Attachment No. 2 - Project Plans

DESIGN REVIEW RESUBMITTAL DECEMBER 2, 2025

ARCHITECTURE - RESIDENTIAL

CIVIL - RESIDENTIAL

LANDSCAPE - RESIDENTIAL

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THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

1"=8'
0 8' 16' 24' 32'

AO

G0

JOB NO. 2024-1169
DATE 12-02-2025

RESIDENTIAL BUILDING SUMMARY - BUILDING A

UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
A1	3	3	3	37.5%	9	6	9
A2	3	3	3	37.5%	9		9
B1	1	1	1	12.5%	3		3
B2	1	1	1	12.5%	3		3
-	**8**	**8**	**8**	**100.0%**	**24**		**24**

PRIVATE OPEN SPACE - BUILDING A

UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
A1	69	9	621	3,726
A2	76	9	684	4,104
B1	65	3	195	1,170
B2	69	3	207	1,242
-	–	**24**	**1,707**	**10,242**

UNIT SUMMARY - BUILDING A

UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
A1	749	9	6741	37.5%	100.0%
A2	749	9	6,741	37.5%	
B1	1,018	3	3,054	12.5%	
B2	1,355	3	4,065	12.5%	
-	-	**24**	**20,601**	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING B

UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
S1	1	1	1	12.5%	3	4	3
A1	1	1	1	12.5%	3		3
A2	2	2	2	25.0%	6		6
B1	1	1	1	12.5%	3		3
B2	2	2	2	25.0%	6		6
C1	1	1	1	12.5%	3		3
-	**8**	**8**	**8**	**100.0%**	**24**		**24**

PRIVATE OPEN SPACE - BUILDING B

UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
S1	61	3	183	732
A1	69	3	207	828
A2	76	6	456	1,824
B1	65	3	195	780
B2	69	6	414	1,656
C1	55	3	165	660
-	–	**24**	**1,620**	**6,480**

UNIT SUMMARY - BUILDING B

UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
S1	593	3	1779	12.5%	100.0%
A1	749	3	2247	12.5%	
A2	749	6	4494	25.0%	
B1	1,018	3	3,054	12.5%	
B2	1,030	6	6,180	25.0%	
C1	1,355	3	4,065	12.5%	
-	-	**24**	**21,819**	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING C

UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
S1	1	1	1	12.5%	3	3	3
A1	2	2	2	25.0%	6		6
A2	1	1	1	12.5%	3		3
B1	2	2	2	25.0%	6		6
B2	1	1	1	12.5%	3		3
C1	1	1	1	12.5%	3		3
-	**8**	**8**	**8**	**100.0%**	**24**		**24**

PRIVATE OPEN SPACE - BUILDING C

UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
S1	61	3	183	549
A1	69	6	414	1,242
A2	76	3	228	684
B1	65	6	390	1,170
B2	69	3	207	621
C1	55	3	165	495
-	–	**24**	**1,587**	**4,761**

UNIT SUMMARY - BUILDING C

UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
S1	593	3	1779	12.5%	100.0%
A1	749	6	4494	25.0%	
A2	749	3	2247	12.5%	
B1	1,018	6	6,108	25.0%	
B2	1,030	3	3,090	12.5%	
C1	1,355	3	4,065	12.5%	
-	-	**24**	**21,783**	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING D

UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
A1	6	6	6	37.5%	18	1	18
A2	6	6	6	37.5%	18		18
B1	2	2	2	12.5%	6		6
B2	2	2	2	12.5%	6		6
-	**16**	**16**	**16**	**100.0%**	**48**		**48**

PRIVATE OPEN SPACE - BUILDING D

UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
A1	69	18	1,242	1,242
A2	76	18	1,368	1,368
B1	65	6	390	390
B2	69	6	414	414
-	–	**48**	**3,414**	**3,414**

UNIT SUMMARY - BUILDING D

UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
A1	749	18	13482	37.5%	100.0%
A2	749	18	13,482	37.5%	
B1	1,018	6	6,108	12.5%	
B2	1,355	6	8,130	12.5%	
-	-	**48**	**41,202**	100.0%	

RESIDENTIAL BUILDING SUMMARY - BUILDING D-Alt.

UNIT	LEVEL 1	LEVEL 2	LEVEL 3	%	TOTAL PER BLDG	TOTAL BLDG	TOTAL UNITS
A1	6	6	6	37.5%	18	1	18
A2	6	6	6	37.5%	18		18
B1	2	2	2	12.5%	6		6
B2	2	2	2	12.5%	6		6
-	**16**	**16**	**16**	**100.0%**	**48**		**48**

PRIVATE OPEN SPACE - BUILDING D-Alt.

UNIT	PATIO/BALCONY	QTY.	TOTAL SQ.FT.	TOTAL BLDGS
A1	69	18	1,242	1,242
A2	76	18	1,368	1,368
B1	65	6	390	390
B2	69	6	414	414
-	–	**48**	**3,414**	**3,414**

UNIT SUMMARY - BUILDING D-Alt.

UNIT TYPE	UNIT NET SQ.FT.	NUMBER OF UNITS	TOTAL NET SQ.FT.	%	UNIT %
A1	749	18	13482	37.5%	100.0%
A2	749	18	13,482	37.5%	
B1	1,018	6	6,108	12.5%	
B2	1,355	6	8,130	12.5%	
-	-	**48**	**41,202**	100.0%	

VENTANA AT DUNCAN CANYON - PA4

PROJECT DESCRIPTION

408 UNITS APARTMENT PROJECT AND CLUBHOUSE, CONSISTING OF 3 STORY TYPE V-A ON GRADE, WITH 13-R AUTOMATIC SPRINKLER SYSTEM

PA4 SITE AREA:	26.29 ACRES
TOTAL UNITS :	408 UNITS
DENSITY :	15.52 DU/AC

PROJECT DESCRIPTION

EXISTING USES:	VACANT
PROPOSED USES:	RESIDENTIAL (408 UNITS)

CODE SUMMARY

CODE	ADOPTED EDITION
BUILDING CODE	2022 CALIFORNIA BUILDING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ENERGY CODE	2022 BUILDING EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON RESIDENTIAL BUILDINGS
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
POOL CODE	2022 POOL CODE
CAL GREEN	2022 CALIFORNIA GREEN CODE
PLANNING CODE	CITY OF FONTANA MUNICIPAL CODE

PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (9'X18')

UNIT TYPE	QTY.	CITY REQUIRED PER UNIT		RATIO	TOTAL
STUDIO	21	1.8			38
1-BEDROOM	243				437
2-BEDROOM	123				221
3-BEDROOM	21				38
TOTAL UNITS	**408**				-
STALL REQUIRED - RESIDENTIAL					734
GUEST REQUIRED		INCLUDED IN 1.8			-
TOTAL PARKING REQUIRED					734
ACCESIBLE REQUIRED FOR RESIDENCE FOR ASSIGNED PARKING INCLUDED IN COUNT			2%OF 743		15
EVCS INCLUDED IN PARKING COUNT 4.106.4.2 FOR RESIDENTS	734			0.1	74
TOTAL EVCS INCLUDED IN PARKING COUNT 4.106.4.2					74
ACCESIBLE REQUIRED FOR EVCS INCLUDED IN COUNT			4%OF 74		3

PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (9'X18')

TYPE OF PARKING	QTY.	COVERED PARKING		OPEN STALL	TOTAL
CARPORTS	325	325			**325**
OPEN STALLS	493	-			**494**
USPS	1	-			
TOTAL STALLS PROVIDED					**819**
PARKING RATIO					**2.01**
ACCESSIBLE PARKING PROVIDED			**REQUIRED**		
CARPORTS			2%		8
OPEN STALLS			2%		10
TOTAL INCLUDED 1 VAN					**18**
EVCS INCLUDED IN PARKING COUNT 4.106.4.2					
CARPORTS			10%		33
OPEN STALLS			10%		49
TOTAL INCLUDED 1 VAN					**82**

UNIT SUMMARY

UNIT TYPE	QTY.	%
S1	21	5%
A1	120	29%
A2	123	30%
B1	60	15%
B2	63	15%
C1	21	5%
-	408	100%

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

PROJECT INFORMATION - UNIT SUMMARY, PARKING ANALYSIS

1"=8'

0 8' 16' 24' 32'

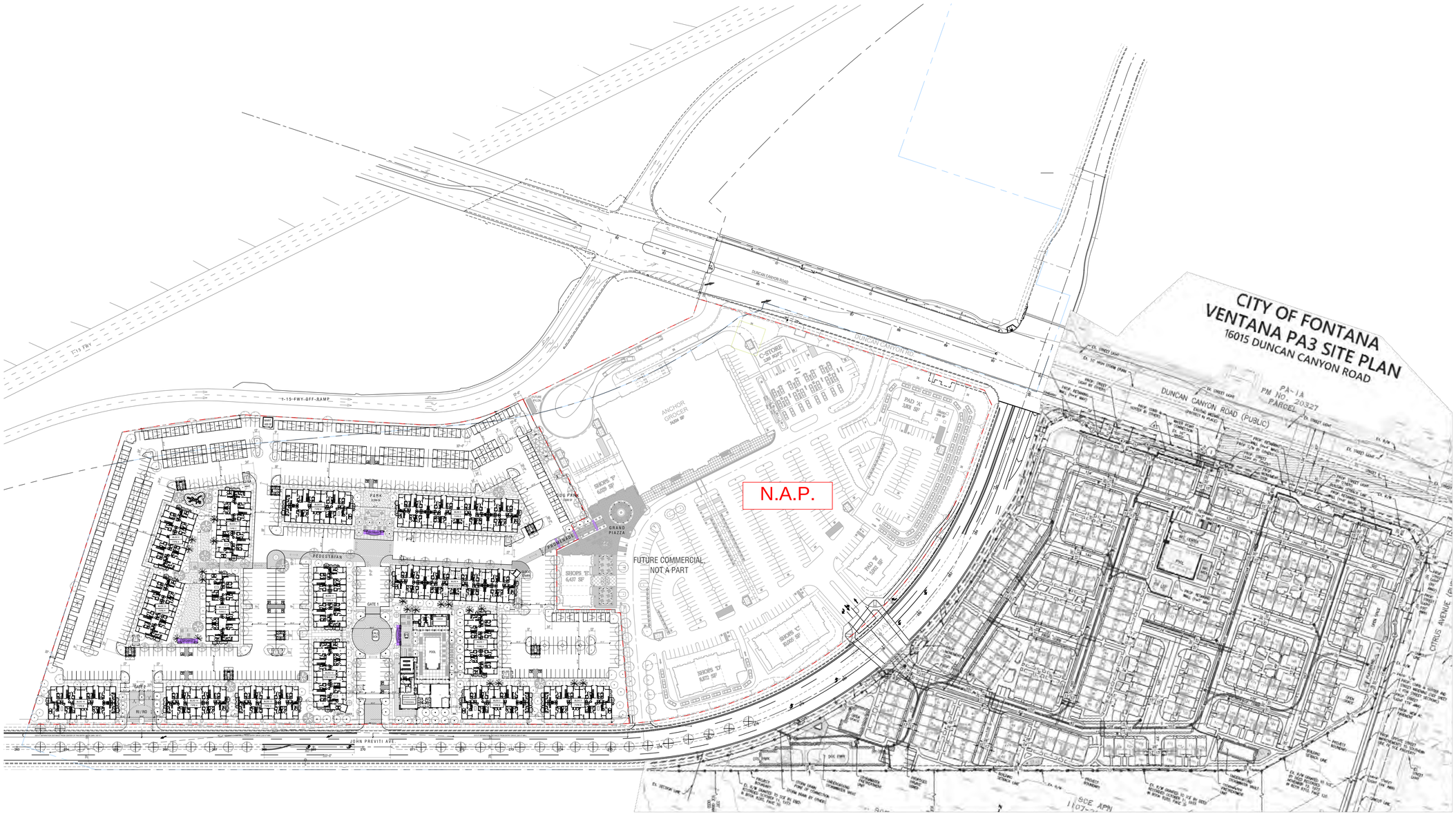
AO

G1

JOB NO. 2024-1169
DATE 12-02-2025

LEGEND

PROPERTY LINE



PA 4

PA 3

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

PA 3 + PA 4 OVERALL MASTER PLAN

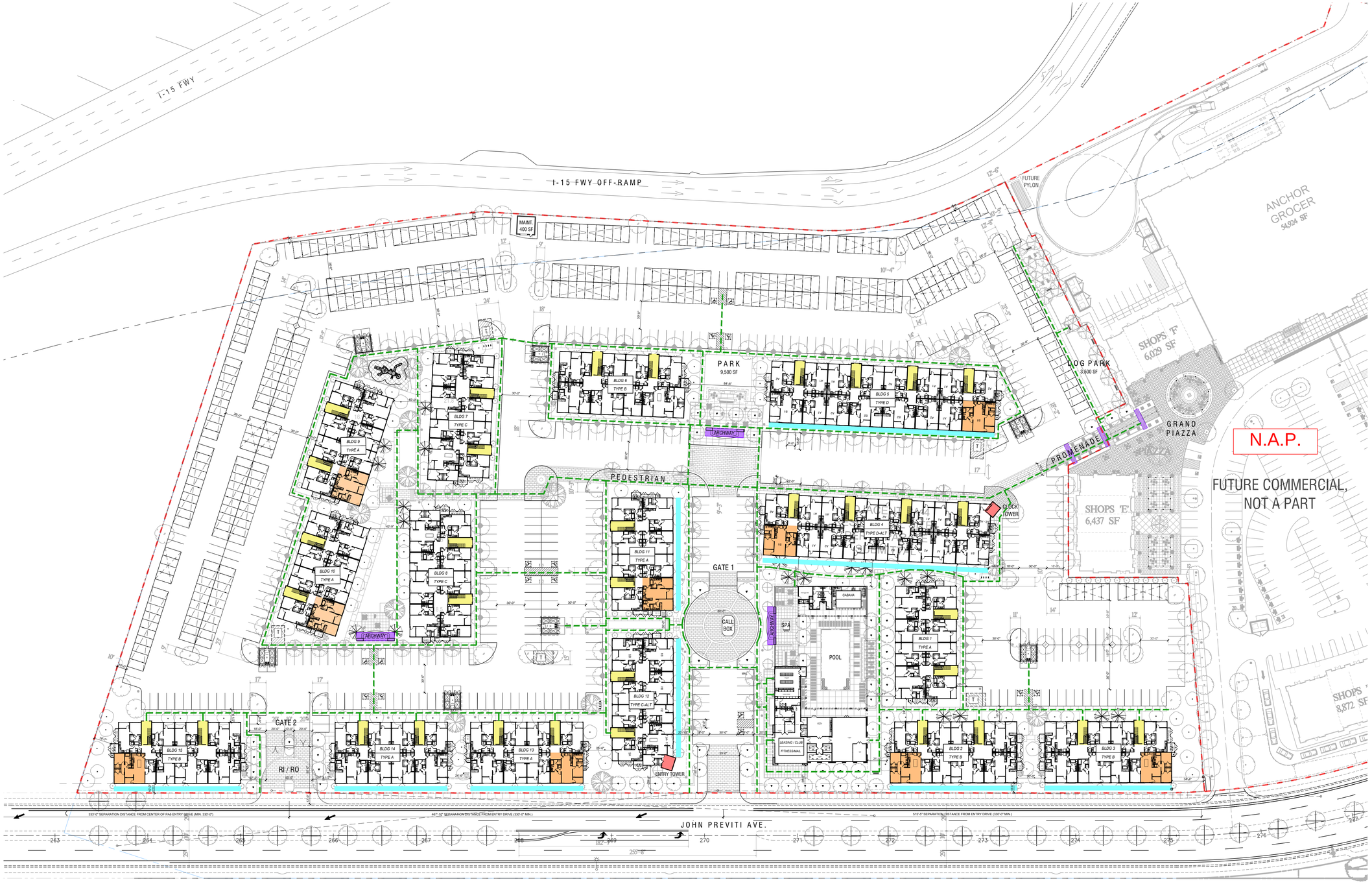
NORTH

1"=100'

0 100' 200' 300' 400'

A1

JOB NO. 2024-1169
DATE 12-02-2025



LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE OF TRAVEL
- BLDG # / TYPE # — BUILDING NUMBER / BUILDING TYPE
- VAN — ACCESSIBLE PARKING
- USPS — USPS PARKING
- CARPORTS
- PRIMARY TOWER
- SECONDARY TOWER
- TERTIARY TOWER
- ARCHWAY
- ENHANCED ELEVATIONS

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

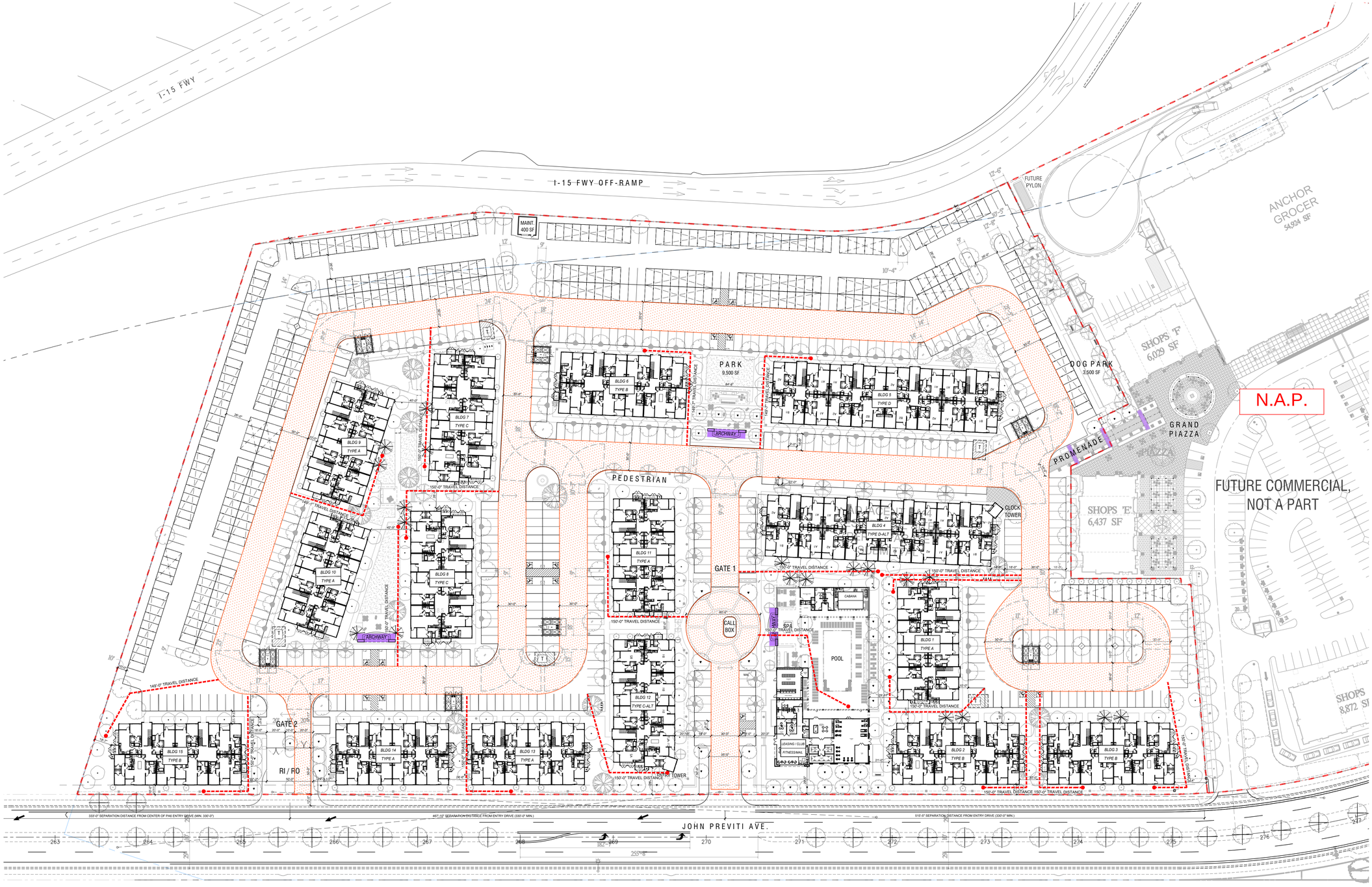
CONCEPTUAL SITE PLAN

1"=50'

0 50' 100' 150' 200'

A2

JOB NO. 2024-1169
DATE 12-02-2025



LEGEND

150 FT. MAX. HOSE PULL LENGTH

26'-30'
TYPICAL 26' MIN. FIRE LANE
TYPICAL 30' MIN. FIRE LANE
ADJACENT 3-STORY BUILDINGS

R19'-0"
R45'-0"
TYP. FIRE TRUCK TURN RADIUS
(PER SBCFD FIRE PREVENTION
STANDARD A-1.10)

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

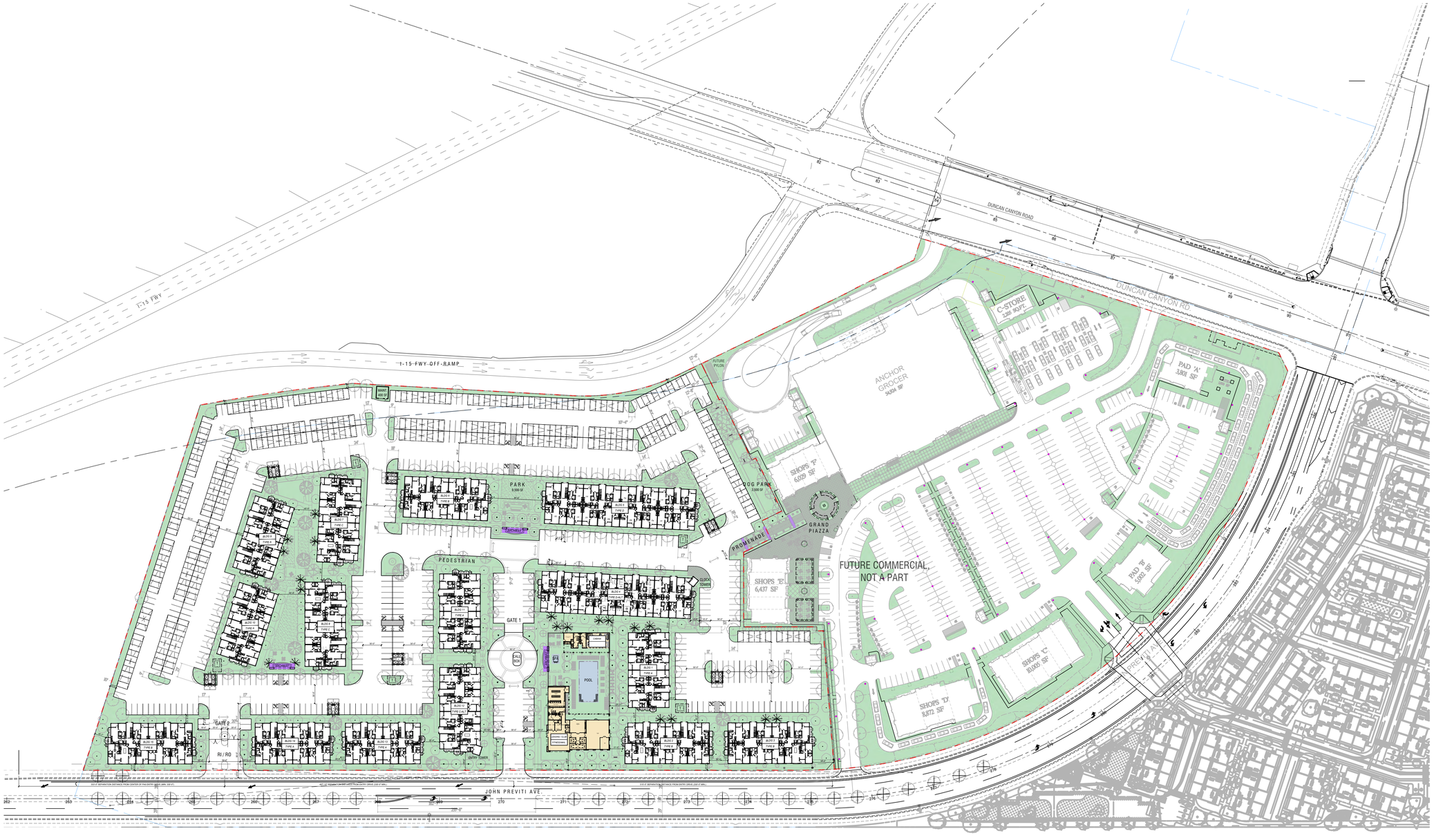
FONTANA, CA

FIRE ACCESS PLAN

1"=50'
0 50' 100' 150' 200'

A3

JOB NO. 2024-1169
DATE 12-02-2025



LEGEND

PROPERTY LINE

PUBLIC OPEN SPACE

ENCLOSED AMENITY SPACE

TYPE	QTY	SQFT	TOTAL
A	6	1704	10,224
B	4	1,605	6,420
C	3	1,557	4,671
D	2	3,408	6,816
-	**15**	**8,274**	**28,131**

TYPE	TOTAL SQFT	% TOTAL
PRIVATE OPEN SPACE	28,131	-
COMMON OPEN SPACE	180,985	28.56% *
	* Based on 14.55 acre residential area	
LANDSCAPE OPEN SPACE	178,315	28.1%
ENCLOSED OPEN SPACE	8,280	-
-	**244,561**	

OPEN SPACE REQ'D PER SPA PA4:	6.3 AC
TOTAL PROPOSED OPEN SPACE:	7.54 AC
RESIDENTIAL LOT AREA:	14.55 AC
COMMERCIAL LOT AREA:	11.65 AC
TOTAL LOT AREA:	26.29AC

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

OPEN SPACE EXHIBIT - ENTIRE PLANNING AREA 4

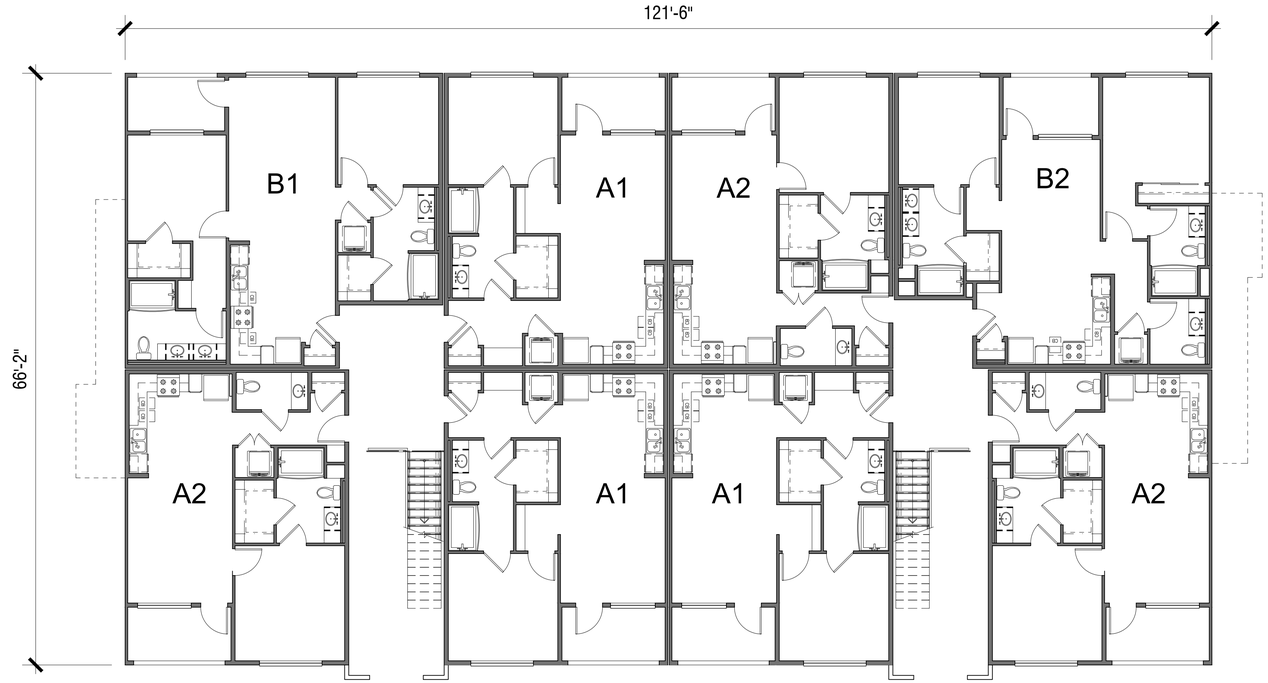
NORTH

1"=80'

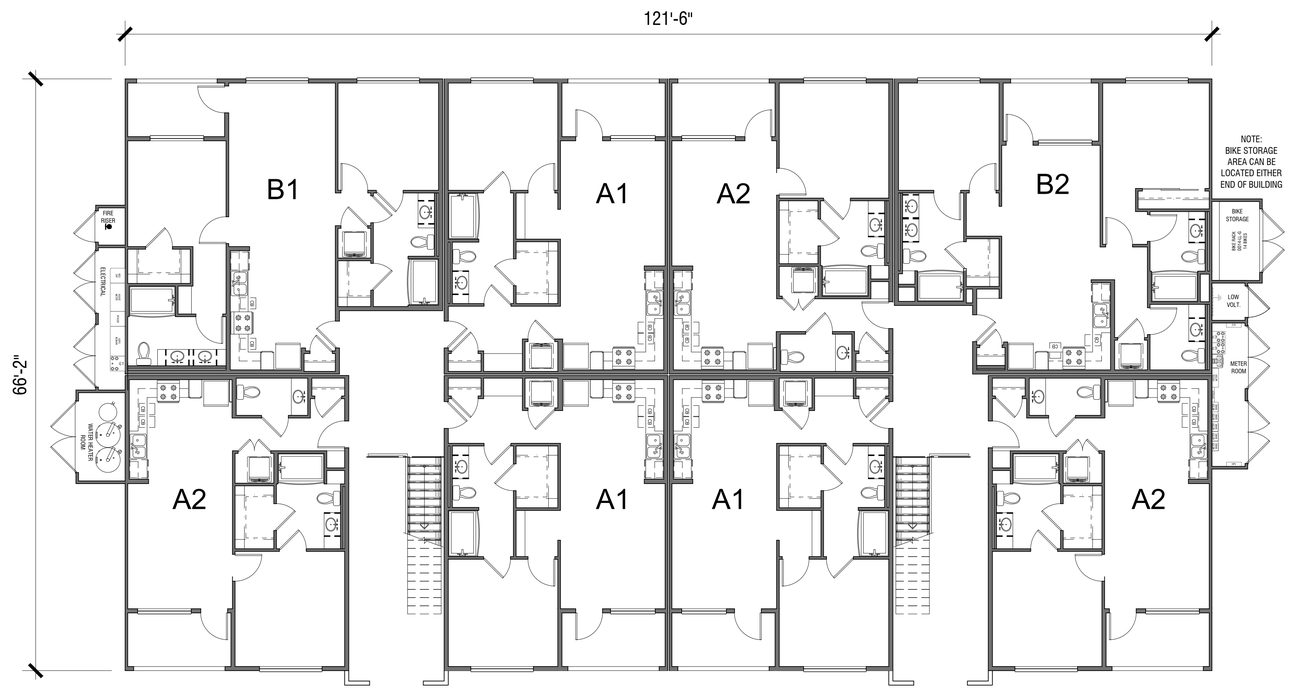
0 80' 160' 240' 320'

A4

JOB NO. 2024-1169
DATE 12-05-2025



2ND - 3RD FLOORS



1ST FLOOR

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

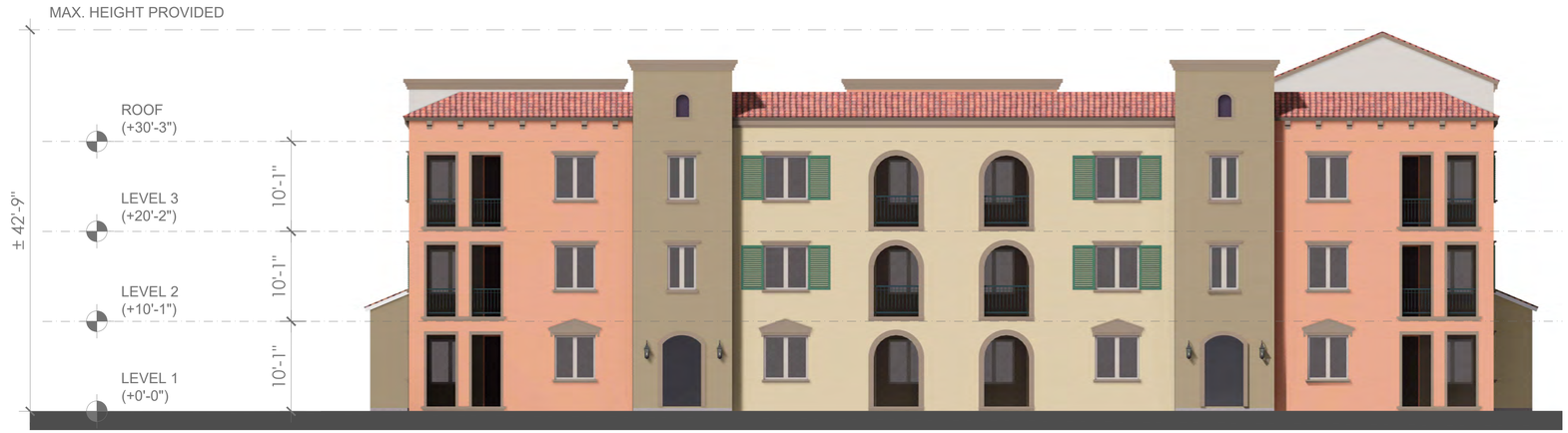
BUILDING TYPE A

1"=8'

0 8' 16' 24' 32'

A5

JOB NO. 2024-1169
DATE 12-02-2025



FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

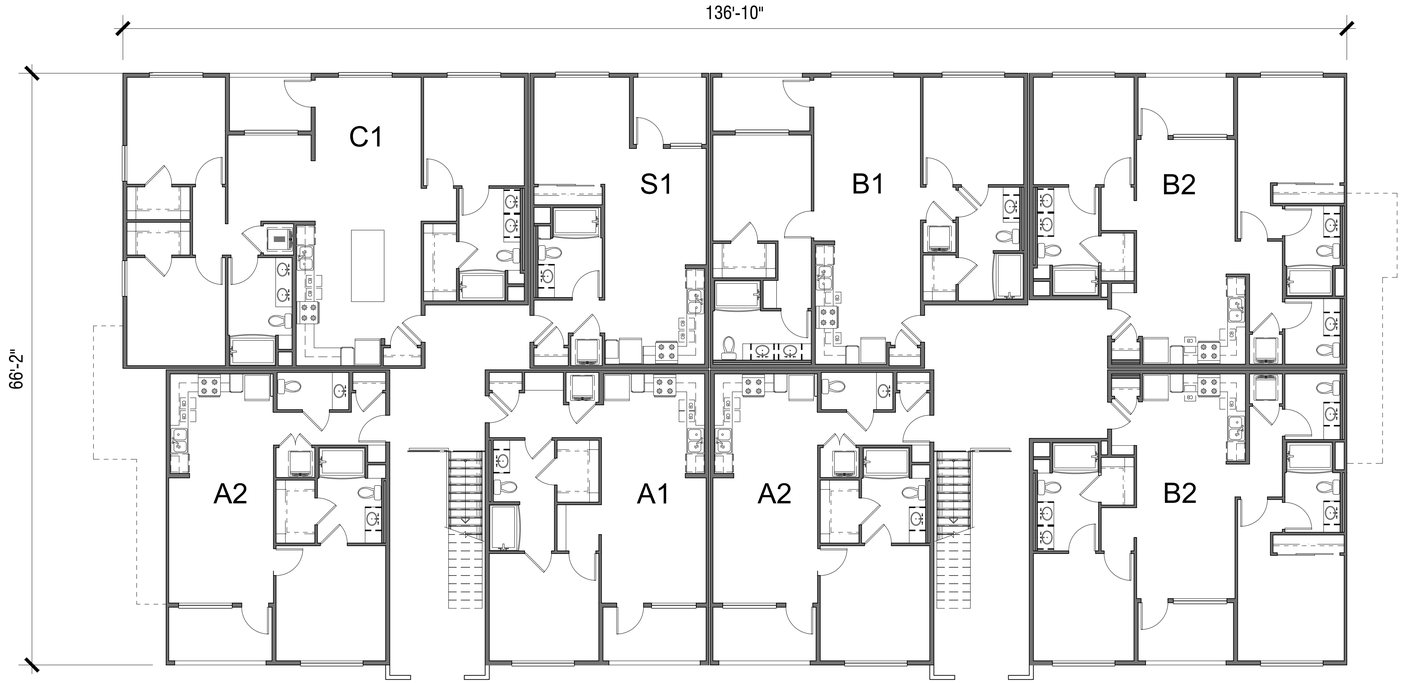
FONTANA, CA

BUILDING TYPE A ELEVATIONS

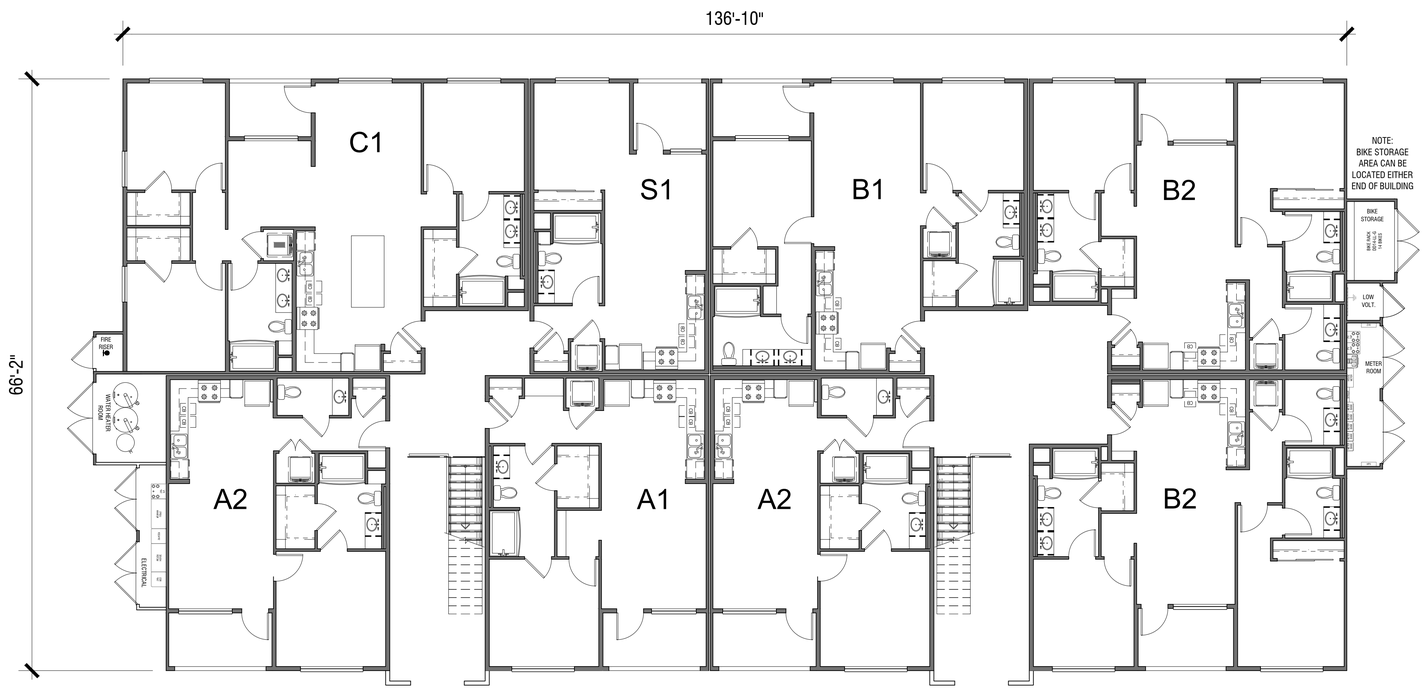
1"=8'
0 8' 16' 24' 32'

A6

JOB NO. 2024-1169
DATE 12-02-2025



2ND - 3RD FLOORS



1ST FLOOR

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

BUILDING TYPE B

1"=8'

0 8' 16' 24' 32'

A7

JOB NO. 2024-1169
DATE 12-02-2025

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

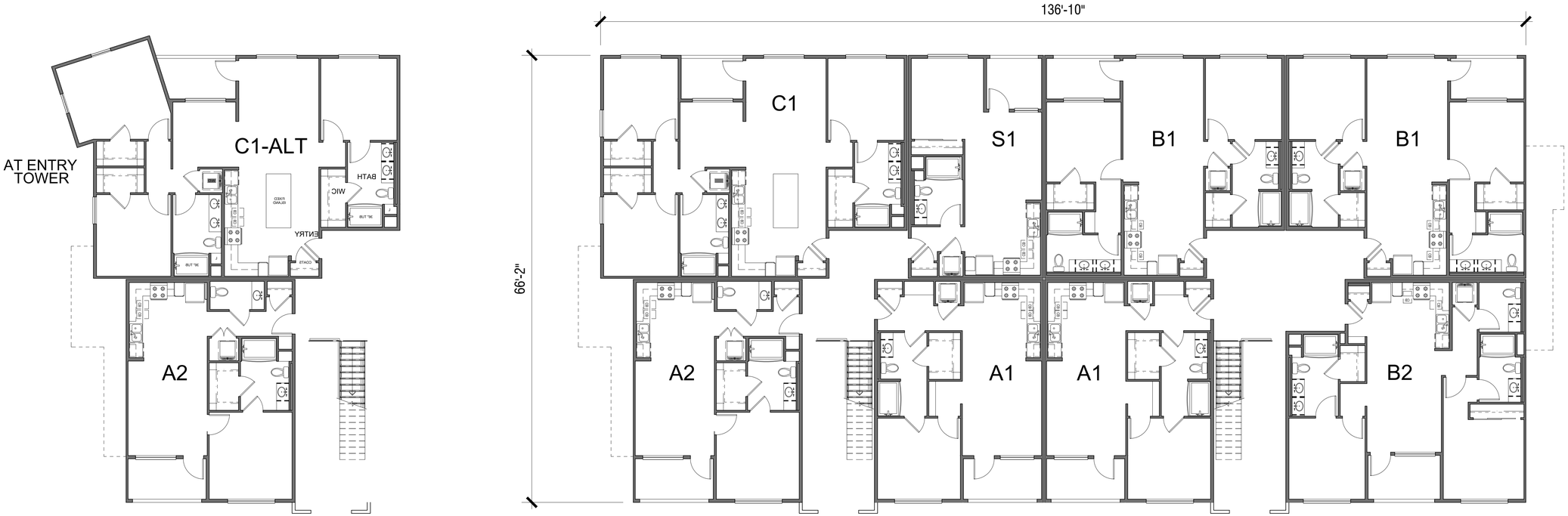
FONTANA, CA

BUILDING TYPE B ELEVATIONS

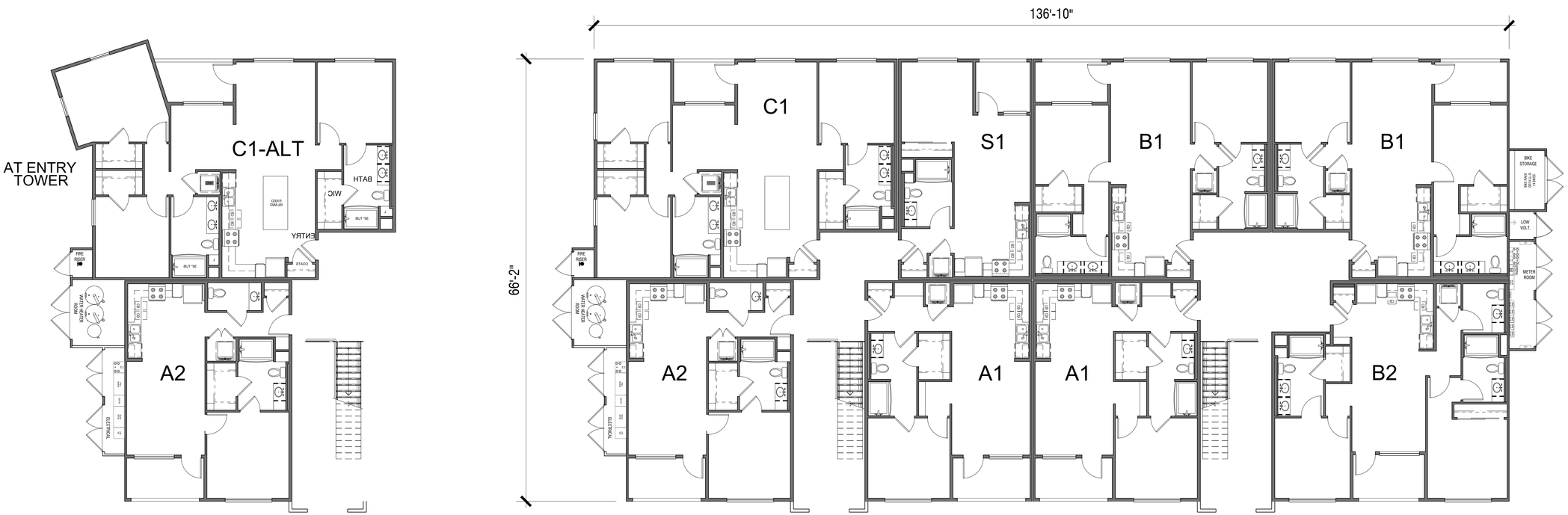
1"=8'
0 8' 16' 24' 32'

A8

JOB NO. 2024-1169
DATE 12-02-2025



2ND - 3RD FLOORS



1ST FLOOR

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

BUILDING TYPE C

1"=8'

0 8' 16' 24' 32'

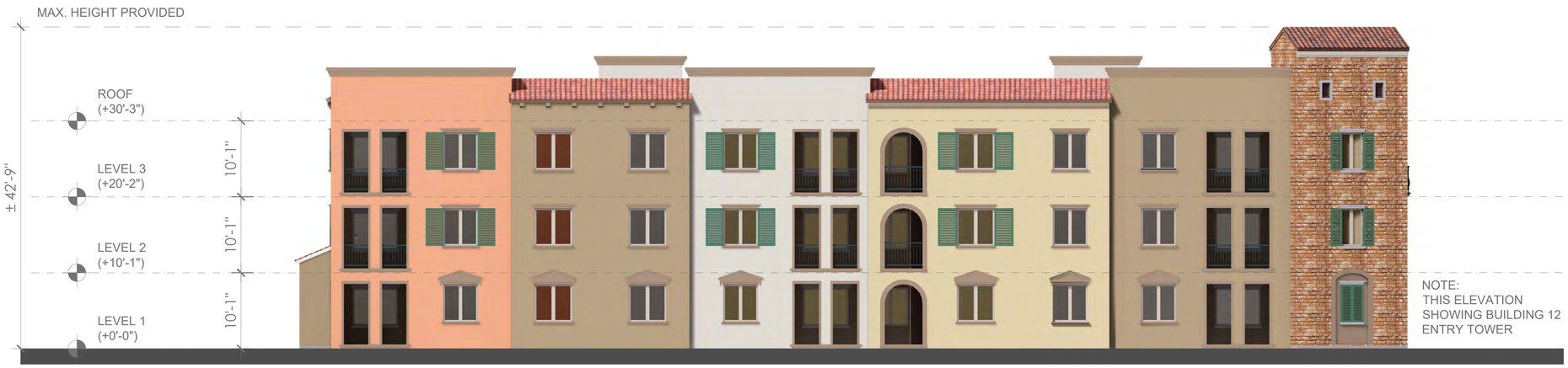
A9

JOB NO. 2024-1169
DATE 12-02-2025

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION



NOTE:
THIS ELEVATION
SHOWING BUILDING 12
ENTRY TOWER

REAR ELEVATION

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

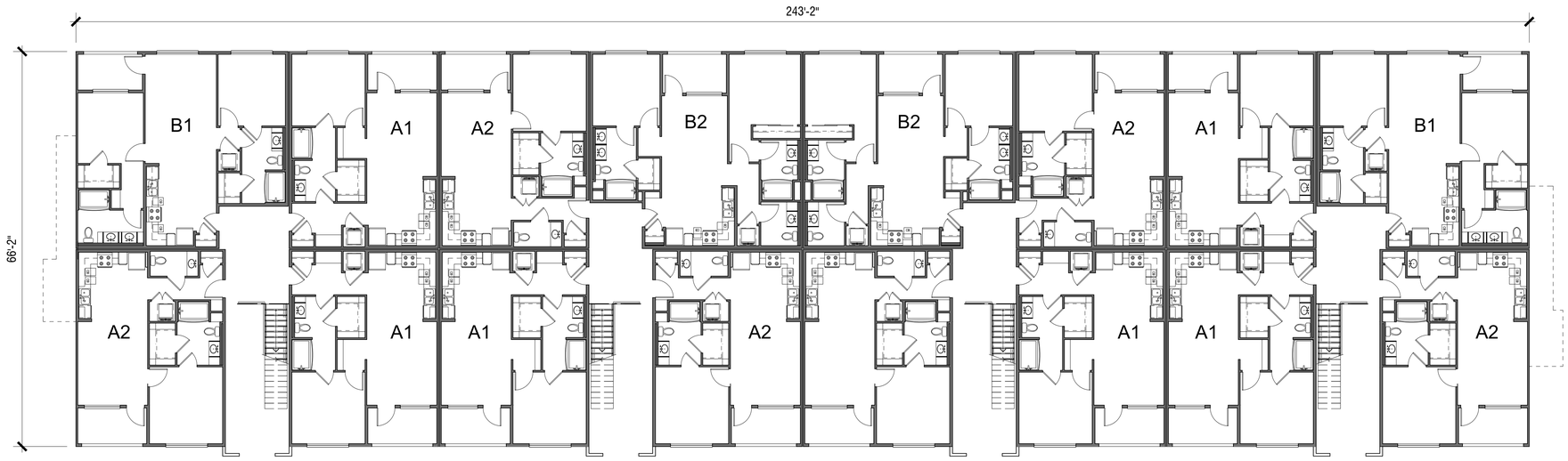
FONTANA, CA

BUILDING TYPE C ELEVATIONS

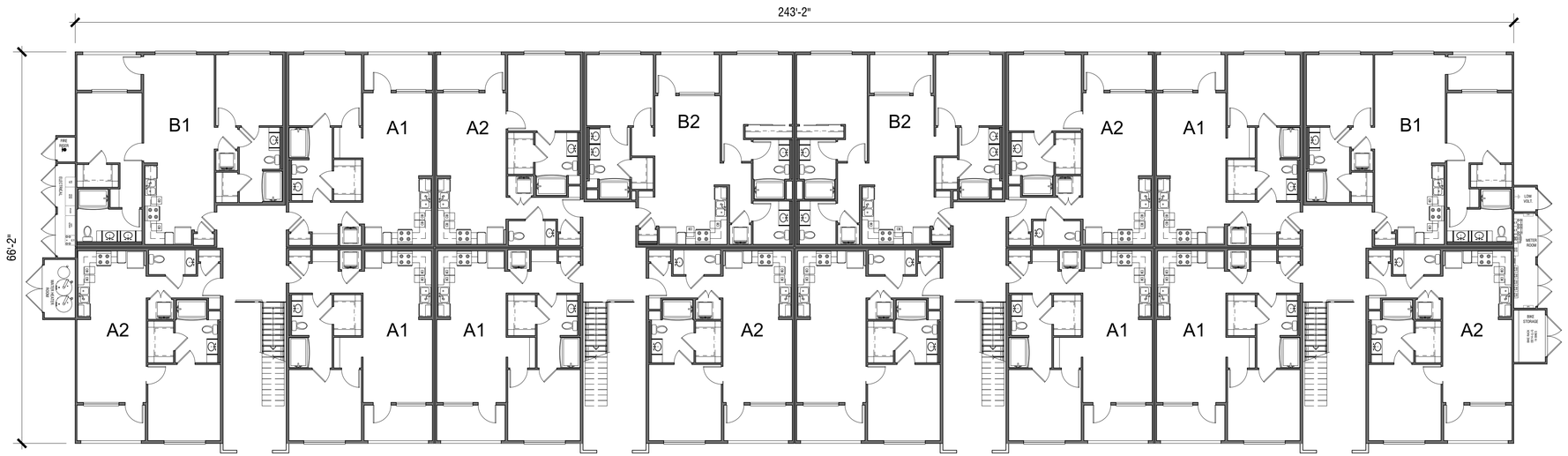
1"=8'
0 8' 16' 24' 32'

A10

JOB NO. 2024-1169
DATE 12-02-2025



2ND - 3RD FLOORS



1ST FLOOR

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

BUILDING TYPE D

1"=8'

0 8' 16' 24' 32'

A11

JOB NO. 2024-1169
DATE 12-02-2025

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

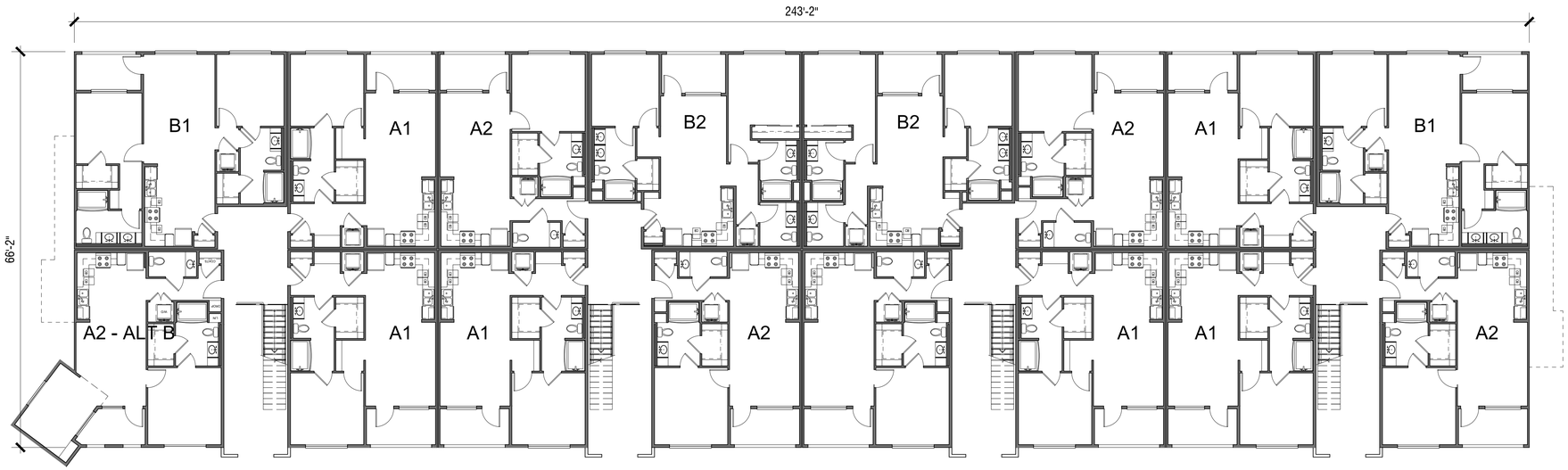
BUILDING TYPE D ELEVATIONS

3/32"=1'

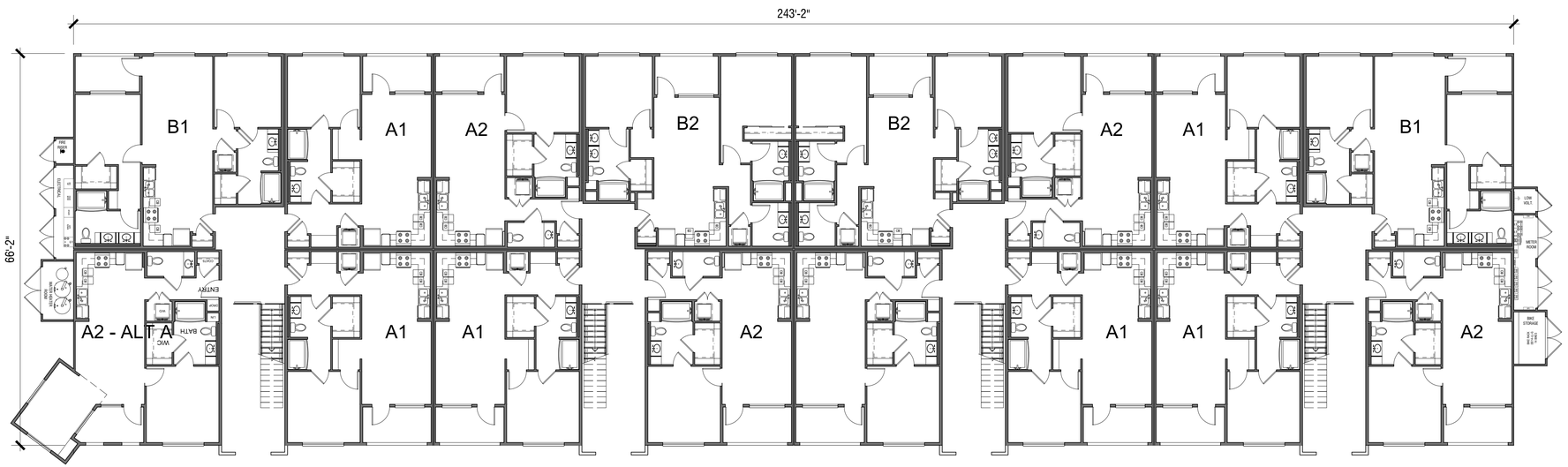
0 8' 16' 32' 40' 48'

A12

JOB NO. 2024-1169
DATE 12-02-2025



2ND - 3RD FLOORS



1ST FLOOR

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

BUILDING TYPE D-ALT.

1"=8'

0 8' 16' 24' 32'

A13

JOB NO. 2024-1169
DATE 12-02-2025

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

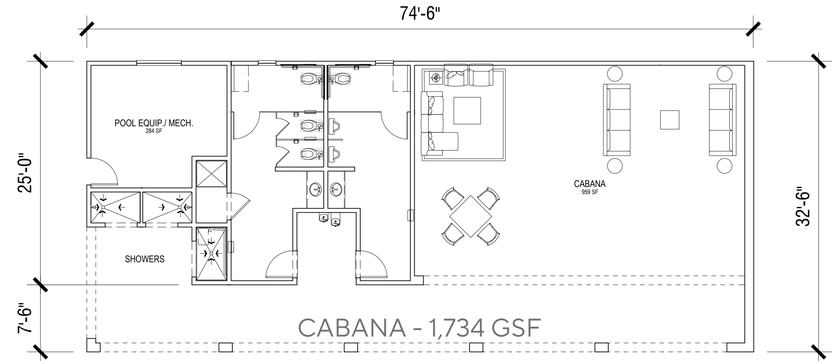
BUILDING TYPE D-ALT ELEVATIONS

3/32"=1'

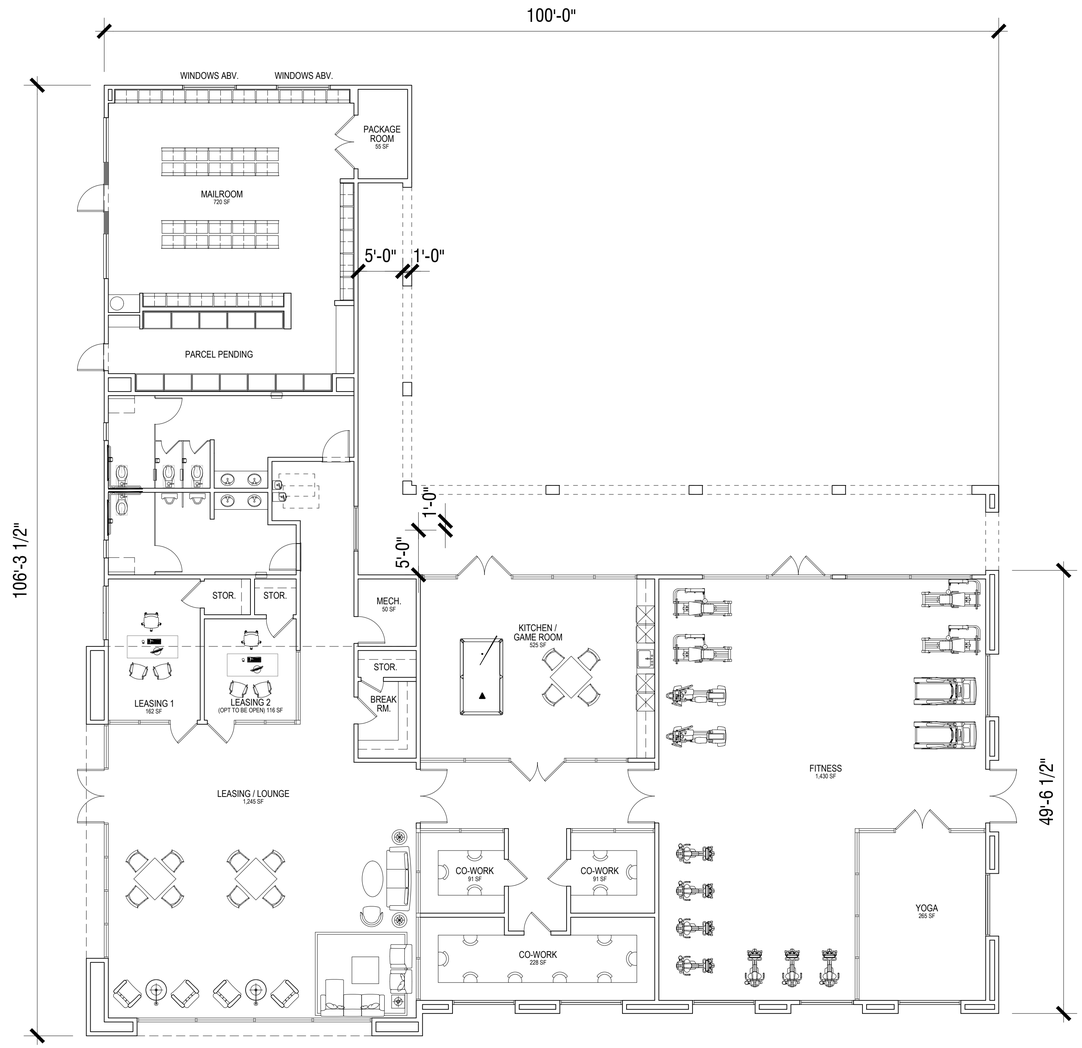
0 8' 16' 32' 40' 48'

A14

JOB NO. 2024-1169
DATE 12-02-2025



CABANA - 1,734 GSF



CLUBHOUSE - 6,445 GSF

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

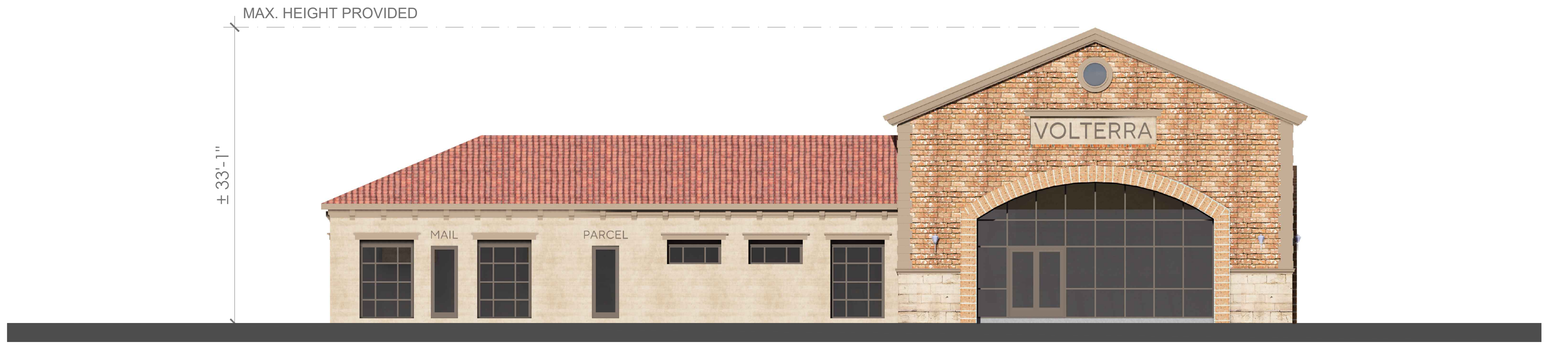
CLUBHOUSE & CABANA AMENITY - FIRST FLOOR PLAN

1"=8'

0 8' 16' 24' 32'

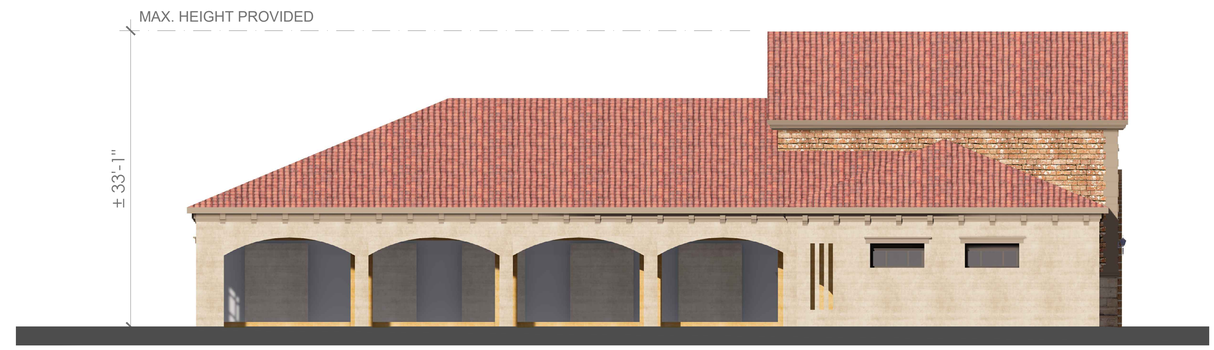
A15

JOB NO. 2024-1169
DATE 12-02-2025



FRONT ELEVATION

LEFT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

Tuesday, December 02, 2025 1:40:10 PM
\\FILES\321DFS\RESIDENTIAL\2024\2024-1169 THE PREVITI GROUP - DUNCAN CANYON RD - FONTANA\03 DESIGN\SCHEMATIC\CAD\24-1169_AX-AX BUILDING ELEVATIONS.DWG

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

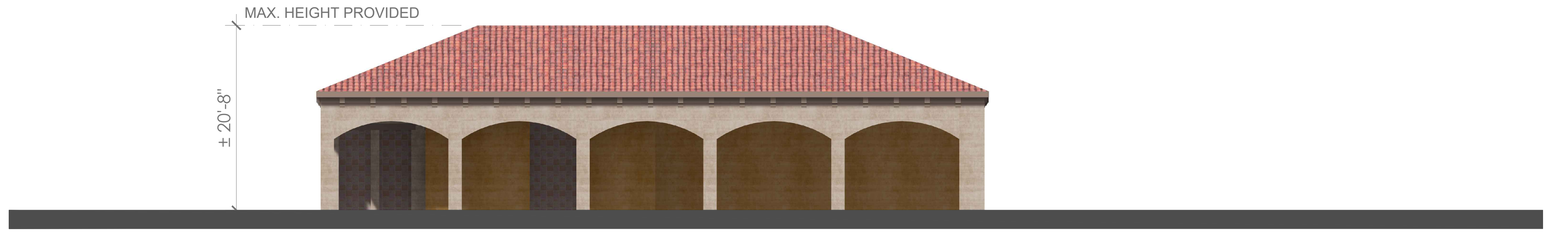
FONTANA, CA

CLUBHOUSE ELEVATIONS

1"=8'
0 8' 16' 24' 32'

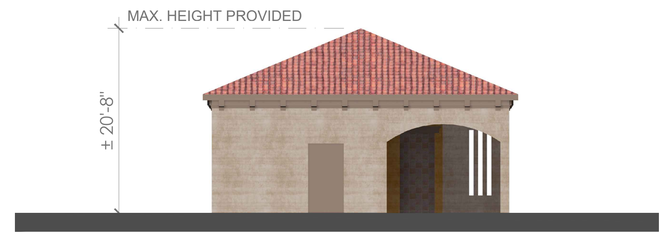
A16

JOB NO. 2024-1169
DATE 12-02-2025

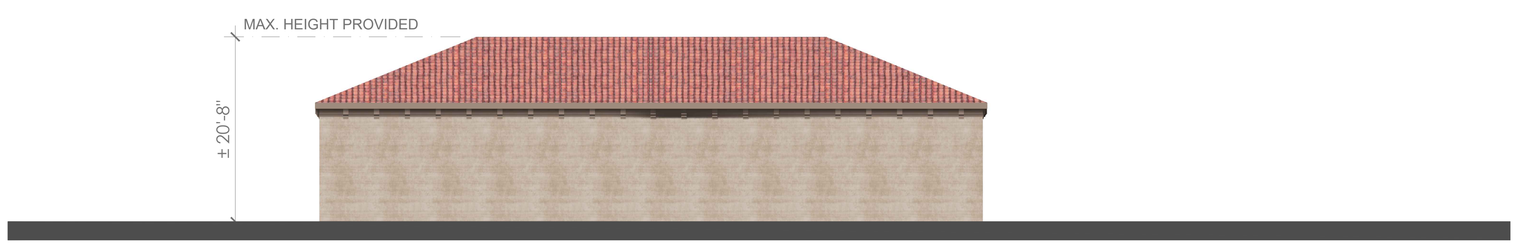


FRONT ELEVATION

LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

Tuesday, December 02, 2025 1:40:23 PM
\\FILES\321DFS\RESIDENTIAL\2024\2024-1169 THE PREVITI GROUP - DUNCAN CANYON RD - FONTANA\03 DESIGN\SCHEMATIC\CAD\24-1169_AX-AX BUILDING ELEVATIONS.DWG

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

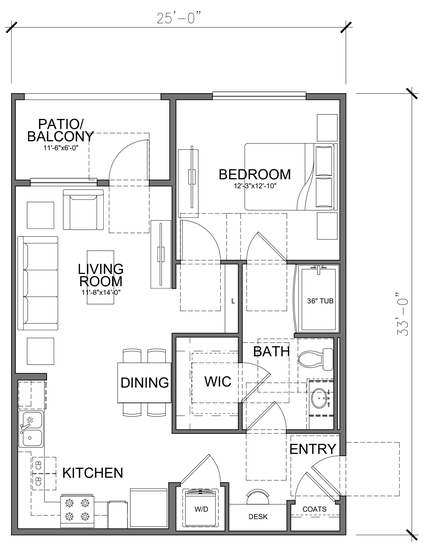
FONTANA, CA

CABANA ELEVATIONS

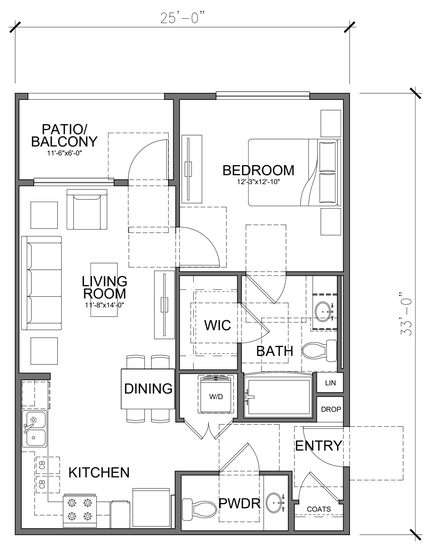
1"=8'
0 8' 16' 24' 32'

A17

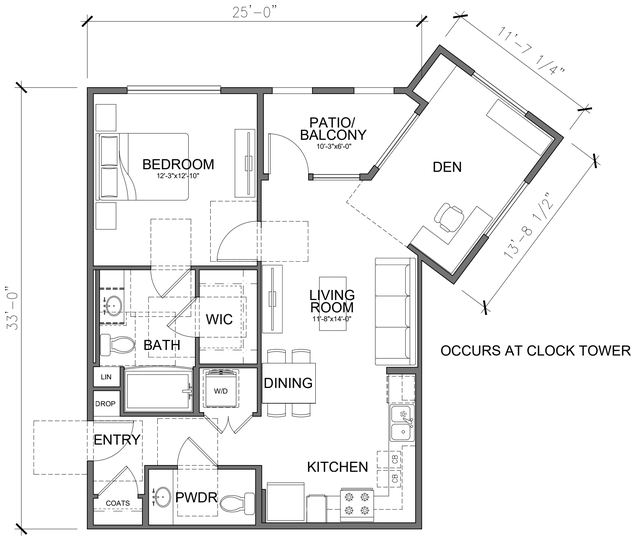
JOB NO. 2024-1169
DATE 12-02-2025



UNIT A1: 1 BD / 1BA
LIVABLE AREA: 749 SQ. FT.
PATIO/ BALCONY AREA: 69 SQ. FT.
QUANTITY:



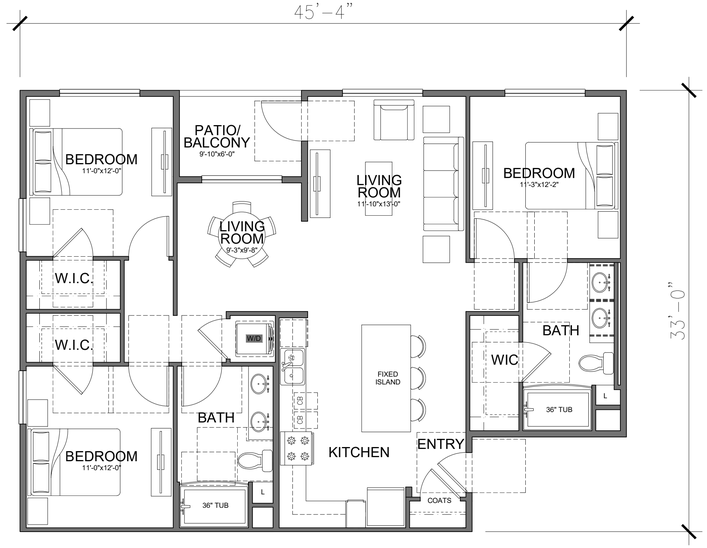
UNIT A2: 1 BD / 1.5 BA
LIVABLE AREA: 749 SQ. FT.
PATIO/ BALCONY AREA: 76 SQ. FT.
QUANTITY:



UNIT A2-ALT A: 1 BD / 1.5 BA
LIVABLE AREA: 871 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY:

UNIT B1: 2 BD / 2 BA
LIVABLE AREA: 1018 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY:

UNIT B2: 2 BD / 2.5 BA
LIVABLE AREA: 1030 SQ. FT.
PATIO/ BALCONY AREA: 69 SQ. FT.
QUANTITY:



UNIT C1: 3BR / 2BA
LIVABLE AREA: 1355 SQ. FT.
PATIO/ BALCONY AREA: 55 SQ. FT.
QUANTITY:

UNIT C1 - ALT : 3BR / 2BA
LIVABLE AREA: 1416 SQ. FT.
PATIO/ BALCONY AREA: 64 SQ. FT.
QUANTITY:

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

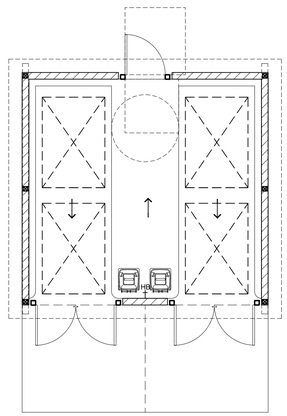
FONTANA, CA

UNIT PLANS

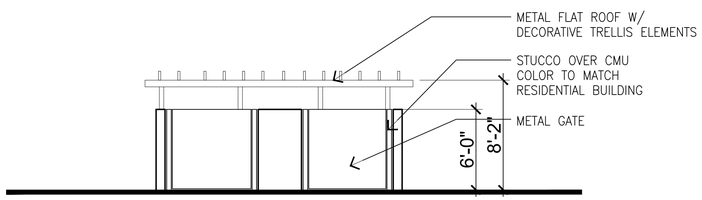
3/16"=1'
0 4' 8' 12' 16' 20'

A18

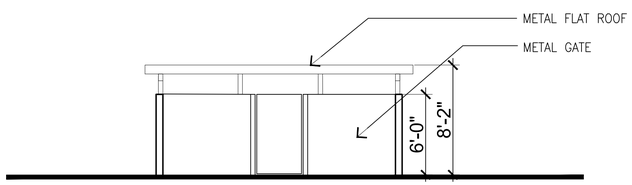
JOB NO. 2024-1169
DATE 12-02-2025



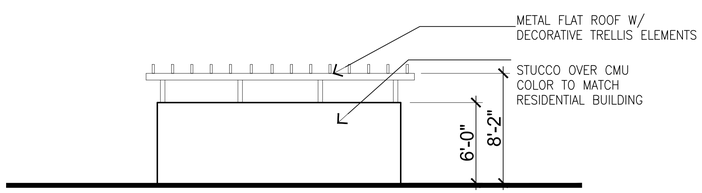
TRASH ENCLOSURE



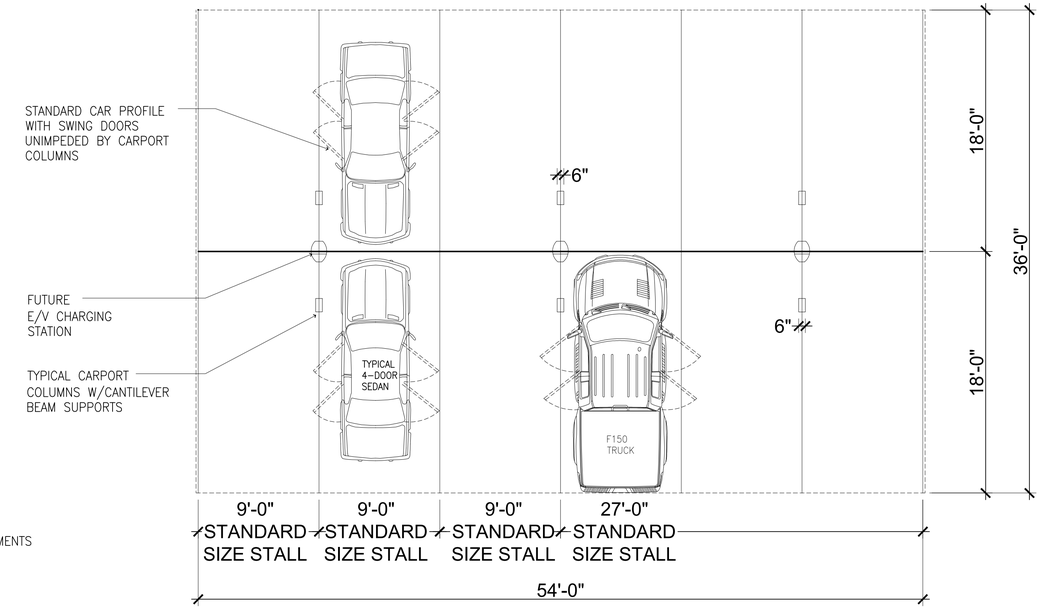
FRONT ELEVATION



REAR ELEVATION

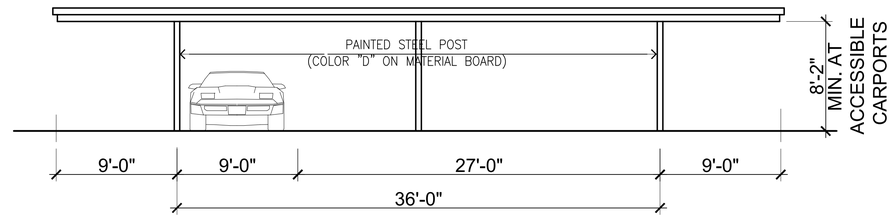


SIDE ELEVATION

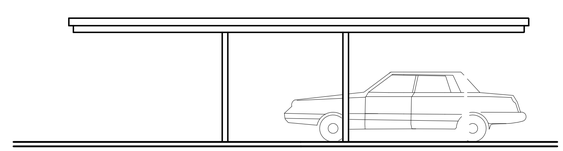


CARPORTS : LENGTH VARIES (BY OTHERS)

NOTE:
9'x18' CARPORT STALLS ARE STANDARD SIZE FOR
MANY SOUTHERN CALIFORNIA CITIES, INCLUDING
NEARBY CITY OF RIVERSIDE AND RANCHO CUCAMONGA.



FRONT ELEVATION (LENGTH VARIES)



SIDE ELEVATION

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

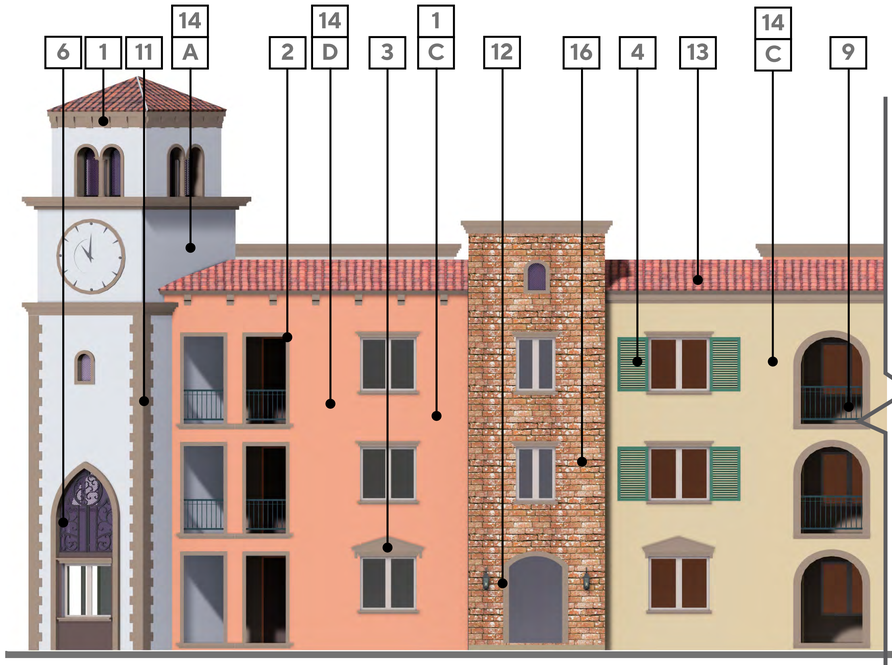
FONTANA, CA

ANCILLARY STRUCTURE EXHIBITS

1"=8'
0 8' 16' 24' 32'

A19

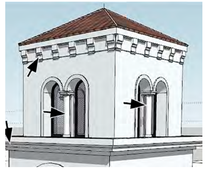
JOB NO. 2024-1169
DATE 12-02-2025



BUILDING TYPE D-ALT
PARTIAL FRONT ELEVATION

BUILDING TYPE C
PARTIAL FRONT ELEVATION

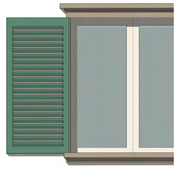
BUILDING TYPE D
PARTIAL REAR ELEVATION



1. FOAM CORNICES/ BRACKETS/ COLUMNS
DESIGNS/SIZES/SHAPES WILL VARY TO MATCH PAINT SPEC I

2. FOAM/PRECAST DOOR SURROUNDS
DESIGNS/SIZES/SHAPES WILL VARY TO MATCH PAINT SPEC I

3. FOAM WINDOW LINTELS/ SURROUNDS/ SILLS
DESIGNS/SIZES/SHAPES WILL VARY TO MATCH PAINT SPEC I



4. FAUX WOOD SHUTTERS
STYLE AND SIZES WILL VARY TO MATCH PAINT SPEC L

5. WOVEN PANEL GABLE GRILLS
PANEL TO MATCH PAINT SPEC J

6. DECORATIVE IRON WORK
DESIGN WILL VARY TO MATCH PAINT SPEC H

7. ALUMINUM STROEFRONT SYSTEM
BRONZE/DARK BRONZE

8. VINYL WINDOWS
TAN/ALMOND OR EQUIVALENT

9. FABRICATED METAL RAILING
STYLE/DESIGN MAY VARY TO MATCH PAINT SPEC H

10. DECORATIVE DOORS

11. GFRC WAINSCOT AND QUOINS
SIZES AND SHAPES WILL VARY TO MATCH PAINT SPEC I

12. PRECAST ARCHES
SIZES AND SHAPES WILL VARY
COLOR TO MATCH PAINT SPEC I
(OCCURS ON GROUND FLOOR)

13. CONCRETE ROOF TILES
EAGLE ROOFING - CAPISTRANO
EL MORADO BLEND OR EQUAL

14. STUCCO 20-30 SAND FINISH
TO MATCH PAINT SPECS

15. THIN BRICK VENEER
HEBRON BRICK - BOURDON STREET

16. THIN BRICK VENEER
ELDORADO STONE
TUNDRA BRICK - RIVERBED

A. 8668 MOONLIGHT BLUE

B. 8251 WHITE PALACE

C. 7849 GOLD MOUNTAIN

D. 8016 CORAL COAST

E. 8559 SUPREME BEAN

F. 8479 SANDALWOOD TAN

G. 409 TOFFEE CRUNCH, BASE 2

H. 8245 IN THE DARK

I. 8463 ROCKVALE

J. 8749 WRIGHTSFORD

K. 87 WOODSMOKE

L. AC154 GLORY GREEN

THE PREVITI GROUP

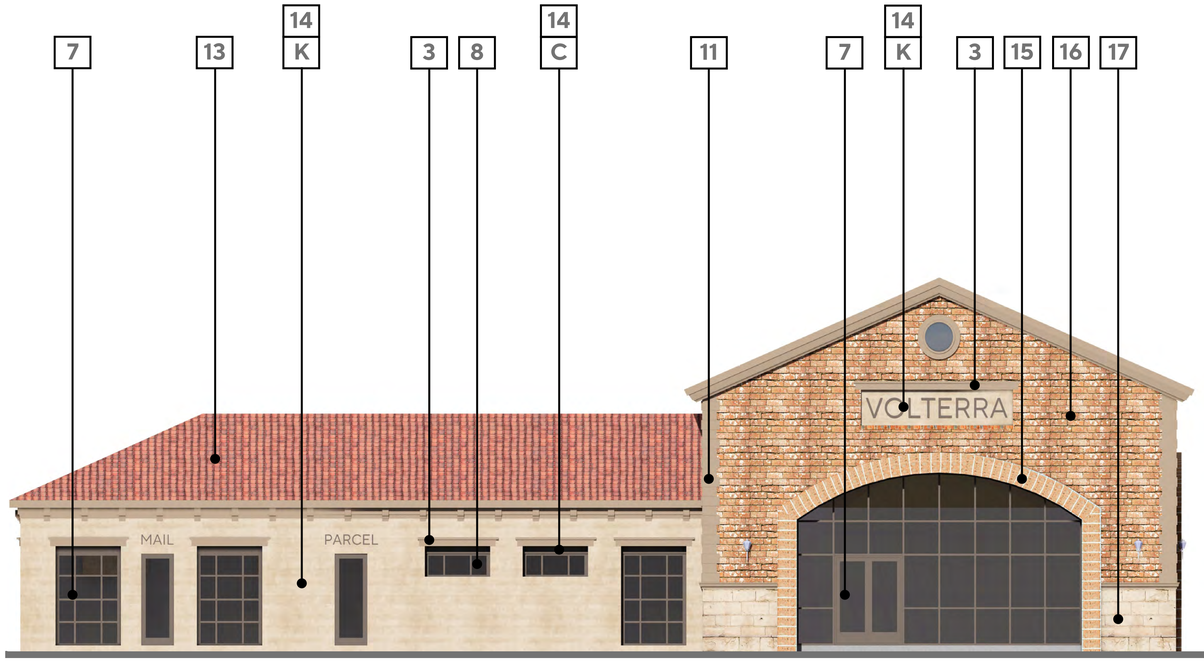
VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

COLOR & MATERIAL BOARD

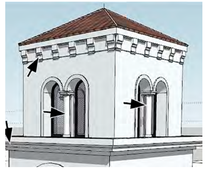
A20

JOB NO. 2024-1169
DATE 12-02-2025



CLUBHOUSE
FRONT ELEVATION

CLUBHOUSE
REAR ELEVATION



1. FOAM CORNICES/ BRACKETS/ COLUMNS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I

3. FOAM WINDOW LINTELS/ SURROUNDS/ SILLS
DESIGNS/SIZES/SHAPES WILL VARY
TO MATCH PAINT SPEC I

7. ALUMINUM STROEFRONT SYSTEM
BRONZE/DARK BRONZE

8. VINYL WINDOWS
TAN/ALMOND OR EQUIVALENT

11. GFRC WAINSCOT AND QUOINS
SIZES AND SHAPES WILL VARY
TO MATCH PAINT SPEC I

13. CONCRETE ROOF TILES
EAGLE ROOFING - CAPISTRANO
EL MORADO BLEND OR EQUAL

H. 8245 IN THE DARK

I. 8463 ROCKVALE

K. 87 WOODSMOKE

L. 8421 FORTUNE LEAVES

M. 7886 BOTANICA GOLD

N. 8456 BRISTOL BEIGE

14. STUCCO SMOOTH COAT FINISH
TO MATCH PAINT SPECS

15. THIN BRICK VENEER
HEBRON BRICK - BOURDON STREET

16. THIN BRICK VENEER
ELDORADO STONE
TUNDRA BRICK - RIVERBED

17. VENEER STONE
CREATIVE MINES
CRAFT MARBLE KINGS -
TO MATCH PAINT SPEC N

THE PREVITI GROUP

VENTANA AT DUNCAN CANYON - PA4

FONTANA, CA

COLOR & MATERIAL BOARD

A21

JOB NO. 2024-1169
DATE 12-02-2025

CITY OF FONTANA
UTILITY NOTIFICATION LIST:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
7951 REDWOOD AVENUE
FONTANA, CA 92336
PHONE: 909.357.6221

NATURAL GAS:
THE GAS COMPANY, SEMPRA UTILITIES
16231 VALLEY BLVD.
FONTANA, CA 92235
PHONE: 800.427.2200, 909.428.8411

WATER:
WEST VALLEY DISTRICT
855 W. BASELINE ROAD
RIALTO, CA 92377
PHONE: 909.875.1361

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: 909.822.2201

WATER:
CRAWFORD CANYON MUNICIPAL WATER DISTRICT
21559 LITTON AVE
GRAND TERRACE, CA 92313
PHONE: 909.824.5352

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92235
PHONE: 909.350.6632

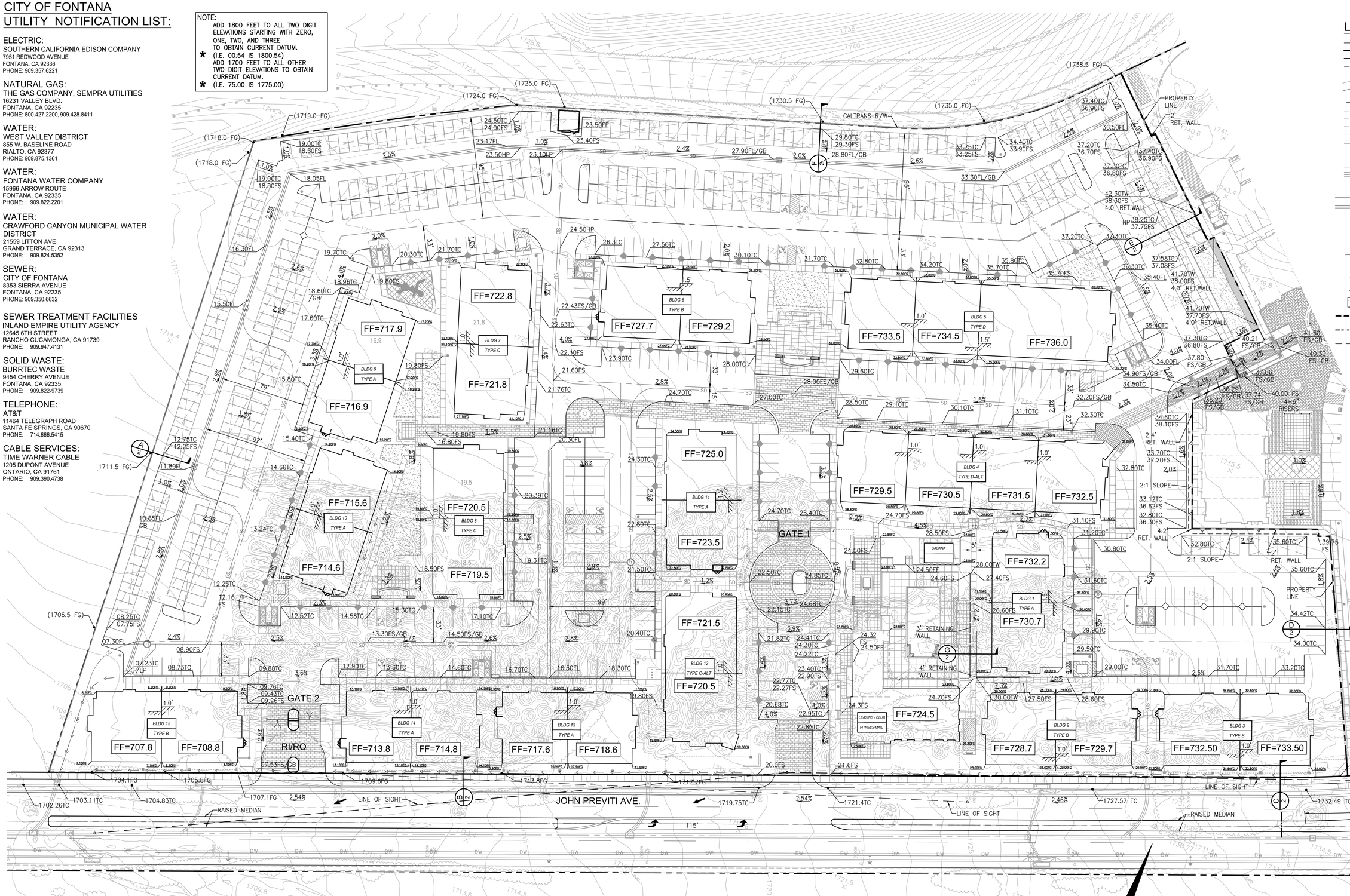
SEWER TREATMENT FACILITIES
INLAND EMPIRE UTILITY AGENCY
12645 6TH STREET
RANCHO CUCAMONGA, CA 91739
PHONE: 909.947.4131

SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92335
PHONE: 909.822-9739

TELEPHONE:
AT&T
11464 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
PHONE: 714.666.5415

CABLE SERVICES:
TIME WARNER CABLE
1205 DUPONT AVENUE
ONTARIO, CA 91761
PHONE: 909.390.4738

NOTE:
ADD 1800 FEET TO ALL TWO DIGIT ELEVATIONS STARTING WITH ZERO, ONE, TWO, AND THREE TO OBTAIN CURRENT DATUM.
* (I.E. 00.54 IS 1800.54)
ADD 1700 FEET TO ALL OTHER TWO DIGIT ELEVATIONS TO OBTAIN CURRENT DATUM.
* (I.E. 75.00 IS 1775.00)



LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DAYLIGHT LINE
- EXISTING SEWER
- EXISTING RECLAIMED WATER
- EXISTING WATER
- EXISTING GAS
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED WATER
- PROPOSED STORM DRAIN
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- FLOW ARROW & GRADE
- GRADED SWALE
- STREET LIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PATH OF TRAVEL
- LINE OF SIGHT

THE PREVITI GROUP

VENTANA PA-4

JOHN PREVITI AVE. FONTANA, CA

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL GRADING CROSS-SECTIONS
C-3	CONCEPTUAL UTILITY PLAN
C-4	TENTATIVE PARCEL MAP
C-5	TYPICAL STREET CROSS-SECTION

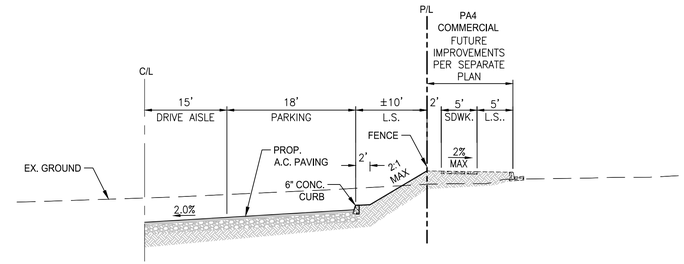
40' 0' 20' 40' 80'
SCALE: 1" = 40'

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

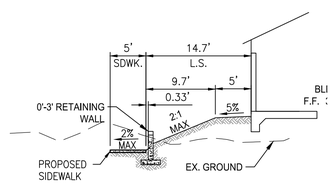
C-1

Date December 2025

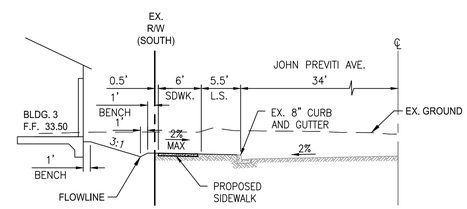
F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\1655-009-TMO1CC.DWG (12-09-25 1:23:10PM) Plotted by: cagulne



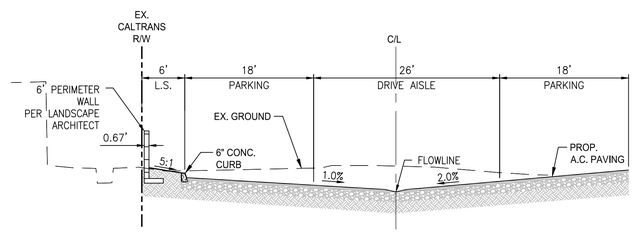
SECTION D
SCALE 1"=10'



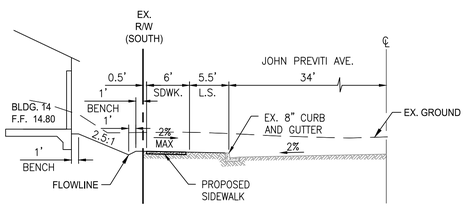
SECTION G
SCALE 1"=10'



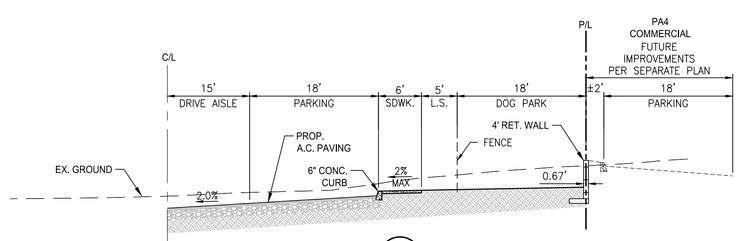
SECTION C
SCALE 1"=10'



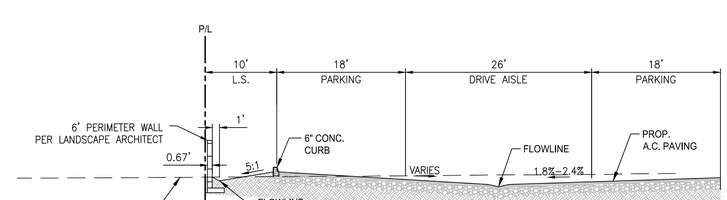
SECTION F
SCALE 1"=10'



SECTION B
SCALE 1"=10'



SECTION E
SCALE 1"=10'



SECTION A
SCALE 1"=10'

THE PREVITI GROUP

VENTANA PA-4

JOHN PREVITI AVE. FONTANA, CA

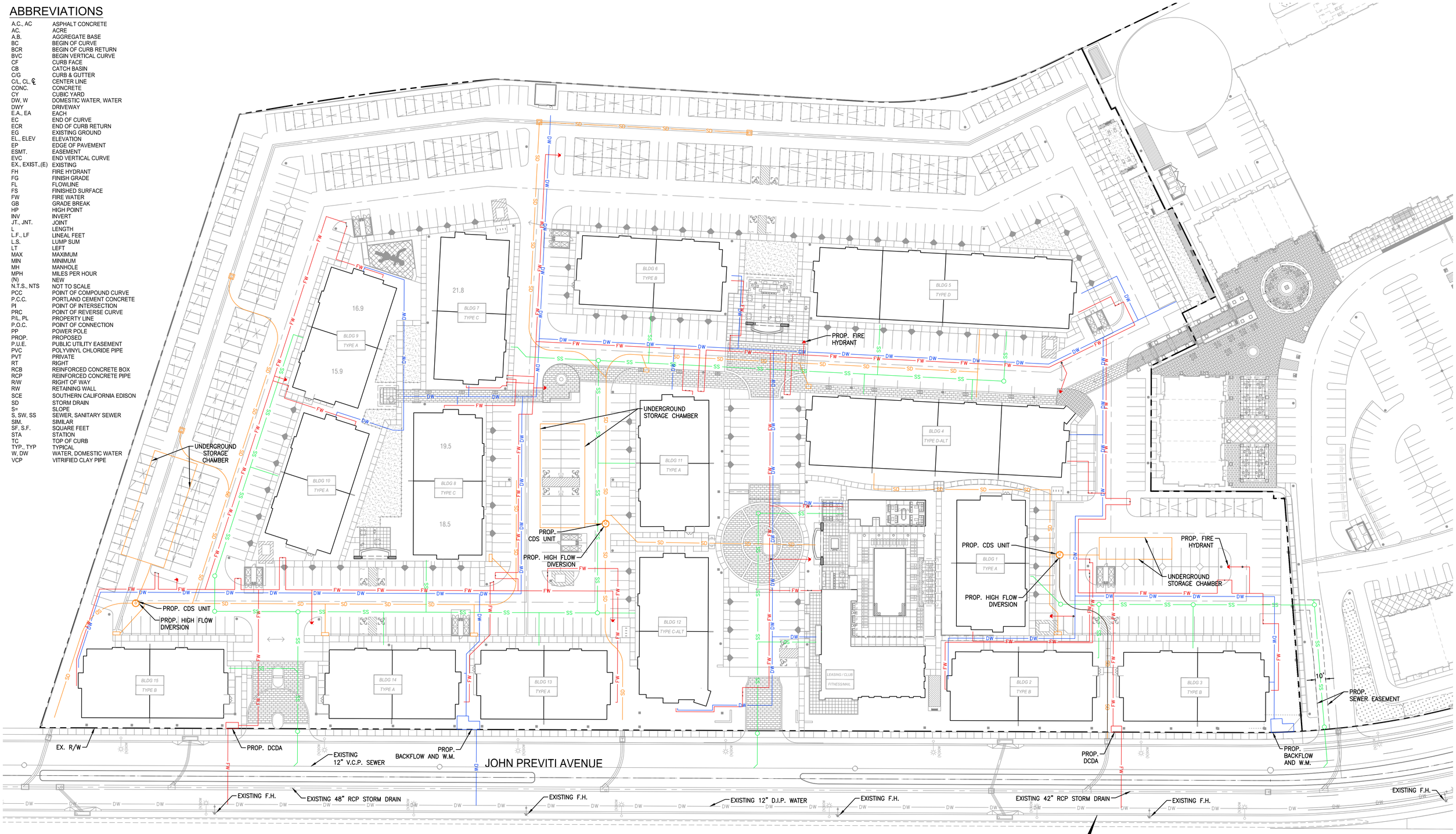
FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

C-2

Date December 2025

ABBREVIATIONS

A.C., AC	ASPHALT CONCRETE
AC.	ACRE
A.B.	AGGREGATE BASE
BC	BEGIN OF CURVE
BCR	BEGIN OF CURB RETURN
BVC	BEGIN VERTICAL CURVE
CF	CURB FACE
CB	CATCH BASIN
C/G	CURB & GUTTER
C/L, CL, ℄	CENTER LINE
CONC.	CONCRETE
CY	CUBIC YARD
DW, W	DOMESTIC WATER, WATER
DWY	DRIVEWAY
E.A., EA	EACH
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
EL., ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT.	EASEMENT
EVC	END VERTICAL CURVE
EX., EXIST.,(E)	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT., JNT.	JOINT
L	LENGTH
L.F., LF	LINEAL FEET
L.S.	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MPH	MILES PER HOUR
(N)	NEW
N.T.S., NTS	NOT TO SCALE
PCC	POINT OF COMPOUND CURVE
P.C.C.	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
P/L, PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVT	PRIVATE
RT	RIGHT
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RW	RETAINING WALL
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
S=	SLOPE
S, SW, SS	SEWER, SANITARY SEWER
SIM.	SIMILAR
SF, S.F.	SQUARE FEET
STA	STATION
TC	TOP OF CURB
TYP., TYP	TYPICAL
W, DW	WATER, DOMESTIC WATER
VCP	VITRIFIED CLAY PIPE



LEGEND:

DW	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
DW	EXISTING WATER LINE
SS	EXISTING SEWER
SD	EXISTING STORM DRAIN LINE

40' 0' 20' 40' 80'

SCALE: 1" = 40'

THE PREVITI GROUP

VENTANA PA-4

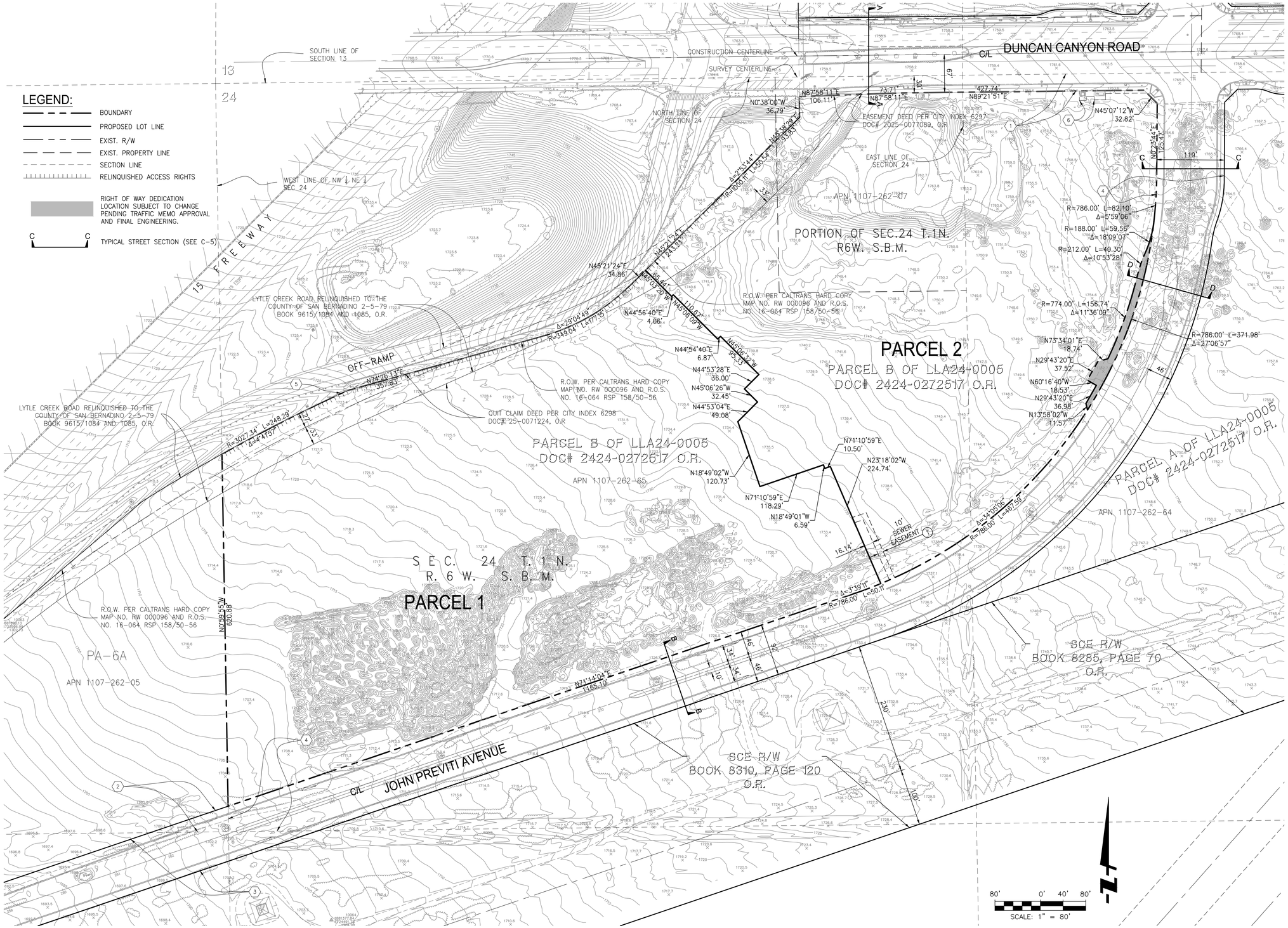
JOHN PREVITI AVE. FONTANA, CA

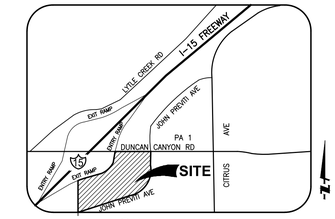
FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

C-3

Date December 2025

F:\PROJECTS\1655.00\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\1655-009-TM03UT.DWG (12-09-25 1:26:44PM) Plotted by: cagulnre





VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL B OF LOT LINE ADJUSTMENT LLA24-0005, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,PER DOCUMENT #2024-0272517, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED THE ON NORTH AMERICAN DATUM OF 1983 (NAD-83), SHOWN IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS-83), ZONE V (2011.00 EPOCH DATE) AS DERIVED BY POSITIONS PUBLISHED BY CSRC. ALL COORDINATE VALUES WERE SCALED TO GROUND BY APPLYING AN AVERAGE COMBINATION FACTOR AS DETERMINED BY FEI POINTS 11012, 11014, 11022, 11025, 11029, AND 11034 AND HOLDING THE COMPUTED GRID COORDINATE ON POINT 11015. INVERSES BETWEEN PROJECT COORDINATES WILL PRODUCE GROUND DISTANCES. TO OBTAIN GRID DISTANCES MULTIPLY GROUND DISTANCES BY 0.999888867

BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCH MARK:
BM NO.: EV9274 ELEV.: 1508.56' (NGS BENCH MARK)
DATUM: NAVD 88 1993 ADJ

OWNER

HD04, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY, SUITE 114
ONTARIO, CALIFORNIA 91764
PHONE: 909-354-8092
EMAIL: SKING@THEPREVITIGROUP.COM
CONTACT: STEPHEN KING SENIOR PROJECT MANAGER

ZONING

VENTANA SPECIFIC PLAN

ASSESSORS PARCEL NUMBERS

1107-262-07& 1107-262-65

EXISTING EASEMENT NOTES:

1. AN EASEMENT TO THE CITY OF FONTANA FOR STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED OCTOBER 19, 2021 AS INSTRUMENT NO. 2021-473028 O.R.
2. STREET EASEMENT TO THE CITY PER INST. NO. 2021-0147450.
3. STREET EASEMENT TO THE CITY PER INST. NO. 2021-0555720.
4. STREET EASEMENT TO THE CITY PER INST. NO. 2022-0073488.
5. THE FACT THAT THE OWNERS HAVE NO RIGHT OF VEHICULAR ACCESS TO INTERSTATE HWY 15 EXCEPT THE PUBLIC RIGHT TO TRAVEL SAME. SAID RIGHTS HAVE BEEN RELINQUISHED BY AN INSTRUMENT RECORDED 9/10/1976, IN BOOK 9009 PAGE 656, OF OFFICIAL RECORDS.
6. RIGHT OF WAY EASEMENT TO SCE PER INST. NO. 2024-0293382 O.R.

PROPOSED EASEMENT NOTES:

1. 10' SEWER EASEMENT IS IN FAVOR OF PARCEL 1

PROPOSED LOTS	
PARCEL NUMBER	NET AREA
PARCEL 1	14.55 (AC)
PARCEL 2	11.65 (AC)
JPA R/W DEDICATION	0.09 (AC)
TOTAL	26.29 (AC)

ENGINEER'S STATEMENT:

THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AS DIRECTED BY THE RECORD OWNER AND DEVELOPER OF THE PROPERTY DESCRIBED HEREON.

_____ DATE _____
STEVEN L. ELLIS, RCE 47255

REGISTERED PROFESSIONAL ENGINEER
STEVEN L. ELLIS
NO. C 047255
Exp. 12/31/27
CIVIL
STATE OF CALIFORNIA

TENTATIVE PARCEL MAP NO. 21013

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

THE PREVITI GROUP

VENTANA PA-4

JOHN PREVITI AVE. FONTANA, CA

FUSCOE ENGINEERING
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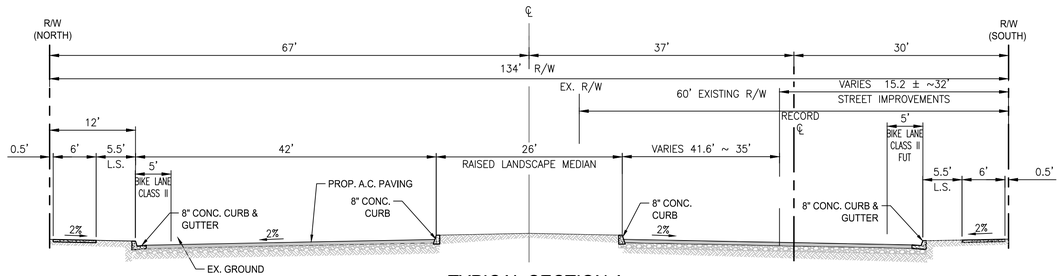
Ontario, California 91761
909.581.0676 fuscoe.com

C-4

Date December 2025

F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\1655-009-TM04TM.DWG (12-08-25 11:56:40AM) Plotted by: cquirre

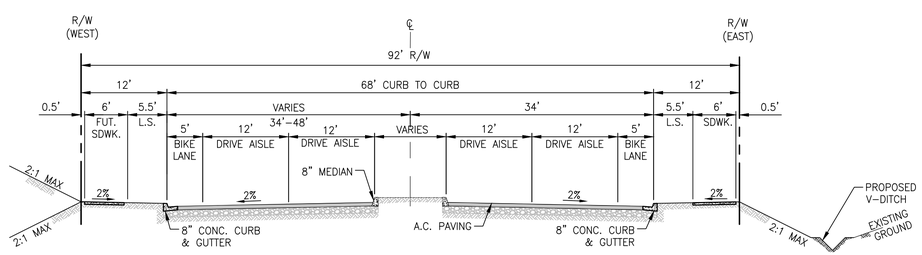


TYPICAL SECTION A

SCALE: 1"=10"

DUNCAN CANYON ROAD

T.I.=11.0

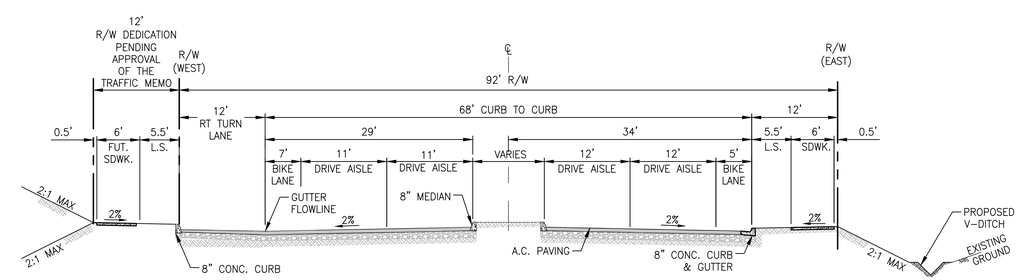


SECONDARY HIGHWAY SECTION B

SCALE:1"=10'

JOHN PREVITI AVENUE

T.I.=9.0

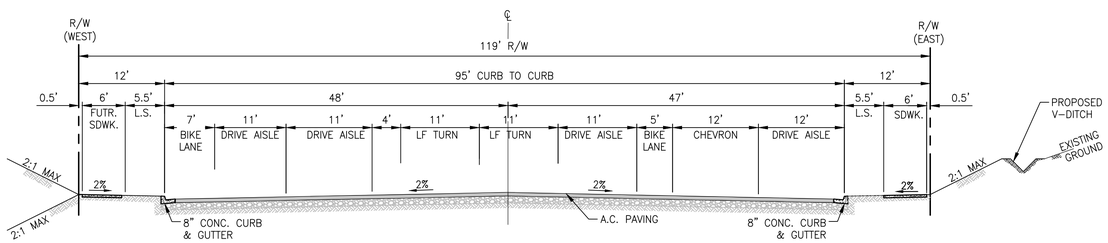


SECONDARY HIGHWAY SECTION D

SCALE:1"=10'

JOHN PREVITI AVENUE

T.I.=9.0



SECONDARY HIGHWAY SECTION C

SCALE:1"=10'

JOHN PREVITI AVENUE

T.I.=9.0

TENTATIVE PARCEL MAP NO. 21013

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

ENGINEER'S STATEMENT:

THIS MAP HAS BEEN PREPARED UNDER MY SUPERVISION AS DIRECTED BY THE RECORD OWNER AND DEVELOPER OF THE PROPERTY DESCRIBED HEREON.

_____ DATE _____

STEVEN L. ELLIS, RCE 47255

REGISTERED PROFESSIONAL ENGINEER STEVEN L. ELLIS NO. C 047255 Exp. 12/31/25 CIVIL STATE OF CALIFORNIA

THE PREVITI GROUP

VENTANA PA-4

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909.581.0676 fuscoe.com

C-5

Date December 2025

LEGEND

1. PRIMARY ENTRY
2. SECONDARY ENTRY
3. PEDESTRIAN PASEO
4. THEMATIC ARCHWAY - PER ARCH
5. MAINTENANCE BLDG.
6. CLOCK TOWER - PER ARCH
7. SMALL PLAZA ALONG PEDESTRIAN PASEO W/ FOCAL TREE
8. TRASH ENCLOSURE
9. DOG PARK
10. TOT LOT
11. LITTLE PARK
12. BIKE RACK
13. PYLON SIGN (OFF-SITE)

CONCEPTUAL LANDSCAPE SITE PLAN

L1

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Pulhamus, License # 2782
(949) 644-9370 FAX (714) 210-5140

JOB NO.: 25-018
DATE: 12-09-25

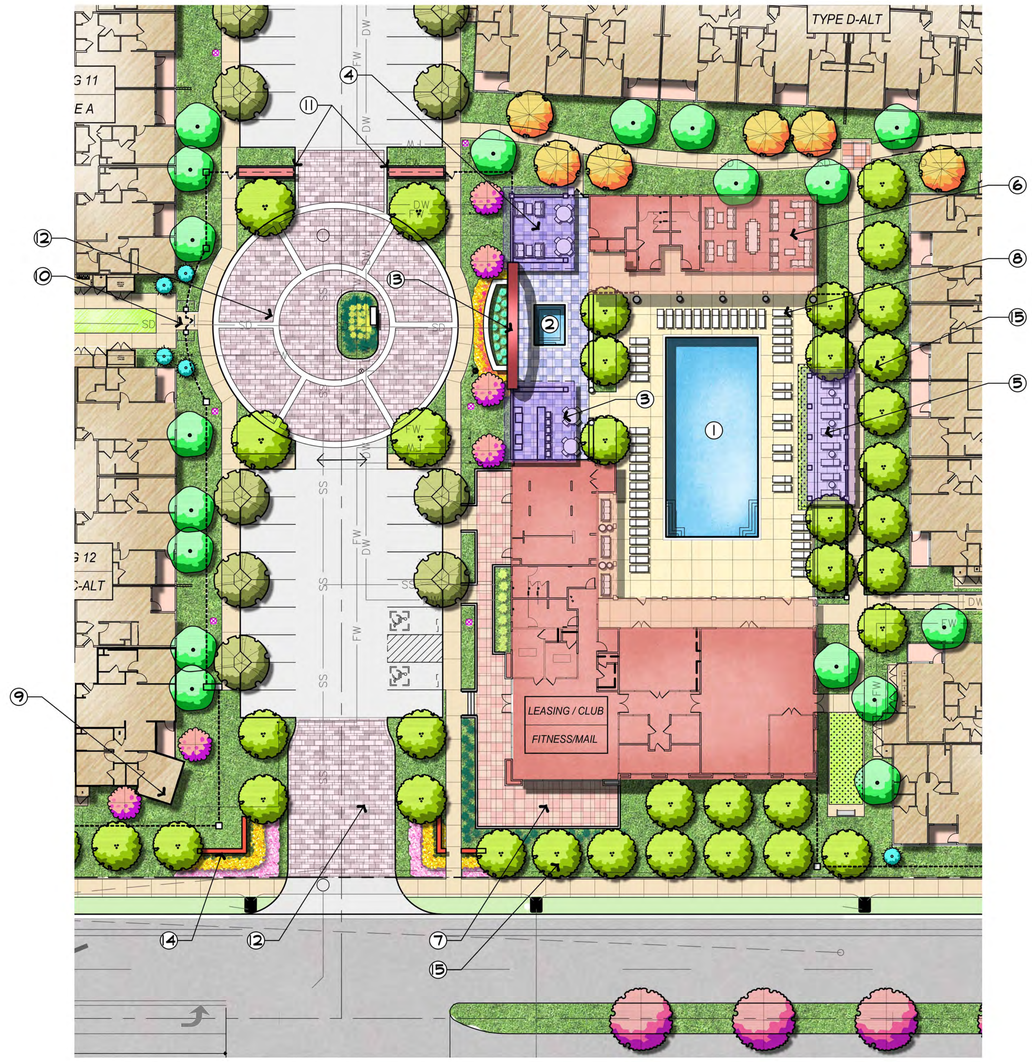
LEGEND

1. POOL
2. SPA
3. OUTDOOR KITCHEN AREA
   - BBQS
   - BAR HEIGHT SEATING
   - SHADE STRUCTURE
4. COVERED SEATING AREA
5. COVERED LOUNGE AREA
6. CABANA - PER ARCH
7. LEASING PLAZA
8. SUN DECK
9. CLOCK TOWER - PER ARCH
10. DECORATIVE PORTAL
11. ENTRY VEHICULAR GATE
12. ENHANCED PAVING AT ENTRY
13. THEMATIC ARCHWAY - PER ARCH
14. PROJECT I.D. SIGN WALL
15. OLIVE GROVE CONCEPT

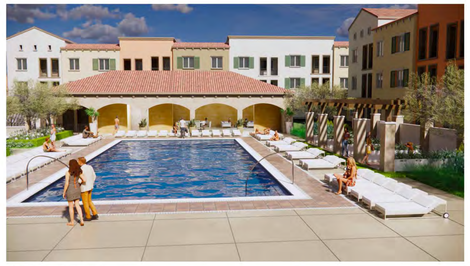
MAIN ENTRY

SPA AREA

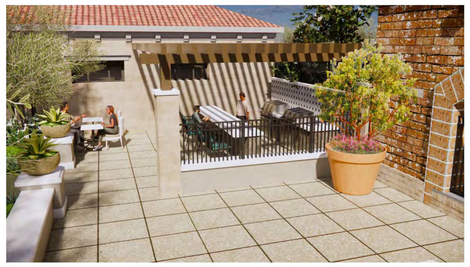
LEASING OFFICE/PLAZA



RECREATIONAL AREA



POOL AREA



OUTDOOR KITCHEN

YOGA AREA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

L2

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

SCALE 1"=20'

SITESCAPES
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3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
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(949) 644-3370 FAX (714) 210-3140

JOB NO.: 25-018
DATE: 12-09-25

DOG PARK & "LITTLE" PARK

DOG PARK & "LITTLE" PARK

RESIDENTIAL/COMMERCIAL PEDESTRIAN CONNCETION

GRAND PIAZZA & DOG PARK

LEGEND

1. GRAND PIAZZA W/ ENHANCED PAVING
2. CENTRAL FOUNTAIN ELEMENT W/ TRELLIS SHADE STRUCTURES
3. RAISED PLANTER W/ SPECIMEN TREE
4. SEATING AREA W/ SHADE STRUCTURE & DECORATIVE POTS
5. SUPERMARKET PAVING
6. ENHANCED RETAINING WALL
7. RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (3) THEMATIC ARCHES
8. BIG DOG PARK
   - DOG WASH STATION
   - PET WASTE STATIONS
   - PET DRINKING FOUNTAIN
   - TURF DOG RUN
9. LITTLE DOG WASH STATION
   - PET WASTE STATIONS
   - PET DRINKING FOUNTAIN
   - TURF DOG RUN
10. LITTLE PARK
    - BENCHES
    - OPEN TURF AREA
    - CORN HOLE ELEMENT
11. TRASH ENCLOSURE
12. CLOCK TOWER - PER ARCH
13. PEDESTRIAN PASEO W/ ENHANCED PAVING

GRAND PIAZZA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

L3

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

SCALE 1"=20'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fishman, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-018
DATE: 12-09-25

LEGEND

1. PEDESTRIAN PASEO
2. THEMATIC ARCHWAY - PER ARCH
3. OPEN TURF AREA
4. TOT LOT AREA
5. OUTDOOR KITCHEN
   - SHADE STRUCTURE
   - BARBECUE
   - SEATING
6. PLAZA SEATING AREA
7. THEMATIC OLIVE TREES
8. ENHANCED VEHICULAR PAVING
9. TRASH ENCLOSURE

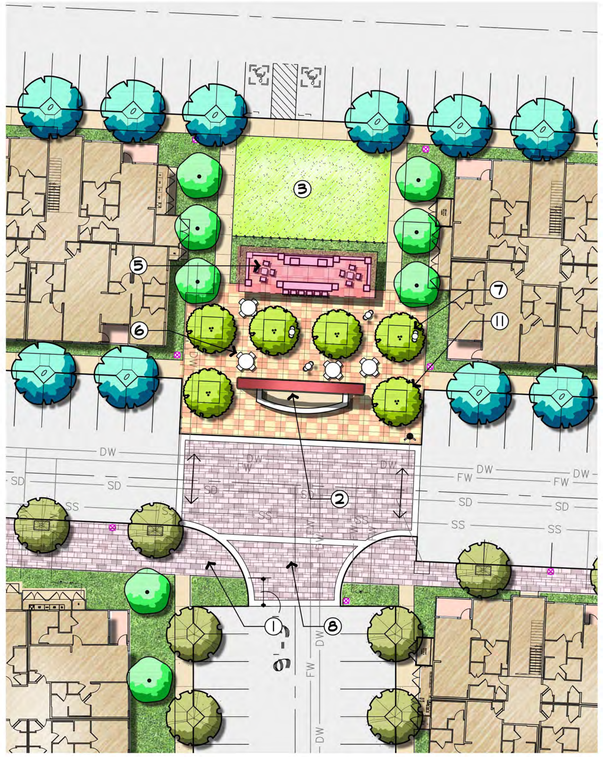
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
TREES				
	Olea europaea 'Swan Hill'	Olive Tree (Fruitless)	36" BOX	L
	Lophostemon conferta	Brisbane Box	24" BOX	M
	Brachychiton populneus	Bottle Tree	24" BOX	L
	Ulmus parvifolia	Evergreen Elm	24" BOX	L
	Podocarpus gracilior	Fern Pine	24" BOX	M
	Quercus ilex	Holly Oak	24" BOX	L
	Prunus caroliniana "Compacta"	Carolina Laurel Cherry	24" BOX	M
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	24" BOX	M
	Cedrus deodora	Deodor Cedar	36" BOX	M
	Platanus racemosa	California Sycamore	36" BOX	M
	Quercus agrifolia	Coast Live Oak	36" BOX	L
	Quercus lobata	Valley Oak	36" BOX	M
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	24" BOX	M
	Arbutus 'Marina'	Strawberry Tree	24" BOX	M
	Pinus pinea	Italian Stone Pine	24" BOX	L
	Platanus acerifolia	London Plane Tree	24" BOX	M
	Koelreuteria paniculata	Goldenrain Tree	24" BOX	M
	Lagerstroemia indica	Crape Myrtle	24" BOX	L
	Fraxinus velutina	Modesto Ash	24" BOX	M
	Street Tree per City Designation		24" BOX	-
SHRUBS				
	Abelia grandiflora 'Compacta'	Dwarf Abelia	5 Gal.	M
	Baccharis pilularis "Twin Peaks"	Coyote Brush	5 Gal.	L
	Bulbine frutescns	Bulbine	5 Gal.	L
	Calandrinia grandiflora	Rock Purslane	5 Gal.	L
	Dianella revoluta 'DR5000	Little Rev Flax Lily	5 Gal.	L
	Dianella tasmanica 'Silver Streak	Silver Streak Flax Lily	5 Gal.	M
	Elaeagnus pungens	Silver Berry	5 Gal.	L
	Feijoa sellowiana	Pineapple Guava	5 Gal.	M
	Gazania rigins	Clumping Gazania	1 Gal.	L
	Grevillea 'Noellii'	N.C.N.	5 Gal.	L
	Lippia nodiflora 'Kurapia S1'	Kurapia	Flats	L
	Lantana hybrids 'New Gold'	New Gold Lantana	5 Gal.	L
	Laurus nobilis	Bay Laurel	5 Gal.	L
	Ligustrum japonica	Privet	5 Gal.	M
	Magnolia grandiflora "Little Gem"	Littel Gem Magnolia	15 Gal.	M
	Moraea bicolor	Fortnight Lily	5 Gal.	M
	Muhlenbergia rigins	Deer Grass	1 Gal.	L
	Myoporum parvifolium "Putah Creek"	Myoporum	1 Gal.	L
	Olea europaea "Little Ollie"	Dwarf Olive	5 Gal.	L
	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	5 Gal.	L
	Podocarpus elongatis 'Monmal'	Icee Blue Yellow Wood	5 Gal.	M
	Prunus caroliniana "Bright n' Tight"	Carlina Cherry	5 Gal.	M
	Rhamnus californica "Little Sur"	Dwarf Coffeeberry	5 Gal.	L
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne	5 Gal.	M
	Rhaphiolepis indica 'Montic'	Indian Hawthorne	5 Gal.	M
	Rosmarinus off. 'Huntington Carpet'	Huntington Rosemary Carpet	5 Gal.	L
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	L
	Teucrium x. lucidrys	Germander	5 Gal.	L
	Trachelospermum asiaticum	Asian Jasmine	1 Gal.	M
	Westringia fruticosa 'WES05'	Mundi Coast Rosemary	5 Gal.	L
VINE ON TRELLIS				
	Distictis buccinatoria	Blood Red Trumpet Vine	5 Gal.	M
GROUND COVER				
	Sodded Turf	Marathon Ile		H

IRRIGATION NOTE

All landscape areas are to be irrigated with a state-of-the-art weather based system that meets the City of Fontana's water conservation ordinance 1895 (MWELO).

PASEO WITH TOT LOT



OUTDOOR ENTERTAINMENT AREA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN

L4

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

SCALE 1"=20'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fulhorman, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-018
DATE: 12-09-25

LEGEND

STUCCO THEME WALL
See Detail 3, Sheet L5

18" SQ. STUCCO PILASTER
See Detail 2, Sheet L5

GLASS FENCE
See Detail 4, Sheet L5

STONE THEME WALL
@ CLUBHOUSE
See Detail 7, Sheet L5

6' TUBULAR STEEL EFENCE
See Detail 5, Sheet L5

PERIMETER WALL
See Detail 1, Sheet L5

6' DOG PARK FENCE
See Detail 6, Sheet L5

PRIMARY AND SECONDARY
VEHICULAR ENTRY GATES
See Detail 11, Sheet L5

STONE SEAT WALL
@ POOL AREA & PIAZZA
See Detail 8, Sheet L5

STUCCO RETAINING WALL
See Detail 9, Sheet L5

LOW STUCCO RETAINING WALL
(24"-32" HT.)
See Detail 9, Sheet L5

STUCCO RETAINING WALL
W/ GUARDRAIL
See Detail 10, Sheet L5

PEDESTRIAN ACCESS T.S. GATE

PEDESTRIAN ACCESS GLASS GATE

L5

FENCE AND WALL PLAN

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

FONTANA, CALIFORNIA

SCALE
1"=40'

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(949) 644-9370 FAX (714) 210-3140

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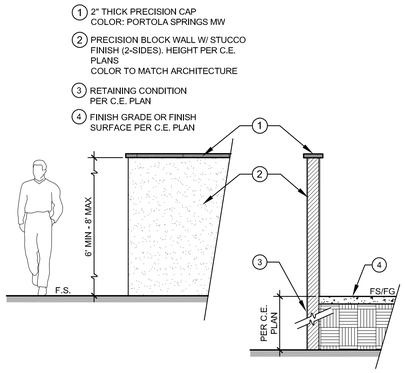
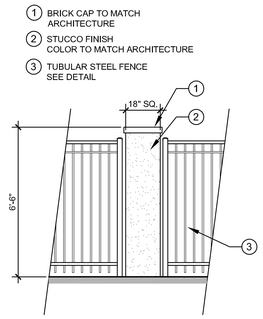
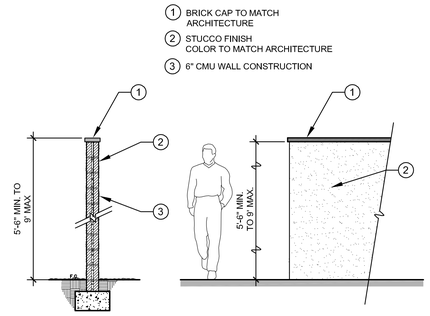


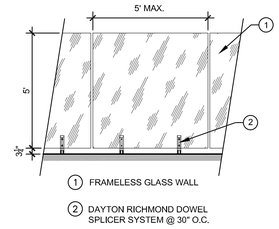
1 PERIMETER WALL



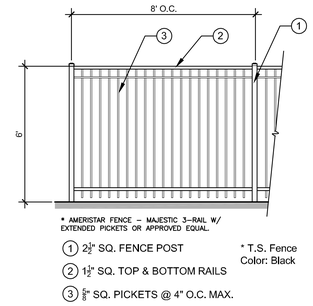
2 18" SQ. STUCCO PILASTER



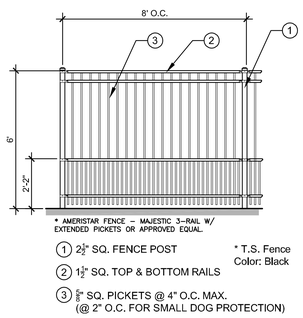
3 STUCCO THEME WALL



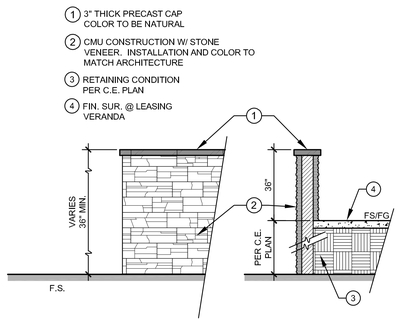
4 GLASS FENCE @ POOL AREA



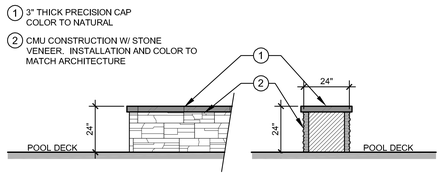
5 6' TUBULAR STEEL FENCE



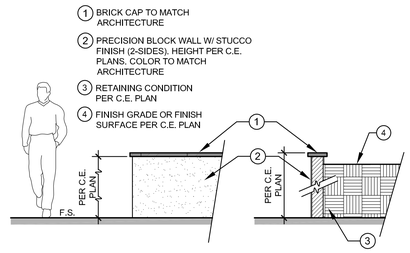
6 6' DOG PARK FENCE



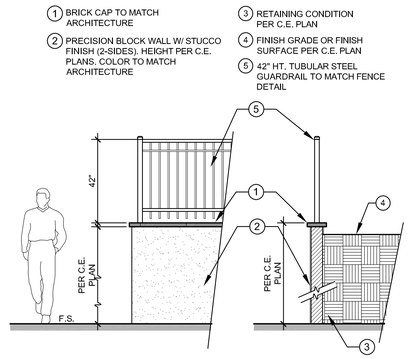
7 STONE THEME WALL @ CLUBHOUSE



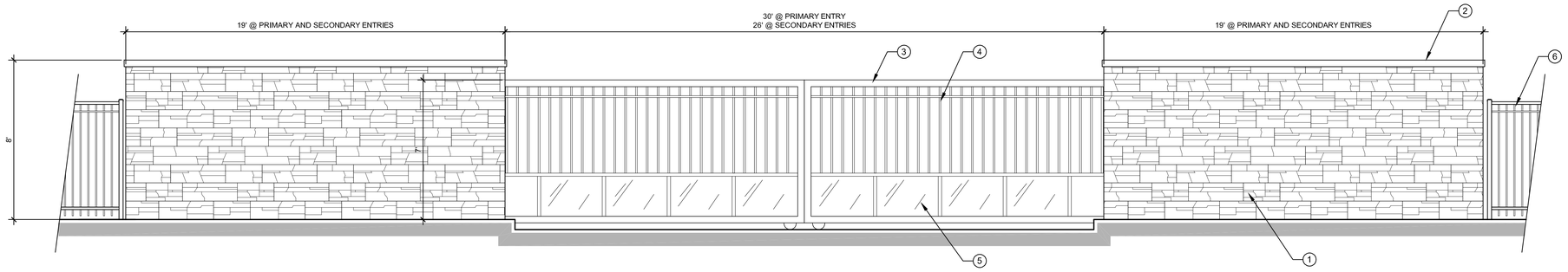
8 STONE SEAT WALL @ POOL AREA



9 STUCCO RETAINING WALL



10 STUCCO RETAINING WALL W/ GUARDRAIL



1 CMU CONSTRUCTION W/ STONE VENEER. INSTALLATION AND COLOR TO MATCH ARCHITECTURE
2 4" THICK PRECAST CAP COLOR TO BE NATURAL
3 2x4 TUBULAR STEEL GATE FRAME
4 5/8" SQ. PICKETS @ 6" O.C.
5 3/4" SOLID PANELS @ BASE OG GATE
6 TUBULAR STEEL FENCE SEE DETAIL

GATE COLOR TO BE 'BLACK'

11 PRIMARY & SECONDARY ENTRY GATES

FENCE AND WALL DETAILS

L6

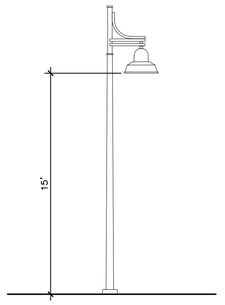
The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Apartments

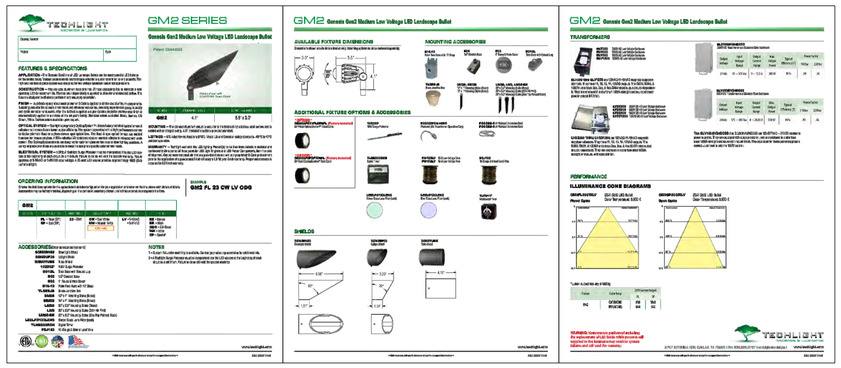
FONTANA, CALIFORNIA

SITESCAPES
Landscape Architecture & Planning
3180-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fuhrman, License # 2792
(949) 646-9570 FAX (714) 210-3140

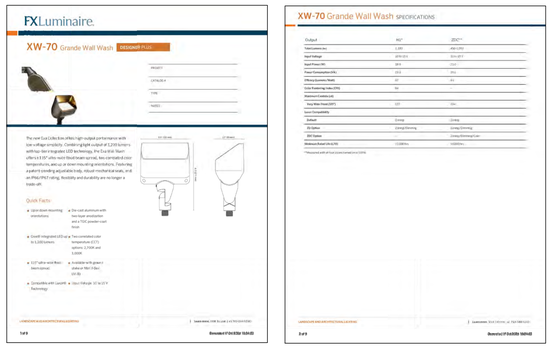
JOB NO.: 25-018
DATE: 12-09-25



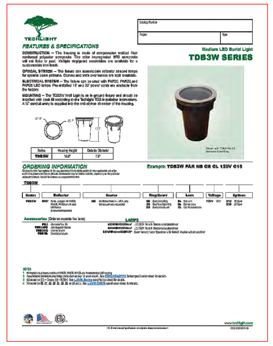
DECORATIVE POLE LIGHT FIXTURE
Deziner Series A DS10T Tiered on 17' H pole
by US Architectural Lighting or equal (Dark Bronze)



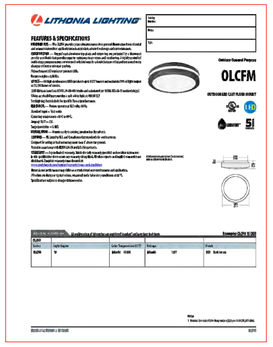
TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (Dark Bronze)



WALL UPLIGHT
XW-70 Wall Wash Light by FX Luminaire or equal



IN-GROUND UPLIGHT
TDB3W Medium PAR Burial Light by Techlight or equal



DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal

LIGHTING LEGEND

- DECORATIVE POLE LIGHT FIXTURE
  Deziner Series A DS-A Angeled on 17' H pole
  by US Architectural Lighting or equal (DARK BRONZE)
- TREE/WALL UPLIGHT
  GM2-LV by Techlight or equal (DARK BRONZE)
- WALL WASH UPLIGHT
  XW-70 Wall Wash Light by FX Luminaire or equal
- DOWNLIGHT IN OVERHEADS
  OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
- IN-GROUND UPLIGHT
  TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

NOTE:
THIS LIGHTING PLAN IS FOR REFERENCE PURPOSES ONLY. PLEASE SEE ELECTRICAL ENGINEER'S PLANS FOR SPECIFIC LIGHTING INFORMATION. FIXTURES SELECTED MAY BE REPLACED WITH EQUALS

CONCEPTUAL LIGHTING SPECIFICATIONS

L7

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

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LIGHTING LEGEND

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LOCATION & SPECS PER ARCHITECT'S PLAN

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CONCEPTUAL LIGHTING PLAN

L8

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Ventana PA-4 Apartments

FONTANA, CALIFORNIA

SCALE 1"=20'

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Richard Fulhamus, License # 3782
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JOB NO.: 25-018
DATE: 12-09-25

LIGHTING LEGEND

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- DOWNLIGHT IN OVERHEADS
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  TDB3W Medium PAR Burial Light by Techlight or equal

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CONCEPTUAL LIGHTING PLAN

L9

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SCALE 1"=20'

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JOB NO.: 25-018
DATE: 10-16-25

LIGHTING LEGEND

- DECORATIVE POLE LIGHT FIXTURE
  Deziner Series A DS-A Angeled on 17' H pole
  by US Architectural Lighting or equal (DARK BRONZE)
- TREE/WALL UPLIGHT
  GM2-LV by Techlight or equal (DARK BRONZE)
- WALL WASH UPLIGHT
  XW-70 Wall Wash Light by FX Luminaire or equal
- DOWNLIGHT IN OVERHEADS
  OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal
- IN-GROUND UPLIGHT
  TDB3W Medium PAR Burial Light by Techlight or equal

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPEC'S PER ARCHITECT'S PLAN

NOTE:
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CONCEPTUAL LIGHTING PLAN

L10

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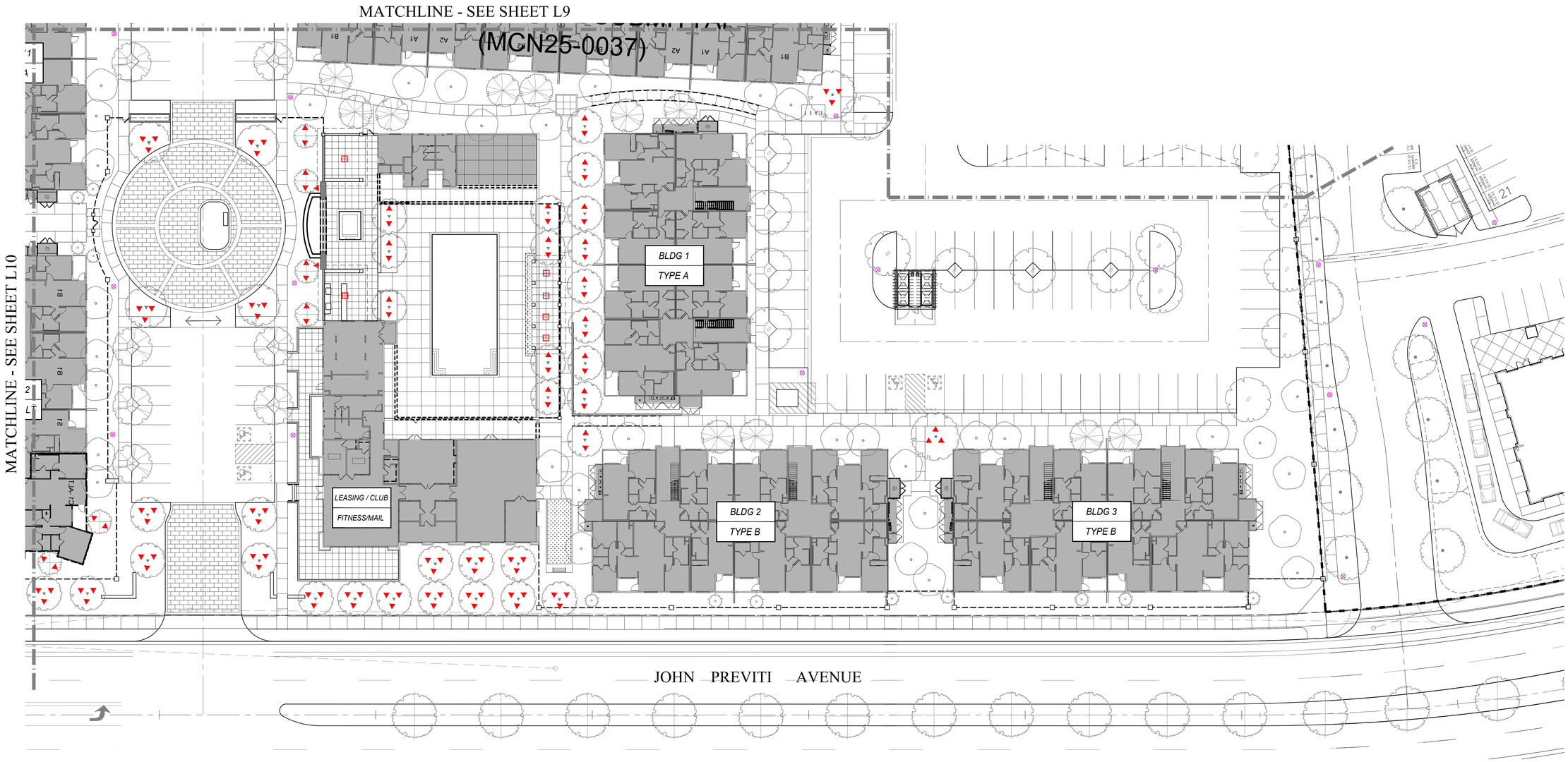
JOB NO.: 25-018
DATE: 10-16-25



LIGHTING LEGEND

- DECORATIVE POLE LIGHT FIXTURE
  Deziner Series A DS-A Angeled on 17' H pole
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* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

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CONCEPTUAL LIGHTING PLAN

L11

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