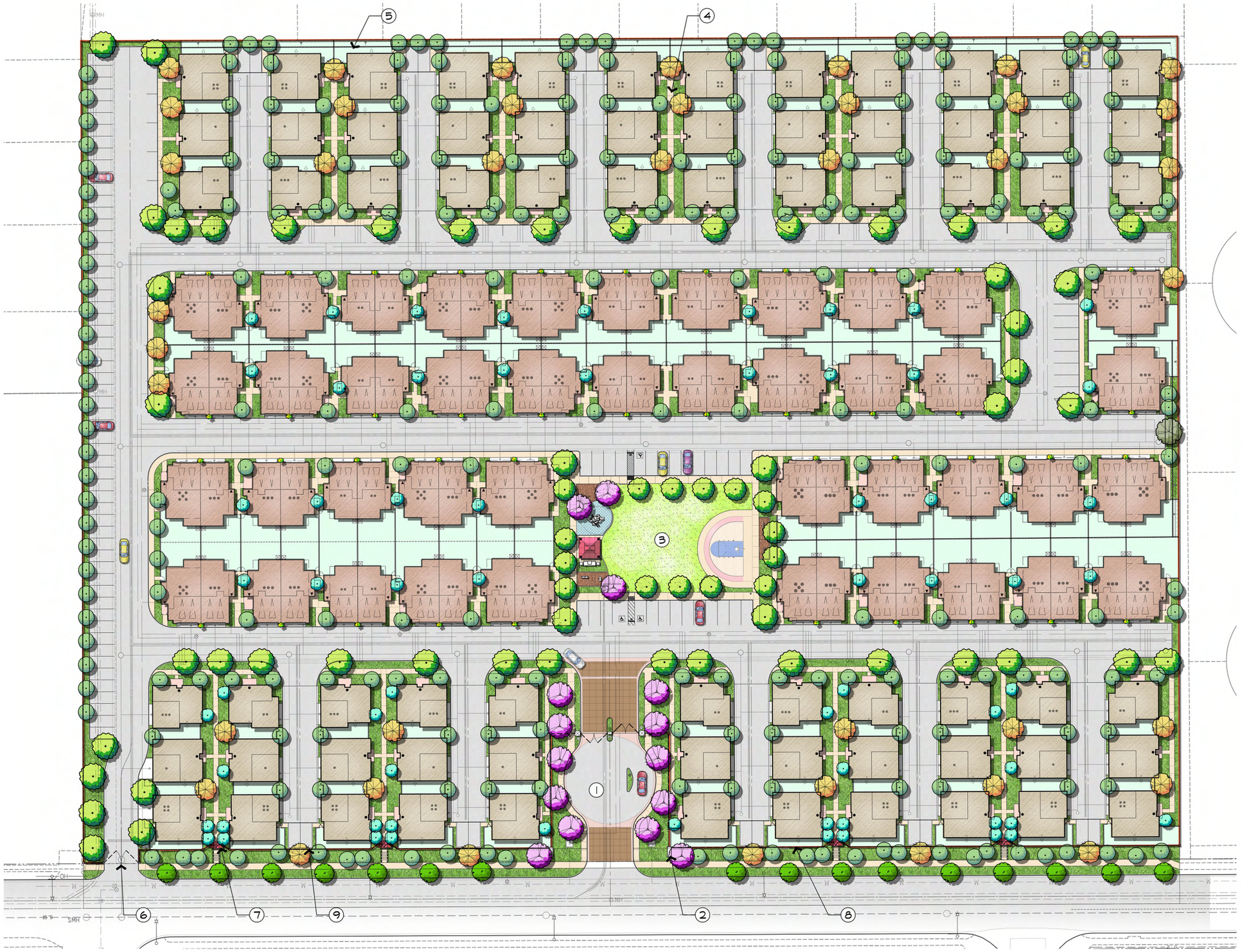


LEGEND

1. MAIN VEHICULAR ENTRY
   - ENHANCE VEHICULAR PAVING
   - DECORATIVE VEHICULAR GATES & PILASTERS
   - DIRECTORY
2. DECORATIVE SIGN PILASTER
3. CENTRAL NEIGHBORHOOD PARK-SEE ENLARGEMENT SHT. L2
4. TYPICAL LANDSCAPED PASEO
5. TYPICAL PRIVATE OPEN SPACE
6. SECONDARY ENTRY (EXIT ONLY)
7. ENTRY PORTAL
8. PERIMETER BLOCK WALL
9. PERIMETER COMBO WALL @ END OF ALLEYS

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENT	SIZE	WUCOLS
TREES					
	Ulmus parvifolia 'True Green'	Chinese Evergreen Elm	STD.	24" BOX	L
	Platanus acerifolia	London Plane Tree			M
	Quercus ilex	Holly Oak	STD.	24" BOX	L
	Quercus agrifolia	Coast Live Oak			L
	Koelreuteria paniculata	Golden Rain Tree	STD.	24" BOX	M
	Magnolia grandiflora "Russet"	Russet Magnolia			M
	Pyrus calleryana "Capitol"	Flowering Pear	STD.	24" BOX	M
	Tristania conferta	Brisbane Box			M
	Podocarpus gracilior	Fern Pine	STD.	24" BOX	M
	Jacaranda acutifolia	Jacaranda			M
	Lagerstroemia indica "Zuni"	Crape Myrtle	Multi	15 Gallon	M
	Rhapiolepis indica "Montic"	Majestic Beauty Hawthorn	STD.		M
	Lagerstroemia indica (Street Tree)	Crape Myrtle	STD.	24" Box	M
	Agave 'Blue Flame'	**Blue Flame Agave**	**5 Gallon**		**L**
	Agave attenuata	**Foxtail Agave**	**5 Gallon**		**L**
	Agave desmettiana ' Variegata'	**Variegated Dwarf Century Plant**	**5 Gallon**		**L**
	Alyogne huegelii 'Monlcon'	**Purple Delight Lilac Hibiscus**	**5 Gallon**		**L**
	Anigozanthos hybrids 'Bush Gold	**Dwarf Kangaroo Paw (Yellow)**	**1 Gallon**		**L**
	Arbutus unedo 'Elfin King	**Elfin King Strawberry King**	**5 Gallon**		**L**
	Buxus microphylla japonica	**Japanese Boxwood**	**1 Gallon**		**M**
	Callistemon viminalis 'LittleJohn	**Dwarf Bottlebrush**	**5 Gallon**		**M**
	Dianella revoluta 'DR5000	**Little Rev Flax Lily**	**1 Gallon**		**M**
	Dianella tasmanica 'Silver Streak	**Silver Streak Flax Lily**	**1 Gallon**		**M**
	Elaeagnus pungens	**Silverberry**	**5 Gallon**		**L**
	Grevillea 'Noelii'	**N.C.N.**	**5 Gallon**		**L**
	Ilex crenata 'Sky Pencil	**Sky Pencil Ilex**	**5 Gallon**		**L**
	Ilex vomitoria 'Stokes'	**Stokes Holly**	**5 Gallon**		**L**
	Lantana hybrids 'New Gold	**New Gold Lantana**	**1 Gallon**		**L**
	Ligustrum japonicum 'Texanum	**Wax Leaf Privet**	**5 Gallon**		**M**
	Lomandra longifolia 'LM300	**Breeze Dwarf Mat Rush**	**5 Gallon**		**M**
	Moraea bicolor	**Fortnight Lily**	**1 Gallon**		**M**
	Muhlenbergia capillaris 'Regal Mist'	**Regal Mist Muhly**	**1 Gallon**		**M**
	Myoporum pacificum "Putah Creek"	**NCN**	**1 Gallon**		**L**
	Pennisetum 'Fairy Tails'	**Fairy Tails Fountain Grass**	**1 Gallon**		**M**
	Phormium hybrid 'Gold Sword	**New Zealand Flax (Yellow)**	**5 Gallon**		**M**
	Pittosporum tobir	**Tobira**	**5 Gallon**		**M**
	Podocarpus elongatus 'Monmal	**Ice Blue Yellow-Wood**	**5 Gallon**		**M**
	Prunus caroliniana 'Bright n' Tigh	**Carolina Cherry**	**5 Gallon**		**M**
	Rhaphiolepis indica 'Clara	**Dwarf Indian Hawthorne**	**5 Gallon**		**M**
	Rosa 'Flower Carpet var. Noatraum	**Pink Carpet Rose**	**2 Gallon**		**M**
	Rosa f. 'Ice Berg'	**White Shrub Rose**	**5 Gallon**		**M**
	Rosmarinus officinalis 'Huntington Carpet'	**Huntington Rosemary Carpet**	**1 Gallon**		**L**
	Rosmarinus officinalis 'Tuscan Blue	**Tuscan Blue Rosemary**	**5 Gallon**		**L**
	Strelitzia reginae	**Bird-of-Paradise**	**5 Gallon**		**M**
	Westringia 'Wynyabbie Gem'	**Coast Rosemary**	**5 Gallon**		**L**
	Westringia fruticosa 'Mundi'	**Dwarf Coast Rosemary**	**1 Gallon**		**L**
	Yucca filamentosa 'Golden Sword	**Golden Sword Yucca**	**5 Gallon**		**L**
GROUNDCOVER					
	Turf Grass	Marathon IIe (Sodded)			H

IRRIGATION NOTE:
This project is to be irrigated with a state of the art weather based irrigation that will meet or exceed the criteria required by AB 1881 or equal.

0' 30' 60'

L1

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NORTH FONTANA INVESTMENT COMPANY, LLC

1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
(909) 949-6716

PRELIMINARY LANDSCAPE PLAN

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, License # 2781
(949) 644-3370 FAX (714) 210-3140

JOB# 23-030 DATE: 11-26-2025



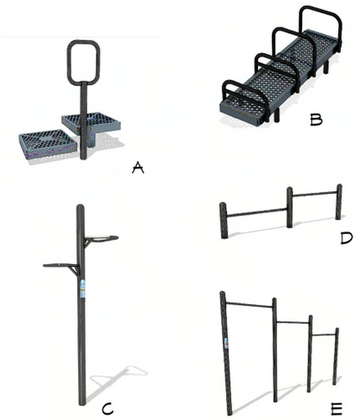
④ PLAY STRUCTURE



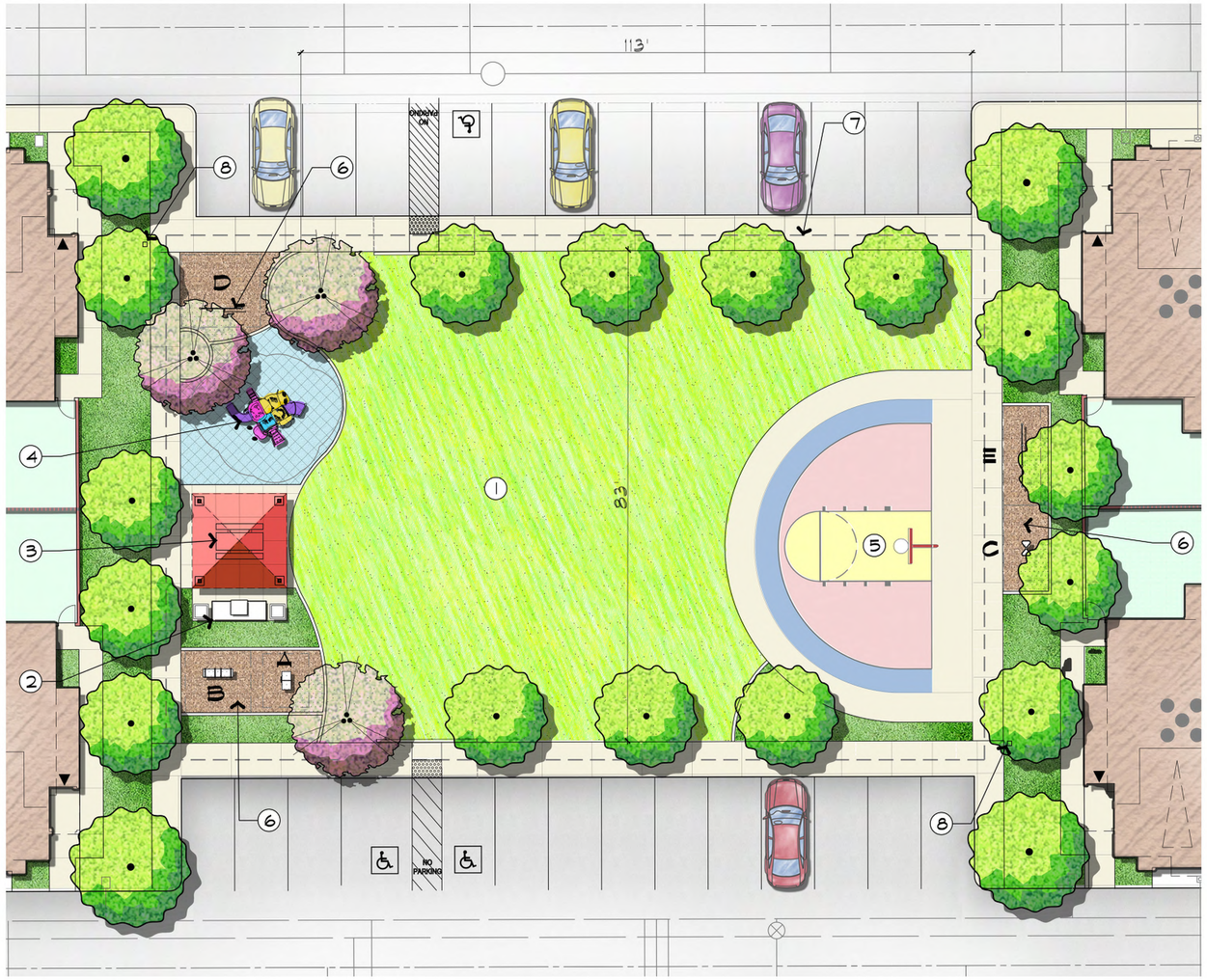




⑤ HALF BASKETBALL COURT



⑥ EXERCISE EQUIPMENTS



PARK LEGEND

1. OPEN TURF PLAY AREA
2. BBQ AREA W/ TRASH & ASH CAN
3. PICNIC AREA W/ TABLES & SHADE STRUCTURE
4. TOT LOT AREA
5. HALF BASKETBALL COURT (UNLIT) W/ BENCHES
6. EXERCISE EQUIPMENT
7. WALKING LOOP (12 LAPS = 1 MILE)
8. DOG WASTE STATION

ENCLAVE PARK

ENCLAVE PARK IS INTENDED TO PROVIDE THOSE WHO SEEK AN ACTIVE LIFESTYLE THE OPPORTUNITY TO EXPLORE DIFFERENT MANNERS OF SELF-IMPROVEMENT. THE PARK PROVIDES MULTIPLE OPPORTUNITIES TO TEST PHYSICAL STRENGTH AND MENTAL STAMINA THROUGH THE USE OF:

- A HALF BASKETBALL COURT (UNLIT) W/ BENCHES FOR COMPETITIVE PLAY DURING DAYLIGHT HOURS,
- A CHILDREN'S PLAY AREA THAT IS INTENDED TO STIMULATE A CHILD'S MIND AND BODY WITHIN AN INCLUSIVE PLAY ELEMENT.
- A 83'x118' (6,955 SF) OPEN TURF AREA ALLOWS FOR INTERACTIVE FREE PLAY FOR ALL RESIDENTS NO MATTER THEIR AGE.
- A PICNIC AREA FOR FAMILY-CENTRIC EXPERIENCES THAT INCLUDES A BARBECUE AND A SHADE STRUCTURE.

0 10' 20'
1"=10'-0"

L2

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NEIGHBORHOOD PARK ENLARGEMENT

NORTH FONTANA INVESTMENT COMPANY, LLC
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JOB# 23-030 DATE: 11-26-2025

FENCE & WALL LEGEND (SEE DETAILS SHEET L4 & L5)

- 5'-6" HT. SIDE YARD PRECISION BLOCK WALL
- 6' HT. PERIMETER WALL - SPLIT FACE - 2 SIDES
- 6' HT. THEME WALL - SPLIT FACE - 1 SIDE
- RETAINING WALL
- RETAINING WALL W/ SIDE YARD PRECISION BLOCK WALL
- 6' HT. COMBO WALL - (4' WALL/2' FENCE) SPLIT FACE - 2 SIDES
- 16" SQ. PERIMETER SPLIT FACE PILASTER
- 36" SQ. PILASTER @ MAIN ENTRY
- ENTRY PORTAL
- TUBULAR STEEL PRIVACY GATE
- DECORATIVE SIGN PILASTER
- EXISTING WALL & PILASTER TO REMAIN
- 6' HT. TUBULAR STEEL FENCE

SECONDARY ENTRY GATE ELEVATION
(SEE DETAIL SHEET L5)

MAIN ENTRY ELEVATION
(SEE DETAIL SHEET L5)

0 30' 60'

L3

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

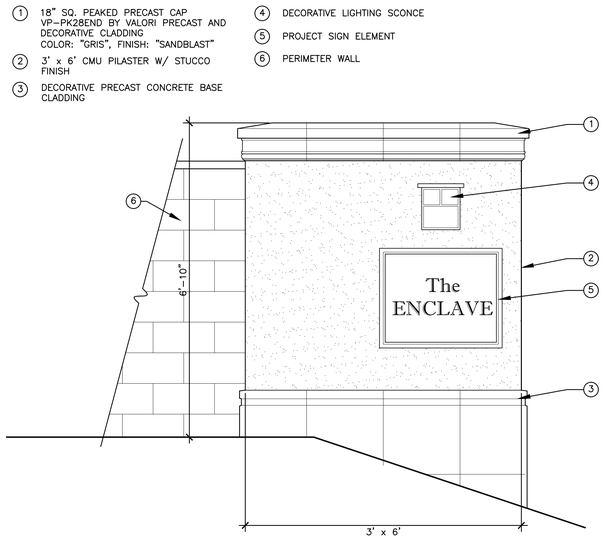
NORTH FONTANA INVESTMENT COMPANY, LLC

1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
(909) 949-6716

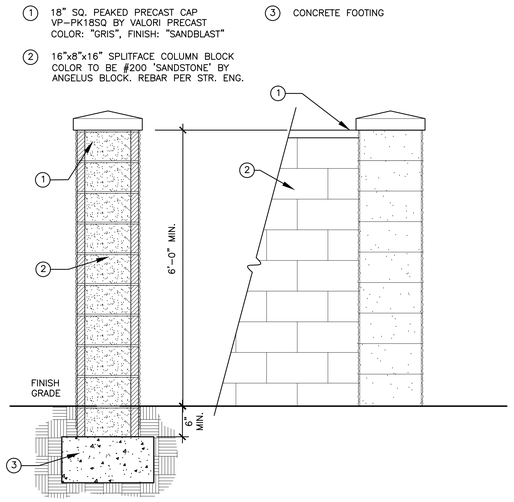
FENCE AND WALL PLAN

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

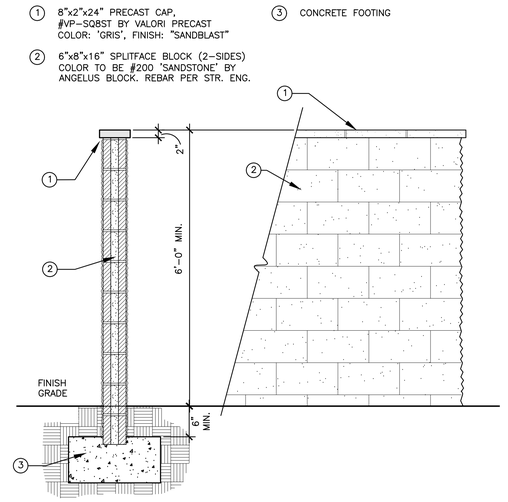
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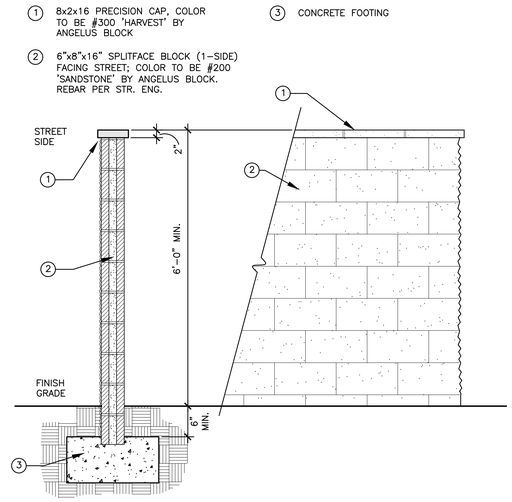
DECORATIVE SIGN PILASTER



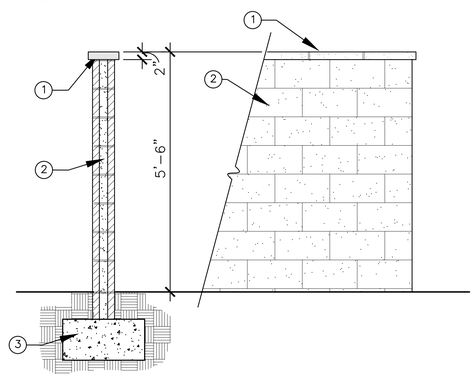
16" SQ. PERIMETER SPLIT FACE PILASTER



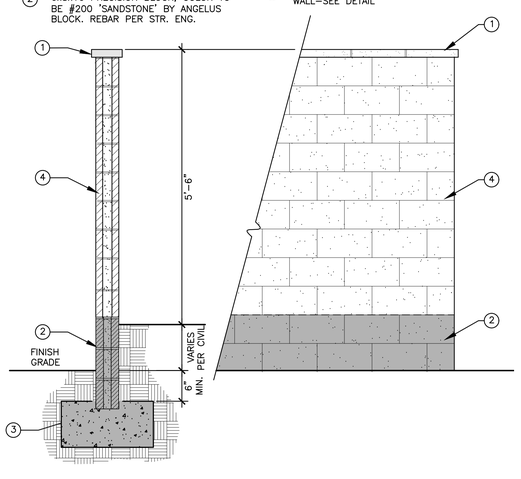
6' HT. PERIMETER WALL - SPLIT FACE - 2 SIDES



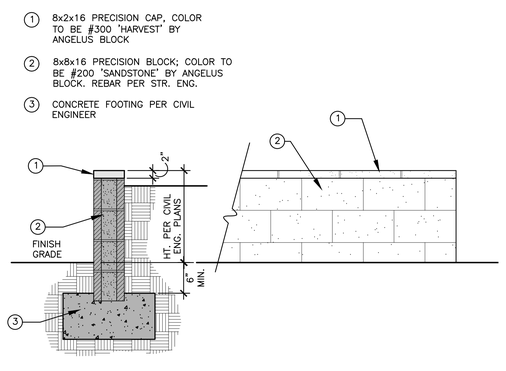
6' HT. THEME WALL - SPLIT FACE - 1 SIDE



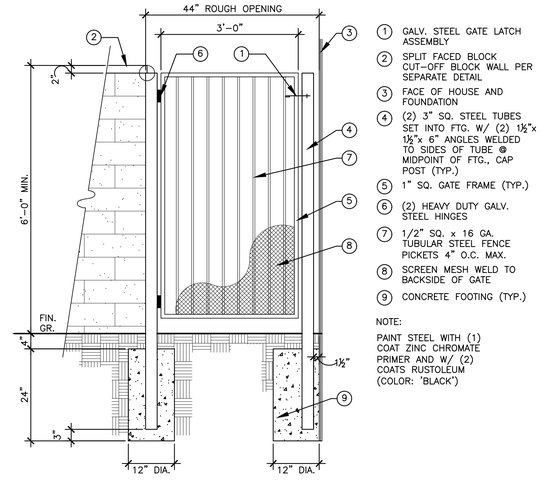
5'-6" HT. SIDE YARD PRECISION BLOCK WALL



RETAINING WALL W/ SIDE YARD WALL



RETAINING WALL



TUBULAR STEEL PRIVACY GATE *

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NORTH FONTANA INVESTMENT COMPANY, LLC

1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786

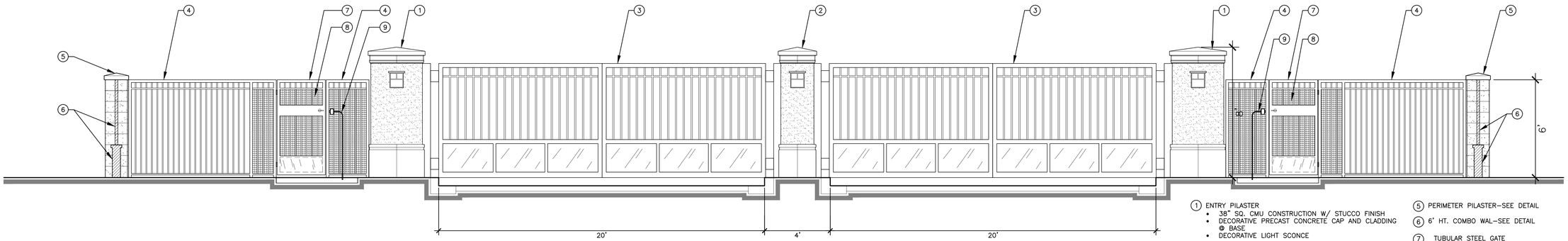
(909) 949-6716

FENCE AND WALL DETAILS

L4

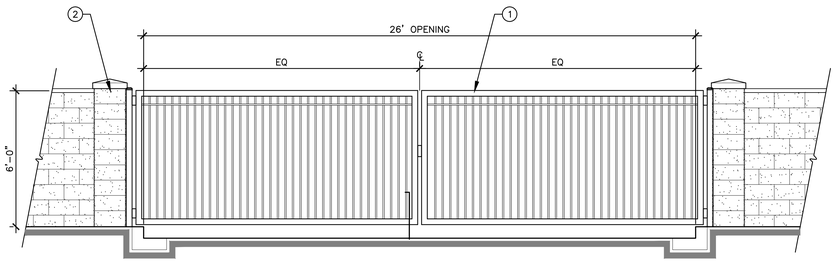
SITESCAPES
Landscape Architecture & Planning
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Richard Pinheiros, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 23-030 DATE: 11-26-2025



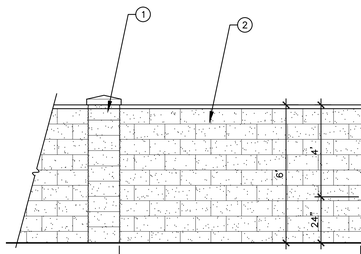
1. ENTRY PILASTER
   - 38" SQ. CMU CONSTRUCTION W/ STUCCO FINISH
   - DECORATIVE PRECAST CONCRETE CAP AND CLADDING @ BASE
   - DECORATIVE LIGHT SCONCE
2. CENTER PILASTER
   - 24" SQ. CMU CONSTRUCTION W/ STUCCO FINISH
   - DECORATIVE PRECAST CONCRETE CAP AND CLADDING @ BASE
   - DECORATIVE LIGHT SCONCE
3. DECORATIVE TUBULAR STEEL VEHICULAR GATE
4. TUBULAR STEEL FENCE
   2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.
5. PERIMETER PILASTER–SEE DETAIL
6. 6' HT. COMBO WAL–SEE DETAIL
7. TUBULAR STEEL GATE
   2" SQ. T.S. FRAME W/ ¾" SQ. T.S. PICKETS @ 4" O.C., KICK PLATE @ BOTTOM AND LOCKING ACCESS HANDLE PER CB CODES
8. 1" SQ. x10 GA. WIRE SCREEN (WELD TO BACKSIDE OF PICKETS)
9. 1/2" CONDUIT TO ELECT. STRIKE BOX FOR FOB ACCESS

MAIN ENTRY ELEVATION



1. 2"x3" GA. TUBULAR STEEL GATE FRAME 5/8" SQ., 16 GA. W.I. PICKETS @ 4" O.C.
2. 6' HT. PERIMETER WALL & PILASTER–SEE DETAILS

SECONDARY ENTRY GATE ELEVATION (EXIT ONLY)

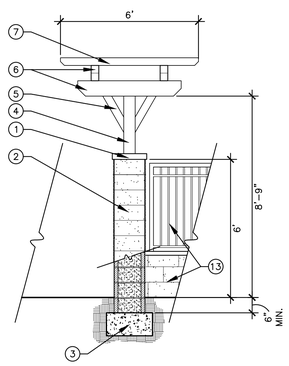


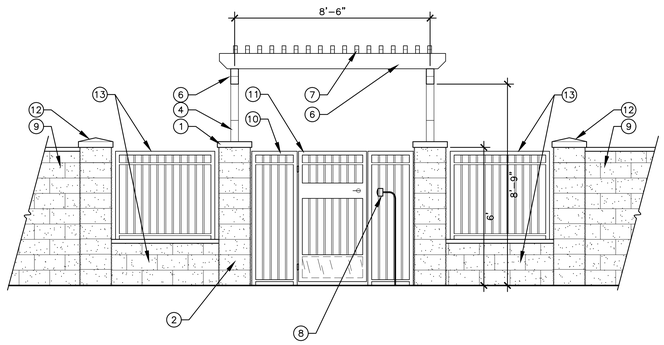
1. PERIMETER PILASTER–SEE DETAIL
2. 6' HT. PERIMETER WALL–SEE DETAIL
3. 24" HT. SPLIT FACE BLOCK WALL (2–SIDE)
4. 4'–4" HT. TUBULAR STEEL FENCE
   2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.

NOTE:
ALL CONNECTIONS TO BE CONTINUOUS WELDED. REMOVE ALL SLAG & SPLATTER AND GRIND ALL WELDS SMOOTH. ALL TUBING TO HAVE ENDS WELDED CLOSED. PAINT STEEL WITH (1) COAT ZINC CHROMATE PRIMER AND W/ (2) COATS RUSTOLEUM

6' HT. COMBO WALL

1. 18" SQ. PRECAST CAP
   VP–F18SQ BY VALORI PRECAST
   COLOR: "GRIS", FINISH: "SANDBLAST"
2. 16"x8"x16" SPLITFACE COLUMN BLOCK
   COLOR TO BE #200 "SANDSTONE" BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING
4. 4x6 WOOD POST
5. 4x4 WOOD KNEE BRACE
6. 4x8 WOOD BEAM
7. 2x4 WOOD LATTICE @ 6" O.C.
8. 1/2" CONDUIT TO ELECT. STRIKE BOX FOR FOB ACCESS
9. 6' HT. PERIMETER WALL – SPLIT FACE – 2 SIDES – SEE DETAIL
10. TUBULAR STEEL FENCE
    2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.
11. TUBULAR STEEL GATE
    2" SQ. T.S. FRAME W/ ¾" SQ. T.S. PICKETS @ 4" O.C., KICK PLATE @ BOTTOM AND LOCKING ACCESS HANDLE PER CB CODES
12. PERIMETER PILASTER – SEE DETAIL
13. 6' HT. COMBO WALL – SEE DETAIL





ENTRY PORTAL

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
(909) 949-6716

FENCE AND WALL DETAILS

L5

SITESCAPES
Landscape Architecture & Planning
3190–B2 Airport Loop Drive
Costa Mesa, CA 92626
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(949) 644–9370 FAX (714) 210–3140

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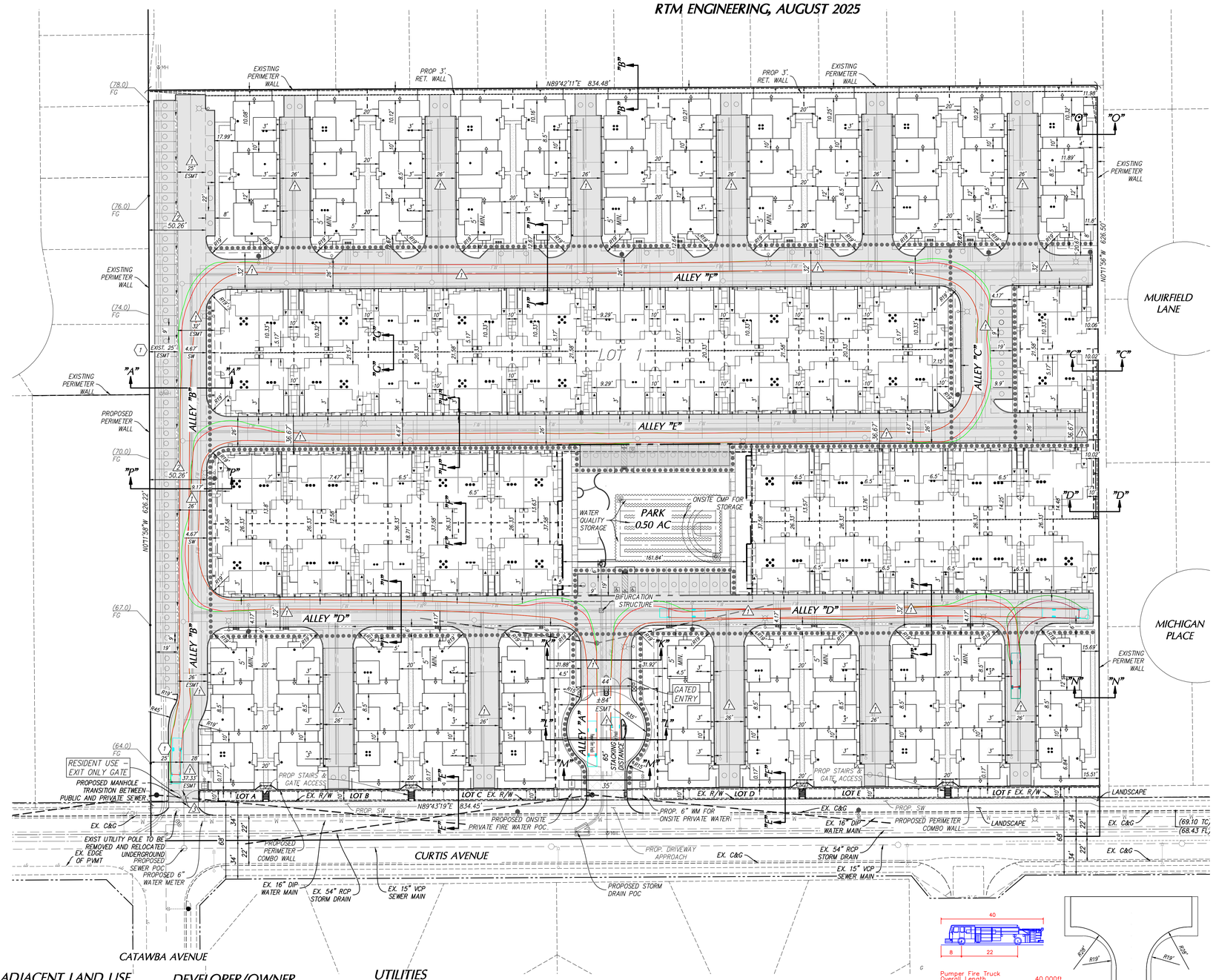
CITY OF FONTANA

DETAILED SITE PLAN FOR TTM 20690

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF FONTANA, STATE OF CALIFORNIA

RTM ENGINEERING, AUGUST 2025



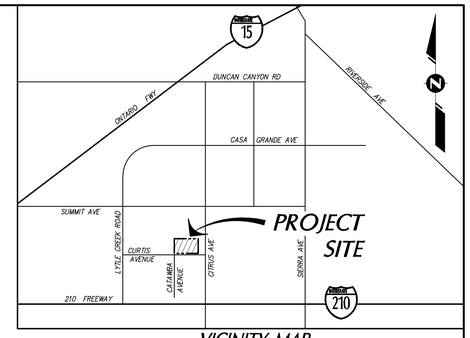
CURTIS & CATAWBA SITE SUMMARY

ACREAGE SUMMARY	
GROSS ACREAGE:	11.99 AC
LETTERED LOT ACREAGE:	0.15 AC
PARK ACREAGE:	0.50 AC
NET ACREAGE:	11.34 AC

PROPOSED UNITS (6-PACK)	TOTAL	MIN. PERSONAL USE SPACE
PLAN 1	23	325 SF
GARAGE PARKING	46	
DRIVEWAY PARKING:	0	
PLAN 2	11	343 SF
GARAGE PARKING	22	
DRIVEWAY PARKING:	0	
PLAN 3	12	343 SF
GARAGE PARKING	24	
DRIVEWAY PARKING:	0	
PLAN 4	23	317 SF
GARAGE PARKING	46	
DRIVEWAY PARKING:	0	
TOTAL UNITS	69	

PROPOSED UNITS (KO DUPLEX)	TOTAL	MIN. PERSONAL USE SPACE
PLAN 2	24	258 SF
GARAGE PARKING	48	
DRIVEWAY PARKING:	0	
PLAN 3	36	237 SF
GARAGE PARKING	72	
DRIVEWAY PARKING:	0	
PLAN 5	24	213 SF
GARAGE PARKING	48	
DRIVEWAY PARKING:	0	
TOTAL UNITS	84	
TOTAL # OF UNITS	153	
DENSITY:	13.34 DU/AC	

PARKING SUMMARY CITY OF FONTANA	TABLE 30-371 VILLAGE DISTRICT
REQUIRED (1.50/DU)	230
REQUIRED VISITOR (1/3 DUs)	51
REQUIRED TOTAL	281
PROVIDED GARAGE	306
PROVIDED ON-SITE	132
PROVIDED TOTAL	438

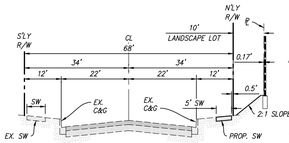


VICINITY MAP

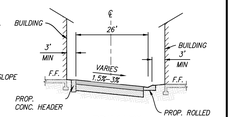
NOT TO SCALE

LEGEND

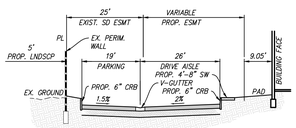
TRACT BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING EASEMENT
PROPOSED SLOPE (2:1 MAX.)
PROPOSED STORM DRAIN
PROPOSED DOMESTIC WATER (W)
PROPOSED FIRE WATER (FW)
PROPOSED SEWER (S)
PROPOSED AC PAVEMENT
PEDESTRIAN POT
LINE OF SIGHT
FIRE HYDRANT
PROPOSED COMBO WALL
PROPOSED RETAINING WALL
PROPOSED SCREEN WALL
PROPOSED PARKING STALL



CURTIS AVENUE - 68' R/W
COLLECTOR STREET

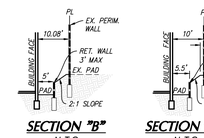


PRIVATE ALLEYS
N.T.S.



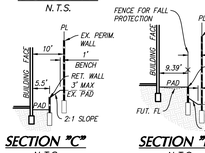
SECTION "A"

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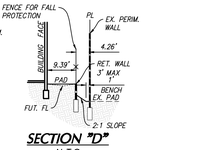
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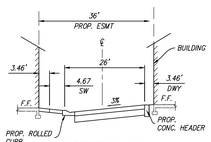
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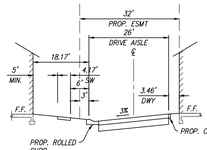
SECTION "D"

N.T.S.



SECTION "H"

N.T.S.



SECTION "I"

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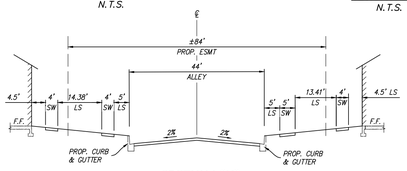


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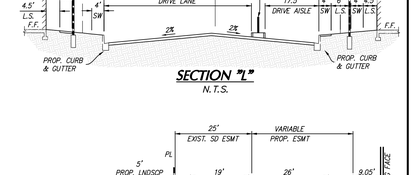
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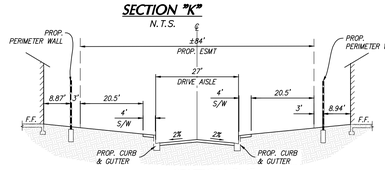
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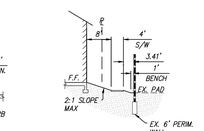
SECTION "L"

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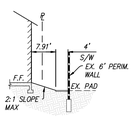
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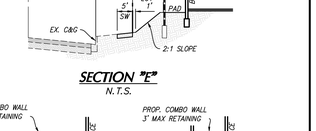
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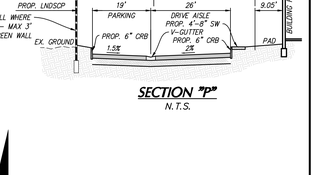
SECTION "O"

N.T.S.



SECTION "E"

N.T.S.



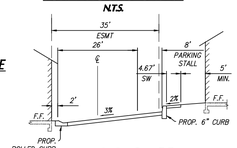
SECTION "P"

N.T.S.

TYPICAL FIRE TRUCK DIMENSIONS & VEHICLE TRACKING LEGEND

MINIMUM HAMMERHEAD TURNAROUND DETAIL

N.T.S.



SECTION "J"

N.T.S.

ADJACENT LAND USE

NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY

ASSESSOR'S PARCEL NO.

1108-08-04

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF CITRUS AVENUE AS SHOWN ON TRACT 16540, M.B. 299/13-15. BEING N 00°16'44" W

DEVELOPER/OWNER

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786-0670
(909) 989-0971

ENGINEER

RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER — LINDSEY W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

BENCHMARK

CALTRANS BENCHMARK #8-17
BRASS DISK IN CONCRETE S.C.E. TOWER LEG. 343' N/O HIGHLAND AVENUE, 0.2 MI W/O SAN SEVAINE ROAD, IN SOUTH CONCRETE BASE OF S.C.E. TOWER 19-5; 2.65 MI. WEST ALONG HIGHLAND AVENUE FROM SIERRA AVENUE
EL = 1428.609

NOTES:

- IN-TRACT ALLEYS, STORM DRAIN SYSTEMS, SEWER, WATER, AND FIRE WATER TO BE PRIVATELY MAINTAINED.
- PARK SITE TO BE PRIVATELY MAINTAINED.
- IN-TRACT STREET LIGHTS TO BE PRIVATELY MAINTAINED.

UTILITIES

WATER: FONTANA WATER COMPANY
SEWER: CITY OF FONTANA
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
CABLE: SPECTRUM CABLE
SOLID WASTE COLLECTION: BURRTEC WASTE

EASEMENTS

1. EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.
2. PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES, INGRESS/EGRESS, AND PUBLIC STORM DRAIN MAINTENANCE.
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4. PROPOSED EASEMENT FOR THE PURPOSES OF SEWER MAINTENANCE TO THE CITY OF FONTANA.

LEGAL DESCRIPTION

COMMENCING AT THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND CURTIS AVENUE PER TRACT 16427-5 AS RECORDED IN BOOK 297, PAGES 66 THROUGH 72 OF MAPS INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST;

THENCE SOUTH 89° 58' 42"WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1316.75 FEET, TO THE WEST LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00° 03' 43"EAST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER A DISTANCE OF 34.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF CURTIS AVENUE, BEING 34 FOOT HALF WIDTH, AS DESCRIBED IN AN ORDER RECORDED AUGUST 21, 2006 AS INSTRUMENT NO. 2006-570278 OF OFFICIAL RECORDS. SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 03' 43"EAST, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 626.43 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 58' 08"EAST ALONG SAID NORTH LINE, A DISTANCE OF 834.45 FEET; THENCE SOUTH 00° 03' 43"WEST A DISTANCE OF 626.57 FEET; THENCE SOUTH 89° 58' 42"EAST PARALLEL WITH AND 34.00 FEET DISTANT FROM THE SAID SOUTH LINE, A DISTANCE OF 834.45 FEET TO THE TRUE POINT OF BEGINNING.

SCALE: 1"=40'

0 40 80 120 160

PREPARED BY:

rtm engineering consultants

357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

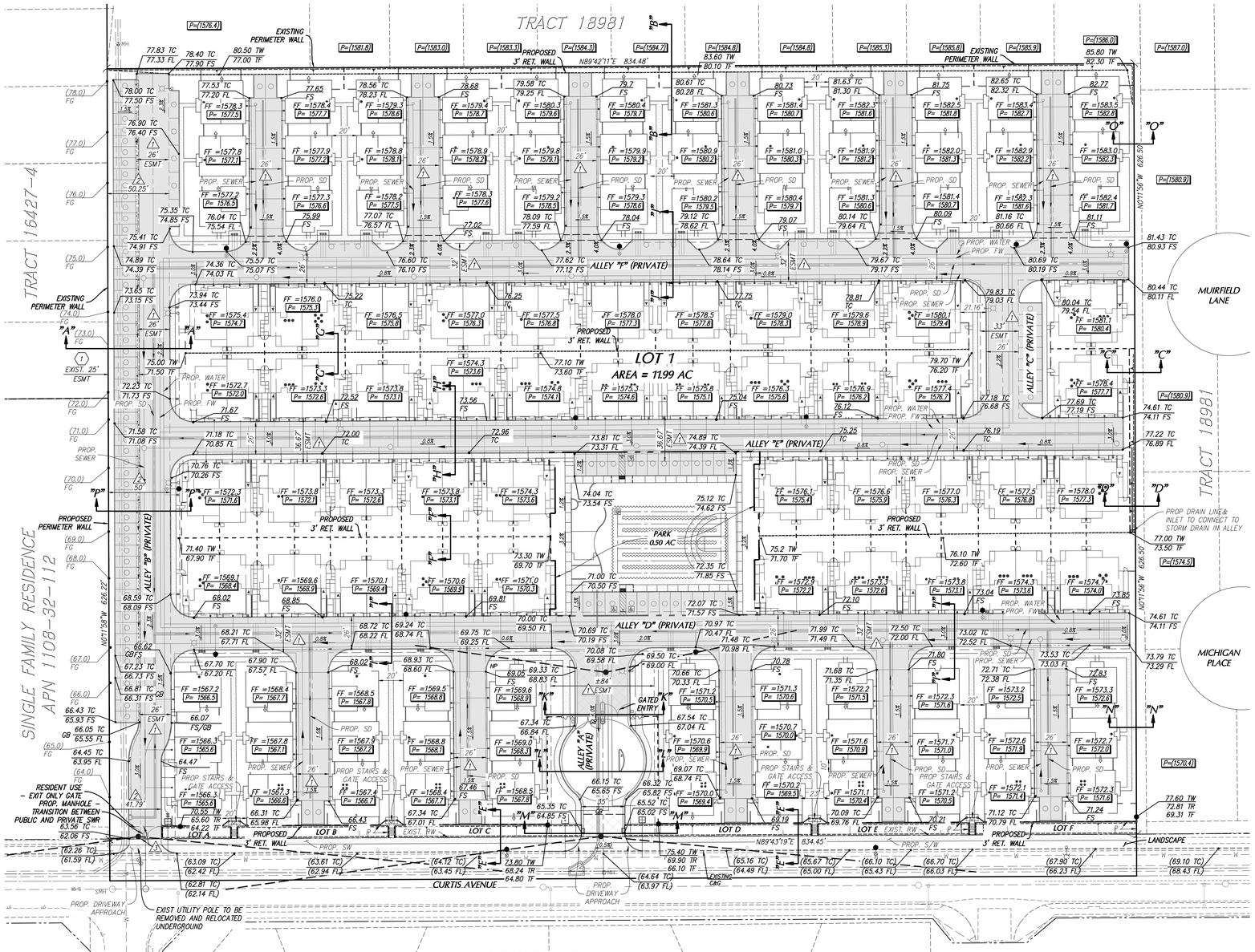
CITY OF FONTANA

CONCEPTUAL GRADING PLAN TTM 20690

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF FONTANA, STATE OF CALIFORNIA

RTM ENGINEERING, AUGUST 2025



DEVELOPER/OWNER

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786-0670
(909) 989-0971

ENGINEER

RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER — ROBERT W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

ASSESSOR'S PARCEL NO.

1108-08-04

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF CITRUS AVENUE AS SHOWN ON TRACT 16540, M.B. 299/13-15. BEING N 00°16'44" W

BENCHMARK

CALTRANS BENCHMARK #8-17
BRASS DISK IN CONCRETE S.C.E. TOWER LEG. 34.3' N/O HIGHLAND AVENUE, 0.2 MI W/O SAN SEVAINE ROAD, IN SOUTH CONCRETE BASE OF S.C.E. TOWER 19.5; 2.65 MI. WEST ALONG HIGHLAND AVENUE FROM SIERRA AVENUE
EL = 1428.609

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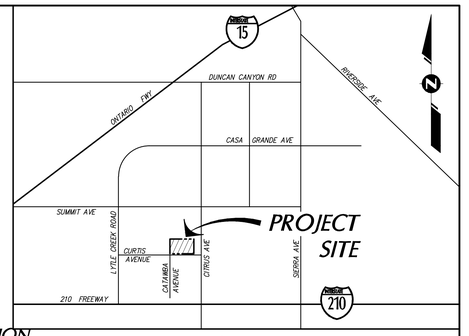
THENCE SOUTH 89° 58' 42"EAST PARALLEL WITH AND 34.00 FEET DISTANT FROM THE SAID SOUTH LINE, A DISTANCE OF 834.45 FEET TO THE TRUE POINT OF BEGINNING.

ADJACENT LAND USE

NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL

VICINITY MAP

NOT TO SCALE



LEGEND

- TRACT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED SLOPE — Y 2:1 MAX
- PROPOSED STORM DRAIN
- PROPOSED DOMESTIC WATER — W
- PROPOSED FIRE WATER — FW
- PROPOSED SEWER — S
- PROPOSED AC PAVEMENT
- LINE OF SIGHT
- SEWER FLOW DIRECTION
- STORM DRAIN FLOW DIRECTION
- PROPOSED SLOPE — 0.6%
- PROPOSED COMBO WALL
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 NUMBERED LOTS
LETTERED LOTS:	6 LETTERED LOTS
TOTAL AREA GROSS:	11.99 ACRES
TOTAL AREA NET:	11.83 ACRES
TOTAL AREA TO BE DEDICATED:	0.16 ACRES
TOTAL OPEN SPACE AREA:	0.5 ACRES
TOTAL NUMBER OF UNITS:	153

EASEMENTS

1. EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.
2. PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES, INGRESS/EGRESS, AND PUBLIC STORM DRAIN MAINTENANCE.
3. PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS/EGRESS IN FAVOR OF THE CITY OF FONTANA.
4. PROPOSED EASEMENT FOR THE PURPOSES OF SEWER MAINTENANCE TO THE CITY OF FONTANA.

NOTES:

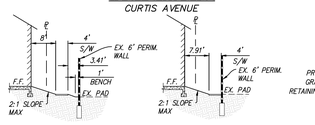
- IN-TRACT ALLEYS, STORM DRAIN SYSTEMS, SEWER, WATER, AND FIRE WATER TO BE PRIVATELY MAINTAINED.
- PARK SITE TO BE PRIVATELY MAINTAINED.
- IN-TRACT STREET LIGHTS TO BE PRIVATELY MAINTAINED.

UTILITIES

WATER:	FONTANA WATER COMPANY
SEWER:	CITY OF FONTANA
TELEPHONE:	AT&T
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE:	SPECTRUM CABLE
SOLID WASTE COLLECTION:	BURRTEC WASTE

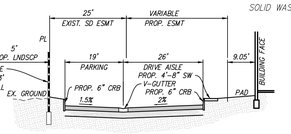
MAIN ENTRANCE
CURTIS AVENUE

TYPICAL STAIR ACCESS
CURTIS AVENUE



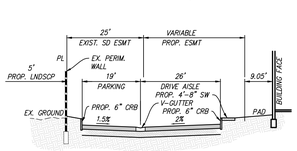
SECTION "N"
N.T.S.

SECTION "O"
N.T.S.

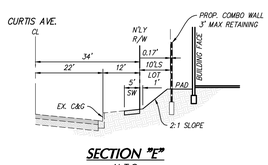


SECTION "P"
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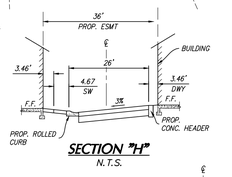
RESIDENT USE - EXIT ONLY GATE
CURTIS AVENUE



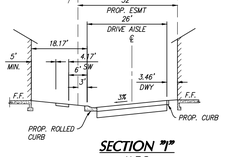
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N.T.S.



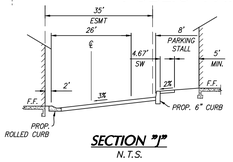
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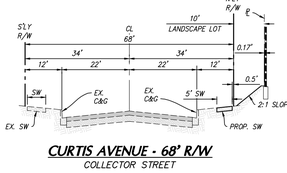
SECTION "H"
N.T.S.



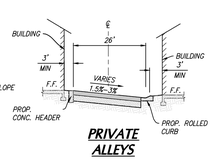
SECTION "I"
N.T.S.



SECTION "J"
N.T.S.



CURTIS AVENUE - 68' R/W
COLLECTOR STREET



PRIVATE ALLEYS

SECTION "B"
N.T.S.

SECTION "C"
N.T.S.

SECTION "D"
N.T.S.

SECTION "F"
N.T.S.

SECTION "G"
N.T.S.

SECTION "K"
N.T.S.

SECTION "L"
N.T.S.

SECTION "M"
N.T.S.

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

rtm engineering consultants
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

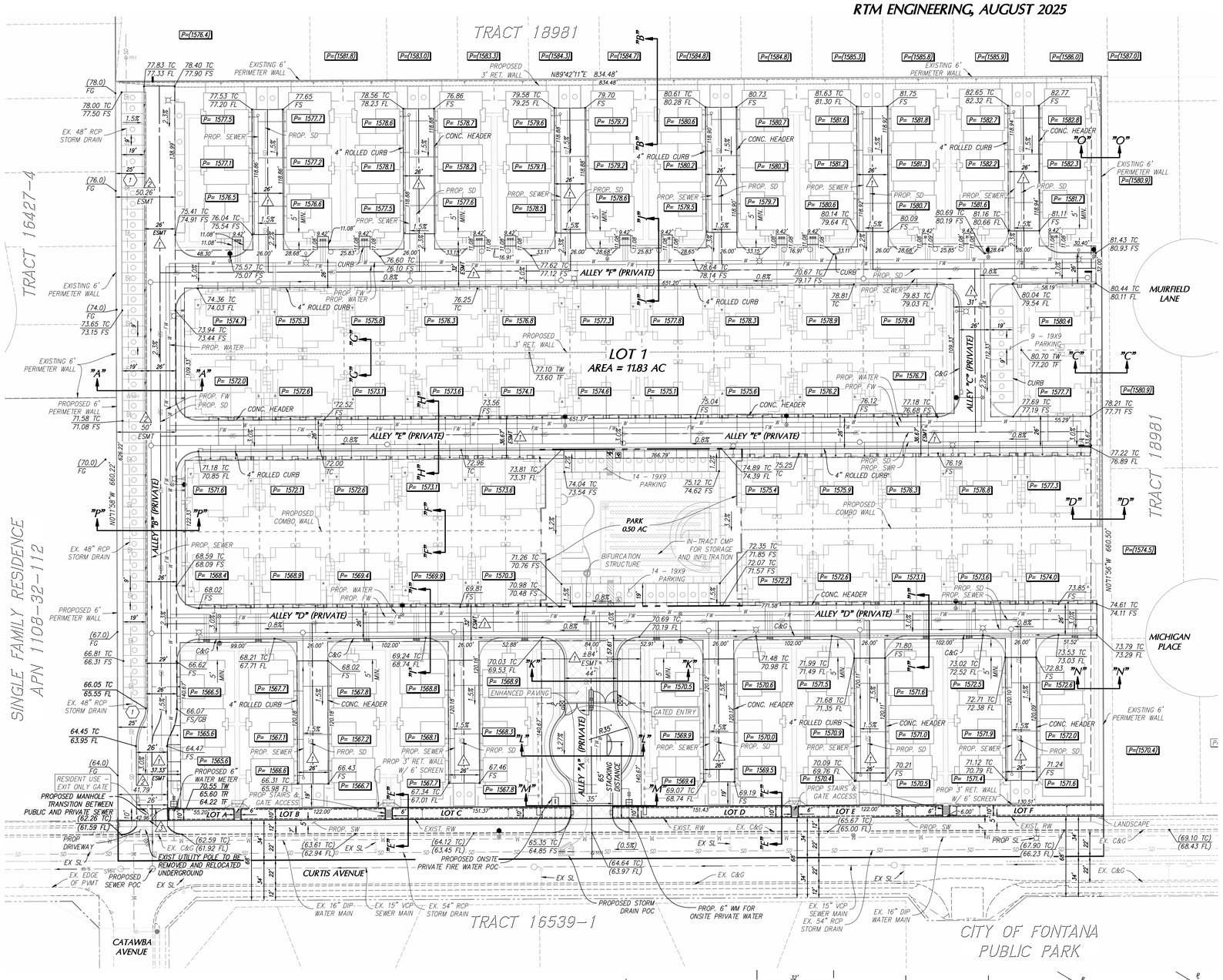
CITY OF FONTANA

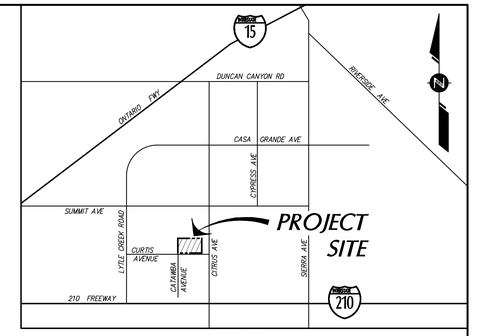
TENTATIVE TRACT MAP NO. 20690

FOR CONDOMINIUM PURPOSES

BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF FONTANA, STATE OF CALIFORNIA

RTM ENGINEERING, AUGUST 2025





VICINITY MAP

NOT TO SCALE

LEGEND

- TRACT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING EASEMENT
- PROPOSED SLOPE (Y — Y 2:1 MAX)
- EXISTING RETAINING WALL
- PROPOSED COMBO WALL
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED STORM DRAIN (SD)
- PROPOSED DOMESTIC WATER (W)
- PROPOSED FIRE WATER (FW)
- PROPOSED SEWER (S)

LEGAL DESCRIPTION

COMMENCING AT THE CENTERLINE INTERSECTION OF CITRUS AVENUE AND CURTIS AVENUE PER TRACT 16427-5 AS RECORDED IN BOOK 297, PAGES 66 THROUGH 72 OF MAPS INCLUSIVE, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 WEST;

THENCE SOUTH 89° 58' 42"WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1316.75 FEET, TO THE WEST LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER;

THENCE NORTH 00° 03' 43"EAST ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER A DISTANCE OF 34.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF CURTIS AVENUE, BEING 34 FOOT HALF WIDTH, AS DESCRIBED IN AN ORDER RECORDED AUGUST 21, 2006 AS INSTRUMENT NO. 2006-570278 OF OFFICIAL RECORDS. SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00° 03' 43"EAST, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 626.43 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 58' 08"EAST ALONG SAID NORTH LINE, A DISTANCE OF 834.45 FEET;

THENCE SOUTH 00° 03' 43"WEST A DISTANCE OF 626.57 FEET;

THENCE SOUTH 89° 58' 42"EAST PARALLEL WITH AND 34.00 FEET DISTANT FROM THE SAID SOUTH

LINE, A DISTANCE OF 834.45 FEET TO THE TRUE POINT OF BEGINNING.

DEVELOPER/OWNER

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786-0670
(909) 989-0971

ENGINEER

RTM ENGINEERING CONSULTANTS
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER — LINDSEY W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

ASSESSOR'S PARCEL NO.

1108-08-04

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS WAS TAKEN FROM THE CENTERLINE OF CITRUS AVENUE AS SHOWN ON TRACT 16540, M.B. 299/13-15. BEING N 00°16'44" W

BENCHMARK

CALTRANS BENCHMARK #8-17
BRASS DISK IN CONCRETE S.C.E. TOWER LEG. 343' N/O HIGHLAND AVENUE, 0.2 MI W/O SAN SEVAINE ROAD, IN SOUTH CONCRETE BASE OF S.C.E. TOWER 19.5, 2.65 MI. WEST ALONG HIGHLAND AVENUE FROM SIERRA AVENUE
EL = 1428.609

ADJACENT LAND USE

NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: SINGLE FAMILY RESIDENTIAL
WEST: SINGLE FAMILY RESIDENTIAL

PARCEL AREA TABLE

NO.	AREA (SQUARE FEET)	TYPE	RESPONSIBILITY
1	515,416	CONDOMINIUM	HOA
A	552	LANDSCAPE	CITY OF FONTANA
B	1,220	LANDSCAPE	CITY OF FONTANA
C	1,514	LANDSCAPE	CITY OF FONTANA
D	1,514	LANDSCAPE	CITY OF FONTANA
E	1,220	LANDSCAPE	CITY OF FONTANA
F	1,245	LANDSCAPE	CITY OF FONTANA

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	1 NUMBERED LOTS
LETTERED LOTS:	6 LETTERED LOTS
TOTAL AREA GROSS:	11.99 ACRES
TOTAL AREA NET:	11.83 ACRES
TOTAL AREA TO BE DEDICATED:	0.16 ACRES
TOTAL OPEN SPACE AREA:	0.5 ACRES
TOTAL NUMBER OF UNITS:	153

EASEMENTS

1. EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.
2. PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES AND INGRESS/EGRESS.
3. PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS/EGRESS IN FAVOR OF THE CITY OF FONTANA.
4. PROPOSED EASEMENT FOR THE PURPOSES OF SEWER MAINTENANCE TO THE CITY OF FONTANA.

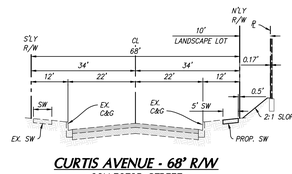
NOTES:

- IN-TRACT ALLEYS, STORM DRAIN SYSTEMS, SEWER, WATER, AND FIRE WATER TO BE PRIVATELY MAINTAINED.
- PARK SITE TO BE PRIVATELY MAINTAINED.
- IN-TRACT STREET LIGHTS TO BE PRIVATELY MAINTAINED.

UTILITIES

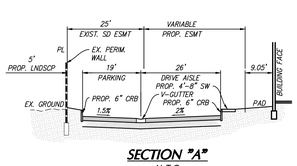
WATER:	FONTANA WATER COMPANY
SEWER:	CITY OF FONTANA
TELEPHONE:	AT&T
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE:	SPECTRUM CABLE
SOLID WASTE COLLECTION:	BURRTEC WASTE

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

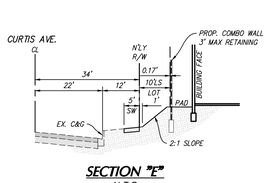


CURTIS AVENUE - 68' R/W
COLLECTOR STREET

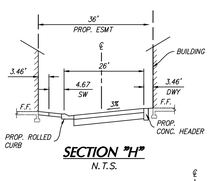
PRIVATE ALLEYS



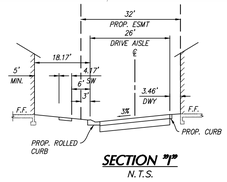
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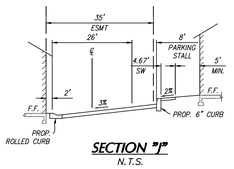
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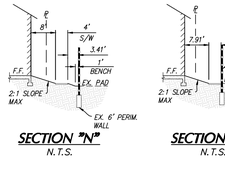
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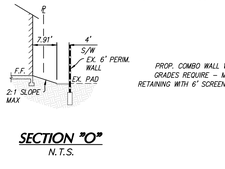
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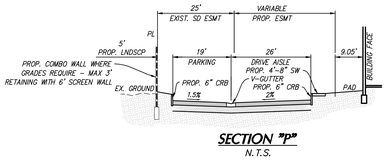
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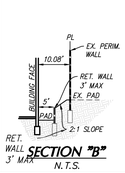
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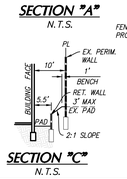
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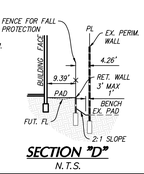
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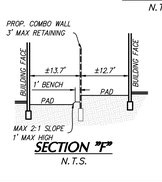
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SECTION "C"
N.T.S.



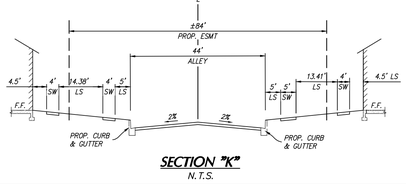
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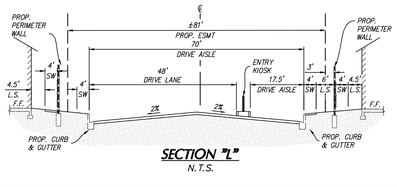
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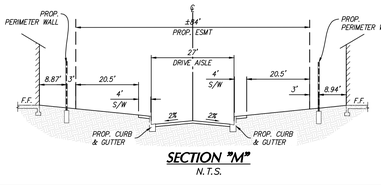
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SECTION "K"
N.T.S.



SECTION "L"
N.T.S.



SECTION "M"
N.T.S.

TENTATIVE TRACT MAP 20690 CITY OF FONTANA

REGISTERED PROFESSIONAL ENGINEER — LINDSEY W. SIMPSON — No. 95331 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
rtm engineering consultants
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

Drawing: C:\RTM\ACADocs\RTM Engineering Consultants LLC\11558.211TC-Enclave at Curtis & Catawba\Project Files\Preliminary\Tentative Tract Map\1104 - PLN - TTM - 20690.dwg Layout: 30x42 L Saved: 11/24/2025 3:07 PM Plotted: 11/26/2025 9:31 AM By: Pedram Yazdani

CURTIS & CATAWBA

FONTANA, CALIFORNIA

Lewis Group Of Companies

10/30/2025

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

#23078
10/30/2025

A-1 6-Pack (6 Unit Cluster)
A-2 Plan 1 (1750) - Front Elevations
A-3 Plan 1A (1750) - 3 Bedroom, 2.5 Bath Floor Plan
A-4 Plan 1A (1750) - Santa Barbara Elevations
A-5 Plan 1B (1750) - Prairie Elevations
A-6 Plan 1C (1750) - Farmhouse Elevations
A-7 Plan 1 (1750) Roof Plans

A-8 Plan 2 (1829) - Front Elevations
A-9 Plan 2A (1829) - 3 Bedroom, 2.5 Bath Floor Plan
A-10 Plan 2A (1829) - Santa Barbara Elevations
A-11 Plan 2A (1829) - Santa Barbara Enhanced Elevations
A-12 Plan 2B (1829) - Prairie Elevations
A-13 Plan 2B (1829) - Prairie Enhanced Elevations
A-14 Plan 2C (1829) - Farmhouse Elevations
A-15 Plan 2C (1829) - Farmhouse Enhanced Elevations
A-16 Plan 2 (1829) Roof Plans

A-17 Plan 3 (1842) - Front Elevations
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A-20 Plan 3B (1842) - Prairie Elevations
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A-23 Plan 4 (1944) - Front Elevations
A-24 Plan 4A (1944) - 4 Bedroom, 3 Bath Floor Plan
A-25 Plan 4A (1944) - Santa Barbara Elevations
A-26 Plan 4A (1944) - Santa Barbara Enhanced Elevations
A-27 Plan 4B (1944) - Prairie Elevations
A-28 Plan 4B (1944) - Prairie Enhanced Elevations
A-29 Plan 4C (1944) - Farmhouse Elevations
A-30 Plan 4C (1944) - Farmhouse Enhanced Elevations
A-31 Plan 4 (1944) - Roof Plans

A-32 Written Color Schemes
A-33 Color Boards - Santa Barbara
A-34 Color Boards - Prairie
A-35 Color Boards - Farmhouse

Note: For design intent only, not for construction.

Developer:
Lewis Group Of Companies
1156 N. Mountain Avenue
Upland, CA 91786

Contact: Stacey Sassaman
Business: (909) 949-6716
www.lewisgroupofccompanies.com

Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Jeff Addison
Business: (949) 660-1587
www.klcarch.com

A-37 Building 101 - Floor Plan
A-38 Building 101"A" - Santa Barbara Elevation
A-39 Buiding 101"B" - Farmhouse Elevation
A-40 Building 101 - Roof Plans

A-41 Building 201- Floor Plan
A-42 Building 201"A" - Santa Barbara Elevation
A-43 Buiding 201"B" - Farmhouse Elevation
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A-45 Building 301- Floor Plan
A-46 Building 301"A" - Santa Barbara Elevation
A-47 Buiding 301"B" - Farmhouse Elevation
A-48 Building 301- Roof Plans

A-49 Unit - 2 3 Bedroom, 2.5 Bath Floor Plan
A-50 Unit - 3 3 Bedroom, 2.5 Bath Floor Plan
A-51 Unit - 3.1 3 Bedroom, 2.5 Bath Floor Plan
A-52 Unit - 5 3 Bedroom, 3 Bath, Loft Floor Plan

A-53 Written Color Schemes
A-54 Color Boards - Santa Barbara
A-55 Color Boards - Farmhouse

A-56 Potshelf Detail - Santa Barbara

Note: For design intent only, not for construction.

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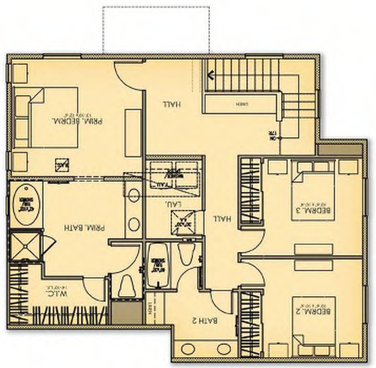
6 - PACK

FONTANA, CALIFORNIA

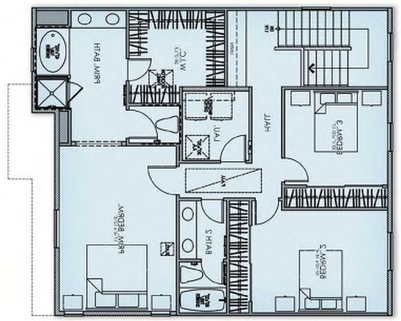
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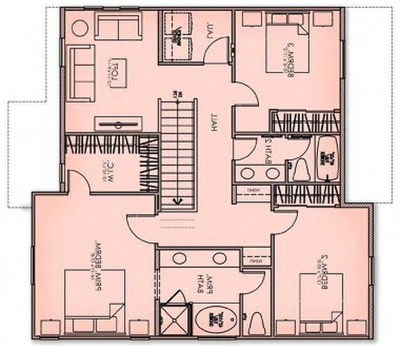
Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



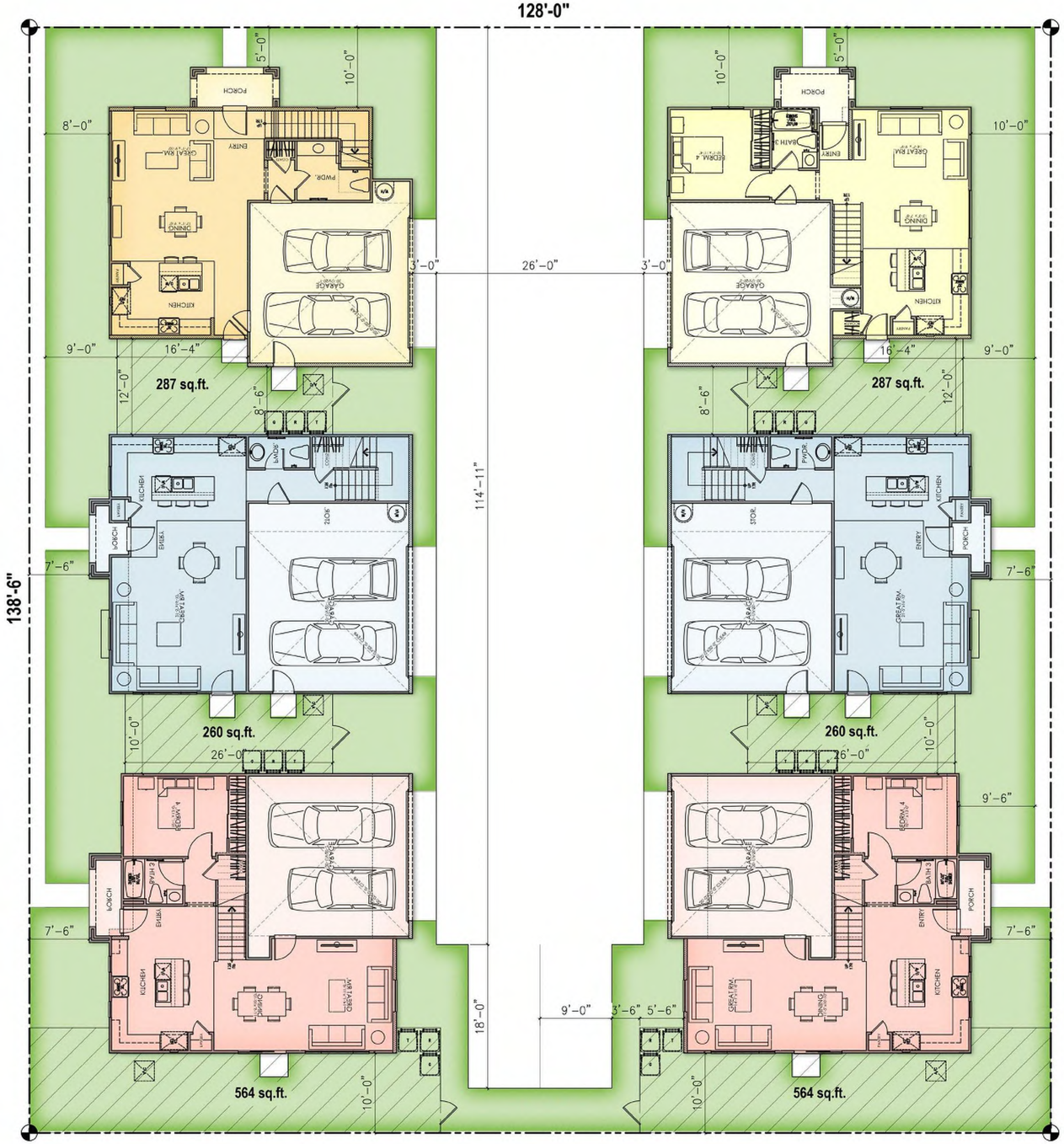
PLAN 1
3 BR, 2.5 Ba
(1,750 sq.ft.)

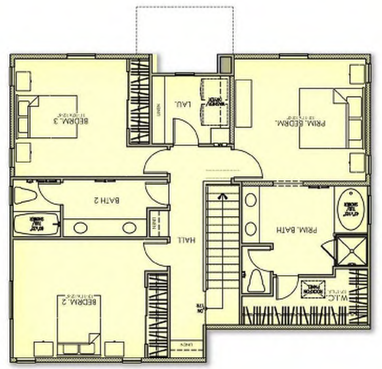


PLAN 2
3 BR, 2.5 Ba
(1,829 sq.ft.)

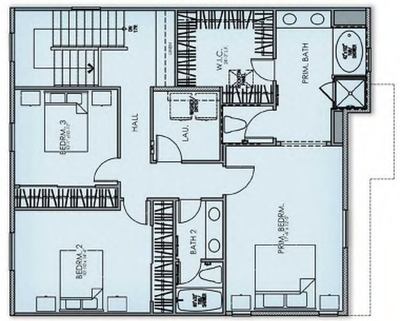


PLAN 4
4 BR, 3 Ba
(1,944 sq.ft.)

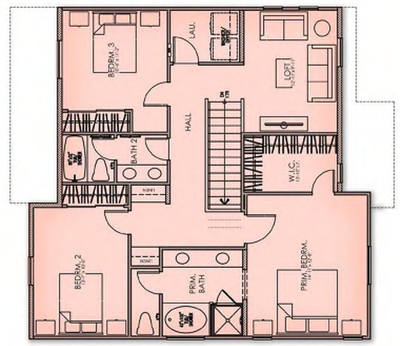




PLAN 3
4 BR, 3 Ba
(1,842 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,829 sq.ft.)



PLAN 4
4 BR, 3 Ba
(1,944 sq.ft.)

6-PACK (6 UNIT CLUSTER)

(1,750 - 1,944 sq.ft.)

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

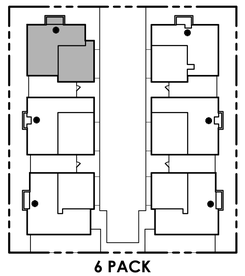
05/16/2024
A-1

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#23078



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

A - SANTA BARBARA



6 PACK

KEYMAP



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 1 (1750)

FRONT ELEVATIONS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

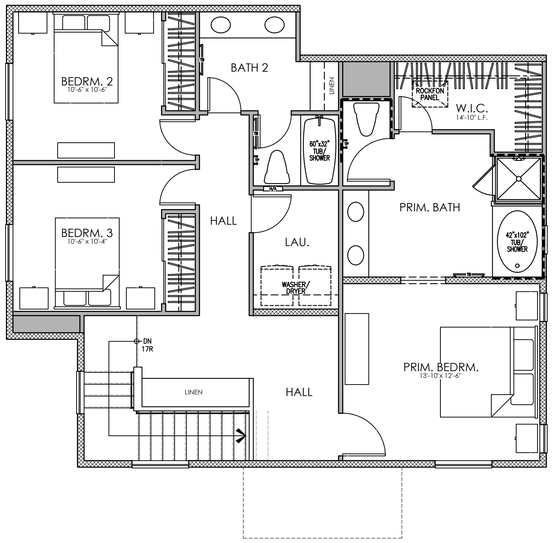
FONTANA, CA

05/16/2024

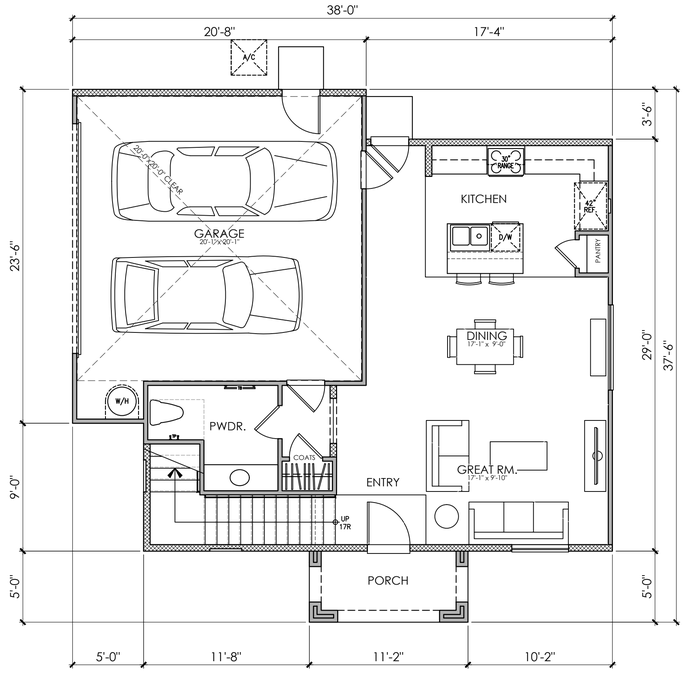
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Kevin L. Crook Architect Inc #23078

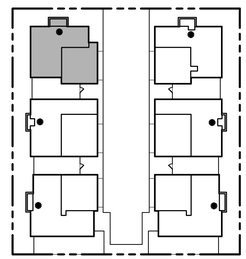
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



6 PACK

KEYMAP

PLAN 1
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	695 SQ. FT.
SECOND FLOOR AREA	1,055 SQ. FT.
TOTAL DWELLING	1,750 SQ. FT.

UNCONDITIONED SPACE

GARAGE	434 SQ. FT.
PORCH "A"	56 SQ. FT.
PORCH "B"	56 SQ. FT.
PORCH "C"	56 SQ. FT.

PLAN 1A (1750)

3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-3

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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

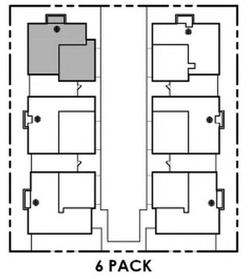
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 1

PLAN 1A (1750)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-4

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

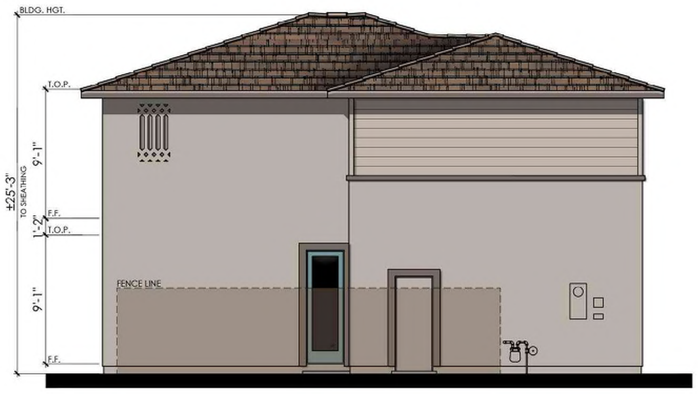
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

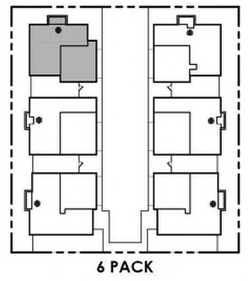
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 1B (1750)

PRAIRIE ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-5

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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

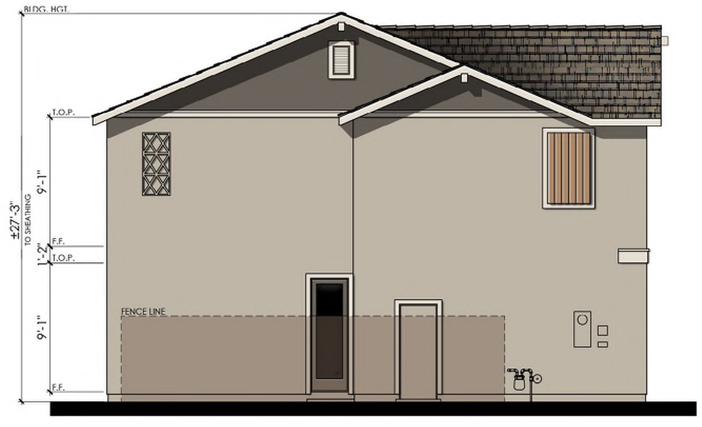
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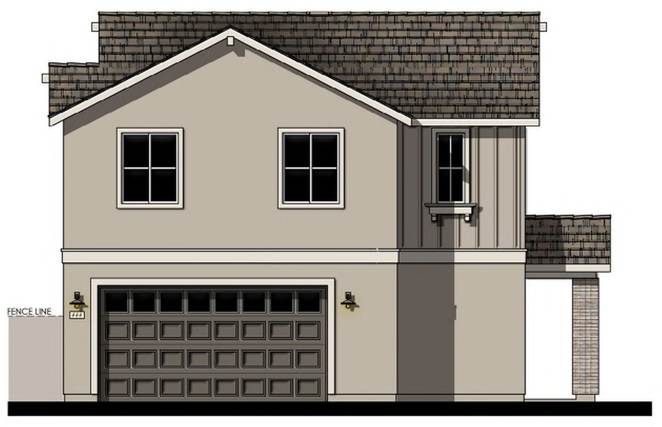
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MATERIALS LEGEND
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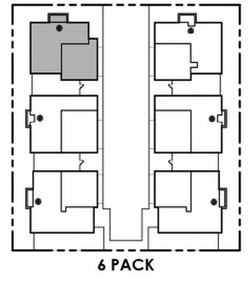
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 7

PLAN 1C (1750)

FARMHOUSE ELEVATIONS

0 2 4 8 12

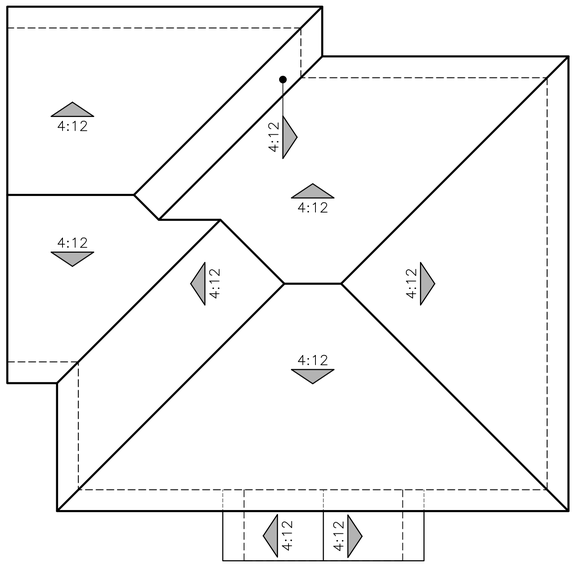
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

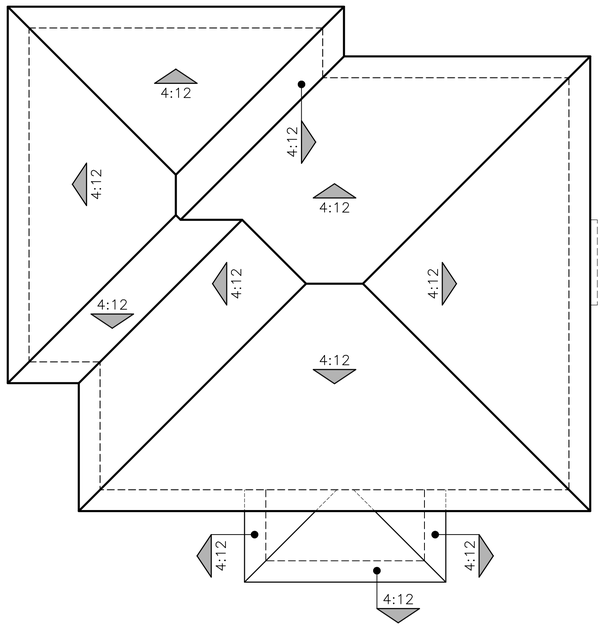
FONTANA, CA

05/16/2024
A-6

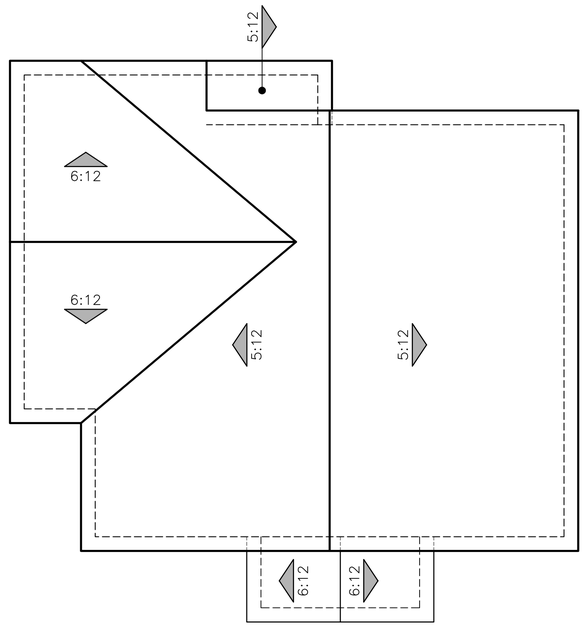
Kevin L. Crook Architect Inc #23078
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A - SANTA BARBARA



B - PRAIRIE

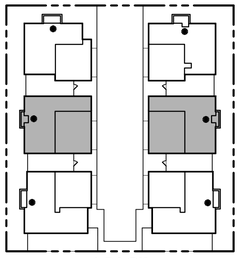


C - FARMHOUSE

PLAN 1 (1750)

ROOF PLANS

0 2 4 8 12



KEYMAP


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Refer to landscape drawings for wall, tree, and shrub locations

A - SANTA BARBARA


© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

B - PRAIRIE


© 2025 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 2 (1829)

FRONT ELEVATIONS

0 2 4 8 12

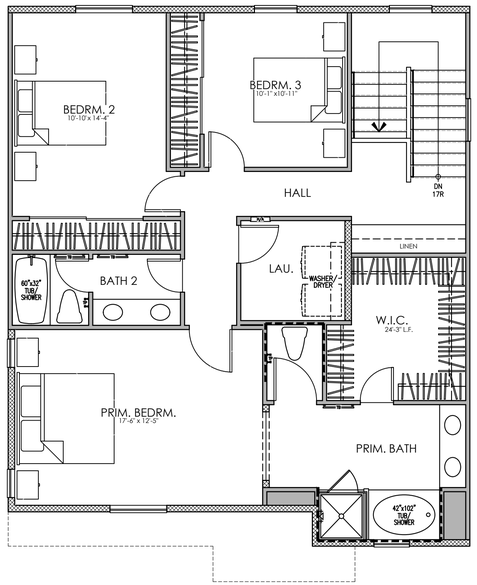
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

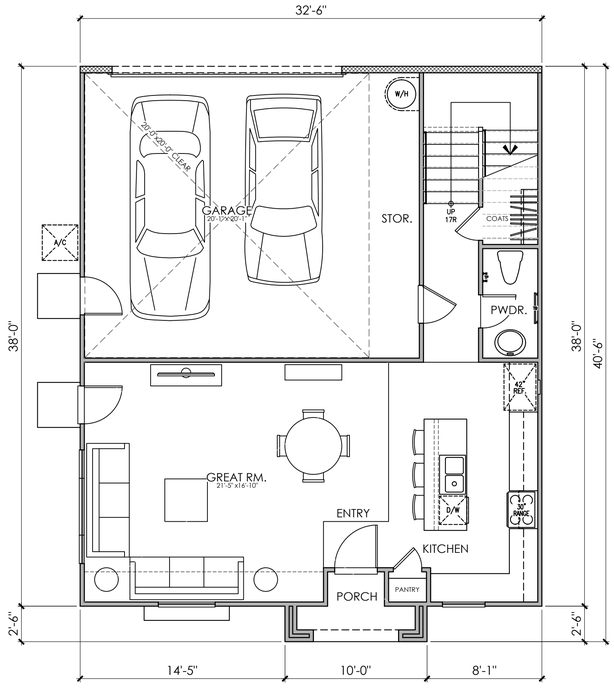
FONTANA, CA

05/16/2024
A-8

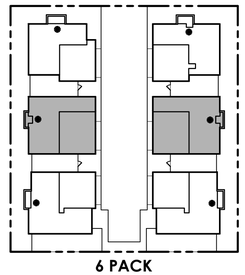
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PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 3
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	735 SQ. FT.
SECOND FLOOR AREA	1,094 SQ. FT.
TOTAL DWELLING	1,829 SQ. FT.

UNCONDITIONED SPACE

GARAGE	490 SQ. FT.
PORCH "A"	35 SQ. FT.
PORCH "B"	35 SQ. FT.
PORCH "C"	35 SQ. FT.

PLAN 2A (1829)

3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-9

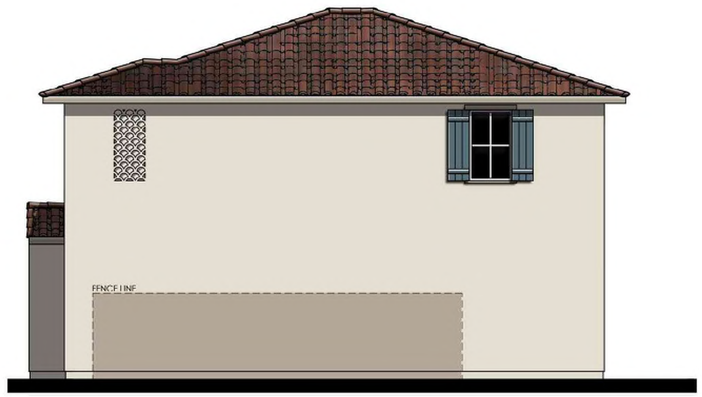
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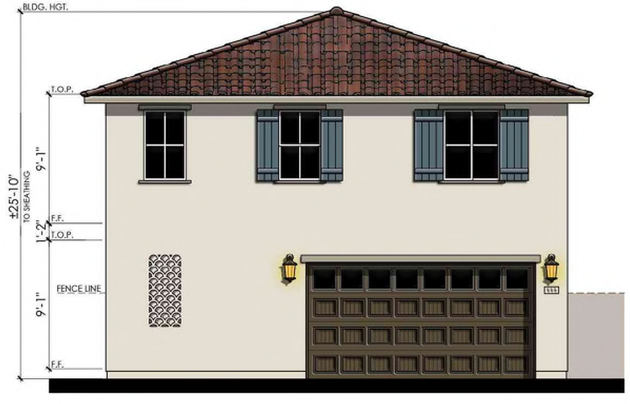
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

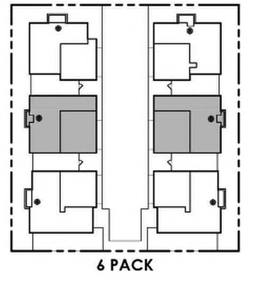
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

0 4 8 16 24

0 2 4 8 12

COLOR SCHEME 3

PLAN 2A (1829)

SANTA BARBARA ELEVATIONS

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-10

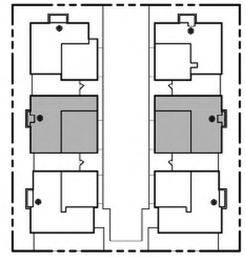
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



LEFT



KEYMAP

COLOR SCHEME 3

PLAN 2A (1829)

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

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A-11

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

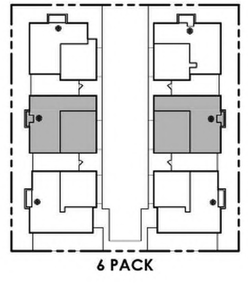
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 6

PLAN 2B (1829)

PRAIRIE ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

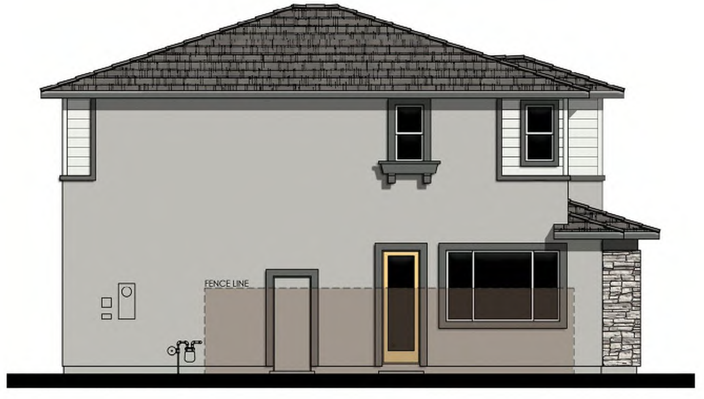
FONTANA, CA

05/16/2024
A-12

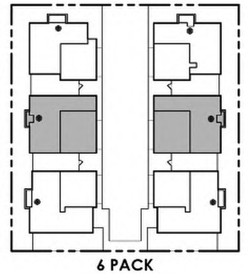
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



LEFT



KEYMAP

COLOR SCHEME 6

PLAN 2B (1829)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

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A-13

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

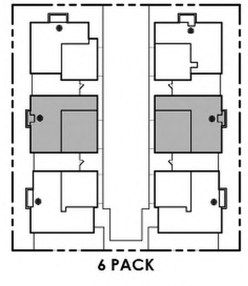
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 9

PLAN 2C (1829)

FARMHOUSE ELEVATIONS

0 2 4 8 12

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-14

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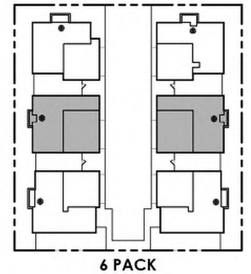
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



LEFT



KEYMAP

0 2 4 8 12

COLOR SCHEME 9

PLAN 2C (1829)

FARMHOUSE ENHANCED ELEVATION

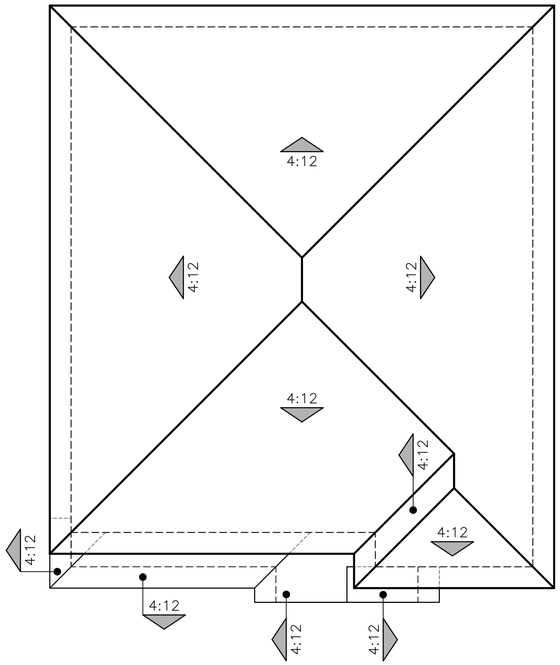
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

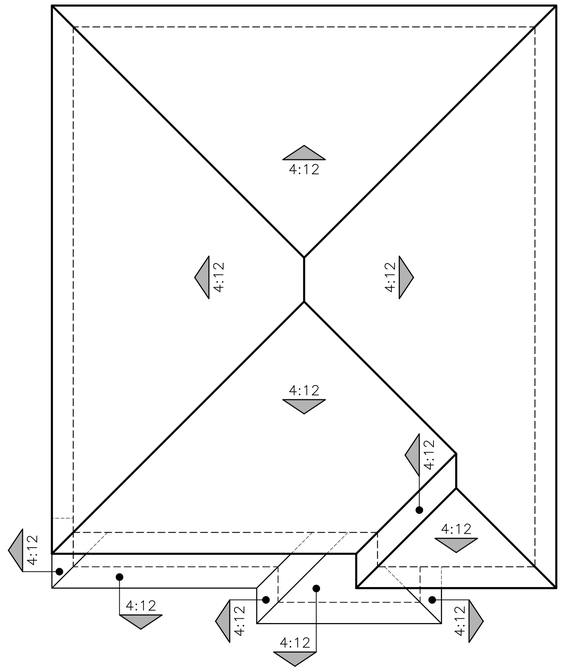
FONTANA, CA

05/16/2024
A-15

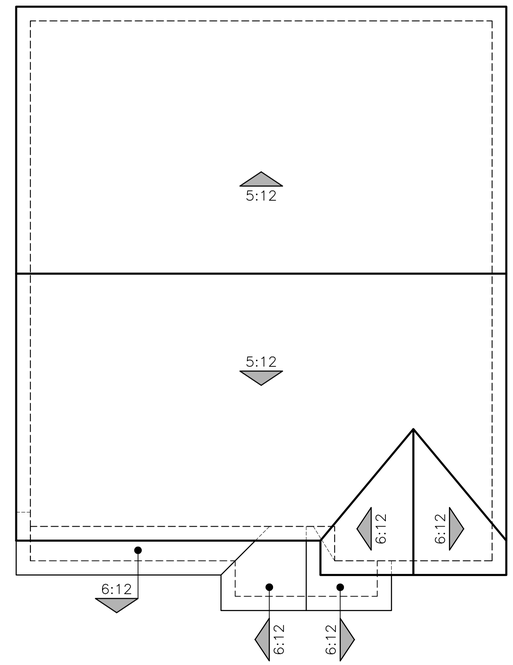
Kevin L. Crook Architect Inc #23078
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A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 2 (1829)

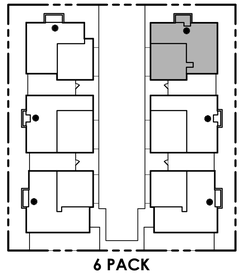
ROOF PLANS

0 2 4 8 12



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A - SANTA BARBARA



6 PACK

KEYMAP



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B - PRAIRIE



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C - FARMHOUSE

PLAN 3 (1842)

FRONT ELEVATIONS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

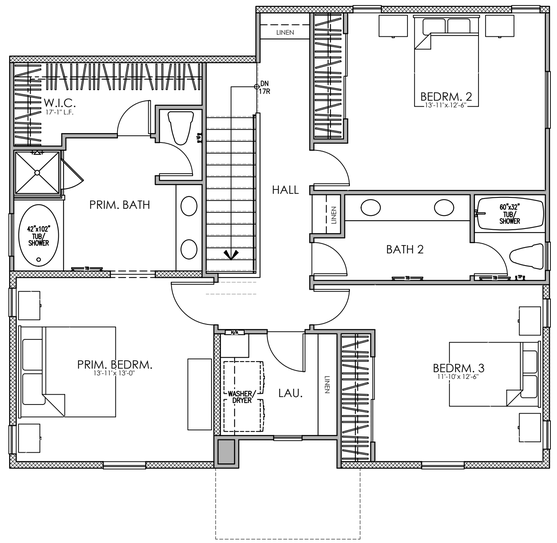
FONTANA, CA

05/16/2024

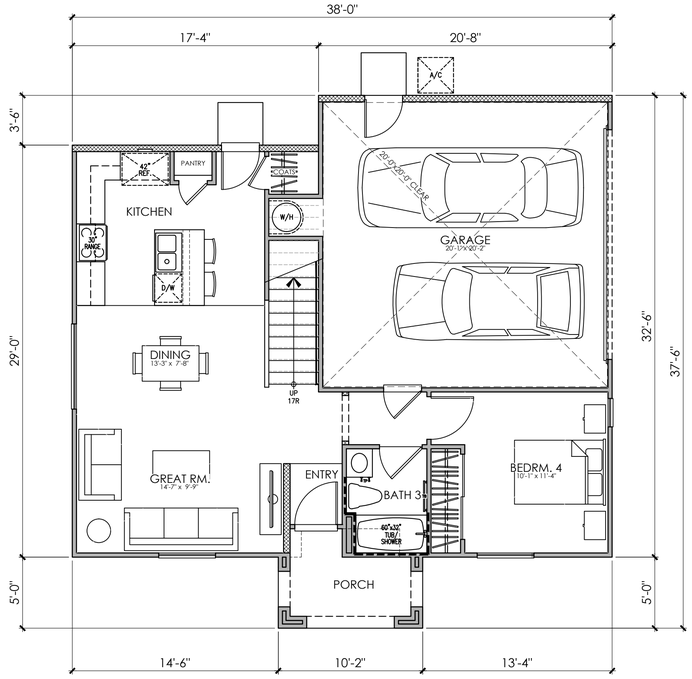
A-17

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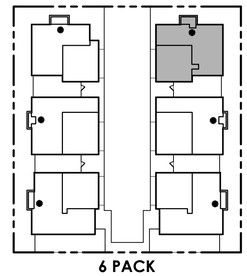
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 2
AREA TABULATION

CONDITIONED SPACE

FIRST FLOOR AREA	736 SQ. FT.
SECOND FLOOR AREA	1,106 SQ. FT.
TOTAL DWELLING	1,842 SQ. FT.

UNCONDITIONED SPACE

GARAGE	431 SQ. FT.
PORCH "A"	58 SQ. FT.
PORCH "B"	58 SQ. FT.
PORCH "C"	58 SQ. FT.

0 2 4 8 12

PLAN 3A (1842)

4 BEDROOM, 3 BATH
FLOOR PLAN

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-18

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

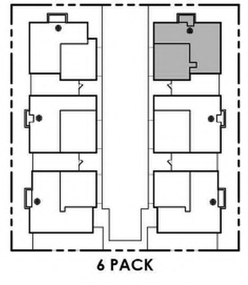
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 2

PLAN 3A (1842)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-19

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

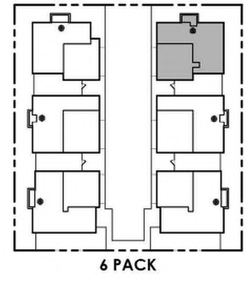
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 5

PLAN 3B (1842)

PRAIRIE ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
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Refer to landscape drawings for wall, tree, and shrub locations

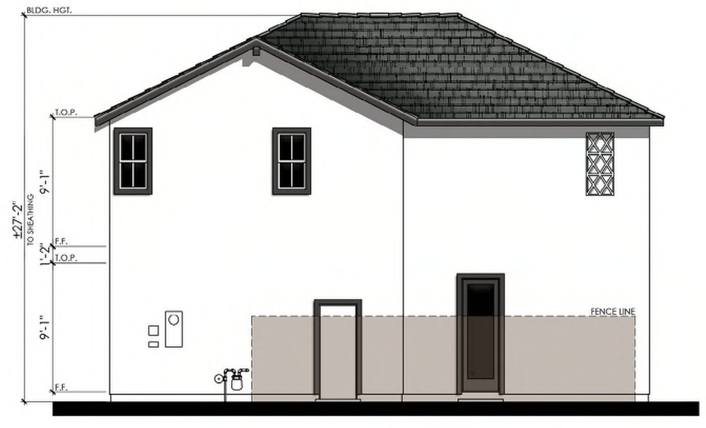
FRONT



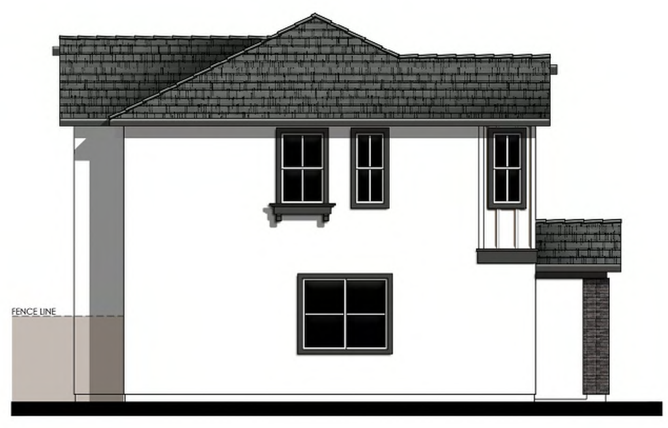
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MATERIALS LEGEND
(WHERE OCCURS)

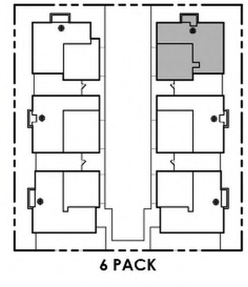
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 8

PLAN 3C (1842)

FARMHOUSE ELEVATIONS

0 2 4 8 12

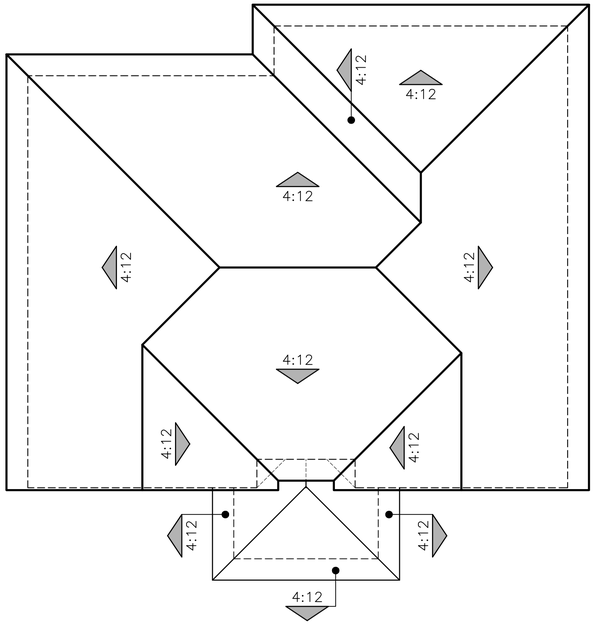
Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

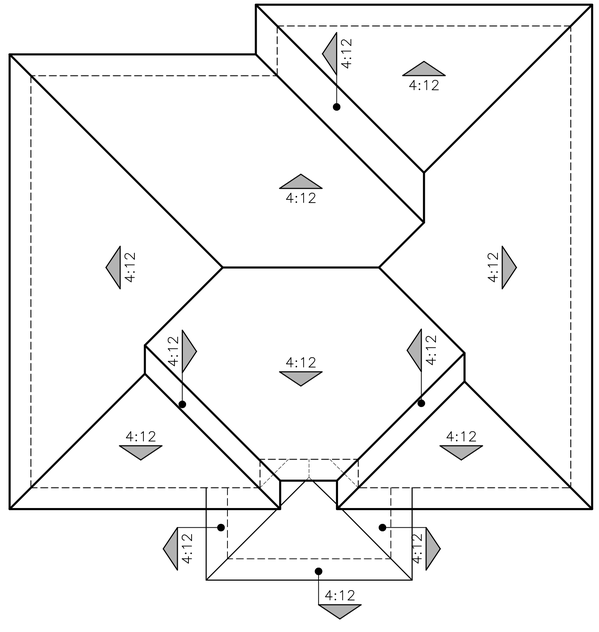
FONTANA, CA

05/16/2024
A-21

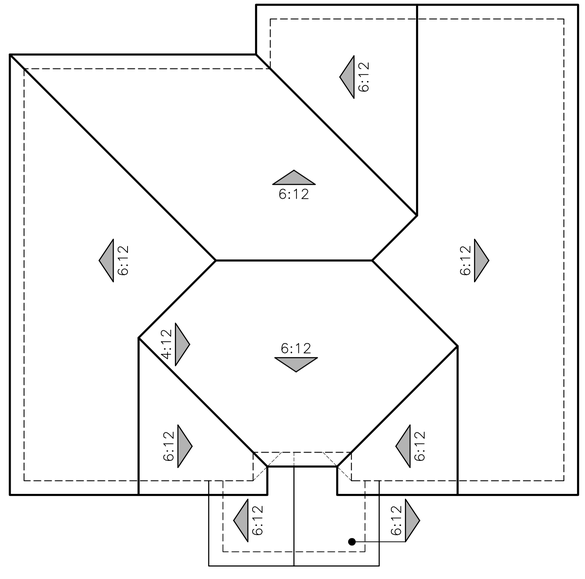
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PLANNING + ARCHITECTURE



A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 3 (1842)

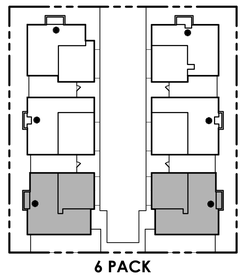
ROOF PLANS

0 2 4 8 12



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A -SANTA BARBARA



6 PACK

KEYMAP



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B - PRAIRIE



© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 4 (1944)

FRONT ELEVATIONS

0 2 4 8 12

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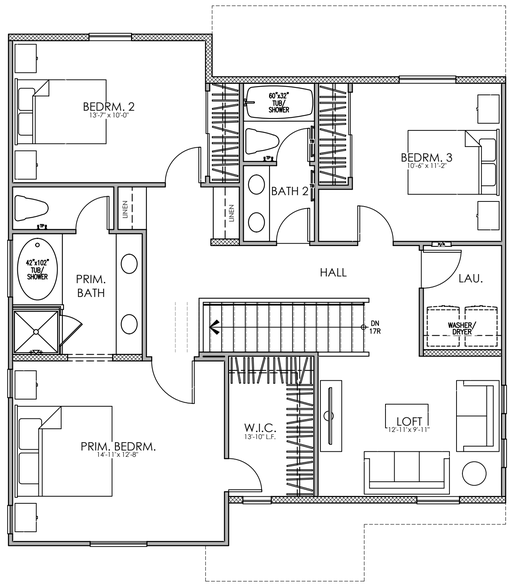
FONTANA, CA

05/16/2024

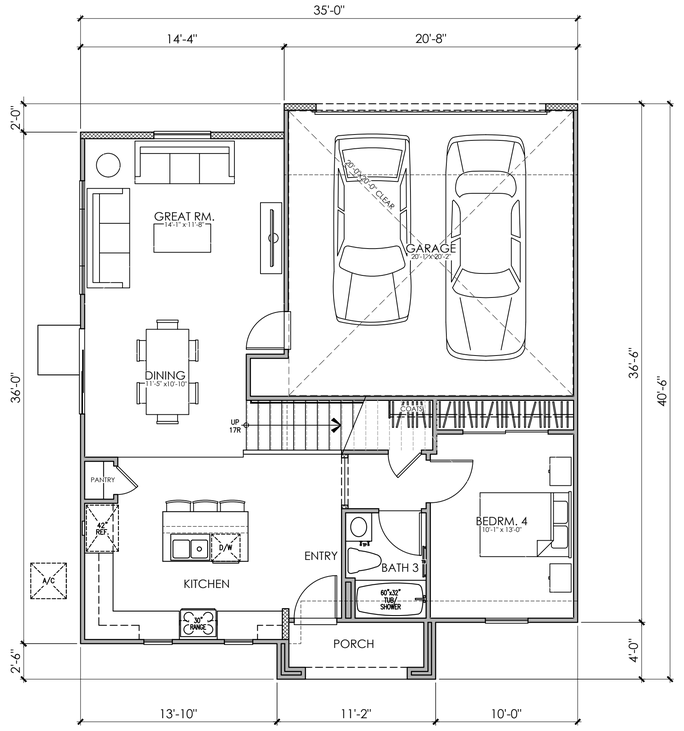
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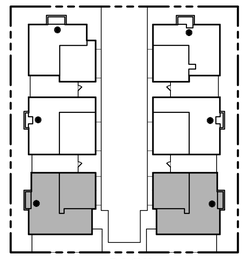
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SECOND FLOOR



FIRST FLOOR



KEYMAP

PLAN 4
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	844 SQ. FT.
SECOND FLOOR AREA	1,100 SQ. FT.
TOTAL DWELLING	1,944 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH "A"	43 SQ. FT.
PORCH "B"	43 SQ. FT.
PORCH "C"	43 SQ. FT.

PLAN 4A (1944)

4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

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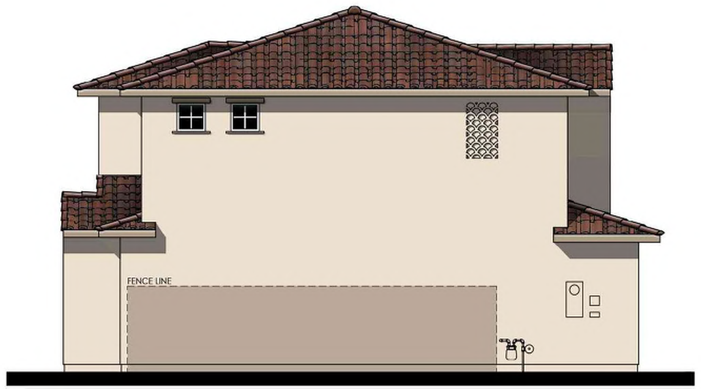
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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

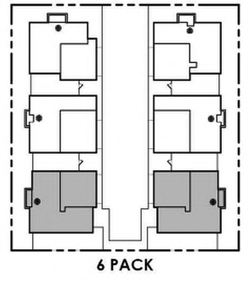
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GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT



KEYMAP

COLOR SCHEME 1

PLAN 4A (1944)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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05/16/2024
A-25

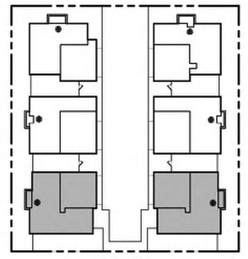
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
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FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	WROUGHT IRON ACCENT
TRIM:	STUCCO OVER RIGID FOAM



LEFT



KEYMAP

COLOR SCHEME 1

PLAN 4A (1944)

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

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A-26

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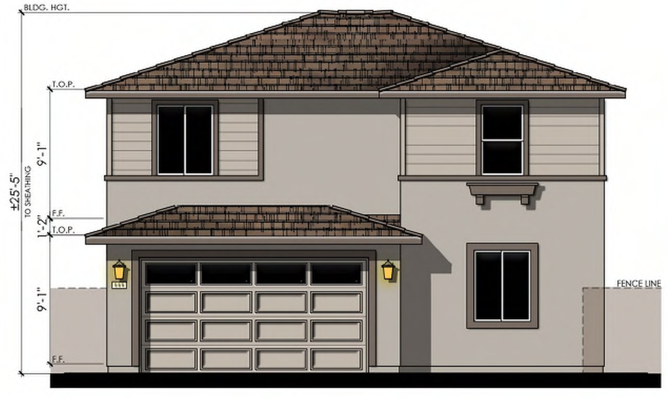
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

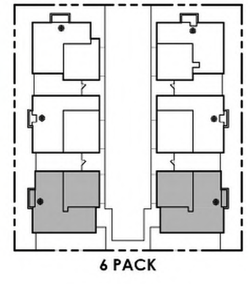
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



REAR



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 4B (1944)

PRAIRIE ELEVATIONS

0 2 4 8 12

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05/16/2024
A-27

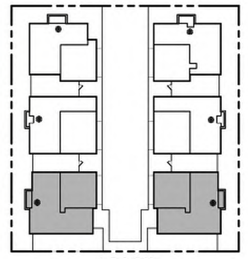
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PLANNING + ARCHITECTURE

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
POT SHELF	SIMULATEDWOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
ROOF EXTENSIONS:	KNEE BRACE



LEFT



KEYMAP

COLOR SCHEME 4

PLAN 4B (1944)

PRAIRIE ENHANCED ELEVATION

0 2 4 8 12

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FRONT



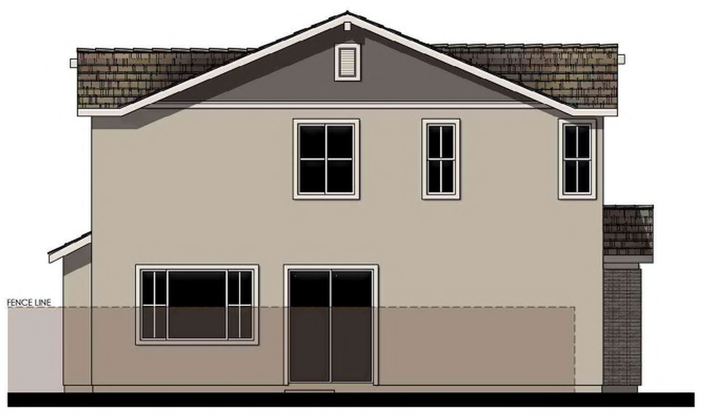
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MATERIALS LEGEND
(WHERE OCCURS)

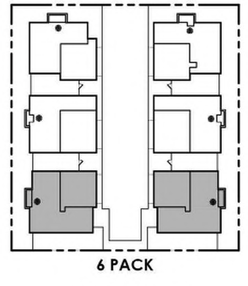
FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER



REAR



LEFT



KEYMAP

COLOR SCHEME 7

PLAN 4C (1944)

FARMHOUSE ELEVATIONS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-29

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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER
PORCH:	POST WITH BRICK VENEER

LEFT

KEYMAP

0 2 4 8 12

COLOR SCHEME 7

PLAN 4C (1944)

FARMHOUSE ENHANCED ELEVATION

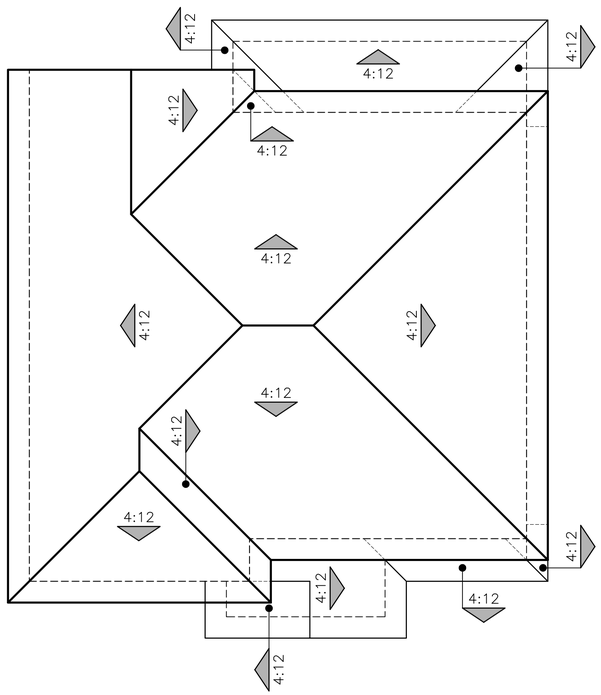
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CURTIS & CATAWBA - 6 -PACK

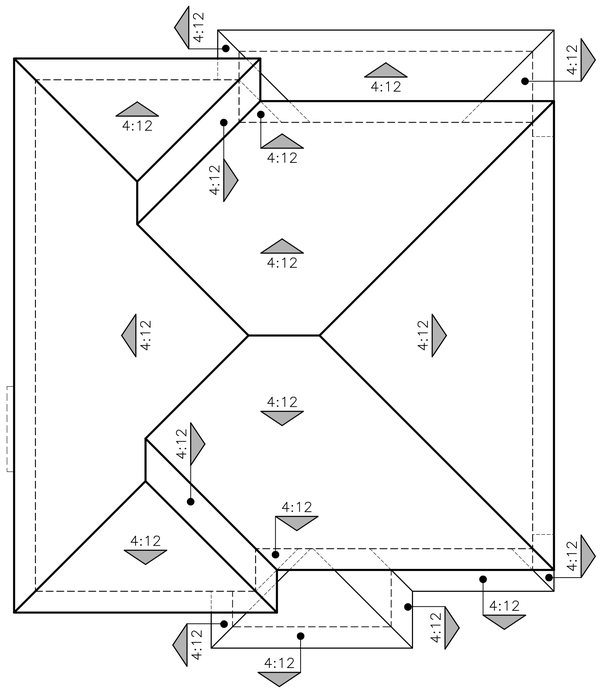
FONTANA, CA

05/16/2024
A-30

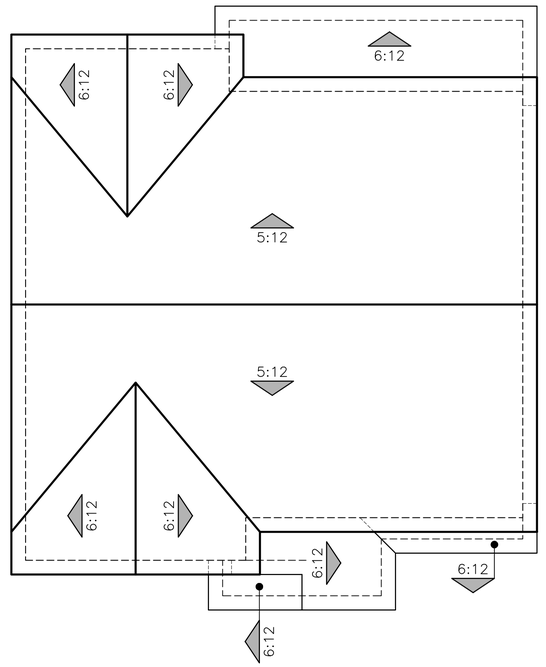
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PLANNING + ARCHITECTURE



A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 4 (1944)

ROOF PLANS

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024

A-31

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PLANNING + ARCHITECTURE

CURTIS & CATAWBA

FONTANA, CA

JOB #	23078
CREATED	10/18/23
PLANNING REV	10/29/25

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
STONE / BRICK:	ELDORADO STONE
GROUT:	ORCO or EQUAL
GUTTERS:	RGS
CERAMIC TILE:	TIERRA Y FUEGO

"A" ELEVATIONS SANTA BARBARA	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1502	1557	1579
STUCCO PAINT MATCH *	SW7571 CASA BLANCA	SW7573 EAGLET BEIGE	SW7011 NATURAL CHOICE
FASCIA / TRIM	SW7549 STUDIO TAUPE	SW7533 KHAKI SHADE	SW0037 MORRIS GREY ROOM
ARCHED TRIM AT ENTRIES	SW7673 PEWTER CAST	SW7673 PEWTER CAST	SW7673 PEWTER CAST
GARAGE DOOR	SW6152 SUPERIOR BRONZE	SW7525 TREE BRANCH	SW7034 STATUS BRONZE
FRONT DOOR/ SHUTTERS	SW2824 RENWICK GOLD	SW6047 HOT COCOA	SW7605 GALE FORCE
WROUGHT IRON	SW6990 CAVIAR	SW6990 CAVIAR	SW6990 CAVIAR
ROOF: LOW PROF "S" (VILLA)	1VICS6464 CA MISSION BLEND	1VICS0431 APPLE BARK	1VICS6464 CA MISSION BLEND
SANTA BARBARA CERAMIC TILE: 6"x6"	30628 BUTTER GLOSS	30628 BUTTER GLOSS	30628 BUTTER GLOSS
SANTA BARBARA CERAMIC TILE: 6"x6"	20121 JADE GLOSS	30612 RUBY GLOSS	30649 ROYAL BLUE GLOSS
GUTTERS:	MUSKET BROWN	PEBBLESTONE	TERRATONE

"B" ELEVATIONS PRAIRIE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1511	1595	1521
STUCCO PAINT MATCH *	SW7023 REQUISITE GRAY	SW7037 BALANCED BEIGE	SW7065 ARGOS
FASCIA / TRIM	SW6075 GARRET GRAY	SW7041 VAN DYKE BROWN	SW7068 GRIZZLE GRAY
LAP SIDING / GARAGE DOOR	SW6072 VERSATILE GRAY	SW7036 ACCESIBLE BEIGE	SW7006 EXTRA WHITE
FRONT DOOR	SW0020 PEACOCK PLUME	SW6307 FINE WINE	SW6667 AFTERGLOW
ROOF: FLAT SLATE	1FECY3181 SMOKEY TOPAZ BLD	1FACS7002 CHERRYWOOD	1FACS1430 CHARCOAL BLEND
STONE: DRYSTACK INSTALL	EUROPEAN LEDGE LINEN	EUROPEAN LEDGE IRON MILL	EUROPEAN LEDGE GLACIER
GUTTERS:	RUSTIC	RUSTIC	DARK GRAY

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1581	1572	1587
STUCCO PAINT MATCH *	SW7051 ANALYTICAL GRAY	RGB 255/255/255	SW7507 STONE LION
FASCIA / TRIM	SW7042 SHOJI WHITE	SW7069 IRON ORE	SW7628 WINDFRESH WHITE
GABLE STUCCO / GARAGE DOOR / FRONT DOOR	SW7047 PORPOISE	SW7069 IRON ORE	SW7033 BRAINSTORM BRONZE
BOARD & BATTEN SIDING	SW7044 AMAZING GRAY	SW7006 EXTRA WHITE	SW7030 ANEW GRAY
SHUTTERS	SW7725 YEARLING	SW7069 IRON ORE	SW6167 GARDEN GATE
ROOF: FLAT SHAKE	1FBCJ4071 OCEAN JASPER BLD	1FBCJ1430 CHARCOAL BLEND	1FBCJ0300 BRONZE PEARL BLD
BRICK: STACK BOND INSTALLATION	LATIGO	IRONSIDE	CHALKDUST
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS:	SATIN	BRONZE	LINEN

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

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WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #1



CURTIS & CATAWBA
FONTANA, CA
#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #2



CURTIS & CATAWBA
FONTANA, CA
#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #3



CURTIS & CATAWBA
FONTANA, CA
#23078
JUL. 11, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - SANTA BARBARA

PRAIRIE
SCHEME #4



CURTIS & CATAWBA
FONTANA, CA
#23078
JUL. 11, 2022

PRAIRIE
SCHEME #5



CURTIS & CATAWBA
FONTANA, CA
#23078
OCT. 18, 2023

PRAIRIE
SCHEME #6



CURTIS & CATAWBA
FONTANA, CA
#23078
JUL. 11, 2022

COLOR BOARDS - PRAIRIE

FARMHOUSE
SCHEME #7



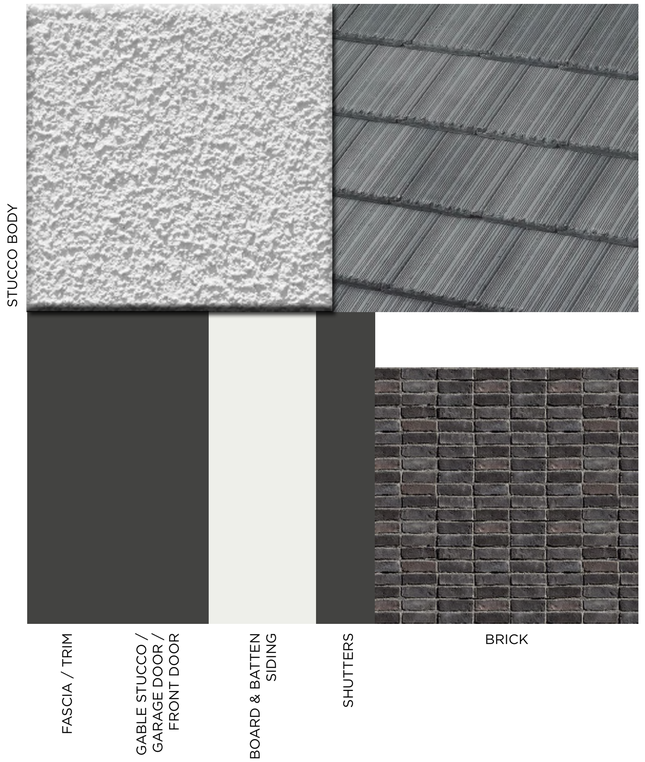
CURTIS & CATAWBA

FONTANA, CA

#23078
OCT. 18, 2023

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PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



CURTIS & CATAWBA

FONTANA, CA

#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



CURTIS & CATAWBA

FONTANA, CA

#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE

CURTIS & CATAWBA

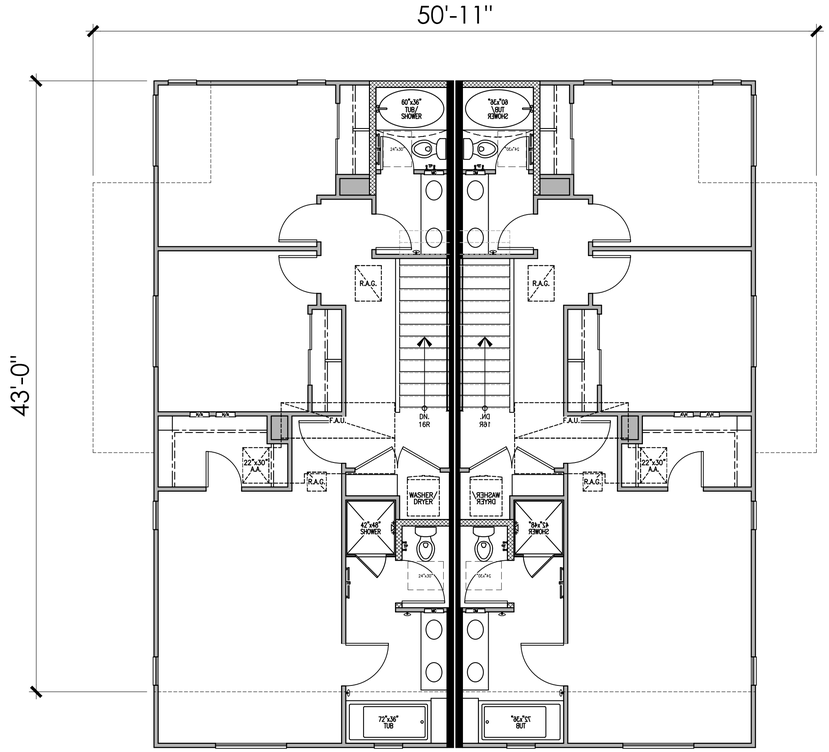
DUPLEX

FONTANA, CALIFORNIA

Lewis Group Of Companies

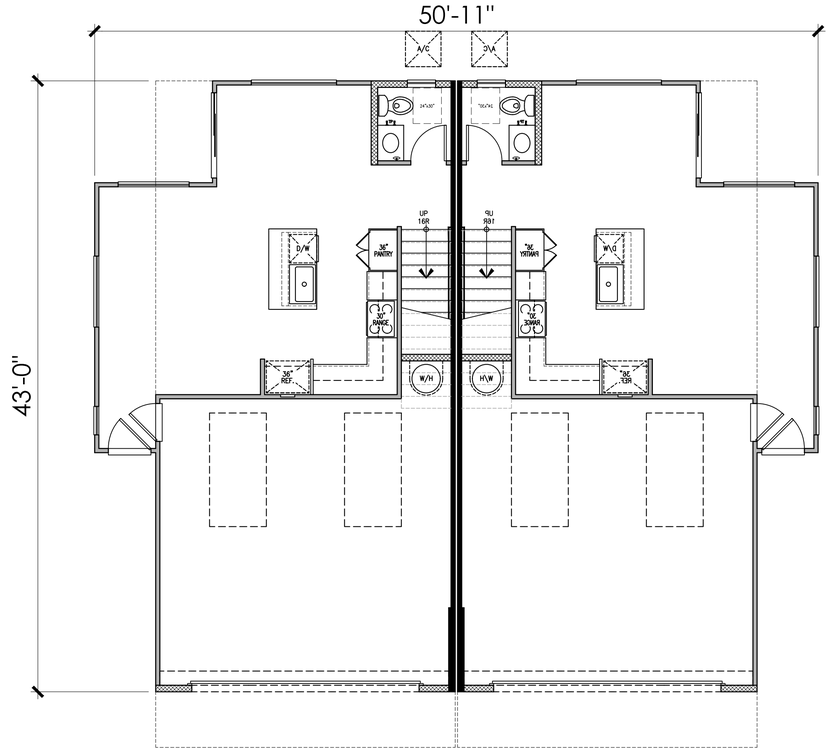
10/30/2025

Kevin L. Crook **Architect** Inc #23078
PLANNING + ARCHITECTURE



UNIT - 2 UNIT - 2(R)

SECOND FLOOR PLAN



UNIT - 2 UNIT - 2(R)

FIRST FLOOR PLAN

BUILDING - 101

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-37

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - 2 UNIT - 2(R)

FRONT

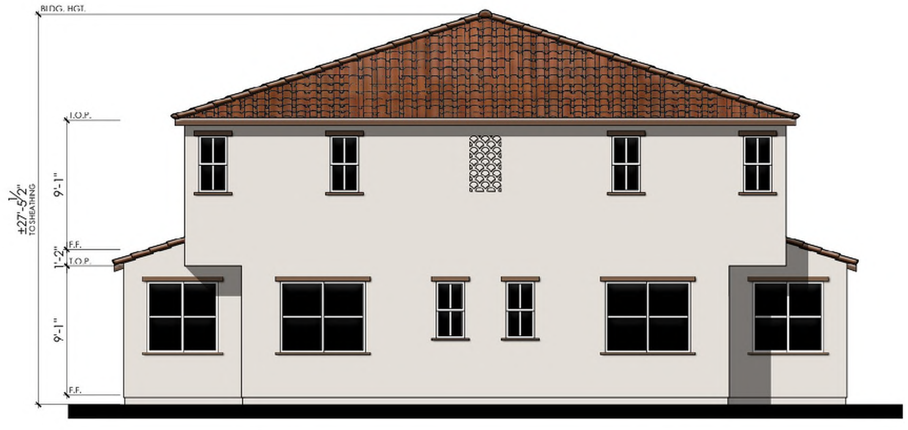


UNIT - 2(R)

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO OVER FOAM
TRIM:	STUCCO OVER RIGID FOAM



UNIT - 2(R) UNIT - 2

REAR



UNIT - 2

LEFT

COLOR SCHEME 1

BUILDING - 101"A"

SANTA BARBARA ELEVATION

0 2 4 8 12



UNIT - 2 UNIT - 2(R)

FRONT

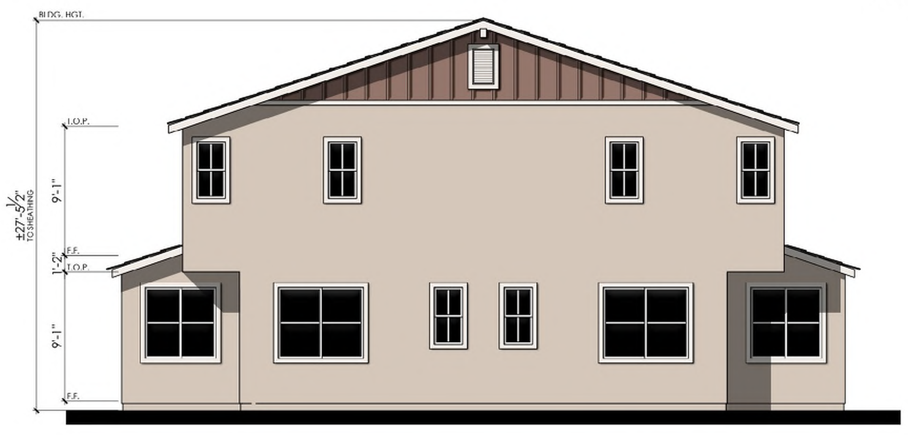


UNIT - 2(R)

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT - 2(R) UNIT - 2

REAR



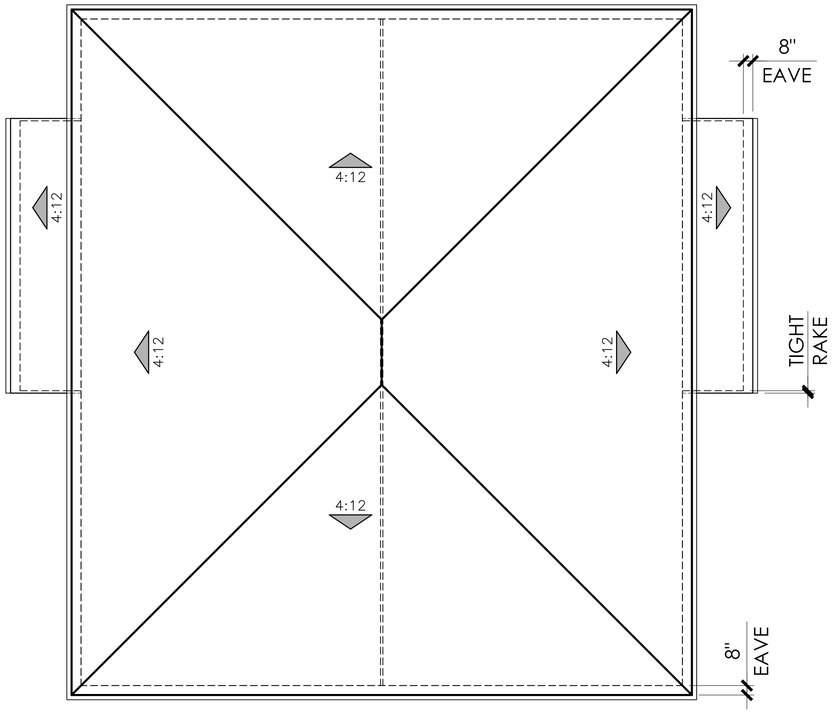
UNIT - 2

LEFT

COLOR SCHEME 4

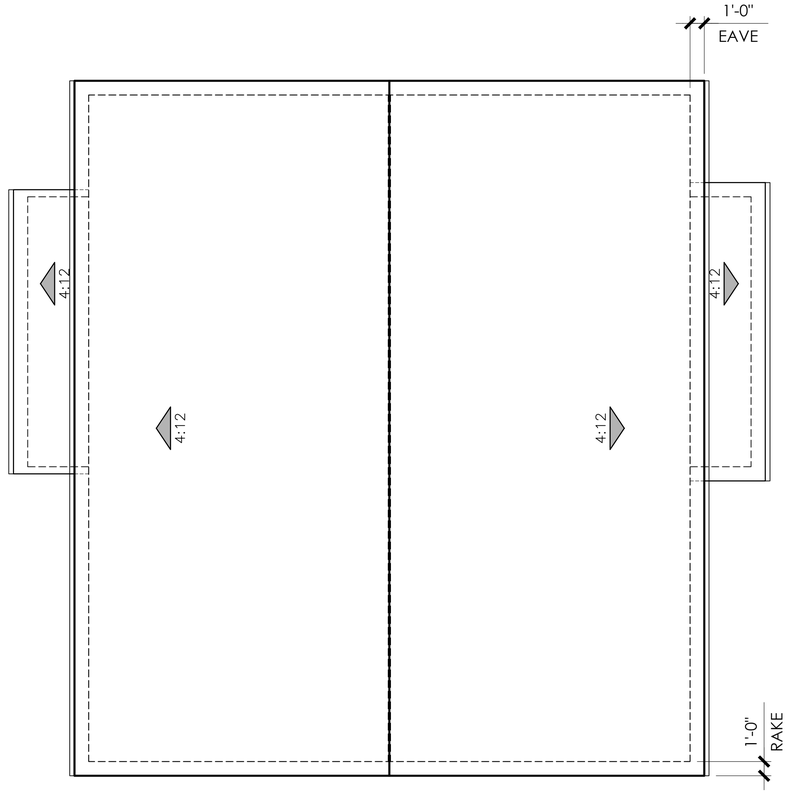
BUILDING - 101"B"
FARMHOUSE ELEVATION

0 2 4 8 12



UNIT - 2 UNIT - 2(R)

SANTA BARBARA - ROOF PLAN



UNIT - 2 UNIT - 2(R)

FARMHOUSE - ROOF PLAN

BUILDING 101 - ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

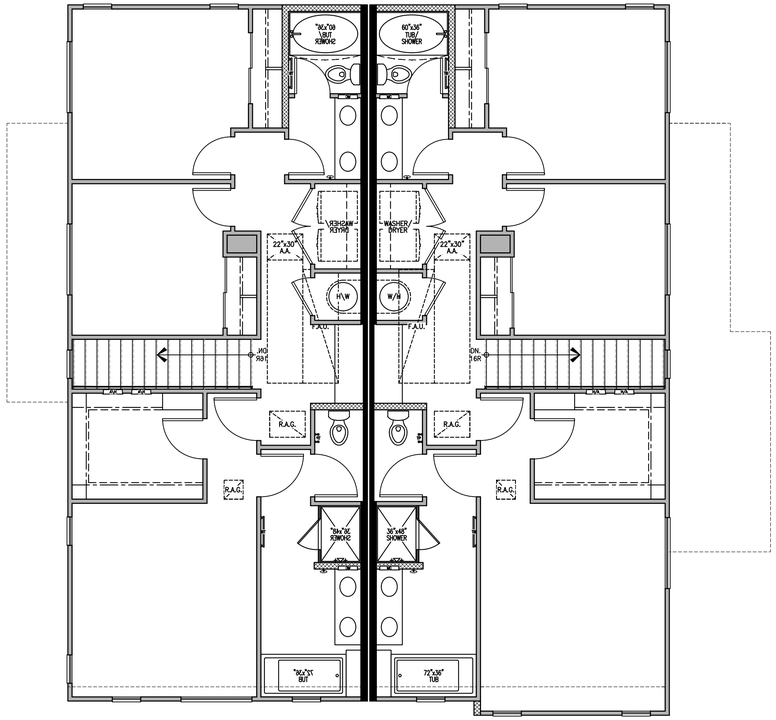
FONTANA, CA

10/30/2025

A-40

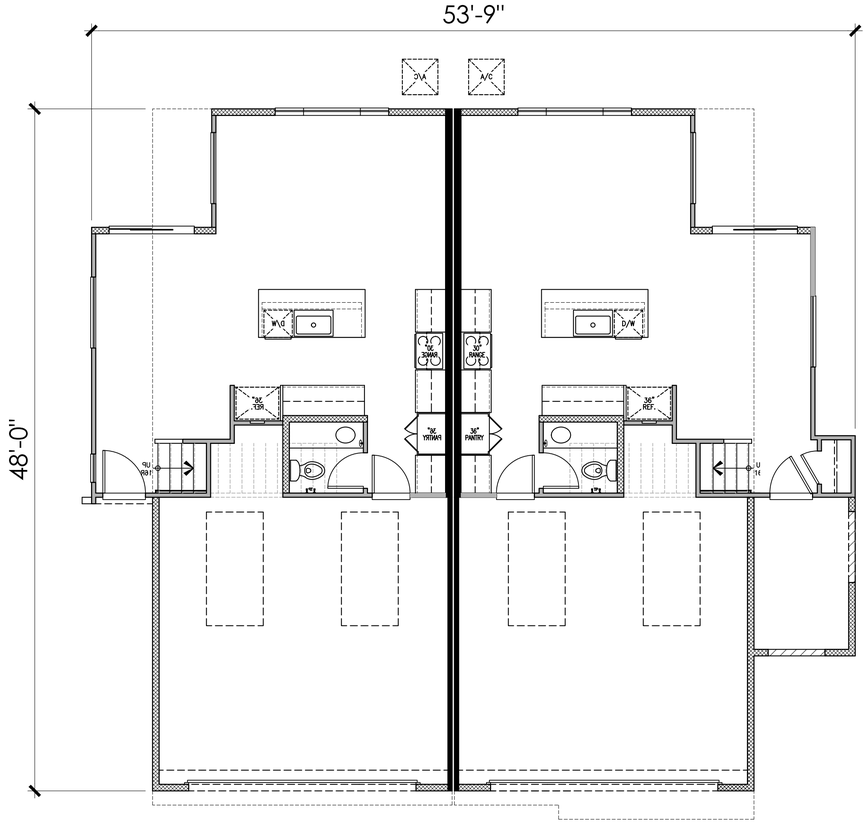
Kevin L. Crook **Architect** Inc #23078

PLANNING + ARCHITECTURE



UNIT - UNIT 3(R) UNIT - UNIT 3.1

SECOND FLOOR PLAN



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FIRST FLOOR PLAN

BUILDING - 201

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-41

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FRONT



UNIT - UNIT 3.1

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO OVER FOAM
TRIM:	STUCCO OVER RIGID FOAM



UNIT - UNIT 3.1 UNIT - UNIT 3(R)

REAR



UNIT - UNIT 3(R)

LEFT

COLOR SCHEME 2

BUILDING - 201 "A"

SANTA BARBARA ELEVATION

0 2 4 8 12



UNIT - UNIT 3(R) UNIT - UNIT 3.1

FRONT



UNIT - UNIT 3.1

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT - UNIT 3.1 UNIT - UNIT 3(R)

REAR



UNIT - UNIT 3(R)

LEFT

COLOR SCHEME 5

BUILDING - 201 "B"
FARMHOUSE ELEVATION

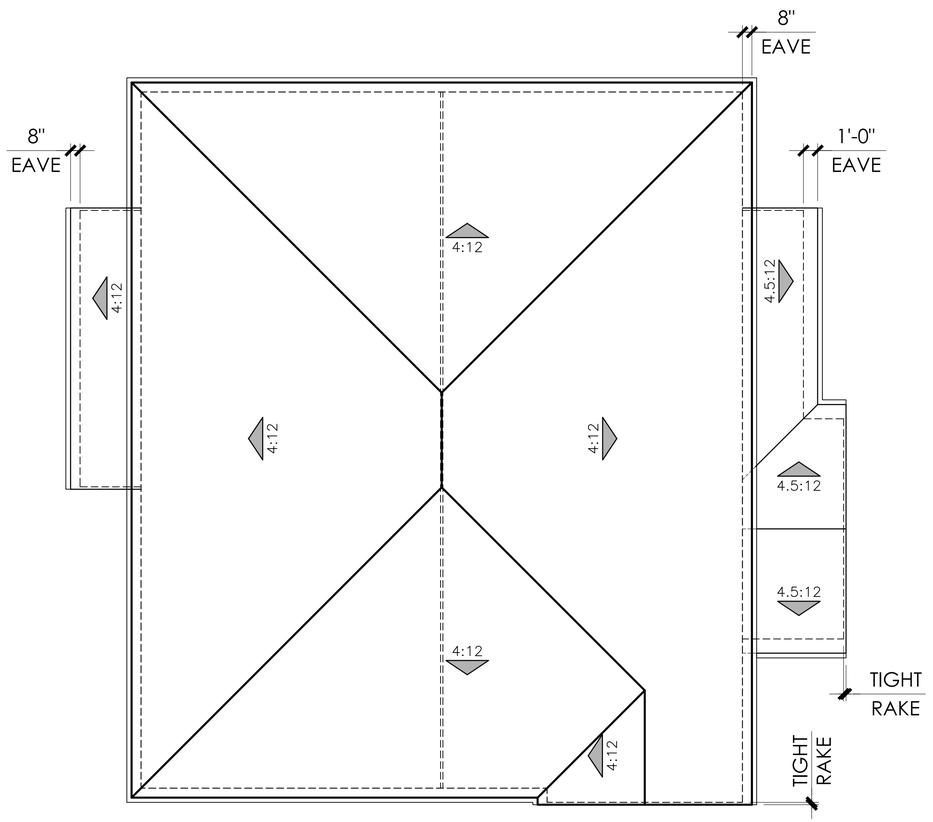
0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX
FONTANA, CA

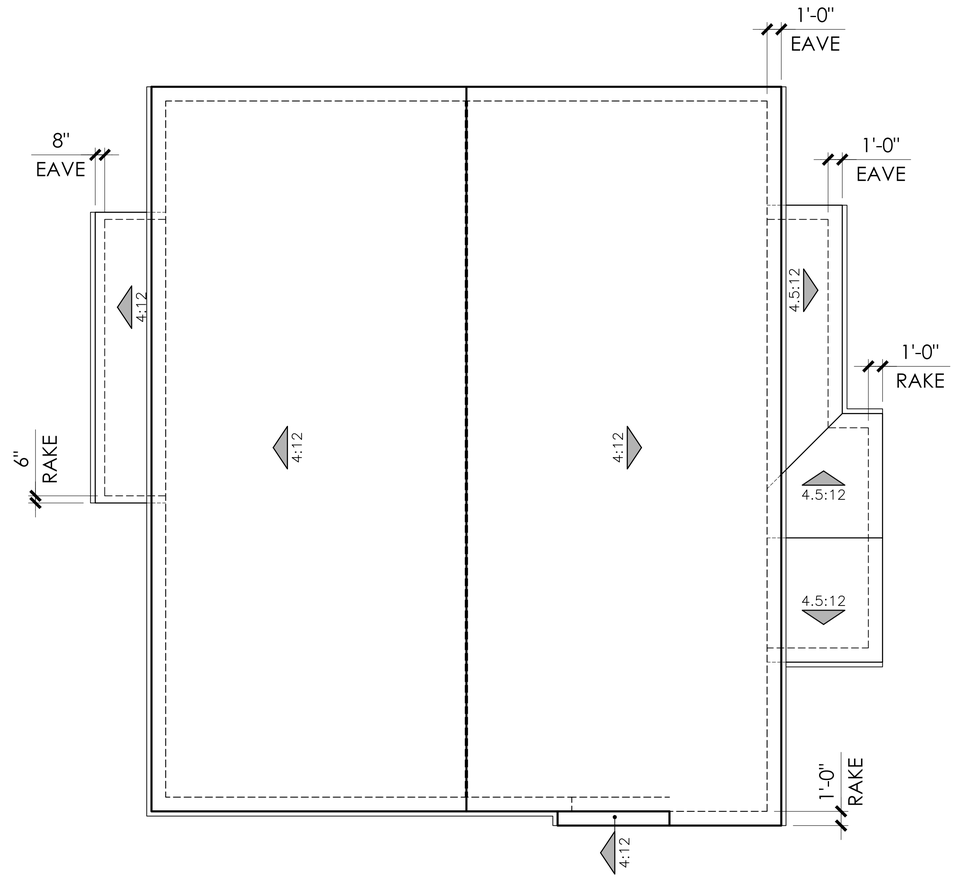
10/30/2025
A-43

Kevin L. Crook **Architect** Inc # 23078
PLANNING + ARCHITECTURE



UNIT - UNIT 3(R) UNIT - UNIT 3.1

SANTA BARBARA - ROOF PLAN

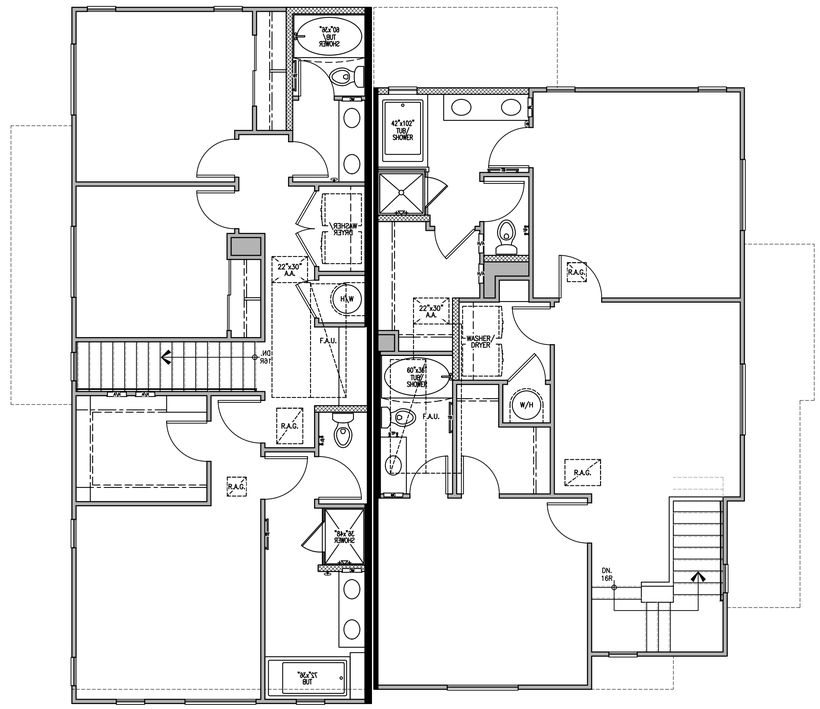


UNIT - UNIT 3(R) UNIT - UNIT 3.1

FARMHOUSE - ROOF PLAN

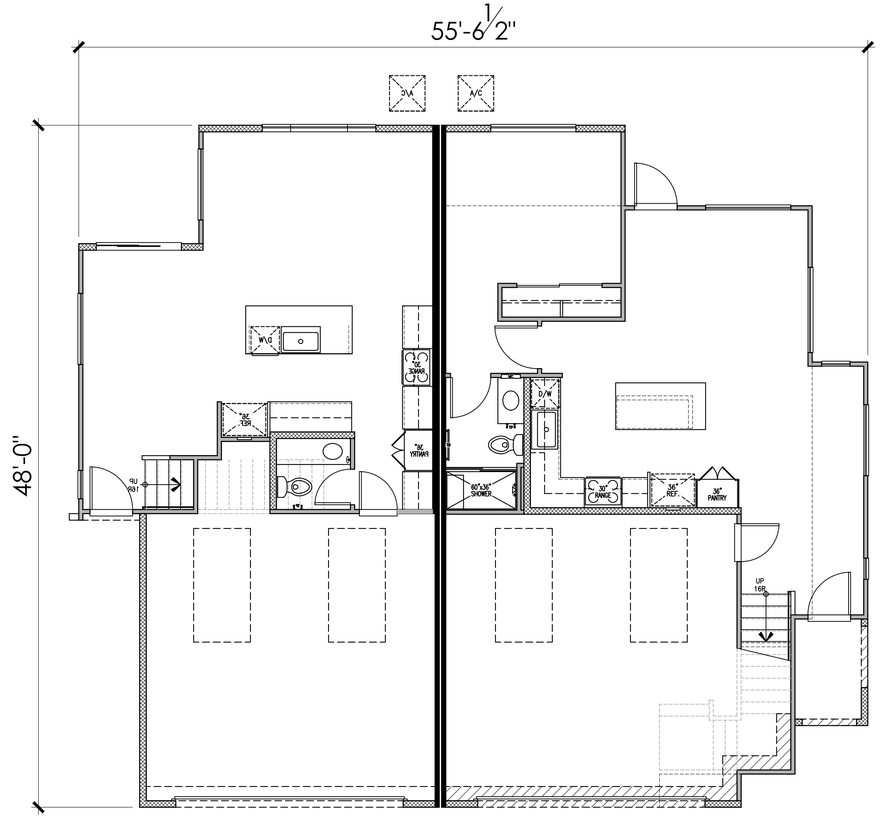
BUILDING 201 - ROOF PLANS

0 2 4 8 12



UNIT - 3(R) UNIT - 5

SECOND FLOOR PLAN



UNIT - 3(R) UNIT - 5

FIRST FLOOR PLAN

BUILDING - 301

0 2 4 8 12

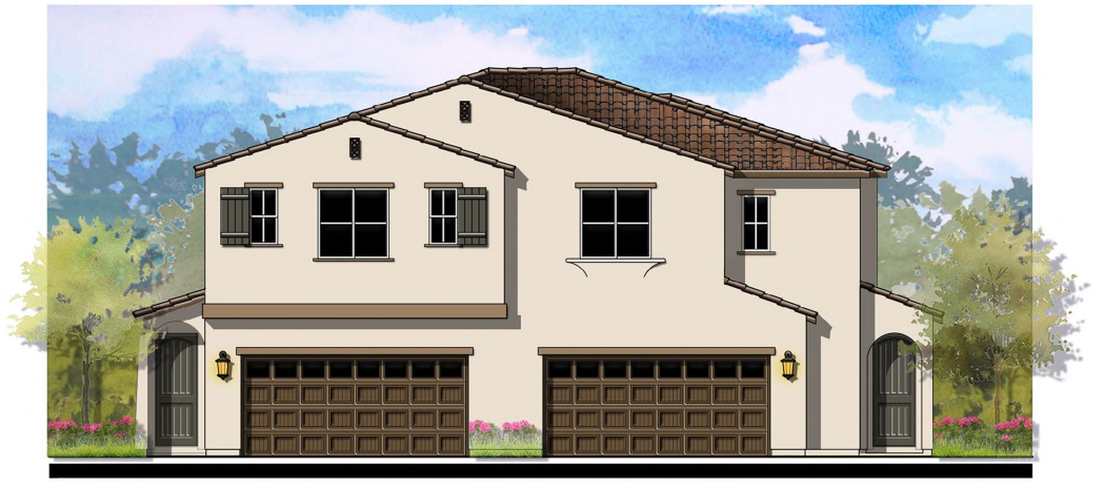
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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-45

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE



UNIT - 3(R) UNIT - 5

FRONT



UNIT - 5

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	LOW PROFILE CONCRETE "S" TILE
FASCIA:	2x6 WOOD
GABLE END:	SIMULATED TERRACOTTA
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	STUCCO OVER FOAM
TRIM:	STUCCO OVER RIGID FOAM



UNIT - 5 UNIT - 3(R)

REAR



UNIT - 3(R)

LEFT

COLOR SCHEME 3

BUILDING - 301 "A"

SANTA BARBARA ELEVATION

0 2 4 8 12



UNIT - 3(R) UNIT - 5

FRONT



UNIT - 5

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	BOARD AND BATTEN / DECORATIVE LOUVERED VENT
WALL:	STUCCO/ BOARD AND BATTEN
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
POT SHELF	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	BRICK VENEER



UNIT - 5 UNIT - 3(R)

REAR



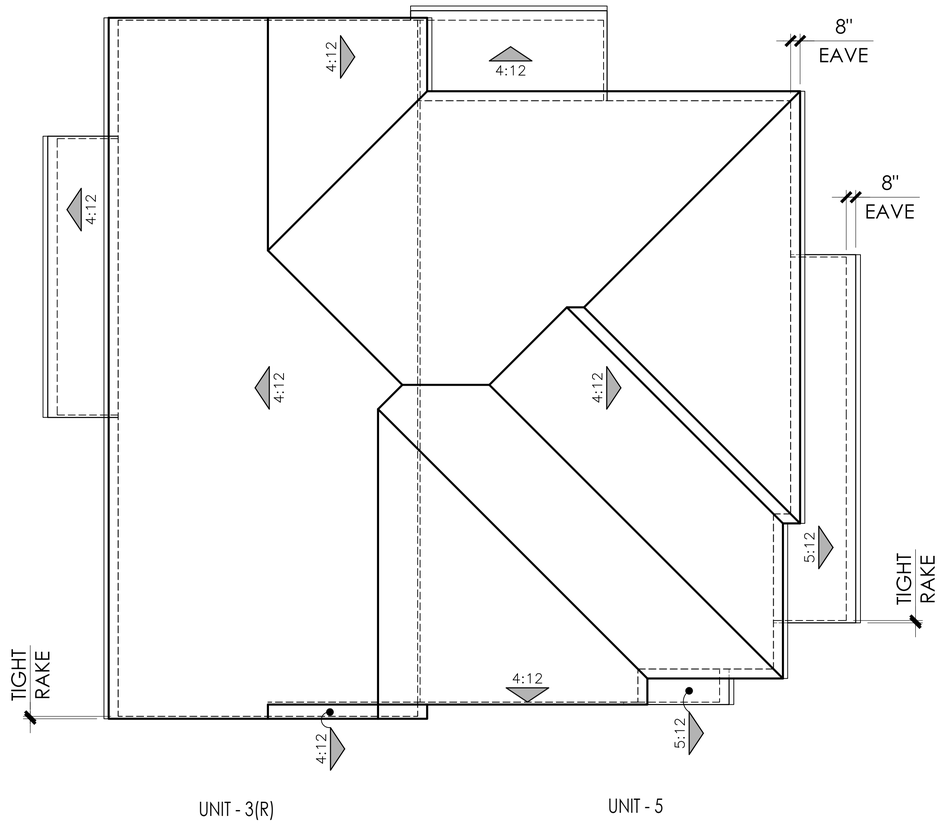
UNIT - 3(R)

LEFT

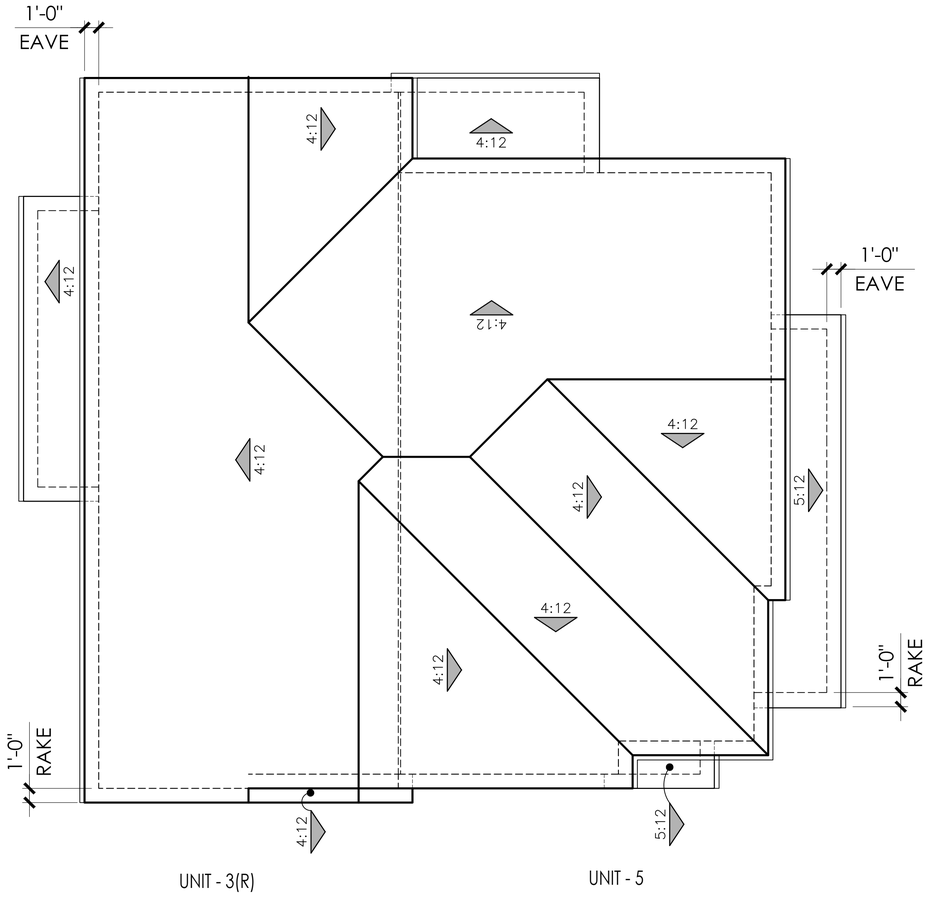
COLOR SCHEME 6

BUILDING - 301 "B"
FARMHOUSE ELEVATION

0 2 4 8 12



SANTA BARBARA - ROOF PLAN



FARMHOUSE - ROOF PLAN

BUILDING 301 - ROOF PLANS

0 2 4 8 12

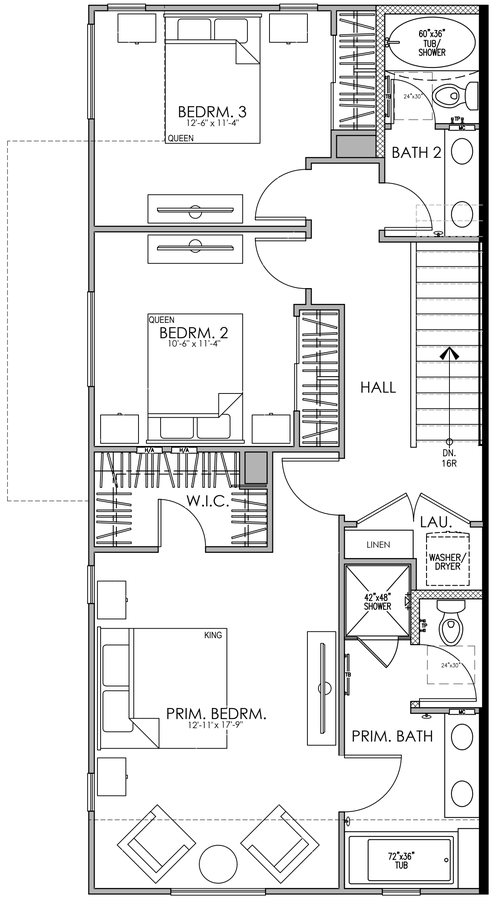
Lewis Group Of Companies

CURTIS & CATAWBA - DUPLEX

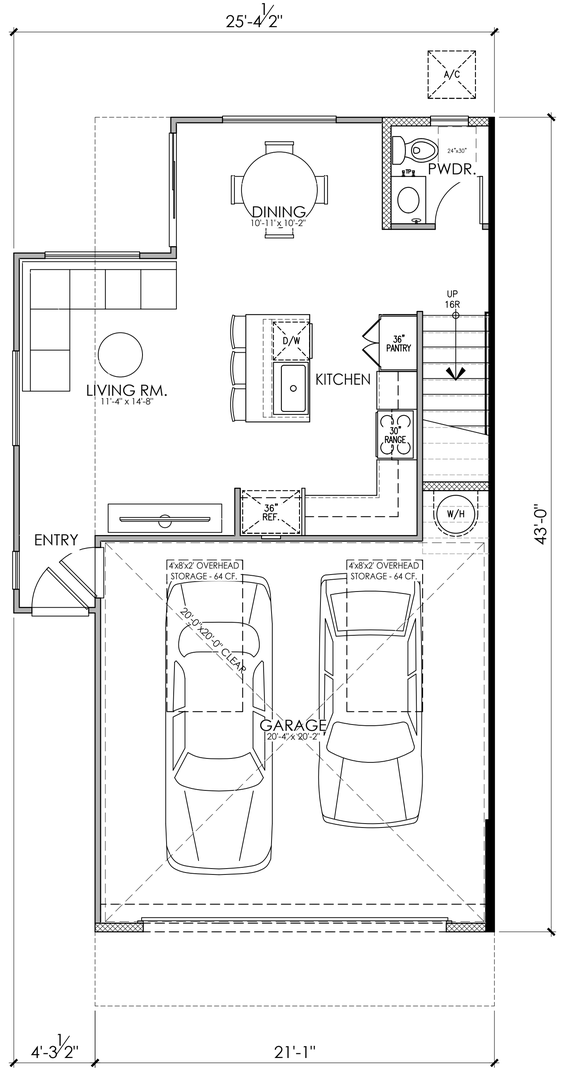
FONTANA, CA

10/30/2025
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PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

UNIT - 2
AREA TABULATION

NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	516 SQ. FT.	FIRST FLOOR AREA	484 SQ. FT.
SECOND FLOOR AREA	961 SQ. FT.	SECOND FLOOR AREA	907 SQ. FT.
TOTAL DWELLING	1,477 SQ. FT.	TOTAL DWELLING	1,391 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	444 SQ. FT.	GARAGE	423 SQ. FT.

UNIT - 2
3 BEDROOM, 2.5 BATH
FLOOR PLAN

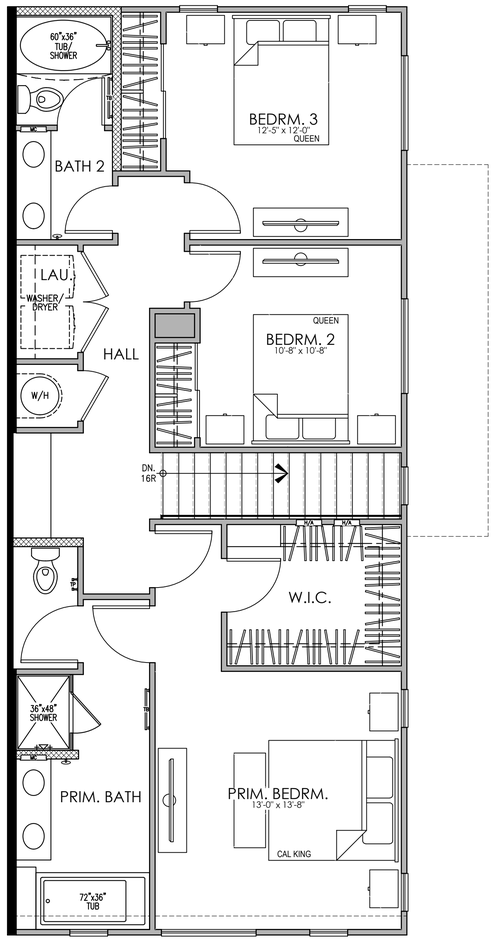
0 2 4 8 12

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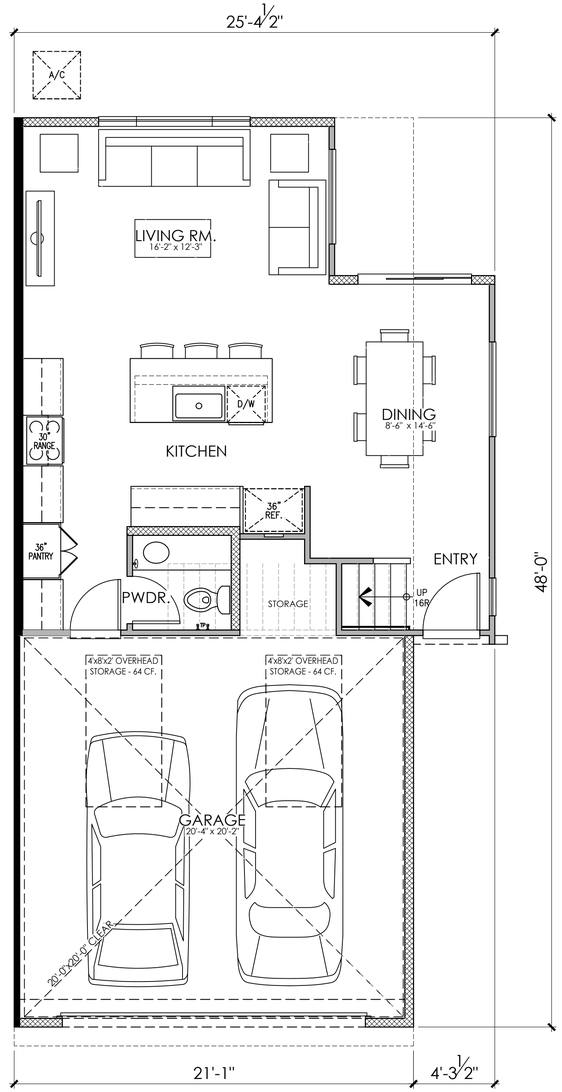
CURTIS & CATAWBA - DUPLEX
FONTANA, CA

10/30/2025
A-49

Kevin L. Crook **Architect** Inc #23078
PLANNING + ARCHITECTURE



SECOND FLOOR



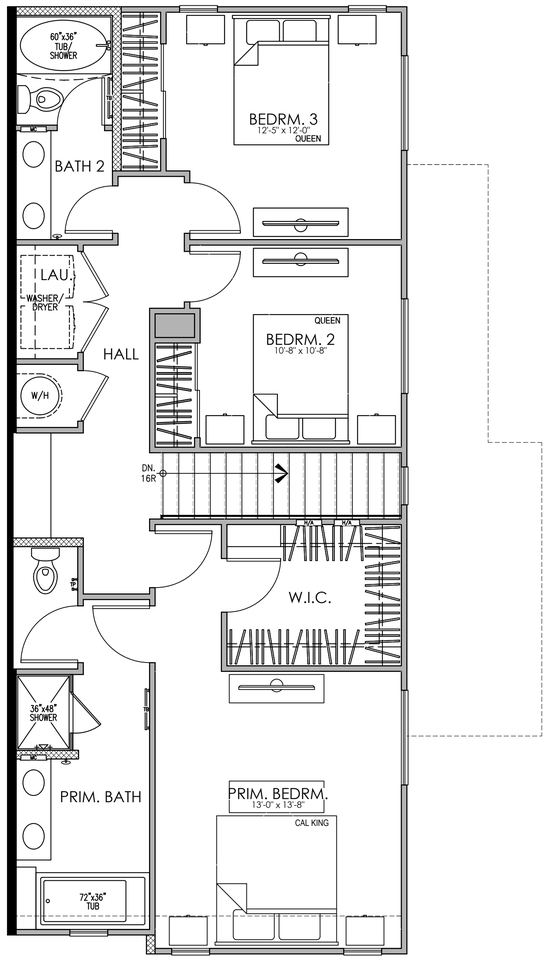
FIRST FLOOR

UNIT - 3
AREA TABULATION

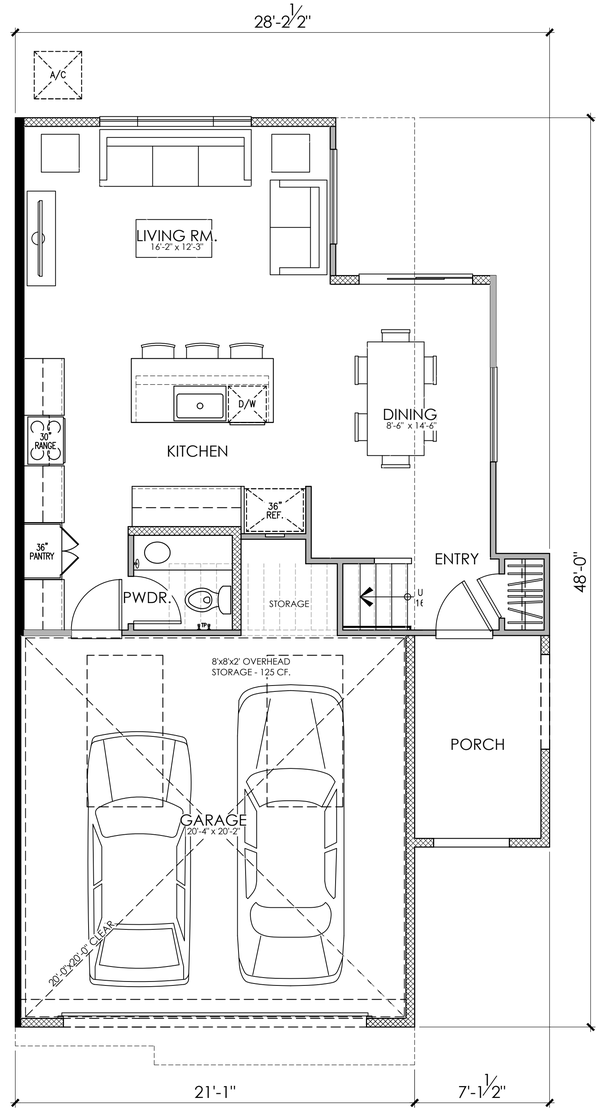
NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	600 SQ. FT.	FIRST FLOOR AREA	563 SQ. FT.
SECOND FLOOR AREA	1,006 SQ. FT.	SECOND FLOOR AREA	934 SQ. FT.
TOTAL DWELLING	1,606 SQ. FT.	TOTAL DWELLING	1,497 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	459 SQ. FT.	GARAGE	438 SQ. FT.

UNIT - 3
3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12



SECOND FLOOR



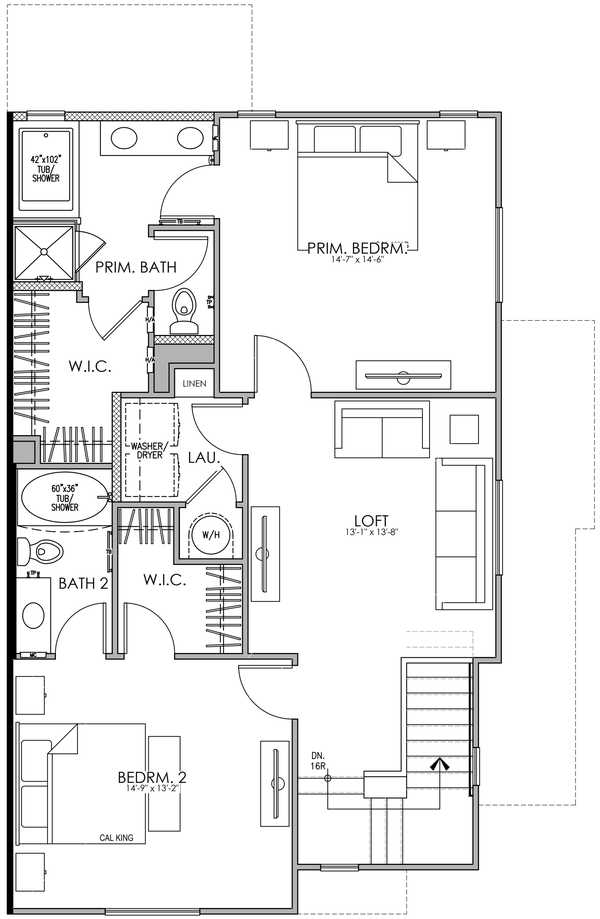
FIRST FLOOR

UNIT - UNIT 3.1
AREA TABULATION

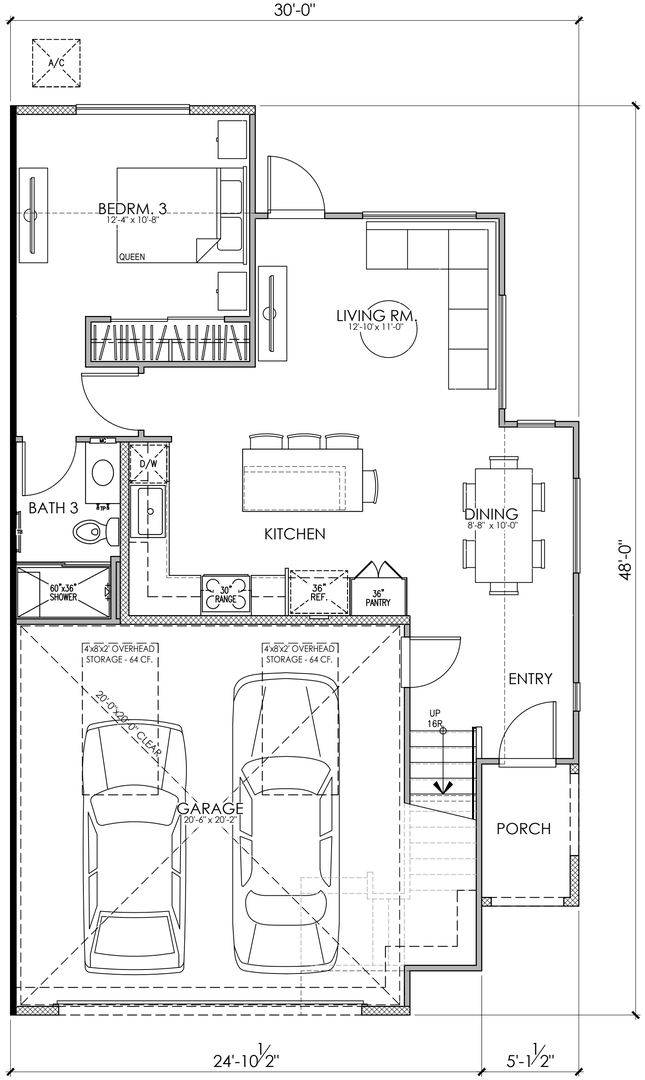
NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	612 SQ. FT.	FIRST FLOOR AREA	573 SQ. FT.
SECOND FLOOR AREA	1,020 SQ. FT.	SECOND FLOOR AREA	948 SQ. FT.
TOTAL DWELLING	1,632 SQ. FT.	TOTAL DWELLING	1,521 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	455 SQ. FT.	GARAGE	430 SQ. FT.
PATIO	80 SQ. FT.	PATIO	71 SQ. FT.

UNIT - 3.1
3 BEDROOM, 2.5 BATH
FLOOR PLAN

0 2 4 8 12



SECOND FLOOR



FIRST FLOOR

UNIT - 5
AREA TABULATION

NET RENTABLE SQUARE FOOTAGE:		SCHOOL FEE SQUARE FOOTAGE:	
FIRST FLOOR AREA	757 SQ. FT.	FIRST FLOOR AREA	713 SQ. FT.
SECOND FLOOR AREA	1,062 SQ. FT.	SECOND FLOOR AREA	949 SQ. FT.
TOTAL DWELLING	1,819 SQ. FT.	TOTAL DWELLING	1,662 SQ. FT.
UNCONDITIONED SPACE		UNCONDITIONED SPACE	
GARAGE	466 SQ. FT.	GARAGE	446 SQ. FT.
PATIO	38 SQ. FT.	PATIO	33 SQ. FT.

UNIT - 5
3 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX
FONTANA, CA

10/30/2025
A-52

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE

CURTIS & CATAWBA DUPLEX

FONTANA, CA

JOB # 23078B
CREATED 10/19/23
PLANNING REV. 10/29/25

"A" ELEVATIONS SANTA BARBARA	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1503	1572	1589
STUCCO PAINT MATCH *	SW7028 INCREDIBLE WHITE	RGB 255/255/255	SW7554 STEAMED MILK
FASCIA / GARAGE DOOR	SW2807 RKD MEDIUM BRWN	SW6083 SABLE	SW9115 COWBOY BOOTS
TRIM	SW2806 ROOKWOOD BROWN	SW7509 TIKI HUT	SW6109 HOPSACK
FRONT DOOR/ SHUTTERS	SW7593 RUSTIC RED	SW7625 MOUNT ETNA	SW2846 RYCFT BRNZ GREEN
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROF "S" (VILLA)	1VICS6169 CASA GRANDE BLD	1VICS7970 RED CASTLE	1VICS6464 CA MISSION BLEND
GUTTERS:	RUSTIC	RUSTIC	RUSTIC

"B" ELEVATIONS FARMHOUSE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1508	1559	1572
STUCCO PAINT MATCH *	SW9085 TOUCH OF SAND	SW6079 DIVERSE BEIGE	RGB 255/25/255
FASCIA / TRIM / GARAGE DOOR	SW7000 IBIS WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING	SW0001 MULBERRY SILK	SW6075 GARRETT GRAY	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW7515 HOMESTEAD BROWN	SW7592 CRABBY APPLE	SW7617 MEDITERRANEAN
ROOF: FLAT SHAKE	1FBCJ3181 SMOKEY TOPAZ BLD	1FBCJ3184 RUSTIC BRWN BLD	1FBCJ1430 CHARCOAL BLEND
BRICK: STACK BOND INSTALLATION	TUNDRA LATIGO	TUNDRA RIVERBED	TUNDRA IRONSIDE
GROUT:	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE
GUTTERS:	LINEN	LO GLOSS WHITE	LO GLOSS WHITE

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
BRICK:	ELDORADO STONE
GROUT:	ORCO or EQUAL
GUTTERS:	RGS

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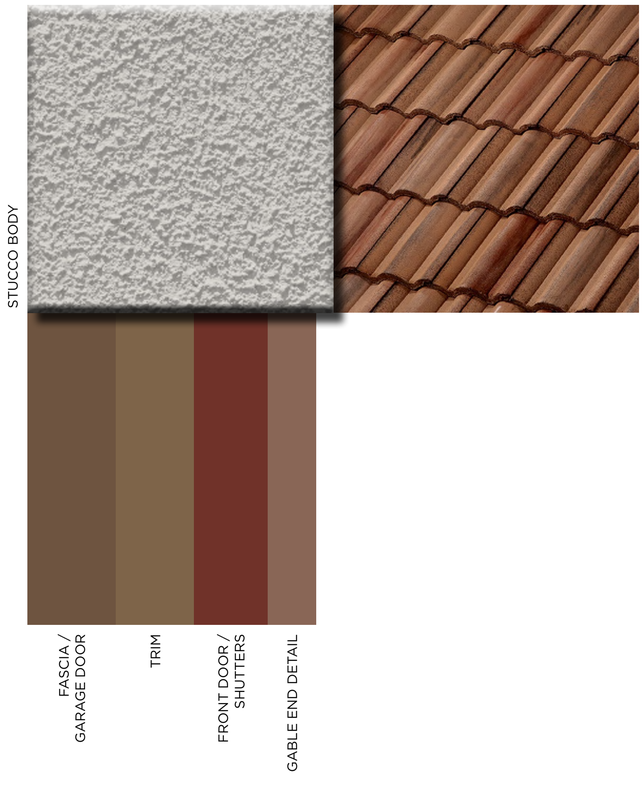
Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAñALERAS, CAñALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

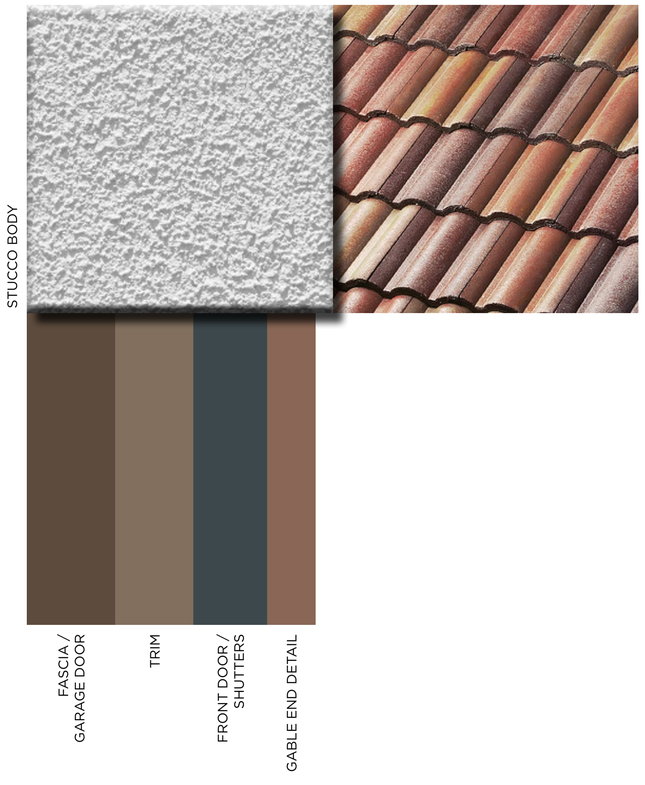
WRITTEN COLOR SCHEMES

SANTA BARBARA
SCHEME #1



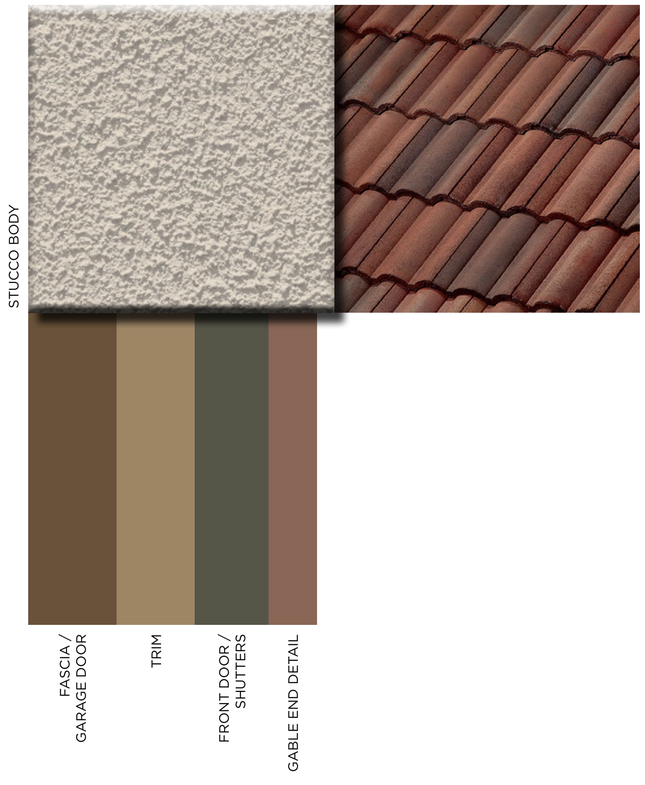
CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
JUL. 11, 2022

SANTA BARBARA
SCHEME #2



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT. 19, 2023

SANTA BARBARA
SCHEME #3



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT. 19, 2023

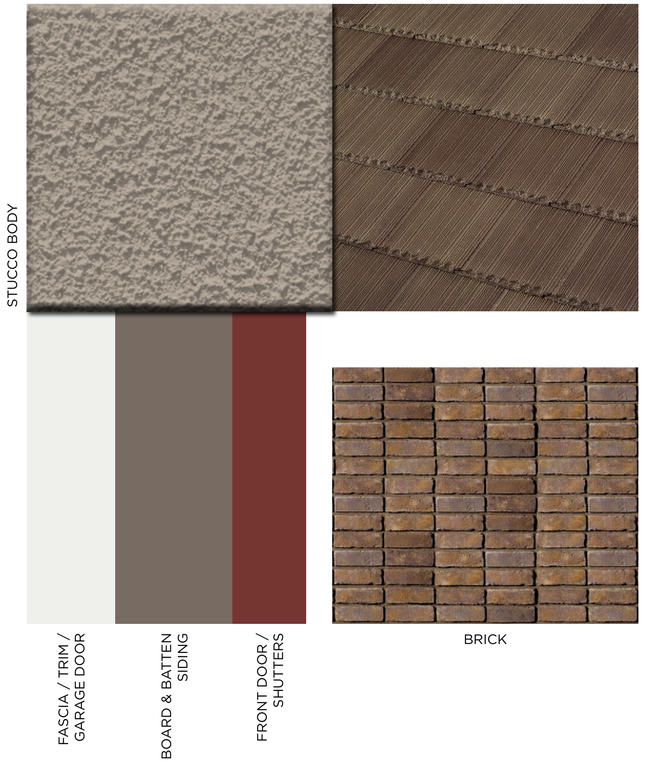
COLOR BOARDS - SANTA BARBARA

FARMHOUSE
SCHEME #4



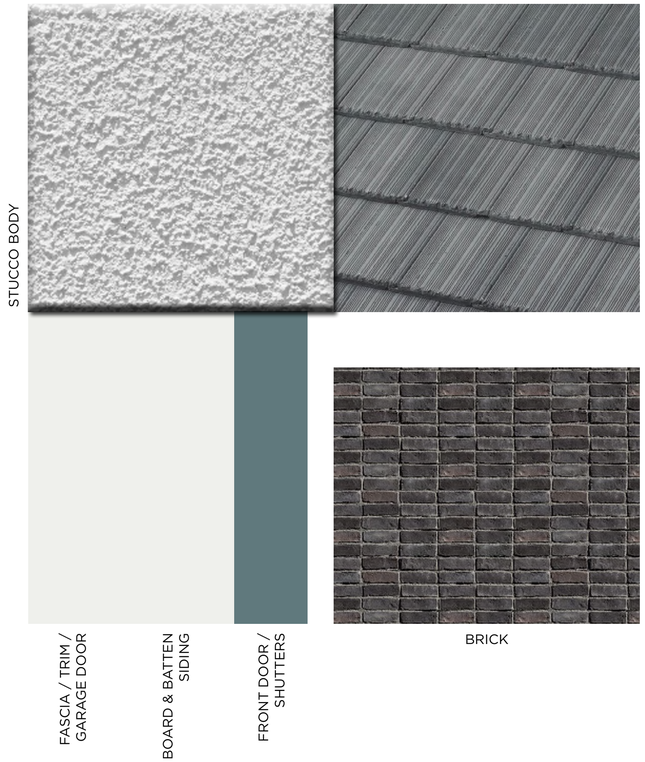
CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT, 19, 2023

FARMHOUSE
SCHEME #5



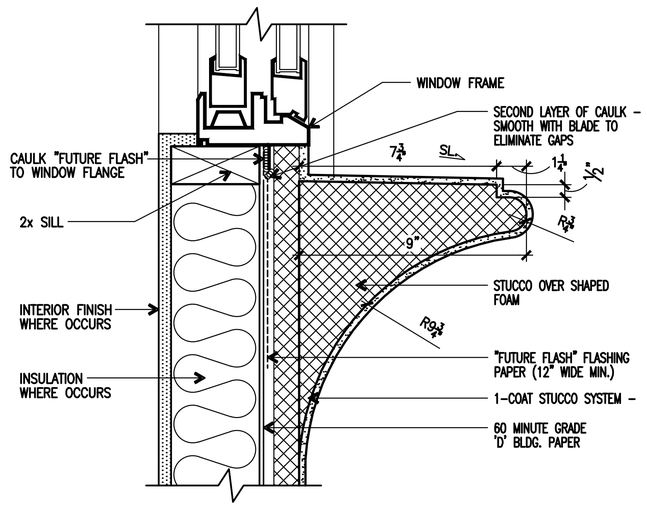
CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT, 19, 2023

FARMHOUSE
SCHEME #6



CURTIS & CATAWBA DUPLEX
FONTANA, CA
#23078B
OCT, 19, 2023

COLOR BOARDS - FARMHOUSE



POTSHELF DETAIL - SANTA BARBARA