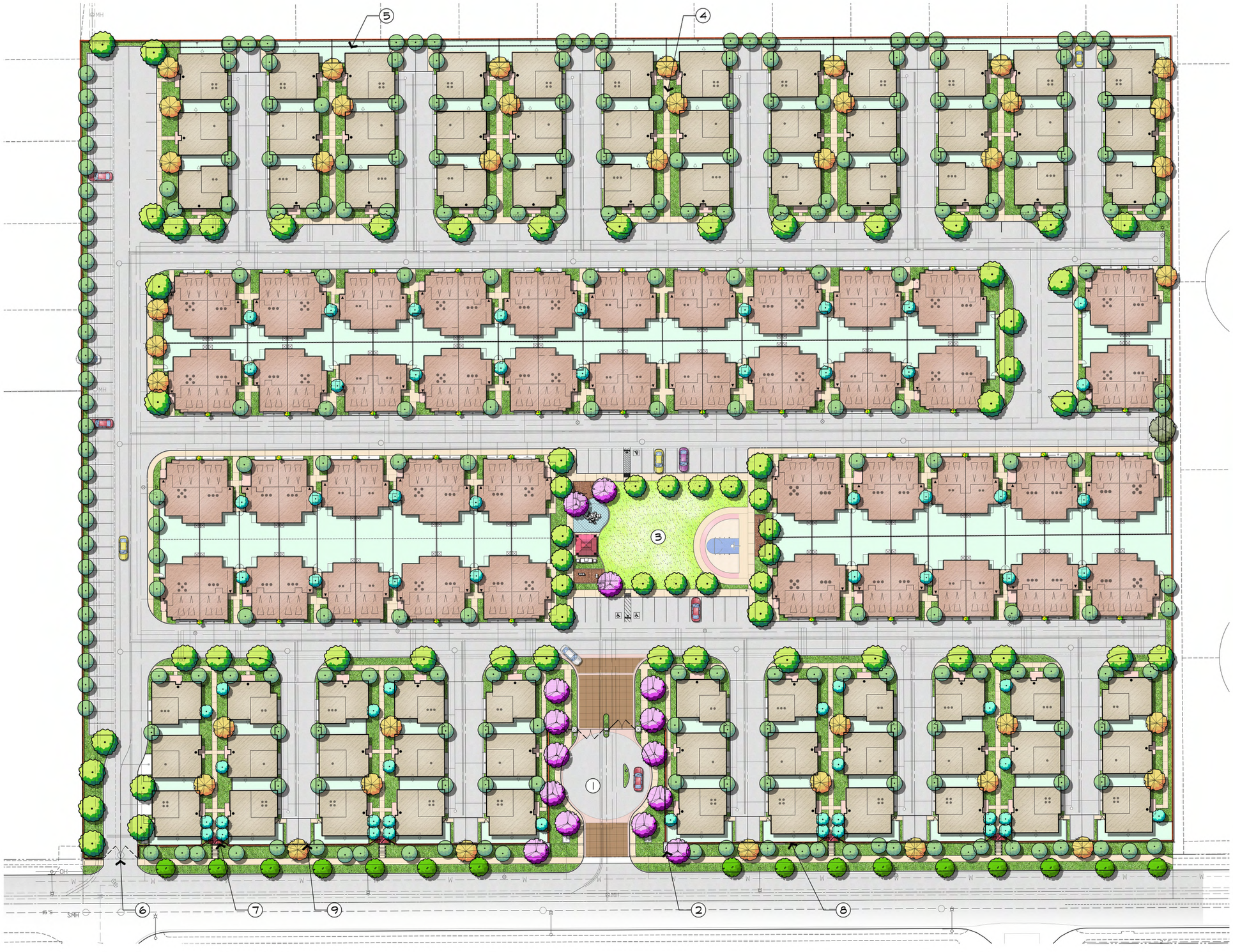

LEGEND

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 'Monleon'	**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 'Noellii'	**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	**Icee 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

PRELIMINARY LANDSCAPE PLAN

NORTH FONTANA INVESTMENT COMPANY, LLC
1156 NORTH MOUNTAIN AVENUE, UPLAND, CALIFORNIA 91786
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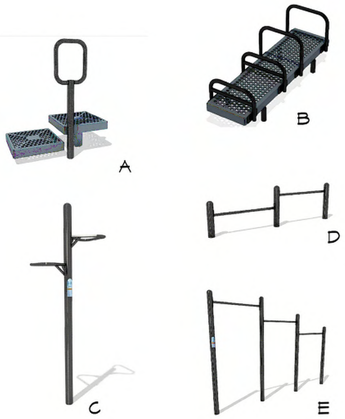
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Patterson, License # 2783
(949) 644-9370 FAX (714) 210-3140

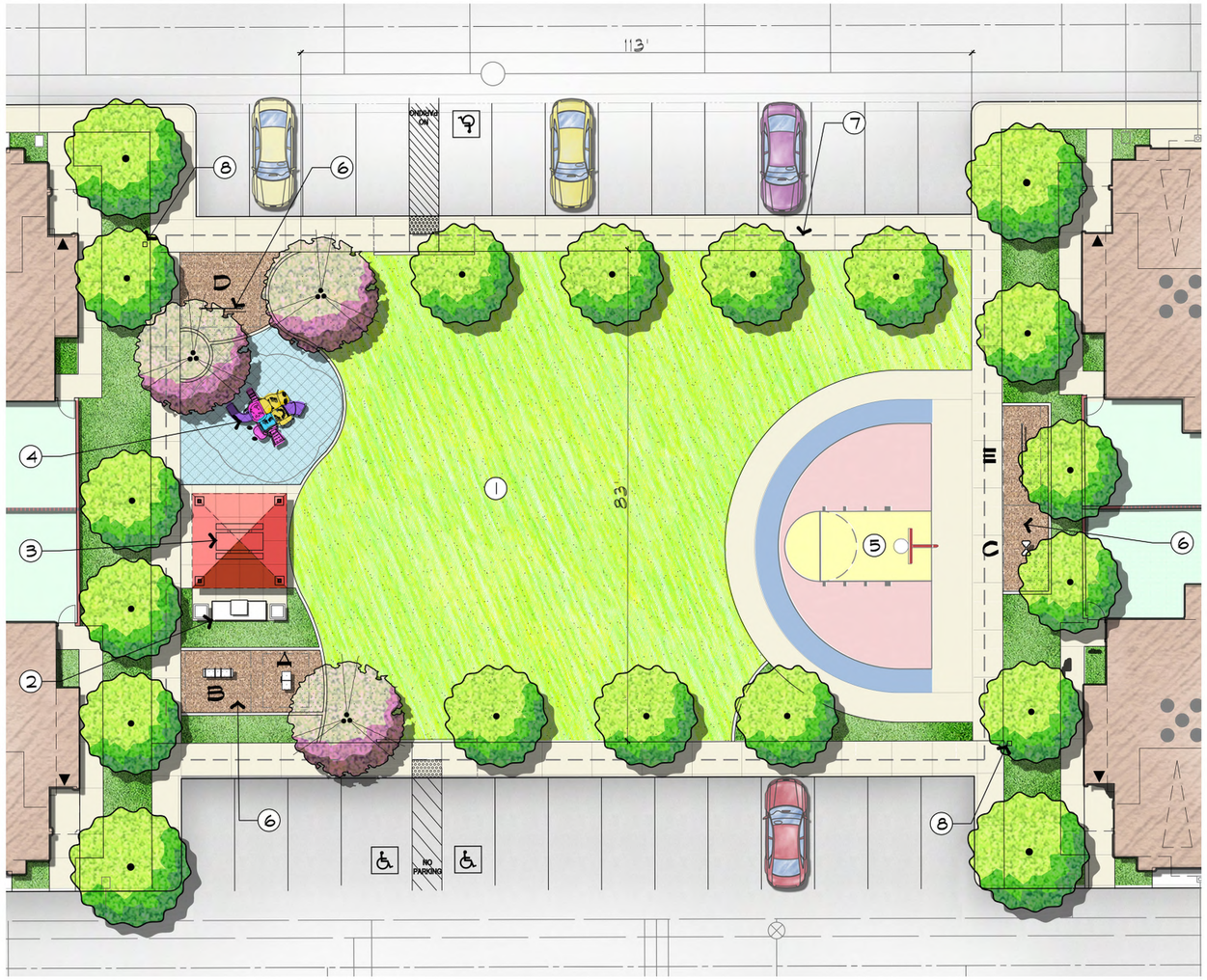
JOB# 23-030 DATE: 11-26-2025

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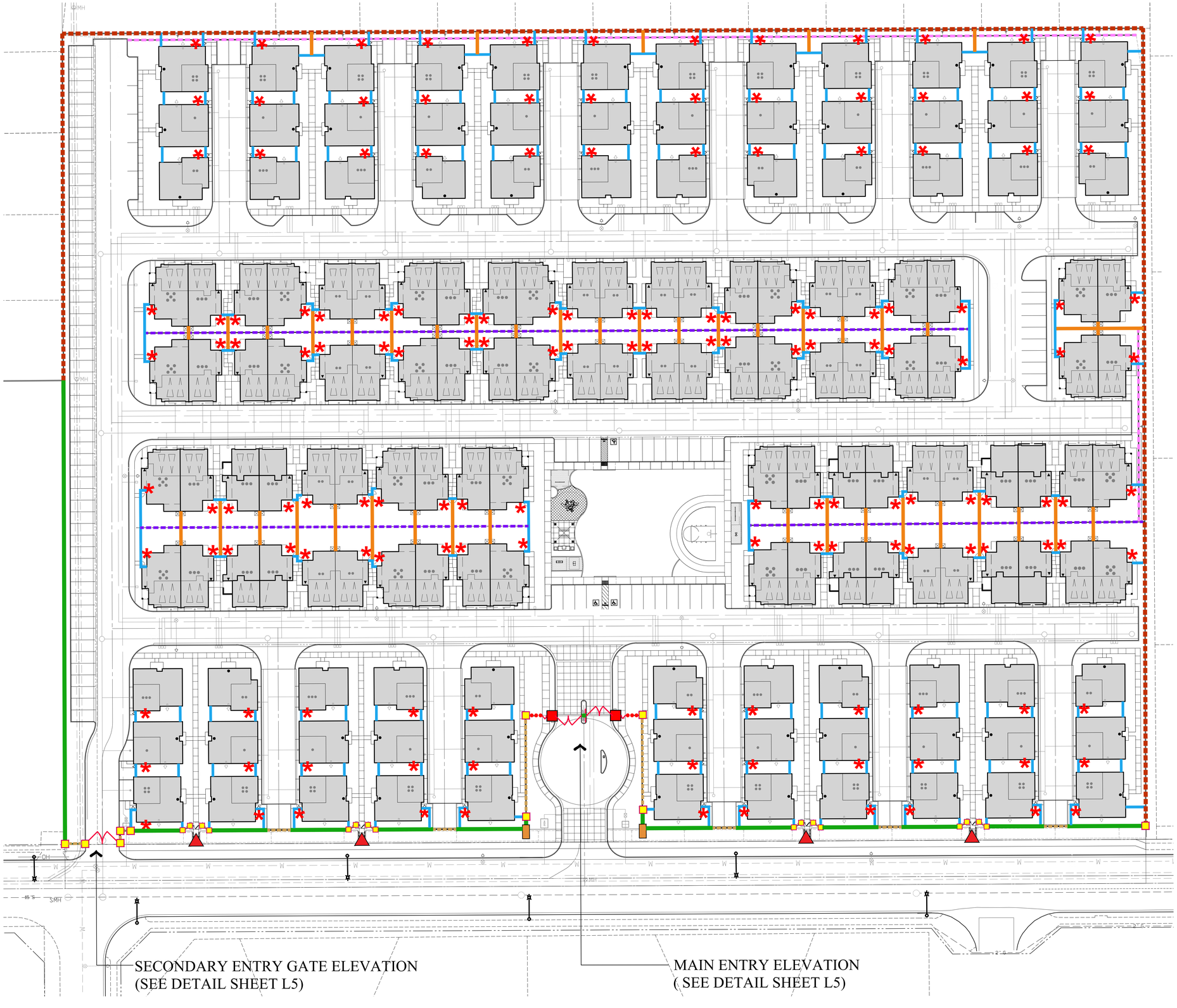
JOB# 23-030 DATE: 11-26-2025



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

0 30' 60'

L3

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

FENCE AND WALL PLAN

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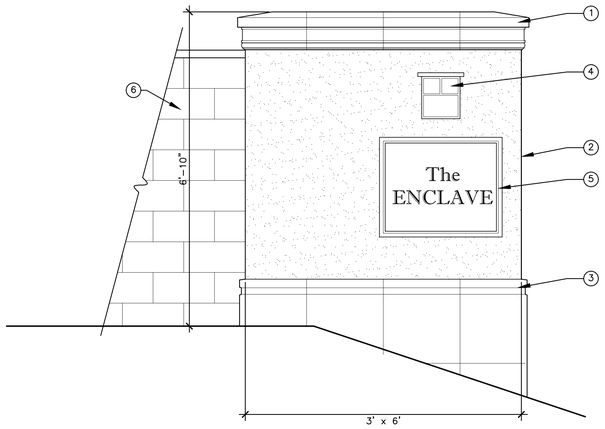
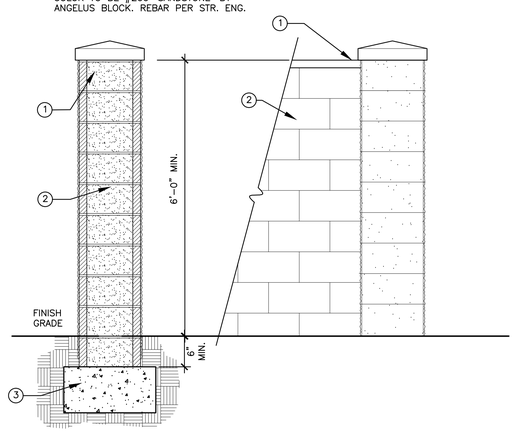
JOB# 23-030 DATE: 11-26-2025

1. 18" SQ. PEAKED PRECAST CAP VP-PK28END BY VALORI PRECAST AND DECORATIVE CLADDING COLOR: "GRIS", FINISH: "SANDBLAST"
2. 3' x 6' CMU PILASTER W/ STUCCO FINISH
3. DECORATIVE PRECAST CONCRETE BASE CLADDING
4. DECORATIVE LIGHTING SCONCE
5. PROJECT SIGN ELEMENT
6. PERIMETER WALL



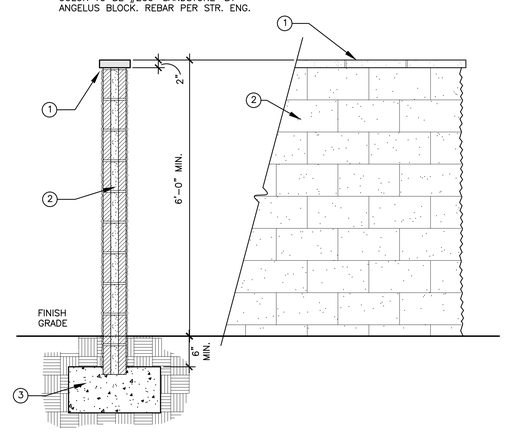
DECORATIVE SIGN PILASTER

1. 18" SQ. PEAKED PRECAST CAP VP-PK18SQ 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



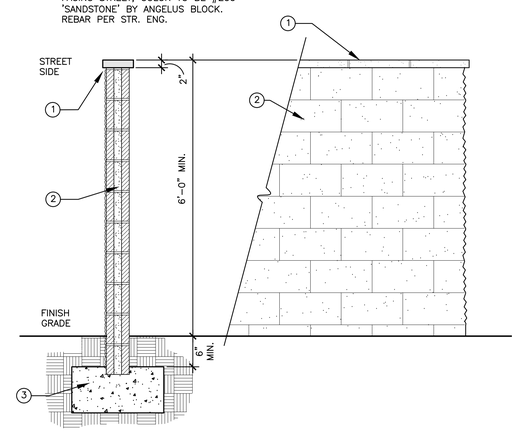
16" SQ. PERIMETER SPLIT FACE PILASTER

1. 8"x2"x24" PRECAST CAP, #VP-SQ8ST BY VALORI PRECAST COLOR: 'GRIS', FINISH: "SANDBLAST"
2. 6"x8"x16" SPLITFACE BLOCK (2-SIDES) COLOR TO BE #200 'SANDSTONE' BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING



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

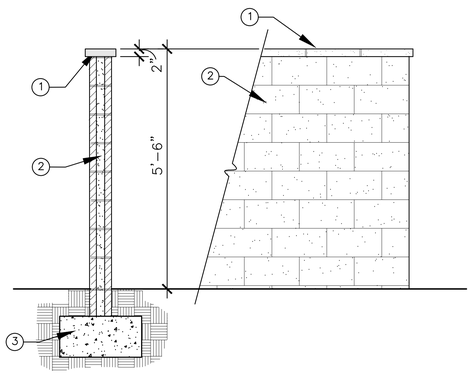
1. 8x2x16 PRECISION CAP, COLOR TO BE #300 'HARVEST' BY ANGELUS BLOCK
2. 6"x8"x16" SPLITFACE BLOCK (1-SIDE) FACING STREET; COLOR TO BE #200 'SANDSTONE' BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING



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

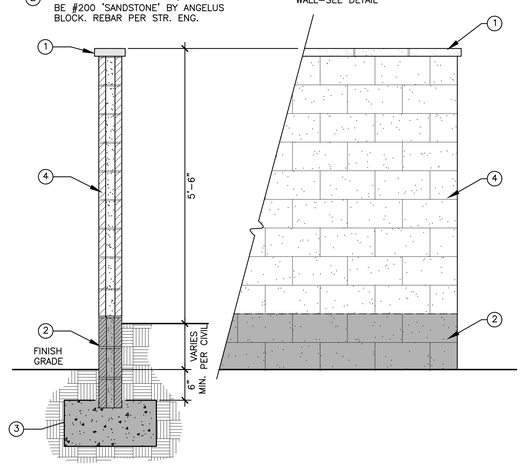
1. 8x2x16 PRECISION CAP, COLOR TO BE #300 'HARVEST' BY ANGELUS BLOCK
2. 6x8x16 PRECISION BLOCK; COLOR TO BE #200 'SANDSTONE' BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING PER STR. ENG.

NOTES:
REFER TO "PROTO 2" WALL PLANS FOR OPTIONAL CONSTRUCTION DETAILS



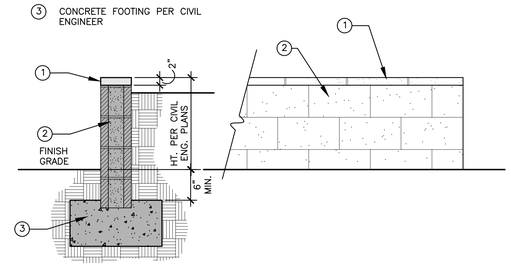
5'-6" HT. SIDE YARD PRECISION BLOCK WALL

1. 8x2x16 PRECISION CAP, COLOR TO BE #300 'HARVEST' BY ANGELUS BLOCK
2. 6x8x16 PRECISION BLOCK; COLOR TO BE #200 'SANDSTONE' BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING PER CIVIL ENGINEER
4. PRECISION BLOCK SIDE YARD WALL-SEE DETAIL

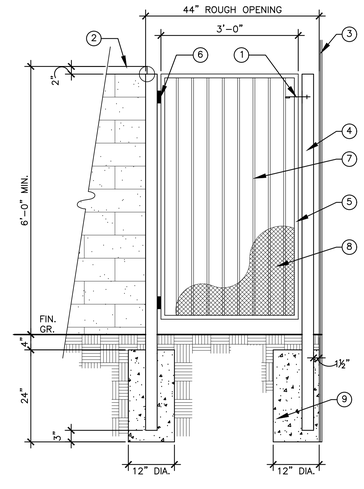


RETAINING WALL W/ SIDE YARD WALL

1. 8x2x16 PRECISION CAP, COLOR TO BE #300 'HARVEST' BY ANGELUS BLOCK
2. 8x8x16 PRECISION BLOCK; COLOR TO BE #200 'SANDSTONE' BY ANGELUS BLOCK. REBAR PER STR. ENG.
3. CONCRETE FOOTING PER CIVIL ENGINEER



RETAINING WALL



1. GALV. STEEL GATE LATCH ASSEMBLY
2. SPLIT FACED BLOCK CUT-OFF BLOCK WALL PER SEPARATE DETAIL
3. FACE OF HOUSE AND FOUNDATION
4. (2) 3" SQ. STEEL TUBES SET INTO FTG. W/ (2) 1½"x 1½"x 6" ANGLES WELDED TO SIDES OF TUBE @ MIDPOINT OF FTG., CAP POST (TYP.)
5. 1" SQ. GATE FRAME (TYP.)
6. (2) HEAVY DUTY GALV. STEEL HINGES
7. 1/2" SQ. x 16 GA. TUBULAR STEEL FENCE PICKETS 4" O.C. MAX.
8. SCREEN MESH WELD TO BACKSIDE OF GATE
9. CONCRETE FOOTING (TYP.)

NOTE:
PAINT STEEL WITH (1) COAT ZINC CHROMATE PRIMER AND W/ (2) COATS RUSTOLEUM (COLOR: 'BLACK')

TUBULAR STEEL PRIVACY GATE *

L4

THE ENCLAVE (CURTIS & CATAWBA) FONTANA, CA

FENCE AND WALL DETAILS

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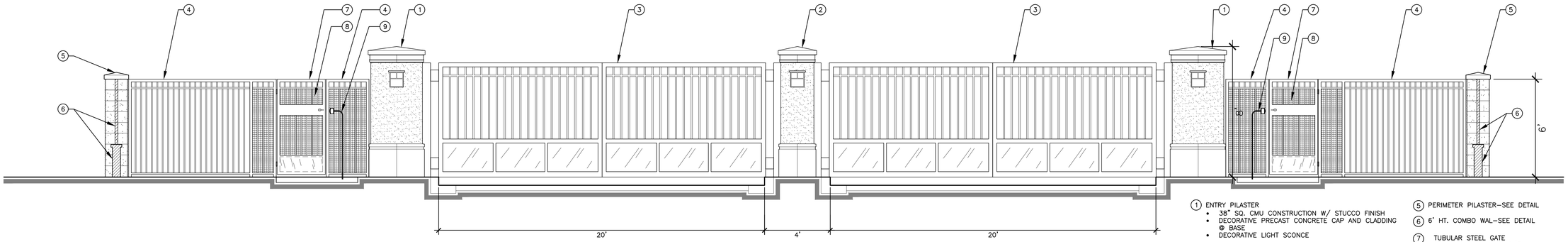
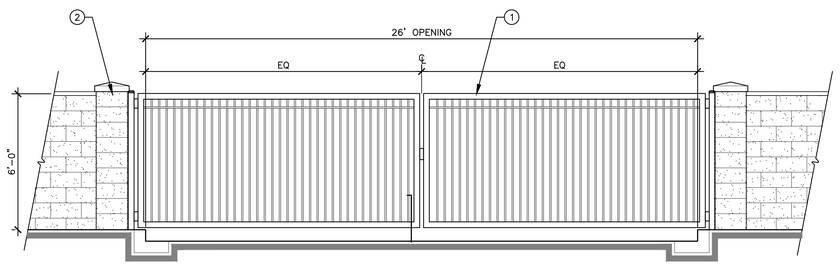


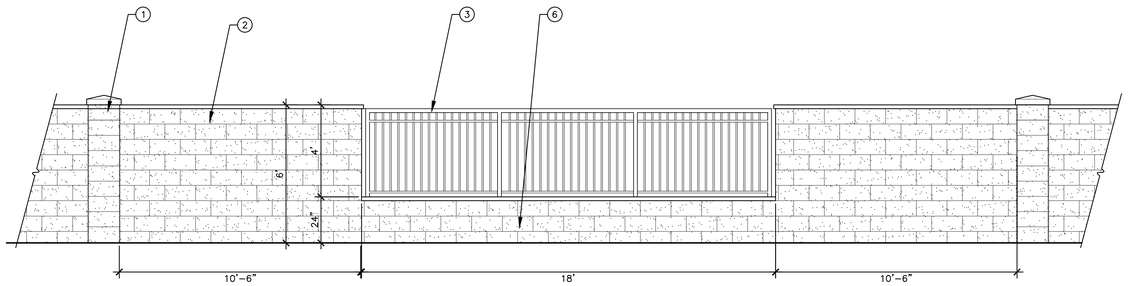
1. ENTRY PILASTER
   - 38" SQ. CMU CONSTRUCTION W/ STUCCO FINISH
   - DECORATIVE PRECAST CONCRETE CAP AND CLADDING @ BASE
   - DECORATIVE LIGHT SCONCE
2. CENTER PILASTER
   - 24" SQ. CMU CONSTRUCTION W/ STUCCO FINISH
   - DECORATIVE PRECAST CONCRETE CAP AND CLADDING @ BASE
   - DECORATIVE LIGHT SCONCE
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)

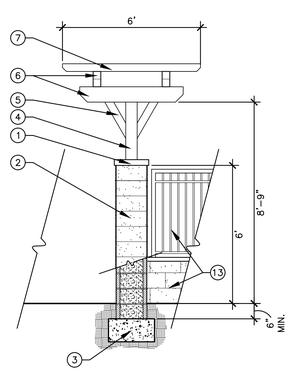


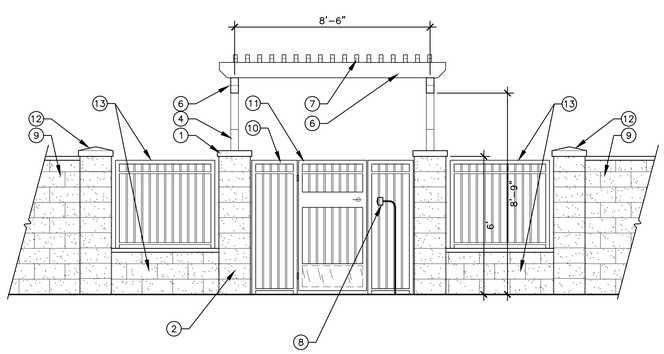
1. PERIMETER PILASTER–SEE DETAIL
2. 6' HT. PERIMETER WALL–SEE DETAIL
3. 24" HT. SPLIT FACE BLOCK WALL (2–SIDE)
4. 4'-4" HT. TUBULAR STEEL FENCE
   2" SQ. T.S. FRAME AND POSTS W/ ¾" SQ. T.S. PICKETS @ 4" O.C.

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

L5

FENCE AND WALL DETAILS

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

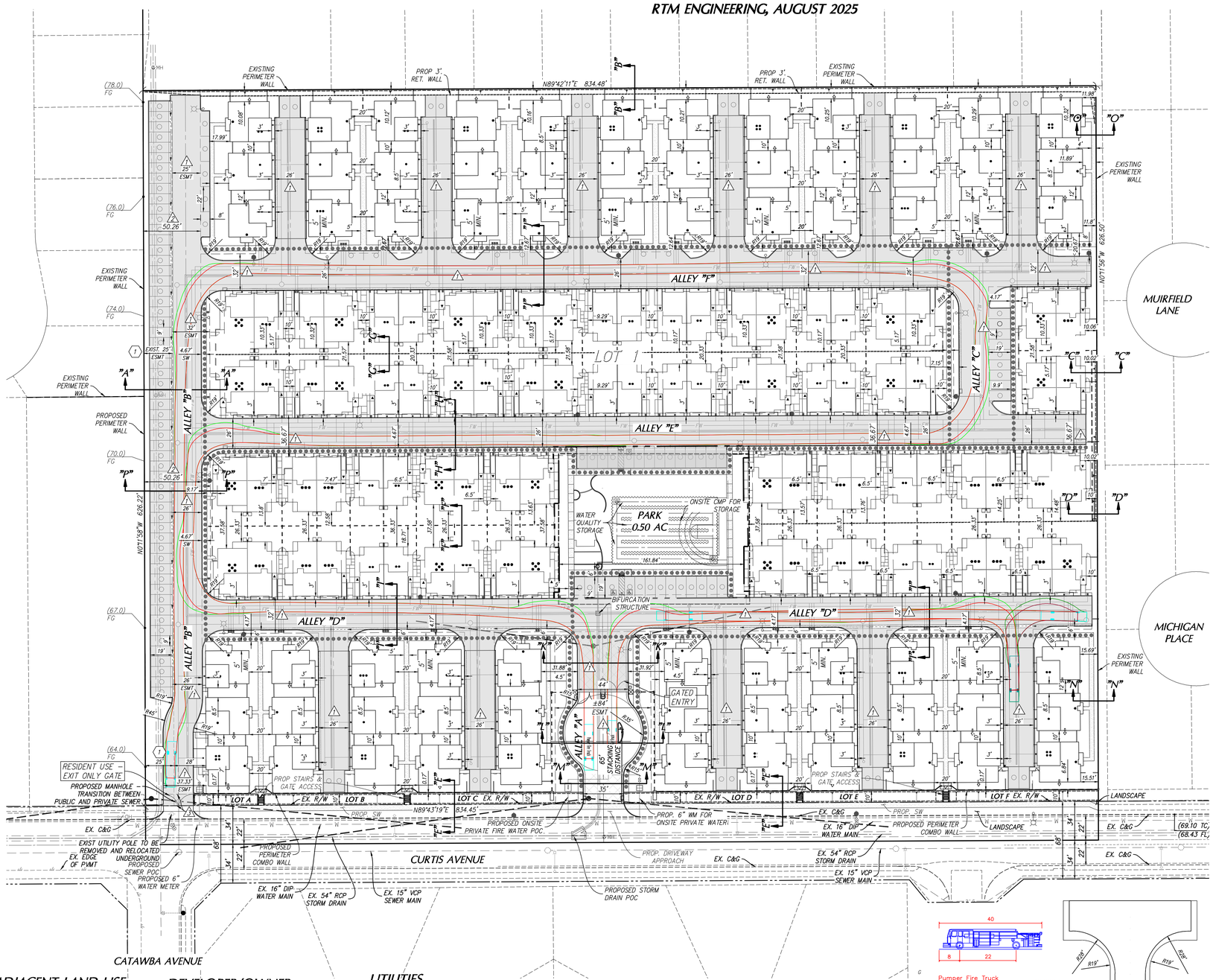
CITY OF FONTANA

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

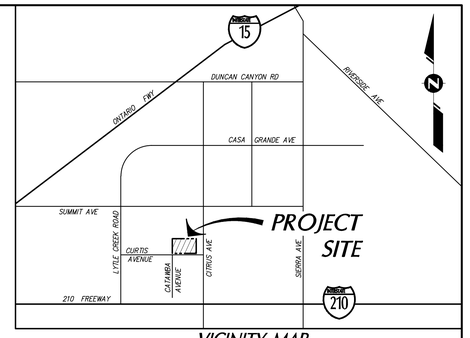
ACREAGE SUMMARY	
GROSS ACREAGE:	11.99 AC
LETTERED LOT ACREAGE:	0.15 AC
PARK ACREAGE:	0.50 AC
NET ACREAGE:	11.34 AC

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

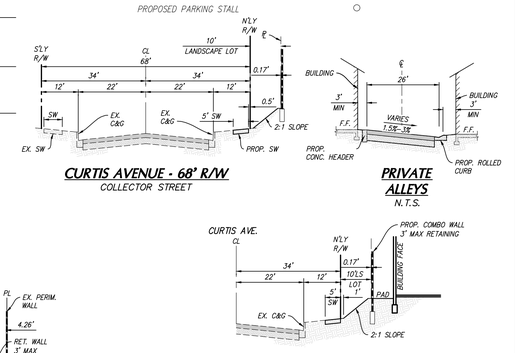
PARKING SUMMARY CITY OF FONTANA	TABLE 30-371 VILLAGE DISTRICT
REQUIRED (1.50/DU)	230
REQUIRED VISITOR (1/3 DUs)	51
REQUIRED TOTAL	281
PROVIDED GARAGE	306
PROVIDED ON-SITE	132
PROVIDED TOTAL	438

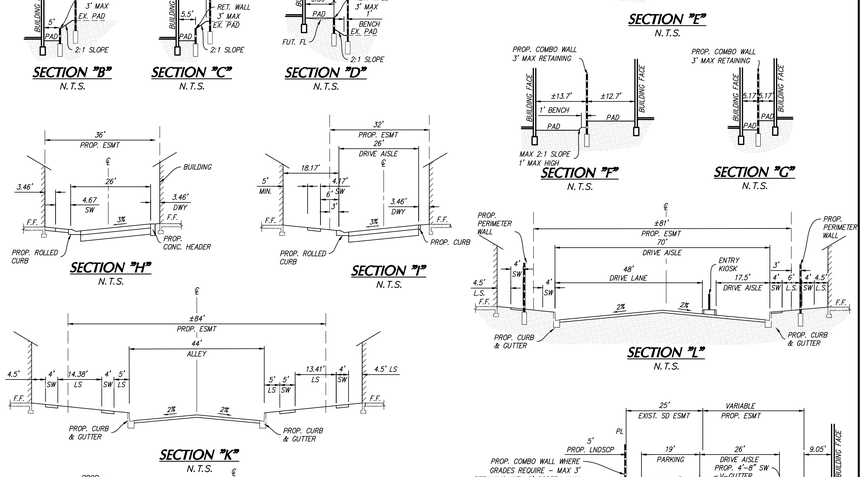


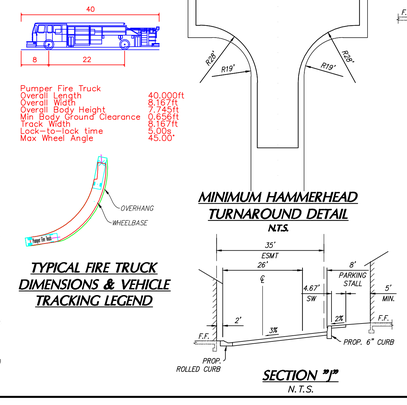
VICINITY MAP
NOT TO SCALE

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







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 — INDUST 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.
(1) PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES, INGRESS/EGRESS, AND PUBLIC STORM DRAIN MAINTENANCE.
(2) PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS.EGRESS IN FAVOR OF THE CITY OF FONTANA.
(3) 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

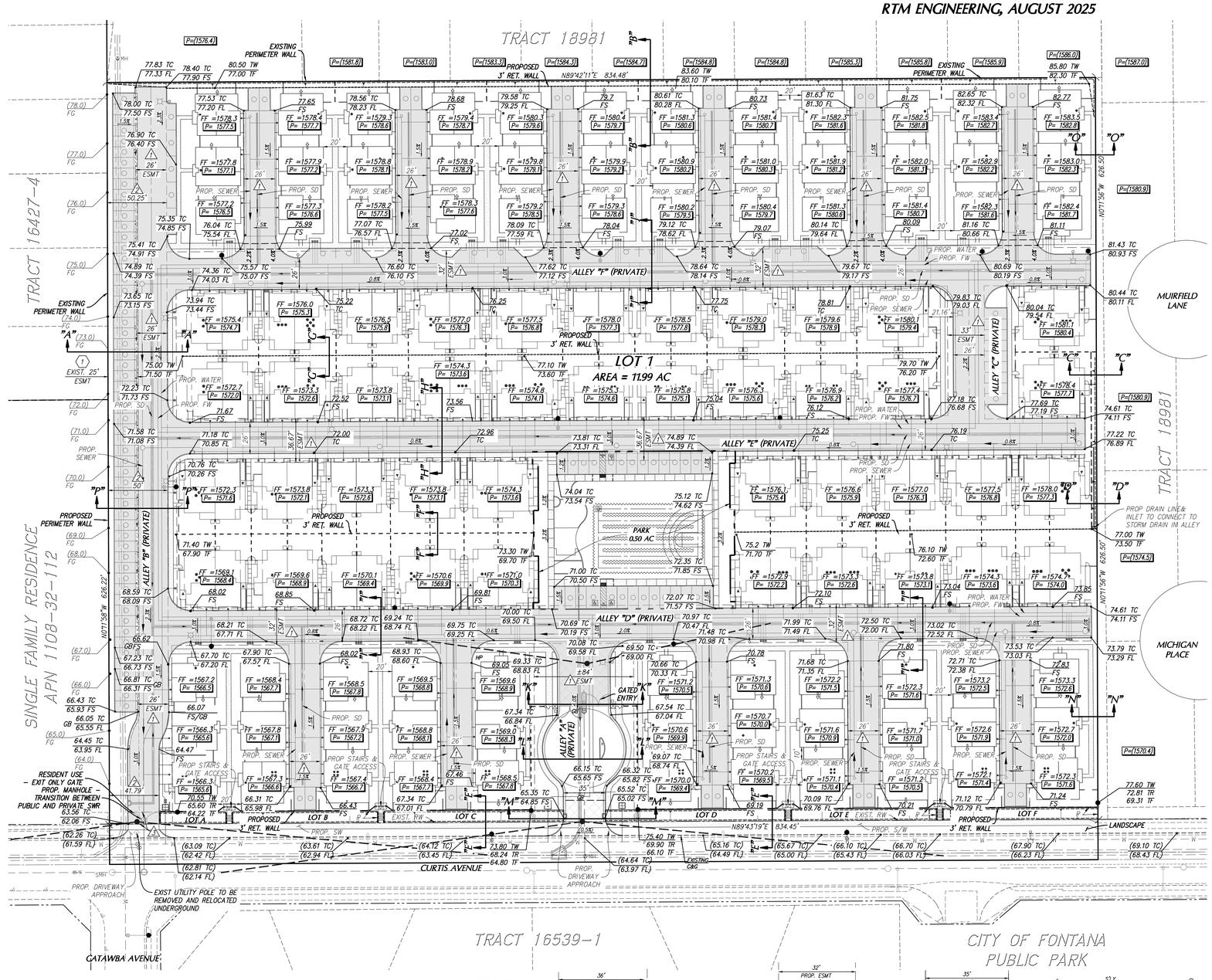
CITY OF FONTANA

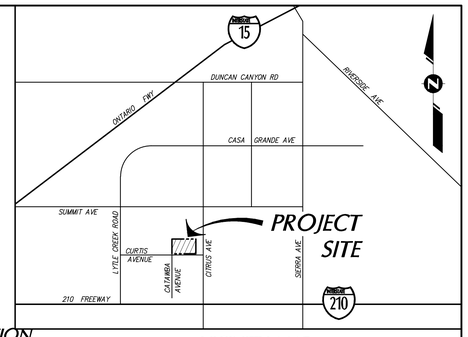
CONCEPTUAL GRADING PLAN TTM 20690

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





VICINITY MAP

NOT TO SCALE

DEVELOPER/OWNER

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UPLAND, CA 91786-0670
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ENGINEER

RTM ENGINEERING CONSULTANTS
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PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER ROBERT W. SIMON 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°6'44" 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

LEGAL DESCRIPTION

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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.

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
- LINE OF SIGHT
- SEWER FLOW DIRECTION
- STORM DRAIN FLOW DIRECTION
- PROPOSED SLOPE — 0.8%
- PROPOSED COMBO WALL
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL

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

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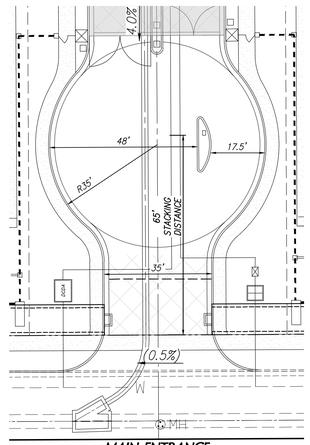
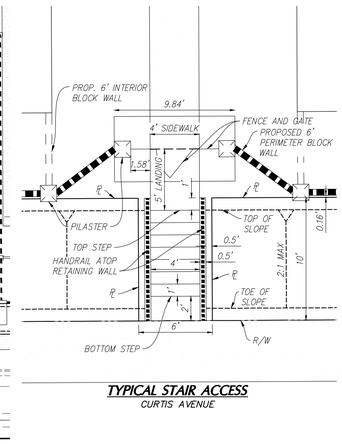
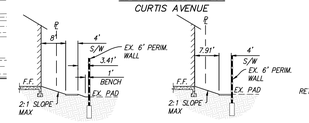
SEWER:	CITY OF FONTANA
TELEPHONE:	AT&T
GAS:	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE:	SPECTRUM CABLE
SOLID WASTE COLLECTION:	BURRTEC WASTE



MAIN ENTRANCE
CURTIS AVENUE



TYPICAL STAIR ACCESS
CURTIS AVENUE



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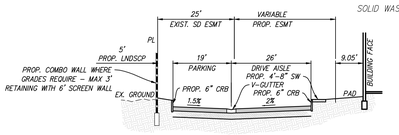
SECTION "O"
N.T.S.



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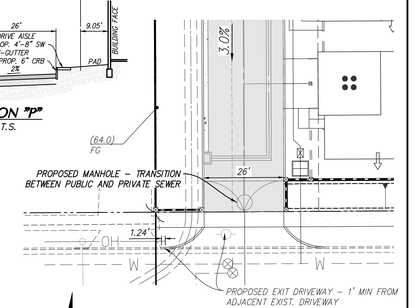
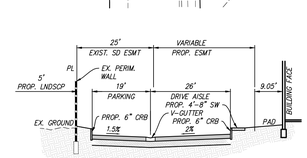


RESIDENT USE - EXIT ONLY GATE
CURTIS AVENUE

SCALE: 1"=40'



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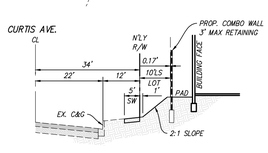

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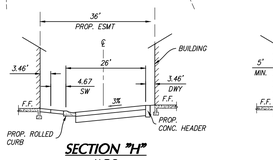

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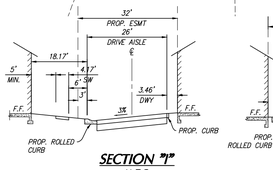

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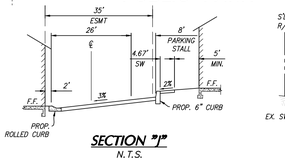

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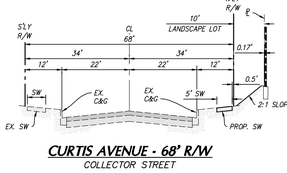
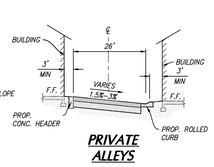
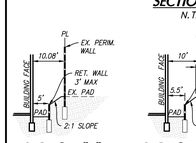


CURTIS AVENUE - 68' R/W
COLLECTOR STREET



PRIVATE ALLEYS



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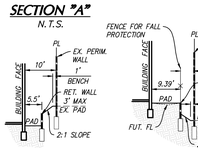

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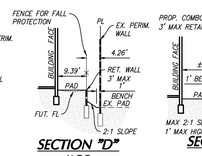

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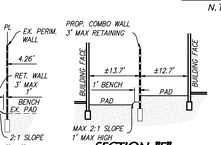

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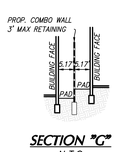

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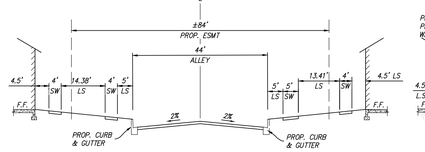

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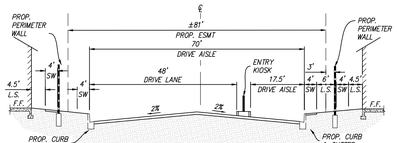

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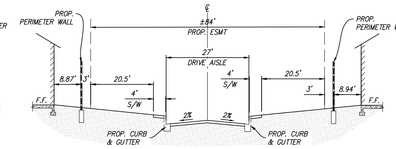


SECTION "M"
N.T.S.

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

Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2170-Enclave at Curtis & Catawba\Project Files\Preliminary\Conceptual Grading Plan\11104 - PLN - CGP - TTM 20690.dwg Layout: 30x42 L Saved: 11/26/2025 10:26 AM Plotted: 11/26/2025 10:27 AM By: Pedram Yazdani

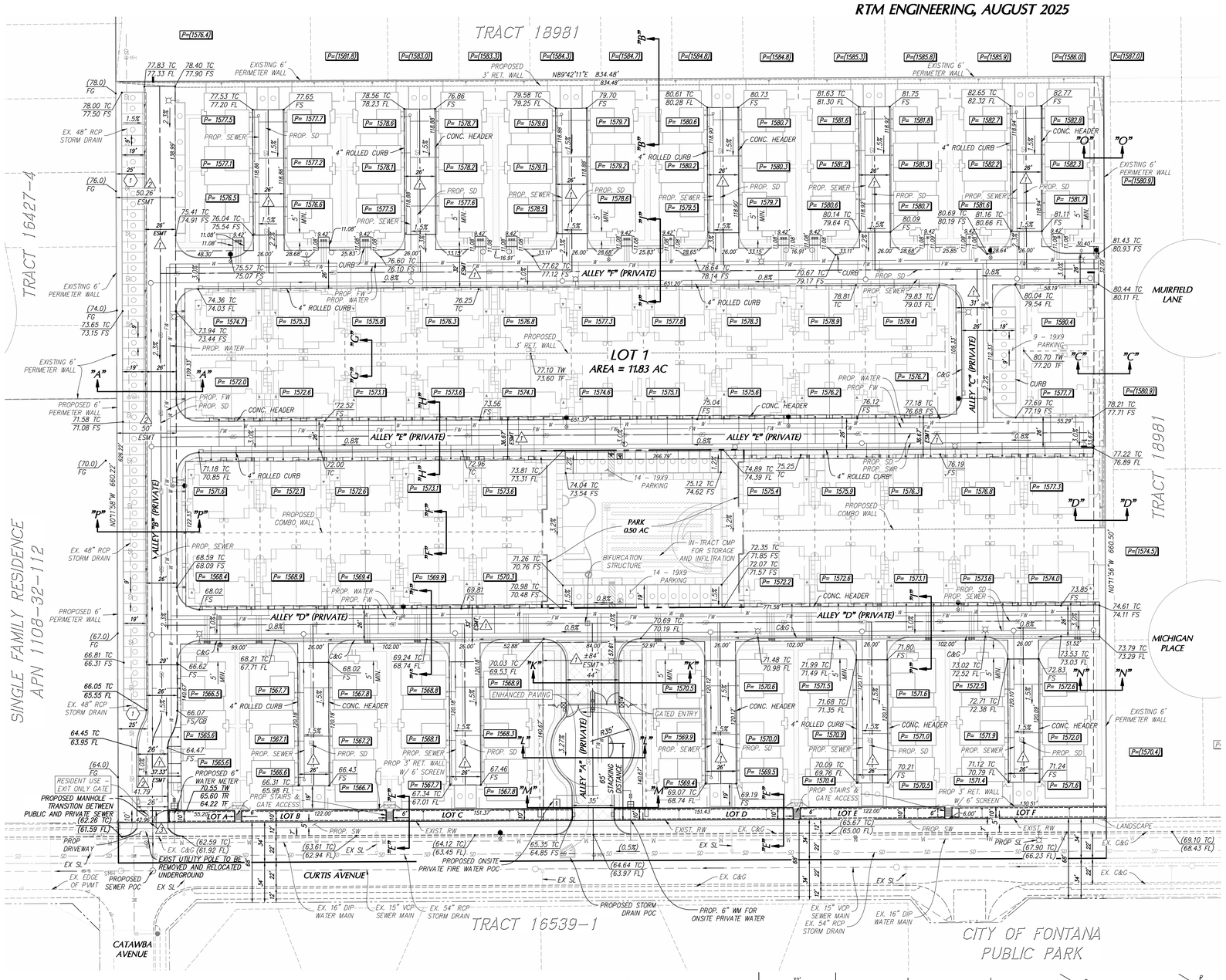
CITY OF FONTANA

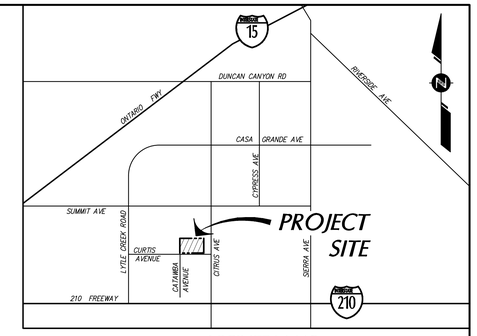
TENTATIVE TRACT MAP NO. 20690

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	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

(7) EXISTING TEMPORARY 25' STORM DRAIN EASEMENT TO BE ABANDONED.

(1) PROPOSED VARIABLE WIDTH EASEMENT FOR THE PURPOSES OF PRIVATE UTILITIES, EMERGENCY SERVICES AND INGRESS/EGRESS.

(2) PROPOSED VARIABLE WIDTH EASEMENT FOR STORM DRAIN, MAINTENANCE, AND INGRESS/EGRESS IN FAVOR OF THE CITY OF FONTANA.

(3) PROPOSED EASEMENT FOR THE PURPOSES OF SEWER MAINTENANCE TO THE CITY OF FONTANA.

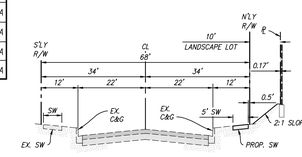
NOTES:

- 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.

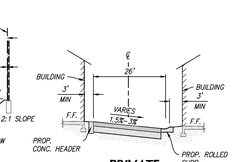
UTILITIES

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

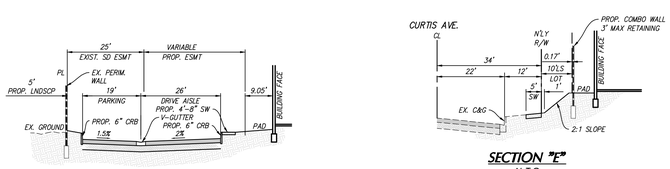
SCALE: 1"=40'



CURTIS AVENUE - 68' R/W
COLLECTOR STREET

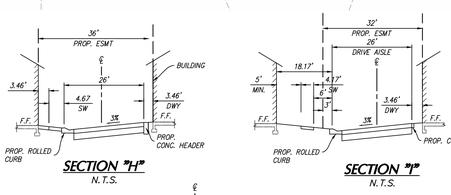


PRIVATE ALLEYS



SECTION "A" N.T.S.

SECTION "E" N.T.S.



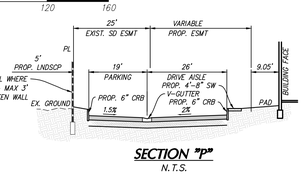
SECTION "H" N.T.S.

SECTION "I" N.T.S.

SECTION "J" N.T.S.

SECTION "N" N.T.S.

SECTION "O" N.T.S.



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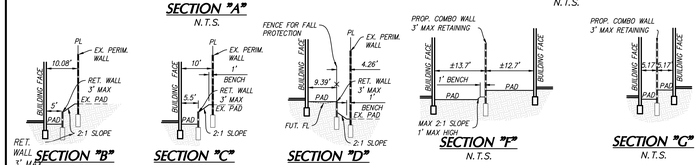


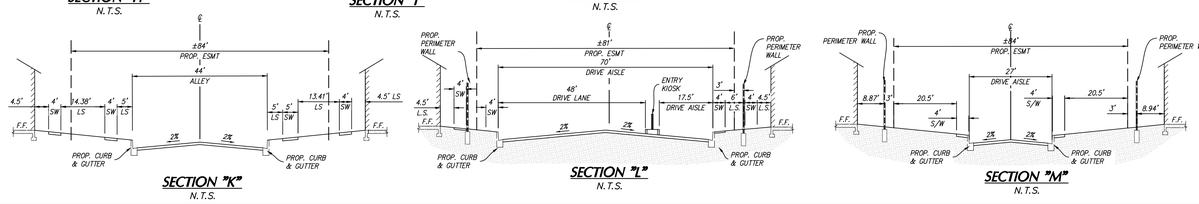
SECTION "B" N.T.S.

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.

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\ACCDocs\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
PLANNING + ARCHITECTURE
#23078

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
A-18 Plan 3A (1842) - 4 Bedroom, 3 Bath Floor Plan
A-19 Plan 3A (1842) - Santa Barbara Elevations
A-20 Plan 3B (1842) - Prairie Elevations
A-21 Plan 3C (1842) - Farmhouse Elevations
A-22 Plan 3 (1842) - Roof Plans

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.

Lewis Group Of Companies

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

Contact: Stacey Sassaman
Business: (909) 949-6716
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Architect:
Kevin L. Crook Architect, Inc.
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Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CURTIS & CATAWBA - DUPLEX

FONTANA, CA

#23078
10/30/2025

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
A-44 Building 201- Roof Plans

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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Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

CURTIS & CATAWBA

6 - PACK

FONTANA, CALIFORNIA

Lewis Group Of Companies

10/30/2025

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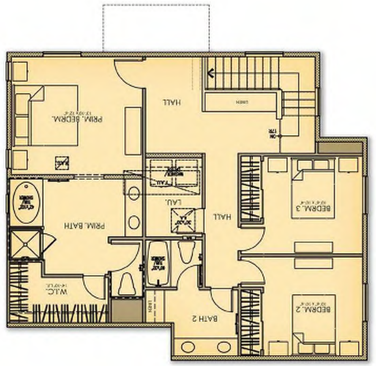
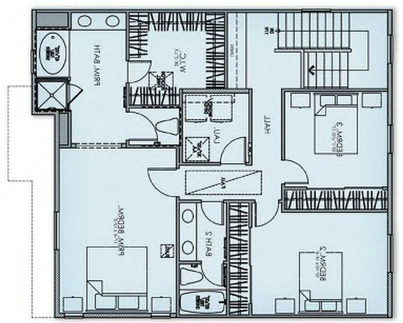
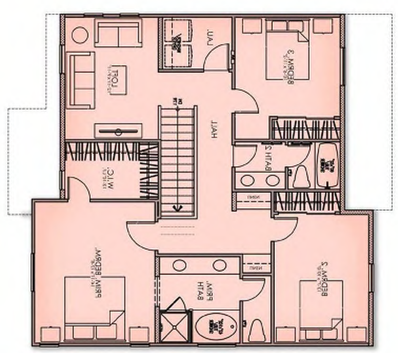
#23078



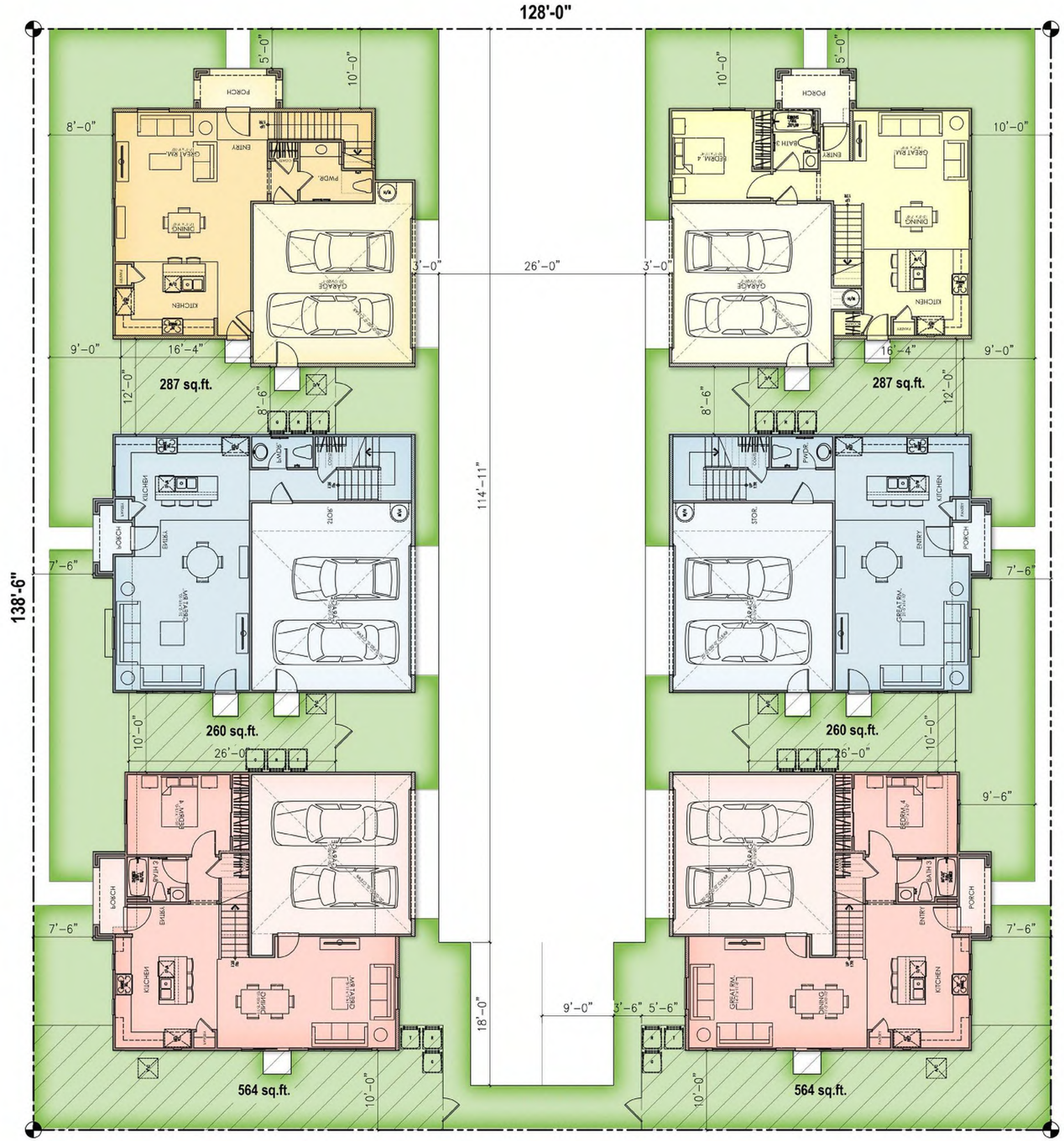
PLAN 1
3 BR, 2.5 Ba
(1,750 sq.ft.)

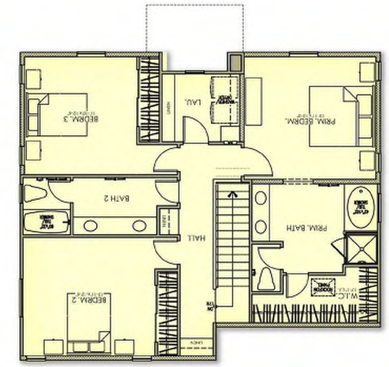


PLAN 2
3 BR, 2.5 Ba
(1,829 sq.ft.)

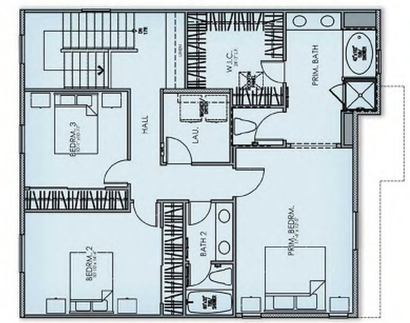


PLAN 4
4 BR, 3 Ba
(1,944 sq.ft.)

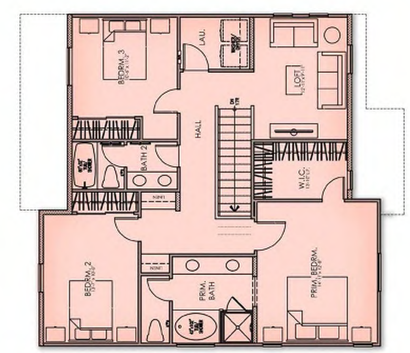




PLAN 3
4 BR, 3 Ba
(1,842 sq.ft.)



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
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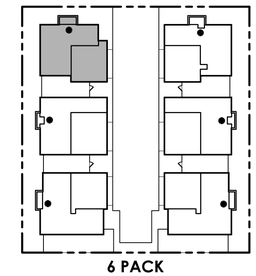
#23078

A - SANTA BARBARA



KEYMAP

B - PRAIRIE

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

A-2

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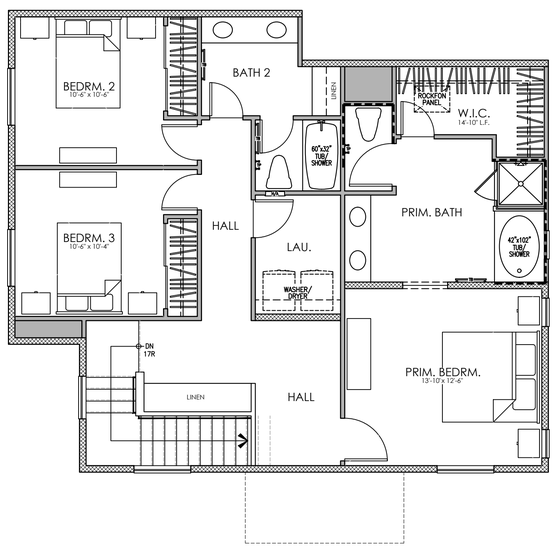
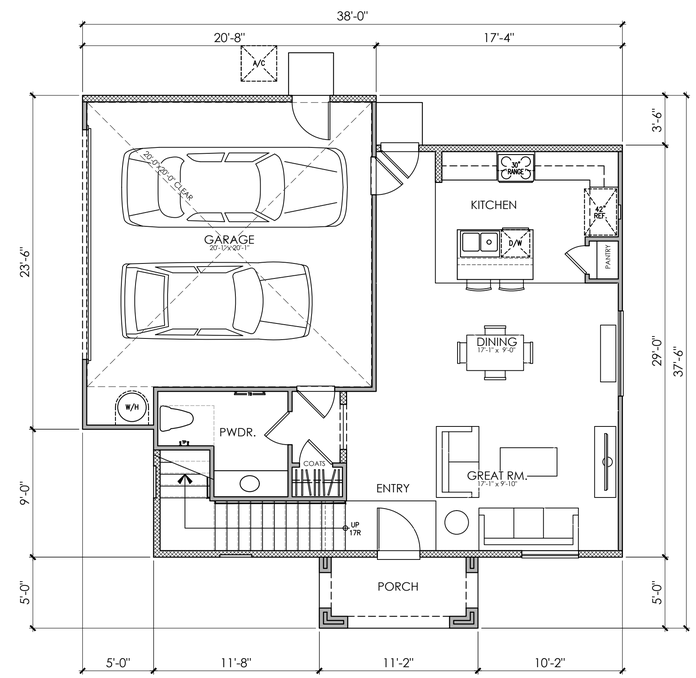
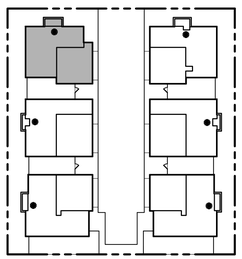
#23078



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

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#23078

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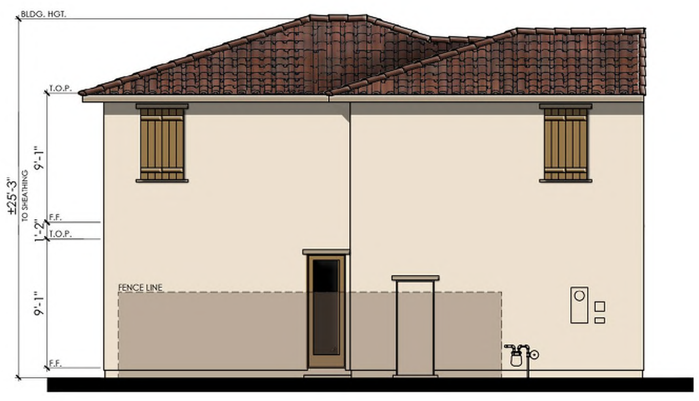
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

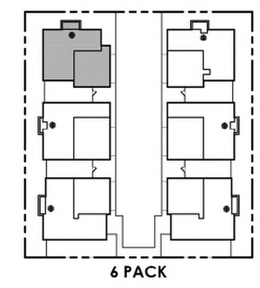
MATERIALS LEGEND
(WHERE OCCURS)

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

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-4

Kevin L. Crook Architect Inc #23078
PLANNING + ARCHITECTURE

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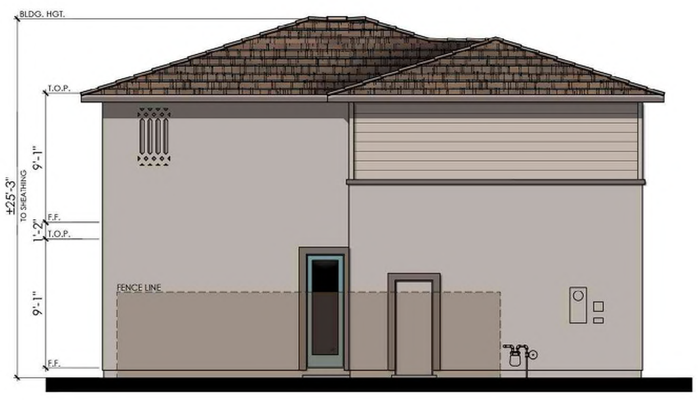
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

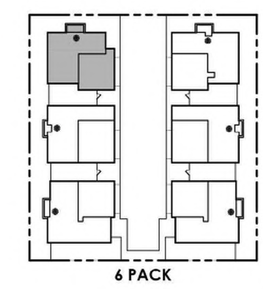
MATERIALS LEGEND
(WHERE OCCURS)

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

0 2 4 8 12

COLOR SCHEME 4

PLAN 1B (1750)

PRAIRIE ELEVATIONS

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

FRONT

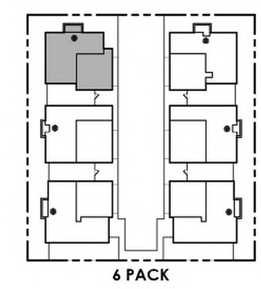
RIGHT

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
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

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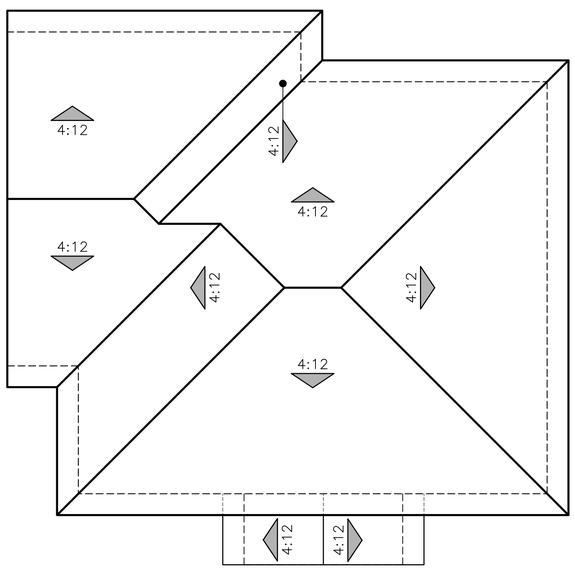
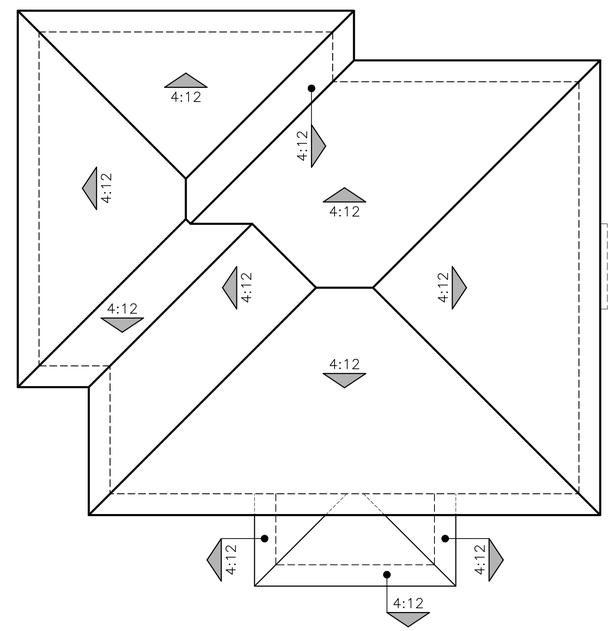
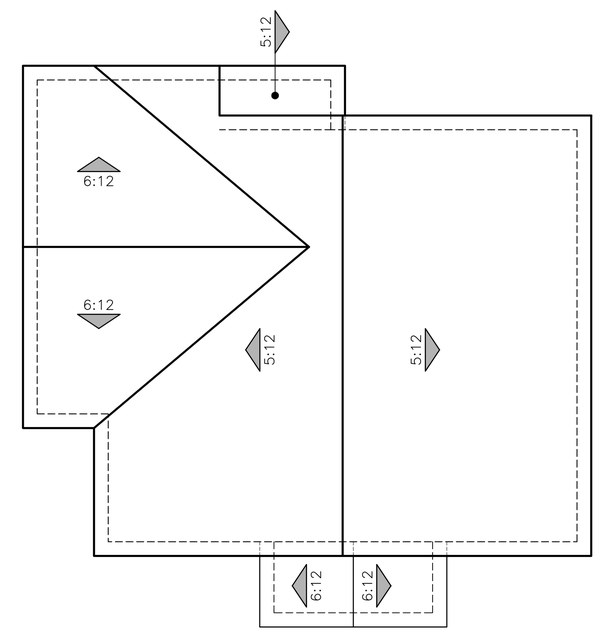


A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 1 (1750)

ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024

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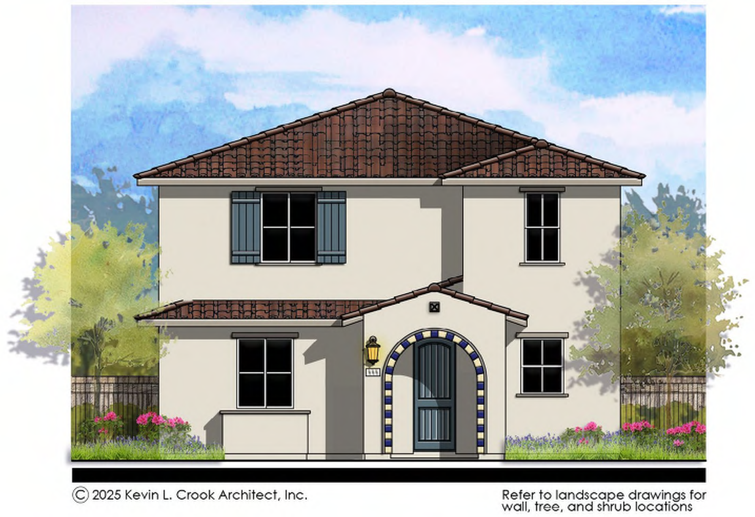
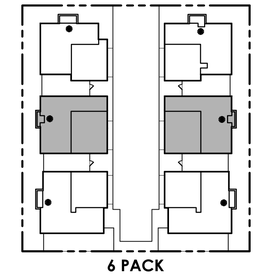
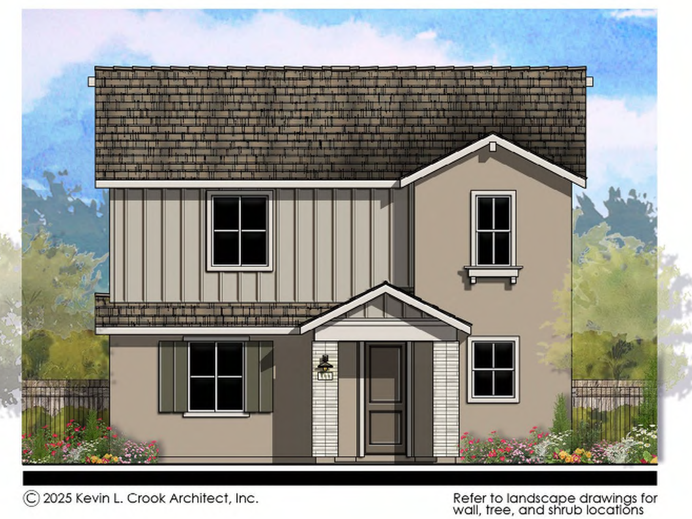


A - SANTA BARBARA



KEYMAP

B - PRAIRIE



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

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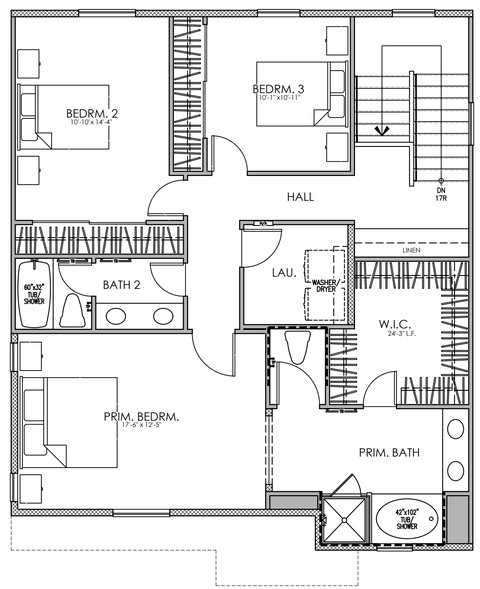
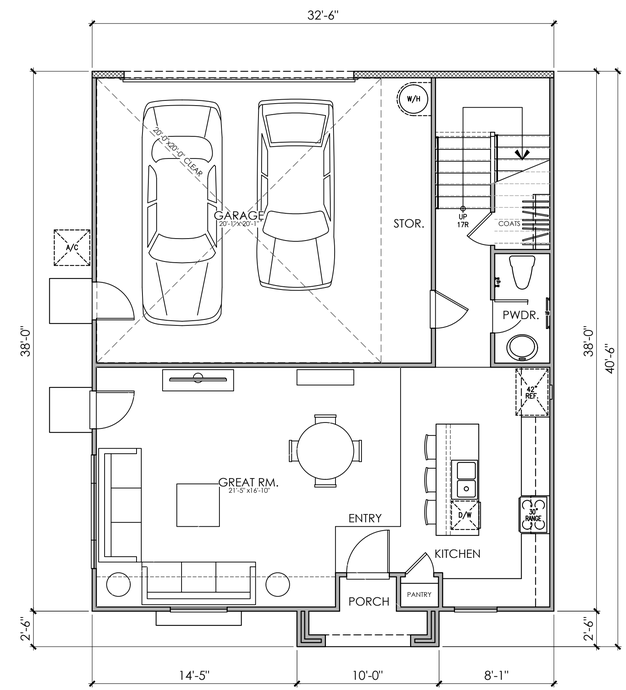
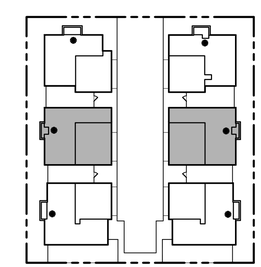


SECOND FLOOR



FIRST FLOOR



6 PACK

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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#23078

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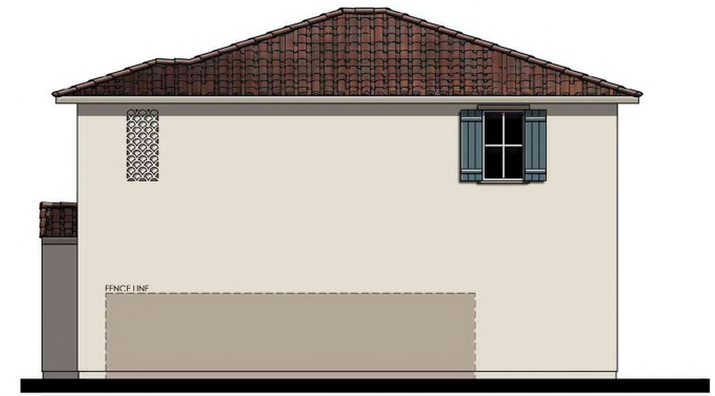
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



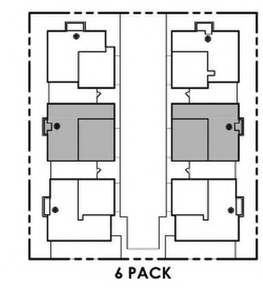
RIGHT

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

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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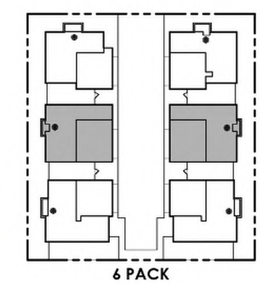
MATERIALS LEGEND
(WHERE OCCURS)

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

0 2 4 8 12

COLOR SCHEME 3

PLAN 2A (1829)

SANTA BARBARA ENHANCED ELEVATION

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

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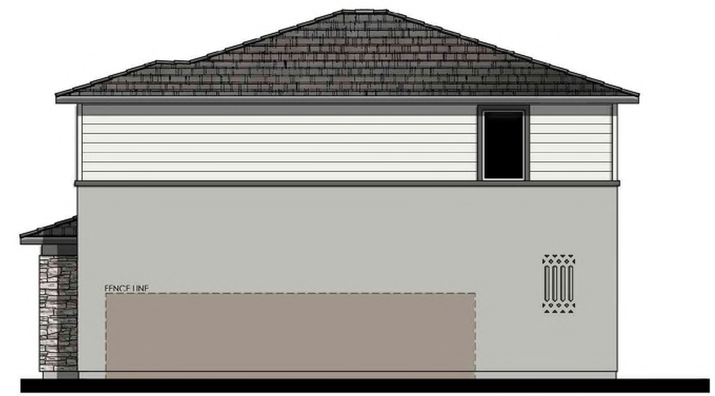
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



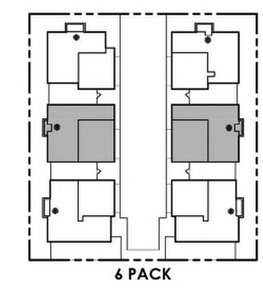
RIGHT

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 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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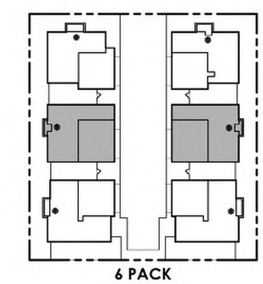
PLANNING + ARCHITECTURE

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

0 2 4 8 12

COLOR SCHEME 6

PLAN 2B (1829)

PRAIRIE ENHANCED ELEVATION

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

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A-13

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

FRONT

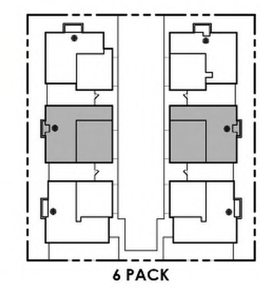
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

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 9

PLAN 2C (1829)

FARMHOUSE ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-14

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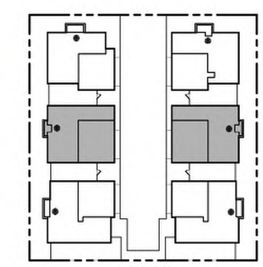
PLANNING + ARCHITECTURE

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

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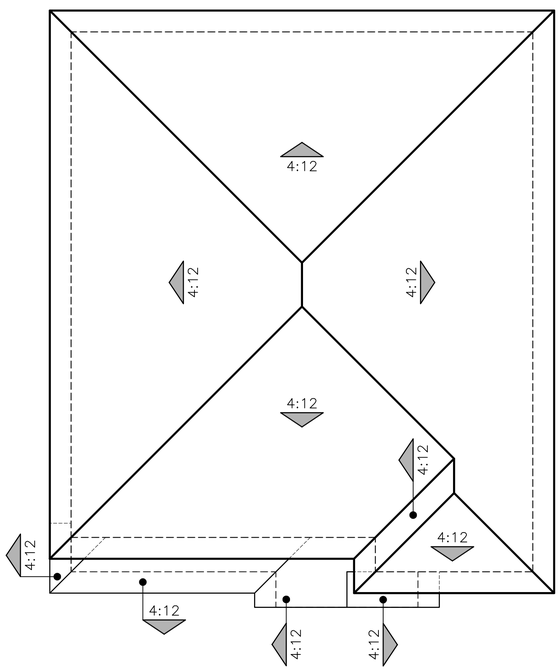
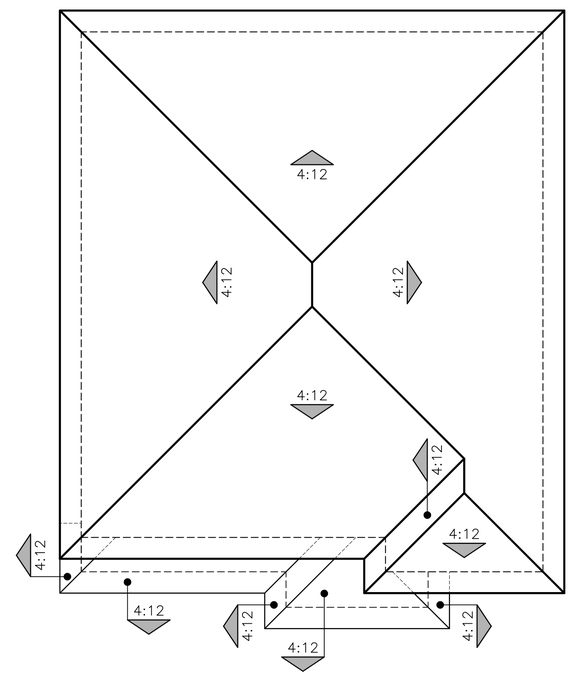
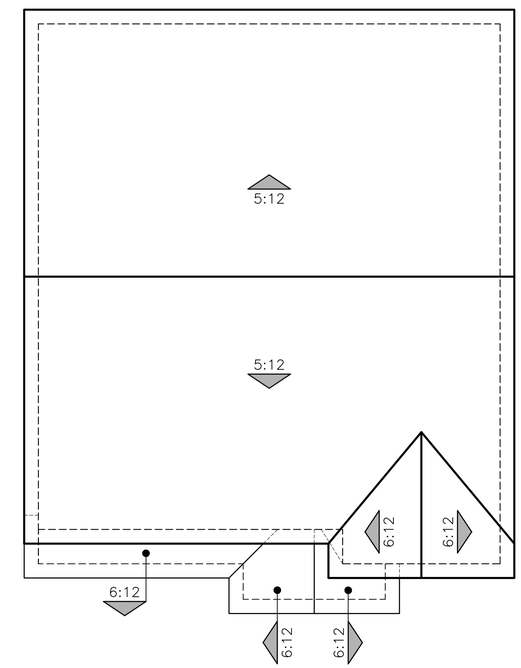


A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 2 (1829)

ROOF PLANS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024

A-16

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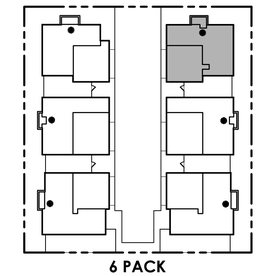
#23078

A - SANTA BARBARA



KEYMAP

B - PRAIRIE

C - FARMHOUSE

PLAN 3 (1842)

FRONT ELEVATIONS

0 2 4 8 12

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024

A-17

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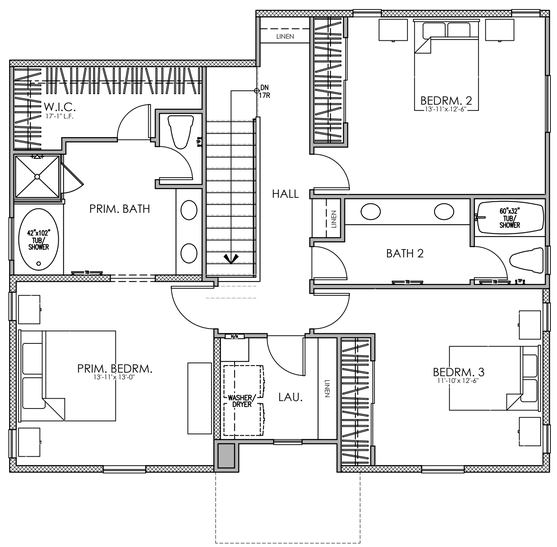
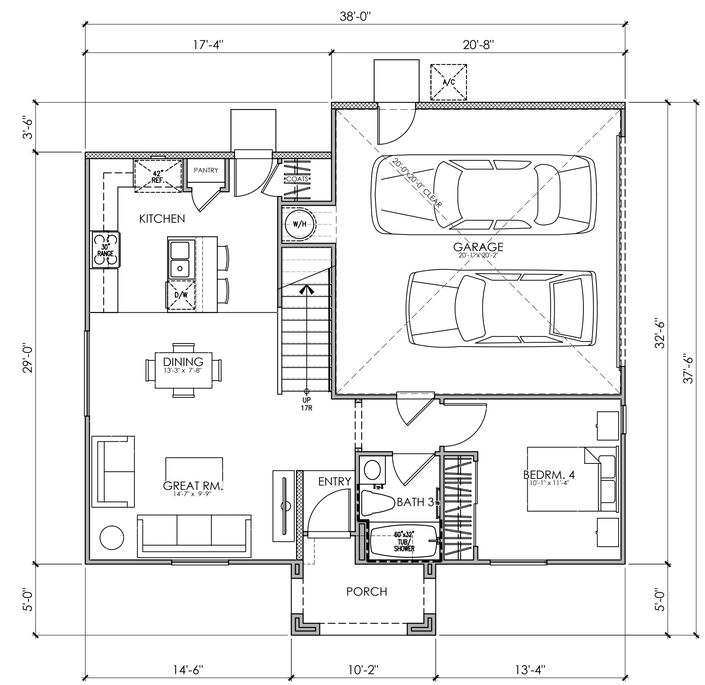
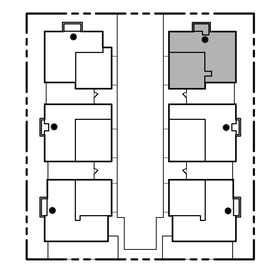


SECOND FLOOR



FIRST FLOOR



6 PACK

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.

PLAN 3A (1842)

4 BEDROOM, 3 BATH
FLOOR PLAN

0 2 4 8 12

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CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-18

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#23078

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

FRONT

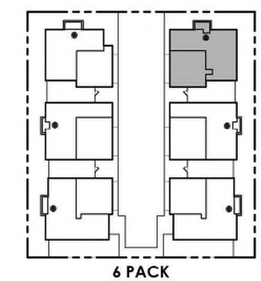
RIGHT

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



6 PACK

KEYMAP

COLOR SCHEME 2

PLAN 3A (1842)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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

FRONT

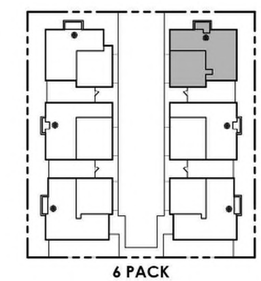
RIGHT

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



6 PACK

KEYMAP

0 2 4 8 12

COLOR SCHEME 5

PLAN 3B (1842)

PRAIRIE ELEVATIONS

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-20

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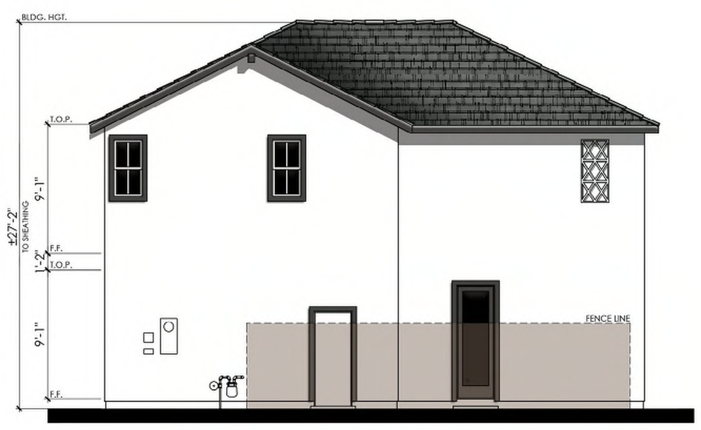
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
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



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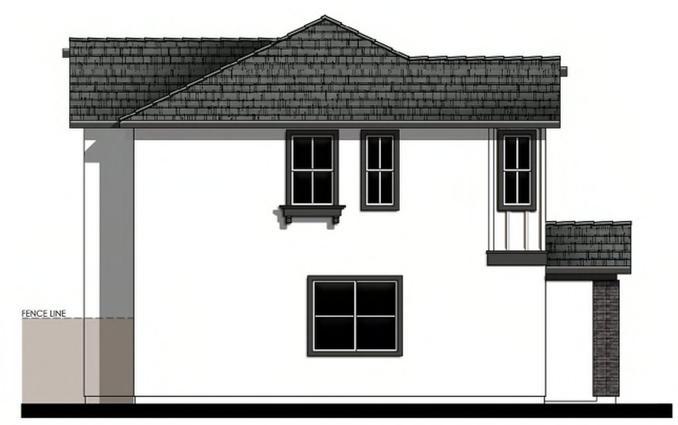

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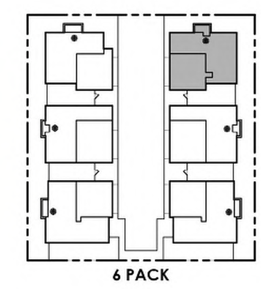

KEYMAP

0 2 4 8 12

COLOR SCHEME 8

PLAN 3C (1842)

FARMHOUSE ELEVATIONS

Lewis Group Of Companies

CURTIS & CATAWBA - 6 -PACK

FONTANA, CA

05/16/2024
A-21

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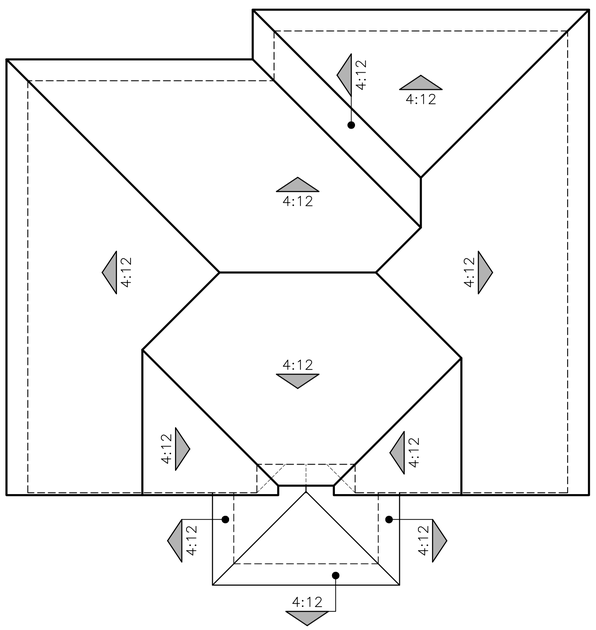
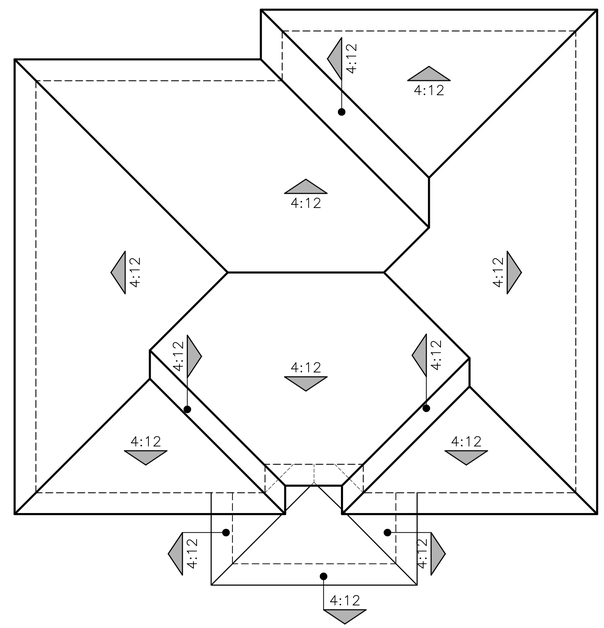
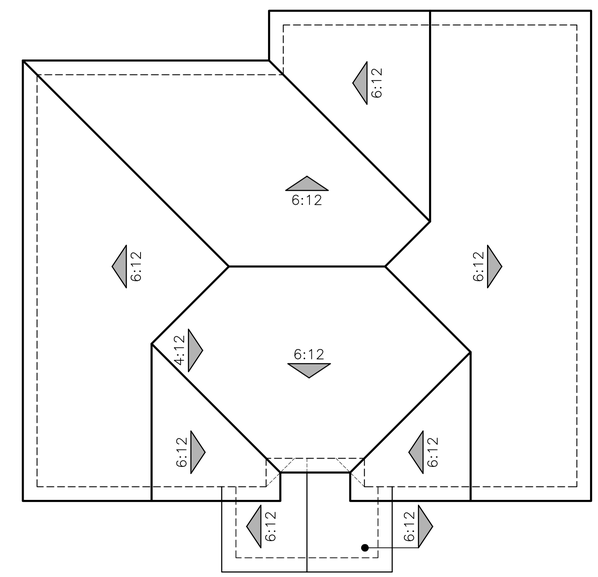


A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 3 (1842)

ROOF PLANS

0 2 4 8 12

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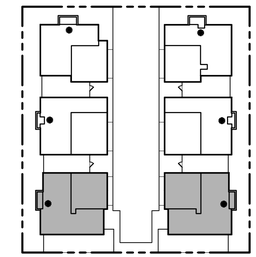
A -SANTA BARBARA



6 PACK

KEYMAP

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B - PRAIRIE

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C - FARMHOUSE

PLAN 4 (1944)

FRONT ELEVATIONS

0 2 4 8 12

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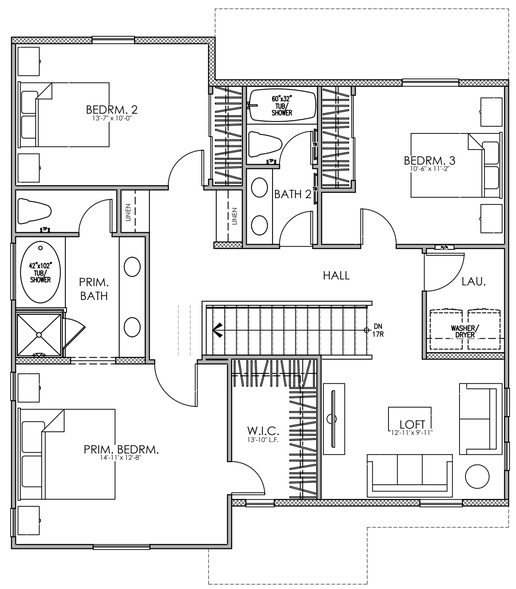
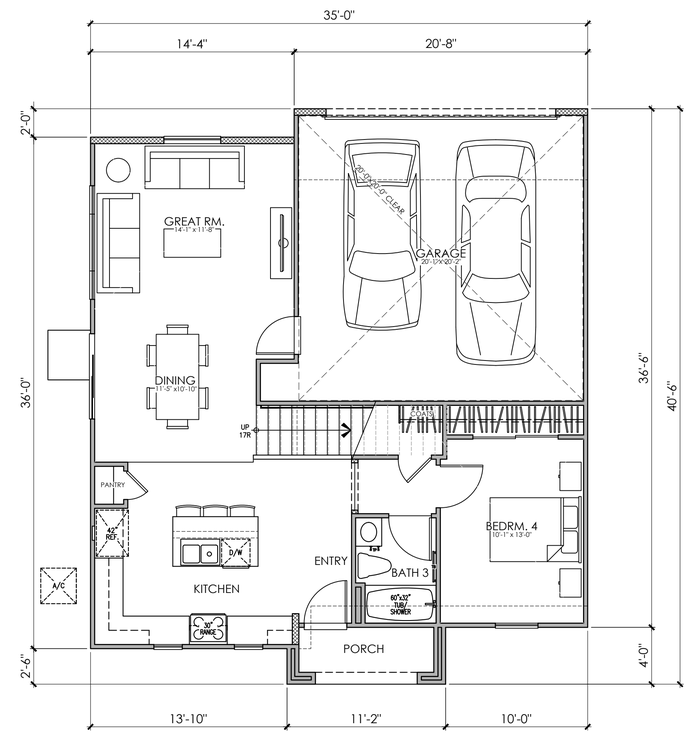
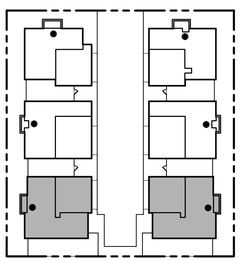


SECOND FLOOR



FIRST FLOOR



6 PACK

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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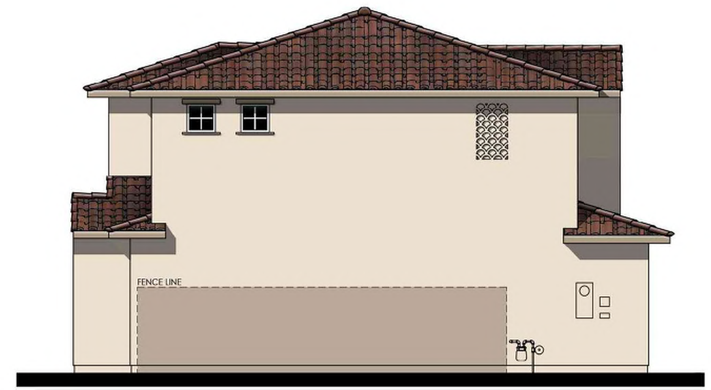
FRONT



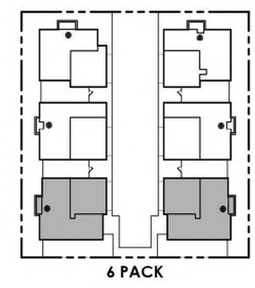
RIGHT

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 4A (1944)

SANTA BARBARA ELEVATIONS

0 2 4 8 12

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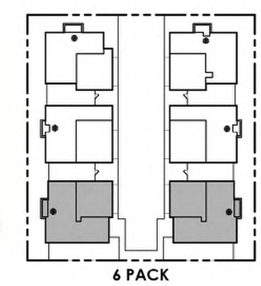
MATERIALS LEGEND
(WHERE OCCURS)

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 1

PLAN 4A (1944)

SANTA BARBARA ENHANCED ELEVATION

0 2 4 8 12

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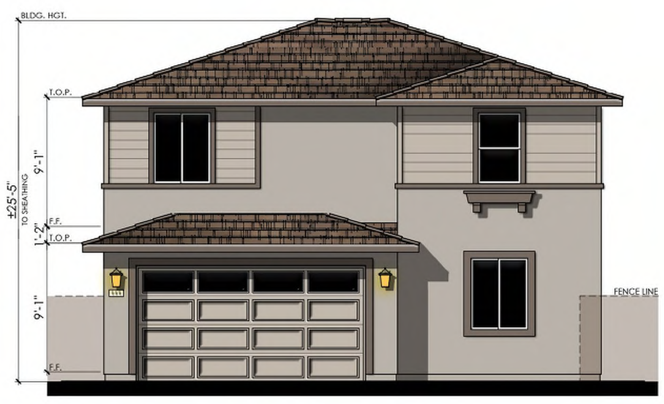
FRONT

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



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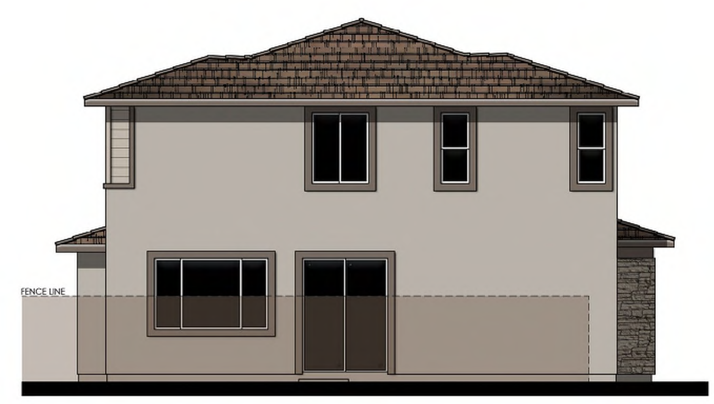

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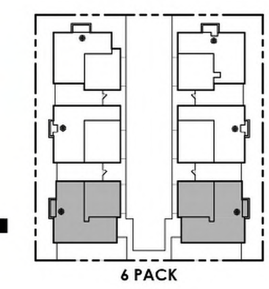

KEYMAP

COLOR SCHEME 4

PLAN 4B (1944)

PRAIRIE ELEVATIONS

0 2 4 8 12

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A-27

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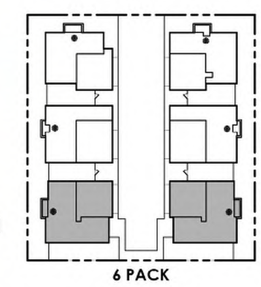
MATERIALS LEGEND
(WHERE OCCURS)

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

0 2 4 8 12

COLOR SCHEME 4

PLAN 4B (1944)

PRAIRIE ENHANCED ELEVATION

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FRONT

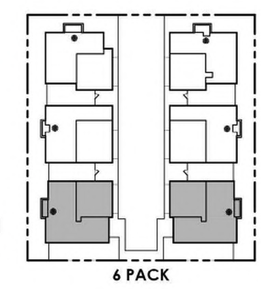
RIGHT

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
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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FONTANA, CA

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A-29

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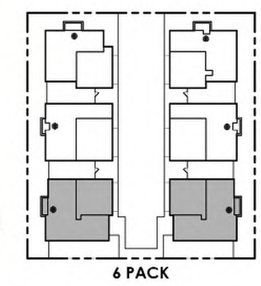
MATERIALS LEGEND
(WHERE OCCURS)

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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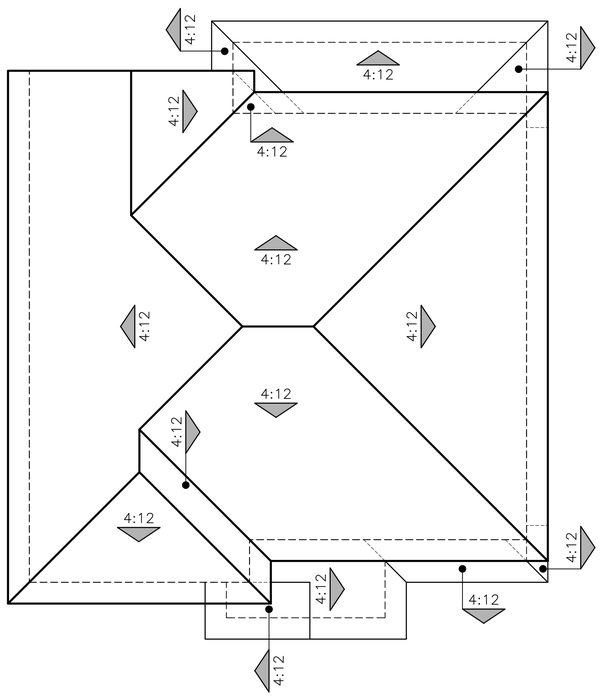
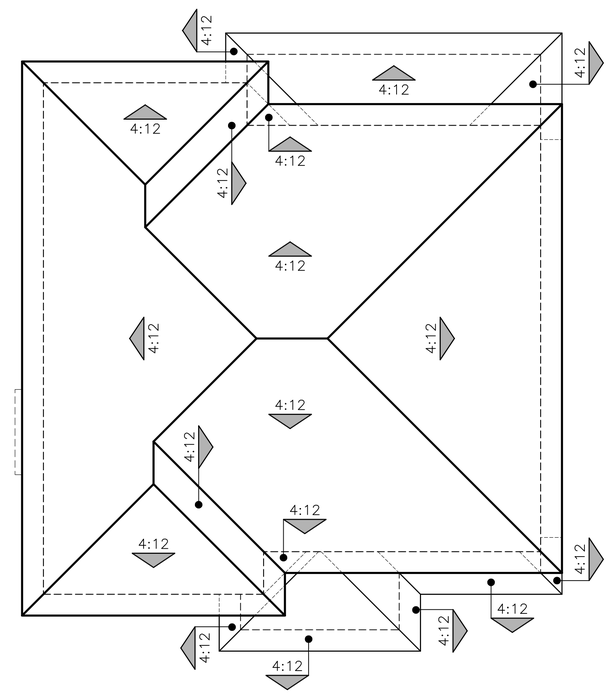
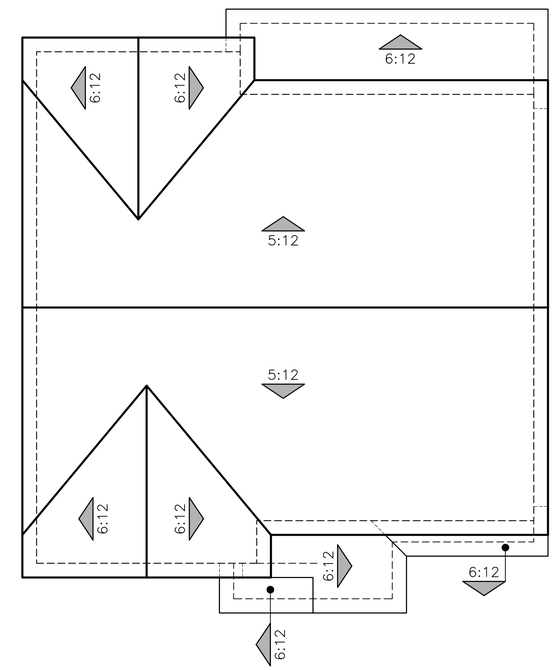


A - SANTA BARBARA



B - PRAIRIE



C - FARMHOUSE

PLAN 4 (1944)

ROOF PLANS

0 2 4 8 12

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FONTANA, CA

05/16/2024

A-31

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#23078

CURTIS & CATAWBA

FONTANA, CA

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

"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

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

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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

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

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CURTIS & CATAWBA
FONTANA, CA

#23078
JUL. 11, 2022

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PRAIRIE
SCHEME #5

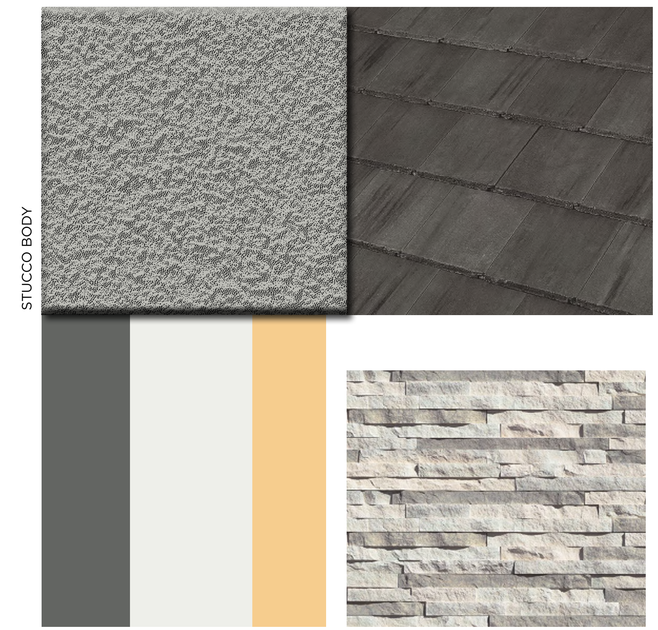
Lewis Group Of Companies

CURTIS & CATAWBA
FONTANA, CA

#23078
OCT. 18, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

PRAIRIE
SCHEME #6



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CURTIS & CATAWBA
FONTANA, CA

#23078
JUL. 11, 2022

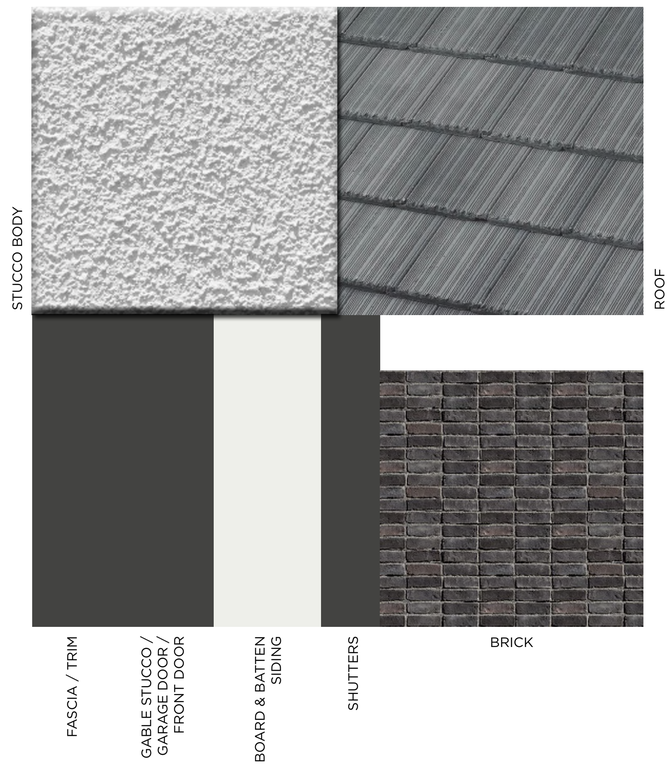
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - PRAIRIE

FARMHOUSE
SCHEME #7

CURTIS & CATAWBA
FONTANA, CA
#23078
OCT. 18, 2023
Kevin L. Crook Architect Inc
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
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COLOR BOARDS - FARMHOUSE

CURTIS & CATAWBA - 6 -PACK
FONTANA, CA

05/16/2024
A-35

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#23078

CURTIS & CATAWBA

DUPLEX

FONTANA, CALIFORNIA

Lewis Group Of Companies

10/30/2025

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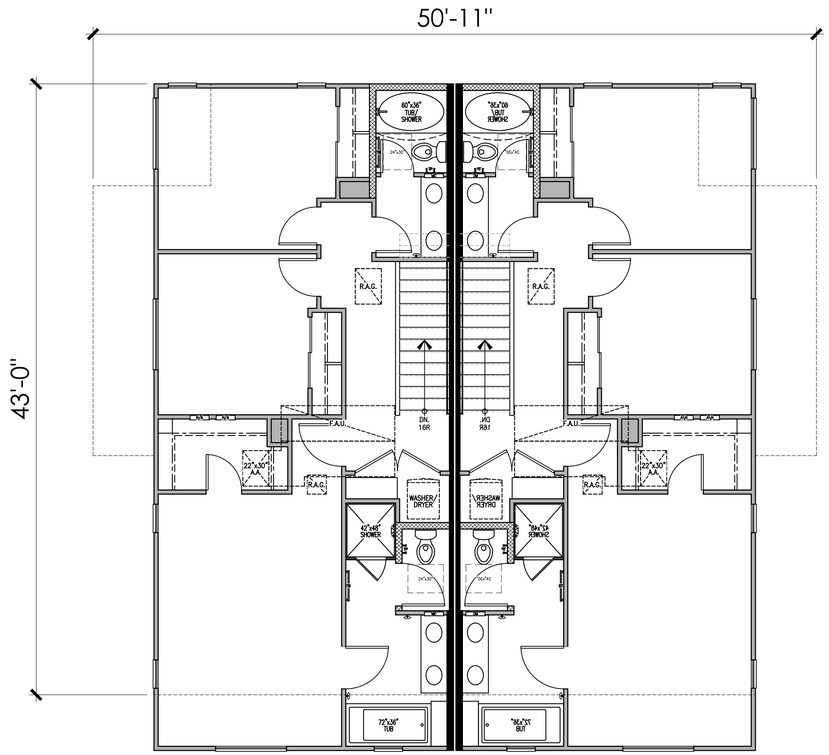
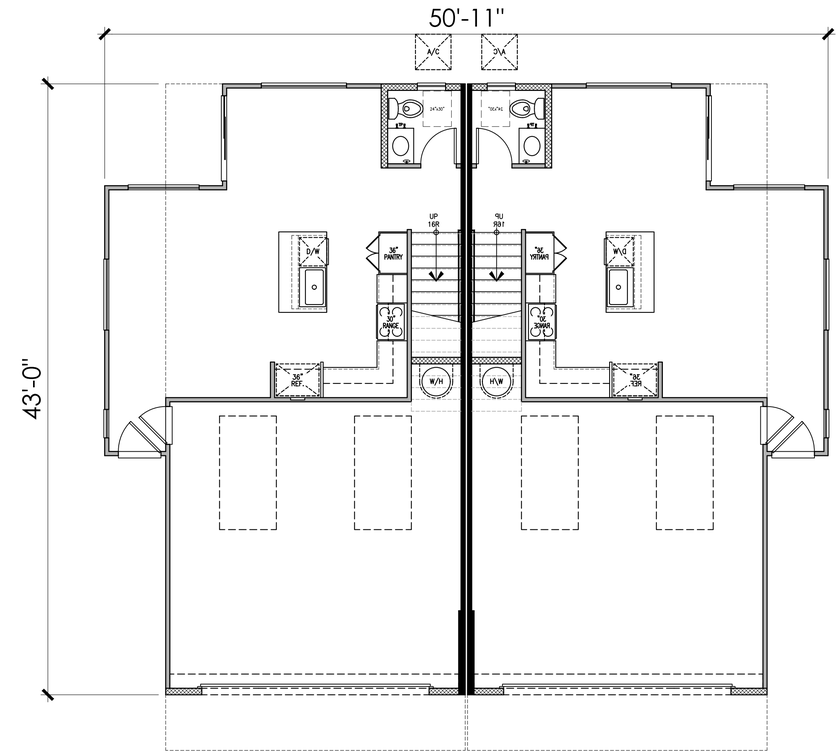


SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING - 101

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

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A-37

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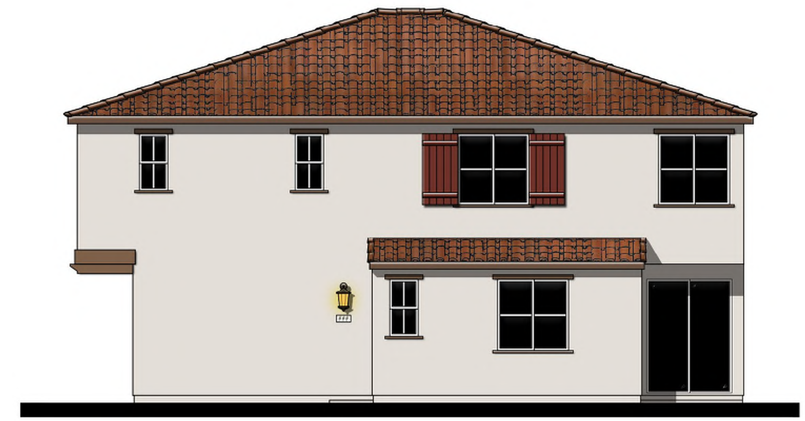
UNIT - 2 UNIT - 2(R)

FRONT

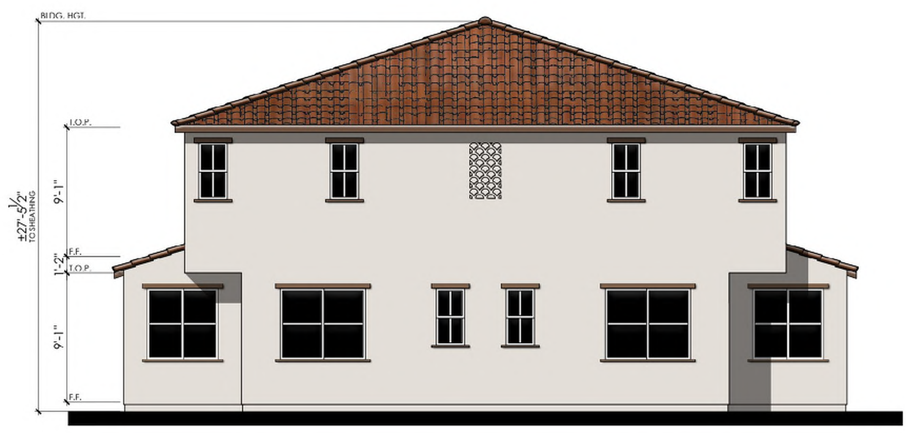


UNIT - 2(R)

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

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UNIT - 2 UNIT - 2(R)

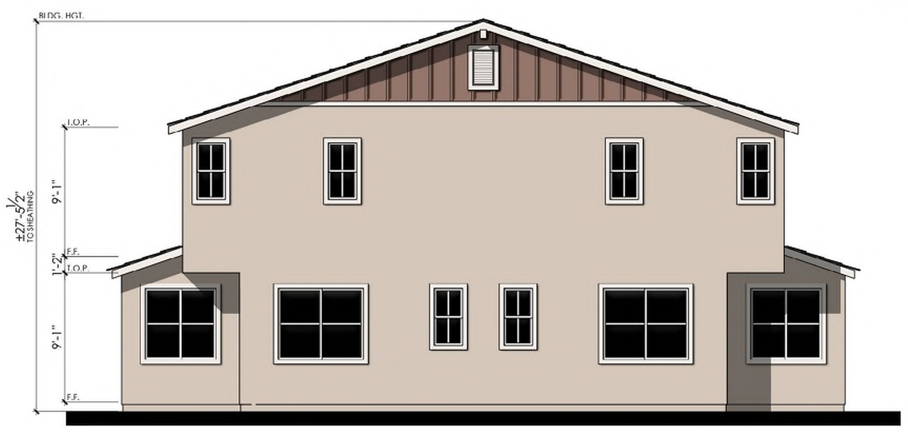
FRONT

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

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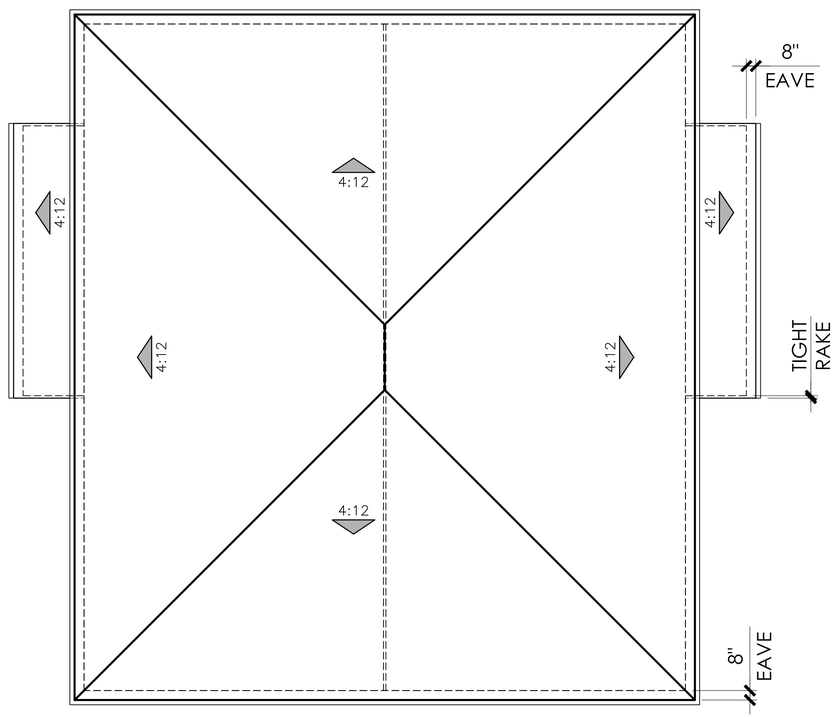
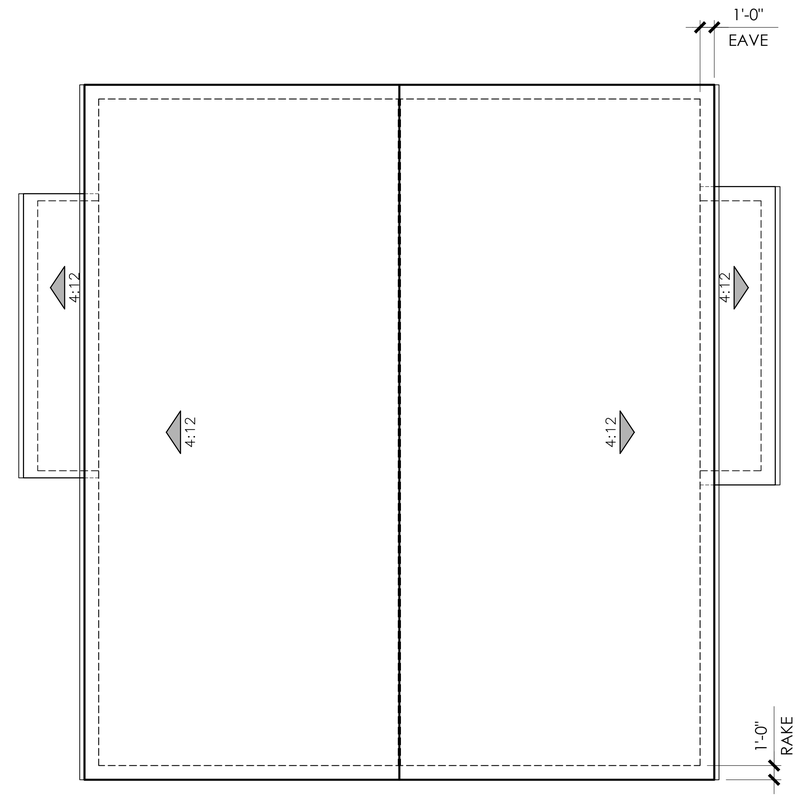


UNIT - 2

UNIT - 2(R)

SANTA BARBARA - ROOF PLAN



UNIT - 2

UNIT - 2(R)

FARMHOUSE - ROOF PLAN

BUILDING 101 - ROOF PLANS

0 2 4 8 12

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FONTANA, CA

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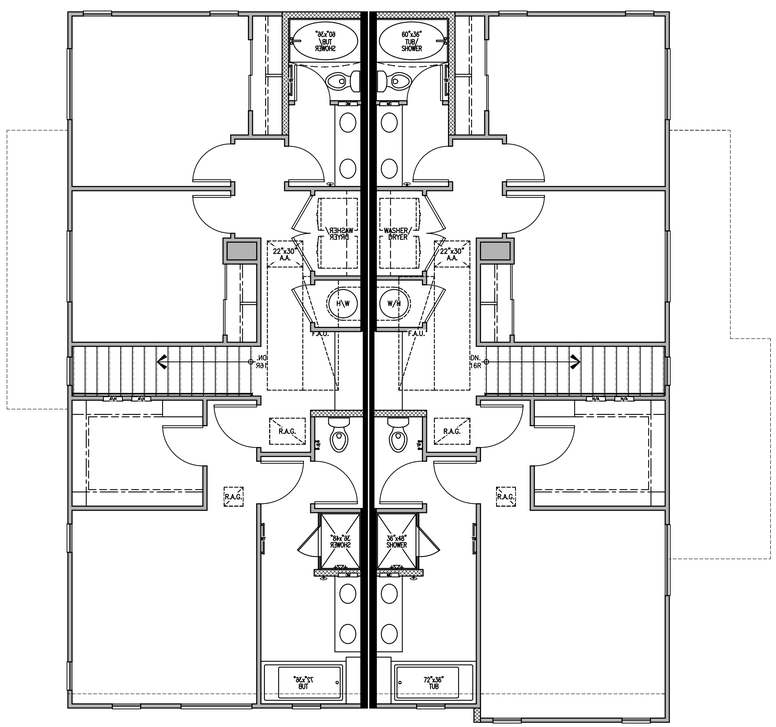
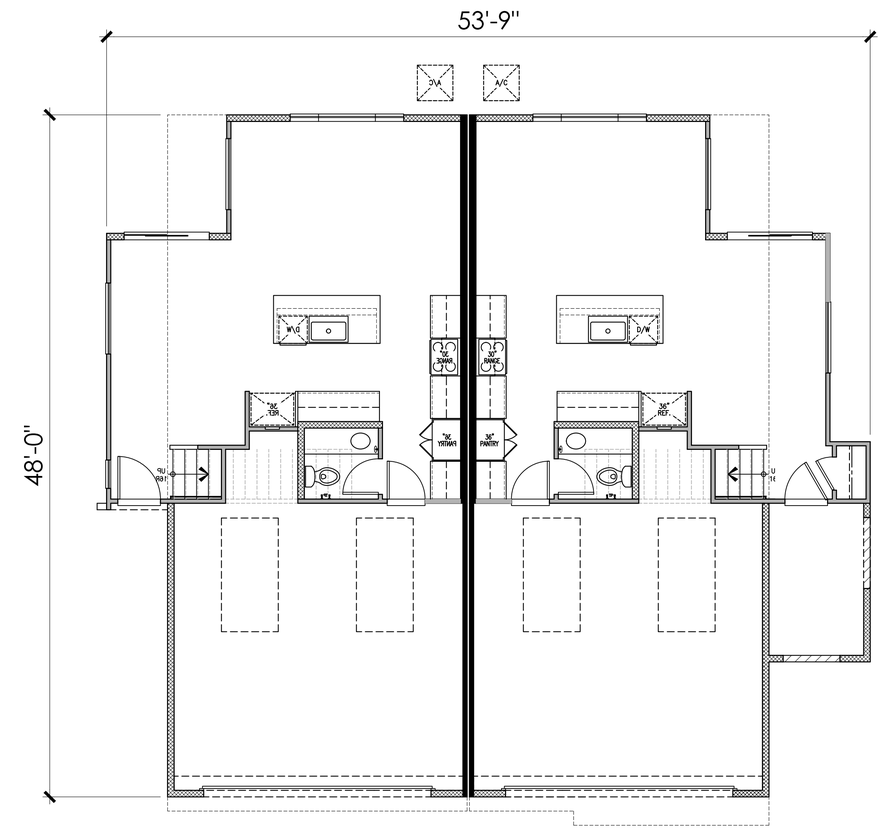


UNIT - UNIT 3(R)

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

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PLANNING + ARCHITECTURE

UNIT - UNIT 3(R) UNIT - UNIT 3.1

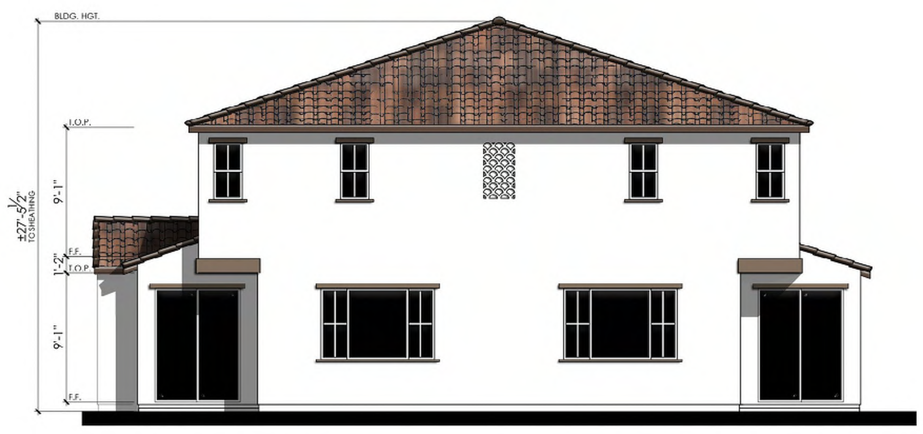
FRONT

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

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

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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

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FONTANA, CA

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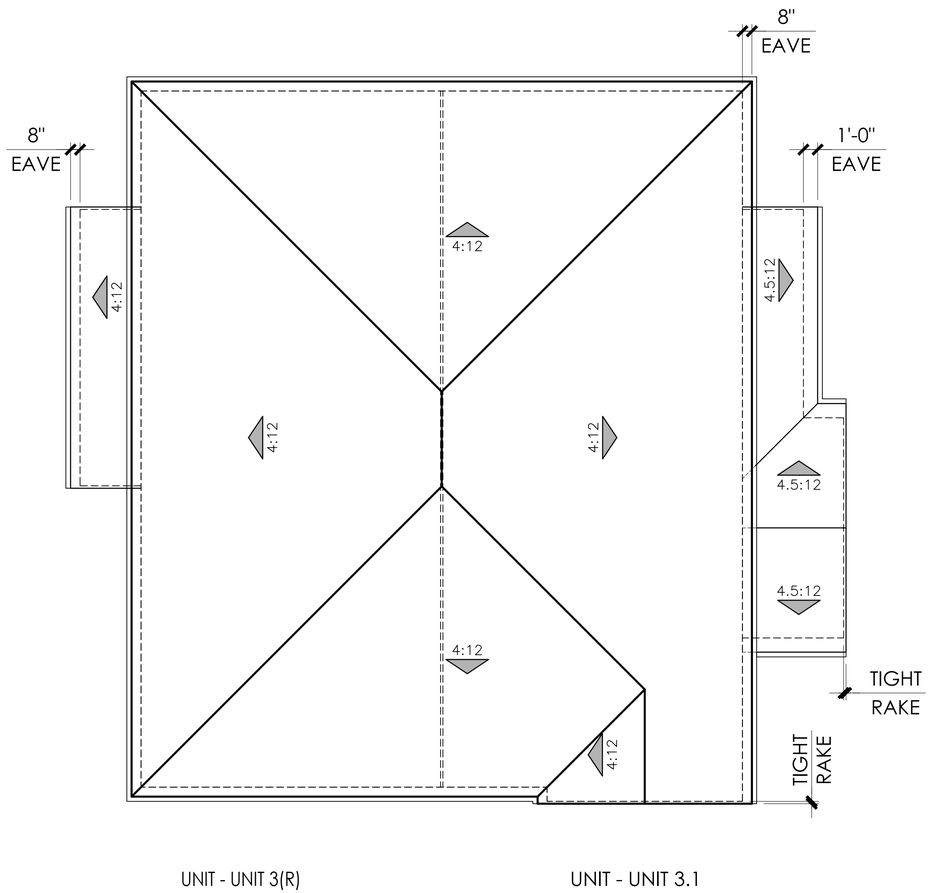
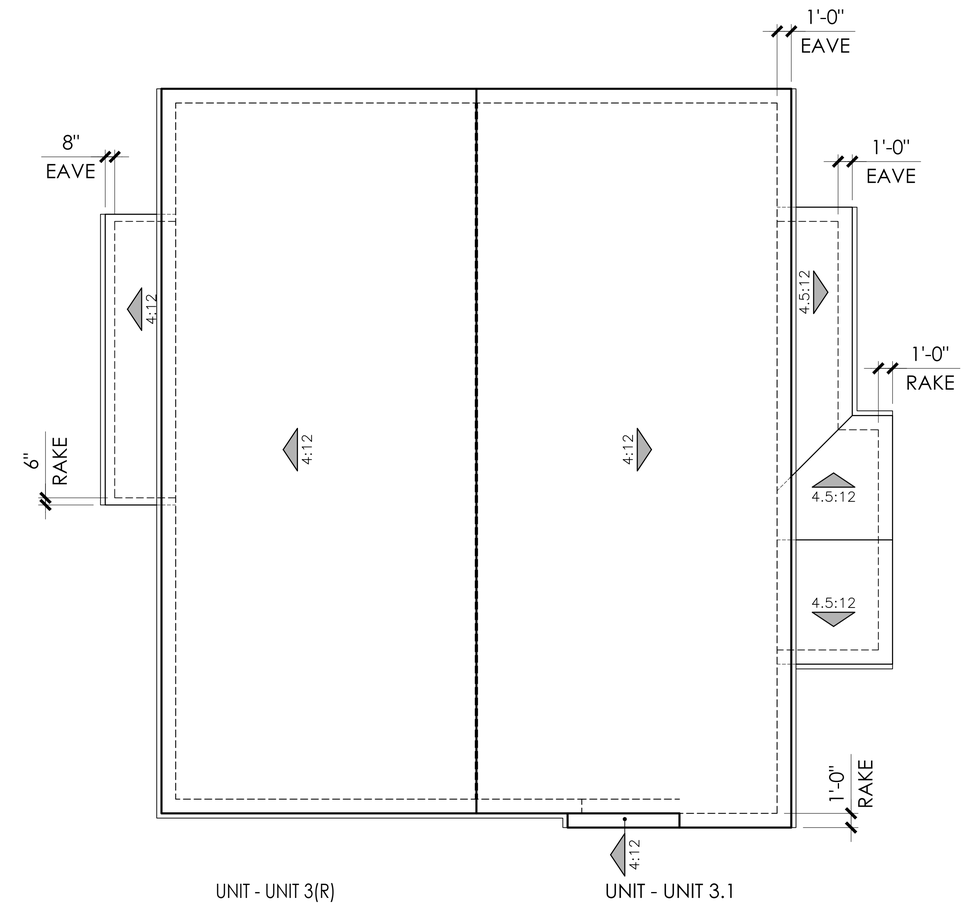


SANTA BARBARA - ROOF PLAN



FARMHOUSE - ROOF PLAN

BUILDING 201 - ROOF PLANS

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
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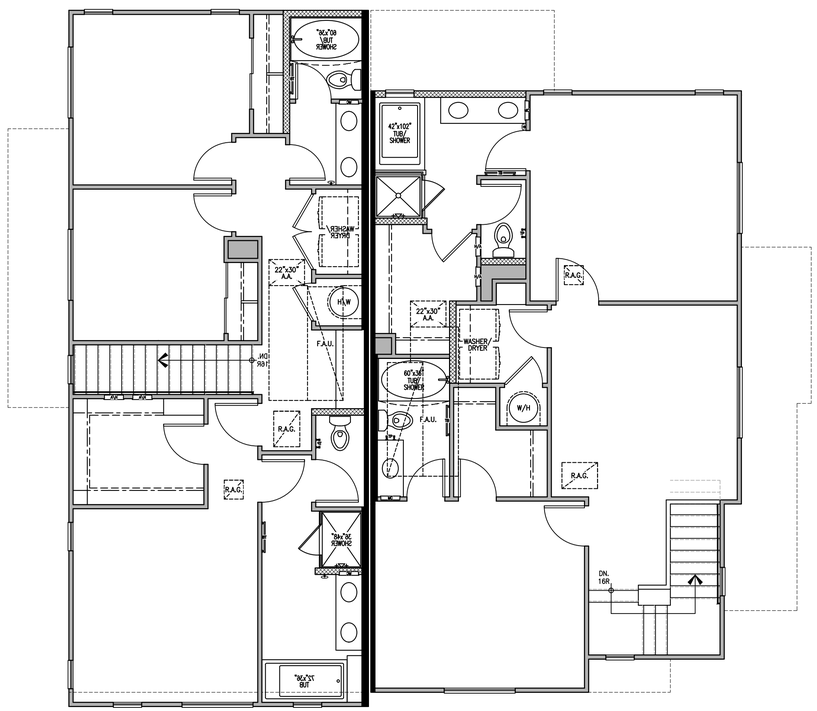
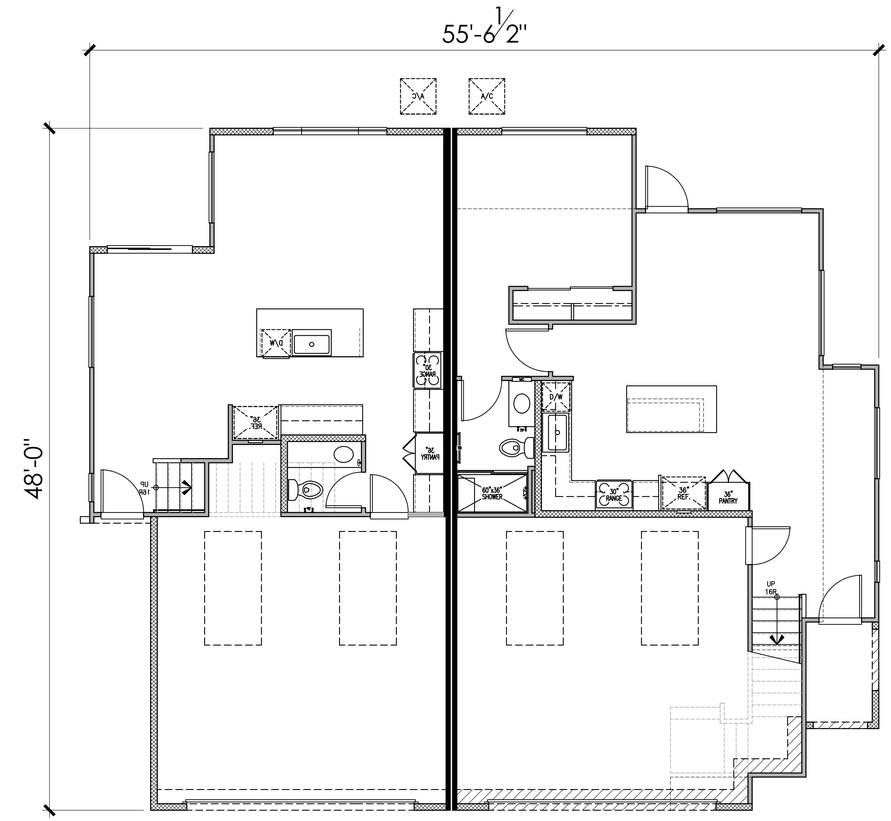


SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING - 301

0 2 4 8 12

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
A-45

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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

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CURTIS & CATAWBA - DUPLEX

FONTANA, CA

10/30/2025
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#23078

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

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CURTIS & CATAWBA - DUPLEX
FONTANA, CA

10/30/2025
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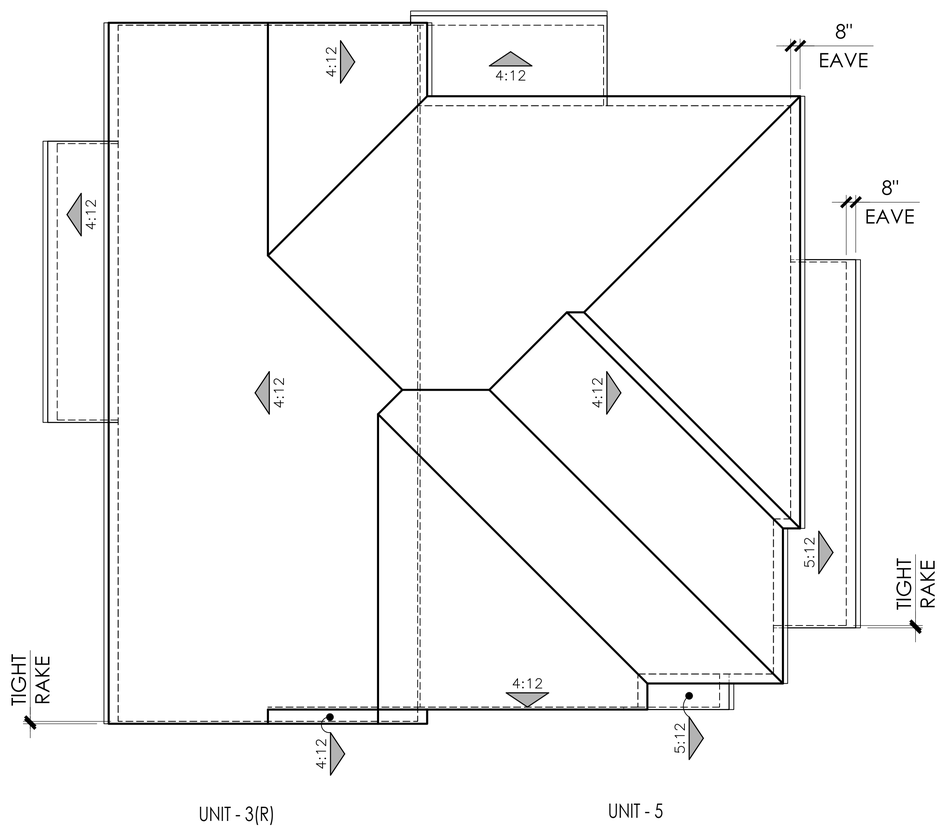
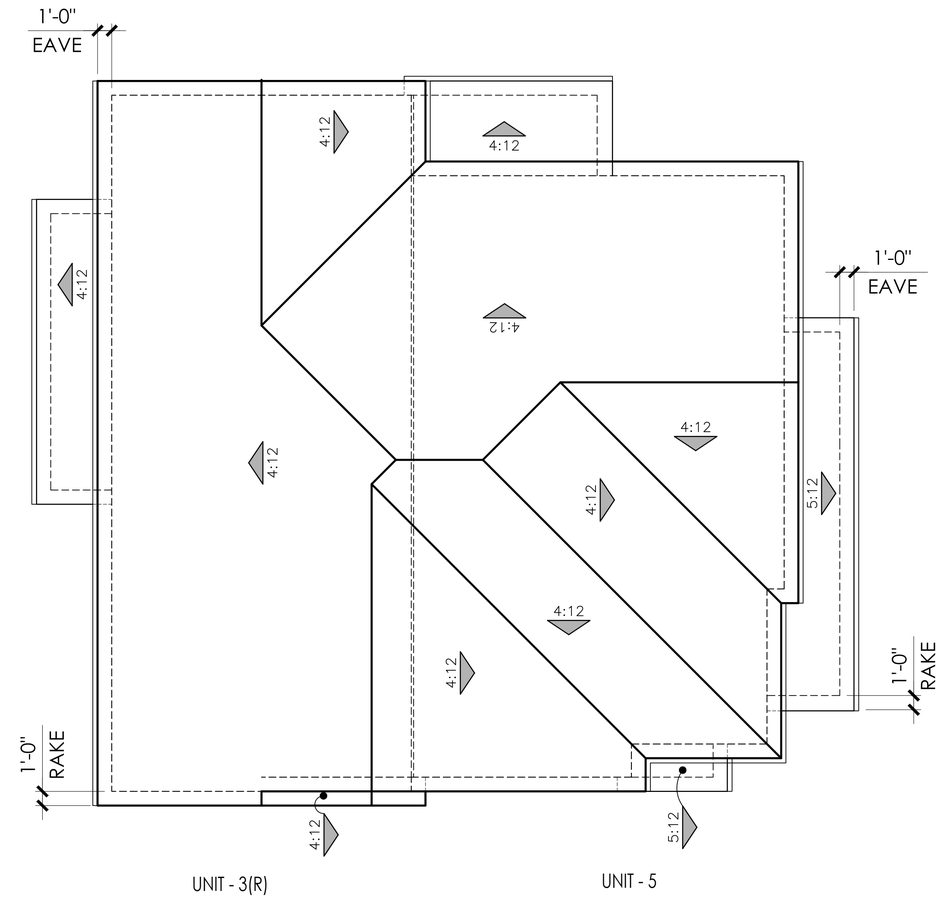
#23078



SANTA BARBARA - ROOF PLAN



FARMHOUSE - ROOF PLAN

BUILDING 301 - ROOF PLANS

0 2 4 8 12

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FONTANA, CA

10/30/2025

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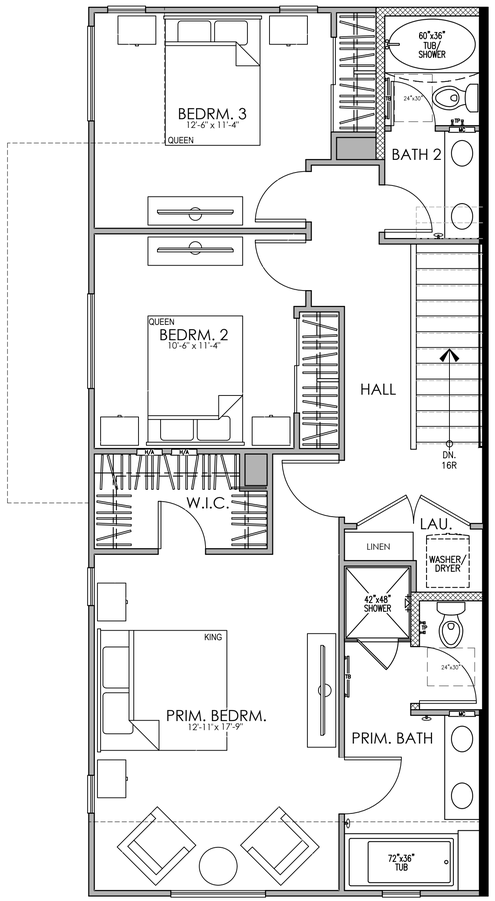
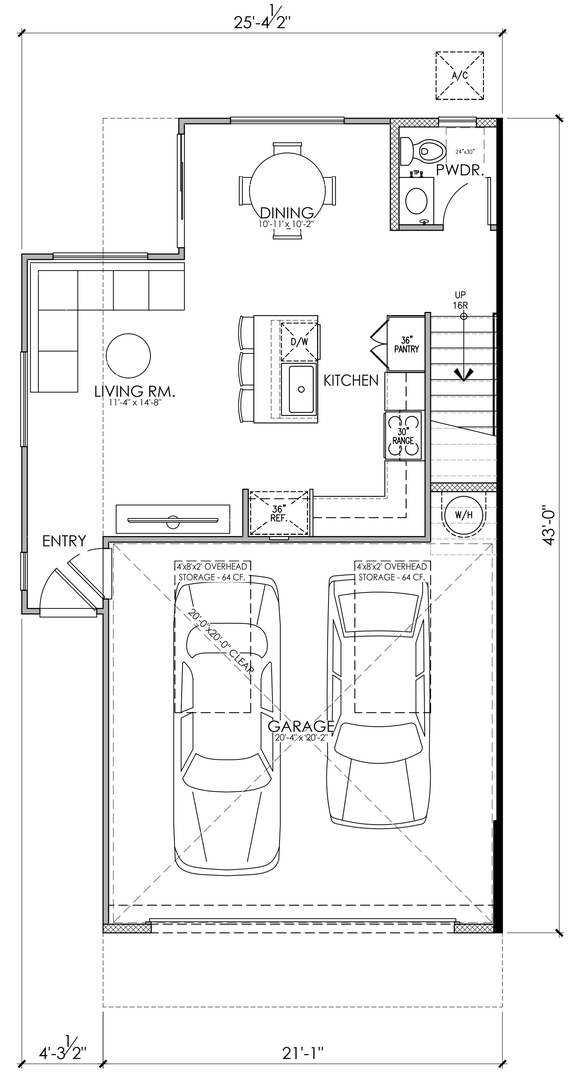


SECOND FLOOR



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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FONTANA, CA

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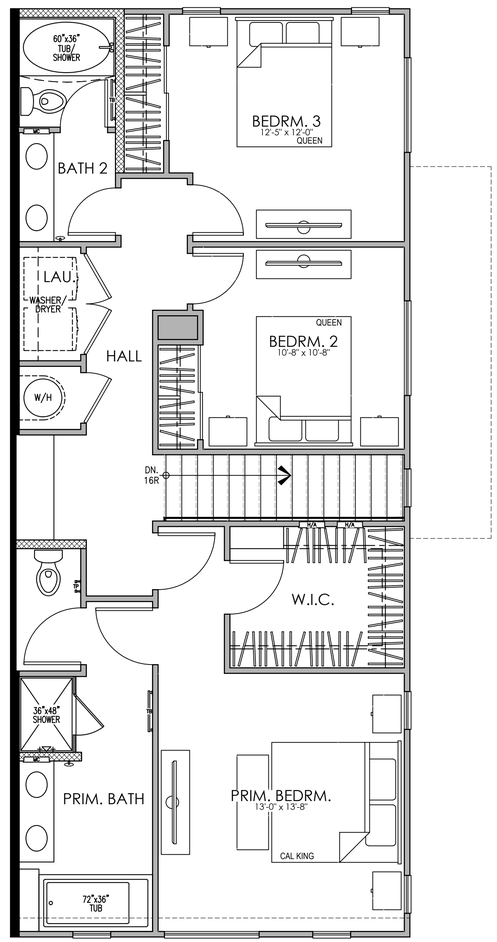
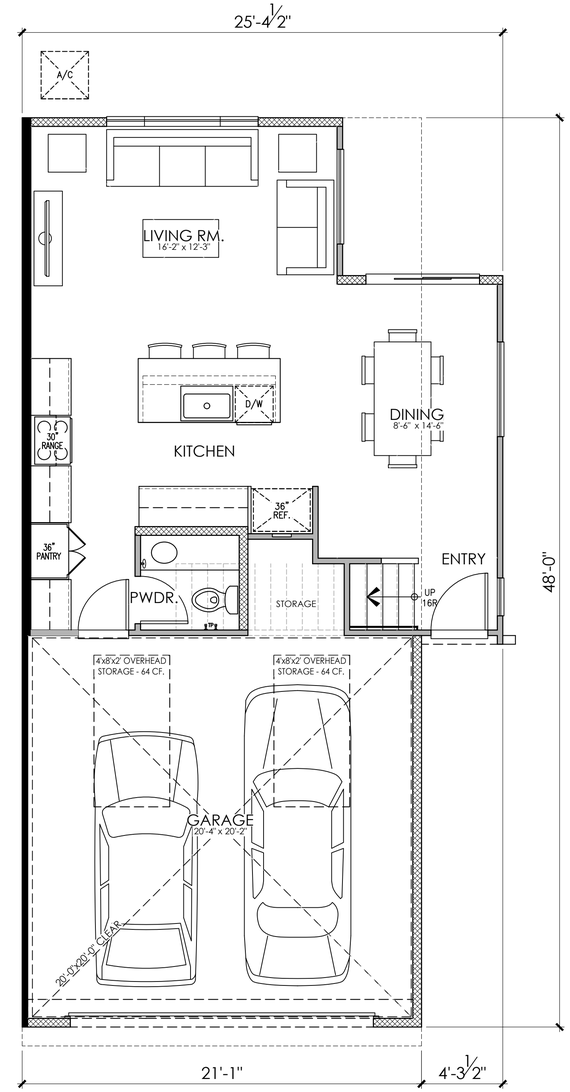
#23078



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

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FONTANA, CA

10/30/2025
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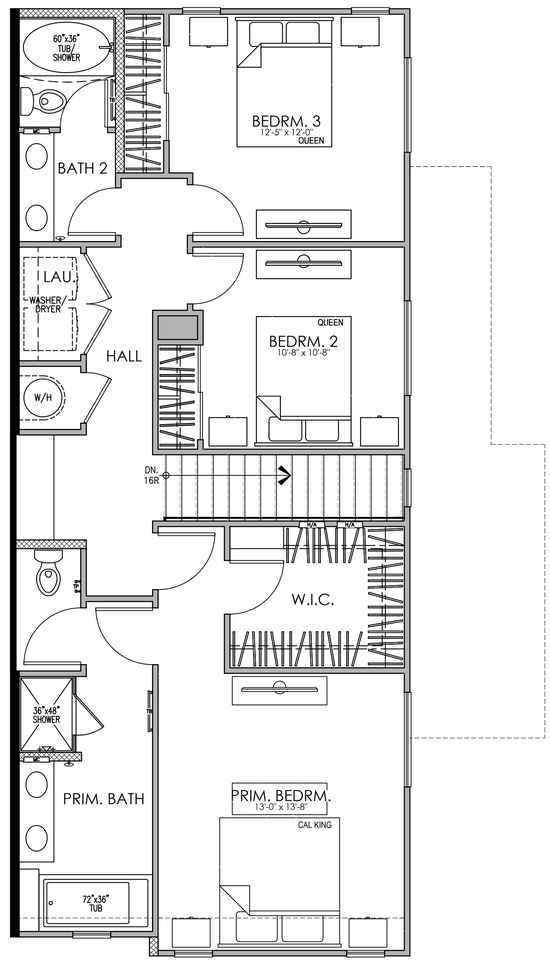
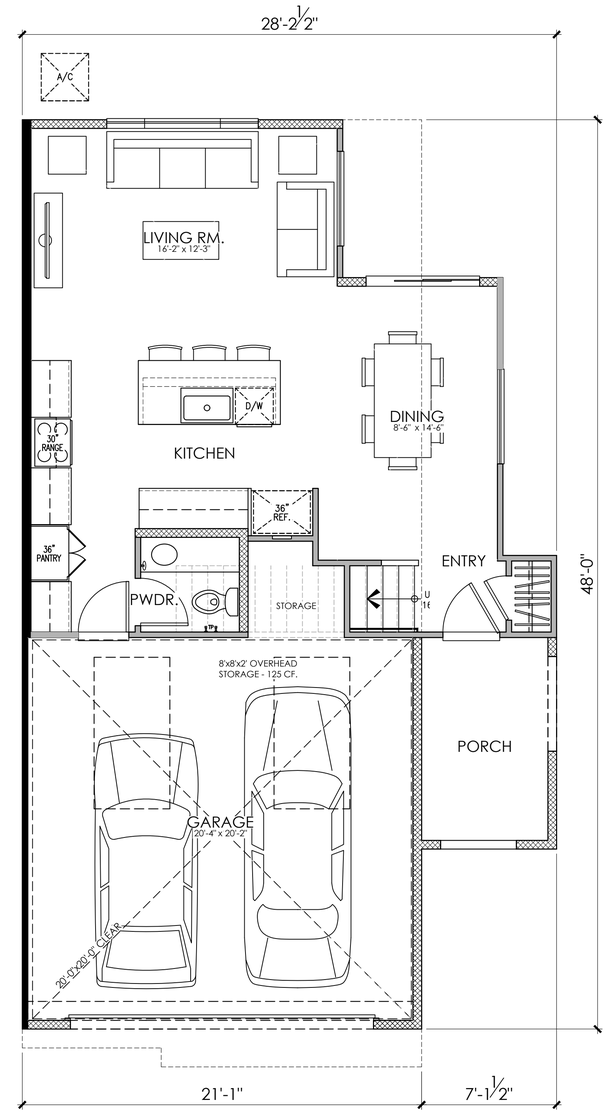


SECOND FLOOR



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

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FONTANA, CA

10/30/2025
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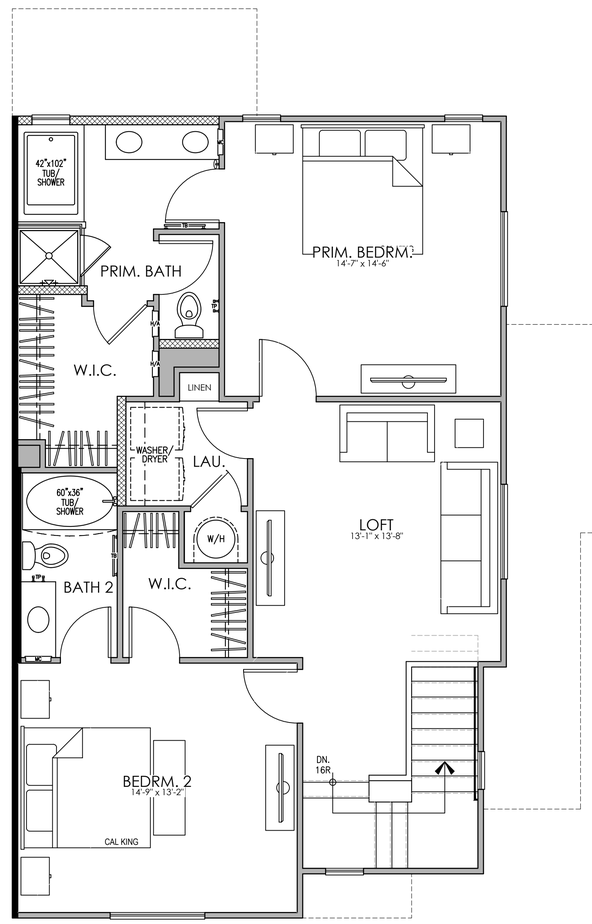
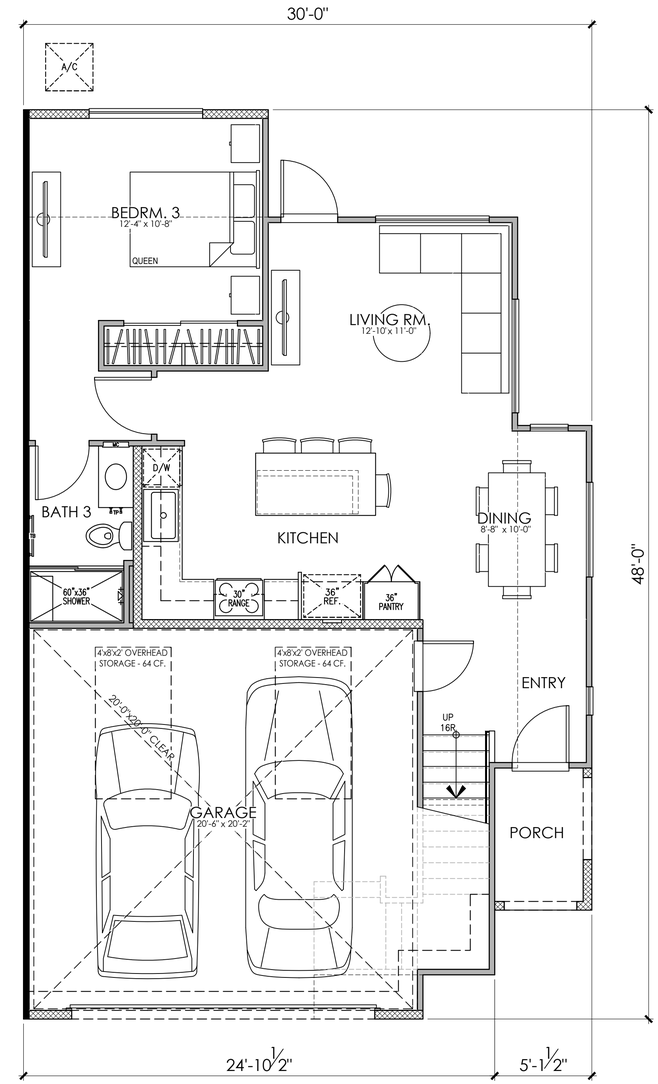


SECOND FLOOR



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
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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

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

"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

Lewis Group Of Companies

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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

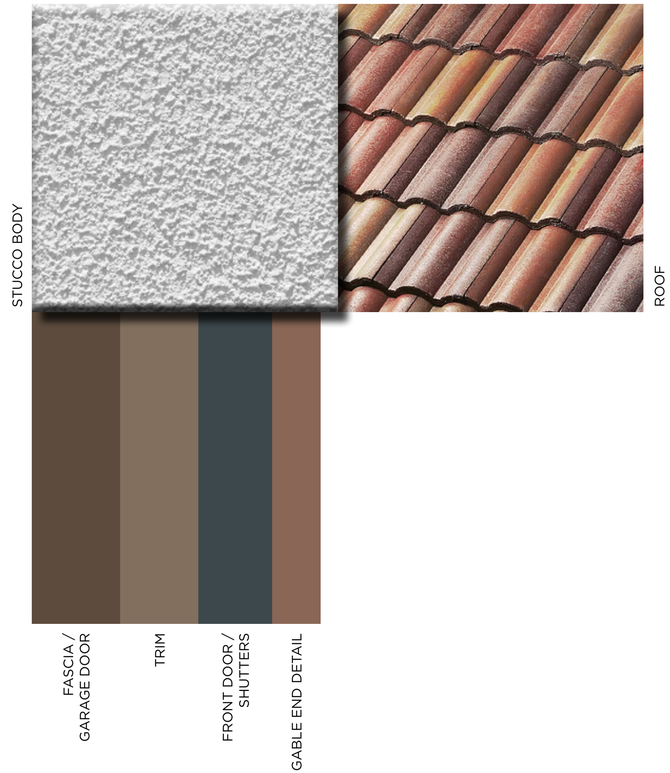
Lewis Group Of Companies

CURTIS & CATAWBA DUPLEX
FONTANA, CA

#23078B
JUL. 11, 2022

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #2



Lewis Group Of Companies

CURTIS & CATAWBA DUPLEX
FONTANA, CA

#23078B
OCT. 19, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #3

Lewis Group Of Companies

CURTIS & CATAWBA DUPLEX
FONTANA, CA

#23078B
OCT. 19, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - SANTA BARBARA

FARMHOUSE
SCHEME #4

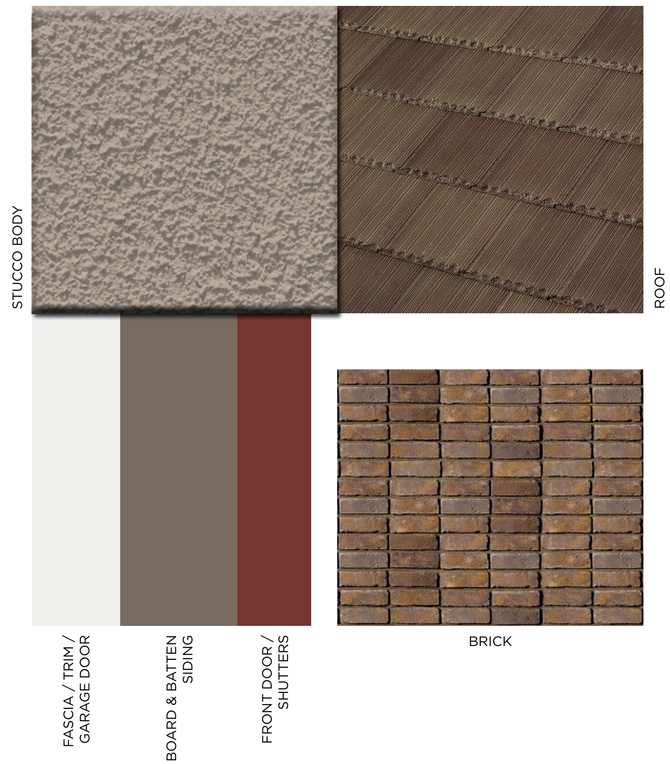
Lewis Group Of Companies

CURTIS & CATAWBA DUPLEX
FONTANA, CA

#23078B
OCT. 19, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #5



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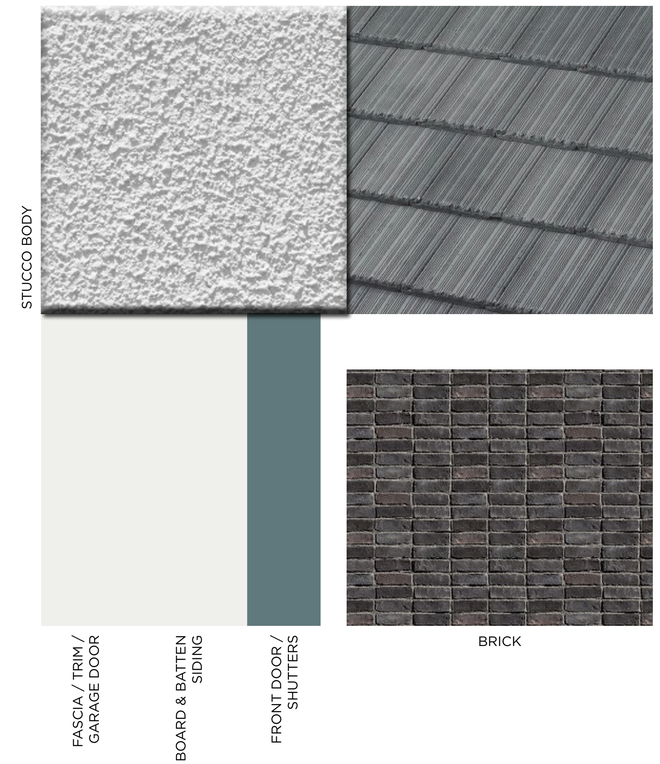
CURTIS & CATAWBA DUPLEX
FONTANA, CA

#23078B
OCT. 19, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #6



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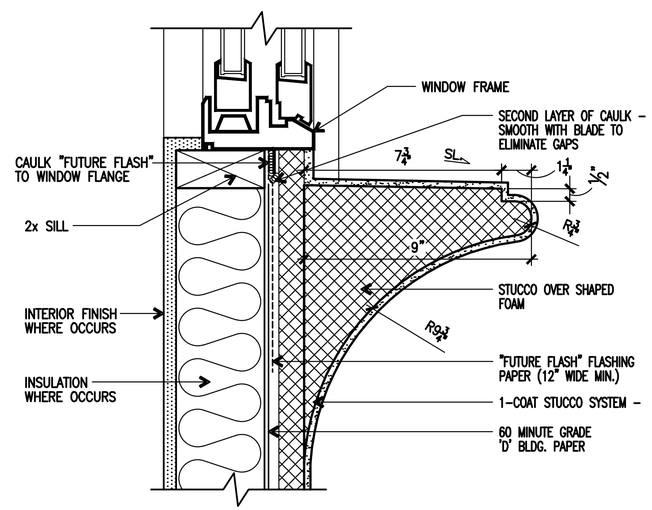
CURTIS & CATAWBA DUPLEX
FONTANA, CA

#23078B
OCT. 19, 2023

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - FARMHOUSE



POTSHELF DETAIL - SANTA BARBARA