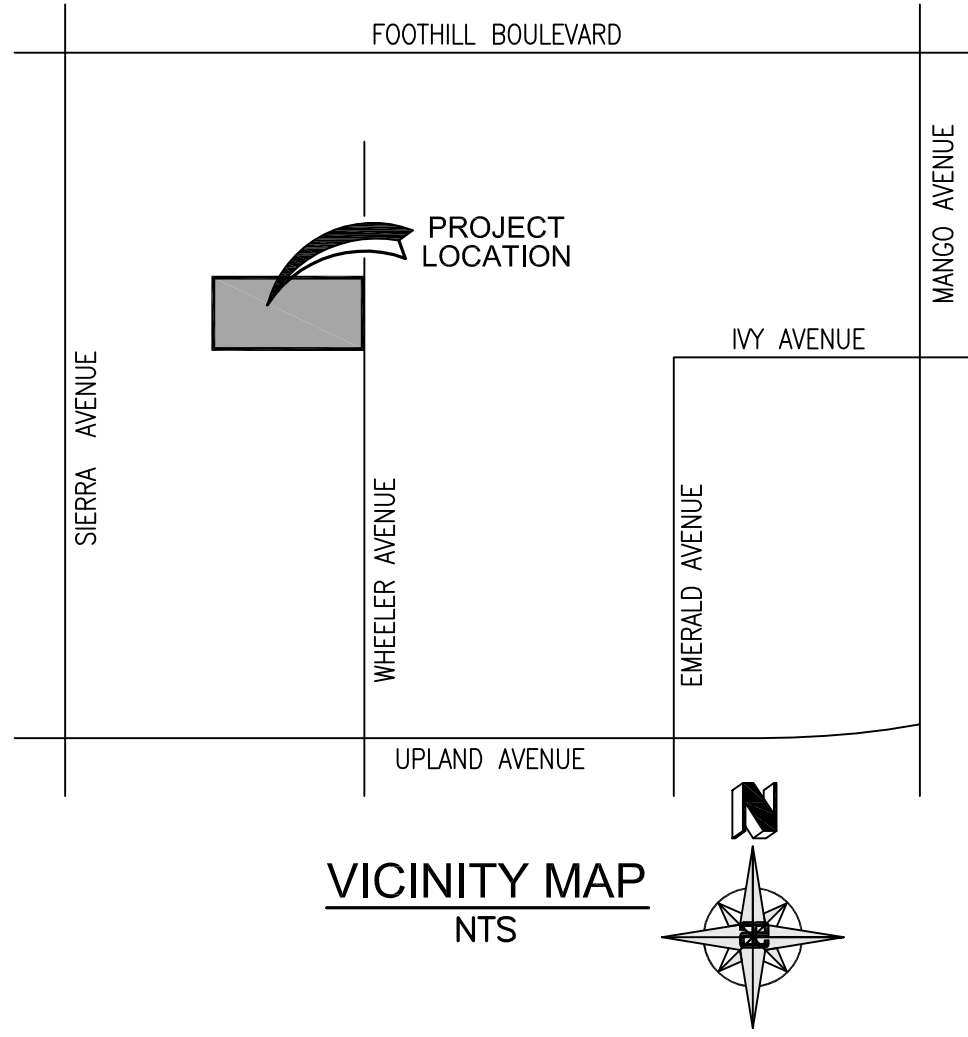
PROJECT
TITLE
RESIDENCES
WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

CE-4

DATE 02.02.2026

CITY OF FONTANA
STREET LIGHT EXHIBIT



OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE, SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
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NEWPORT BEACH, CA 92660
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500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

DEVELOPER:

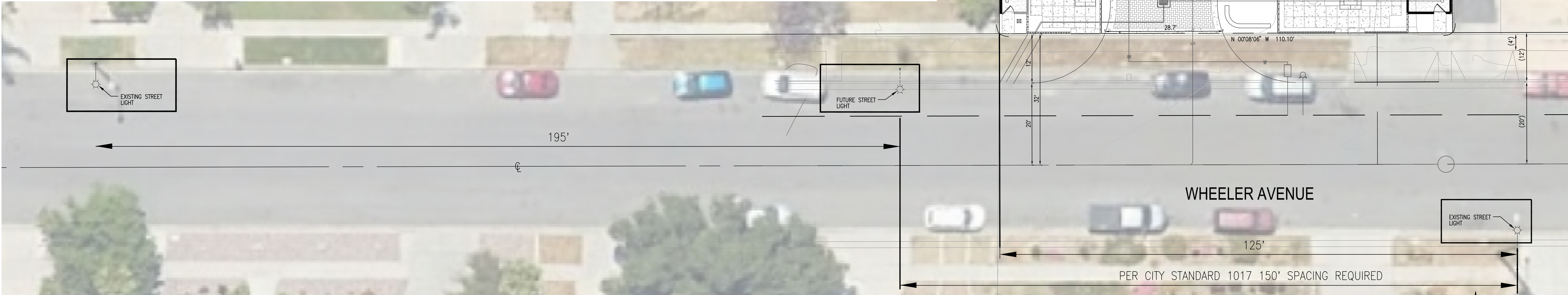
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

ENGINEER:

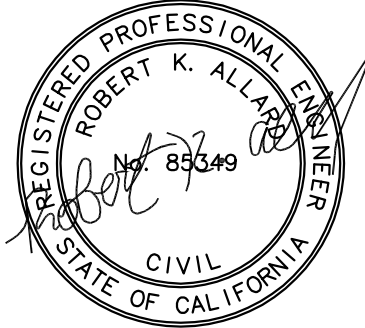
ALLARD ENGINEERING
16966 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

LEGEND:

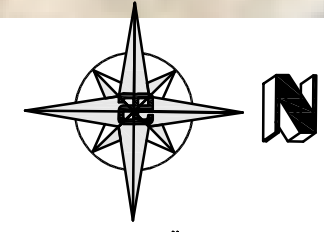
- EXISTING STREET LIGHT
- EXISTING STREET LIGHT



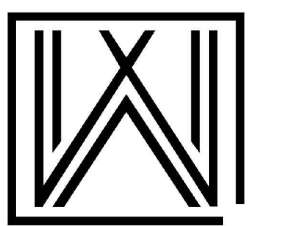
Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
16966 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
Robert K. Allard, R.C.E. 65548
3/27/25
Date



Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701



SCALE 1"=10'
CITY OF FONTANA
STREET LIGHT EXHIBIT
8202 WHEELER AVE



WILLIAMS
EXTERIOR DESIGN

lliams-exterior-design.com

07-827-6069

STAY AREA

WHEELER AVE.

THIS PLAN DOES NOT COMMUNICATE
INSTRUCTION MEANS OR METHODS AND
THEREFORE SHALL NOT BE USED FOR
INSTRUCTION OR MISCONSTRUED AS A
INSTRUCTION PLAN OR TECHNICAL DOCUMENT.
ELEVATIONS ARE APPROXIMATE AND SHALL
BE ADJUSTED AS NEEDED TO ACCOMMODATE
LOCAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR
INSTRUCTION.

PROJECT	
FILE	

RESIDENCES

WHEELER AVE.
FONTANA, CA

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EET
LE

SITE AREA CALCS SA-1.0

TE 03.03.2026



 WALL PLAN
SCALE: 3/16"=1'-0"



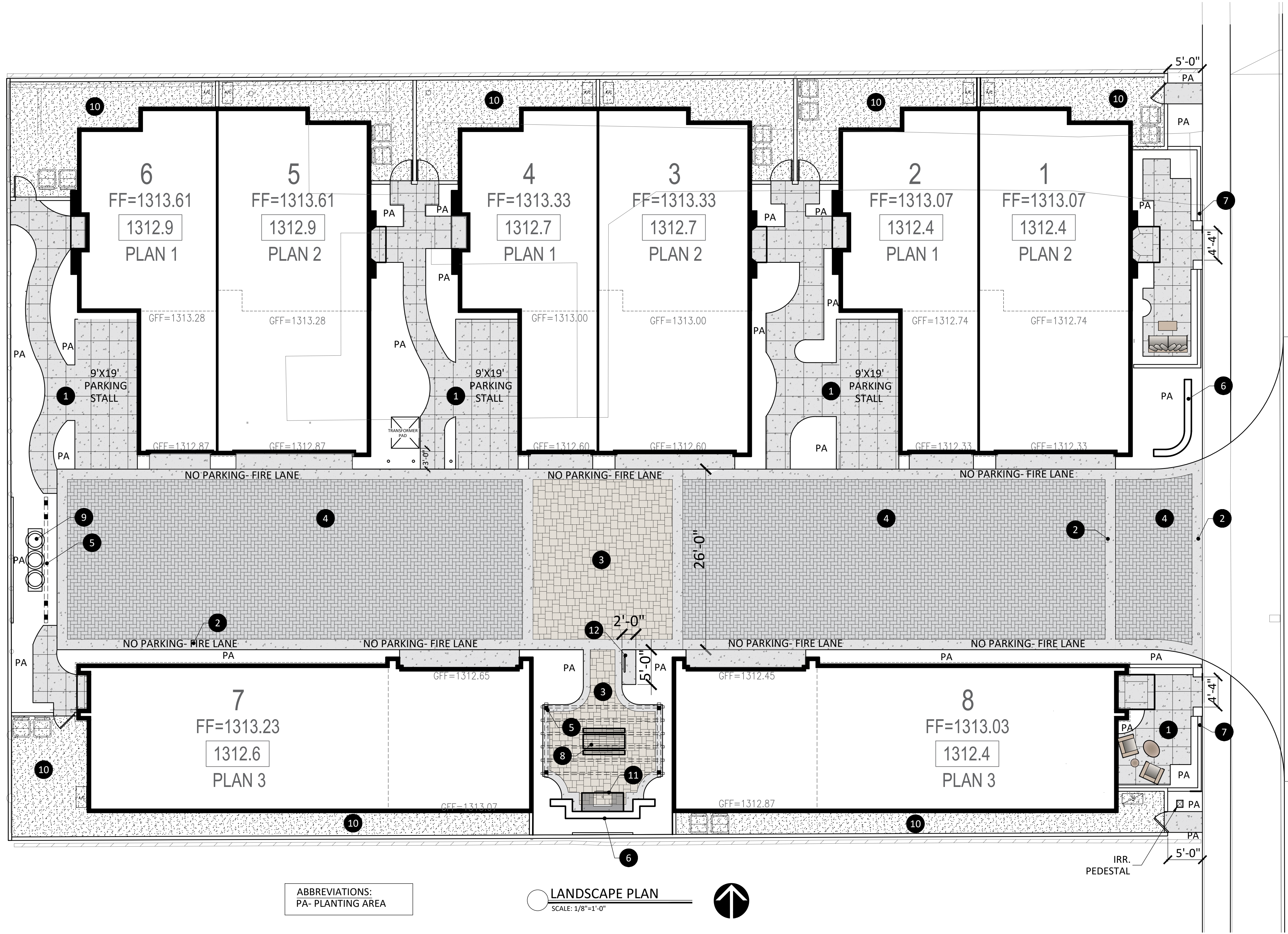
AMENITY AREA: 534 SQ. FT.

COMMON OPEN SPACE: 1,733 SQ. FT.

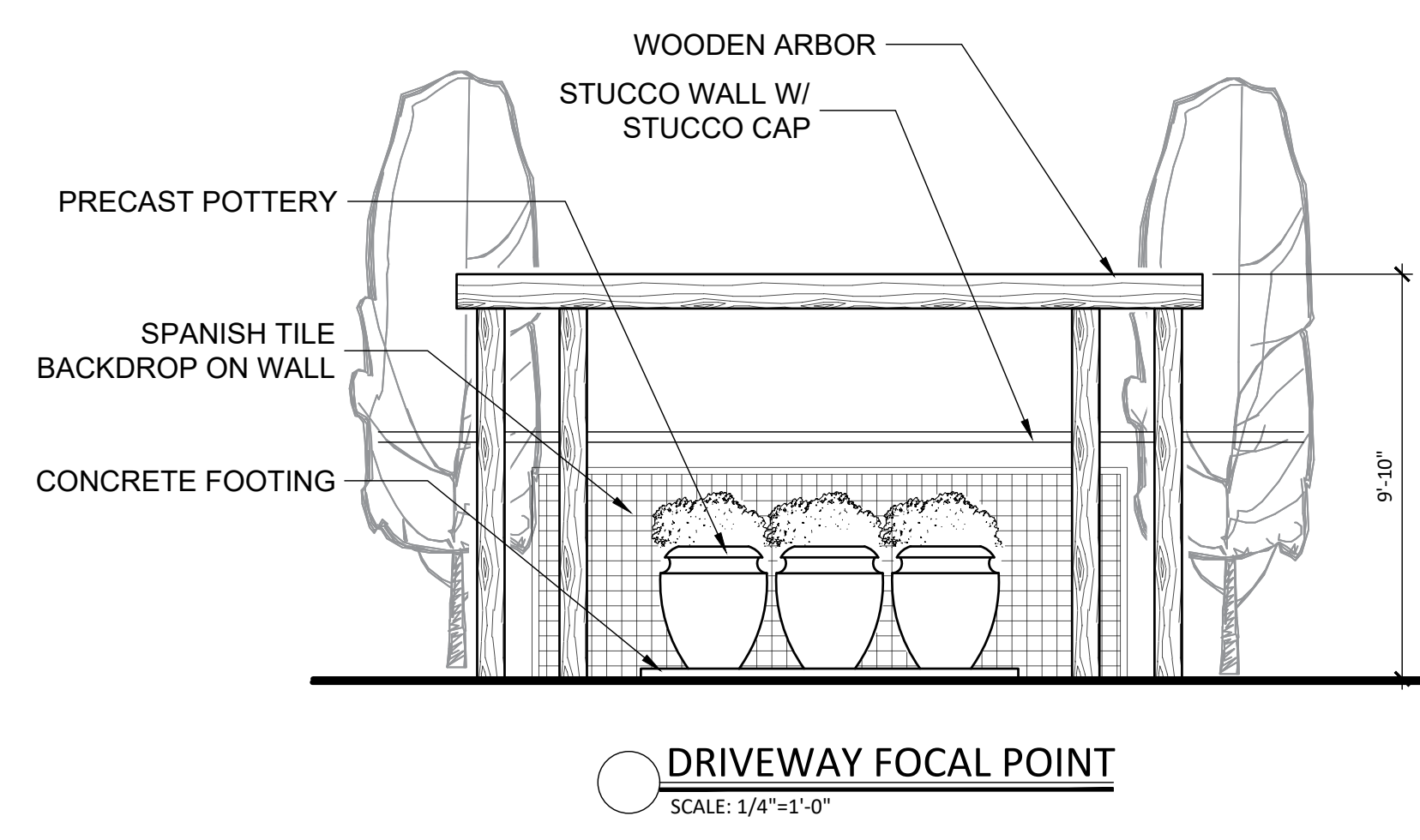
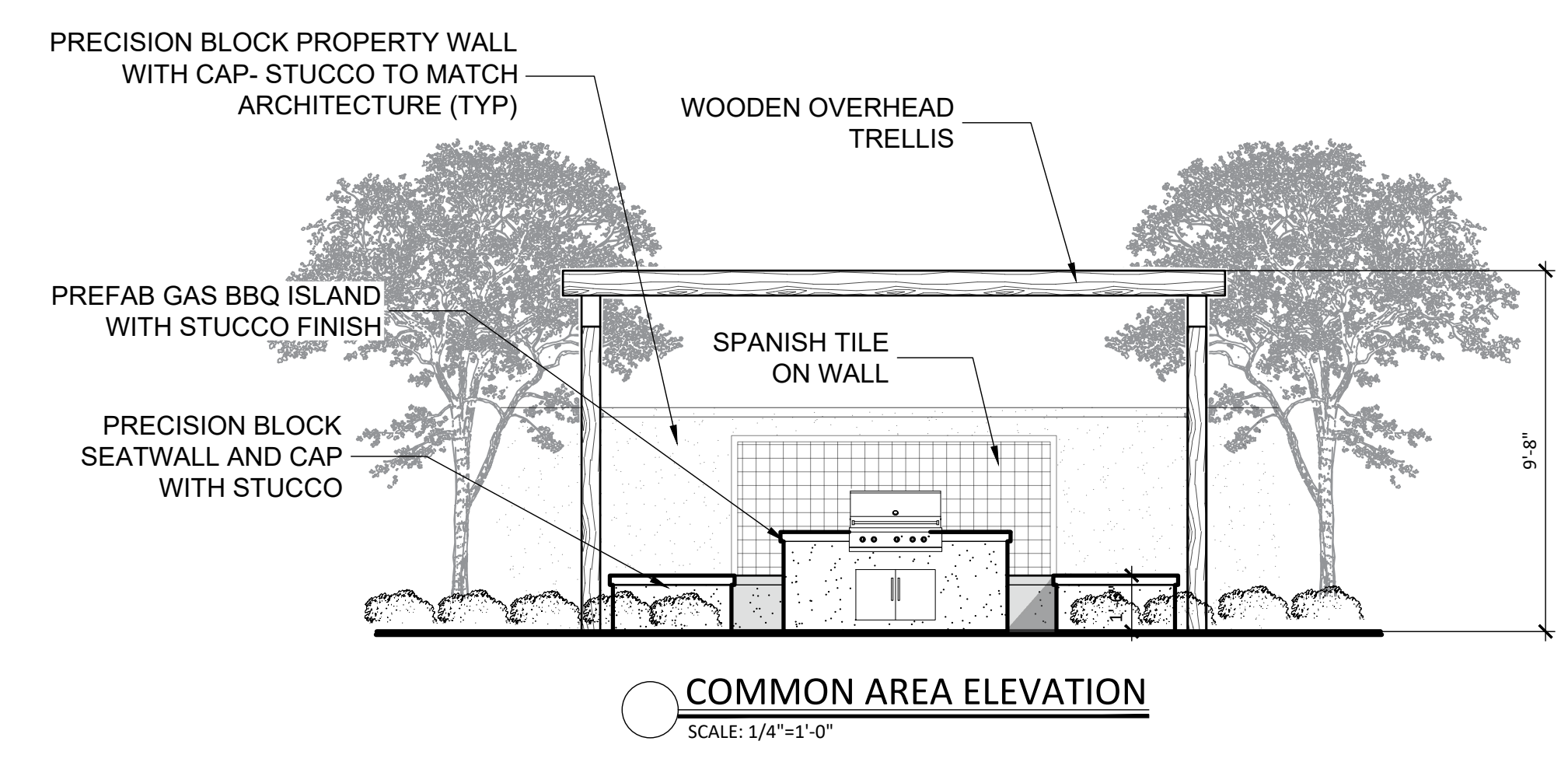
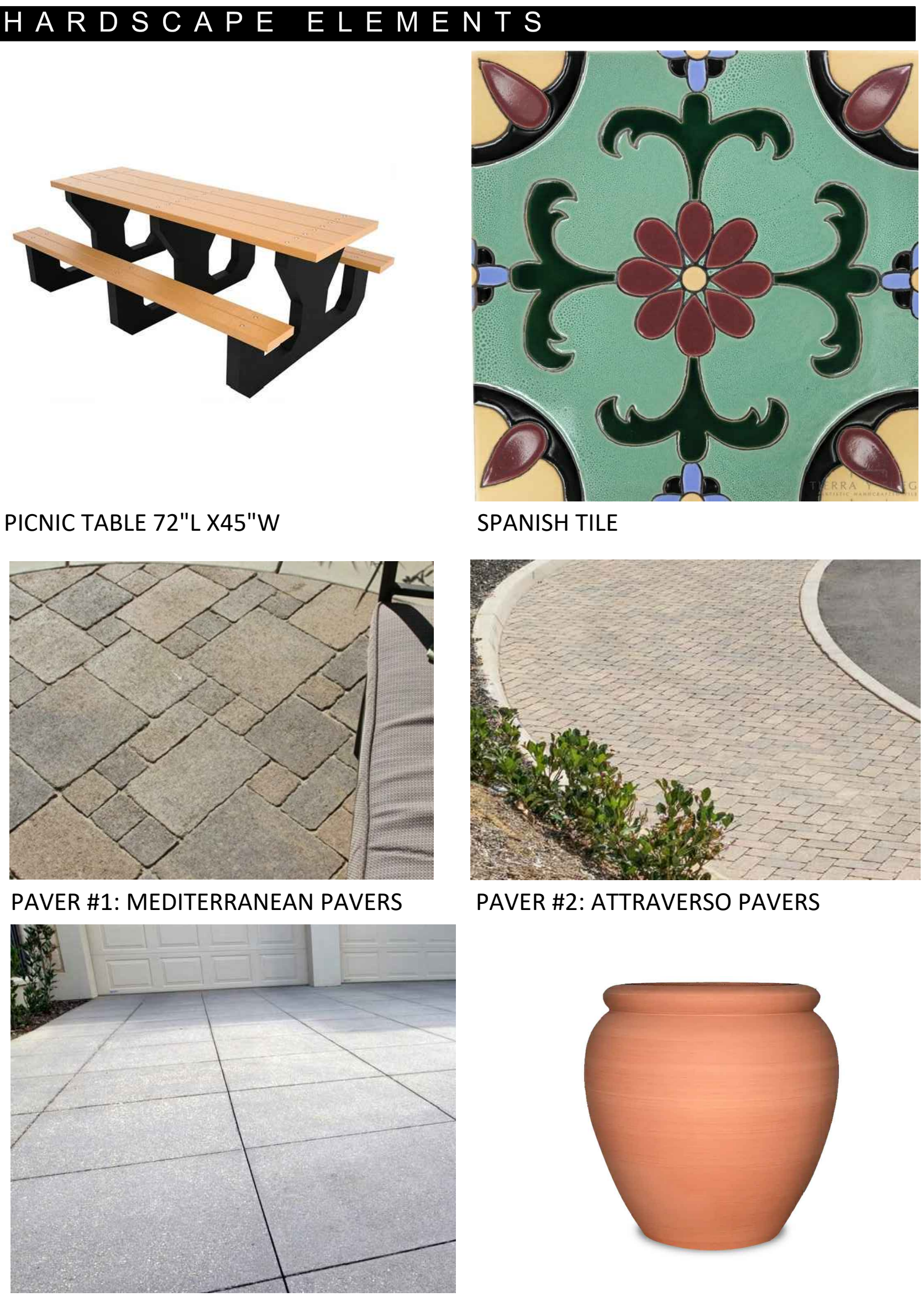
PRIVATE YARDS: 512 SQ. FT.

PRIVATE YARD SPACE ELIGIBLE FOR COMMON AREA
CALC: 1,749 SQ. FT.

TOTAL OPEN SPACE (LESS PRIVATE YARDS): 534 + 1,733 + 1,749= 4,016 SQ. FT.



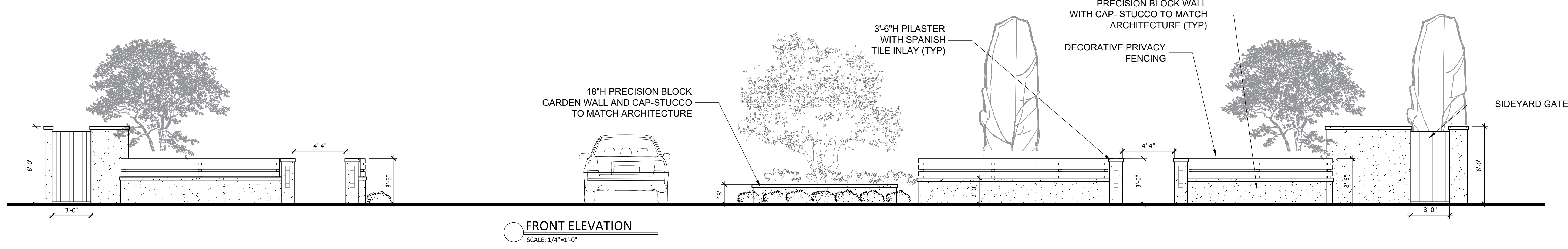
- HARDSCAPE LEGEND**
- 1 CONCRETE PAVING
 - 2 CONCRETE BANDS
 - 3 CONCRETE PAVERS #1
 - 4 CONCRETE PAVERS #2
 - 5 OVERHEAD ARBOR
 - 6 18"H GARDEN WALL
 - 7 STUCCO WALL WITH FENCE ATOP 3'-6"H
 - 8 PICNIC TABLE
 - 9 PRECAST POTS ON CONCRETE FOOTING
 - 10 GRAVEL
 - 11 PREFAB GRILLING ISLAND- GAS BURNING
 - 12 BICYCLE PARKING

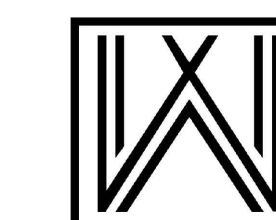


LANDSCAPE AREA CALCULATION

SITE AREA	18,730 SQ. FT.	
PARKING AREA	555 SQ. FT.	3%
BUILDING FOOTPRINTS	8,405 SQ. FT.	44%
DRIVE AISLE	4,297 SQ. FT.	23%
HARDSCAPE	3,720 SQ. FT.	20%
LANDSCAPE AREA	1,853 SQ. FT.	10%

NOTE:
ALL ARBORS, PATIO COVERS AND WALLS SHALL BE ON SEPARATE PERMITS.





WILLIAMS
EXTERIOR DESIGN

williams-exterior-design.com

707-827-6069

WALL, FENCE AND GATE PLAN

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE ACTUAL FIELD CONDITIONS. THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT

RESIDENCES

WHEELER AVE.
FONTANA, CA

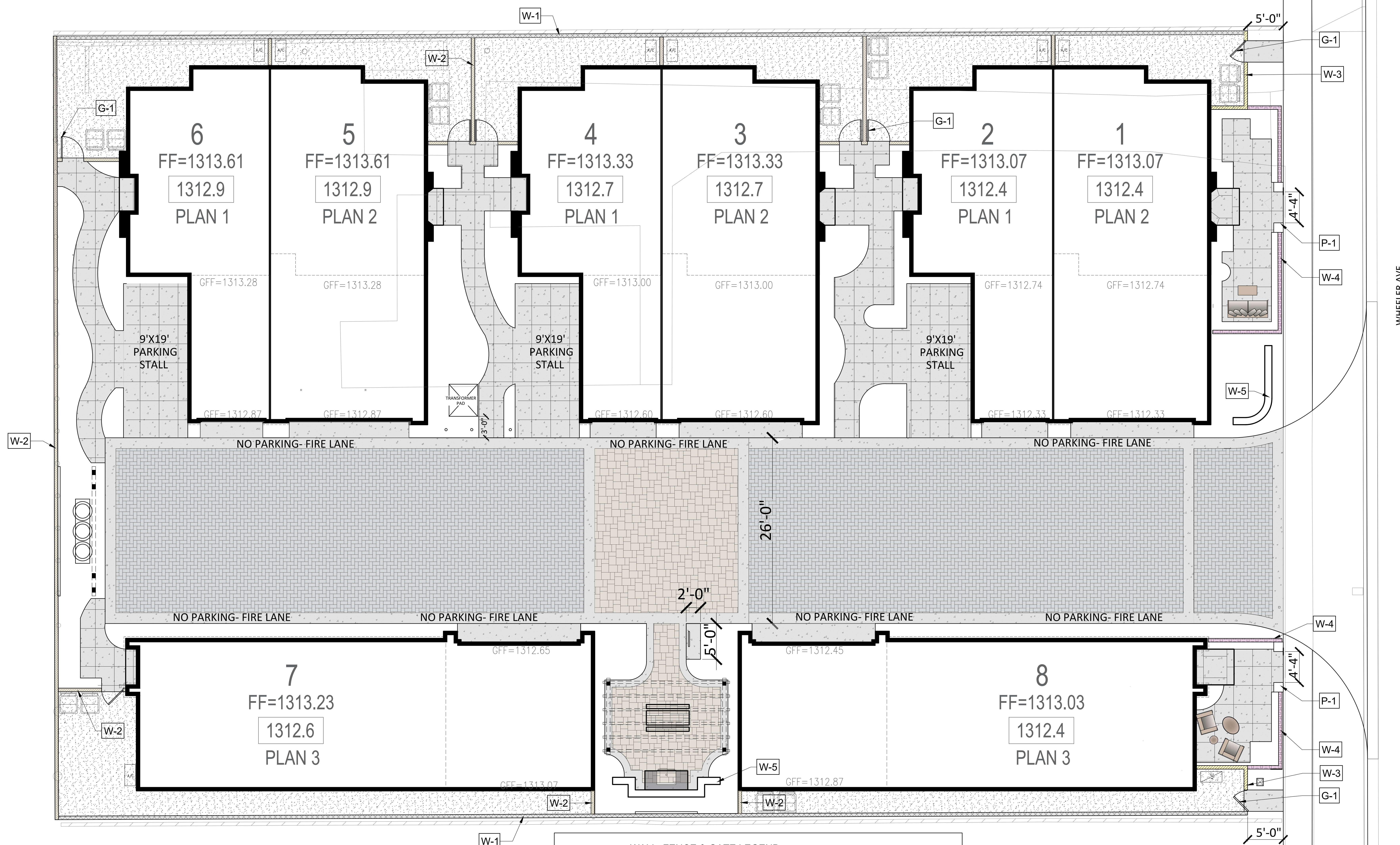
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NO. _____

SHEET
TABLE

WALL PLAN
L-1.1

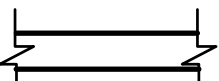
DATE 07 07 2020



WALL PLAN
SCALE: 2/16"=1'-0"



WALL, FENCE & GATE LEGEND

- | | | |
|---|-----|--|
|  | W-1 | EXISTING 6'-0"H BLOCK WALL TO REMAIN |
|  | W-2 | NEW 6'-0"H PRECISION BLOCK WALL IN 'TAN' WITH MATCHING CAP |
|  | W-3 | NEW 6'-0"H SPLIT-FACE BLOCK WALL IN 'TAN' WITH MATCHING CAP |
|  | W-4 | NEW 3'-6"H COMBO WALL WITH 2'-0"H STUCCO CMU WALL AND 3" STUCCO CAP W/ 1'-6"H METAL FENCING ATOP |
|  | W-5 | 18"H PRECISION BLOCK GARDEN WALL AND CAP WITH STUCCO TO MATCH ARCHITECTURE |
|  | P-1 | NEW 4'-6"H 16"SQ. STUCCO CMU PILASTER WITH TILE INLAY AND 3" STUCCO CAP |
|  | G-1 | METAL GATE |

-  W-2 NEW 6'-0"H PRECISION BLOCK WALL IN 'TAN' WITH MATCHING CAP

-  W-3 NEW 6'-0"H SPLIT-FACE BLOCK WALL IN 'TAN' WITH MATCHING CAP

- W-4 NEW 3'-6"H COMBO WALL WITH 2'-0"H STUCCO
CMU WALL AND 3" STUCCO CAP W/ 1'-6"H METAL
FENCING ATOP

-  W-5 18"H PRECISION BLOCK GARDEN WALL AND CAP WITH STUCCO TO MATCH ARCHITECTURE

- ☐ P-1 NEW 4'-6"H 16"SQ. STUCCO CMU PILASTER WITH TILE
INLAY AND 3" STUCCO CAP

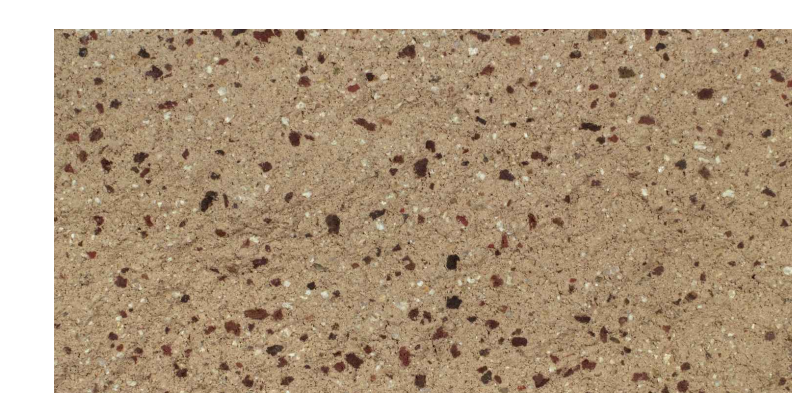
- G-1 METAL GATE



TAN PRECISION BLOCK



TAN PRECISION BLOCK & CAP



TAN SPLIT-FACE BLOCK



TAN SPLIT-FACE BLOCK & CAP



INSTALL WITH
ROOT BARRIER-
SEE DETAIL
ON SHEET L-1.4

INSTALL WITH
ROOT BARRIER-
SEE DETAIL
ON SHEET L-1.4

THIS PLAN DOES NOT COMMUNICATE
CONSTRUCTION METHODS OR MATERIALS AND
THEREFORE SHALL NOT BE USED FOR
CONSTRUCTION OR RECONSTRUCTION AS A
CONSTRUCTION PLAN OR TECHNICAL DOCUMENT.
DESIGNER'S INTENT IS TO PROVIDE A GENERAL
ACTUAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR
CONSTRUCTION.

PROJECT
TITLE

RESIDENCES
WHEELER AVE.
FONTANA, CA

PROJECT SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					

	OLEA EUROPAEA (MULTI)	MANZANILLO OLIVE	BARE ROOT	1	L
	ARBUTUS 'MARINA' (STANDARD)	MARINA STRAWBERRY TREE	24" BOX	6	L
	GINKGO BILOBA 'FAIRMONT' (STANDARD)	GINKGO	24" BOX	6	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	8	L
	ACACIA COGNATA	RIVER WATTLE	15 GAL	4	L

WALL PLAN
SCALE: 3/16"=1'-0"

SHRUBS & GROUNDCOVER PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	TIER
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	12	M	F
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	5	L	C
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	32	L	C
	NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	5 GAL	50	L	A.S.
	ALOE VERA	MEDICINAL ALOE	5 GAL	51	L	A.S.
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	15 GAL	17	L	F
	WESTRINGIA 'LOW HORIZON'	LOW SPREADING COAST ROSEMARY	5 GAL	53	L	A
	RHAMPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	1 GAL	48	L	C
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	4	L	E
	BOUGAINVILLEA 'PURPLE QUEEN'	SHRUB PURPLE BOUGAINVILLEA	5 GAL	3	L	B

LEGEND MATCHLINE

	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	16	L	E
	HESPERALOE 'BRAKELIGHTS'	RED YUCCA	5 GAL	34	L	B
	PITTOSPORUM TEN. 'MARJORIE CHANNON'	VARIEGATED LILY OF THE NILE	5 GAL	19	L	E
	CEANOTHUS 'YANKEE POINT'	CARPET CEANOTHUS	1 GAL	36	L	A
	CARISSA MACROCARPA 'GREEN CARPET'	CARPET NATA PLUM	1 GAL	70	L	A

WALL VINES

	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	20	L	NA
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PARKWAY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	GEIJERA PARVIFOLIA (STANDARD)	AUSTRALIAN WILLOW	24" BOX	2	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	72	L

DESCRIPTION

NO. DATE

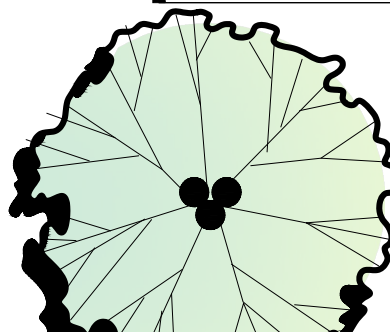
SHEET

PLANTING
PLAN
L-1.2

DATE 03.03.2026

PROJECT SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					



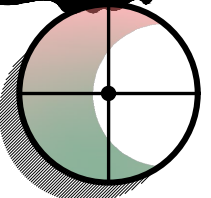
OLEA EUROPAEA (MULTI)
20'H

MANZANILLO OLIVE

BARE ROOT

1

L



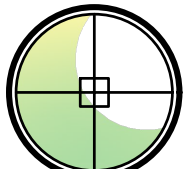
ARBUTUS 'MARINA' (STANDARD)

MARINA STRAWBERRY TREE

24" BOX

6

L



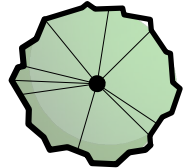
GINKGO BILOBA 'FAIRMONT' (STANDARD)

GINKGO

24" BOX

6

L



LOPHOSTEMON CONFERTUS

BRISBANE BOX

24" BOX

8

L



ACACIA COGNATA

RIVER WATTLE

15 GAL

4

L

SHRUBS & GROUNDCOVER PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	TIER
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	12	M	F
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	5	L	C
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	32	L	C
	NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	5 GAL	50	L	A.S.
	ALOE VERA	MEDICINAL ALOE	5 GAL	51	L	A.S.
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	15 GAL	17	L	F
	WESTRINGIA 'LOW HORIZON'	LOW SPREADING COAST ROSEMARY	5 GAL	53	L	A
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	1 GAL	48	L	C
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	4	L	E
	BOUGAINVILLEA 'PURPLE QUEEN'	SHRUB PURPLE BOUGAINVILLEA	5 GAL	3	L	B
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	16	L	E
	HESPERALOE 'BRAKELIGHTS'	RED YUCCA	5 GAL	34	L	B
	PITTOSPORUM TEN. 'MARJORIE CHANNON'	VARIEGATED LILY OF THE NILE	5 GAL	19	L	E
	CEANOTHUS 'YANKEE POINT'	CARPET CEANOTHUS	1 GAL	36	L	A
	CARISSA MACROCARPA 'GREEN CARPET'	CARPET NATA PLUM	1 GAL	70	L	A

WALL VINES

	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	20	L	NA
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PARKWAY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	GEIJERA PARVIFOLIA (STANDARD)	AUSTRALIAN WILLOW	24" BOX	2	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	72	L

NOTE: FRONT YARDS SHALL INCORPORATE A MIN. OF 3 TIERS OF PLANTING PER SECTION 30-326 (2) J. 4.

PLANTING TIER LEGEND

- A LOW SPREADING FOREGROUND SHRUBS <12'H
- B LOW MOUNDING SHRUB 24"-30"
- C LOW HEDGE 24"-30"
- A.S. ACCENT SHRUBS STRATEGICALLY PLACED
- E LARGE BACKGROUND SHRUB 42"-60"
- F VERTICAL ACCENT SHRUB (TO ANNOUNCE ENTRY)

PLANTING PHOTOS



STRELITZIA NICOLAI



OLEA 'LITTLE OLLIE'



WESTRINGIA 'SMOKEY'



NANDINA DOMESTICA 'MOON BAY'



AGAVE 'BLUE FLAME'



CUPRESSUS SEMP. 'TINY TOWER'



WESTRINGIA 'LOW HORIZON'



RHAPHIOLEPIS UMBELLATA 'MINOR'



ELAEAGNUS PUNGENS



BOUGAINVILLEA 'PURPLE QUEEN'



FEIJOA SELLOWIANA



HESPERALOE 'BRAKELIGHTS'



HESPERALOE 'MARJORIE CHANNON'



CEANOTHUS 'YANKEE POINT'



CARISSA 'GREEN CARPET'



HARDENBERGIA 'HAPPY WANDERER'

TREE PHOTOS



OLEA EUROPAEA (MULTI)



ARBUTUS 'MARINA' (STANDARD)



GINKGO BILOBA 'FAIRMONT'



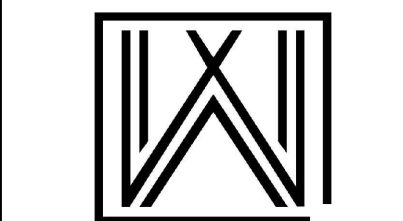
LOPHOSTEMON CONFERTUS



ACACIA COGNATA



GEIJERA PARVIFOLIA (STANDARD)



WILLIAMS
EXTERIOR DESIGN

williams-exterior-design.com

707-827-6069



LANDSCAPE MANAGEMENT
AND PLANTING DETAILS

LANDSCAPE MANAGEMENT SCHEDULE

JANUARY:

- PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGHT LINES.
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED. (USE MULCHING MOWER THAT CHOPS CLIPPINGS FINELY AND BLOWS MULCH DOWN INTO TURF TO DECOMPOSE AND FEED SOIL.)

FEBRUARY:

- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH.
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MARCH:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- REPLACE ANY DEAD OR MISSING PLANTS
- FLUSH OUT IRRIGATION SYSTEMS AS NEEDED, RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS).
- REMOVE AND CLEAN WYE FILTER SCREENS.
- CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS.
- REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.

APRIL:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MAY:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.

JUNE:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE(NATURAL, TOUCHING, NOT HEGDED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
- ADD NEW MULCH TO PLANTED AREA WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

JULY:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
- PRUNE VINES AS NEEDED

AUGUST:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

SEPTEMBER:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
- PRUNE VINES AS NEEDED
- APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN SEPTEMBER OR EARLY OCTOBER. THE SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY

OCTOBER:

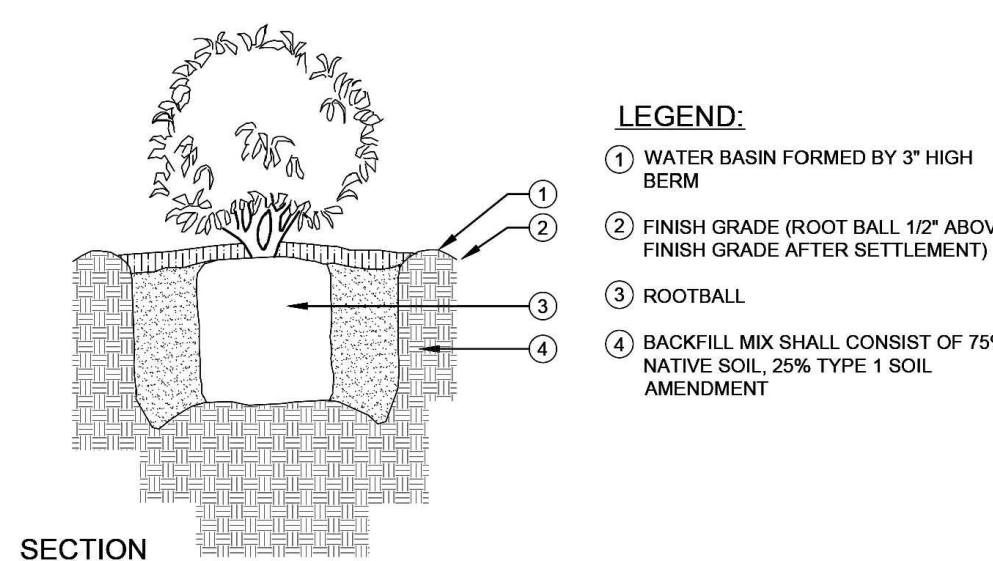
- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
- ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH ADDITIONS ARE NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

NOVEMBER:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.

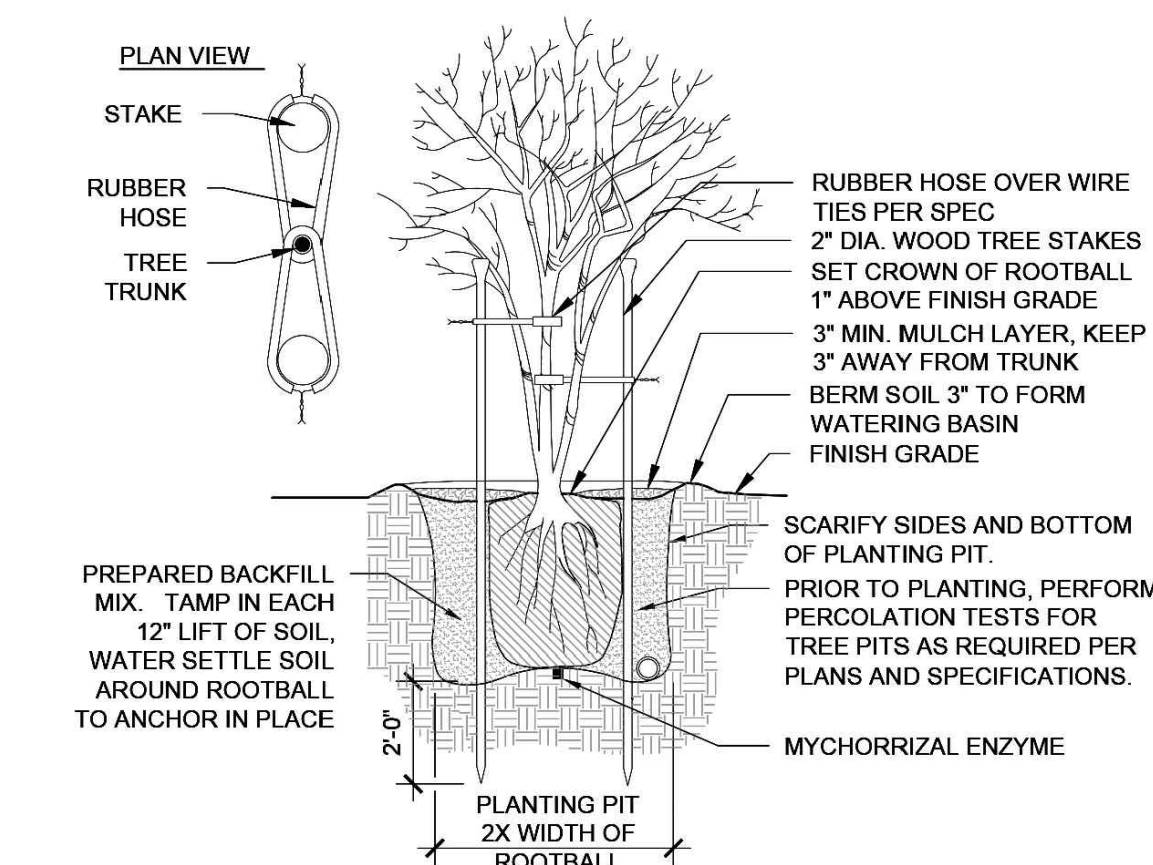
DECEMBER:

- MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
- PRUNE ANY TREE BRANCHES THAT INTERFERE WITH
- PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.

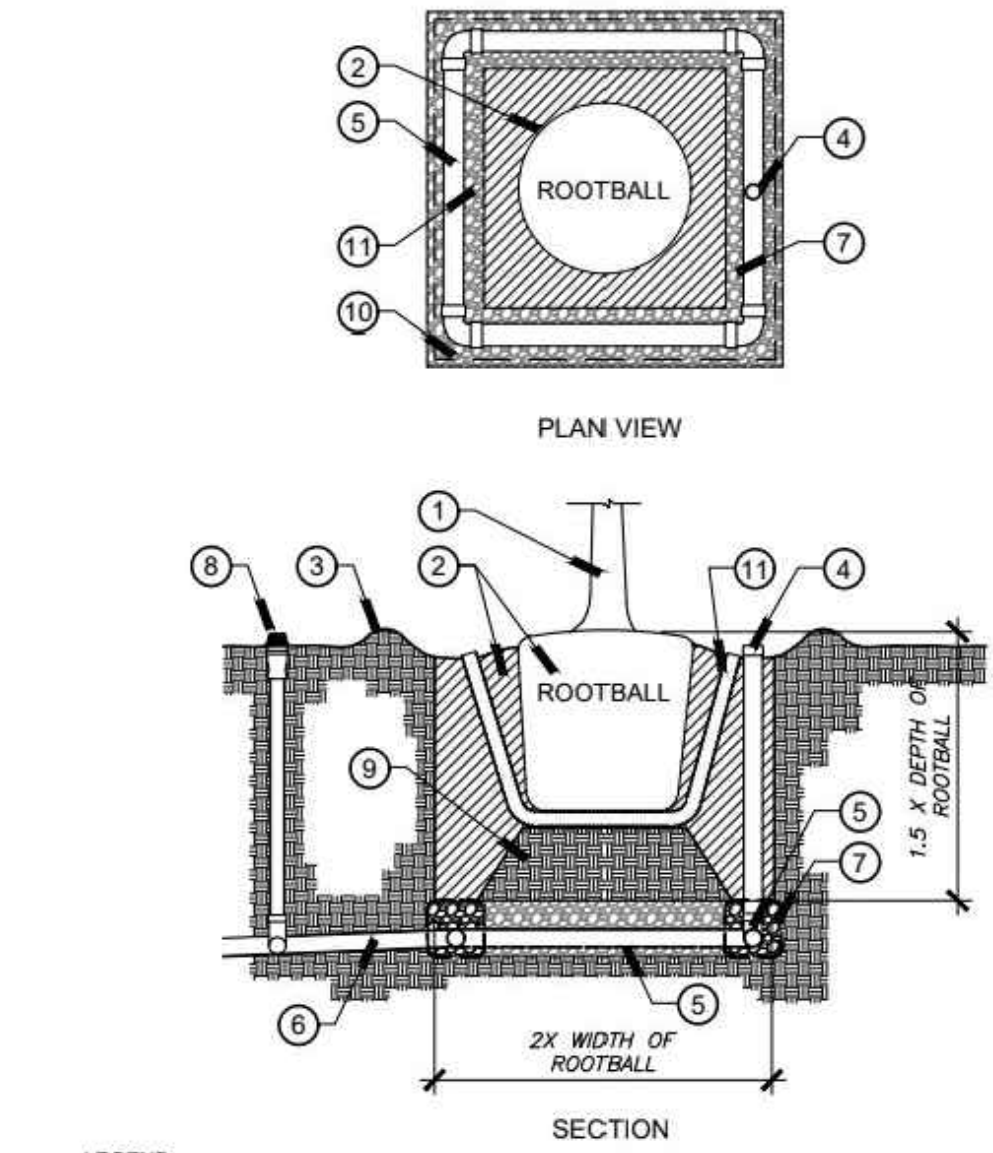


- LEGEND:
1. WATER BASIN FORMED BY 3" HIGH BERM
 2. FINISH GRADE (ROOT BALL 12" ABOVE FINISH GRADE AFTER SETTLEMENT)
 3. ROOTBALL
 4. BACKFILL MIX SHALL CONSIST OF 75% NATIVE SOIL, 25% TYPE 1 SOIL AMENDMENT

SHRUB PLANTING
SCALE: NTS

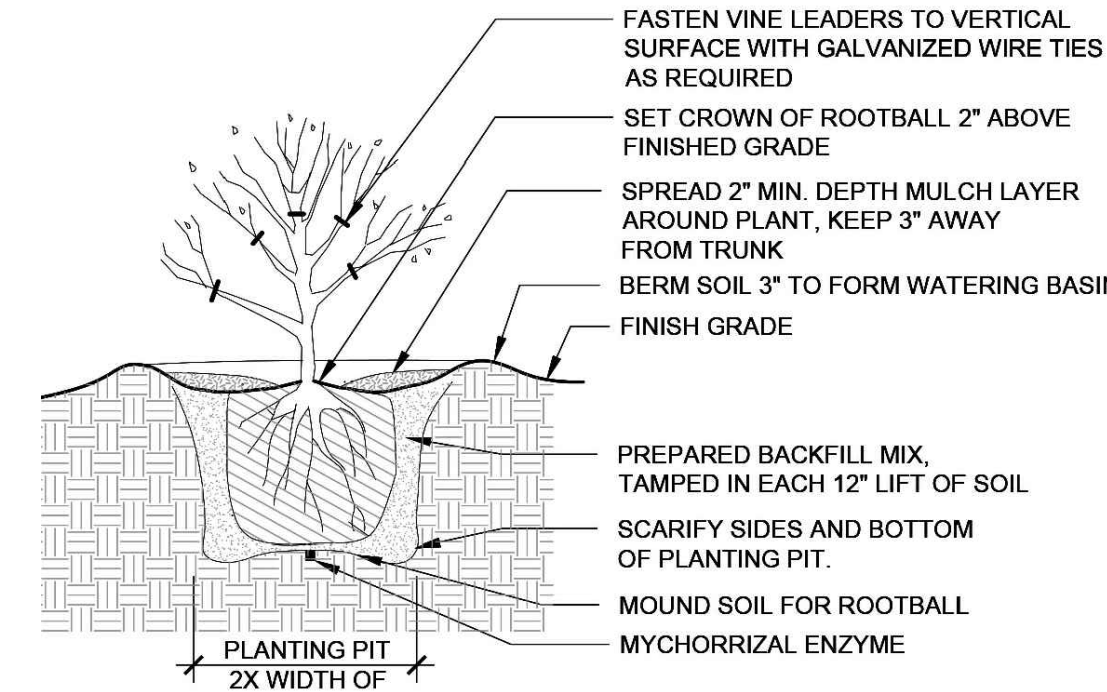


TREE STAKING
SCALE: NTS

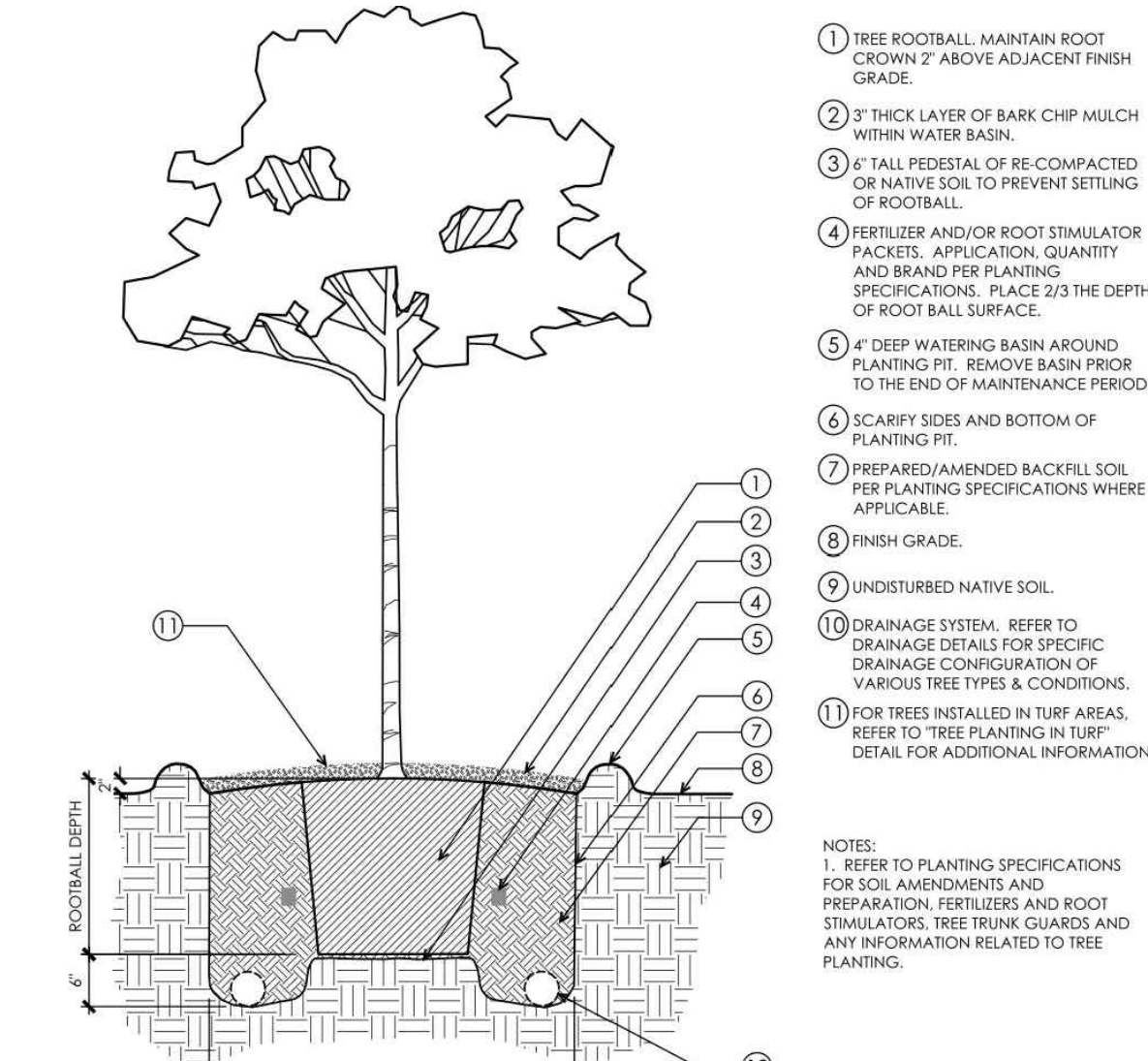


- LEGEND:
1. TREE TRUNK
 2. ROOTBALL AND BACKFILL PER TREE PLANTING DETAIL
 3. WATER BASIN PER TREE PLANTING DETAIL
 4. 4" DIA. PVC INSPECTION TUBE WITH BLACK PVC SLIP CAP. SET 3" MAXIMUM ABOVE FINISH GRADE. DRILL 3/4" DIA. HOLE IN TOP OF CAP TO ALLOW FOR REMOVAL. CONNECT TO DRAIN PIPE WITH REDUCER FITTING AS REQUIRED.
 5. 4" DIA. PERFORATED PIPE WITH DRAINAGE HOLES POINTED DOWN. IN FILTER SOCK.
 6. CONNECT PERFORATED PIPE TO STORM DRAIN SYSTEM PER CIVIL ENGINEER'S DRAWINGS
 7. 12" LAYER OF 3/4" DRAINAGE GRAVEL, SURROUNDED BY SOIL SEPARATOR FABRIC
 8. ATRIUM PLANTER DRAIN PER PLAN WHERE OCCURS. CONNECT TO STORM DRAIN SYSTEM PER CIVIL ENGINEER'S DRAWINGS
 9. NATIVE SOIL
 10. EDGE OF PLANTING PIT
 11. 3" CORRUGATED PIPE BELOW ROOTBALL TO ALLOW FOR METHANE GAS RELEASE. PROVIDE 3" BLACK DRAIN GRATE, NDS #14, AS CAP AT EXPOSED ENDS

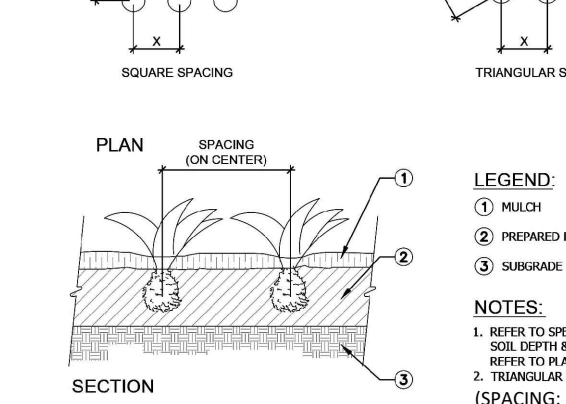
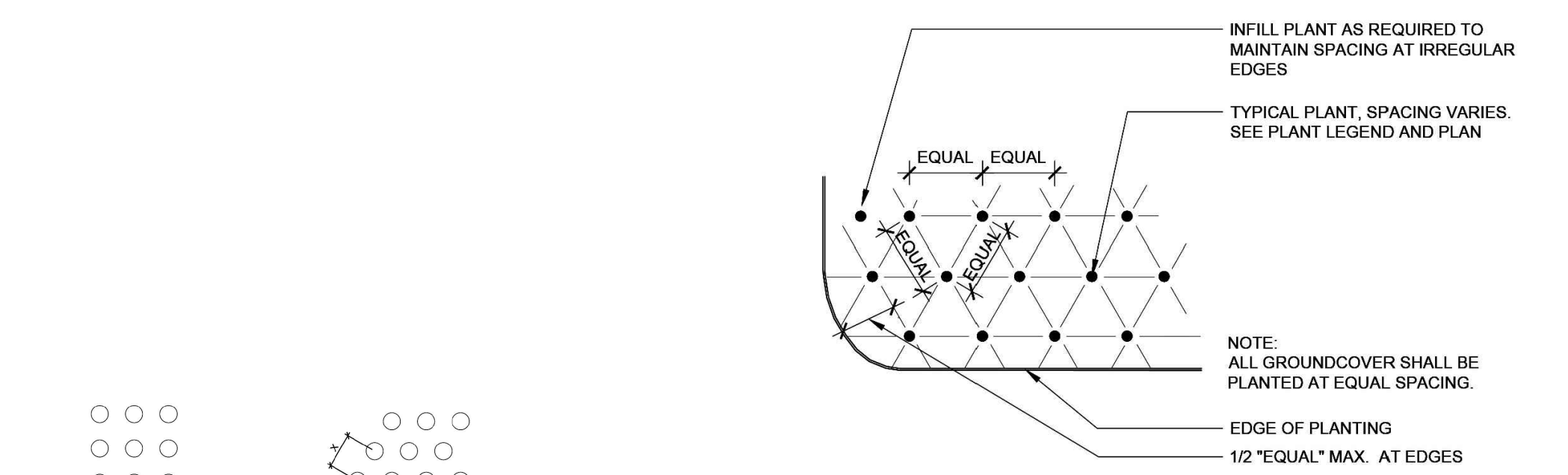
FIELD-DUG OLIVE TREE PLANTING
SCALE: NTS



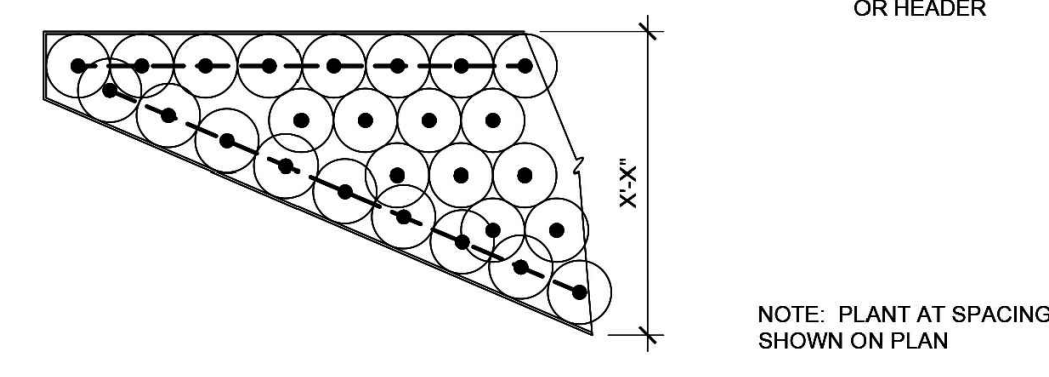
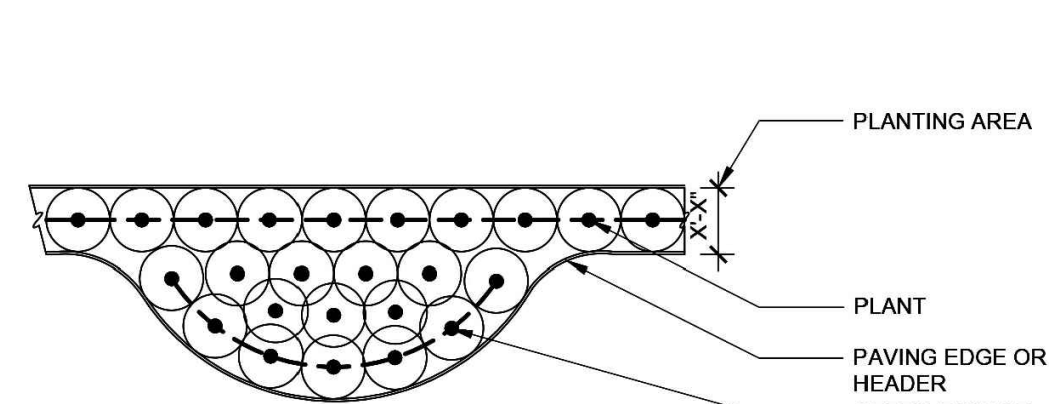
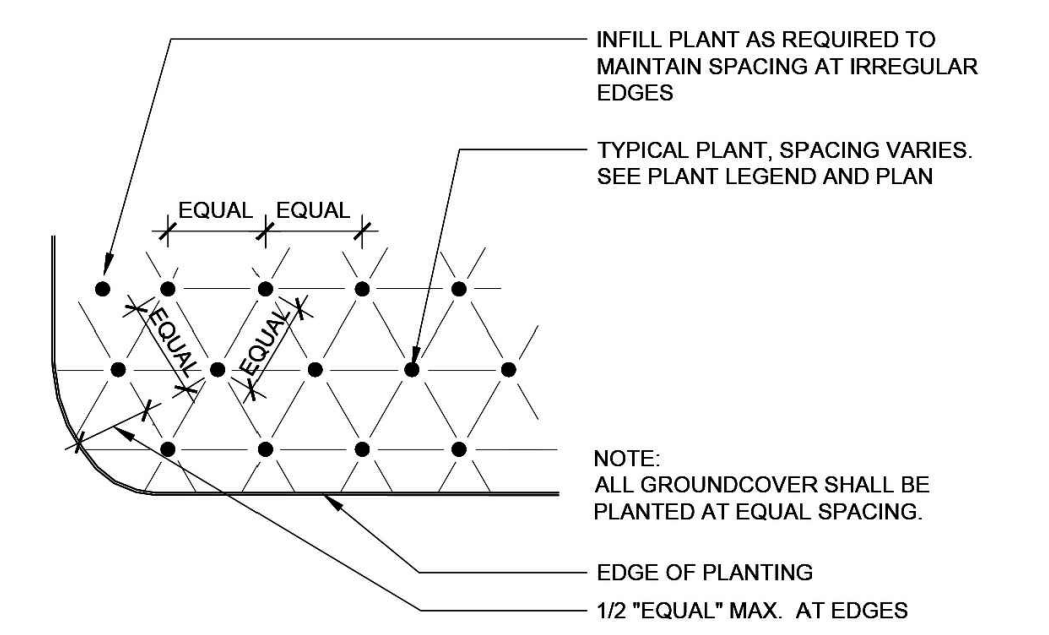
VINE ESPALIER ON WALL
SCALE: NTS



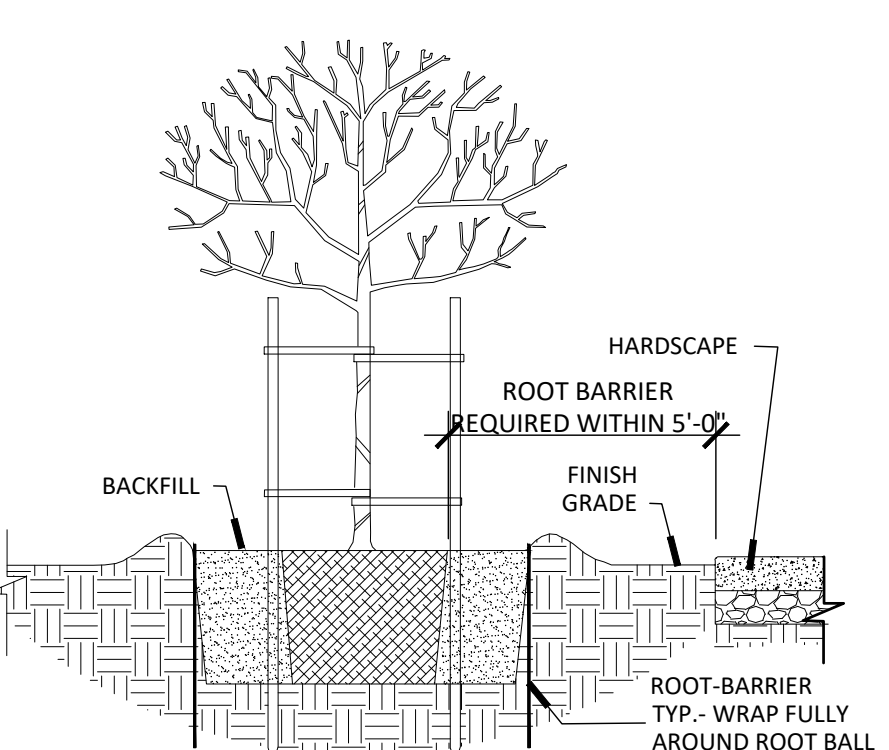
TREE PLANTING
SCALE: NTS



GROUNDCOVER SPACING
SCALE: NTS



PLANTING ALONG PAVING
SCALE: NTS



- NOTE:
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
 2. POSITION ROOT CONTROL BARRIER ADJACENT TO STRUCTURE
 3. BARRIER SHALL EXTEND A MIN. OF 12" BELOW BOTTOM OF HARDSCAPE.
 4. PROVIDE A MIN. OF 12" OF ROOT BARRIER PER 24" BOX TREE AND AN ADDITIONAL 4" PER 12" INCREASE IN BOX SIZE.
 5. ROOT BARRIER SHALL EXTEND BELOW GRADE A DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE ROOT BALL.
 6. ALL TREES WITHIN 5' OF HARDSCAPE (MEASURED FROM THE OUTSIDE OF THE ROOTBALL) SHALL HAVE A ROOT-BARRIER INSTALLED.
 7. ROOT BARRIER DEVICE SHALL BE UV-STABILIZED HIGH DENSITY POLYETHYLENE.

ROOT BARRIER DETAIL
SCALE: NTS

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PROJECT
TITLE

RESIDENCES
WHEELER AVE.
FONTANA, CA

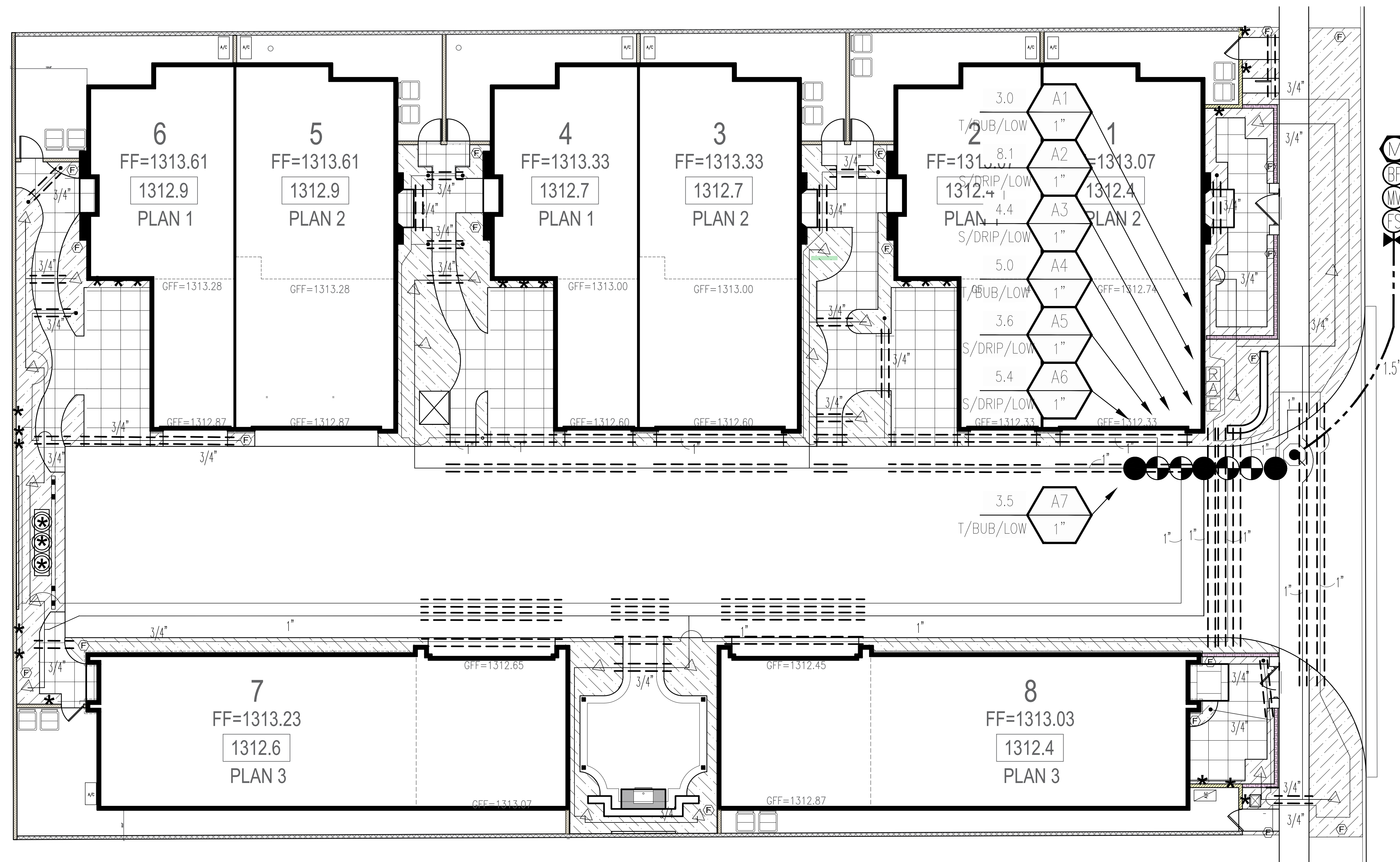
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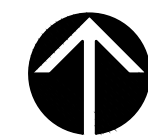
SHEET
TITLE

LANDSCAPE
MANAGEMENT
& PLANTING
DETAILS
L-1.3

DATE 03.03.2026



IRRIGATION PLAN
SCALE: 1/8"=1'-0"



IRRIGATION LEGEND

SYMBOL		MANUFACT		MODEL NO./DESCRIPTION		GPM		PSI		DETAIL	
TREE BUBBLERS											
		RAIN BIRD		RWS-M-B-1401 / DEEP ROOT WATERING SYSTEM		0.25		30		I-3.0/F	
DRIP LINE		RAIN BIRD XFSCV-06-12-XXX DRIPLINE TUBING 6 GPH EMITTERS AT 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 8" WIRE STAKES LESS THAN FIVE (5) FEET ON CENTER WITH 3" OF BARK MULCH. VERIFY THE LAYOUT AND ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL DRIP IRRIGATION SYSTEM PER MFG. SPECIFICATIONS. USE RAIN BIRD "XP" FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING. WITH 17MM INSERT FITTINGS.									
		RAIN BIRD		SYMBOL INDICATES SUPPLEMENTAL IRRIGATION TO POTTED PLANT MATERIAL - PROVIDE (1) UXB-360-SPYK ADJUSTABLE EMITTER WITH STAKE. STUB OFF XT-700 TUBING IN ADJACENT PLANTER. SEE PLANTING PLAN FOR QUANTITY AND LOCATION. EACH EMITTER (STAKE), AND (XQ) DISTRIBUTION TUBING - MAX. LENGTH OF DISTRIBUTION TUBING TO BE 5' ADD STAKES AS NEEDED.						I-3.0/MFG	
		RAIN BIRD		MDCFCAP MANUAL FLUSH VALVE. INSTALL FLUSH CAP INSIDE 6" ROUND VALVE BOX. ONE AT THE FAR END OF RAIN BIRD XFD LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIIP CONNECTION MANIFOLD. MULTIPLE ARYS SHALL BE REQUIRED PER ROW WITHIN UNDULATING AREAS. VERIFY QUANTITY PRIOR TO STARTING WORK. FLUSH VALVES AND AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY. INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA.						I-3.0/B	
				EACH DRIP SYSTEM REQUIRES A RAIN BIRD "OPERND" DRIP SYSTEM OPERATION INDICATOR. INSTALL WITHIN VIEW OF OPERATING ZONE 18" FROM HARDSCAPE. (SYMBOL NOT SHOWN)							
		P.O.C.		1" POTABLE WATER METER VERIFY EXACT LOCATION ON SITE. (AVAILABLE PRESSURE 64 psi)						CITY STD.	
NO SYMBOL		WILKINS		500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOUSE PRESSURE EXCEEDS 85PSI)						I-3.0/E	
		NIBCO		T-580-70 BRONZE BALL VALVE, LINE SIZE, WITH BRONZE HANDLE .						I-3.0/M	
		FEBCO		CONTRACTOR TO INSTALL A FEBCO 826VA REDUCED PRESSURE TYPE BACKFLOW DEVICE. BACKFLOW TO BE IN A SENTRAL IN A SENTRAL MAX SECURITY LOCK DOWN ENCLOSURE 800. 716.8071. SEE DETAIL. POWDER COATED PER VALVE WIDE SPECIFICATIONS.						I-3.0/E	
		WATTS		CONTRACTOR TO INSTALL A 1" WATTS 815-45SA-SS-NO-T NON-TIGHT CLOSED MASTER VALVE - SEE DETAIL.						I-3.0/H	
		HUNTER		FCT-100 1" FLOW SYNC FLOW SENSOR - SEE DETAIL.						I-3.0/MFG	
		RAIN BIRD		XCZ-100-PRB-COM. SERIES (1") DRIP VALVE CONTROL ZONE KIT WITH PRESSURE REGULATING, QUICK CHECK, BASKET FILTER(S), SIZE AS SHOWN. FOR DEMANDS (1 - 13) GPM. INSTALL XCZ-100-PRB-COM. 1" DRIP VALVE ASSEMBLY.						I-3.0/D-G	
		RAIN BIRD		PE5B-PRS-D (1" OR 1-1/2") SERIES PLASTIC, PRESSURE REGULATING, REMOTE CONTROL VALVE, SIZE AS SHOWN.						I-3.0/D-H	
		HUNTER		HQ-33DRC 3/4" QUICK COUPLER.						I-3.0/I	
		HUNTER		"PRO-C" 1/2 STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SENS PANEL MOUNTED INSIDE STAINLESS STEEL PEDESTAL BOX. SEE DETAIL "N" ON SHEET I-3.0						I-3.0/C	
		HUNTER		SOLAR SYNC RAIN SENSOR AND CENTER COORDINATE LOCATION OF RAIN SENSOR WITH OWNERS REP. 120 VOLT ELECTRICAL POWER. PROVIDED BY ELECTRICIAN							
				PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE						I-3.0-K/L	
				PVC PIPE 1" SCH. 40 AS MAINLINES 18" BELOW GRADE						I-3.0-K/L	
				PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.						I-3.0-K/L	
				PVC/POLY ADAPTER						I-3.0/JA	
NO SYMBOL				IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)						I-3.0/J	
NO SYMBOL				3M DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS						I-3.0/J	

	VALVE NUMBER XX = G.P.M. PLANT TYPE / VALVE TYPE / WATER USE VALVE SIZE	HYDROZONE ABBREVIATION: HZ1 = LOW WATER USE PLANTS HZ2 = LOW WATER USE PLANTS	HYDROZONES = SHRUB DRIP = TREE BUBBLER
--	--	--	--

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE ACTUAL FIELD CONDITIONS. THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT
TITLE

RESIDENCES

WHEELER AVE.

FONTANA, CA

[illegible]

DESCRIPTION

DATE

SHEET

IRRIGATION

PLAN I-1.0

DATE 03.03.2026

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

- 1.1 Description:
- A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.
- 1.2 Quality Assurance:
- A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.
- B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.
- C. Explanation of Drawings:
1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.
3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.
4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 1.3 Submittals:
- A. Material List:
1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.
2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.
3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.
5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
- B. Record Drawings:
1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.
2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.
3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepiamylar or sepiamylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.
4. The Contractor shall dimension from two permanent points of reference the location of the following items:
- a. Connection to existing water lines
- b. Connections to existing electrical power
- c. Gate valves
- d. Routing of pressure main line pipe
- e. Sprinkler control valves
- f. Routing of control and common wire
- g. Quick coupling valves
- h. Other related equipment as directed by the Landscape Architect.
5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.
- C. Controller Charts:
1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.
4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.
5. The chart shall be a blue or blue line ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.
6. When completed and approved, the chart shall be sealed by a plastic laminating process. The plastic laminating sheets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:
- a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
- b. Catalog and parts sheets on every material and equipment installed under this contract.
- c. Guarantee statement (Section 1.05).
- d. Complete operating and maintenance instructions on all major pieces of equipment.
2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.
- E. Equipment to be Furnished:
1. Supply as part of this contract the following tools:
- a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.
- b. Two five-foot valve keys for operation of gate valves (as required).
- c. Two keys for each automatic controller or enclosure.
- d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.
2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

- A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

- A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.
- B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).
- C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

- 2.1 General: Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.
2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)
3. Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.
4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).
5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.
6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.
7. All PVC pipe must bear the following markings:
- a. Manufacturer's name
- b. Nominal pipe size
- c. Schedule or class
- d. Pressure rating in PSI
- e. NSF (National Sanitation Foundation) approval
- f. Date of extrusion
8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.
2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.
3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Brass Pipe and Fittings:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.
2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

D. Galvanized Pipe Fittings:

1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.
2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.
3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.
- E. Gate Valve:
1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.
2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.
3. All gate valves shall be installed per installation detail.
- F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.
- G. Backflow Preventer Unit:
1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.
2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

H. Check Valves:

1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.
2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

I. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.
2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.
3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.
4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.
5. All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/S5 sealer or approved equal. Use one wire connector per wire splice.
6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

J. Automatic Controller:

1. Automatic controller shall be of size and type shown on the drawings.
2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.
3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.
- K. Electric Control Valves:
1. Electric control valves shall be of the size and type shown on the drawings.
2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.
3. Provide and install one control valve box for each electric control valve.

L. Control Valve Boxes:

1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.
2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

M. Sprinkler Heads:

1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.
2. All spray type sprinklers shall have a screw adjustment.
3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.
4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection:

A. Site Conditions:

1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.
2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.
4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation:

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.
2. All layout shall be approved by Landscape Architect prior to installation.

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.
2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.
2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation:

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.
2. Provide for a minimum cover of 18-inches for all pressure supply lines.
3. Provide for a minimum cover of 12-inches for all non-pressure lines.
4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.
2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.
3. Flooding of trenches will be permitted only with approval of the Landscape Architect.
4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.
2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.
2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.
3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.
4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.
5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

- E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

- F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.
2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

- H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.
2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
- 3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.
- 3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.
2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.
3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.
4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.
2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.
4. Sustain pressure in tested lines for not less than two hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.
5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.
6. Contractor shall furnish force pump & all other test equipment necessary. When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance:

- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.
- B. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses.

Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance:

- A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.
- B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:

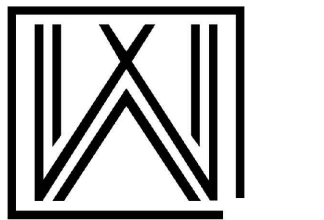
- A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:
1. Pre-job conference - 7 days.
2. Pressure supply line installation and testing - 48 hours.
3. Automatic controller installation - 48 hours.
4. Control wire installation - 48 hours.
5. Lateral line and sprinkler installation - 48 hours.
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days.
8. Final Observation - 7 days.

- B. When observations have been conducted by others than the Landscape Architect, show evidence of when & by whom these observations were made.

- C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

IRRIGATION SPECIFICATIONS



WILLIAMS
EXTERIOR DESIGN

williams-exterior-design.com

707-827-6069



THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION METHODS OR MATERIALS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR RECONSTRUCTION AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. THESE SPECIFICATIONS ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION. THESE ARE CONCEPT PLANS AND NOT FOR CONSTRUCTION.

PROJECT
TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

DESCRIPTION

NO.

SHEET
TITLE

IRRIGATION
SPECIFICATIONS
I-4.0

DATE 03.03.2026



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DO NOT SCALE THE DRAWINGS



CONCEPTUAL IMAGE

Street View 1

B UCILLA
G ROUP
A RCHITECTURE

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Project :

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

[illegible]

BGA No. 25013

CONCEPTUAL IMAGES

CS-1

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DO NOT SCALE THE DRAWINGS



CONCEPTUAL IMAGE

Street View 2

BUCILLA
GROUP
ARCHITECTURE

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Project :

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

[illegible]

CONCEPTUAL IMAGES

CS-3

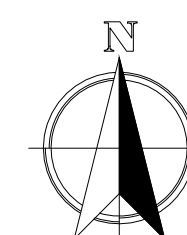
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DO NOT SCALE THE DRAWINGS



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DO NOT SCALE THE DRAWINGS



SCALE 1/8" = 1'-0"



Garage 2@ 5	=	10
Garage 1@ 3	=	3
Open Parking	=	3
Total		16 (2.0/unit)



02.02.2026

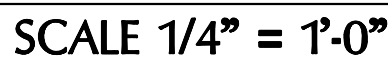
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Project :

Owner:

NO.	DATE	DESCRIPTION
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SECOND FLOOR PLAN



PLAN 2

P1 & P2 FLOOR PLAN

SCALE 1/4" = 1'-0"

**BUCILLA
GROUP
ARCHITECTURE**

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WHEELER AVENUE
Fontana, CA

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

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02.02.2020



SCALE 1/4" = 1'-0"

MATERIALS HEREIN ARE SUBJECT TO CHANGE BY OWNER'S SELECTION/APPROVAL.

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ALL EXT. STONEMWORK FINISHES TO SUBMIT SAMPLE FOR OWNER'S/ARCHITECTS APPROVAL

- 1) INSTALL PER MANUFACT. MINIMUM CLASS TYPE PER ROOF SLOPED PLAN & CSM 1506 & 1507.
INSTALL PER MANUF'S SPEC'S/INSTRUCTIONS. ROOF PITCH A-1/31, A-2/31, A-3/31.
- 1A) ROOF TO FLASHING, NON-CORRODING MIN. 26 GALVANIZED MUST BE INSTALLED TO PROTECT FROM CORROSION. FLASHING TO BE 1/2" MIN. THICK. FLASHING TO CHANGE ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS, INSTALL PER DETAIL 19/1-04. ??
- 2) EXT. 3-60A STUCCO SYSTEM MEDIUM SAND (MIN. 7/8" THK) OVER METAL LATH (MIN. 0.019 IN 2-PLY BLDG. PAPER GRADE D OVER SHEAR BARS, THERE OCCURS. CSM 2572, AND DETAILS 1, 4, 18) A-04. ??
- 2A) RECESSED ACENT -LIGHT SAND STUCCO OVER METAL LATH BUILDING PAPER GRADE D. PROVIDE CONT. DRIP SLOPED WHERE REQUIRED. SEE DETAIL 19/1-04. ??
- 2B) RECESSED ACENT -LIGHT SAND STUCCO PER ELEVATION & NOTE @ WHERE OCCURS.
- 2C) EXPOSED FACED. SEE DETAIL AT A-D-1.
- 3) MLT. GUTTER WITH LEAF GARDEN, NON-CORRODING. DOWNSPOUT TIE INTO AREA DRAIN DISCHARGE TO AN APPROVED LOCATION. DRAIN WATER OVER A NON-ERODIBLE SURFACE.
- 4) VENEER STONE ACENT BASE LIGHT SAND PER ELEVATIONS. SEE DETAIL 3 & 7, A-D-4.
- 5) WINDOWS/DOORS TRIM LIGHT SAND STUCCO CONT. OVER SHAPED AROUND EPS FORM OVER BROWN COAT. SEE ELEVATION FOR SIZE/LOCATION. DETAIL 19/1-04-4. ??
- 6A) MAIN ENTRY DOOR TRIM SPANISH RED CERAMIC TILE ACENT.

7. CARLE END SIDE TRIM PER ELEVATION. STUCCO CO. UN. SHAPED AROUND EPS FORMS FROM UN. BROWN COAT, MATCH TO WALL FIN. SEE ELEVATION FOR SIZE/LOC. DETAIL 9/A-5/D-1.
8. CARLE END SPANISH ACENT: 6" DIA. PRE-AB. FIVE OUTLOOKER LITE AND/OR OUTLOOKER LITE. SEE ELEVATION FOR SIZE/LOC. DETAIL 9/A-5/D-1.
9. DECO SHUTTER ACENT PER P1 ELEVATION. HIGH DUTY UN. OR APPROVED MATTER. 9/A. UNIDOM SHUTTER: HEIGHT TO MATCH THE WINDOW DETAIL. 9/A-5/D-1. 9/B. BAHAMA SHUTTER (FOR LOT 1, 3 & 11). DETAIL 9/A-5/D-1.
10. W/ROUGHT FROM ACENT: NON-CORROSSIVE. SEE ELEVATION FOR SIZES AND LOCATION. DETAIL 9/A-5/D-1. W/ROUGHT FROM ACENT: NON-CORROSSIVE. SEE ELEVATION FOR SIZES AND LOCATION. DETAIL 9/A-5/D-1. W/ UNIDOM ACENT WITH PLANTER HOLDER: NO PLANTER FOR LOTS. DETAIL 14/A-5/D-1. WALL ACENT WITH 4" FORM TRIM TO MATCH. SEE DETAIL 9/A-5/D-1.
11. RESERVED
12. DOOR & WINDOW PER PLAN/SCHEDULE. SEE A-4-5. DETAILS 9/A-4-4-4-4-5. DETAIL 9/A-5/D-1. REFER TO STRUCTURAL DRAWINGS FOR ALL HEADERS.
13. W/ SECTION. ROLL-UP GARAGE DOOR PER PLAN/SCHEDULE. HEAD UNIDOM, INSULANT AND NON-CORROSSIVE INL. ITS ACCESSORIES. INSTALL PER MANUF'S SPECS/INSTRUC.
14. EXT. DECO. LIGHT FIXTURE (TRADITIONAL). INSTALL PER ELEVATION.
15. BACK-UP ADDRESS SIGN VISIBLE FROM STREET: LETTERS/NUMERALS HEIGHT 6" (MIN. 4" FOR 1-999). ADDRESS SIGN VISIBLE FROM STREET: LETTERS/NUMERALS HEIGHT 6" (MIN. 4" FOR 1-999). ADDRESS SIGN VISIBLE FROM STREET: LETTERS/NUMERALS HEIGHT 6" (MIN. 4" FOR 1-999). ADDRESS SIGN VISIBLE FROM STREET: LETTERS/NUMERALS HEIGHT 6" (MIN. 4" FOR 1-999).

- 16 "14"x6" GL. SCREENED (NON CORROSIVE) EXHAUST VENT - HIGH & LOW.
- 17 ELECTRIC METER TO VERIFY EXACT LOCATION WITH UTILITY COMPANY REQUIREMENT.
- 18 TEL./TV/CABLE PLANT, VERIFY EXACT LOCATION WITH ELECT'L & UTILITY COMPANY.
- 19 (RESERVED)
- 20 "14"x6" GL. SCREENED HIGH AND LOW COMBUSTION AIR VENTS LOCATE BOTTOM OF LOW VENT 1' FROM GARAGE CURB LOCATE TOP VENT 1' DOWN FROM GARAGE CEILING.
- 21 PLASTER EXPANSION JOINT. SEE DETAIL AT 4/A-04.
- 22 WEED SCREEN, (NON-CORROSIVE) BENT FOUNDATION PLATE JOINT ON EXTERIOR STUD PER 2557 ASTM C913. SEE DETAIL AT 4/A-03.
- 23 HARDSCAPE & DRAINAGE INFORMATION PER CIVIL & LANDSCAPE DRAWINGS, INCLUDING GATE/FENCES, SEE PLAN FOR LOCATION.

* HOUSE STREET NUMBER IS CLEARLY
VISIBLE AND LEGIBLE FROM THE STREET



SCALE 1/4" = 1'-0"

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