

ADDRESS: 14335 FOOTHILL BLVD.
 LEGAL DESC: LOT 148 & POR OF LOT 147, TR. 2102, BK 31, PG 11-15
 A.P.N. 0230-051-01, 02, -03
 SITE AREA: 2.30 AC (100,266 S.F.) NET
 EXISTING USE: VACANT LAND
 LAND USE CAT: WXMU-1 WALKABLE MIXED USE CORRIDOR
 ZONING: FBC - FORM BASED CODE (ARTICLE III)
 DISTRICT: ROUTE 66 GATEWAY (SEC. 30-369)
 BLDG. TYPE: ROWHOUSE - 3 STORY (SEC. 30-374)
 FRONTAGE: PORCH TYPE (SEC. 30-381)
 PEDESTRIAN: PRIMARY STREET ENTRANCE (FOOTHILL)
 STYLE: MEDITERRANEAN (SEC. 30.394 & 30-396)

	PROPOSED	ALLOWED	ZONING
LAND USE:	MULTIPLE FAMILY	MULTIPLE-FAMILY	TABLE 30-359A
DWELLINGS:	59 UNITS	89 UNITS	
DENSITY:	25.65 DU/AC	18-39 DU/AC	SEC. 30-369
FRONTAGE COVER:	67.8%	50% MIN.	
BLDG. HT.	37'	24' - 40'	
1ST STORY HT.	10'-4" (TOWNHOME)	12' MIN (RETAIL)	
UPPER STORY HT.	10'-4"	10' MIN.	
# OF STORIES	3	2-3	
WIDTH/UNIT	21' (@ FRONTAGE)	18' - 36'	
FRONT SETBACK	10' (FOOTHILL)	0' - 10'	
STREET SIDE	7.0' (ALMOND)	0' - 5'	
INTERIOR SIDE	6.7'	0'	
REAR SETBACK	13.0'	5'	
MIN. LOT WIDTH	300'	75' - 150'	
MIN. LOT DEPTH	270'	80' - 150'	

PLAN SUMMARY				PRIV.
QTY	UNIT	TYPE	AREA	BALC.
7	PLAN 1	2BD/DEN	1,000 S.F.	71 S.F.
8	PLAN 2A	2BD	1,200 S.F.	73 S.F.
7	PLAN 2B	2BD	1,200 S.F.	73 S.F.
16	PLAN 3	3 BD	1,317 S.F.	88 S.F.
12	PLAN 4	3BD/DEN	1,564 S.F.	72 S.F.
9	PLAN 5	3BD	1,602 S.F.	72 S.F.

BUILDING SUMMARY			
QTY	TYPE	UNITS	MIX
3	BLDG A	7	PL 1 - PL 2 - PL 4 - PL 3 - PL 3 - PL 3
2	BLDG B	4	PL 1 - PL 2 - PL 5 - PL 5
2	BLDG C	5	PL 1 - PL 2 - PL 5 - PL 3 - PL 3
4	BLDG D	5	PL 2 - PL 4 - PL 4 - PL 4 - PL 2

OPEN SPACE	PROVIDED	REQUIRED
PRIVATE (BALC.)	4,512 S.F.	3,776 S.F.
PRIVATE/UNIT:	76 S.F.	64 S.F.

(8' MIN. EA. DIM.)

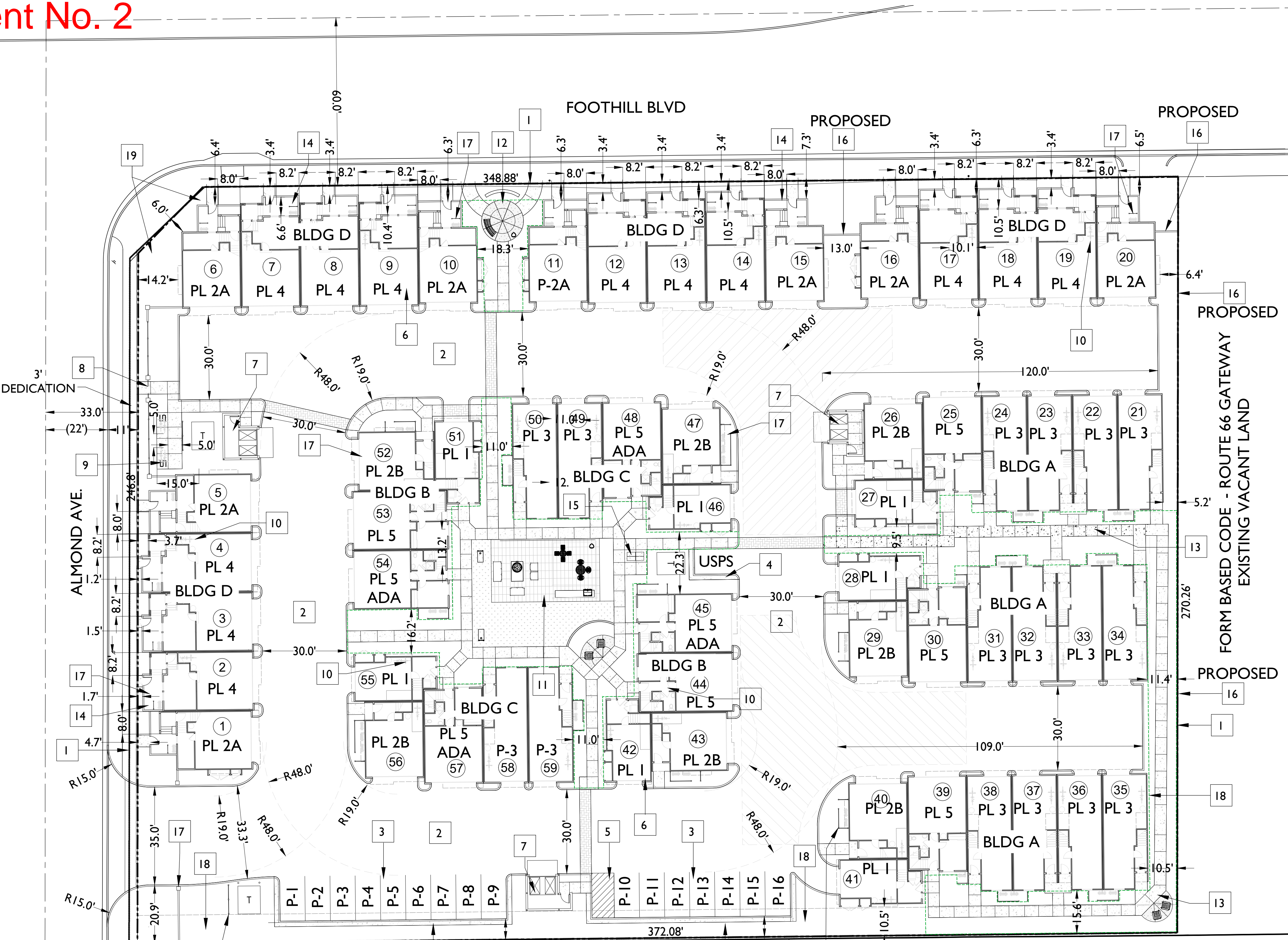
AMENITIES:

- PRIMARY PEDESTRIAN PLAZA (FOOTHILL)
- SECONDARY PEDESTRIAN GATEWAY (ALMOND)
- CENTRAL COMMON RECREATION AREA
- FIRE TABLE SEATING AREA
- TURFED PLAY AREA
- SHADE STRUCTURE W/ BBQ & PICNIC TABLES
- SECONDARY SEATING NODES

PARKING SUMMARY		
59 UNITS @ 1.5 ST/U = 89 STALLS REQ'D (ENCLOSED, COVERED OR OPEN)		
GARAGE STALLS PROVIDED	111	
OPEN GUEST STALLS PROVIDED	16	
USPS STALL PROVIDED	1	
TOTAL	128 (2.17 ST/U)	

	PROVIDED	REQUIRED
SHORT TERM BICYCLES (20% @ 1 PER 4 UNITS)	4 BIKES	3 BIKES
LONG TERM BICYCLES (80% @ 1 PER 4 UNITS)	42 BIKES	12 BIKES

LOT COVERAGE		
SITE AREA	100,266 S.F.	100%
DRIVES/PARKING	35,544 S.F.	35.4%
BUILDINGS	37,904 S.F.	37.8%
LANDSCAPE AREA	26,818 S.F.	26.8%
COMMON AREA REQUIRED	5,014 S.F. (5% OF SITE AREA)	
COMMON AREA PROVIDED	10,604 S.F. 10.57%	



- SITE PLAN KEYNOTES**
- 1 REC AREA - SEE LANDSCAPE PLANS FOR AMENITIES
 - 2 PROJECT ENTRY PLAZA - SEE LANDSCAPE PLANS
 - 3 RESIDENT COURTYARD - SEE LANDSCAPE PLANS
 - 4 PORCH FRONTAGE (SEC. 30-381) W/ PRIVATE YARD SEE SHT. A-7
 - 5 COMMUNITY MAILBOXES
 - 6 6' MAX. HT. STUCCO O/ C.M.U. WALL (SEE NOTE FOR EXISTING/PROPOSED)
 - 7 AC CONDENSER/TRANSFORMER SCREEN - SEE SHT. A-10
 - 8 UTILITY EASEMENT
 - 9 DECORATIVE CORNER STATEMENT PER CITY REQMTS
 - 10 PROPERTY LINE W/ 3' DEDICATION AT ALMOND
 - 11 30' WIDE FIRE LANE W/ 19' & 48' RADII
 - 12 OPEN PARKING STALL (9' X 17'+2' O.H.) W/ DOUBLE STRIPING PER CITY OF FONTANA REQUIREMENTS
 - 13 24" WIDE STEP OUT CURB AT PARKING
 - 14 ADA VAN STALL W/ 8' STRIPING
 - 15 3-STORY TOWNHOME BUILDING, TYP.
 - 16 TRASH ENCLOSURE - SEE SHEET A-10
 - 17 36" TUBE STEEL O/ 30" HIGH STUCCO WALL
 - 18 SHORT TERM BIKE RACKS - 4 TOTAL
 - 19 LONG TERM BIKE STORAGE IN GARAGES @ PLANS 1, 2B, 3 AND 4

ALMOND ELEMENTARY SCHOOL

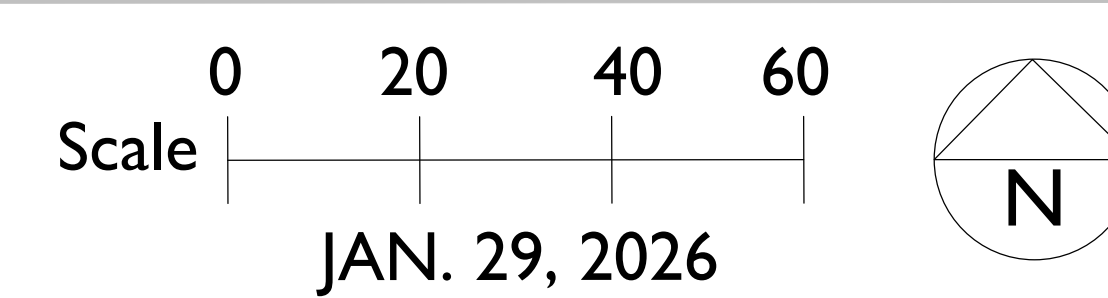
FORM BASED CODE - ROUTE 66 GATEWAY EXISTING 1 STORY HOMES

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LANTANA AT ROUTE 66

PROJECT SITE PLAN

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SP



VIEW FROM INTERNAL DRIVE



VIEW AT CORNER OF FOOTHILL AND ALMOND



VIEW ALONG FOOTHILL FROM NORTHEAST



VIEW OF INTERIOR COMMON AREA



VIEW OF ALMOND FRONTAGE



VIEW ALONG FOOTHILL AT PEDESTRIAN PLAZA

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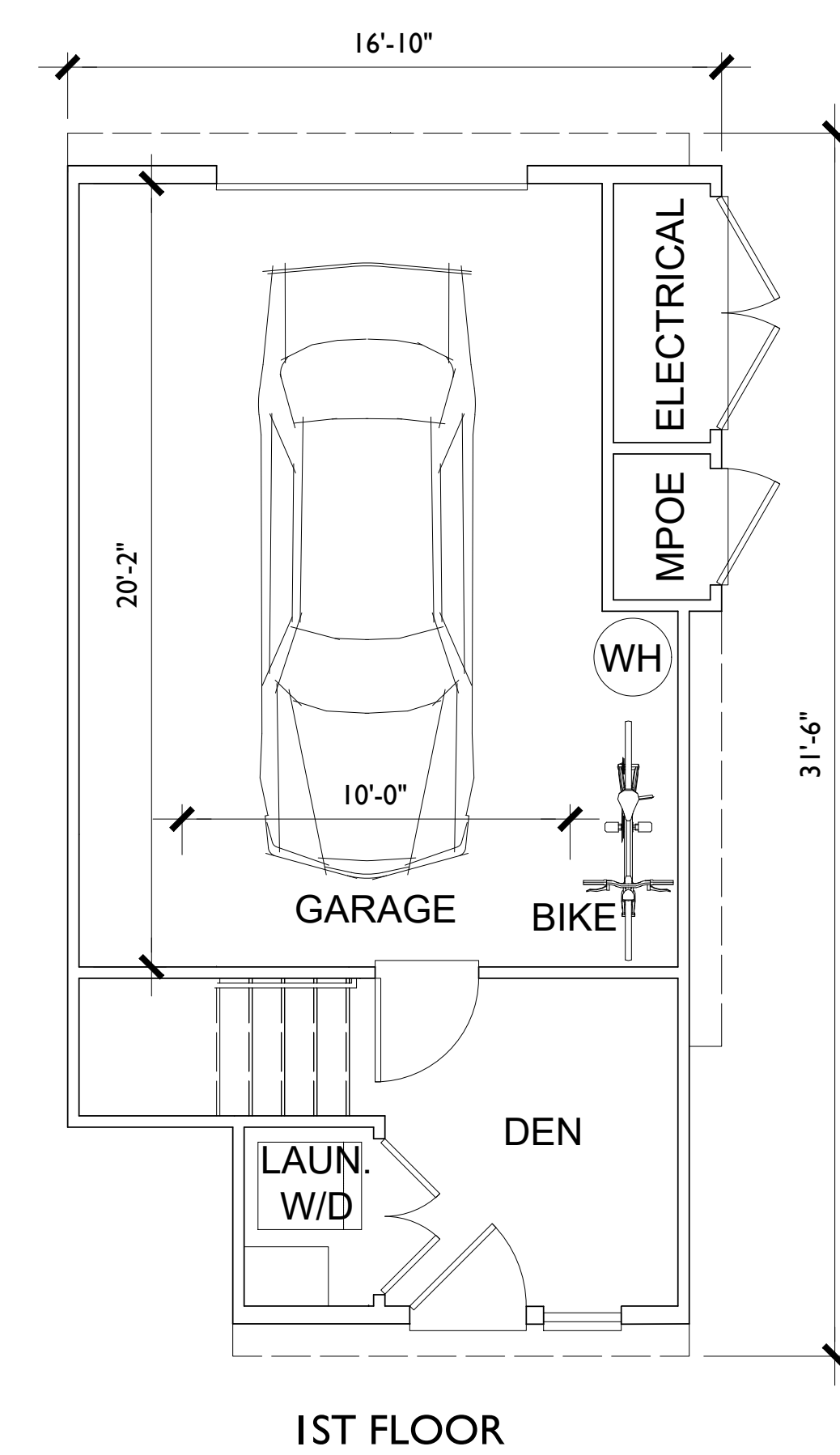
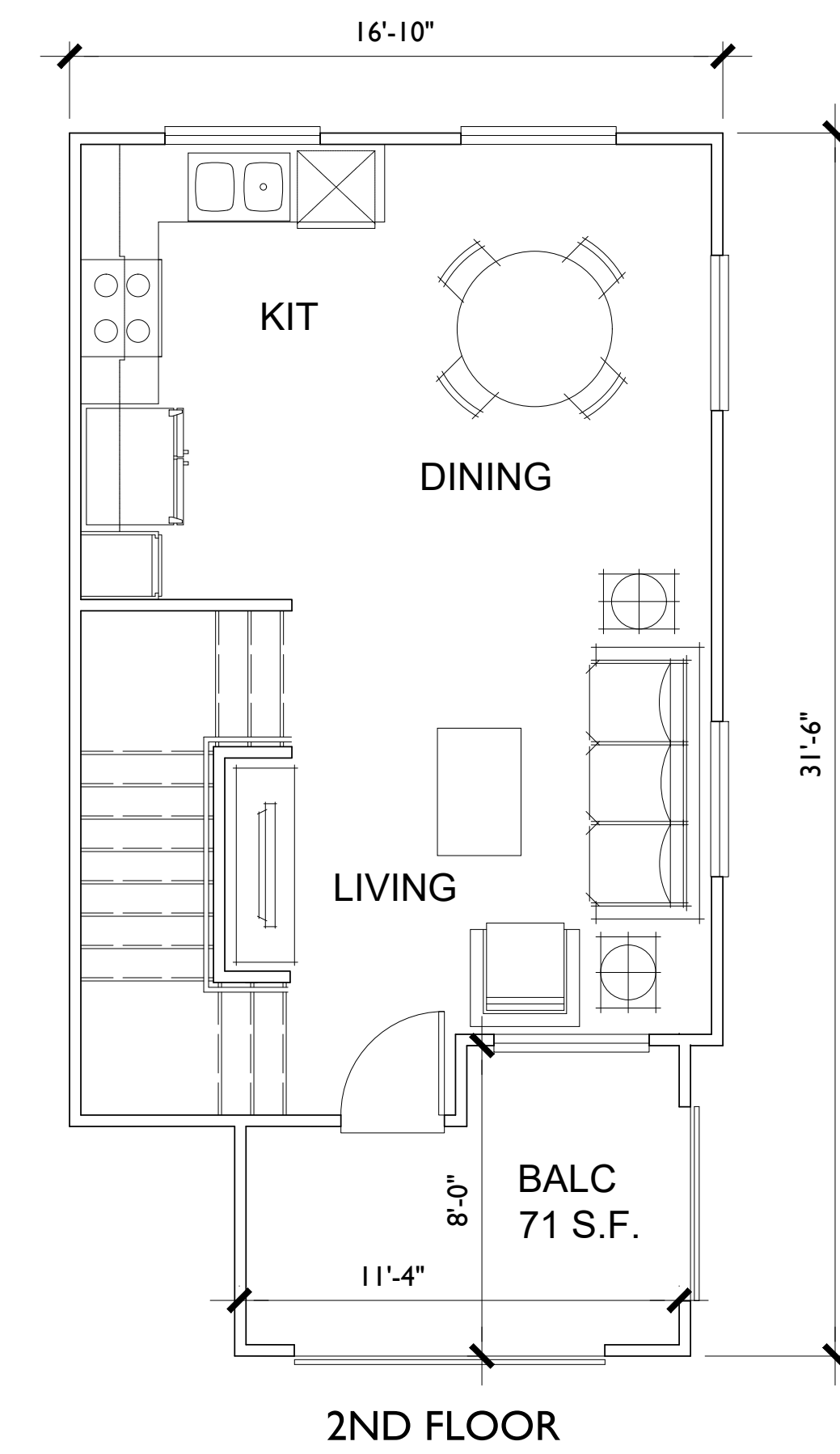
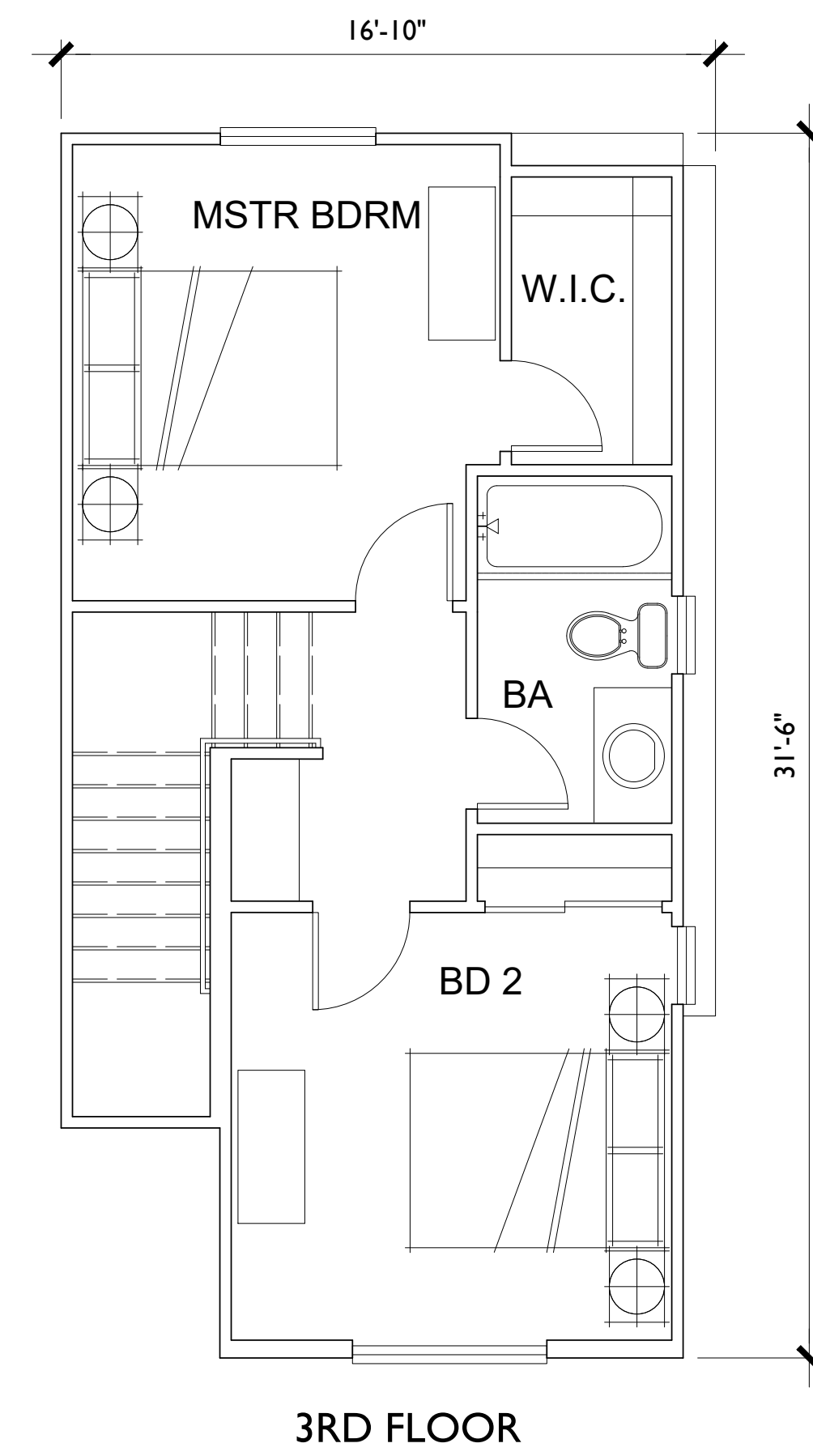
LANTANA AT ROUTE 66

Scale | NTS
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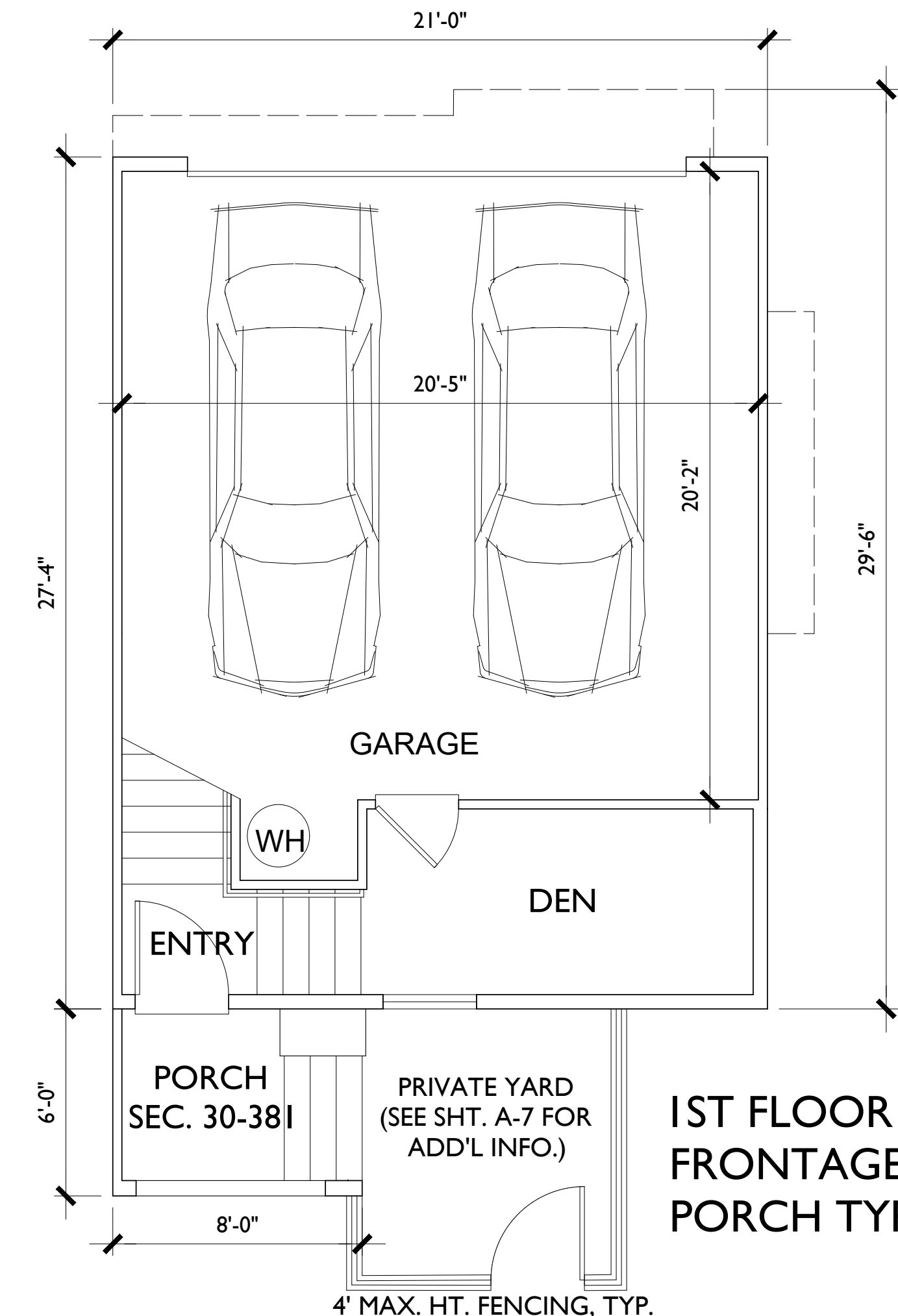
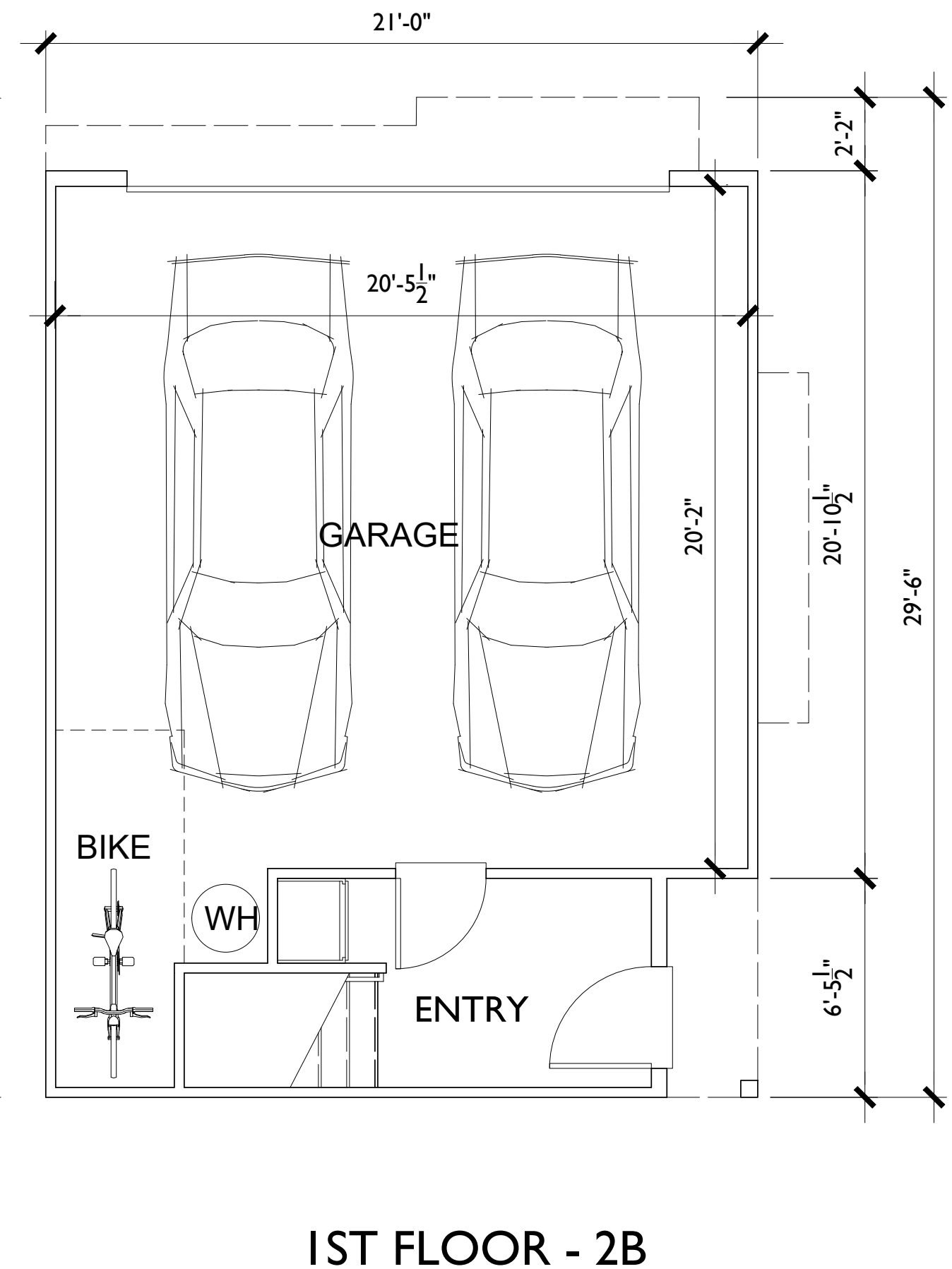
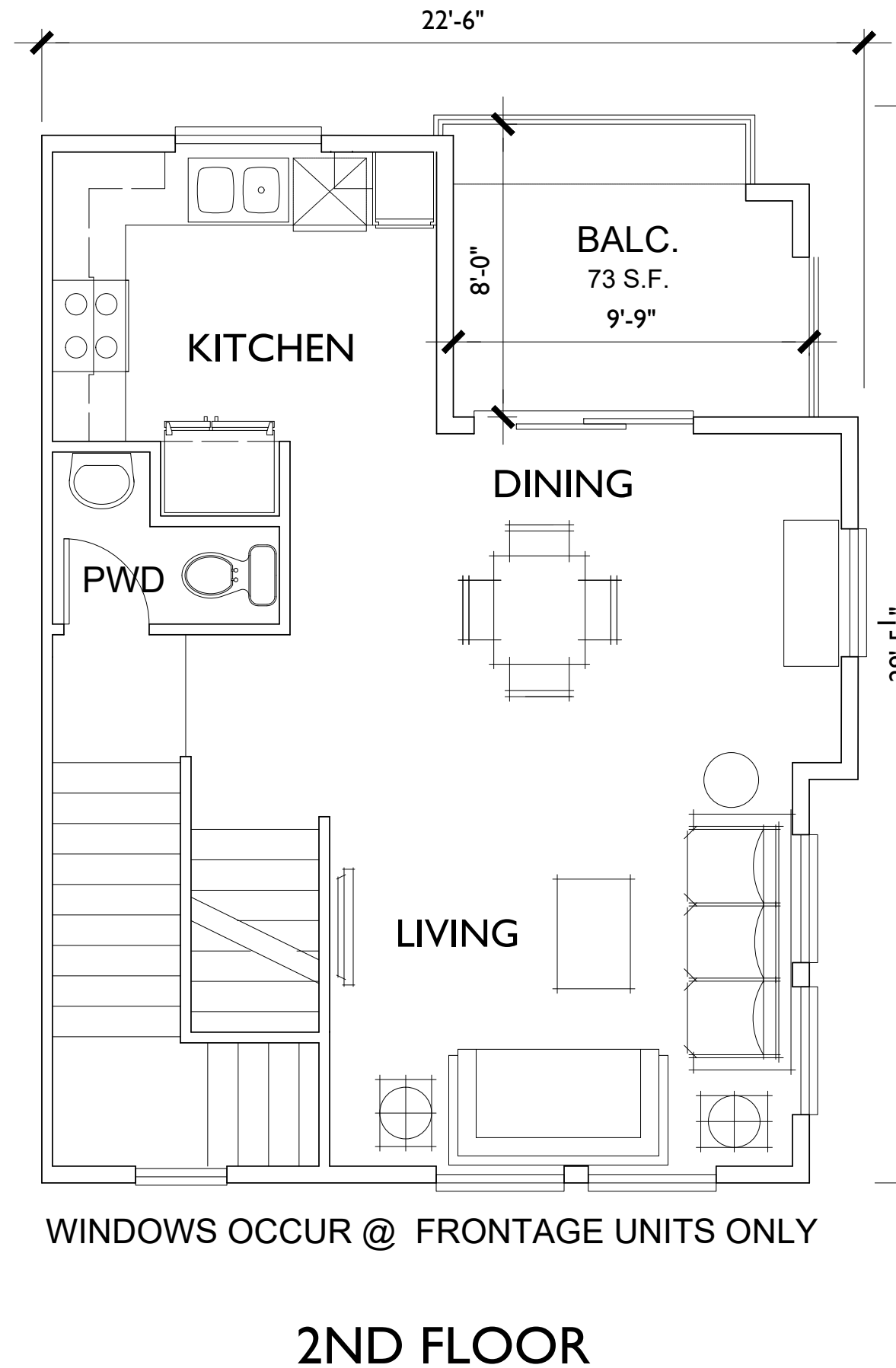
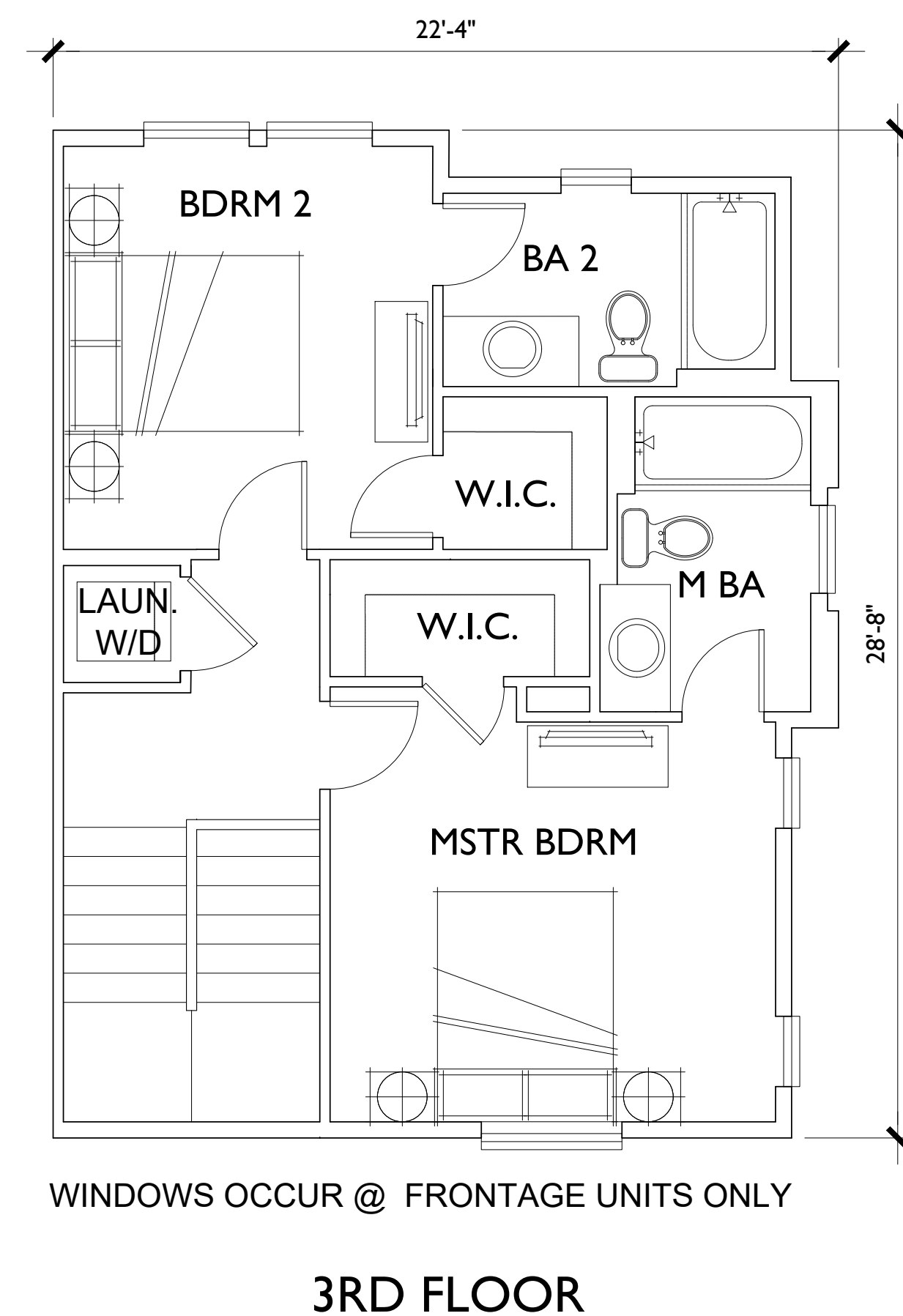
PERSPECTIVES



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PLAN 1: 2BD/1BA
 1,007 S.F. GROSS
 BALCONY- 71 S.F.
 GARAGE- 314 S.F.



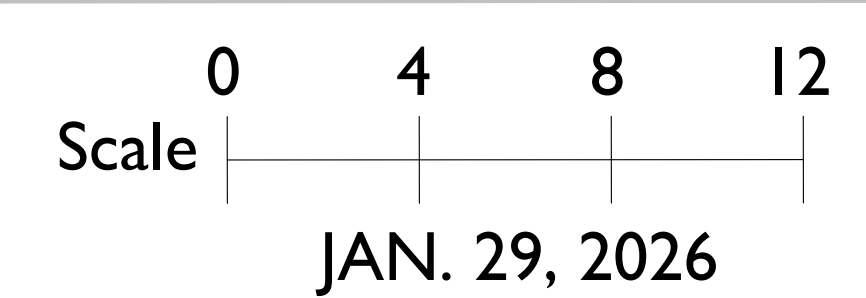
PLAN 2A/2B: 2BD/2.5BA
 1,200 S.F. GROSS
 BALCONY- 73 S.F.
 GARAGE- 467 S.F.

1ST FLOOR - 2A
 FRONTAGE UNITS AT FOOTHILL & ALMOND
 PORCH TYPE (8' WIDE X 6' DEEP X 12' HIGH)

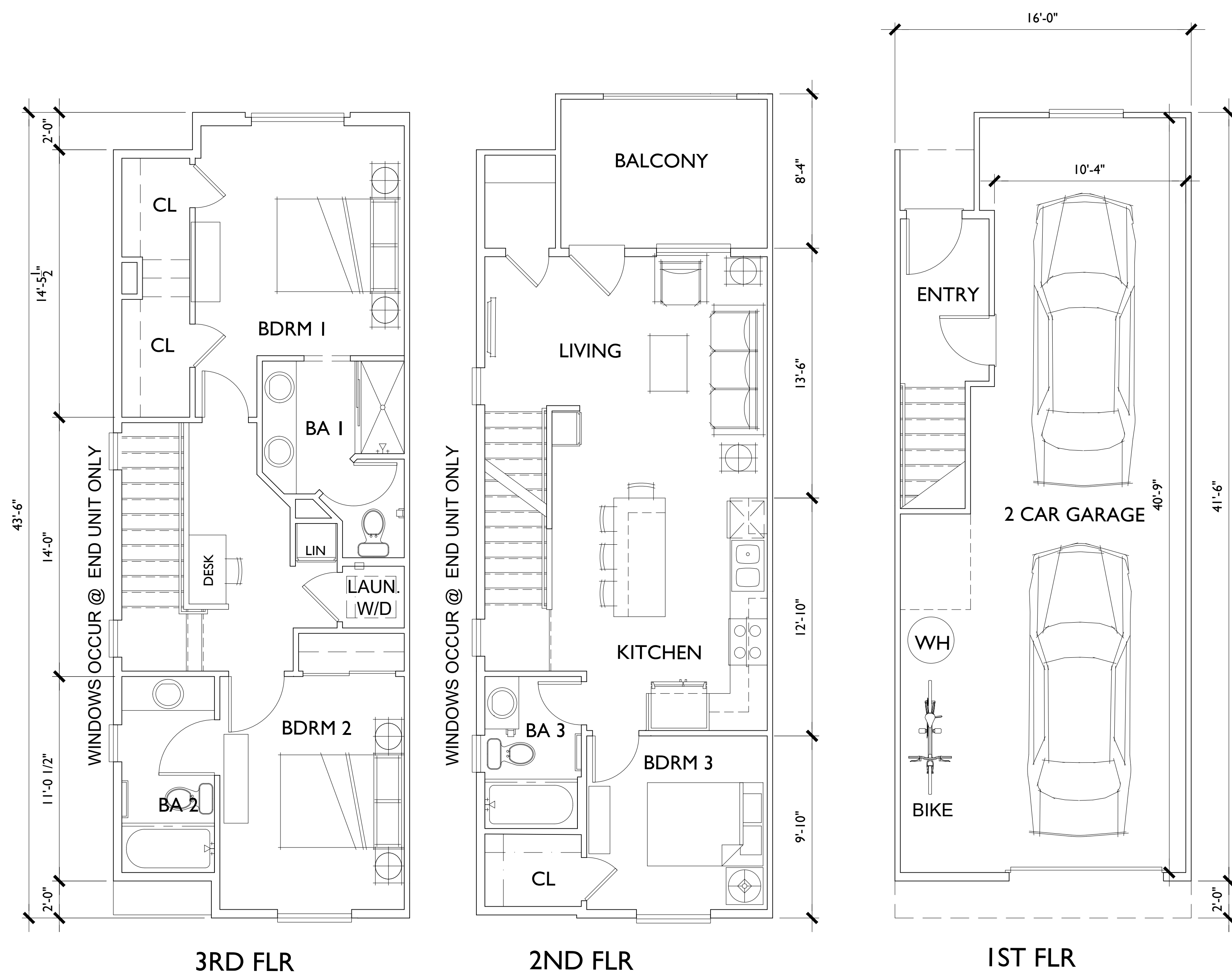
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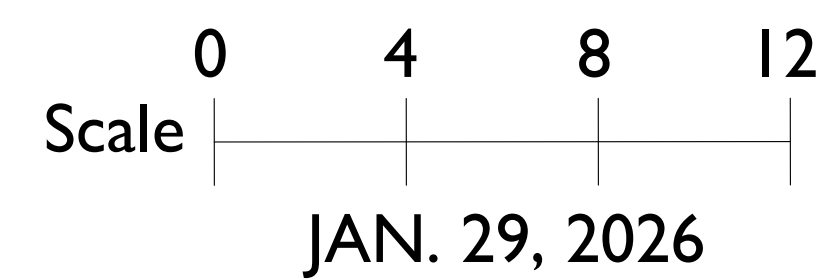
PLAN 3: 3BD/3BA
 1,317 S.F. GROSS
 BALCONY- 90 S.F.
 GARAGE- 562 S.F.

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UNIT PLAN 3

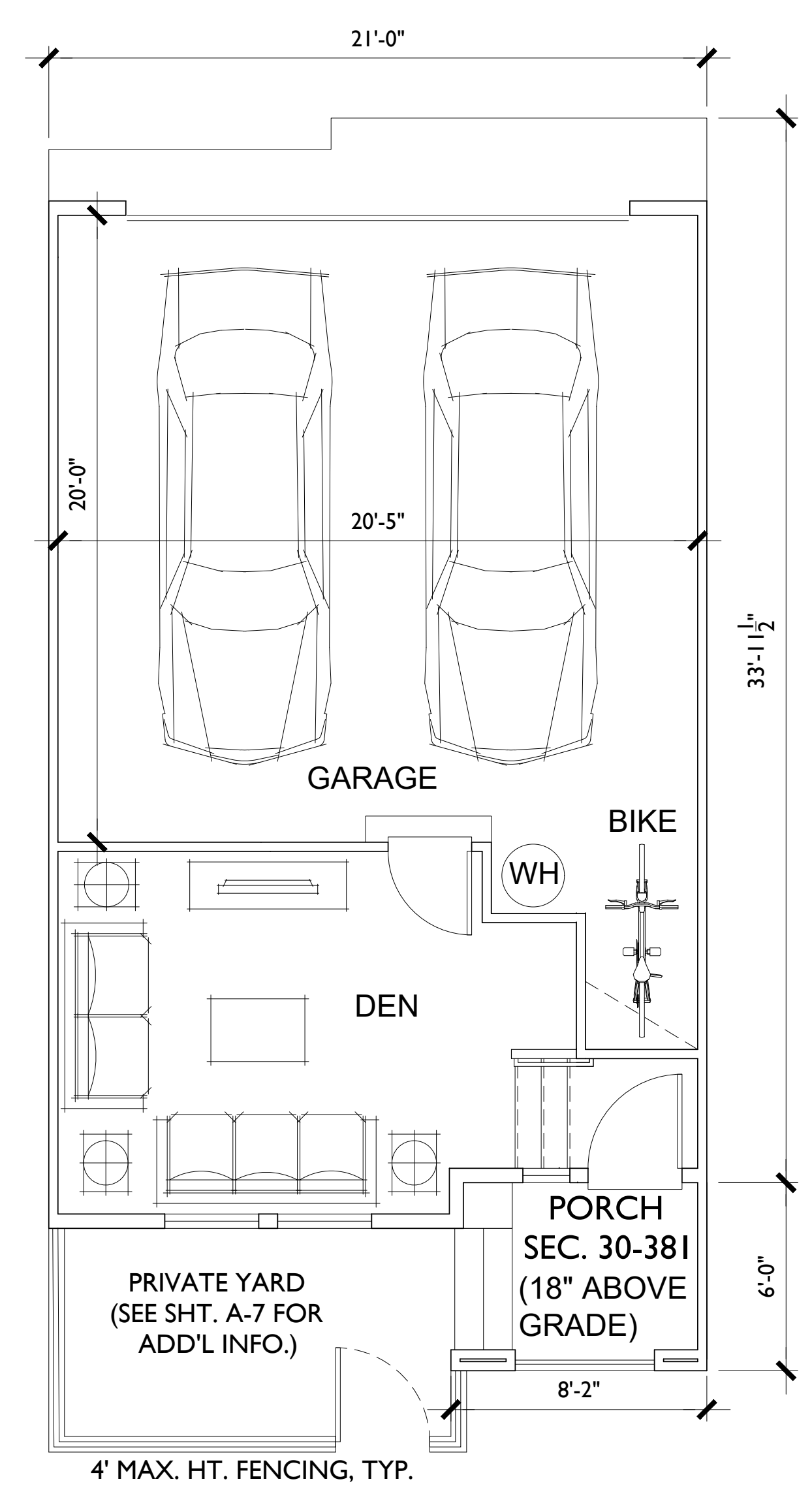
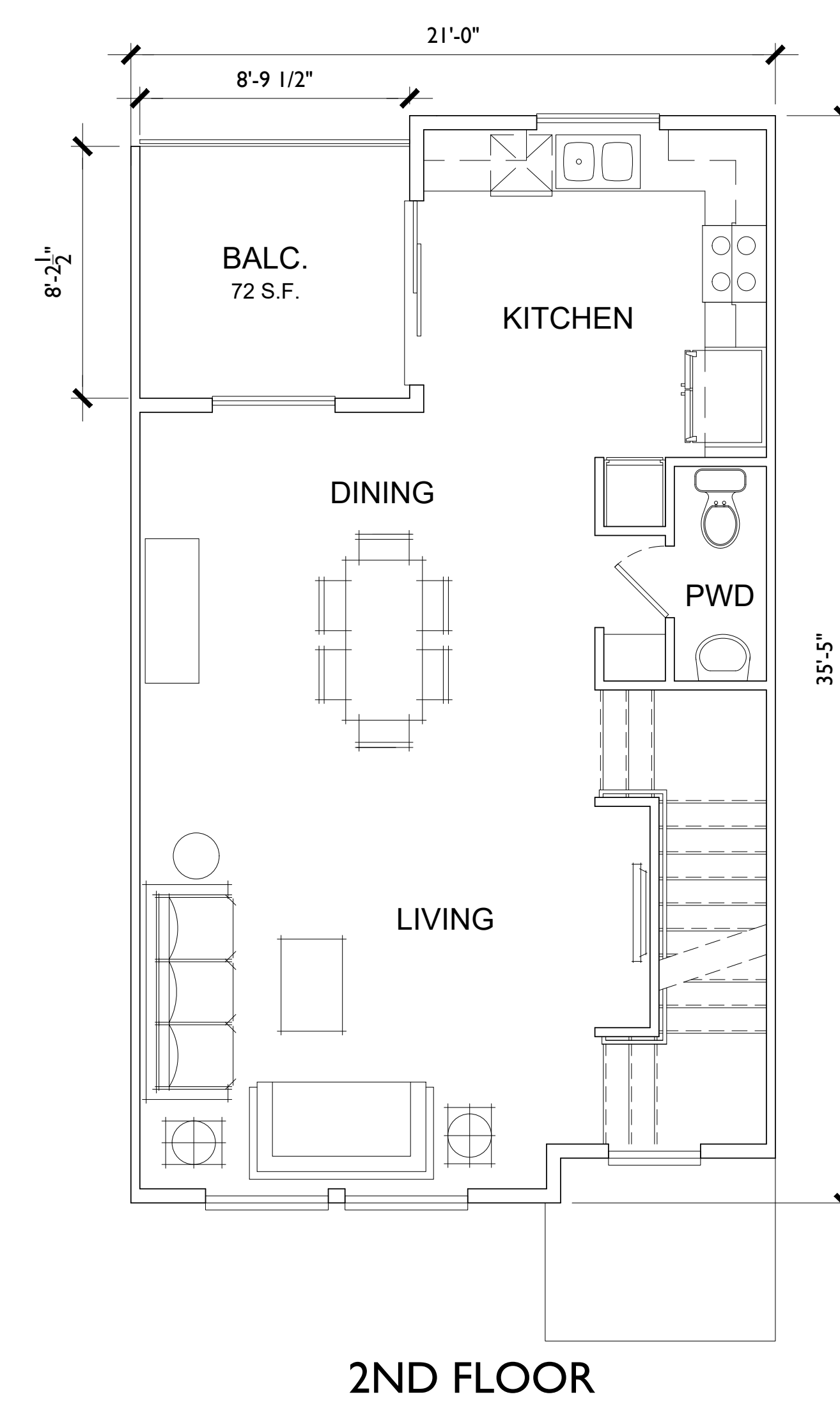
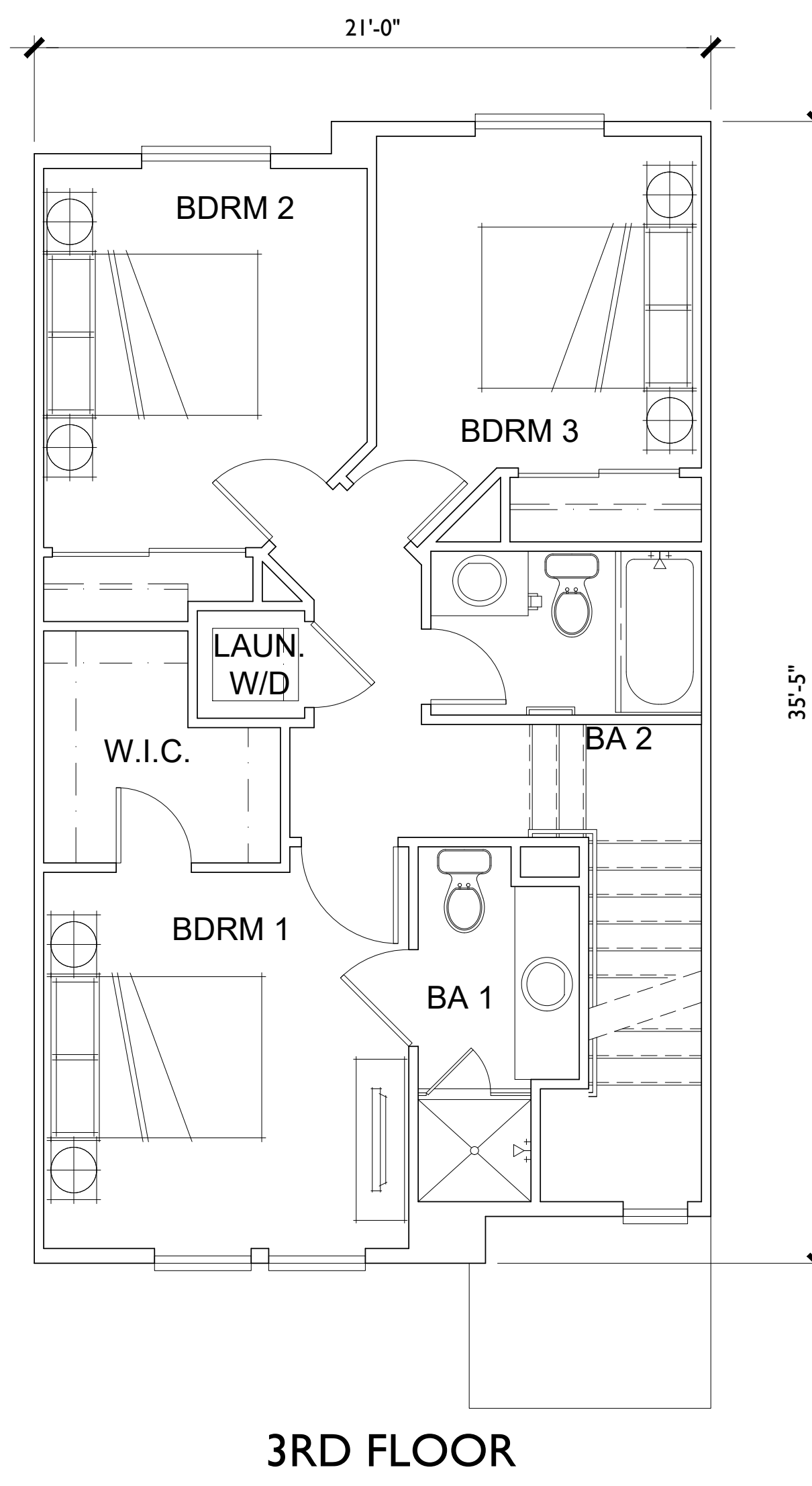
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A-3



PLAN 4: 3BD/2.5BA
 1,564 S.F. GROSS
 BALCONY- 72 S.F.
 GARAGE- 445 S.F.

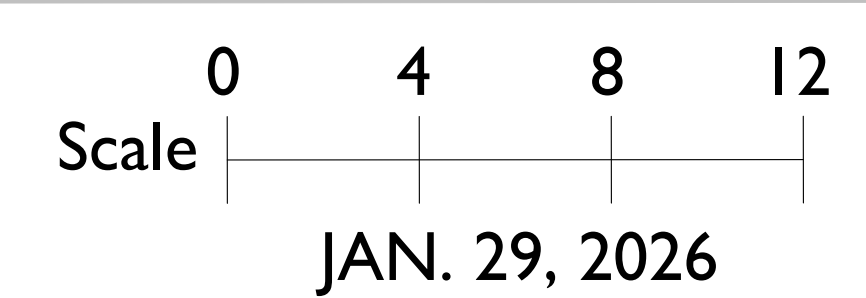
FRONTAGE UNITS AT FOOTHILL AND ALMOND
 PORCH TYPE (8' WIDE X 6' DEEP X 12' HIGH)

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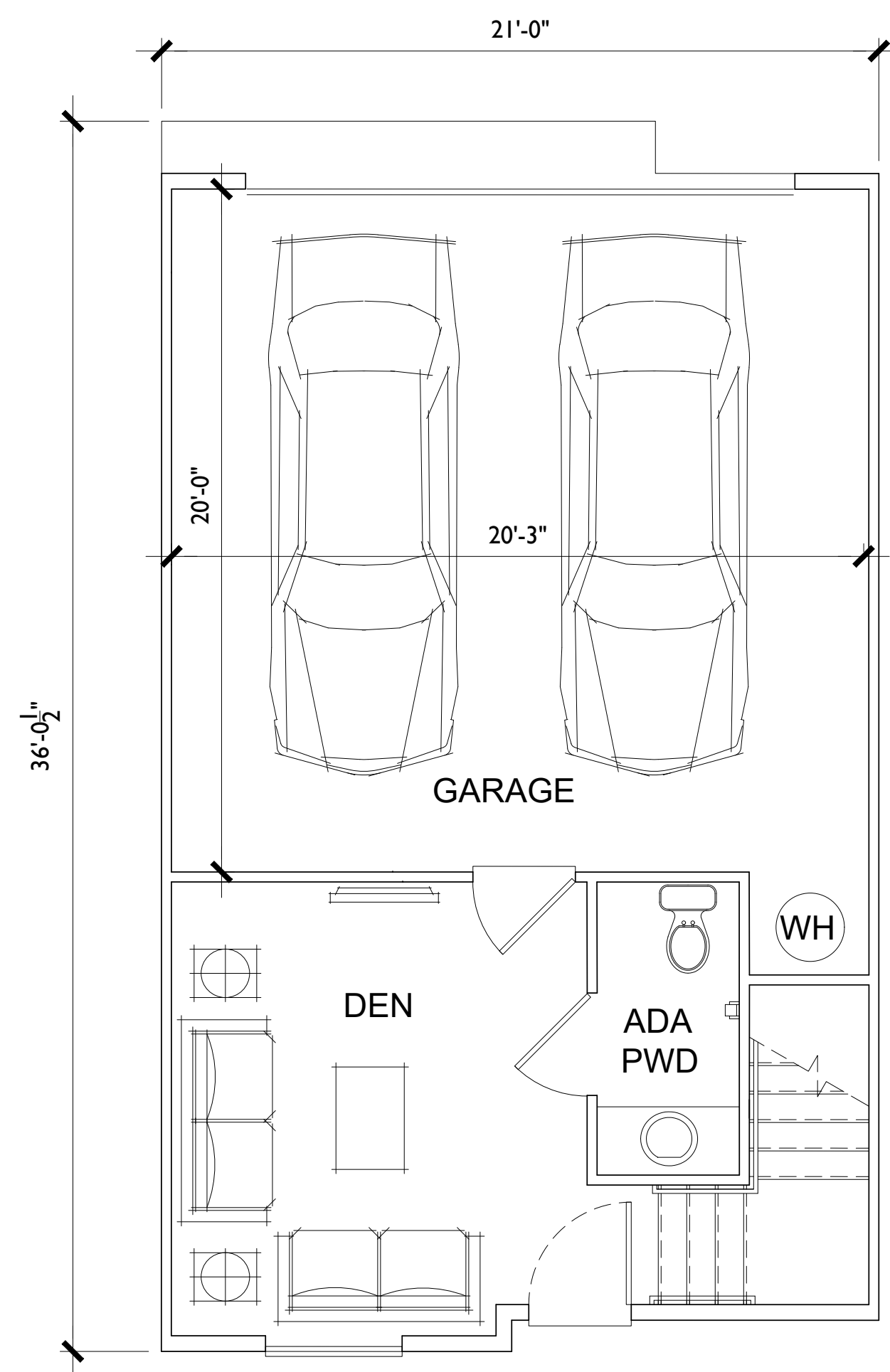
LANTANA AT ROUTE 66

UNIT PLAN 4

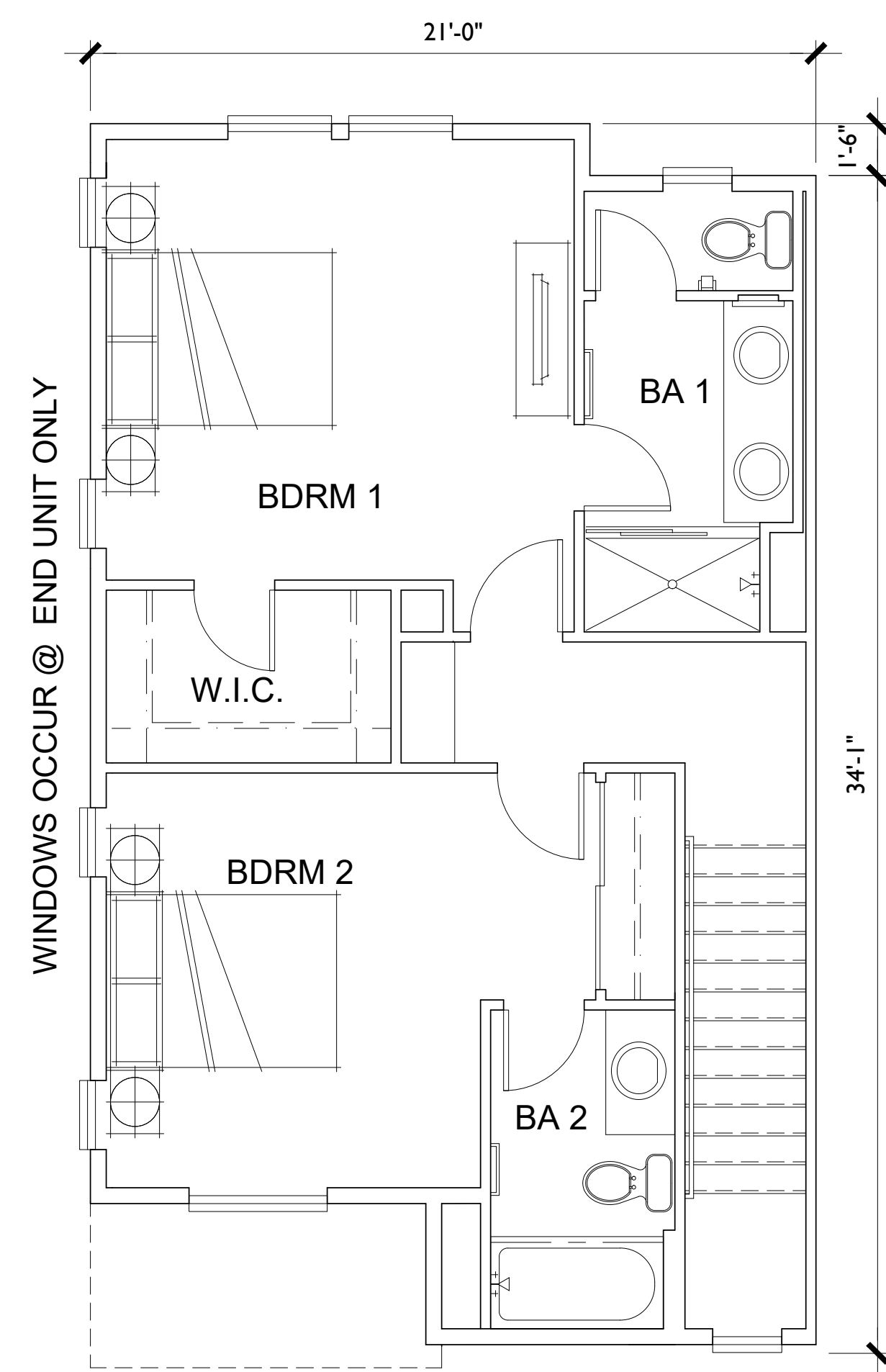
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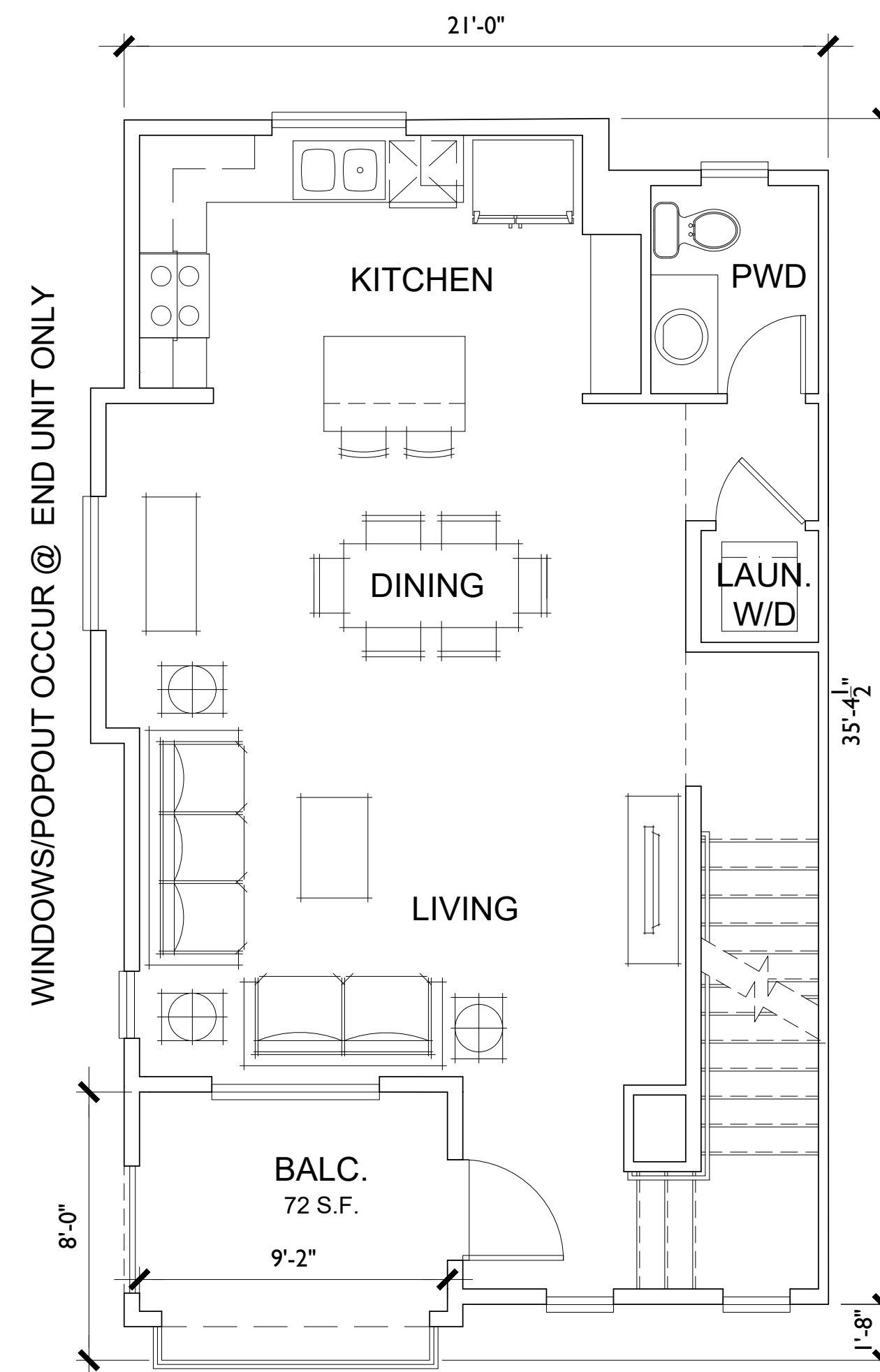
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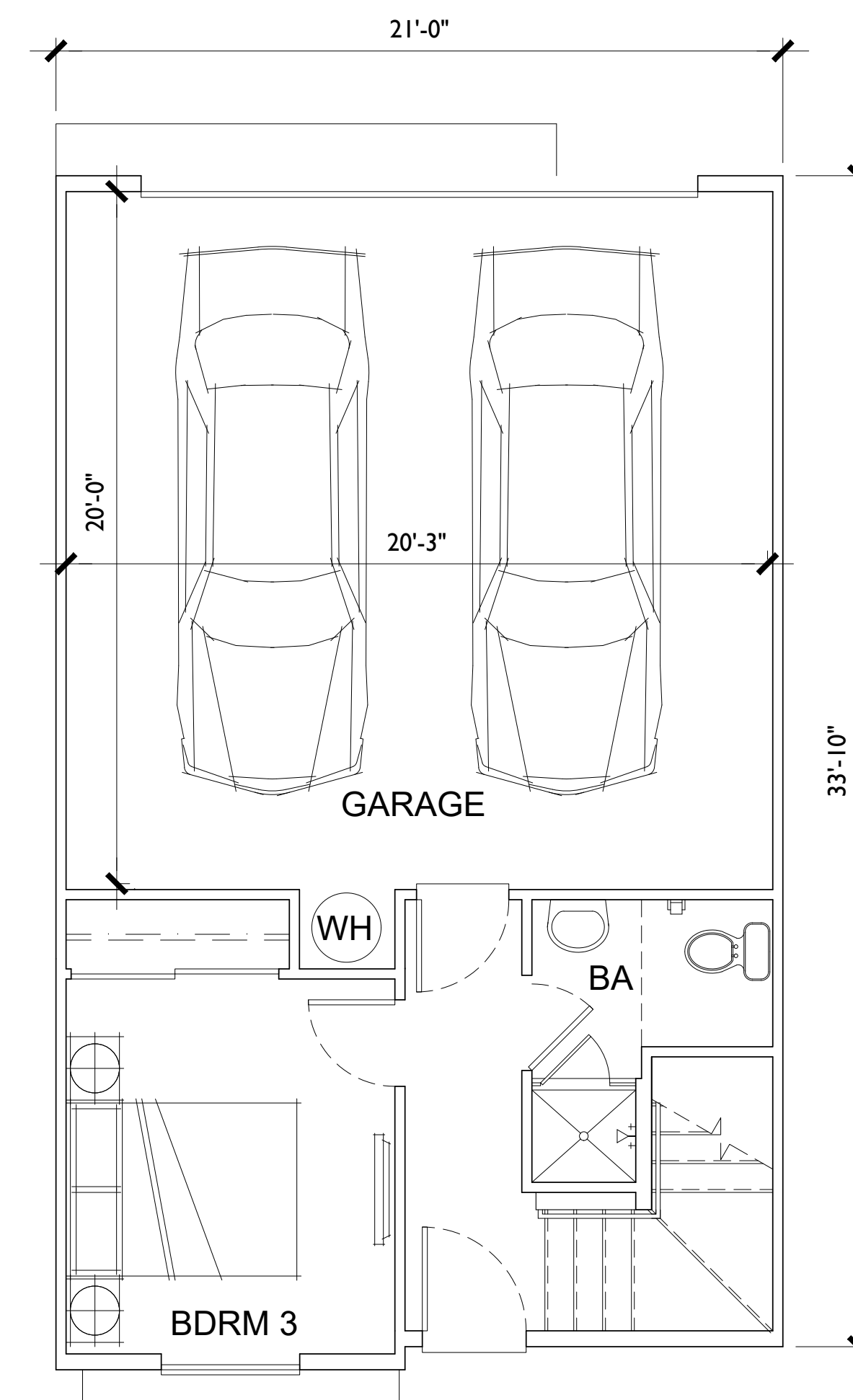
1ST FLOOR - ADA



3RD FLOOR



2ND FLOOR



1ST FLOOR

PLAN 5: 3BD/2.5BA
 1,602 S.F. GROSS
 BALCONY- 72 S.F.
 GARAGE- 439 S.F.

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LANTANA AT ROUTE 66

UNIT PLAN 5

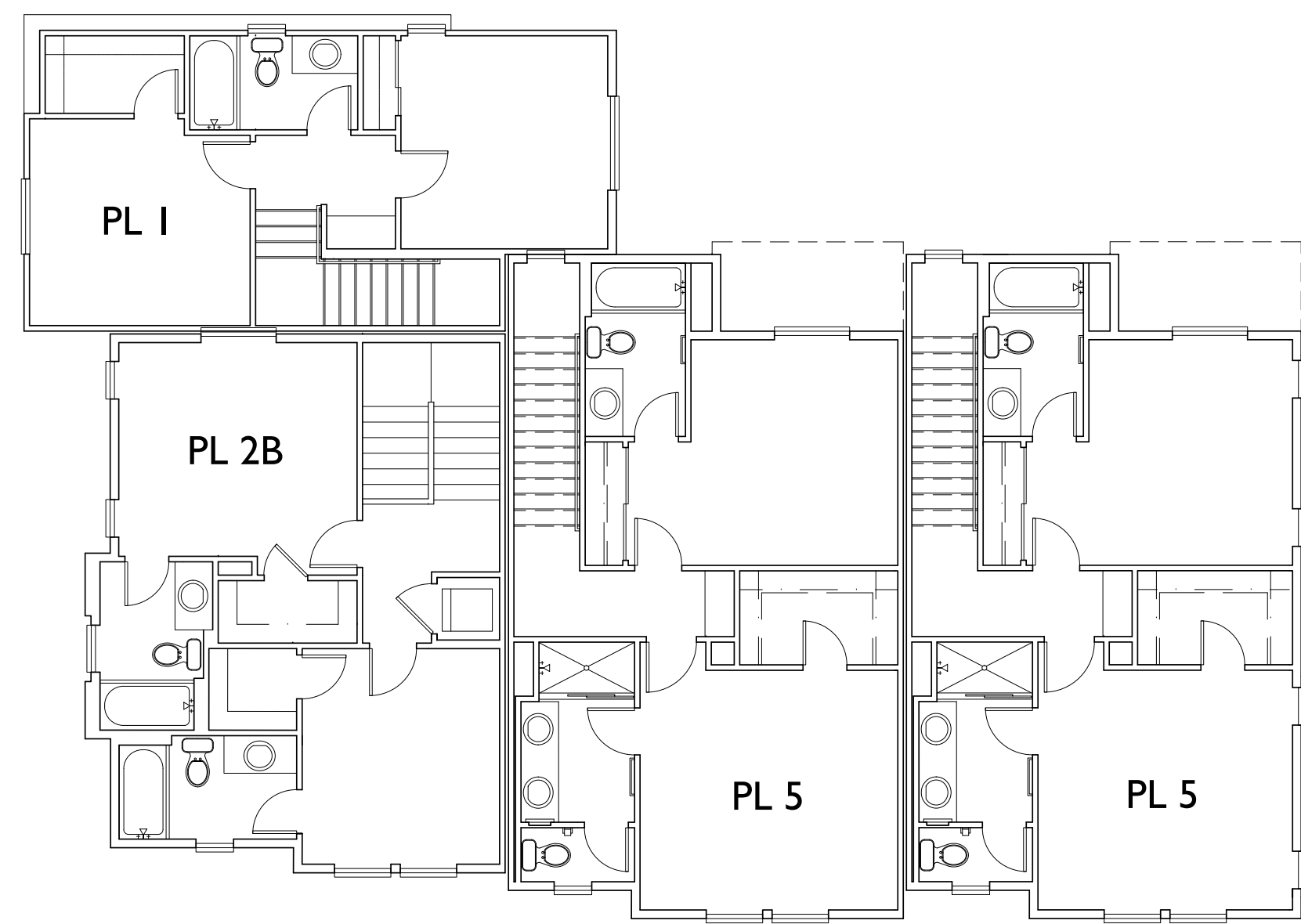
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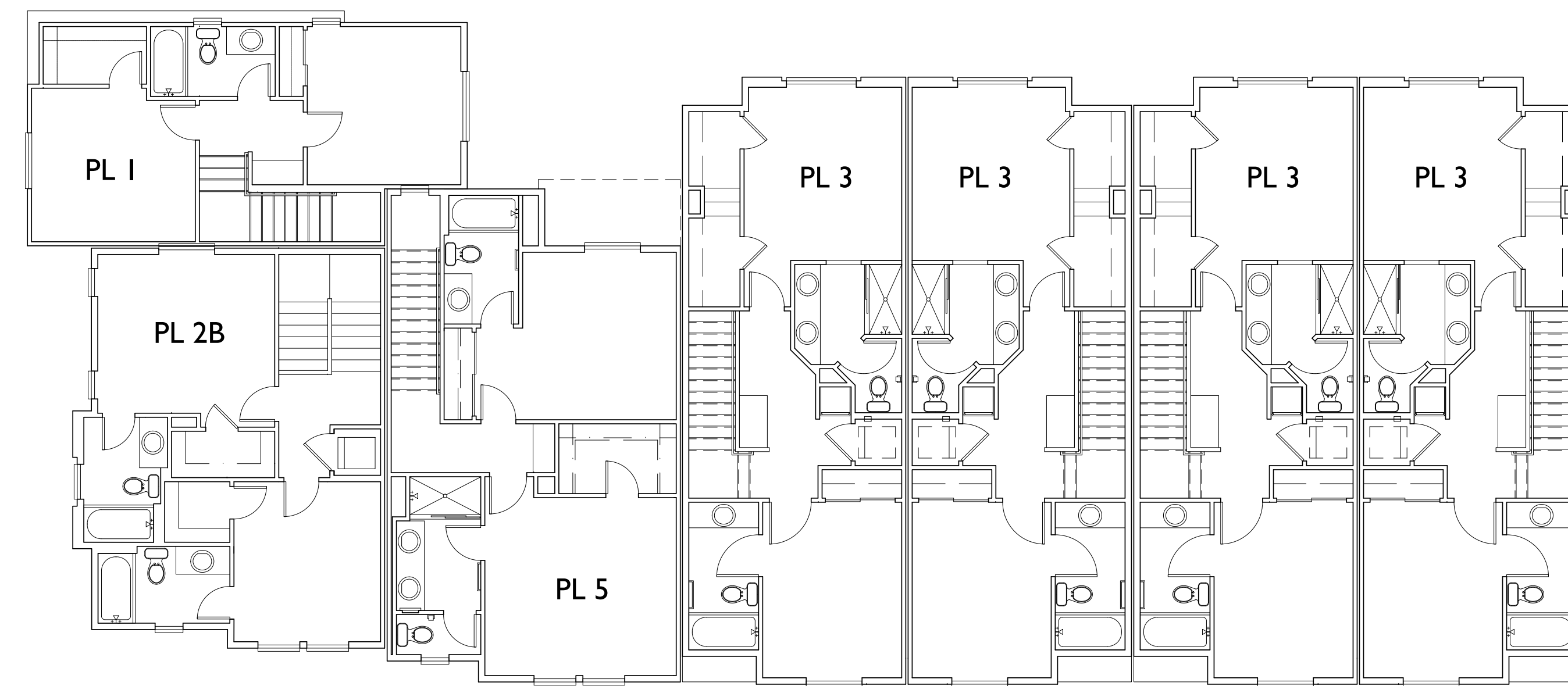
SUMMA
 ARCHITECTURE

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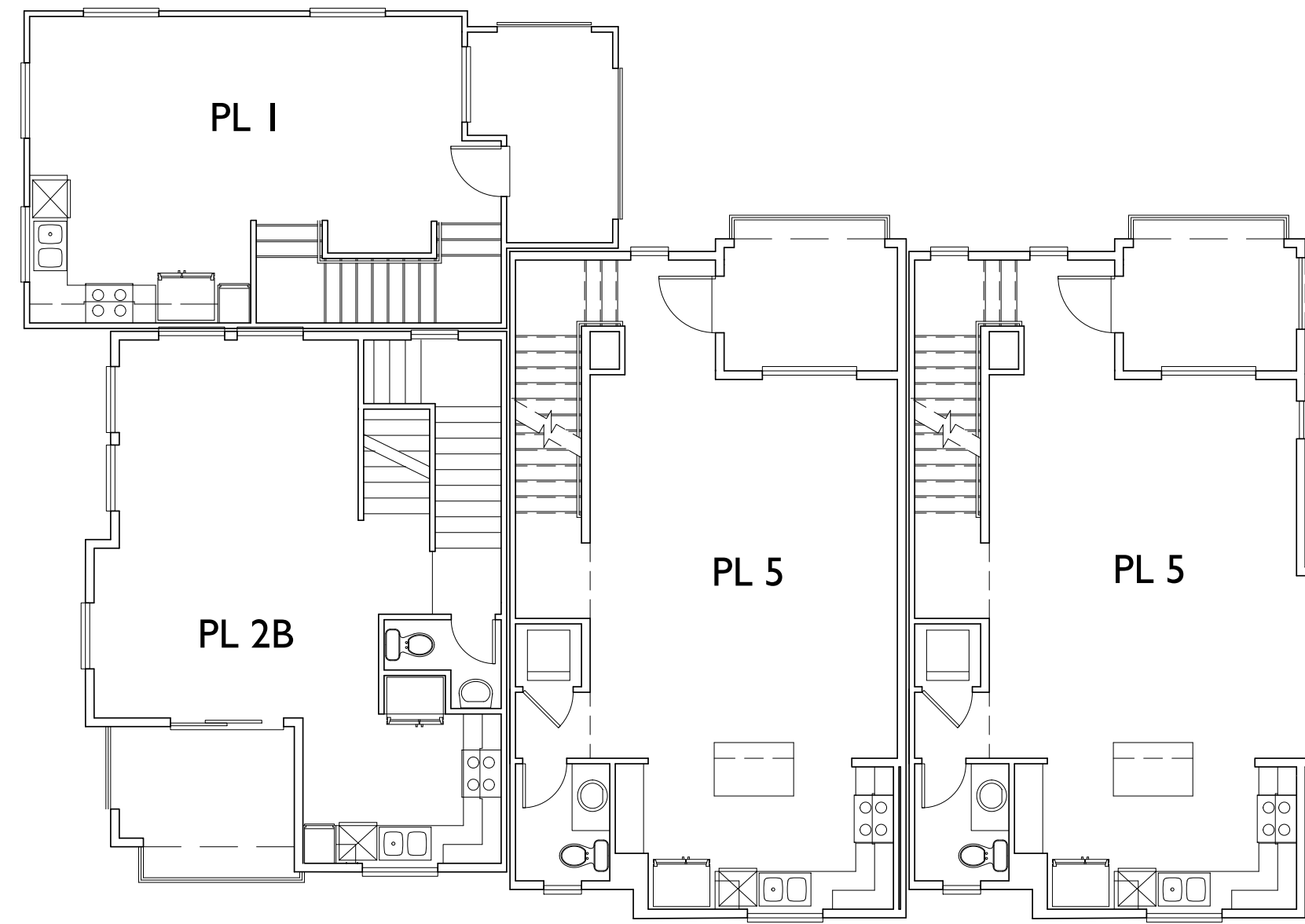
A-5



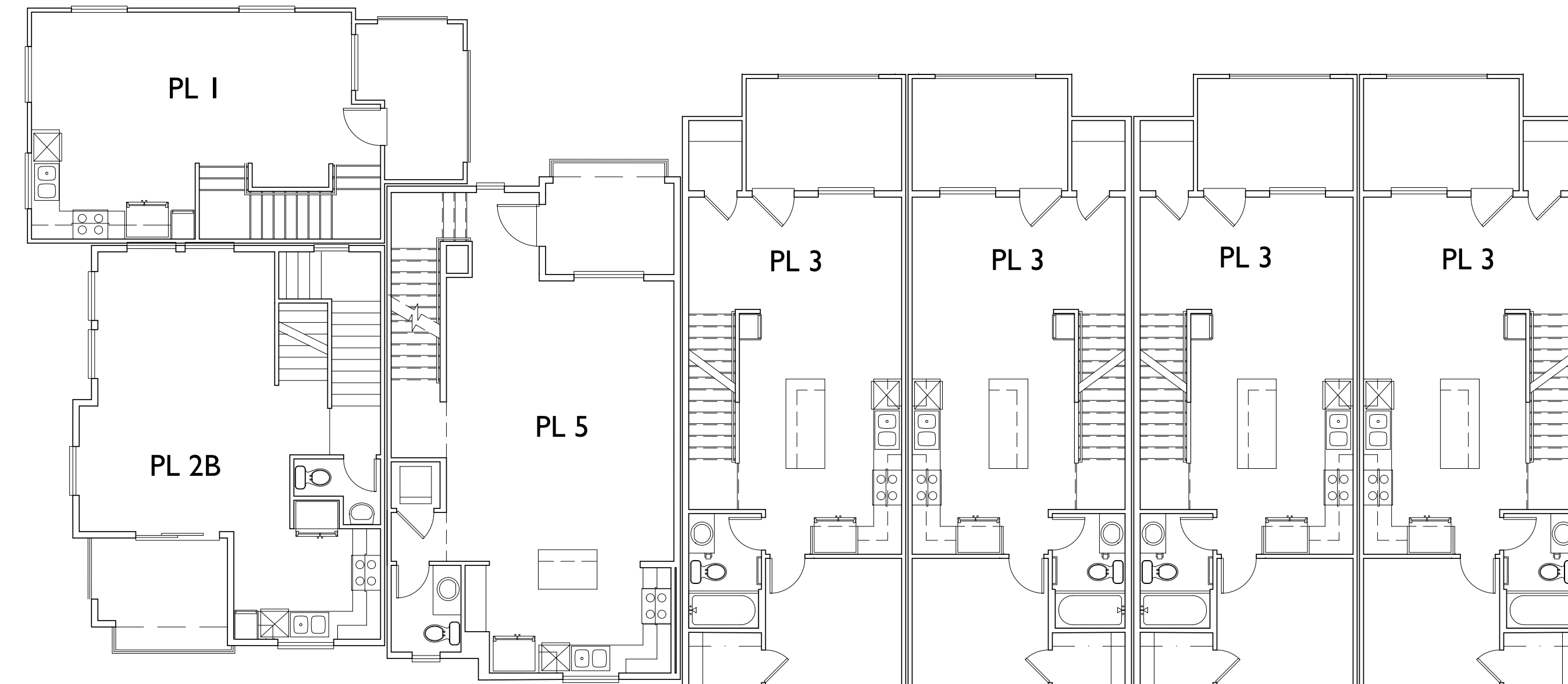
3RD FLR - BLDG B



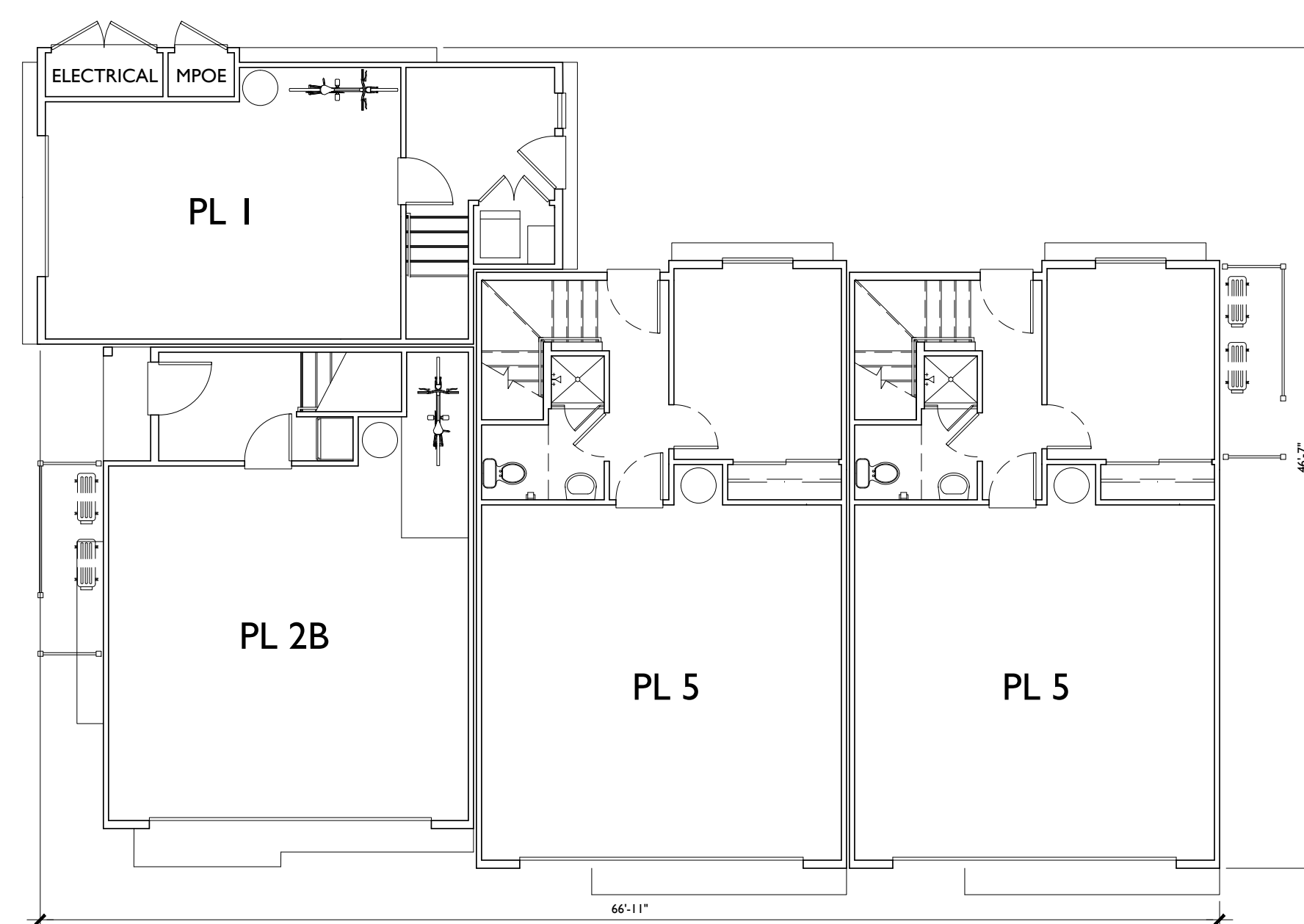
3RD FLR - BLDG A



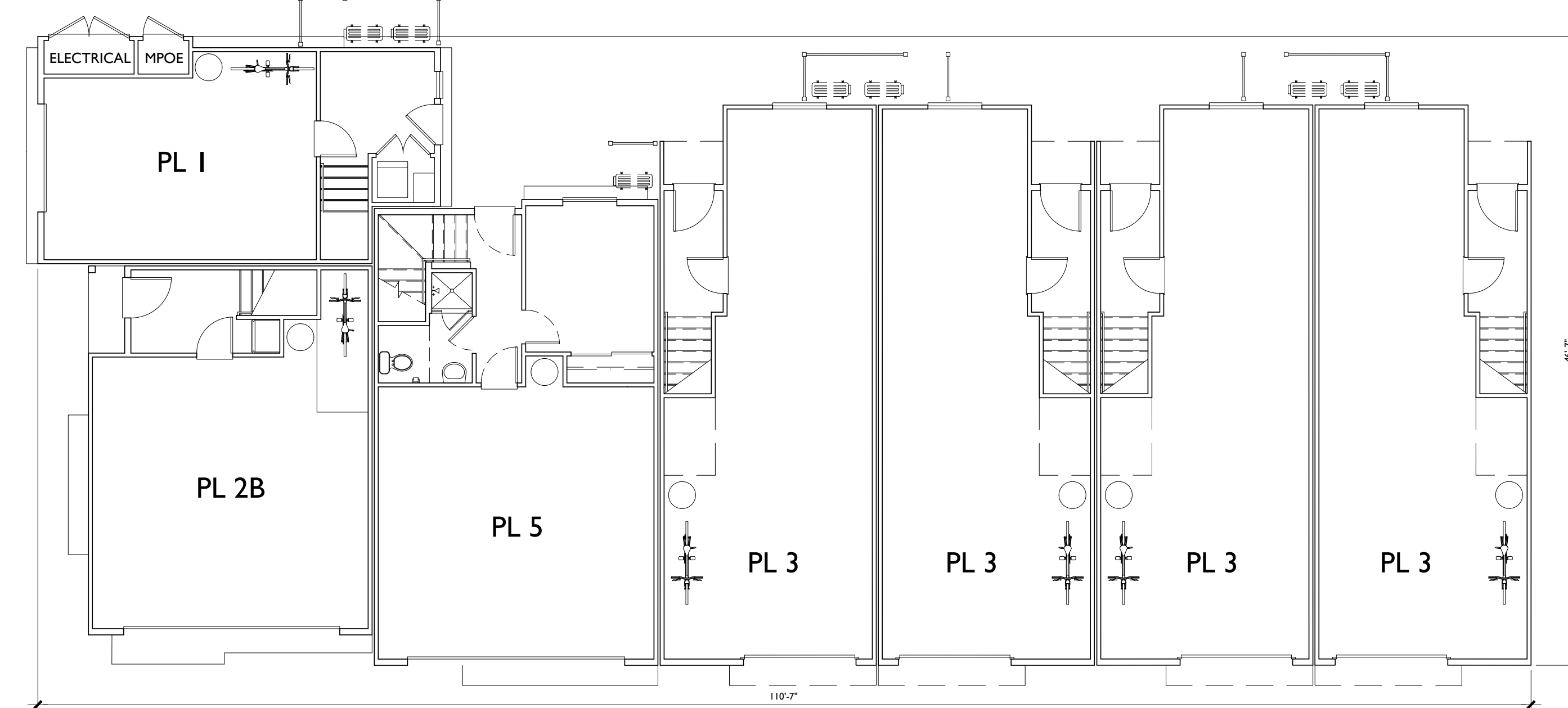
2ND FLR - BLDG B



2ND FLR - BLDG A



1ST FLR - BLDG B



1ST FLR - BLDG A

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LANTANA AT ROUTE 66

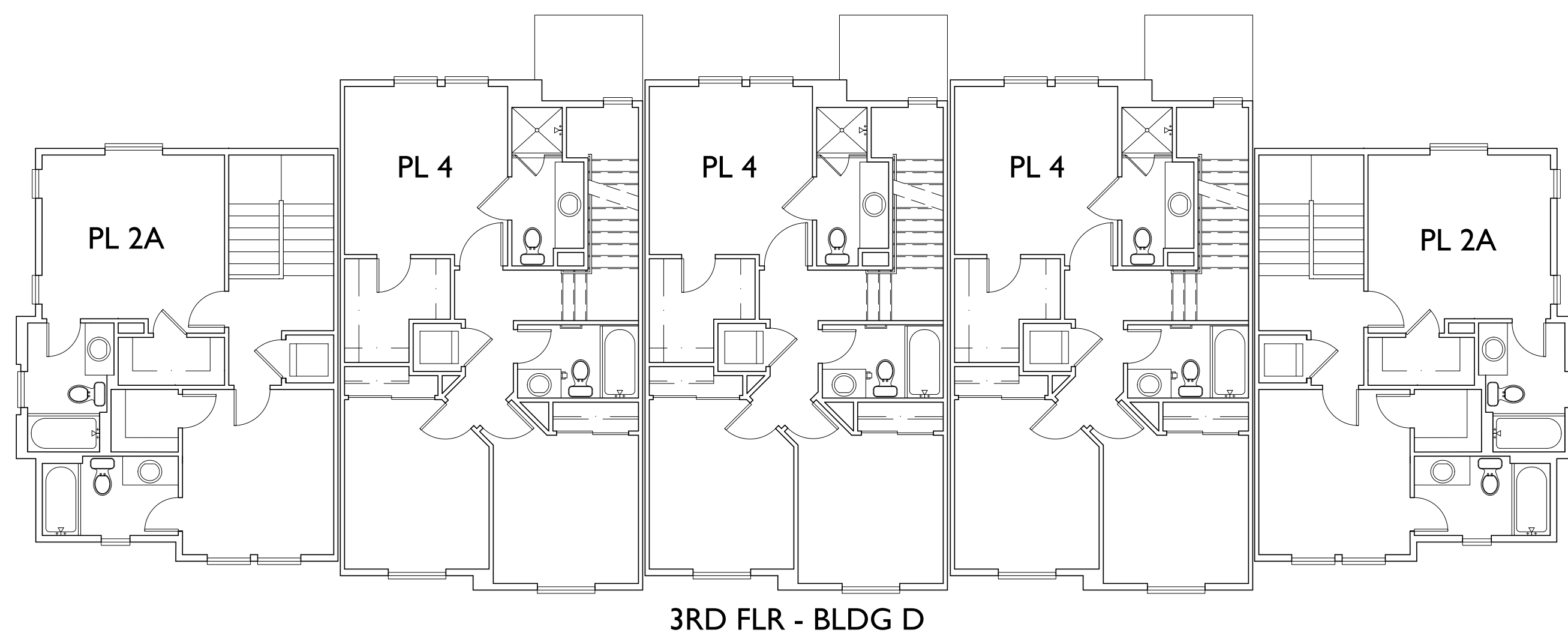
BLDG A & B BUILDING COMPOSITE PLANS

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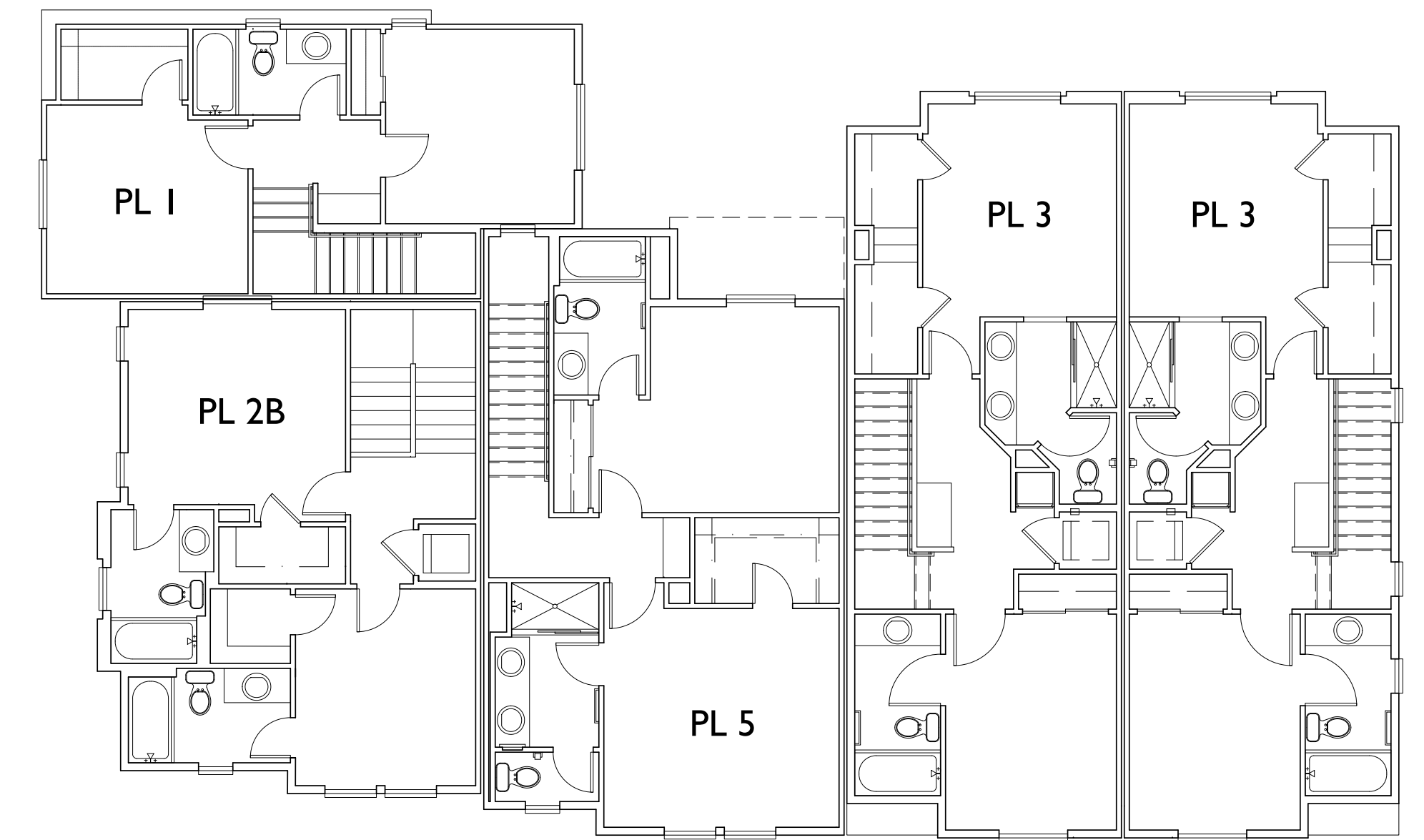
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JAN. 29, 2026



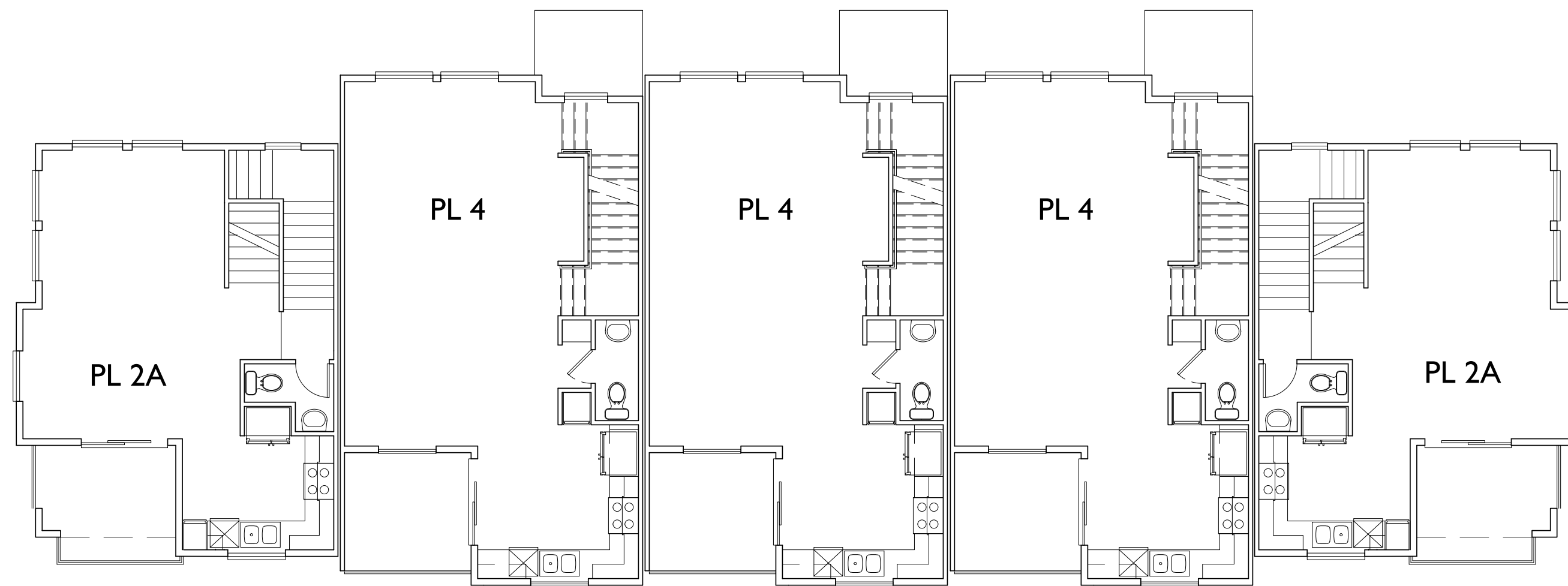
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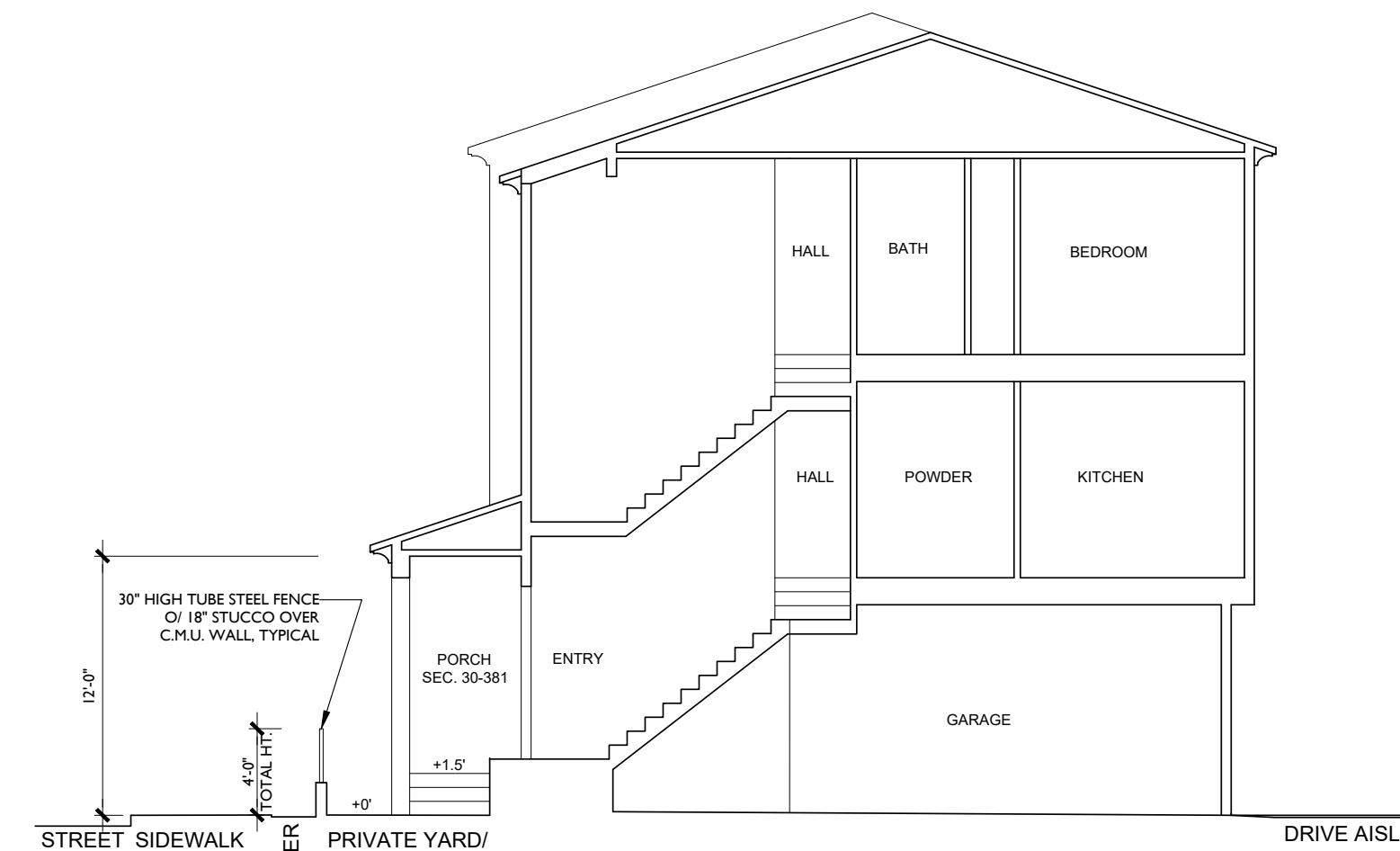
3RD FLR - BLDG D



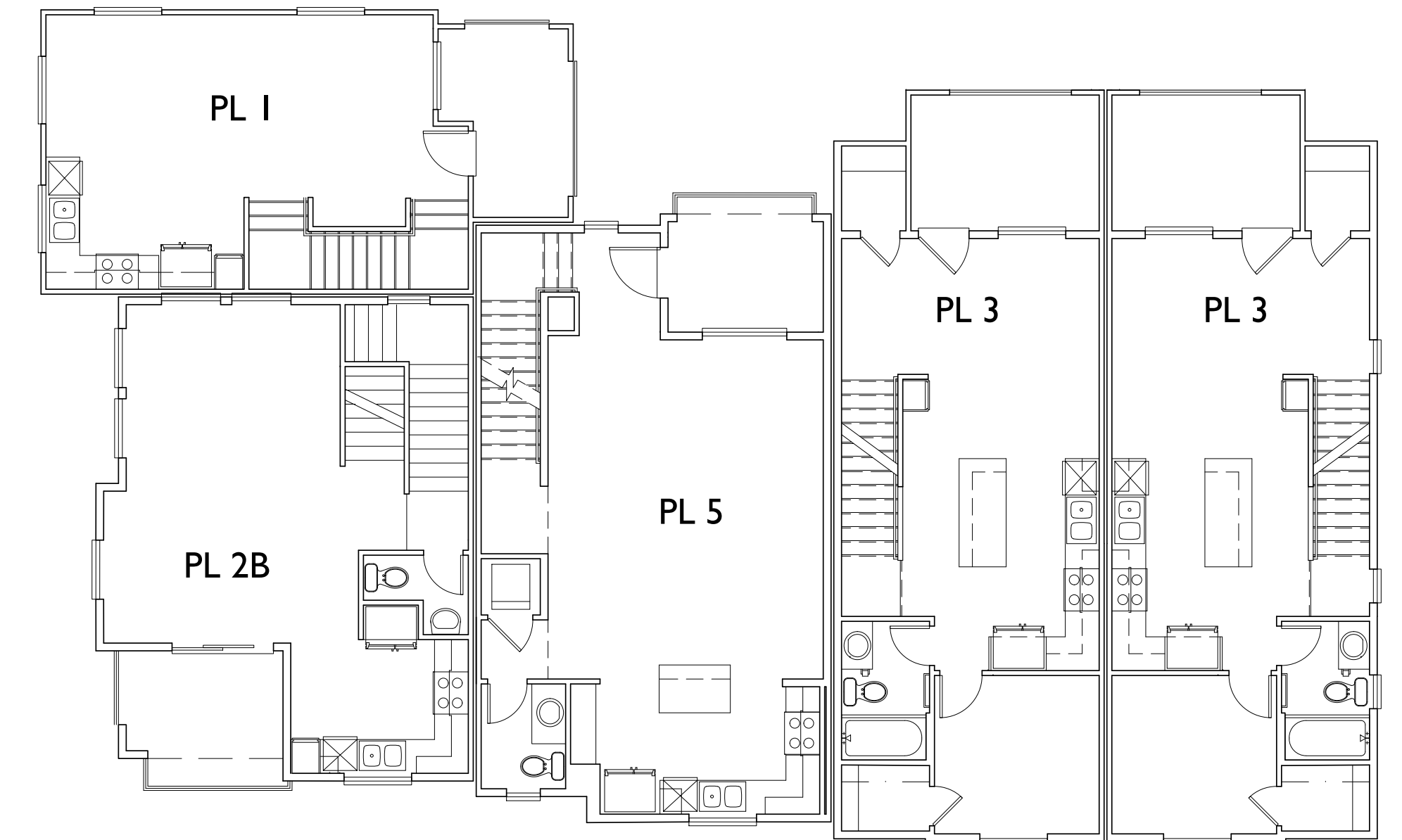
3RD FLR - BLDG C



2ND FLR - BLDG D

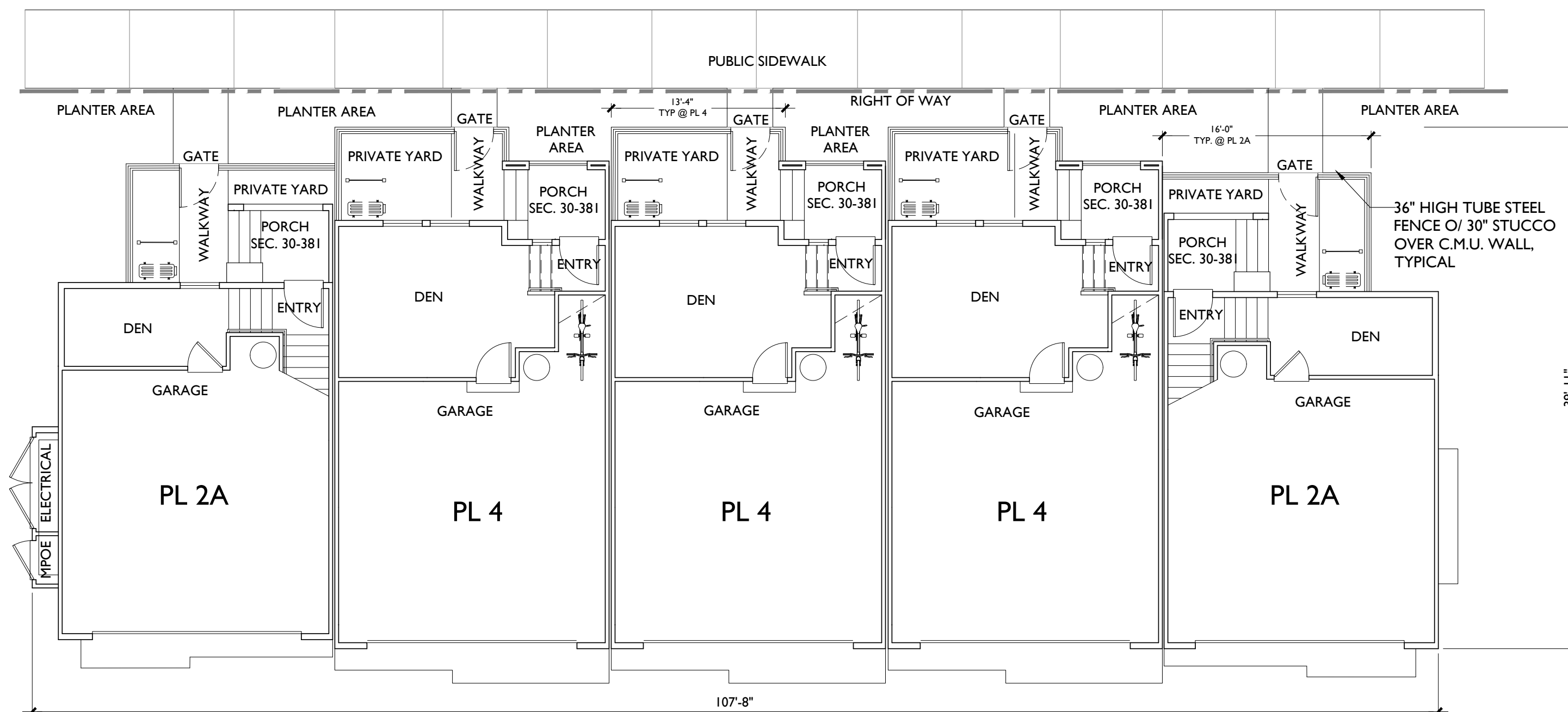


TYPICAL SECTION FOR UNITS ALONG FOOTHILL AND ALMOND



2ND FLR - BLDG C

PORCH FRONTAGE TYPE PER FBC SEC 30-381
TYPICAL FOR UNITS ALONG FOOTHILL AND ALMOND



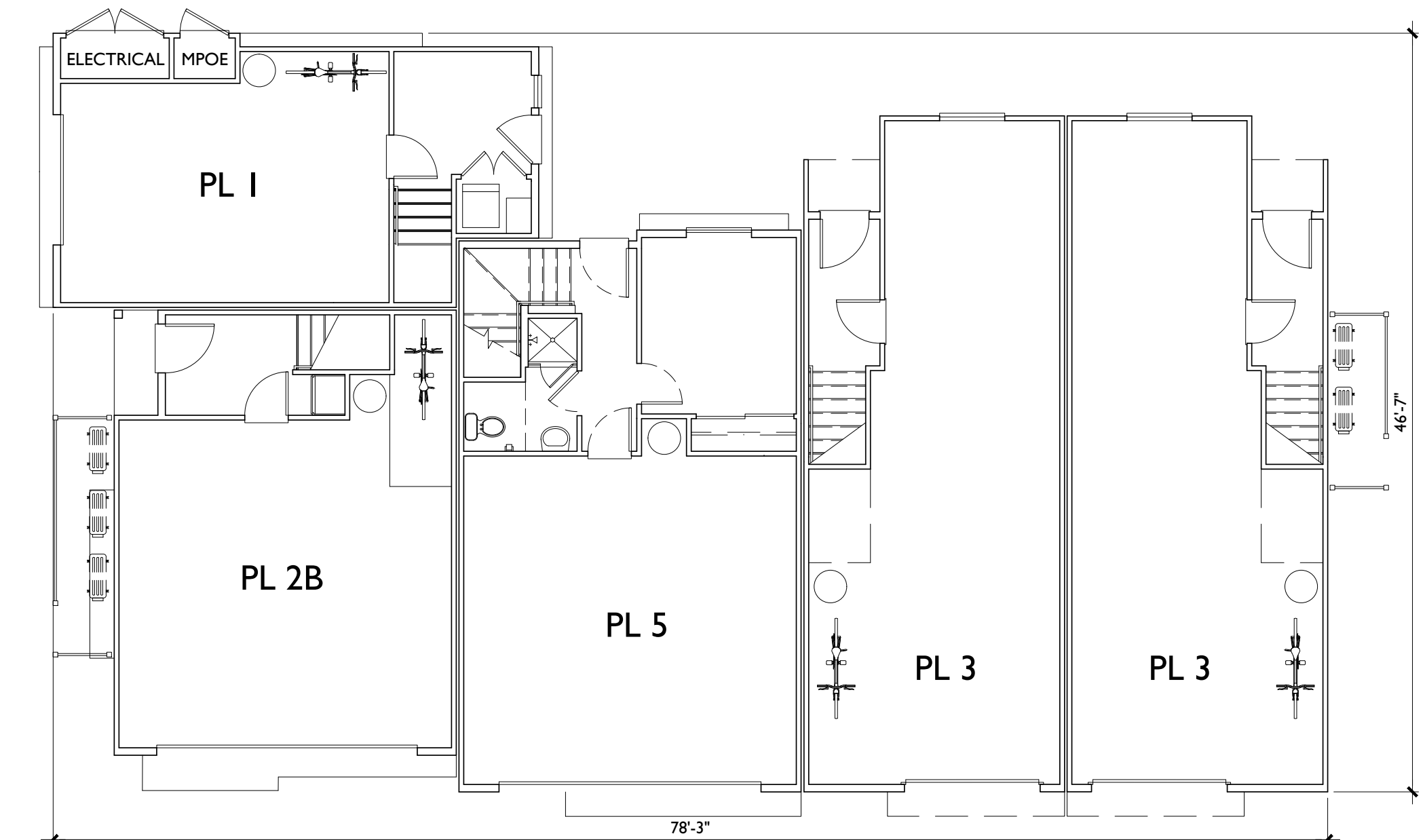
1ST FLR - BLDG D



SEC. 30-381. - PORCH.

IN THE PORCH FRONTAGE TYPE, THE MAIN FACADE OF THE BUILDING IS SET BACK FROM THE FRONTAGE LINE. THE RESULTING FRONT YARD IS DEFINED BY A LOW WALL OR FENCE, AND IS COVERED BY A PATIO. A PROJECTING PORCH USES PART OF THE FRONT YARD SPACE FOR A PORCH THAT IS OPEN ON THREE SIDES ABOVE THE LOW WALL OR FENCE

REFER TO UNIT PLANS 2A ON SHEET A-2 AND PLAN 4 ON SHEET A-4

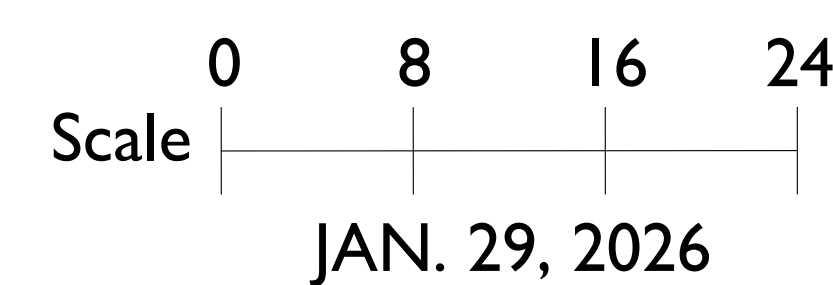


1ST FLR - BLDG C

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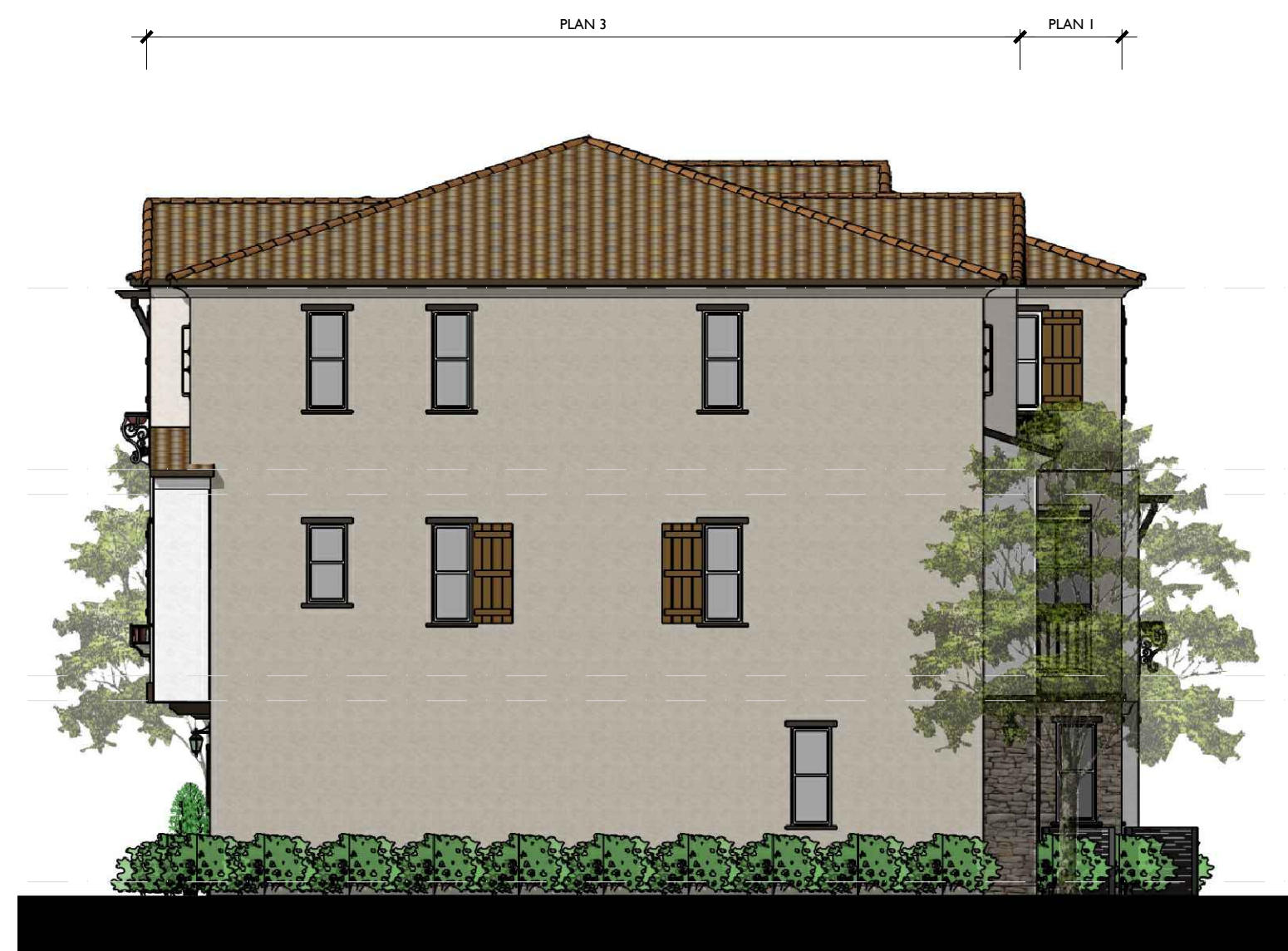
LANTANA AT ROUTE 66



BLDG C & D BUILDING COMPOSITE PLANS



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BLDG A - LEFT



BLDG A - FRONT



BLDG A - RIGHT



BLDG A - REAR

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. RAILING - DECORATIVE METAL
5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
6. RECESSED VINYL WINDOW
7. DECORATIVE GABLE ACCENT
8. STUCCO CONTROL JOINT
9. DECORATIVE LIGHT FIXTURE
10. DECORATIVE COMPOSITE SHUTTER
11. DECORATIVE METAL POTSHelf
12. DECORATIVE RECESS
13. DECORATIVE METAL AWNING
14. DECORATIVE TRELLIS AWNING
15. DECORATIVE METAL GRILLE
16. DECORATIVE SHAPED FOAM CORBELS
17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
20. STONE VENEER
21. UTILITY CLOSET
22. STUCCO OVER C.M.U. WALL
23. HEAVY TIMBER RESAWN WOOD TRELLIS W/ SOLID TOP
24. SOLID METAL PEDESTRIAN GATE
25. COIL METAL ROLL UP GATE

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LANTANA AT ROUTE 66

BLDG A ELEVATIONS

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A-8



BLDG B - LEFT



BLDG B - FRONT



BLDG B - RIGHT



BLDG B - REAR

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. RAILING - DECORATIVE METAL
5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
6. RECESSED VINYL WINDOW
7. DECORATIVE GABLE ACCENT
8. STUCCO CONTROL JOINT
9. DECORATIVE LIGHT FIXTURE
10. DECORATIVE COMPOSITE SHUTTER
11. DECORATIVE METAL POTSHelf
12. DECORATIVE RECESS
13. DECORATIVE METAL AWNING
14. DECORATIVE TRELIS AWNING
15. DECORATIVE METAL GRILLE
16. DECORATIVE SHAPED FOAM CORBELS
17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
20. STONE VENEER
21. UTILITY CLOSET
22. STUCCO OVER C.M.U. WALL
23. HEAVY TIMBER RESAWN WOOD TRELIS W/ SOLID TOP
24. SOLID METAL PEDESTRIAN GATE
25. COIL METAL ROLL UP GATE

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LANTANA AT ROUTE 66

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BLDG B ELEVATIONS



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A-9



BLDG C - LEFT



BLDG C - FRONT



BLDG C - RIGHT



BLDG C - REAR

MATERIAL SCHEDULE

1. ROOF - CONCRETE S TILE ROOFING
2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
4. RAILING - DECORATIVE METAL
5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
6. RECESSED VINYL WINDOW
7. DECORATIVE GABLE ACCENT
8. STUCCO CONTROL JOINT
9. DECORATIVE LIGHT FIXTURE
10. DECORATIVE COMPOSITE SHUTTER
11. DECORATIVE METAL POTSHELF
12. DECORATIVE RECESS
13. DECORATIVE METAL AWNING
14. DECORATIVE TRELIS AWNING
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25. COIL METAL ROLL UP GATE

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BLDG C ELEVATIONS



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A-10



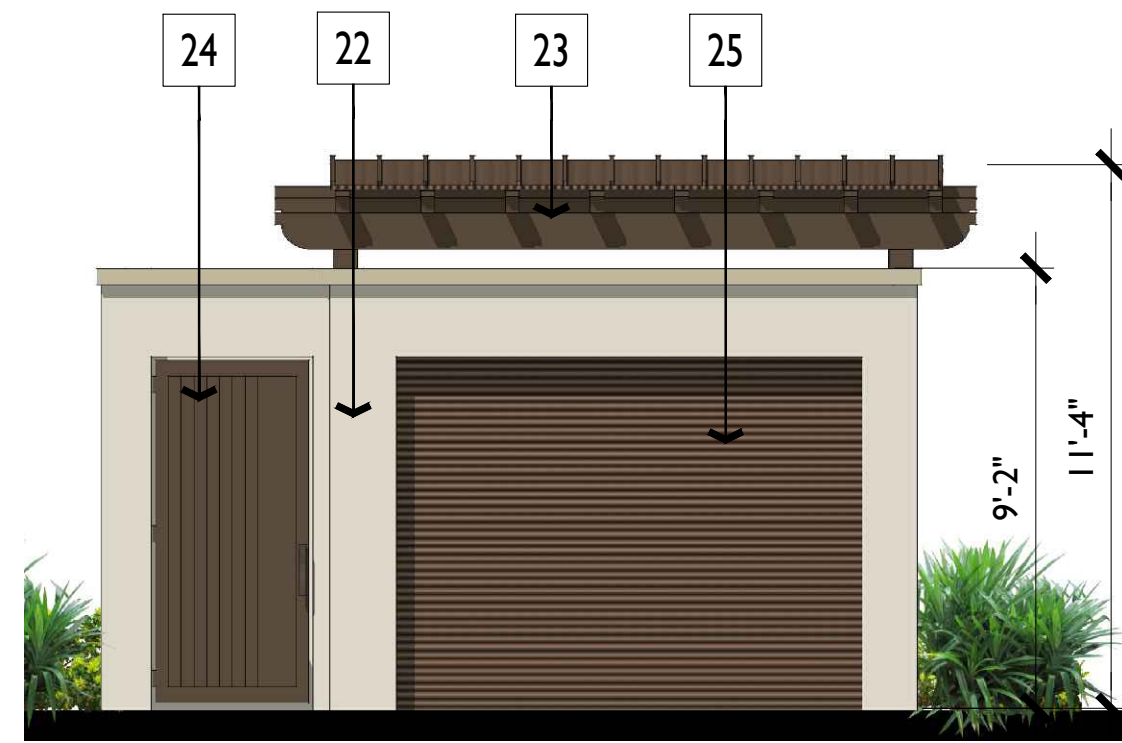
RIGHT ELEVATION



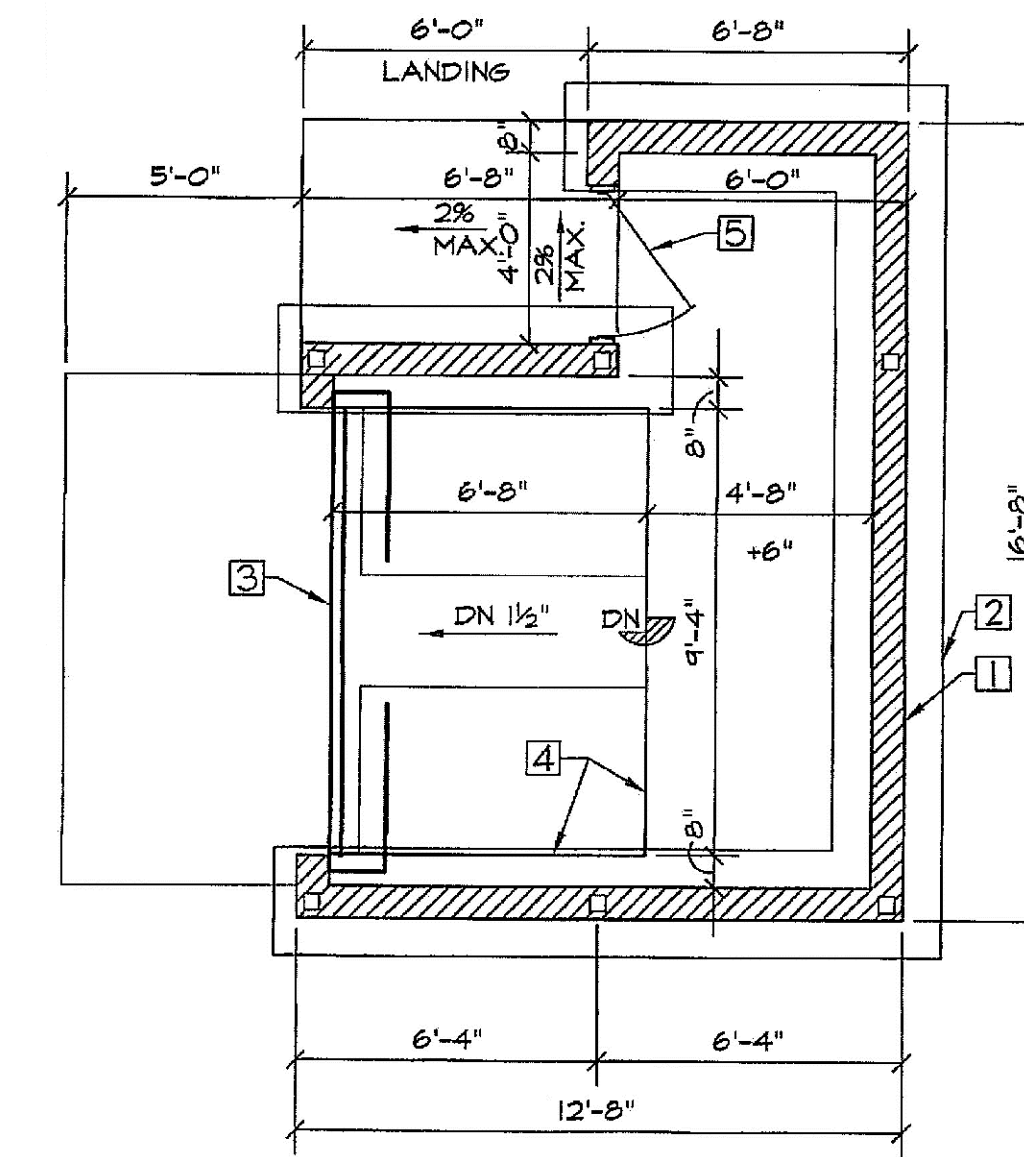
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



- 1 DECORATIVE CONCRETE BLOCK WALL. (INCORPORATE THE ARCHITECTURAL FEATURES OF THE PROJECT INTO THE DESIGN).
- 2 LINE OF FOOTING BELOW
- 3 7'-0" HIGH COIL ROLL-UP DOOR. (PAINT COLOR TO MATCH ARCHITECTURE AND NOT TO BE REFLECTIVE METAL).
- 4 CONCRETE BUMPER CURB.
- 5 HANDICAP ACCESSIBLE METAL MAN-DOOR (PAINT). PROVIDE LEVER TYPE DOOR OPENING HARDWARE AND ZERO INCH THRESHOLD.

TRASH ENCLOSURE (1/4" = 1'-0")



AC CONDENSER/TRANSFORMER DECOR METAL SCREEN FENCE



BLDG D - LEFT



BLDG D - FRONT



BLDG D - RIGHT



BLDG D - REAR

MATERIAL SCHEDULE

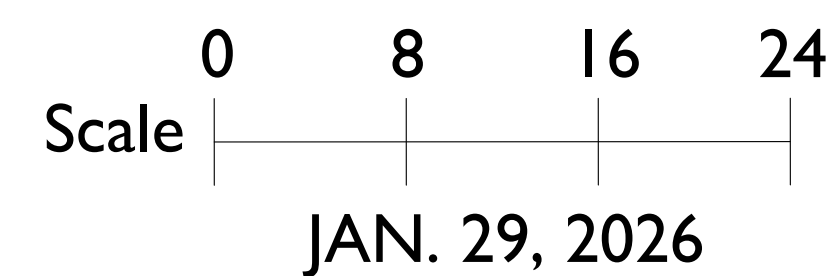
- 1. ROOF - CONCRETE S TILE ROOFING
- 2. FASCIA - STUCCO OVER SHAPED FOAM CORNICE
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - DECORATIVE METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. RECESSED VINYL WINDOW
- 7. DECORATIVE GABLE ACCENT
- 8. STUCCO CONTROL JOINT
- 9. DECORATIVE LIGHT FIXTURE
- 10. DECORATIVE COMPOSITE SHUTTER
- 11. DECORATIVE METAL POTSHelf
- 12. DECORATIVE RECESS
- 13. DECORATIVE METAL AWNING
- 14. DECORATIVE TRELLIS AWNING
- 15. DECORATIVE METAL GRILLE
- 16. DECORATIVE SHAPED FOAM CORBELS
- 17. PORCH W/ STUCCO O/ C.M.U. WALL BELOW AND TUBULAR STEEL FENCING W/ PRIVACY GATE - SEE SHT. A-7
- 18. AC SCREEN - DECORATIVE METAL, SEE SHT. A-10
- 19. SECTIONAL METAL GARAGE DOOR W/ EMBOSSED PANELS AND WINDOWS AT TOP ROW
- 20. STONE VENEER
- 21. UTILITY CLOSET
- 22. STUCCO OVER C.M.U. WALL
- 23. HEAVY TIMBER RESAWN WOOD TRELLIS W/ SOLID TOP
- 24. SOLID METAL PEDESTRIAN GATE
- 25. COIL METAL ROLL UP GATE

FONTANA, CA

LANTANA AT ROUTE 66

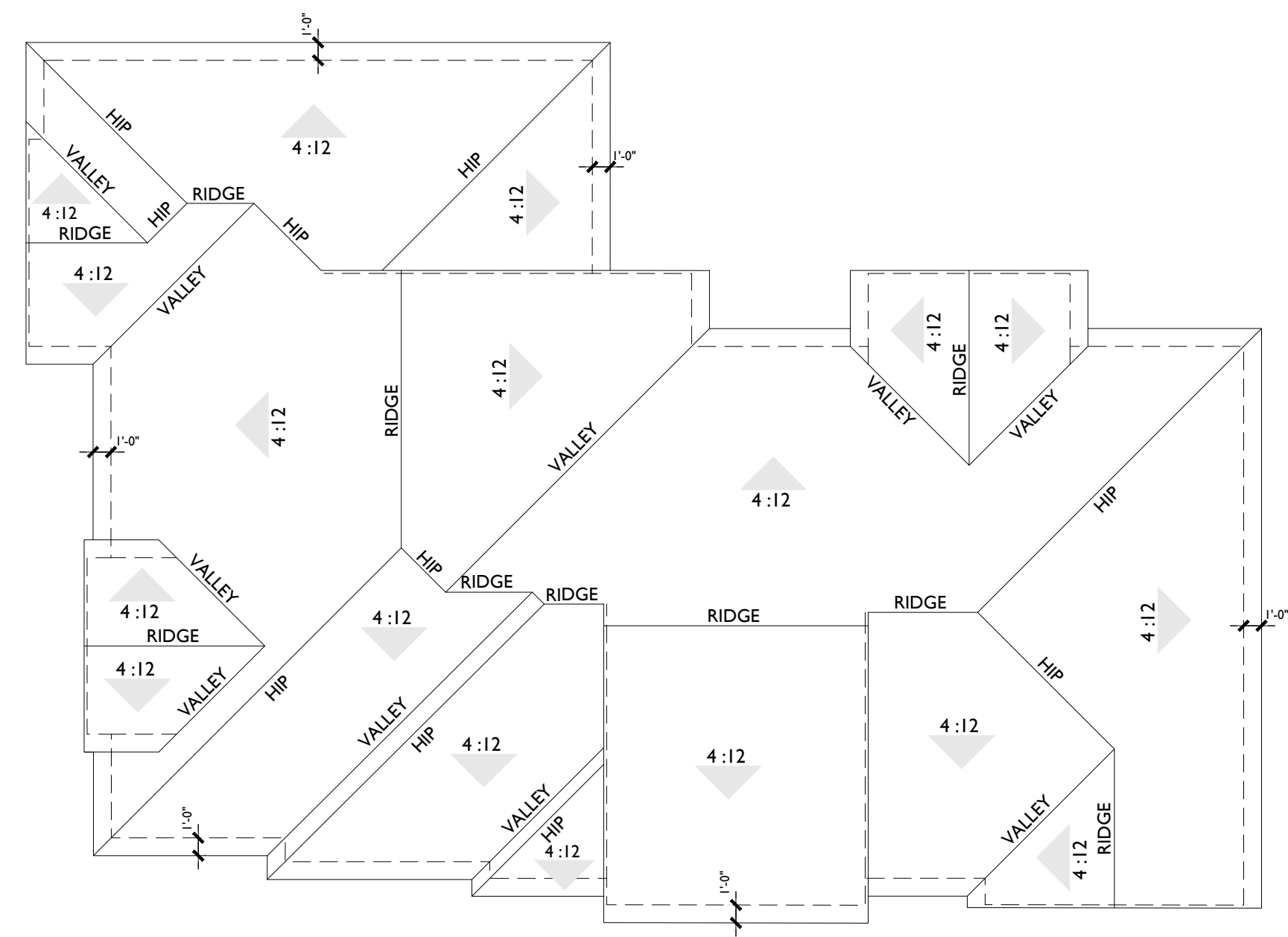
BLDG D ELEVATIONS

AVANT REAL ESTATE
4490 AYERS AVE
VERNON, CA 90058
(562) 977-8565

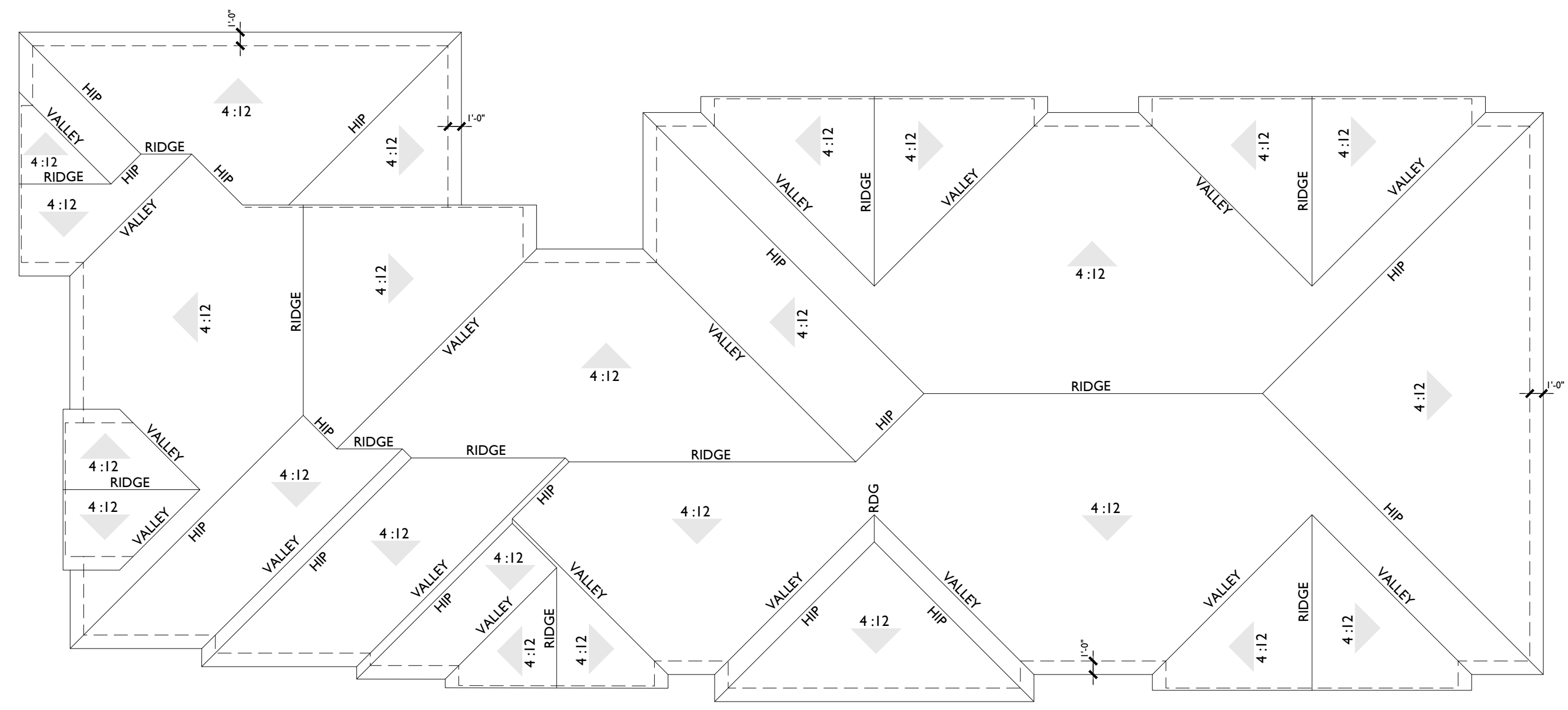


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

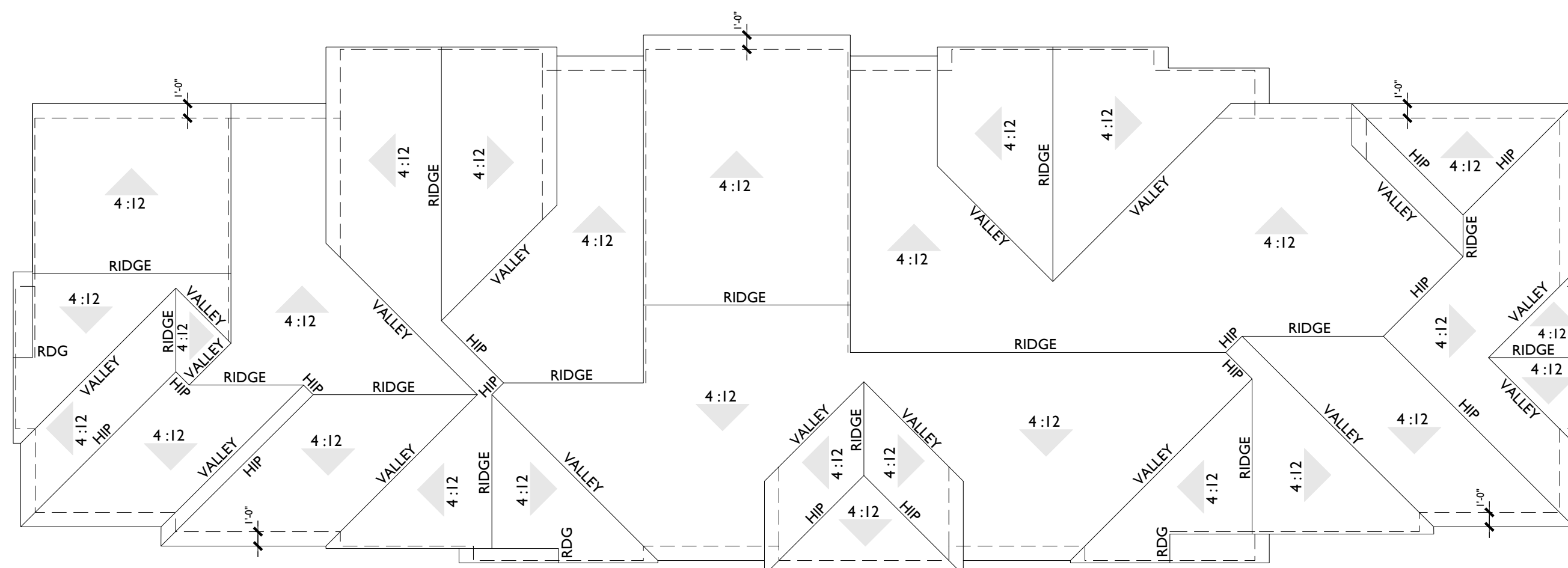
A-11



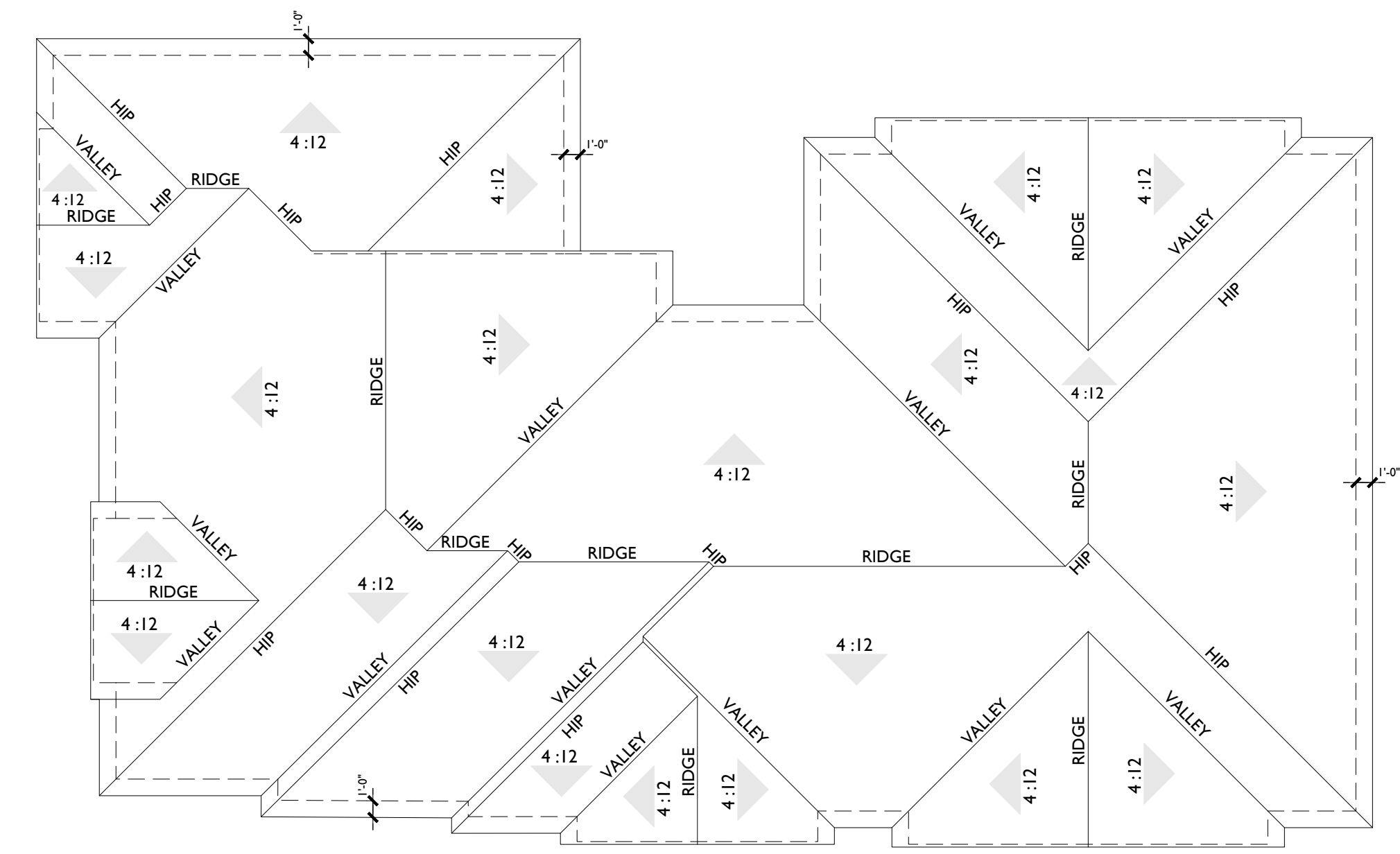
ROOF - BLDG B



ROOF - BLDG A



ROOF - BLDG D

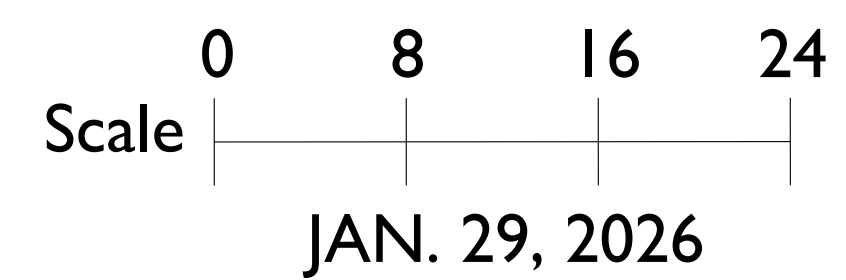


ROOF - BLDG C

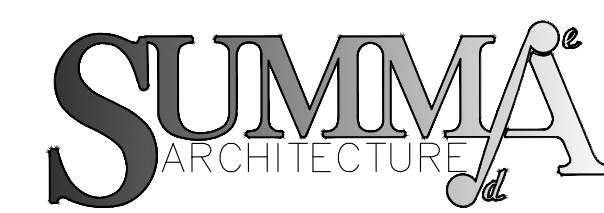
FONTANA, CA

AVANT REAL ESTATE
4490 AYERS AVE
VERNON, CA 90058
(562) 977-8565

LANTANA AT ROUTE 66



ROOF PLANS



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-12

OWNER/CLIENT:
 66 LLC
 4490 AYERS AVENUE,
 VERNON, CA 90058
 TEL. NO.: (562) 977-8565
 CONTACT: MS. MICHELLE SANCHEZ

ARCHITECT:
 SUMMA ARCHITECTURE
 5256 S. MISSION ROAD, SUITE 404,
 BONSAI, CA 92003
 TEL. NO.: (760) 724-1198

CIVIL ENGINEER:
 MATTHEW PALERMO, P.E.
 NA CIVIL, INC.
 22672 LAMBERT STREET, SUITE 606
 LAKE FOREST, CA 92630
 TEL. NO.: (949) 753-0600

SURVEYOR:
 JACK C. LEE
 CALLAND ENGINEERING AND ASSOCIATES, INC.
 574 E. LAMBERT ROAD,
 BREA, CA 92821
 TEL. NO.: (714) 671-1050

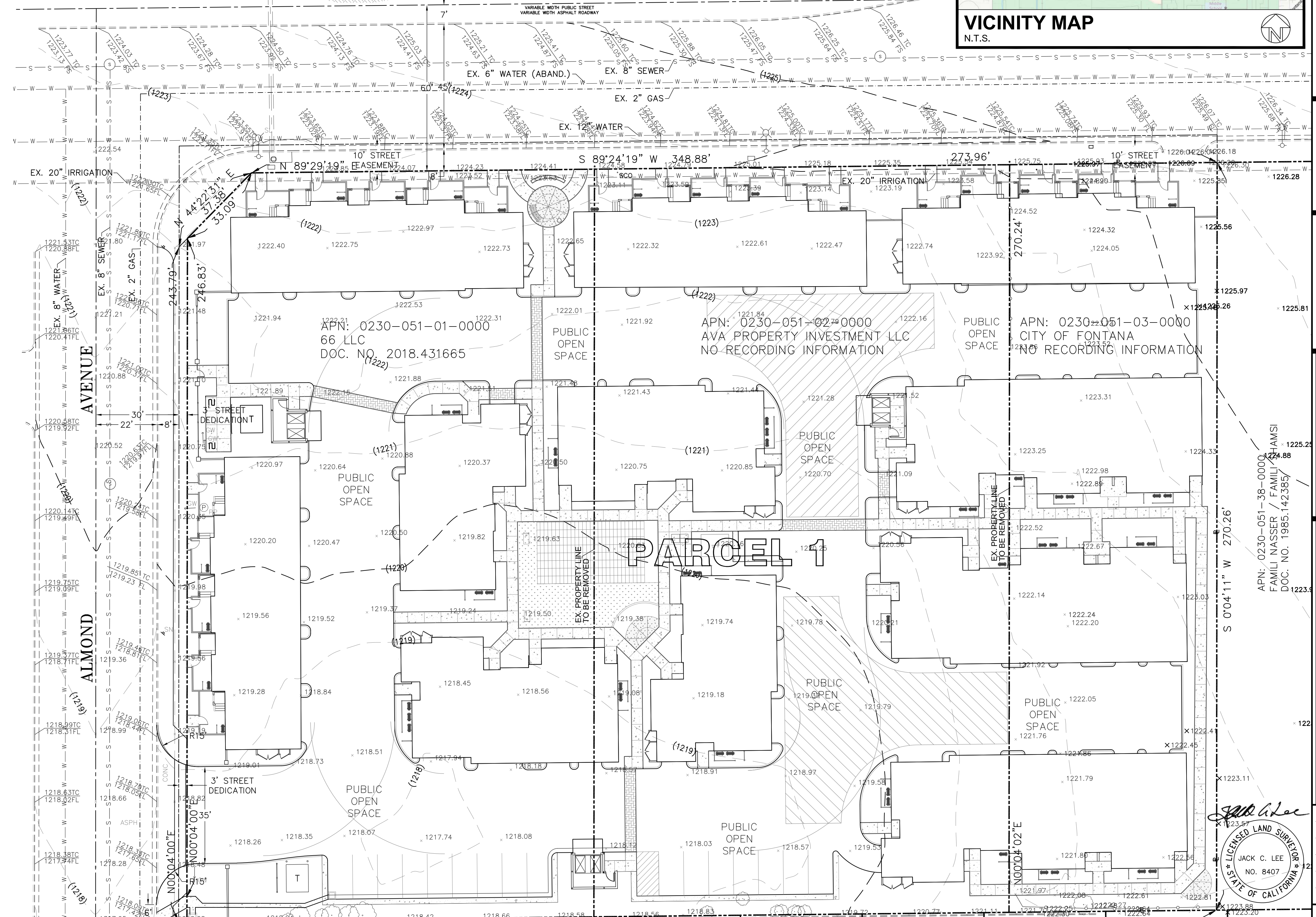
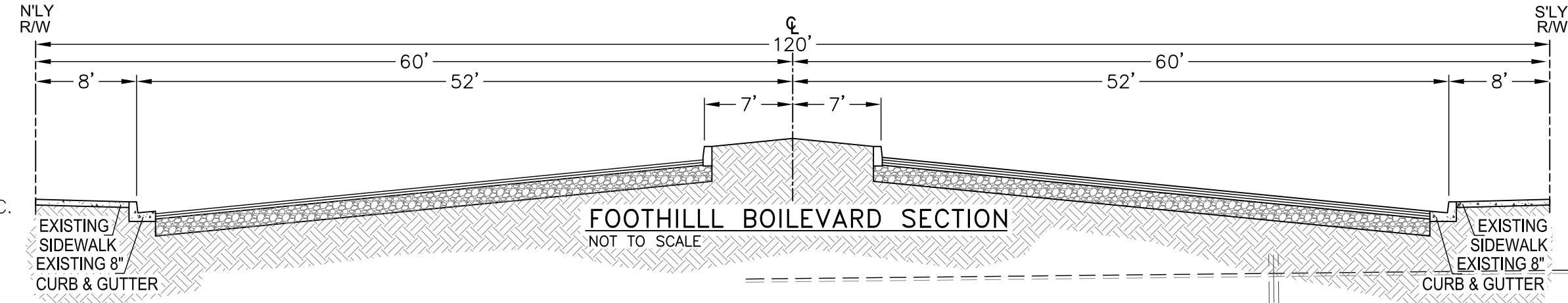
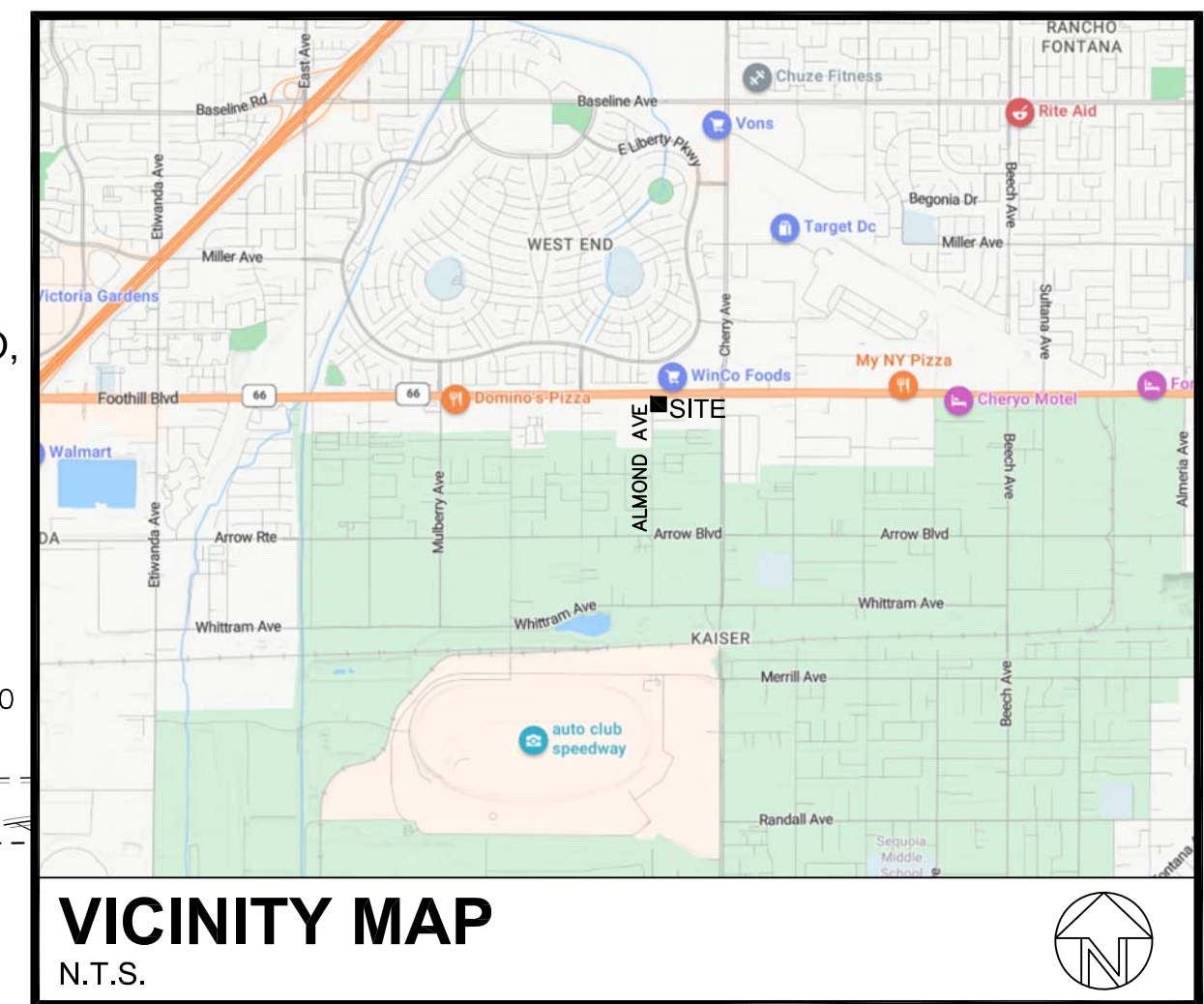
BENCHMARK:
 FOUND IRON PIPE, S.B. COUNTY ALONG ALMOND AVENUE

TENTATIVE TRACT MAP NO. 20655

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

LOT 147 AND PORTION OF LOT 148, TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO,
 STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS,
 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 0230-051-01, 0230-051-02 & 0230-051-03
 FOR CONDOMINIUM PURPOSES



ASSUMED ELEVATION: 1217.95'
BASIS OF BEARING:
 CENTERLINE OF ALMOND AVENUE, N00°04'00"E
 PER TRACT NO. 2102, M.B. 31/11-15.

EASEMENT NOTES:
 E1 EASEMENT FOR PIPELINES AND WATER CONDUIT PER BOOK 739, PAGE 275, RECORDED AUG. 31, 1931, OFFICIAL RECORDS.
 SAID EASEMENT IS BLANK IN NATURE.
 E2 EASEMENT FOR TELEPHONE, ELECTRICAL LIGHT AND POWER LINES PER BOOK 739, PAGE 275, RECORDED AUG. 31, 1931, OFFICIAL RECORDS.
 SAID EASEMENT IS BLANK IN NATURE.

TOPOGRAPHIC SURVEY NOTES:
 THE TOPOGRAPHIC SURVEY USED IN THIS TENTATIVE TRACT MAP WAS PROVIDED BY THE OWNER/CLIENT AND WAS NOT PREPARED BY CALLAND ENGINEERING AND ASSOCIATES, INC.

LEGAL DESCRIPTION:
 PARCEL 1: (APN 0230-051-02)
 THE EAST 150 FEET OF LOT 148, TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE NORTH 20 FEET.

ALSO EXCEPT THEREFROM THE SOUTHERLY 10.00 FEET OF THE NORTHERLY 60.00 FEET AS MEASURED FROM THE CENTERLINE OF FOOTHILL BOULEVARD (FORMERLY SAN BERNARDINO OF THE EAST 150.00 FEET OF LOT 148 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA PER MAP RECORDED IN BOOK 31, PAGES 11 THROUGH 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN 0230-051-01)
 LOT 148 OF TRACT NO. 2102, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 THROUGH 15 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE EAST 150 FEET;

ALSO EXCEPT THEREFROM THE NORTH 20 FEET FOR HIGHWAY PURPOSES.

PARCEL 3: (APN: 0230-051-03)
 THE WEST 75 FEET OF THE WEST ONE-HALF OF LOT 147, FONTANA ARROW ROUTE TRACT NO. 2102, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGES 11 TO 15, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

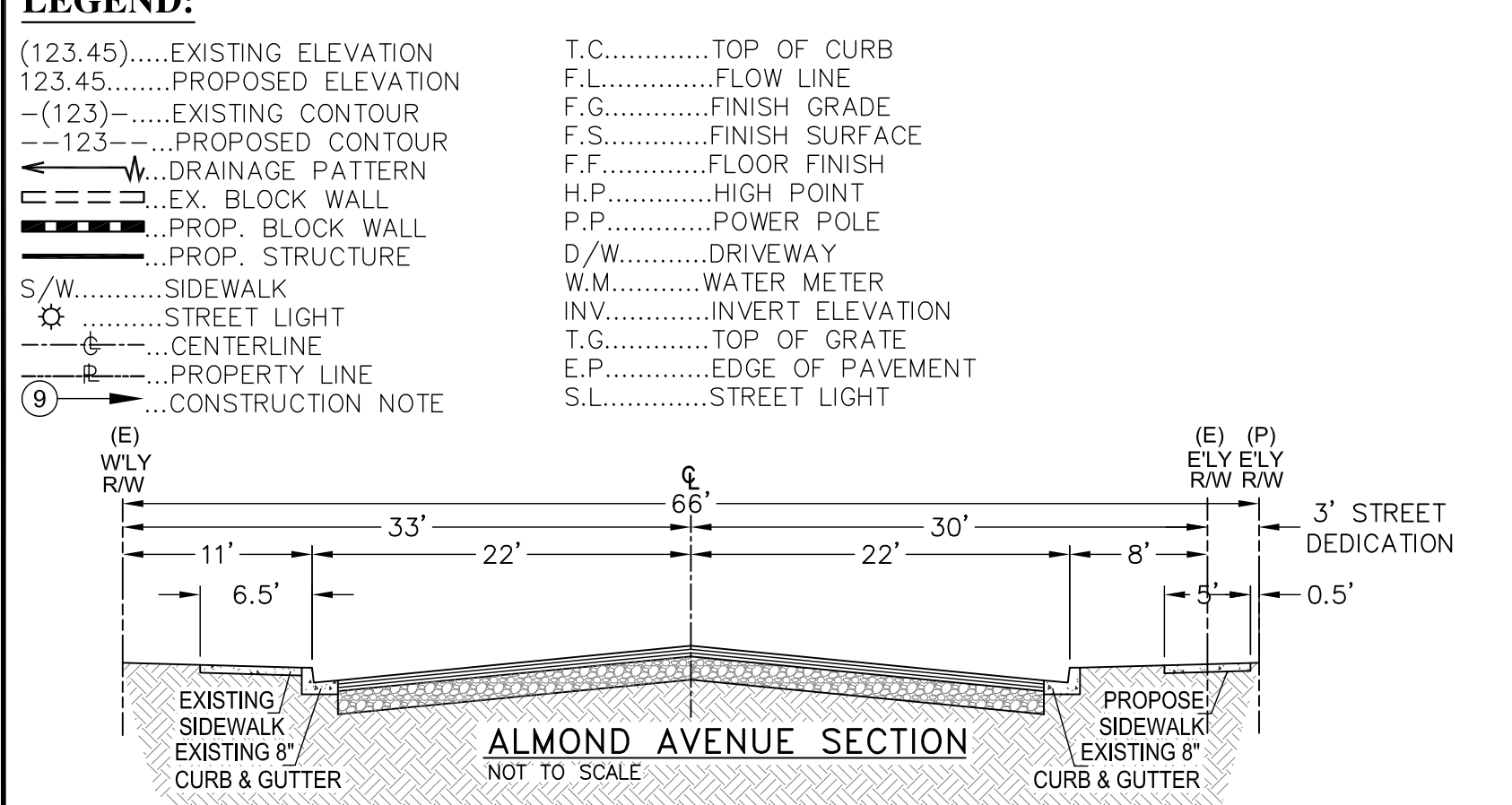
EXCEPTING THEREFROM THE NORTH 20 FEET DEEDED TO THE STATE OF CALIFORNIA FOR ROAD PURPOSES BY DEED RECORDED FEBRUARY 18, 1930 IN BOOK 591 PAGE 166 OFFICIAL RECORDS.

UTILITY SERVICES
 WATER - FONTANA WATER COMPANY
 SEWER - CITY OF FONTANA SEWER DIVISION
 GAS - SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRICAL - SOUTHERN CALIFORNIA EDISON
 TELEPHONE - AT&T
 SHERIFF - CITY OF FONTANA POLICE DEPARTMENT
 FIRE - CITY OF FONTANA FIRE DEPARTMENT
 SCHOOL - FONTANA UNIFIED SCHOOL DISTRICT

NOTES:
 ZONING: FBC FORM-BASED CODE
 GENERAL PLAN LAND USE: WXMU-1 WALKABLE MIXED USE CORRIDOR
 NO. OF EXISTING LOT: 3 LOTS
 NO. OF PROPOSED LOT: 1 LOT
 NO. OF PROPOSED UNITS: 59 UNITS
 AREA OF EX. PARCEL 1: 40,536 S.F. = 0.931 ACRES
 AREA OF EX. PARCEL 2: 40,205 S.F. = 0.923 ACRES
 AREA OF EX. PARCEL 3: 20,266 S.F. = 0.465 ACRES
 TOTAL AREA: 101,007 S.F. = 2.319 ACRES
 AREA TO BE DEDICATED: 736 S.F. = 0.017 ACRES
 TOTAL NET AREA: 100,271 S.F. = 2.302 ACRES
 NO. OF PARKING: 111 GARAGE PARKING AND 17 GUEST PARKING
 SEWERAGE DISPOSAL: BY GRAVITY TO SEWER MAIN AT STREET

LEGEND:
 (123.45).....EXISTING ELEVATION
 123.45.....PROPOSED ELEVATION
 - (123).....EXISTING CONTOUR
 -- 123 --.....PROPOSED CONTOUR
 ---.....DRAINAGE PATTERN
 ---.....EX. BLOCK WALL
 ---.....PROP. BLOCK WALL
 ---.....PROP. STRUCTURE
 S/W.....SIDEWALK
 *.....STREET LIGHT
 *.....CENTERLINE
 ---.....PROPERTY LINE
 (9).....CONSTRUCTION NOTE

T.C.....TOP OF CURB
 F.L.....FLOW LINE
 F.G.....FINISH GRADE
 F.S.....FINISH SURFACE
 F.F.....FLOOR FINISH
 H.P.....HIGH POINT
 P.P.....POWER POLE
 D/W.....DRIVEWAY
 W.M.....WATER METER
 INV.....INVERT ELEVATION
 T.G.....TOP OF GRATE
 E.P.....EDGE OF PAVEMENT
 S.L.....STREET LIGHT



APN: 0230-261-01-0000
 NAVA PABLO M
 DOC. NO. 2002.94880

APN: 0230-261-02-0000
 LIEN WEN CHAO
 DOC. NO. 2008.560044

APN: 0230-261-03-0000
 ROSAS JOSE
 DE ROSAS MARIBEL GUZMAN
 DOC. NO. 2016.482430

APN: 0230-261-04-0000
 ELKAMP ALLAN ROGER
 DOC. NO. 2011.18495

APN: 0230-261-05-0000
 BABA YUJI
 DOC. NO. 2018.160806

APN: 0230-261-06-0000
 UMANA ALEJANDRO
 DOC. NO. 2003.884644

APN: 0230-261-07-0000
 MENDOZA LOURES O
 DOC. NO. 2004.280676

APN: 0230-261-08-0000
 FLORES JULIA
 DOC. NO. 2000.334043

CALLAND ENGINEERING, INC.
 dba QUARTECH CONSULTANTS
 576 E. LAMBERT ROAD, BREA, CA 92821
 TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
 14335 FOOTHILL BOULEVARD,
 FONTANA, CA 92335

DRAWN: EYS
 CHECKED:
 DATE: 01-23-2026
 JOB NO.: 23-019-022
 SCALE: 1"=20'
 FILE NAME: FOOTHILL GRADING

T-1
 SHEET 1 OF 1 SHT.

MCN23-068

FOOTHILL BOULEVARD

LEGEND

- (1095.0) EXISTING ELEVATION (MATCH EXISTING)
- 1095.5 PROPOSED ELEVATION
- (1095.0) EXISTING CONTOUR
- 1095.0 PROPOSED CONTOUR
- EXISTING
- FLOW LINE
- RIDGE
- RIDGE LINE
- R/W RIGHT-OF-WAY (R/W) OR PROPERTY LINE (PL)
- LL LOT LINE
- C CENTERLINE
- PP EXISTING POWER POLE; TO BE UNDERGROUNDED
- DIRECTION OF FLOW

ABBREVIATIONS

- BFP BACKFLOW PREVENTION DEVICE
- EG EDGE OF GUTTER
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FF FINISH FLOOR
- FL FLOWLINE
- FS FINISH SURFACE
- GM GAS METER
- IM (GREASE) INTERCEPTOR MANHOLE
- MH MANHOLE
- PROP. PROPOSED
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SMH SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- W WATER
- WM WATER METER
- WV WATER VALVE

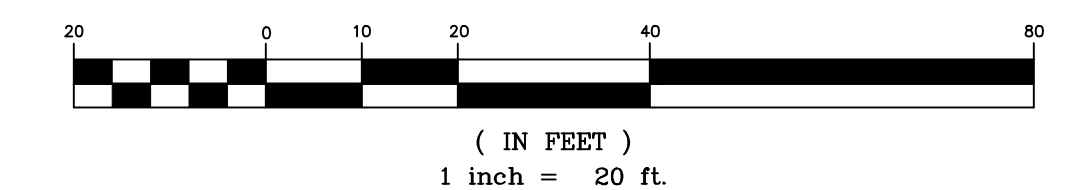
ALMOND AVENUE

D
C-300

B
C-300

C
C-300

GRAPHIC SCALE



BASIS OF BEARINGS

THE CENTERLINE OF 183RD STREET AS SHOWN ON PARCEL MAP NO. 19516 FILED IN BOOK 219, PAGES 44 OF PARCEL MAPS, COUNTY OF LOS ANGELES, CA
BEARING BEING NORTH 89° 44' 25" EAST

BENCHMARK

LOS ANGELES COUNTY BENCHMARK
BENCHMARK NUMBER: 2Y9383
ELEVATION: 57.875
DESCRIPTION:
CSBM MON IN S WALL C.B. 1.5M(5') N/O BCR @ NW COR STUDEBAKER RD & 183RD ST MKD (BM 9-7B 1975 RE 7078)

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED	DATE

CIVIL ENGINEER

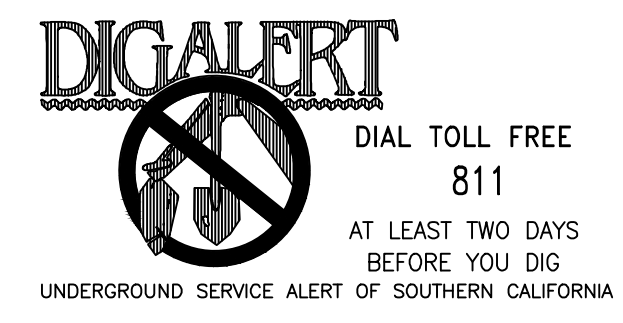
NA NA CIVIL, INC.
CIVIL ENGINEERING - SURVEYING
22672 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92630
949.753.0600
MATTHEW PALERMO, P.E. RCE: C78355 DATE

OWNERSHIP

66, LLC
4490 AYERS AVENUE
VERNON, CA 90058
CONTACT:
MARLENE DIAZ
(562) 977-8565

CITY OF FONTANA
PRELIMINARY GRADING PLAN
LANTANA @ ROUTE 66
14335 FOOTHILL BOULEVARD
FONTANA, CA 92335

Job No. 2225
C-100
Sheet 1 of 3
Date: 01/29/26



MCN 23-068

FOOTHILL BOULEVARD

LEGEND

- SD STORM DRAIN LINE
- W WATER MAIN
- WATER SERVICE (3/4" PVC)
- SS SEWER MAIN
- SEWER LATERAL (4" PVC)
- R/W RIGHT-OF-WAY (R/W) OR PROPERTY LINE (PL)
- LL LOT LINE
- CENTERLINE
- EXISTING
- PP EXISTING POWER POLE; TO BE UNDERGROUNDED
- WATER METER (W/ TRAFFIC RATED GRATE)
- WATER VALVE (GATE OR SECTION)
- FIRE HYDRANT

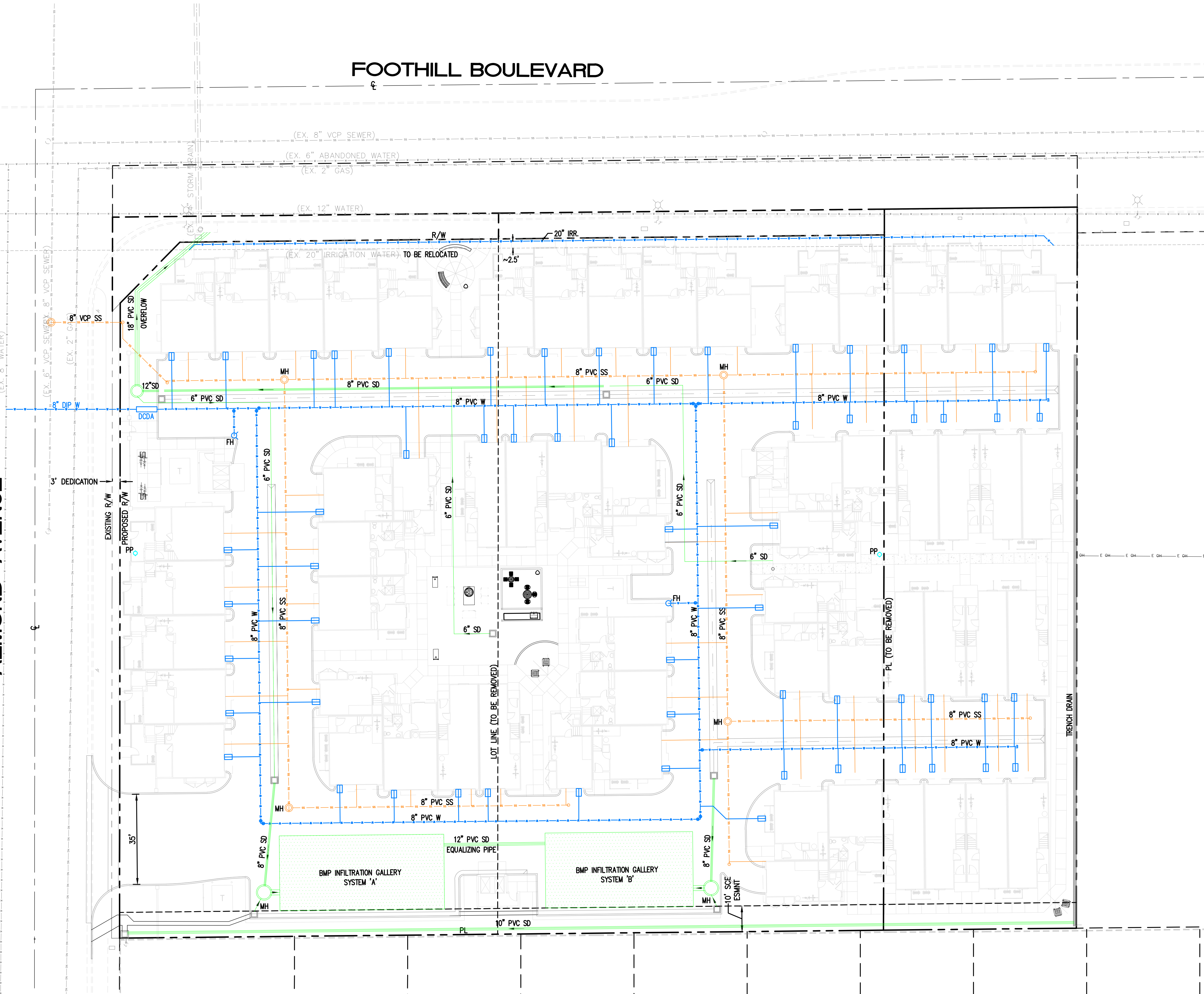
ABBREVIATIONS

- BMP BEST MANAGEMENT PRACTICE (WATER TREATMENT)
- DCDA DOUBLE CHECK DETECTOR ASSEMBLY
- EX. EXISTING
- FH FIRE HYDRANT
- IRR. IRRIGATION
- MH MANHOLE
- N.T.S. NOT TO SCALE
- PL PROPERTY LINE
- PVC POLYVINYL CHLORIDE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- VCP VITRIFIED CLAY PIPE
- W WATER METER
- WM WATER VALVE

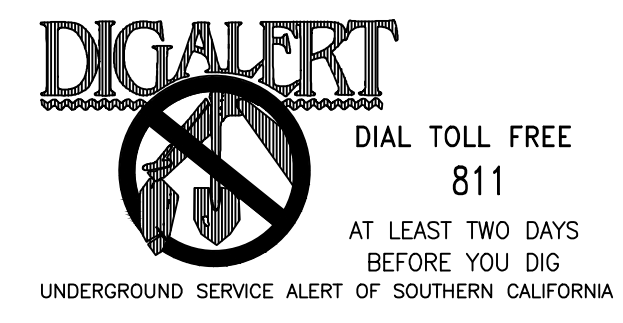
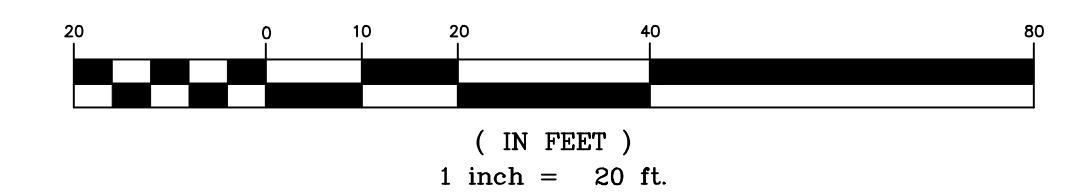
SEWER NOTES

- ALL SEWER LATERALS TO BE CONSTRUCTED PER CITY STANDARD 2005.

ALMOND AVENUE



GRAPHIC SCALE



BASIS OF BEARINGS
 THE CENTERLINE OF 183RD STREET AS SHOWN ON PARCEL MAP NO. 19516 FILED IN BOOK 219, PAGES 44 OF PARCEL MAPS, COUNTY OF LOS ANGELES, CA
 BEARING BEING NORTH 89° 44' 25" EAST

BENCHMARK
 LOS ANGELES COUNTY BENCHMARK
 BENCHMARK NUMBER: 2Y9383
 ELEVATION: 57.875
 DESCRIPTION:
 CSBM MON IN S WALL C.B. 1.5M(5') N/O BCR @ NW COR STUDEBAKER RD & 183RD ST MKD (BM 9-7B 1975 RE 7078)

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED	DATE

CIVIL ENGINEER

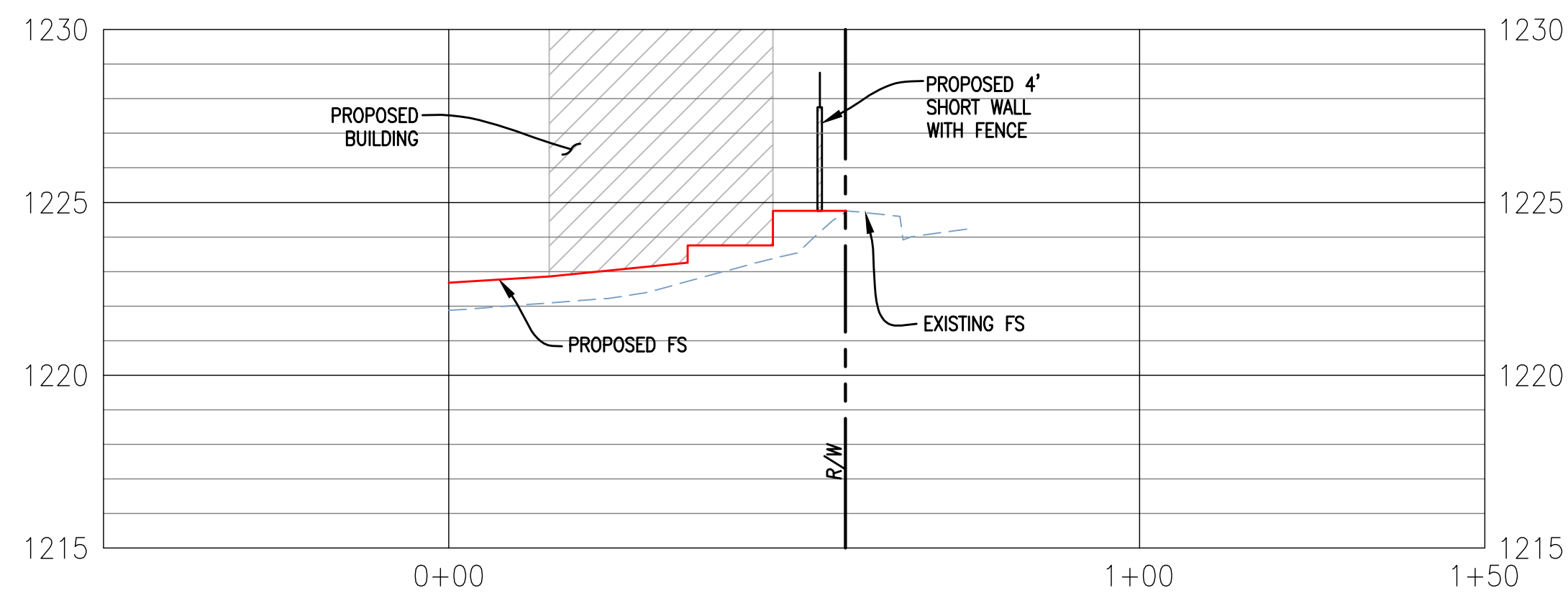
 NA CIVIL, INC.
 CIVIL ENGINEERING - SURVEYING
 22672 LAMBERT STREET, SUITE 606
 LAKE FOREST, CA 92630
 949.753.0600
 CONTACT:
 MATTHEW PALERMO, P.E. RCE: C78355 DATE

OWNERSHIP
 66, LLC
 4490 AYERS AVENUE
 VERNON, CA 90058
 CONTACT:
 MARLENE DIAZ
 (562) 977-8565

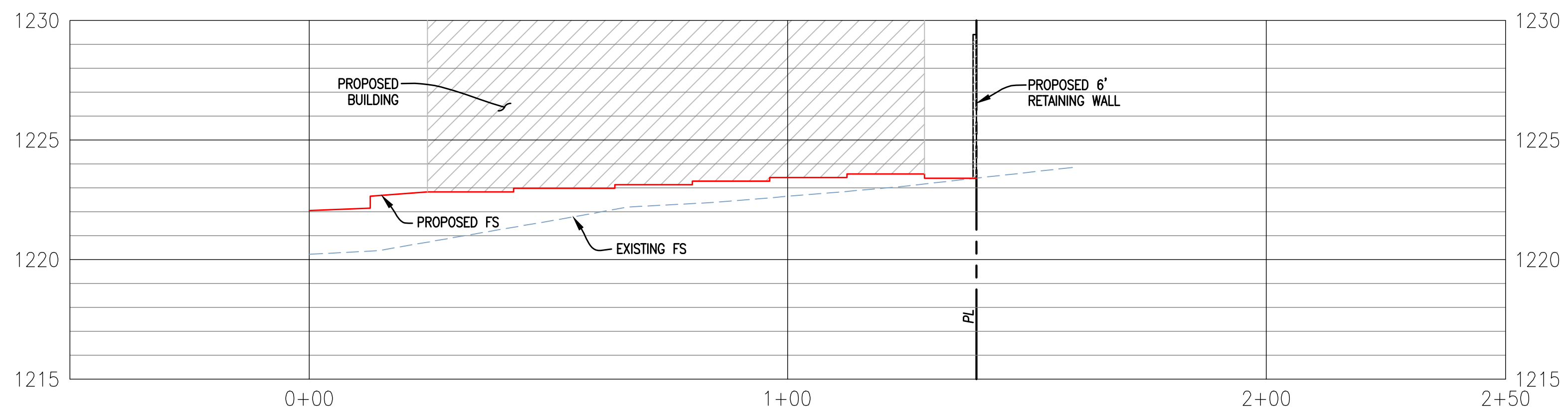
CITY OF FONTANA
PRELIMINARY UTILITY PLAN
 LANTANA @ ROUTE 66
 14335 FOOTHILL BOULEVARD
 FONTANA, CA 92335

Job No. 2225
C-200
 Sheet 2 of 3
 Date: 01/29/26

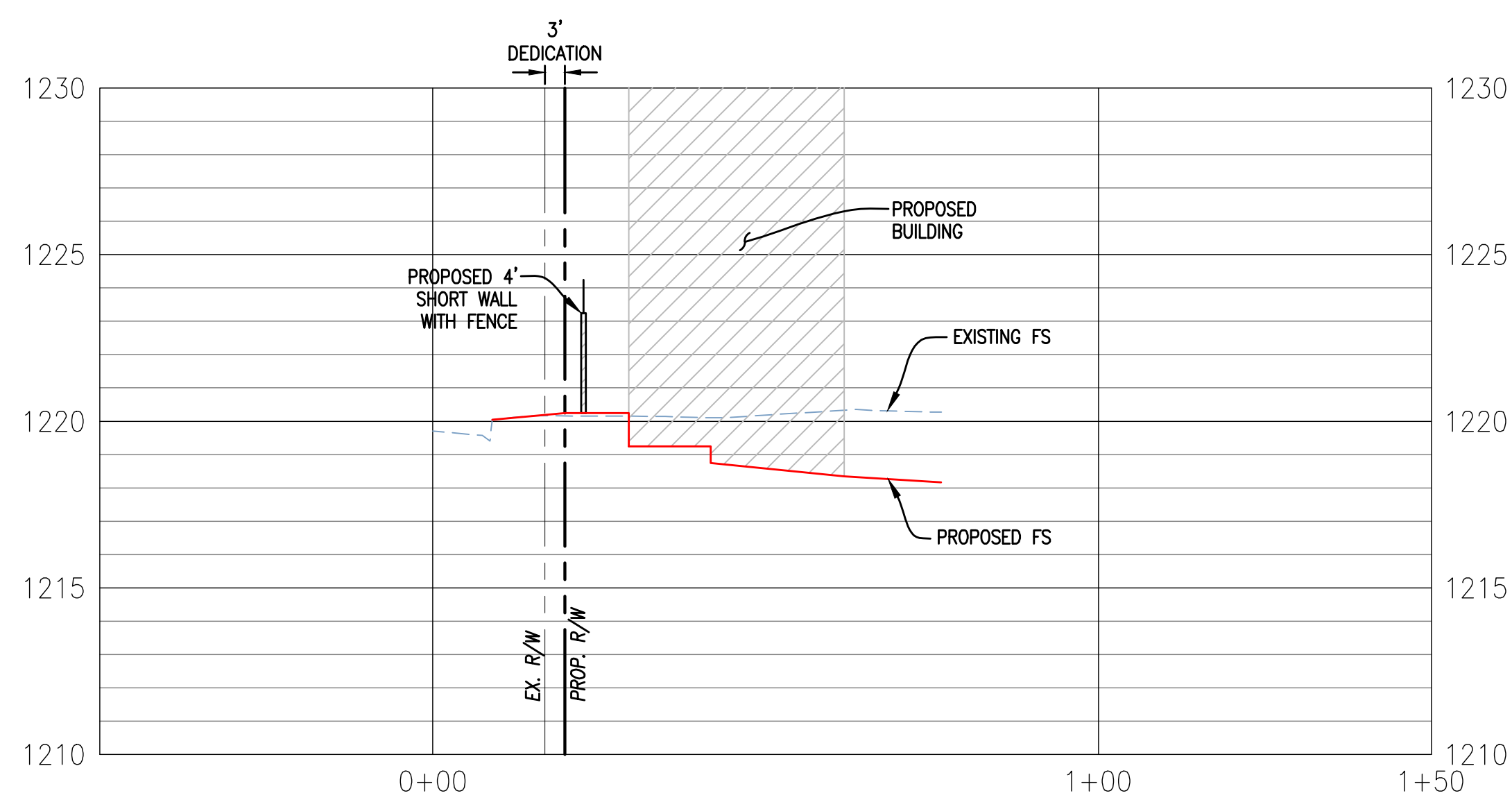
MCN 23-068



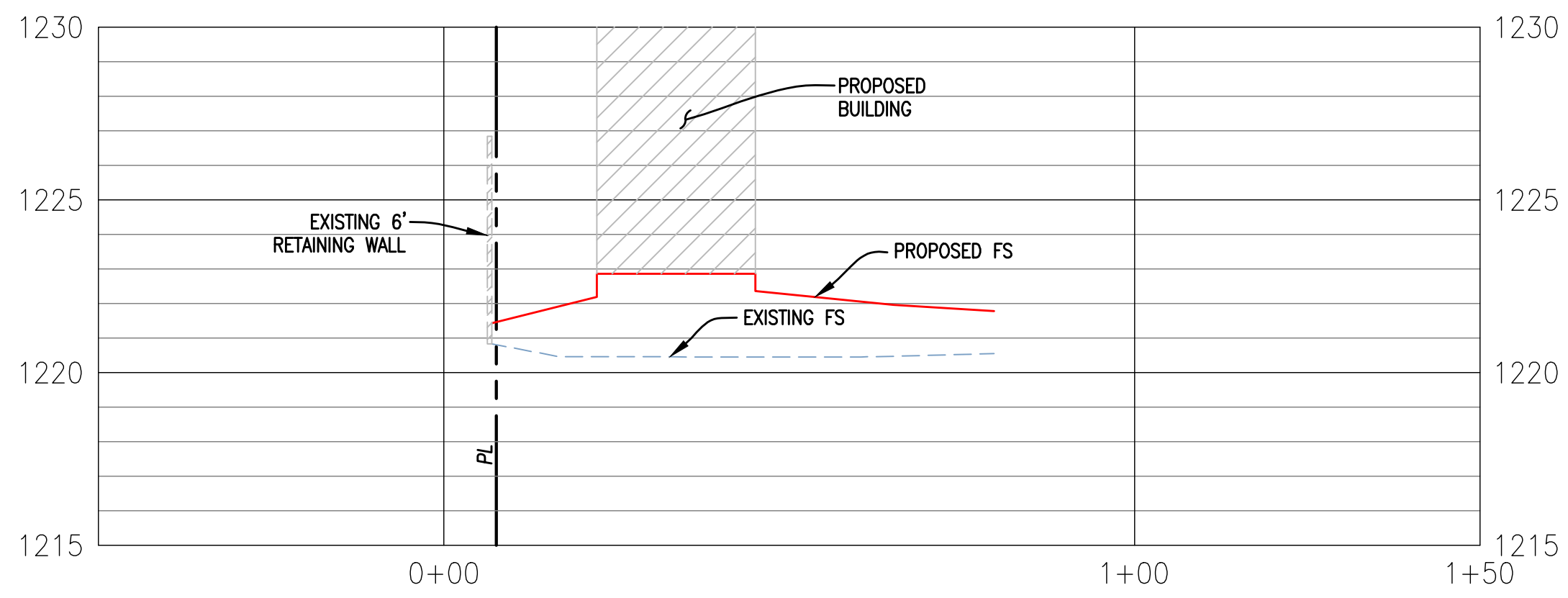
SECTION 'A'
SEE SHEET C-100
N.T.S.



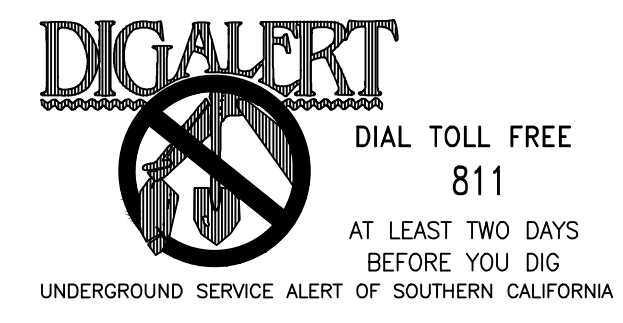
SECTION 'B'
SEE SHEET C-100
N.T.S.



SECTION 'D'
SEE SHEET C-100
N.T.S.



SECTION 'C'
SEE SHEET C-100
N.T.S.



BASIS OF BEARINGS
THE CENTERLINE OF 183RD STREET AS SHOWN ON PARCEL MAP NO. 19516 FILED IN BOOK 219, PAGES 44 OF PARCEL MAPS, COUNTY OF LOS ANGELES, CA
BEARING BEING NORTH 89° 44' 25" EAST

BENCHMARK
LOS ANGELES COUNTY BENCHMARK
BENCHMARK NUMBER: 2Y9383
ELEVATION: 57.875
DESCRIPTION:
CSBM MON IN S WALL C.B. 1.5M(5') N/O BCR @ NW COR STUDEBAKER RD & 183RD ST MKD (BM 9-7B 1975 RE 7078)

REVISIONS

NO.	DATE	DESCRIPTION	APPROVED	DATE

CIVIL ENGINEER
NA NA CIVIL, INC.
CIVIL ENGINEERING - SURVEYING
22672 LAMBERT STREET, SUITE 606
LAKE FOREST, CA 92630
949.753.0600
MATTHEW PALERMO, P.E. RCE: C78355 DATE

OWNERSHIP
66, LLC
4490 AYERS AVENUE
VERNON, CA 90058
CONTACT:
MARLENE DIAZ
(562) 977-8565

CITY OF FONTANA
PRELIMINARY SECTIONS
LANTANA @ ROUTE 66
14335 FOOTHILL BOULEVARD
FONTANA, CA 92335

Job No. 2225
C-300
Sheet 3 of 3
Date: 01/29/26

MCN 23-068

FORM BASED CODE - ROUTE 66 GATEWAY
EXISTING VACANT COMMERCIAL



TREE SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	24" BOX L	L
	CUPRESSUS ARIZONICA VAR. GLABRA 'BLUE ICE' BLUE ICE ARIZONA CYPRESS	15 GAL L	L
	LAGERSTROEMIA INDICA CRAPE MYRTLE	24" BOX M	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	24" BOX M	M
	MELALEUCA QUINQUENERVIA CAJEPUT TREE	24" BOX M	M
	OLEA EUROPAEA EUROPEAN OLIVE	24" BOX L	L
	PHOENIX DACTYLIFERA DATE PALM	24' BTH L	L
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	24" BOX M	M
	TRISTANIA CONFERTA BRISBANE BOX	24" BOX M	M

SHRUB & GROUNDCOVER SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	WUCOLS
	BACCHARIS PILULARIS / DWARF COYOTE BRUSH	L
	BOUGAINVILLEA X 'OO-LA-LA' TM / OO-LA-LA BOUGAINVILLEA	L
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	L
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	L
	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA	L
	LAURUS NOBILIS 'MONRIK' PP #25,915 / LITTLE RAGU SWEET BAY	L
	LAVANDULA STOECHAS 'OTTO QUAST' / SPANISH LAVENDER	L
	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	L
	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE WILD RYE	L
	MUHLENBERGIA CAPILLARIS / PINK MUHYLY GRASS	L
	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	L
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	L
	ROSMARINUS PROSTRATUS / PROSTRATE ROSEMARY	L
	ROSMARINUS OFFICINALIS / ROSEMARY	L
	SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE	L
	SENECIO MANDRALISCAE / BLUE CHALKSTICKS	L
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	L

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: LANTANA AT ROUTE 66 DATE: 8/28/2023

This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETO)	56.4
Conversion Factor	0.62

Description*	Hydrozone #	Planting	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas									
Low water use plantings			0.3	Drip	0.81	0.37	19080	7059	246,848
Medium water use plantings			0.5	Drip	0.81	0.62	0	0	0
High water use Turf areas			0.8	Rotary	0.81	0.99	842	832	29,080
Med use plantings			0.5	Bubblers	0.75	0.67	1674	1116	39,024
TOTALS							21,576	9007	314,952
Special Landscape Areas									
Turf areas						1	0	0	0
parks							1	0	0
Irrigated w/ recycled water						1	0	0	0
Water features							0	0	0
TOTALS							0	0	0
ETWU Total								314,952	
Maximum Allowed Water Allowance (MAWA)*								414,958	

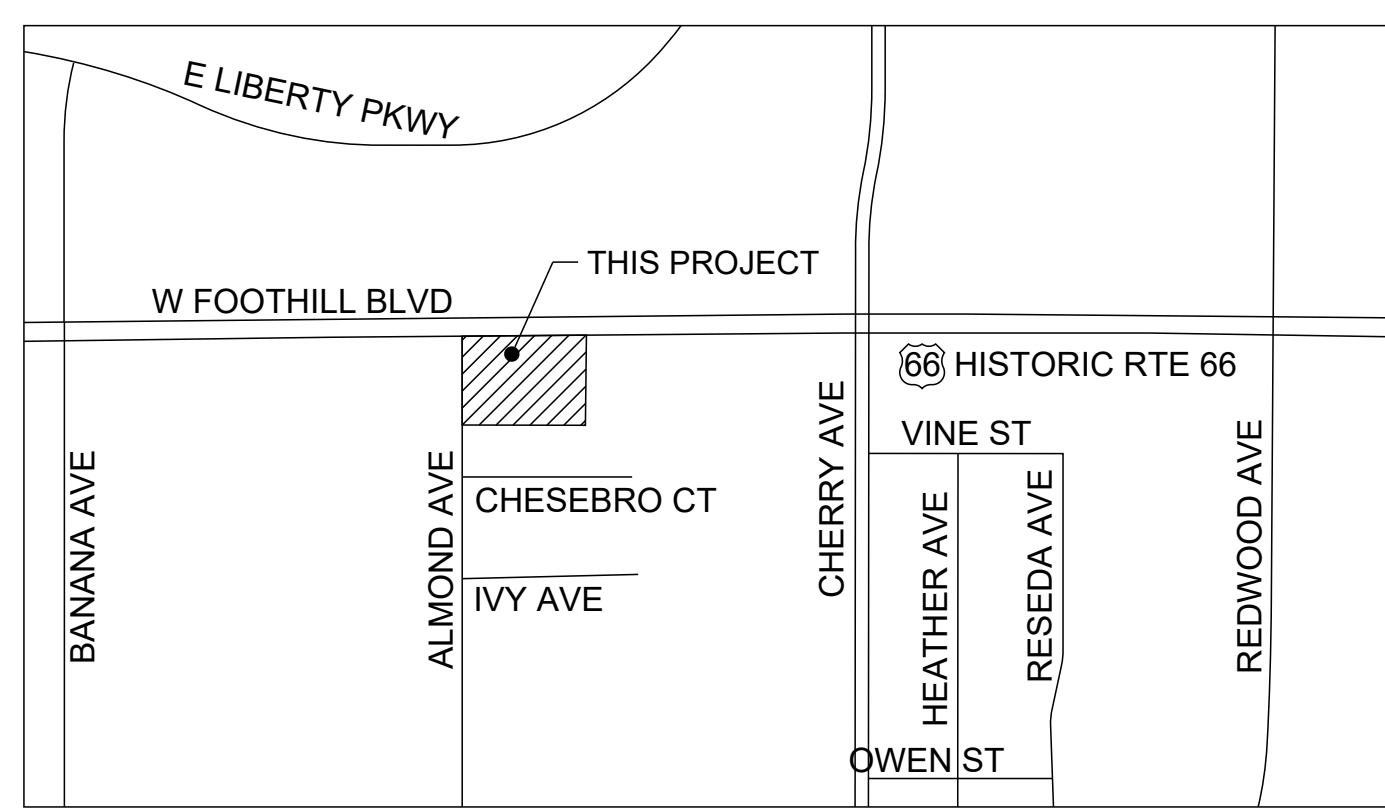
MAWA

ETAF for residential areas is 0.55 or 0.45 for commercial areas

MAWA =	ETO *	Conv Factor *	((ETAF * LA) + ((1-ETAF) * SLA))
	56.4	0.62	0.55
MAWA=	414,958		

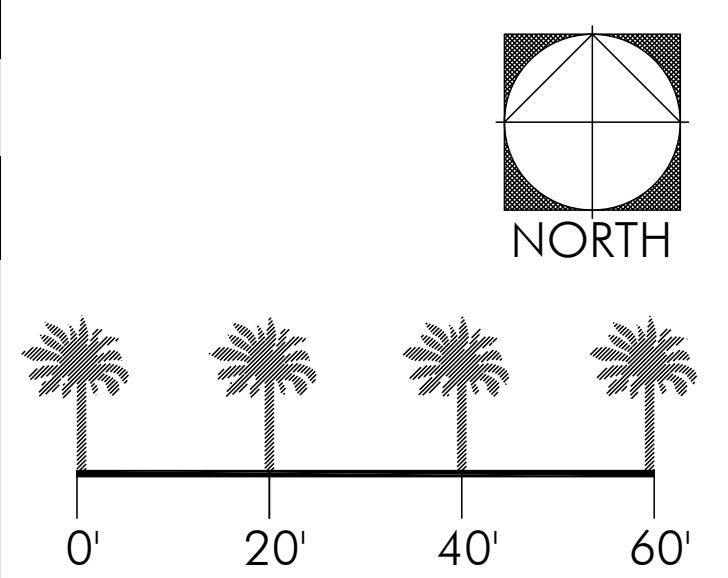
ETAF Calculations	
Regular Landscape Areas	All Landscape Areas
Total ETAF x Area	Total ETAF x Area
9.007	9.007
Total Area	Total Area
21,576	21,576
Average ETAF	Site-wide ETAF
0.42	0.42

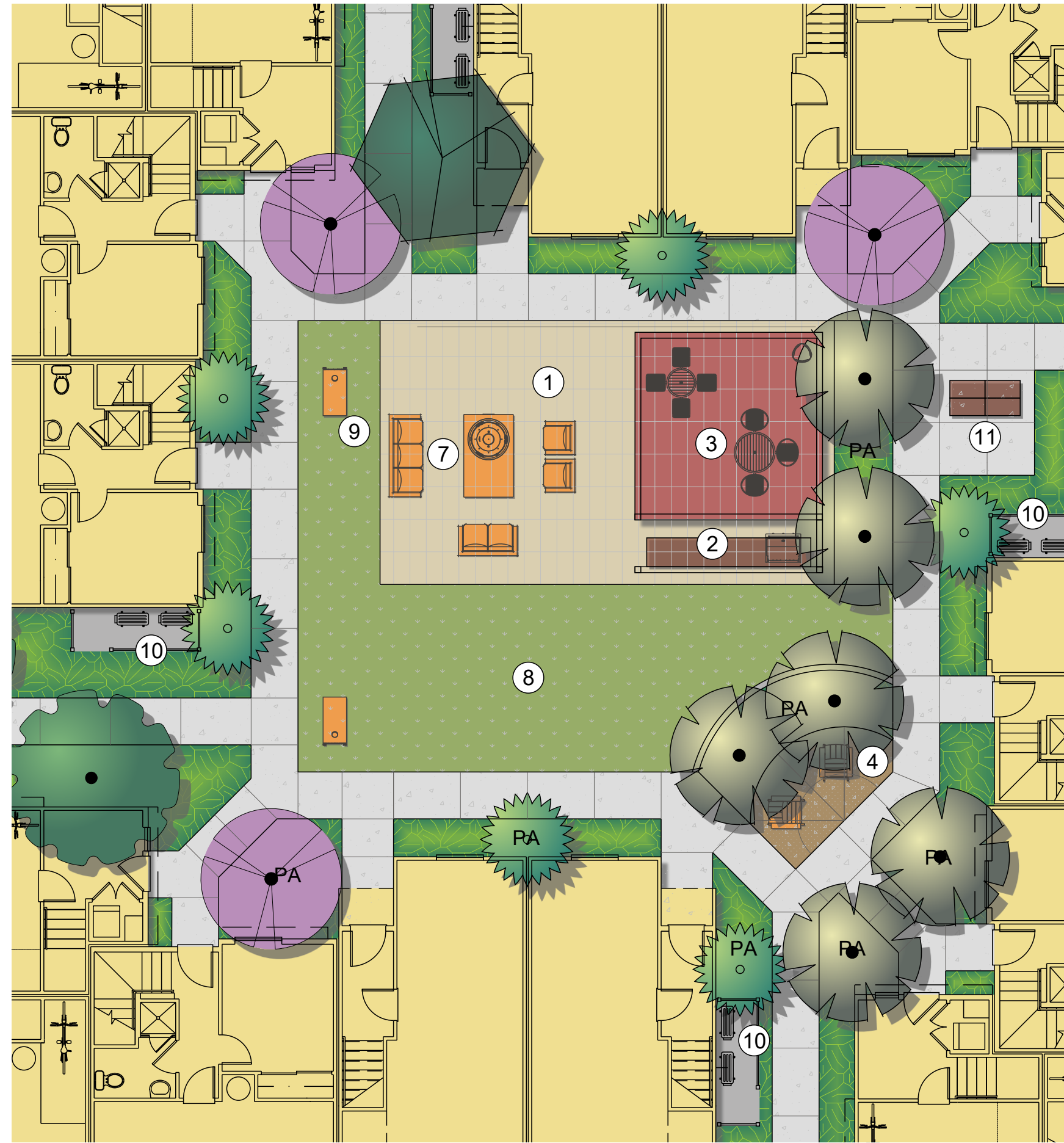
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



LANDSCAPE DESIGN CONCEPT:
THIS LANDSCAPE WILL CONSIST OF CALIFORNIA-FRIENDLY, LOW AND MEDIUM WATER USE PLANT MATERIAL. ALL PLANTS HAVE BEEN CHOSEN FROM THE LOW OR MEDIUM WATER USE CATEGORY ACCORDING TO WUCOLS. PLANTS HAVE BEEN CHOSEN TO CREATE A UNIFORM THEME ACROSS THE SITE CONSISTING OF MEDITERRANEAN AND CALIFORNIA FRIENDLY PLANT MATERIAL. MAINTENANCE AND LONGEVITY OF PLANT MATERIAL HAS BEEN TAKEN INTO CONSIDERATION. ROOT PANELS AND BARRIERS WILL BE UTILIZED ON ALL TREES NECESSARY, CONSISTENT WITH ALL STANDARDS AND SPECIFICATIONS. A 3" LAYER OF SHREDDED WOOD MULCH WILL BE USED IN ALL LANDSCAPE AREAS. ALL LANDSCAPE AREAS WILL CONFORM TO THE CURRENT CITY OF FONTANA STANDARDS, AND THE SPECIFIC PLAN LANDSCAPE REQUIREMENTS.

IRRIGATION SYSTEM DESIGN STATEMENT
A PERMANENT AUTOMATIC, WEATHER/EVAPOTRANSPIRATION-SENSING IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. IF THE SITE IS PLANNED TO UTILIZE RECYCLED WATER IN THE LANDSCAPE, THEN THE IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA RULES AND REGULATIONS FOR RECYCLED WATER USE. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM AS APPROVED BY THE CITY OF FONTANA, SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE IRRIGATION SYSTEM MAY UTILIZE EFFICIENT ROTATOR NOZZLES IN LARGE PLANTING AREAS, SUBJECT TO THE APPROVAL OF THE CITY. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FONTANA ORDINANCE OF LANDSCAPE WATER USE EFFICIENCY REQUIREMENTS. FOR SITES UTILIZING POTABLE WATER FOR LANDSCAPE IRRIGATION, A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE INSTALLED AFTER THE WATER METER TO PROTECT THE POTABLE WATER SUPPLY IN ACCORDANCE WITH STATE OF CALIFORNIA AND CITY OF FONTANA STANDARDS AND REQUIREMENTS.



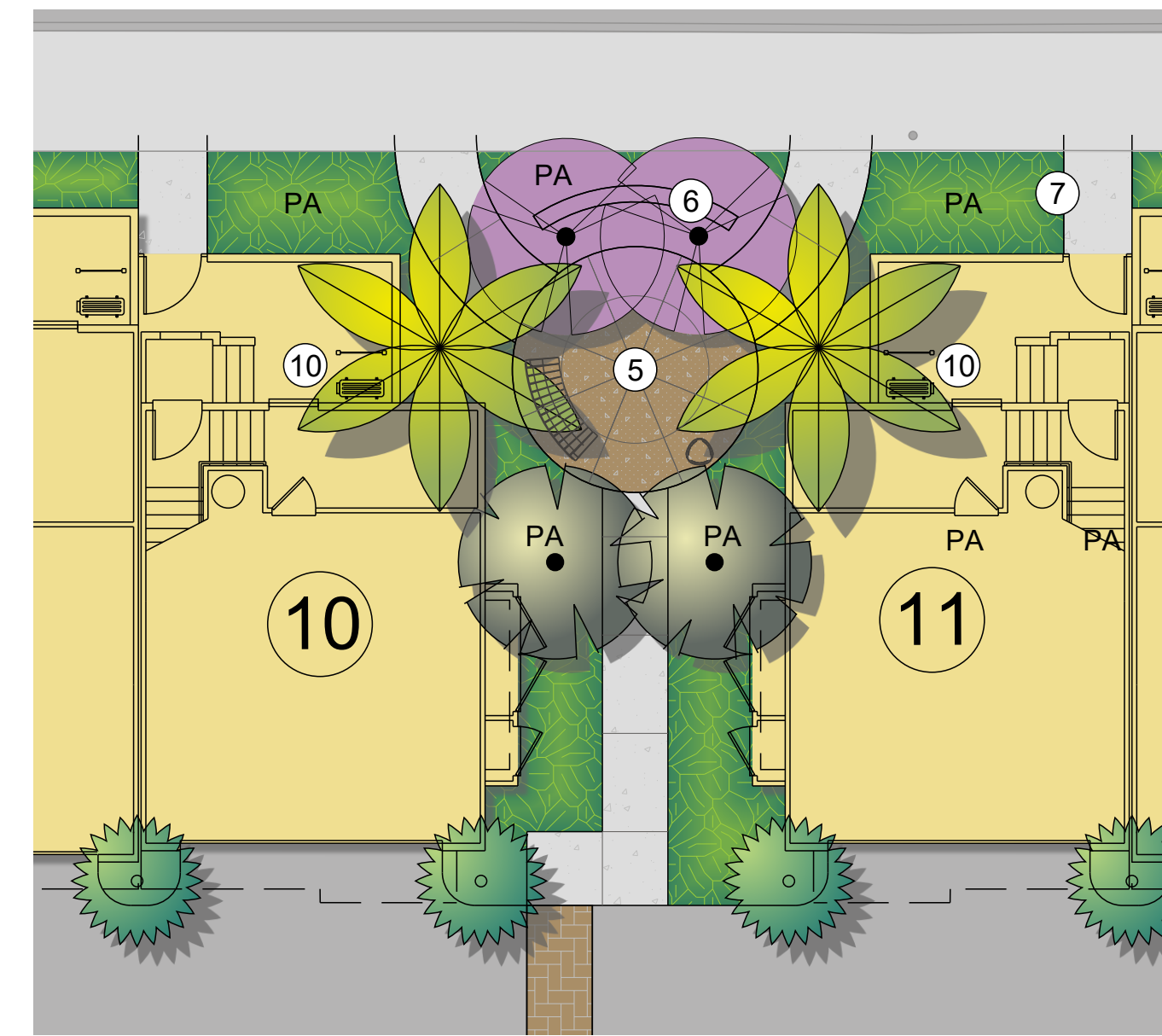


ENLARGEMENT A -
RECREATION AREA

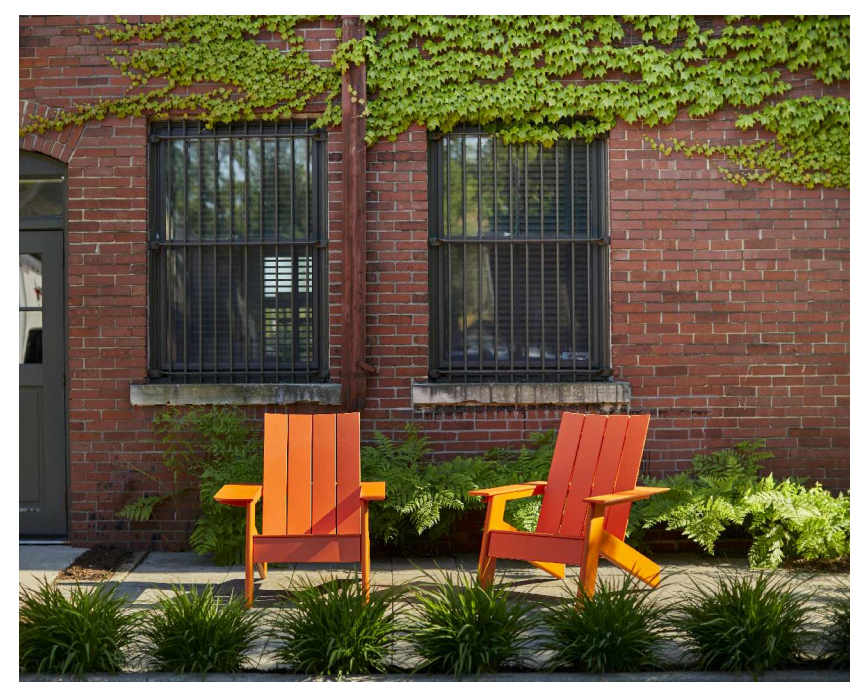
ENLARGEMENTS LEGEND

1. GATHERING PLAZA WITH CONCRETE PAVERS
2. OUTDOOR BBQ AREA. THE BBQ SHALL BE GAS FIRED WITH HARD GAS-LINE CONNECTION AND BUILT-IN AS AN OUTDOOR KITCHEN.
3. OVERHEAD STRUCTURE WITH TABLE AND CHAIRS (STANDING & DINING HEIGHT), TRASH RECEPTACLE
4. ENHANCED CONCRETE SEATING AREA WITH LOUNGE CHAIRS
5. ENHANCED CONCRETE ENTRY PLAZA WITH BENCH & TRASH RECEPTACLE
6. MONUMENT WALL
7. FIRE TABLE & OUTDOOR FURNISHING
8. LAWN AREA
9. PRECAST CORNHOLE
10. AC SCREEN
11. MAIL BOX

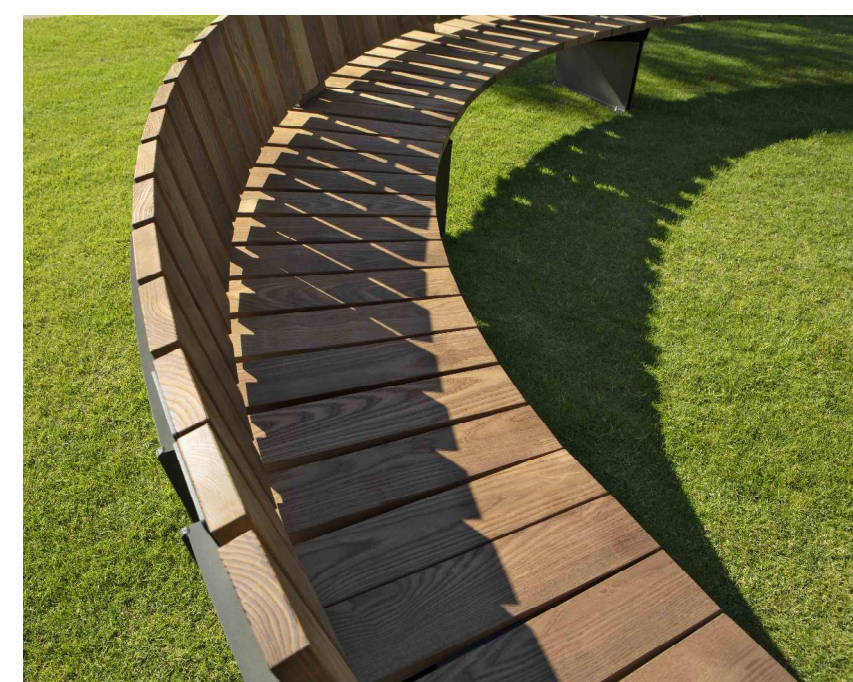
PA: PLANTING AREA



ENLARGEMENT B -
ENTRY PLAZA



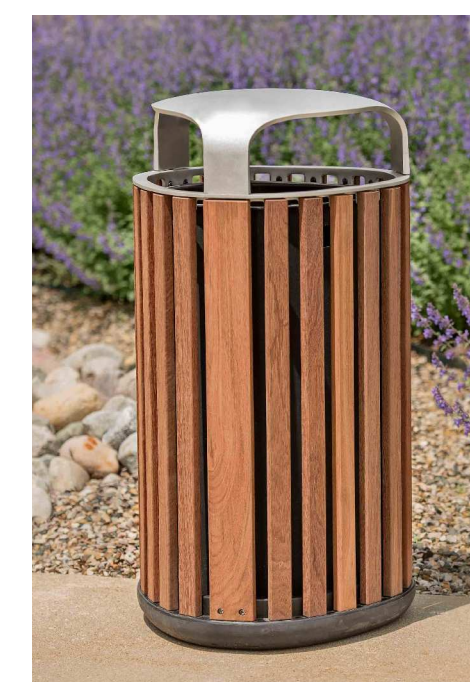
LOUNGE CHAIRS AT ENHANCED SEATING AREA



BENCH AT ENTRY PLAZA



FIRE TABLE & OUTDOOR FURNISHING



TRASH RECEPTACLE

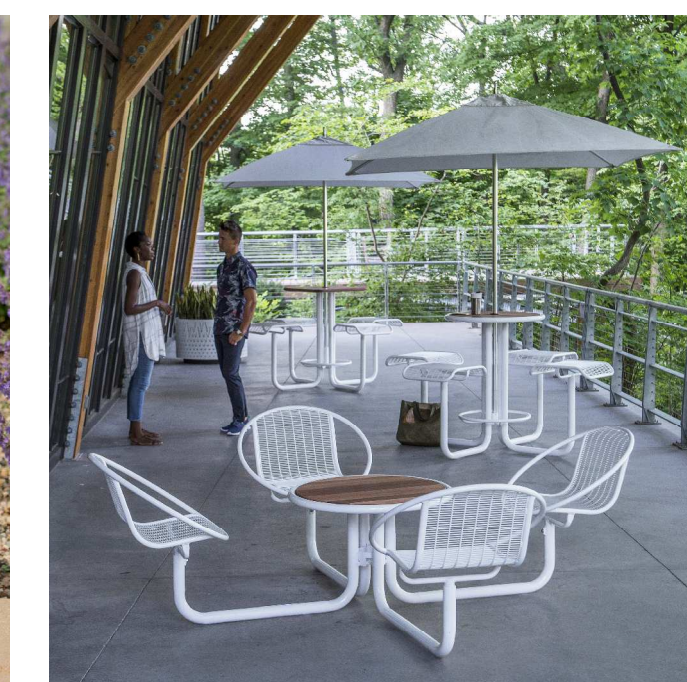
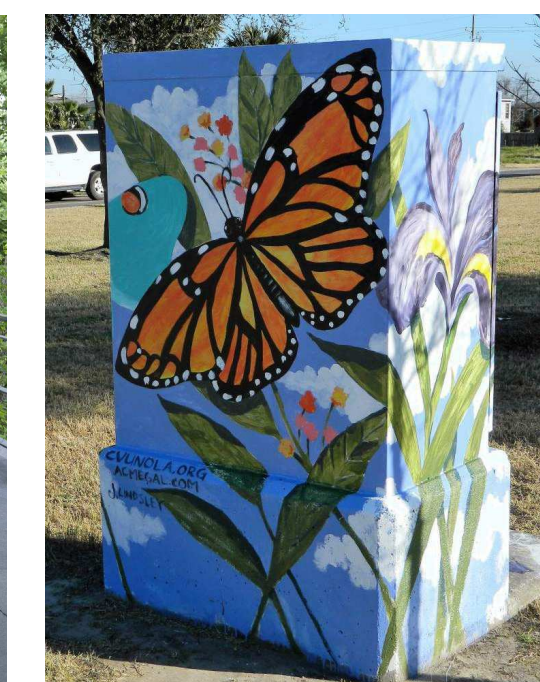


TABLE AND CHAIRS (DINING & STANDING HEIGHT) WITH WOOD TABLE TOP AT OUTDOOR DINING AREA



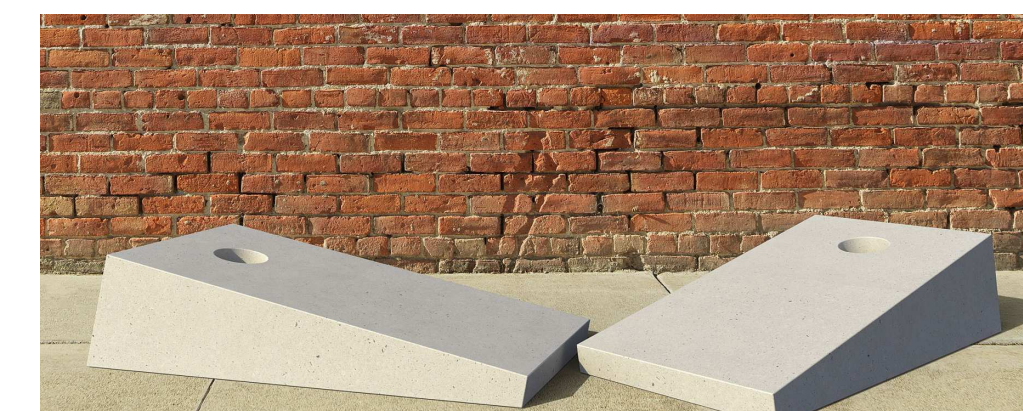
TRANSFORMER WRAP



RECREATION AREA CONCRETE PAVERS



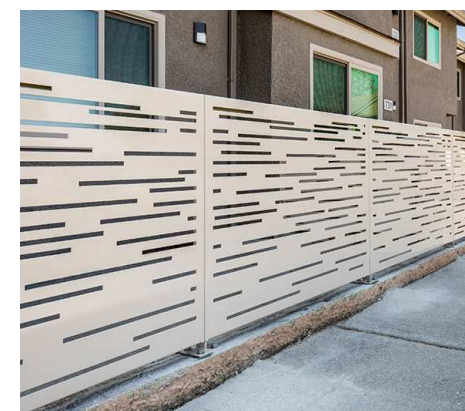
STAMPED CONCRETE SEATING AREA



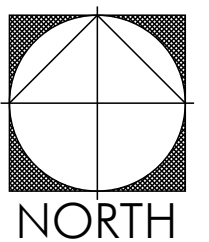
PRECAST CORNHOLE



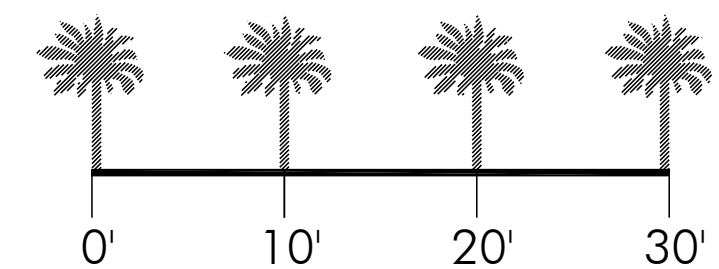
BIKE RACK

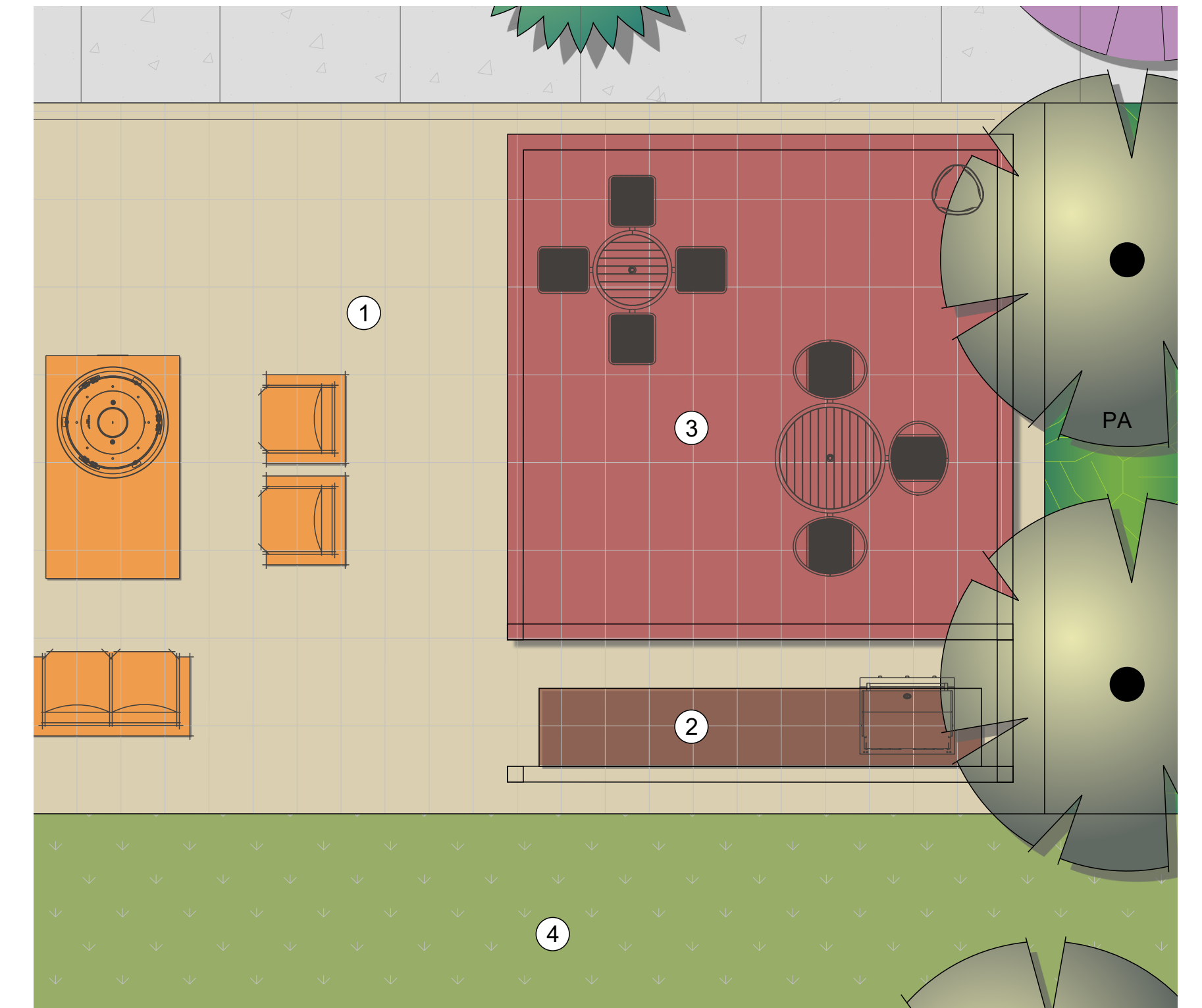
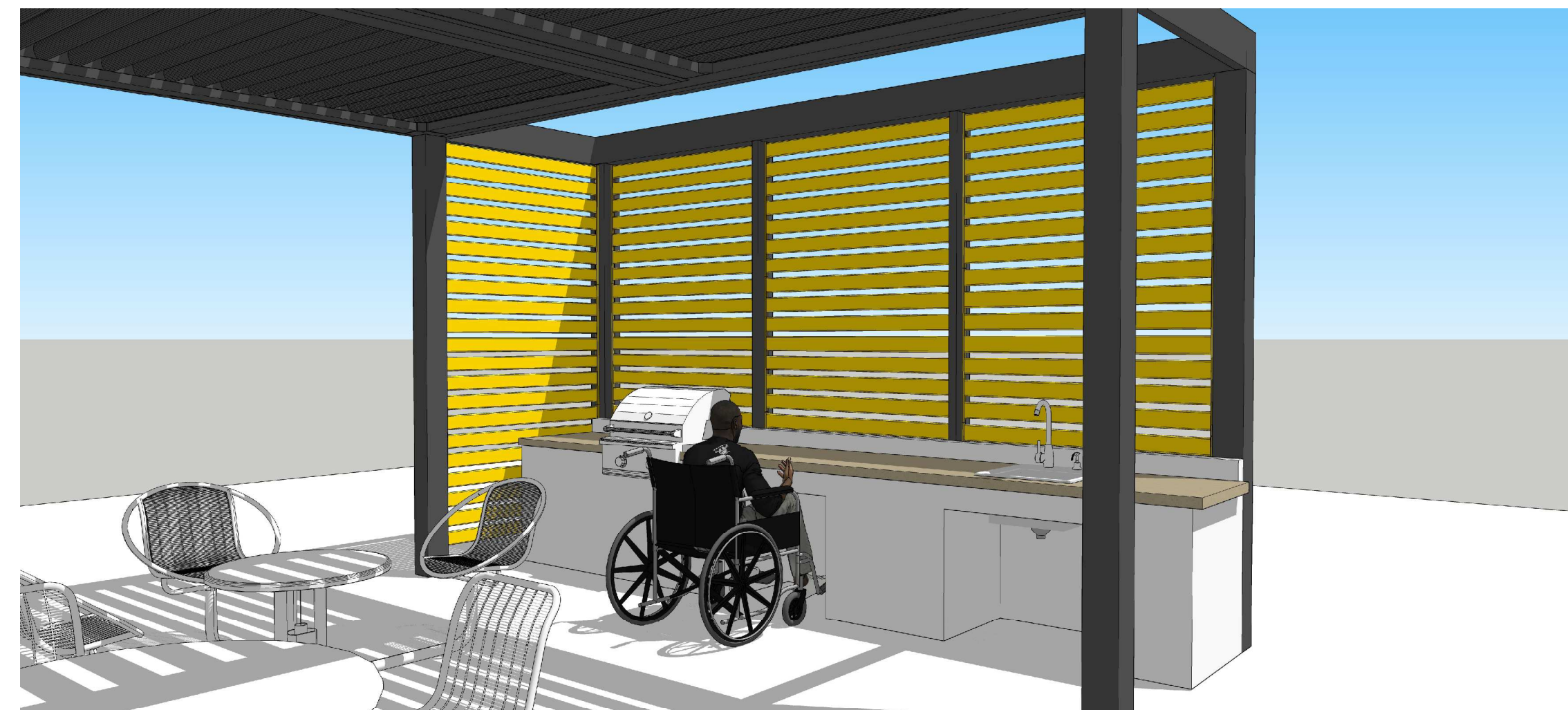
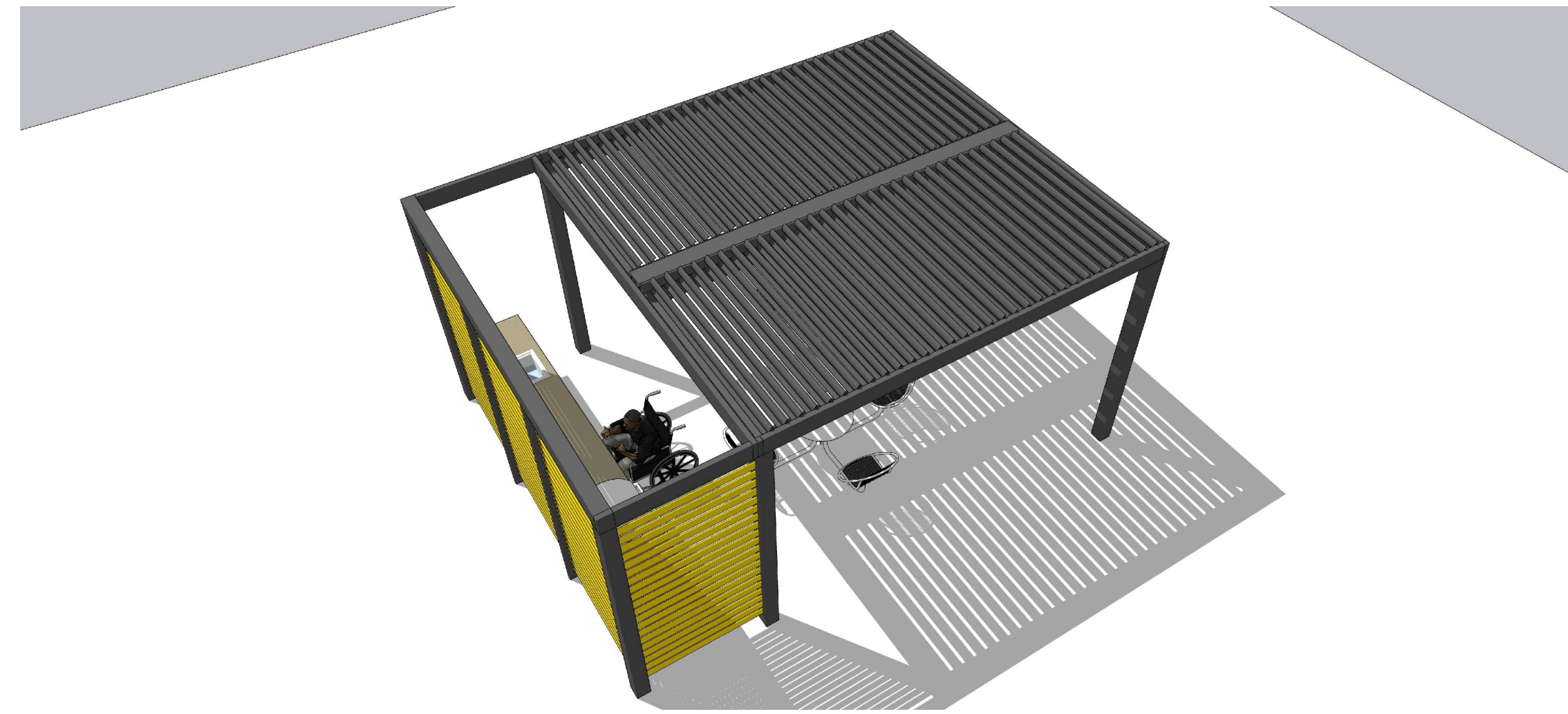
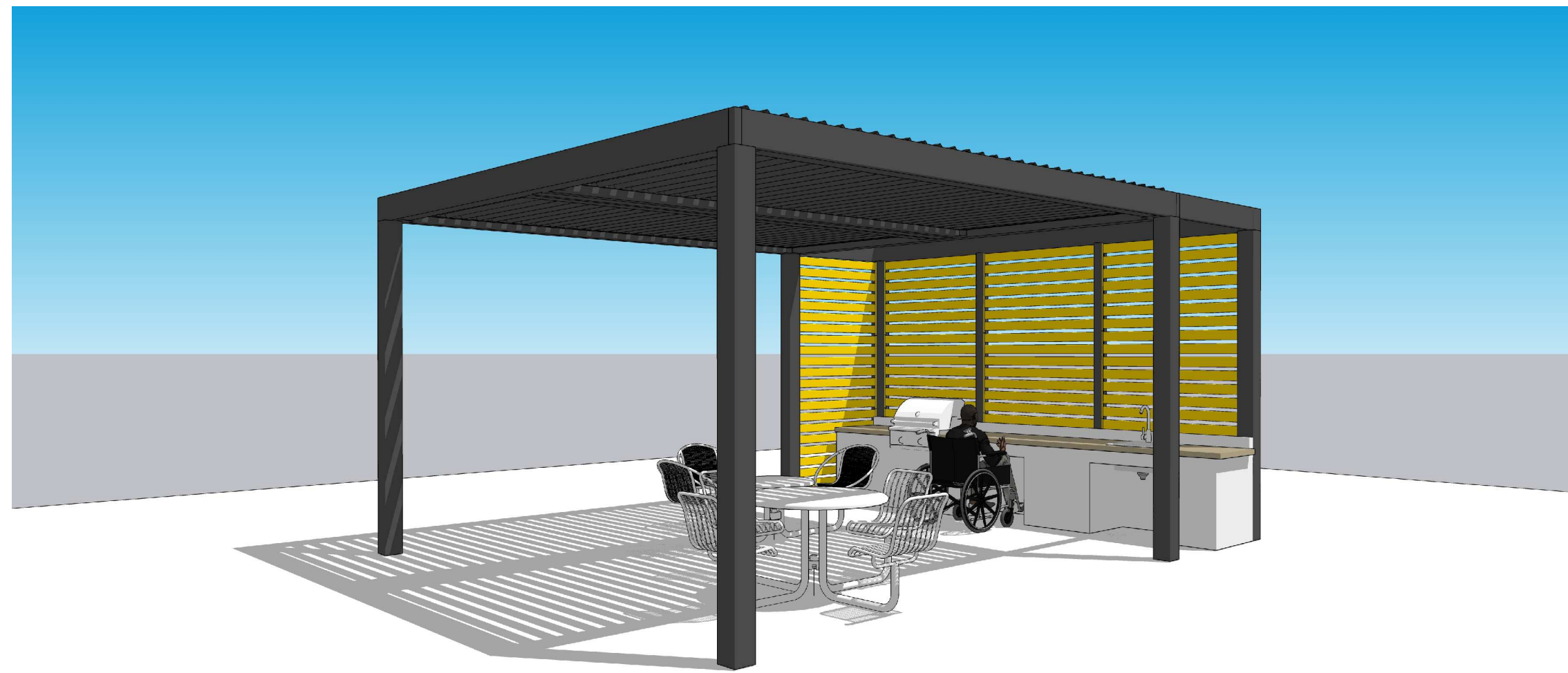


AC SCREENS



NORTH





BBQ AREA ENLARGEMENT

- 1. GATHERING PLAZA WITH CONCRETE PAVERS
 - 2. OUTDOOR BBQ AREA. THE BBQ SHALL BE GAS FIRED WITH HARD GAS-LINE CONNECTION AND BUILT-IN AS AN OUTDOOR KITCHEN.
 - 3. OVERHEAD STRUCTURE WITH TABLE AND CHAIRS (STANDING & DINING HEIGHT), TRASH RECEPTACLE
 - 4. LAWN AREA
- PA: PLANTING AREA

CONCEPTUAL MODEL VIEWS OF OUTDOOR BBQ AREA
NOTE: COLORS WITHIN THE MODEL VIEWS ARE NOT REPRESENTATIVE OF THE PROPOSED BBQ AREA AESTHETIC.



OVERHEAD STRUCTURE WITH OUTDOOR BBQ & SCREENING PANELS
COLORS, MATERIALS, FINISHES, AND COMPONENTS OF THE BBQ AREA SHALL MATCH OR OTHERWISE COMPLIMENT THE ARCHITECTURE.

