City of Fontana

8353 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Resolution No. PC 2025-041

Tuesday, November 4, 2025
6:00 PM

Grover W. Taylor Council Chambers

Planning Commission

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Dylan Keetle, Commissioner
Torrie Lozano, Commissioner

Welcome to a meeting of the Fontana Planning Commission.

Welcome to a meeting of the Fontana Planning Commission. Meetings are held at the Grover W. Taylor Council Chambers 8353 Sierra Avenue Fontana, CA 92335. To address the Commission, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Council Chambers is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

Para traducción en Español, comuniquese con la oficina,"City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Council Chambers. All bags are subject to search. Face masks are prohibited in the Council Chambers, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Council Chambers, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

PUBLIC COMMUNICATIONS:

This is an opportunity for citizens to speak to the Planning Commission for up to three minutes on items not on the Agenda, but within the Planning Commission's jurisdiction. The Planning Commission is prohibited by law from discussing or taking immediate action on non-agendized items.

A. Public Communications:

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Planning

Commission votes on them, unless a member of the Planning Commission requests a specific item be removed from the Consent Calendar for discussion.

A. Approval of Minutes

Approve the Regular Planning Commission Meeting Minutes of October 21, 2025.

CC-A Approval of Minutes of October 21, 2025. **25-0636**

Attachments: Draft Planning Commission Minutes of October 21, 2025.

Approve Consent Calendar Item as recommended by staff.

PUBLIC HEARINGS:

To comment on Public Hearing Items, you may submit comments via e-mail at planning@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 5:00 p.m. on the day of the meeting. You may also fill out a card at the meeting and give it to the City Clerk. Public Comments should be no longer than three (3) minutes. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

(a) hearing opened (e) oral - favor

(b) written communication (f) oral - opposition

(c) council/staff comments (g) hearing closed

(d) applicant comments

PH-A Master Case No. 24-0059: Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) and Design Review No. 24-0030; A request to consolidate twenty-nine parcels into four parcels for the development of a multi-family project, and a request for site and architectural approval of a 595 multi-family unit project on a 27 acre site at Assessor Parcel Numbers: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30, pursuant to an Addendum to the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) prepared for this proposed project. **25-0640**

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff

recommends that the Planning Commission adopt Resolution No. PC 2025-____, and

1. Adopt an Addendum and Mitigation Monitoring, and Reporting Program (MMRP) to the General Plan Update Final Environmental Impact Report (SCH No. 2016021099) and direct staff to file a Notice of Determination; and

2. Approve Vesting Tentative Parcel Map No. 24-0019 (TPM 20910), and

3. Approve Design Review (DRP) No.24-0030.

APPLICANT:
BCT Dev Acquisition Co LLC
1400 Newport Center Drive, #200
Newport, CA 92660

LOCATION:
The project site is located on the southwest corner of Citrus Avenue and Summit Avenue (APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30).

Rina Leung, Senior Planner

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - Project plans
Attachment No. 3 - Planning Commission Resolution
Attachment No. 4 - Notice of Determination
Attachment No. 5 - Public hearing notice

UNFINISHED BUSINESS:

A. None

NEW BUSINESS:

A. None

DIRECTOR COMMUNICATIONS:

A. Director Communications:

DC-A Upcoming cases scheduled for City Council and Planning Commission. 25-0637

An update of future City Council agenda items for

November 11, 2025 and November 25, 2025 for the Planning Commission's information.

An update of future Planning Commission agenda items for November 18, 2025 for the Planning Commission's information.

Attachments: Upcoming Items CC Memo
Upcoming Items PC Memo

COMMISSION COMMENTS:

A. Planning Commission Remarks:

WORKSHOP:

A. None

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular Planning Commission Meeting on Tuesday, November 18, 2025 at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

8353 Sierra Avenue
Fontana, CA 92335

File #: 25-0636
Agenda #: CC-A

Agenda Date: 11/4/2025
Category: Consent Calendar

FROM:
Planning

TITLE:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of the Regular Planning Commission Meeting of October 21, 2025.

DISCUSSION:
The Planning Commission will consider approval of the minutes of a Regular Planning Commission meeting of October 21, 2025. The draft minutes are attached to this report for the Planning Commission to review and approval.

MOTION:
Approve staff recommendation.

City of Fontana

Planning Commission

Minutes

Idilio Sanchez, Chair
Ricardo Quintana, Vice Chair
Joe Armendarez, Secretary
Torrie Lozano, Commissioner
Dylan Keetle, Commissioner

Tuesday, October 21, 2025 6:00 P.M. Grover W. Taylor Council Chambers

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, October 21, 2025. Vice Chair Quintana called the meeting to order at 6:03 p.m.

Present: Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: Chair Sanchez

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Secretary Armendarez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

None.

CONSENT CALENDAR:

A. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General plan; pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption.

Staff recommends that the Planning Commission adopt **Resolution No. PC 2025-038** Determining that the Acquisition of Certain Real Property Located at 16565 Orange Way is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15301 and Directing Staff to File a Notice of Exemption**.**

B. A Resolution of the Planning Commission of the City of Fontana Determining that the Acquisition of Certain Real Property Located at 16390 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan: pursuant to a CEQA exemption in accordance with CEQA Guidelines Section 15061(b)(3).

Staff recommends that the Planning Commission adopt **Resolution No. PC 2025-039** Determining that the Acquisition of certain Real Property Located at 16390 Foothill Boulevard is in Conformance with the City of Fontana 2015-2035 General Plan and make CEQA findings pursuant to State CEQA Guidelines Section 15061(b)(3) and direct staff to file a Notice of Exemption**.**

Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of October 7, 2025.

ACTION: A Motion was made by Secretary Armendarez and seconded by Commis sioner Keetle and passed by a vote of 4-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano

Absent: Chair Sanchez

Abstain: None

PH-A Master Case No. 23-0100-R1: Design Review No. 22-000062-R2 - A request to amend a previously approved Design Review, to reduce the size of the industrial commerce center building from 193,462 square feet to approximately 83,632 square feet along with reducing the size of the property from 8.7 acres to 4.6 acres, including the construction of the associated site improvements within a parcel (APN: 0255-021-17) of approximately 4.6-acres, located east of Oleander Avenue and on the north side of Santa Ana Avenue, on property identified as Assessor's Parcel Number 0255-021-17, pursuant to an Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR.

Vice Chair Quintana opened the Public Hearing.

Salvador Quintanilla, Senior Planner, presented the staff report and noted a memo adding a condition of approval to the design review.

The applicant, David Pittman, stated that he read and agreed to the Conditions of Approval, the proposed condition and provided the commission details regarding the project.

No written correspondence was received.

No individual spoke in favor or in opposition of this item.

The Public Hearing was closed.

RECOMMENDATION:

Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2025-040, and,

1. **Adopt the Addendum to the Citrus and Oleander Avenue at Santa Ana Avenue Project EIR, and direct staff to file a Notice of Determination; and,**

2. **Approve Design Review (DRP) No. 22-000062-R2.**

ACTION: Motion was made by Commissioner Keetle and seconded by Commissioner Lozano and passed by a vote of 4-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2025-040 and Design Review (DRP) No. 22-000062-R2 with amended conditions of approval.

The motion carried by the following vote:

AYES: Vice Chair Quintana, Secretary Armendarez, Commissioners Keetle and Lozano NOES: None; ABSTAIN: None; ABSENT: Chair Sanchez

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked staff and the applicant for bringing business to the city, expressing appreciation for seeing businesses thrive. He also commended Director Nevins and staff for their excellent work.

Commissioner Lozano thanked Planning staff for their hard work and presentations and wished everyone a safe upcoming holiday.

Secretary Armendarez echoed the remarks of fellow Commissioners and expressed appreciation for the hard work that goes into preparing staff reports. He reminded everyone that October is Breast Cancer Awareness Month, encouraging women to get tested and extended prayers and well wishes to those who have fought, are fighting, or have lost loved ones to the disease.

Vice Chair Quintana thanked staff for their presentations and Secretary Armendarez for recommending acknowledgment of Breast Cancer Awareness Month. He concluded by expressing gratitude for the opportunity to serve the community and work alongside fellow Commissioners.

ADJOURNMENT:

Vice Chair Quintana adjourned the meeting at 6:22 p.m. to the next Regular Planning Commission Meeting on Tuesday, November 4th, 2025, at 6:00 p.m. in the Grover W. Taylor Council Chambers located at 8353 Sierra Avenue, Fontana, California.

_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 4th DAY OF NOVEMBER 2025.

_____

Ricardo Quintana
Vice Chair

File #: 25-0640
Agenda #: PH-A

Agenda Date: 11/4/2025
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. 24-0059: Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) and Design Review No. 24-0030; A request to consolidate twenty-nine parcels into four parcels for the development of a multi-family project, and a request for site and architectural approval of a 595 multi -family unit project on a 27 acre site at Assessor Parcel Numbers: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30, pursuant to an Addendum to the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) prepared for this proposed project.

RECOMMENDATION:
Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. 2025-____, and

1. Adopt an Addendum and Mitigation Monitoring, and Reporting Program (MMRP) to the General Plan Update Final Environmental Impact Report (SCH No. 2016021099) and direct staff to file a Notice of Determination; and

2. Approve Vesting Tentative Parcel Map No. 24-0019 (TPM 20910), and

3. Approve Design Review (DRP) No.24-0030.

APPLICANT:
BCT Dev Acquisition Co LLC
1400 Newport Center Drive, #200
Newport, CA 92660

LOCATION:
The project site is located on the southwest corner of Citrus Avenue and Summit Avenue (APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30).

REQUEST:
Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910)- A request to consolidate 29 parcels into four (4) separate parcels for a total of 27 acres.

Design Review (DRP) No. 24-0030 - A request for site and architectural approval of a multi-family project, totaling 595 units, and associated site improvements on approximately 27 acres.

PROJECT PLANNER:

Rina Leung, Senior Planner

BACKGROUND INFORMATION:

Land Use Table:

	General Plan	Zoning/Overlay	Existing Land Use
Site:	Walkable Mixed Use Urban Village (WMXU-2)	Form Based Code/Village District	Vacant
North:	Residential Planned Community (R-PC)	Citrus Heights North Specific Plan (SP)	Single Family and Multiple Family Dwellings
South:	Single Family Residential (R-SF)	Single Family Residential (R-1)	Single Family Dwellings
East:	Public Facilities (P-PF)	Public Facilities (P-PF)	Fontana Water company/Water tank
West:	Residential Planned Community (R-PC)	Citrus Heights South Specific Plan (SP)	Single Family Dwellings

PROJECT DESCRIPTION:

A. Project Area: Approximately 27 acres

B. Density: Max Allowed: 24 units per acre
Proposed: 22 units per acre

C. Building Analysis
Building Height
Maximum: 70 feet
Proposed: 36-39 feet

D. Setbacks:
Front: 10 feet minimum
Proposed: 13-16 feet

Street Side: 10 feet minimum
Proposed: 30 feet

Interior Side: 5 feet
Proposed: 56 feet

Rear: 10 feet
Proposed: 50 feet

E. Parking Analysis:
Vehicle Required: 893 spaces
Vehicle Provided: 1,310 spaces (1,190 garage/120 open)

ANALYSIS:

The applicant, BCT Dev Acquisition Co. LLC, is requesting that the Planning Commission approve Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) to consolidate twenty-nine (29) parcels into four (4) parcels and approve DRP No. 24-0030 for development of a multi-family development,

consisting of 595 units and associated site-improvements on approximately 27 acres.

Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910)

Vesting Tentative Parcel Map No. 24-0019 (TPM 20910) will consolidate 29 parcels at APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30 into four (4) parcels. The resulting parcels will meet the development standards of the Zoning and Development Code and will enable the development of the 595 multi-family units.

To finalize the site design for this development, Vesting Tentative Parcel Map No. 24-0019 (TPM 20910) includes the vacation of Joe Avenue and a portion of Edward Avenue. The purpose of this vacation is to facilitate the efficient development of the property, directly supporting the creation of new housing units. This aligns with the vision set forth in the City's General Plan Chapter 5 (Housing), which seeks a housing stock that meets the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types. In accordance with Government Code Section 64502(a), staff finds that the proposed street vacation is in conformity with the City's General Plan.

Design Review (DRP) No. 24-0030

The multi-family residential project will be comprised of 595 units within ninety-three buildings, with a minimum of 10-unit layout variation (floor plans) and will be developed into four (4) phases with the main backbone streets being constructed as part of the first phase. Subsequent phases will be secured with a four (4) tall split rail fence to secure the future phases along with a soil stabilizer for the undeveloped areas. The unit mix will include: 138 two-bedroom units, ranging in size from 1,138 square feet to 1,280 square feet; 122 three-bedroom units ranging in size from 1,358 square feet to 1,694 square feet, and 335 four-bedroom units 1,504 square feet to 1,697 square feet.

The applicant proposes three styles of architecture, Modern, Spanish and Italianate styles with Row House and Court style building types.

The architectural features of the three style buildings will feature a light earth neutral tone color palette with a medium to dark brown accent along with rust, green or blue accent colors. The Spanish architectural style includes stucco light sand exterior, concrete S-roof tile, metal and faux wood railings, decorative metal pots, decorative exterior lighting, shutters, vinyl windows, and decorative garage doors. The Modern style has a flat roof with wood fascia board, decorative garage doors, pop outs, and varied roof line, The Italianate style has balconies with wrought iron railings, stone veneer, decorative shutters, tall narrow windows, and decorative garage doors.

The variations to the building's faces, varying roof lines and building's height from 36 feet high to 39 feet, will make the project architecturally pleasing and be consistent with the surrounding area. The Project includes associated on and off-site improvements to include installing parking spaces, impervious pedestrian paving, new landscaping, enhanced paving, and lighting.

The proposal has been designed to be compatible with surrounding residential uses with the inclusion of enhanced pavement walkways for pedestrians which allow for onsite circulation to units, amenities, and other areas on the site. The project will include off-site improvements for sidewalks, curb and gutter, street lighting, a median break on Citrus Avenue and an all-way stop at Summit Avenue and Pinehurst Lane. The proposed site is physically suitable in size and shape to support the development of the proposed multifamily townhome community project. Applicable building codes,

zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed project. The project provides 417 more parking spaces than required by the Zoning and Development Code. The project design incorporates safety measures for automobiles and pedestrians in the area.

Amenities/Open Space:
The proposed development includes activated courtyards with arbors and ample landscaping, two recreation centers with leasing, fitness and clubroom areas, two pools and two spas, two tot lot area, a dog run area, pedestrian walkways, open space courtyard centers with shade structures, cornhole, seating areas and BBQ.

Each unit has adequate open space directly accessible from the private unit, exceeding the code required minimum of 64 square feet with private open space ranging from approximately 70 square feet to 140 square feet.

Grading/Walls:
The topography of the Project Site is relatively flat. The project plans indicate a new six foot high split -face CMU wall along portions of the north property line as well as the easterly and westerly property lines to provide additional separation and screening. An existing six foot high block wall is located on the west and south sides of the property, and an existing six foot high perimeter wall is located on the northeast side of the property. Other decorative courtyard and interior walls and fences will be located throughout the Project site.

Site Access/Circulation/Parking:
The main ingress and egress to the Project Site will be provided via a public cul-de-sac along Summit Avenue and a driveway on Citrus Avenue at the southeast property line, neither of which will be gated. An EVA (Emergency Vehicle Access) gate is located on the northeast corner of the property along Citrus Avenue, internal circulation between project areas is facilitated by driveways. Two of the three internal project areas are independently gated. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering. The internal circulation is sufficient to support this type of use

Environmental:
Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared for this proposed project. The aforementioned FEIR adopted by the City Council on November 13, 2018, anticipated this type of residential development.

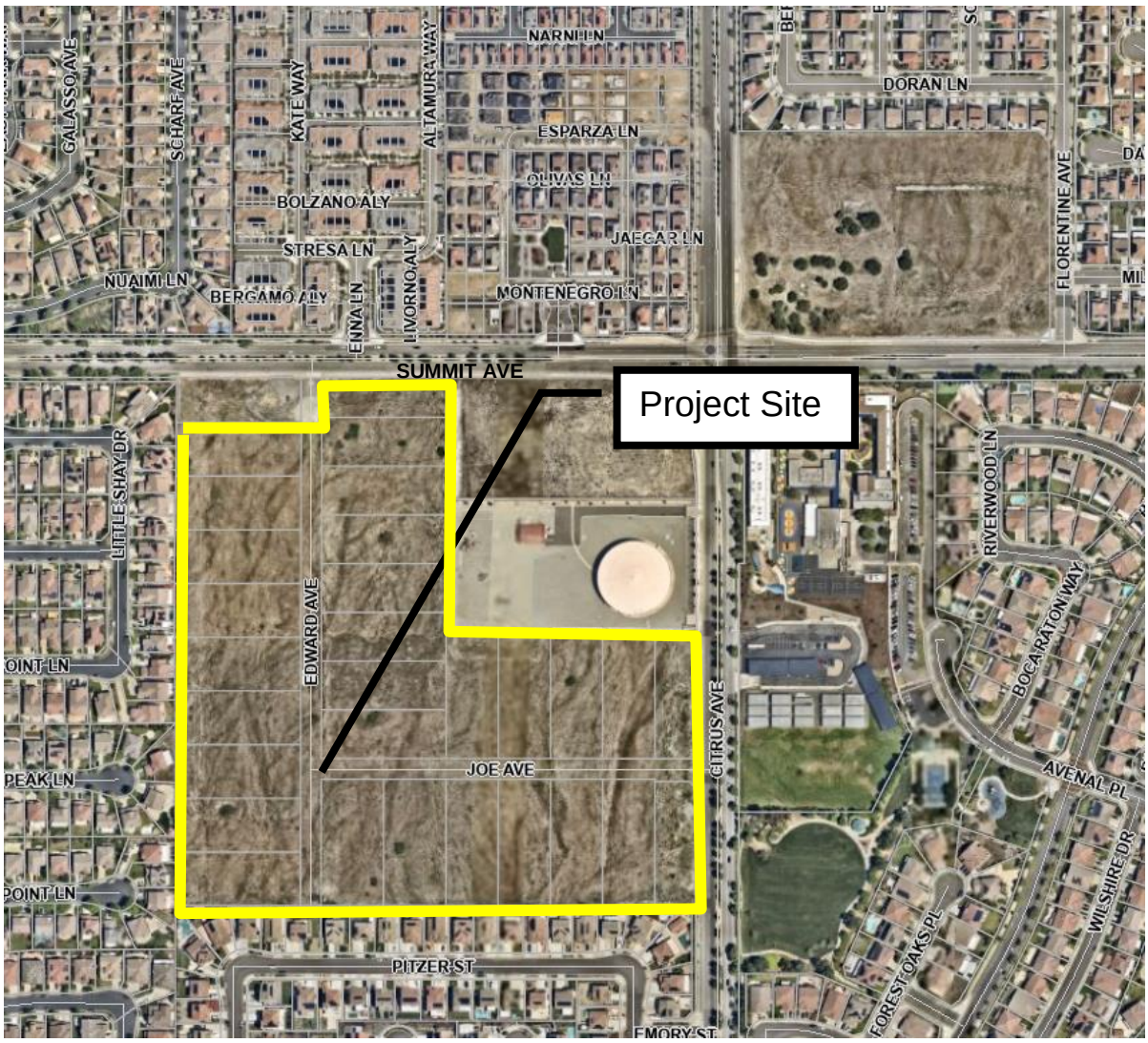
The proposed Project does not represent significant changes to the approved GP EIR relative to CEQA since it does not change the assumptions, analysis, conclusions, or mitigation. The components of the proposed project do not alter the EIR project's significance conclusions or represent significant new information. Additionally, the proposed project does not require major revisions to the aforementioned EIR, does not lead to new significant environmental effects, or does not lead to substantial increase in the severity of previously identified significant effects. The proposed project does not trigger any of the conditions that warrant preparation of a Subsequent EIR. Therefore, an Addendum to the EIR has been prepared for this proposed project and no

further/additional CEQA review is required.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
1 - Vicinity Map
2 - Project Plans
3 - Planning Commission Resolution, and Conditions of Approval
4 - Notice of Determination
5 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT



NORTH

VICINITY MAP

DATE: November 4, 2025

CASE: Master Case No. 24-0059; Vesting Tentative Parcel Map No 24-0019 and Design Review No. 24-0030

ATTACHMENT NO. 1

ATTACHMENT NO. 2

CITRUS & SUMMIT

FONTANA, CALIFORNIA



ARCHITECTURE

A0.00	SHEET INDEX
A1.00	ARCHITECTURAL SITE PLAN
A1.01	PERSPECTIVE RENDERING - SITE 1A
A1.02	PERSPECTIVE RENDERING - SITE 1A
A1.03	PERSPECTIVE RENDERING - SITE 1A
A1.04	PERSPECTIVE RENDERING - SITE 1B
A1.05	PERSPECTIVE RENDERING - SITE 1B
A1.06	PERSPECTIVE RENDERING - SITE 2
A1.07	PERSPECTIVE RENDERING - SITE 2
A1.08	PERSPECTIVE RENDERING - SITE 2
A2.00	B610 PERSPECTIVE - SITE 1B
A2.01	B610 ELEVATIONS - SITE 1B
A2.02	B610 BUILDING PLANS - SITE 1B
A2.10	B620 PERSPECTIVE - SITE 1A
A2.11	B620 ELEVATIONS - SITE 1A
A2.12	B620 PERSPECTIVE - SITE 1B
A2.13	B620 ELEVATIONS - SITE 1B
A2.14	B620 BUILDING PLANS - SITE 1A & 1B
A2.20	B630 PERSPECTIVE - SITE 1A
A2.21	B630 ELEVATIONS - SITE 1A
A2.22	B630 PERSPECTIVE - SITE 1B
A2.23	B630 ELEVATIONS - SITE 1B
A2.24	B630 BUILDING PLANS - SITE 1A & 1B
A2.30	B810 PERSPECTIVE - SITE 1B
A2.31	B810 ELEVATIONS - SITE 1B
A2.32	B810 BUILDING PLANS - SITE 1B
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A2.40	B820 PERSPECTIVE - SITE 1A
A2.41	B820 ELEVATIONS - SITE 1A
A2.42	B820 PERSPECTIVE - SITE 1B
A2.43	B820 ELEVATIONS - SITE 1B
A2.44	B820 BUILDING PLANS - SITE 1A & 1B
A2.45	B820 BUILDING PLANS - SITE 1A & 1B
A2.50	B1010 PERSPECTIVE - SITE 1A
A2.51	B1010 ELEVATIONS - SITE 1A
A2.52	B1010 PERSPECTIVE - SITE 1B
A2.53	B1010 ELEVATIONS - SITE 1B
A2.54	B1010 BUILDING PLANS - SITE 1A & 1B
A2.55	B1010 BUILDING PLANS - SITE 1A & 1B
A2.60	UNIT PLANS - P1 & P2
A2.61	UNIT PLANS - P3 & P5
A2.62	UNIT PLANS - P4 & P6
A2.70	DESIGN DETAILS - SPANISH
A2.71	DESIGN DETAILS - MODERN
A3.00	B400 PERSPECTIVE - SITE 2
A3.01	B400 ELEVATIONS - SITE 2
A3.02	B400 BUILDING PLANS - SITE 2
A3.10	B500 PERSPECTIVE - SITE 2
A3.11	B500 ELEVATIONS - SITE 2
A3.12	B500 ELEVATIONS - SITE 2
A3.13	B500 BUILDING PLANS - SITE 2
A3.20	B600 PERSPECTIVE - SITE 2
A3.21	B600 ELEVATIONS - SITE 2
A3.22	B600 ELEVATIONS - SITE 2
A3.23	B600 BUILDING PLANS - SITE 2
A3.24	B600 BUILDING PLANS - SITE 2
A3.30	B900 PERSPECTIVE - SITE 2
A3.31	B900 ELEVATIONS - SITE 2
A3.32	B900 ELEVATIONS - SITE 2
A3.33	B900 BUILDING PLANS - SITE 2
A3.34	B900 BUILDING PLANS - SITE 2
A3.40	UNIT PLANS - P1
A3.41	UNIT PLANS - P2
A3.50	DESIGN DETAILS - ITALIANATE
A4.00	LEASING & AMENITY CENTER 1 PERSPECTIVE
A4.01	LEASING & AMENITY CENTER 1 ELEVATIONS
A4.02	LEASING & AMENITY CENTER 1
A5.00	LEASING & AMENITY CENTER 2 PERSPECTIVE
A5.01	LEASING & AMENITY CENTER 2 ELEVATIONS
A5.02	LEASING & AMENITY CENTER 2

LANDSCAPE

L-1	OVERALL
L-2	ENLARGEMENT - PRIMARY VEHICULAR ENTRIES (1A & 1B)
L-3	ENLARGEMENT - CENTRAL COMMUNITY AREA (1A)
L-4	ENLARGEMENT - CENTRAL COMMUNITY AREA (1B)
L-5	ENLARGEMENT - TOT-LOT AND DOG RUN AREA (1A & 1B)
L-6	ENLARGEMENT - TOT-LOT WITH TURF (2)
L-7	ENLARGEMENT - INTERIOR COURTYARD (1A)
L-8	ENLARGEMENT - INTERIOR COURTYARD (1B)
L-9A	ENLARGEMENT - COURTYARD (2)
L-9B	ENLARGEMENT - COURTYARD (2)
L-10	ENLARGEMENT - TURF (1B & 2)
L-11A	SECTIONS A-D
L-11B	SECTIONS E-H
L-11C	SECTIONS I-K
L-11D	SECTIONS G-L
L-12	WALL & FENCE PLAN
L-13	PLANTING PLAN
L-14	LIGHTING PLAN
L-15	FIRE LANE EXHIBIT - BOLLARDS

CIVIL

TENTATIVE PARCEL MAP

C-1	VESTING TENTATIVE PARCEL MAP
C-2	TENTATIVE PARCEL MAP EXISTING
C-3	TENTATIVE PARCEL MAP PROPOSED

CONCEPTUAL GRADING

CG-1	TITLE SHEET
CG-2	CONCEPTUAL GRADING
CG-3	CONCEPTUAL GRADING
CG-4	SECTIONS/DETAILS

CONCEPTUAL FIRE PROTECTION PLAN
GRADING PLAN

CF-1	CONCEPTUAL FIRE PROTECTION & ACCESS PLAN

PHASING EXHIBIT

SITE LIGHTING

E-1.0	SITE LIGHTING NOTES & SHEET INDEX
E1.1A	SITE LIGHTING PLAN - AREA A
E1.1B	SITE LIGHTING PLAN - AREA B
E1.1C	SITE LIGHTING PLAN - AREA C
E1.2A	PHOTOMETRIC SITE PLAN - AREA A
E1.2B	PHOTOMETRIC SITE PLAN - AREA B
E1.2C	PHOTOMETRIC SITE PLAN - AREA C
E1.3	LIGHTING SPECIFICATIONS
E1.4	LIGHTING SPECIFICATIONS
E1.5	FOOTING DETAILS & CALCULATIONS

ktgy
888.456.5849 | ktgy.com
No. 230149

BCT development
130 Newport Center Dr.,
Suite 210
Newport Beach CA 92660



Site Summary	
APN	110-808-201 through -230
City	Fontana, CA
County	San Bernardino County
Occupancy Type	R-2
Construction Type	VB
Sprinkler Type	NFPA 13
Zoning	Village District
Site 1 Area	±16.37 AC*
Site 1A Area	±9.11 AC
Site 1B Area	±7.26 AC
Site 2 Area	±10.88 AC**
Total Site Area	±27.25 AC
Site 1 Dwelling Units	370 DU
Site 1A Dwelling Units	200 DU
Site 1B Dwelling Units	170 DU
Site 2 Dwelling Units	225 DU
Total Dwelling Units	595 DU
Site 1 Density	±22.6 DU/AC
Site 1A Density	±21.95 DU/AC
Site 1B Density	±23.42 DU/AC
Site 2 Density	±20.68 DU/AC
Total Density	±21.83 DU/AC

*Includes ±69,766 sf of Vacated Public ROW
**Includes ±40,852 sf of Vacated Public ROW

S1A, S1B, & S2 Unit Summary		NSF	Units	Private OS (NSF)
TH Plan 1-S2	4 beds-sxs	1504	88	72
TH Plan 2-S2	4 beds-sxs	1697	137	71
TH Plan 1	2 beds-tandem	1138	63	72
TH Plan 2	2 beds-tandem	1195	63	72
TH Plan 3	3 beds-tandem	1358	110	82
TH Plan 4	2 beds-tandem	1280	12	67
TH Plan 5	4 beds-sxs	1641	110	125
TH Plan 6	3 beds-sxs	1694	12	72
Total Units		595 units		

S1A, S1B, & S2 Bedroom Count		
Total # of 2 Bedrooms:	138	23%
Total # of 3 Bedrooms:	122	21%
Total # of 4 Bedrooms:	335	56%

S1A, S1B, & S2 Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	893 spaces total	
Parking Provided	1190 spaces (garage)	
	120 spaces (open)	
Total Provided	1310	±2.2 sp/unit

S1A, S1B, & S2 Common Open Space		
Required (of total site)	5%	59351 SF
Provided (of total site)	7.02%	±83355 SF

S1A & S1B Common Courtyards at Courts (S2 - N/A)	
Required	20'x20'min; 1:1 aprox. W/H/D ratio
Provided	±30,285 SF w/ 20x20 min dimension

S1A Unit Summary		NSF	Units	Private OS (NSF)	Percentage
TH Plan 1	2 beds-tandem	1138	31	72	15.5%
TH Plan 2	2 beds-tandem	1195	31	72	15.5%
TH Plan 3	3 beds-tandem	1358	63	82	31.5%
TH Plan 4	2 beds-tandem	1280	6	67	3.0%
TH Plan 5	4 beds-sxs	1641	63	125	31.5%
TH Plan 6	3 beds-sxs	1694	6	72	3.0%
Total Units		200 units		(^20 accessible units - 10% required)	

S1A Bedroom Count		
Total # of 2 Bedrooms:	68	34.0%
Total # of 3 Bedrooms:	69	34.5%
Total # of 4 Bedrooms:	63	31.5%

S1A Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	300 spaces total	
Parking Provided	400 spaces (garage)	
	73 spaces (open)	
Total Provided	473	±2.37 sp/unit

S1A Common Open Space		
Required (of total site)	5%	19842 SF
Provided (of total site)	5.76%	±22855 SF

S1A Common Courtyards	
Required	20'x20'min; 1:1 aprox. W/H/D ratio
Provided	±17285 SF w/ 20x20 min dimension

S1B Unit Summary		NSF	Units	Private OS (NSF)	Percentage
TH Plan 1	2 beds-tandem	1138	32	72	18.8%
TH Plan 2	2 beds-tandem	1195	32	72	18.8%
TH Plan 3	3 beds-tandem	1358	47	82	27.6%
TH Plan 4^	2 beds-tandem	1280	6	67	3.5%
TH Plan 5	4 beds-sxs	1641	47	125	27.6%
TH Plan 6	3 beds-sxs	1694	6	72	3.5%
Total Units		170 units		(^17 accessible units - 10% required)	

S1B Bedroom Count		
Total # of 2 Bedrooms:	70	41.2%
Total # of 3 Bedrooms:	53	31.2%
Total # of 4 Bedrooms:	47	27.6%

S1B Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	255 spaces total	
Parking Provided	340 spaces (garage)	
	22 spaces (open)	
Total Provided	362	±2.13 sp/unit

S1B Common Open Space		
Required (of total site)	5%	15812 SF
Provided (of total site)	5.38%	±17000 SF

S1B Common Courtyards at Courts	
Required	20'x20'min; 1:1 aprox. W/H/D ratio
Provided	±13000 SF w/ 20x20 min dimension

S2 Unit Summary		NSF	Units	Private OS (NSF)	Percentage
TH Plan 1-S2	4 beds-sxs	1504	88	72	39.1%
TH Plan 2-S2^	4 beds-sxs	1697	137	71	60.9%
Total Units		225 units		(^23 accessible units - 10% required)	

S2 Parking per Form-Based Code Requirements		
Parking Required	1.5 spaces/unit	
	337.5 spaces total	
Parking Provided	450 spaces (garage)	
	25 spaces (open)	
Total Provided	475	±2.11 sp/unit

S2 Common Open Space		
Required (of total site)	5%	23697 SF
Provided (of total site)	9.18%	±43500 SF

S2 Common Courtyards at Courts - N/A

FOR ARCHITECTURAL REFERENCE ONLY
REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR SPECIFIC INFORMATION

SITE IMPROVEMENTS PER CIVIL

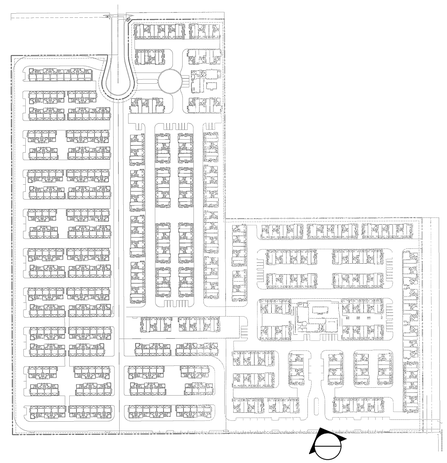
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ARCHITECTURAL SITE PLAN **A1.00**





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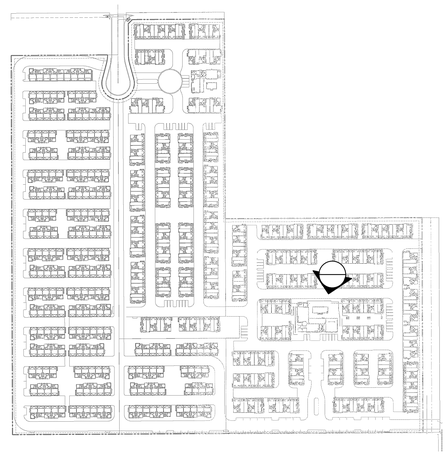
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PERSPECTIVE RENDERING - SITE 1A
VIEW OF PROJECT ENTRY

A1.01





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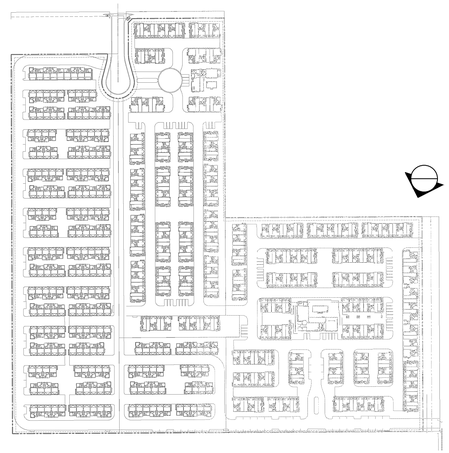
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PERSPECTIVE RENDERING - SITE 1A
VIEW OF CENTRAL COMMUNITY AMENITY AREA

A1.02





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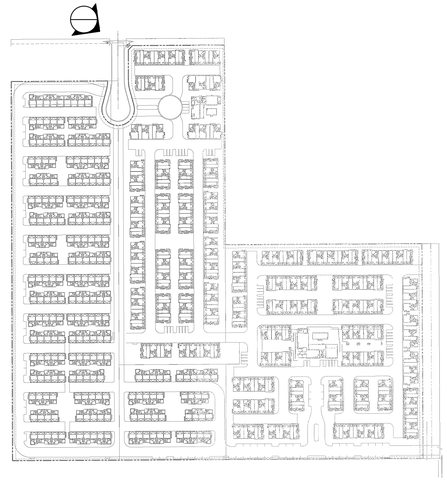
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PERSPECTIVE RENDERING - SITE 1A
VIEW ALONG CITRUS AVE.

A1.03





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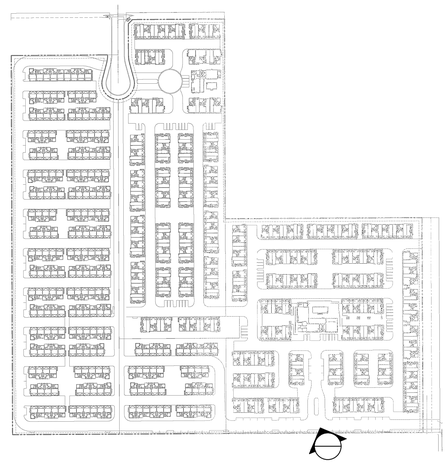
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PERSPECTIVE RENDERING - SITE 1B
VIEW ALONG SUMMIT AVE.

A1.04





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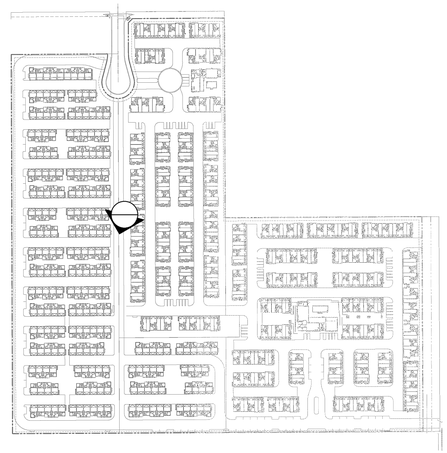
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PERSPECTIVE RENDERING - SITE 1B
VIEW OF PROJECT ENTRY ALONG EDWARD AVE.

A1.05





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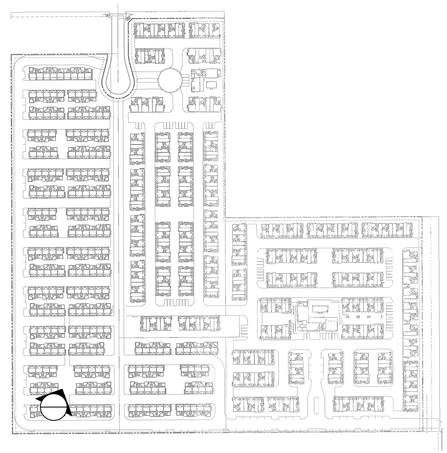
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PERSPECTIVE RENDERING - SITE 2
VIEW ALONG INTERNAL ROAD

A1.06





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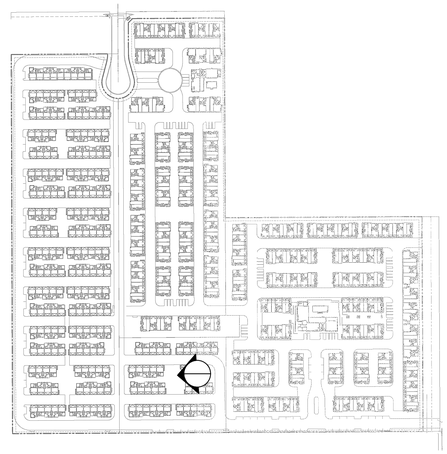
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PERSPECTIVE RENDERING - SITE 2
VIEW OF TOT LOT WITH TURF

A1.07





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PERSPECTIVE RENDERING - SITE 2
VIEW OF INTERNAL COURTYARD

A1.08



MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

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B610 PERSPECTIVE - SITE 1B **A2.00**



FRONT



RIGHT



REAR



LEFT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 4,7
COURT: BUILDINGS 8,9,20,21

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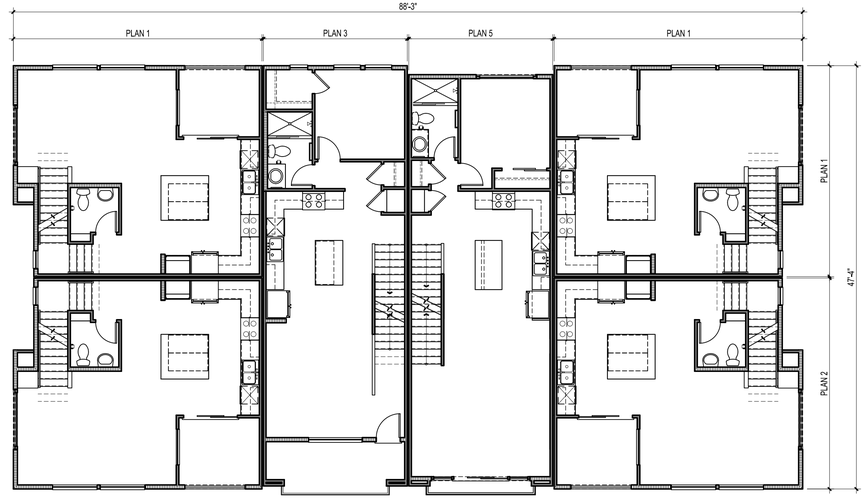
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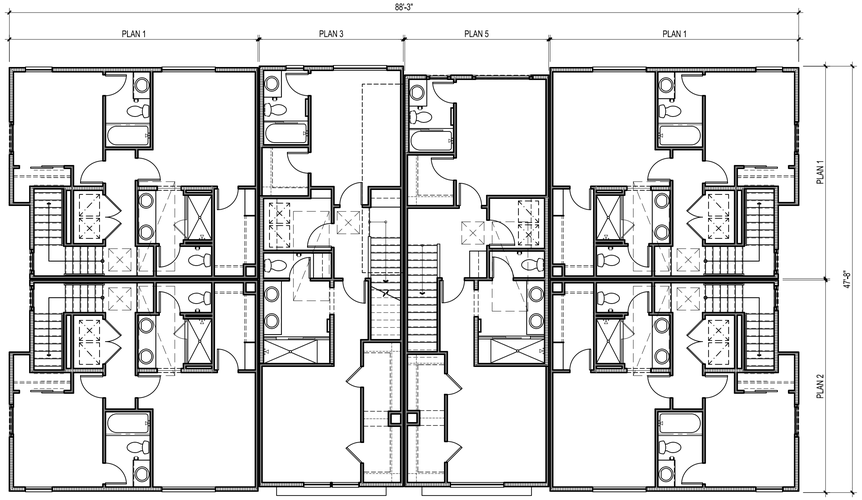
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SCHEMATIC DESIGN
September 30, 2025

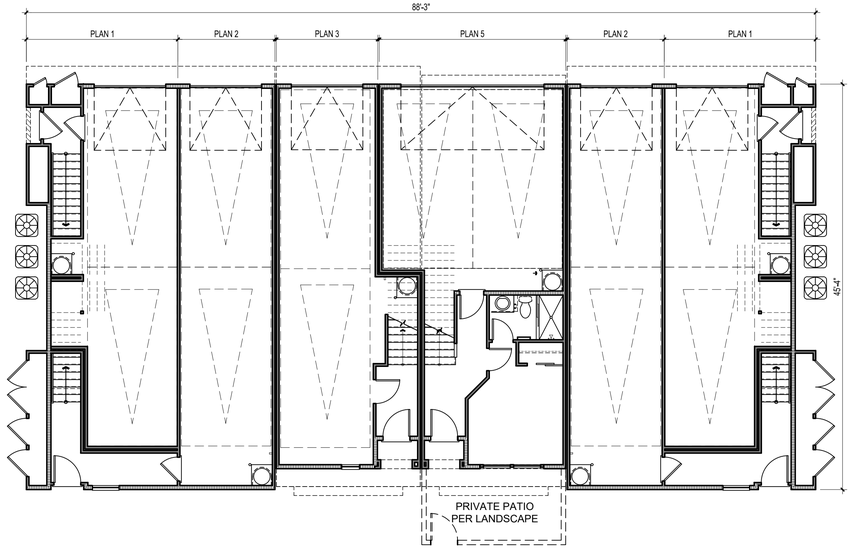
B610 ELEVATIONS - SITE 1B **A2.01**



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 4,7
COURT: BUILDINGS 8,9,20,21

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SCHEMATIC DESIGN
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B610 BUILDING PLANS - SITE 1B **A2.02**



SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

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LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile

SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 25,40,41,49,50
COURT: BUILDINGS 34,37,42,43

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SCHEMATIC DESIGN
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B620 ELEVATIONS - SITE 1A **A2.11**



MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

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SCHEMATIC DESIGN
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B620 PERSPECTIVE - SITE 1B **A2.12**



FRONT



RIGHT



REAR



LEFT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall

MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: DOORYARD AT BUILDING 2
ROWHOUSE: BUILDINGS 2,10,23
COURT: N/A

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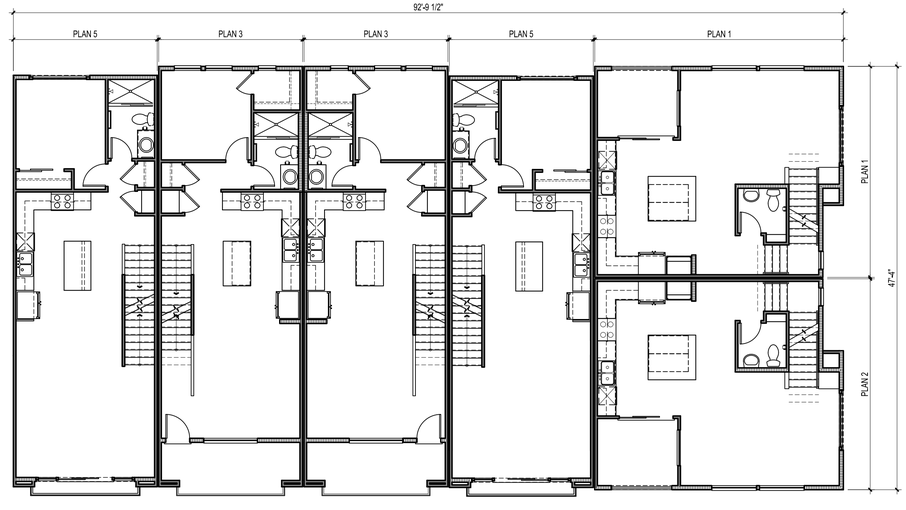
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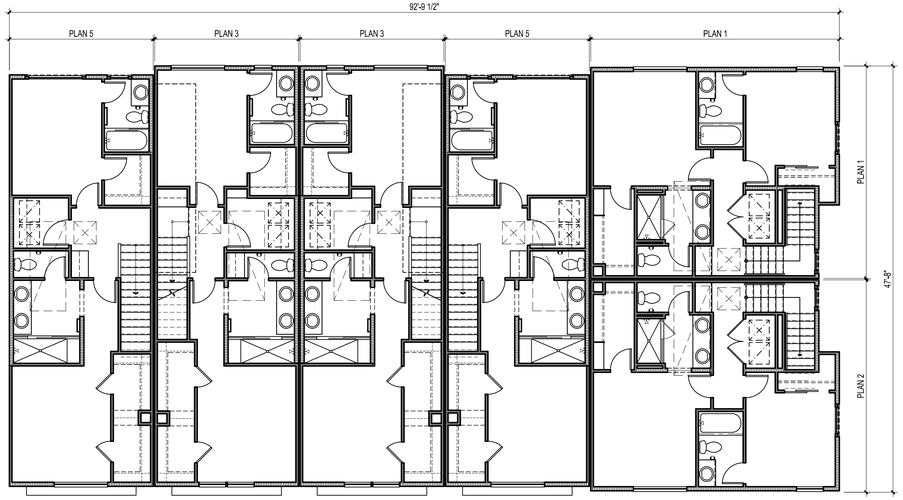
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September 30, 2025

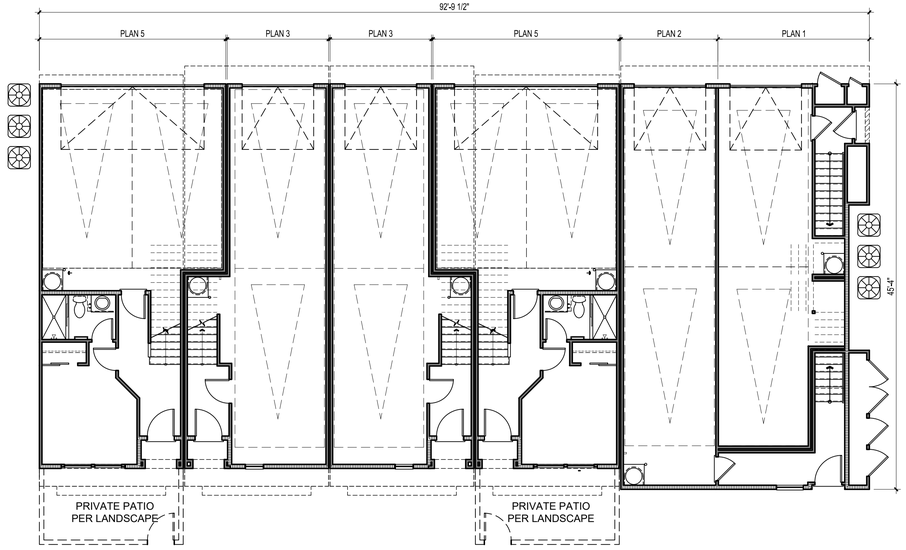
B620 ELEVATIONS - SITE 1B **A2.13**



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: DOORYARD AT BUILDING 2
ROWHOUSE: BUILDINGS 2,10,23,25,40,41,49,50
COURT: BUILDINGS 34,37,42,43

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B620 BUILDING PLANS - SITE 1A & 1B **A2.14**



SPANISH STYLE SHOWN
COLOR SCHEME 2 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B630 PERSPECTIVE - SITE 1A **A2.20**



FRONT



RIGHT



REAR



LEFT

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile

SPANISH STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: DOORYARD AT BUILDINGS 44,45,46
ROWHOUSE: BUILDINGS 44,45,46
COURT: N/A

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SCHEMATIC DESIGN
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B630 ELEVATIONS - SITE 1A **A2.21**



MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B630 PERSPECTIVE - SITE 1B

A2.22



FRONT



RIGHT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall



REAR



LEFT

MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 3, 5, 6
COURT: N/A

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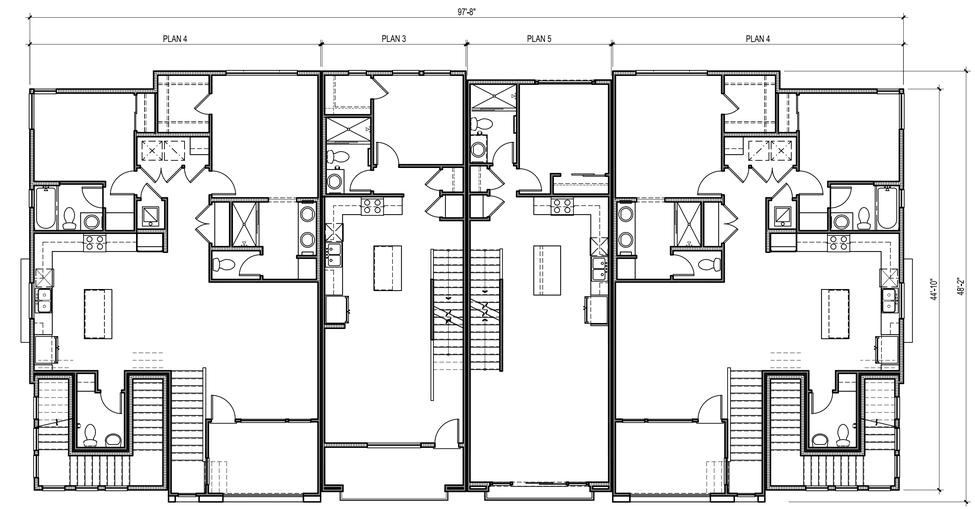
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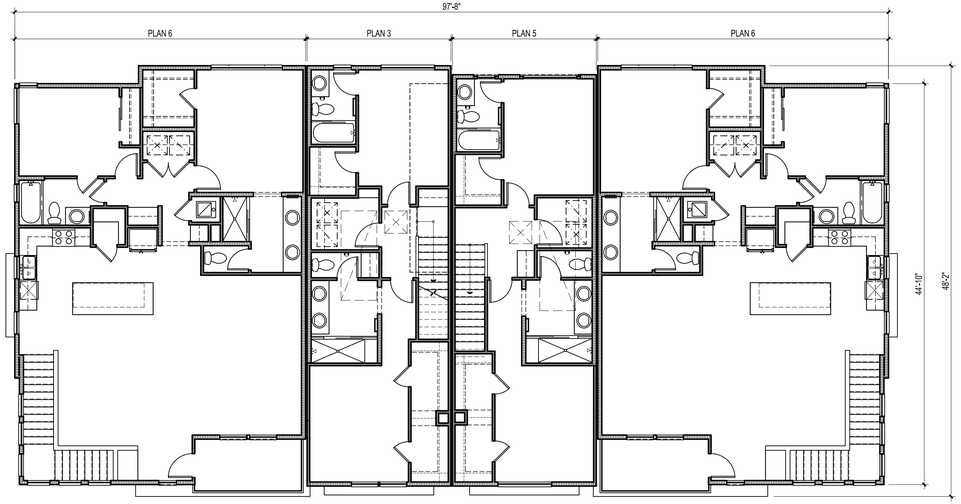
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September 30, 2025

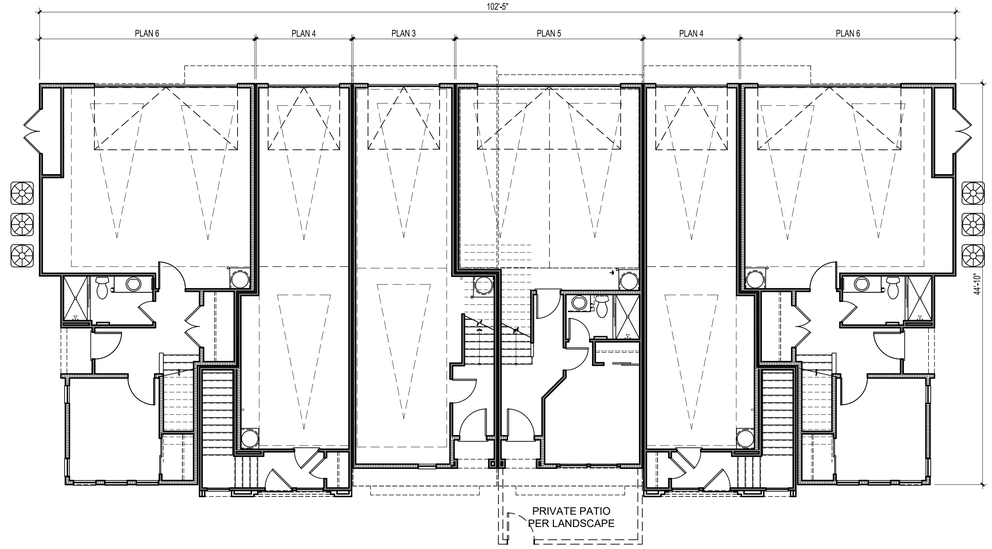
B630 ELEVATIONS - SITE 1B **A2.23**



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

FRONTAGE: DOORYARD AT BUILDINGS 44,45,46
ROWHOUSE: BUILDINGS 3,5,6,44,45,46
COURT: N/A

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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0 4 8 16 Scale 1" = 8'

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September 30, 2025

B630 BUILDING PLANS - SITE 1A & 1B **A2.24**



MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

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September 30, 2025

B810 PERSPECTIVE - SITE 1B **A2.30**



FRONT



RIGHT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall



REAR



LEFT

MODERN STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: N/A
COURT: BUILDINGS 12,13,16,17

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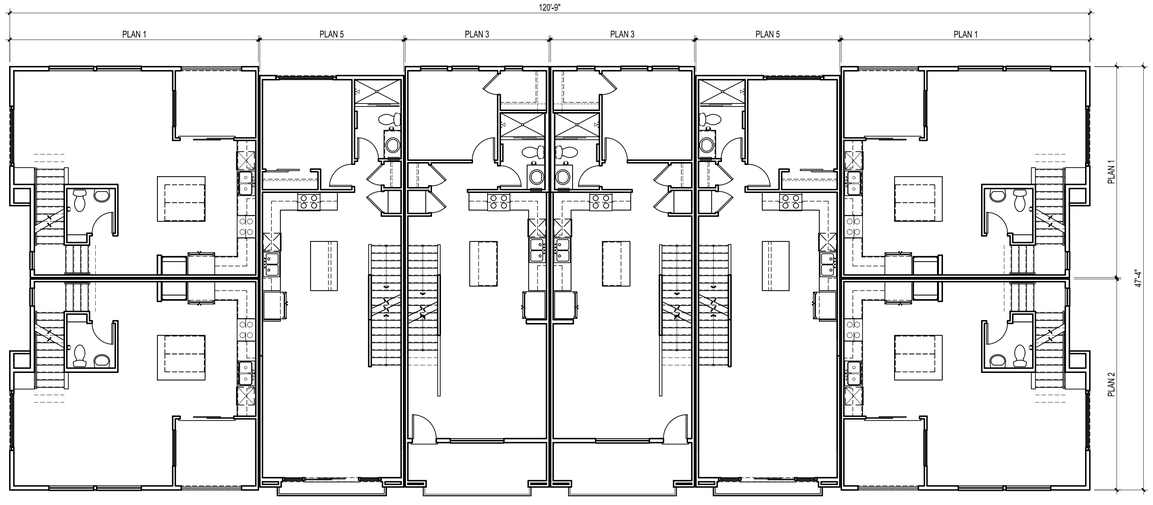
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Citrus and Summit
Fontana, CA

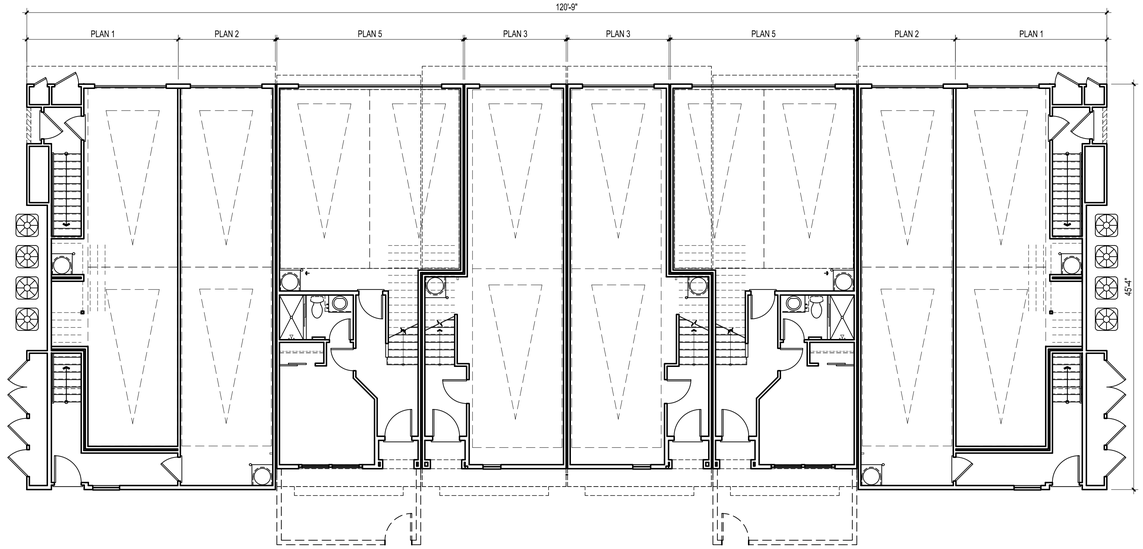
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
September 30, 2025

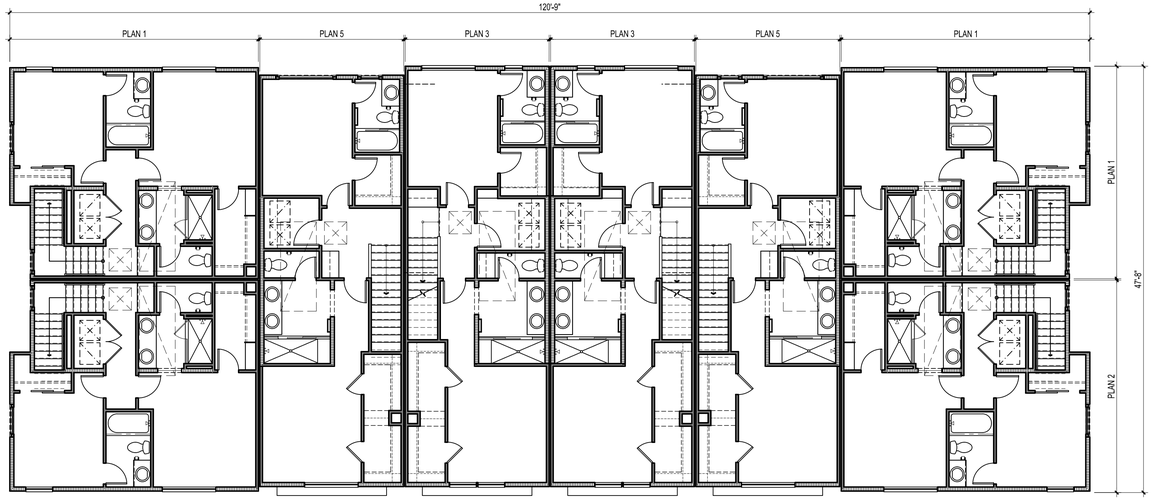
B810 ELEVATIONS - SITE 1B **A2.31**



SECOND FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN

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B810 BUILDING PLANS - SITE 1B

A2.33



SPANISH STYLE SHOWN
COLOR SCHEME 3 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B820 PERSPECTIVE - SITE 1A **A2.40**



FRONT



RIGHT

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile



REAR



LEFT

SPANISH STYLE SHOWN
COLOR SCHEME 3 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 26
COURT: BUILDINGS 35,36,38,39

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B820 ELEVATIONS - SITE 1A **A2.41**



MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B820 PERSPECTIVE - SITE 1B **A2.42**



FRONT



RIGHT

LEGEND - TRANSITIONAL STYLE

- 1 Stucco, Light Sand Finish (20/30)
- 2 Fiber Cement Siding
- 3 Stone Veneer
- 4 Bay Window
- 5 Vinyl Window
- 6 Stucco Recess / Reveal at Windows/Doors
- 7 Metal Railing
- 8 Stucco Arched (Soffit)
- 9 Fiberglass Entry Door
- 10 Decorative Exterior Lights & Raised Address Sign
- 11 Metal Sectional Garage Door
- 12 Flat Roof with Wood Fascia Board
- 13 Parapet Wall



REAR



LEFT

MODERN STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 11,14,15,18,19,22,24
COURT: N/A

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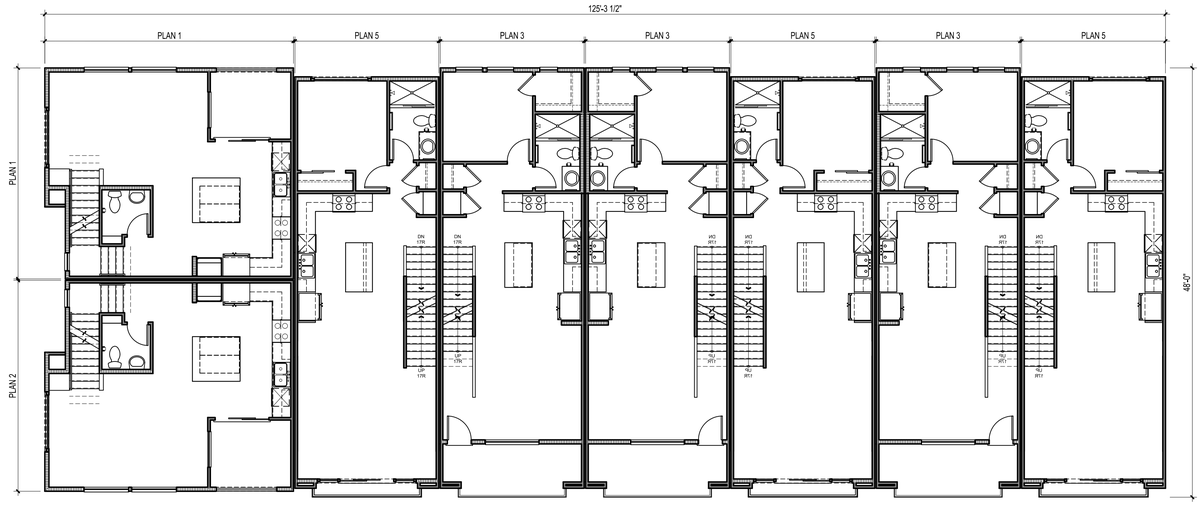
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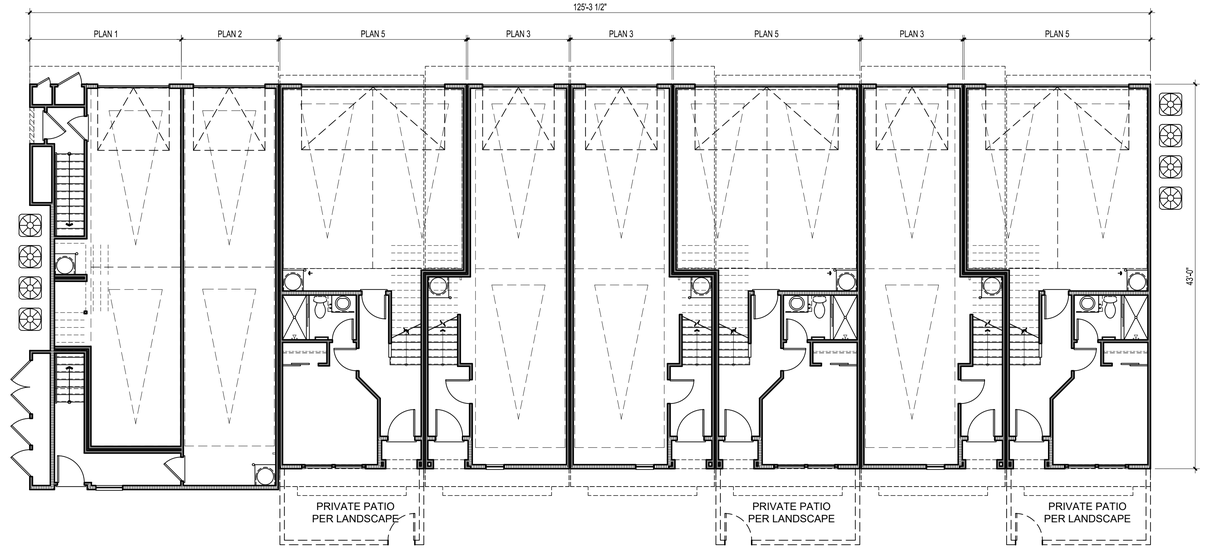
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SCHEMATIC DESIGN
September 30, 2025

B820 ELEVATIONS - SITE 1B **A2.43**



SECOND FLOOR PLAN



FIRST FLOOR PLAN

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 11,14,15,18,19,22,24,26
COURT: BUILDINGS 35,36,38,39

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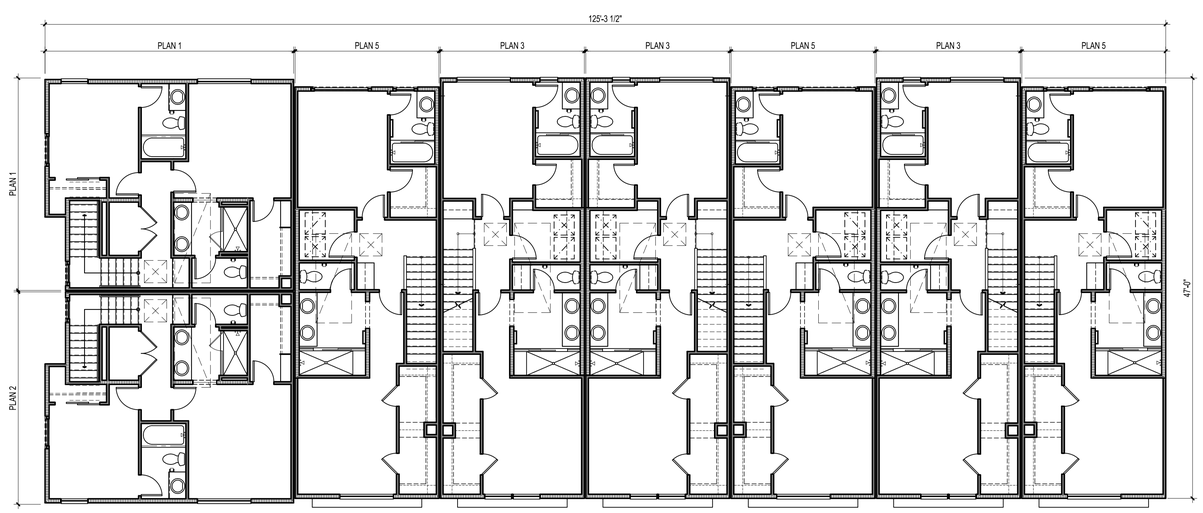
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SCHEMATIC DESIGN
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B820 BUILDING PLANS - SITE 1A & 1B **A2.44**



THIRD FLOOR PLAN

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B820 BUILDING PLANS - SITE 1A & 1B **A2.45**



SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B1010 PERSPECTIVE - SITE 1A **A2.50**



FRONT



RIGHT

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf
20. Decorative Tile



REAR



LEFT

SPANISH STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: DOORYARD AT BUILDING 47
ROWHOUSE: BUILDINGS 28,29,47,48
COURT: BUILDINGS 30,31,32,33

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B1010 ELEVATIONS - SITE 1A **A2.51**



MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

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SCHEMATIC DESIGN
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B1010 PERSPECTIVE - SITE 1B

A2.52



FRONT



RIGHT

LEGEND - TRANSITIONAL STYLE

1. Stucco, Light Sand Finish (20/30)
2. Fiber Cement Siding
3. Stone Veneer
4. Bay Window
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Metal Railing
8. Stucco Arched (Soffit)
9. Fiberglass Entry Door
10. Decorative Exterior Lights & Raised Address Sign
11. Metal Sectional Garage Door
12. Flat Roof with Wood Fascia Board
13. Parapet Wall



REAR



LEFT

MODERN STYLE SHOWN
COLOR SCHEME 3 SHOWN

FRONTAGE: DOORYARD AT BUILDING 1
ROWHOUSE: BUILDING 1
COURT: N/A

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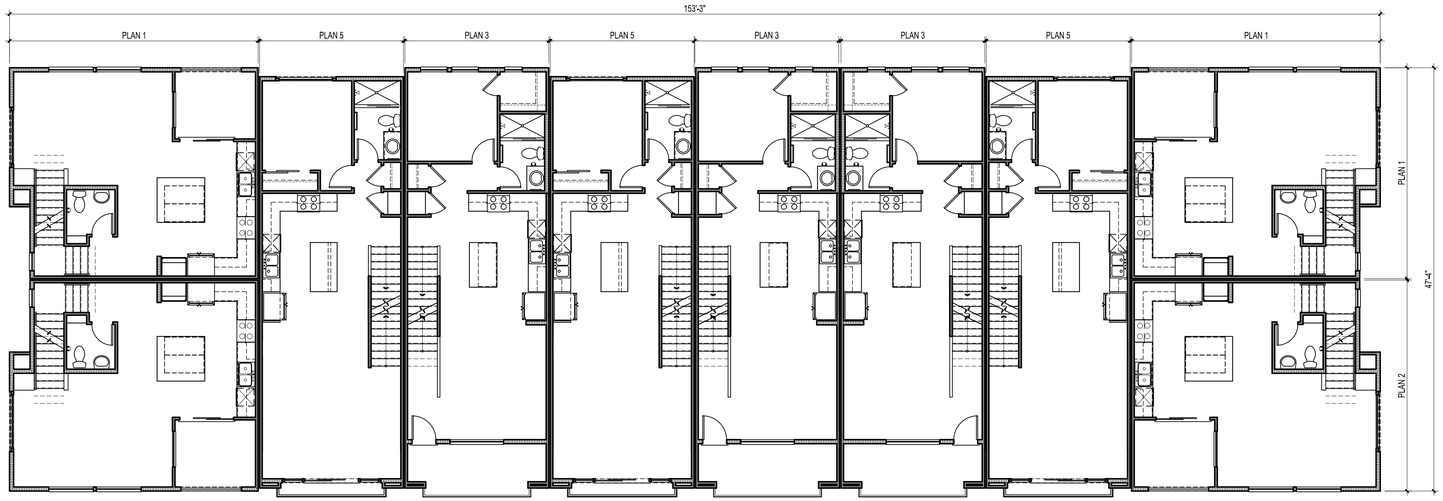
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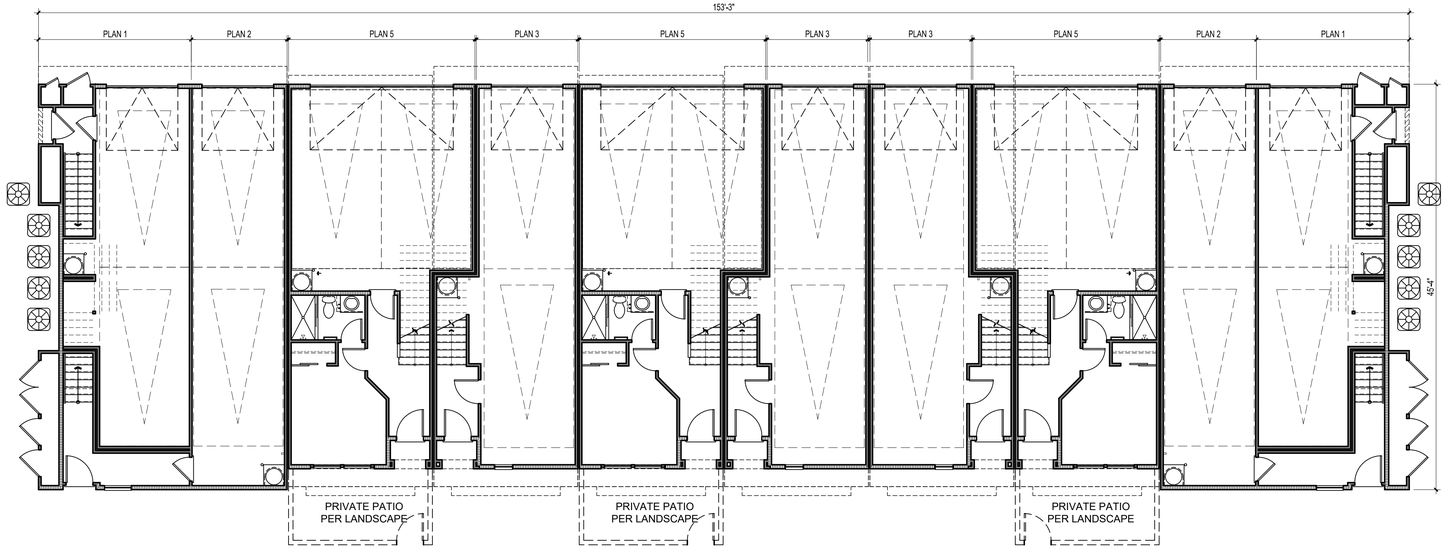
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
September 30, 2025

B1010 ELEVATIONS - SITE 1B **A2.53**



SECOND FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: DOORYARD AT BUILDING 1
ROWHOUSE: BUILDINGS 1,28,29,47,48
COURT: BUILDINGS 30,31,32,33

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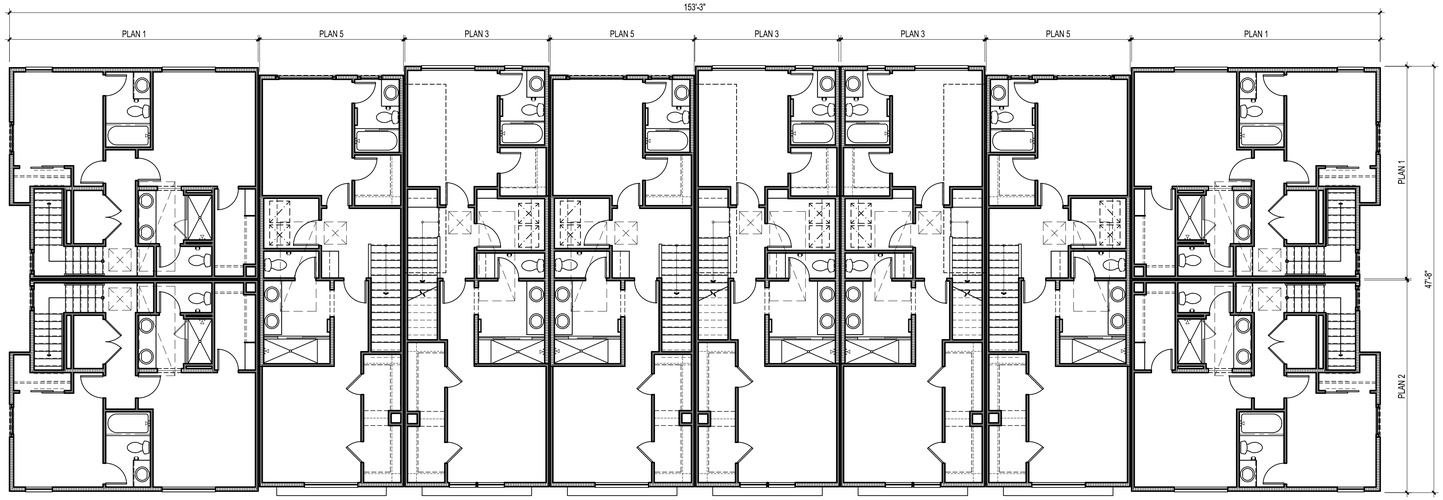
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B1010 BUILDING PLANS - SITE 1A & 1B **A2.54**



THIRD FLOOR PLAN

FRONTAGE: DOORYARD AT BUILDING 1
ROWHOUSE: BUILDINGS 1,28,29,47,48
COURT: BUILDINGS 30,31,32,33

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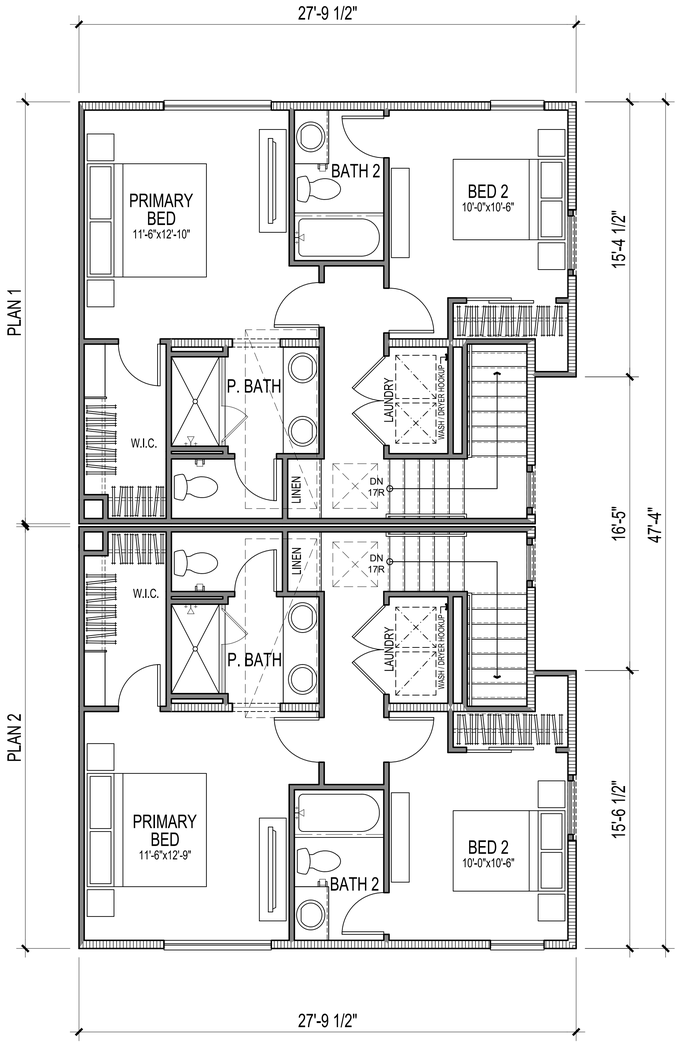
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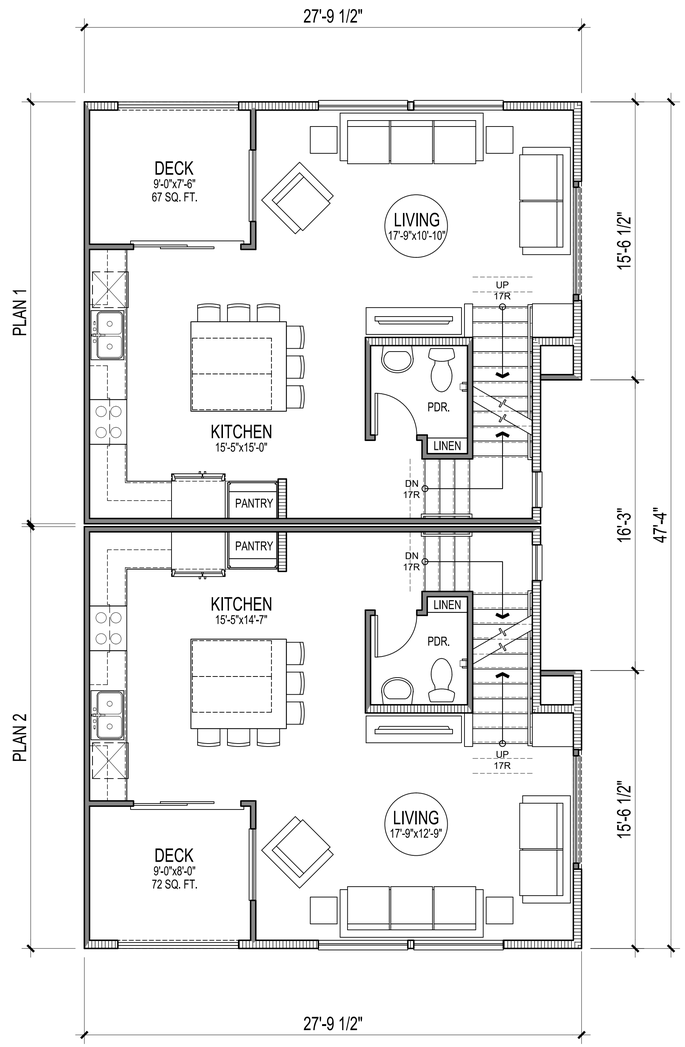
0 4 8 16 Scale 1" = 8'

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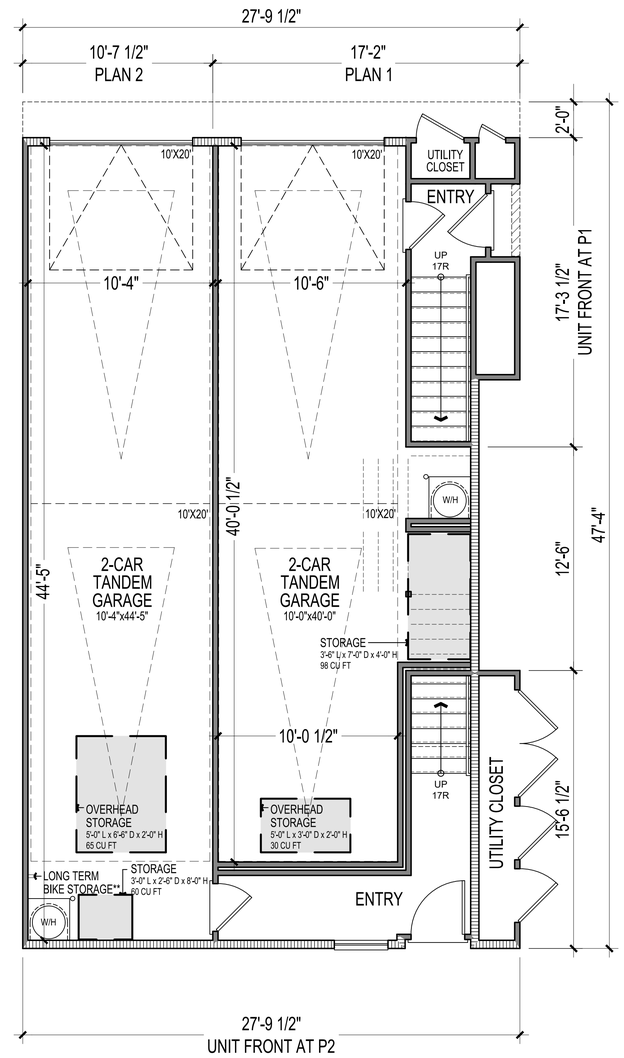
B1010 BUILDING PLANS - SITE 1A & 1B **A2.55**



THIRD FLOOR



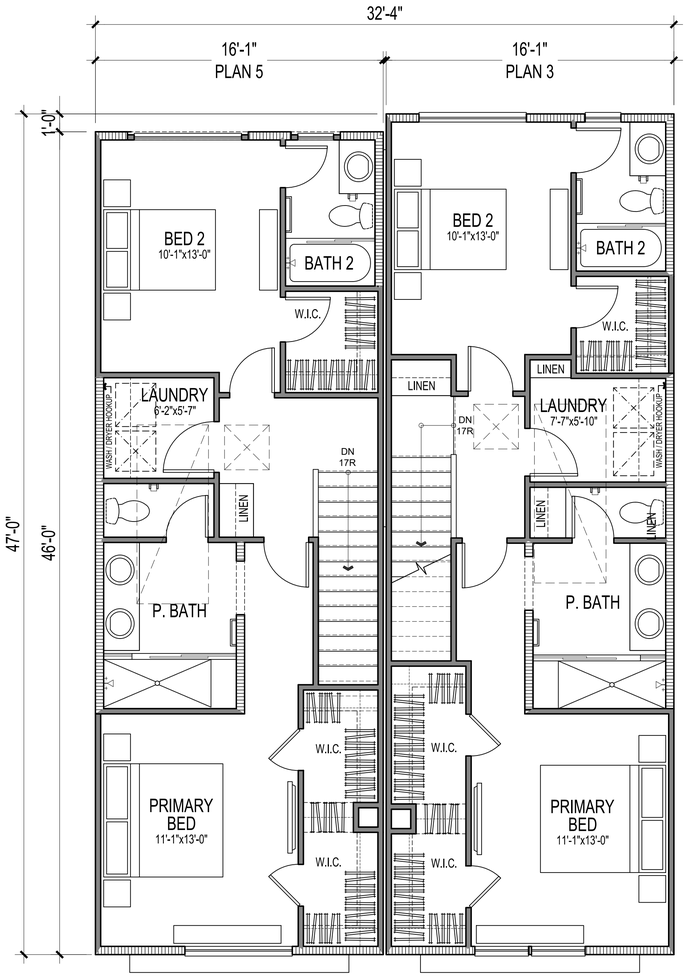
SECOND FLOOR



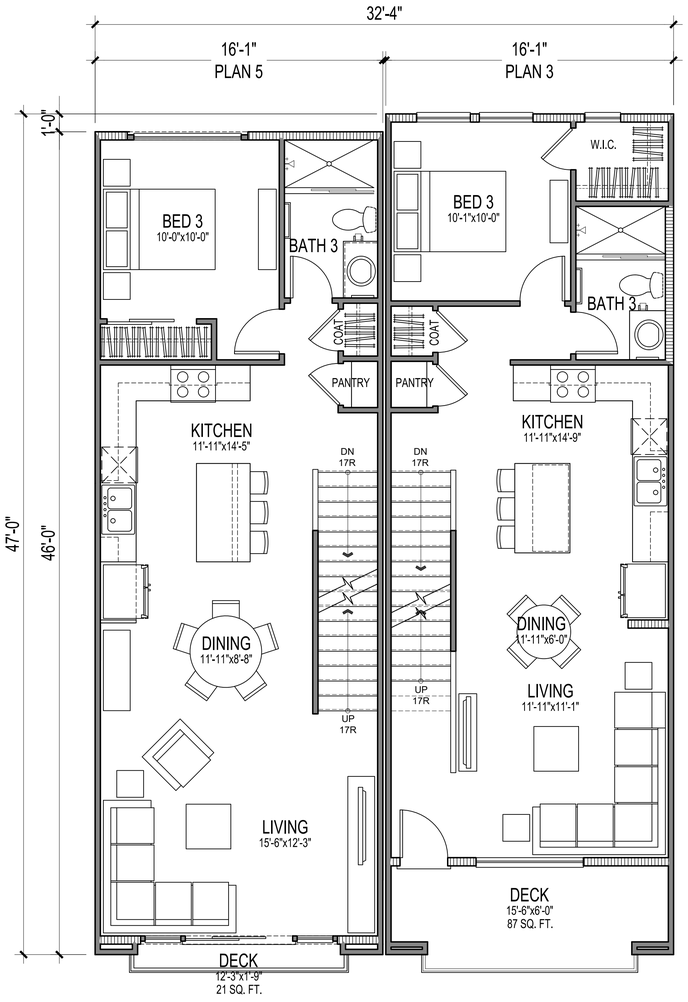
FIRST FLOOR

* REFER TO BUILDING PLANS FOR AC LOCATIONS
** REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

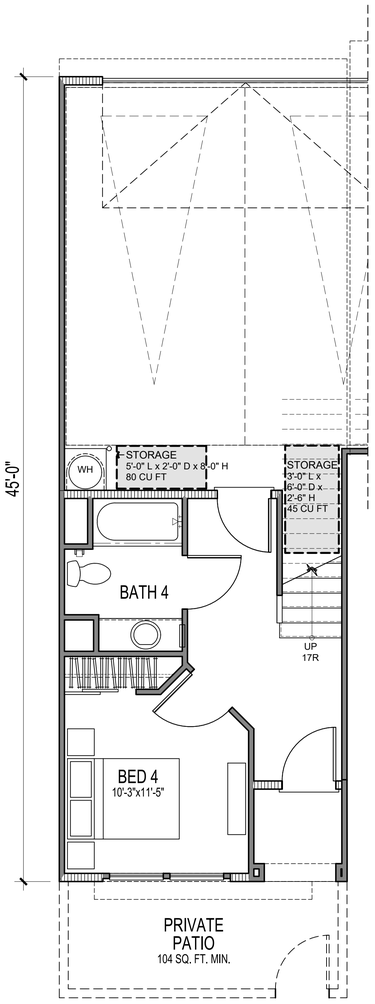
PLAN 2 NET SF		PLAN 1 NET SF	
1ST FLOOR	122 SQ. FT.	1ST FLOOR	75 SQ. FT.
2ND FLOOR	517 SQ. FT.	2ND FLOOR	517 SQ. FT.
3RD FLOOR	550 SQ. FT.	3RD FLOOR	550 SQ. FT.
TOTAL LIVING	1190 SQ. FT.	TOTAL LIVING	1142 SQ. FT.
DECK	72 SQ. FT.	DECK	67 SQ. FT.
GARAGE	459 SQ. FT.	GARAGE	415 SQ. FT.
PLAN 2 GROSS SF		**PLAN 1 GROSS SF**	
1ST FLOOR	147 SQ. FT.	1ST FLOOR	119 SQ. FT.
2ND FLOOR	558 SQ. FT.	2ND FLOOR	563 SQ. FT.
3RD FLOOR	584 SQ. FT.	3RD FLOOR	584 SQ. FT.
TOTAL LIVING	1289 SQ. FT.	TOTAL LIVING	1266 SQ. FT.
DECK	79 SQ. FT.	DECK	79 SQ. FT.
GARAGE	489 SQ. FT.	GARAGE	483 SQ. FT.



THIRD FLOOR

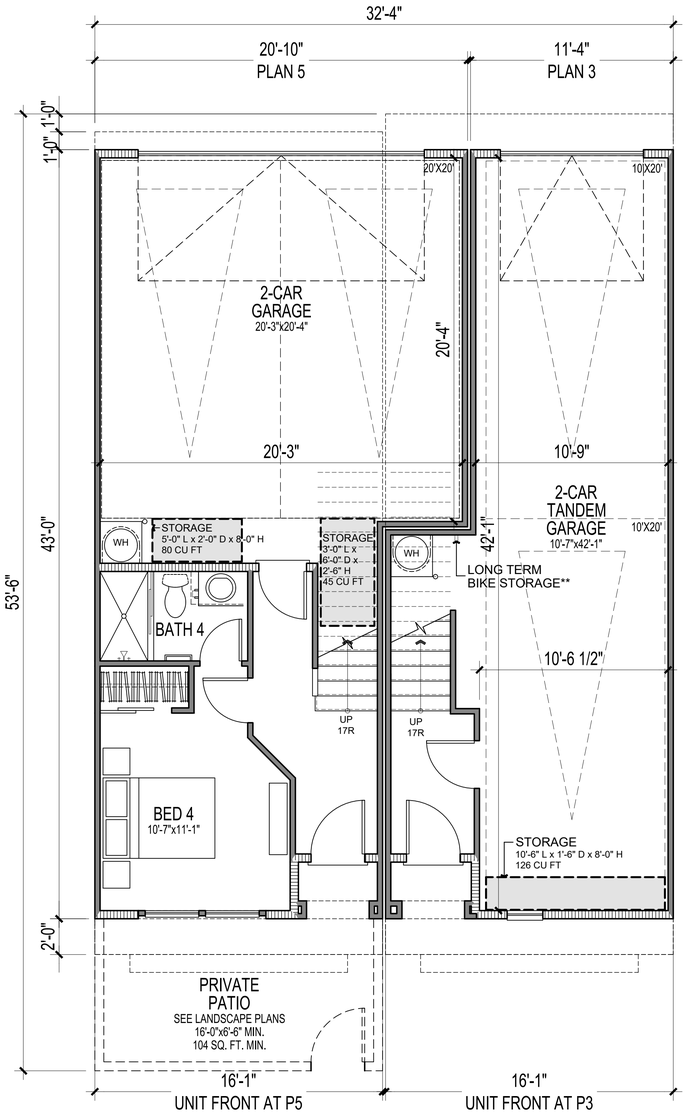


SECOND FLOOR



FIRST FLOOR (ACCESSIBLE UNIT)
*REFER TO SITE PLAN FOR LOCATIONS

ADDITIONAL +22 SF IN PLAN



*REFER TO BUILDING PLANS FOR AC LOCATIONS
** REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

FIRST FLOOR

PLAN 5 NET SF		PLAN 3 NET SF	
1ST FLOOR	297 SQ. FT.	1ST FLOOR	82 SQ. FT.
2ND FLOOR	690 SQ. FT.	2ND FLOOR	636 SQ. FT.
3RD FLOOR	655 SQ. FT.	3RD FLOOR	672 SQ. FT.
TOTAL LIVING	1641 SQ. FT.	TOTAL LIVING	1390 SQ. FT.
DECK	21 SQ. FT.	DECK	87 SQ. FT.
GARAGE	448 SQ. FT.	GARAGE	476 SQ. FT.
P5 GROSS SF		**P3 GROSS SF**	
1ST FLOOR	322 SQ. FT.	1ST FLOOR	94 SQ. FT.
2ND FLOOR	733 SQ. FT.	2ND FLOOR	669 SQ. FT.
3RD FLOOR	697 SQ. FT.	3RD FLOOR	715 SQ. FT.
TOTAL LIVING	1752 SQ. FT.	TOTAL LIVING	1477 SQ. FT.
DECK	21 SQ. FT.	DECK	92 SQ. FT.
GARAGE	454 SQ. FT.	GARAGE	509 SQ. FT.

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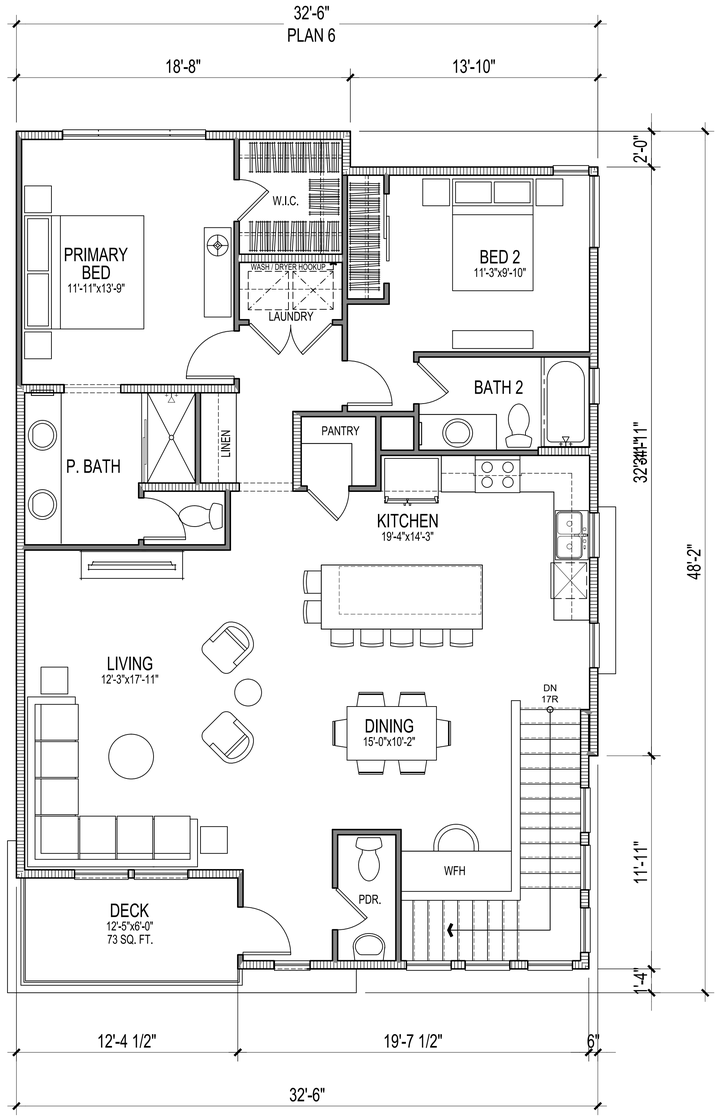
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0 2 4 8 Scale 1" = 4'

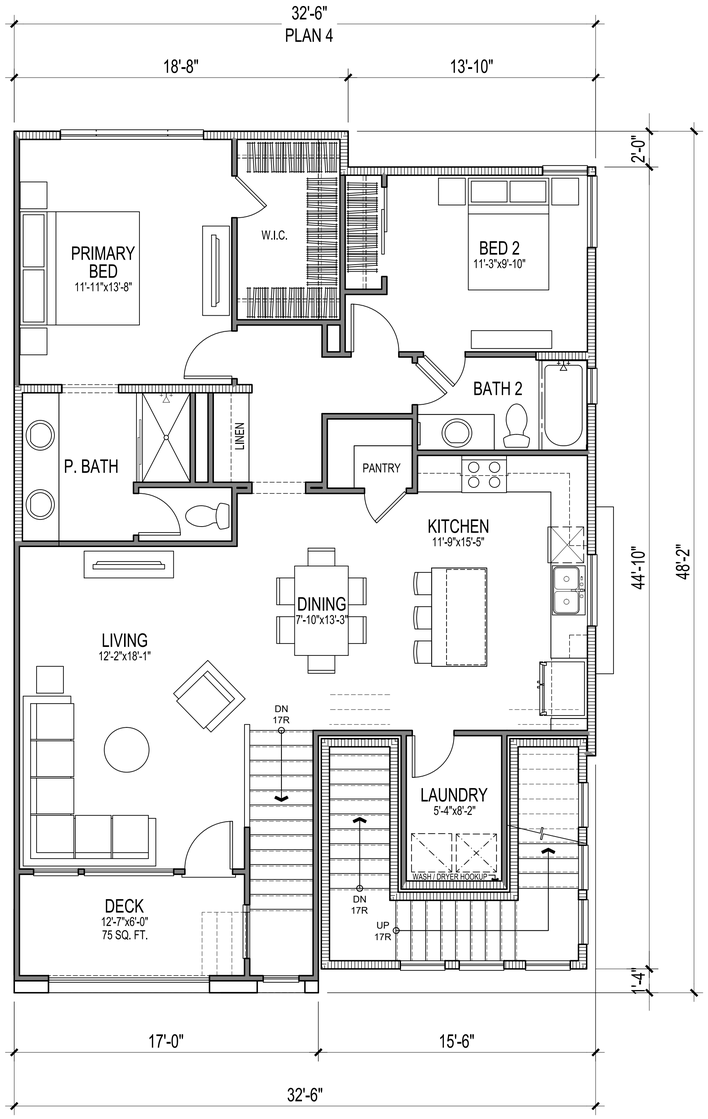
SCHEMATIC DESIGN
September 30, 2025

UNIT PLANS - P3 & P5
SITE 1A/1B

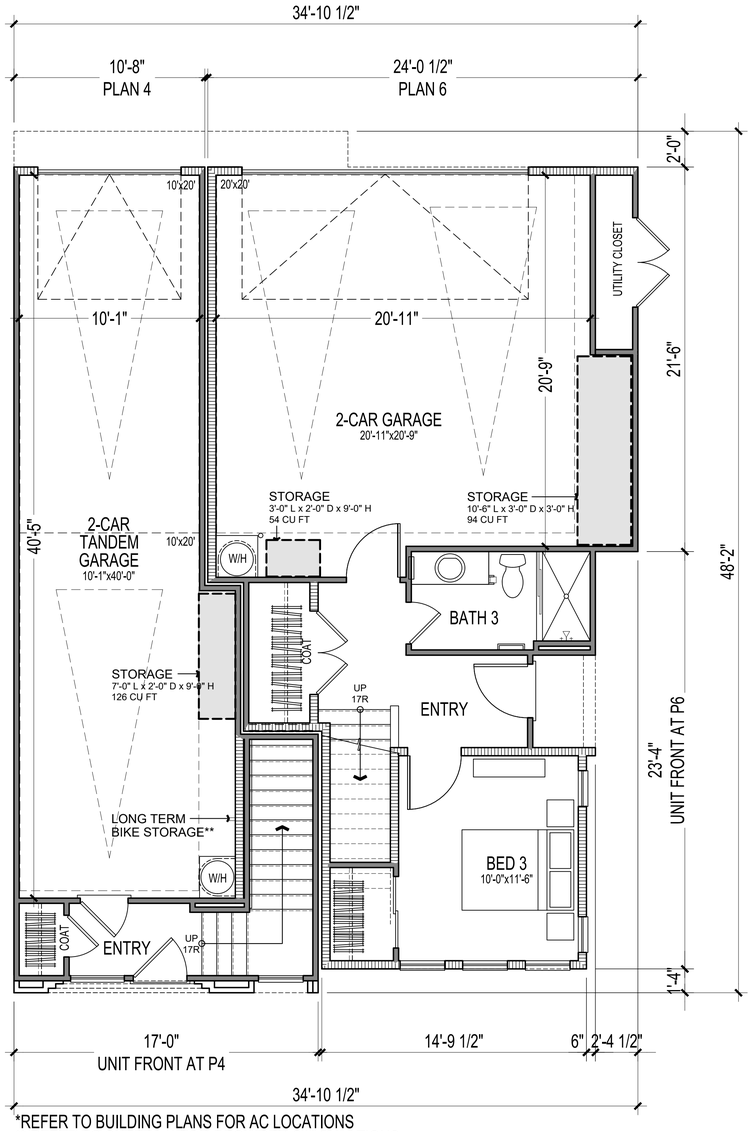
A2.61



THIRD FLOOR



SECOND FLOOR



*REFER TO BUILDING PLANS FOR AC LOCATIONS
** REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

FIRST FLOOR

PLAN 4 NET SF		PLAN 6 NET SF	
1ST FLOOR	100 SQ. FT.	1ST FLOOR	331 SQ. FT.
2ND FLOOR	1189 SQ. FT.	2ND FLOOR	105 SQ. FT.
3RD FLOOR	-	3RD FLOOR	1286 SQ. FT.
TOTAL LIVING	1289 SQ. FT.	TOTAL LIVING	1721 SQ. FT.
DECK	75 SQ. FT.	DECK	73 SQ. FT.
GARAGE	442 SQ. FT.	GARAGE	478 SQ. FT.
PLAN 4 GROSS SF		**PLAN 6 GROSS SF**	
1ST FLOOR	119 SQ. FT.	1ST FLOOR	367 SQ. FT.
2ND FLOOR	1246 SQ. FT.	2ND FLOOR	137 SQ. FT.
3RD FLOOR	-	3RD FLOOR	1343 SQ. FT.
TOTAL LIVING	1364 SQ. FT.	TOTAL LIVING	1848 SQ. FT.
DECK	77 SQ. FT.	DECK	73 SQ. FT.
GARAGE	473 SQ. FT.	GARAGE	530 SQ. FT.

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SCHEMATIC DESIGN
September 30, 2025

UNIT PLANS - P4 & P6
SITE 1A/1B

A2.62

STYLE ELEMENTS	
Form	• Asymmetrical massing
Entry	• Detailed door surround • Arched or half-arched doorways/openings
Roof and Materials	• Low-pitched hip or gable • Short or no hangover parapet roofs • Concrete S-tile or barrel mission tile roof
Details	• Shutters • Ornamental wrought iron • Vertical window proportions • Arched window or door openings • Decorative ceramic tiles • Casement windows
Color and Materials	• Light to medium sand stucco finish or smooth texture "Santa Barbara finish" • White and light earth tone colors

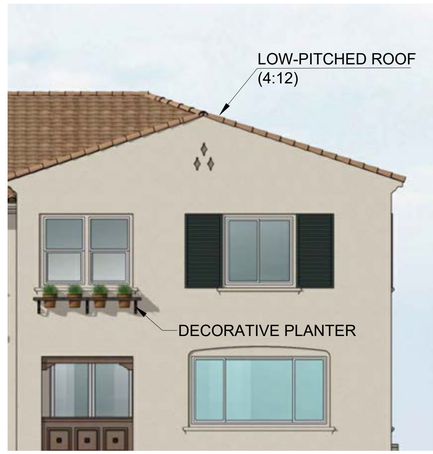
DESIGN CHARACTERISTICS

- Red tile roof coverings
- Single or Crossed-Gable Roof
- Eaves with little or no over-hang
- Prominent arches placed above doors and windows, or beneath porched roofs
- Stucco wall surface at all exterior walls
- Façade is typically asymmetrical
- Wall surface extends into gable without break
- Balconies, open or roofed, with wood or iron railings
- Elaborate chimney top, often with small tiled roof
- Towers (round, square or polygon)
- Walled entry courtyards
- Stucco or tile decorative vents

1. DESIGN REQUIREMENTS PER CITY DOCUMENTS



2. FORM & MASSING: ASYMMETRICAL MASSING



3. ROOF: LOW-PITCHED HIP AND GABLE

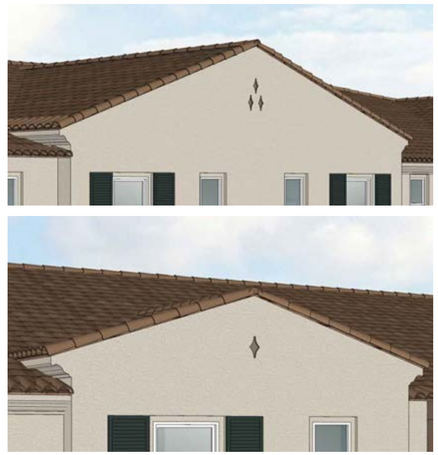


4. ROOF: SHORT OR NO HANGOVER PARAPET ROOFS





5. ENTRY: DETAILED DOOR SURROUND / PROMINENT ARCHED OPENINGS / DECORATIVE CERAMIC TILES



6. DETAIL: DECORATIVE VENTS AT GABLE ROOFS



7. DETAIL: ARCHED ELEMENTS AT WINDOWS



8. DETAILS: SHUTTERS



9. DETAILS: ORNAMENTAL WROUGHT IRON



10. DETAILS: BAY WINDOWS



11. COLOR & MATERIAL: LIGHT TO MEDIUM SAND STUCCO FINISH, WHITE AND LIGHT EARTH TONE COLORS

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SCHEMATIC DESIGN
September 30, 2025

DESIGN DETAILS - SPANISH
SITE 1A/1B

A2.70

STYLE ELEMENTS	
Form	• Asymmetrical compositions with the use of geometric forms
Entry	• Simple without ornamentation • Use of glass, wood, and metal
Roof and Materials	• Typical use of flat roofs
Details	• Emphasis on horizontal lines • Outdoor courtyards and open spaces to encourage the relationship between interior and exterior spaces
Color and Materials	• Iron, concrete, steel and glass • White or neutral palette is common

DESIGN CHARACTERISTICS

- Interaction between interior and exterior spaces
- Functional design
- Minimal or no ornamentation
- Simple, plain, geometric forms, rectangular shapes, and linear elements
- Oversized windows - often floor-to-ceiling length, sliding glass doors, and high-set windows



2. ASYMMETRIC COMPOSITIONS, GEOMETRIC FORMS



3. EMPHASIS ON HORIZONTALITY IN COMPOSITION



4. FLAT ROOFS AND AWNINGS



5. DETAILS: SLIDING GLASS DOORS / HIGH -SET WINDOWS

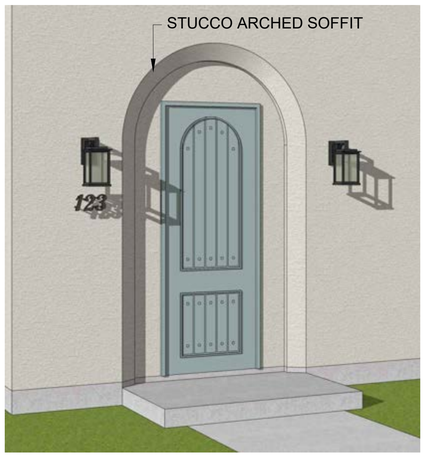


6. RAILING DETAILS W/ EMPHASIS ON HORIZONTAL LINES



7. CHARACTERISTIC ELEMENT PROFILES

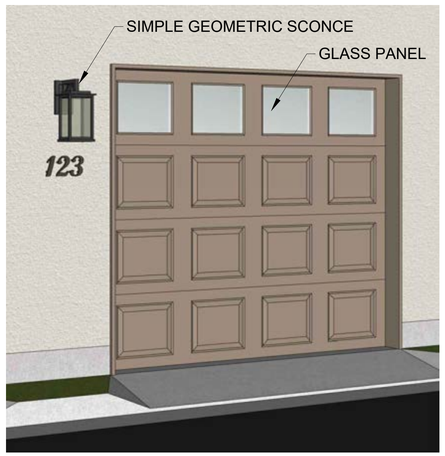
1. DESIGN REQUIREMENTS PER CITY DOCUMENTS



8. ENTRY W/ SIMPLE GEOMETRIC DETAILING



9. ENTRY W/ STONE VENEER AND SIMPLE, CLEAN LINES



10. GARAGE ENTRY W/ GEOMETRIC FORMS & GLASS PANES



11. NEUTRAL COLOR PALETTE W/ MUTED ACCENTS, HORIZONTAL SIDING, RECTANGULAR STONE PROFILE



ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B400 PERSPECTIVE - SITE 2

A3.00



FRONT



RIGHT

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer



REAR



LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 55,58,59,62,77,80, 85,88,91
COURT: N/A

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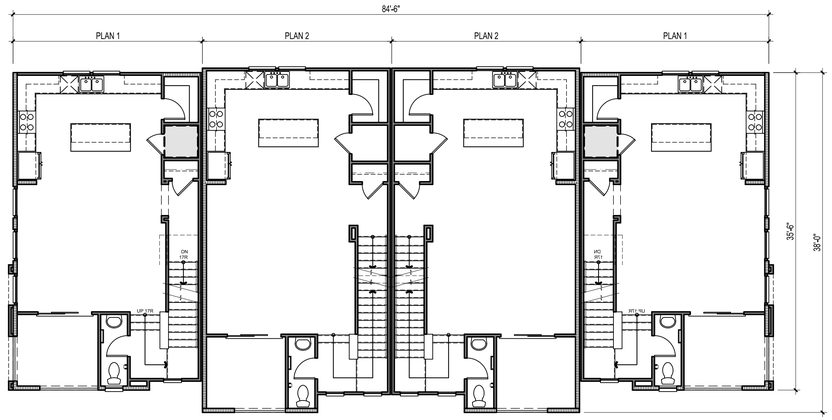
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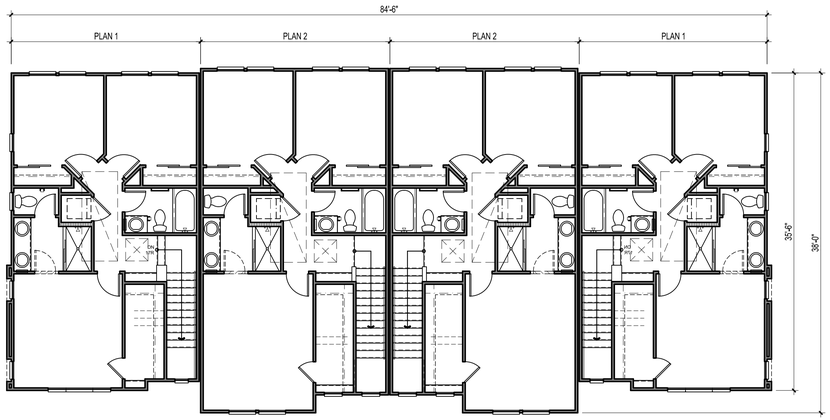
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
September 30, 2025

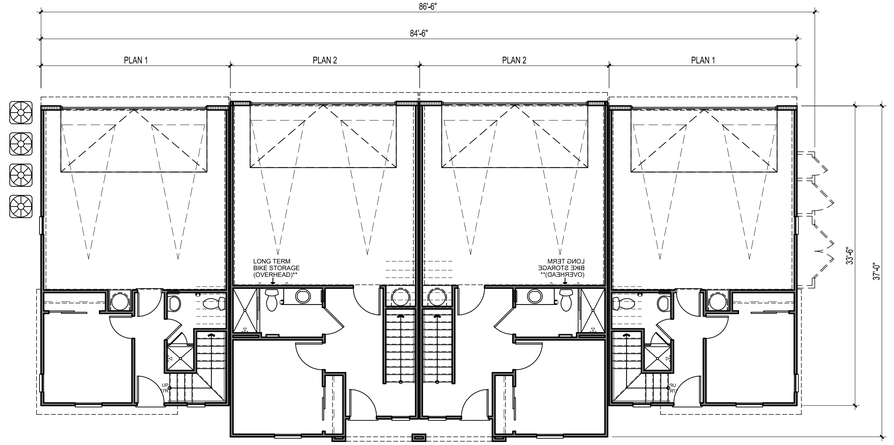
B400 ELEVATIONS - SITE 2 **A3.01**



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 55,58,59,62,77,80, 85,88,91
COURT: N/A

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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B400 BUILDING PLANS - SITE 2 **A3.02**



ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B500 PERSPECTIVE - SITE 2

A3.10



FRONT



RIGHT

LEGEND - ITALIANATE STYLE

1 Stucco, Light Sand Finish (20/30)
2 Low Profile Concrete "S" Roof Tile
3 Stucco Over Foam Eave
4 Stucco Arched Soffit
5 Vinyl Window
6 Stucco Recess / Reveal at Windows/Doors
7 Stucco Scalloped Sill Trim
8 Decorative Shutters
9 Metal Railing
10 Stucco Over Foam Corbels
11 Faux Wood Corbels
12 Fiberglass Entry Door
13 Decorative Exterior Lights & Raised Address Sign
14 Metal Sectional Garage Door
15 Stone Veneer



REAR



LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 51,54,56,57,60,61,63, 64,65,68,69,72,73,76,81,84,89,92
COURT: N/A

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SCHEMATIC DESIGN
September 30, 2025

B500 ELEVATIONS - SITE 2 **A3.11**



FRONT (ENHANCED)



PERSPECTIVE (ENHANCED)

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 51,54,56,57,60,61,63, 64,65,68,69,72,73,76,81,84,89,92
COURT: N/A

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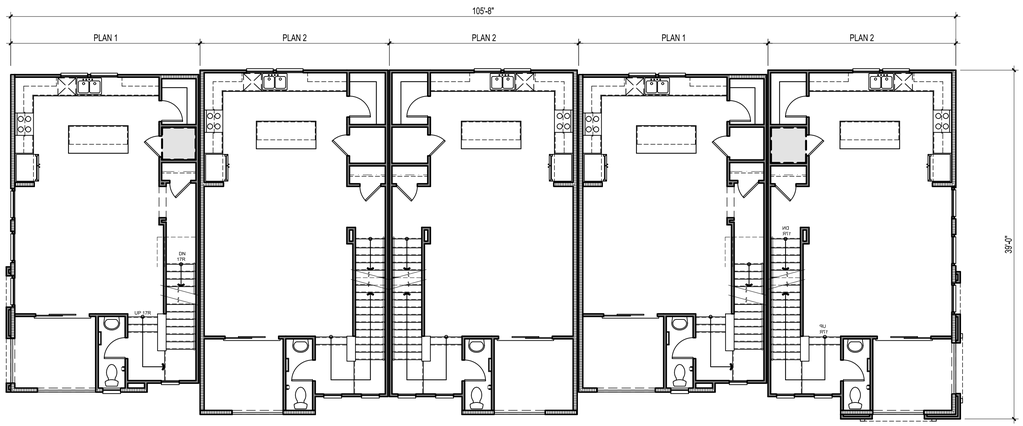
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0 4 8 16 Scale 1" = 8'

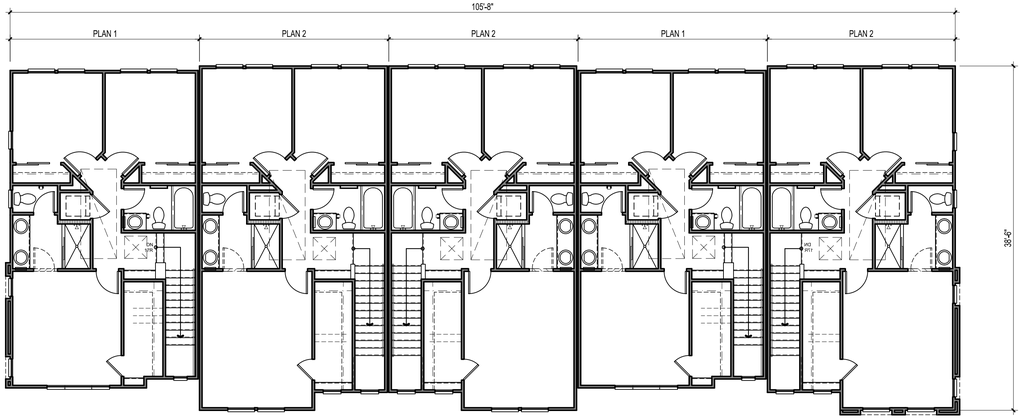
SCHEMATIC DESIGN
September 30, 2025

B500 ELEVATIONS - SITE 2
ENHANCED ELEVATIONS

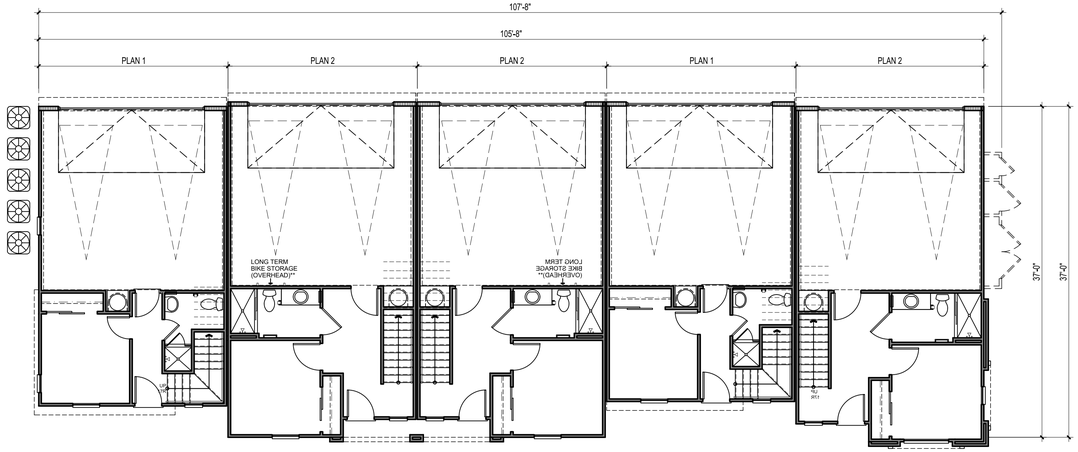
A3.12



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 51,54,56,57,60,61,63, 64,65,68,69,72,73,76,81,84,89,92
COURT: N/A

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B500 BUILDING PLANS - SITE 2 **A3.13**



ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B600 PERSPECTIVE - SITE 2

A3.20



FRONT



RIGHT

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
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7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer



REAR



LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71, 74,75,78,79,82,83,86,87,90
COURT: N/A

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SCHEMATIC DESIGN
September 30, 2025

B600 ELEVATIONS - SITE 2 **A3.21**



FRONT (ENHANCED)

LEGEND - ITALIANATE STYLE

1 Stucco, Light Sand Finish (20/30)
2 Low Profile Concrete "S" Roof Tile
3 Stucco Over Foam Eave
4 Stucco Arched Soffit
5 Vinyl Window
6 Stucco Recess / Reveal at Windows/Doors
7 Stucco Scalloped Sill Trim
8 Decorative Shutters
9 Metal Railing
10 Stucco Over Foam Corbels
11 Faux Wood Corbels
12 Fiberglass Entry Door
13 Decorative Exterior Lights & Raised Address Sign
14 Metal Sectional Garage Door
15 Stone Veneer



PERSPECTIVE (ENHANCED)

ITALIANATE STYLE SHOWN
COLOR SCHEME 2 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71, 74,75,78,79,82,83,86,87,90
COURT: N/A

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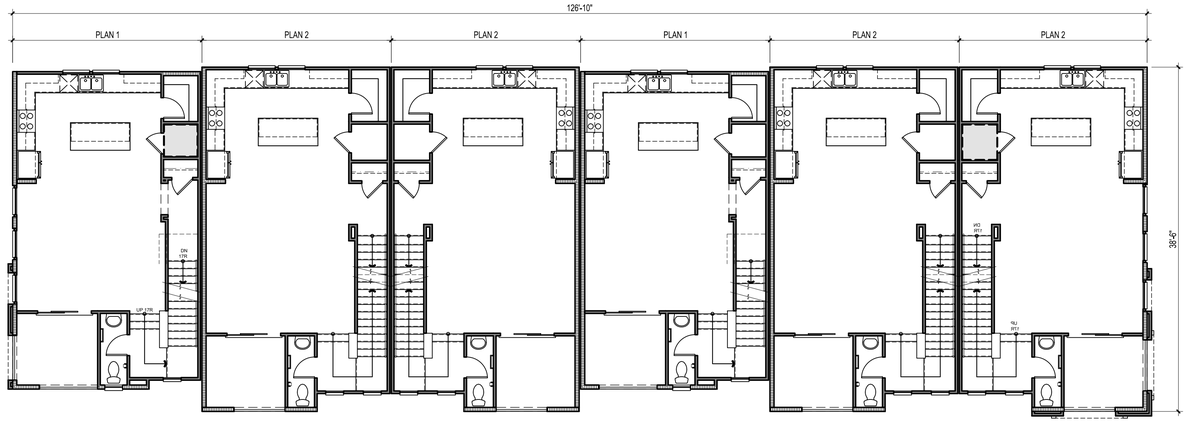
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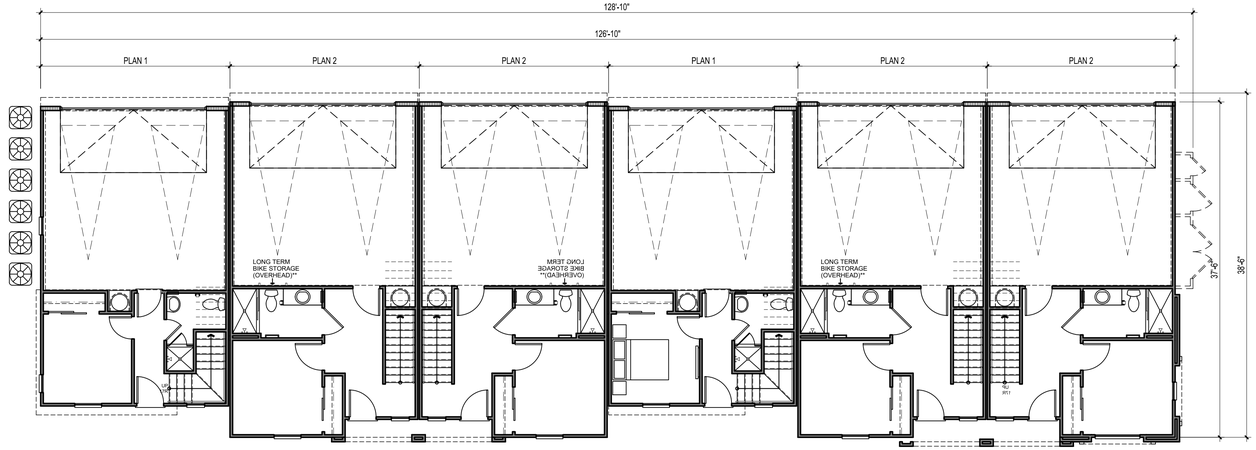
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
September 30, 2025

B600 ELEVATIONS - SITE 2 **A3.22**



SECOND FLOOR



FIRST FLOOR

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71,
74,75,78,79,82,83,86,87,90
COURT: N/A

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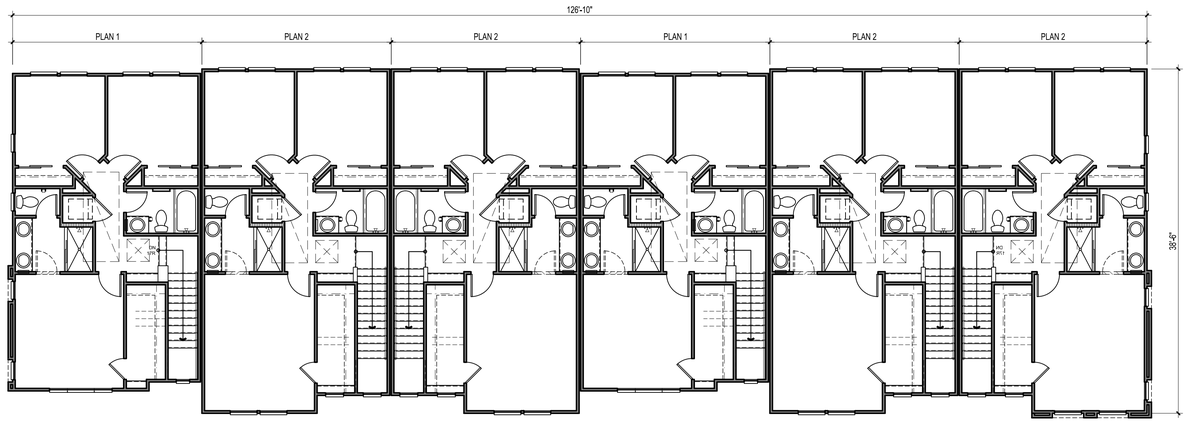
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SCHEMATIC DESIGN
September 30, 2025

B600 BUILDING PLANS - SITE 2 **A3.23**



THIRD FLOOR

FRONTAGE: N/A
ROWHOUSE: BUILDINGS 52,53,66,67,70,71,
74,75,78,79,82,83,86,87,90
COURT: N/A

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B600 BUILDING PLANS - SITE 2 **A3.24**



ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

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SCHEMATIC DESIGN
September 30, 2025

B900 PERSPECTIVE - SITE 2 **A3.30**

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer



FRONT



RIGHT

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A

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SCHEMATIC DESIGN
September 30, 2025

B900 ELEVATIONS - SITE 2 **A3.31**

LEGEND - ITALIANATE STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Stucco Over Foam Eave
4. Stucco Arched Soffit
5. Vinyl Window
6. Stucco Recess / Reveal at Windows/Doors
7. Stucco Scalloped Sill Trim
8. Decorative Shutters
9. Metal Railing
10. Stucco Over Foam Corbels
11. Faux Wood Corbels
12. Fiberglass Entry Door
13. Decorative Exterior Lights & Raised Address Sign
14. Metal Sectional Garage Door
15. Stone Veneer



REAR



LEFT

ITALIANATE STYLE SHOWN
COLOR SCHEME 1 SHOWN

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A

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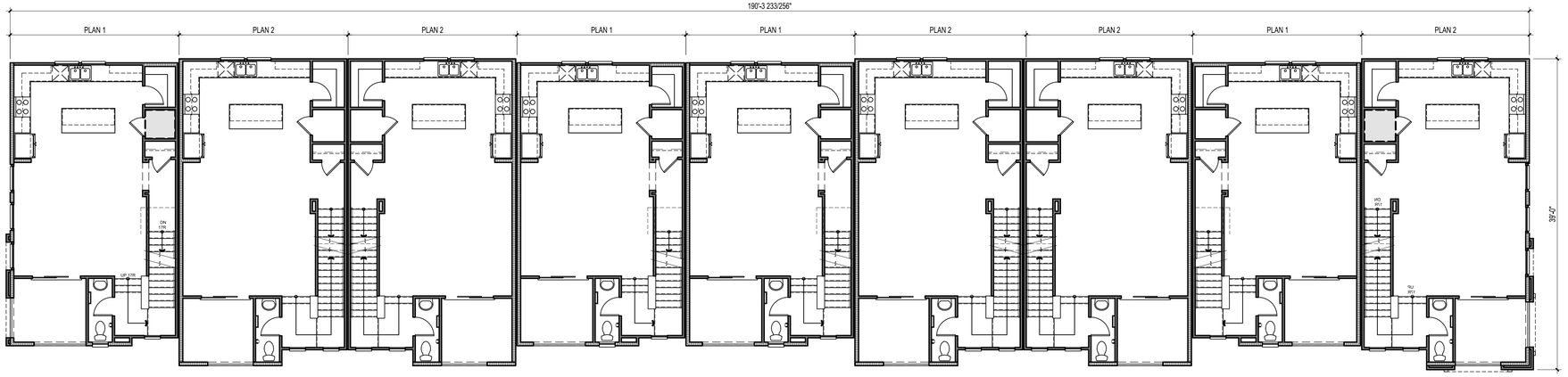
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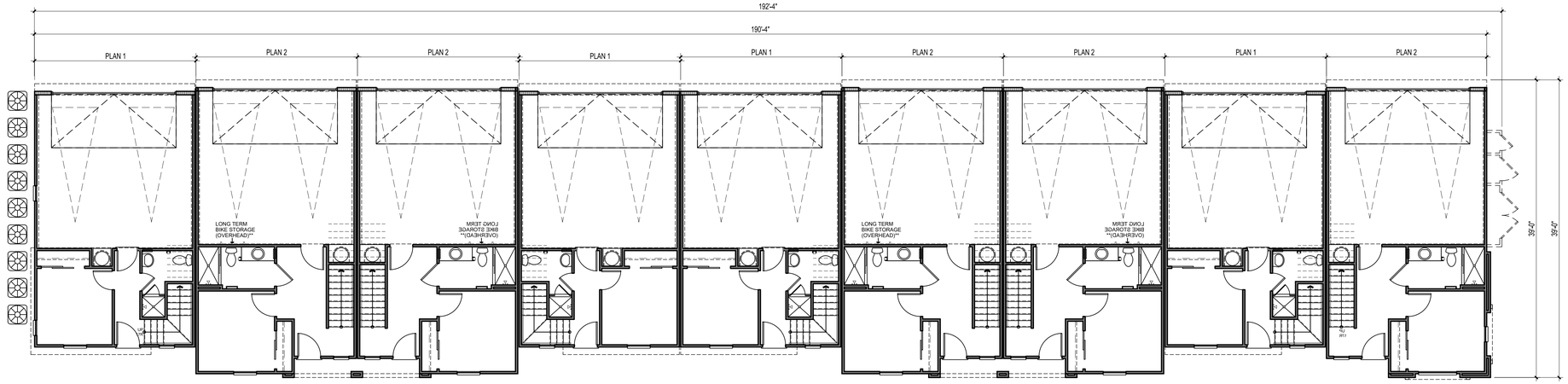
0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
September 30, 2025

B900 ELEVATIONS - SITE 2 **A3.32**



SECOND FLOOR



FIRST FLOOR

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A

NOTE: A/C UNITS TO BE SCREENED. REFER TO LANDSCAPE DRAWINGS.

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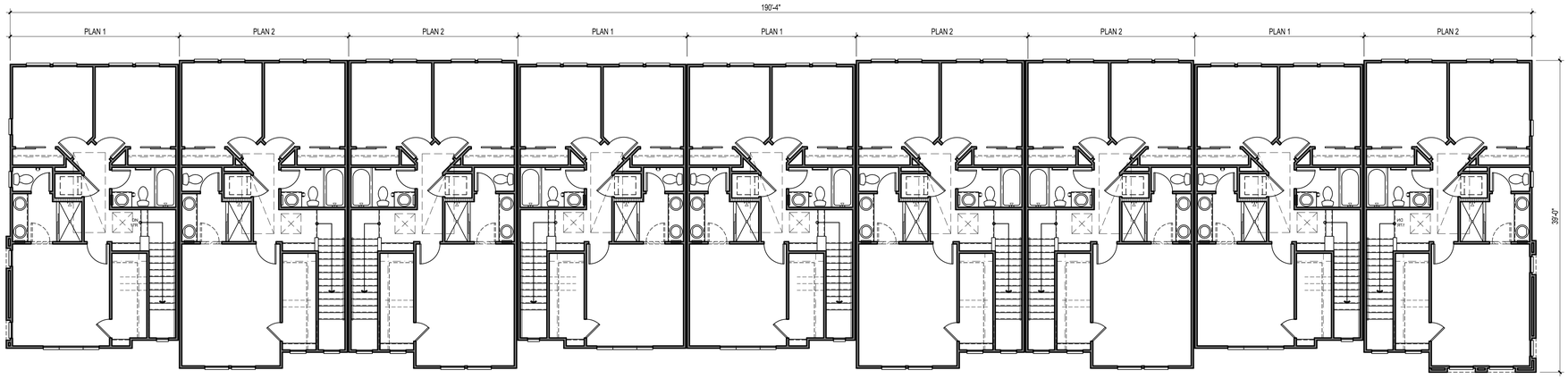
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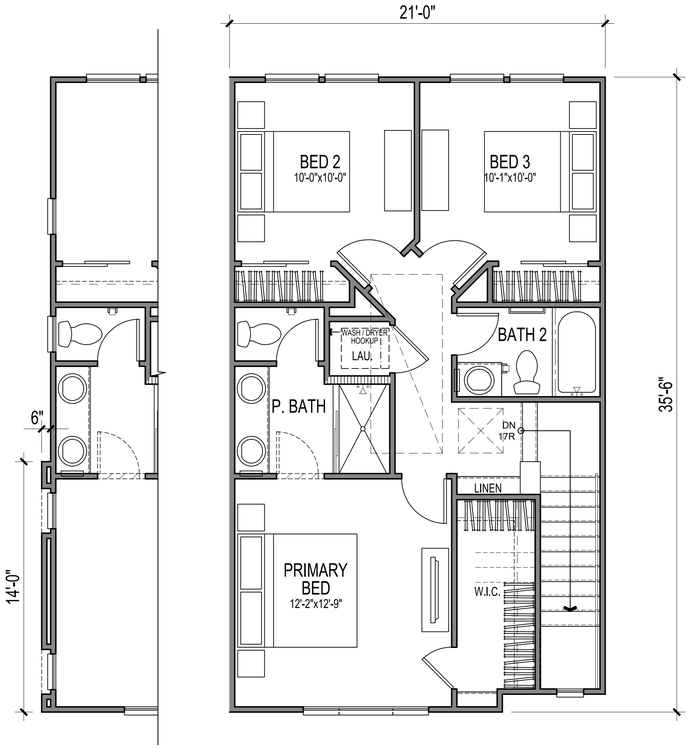
SCHEMATIC DESIGN
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B900 BUILDING PLANS - SITE 2 **A3.33**



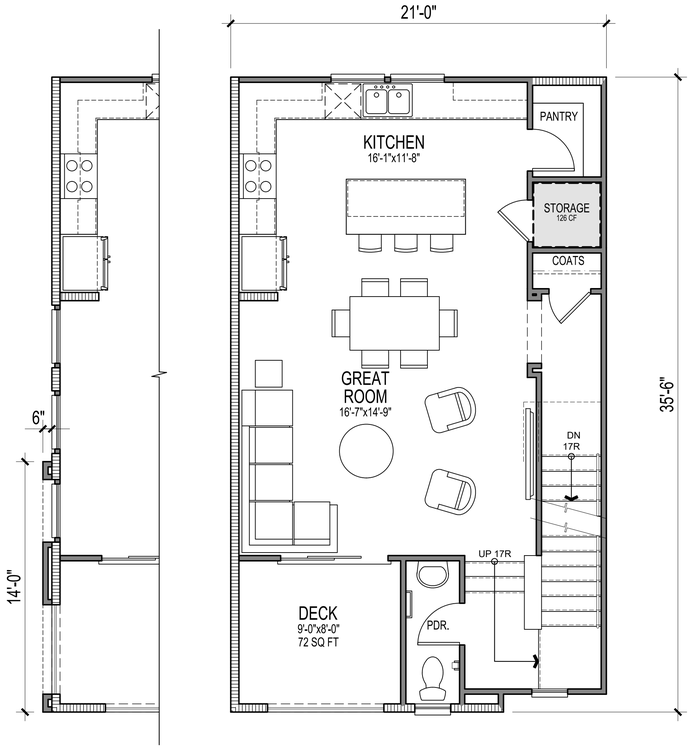
THIRD FLOOR

FRONTAGE: N/A
ROWHOUSE: BUILDING 93
COURT: N/A



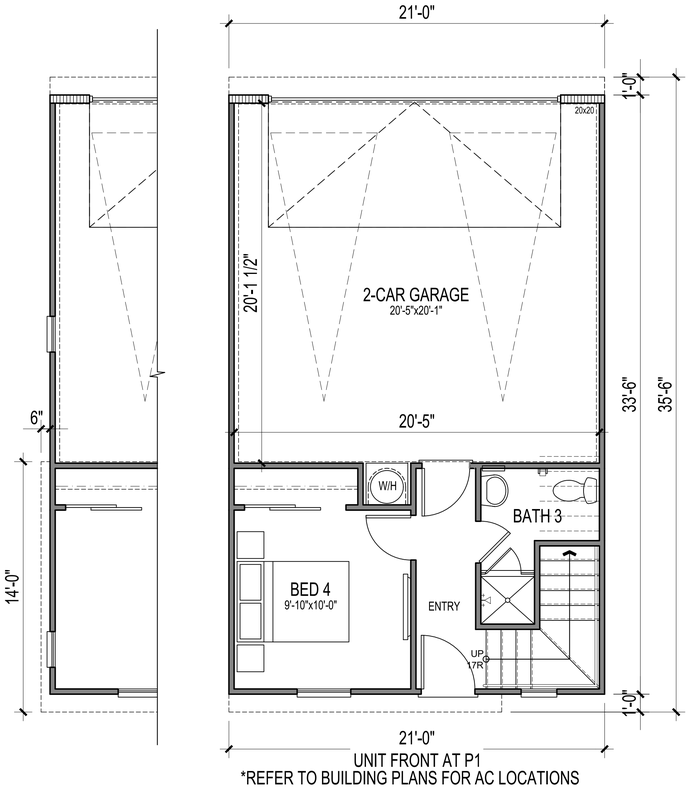
*END UNIT

THIRD FLOOR



*END UNIT

SECOND FLOOR



*END UNIT

FIRST FLOOR

UNIT FRONT AT P1

*REFER TO BUILDING PLANS FOR AC LOCATIONS

NET SF	
1ST FLOOR	252 SQ. FT.
2ND FLOOR	593 SQ. FT.
3RD FLOOR	665 SQ. FT.
TOTAL LIVING	1509 SQ. FT.
DECK	72 SQ. FT.
GARAGE	417 SQ. FT.

GROSS SF	
1ST FLOOR	265 SQ. FT.
2ND FLOOR	629 SQ. FT.
3RD FLOOR	696 SQ. FT.
TOTAL LIVING	1590 SQ. FT.
DECK	80 SQ. FT.
GARAGE	438 SQ. FT.

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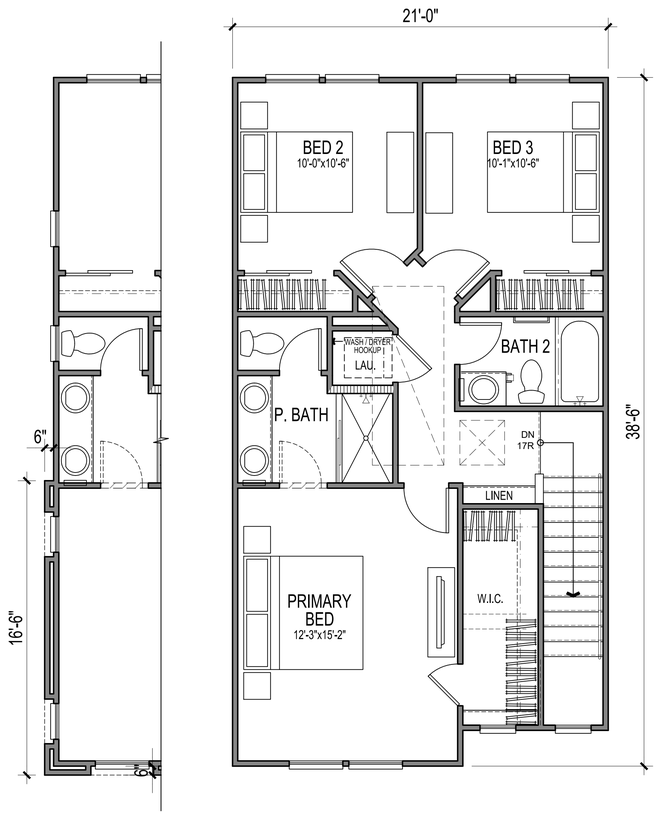
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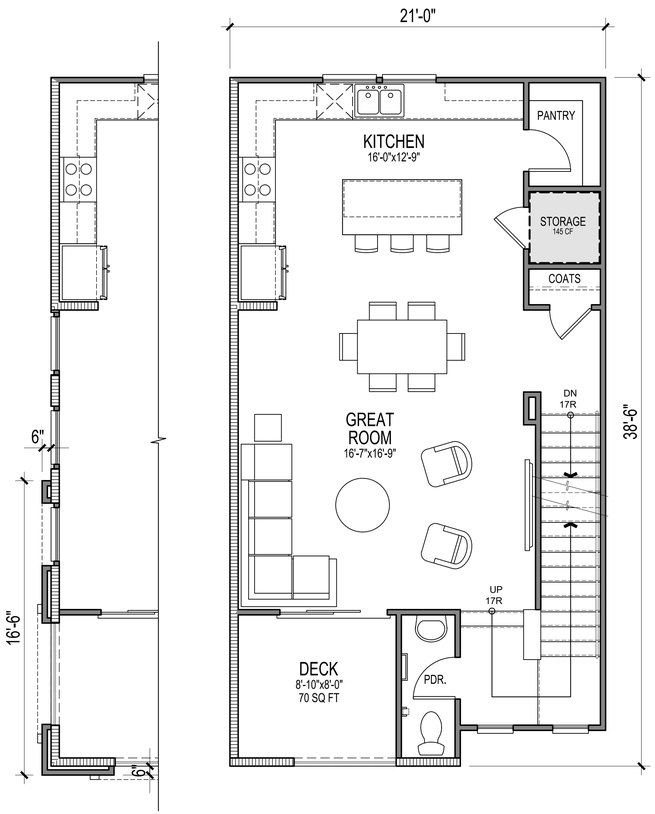
UNIT PLANS - P1
SITE 2

A3.40



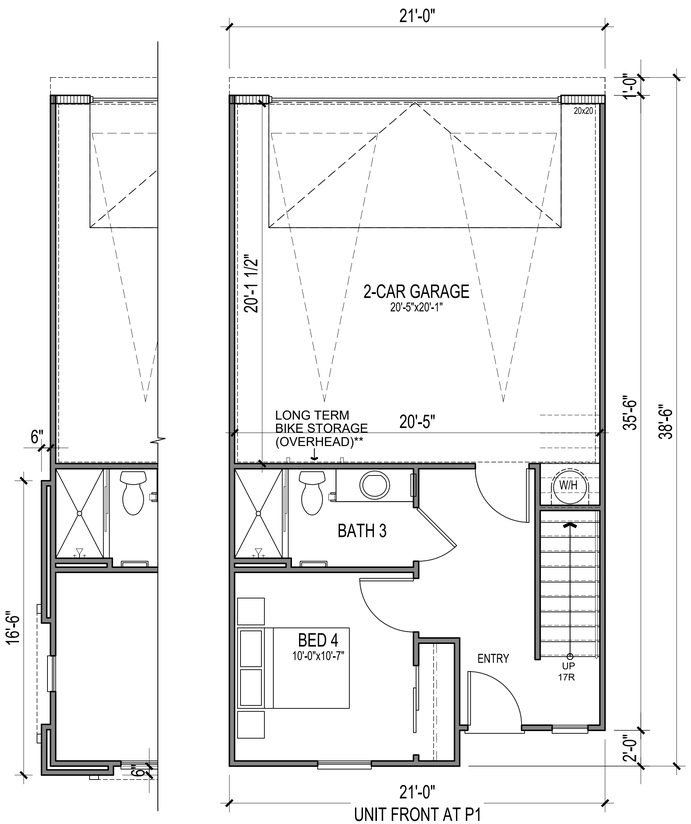
*END UNIT

THIRD FLOOR



* END UNIT

SECOND FLOOR



*REFER TO BUILDING PLANS FOR AC LOCATIONS
**REFER TO SHEET L-1 FOR REQUIRED CALCULATIONS

*END UNIT

FIRST FLOOR

NET SF	
1ST FLOOR	315 SQ. FT.
2ND FLOOR	674 SQ. FT.
3RD FLOOR	708 SQ. FT.
TOTAL LIVING	1697 SQ. FT.
DECK	71 SQ. FT.
GARAGE	419 SQ. FT.

GROSS SF	
1ST FLOOR	331 SQ. FT.
2ND FLOOR	714 SQ. FT.
3RD FLOOR	741 SQ. FT.
TOTAL LIVING	1785 SQ. FT.
DECK	79 SQ. FT.
GARAGE	441 SQ. FT.

Characteristic Elements		
Style Elements	Features	
Form & Massing	Symmetrical facade	☐
	Towers or cupolas	☐
Entry	Large, elaborate hoods supported by brackets.	☐
	One-story porch with square posts	☐
Roof	Low-pitched roof	☐
	Overhanging eaves supported by decorative brackets or corbels	☐
	Elaborate cornices	☐
Details	Decorative window surrounds	☐
	Intricate brickwork	☐
	Tall, narrow windows	☐
Materials & Colors	Rich earth tone colors for body	☐
	Creams and white for trim, window frames and other architectural elements	☐

The mid-19th-century Italianate style remains enduring for house styles today. It was popularized in the US as people looked backwards to a romanticized version of the past to re-create something similar in the present. Inspired by medieval Italian villas and farm houses, the Italianate house style typically features deep overhanging eaves with highly decorative brackets, or the element that carries the weight of the eave. Ornamental elements such as decorative window crowns or pediments are common for Italianate houses. They will often have tall, narrow windows, usually with rounded tops. Inspired by Italian villas, these types of homes typically feature ground-level front porches supported by narrowly spaced columns.

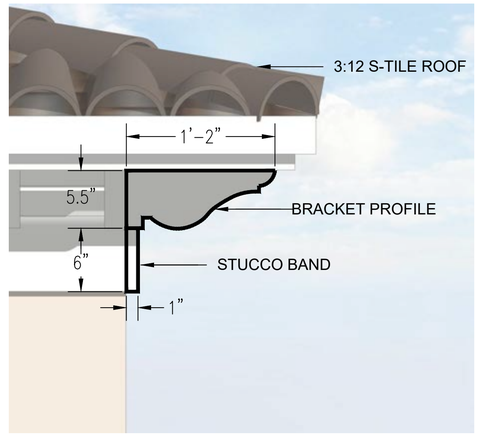
Source: https://www.architecturaldigest.com/story/americas-favorite-residential-architectural-styles-today



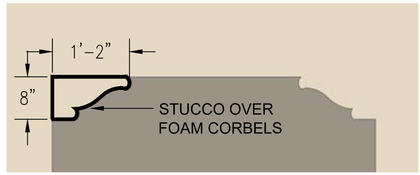
1. DESIGN REQUIREMENTS PER CITY DOCUMENTS



2. REPETITIVE PATTERNS OF SYMMETRICAL ELEMENTS



3. CHARACTERISTIC ELEMENT PROFILES





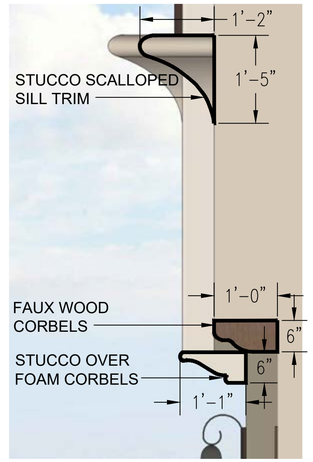
4. DECORATIVE CORBELS AT GARAGE



5. DETAIL: VARIETY IN BALCONIES W/ WROUGHT IRON RAILING AND TRIM PROFILES



6. ROOF: LOW-PITCHED ROOF, OVERHANGING EAVES SUPPORTED BY BRACKETS



7. CHARACTERISTIC ELEMENT PROFILES



8. DETAILS: GARAGE VARIATION AND CORBELS



9. DETAILS: DECORATIVE WINDOW SURROUNDS, CREAMS AND WHITE FOR TRIM / WINDOW FRAMES / SILLS



10. RICH EARTH TONE COLORS FOR BODY



11. TOWER W/ STONE ENHANCEMENT

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SCHEMATIC DESIGN
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DESIGN DETAILS - ITALIANATE
SITE 2

A3.50



SPANISH STYLE SHOWN

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LEASING & AMENITY CENTER 1 PERSPECTIVE **A4.00**



FRONT



LEFT



RIGHT



REAR

SPANISH STYLE SHOWN

LEGEND - SPANISH STYLE

1. Stucco, Light Sand Finish (20/30)
2. Low Profile Concrete "S" Roof Tile
3. Faux Gable Vents
4. Stucco Over Foam Eave
5. Stucco Arched Soffit
6. Bay Window
7. Vinyl Window
8. Stucco Recess / Reveal at Windows/Doors
9. Stucco Scalloped Sill Trim
10. Decorative Shutters
11. Metal Railing
12. Stucco Over Foam Corbels
13. Faux Wood Corbels
14. Faux Wood Header/Post
15. Faux Wood Solid Railing
16. Fiberglass Entry Door
17. Decorative Exterior Lights & Raised Address Sign
18. Metal Sectional Garage Door
19. Metal Pot Shelf

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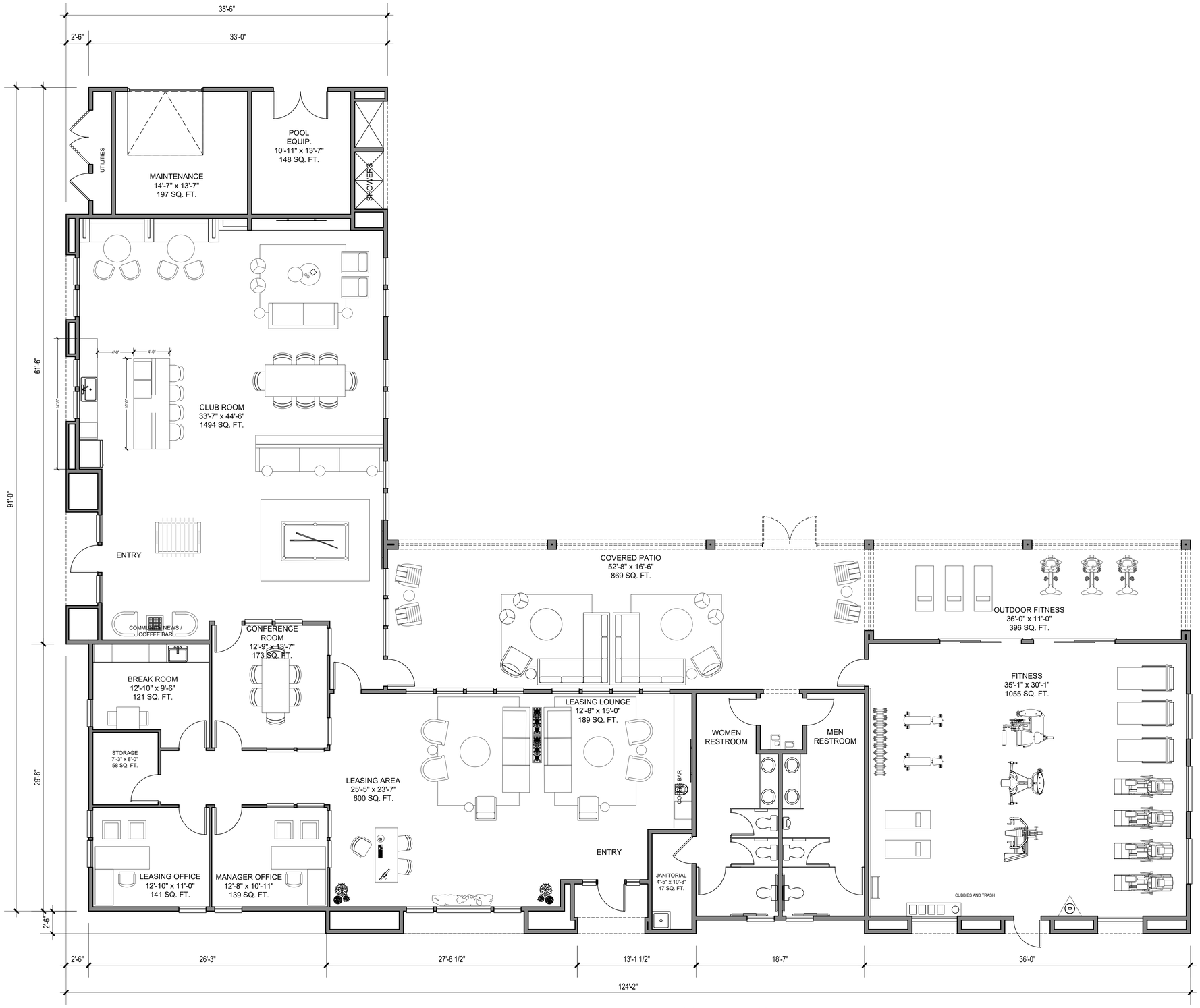
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0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN
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LEASING & AMENITY CENTER 1 ELEVATIONS **A4.01**



AMENITY BUILDING SITE 1A: 5457 SQ. FT.
(GROSS, EXCLUDING EXTERIOR SPACES)

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

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LEASING & AMENITY CENTER 1
SITE 1A

A4.02



MODERN STYLE SHOWN

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LEASING & AMENITY CENTER 2 PERSPECTIVE **A5.00**

LEGEND - TRANSITIONAL STYLE

1 Stucco, Light Sand Finish (20/30)
2 Fiber Cement Siding
3 Stone Veneer
4 Bay Window
5 Vinyl Window
6 Stucco Recess / Reveal at Windows/Doors
7 Metal Railing
8 Stucco Arched (Soffit)
9 Fiberglass Entry Door
10 Decorative Exterior Lights & Raised Address Sign
11 Metal Sectional Garage Door
12 Flat Roof with Wood Fascia Board
13 Parapet Wall



FRONT



LEFT

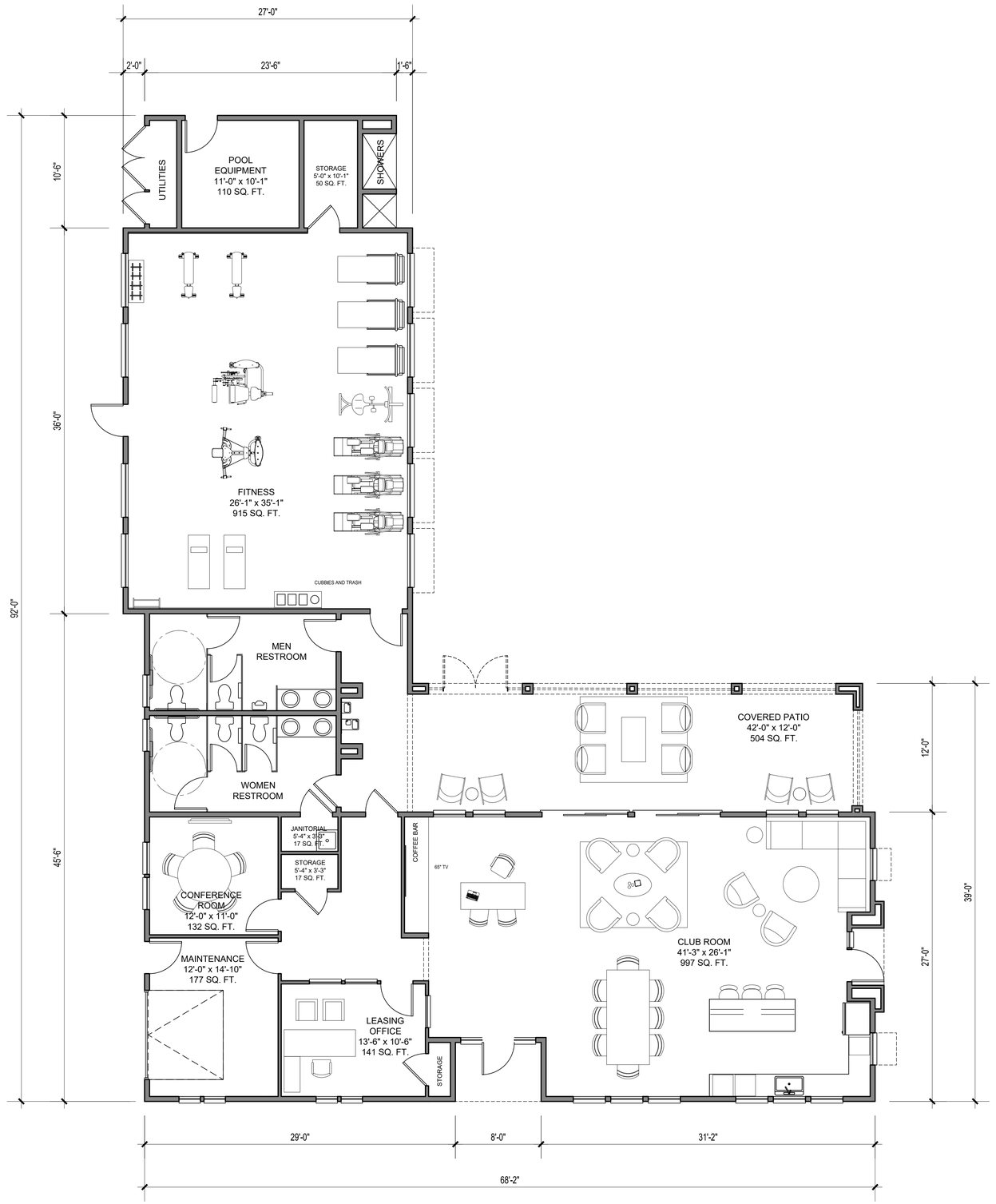


RIGHT



REAR

MODERN STYLE SHOWN



AMENITY BUILDING SITE 1B: 3338 SQ. FT.
(GROSS, EXCLUDING EXTERIOR SPACES)

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

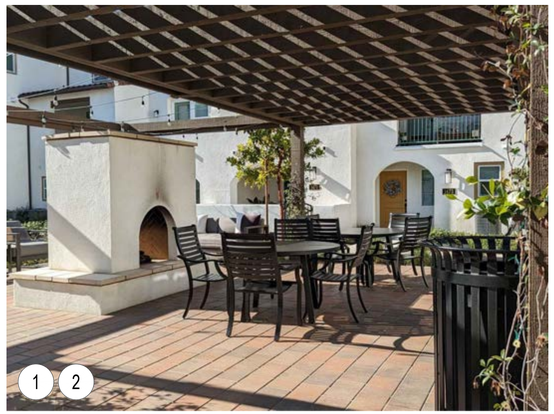
SCHEMATIC DESIGN
September 30, 2025

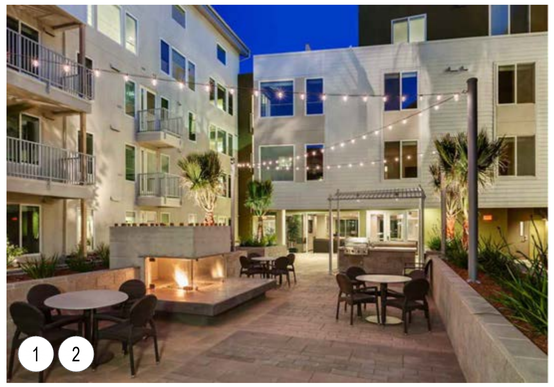
LEASING & AMENITY CENTER 2
SITE 1B

A5.02









*Conceptual images (provided herein are conceptual and subject to change)



Section 30. Bike Parking Table (Residential outside Downtown)

Site 1A - 200 units (50 bike spaces)
Short Term: 10
Long Term: 40

Site 1B - 170 units (43 bike spaces)
Short Term: 9
Long Term: 34

Site 2 - 225 units (56 bike spaces)
Short Term: 11
Long Term: 45

A. See sheet L-12 for short term bike rack / parking locations and text callouts.
B. See Architectural unit plans for long term bicycle hook locations.

LEGEND

1. Primary Recreation Center / Facility for Site 1A, see L-3 Central Community Amenity Area.
2. Primary Recreation Center / Facility for Site 1B, see L-4 Central Community Amenity Area.
3. Community Open Space amenities for Site 2; with a shade structure, table & chair seating, BBQ, and lawn areas; see L-9A & 9B.
4. Tot-lot Play Area for ages 2-12 with table & chair seating, bench seating, and trash receptacle, see L-5 Tot-Lot & Dog Run Area Between Sites 1A & 1B.
5. Tot-lot Play Area for ages 2-12 with table & chair seating, bench seating, and trash receptacle, see L-6 Tot-Lot in Site 2.
6. Dog Run Area with Artificial lawn, bench & adirondack seating, and a dog bag station, see L-5 Tot-Lot & Dog Run Area Between Sites 1A & 1B.
7. Interior Courtyards which could include shade structures, table & chair seating, trash receptacles, BBQs & fire-pit features, and a variety of lawn areas, see L-7 & L-8 for Sites 1A &1B.
8. Potential Project Signage Feature, see L-2 Primary Vehicular Entry Enhancements.
9. Gated Vehicular Project Entry, see L-2 Primary Vehicular Entry Enhancements.
10. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan L-12.
11. Proposed tree, per Planting Plan L-13.
12. 5' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
13. 4' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
14. Accessible parking stall and striping, per Civil plans.
15. Guest parking stall.
16. Natural colored concrete driveway, with light broom finish and tooled joints.
17. Private patio / yard area, homeowner maintained.
18. Common area landscape, builder installed and HOA maintained.
19. Property line.
20. Public street R.O.W.
21. Proposed public street sidewalk, per Civil plans.
22. Transformer to be screened with landscape, quantity and final locations to be determined.
23. Community mailboxes, per USPS approval.
24. Trash enclosure with concrete pad.
25. Enhanced paving at main project entry.
26. Short term bike rack / parking.
27. Fire Lane with bollards, see L-15 Fire Lane Exhibit - Bollards.







*Conceptual images (provided herein are conceptual and subject to change)

Scale: 1" = 80'-0" (0, 40', 80', 160')

[Revised July 22, 2025]

Overall Schematic Landscape Plan

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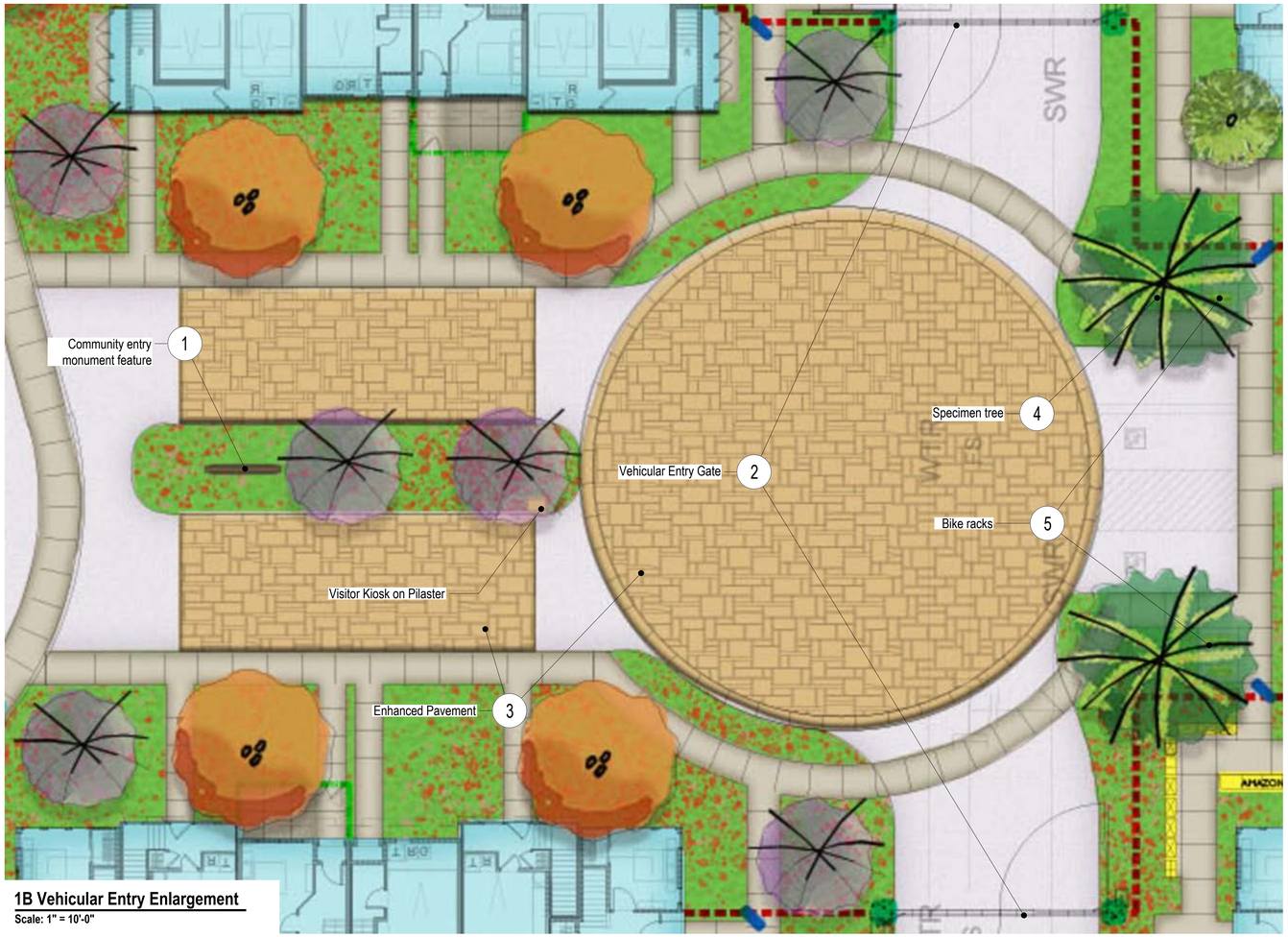
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Date: Apr. 11, 2025

L-1

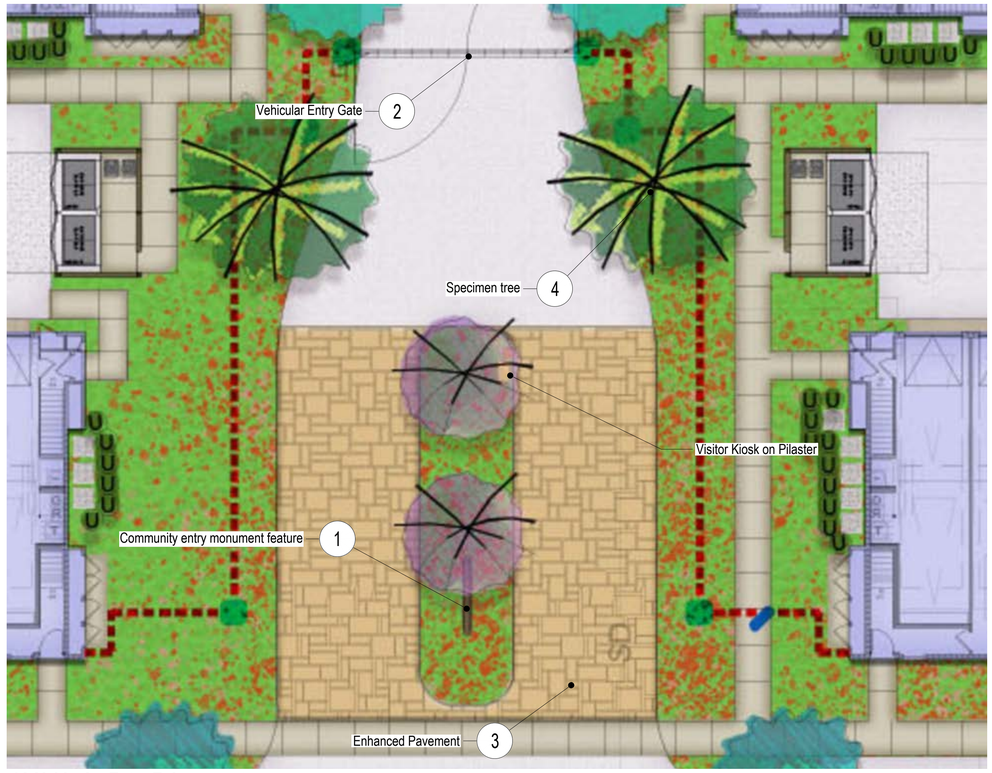
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1B Vehicular Entry Enlargement
Scale: 1" = 10'-0"

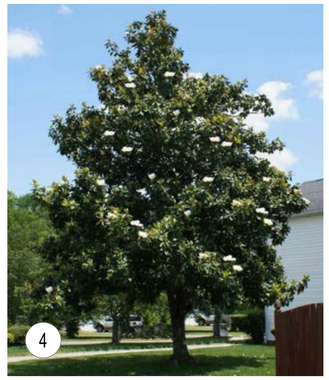


1A Vehicular Entry Enlargement
Scale: 1" = 10'-0"













Key Map
N.T.S

0 5' 10' 20'
Scale: 1" = 10'-0"

Schematic Enlargement - Primary Vehicular Entries (Sites 1A-1B)

[Revised July 22, 2025]

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Date: Apr. 11, 2025

L-2

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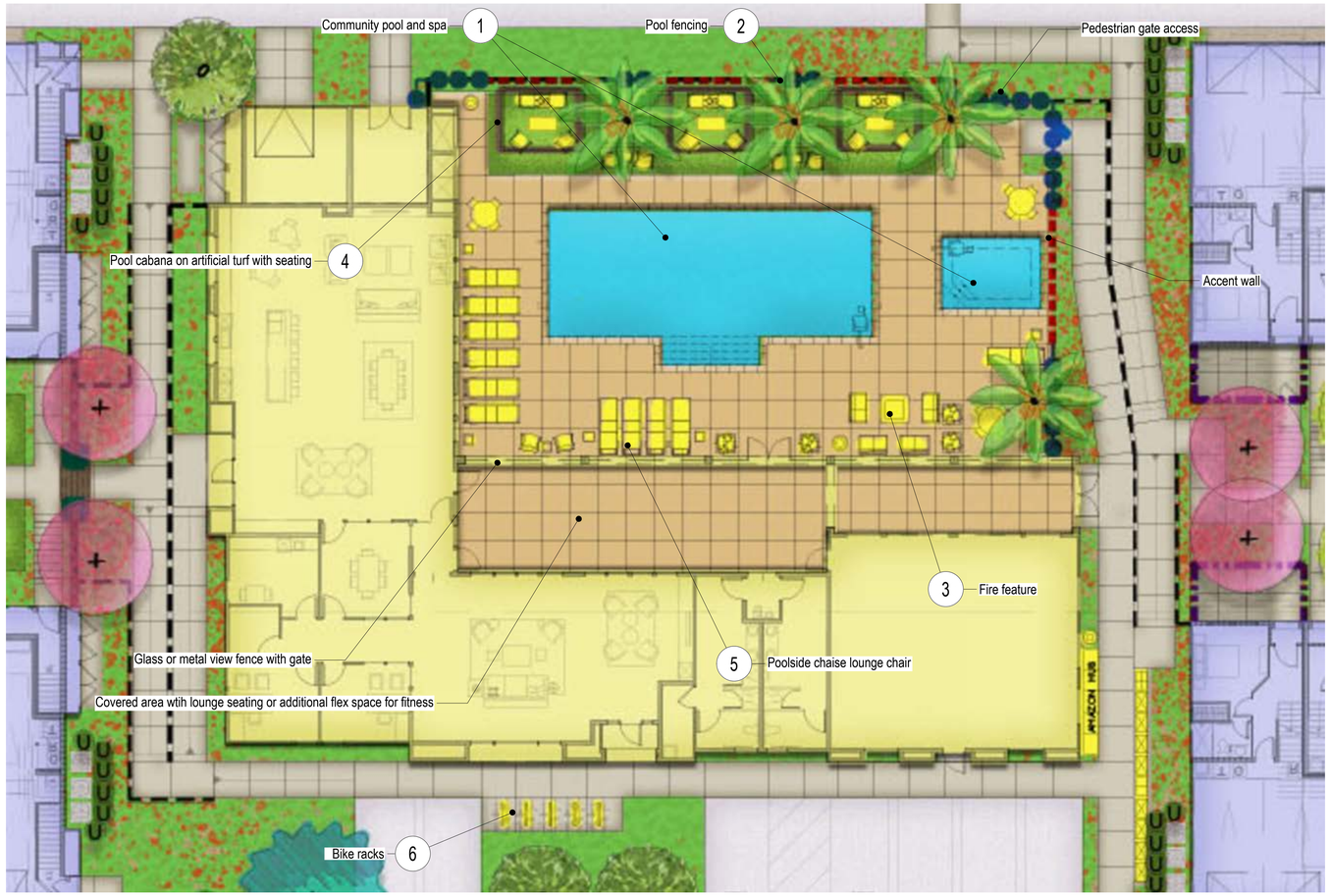
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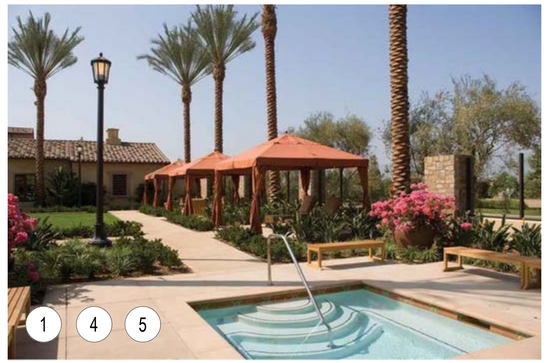














Key Map
N.T.S

0 5' 10' 20'
Scale: 1" = 10'-0"

Schematic Enlargement - Central Community Amenity Area (Site 1A)

[Revised July 22, 2025]

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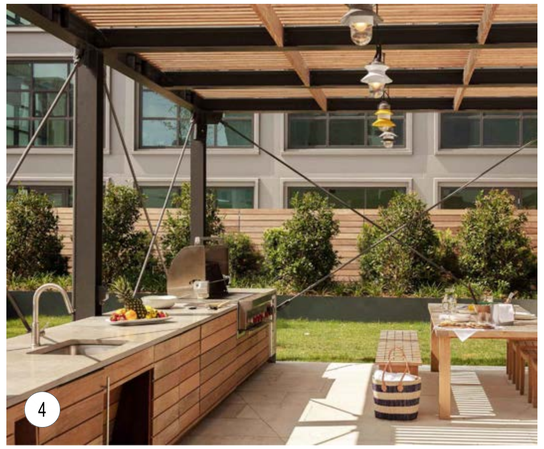
L-3

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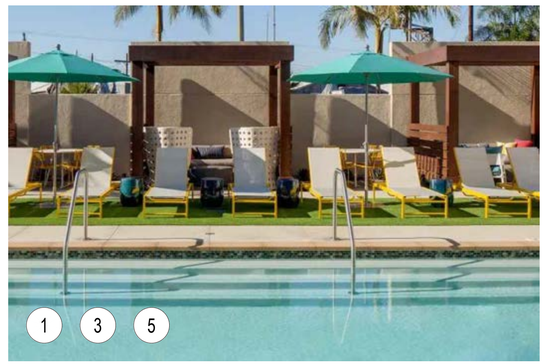














Key Map
N.T.S

0 5' 10' 20'
Scale: 1" = 10'-0"

Schematic Enlargement - Central Community Amenity Area (Site 1B)

[Revised July 22, 2025]

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L-4

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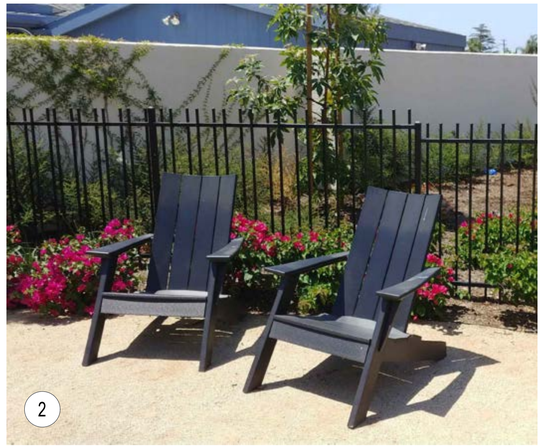
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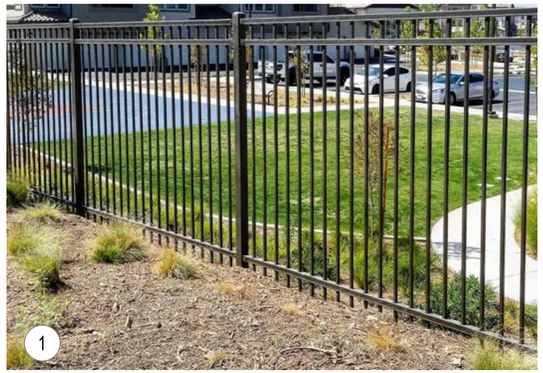
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0 5' 10' 20'

Scale: 1" = 10'-0"

Schematic Enlargement - Tot-Lot & Dog Run Area (Sites 1A-1B)

[Revised July 22, 2025]

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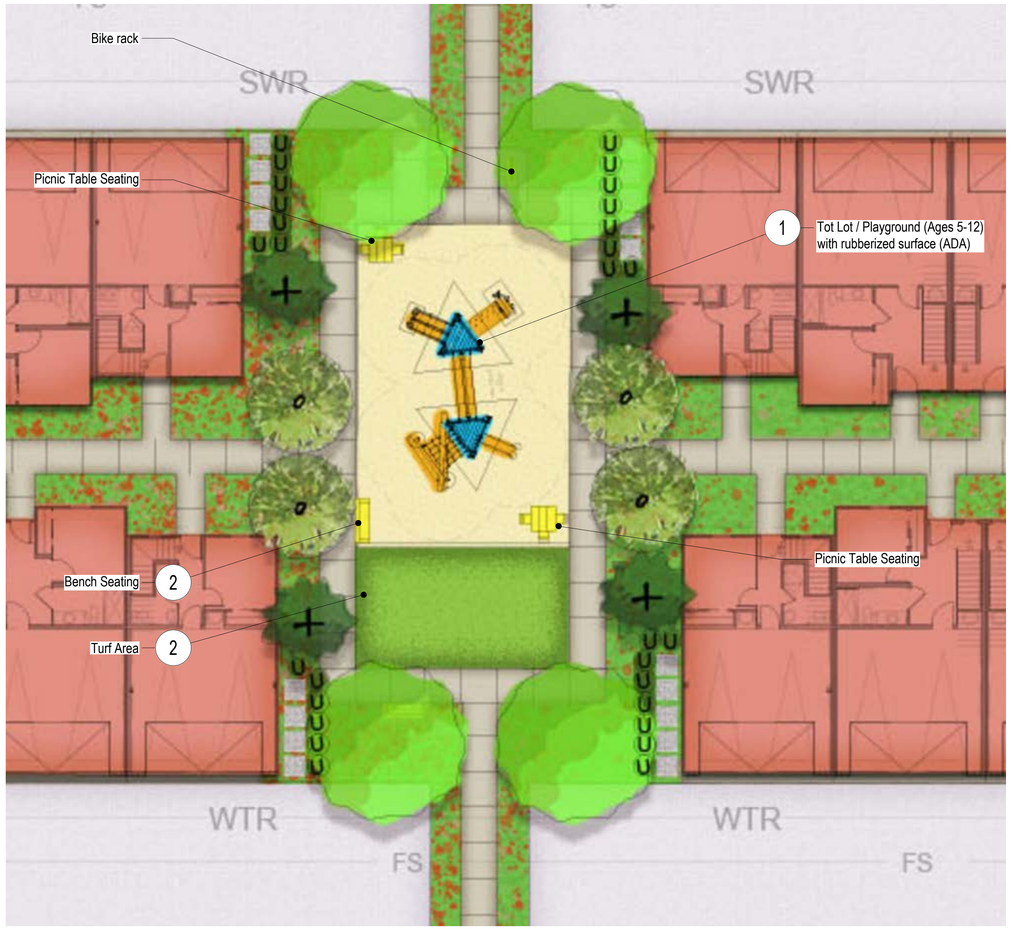
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Date: Apr. 11, 2025

L-5

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Key Map
N.T.S

0 5' 10' 20'
Scale: 1" = 10'-0"

Schematic Enlargement - Tot-Lot with Turf (Site 2)

[Revised July 22, 2025]

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L-6

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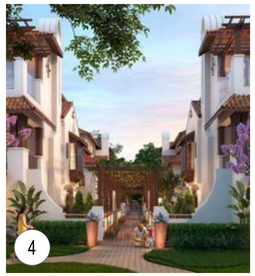


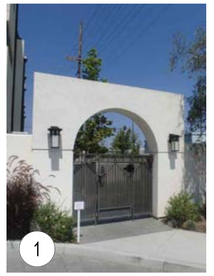






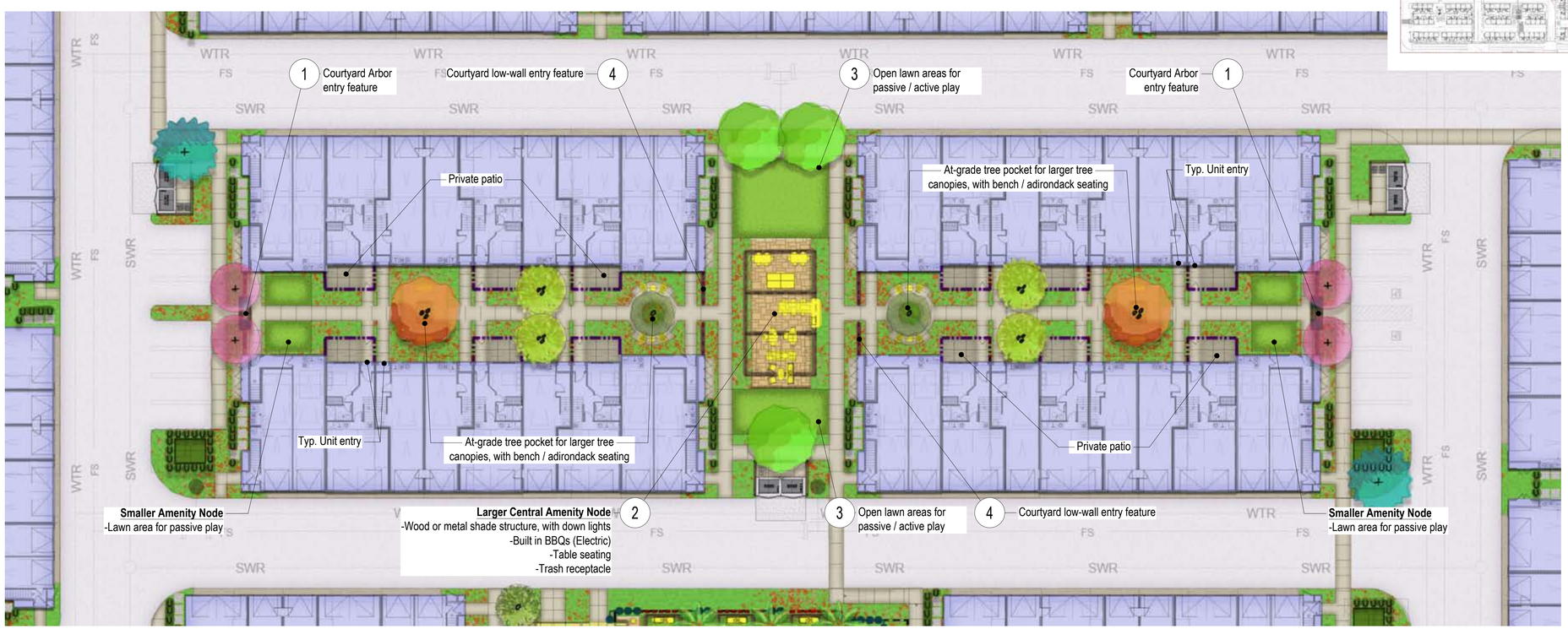








Key Map
N.T.S



PLAN VIEW COURT

0 10' 20' 40'
Scale: 1" = 20'

Schematic Enlargement - Interior Courtyard (Sites 1A)

[Revised July 22, 2025]

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2


2


3


1


2

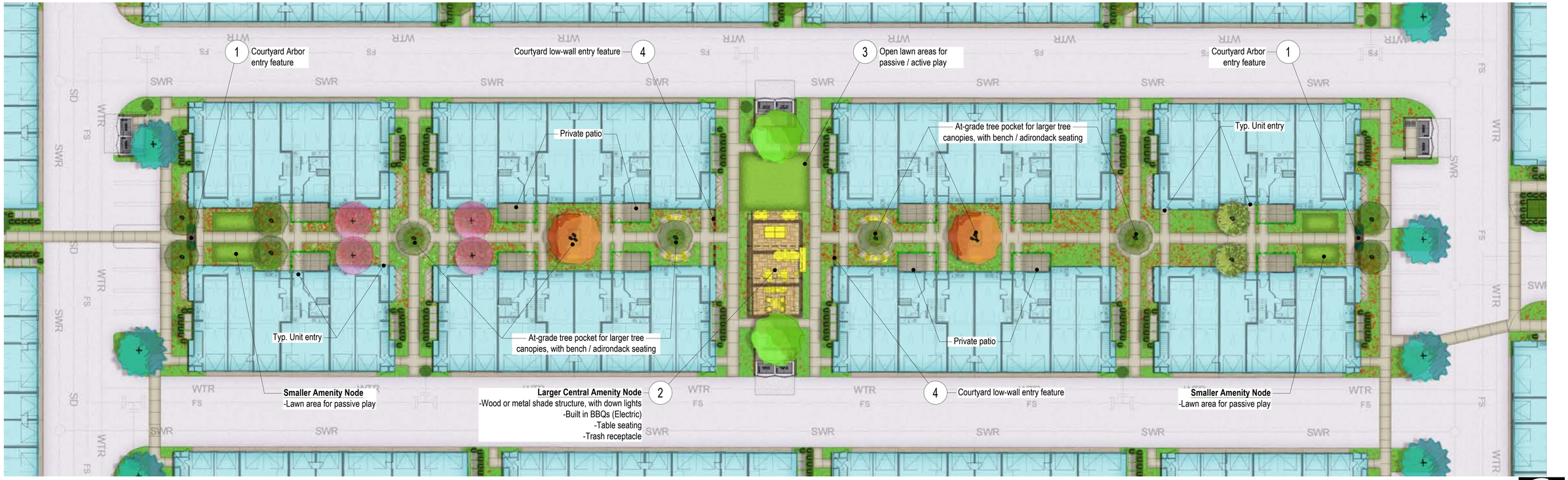

2


3


4



Key Map
N.T.S



PLAN VIEW COURT - INTERNAL

0 10' 20' 40'
Scale: 1" = 20'

Schematic Enlargement - Interior Courtyard (Sites 1B)

[Revised July 22, 2025]

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L-8

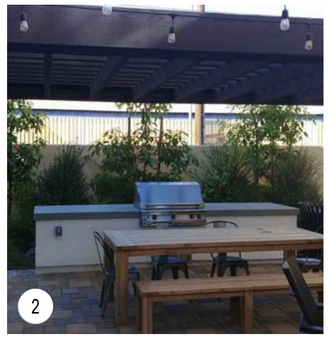
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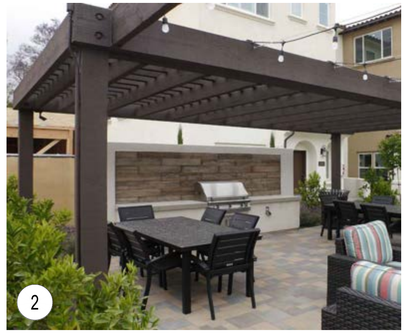
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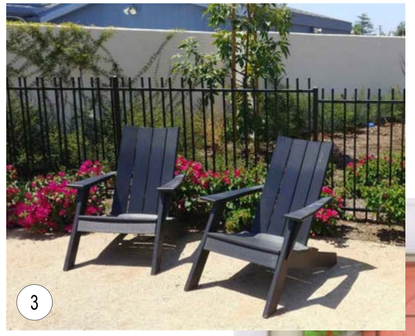


















Key Map
N.T.S

PLAN VIEW - PRIMARY COURTYARD

0 5' 10' 20'
Scale: 1" = 10'

Schematic Enlargement - Interior Courtyard (Site 2)

[Revised July 22, 2025]

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L-9A

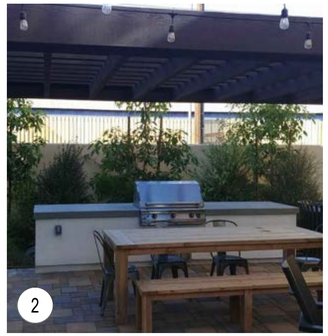
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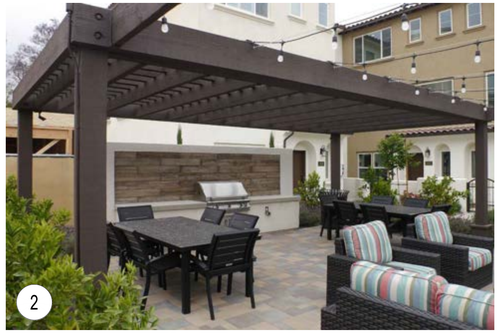
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1


1


2


2


2


2



Key Map
N.T.S



PLAN VIEW - SECONDARY COURTYARDS

0 5' 10' 20'
Scale: 1" = 10'

Schematic Enlargement - Interior Courtyard (Site 2)

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L-9B

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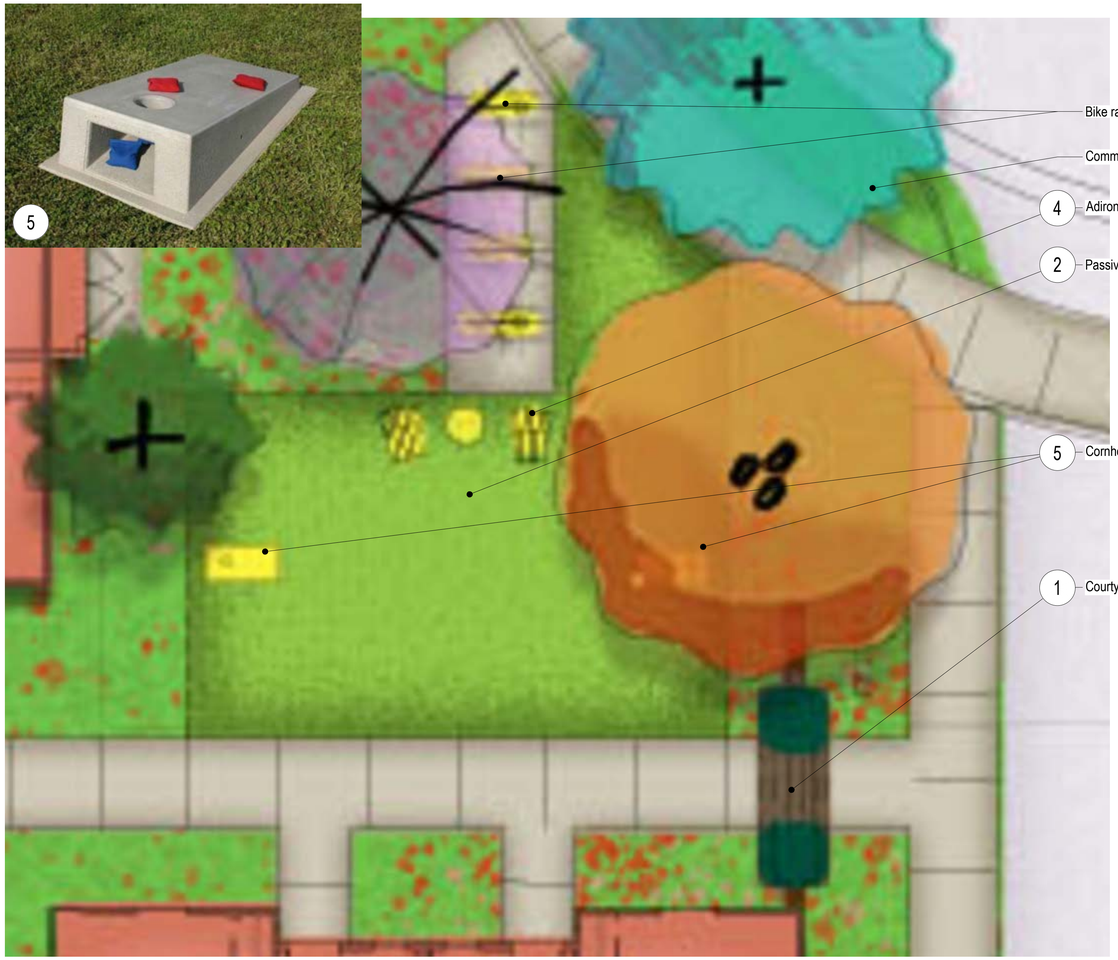




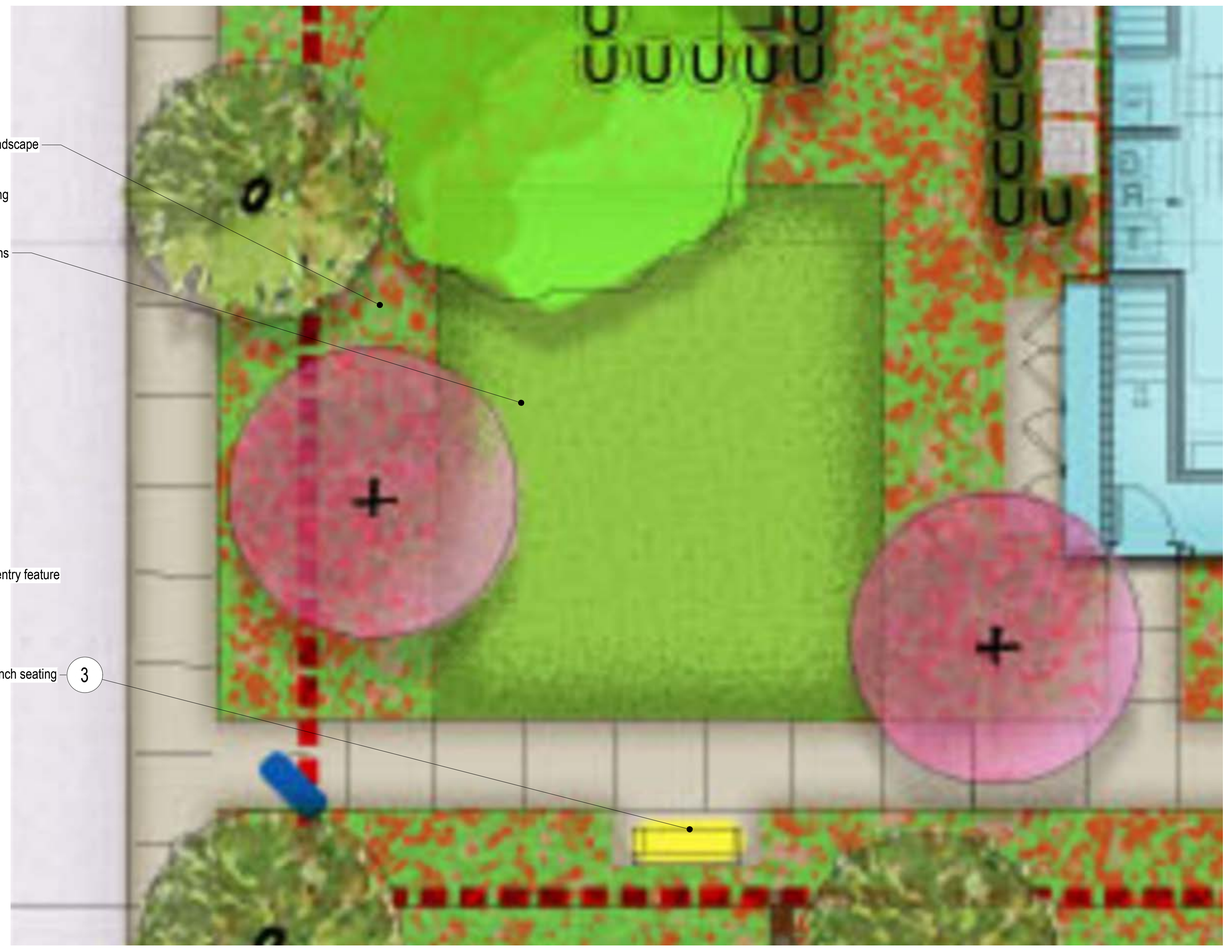




Key Map
N.T.S



PLAN VIEW - TURF 2



PLAN VIEW - TURF 1B

0 2' 4' 8'
Scale: 1/4" = 1'-0"

Schematic Enlargement - Turf (Site 1B & 2)

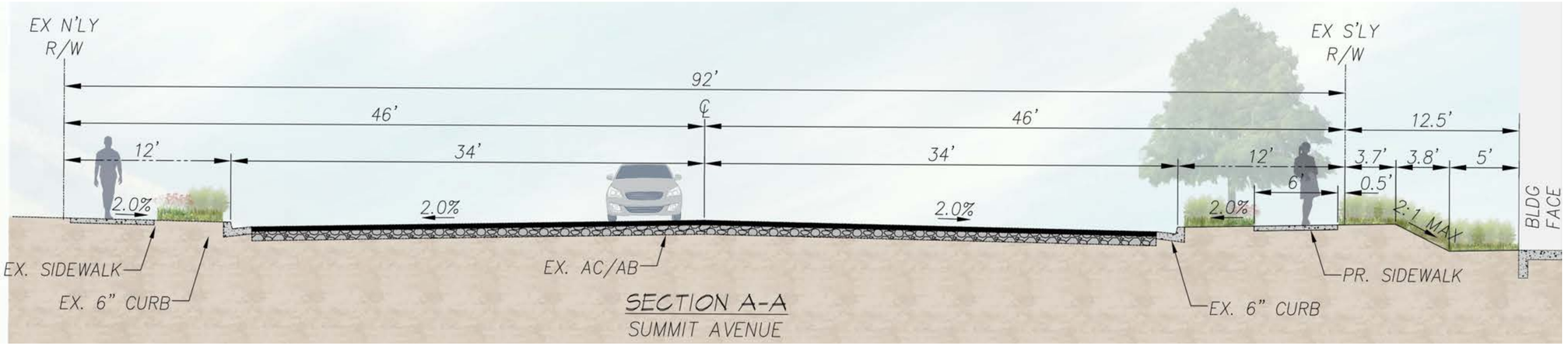
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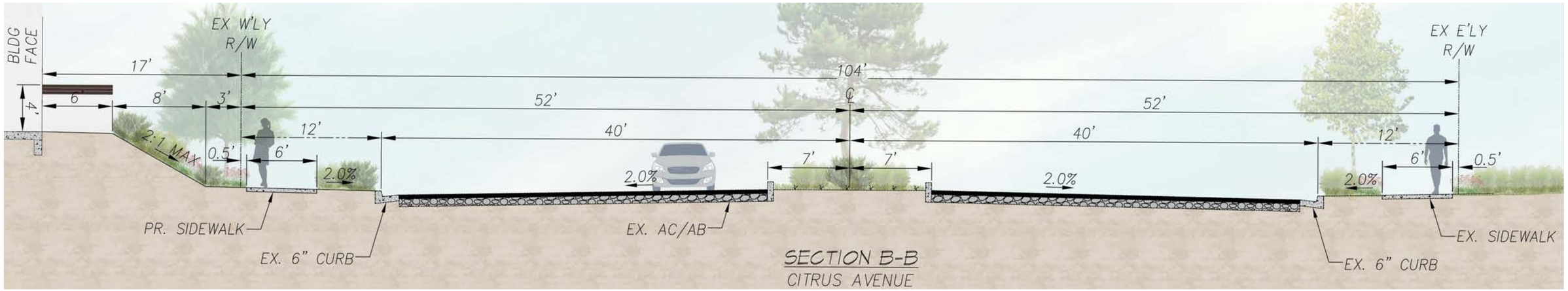
L-10

Citrus & Summit - Fontana, CA

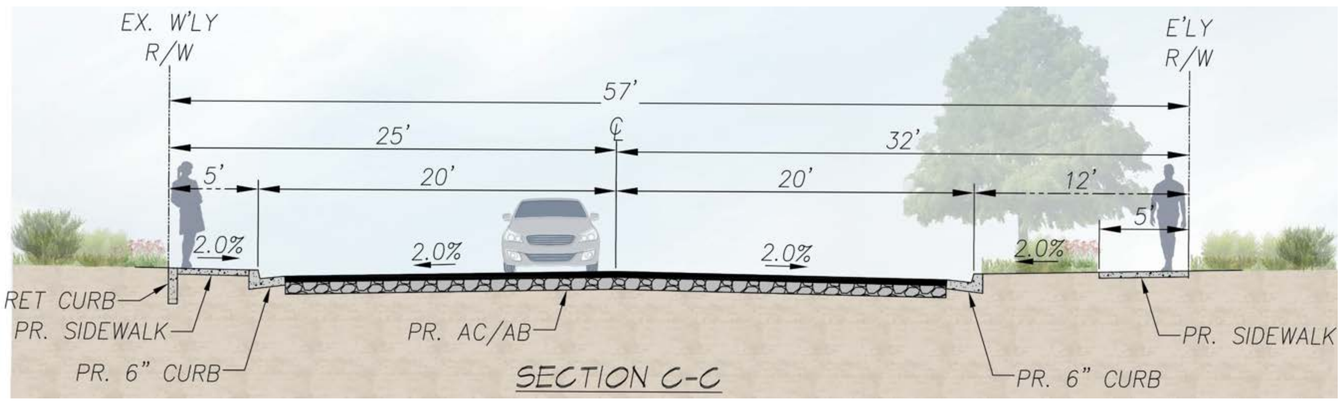




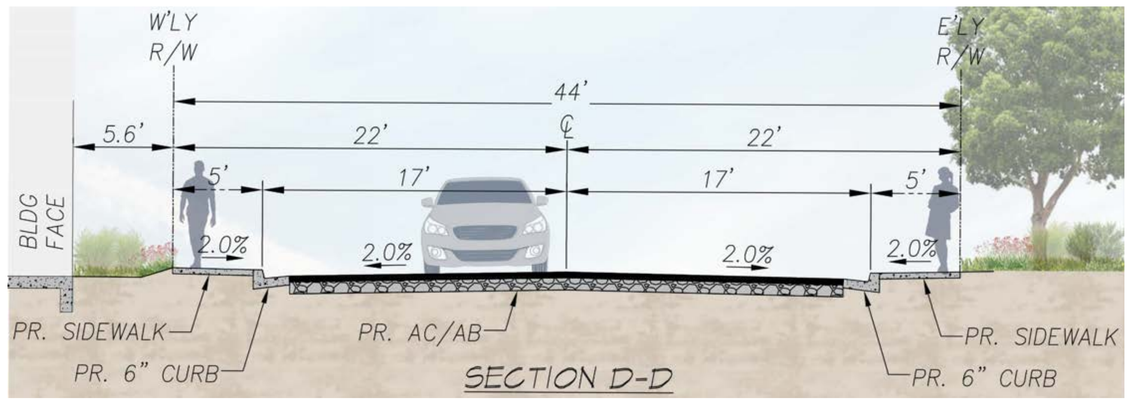
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

0 2' 4' 8'

Scale: 1/4" = 1'-0"

Schematic Sections 'A' - 'D'

[Revised July 22, 2025]

BCT Development

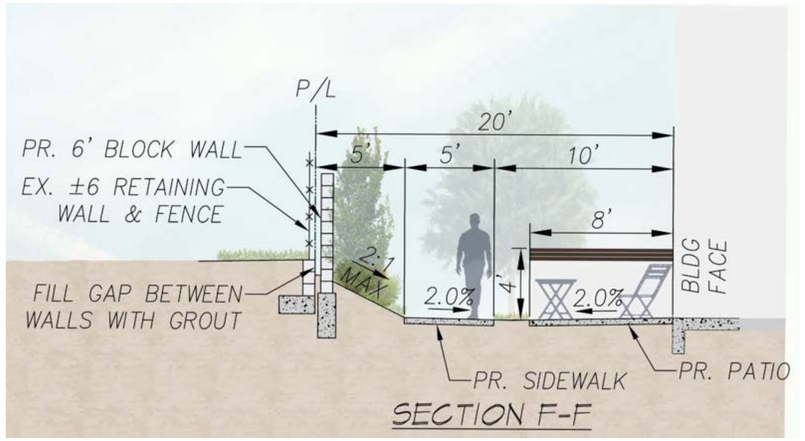
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11A

BCT development

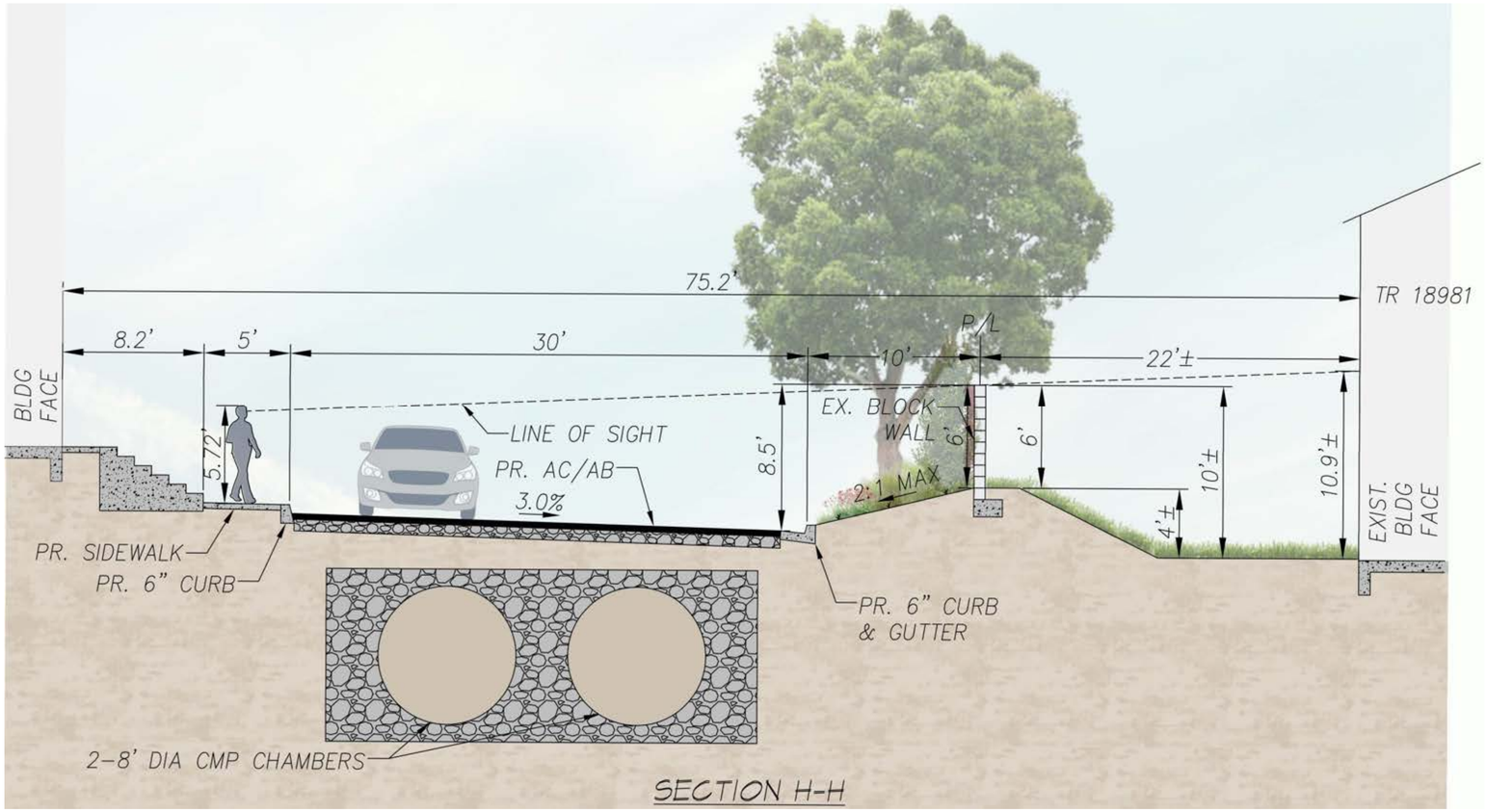
Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture

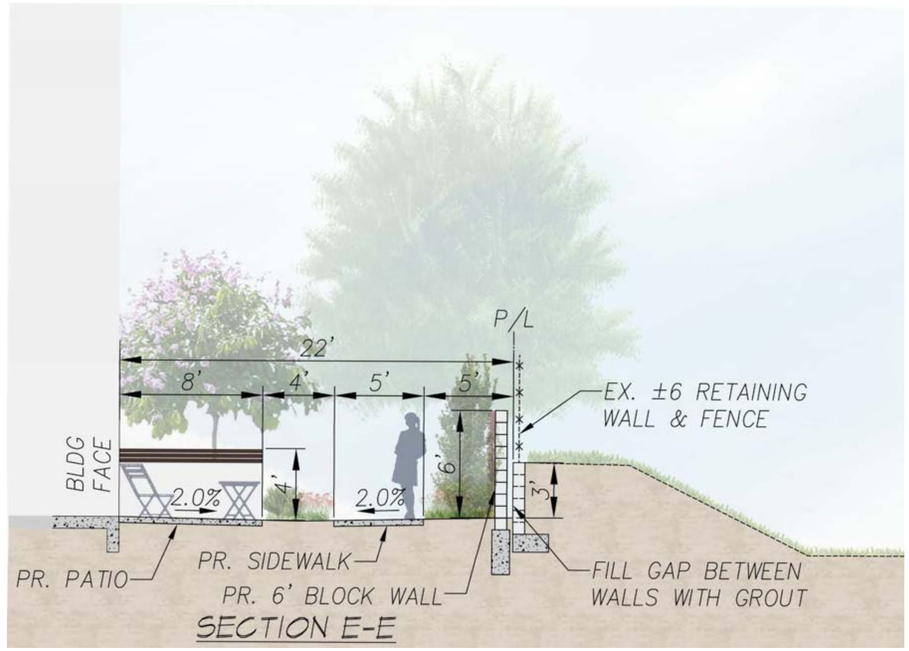


SECTION F-F





SECTION H-H



SECTION E-E

0 2' 4' 8'

Scale: 1/4" = 1'-0"

Schematic Sections 'E' - 'H'

[Revised July 22, 2025]

BCT Development

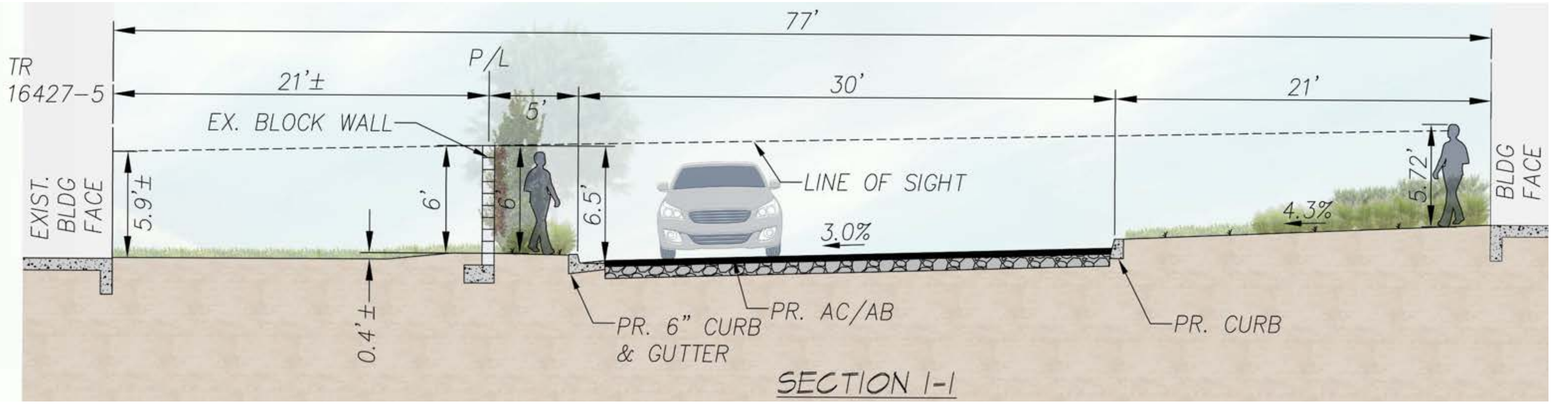
4th City Submittal | Project No.: BCT01-D Date: Apr. 11, 2025

L-11B

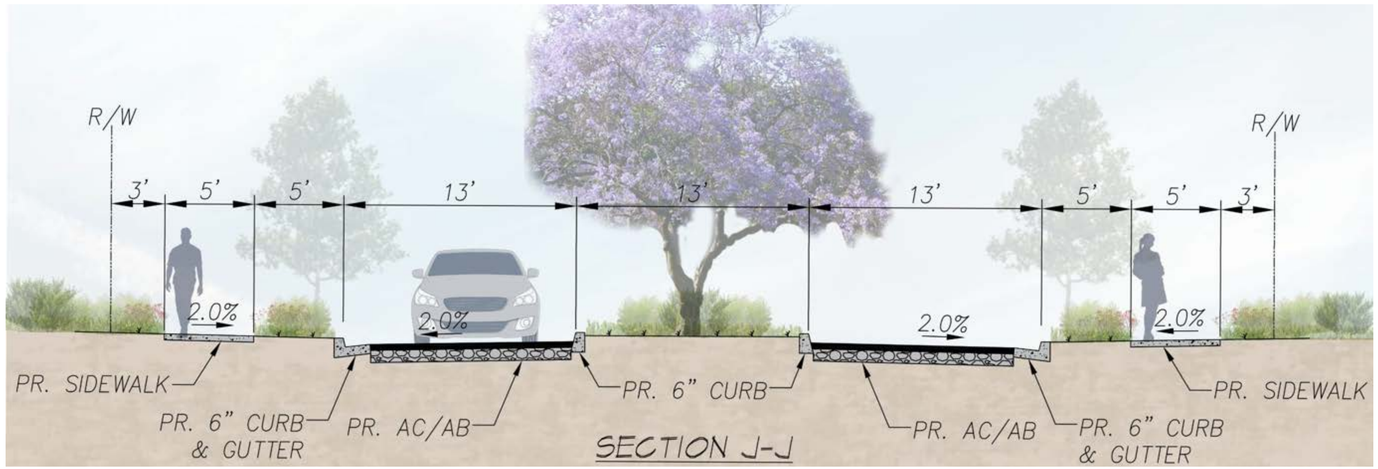
BCT development

Citrus & Summit - Fontana, CA

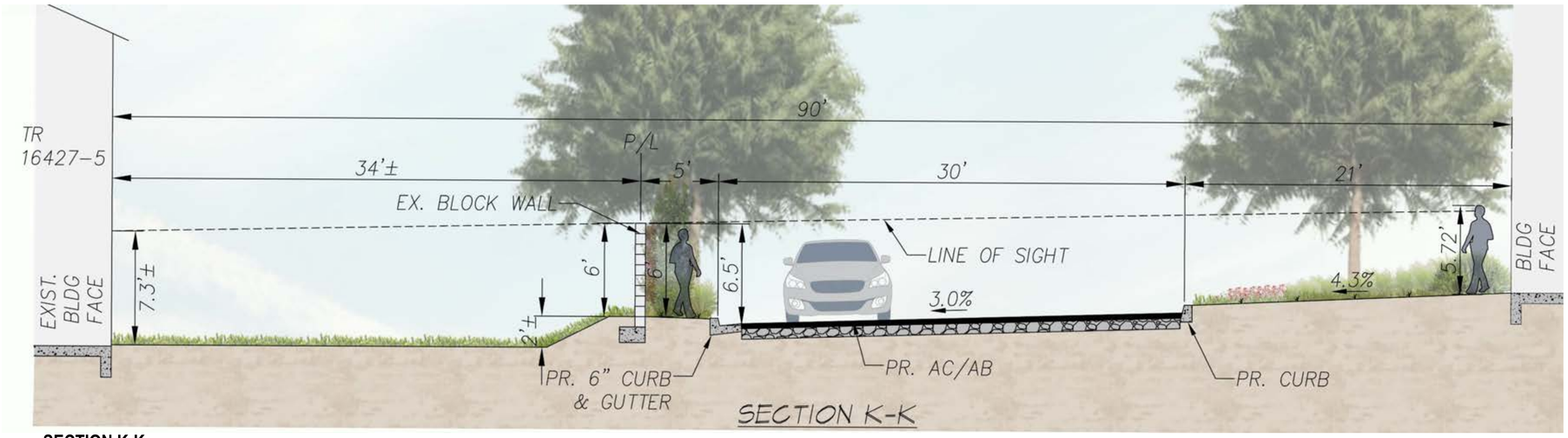
studio PAD Landscape Architecture



SECTION I-I



SECTION J-J



SECTION K-K



Key Map
N.T.S

0 2' 4' 8'
Scale: 1/4" = 1'-0"

Schematic Sections 'I' - 'K'

[Revised July 22, 2025]

BCT Development

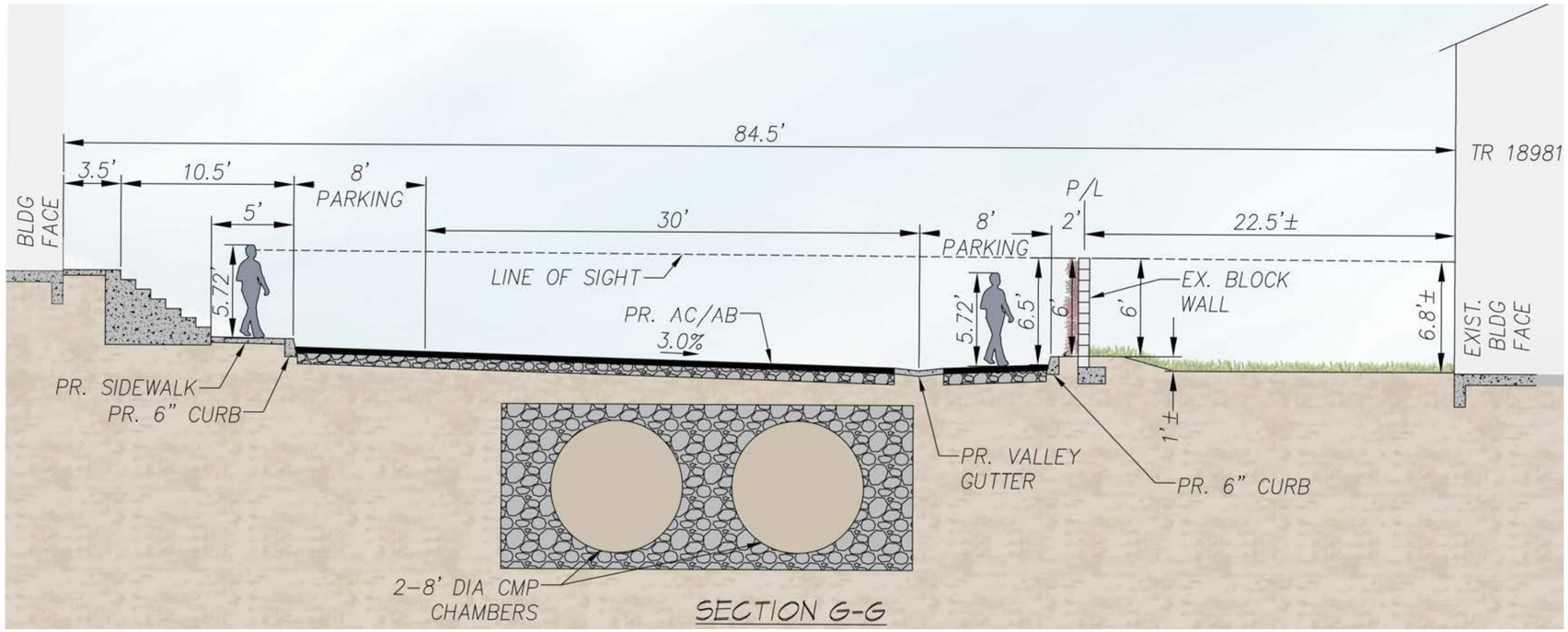
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11C

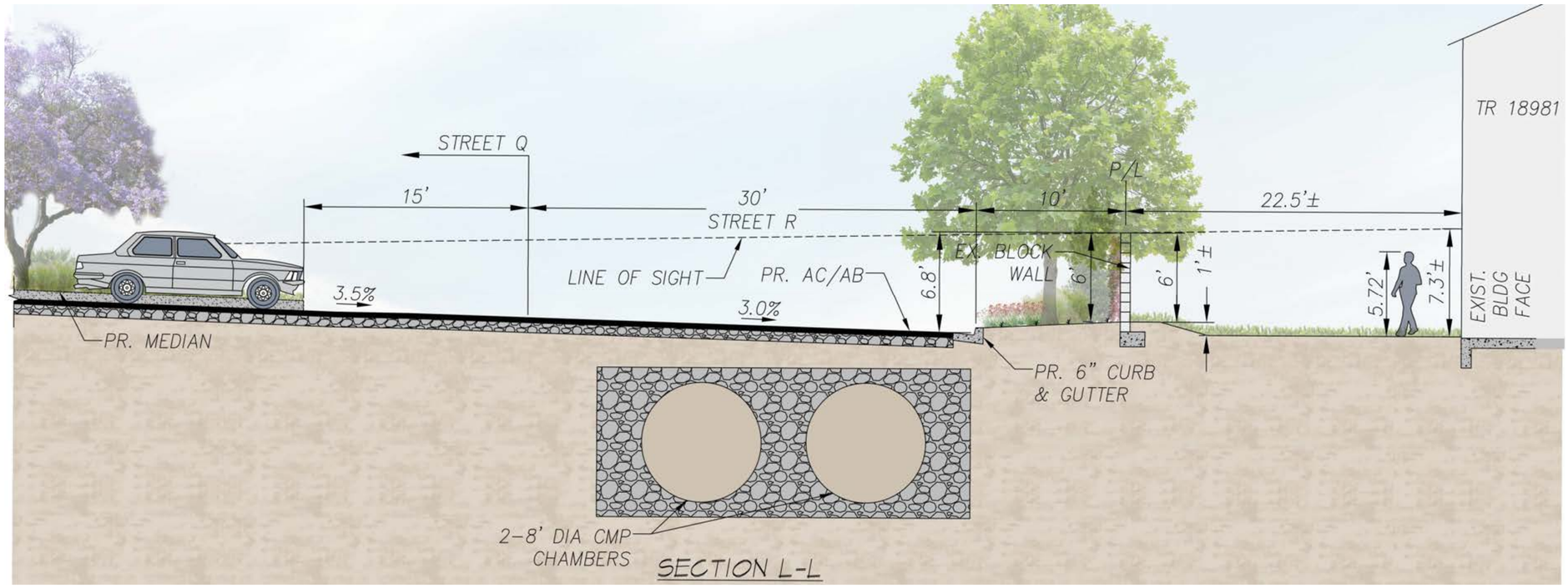
BCT development

Citrus & Summit - Fontana, CA

studio PAD Landscape Architecture



SECTION G-G



SECTION L-L



Key Map
N.T.S

0 2' 4' 8'
Scale: 1/4" = 1'-0"

Schematic Sections 'G' - 'L'

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-11D

BCT development

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1A Spanish
- 10'-11' Arbor feature
- ±6' Courtyard accent walls



1B Modern
- 10'-11' Arbor feature
- ±6' Courtyard accent walls



2 Mediterranean
- 8'-9' Arbor feature
- ±6' Courtyard accent walls





WALL, FENCE & GATE LEGEND

- Existing +- 7'-0" High property line wall, protect in place.
- 1 — 6'-0" High split-face CMU wall, with 2" high precision CMU cap (tan color).
- 2 — 4'-0" High combo 1' T.S. picket over 3' stucco over CMU courtyard patio walls (Spanish style).
- 3 — 4'-0" High combo 1' horz. metal panel over 3' stucco over CMU courtyard patio walls (Transitional style).
- 4 — ±6'-0" High stucco over CMU courtyard accent walls, with flat stucco cap (color to match Arch.).
- 5 — ±4'-6" High stucco over CMU courtyard low walls, with flat stucco cap (color to match Arch.).
- 6 — 5'-6" High tube steel fence (black paint color).
- 7 — 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. (4" H). CMU cap (tan color).
- 8 — 3'-6" High metal private patio gate (dark brown color).
- 9 — 5'-6" High metal ADA pedestrian gate (black powdercoat color).
- 10 — ±6'-0" High metal vehicular gates black powdercoat color (with Fire Dept. Knox box)
- 11 — Varying heights of courtyard entry features, refer to Court Enlargements Plans.




Modern



Spanish / Mediterranean















0 40' 80' 160'
Scale: 1" = 80'-0"

Schematic Wall & Fence Plan

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-12

Citrus & Summit - Fontana, CA

BCT development

studio PAD Landscape Architecture

SHRUBS and GROUND COVER		WUCOLS (R4)
Aloe sp.	Aloe	Low
Grevillea spp., cvs.	Grevillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasylirion longissimum	Mexican Grass Tree	Very Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Hesperaloe parviflora	Red / Yellow Yucca	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lantana montevidensis	Purple Trailing Lantana	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Salvia leucantha, cvs.	Mexican bush sage	Low
Muhlenbergia capillaris	Pink / Hairy Awn Muhly	Low
Tecoma stans	Yellow Bells	Low
Rosmarinus o. 'Huntington Carpet'	Groundcover Rosemary	Low
Westringia sp.	Westringia	Low
Yucca gloriosa	Spanish Dagger	Low
Zauschneria californica	California fuchsia	Low

VINES & ESPALIERS		
Antigonon leptopus	Coral Vine	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

WATER CONSERVATION (PLAN):

1. All proposed planting areas shall be treated with soil conditioners to increase and retain soil moisture.
2. Plant materials shown on plan are appropriate suggestions only. Plant materials have been selected for their low-water demand. Final selections are to be determined in final Construction Plans, per City Standards and M.C. Ch. 28 - Vegetation.
3. The final Construction Plans shall address Xeriscape (low-water usage) principles as described in the city of Fontana's M.C. Ch. 28 - Vegetation and local AB1881 Water Rules & Regulations (if applicable) and have only low volume or subsurface irrigation within twenty-four inches of an impermeable surface.
4. Three inches of bark mulch will be used in non-turf areas to reduce moisture loss. Turf is only within O. S. areas for passive use.
5. Landscape plans must be designed per City standards, specific Plan and must meet the City's water conservation ordinance 1895 (MWELO). Future CDs to reference City's approved tree palette for tree selection and refer to the City's list of not approved plant material. Please follow the City of Fontana landscape standards and check list that may be access at Landscape Services | Fontana, CA - Official Website (fontanaca.gov).



PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	Tree Size @15 Year Growth	Wucols (R4)	Qty.
		Botanical Name (Common Name)					
	PALMS						
	Vertical	Phoenix dactylifera (Date Palm)	Single	10'BT	15 ft	Medium	9
	TREES						
	Specimen	Magnolia grandiflora (Southern Magnolia)	Single	36" Box	24 ft	Medium	5
		Cercidium x 'Desert Museum' (D. Museum Palo Verde)	Multi	36" Box	20 ft	Low	
	Focal	Jacaranda mimosifolia (Jacaranda)	Single	24" Box	25 ft	Low	22
	Canopy	Tipuana tipu (Tipu Tree)	Single	24" Box	30 ft	Medium	36
	Street/ Parkway	Platanus x acerifolia (London Plane)	Single	24" Box	25 ft	Medium	85
	Evergreen Flowering	Eriobotrya deflexa (Bronze Loquat)	Single	15 Gal	12 ft	Low	35
		Magnolia grandiflora 'Little Gem' (Little Gem Magnolia)	Single	15 Gal	15 ft	Medium	
	Medium Evergreen	Geijera parviflora (Australian Willow)	Single	24" Box	16 ft	Medium	104
	Columnar	Lophostemon confertus (Brisbane Box)	Single	15 Gal	12 ft	Medium	100
	Medium Flowering	Magnolia grandiflora 'Majestic B.' (Mag. B. Magnolia)	Multi	24" Box	18 ft	Medium	14
	Deciduous Flowering	Lagerstroemia indica x fauriei 'Natchez' (Crape Myrtle)	Single	24" Box	16 ft	Medium	49
	Native	Platanus racemosa (California Sycamore)	Single	24" Box	30 ft	Medium	19
						TOTAL =	478
	SHRUBS						
	Utility/Screen Hedge	*Laurus nobilis (Sweet Bay)*	Single	15 Gal		Low	1502
	VINES						
	Vines	Macfadyena unguis-cati (Cat's Claw Vine)	-	5 Gal.		Low	25

*Plant leaf to leaf to screen utilities & dooryard hedge treatment, 4' minimum height at install.

NOTES:
1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Vehicular Swinging Gates to be installed per local Fire Codes & Regulations.
3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
4. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
5. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
6. All trees within 5' of hardscape to be installed with deep root barriers.
7. Proposed trees found on city's approved tree palette.

0 40' 80' 160'
Scale: 1" = 80'-0"

Schematic Planting Plan

[Revised July 22, 2025]

BCT Development

4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-13

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Schematic Lighting Plan

LIGHTING SCHEDULE

PHOTO	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
		Down Light - FX Luminaire JB Surface mounted to shade structure, hide conduit & connections. Order code: JB, Aluminum Alloy, (BZ) Bronze Metallic Lamp: JB-3LED, 4.5W, 2700K, Beamspread: Spot	66
		Uplight - FX Luminaire FB Fits well into tight spaces. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot	34
		Wall Uplight - FX Luminaire XW-70 Die-cast aluminum high-output wall wash light with adjustable body. IP67 rated. Order code: XW-70, Aluminum, (BZ) Bronze Metallic, 3-Prong Spike Lamp: XW-70-H1, 18W / 23VA, 2700K, Beamspread: Ultra Wide Flood	5
 Hinkley  Maxim		Wall Sconce-Maxim Model # 86093FSBZ Hinkley Sconce for Transitional (Site 1B) Maxim for Spanish (Site 1A) and Mediterranean (Site 2) -, Bronzed, Wall, Per Elec. Eng. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng.	27
		GFCI - Outlet Exterior Electrical GFI Outlet [120V] Exterior Grade, Staked or Wall, Location per Electrical Engineer`s dwgs. Accessories: Location per Electrical Engineer`s dwgs.	8
		Transformer_PX - 300 - TPC - BZ Low-voltage transformer - FX luminair. model #PX - 300 - TPC - BZ. Cast Aluminum, Metallic Bronze., Wall, Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K). Lamp: 300W, 300W	9
		GFCI - Outlet Exterior Electrical GFI Outlet [240V] Cast Aluminum, Textured Architectural Bronze, Wall	2
		In ground Uplight - FX Luminaire FC-RG Large scale in grade fixture. 4in. Dia x 4.8in. H. Order code: FC-RG, Brass, (BZ) Bronze Metallic, Direct Mount Lamp: FC-RG-1LED, 2W / 2.4VA, 2700K, Beamspread: Spot	9

*Final selection to match architecture.

0 40' 80' 160'
Scale: 1" = 80'-0"

[Revised July 22, 2025]

BCT Development

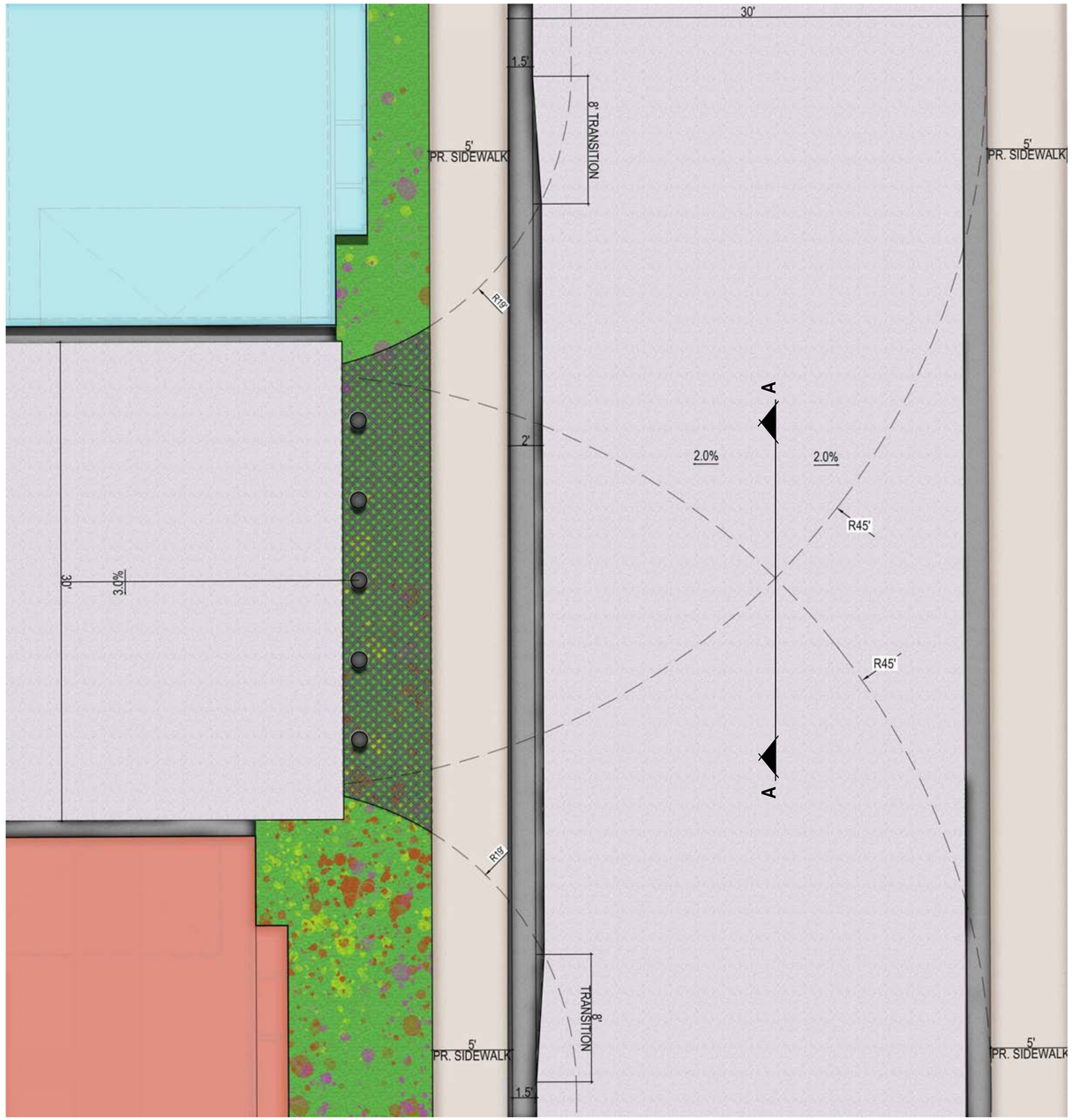
4th City Submittal | Project No.: BCT01-D
Date: Apr. 11, 2025

L-14

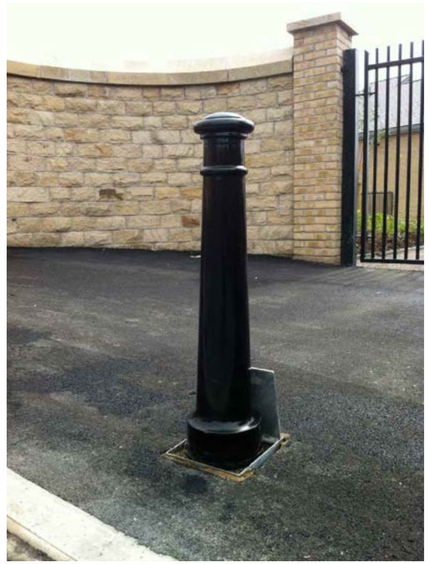
Citrus & Summit - Fontana, CA

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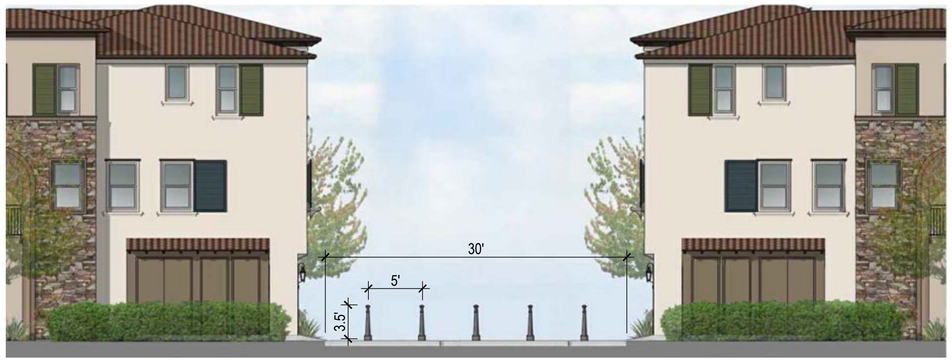
Plan View



Bollard Street CPB.RM



Turf Block



Elevation A

Fire Lane Exhibit - Bollards

[Revised July 22, 2025]

BCT Development

Fire Lane Study / 4th City Submittal | Project No.: BCT01-D
Date: June 23, 2025

L-15

Fontana-Summit & Citrus Avenue

BCT development

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CITY OF FONTANA

VESTING TENTATIVE PARCEL MAP 20910

OWNER/APPLICANT

BCT DEVELOPMENT
130 NEWPORT CENTER DR. SUITE 210
NEWPORT, CA 92260
CONTACT: CLARKE CAMPION
CELL: (949)910-5203

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
CONTACT: MICHAEL BRENDECKE
OFFICE: (951)-688-0241
FAX: (951)-688-0631
EMAIL: MBRENDECKE@ADKAN.COM

APN

1108-082-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -22, -23, -24, -25, -26, -27, -28, -29, -30

UTILITIES

WATER:	FONTANA WATER COMPANY	909-822-2201
SEWER:	CITY OF FONTANA	951-428-3777
PHONE:	VERIZON	1-800-837-4966
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	1-800-655-4555

LEGAL DESCRIPTION

LOTS 1 THROUGH 19, INCLUSIVE, 22 THROUGH 30, AND A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926, IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

CENTERLINE		CL	CENTERLINE
RIGHT OF WAY		TYP.	TYPICAL
PROPERTY LINE		PR.	PROPOSED
PROJECT BOUNDARY		EX.	EXISTING
LOT BOUNDARY		R/W	RIGHT OF WAY
		PL	PROPERTY LINE
RIGHT OF WAY DEDICATION		SF	SQUARE FOOTAGE

ADJACENT LAND USE

NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

EXISTING ZONING/PROPOSED ZONING

FBC FORM BASED CODE (0.2-2 FAR, 2.1-70 DU/AC)

EXISTING LAND USE/PROPOSED LAND USE

WMXU-2 WALKABLE MIXED USE URBAN VILLAGE (0.2-1 FAR, 2.1-24 DU/AC)

BENCHMARK

RF 40 A (EV9118)
1-3/8" BRASS DISK, FLUSH IN TOP OF THE NORTHWEST CONCRETE FOOTING OF TOWER 18/3 , UP 2.9 FEET ABOVE GROUND, ON POWER LINE PATROL ROAD, 1.25 MILES NORTH FROM THE INTERSECTION OF HIGHLAND AVENUE (HIGHWAY 30) AND CITRUS AVENUE.
ELEVATION: 1674.78 (NAVD88)

ACREAGE

GROSS.....28.38 ACRES
NET.....28.04 ACRES

SHEET INDEX

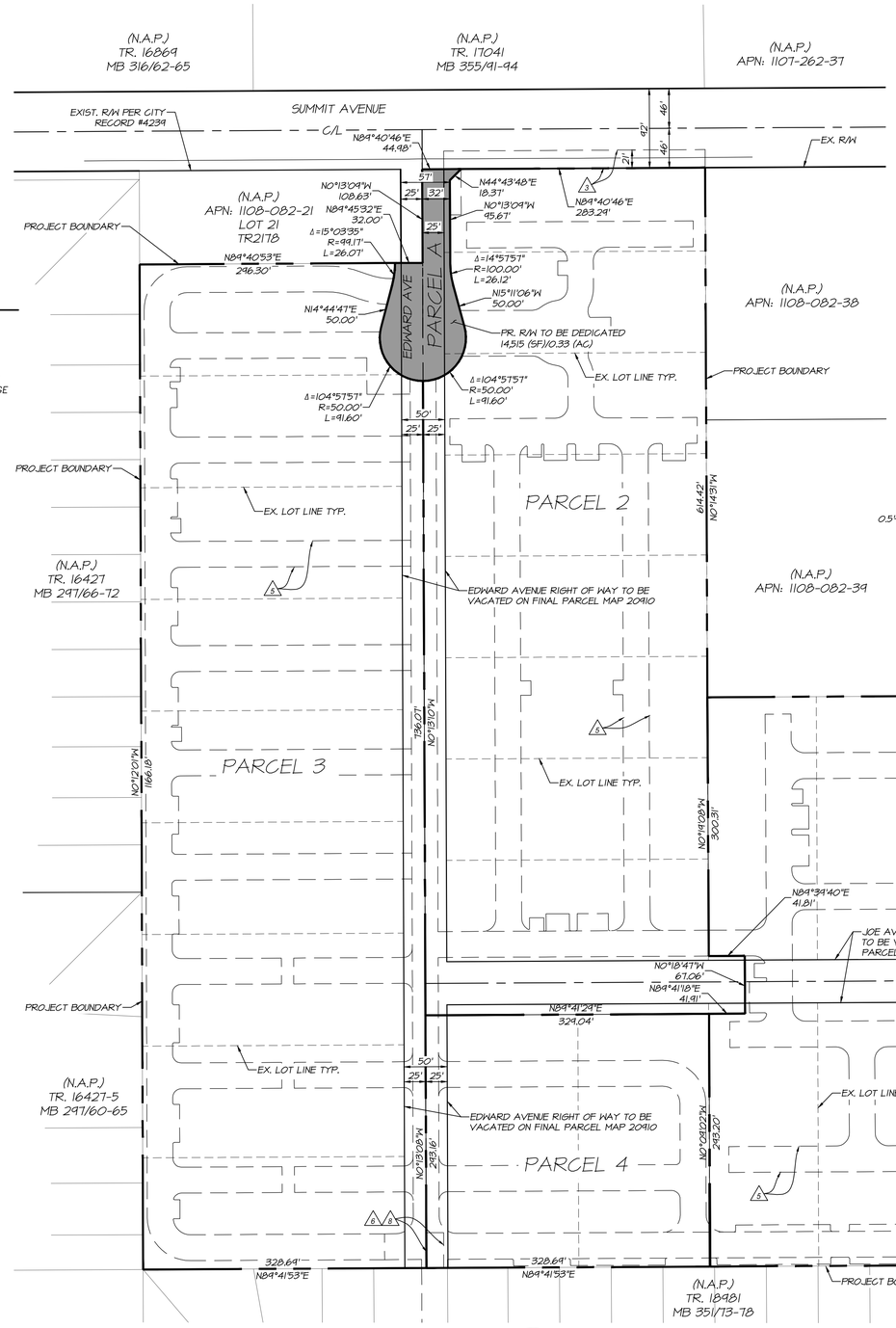
SHEET 1.....TITLE SHEET
SHEET 2.....EXISTING PARCEL MAP
SHEET 3.....PROPOSED PARCEL MAP

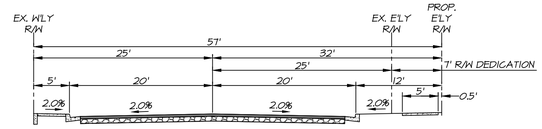
FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AREAS DESIGNATED ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON FLOOD INSURANCE RATE MAPS NO. 06071C7915H WITH AN EFFECTIVE DATE OF AUGUST 28, 2008 IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP WHICH SAID PROPERTY IS SITUATED.

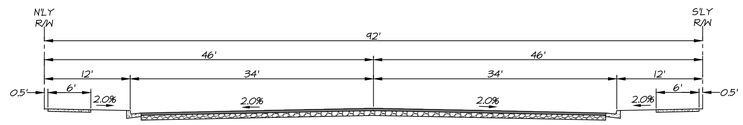
PARCEL DATA		
PARCEL #	S.F.	ACRES
A	14,515	0.33
1	431,060	9.90
2	316,315	7.26
3	377,624	8.67
4	96,416	2.21
TOTAL	1,235,930	28.38

RIGHT OF WAY DEDICATION	
PARCEL 2	PARCEL 3
EDWARD AVE 9,038 (SF) 0.21 (AC)	EDWARD AVE 5,477 (SF) 0.13 (AC)

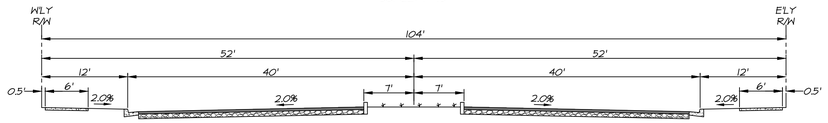




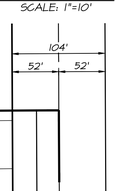
TYPICAL SECTION
EDWARD AVENUE
SCALE: 1"=10'

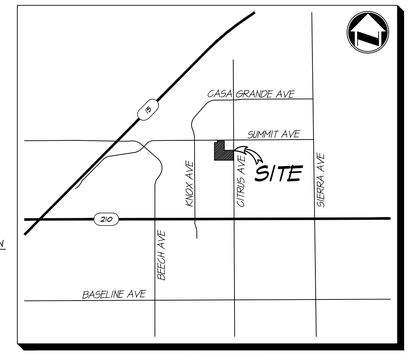


TYPICAL SECTION
SUMMIT AVENUE
SCALE: 1"=10'



TYPICAL SECTION
CITRUS AVENUE
SCALE: 1"=10'





VICINITY MAP
(N.T.S.)
SEC.25 T1N. R6W.

EXISTING EASEMENTS

1. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET, HIGHWAY AND PUBLIC UTILITY TO CITY OF FONTANA, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 2002, AS INSTRUMENT NO. 2002-093250, OF OFFICIAL RECORDS. (AFFECTS PARCEL 5)
2. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET, HIGHWAY AND PUBLIC UTILITY TO CITY OF FONTANA, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED APRIL 14, 2005, AS INSTRUMENT NO. 2005-0262484, OF OFFICIAL RECORDS. (AFFECTS PARCEL 5)
3. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR RIGHT OF WAY TO THE CITY OF FONTANA, AS SET FORTH IN A DOCUMENT RECORDED SEPTEMBER 23, 2002, AS INSTRUMENT NO. 2002-0449156, OF OFFICIAL RECORDS. (AFFECTS PARCEL 1B)
4. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR STREET, HIGHWAY AND PUBLIC UTILITY TO CITY OF FONTANA, A MUNICIPAL CORPORATION, AS SET FORTH IN A DOCUMENT RECORDED MARCH 15, 2002, AS INSTRUMENT NO. 2002-375524, OF OFFICIAL RECORDS. (AFFECTS PARCEL 6)

PROPOSED EASEMENTS

5. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS, EMERGENCY VEHICLES AND UTILITY INSTALLATION AND MAINTENANCE.
6. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR MAINTENANCE OF SEWER FACILITIES.
7. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR INSTALLATION AND MAINTENANCE OF TRAFFIC SIGNALS.
8. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR MAINTENANCE OF STORM DRAIN FACILITIES.
9. EASEMENT AND RIGHTS INCIDENTAL THERETO FOR ACCESS, INGRESS & EGRESS FOR SEWER AND STORM DRAIN MAINTENANCE TO CITY OF FONTANA.

PROPOSED STREET VACATIONS

WITHIN THE BORDER OF VESTING TENTATIVE PARCEL MAP 20910, EDWARD AVENUE AND JOE AVENUE, AS SHOWN ON TRACT 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, BOOK 31, PAGE 52 OF MAPS RECORDS OF SAN BERNARDINO COUNTY, TO BE ABANDONED, MERGED, AND RESUBDIVIDED WITHOUT REVERSION PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT.

NOTES

1. THE PRIVATE DRAINAGE SYSTEM ON THIS PROPERTY ACCEPTS DRAINAGE FLOW FROM THE PUBLIC FACILITIES LOCATED AT EDWARD AVENUE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ON-SITE, PRIVATE DRAINAGE FACILITIES.
2. A DRAINAGE ACCEPTANCE AND MAINTENANCE AGREEMENT, ACCEPTABLE TOT HE CIT YOF FONTANA, MUST BE EXECUTED AND RECORDED.
3. ALL STREETS INTERIOR TO PARCELS 1-4 ON-SITE ARE PRIVATE.

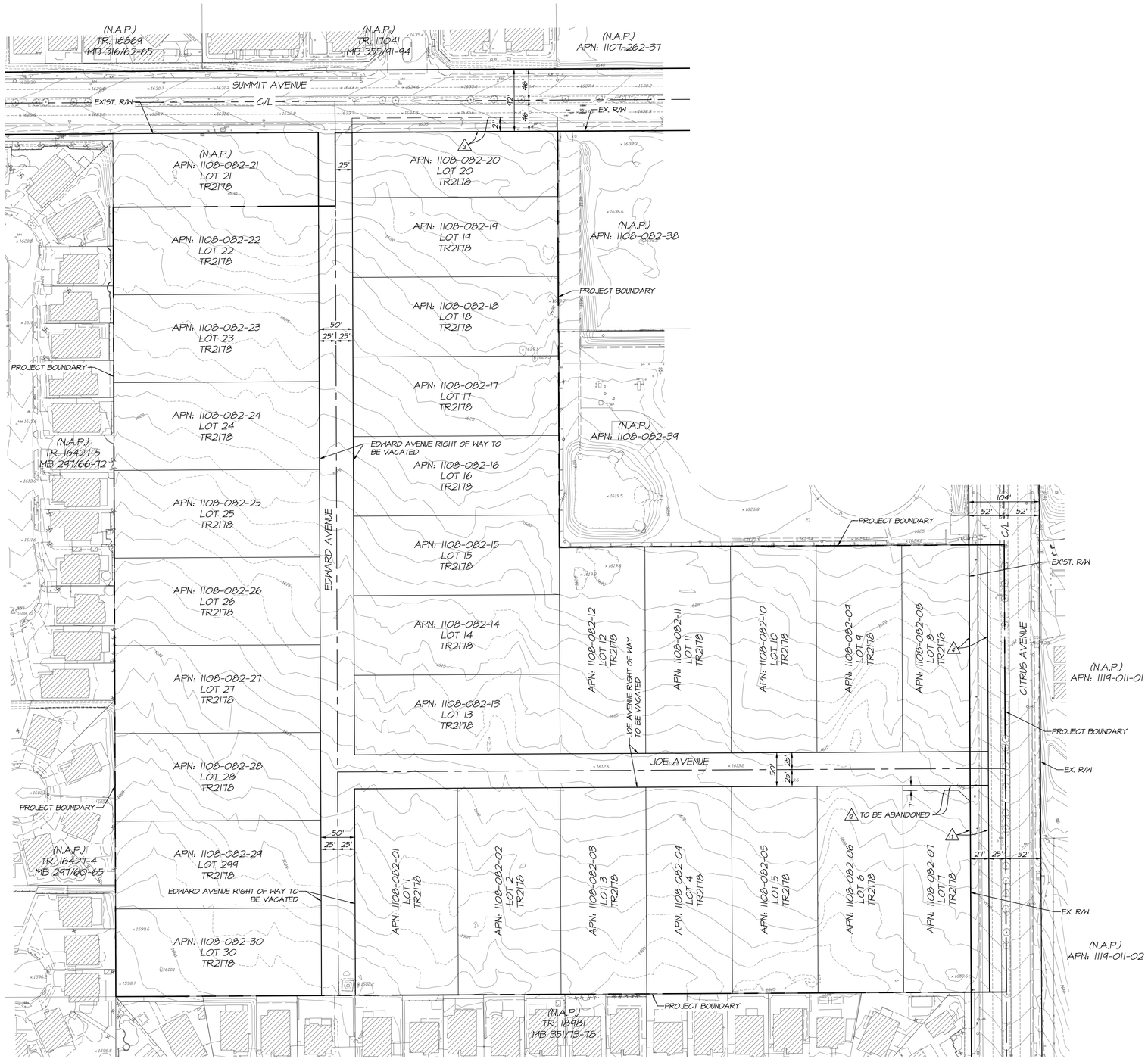
VESTING TENTATIVE PARCEL MAP 20910
CITY OF FONTANA
PREPARED FOR:
BCT DEVELOPMENT

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

C – 1

Plot Date: 10/28/2025

Any unauthorized reproduction of this plan is a violation of applicable state and federal laws.



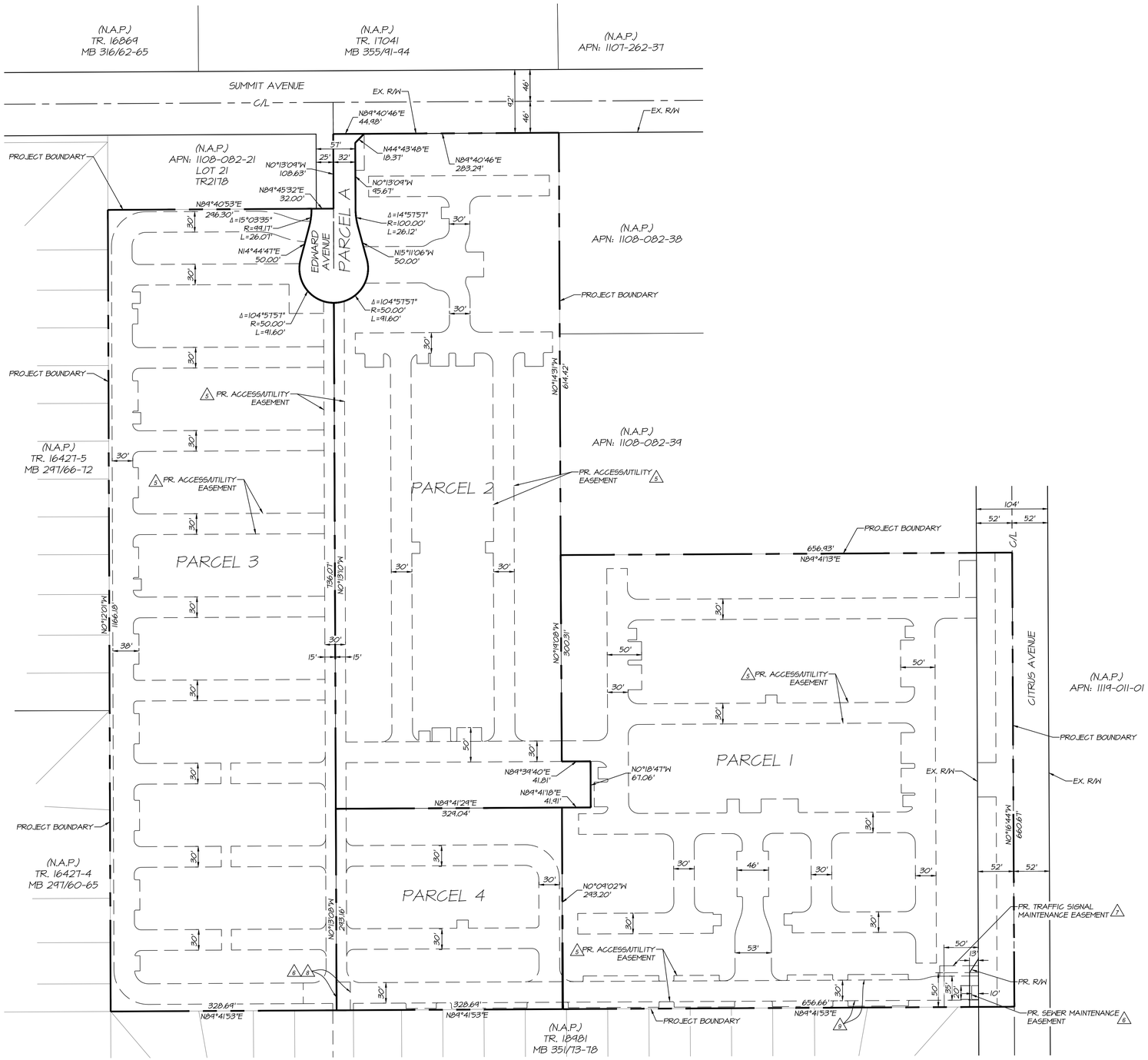
0 80 240
40 160 320
SCALE: 1" = 80'

EXISTING CONDITION
VESTING TENTATIVE PARCEL MAP 20910
CITY OF FONTANA
PREPARED FOR:
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C-2

Plot Date: 10/24/2025



PROPOSED CONDITION

VESTING TENTATIVE PARCEL MAP 20910

CITY OF FONTANA

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C-3

Plot Date: 10/24/2025

CITY OF FONTANA

CONCEPTUAL GRADING
TENTATIVE PARCEL MAP 20910

OWNER/APPLICANT

BCT DEVELOPMENT
130 NEWPORT CENTER DR. SUITE 210
NEWPORT, CA 92060
CONTACT: CLARKE CAMPION
CELL: (949)910-5203

ENGINEER

ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
CONTACT: MICHAEL BRENDECKE
OFFICE: (951)688-0241
FAX: (951)688-0631
EMAIL: MBRENDECKE@ADKAN.COM

APN

110-8082-01, -02, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, -13, -14, -15, -16, -17, -18, -19, -20, -22, -23, -24, -225, -26, -27, -28, -29, -30

UTILITIES

WATER:	FONTANA WATER COMPANY	909-822-2201
SEWER:	CITY OF FONTANA	951-928-3777
PHONE:	VERIZON	1-800-837-4966
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	1-800-655-4555

LEGAL DESCRIPTION

LOTS 1 THROUGH 19, INCLUSIVE, 22 THROUGH 30, AND A PORTION OF LOT 20, AND PORTIONS OF CITRUS AVENUE, JOE AVENUE AND EDWARD AVENUE OF TRACT NO. 2178, MALOOF HIGHLAND AVENUE TRACT NO. 2, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED SEPTEMBER 20, 1926, IN BOOK 31, PAGE 52 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGEND

CENTERLINE		CL	CENTERLINE
RIGHT OF WAY		TYP.	TYPICAL
PROPERTY LINE		PR.	PROPOSED
PROJECT BOUNDARY		EX.	EXISTING
LOT BOUNDARY		R/W	RIGHT OF WAY
ADA PATH		PL	PROPERTY LINE
		SF	SQUARE FOOTAGE

ADJACENT LAND USE

NORTH: RESIDENTIAL
EAST: RESIDENTIAL
SOUTH: RESIDENTIAL
WEST: RESIDENTIAL

EXISTING ZONING/PROPOSED ZONING

FBC FORM BASED CODE (0.2-2 FAR, 2.1-70 DU/AC)

EXISTING LAND USE/PROPOSED LAND USE

WMXU-2 WALKABLE MIXED USE URBAN VILLAGE (0.2-1 FAR, 2.1-24 DU/AC)

BENCHMARK

4.1 KM EASTERLY ALONG STATE HIGHWAY 30 (HIGHLAND AVENUE) FROM ITS JUNCTION WITH INTERSTATE HIGHWAY 15 THENCE 2.1KM NORTH ALONG CITRUS AVENUE TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE NORTHWEST LEG OF THE EDISON POWER LINE TOWER NUMBER 18-3 PROJECTING 0.9M (3.0FT) ABOVE THE GROUND 12.5M(231.9FT) W OF CENTERLINE OF CITRUS AVENUE 14.9M(48.9FT) S OF THE GRAVELED POWER LINE SERVICE RD 0.2M(0.7FT) N OF METAL LEG.

ELEVATION: 1679.79 (NAVD88)

ACREAGE

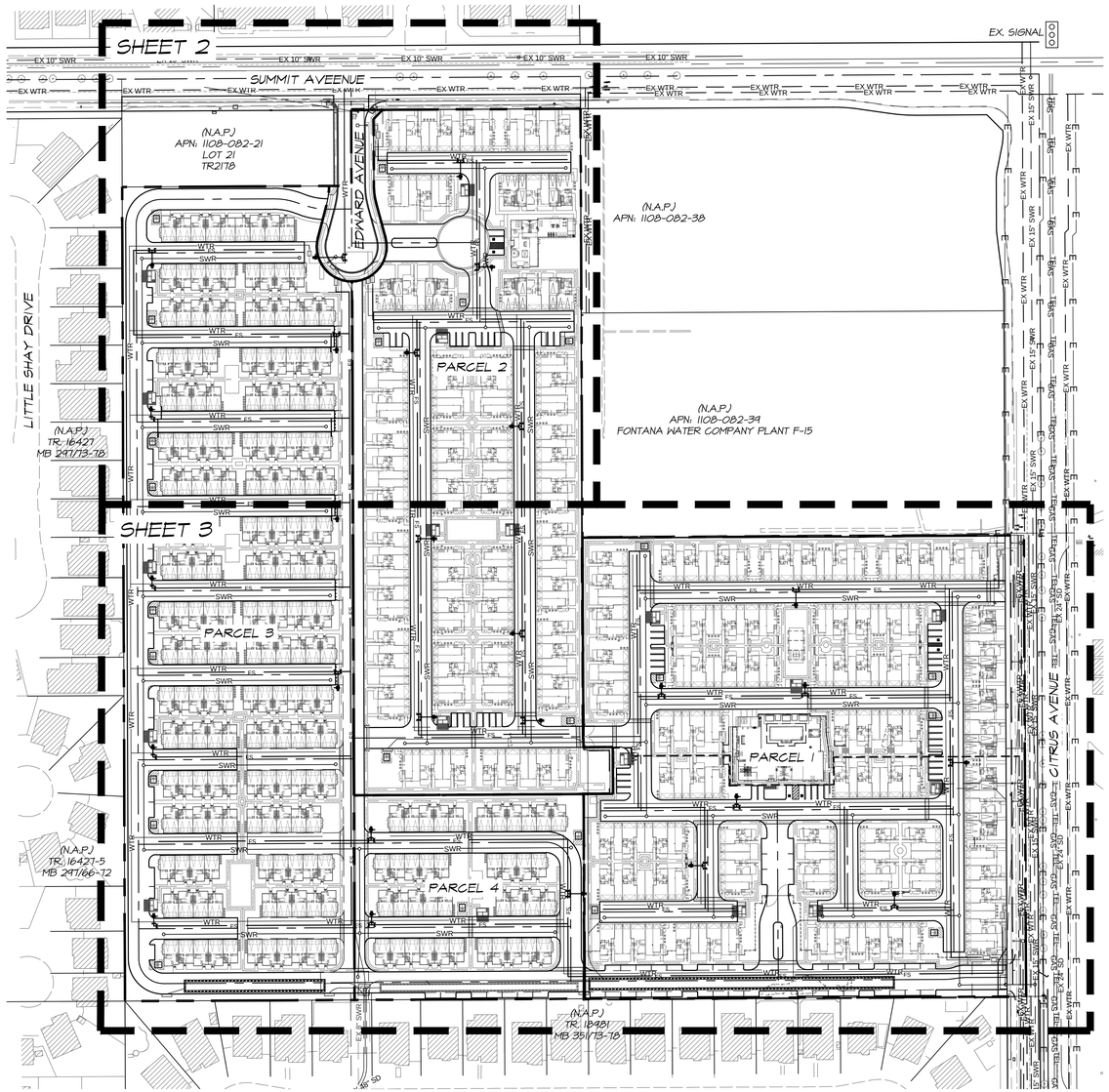
GROSS.....28.38 ACRES
NET.....28.04 ACRES

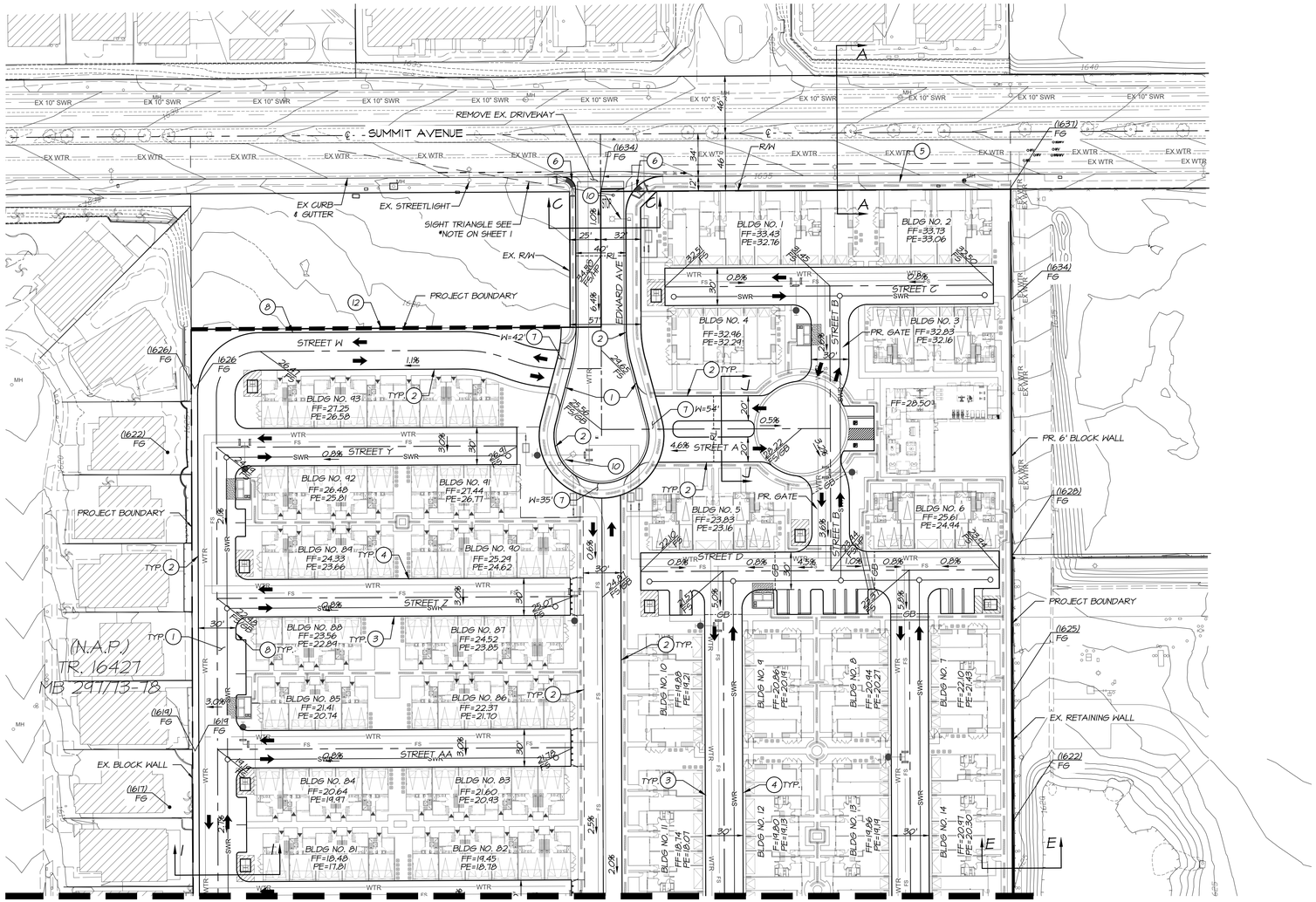
SHEET INDEX

SHEET 1.....TITLE SHEET
SHEET 2.....CONCEPTUAL GRADING
SHEET 3.....CONCEPTUAL GRADING
SHEET 4.....SECTIONS/DETAILS

CONCEPTUAL GRADING CONSTRUCTION NOTES

1. INSTALL _" AC PAVEMENT OVER _" BASE PER SOILS REPORT
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF FONTANA STD. 1000
3. CONSTRUCT WEDGE CURB AND GUTTER PER DETAIL ON SHEET 4
4. CONSTRUCT WEDGE CURB PER DETAIL ON SHEET 4
5. CONSTRUCT CONCRETE SIDEWALK & LANDSCAPE PER CITY OF FONTANA STD. 1006
6. CONSTRUCT CURB RAMP PER CITY OF FONTANA STD. 1003
7. CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF FONTANA STD. 1001
8. CONSTRUCT 6" CURB PER CITY OF FONTANA STD. 1000
9. CONSTRUCT 6" ROLLED CURB
10. CONSTRUCT STREET LIGHT PER CITY OF FONTANA STD. 1017
11. CONSTRUCT 8" CURB PER CITY OF FONTANA STD. 1000
12. CONSTRUCT RETAINING WALL
13. CONSTRUCT ROLLED CURB CURB PER DETAIL ON SHEET 4





SEE SHEET 3

0 50 150
25 100 200
SCALE: 1" = 50'

CONCEPTUAL GRADING CONSTRUCTION NOTES

1. INSTALL _" AC PAVEMENT OVER _" BASE PER SOILS REPORT
2. CONSTRUCT 6" CURB AND GUTTER PER CITY OF FONTANA STD. 1000
3. CONSTRUCT WEDGE CURB AND CUTTER PER DETAIL ON SHEET 4
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13. CONSTRUCT ROLLED CURB CURB PER DETAIL ON SHEET 4

CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

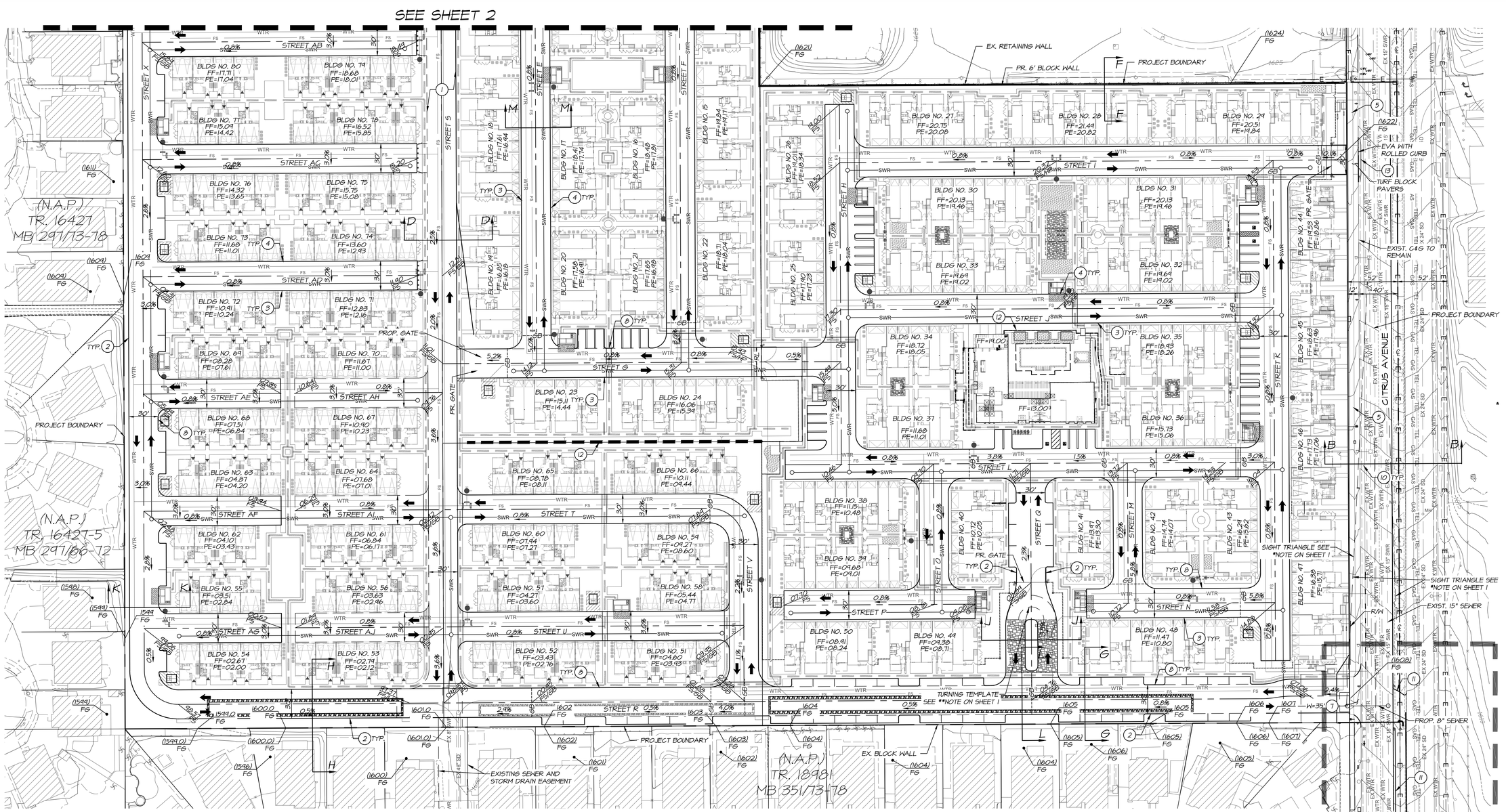
PREPARED FOR:
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PLANS PREPARED BY:
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Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

CG – 2

Plot Date: 10/2/2025

Plotted By: Ryan Bowers 10/2/2025 7:50:52 AM
J:\Projects\19-0001 - Fontana & Summit\Engineering\Grading\Exhibits\CG-2.dwg



CONCEPTUAL GRADING CONSTRUCTION NOTES

1. INSTALL _" AC PAVEMENT OVER _" BASE PER SOILS REPORT
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12. CONSTRUCT RETAINING WALL
13. CONSTRUCT ROLLED CURB CURB PER DETAIL ON SHEET 4

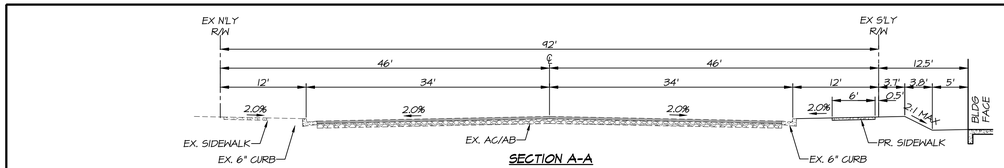
CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

PREPARED FOR:
BCT DEVELOPMENT

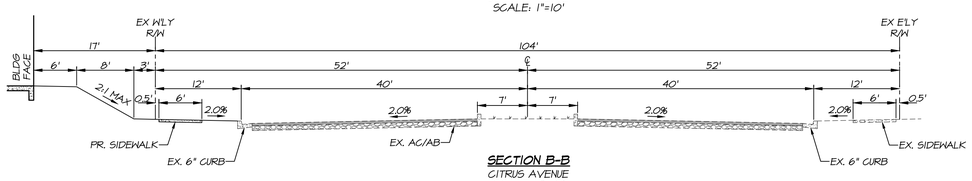
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adkan ENGINEERS
Civil Engineering · Surveying · Planning
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Tel:(951) 688-0241 · Fax:(951) 688-0599

CG-3

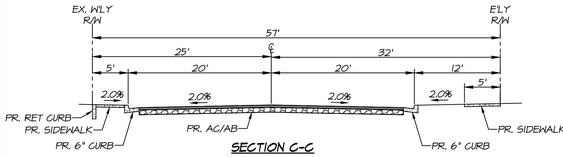
Plot Date: 10/2/2025



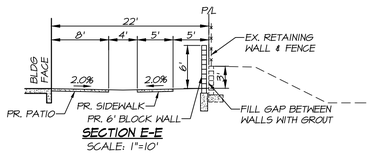
SECTION A-A
SUMMIT AVENUE
SCALE: 1"=10'



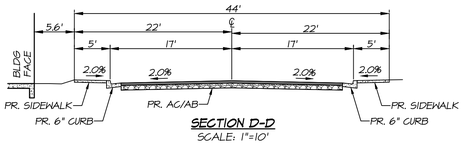
SECTION B-B
CITRUS AVENUE
SCALE: 1"=10'



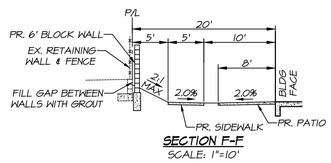
SECTION C-C
EDWARD AVENUE
SCALE: 1"=10'



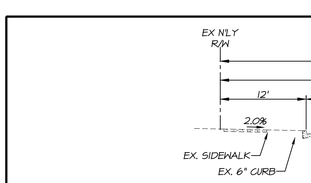
SECTION E-E
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'

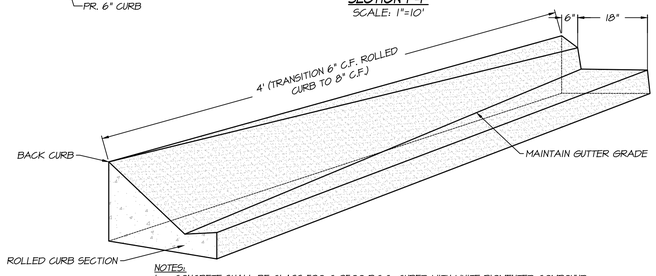


SECTION F-F
SCALE: 1"=10'



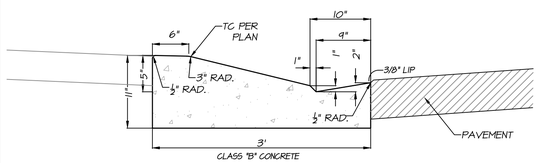
01 (2) #4 BAR CONTINUOUS
02 #3 BARS @ 36" O.C. TYP

EVA ROLLED CURB DETAIL
NTS

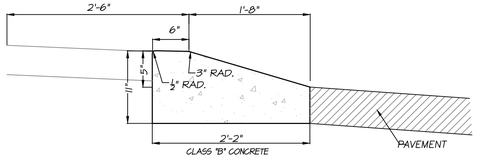


NOTES:
1. CONCRETE SHALL BE CLASS 520-C-2500 P.C.C.; CURED WITH WHITE PIGMENTED COMPOUND
2. ALL EXPOSED CORNERS SHALL BE FINISHED WITH ½" RADIUS
3. FINISH SHALL BE FINE BROOM.
4. EXISTING P.C.C. SHALL BE SAWCUT AND SCORELINE PRIOR TO REMOVAL
5. CURBS SHALL HAVE EXPANSION PAPER AT 60' INTERVALS, AND WEAKEND PLANE JOINT AT 10' INTERVALS ONLY; NO SCORE LINES ALLOWED.

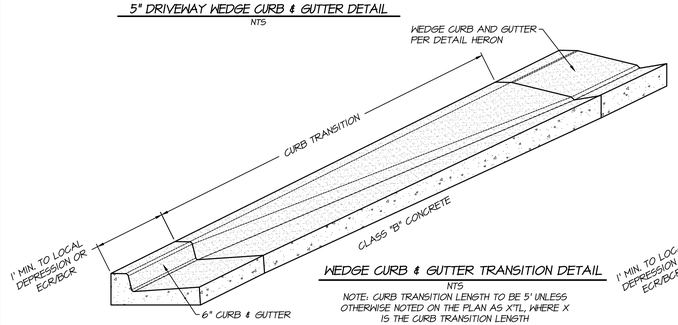
EVA ROLLED CURB TRANSITION DETAIL
NTS



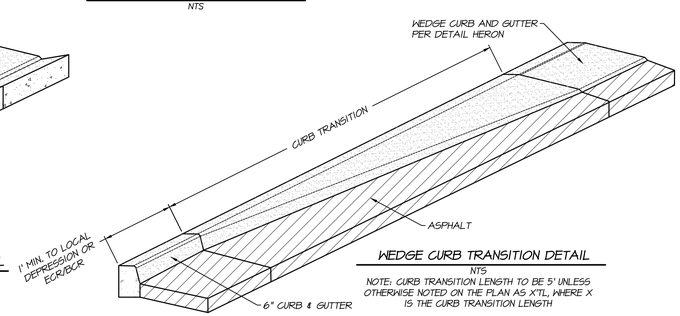
5" DRIVEWAY WEDGE CURB & GUTTER DETAIL
NTS



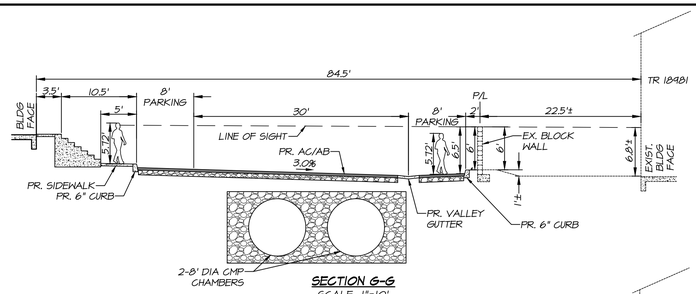
5" DRIVEWAY WEDGE CURB DETAIL
NTS



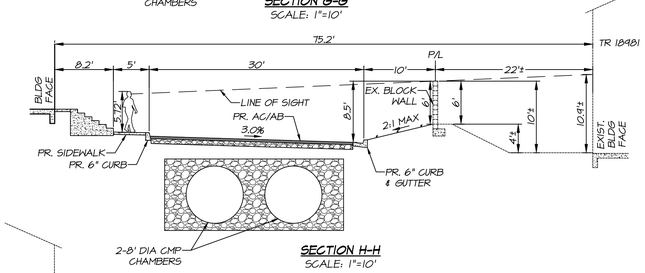
WEDGE CURB & GUTTER TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH



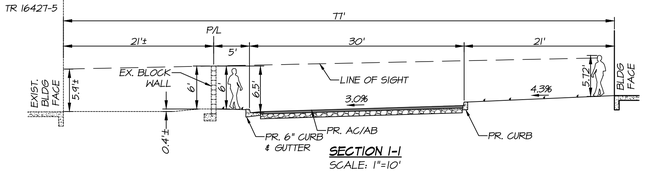
WEDGE CURB TRANSITION DETAIL
NTS
NOTE: CURB TRANSITION LENGTH TO BE 5' UNLESS OTHERWISE NOTED ON THE PLAN AS X'TL, WHERE X IS THE CURB TRANSITION LENGTH



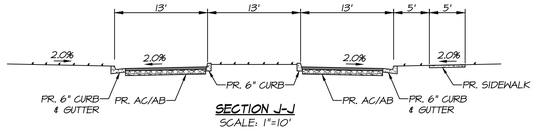
SECTION G-G
SCALE: 1"=10'



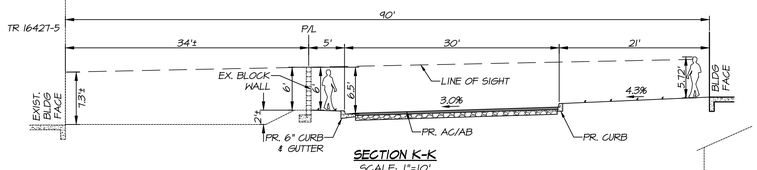
SECTION H-H
SCALE: 1"=10'



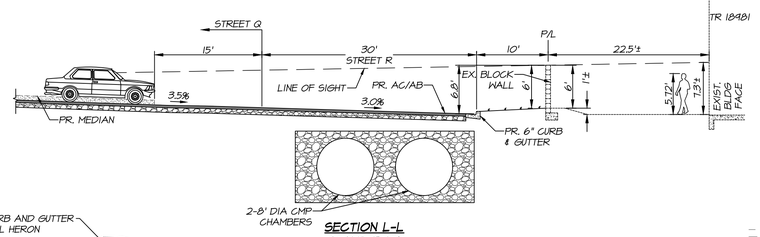
SECTION I-I
SCALE: 1"=10'



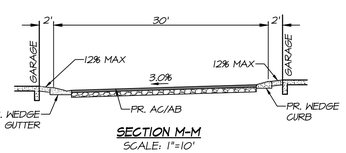
SECTION J-J
SCALE: 1"=10'



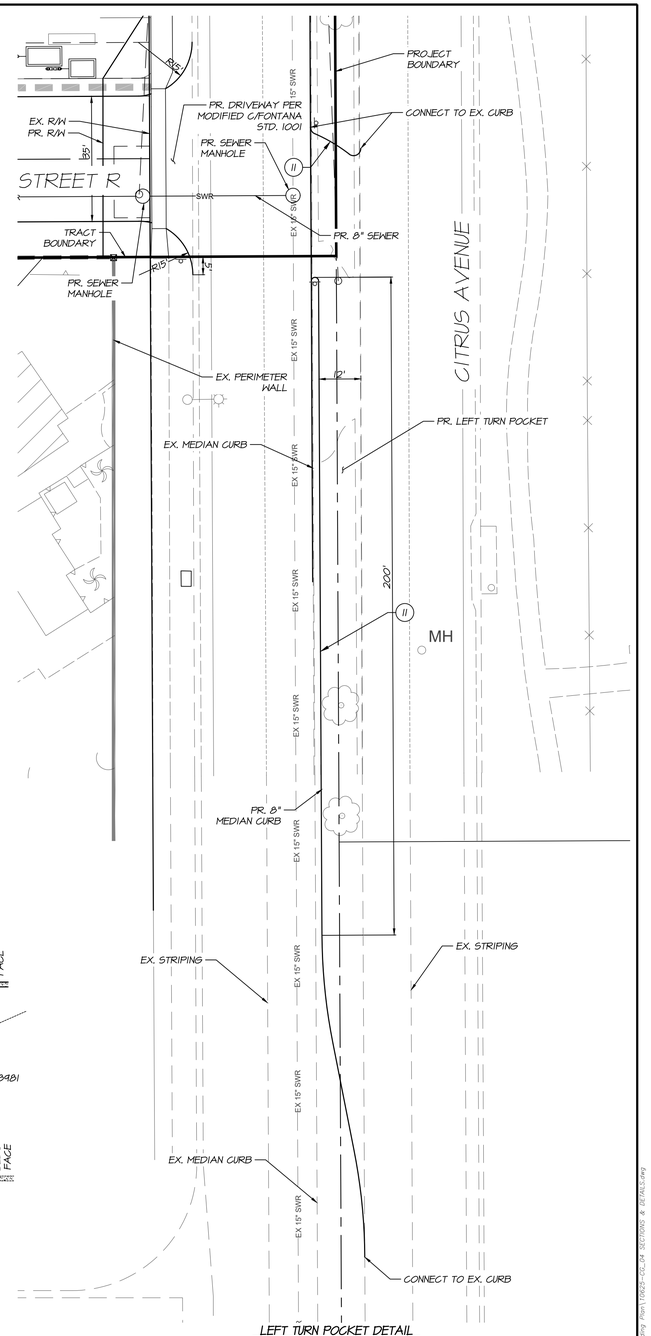
SECTION K-K
SCALE: 1"=10'



SECTION L-L
SCALE: 1"=10'



SECTION M-M
SCALE: 1"=10'



LEFT TURN POCKET DETAIL
NTS

CONCEPTUAL GRADING CONSTRUCTION NOTES

(11) CONSTRUCT 8" CURB PER CITY OF FONTANA STD. 1000

CONCEPTUAL GRADING PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

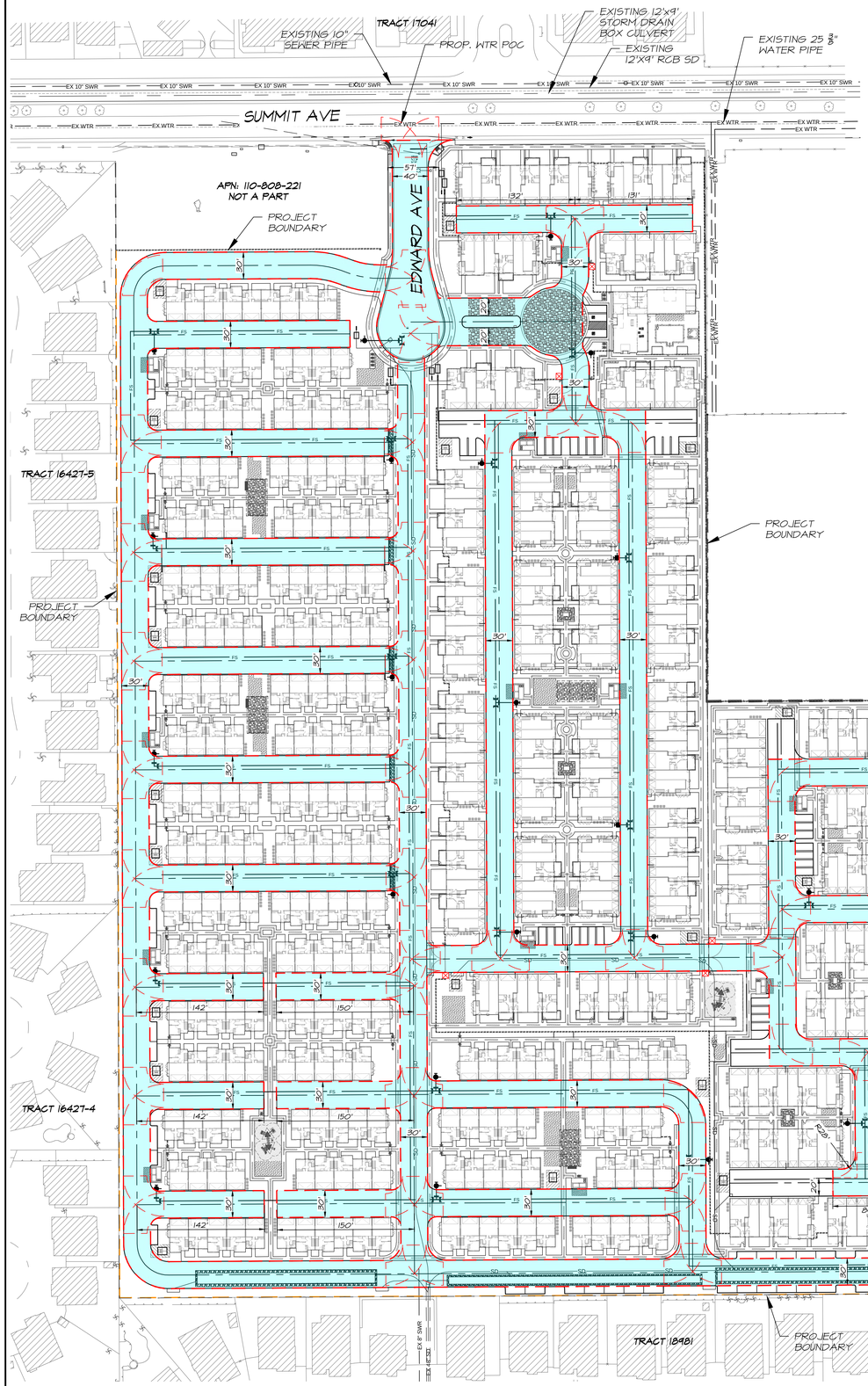
PREPARED FOR:
BCT DEVELOPMENT

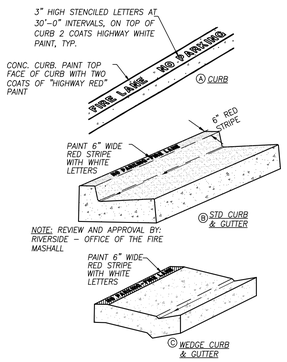
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6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 • Fax:(951) 688-0599

CG – 4

Plot Date: 10/2/2025

CITRUS & SUMMIT CONCEPTUAL FIRE PROTECTION PLAN





FIRE LANE STRIPING
N.T.S.

ALL FIRE LANES SHALL CONFORM TO THE REQUIREMENTS OF THE FIRE DEPARTMENT AS FOLLOWS: FIRE LANES SHALL BE TWENTY FEET IN WIDTH UNLESS A WIDER FIRE LANE IS REQUIRED BY THE FIRE MARSHALL TO PROVIDE ACCESS FOR EMERGENCY EQUIPMENT. THE MARKING OF FIRE LANES ON PRIVATE PROPERTY SHALL BE APPROVED BY THE FIRE MARSHALL. THE MARKING OF THE FIRE LANE SHALL CONFORM TO THE REQUIREMENTS OF CALIFORNIA VEHICLE CODE AS FOLLOWS. BY A SIGN POSTED IMMEDIATELY ADJACENT TO ALL ENTRANCES,

a. THE SIGN MUST BE APPROVED BY THE FIRE DEPARTMENT AND NO SMALLER THAN 18"x24" (INCHES).
b. LETTERING SHALL BE RED ON WHITE BACKGROUND, NO SMALLER THAN 2" (INCHES) IN HEIGHT.
c. THE WORDS "FIRE LANE" SHALL BE WHITE ON RED BACKGROUND NO SMALLER THAN 4" (INCHES) IN HEIGHT.
d. THE SIGN SHALL BE SECURELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO VEHICULAR TRAFFIC ENTERING PARKING AREA. ALL CURBING OR PAVEMENT OUTLINING ACCESS AREAS (DRIVEWAYS) SHALL BE PAINTED RED, (MINIMUM SIX INCHES WIDTHS) AND, IN CONTRASTING COLOR (WHITE), THE WORDS "FIRE LANE –NO PARKING" AT MAXIMUM 30'–0" O.C. B OR C AS OCCURS, SUCH PAINTING SHALL BE CONTINUOUS ALONG DRIVEWAYS EXCEPT AT DESIGNATED.

OWNER
BCT
130 NEWPORT CENTER DR. SUITE 210
NEWPORT BEACH, CA 92660

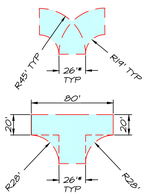
ENGINEER
ADKAN ENGINEERS
6879 AIRPORT DRIVE
RIVERSIDE, CA 92504
TEL: (951) 688-0241
FAX: (951) 688-0599

ASSESSOR'S PARCEL NO.
110-808-201, -212, -213, -216, -217, -218, -222, -223, -224, -225, -226, -227, -228, -229, -230

TOPOGRAPHY SOURCE
INLAND AERIAL SURVEYS, INC
1117 ARLINGTON AVE, SUITE A
RIVERSIDE, CA 92503
IAS PROJECT NUMBER: 24-13468
DATED: MARCH 2024

LEGEND

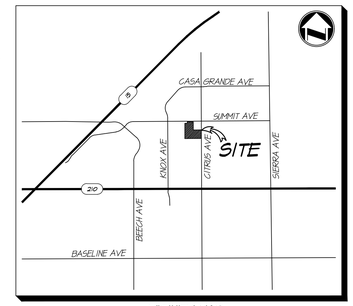
FS	PROPOSED FIRE SERVICE
WTR	PROPOSED BACKBONE WATER
EX WTR	EXIST. WATER
	PROPOSED RET WALL
	PROJECT BOUNDARY
POC	DCDA/BACKFLOW POC
	FIRE HYDRANT
	KNOX BOX



TURNING RADIUS PER SAN BERNARDINO COUNTY FIRE DEPARTMENT STD. A-1.10

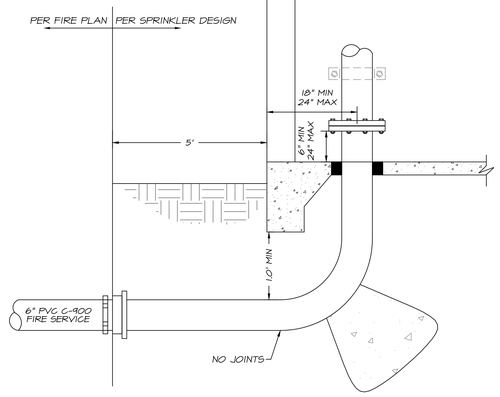
HAMMERHEAD TURNAROUND PER SAN BERNARDINO COUNTY FIRE DEPARTMENT STD A-1.12

*NOTE: ALL ONSITE STREETS ARE 30' WIDTH.

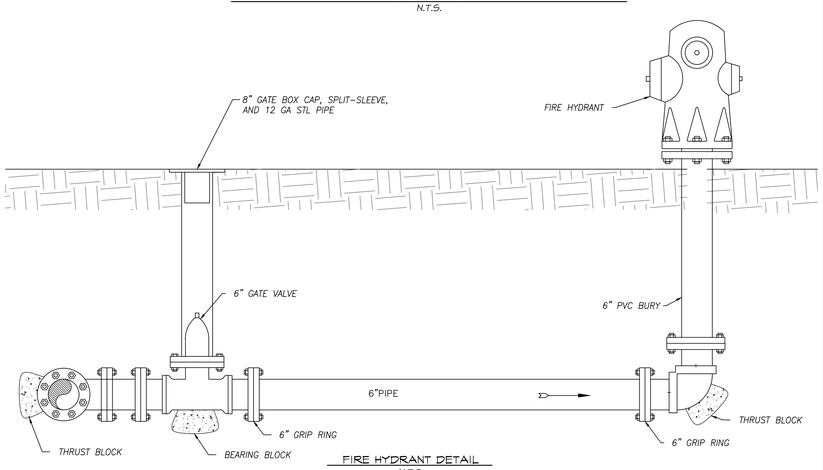


VICINITY MAP
(N.T.S.)

SEC.25 T1N. R6W.



FIRE RISER DETAIL
N.T.S.



FIRE HYDRANT DETAIL
N.T.S.

NOTE: FOR WORKING CLEARANCE, AN UNOBSTRUCTED RADIUS OF 3' SHALL BE MAINTAINED AROUND FIRE HYDRANT.

CONCEPTUAL FIRE PROTECTION PLAN
TENTATIVE PARCEL MAP 20910
CITY OF FONTANA

PREPARED FOR:
BCT DEVELOPMENT

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 Fax:(951) 688-0599

CF – 1

Plot Date: 7/22/2025

CITRUS & SUMMIT PHASING EXHIBIT



PHASE 1 (BCT 1)



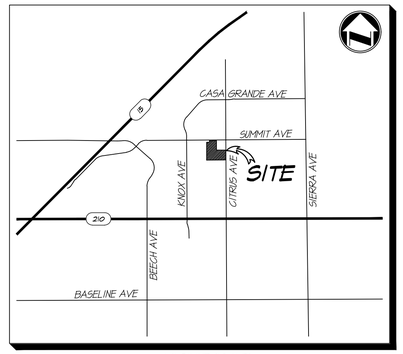
PHASE 2 (BCT 2)



PHASE 3 (C1)



PHASE 4 (C2)



VICINITY MAP
(N.T.S.)

SEC.25 T1N. R6W.

LEGEND

	PROJECT BOUNDARY	
	TEMPORARY FENCE	
	BACKBONE	ESTIMATED COMPLETION: Q3 2026
	PHASE 1 (BCT 1)	ESTIMATED COMPLETION: Q1/Q2 2027
	PHASE 2 (BCT 2)	ESTIMATED COMPLETION: Q1/Q2 2028
	PHASE 3 (C1)	ESTIMATED COMPLETION: TBD
	PHASE 4 (C2)	ESTIMATED COMPLETION: TBD
	TEMPORARY SEDIMENT BASIN	

0 160 480
80 320 640
SCALE: 1" = 160'

PLANS PREPARED BY:
adkan ENGINEERS
Civil Engineering · Surveying · Planning
6879 Airport Drive, Riverside, CA 92504
Tel:(951) 688-0241 · Fax:(951) 688-0599

FOR: W.O. 10625
SCALE: 1"=200' DATE: 3/20/25
PLOT DATE: 3/20/2025

U:\Projects\BCT\10625 -Citrus & Summit\Exhibit\Phasing Exhibit\10625-PHASING EXHIBIT.dwg

GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

1. ALL LIGHTING FIXTURES SHALL BE LABELED WITH THE APPROPRIATE UL LABEL (DAMP, WET, ETC) AS REQUIRED BY CODES AND LOCAL ORDINANCES.

2. SHOP DRAWING SUBMITTALS SHALL INCLUDE ALL FIXTURES, LAMPS, AND BALLAST INFORMATION. ANY SHOP DRAWINGS WHICH ARE SUBMITTED. WITHOUT ANY ONE OF THESE ITEMS WILL BE REJECTED AS INCOMPLETE AND WILL BE REQUIRED TO BE RESUBMITTED WITH THE REQUIRED INFORMATION.

3. ALL LIGHTING FIXTURE SPECIFIC INFORMATION (TYPE, CLAMP, BALLAST, COLOR, MOUNTING, ETC.) HAS BEEN SPECIFIED WITH THE CONSIDERATION OF SPECIFIC PERFORMANCE AND AESTHETIC REQUIREMENTS. ANY SUBSTITUTION OF THE SPECIFIED FIXTURES IS SUBJECT TO THE ARCHITECT AND ENGINEER OF RECORD'S FINAL APPROVAL AND ARE SUBJECT TO THE FOLLOWING CRITERIA:

   a. SUBMIT AN OPERABLE SAMPLE WITH THE SPECIFIED LAMP/BALLAST COMBINATION AND A 120V CORD AND PLUG.

   b. SITE LIGHTING FIXTURES - PROVIDE A COMPLETE PHOTOMETRIC REPORT WHICH INCLUDES THE FOLLOWING INFORMATION ON THE SITE PLAN, WHICH CLEARLY IDENTIFIES FOOT-CANDLE LEVELS. PLAN IS TO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATION (LAMP/BALLAST TYPE, LAMP LUMENS, LIGHT LOSS FACTOR, ETC.). IN SITUATIONS WHERE SUBSTITUTIONS AFFECT FIXTURES EQUIPPED WITH EMERGENCY BATTERY, PACKS, OR OTHER EMERGENCY SOURCES OF POWER, PROVIDE ADDITIONAL PHOTOMETRIC REPORT(S) WHICH CLEARLY IDENTIFY A MINIMUM 1.0 FOOT-CANDLES ALONG THE PATH(S) OF EGRESS - THIS REPORT SHALL ALSO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK). SEE BELOW FOR PHOTOMETRIC PLAN GUIDELINES:

      1) POINT BY POINT SPACING IS NOT TO EXCEED 10'-0" IN ANY DIRECTION.
      2) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.
      3) ASSOCIATED REPORT TO INCLUDE AN ENERGY COST MODEL WHICH IDENTIFIES ADDITIONAL ENERGY OR ENERGY COSTS FOR A 10-YEAR PERIOD AS COMPARED TO THE SPECIFIED ITEM. ALL ADDITIONAL EXPENSES WILL BE SUBTRACTED FROM THE CONTRACT COST.

   c. INTERIOR LIGHTING FIXTURES - SPECIFIC INTERIOR FIXTURES AS DETERMINED BY THE ENGINEER OF RECORD WILL REQUIRE SUPPLEMENTAL PHOTOMETRIC REPORTS CONFIRMING SUBSTITUTE FIXTURE LIGHT LEVELS EQUAL OR EXCEED DESIGNED LIGHT LEVELS IN SPACES IDENTIFIED. IF THE SUBSTITUTED FIXTURE IS AN EMERGENCY FIXTURE A PHOTOMETRIC REPORT SHALL BE SUBMITTED FOR ALL PATHS OF EGRESS WHICH CLEARLY IDENTIFIES 1.0 MINIMUM FOOT-CANDLES ALONG THE PATH. IN ADDITION, TEST SWITCH MOUNTING (INTEGRAL OR REMOTE) SHALL MATCH THE MOUNTING AS SPECIFIED ON THE DESIGN DOCUMENTS - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED COVER PLATES, TRIMS, REFLECTORS, ETC NECESSARY FOR THE SPECIFIC TEST SWITCH MOUNTING. ALL REPORTS SHALL INCLUDE INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK).

      1) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.

   d. MANUFACTURER'S CATALOG CUT SHEET WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING INFORMATION: 1) LAMP TYPES AND QUANTITIES; BALLAST OPTIONS; 3) VOLTAGES; 4) EPA RATING (WHERE APPLICABLE); 5) FIXTURE DIMENSIONS; 5) EMERGENCY BATTERY PACK AND TEST SWITCH OPTIONS (WHERE APPLICABLE); AND 6) FIXTURE FINISHES.

   e. FOR ALL SITE LIGHTING FIXTURES PROVIDE POLE SPECIFICATIONS WITH SUPPLEMENTAL DOCUMENTATION IDENTIFYING POLE SIZE IS RATED ACCORDINGLY BASED ON FIXTURE(S) EPA AND A WIND RATING FOR THE PROJECT ZONE.

   f. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM" LOCATED IN THE DIVISION 1 SPECIFICATION WHICH STATES THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THEN THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED DUE TO THE PROPOSED SUBSTITUTION THEN THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL ESTABLISHED LIQUIDATED DAMAGES.

   g. CONTRACTOR TO PROVIDE ARCHITECT AND ENGINEER OF RECORD WITH ALL SUBSTITUTE INFORMATION REFERENCED ABOVE NO LATER THAN TWO WORKING WEEKS PRIOR TO THE BID DEADLINE.

4. CATALOG NUMBERS AS REFERENCED ON THE FIXTURE SCHEDULE PROVIDE GENERAL FIXTURE INFORMATION. CONTRACTOR SHALL REVIEW LIGHTING PLANS AND SPECIFICATIONS TO VERIFY ALL FIXTURE ASSOCIATED DESIGN INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. ANY DISCREPANCIES BETWEEN DESCRIPTIONS, SPECIFICATIONS, AND CATALOG NUMBERS ARE TO BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE BID PROCESS FOR CLARIFICATION.

5. ALL COLOR SPECIFIC INFORMATION WHICH RELATES TO LIGHTING FIXTURES AND/OR THEIR RELATED PARTS ARE TO BE REVIEWED AND COMMENTED ON BY THE ARCHITECT. FIXTURES WHICH REQUIRE A CUSTOM COLOR WILL HAVE A CUSTOM COLOR PAINT WHICH WILL BE INCLUDED IN THE ARCHITECT'S SHOP DRAWING REVIEW COMMENTS.

6. ALL LIGHTING EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ORDERING AND INSTALLING.

7. ALL FIXTURES TO BE MOUNTED IN FIRE RATED CEILINGS ARE TO BE PROVIDED AND INSTALLED WITH AN APPROVED FIRE RATED ENCLOSURE.

8. ENSURE COMPATIBILITY OF ALL DIMMING SYSTEM AND INDIVIDUAL LIGHTING CONTROLS WITH LAMPS, BALLASTS, AND FIXTURES. ALL COMPONENTS ARE TO BE FACTORY CERTIFIED COMPATIBLE FOR A FULL RANGE OF DIMMING

9. LIGHTING FIXTURE CLEARANCES FROM COMBUSTIBLE MATERIALS ARE TO BE A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR NON-IC RATED RECESSED LIGHTING FIXTURES.

10. ALL LIGHTING FIXTURES TO BE MOUNTED IN A SUSPENDED CEILING ARE TO BE SUPPORTED BY T-BAR CLIPS AND (2)#12 SUPPORT WIRES ATTACHED TO THE BUILDING FRAME. IN ADDITION, LIGHTING FIXTURES ARE TO BE SECURED TO THE CEILING GRID WITH (4) SHEET METAL SCREWS ((1) AT EACH CORNER OF THE FIXTURE) - SCREWS SHALL BE NEITHER VISIBLE NOR IMPEDE THE INSTALLATION OF CEILING TILES.

11. ALL LIGHTING FIXTURES WHICH ARE TO BE MOUNTED IN FOOD SERVICE AREAS SHALL BE PROVIDED WITH THE FOLLOWING CHARACTERISTICS: DOOR TO FRAME GASKETS; LENS TO FRAME GASKETS; INVERTED LENS; AND A FOOD SERVICE RATING.

12. ALL FIXTURES, TRIMS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL/ADHESIVE, AND FINGER PRINTS.

13. FIXTURES REFERENCED ON THE PLANS TO BE WIRED IN TANDEM (MASTER/SATELLITE) ARE TO BE INSTALLED FOLLOWING THE GUIDELINES REFERENCED BELOW :

   a. FIXTURES ARE TO BE PROVIDED WITH MULTIPLE BALLASTS AS REQUIRED. FIXTURES TO BE PROVIDED WITH FACTORY SPECIFIED AND INSTALLED WIRING HARNESS OF LENGTHS SPECIFIED ON THE PLANS. ALL AREAS WITH TANDEM FIXTURES ARE TO BE PROVIDED WITH THE REQUIRED QUANTITY AND TYPE OF CONTROL DEVICES AS INDICATED ON PLANS.

   b. 3-LAMP FIXTURES TO BE TANDEM WIRED WITH ELECTRONIC BALLAST CONFIGURATIONS AS FOLLOWS:

      1) "M" REFERENCES A MASTER FIXTURE WHICH IS TO PROVIDED WITH (1) 4-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 2-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMPS - OF BOTH THE MASTER ("M") AND THE SATELLITE ("S") FIXTURES.

      2) "S" REFERENCES A SATELLITE FIXTURE WHICH IS CONNECTED TO THE MASTER ("M") FIXTURE VIA FACTORY PROVIDED WIRING HARNESS OR WHIP.

      3) "O" REFERENCES AN ODD FIXTURE WHICH IS TO BE PROVIDED WITH (1) 2-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 1-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMP.

      4) FIXTURES DESIGNATED AS "EMERGENCY" ARE TO BE PROVIDED WITH THE APPROPRIATE EMERGENCY BATTERY PACK (SEE EMERGENCY BATTERY PACK SPECS BELOW) AND ARE TO BE FED WITH SPECIFIED SWITCH LEGS, AS WELL AS A CONSTANT HOT CIRCUIT. EM BATTERY PACK IS TO BE MOUNTED IN THE MASTER FIXTURE.

      5) CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE LAMP AND BALLAST TYPE AND QUANTITY BASED ON THE FIXTURE SPECIFICATION AND SWITCHING CONFIGURATIONS.

14. EMERGENCY LIGHTING FIXTURES AND BATTERY PACKS ARE TO BE PROVIDED BASED ON FOLLOWING THE CRITERIA:

   a. FIXTURES SPECIFIED WITH INTEGRAL EMERGENCY BATTERY PACKS ARE TO BE FED USING THE FOLLOWING GUIDELINES:

      1a,1* - FOR EMERGENCY FIXTURES SPECIFIED WITH AN EMERGENCY BATTERY PACK REPRESENTS A FIXTURE WITH A NORMAL BALLAST TO BE CONNECTED TO SWITCH LEG "a" AND AN EMERGENCY BALLAST TO BE CONNECTED TO A CONSTANT HOT LEG "1" (CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF AN TIME CLOCK /PHOTO CELL CONTROLLED DEVICES).

      1* - REPRESENTS ONE OF THE FOLLOWING FIXTURE TYPES WHICH ARE TO BE CONNECTED TO A CONSTANT HOT CIRCUIT "1": a) NORMAL FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY TIME-CLOCK/PHOTO-CELL CONTROLLED DEVICES)

   b. EMERGENCY BATTERY PACKS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

LED LAMPS:

BODINE #BSL23 OR #BSL722 OR EQUAL IF AVAILABLE

NOTE: ALL LED FIXTURES EQUIPPED WITH EMERGENCY BATTERY PACKS SHALL HAVE THE BATTERY PACKS FACTORY INSTALLED AND TESTED AT THE FIXTURE MANUFACTURER'S FACILITY TO ENSURE UL LISTING OF THE FIXTURE IS MAINTAINED. FIELD INSTALLATION OF LED EMERGENCY BATTERY PACKS IS STRICTLY PROHIBITED. NOTIFY ENGINEER OF RECORD SHOULD SPECIFIED FIXTURE NOT HAVE ADEQUATE SPACE TO ACCOMMODATE THE EMERGENCY BATTERY PACK. CONTRACTOR TO MODIFY BASE BID TO INCLUDE ALL NECESSARY EQUIPMENT FOR A COMPLETE AND OPERATIONAL, ADEQUATELY SIZED MINIATURE INVERTER SYSTEM TO BE MOUNTED IN NEAREST ELECTRICAL ROOM IN THE EVENT THE BATTERY PACK CAN NOT BE INSTALLED IN THE FIXTURE.

NOTE: ALL BATTERY PACKS ARE TO BE FACTORY INSTALLED IN FIXTURE ASSEMBLIES WHEN APPLICABLE. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING FIXTURE MANUFACTURERS TO VERIFY SPECIFIED (OR APPROVED SUBSTITUTE) FIXTURE HAS ADEQUATE SPACE WITHIN THE FIXTURE TO MOUNT THE EMERGENCY BATTERY PACK. IF IT IS DETERMINED THE BATTERY PACK CANNOT BE MOUNTED IN THE FIXTURE THEN CONTRACTOR SHALL INCLUDE ALL COSTS REQUIRED FOR REMOTE MOUNTING THE EMERGENCY BATTERY PACK ABOVE NEAREST ACCESSIBLE CEILING. ENSURE DISTANCE FROM FIXTURE TO REMOTE BATTERY PACK LOCATION DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED DISTANCES. COORDINATE ALL ACCESS PANELS WITH ARCHITECT OF \ RECORD PRIOR TO INSTALL.

c. ALL LIGHTING FIXTURES WITH EMERGENCY BATTERY PACKS ARE TO BE PROVIDED WITH INTEGRAL TEST SWITCHES AND CHARGE LIGHTS UNLESS OTHERWISE NOTED OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ). IN THE EVENT INTEGRAL TEST SWITCHES ARE NOT ALLOWED NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION OF REMOTE TEST SWITCHES. TEST SWITCHES TO BE INSTALLED IN FIXTURES WITH A MINIMUM OF 18" OF ADDITIONAL WIRING TO ALLOW FOR GENERAL FIXTURE MAINTENANCE.

15. INSTALL ALL EXIT SIGNS IN ACCORDANCE WITH THE LOCAL AHJ AND FIRE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PARTS, PIECES, AND MOUNTING HARDWARE FOR EXIT SIGNS, AS WELL AS, ENSURING THE EXIT SIGNS ARE MOUNTED IN AN APPROVED VISIBLE LOCATION. VERIFY ALL REQUIRED CHEVRONS, MIRRORS, AND FACES AS REFERENCED ON THE ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO ORDERING OF EQUIPMENT.

16. TRACK LIGHTING FIXTURE SPECIFICATIONS ARE TO BE COORDINATED, VERIFIED AND CONFIRMED WITH EQUIPMENT MANUFACTURER AND/OR DISTRIBUTOR PRIOR TO ORDERING AND INSTALLING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES FOR A COMPLETE, FUNCTIONAL AND OPERATIONAL INSTALLATION. TRACK LENGTHS ARE AS SPECIFIED ON THE FIXTURE SCHEDULE.

17. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES PER LOCAL AND NATIONAL BUILDING, ELECTRICAL AND SEISMIC CODES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED MOUNTING HARDWARE AND BRACING MATERIALS FOR COMPLETE AND CODE COMPLIANT INSTALLATION. COORDINATE REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

18. CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS AND QUANTITIES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IN ADDITION, CONTRACTOR SHALL ALSO COORDINATE ANY FIXTURE SPECIFIC DIMENSIONS WITH ARCHITECTURAL RCP. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO FINALIZING FIXTURE ORDER WITH THE DISTRIBUTOR.

19. CONTRACTOR TO INCLUDE IN BASE BID A MINIMUM OF 2-HOURS FOR A ONE TIME AIMING AND ADJUSTMENT TIME OF ALL MULTI-HEAD AND DIRECTIONAL FIXTURE ASSEMBLIES. AIMING AND ADJUSTMENT TO BE SCHEDULED FOR AT NIGHT AND AFTER HOURS WITH THE ARCHITECT, ENGINEER, AND OWNER PRESENT. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AN APPROPRIATE TIME PRIOR TO ORDERING THE FINAL PUNCH WALK FOR THE PROJECT.

20. SUPPLEMENTARY OVERCURRENT PROTECTION PANEL FOR TRACK LIGHTING SYSTEMS TO BE PROMINENTLY LABELED AS FOLLOWS:

NOTICE: THIS PANEL FOR TRACK LIGHTING ENERGY CODE COMPLIANCE ONLY. THE OVERCURRENT PROTECTION DEVICES IN THIS PANEL SHALL ONLY BE REPLACED WITH THE SAME OR LOWER AMPERAGE. NO OTHER OVERCURRENT PROTECTIVE DEVICE SHALL BE ADDED TO THIS PANEL, ADDING TO, OR REPLACEMENT OF EXISTING OVERCURRENT PROTECTIVE DEVICE(S) WITH HIGHER CONTINUOUS AMPERE RATING, WILL VOID THE PANEL LISTING AND REQUIRE RESUBMITTAL AND RE-CERTIFICATION OF CALIFORNIA TITLE 24, PART 6 COMPLIANCE DOCUMENTATION.

LIGHTING CONTROL SYSTEM REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, AND SERVICES, IN CONNECTION WITH THE INSTALLATION OF A COMPLETE LIGHTING CONTROL SYSTEM AND CODE COMPLIANT INSTALLATION.

2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC FORMAT, TO PROVIDE CONTRACTOR INFORMATION THAT SUPPLEMENTS AND ENHANCES THE GENERALLY ACCEPTED CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED IN CONNECTION WITH INSTALLATION OF THIS TYPE OF PRODUCT / SYSTEM.

3. THE CONTRACTOR SHALL ALSO INCORPORATE THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS / WARRANTY REQUIREMENTS AS PART OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE CONTRACT DOCUMENT REQUIREMENTS AND THE MANUFACTURERS INSTALLATION REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY - UNLESS THE MORE STRINGENT REQUIREMENT VOIDS APPLICABLE WARRANTIES OR VIOLATES THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. ANY SUCH CONFLICT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING THROUGH THE FORMAL RFI PROCESS.

4. REFER TO THE ASSOCIATED SCHEDULES, SCHEMATICS, DRAWINGS, AND SPECIFICATIONS FOR DETAILED INFORMATION / REQUIREMENTS ON THIS PRODUCT / SYSTEM.

5. THE LIGHTING CONTROL PANEL (LCP) SYSTEM SHALL BE LEVITON.

6. LIGHTING CONTROL SYSTEM MUST INTEGRATE WITH DISTRICT APPROVED ENERGY MANAGEMENT SYSTEM.

GENERAL NOTES

PER SECTION 130.0 (C) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW.

1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
2. TIME CLOCK FOR SCHEDULING
3. MOTION SENSING CONTROLS FOR LIGHT LESS THAN OR EQUAL TO 24FIT

   - CAPABLE OF REDUCING POWER BY 50% - 90%, AND SEPARATELY TURNING OFF
   - 15 MINUTES MAX OF VACANCY, MUST GO TO DIMMER OR OFF STATE (HIGH / LOW)
   - EXCEPTIONS: LUMINARIES LESS THAN OR EQUAL TO 40W; BUILDING FACADE, ORNAMENTAL, OUTDOOR DINING, OUTDOOR SALES FRONTAGE LIGHTING

EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.

SHEET INDEX

NO.	SHEET	DESCRIPTION
1	E-1.0	SITE LIGHTING NOTES & SHEET INDEX
2	E-1.1A	SITE LIGHTING PLAN - AREA A
3	E-1.1B	SITE LIGHTING PLAN - AREA B
4	E-1.1C	SITE LIGHTING PLAN - AREA C
5	E-1.2A	PHOTOMETRIC SITE PLAN - AREA A
6	E-1.2B	PHOTOMETRIC SITE PLAN - AREA B
7	E-1.2C	PHOTOMETRIC SITE PLAN - AREA C
8	E-1.3	LIGHTING SPECIFICATIONS
9	E-1.4	LIGHTING SPECIFICATIONS
10	E-1.5	FOOTING DETAILS & CALCULATIONS

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REGISTERED PROFESSIONAL ENGINEER — MEHRAN HOSSEINZADEH — E 22037 — ELECTRICAL — STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING NOTES
SHEET INDEX

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.0

ISSUED DATE:XX/XX/XX

SITE LIGHTING NOTES & SHEET INDEX

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"			THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTY LINE.
HEIGHT	16'-0"			THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.
RATIO	30:14			THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.
	B	U	G	THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.
ALLOWED	N/A	U0	G3	
PROPOSED	B0	U0	G1	THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

LIGHTING LUMINAIRE SCHEDULE

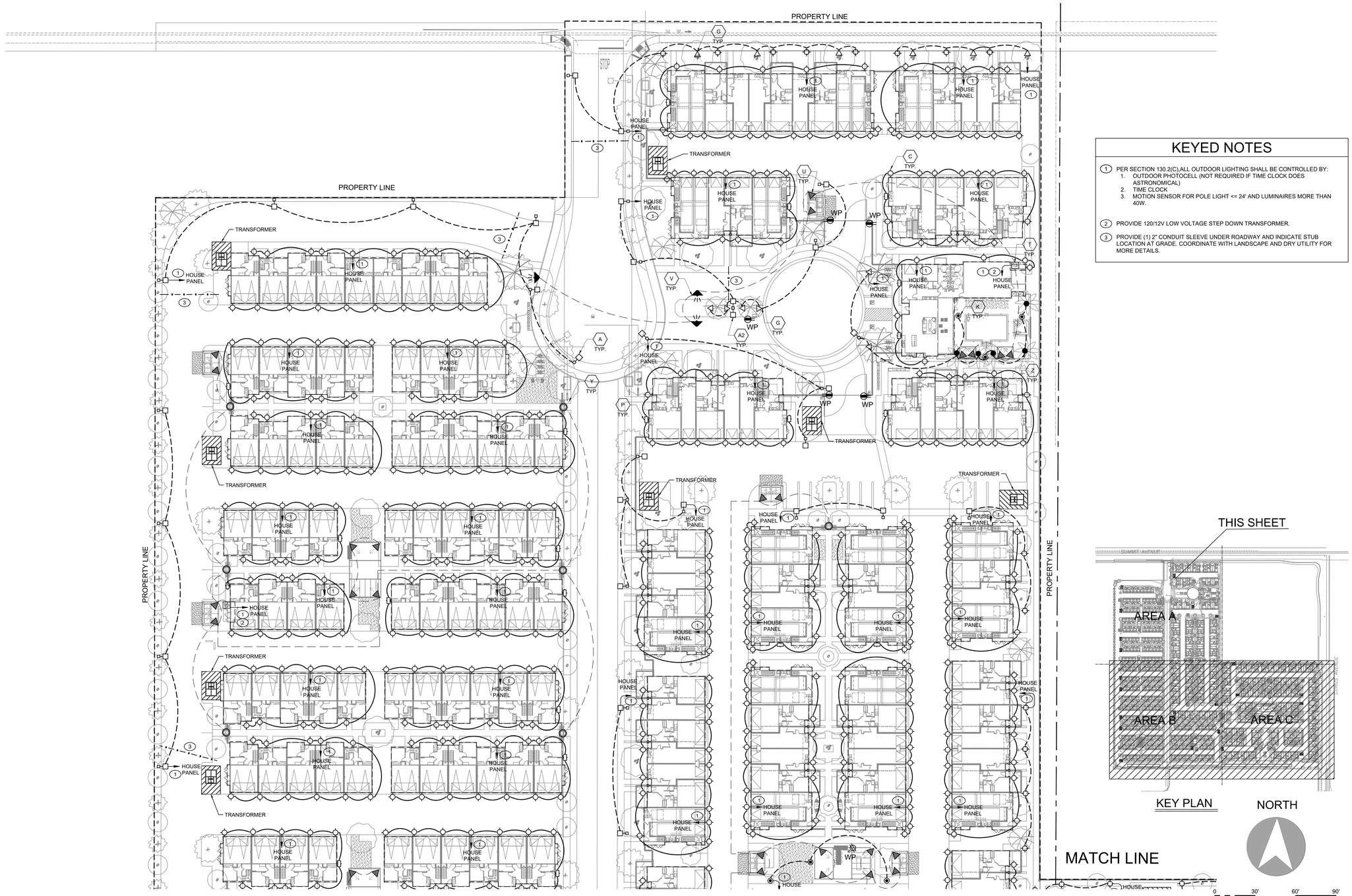
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
G		120	TREE UP LIGHT	LED TREE UP LIGHT	FX LUMINAIRE	FB-SLED-4.5W-2700K	LED	4.5	
U		12	DOWN LIGHT	LED DOWN LIGHT	FX LUMINAIRE	JB-SLED-4.5W-2700K	LED	4.5	
V		12	WALL UP LIGHT	LED WALL UP LIGHT	FX LUMINAIRE	XW-70-H1-18W-2700K	LED	18	
Y		12	WALL UP LIGHT	LED WALL SCONE LIGHT	MAXIM LIGHTING	MODEL #86093FSBZ (Spanish SITE 1A & Mediterranean SITE 2) BULB: 17A21-E26-D-30K	LED	17	
					HINKLEY LIGHTING	SELECT BY OWNER (for Transitional (Site 1B) BULB: 17A21-E26-D-30K	LED	17	
Z		120	UP LIGHT	LED GROUND UP LIGHT	FX LUMINAIRE	FC-RG-1LED-3W-2700K	LED	2	
T	T12v	120-12V	WALL	LOW VOLTAGE TRANSFORMER INSTALL	FX LUMINAIRE	PX-300-TPC-BZ		300	

LIGHTING LUMINAIRE SCHEDULE

NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	POLE	POLE LED SINGLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	82	HEIGHT: 17'-0"
A2		120	POLE	POLE LED DOUBLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	164	HEIGHT: 17'-0"
C		120	WALL	LED WALL SCONE LIGHT	TRANS GLOBE LIGHTING BULB: MAXLTE	51401-BK BULB: 17A21-E26-D-30K	LED	17	HEIGHT: 7'-6"
H		120	BOLLARD	LED BOLLARD LIGHT	SOLERA LIGHTING	VENUS-573623	LED	37.29	HEIGHT: 3'-6"
K		120	POST	LED POST TOP LIGHT	LSI LIGHTING	ENM4-PT-FT-10L-40K-UNV-BLK-ALBCS1 POLE : ROUND POLE	LED	78	HEIGHT: 12'-0"
P		120	WALL	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-06L-30	LED	44.7W	HEIGHT: 12'-0"
1A		12	SURFACE	LED LANDSCAPE DOWN LIGHT E.C. TO PROVIDE 120/12V LOW VOLTAGE TRANSFORMER	LUMASCAPE	SDRM-8-ZD-6LED-K27-WF	LED	13.5	HEIGHT: 9'-0"



KEYED NOTES

1. PER SECTION 130.2(C),ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. PROVIDE 120/12V LOW VOLTAGE STEP DOWN TRANSFORMER.
3. PROVIDE (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.

KEY PLAN

NORTH

0 30' 60' 90'

1/30" = 1'-0"

SITE LIGHTING PLAN - AREA A

ISSUED DATE: XX/XX/XX

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
fax 949.752.5321
Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRDAD HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
SITE LIGHTING PLAN AREA A

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.1A

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

- THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTTY LINE.
- THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.
- THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.
- THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.
- THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

LIGHTING LUMINAIRE SCHEDULE

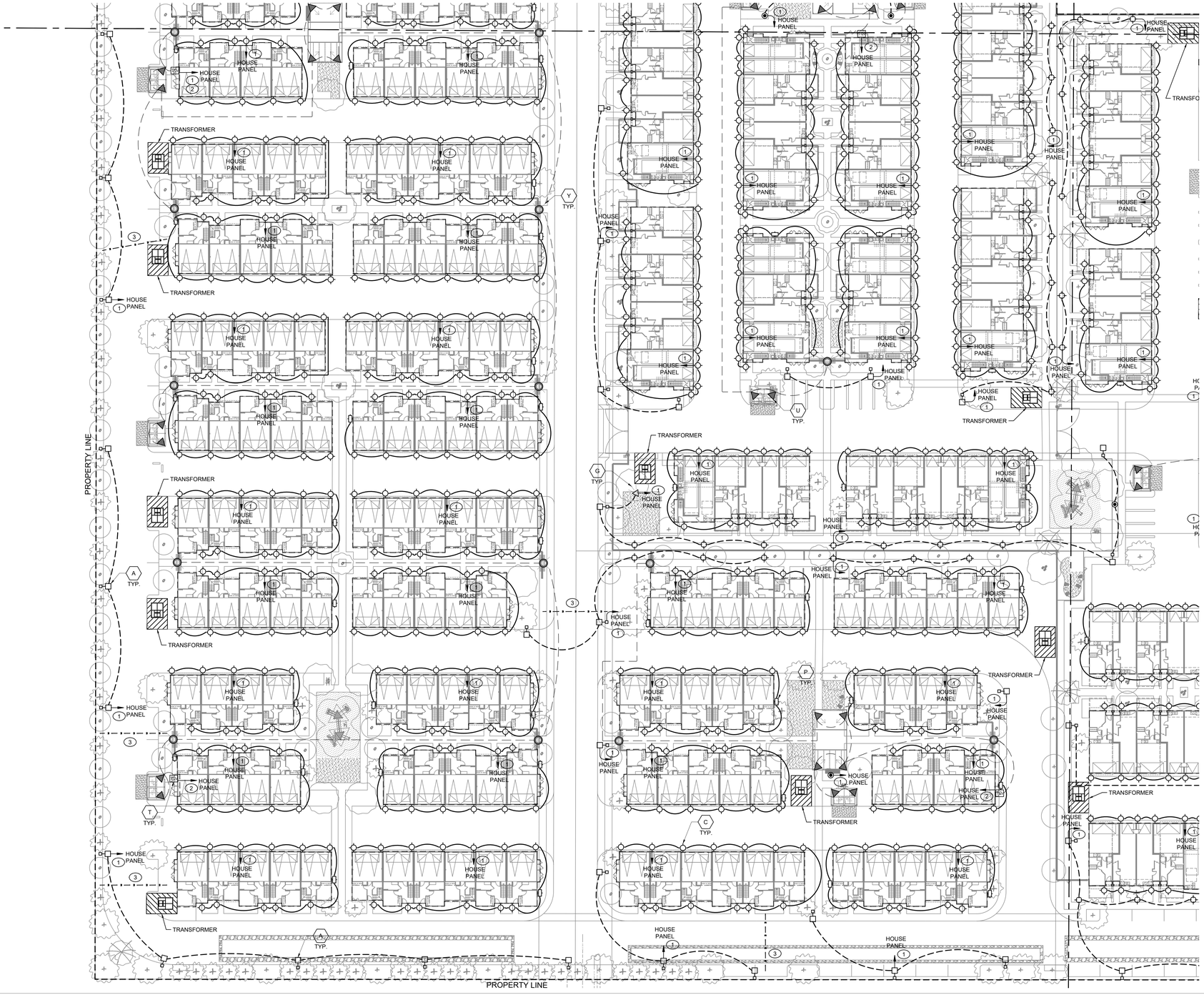
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
G		120	TREE UP LIGHT	LED TREE UP LIGHT	FX LUMINAIRE	FB-SLED-4.5W-2700K	LED	4.5	
U		12	DOWN LIGHT	LED DOWN LIGHT	FX LUMINAIRE	JB-SLED-4.5W-2700K	LED	4.5	
V		12	WALL UP LIGHT	LED WALL UP LIGHT	FX LUMINAIRE	XW-70-H1-18W-2700K	LED	18	
Y		12	WALL UP LIGHT	LED WALL SCONE LIGHT	MAXIM LIGHTING	MODEL #86093FSBZ (Spanish SITE 1A & Mediterranean SITE 2) BULB: 17A21-E26-D-30K	LED	17	
					HINKLEY LIGHTING	SELECT BY OWNER (for Transitional (Site 1B) BULB: 17A21-E26-D-30K	LED	17	
Z		120	UP LIGHT	LED GROUND UP LIGHT	FX LUMINAIRE	FC-RG-1LED-2W-2700K	LED	2	
T	T12v	120-12V	WALL	LOW VOLTAGE TRANSFORMER INSTALL	FX LUMINAIRE	PX-300-TPC-BZ		300	

LIGHTING LUMINAIRE SCHEDULE

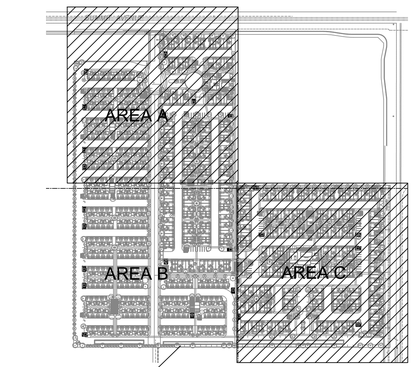
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	POLE	POLE LED SINGLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	82	HEIGHT: 17'-0"
A2		120	POLE	POLE LED DOUBLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	164	HEIGHT: 17'-0"
C		120	WALL	LED WALL SCONE LIGHT	TRANS GLOBE LIGHTING BULB: MAXLTE	51401-BK BULB: 17A21-E26-D-30K	LED	17	HEIGHT: 7'-6"
H		120	BOLLARD	LED BOLLARD LIGHT	SOLERA LIGHTING	VENUS-573623	LED	37.29	HEIGHT: 3'-6"
K		120	POST	LED POST TOP LIGHT	LSI LIGHTING	ENM4-PT-FT-10L-40K-UNV-BLK-ALBCS1 POLE : ROUND POLE	LED	78	HEIGHT: 12'-0"
P		120	WALL	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-06L-30	LED	44.7W	HEIGHT: 12'-0"
1A		12	SURFACE	LED LANDSCAPE DOWN LIGHT E.C. TO PROVIDE 120/12V LOW VOLTAGE TRANSFORMER	LUMASCAPE	SDRM-8-ZD-6LED-K27-WF	LED	13.5	HEIGHT: 9'-0"



KEYED NOTES

1. PER SECTION 130.2(C),ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. PROVIDE 120/12V LOW VOLTAGE STEP DOWN TRANSFORMER.
3. PROVIDE (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.



KEY PLAN NORTH

0 30' 60' 90'
1/30" = 1'-0"

NOT FOR BID OR CONSTRUCTION

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15 Studebaker
Irvine
CA 92618
Irvine
tel 949.752.1612
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REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN AREA B

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1B

ISSUED DATE: XX/XX/XX

SITE LIGHTING PLAN - AREA B

CALGREEN MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE(BUG) RATINGS (SEE NOTE A)

RATING DESCRIPTIONS	FIXTURE LOCATION (MULTIPLES OF HEIGHT FROM PROPERTY LINE)	LIGHTING ZONE			
		LZ1	LZ2	LZ3	LZ4
BLACKLIGHT RATING	>2 (SITE FIXTURES)	NO LIMIT	NO LIMIT	NO LIMIT	NO LIMIT
	>1 BUT <=2 (SITE FIXTURES)	B2	B3	B4	B4
	>=0.5 BUT <=1 (SITE FIXTURES)	B1	B2	B3	B3
	>=0.5 STREET ADJACENT (SITE FIXTURES) (SEE NOTE B)	B0	B1	B2	B3
	<0.5 (SITE FIXTURES)	B0	B0	B1	B2
UPLIGHTING RATING	FOR AREA LIGHTING (SEE NOTE D)	U0	U0	U0	U0
	FOR OTHER OUTDOOR LIGHTING, INCLUDING DECORATIVE	U1	U2	U3	U4
GLARE RATING	>2 (BUILDING MOUNTED) (SEE NOTE C)	G1	G2	G3	G4
	>1 BUT <=2 (BUILDING MOUNTED) (SEE NOTE C)	G0	G1	G1	G2
	>=0.5 BUT <=1 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G1	G1
	<0.5 (BUILDING MOUNTED) (SEE NOTE C)	G0	G0	G0	G1

NOTE A: IESNA LIGHTING ZONES LZO AND LZ5 ARE NOT APPLICABLE.

NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR ALL LUMINAIRES. LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THESE REDUCED RATINGS. DECORATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	30:14		
	B	U	G
ALLOWED	N/A	U0	G3
PROPOSED	B0	U0	G1

THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTTY LINE.

THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

LIGHTING LUMINAIRE SCHEDULE

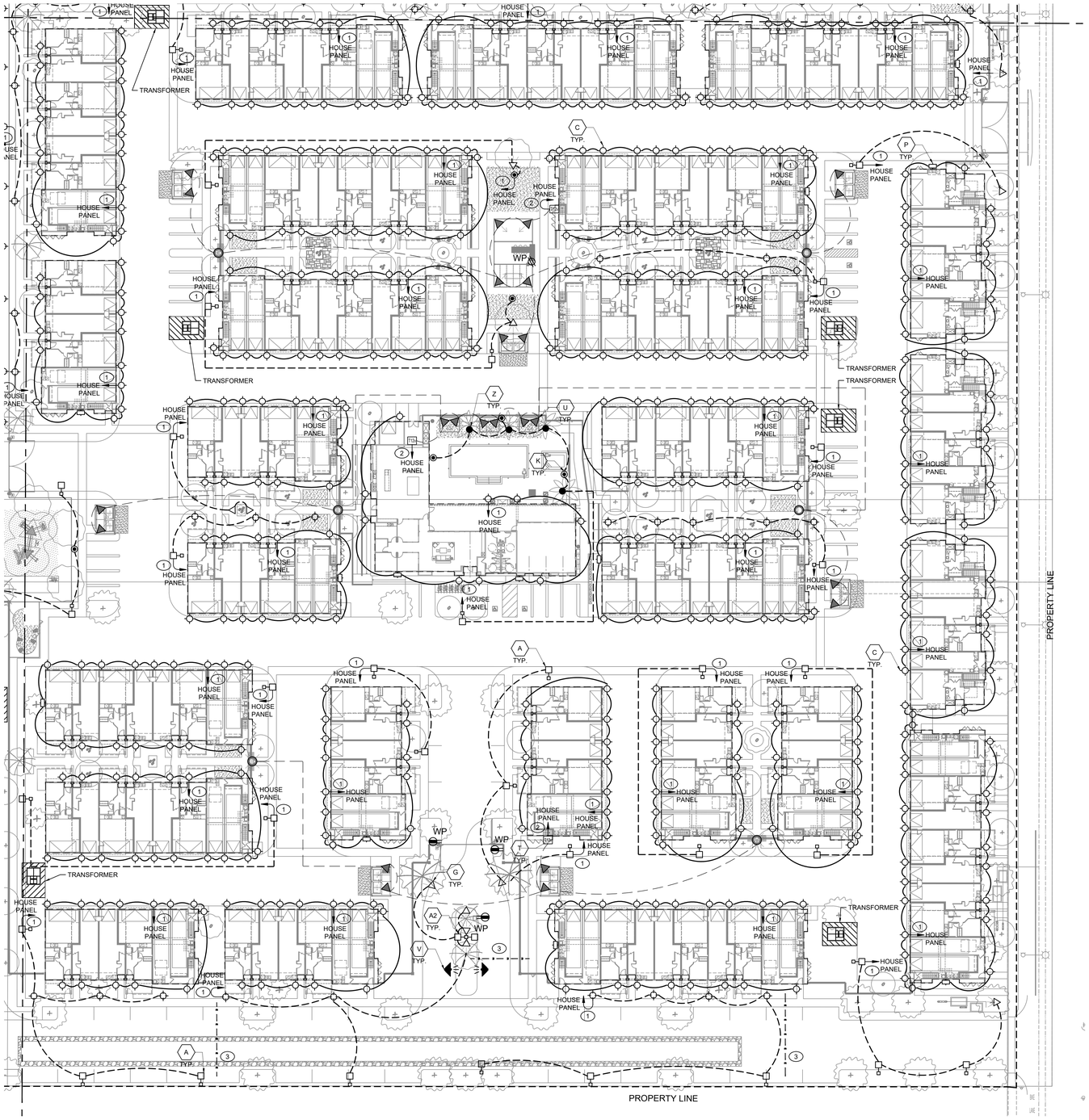
NOTES: VERIFY WITH OWNER OR ARCHITECT BEFORE PURCHASING THE LIGHTING FIXTURES.

MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
G		120	TREE UP LIGHT	LED TREE UP LIGHT	FX LUMINAIRE	FB-SLED-4.5W-2700K	LED	4.5	
U		12	DOWN LIGHT	LED DOWN LIGHT	FX LUMINAIRE	JB-SLED-4.5W-2700K	LED	4.5	
V		12	WALL UP LIGHT	LED WALL UP LIGHT	FX LUMINAIRE	XW-70-H1-18W-2700K	LED	18	
Y		12	WALL UP LIGHT	LED WALL SCONE LIGHT	MAXIM LIGHTING	MODEL #86093FSBZ (Spanish SITE 1A & Mediterranean SITE 2) BULB: 17A21-E26-D-30K	LED	17	
					HINKLEY LIGHTING	SELECT BY OWNER (for Transitional (Site 1B) BULB: 17A21-E26-D-30K	LED	17	
Z		120	UP LIGHT	LED GROUND UP LIGHT	FX LUMINAIRE	FC-RG-1LED-2W-2700K	LED	2	
T	T12v	120-12V	WALL	LOW VOLTAGE TRANSFORMER INSTALL	FX LUMINAIRE	PX-300-TPC-BZ		300	

LIGHTING LUMINAIRE SCHEDULE

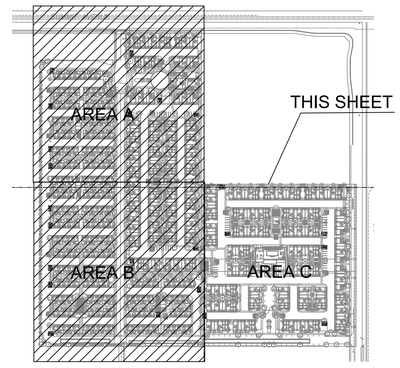
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MARK	LEGEND	VOLT	MOUNT	DESCRIPTION	MANUFACTURER	MODEL NUMBER	LAMPS	INPUT WATTS	NOTES
A		120	POLE	POLE LED SINGLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	82	HEIGHT: 17'-0"
A2		120	POLE	POLE LED DOUBLE HEAD LIGHT W/ MOTION SENSOR	LSI LIGHTING	XDLM-A-3-LED-SS-NW-UE-BLK-SA4-ALBCS1-IL POLE : ROUND POLE	LED	164	HEIGHT: 17'-0"
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P		120	WALL	LED WALL PACK LIGHT	LSI LIGHTING	XWM-FT-LED-06L-30	LED	44.7W	HEIGHT: 12'-0"
IA		12	SURFACE	LED LANDSCAPE DOWN LIGHT E.C. TO PROVIDE 120/12V LOW VOLTAGE TRANSFORMER	LUMASCAPE	SDRM-8-ZD-6LED-K27-WF	LED	13.5	HEIGHT: 9'-0"



KEYED NOTES

1. PER SECTION 130.2(C),ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
   1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
   2. TIME CLOCK
   3. MOTION SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. PROVIDE 120/12V LOW VOLTAGE STEP DOWN TRANSFORMER.
3. PROVIDE (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.



KEY PLAN

NORTH

0 30' 60' 90'
1/30" = 1'-0"

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618
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tel 949.752.1612
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REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

SITE LIGHTING PLAN AREA C

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1C

ISSUED DATE: XX/XX/XX

SITE LIGHTING PLAN - AREA C

PHOTOMETRIC PLAN DISCLAIMER

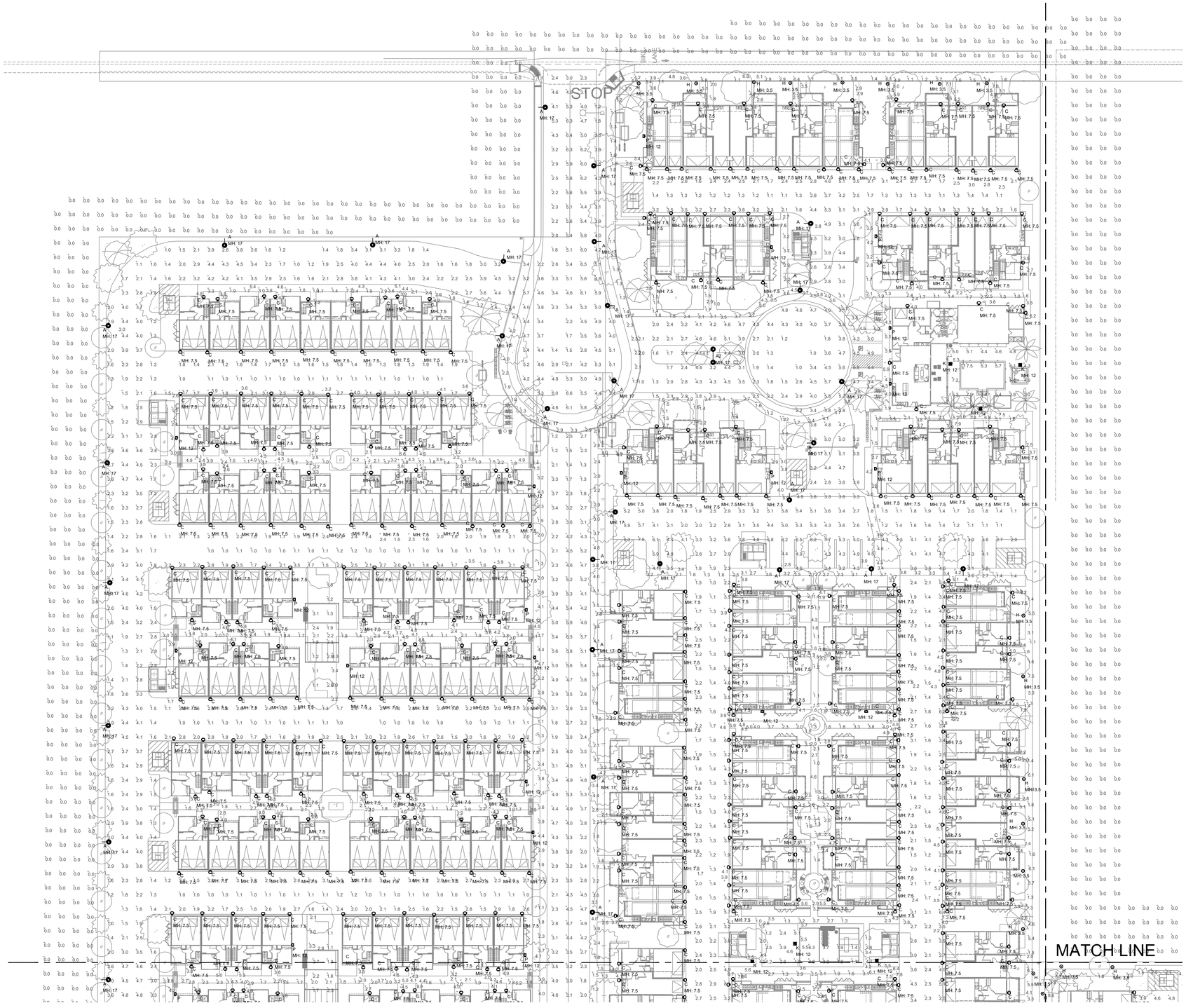
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Luminaire Schedule

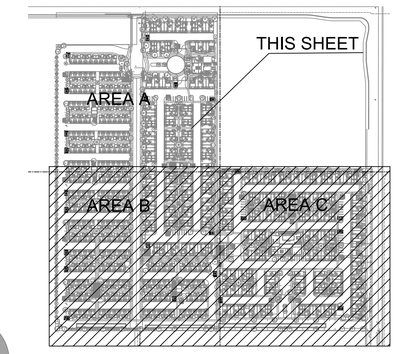
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	A2	Back-Back	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	162
	93	A	Single	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	81
	1282	C	Single	17A21D30	LED Wall Sconе Light	0.900	2220	16.3048
	76	H	Single	VENUS-573623	LED Bollard Light	0.900	3241	37.29
	13	K	Single	ENM4-PT-FT-LED-10L-40	LED Post Top Light	0.900	10067	85
	70	P	Single	XWM-FT-LED-06L-30	LED Wall Pack Light	0.900	5512	44.7

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
BBQ Area #3	3.57	6.2	1.9	1.88	3.26
BBQ Area #4	3.31	6.3	1.2	2.76	5.25
BBQ Area #5	3.52	6.0	1.8	1.96	3.33
BBQ Area 1	1.88	3.1	1.1	1.71	2.82
BBQ Area 2	1.83	3.0	1.1	1.66	2.73
Driveway Area	3.02	8.1	1.0	3.02	8.10
Driveway Area #1	2.75	9.0	1.0	2.75	9.00
Park Area #11	2.52	3.4	1.8	1.40	1.89
Park Area #3	2.87	5.5	1.5	1.91	3.67
Pool Area #1	5.44	7.9	2.0	2.72	3.95
Pool Area #2	4.06	6.7	1.8	2.26	3.72
Property Line 1	0.00	0.0	0.0	N.A.	N.A.
Property Line 2	0.00	0.0	0.0	N.A.	N.A.
Walk way	3.55	4.1	3.0	1.18	1.37
Walkway #1	2.51	5.4	1.1	2.28	4.91
Walkway #100	3.10	4.8	1.4	2.21	3.43
Walkway #101	2.30	3.8	1.0	2.30	3.80
Walkway #102	3.30	3.3	3.3	1.00	1.00
Walkway #103	1.90	2.0	1.8	1.06	1.11
Walkway #104	2.50	3.3	1.7	1.47	1.94
Walkway #105	3.50	5.6	1.4	2.50	4.00
Walkway #11	2.80	3.3	1.9	1.47	1.74
Walkway #12	2.80	3.3	2.1	1.33	1.57
Walkway #13	3.32	5.6	1.0	3.32	5.60
Walkway #14	2.60	2.6	2.6	1.00	1.00
Walkway #15	3.22	6.3	1.1	2.93	5.73
Walkway #16	2.73	5.2	1.2	2.28	4.33
Walkway #17	3.07	5.1	1.0	3.07	5.10
Walkway #18	3.15	6.2	1.0	3.15	6.20
Walkway #19	2.23	4.3	1.2	1.86	3.58
Walkway #2	4.03	8.0	1.1	3.66	7.27
Walkway #20	2.81	5.5	1.2	2.34	4.58
Walkway #21	2.91	5.4	1.2	2.43	4.50
Walkway #22	3.00	5.3	1.4	2.14	3.79
Walkway #23	2.63	3.4	1.9	1.38	1.79
Walkway #24	2.40	2.4	2.4	1.00	1.00
Walkway #25	2.76	4.6	1.0	2.76	4.60
Walkway #26	4.13	5.0	3.1	1.33	1.61
Walkway #27	2.62	4.4	1.0	2.62	4.40
Walkway #28	3.50	6.2	1.6	2.19	3.88
Walkway #29	3.70	5.9	1.3	2.85	4.54
Walkway #3	3.03	5.8	1.0	3.03	5.80
Walkway #30	3.78	7.9	1.1	3.44	7.18
Walkway #31	2.48	4.6	1.1	2.25	4.18
Walkway #32	3.16	5.9	1.0	3.16	5.90
Walkway #33	3.48	9.0	1.1	3.16	8.18
Walkway #34	3.08	6.7	1.3	2.37	5.15
Walkway #35	2.26	5.1	1.0	2.26	5.10
Walkway #36	2.82	4.3	1.0	2.82	4.30
Walkway #37	3.58	5.5	1.1	3.25	5.00
Walkway #38	4.58	5.5	3.6	1.27	1.53
Walkway #39	2.97	4.2	1.3	2.28	3.23
Walkway #4	2.88	4.7	1.1	2.62	4.27
Walkway #40	4.48	7.8	1.3	3.45	6.00
Walkway #41	3.72	5.9	1.3	2.86	4.54
Walkway #42	2.90	3.8	2.2	1.32	1.73
Walkway #43	4.67	5.6	2.9	1.61	1.93
Walkway #44	2.63	4.0	1.3	2.02	3.08
Walkway #45	2.41	5.2	1.0	2.41	5.20
Walkway #46	3.67	5.5	1.5	2.45	3.67
Walkway #47	2.36	5.1	1.0	2.36	5.10
Walkway #48	3.19	4.4	2.0	1.60	2.20
Walkway #49	3.27	4.1	1.6	2.04	2.56
Walkway #50	2.74	4.3	1.2	2.28	3.58
Walkway #51	1.90	2.4	1.4	1.36	1.71
Walkway #52	3.54	8.8	1.1	3.22	8.00
Walkway #53	4.18	9.6	1.5	2.79	6.40
Walkway #54	2.50	3.6	1.4	1.79	2.57
Walkway #55	3.45	6.1	1.4	2.46	4.36
Walkway #56	3.14	5.3	1.2	2.62	4.42
Walkway #57	3.64	9.4	1.5	2.43	6.27
Walkway #58	3.31	6.1	1.5	2.21	4.07
Walkway #59	3.08	4.6	1.5	2.05	3.07
Walkway #6	3.03	5.4	1.1	2.75	4.91
Walkway #60	2.96	7.9	1.0	2.96	7.90
Walkway #61	3.24	5.4	1.5	2.16	3.60
Walkway #62	2.75	4.0	1.0	2.75	4.00
Walkway #63	2.41	5.1	1.0	2.41	5.10
Walkway #64	2.95	5.4	1.4	2.11	3.86
Walkway #65	2.32	5.5	1.1	2.11	5.00
Walkway #66	3.23	4.4	2.5	1.29	1.76
Walkway #67	2.89	5.2	1.1	2.63	4.73
Walkway #68	2.92	4.3	1.5	1.95	2.87
Walkway #69	3.08	7.8	1.0	3.08	7.80
Walkway #7	2.98	3.4	2.2	1.35	1.55
Walkway #70	2.70	3.7	1.7	1.59	2.18
Walkway #71	2.63	3.6	1.7	26.30	36.00
Walkway #72	4.60	4.6	4.6	1.00	1.00
Walkway #73	2.98	3.8	1.9	1.57	2.00
Walkway #74	3.18	7.6	1.3	2.45	5.85
Walkway #75	3.30	4.5	1.9	1.74	2.37
Walkway #76	3.62	5.9	1.5	2.41	3.93
Walkway #77	3.38	4.7	1.8	1.88	2.61
Walkway #78	2.67	5.2	1.0	2.67	5.20
Walkway #79	3.28	8.6	1.3	2.52	6.62
Walkway #8	3.31	5.7	1.0	3.31	5.70
Walkway #80	4.14	9.7	2.9	1.43	3.34
Walkway #81	3.67	4.9	2.5	1.47	1.96
Walkway #82	2.12	5.2	1.1	1.93	4.73
Walkway #83	2.77	6.3	1.0	2.77	6.30
Walkway #84	2.70	7.0	1.2	2.25	5.83
Walkway #85	2.98	4.8	1.2	2.48	4.00
Walkway #86	2.83	4.4	1.4	2.02	3.14
Walkway #87	3.88	8.2	1.5	2.59	5.47
Walkway #88	4.92	8.3	3.3	1.49	2.52
Walkway #89	4.86	8.2	3.1	1.57	2.65
Walkway #9	3.19	5.7	1.0	3.19	5.70
Walkway #90	2.90	4.1	1.1	2.64	3.73
Walkway #91	4.00	4.0	4.0	1.00	1.00
Walkway #92	3.25	5.2	1.3	2.50	4.00
Walkway #93	2.80	2.8	2.8	1.00	1.00
Walkway #94	3.35	4.0	3.0	1.12	1.33
Walkway #95	3.30	3.3	3.3	1.00	1.00
Walkway #96	3.10	5.0	1.2	2.58	4.17
Walkway #97	3.00	3.0	3.0	1.00	1.00
Walkway #98	3.33	3.9	2.7	1.23	1.44
Walkway #99	4.50	4.5	4.5	1.00	1.00



NORTH



KEY PLAN

0 30' 60' 90'
1/30" = 1'-0"

PHOTOMETRIC SITE PLAN - AREA A

ISSUED DATE:XX/XX/XX

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
PHOTOMETRIC SITE PLAN AREA A

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.2A

PHOTOMETRIC PLAN DISCLAIMER

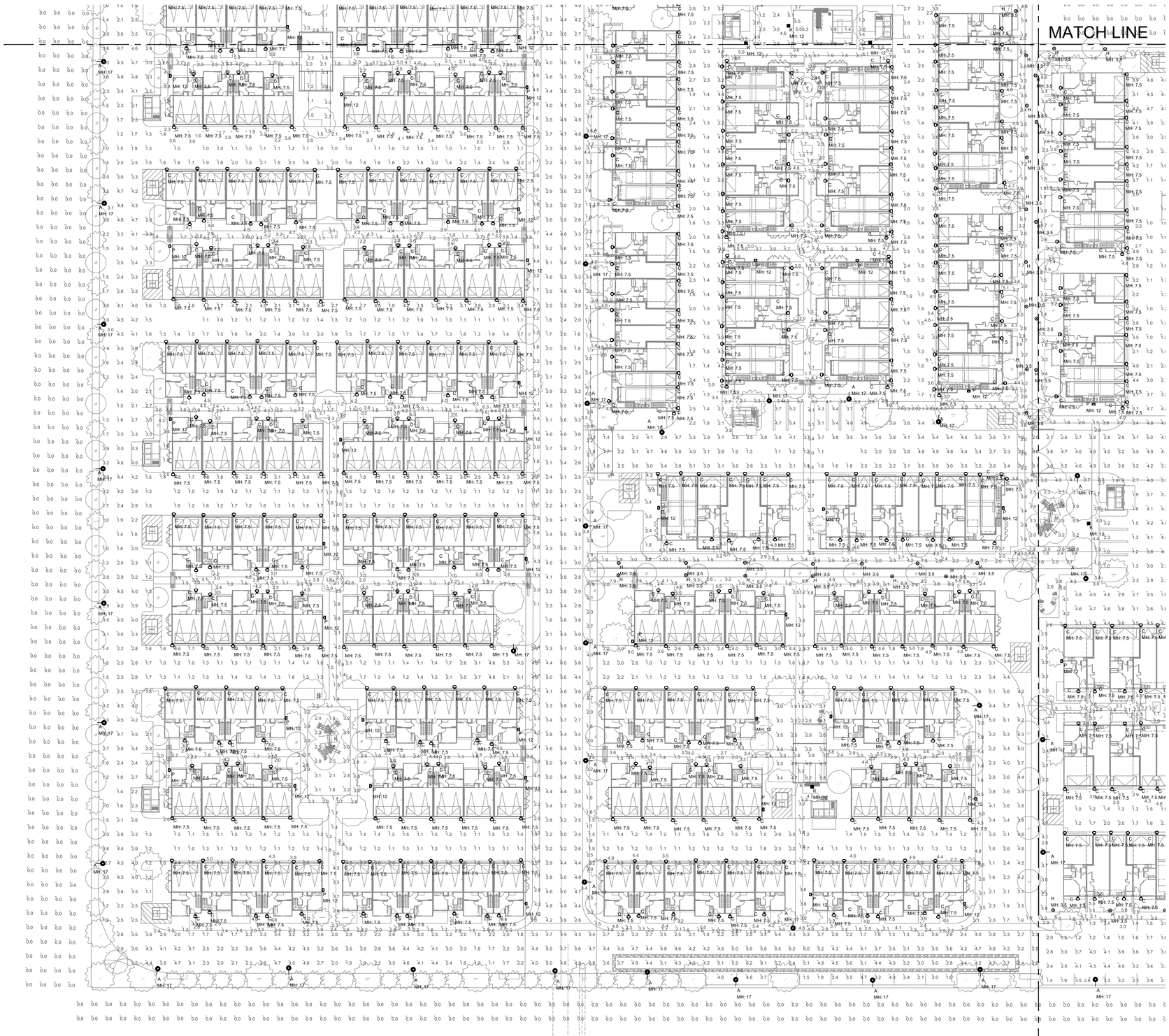
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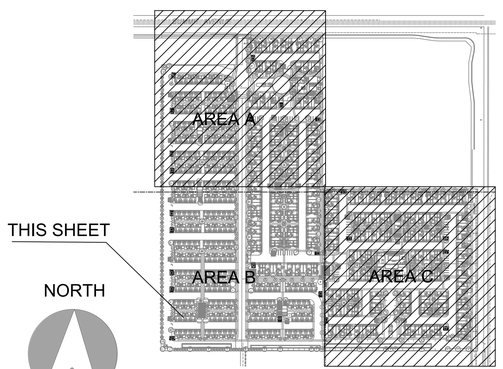
Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	A2	Back-Back	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	162
	93	A	Single	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	81
	1282	C	Single	17A210/30	LED Wall Sconе Light	0.900	2220	16.3248
	76	H	Single	VENUS-573623	LED Bollard Light	0.900	3241	37.29
	13	K	Single	ENM4-PT-FT-LED-10L-40	LED Post Top Light	0.900	10067	85
	70	P	Single	XWM-FT-LED-06L-30	LED Wall Pack Light	0.900	5512	44.7

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
BBQ Area #3	3.57	6.2	1.9	1.88	3.26
BBQ Area #4	3.31	6.3	1.2	2.76	5.25
BBQ Area #5	3.52	6.0	1.8	1.96	3.33
BBQ Area 1	1.88	3.1	1.1	1.71	2.82
BBQ Area 2	1.83	3.0	1.1	1.66	2.73
Driveway Area	3.02	8.1	1.0	3.02	8.10
Driveway Area #1	2.75	9.0	1.0	2.75	9.00
Park Area #11	2.52	3.4	1.8	1.40	1.89
Park Area #3	2.87	5.5	1.5	1.91	3.67
Pool Area #1	5.44	7.9	2.0	2.72	3.95
Pool Area #2	4.06	6.7	1.8	2.26	3.72
Property Line 1	0.00	0.0	0.0	N.A.	N.A.
Property Line 2	0.00	0.0	0.0	N.A.	N.A.
Walk way	3.55	4.1	3.0	1.18	1.37
Walkway #1	2.51	5.4	1.1	2.28	4.91
Walkway #100	3.10	4.8	1.4	2.21	3.43
Walkway #101	2.30	3.8	1.0	2.30	3.80
Walkway #102	3.30	3.3	3.3	1.00	1.00
Walkway #103	1.90	2.0	1.8	1.06	1.11
Walkway #104	2.50	3.3	1.7	1.47	1.94
Walkway #105	3.50	5.6	1.4	2.50	4.00
Walkway #11	2.80	3.3	1.9	1.47	1.74
Walkway #12	2.80	3.3	2.1	1.33	1.57
Walkway #13	3.32	5.6	1.0	3.32	5.60
Walkway #14	2.60	2.6	2.6	1.00	1.00
Walkway #15	3.22	6.3	1.1	2.93	5.73
Walkway #16	2.73	5.2	1.2	2.28	4.33
Walkway #17	3.07	5.1	1.0	3.07	5.10
Walkway #18	3.15	6.2	1.0	3.15	6.20
Walkway #19	2.23	4.3	1.2	1.86	3.58
Walkway #2	4.03	8.0	1.1	3.66	7.27
Walkway #20	2.81	5.5	1.2	2.34	4.58
Walkway #21	2.91	5.4	1.2	2.43	4.50
Walkway #22	3.00	5.3	1.4	2.14	3.79
Walkway #23	2.63	3.4	1.9	1.38	1.79
Walkway #24	2.40	2.4	2.4	1.00	1.00
Walkway #25	2.76	4.6	1.0	2.76	4.60
Walkway #26	4.13	5.0	3.1	1.33	1.61
Walkway #27	2.62	4.4	1.0	2.62	4.40
Walkway #28	3.50	6.2	1.6	2.19	3.88
Walkway #29	3.70	5.9	1.3	2.85	4.54
Walkway #3	3.03	5.8	1.0	3.03	5.80
Walkway #30	3.78	7.9	1.1	3.44	7.18
Walkway #31	2.48	4.6	1.1	2.25	4.18
Walkway #32	3.16	5.9	1.0	3.16	5.90
Walkway #33	3.48	9.0	1.1	3.16	8.18
Walkway #34	3.08	6.7	1.3	2.37	5.15
Walkway #35	2.26	5.1	1.0	2.26	5.10
Walkway #36	2.82	4.3	1.0	2.82	4.30
Walkway #37	3.58	5.5	1.1	3.25	5.00
Walkway #38	4.58	5.5	3.6	1.27	1.53
Walkway #39	2.97	4.2	1.3	2.28	3.23
Walkway #4	2.88	4.7	1.1	2.62	4.27
Walkway #40	4.48	7.8	1.3	3.45	6.00
Walkway #41	3.72	5.9	1.3	2.86	4.54
Walkway #42	2.90	3.8	2.2	1.32	1.73
Walkway #43	4.67	5.6	2.9	1.61	1.93
Walkway #44	2.63	4.0	1.3	2.02	3.08
Walkway #45	2.41	5.2	1.0	2.41	5.20
Walkway #46	3.67	5.5	1.5	2.45	3.67
Walkway #47	2.36	5.1	1.0	2.36	5.10
Walkway #48	3.19	4.4	2.0	1.60	2.20
Walkway #49	3.27	4.1	1.6	2.04	2.56
Walkway #50	2.74	4.3	1.2	2.28	3.58
Walkway #51	1.90	2.4	1.4	1.36	1.71
Walkway #52	3.54	8.8	1.1	3.22	8.00
Walkway #53	4.18	9.6	1.5	2.79	6.40
Walkway #54	2.50	3.6	1.4	1.79	2.57
Walkway #55	3.45	6.1	1.4	2.46	4.36
Walkway #56	3.14	5.3	1.2	2.62	4.42
Walkway #57	3.64	9.4	1.5	2.43	6.27
Walkway #58	3.31	6.1	1.5	2.21	4.07
Walkway #59	3.08	4.6	1.5	2.05	3.07
Walkway #6	3.03	5.4	1.1	2.75	4.91
Walkway #60	2.96	7.9	1.0	2.96	7.90
Walkway #61	3.24	5.4	1.5	2.16	3.60
Walkway #62	2.75	4.0	1.0	2.75	4.00
Walkway #63	2.41	5.1	1.0	2.41	5.10
Walkway #64	2.95	5.4	1.4	2.11	3.86
Walkway #65	2.32	5.5	1.1	2.11	5.00
Walkway #66	3.23	4.4	2.5	1.29	1.76
Walkway #67	2.69	5.2	1.1	2.63	4.73
Walkway #68	2.92	4.3	1.5	1.95	2.87
Walkway #69	3.08	7.8	1.0	3.08	7.80
Walkway #7	2.98	3.4	2.2	1.35	1.55
Walkway #70	2.70	3.7	1.7	1.59	2.18
Walkway #71	2.63	3.6	1.7	26.30	36.00
Walkway #72	4.60	4.6	4.6	1.00	1.00
Walkway #73	2.98	3.8	1.9	1.57	2.00
Walkway #74	3.18	7.6	1.3	2.45	5.85
Walkway #75	3.30	4.5	1.9	1.74	2.37
Walkway #76	3.62	5.9	1.5	2.41	3.93
Walkway #77	3.38	4.7	1.8	1.88	2.61
Walkway #78	2.67	5.2	1.0	2.67	5.20
Walkway #79	3.28	8.6	1.3	2.52	6.62
Walkway #8	3.31	5.7	1.0	3.31	5.70
Walkway #80	4.14	9.7	2.9	1.43	3.34
Walkway #81	3.67	4.9	2.5	1.47	1.96
Walkway #82	2.12	5.2	1.1	1.93	4.73
Walkway #83	2.77	6.3	1.0	2.77	6.30
Walkway #84	2.70	7.0	1.2	2.25	5.83
Walkway #85	2.98	4.8	1.2	2.48	4.00
Walkway #86	2.83	4.4	1.4	2.02	3.14
Walkway #87	3.88	8.2	1.5	2.59	5.47
Walkway #88	4.92	8.3	3.3	1.49	2.52
Walkway #89	4.86	8.2	3.1	1.57	2.65
Walkway #9	3.19	5.7	1.0	3.19	5.70
Walkway #90	2.90	4.1	1.1	2.64	3.73
Walkway #91	4.00	4.0	4.0	1.00	1.00
Walkway #92	3.25	5.2	1.3	2.50	4.00
Walkway #93	2.80	2.8	2.8	1.00	1.00
Walkway #94	3.35	4.0	3.0	1.12	1.33
Walkway #95	3.30	3.3	3.3	1.00	1.00
Walkway #96	3.10	5.0	1.2	2.58	4.17
Walkway #97	3.00	3.0	3.0	1.00	1.00
Walkway #98	3.33	3.9	2.7	1.23	1.44
Walkway #99	4.50	4.5	4.5	1.00	1.00





PHOTOMETRIC SITE PLAN - AREA B

ISSUED DATE: XX/XX/XX

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER
MEHRI HOSSEINIZADEH
E 22037
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:

Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:

Ktgy Architecture

LOCATION:

16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PHOTOMETRIC SITE PLAN AREA B

PROJECT NUMBER:

66672

ENGINEER:

DRAFTER:

~~SHEET NUMBER:~~ ⚠

E-1.2B

PHOTOMETRIC PLAN DISCLAIMER

RESULTS GENERATED BY THIS TOOL ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, WITHOUT ANY WARRANTY AS TO ACCURACY, COMPLETENESS, RELIABILITY OR OTHERWISE, THE CALCULATED RESULTS MAY BE DEPENDENT ON USER PROVIDED DATA OR DATA PROVIDED FROM PUBLICLY AVAILABLE SOURCES AND DO NOT TAKE INTO ACCOUNT ALL FACTORS AND CIRCUMSTANCES. PHOTOMETRIC VALUES HAVE BEEN CALCULATED USING METHODS RECOMMENDED BY THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) AND/OR STANDARD INDUSTRY PRACTICE. PHOTOMETRIC CALCULATIONS PERFORMED USING THIS TOOL ARE BASED ON PHOTOMETRIC DATA PROVIDED BY THE MANUFACTURER, AND THE ACCURACY OF THE CALCULATED PHOTOMETRIC PERFORMANCE IS DEPENDENT ON THE ACCURACY OF THE DATA PROVIDED, END-USER ENVIRONMENT AND APPLICATION (INCLUDING, BUT NOT LIMITED TO, VOLTAGE VARIATION AND DIRT ACCUMULATION) CAN CAUSE ACTUAL PHOTOMETRIC PERFORMANCE TO DIFFER FROM THE PERFORMANCE CALCULATED USING THE DATA PROVIDED BY THE MANUFACTURER.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts
	2	A2	Back-Back	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	162
	93	A	Single	XDLM-3-LED-SS-NW-IL	Led Pole Light	0.900	9990	81
	1282	C	Single	17A210/30	LED Wall Sconе Light	0.900	2220	16.3248
	76	H	Single	VENUS-573623	LED Bollard Light	0.900	3241	37.29
	13	K	Single	ENM4-PT-FT-LED-10L-40	LED Post Top Light	0.900	10067	85
	70	P	Single	XWM-FT-LED-06L-30	LED Wall Pack Light	0.900	5512	44.7

Calculation Summary

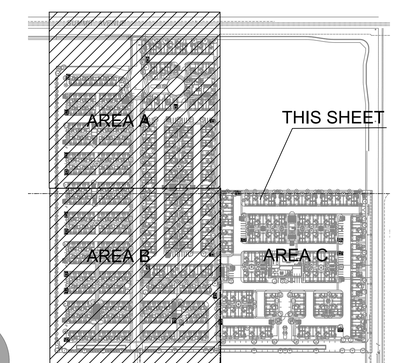
Label	Avg	Max	Min	Avg/Min	Max/Min
BBQ Area #3	3.57	6.2	1.9	1.88	3.26
BBQ Area #4	3.31	6.3	1.2	2.76	5.25
BBQ Area #5	3.52	6.0	1.8	1.96	3.33
BBQ Area 1	1.88	3.1	1.1	1.71	2.82
BBQ Area 2	1.83	3.0	1.1	1.66	2.73
Driveway Area	3.02	8.1	1.0	3.02	8.10
Driveway Area #1	2.75	9.0	1.0	2.75	9.00
Park Area #11	2.52	3.4	1.8	1.40	1.89
Park Area #3	2.87	5.5	1.5	1.91	3.67
Pool Area #1	5.44	7.9	2.0	2.72	3.95
Pool Area #2	4.06	6.7	1.8	2.26	3.72
Property Line 1	0.00	0.0	0.0	N.A.	N.A.
Property Line 2	0.00	0.0	0.0	N.A.	N.A.
Walk way	3.55	4.1	3.0	1.18	1.37
Walkway #1	2.51	5.4	1.1	2.28	4.91
Walkway #100	3.10	4.8	1.4	2.21	3.43
Walkway #101	2.30	3.8	1.0	2.30	3.80
Walkway #102	3.30	3.3	3.3	1.00	1.00
Walkway #103	1.90	2.0	1.8	1.06	1.11
Walkway #104	2.50	3.3	1.7	1.47	1.94
Walkway #105	3.50	5.6	1.4	2.50	4.00
Walkway #11	2.80	3.3	1.9	1.47	1.74
Walkway #12	2.80	3.3	2.1	1.33	1.57
Walkway #13	3.32	5.6	1.0	3.32	5.60
Walkway #14	2.60	2.6	2.6	1.00	1.00
Walkway #15	3.22	6.3	1.1	2.93	5.73
Walkway #16	2.73	5.2	1.2	2.28	4.33
Walkway #17	3.07	5.1	1.0	3.07	5.10
Walkway #18	3.15	6.2	1.0	3.15	6.20
Walkway #19	2.23	4.3	1.2	1.86	3.58
Walkway #2	4.03	8.0	1.1	3.66	7.27
Walkway #20	2.81	5.5	1.2	2.34	4.58
Walkway #21	2.91	5.4	1.2	2.43	4.50
Walkway #22	3.00	5.3	1.4	2.14	3.79
Walkway #23	2.63	3.4	1.9	1.38	1.79
Walkway #24	2.40	2.4	2.4	1.00	1.00
Walkway #25	2.76	4.6	1.0	2.76	4.60
Walkway #26	4.13	5.0	3.1	1.33	1.61
Walkway #27	2.62	4.4	1.0	2.62	4.40
Walkway #28	3.50	6.2	1.6	2.19	3.88
Walkway #29	3.70	5.9	1.3	2.85	4.54
Walkway #3	3.03	5.8	1.0	3.03	5.80
Walkway #30	3.78	7.9	1.1	3.44	7.18
Walkway #31	2.48	4.6	1.1	2.25	4.18
Walkway #32	3.16	5.9	1.0	3.16	5.90
Walkway #33	3.48	9.0	1.1	3.16	8.18
Walkway #34	3.08	6.7	1.3	2.37	5.15
Walkway #35	2.26	5.1	1.0	2.26	5.10
Walkway #36	2.82	4.3	1.0	2.82	4.30
Walkway #37	3.58	5.5	1.1	3.25	5.00
Walkway #38	4.58	5.5	3.6	1.27	1.53
Walkway #39	2.97	4.2	1.3	2.28	3.23
Walkway #4	2.88	4.7	1.1	2.62	4.27
Walkway #40	4.48	7.8	1.3	3.45	6.00
Walkway #41	3.72	5.9	1.3	2.86	4.54
Walkway #42	2.90	3.8	2.2	1.32	1.73
Walkway #43	4.67	5.6	2.9	1.61	1.93
Walkway #44	2.63	4.0	1.3	2.02	3.08
Walkway #45	2.41	5.2	1.0	2.41	5.20
Walkway #46	3.67	5.5	1.5	2.45	3.67
Walkway #47	2.36	5.1	1.0	2.36	5.10
Walkway #48	3.19	4.4	2.0	1.60	2.20
Walkway #49	3.27	4.1	1.6	2.04	2.56
Walkway #50	2.74	4.3	1.2	2.28	3.58
Walkway #51	1.90	2.4	1.4	1.36	1.71
Walkway #52	3.54	8.8	1.1	3.22	8.00
Walkway #53	4.18	9.6	1.5	2.79	6.40
Walkway #54	2.50	3.6	1.4	1.79	2.57
Walkway #55	3.45	6.1	1.4	2.46	4.36
Walkway #56	3.14	5.3	1.2	2.62	4.42
Walkway #57	3.64	9.4	1.5	2.43	6.27
Walkway #58	3.31	6.1	1.5	2.21	4.07
Walkway #59	3.08	4.6	1.5	2.05	3.07
Walkway #6	3.03	5.4	1.1	2.75	4.91
Walkway #60	2.96	7.9	1.0	2.96	7.90
Walkway #61	3.24	5.4	1.5	2.16	3.60
Walkway #62	2.75	4.0	1.0	2.75	4.00
Walkway #63	2.41	5.1	1.0	2.41	5.10
Walkway #64	2.95	5.4	1.4	2.11	3.86
Walkway #65	2.32	5.5	1.1	2.11	5.00
Walkway #66	3.23	4.4	2.5	1.29	1.76
Walkway #67	2.89	5.2	1.1	2.63	4.73
Walkway #68	2.92	4.3	1.5	1.95	2.87
Walkway #69	3.08	7.8	1.0	3.08	7.80
Walkway #7	2.98	3.4	2.2	1.35	1.55
Walkway #70	2.70	3.7	1.7	1.59	2.18
Walkway #71	2.63	3.6	1.7	26.30	36.00
Walkway #72	4.60	4.6	4.6	1.00	1.00
Walkway #73	2.98	3.8	1.9	1.57	2.00
Walkway #74	3.18	7.6	1.3	2.45	5.85
Walkway #75	3.30	4.5	1.9	1.74	2.37
Walkway #76	3.62	5.9	1.5	2.41	3.93
Walkway #77	3.38	4.7	1.8	1.88	2.61
Walkway #78	2.67	5.2	1.0	2.67	5.20
Walkway #79	3.28	8.6	1.3	2.52	6.62
Walkway #8	3.31	5.7	1.0	3.31	5.70
Walkway #80	4.14	9.7	2.9	1.43	3.34
Walkway #81	3.67	4.9	2.5	1.47	1.96
Walkway #82	2.12	5.2	1.1	1.93	4.73
Walkway #83	2.77	6.3	1.0	2.77	6.30
Walkway #84	2.70	7.0	1.2	2.25	5.83
Walkway #85	2.98	4.8	1.2	2.48	4.00
Walkway #86	2.83	4.4	1.4	2.02	3.14
Walkway #87	3.88	8.2	1.5	2.59	5.47
Walkway #88	4.92	8.3	3.3	1.49	2.52
Walkway #89	4.86	8.2	3.1	1.57	2.65
Walkway #9	3.19	5.7	1.0	3.19	5.70
Walkway #90	2.90	4.1	1.1	2.64	3.73
Walkway #91	4.00	4.0	4.0	1.00	1.00
Walkway #92	3.25	5.2	1.3	2.50	4.00
Walkway #93	2.80	2.8	2.8	1.00	1.00
Walkway #94	3.35	4.0	3.0	1.12	1.33
Walkway #95	3.30	3.3	3.3	1.00	1.00
Walkway #96	3.10	5.0	1.2	2.58	4.17
Walkway #97	3.00	3.0	3.0	1.00	1.00
Walkway #98	3.33	3.9	2.7	1.23	1.44
Walkway #99	4.50	4.5	4.5	1.00	1.00

MATCH LINE

CITRUS AVENUE

LANE

NORTH



KEY PLAN

PHOTOMETRIC SITE PLAN - AREA C

ISSUED DATE: X/XX/XX

GOUVIS engineering consulting group, inc.
15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRAN HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:
Citrus & Summit
Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
PHOTOMETRIC SITE PLAN AREA C

PROJECT NUMBER:
66672

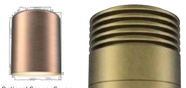
ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.2C

LUMASCAPE

TYPE LA
CATALOG #
PROJECT 66672
NOTES



Optional Copper Cover

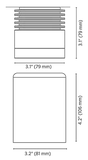
LED SURFACE-MOUNTED LUMINAIRE

*s*Drum-8

Top-mounted cylindrical down luminaire in 1, 3, 6, or 9 LED. Available in brass and copper. An RGBW version is available for use with ZDClink® systems.

Quick Facts

- Die-cast C360 brass
- Natural, powder-coated, or antique copper or brass finish
- Cree® integrated LEDs
- Tamper-resistant features
- Color temperature filters
- Compatible with Lucor® technology
- Phase and Lucor dimmable
- Input voltage: 10 to 15 Vac/Vdc



ARCHITECTURAL & FACADE LIGHTING | lumascape.com

MaxLite
A NEW WAVE OF LIGHT

PROJECT NAME: 66672 CATALOG NUMBER:
NOTES: FIXTURE SCHEDULE: C
Page: 1 of 3

LED HIGH OUTPUT DIMMABLE OMNIDIRECTIONAL A-LAMP

A21 and A23 SERIES


17W A21


21W A21


26W A23

PRODUCT DESCRIPTION:

MaxLite's LED High Output Dimmable Omnidirectional A-Line lamps replicate true A21 and A23 incandescents. They are suited to a wide variety of residential and commercial applications, including pendants, wall sconces and table and floor lamps.

FEATURES:

- 17W, 2,000lm, 125W Inc. replacement
- 21W, 2,800lm, 150W Inc. replacement
- 26W, 3,000-3,200lm, 200W Inc. replacement
- Energy Star Certified
- Dimmable down to 10%
- 25,000 hour life (70% of standards)
- CRI: ≥ 80
- Suitable for damp locations
- Lamps are not Enclosed Rated

APPLICATIONS

- Pendants
- Table and floor lamps
- Sconces

WARRANTY:

5-year standard warranty (further details available at www.maxlite.com/warranties)
Product may be eligible for a warranty extension to 10 years, for an additional fee. Contact MaxLite for details.

ORDERING:

MODEL SELECTION (Pull list or order video on pg. 3)

FAMILY	BASE	DIMMABILITY	CCT
17A21= 17 watts, A21 21A21= 21 watts, A21 26A23= 26 watts, A23	(COMT)= E26	D= Dimmable	27= 2700K 30= 3000K 40= 4000K 50= 5000K

Specifications are subject to change without notice.
Phone: 1-800-555-5629 | Fax: 973-244-7333 | Web: www.maxlite.com | E-mail: info@maxlite.com

MAX18141
Revised: 08/14/20

MaxLite

Trans Globe Lighting

51401 BK



Wall Lantern

Width (in): 8

Height (in): 14.875

Depth (in): 9.125

Glass Type: Frosted

Bulb Type: Medium Base (E26)

Number of Bulbs: 1

Wattage: 60

Finish Shown: Black (BK)

Available Finishes: Black (BK)

UL Listed: Wet

Country of Origin: China

Material: Metal, Glass, Electrical

Job Name: Job Type: Contact:

Fixture Location: Quantity: Additional Notes:

Shipping Box	Width	Height	Depth	Ship Wt	Method	Oversize	Case QTY
Ship QTY: 1 ea					Ground	No	
UPC: by finish		Finish:		Warranty: 1 year limited parts, repair, and replacement			

28104 Witherspoon Pkwy | Valencia, CA 91355
TEL (818) 768-5511 | FAX (818) 768-2326
www.tglighting.com

66672
A & A2

Type: _____

Lifestyle Medium - XDLM

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XDLM B 3 LED SS NW UE BLK CH S PCI120

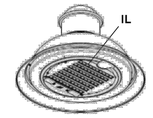
Prefix	Shade	Distribution	Light Source	Lumen Package	Color Temp	Voltage	Finish
XDLM = Lifestyle Medium	B = Bell S = Square	2 = Type 2 3 = Type 3 FT = Type 4 (Forward Throw)	LED	1UE = 1,000 lm 2UE = 2,000 lm 3UE = 3,000 lm 4UE = 4,000 lm 5UE = 5,000 lm 6UE = 6,000 lm	CW = 5,000K CCT NW = 4,000K CCT WW = 3,000K CCT	UE = Universal Voltage (120 - 277V) 347-480 = High Voltage (347-480V)	BLK = Black BRZ = Bronze WHT = White GPH = Graphite MSM = Metallic Metal Gray MSV = Metallic Silver PLP = Platinum Plus SVG = Satin Verde Green

Mounting Style[1,2]	Mounting Configuration[1,2]	Controls	Options
CH - Classic Hook SAK - Side Arm Mount for 4" O.A.Y. Round Plate[3] SAS - Side Arm Mount for 5" O.D. Round Plate[3]	S - Single[4] A DYAB - Double @ 180° A2 DNS - Double @ 90° TRS - Triple @ 90° TRY120 - Triple @ 120° QUA - Quad W - Wall Mount	IMSBT1 - Integral Bluetooth® Motion and Photocell Sensor max 8-24' mounting height[5] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor max 25-40' mounting height[5] ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	IL - Integral Louver Shield

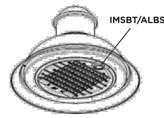
Accessory Ordering Information

Description	Order Number
Single Fusing (120V)	PK120F
Single Fusing (277V)	PK277F
Double Fusing (480V)	DPK480F
Double Fusing (347V)	DPK347F

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. When ordering a multiple configuration (DYAB, etc.) order one Retrofit/wall configuration per side - i.e. order one XDLMB 3 LED SS DAK UE BLK CH DYAB PCI120 to receive two fixtures and one CH DYAB bracket (see drawing on this page). See XDSQL-SQUARE POLE and XDLL-LINEAR ROUND POLES data sheets for pole ordering information.
3. Side arm mount requires a 4" O.D. pole cap stud for Mounting Style/Configurations availability.
4. Kit drilling pattern required.
5. For use with SA4 and SA5 mounting styles only.
6. IMSBT & field configurable via the QX app that can be downloaded from your smartphone's native app store. Consult factory for details.
7. Fusing must be located in the hand hole of pole.



Fixture Shown With Integral Louver



Fixture Shown With Integral Sensor

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(513) 372-3200 • ©2021 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Page 2/7 Rev. 12/06/21
SPEC.2698.A.0320

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

66672
A & A2

LifeStyle Medium (XDLM)

Outdoor Decorative Area Light



OVERVIEW	
Lumen Output Range	5,000 - 25,000
Wattage	39 - 196
Efficacy Range (LPW)	120 - 168
Fixture Weight lbs (kg)	36 (16.3)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum crown.
- Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.
- Spun aluminum shade with two shade styles available: A - Angle and B - Bell.
- Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die-cast or extruded aluminum.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight (in carton) - 36 lbs (16.3 kg).

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70
- Integral louver (IL) option available for improved backlight control with minimal sacrifice to street side performance.

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours.
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire, however the luminaire is supplied with a 32" 3 conductor wire harness.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.

Installation

- Classic Hook (CH) and Side Arm available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information.
- Classic hook mount requires a 4" O.D. pole or tenon.
- Side Arm pole mount utilizes LSI's traditional B3 drill pattern.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24
- Meets Buy American Act requirements
- Suitable For wet Locations
- IP65 rated Luminaire. IP66 rated optical chamber.
- 1.5G rated for ANSI C136.31 high vibration applications

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*s*Drum-8 SPECIFICATIONS

66672
LA

Output	1 LED	3 LED	3 LEDT	6 LED	9 LED	ZDC
Total Lumens[1]	66	202	157	367	398	174
Input Voltage	10 to 15 V	10 to 15 V	10 to 15 V	10 to 15 V	10 to 15 V	11 to 15 V
Input Power	2.0 W	4.2 W	4.2 W	10.1 W	11.2 W	9.1 W
Power Consumption (VA)	2.4 W	4.5 W	4.5 W	13.5 W	13.5 W	11.0 W
Efficacy (lm/W)	36	52	44	44	47	33
Color Rendering Index (CRI)	83	80	--	80	79	82
Center Beam Candlepower*						
Spot (20°)	275	975	604	2,022	2,276	198
Dimming						
Primary Dimming (Transformer)	Consult transformer specifications					
Secondary Dimming (Fixture)	Phase-cut**	Phase-cut**	Phase-cut**	Phase-cut**	Phase-cut**	Lucor
RGBW Available	No	No	No	No	No	Yes
Lucor Compatibility						
Default	Zoning	Zoning	--	Zoning	Zoning	--
ZD Option	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	Zoning/ Dimming	--
ZDC Option	--	--	--	--	--	Zoning/Dimming/Color
Minimum Rated Life L90 @10 (Hrs)	55,000	55,000	55,000	55,000	55,000	55,000

* Measured using the 3,000K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.60 (5,200K).
** Information not available for Flood or Wide Flood.
*** For optimal performance, use a trailing-edge (reverse phase-cut) dimmer.

Luminaire
Luminaire transforms spaces with precision-engineered lighting solutions, proven to perform. Since 1991, customers have relied on us as a leading manufacturer of high-quality, innovative luminaires that solve their toughest lighting challenges. Our global experts combine sophisticated design, advanced technologies, quality materials, and rigorous testing to manufacture a comprehensive range of lighting systems that consistently exceed performance expectations. Luminscape is a member of the Hunter Industries family of companies. Learn more at lumascape.com.

Materials
Die-cast C360 brass housing and shroud with stainless steel setscrews, mounting brackets, and fasteners.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the luminaire.

Shroud
Die-cast C360 brass shroud with c710 copper cover option.

Lamp
Integrated module with Cree LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradable and replaceable, the LEDs are rated to 55,000 hrs. Maximum drive current: 1 A.

Housing
Die-cast C360 brass housing with capacity for 1 LED, 3 LED, 6 LED, 9 LED, or ZDC integrated LEDs.

Hardware
Includes stainless steel mounting brackets for quick assembly. Tamper-resistant setscrew included.

Lens
Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

Wiring
18 AWG (1 mm); SPT-1W, 220°F (105°C), 300 V; 5.9' (1.1 m) length

Power
Input 10 to 15 Vac/Vdc, 50/60 Hz. Remote transformer required (specify separately).

Optics
Polycarbonate color temperature adjustment lenses included with luminaires: 2,700K (preinstalled), 3,000K (no lens), 4,500K, and 5,200K. Interchangeable optics for 10°, 20°, 30°, or 60° distributions ordered preassembled to luminaire. Color temperature and beam angle lenses field serviceable. For additional color filters, spread lenses, hex baffles, and so on, use MR-16 sized accessories (MR-16: 1.95" (50 mm) dia. x 1.1 mm thickness). Beam angle is calculated using the LM-79 method for 55L luminaires.

Ambient Operating Temperature
0°F to 140°F (-18°C to 60°C)

Control
ZDClink utilizes Lucor technology. Up to 250 fixtures in up to 250 groups and zero each group in 1% increments between 0 and 100%. Select the ZD option for zoning/dimming. Standard fixture is nonreadie with ZDClink.

Finish
Options of natural brass/copper finish or antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect. Antique finishes sealed with a clear TGIC powder-coat layer.

Weight
2.5 lbs (1 kg)

Installation Requirements
Designed for installation in the downward lighting direction only.

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Dark-Sky Compliance
Select a light source of 3,000K or lower to meet International Dark-Sky Association criteria

Wildlife-Friendly Lighting
When used with the 3 LEDT output option, this luminaire is Wildlife Lighting Certified by the Florida Fish and Wildlife Conservation Commission.

Manufacturing
ISO 9001:2015 certified facility

Warranty
5-year limited warranty

Listings
cULus LISTED | CE | RoHS | IP20 | ETL | cULus | NOM

Find more product resources at lumascape.com

66672 - TYPE H

Solera
1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Dimensions & Mounting:
Please note that drawings are not to scale.

Listing:
Complies to CSA and UL standards.

Polar Graph:

- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std – Standard Offering

Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 11-07-2019

2

Solera
1610 Sismet Road, Mississauga, Ontario L4W 1R4, Canada
Toll Free: 1.877.765.3722 Fax: 905.457.1115 www.soleracorp.com

Date	
Quote #	
Project Name	66672
Type	H

VENUS - Bollard

Description:
Upper assembly display consists of an hour glass look with curvilinear bars. Silicone sealed lens for weather protection, frosted acrylic is standard. All external hardware is stainless steel.

Name	Engine	Lumens	CCT	Electrical	Mounting	Lens	Pattern	Options	Finish

Name	Light Engine	Source Lumens±5%	Color Temp	Electrical
VENUS	36W LED (Max)	4680	3000K	UNV 120-227V
			3500K	HLV 347-480V
			4000K	
			5000K	

Contact for custom | Contact for custom | Contact for custom

Mounting	Lens	Light Pattern	Options	Finishes
ABT Anchor, bolts & template	FAL Frosted acrylic lens (Std)	TY5 Type V (Std)	MS Motion sensor	Standard
	OAL Opal acrylic lens	TY3 Type III	SD Step dimming	BL Black
		180 180 degrees	TP Tamperproof hardware	WH White
			TS Tamperproof screws	SG Silver Grey
			PC Button photocell	BZ Bronze
			GFR Ground fault receptacle	Custom CC Custom Color
			SF Single fuse	See website for custom colors. Contact factory for physical samples.
				CONC Concrete (shaft only) See §page 23 for better

- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std – Standard Offering

Since product development is an on-going process, Solera reserves the right to change the information on this spec sheet.
Date Modified: 11-07-2019

1

Type: _____

Enterprise (ENM4)

Have questions? Call us at (800) 436-7800

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ORDERING GUIDE

TYPICAL ORDER EXAMPLE: ENM4 PT 3 LED 18L 50 UNV BLK IMSBTL1

Prefix	Mounting	Distribution	Light Source	Lumen Package	Color Temperature	Voltage	Finish	Option Controls	Options
ENM4 = Enterprise	PT - Post Top SAK - Side Arm Mount for 4.5" Round Poles	2 - Type 2 3 - Type 3 FT - Forward Throw (Type IV)	LED	1L - 1,000 lms 2L - 2,000 lms 3L - 3,000 lms 4L - 4,000 lms 5L - 5,000 lms 10L - 10,000 lms Custom Lumen Package[1]	50 - 5000K 40 - 4000K 30 - 3000K	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)	BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	Stand-Alone Control (Blank) - None IMSBTL1 - Integral Bluetooth® Motion and Photocell Sensor (8 - 24' mounting height)[2] IMSBTL2 - Integral Bluetooth® Motion and Photocell Sensor (25 - 40' mounting height)[2] ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	CSTP - 7-Pin Twist Lock Control Receptacle ANSI C136.41 IL - Integral Louver Shield[3]

Need more information? Click here for our glossary.

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
498QSCUP	BLNY 90X - Bolt on Bracket (for PT 180) For 4" O.D. Round Poles
498BSCUP	BLNY 90S - Bolt on Bracket (for PT 180) For 5" O.D. Round Poles
614919	IL - Integral Louver Shield (Black only)
220524 [4]	PC120 Photocell for use with CSTP option (120V)
220525 [4]	PC208-277 Photocell for use with CSTP option (208V, 240V, 277V)
222535 [4]	PC347 Photocell for use with CSTP option (347V)
222538 [4]	PC480 Photocell for use with CSTP option (480V)
256844	WH - Post top wall mount bracket (Venus) C/F for additional finish options
85287	SA WH - Side arm wall mount bracket (white) C/F for additional finish options
262777	PK277 Single Fusing (277V)

Part Number	Description
DPK208_240 [4]	DPK208_240 Double Fusing (208V, 240V)
DPK480 [4]	DPK480 Double Fusing (480V)
PK347 [4]	PK347 Single Fusing (347V)
661490	ALSC UNV TILT - 661490 5 Pin Twist Lock Controller
661410	ALSC UNV TILT - 661410 7 Pin Twist Lock Controller
256336	SA WH - Side arm wall mount bracket (bronze) C/F for additional finish options
270980	SA WH - Side arm wall mount bracket (black) C/F for additional finish options
270955	SA WH - Side arm wall mount bracket (white) C/F for additional finish options
270969	SA WH - Side arm wall mount bracket (silver) C/F for additional finish options
149528	Shorting Cap for use with CSTP option

Accessories/Options

Integral Louver (IL)
Optional Integral Louver available for improved back-light control without sacrificing street side performance.

Fixture Shown with Integral Louver (IL)



7 Pin Photoelectric Control
7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory)

Fixture Shown with CR7P



1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. When ordering a multiple configuration (DYAB, etc.) order one Retrofit/wall configuration per side - i.e. order one XDLMB 3 LED SS DAK UE BLK CH DYAB PCI120 to receive two fixtures and one CH DYAB bracket (see drawing on this page). See XDSQL-SQUARE POLE and XDLL-LINEAR ROUND POLES data sheets for pole ordering information.
3. Side arm mount requires a 4" O.D. pole cap stud for Mounting Style/Configurations availability.
4. Kit drilling pattern required.
5. For use with SA4 and SA5 mounting styles only.
6. IMSBT & field configurable via the QX app that can be downloaded from your smartphone's native app store. Consult factory for details.
7. Fusing must be located in the hand hole of pole.
8. Order pole with 3" reduced drilling pattern. For 9" mounting configurations other than DBE, consult factory. Order one bracket per fixture.
9. Consists of a daylight & motion dual sensor. Field configurable via the QX app that can be downloaded from your smartphone's native app store. Not available CSTP.
10. Not available with type SW distribution.

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66672 - TYPE P

Type: _____

Mirada Wall Sconce (XWM)

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWM 2 LED 03L 30 UE BRZ ALSC

Luminaire Prefix	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
XWM - Mirada Wall Sconce	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw	LED	3L - 3,000 lms 5L - 5,000 lms 7L - 7,000 lms 10L - 10,000 lms Custom Lumen Package[4]	50 - 5000K 40 - 4000K 30 - 3000K	UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)

Finish	Controls (Choose One)	Options
BRZ - Bronze BLK - Black GPT - Graphite MSV - Metallic Silver WHT - White PLP - Platinum Plus SVG - Satin Verde Green	**Wireless Controls** ALSC - AirLink Synapse Control System[1] ALSC01 - AirLink Synapse Control System with 8-12' Motion Sensor[1] ALSC02 - AirLink Synapse Control System with 12-20' Motion Sensor[1] ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)[2] ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)[2] **Standalone Controls** DIM - 0-10v Dimming leads extended to housing exterior IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height [3] IMSBT2- Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [3] **Button Type Photocells** PC120 - 120V PC208-277 - 208-277V PC347 - 347V **Lutron Limelight Controls** LLC - LimeLight Integral Wireless Radio Control by Lutron[1] LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 8-15' mt height[1] LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-32' mt height[1] LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height[1]	BB - Battery Back-up[5] CWBB - Cold Weather Battery Backup[6] XPMA - Pole Mounting Bracket SP1 - 10kV Surge Protection TB - Terminal Block

ACCESSORY ORDERING INFORMATION[8]

Description	Order Number
XWM SW BLK – Surface Wiring Box (Available in black only)	368155BLK
PK120 – Single Fusing	PK120F
PK277 – Single Fusing	PK277F
PK347 – Single Fusing	PK347F

Description	Order Number
DPK – Double Fusing	DPK208F
DPK – Double Fusing (240V)	DPK240F
DPK – Double Fusing (480V)	DPK480F
10' Linear Bird Spike Kit (2' Recommended per Luminaire)	736795

FOOTNOTES:
1. Consult Factory for availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. IMSBT & field configurable via the LSI app that can be downloaded from your smartphone's native app store.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

Luminaire Shown with IMSBT



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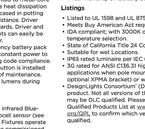
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SPEC.3004.A.0420

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

66672
K

Enterprise (ENM4)

LED Decorative Post Top & Area Light



OVERVIEW	
Lumen Package (lm)	4,000 - 30,000
Wattage Range (W)	39 - 228
Efficacy Range (LPW)	100 - 157
Weight lbs (kg)	64 (29)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Cast aluminum wiring access door located in lower hub/fitter.
- Rigid die-cast aluminum arms for consistency and strength.
- Precision die-cast aluminum heatsink and optical frame.
- Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.
- All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
- IP65 rated luminaire protects integral components from harsh environments.
- 1.5G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.

Controls

- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules.
- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app (See controls page for more detail).

Installation

- Post top version mounts to 4" O.D. pole or tenon and secures to pole with 6 stainless steel set screws (32" wire leads provided for ease of wiring).
- Side arm version Utilizes LSI's B3 drill pattern

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750
- State of California Title 24
- Meets Buy American Act requirements
- Suitable For wet Locations
- IP65 rated Luminaire. IP66 rated optical chamber.
- 1.5G rated for ANSI C136.31 high vibration applications

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66672
A & A2

Type: _____

Lifestyle Medium - XDLM

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ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XDLM B 3 LED SS NW UE BLK CH S PCI120

Prefix	Shade	Distribution	Light Source	Lumen Package	Color Temp	Voltage	Finish
XDLM = Lifestyle Medium	B = Bell S = Square	2 = Type 2 3 = Type 3 FT = Type 4 (Forward Throw)	LED	1UE = 1,000 lm 2UE = 2,000 lm 3UE = 3,000 lm 4UE = 4,000 lm 5UE = 5,000 lm 6UE = 6,000 lm	CW = 5,000K CCT NW = 4,000K CCT WW = 3,000K CCT	UE = Universal Voltage (120 - 277V) 347-480 = High Voltage (347-480V)	BLK = Black BRZ = Bronze WHT = White GPH = Graphite MSM = Metallic Metal Gray MSV = Metallic Silver PLP = Platinum Plus SVG = Satin Verde Green

Mounting Style[1,2]	Mounting Configuration[1,2]	Controls	Options
CH - Classic Hook SAK - Side Arm Mount for 4" O.A.Y. Round Poles[3] SAS - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single[4] A DYAB - Double @ 180° A2 DNS - Double @ 90° TRS - Triple @ 90° TRY120 - Triple @ 120° QUA - Quad W - Wall Mount	IMSBT1 - Integral Bluetooth® Motion and Photocell Sensor max 8-24' mounting height[5] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor max 25-40' mounting height[5] ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	IL - Integral Louver Shield

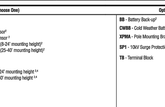
Accessory Ordering Information

Description	Order Number
Single Fusing (120V)	PK120F
Single Fusing (277V)	PK277F
Double Fusing (480V)	DPK480F
Double Fusing (347V)	DPK347F

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. When ordering a multiple configuration (DYAB, etc.) order one Retrofit/wall configuration per side - i.e. order one XDLMB 3 LED SS DAK UE BLK CH DYAB PCI120 to receive two fixtures and one CH DYAB bracket (see drawing on this page). See XDSQL-SQUARE POLE and XDLL-LINEAR ROUND POLES data sheets for pole ordering information.
3. Side arm mount requires a 4" O.D. pole cap stud for Mounting Style/Configurations availability.
4. Kit drilling pattern required.
5. For use with SA4 and SA5 mounting styles only.
6. IMSBT & field configurable via the QX app that can be downloaded from your smartphone's native app store. Consult factory for details.
7. Fusing must be located in the hand hole of pole.



Fixture Shown With Integral Louver



Fixture Shown With Integral Sensor

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Catalog #: _____ Project: 66672
Prepared By: _____ Date: _____ Type: TYPE P

Mirada Wall Sconce (XWM)

Outdoor LED Wall Sconce



| OVERVI

JB LED Down Light SPECIFICATIONS

66672
U

Output	1LED	3LED	ZDC
Total Lumens†	101	246	62
Input Voltage (V)	10-15	10-15	11-15
Power Consumption (VA)	2.2 W	4.4 W	7.3 W
Efficacy (lm/W)	55	63	20
Color Rendering Index (CRI)	83	82	--
Center Beam Candlepower*			
Wide Flood (BD)	136	381	114
Dimming			
Primary Dimming (Transformer)	Consult transformer specifications		
Secondary Dimming (Fixture)	Phase-cut**	Phase-cut**	Luxor
Minimum Rated Life L70 (Hrs)	72,000	72,000	55,000

FXLuminaire.

JB LED Down Light DESIGNER PLUS



PROJECT 66672
CATALOG #
TYPE U
NOTES

The JB is FX Luminaire's original LED Down Light. The JB solves the problem of changing lamps in complicated areas by providing long-life LEDs. The pure color of the LED allows you to add the supplied blue lens to create a natural moonlight effect.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Lumileds® Integrated LEDs
- ProAim™ adjustability
- Beam angle lenses
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



FB LED Up Light SPECIFICATIONS

66672
G

Output	1 LED	3 LED
Total Lumens†	114	282
Input Voltage	10 to 15V	10 to 15V
Input Power	1.9 W	4.0 W
Power Consumption (VA)	2.2 W	4.4 W
Efficacy (lm/W)	63	72
Color Rendering Index (CRI)	83	83
Center Beam Candle Power (CBCP)*		
Flood (ZD)	244	567
Dimming		
Primary Dimming (Transformer level)	Consult transformer specifications	
Secondary Dimming (Fixture level)	Phase-cut**	Phase-cut**
RGBW Available	No	No
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	--	Zoning/Dimming
ZDC Option	--	--
Minimum Rated Life L70 (Hrs)	72,000	72,000

*Information for Wide Flood available in IES files
**For optimal performance, use a trailing-edge (reverse phase-cut) dimmer
†Measured using the 2,700K CCT option

FXLuminaire.

FB LED Up Light DESIGNER BASE



PROJECT 66672
CATALOG #
TYPE G
NOTES

Similar in style to its bigger brother the NP, the FB fits nicely into smaller landscapes and tight spaces. Accommodating up to a 3 LED Board, the FB offers all the same Up Light benefits of the NP in a more compact package.

Quick Facts

- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® Integrated LEDs
- ProAim™ adjustability
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V



FC In-Grade Light ORDERING INFORMATION

[field_spec_builder_mount] [field_spec_builder_mount]

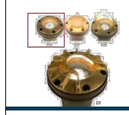
66672
Z

Fixture	Power	Compliance	Faceplate	Finish
FC	**LED20WFL** 4.3 VA, 2700K, 35° LED MR-16 lamp (PRO lamp series)	**[default]** North America (UL Listed)	RG (Ring)	BZ Bronze Metallic
	LED35WFL 5.4 VA, 2700K, 35° LED MR-16 lamp (LED lamp series)	E International (CE Certified)	LV Louver	FB Black
	Z20WFL 5.4 VA, 2700K, 35° LED MR-16 lamp (ZD lamp series)		CW (Cowling)	DG Desert Granite
	NL Lamp not included		GW-090 (Ground Wash 90°)	WI Weathered Iron
			GW-180 (Ground Wash 180°)	SB Sedona Brown
			GW-270 (Ground Wash 270°)	FW Flat White
			GW-360 (Ground Wash 360°)	SV Silver
				NP Nickel Plate
				BS Natural Brass
				CB Camo Bronze (composite only)

EXAMPLE FIXTURE CONFIGURATION: /FC-XX-XXXX-XX

FXLuminaire.

FC In-Grade Light STANDARD PREMIUM



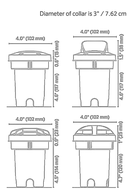
PROJECT 66672
CATALOG #
TYPE Z
NOTES

Like the MP miniature Up Light, the subterranean FC introduces glare-free controlled illumination into smaller scale spaces. The variety of cowling and lamp options allow the FC offer versatility of design and function.

Quick Facts

- Die-cast brass or composite construction
- MR-16 lamp type
- Compatible with Luxor® technology
- Input voltage: 10-15V

Diameter of collar is 3" / 7.62 cm



For more detail, visit support.

XW-70 Grande Wall Wash SPECIFICATIONS

66672
V

Output	H1*	ZDC**
Total Lumens (lm)	1,180	450-1,000
Input Voltage	10 to 15 V	11 to 15 V
Input Power (W)	18.0	21.0
Power Consumption (VA)	21.0	25.0
Efficacy (Lumens/Watt)	67	64
Color Rendering Index (CRI)	84	-
Maximum Candela (cd)		
Very Wide Flood (135°)	527	634
Luxor Compatibility		
Default	Zoning	Zoning
ZD Option	Zoning/Dimming	Zoning/Dimming
ZDC Option	-	Zoning/Dimming/Color
Minimum Rated Life (L70)	72,000 hrs	55,000 hrs

**Measured with all four colors turned on at 100%

FXLuminaire.

XW-70 Grande Wall Wash DESIGNER PLUS

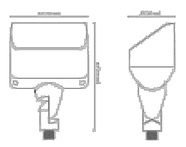


PROJECT 66672
CATALOG #
TYPE V
NOTES

The new Exa Collection offers high-output performance with low-voltage simplicity. Combining light output of 1,200 lumens with top-tier integrated LED technology, the Exa Wall Wash offers a 135° ultra-wide flood beam spread, two correlated color temperatures, and up or down mounting orientations. Featuring a patent-pending adjustable body, robust mechanical seals, and an IP66/IP67 rating, flexibility and durability are no longer a trade-off.

Quick Facts

- Up or down mounting orientations
- Die-cast aluminum with two-layer anodization and a TGIC powder-coat finish
- Cree® Integrated LED up to 1,200 lumens
- Two correlated color temperature (CCT) options: 2,700K and 3,000K
- 135° ultra-wide flood beam spread
- Available with ground stake or Mini J-Box (MJB)
- Compatible with Luxor® Technology
- Input Voltage: 10 to 15 V



ORDERING INFORMATION

66672
T

PX: Transformer

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3 + 4

Step	Description	Code
1	**TRANSFORMER**	PX
2	**SIZE**	300,600, 900 (Watts)
3	**OPTIONAL SWITCHING**	T (Timer), PC (Photocell), or TPC (Timer & Photocell)
4	**FINISH**	SS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: PX-300-SS = **PX Transformer - 300W - Stainless Steel Finish**

FIELD INSTALLED OPTIONS: Order Individually

Description	Code
FIXTURE	PXSYNC *(PX Sync Lighting Synchronizer for 24V for Irrigation Controllers, 2.75" w x 3" h x 1.5" d)*

EXAMPLE: PXSYNC = **PX SYNC Lighting Synchronizer**

METALS
- SS = Stainless Steel

POWDER COAT
- WG = White Gloss
- FW = Flat White
- AL = Almond
- BZ = Bronze Metallic
- DG = Desert Granite
- WI = Weathered Iron
- VF = Verde Speckle
- SB = Sedona Brown
- FB = Flat Black

The PX comes standard in stainless steel, with a 3' power cord, choice of timer and/or photocell.

SAFETY CERTIFICATIONS
ETL Listed to UL Standards for Safety
PX300 - UL1838
PX600 - ETL/SEMKO 1276
PX900 - ETL/SEMKO 1276
UL1838 Standards
UL1276 Standards

Made in the USA using Global Components

For high performance and predictable long-life operation, FX Luminaire's PX Transformer is specifically designed for the high-tech loads used in our fixtures — the use of inferior power supplies can cause premature failure and voiding of the warranty. For more technical information or this very important subject please contact us at 760.744.5240.

4/12 760.744.5240 | fxl.com FXLuminaire

FXLuminaire.

66672
T

Lighting Controller



This is the high tech heart of the FX Luminaire low voltage lighting system. The PX is available in 300, 600 and 900 Watt capacities with a variety of control options. The enclosure is fabricated from heavy gauge stainless steel for long life in corrosive exterior locations.

PX: Transformer

MODELS:	300, 600 or 900 Watt
FINISHES:	Stainless Steel or Powder Coat Finishes
ACCESSORY:	Timer and/or Photocell
DEPTH:	6" / 15.24 cm
WIDTH:	7.5" / 19.1 cm
HEIGHT: (300 & 600 Watt)	13.5" / 34.3 cm
(900 Watt)	16.5" / 41.9 cm



Learn more about FX Luminaire lighting control. Visit: fxl.com 760.744.5240

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Irvine
tel 949.752.1612
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tel 760.323.5090

REGISTERED PROFESSIONAL ENGINEER MEHRDAD HOSSEINZADEH E 22037 ELECTRICAL STATE OF CALIFORNIA

DATE SIGNED: 8/27/25

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PROJECT:
Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
LIGHTING SPECIFICATIONS

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.4

ISSUED DATE: XX/XX/XX

LIGHTING SPECIFICATIONS

GOUVISengineering
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Job: 66672
Plan: pole
Code: 2022 CBC

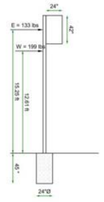
LIGHT POLE FOOTING DESIGN

SOIL REPORT
Soil Engineer :
Report # :
Report Date :

WIND LOAD
Wind Speed : 95
Wind Exposure: C
G : 0.85
K_z = 0.87, K_{zt}= 1.0
K_d = 0.85, K_e = 1.0
q_z= 0.00256 $k_z k_{zt} k_d k_e V^2$ = 17.12 psf
G_{shape} = 1.8
Fixture Width = 24.0", Fixture Height = 42.0"
Wind Load on Fixture $P_{shape} = q_z * G * C_f * A_{shape}$ = 183.31 lbs
$C_{f pole}$ = 1.8
Pole Width = 4.0"
Pole Height : 17 ft
Wind Load on Pole $P_{pole} = q_z * G * C_f * A_{pole}$ = 148.39 lbs
Total Wind load $F_{total} = 0.6 * P_{total}$ = 199 lbs
Wind Load Elevation h = 12.61 ft

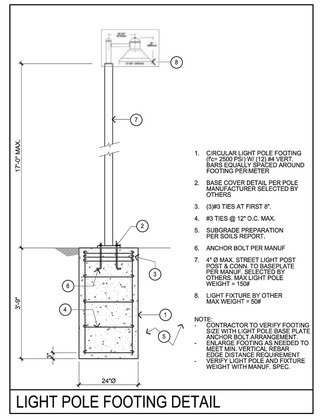
SEISMIC LOAD
I_e 1.0
SDS : 1.39
R: 1.50
Pole Weight & Fixture Weight : 200 lbs
$F_{seismic}$ = SDS / R * I_e * W / 1.4 = 133 lbs
Seismic Load Elevation h = 15.25 ft

FOOTING
Soil Bearing Pressure : 1500 psf Passive Pressure: 250 psf
Footing Diameter: 24"
h = 12.61 ft
F = 199 lbs
d = 0.5" A * (1 + (1 + 4.36 * h / A)$^{1/2}$)
Pressure at 1/3 depth, S_1= 83.33"d + 3048s
A = 2.34 * F / (S_1 * b) = 2.79s^{-1}+ 0.77
d_{act} = 43.72"
Total Weight = 1917 LBS
Maximum Soil Pressure = 610 psf < 1500 psf => OK
RECOMMEND 3'-9" EMBEDMENT FOR 24" DIAMETER ROUND FOOTING



Version: 6.5

SHEET:
JOB NO.: 66672
DATE: 10/07/2024
CLIENT:



LIGHT POLE FOOTING DETAIL

GOUVISengineering
over 60 years of design excellence

POLE FOOTING CALCULATIONS

Citrus & Summit Site Lighting
Light pole Foundation
San Bernardino, CA

Gouvis Job No.: 66672
10/07/2024

Developer:

Architect:
Ktgy Architecture

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Huan N Nguyen, P.E.
C64238 Exp. Date 6/30/2023
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GOUVISengineering
consulting group, inc.

Job: 66672
Plan: post
Code: 2022 CBC

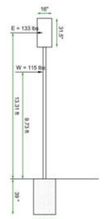
LIGHT POST FOOTING DESIGN

SOIL REPORT
Soil Engineer :
Report # :
Report Date :

WIND LOAD
Wind Speed : 95
Wind Exposure: C
G : 0.85
K_z = 0.85, K_{zt}= 1.0
K_d = 0.85, K_e = 1.0
q_z= 0.00256 $k_z k_{zt} k_d k_e V^2$ = 16.67 psf
G_{shape} = 1.8
Fixture Width = 16.0", Fixture Height = 31.5"
Wind Load on Fixture $P_{shape} = q_z * G * C_f * A_{shape}$ = 89.27 lbs
$C_{f pole}$ = 1.8
Pole Width = 4.0"
Pole Height : 12 ft
Wind Load on Pole $P_{pole} = q_z * G * C_f * A_{pole}$ = 102.02 lbs
Total Wind load $F_{total} = 0.6 * P_{total}$ = 115 lbs
Wind Load Elevation h = 9.73 ft

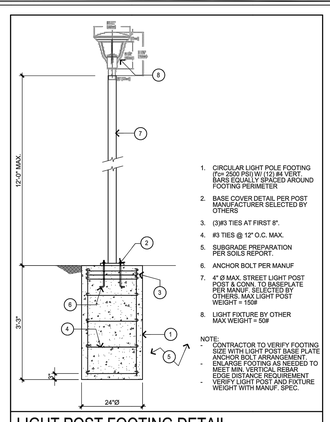
SEISMIC LOAD
I_e 1.0
SDS : 1.39
R: 1.50
Pole Weight & Fixture Weight : 200 lbs
$F_{seismic}$ = SDS / R * I_e * W / 1.4 = 133 lbs
Seismic Load Elevation h = 13.31 ft

FOOTING
Soil Bearing Pressure : 1500 psf Passive Pressure: 250 psf
Footing Diameter: 24"
h = 13.31 ft
F = 133 lbs
d = 0.5" A * (1 + (1 + 4.36 * h / A)$^{1/2}$)
Pressure at 1/3 depth, S_1= 83.33"d = 2678s
A = 2.34 * F / (S_1 * b) = 1.86s^{-1}+ 0.58
d_{act} = 38.41"
Total Weight = 1708 LBS
Maximum Soil Pressure = 544 psf < 1500 psf => OK
RECOMMEND 3'-3" EMBEDMENT FOR 24" DIAMETER ROUND FOOTING



Version: 6.5

SHEET:
JOB NO.: 66672
DATE: 10/07/2024
CLIENT:



LIGHT POST FOOTING DETAIL

GOUVISengineering
over 60 years of design excellence

POST FOOTING CALCULATIONS

Citrus & Summit Site Lighting
Light pole Foundation
San Bernardino, CA

Gouvis Job No.: 66672
10/07/2024

Developer:

Architect:
Ktgy Architecture

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Job: 66672
Plan: Bollard
Code: 2022 CBC

LIGHT BOLLARD FOOTING DESIGN

SOIL REPORT
Soil Engineer :
Report # :
Report Date :

WIND LOAD
Wind Speed : 95
Wind Exposure: C
G : 0.85
K_z = 0.85, K_{zt}= 1.0
K_d = 0.85, K_e = 1.0
q_z= 0.00256 $k_z k_{zt} k_d k_e V^2$ = 16.67 psf
G_{shape} = 1.8
Fixture Width = 8.0", Fixture Height = 9.0"
Wind Load on Fixture $P_{shape} = q_z * G * C_f * A_{shape}$ = 12.75 lbs
$C_{f pole}$ = 1.68
Pole Width = 4.5"
Pole Height : 2.75 ft
Wind Load on Pole $P_{pole} = q_z * G * C_f * A_{pole}$ = 24.58 lbs
Total Wind load $F_{total} = 0.6 * P_{total}$ = 22 lbs
Wind Load Elevation h = 3.50 ft

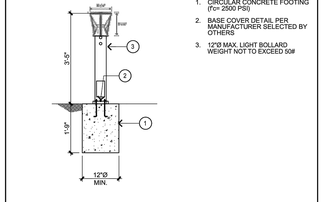
SEISMIC LOAD
I_e 1.0
SDS : 1.39
R: 1.50
Pole Weight & Fixture Weight : 50 lbs
$F_{seismic}$ = SDS / R * I_e * W / 1.4 = 33 lbs
Seismic Load Elevation h = 3.50 ft

FOOTING
Soil Bearing Pressure : 1500 psf Passive Pressure: 250 psf
Footing Diameter: 12"
h = 3.50 ft
F = 33 lbs
d = 0.5" A * (1 + (1 + 4.36 * h / A)$^{1/2}$)
Pressure at 1/3 depth, S_1= 83.33"d + 1438s
A = 2.34 * F / (S_1 * b) = 0.93s^{-1}+ 0.54
d_{act} = 20.98"
Total Weight = 253 LBS
Maximum Soil Pressure = 322 psf < 1500 psf => OK
RECOMMEND 1'-9" EMBEDMENT FOR 12" DIAMETER ROUND FOOTING



Version: 6.5

SHEET:
JOB NO.: 66672
DATE: 10/07/2024
CLIENT:



LIGHT BOLLARD FOOTING DETAIL

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over 60 years of design excellence

BOLLARD FOOTING CALCULATIONS

Citrus & Summit Site Lighting
Light pole Foundation
San Bernardino, CA

Gouvis Job No.: 66672
10/07/2024

Developer:

Architect:
Ktgy Architecture

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DATE SIGNED: 8/27/25

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PROJECT:
Citrus & Summit Site Lighting

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

ARCHITECT:
Ktgy Architecture

LOCATION:
16084 Joe Avenue
Fontana
San Bernardino

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
FOOTING DETAILS & CALCULATIONS

PROJECT NUMBER:
66672

ENGINEER:

DRAFTER:

SHEET NUMBER:
E-1.5

ISSUED DATE: XX/XX/XX

RESOLUTION NO. PC 2025-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA APPROVING VESTING TENTATIVE PARCEL MAP NO. 24-0019 (TPM 20910) TO CONSOLIDATE TWENTY-NINE PARCELS INTO FOUR PARCELS AND DESIGN REVIEW NO 24-0030 TO CONSTRUCT A MULTI-FAMILY PROJECT FOR A TOTAL OF 595 UNITS WITH SITE IMPROVEMENTS ON APPROXIMATELY 27 ACRES OF PROPERTY AT ASSESSOR PARCEL NUMBERS: 1108-082-01 THROUGH 1108-082-20 AND 1108-082-22 THROUGH 1108-082-30, PURSUANT TO SECTIONS 15162 AND 15164 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES AND SECTION 8.06 OF THE CITY OF FONTANA'S 2019 LOCAL GUIDELINES FOR IMPLEMENTING CEQA, AN ADDENDUM TO THE GENERAL PLAN UPDATES FINAL ENVIRONMENTAL IMPACT REPORT STATE CLEARINGHOUSE NO. 201602109) HAS BEEN PREPARED FOR THIS PROPOSED PROJECT AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, Assessor Parcel Numbers ("APN") 1108-082-01 through-20 and 1108-082-022 through -30 ("Project Site"), was annexed from San Bernardino County into the City of Fontana on October 8, 1981; and

WHEREAS, on September 16, 2024, the City of Fontana ("City") received an application from BCT Dev Acquisition Co. LLC ("Applicant"), for a Vesting Tentative Parcel Map ("Vesting Tentative Parcel Map No. 24-0019 (TPM 20910)"), and a Design Review ("DRP No. 24-0030"), along with a SB 330 application, to consolidate twenty-night (29) parcels into four (4) parcels and a site and architectural review for the construction of a 595-unit multi-family development at the Project Site ("Project"); and

WHEREAS, the Project site has a General Plan Land Use designation of Walkable Mixed Use Urban Village (WMXU-2) and is located within the Form Based Code, Village District which allows for such projects; and

WHEREAS, Vesting Tentative Parcel Map No. 24-0019 (TPM 20910) includes the vacation of Joe Avenue and a portion of Edward Avenue; and

WHEREAS, California Government Code Section 65402(a) provides that no street shall be vacated or abandoned unless the location, purpose, and extent of such street vacation or abandonment have been submitted to and reported upon by the city's planning agency as to conformity with the adopted general plan; and

WHEREAS, pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2009 Local Guidelines for Implementing CEQA, an Addendum General Plan Update Final Environmental Impact Report (GP EIR) (State Clearinghouse [SCH] No. 2016021099) has

been prepared for this proposed project. The GP EIR adopted by the City Council on November 13, 2018, anticipated various types of residential uses; and

WHEREAS, the proposed vacation of Joe Avenue and a portion of Edward Avenue is necessary to implement the design and land division contemplated by the Project, thereby supporting the creation of new housing units that align with City's goals; and

WHEREAS, Chapter 5 of the City's General Plan establishes a vision that the City's housing stock meet the needs of families and individuals at every stage of life and all income levels through the promotion of various housing types; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, Conditions of Approval have been prepared and are attached hereto as **Exhibit "A"** for Vesting Tentative Parcel Map No. 24-0019 (TPM 20910) and **Exhibit "B"** for DRP No. 24-0030; and

WHEREAS, all notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and a notice of the public hearing was published in the Herald newspaper on October 24, 2025, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on November 4, 2025, a duly noticed public hearing on Vesting Tentative Parcel Map No. 24-0019 (TPM 20910) and DRP No. 24-0030, was held by the City of Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, the Planning Commission carefully considered all information pertaining to the Project, including the staff report, findings, and all of the information, evidence and testimony presented at its public hearing on November 4, 2025; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, **THEREFORE**, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. As the decision-making body for the Project, the Planning Commission has reviewed and considered the GP EIR and Addendum and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Project. The Planning Commission

finds that the Addendum and GP EIR contain a complete and accurate reporting of all the environmental impacts associated with the Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the GP EIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the GP EIR is the appropriate document for the Project.

The Planning Commission further finds that the preparation of a subsequent or supplemental GP EIR is not required for the proposed Projects because the Project:

A. Will not result in substantial changes that would require major revisions of the GP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the Project are developed that would require major revisions of the GP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the GP EIR documents were certified showing any of the following:

(i) The Project would have one or more significant effects not discussed in the GP EIR;

(ii) That significant effects previously examined would be substantially more severe than shown in the GP EIR;

(iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives are considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the leady agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the GP EIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Project have been addressed within the GP EIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required.

The Planning Commission further finds that there is no substantial evidence in the administrative record that the Project may result in any significant environmental impacts beyond those analyzed in the GP EIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgement and analysis of the

Planning Commission.

Section 5. Adoption of the Addendum to the GP EIR. The Planning Commission hereby adopts the Addendum to the GP EIR (SCH No. 201602109) and Mitigation, Monitoring, and Reporting Program that have been prepared pursuant to State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination with the County Clerk's Office and the Office of Land Use and Climate Innovation within five (5) working days of adoption of this Resolution.

Section 6. Tentative Parcel Map Findings. The Planning Commission hereby makes the following findings for Vesting Tentative Parcel Map No. 24-0019 (TPM No, 20910) in accordance with Section 26-218(d) "Processing of application" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposed map is consistent with the city's general plan and any applicable specific plan**.

Findings of Fact: Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) is consistent with the General Plan Land Use designation for the Project Site which is Walkable Mixed Use Urban Village and located in the Form Based Code Village district, is intended to provide a mixture of housing types and anticipates for densities from 12 to 24 dwelling unit per acre. Thus, the proposed project, which is a multifamily development with the density of 22 dwelling units per acre is consistent with this designation of the general plan. The combined parcels meet the lot standards of the Form Based Code Village district. The Project is not within a specific plan.

Finding No. 2: **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The Project has been designed to be consistent with the General Plan including on and off-site improvements. The lots sizes and street configuration conform to the requirements of the Land Use, Zoning and Urban Design and Community Mobility and Circulation Elements of the City of Fontana Municipal Code ("FMC"). The on-site improvements meet the General Plan goals and objectives as well as the Zoning requirements of the Form Based Code Village district. The General Plan Land Use designation for the Project Site is Walkable Mixed Use Urban Village, is intended to provide a mixture of housing types and anticipates for densities from 12 to 24 dwelling unit per acre. Thus, the proposed project, which is a multifamily development with the density of 22 dwelling units per acre is consistent with this designation of the general plan. By the construction of the on-site and off-site improvements such as curb, gutter, sidewalks, lighting, and underground utilities, this will further meet the guidelines set for by the

FMC. The Project has been reviewed by the Planning Department, Engineering Department and Fire Protection, and it was determined that the conditions of approval will ensure compliance with city code and regulations.

Finding No. 3: **The site is physically suitable for the type and density of the development proposed**.

Findings of Fact: The Project Site, of approximately 27 acres, is adequate in size to accommodate the 595 multiple family units, when consolidated. The existing topography of the Project Site is relatively flat.

Finding No. 4. **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish and wildlife**.

Findings of Fact: The design of Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) and the associated improvements are not likely to cause substantial environmental damage, nor will it substantially and unavoidably injury to fish and wildlife or the GP EIR habitat, because there are no bodies of water nearby. The Project Site is in an area that has been previously disturbed by human activity and is surrounded by existing residential and commercial development. Furthermore, the Project Site is located within the fastest growing portion of the city which is surrounded by existing residential development.

Finding No. 5. **The design of the subdivision or type of improvements will not cause serious public health problems.**

Findings of Fact: The proposed development is consistent with the Zoning and Development Code and General Plan. The Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910) and the associated improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well designed project for the area. Therefore, the project shall promote the public health, safety, and welfare of the surrounding community.

Finding No. 6. **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Findings of Fact: The design of Vesting Tentative Parcel Map No. 24-0019 (TPM No 20910) and associated public improvements will not conflict with access easements acquired by the public. The property will be access via a public cul-de-sac along Summit Avenue and a driveway on Citrus Avenue at the southeast property line. An EVA (Emergency Vehicle Access) gate is located on the northeast corner of the property along

Citrus Avenue, internal circulation between project areas is facilitated by private street and driveways. Two (2) of the three internal project areas are independently gated. The internal circulation has been reviewed by Planning, Fire, Traffic, and Engineering and was found to be sufficient to support this type of use.

Section 7. Design Review Findings. The Planning Commission hereby makes the following findings for DRP No. 24-0030 in accordance with Section 30-120 "Finding for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code, and specific plan or area plan.**

Findings of Facts: The Project includes the development of 595 multi-family units on 27 acres. Architectural features for the project include a smooth stucco exterior, decorative wrought iron railings, vinyl windows, decorative exterior lighting and shutters, decorative metal pots, stone and brick veneer and concrete roof tiles. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and with three acceptable themes: Modern, Spanish, Italianate.

The variations to the building face, varying roof lines and building's height from 36 to 39 feet high, will make the Project architecturally pleasing and be consistent with the surrounding area. As required, the Project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for an appropriate and desirable development.

The General Plan Land Use designation for the Project Site is Walkable Mixed Use Urban Village, is intended to provide a mixture of housing types and anticipates for densities from 12 to 24 dwelling unit per acre. Thus, the proposed project, which is a multifamily development with the density of 22 dwelling units per acre is consistent with this designation of the general plan.

Finding No. 2. **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The Project consists of the development of a new 595-unit multi-family complex on approximately 27 acres. The new buildings will be built in accordance with all applicable building, zoning, and fire codes, in addition to the Conditions of Approval attached hereto as Exhibits A and B and referenced herein. Architectural features such as a variety of colors add structural and visual interest to the buildings. Additionally, variations to the building face and roof lines are architecturally pleasing and consistent with the existing development in the surrounding area. Street lighting and on-

site lighting have been incorporated to create an attractive atmosphere along adjacent parcels. Therefore, the Project promotes public health, safety, and welfare of the occupants and surrounding community. The site improvements have been evaluated by the City of Fontana Fire, Building and Safety, and Engineering Departments. During the review process, changes were made to the plans to ensure that the Project is well-designed.

Finding No. 3. **The proposal, in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is physically suitable in size and shape to support the new residential multifamily buildings which will be built in accordance with the zoning and fire codes, that will make for a safe, attractive, and well-designed Project.

Architectural relief utilized for the buildings consists of decorative exterior lighting, concrete tile, varied roof lines, decorative “pop-outs”, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone and brick veneer further adds architectural diversity to each building. The Project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. Additionally, landscaping will include plants to complement the architecture of the buildings and the development as a whole. The Project has been reviewed by the Engineering, Building and Safety and Fire Departments for safety and determined that it complies with City standards.

Finding No. 4. **The site improvements are appropriate and will result in a safe, well-designed facility**

Findings of Fact: The development has appropriate improvements, not only for the Project Site but for the surrounding area. Project features include sidewalks, drainage, grading, perimeter walls, and fencing to provide a safe and well-designed neighborhood. The Project has been reviewed by the Planning, Engineering, Building and Safety Departments, as well as the Fontana Fire Prevention for site circulation, access, and safety and was found to have met the requirements for all applicable building code, zoning, and fire code standards.

Section 8. Vesting Tentative Parcel Map and Design Review Approvals. Based on the foregoing, the Planning Commission hereby approves Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910), and DRP No. 24-0030 subject to the Conditions of Approval, attached hereto as “Exhibit A” and “Exhibit B” and incorporated herein by this reference as though fully set forth herein.

Section 9. General Plan Consistency Finding. Based on the foregoing, the Planning Commission formally finds and determines that the location, purpose and extent of the street vacation of Joe Avenue and a portion of Edward Avenue as depicted in Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910), are in full conformity with the goals, policies, and objectives of the City's adopted General Plan.

Section 10. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 11. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 12. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 13. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 4th day of November 2025.
City of Fontana

_____
Idilio Sanchez, Chair

ATTEST:

I, Joseph Armendarez, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 4th day of November 2025, by the following vote, to-wit:

AYES:
NOES:
ABSENT: ABSTAIN:

_____
Joseph Armendarez, Secretary

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 24-0059 **DATE:** November 4, 2025
Vesting Tentative Parcel Map No. 24-0019

LOCATION: (APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.
   C. All of the improvements, construction, alteration, and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's final inspection and acceptance of the work.

2. The Applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the Applicant's proposed project or to any approvals of the Planning Commission concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The Applicant shall be responsible and reimburse the City for such legal fees and costs, in thGP EIR entirety, including actual attorneys' fees, which may be

incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, the City and/or any parties bringing such forth.

The City of Fontana and the Applicant acknowledge that the City would not have approved this project if the City were to be liable to Applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, Applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

4. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

5. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.

6. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

7. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the sign deposit. The request shall be submitted to the Planning Department.

8. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2016021099) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

9. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

10. The construction contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        2. Temporarily enclose localized and stationary noise sources.

11. The current Development fees must be paid prior to issuance of building/construction permits at the established rate pursuant to Government Code Section 66007 and Senate Bill No 330.

12. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

13. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.

14. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

15. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

16. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The

professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.

17. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning.

18. All utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electrical up to 35 KV, telephone, underground cable television, and communications wires and equipment shall be installed and maintained underground.

19. All utility easements shall be landscaped and shall be maintained as provided in the easement document.

20. All fire back flows (DDC/DACA) shall be painted green or earth tone color.

PRIOR TO ISSUANCE OF BUILDING/GRADING PERMIT

21. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

22. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.

23. The mailboxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall-mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

24. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

25. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

26. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan.

All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

27. Adequate visual screening shall be provided adjacent to the interior lots of the project site and shall be provided by the developer. Screening shall be provided by a combination of trees, block wall or screening methods to the satisfaction of the Director of Planning.

28. If attached or clustered units are on an alley or short dead-end street, ensure all address or unit numbers are clearly visible from an arterial street on a wall, monument, plaque, or similar structure.

29. All street signs must meet the standards for public street as regulated by the Engineering Department.

30. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

31. Garages shall be utilized for vehicle parking to alleviate issues with parking shortages in instances where vehicles are not parking in the garage because the garages are utilized for storage.

32. The applicant/developer shall install a four (4) tall split-rail fence along the perimeter of the future phased lots.

33. The applicant/developer shall stabilize any future pad phases to the satisfaction of the Director of Planning.

34. Prior to the recordation of the final parcel map, the applicant shall obtain the necessary final approval from the City Council for the vacation of Joe Avenue and a portion of Edward Avenue.

BUILDING AND SAFTEY DEPARTMENT:

35. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code

G. California Fire Code
H. California Green Building Standards Code
I. City of Fontana Ordinance.
J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

36. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

37. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

38. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

39. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

40. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

41. The applicant shall comply with the following grading requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    B. All drainage water shall drain via approved methods to an approved location, Such as a public street, a public drainage system, etc.
    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    E. No water course or natural drainage shall be obstructed.
    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
   1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
   2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
   3. All proposed drainage structures; and
   4. Any proposed and/or required walls or fencing.

42. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
   A. Precise grading plans shall be approved.
   B. Rough grading completed.
   C. Compaction certification
   D. Pad elevation certification for each building foundation being permitted per phase.
   E. Rough grade inspection signed off by a City Building Inspector

43. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

FIRE DEPARTMENT:

44. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein “Fire Department”). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

45. **Fire Access Road Width**. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

46. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

47. **Street Signs.** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

48. **Fire Lanes.** The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

49. **Water System Commercial.** Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

    The Fire Flow for this project shall be: 1625 GPM for a 3-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 13,000 Square Foot structure.

50. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

51. **Water Improvement Plan:** The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type and largest building square footage. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.*** California Fire Code Chapter 5.

52. **Combustible Protection.** Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

53. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

54. **Fire Sprinkler-NFPA #13D.** An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

55. **Fire Sprinkler-NFPA #13R.** An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3

56. **Fire Alarm, Waterflow Monitoring**. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

57. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

58. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

59. **Residential Addressing.** The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the

numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

60. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

61. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

62. **Security Gates.** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

63. **Secondary Access**. The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

64. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

ENGINEERING DEPARTMENT TRAFFIC:

65. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    A. The Project may have up to three (3) ingress/egress points at the southerly terminus of Edward Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements. Due to the presence of the existing raised median island along Summit Avenue, Edward Avenue shall be restricted to right-turning ingress and egress movements only.

    B. The Project may have one (1) access point along Citrus Avenue. The access point may allow left- and right-turn ingress movements, and shall be designed, constructed, and signed to restrict egress to right-turn outbound movements only.

C. The Project may provide one (1) emergency vehicle access point along Citrus Avenue. Where emergency vehicle access to the public Right-of-Way is required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points

D. Ingress and egress restrictions shall be reinforced with appropriate signage, pavement markings, and/or median design.

66. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

67. All gated ingress locations which do not provide adequate space within the Project site for the design vehicle to turn around shall be designed so that the gate position as either opened or closed is visible to drivers in the public Right-of-Way. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.

68. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

69. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

70. The Project shall design and construct all-way stop control at the intersection of Woodstead Way-Pinehurst Lane and Summit Avenue. The all-way stop control shall be installed prior to the Project's first issuance of an occupancy permit.

71. The Development fees must be paid prior to issuance of building/construction permits at the established rate pursuant to Government Code Section 66007 and Senate Bill No 330.

72. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' bicycle parking design guidance. Location and number of bicycle parking spaces shall be in compliance with the City of Fontana Zoning and Development Code.

73. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

ENGINEERING DEPARTMENT LAND DEVELOPMENT:

74. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

75. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

76. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT:

77. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

78. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION:

79. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS:

80. The Applicant shall record all maps, right-of-way dedications, drainage agreements, reciprocal access agreements, and all public and private easements, including but not limited to, those for drainage, sewer, storm drain, utility, and water quality, to the satisfaction of the City Engineer.

81. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications and must be approved by the City Engineer.

82. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Citrus Avenue for the City to review and approve. Depending on the results, Citrus Avenue along the project frontage may need to be fully replaced to bring the

pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life. Citrus Avenue must be suitable for heavy traffic loads (T.I.=10).

83. The Applicant shall submit and execute a Drainage Acceptance and Maintenance Agreement with the City of Fontana. This agreement shall contain provisions for the acceptance, conveyance, and discharge of public storm drain flows on Edward Avenue into and out to the proposed on-site private storm drain system.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY:

84. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

85. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

86. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

87. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

88. The Applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be maintained in accordance with the City of Fontana’s Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

89. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

90. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

91. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

Exhibit "B"

FONTANA
CALIFORNIA

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 24-0059 **DATE:** November 4, 2025
Design Review No. 24-0030

LOCATION: (APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:
    A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
    B. All other Conditions of Approval imposed by this project have been fulfilled.
    C. All of the improvements, construction, alteration, and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's final inspection and acceptance of the work.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

3. The Applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the Applicant's proposed project or to any approvals of the Planning Commission concerning this project, including but not limited to actions challenging

CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the Applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The Applicant shall be responsible and reimburse the City for such legal fees and costs, in thGP EIR entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by Applicant, the City and/or any parties bringing such forth.

The City of Fontana and the Applicant acknowledge that the City would not have approved this project if the City were to be liable to Applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, Applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

5. The Director of Planning, or his/her designee, shall have the authority for minor architectural changes focusing on items such as window treatments, color combinations, façade treatments, and architectural relief. Questions on the interpretation of this provision or changes not clearly within the scope of this provision shall be submitted to the Planning Commission for consideration under a Revision to the Design Review.

6. Any foam treatment used for architecture treatments and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ½ inch thick, or as determined by the Director of Planning.

7. If solar panel systems are installed on the roof of any residential structure, the installation shall be on top or above the approved roof tile. If a solar panel system is flush-mounted to the roof, matching roof tiles shall be replaced immediately upon removal of the solar panels.

8. This project shall comply with all applicable provisions, regulations and development standards of the Fontana Municipal Code.

9. The Applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The

24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

10. After the fifteen (15) day appeal period, the Applicant shall remove the notice of Filing sign from the project site. The Applicant may request a refund of the sign deposit. The request shall be submitted to the Planning Department.

11. The developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2016021099) Monitoring and Reporting Program (MMRP) as approved by the Planning Commission.

12. All Conditions of Approval and Mitigation Monitoring and Reporting Program (MMRP) contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

13. The construction contractor will use the following source controls at all times:
    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.
    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    D. Have only necessary equipment onsite.
    E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
        1. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.
        2. Temporarily enclose localized and stationary noise sources.

14. All built-in gas or electric barbeques shall be installed with safety locks to the satisfaction of the Director of Planning.

15. The current Development fees must be paid prior to issuance of building/construction permits at the established rate pursuant to Government Code Section 66007 and Senate Bill No 330.

16. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

17. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.

18. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

19. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

20. Color combinations and color schemes for buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

21. The applicant shall provide up-lighting on the perimeter, along the and along entryways/walkways to the satisfaction of the Director of Planning and his/her designee.

22. The following electrical outlets and garage door opener will be provided in all garages:
    a. Install one automatic garage door opener for the double garage door.
    b. Install at least one duplex receptacle within garage.

23. Wall-mounted decorative lighting fixtures shall be provided at the front porch area as well as on each side of the garage door. Wall-mounted decorative lighting fixtures shall be a minimum of 18 inches in height.

24. All new block walls that can be seen by public view shall be constructed with a decorative block and capped with a prefabricated block cap. New block walls that cannot be seen by public view could be constructed of CMU block with a masonry cap.

25. No solid masonry wall shall be higher than nine-foot from top of ground (finish grade) when used in combination with a retaining wall unless otherwise stated for this project.

26. All parking stalls shall be clearly marked by double striping pavement painting. Parking stall sizes shall be measured from the mid-point between the striping.

27. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets to the satisfaction of the Director of Planning.

28. The recreational amenities shall be constructed from materials and equipment similar to those used in public parks and/or to the satisfaction of the Director of Planning. Developer must refer to the City of Fontana Park Design Standards, accessible at the City's website under the Planning Department under Landscape Services.

29. The applicant/developer/property owner shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.

30. The transformer shall be screened by either a screen wall or mature, dense landscaping, and not visible from the public right-of-way on areas where Southern California Edison needs access, there should be a minimum clearance of 8 feet or as directed by SCE.

31. All utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electrical up to 35 KV, telephone, underground cable television, and communications wires and equipment shall be installed and maintained underground.

32. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require written approval by the Director of Planning prior to any administrative or discretionary approval.

33. All utility easements shall be landscaped and shall be maintained as provided in the easement document.

34. All fire back flows (DDC/DACA) shall be painted green or earth tone color.

PRIOR TO ISSUANCE OF BUILDING/GRADING PERMIT

35. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

36. The applicant/developer/property owner shall provide clustered and/or individual mailbox(es) for the delivery of mail to future residents of the development. The location shall be convenient for the residents and not block the line-of-sight for pedestrians or vehicle traffic.

37. The mailboxes shall be made of durable material and shall be installed in a manner that is resistant to vandalism and meets the requirements of the Post Office. The Post Office currently approves freestanding mailboxes that are F-series and wall-mounted boxes that are 4C series. The developer is responsible for contacting the Post Office for the type and location of the mailboxes within their development. Any replacements of the mailboxes subsequent to the original installation shall be the responsibility of the

developer, each individual homeowner and/or the homeowners association, and the Post Office.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

38. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

39. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

40. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

41. Adequate visual screening shall be provided adjacent to the interior lots of the project site and shall be provided by the developer. Screening shall be provided by a combination of trees, block wall or screening methods to the satisfaction of the Director of Planning.

42. If attached or clustered units are on an alley or short dead-end street, ensure all address or unit numbers are clearly visible from an arterial street on a wall, monument, plaque, or similar structure.

43. All street signs must meet the standards for public street as regulated by the Engineering Department.

44. A locator map or directory should be posted at the site entrances. The directory should be located on the site so as to be easily and quickly identified and free from visual obstruction. The directory should be illuminated from dusk until dawn. The directory should have vandal resistant glazing to minimize criminal damage and the structure should be weather resistant.

45. Garages shall be utilized for vehicle parking to alleviate issues with parking shortages in instances where vehicles are not parking in the garage because the garages are utilized for storage.

46. Comply with Section 30-389 of the Zoning and Development Code that includes permitted material, location, and maximum heights for walls and fencing.

47. The applicant/developer shall install a four (4) tall split-rail fence along the perimeter of the future phased lots.

48. The applicant/developer shall stabilize any future pad phases to the satisfaction of the Director of Planning.

BUILDING AND SAFTEY DEPARTMENT:

49. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    A. California Building Code
    B. California Residential Code
    C. California Electrical Code
    D. California Mechanical Code
    E. California Plumbing Code
    F. California Energy Code
    G. California Fire Code
    H. California Green Building Standards Code
    I. City of Fontana Ordinance.
    J. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

50. The applicant shall install an automatic fire suppression system, which is required in all new construction per FMC Chapter 11 Article II. Design and type of system shall be based upon the requirements of the Building Code, Fire Code and the requirements of the Fontana Fire Prevention District.

51. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

52. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

53. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

54. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

55. The applicant shall comply with the following grading requirements:
    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

B. All drainage water shall drain via approved methods to an approved location, Such as a public street, a public drainage system, etc.
C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
E. No water course or natural drainage shall be obstructed.
F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.

   The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
   1. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
   2. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
   3. All proposed drainage structures; and
   4. Any proposed and/or required walls or fencing.

56. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.
    A. Precise grading plans shall be approved.
    B. Rough grading completed.
    C. Compaction certification
    D. Pad elevation certification for each building foundation being permitted per phase.
    E. Rough grade inspection signed off by a City Building Inspector

57. If hazardous substances are used and/or stored, the applicant shall provide a technical opinion and report, identifying and developing methods of protection from the hazards presented by the hazardous materials, may be required. This report shall be prepared by a qualified person, firm, or corporation and submitted to Building & Safety. This report shall also explain the proposed facility's intended methods of operation and list all of the

proposed materials, their quantities, classifications, and the effects of any chemical (material) inter-mixing in the event of an accident or spill.

FIRE DEPARTMENT:

58. **Jurisdiction.** The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

59. **Fire Access Road Width**. Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

60. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of nineteen (19) foot inside radius and a forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

61. **Street Signs.** Approved temporary or permanent street signs shall be installed throughout the project prior any combustible materials being placed on the construction site. California Fire Code Chapter 5 & SBCoFD Standard A-2.

62. **Fire Lanes.** The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

63. **Water System Commercial.** Prior to map recordation or lot line adjustment, all water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2.

The Fire Flow for this project shall be: 1625 GPM for a 3-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 13,000 Square Foot structure.

64. **Hydrant Marking.** Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

65. **Water Improvement Plan:** The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type and largest building square footage. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ***ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.*** California Fire Code Chapter 5.

66. **Combustible Protection.** Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

67. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

68. **Fire Sprinkler-NFPA #13D.** An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

69. **Fire Sprinkler-NFPA #13R.** An automatic fire sprinkler system complying with NFPA 13R and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-3

70. **Fire Alarm, Waterflow Monitoring**. A water flow monitoring fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required for fire sprinkler systems with twenty (20) sprinkler heads or more. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 72 & SBCoFD Standard F-5.

71. **Fire Extinguishers.** Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

72. **Commercial Addressing.** Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

73. **Residential Addressing.** The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is fifty (50) feet or more from the roadway, additional contrasting four (4) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

74. **Illuminated Site Diagram.** The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. California Fire Code Chapter 5 & SBCoFD Standard B-1

75. **Key Box.** An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

76. **Security Gates.** In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

77. **Secondary Access**. The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

78. **Spark Arrestor.** An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with Fire Department requirements. California Fire Code Chapter 6.

ENGINEERING DEPARTMENT TRAFFIC:

79. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    a. The Project may have up to three (3) ingress/egress points at the southerly terminus of Edward Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements. Due to the presence of the existing raised median island along Summit Avenue, Edward Avenue shall be restricted to right-turning ingress and egress movements only.

    b. The Project may have one (1) access point along Citrus Avenue. The access point may allow left- and right-turn ingress movements, and shall be designed, constructed, and signed to restrict egress to right-turn outbound movements only.

    c. The Project may provide one (1) emergency vehicle access point along Citrus Avenue. Where emergency vehicle access to the public Right-of-Way is required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points

    d. Ingress and egress restrictions shall be reinforced with appropriate signage, pavement markings, and/or median design.

80. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

81. All gated ingress locations which do not provide adequate space within the Project site for the design vehicle to turn around shall be designed so that the gate position as either opened or closed is visible to drivers in the public Right-of-Way. At no time shall the design and gating of Project driveways require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned with personnel who may permit an errant driver to enter the site in order to turn around and depart.

82. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

83. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

84. The Project shall design and construct all-way stop control at the intersection of Woodstead Way-Pinehurst Lane and Summit Avenue. The all-way stop control shall be installed prior to the Project's first issuance of an occupancy permit.

85. The Development fees must be paid prior to issuance of building/construction permits at the established rate pursuant to Government Code Section 66007 and Senate Bill No 330.

86. The location of bicycle parking shall be depicted on the site plan. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' bicycle parking design guidance. Location and number of bicycle parking spaces shall be in compliance with the City of Fontana Zoning and Development Code.

87. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

ENGINEERING DEPARTMENT LAND DEVELOPMENT:

88. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

89. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

90. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMIT:

91. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

92. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION:

93. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS:

94. The Applicant shall record all maps, right-of-way dedications, drainage agreements, reciprocal access agreements, and all public and private easements, including but not limited to, those for drainage, sewer, storm drain, utility, and water quality, to the satisfaction of the City Engineer.

95. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications and must be approved by the City Engineer.

96. The Applicant shall perform a pavement quality analysis by a qualified geotechnical engineer for Citrus Avenue for the City to review and approve. Depending on the results, Citrus Avenue along the project frontage may need to be fully replaced to bring the pavement structural section into conformance with City standards. Any remedial action less than full replacement shall be justified by the pavement analysis and shall bring the pavement condition to a 20 year pavement life. Citrus Avenue must be suitable for heavy traffic loads (T.I.=10).

97. The Applicant shall submit and execute a Drainage Acceptance and Maintenance Agreement with the City of Fontana. This agreement shall contain provisions for the acceptance, conveyance, and discharge of public storm drain flows on Edward Avenue into and out to the proposed on-site private storm drain system.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY:

98. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

99. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

100. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

101. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

102. The Applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be

maintained in accordance with the City of Fontana's Model Water Efficiency Landscape Ordinance (Ordinance 1743, FCC Section 28).

103. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

104. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

105. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

NOTICE OF DETERMINATION

TO:	x Clerk of the Board of Supervisors or County Clerk Address:	FROM:	Public Agency/Lead Agency Name: City of Fontana Address: 8353 Sierra Avenue Fontana, CA 92335 Contact: Rina Leung Phone: (909) 350-6566
			Email: rleung@fontanaca.gov
TO:	X Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number
(If submitted to SCH): 2016021099

Project Title: Citrus and Summit Multi-Family Residential Project; Master Case No. (MCN) 24-0059: Vesting Tentative Parcel Map No. 24-0019 (TPM No. 20910), and Design Review (DRP) No. 24-0030

Project Applicant (include address, telephone number and email address):

Karen Alves
BCT Dev Acquisition Co LLC
1400 Newport Center Drive, #200
Newport, CA 92660
209-777-9259
kalvesccampion@cherrytreecp.com

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

The project site is located on the southwest corner of Citrus Avenue and Summit Avenue (APNs: 1108-082-01 through -20 and 1108-082-022 through -30)

General Project Location (City and/or County): Fontana, San Bernardino County

Project Description: The Project includes 595 multi-family dwelling units to be constructed on approximately 27.3 net acres (28.4 gross acres) of vacant and previously disturbed land in an urbanized area. The Project consists of three sites: • Site 1A: Site 1A is approximately 9.1 acres (1 parcel) and would have 200 multi-family residential dwelling units, a 6,200 square foot (sf) pool, approximately 22,855 sf of outdoor common space, and an amenity building. • Site 1B: Site 1B of the Project is approximately 7.3 acres (1 parcel) and would consist of 170 housing units, an approximately 3,700 sf pool area, an amenity building, and approximately 17,000 sf of common outdoor space. • Site 2: Site 2 of the Project would sit on approximately 10.9 acres (2 parcels) and consist of 225 housing units and approximately 24,500 sf of outdoor common space. The proposed dwelling units would range from approximately 1,138 sf to 1,697 sf. The Project also includes consolidation of twenty-nine (29) parcels into four (4) parcels for the development of the multi-family project.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. BCT Dev Acquisition Co., LLC 1400 Newport Center Drive, #200 Newport, CA 92660

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on November 4, 2025 and has made the following determinations regarding the above described project:

1.	The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. Pursuant to the environmental documents prepared for the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) that was certified by the City Council on November 13, 2018. Based on CEQA Guidelines, Sections 15162 through 15164 et seq, it was determined that the previously certified Final EIR has adequately identified the impacts associated with this project and an Addendum has been prepared for this project. **This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.**
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.
3. ☒	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.
4. ☒	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.
5. ☒	A Statement of Overriding Considerations [X was ☐ was not] adopted for this project.
6. ☒	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.
	This is to certify that the environmental documents along with comments and responses and record of project approval, or the Addendum was approved on October 21, 2025, and is available to General Public at: 8353 Sierra Avenue, Fontana, CA 92335

	Custodian: City of Fontana, Planning Department	Location: 8353 Sierra Avenue, Fontana, CA 92335

Date:	_____ **DiTanyon Johnson** **Planning Manager**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

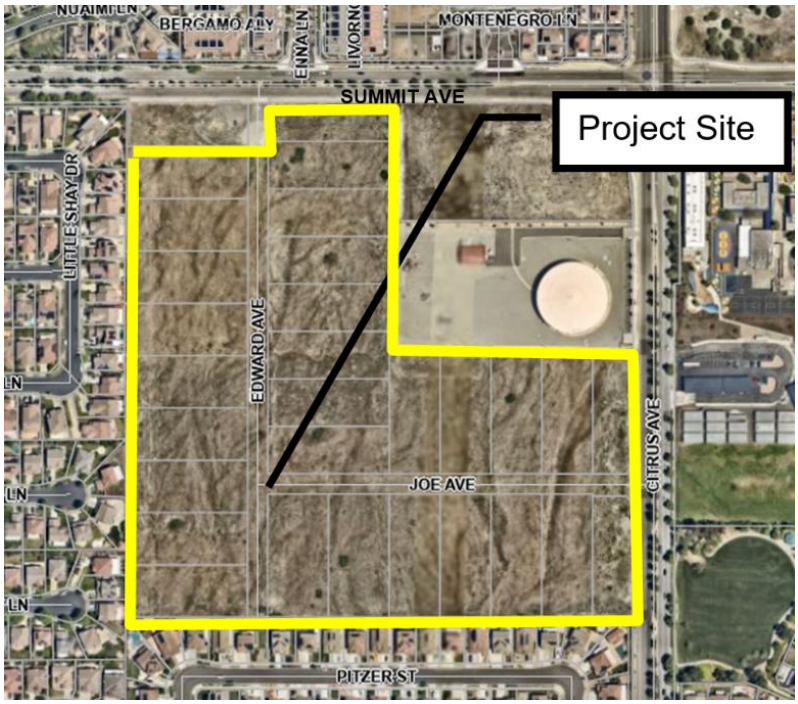
SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 24-0059;
(Vesting) Tentative Parcel Map 20910 (TPM No. 24-0019) & Design Review (DRP) No. 24-0030

A request to consolidate twenty-nine (29) parcels into four (4) parcels along with a request for site and architectural approval of the for the development of a 595 unit multi-family development project and associated site improvements on a site comprised of approximately 28 acres.



Environmental Determination: Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the General Plan Update Final Environmental Impact Report (GP FEIR) (State Clearinghouse [SCH] No. 2016021099) has been prepared for the proposed project.

Location of Property: Southwest corner of Citrus Avenue and Summit Avenue (APNs: 1108-082-01 through 1108-082-20 and 1108-082-22 through 1108-082-30)

Date of Hearing: November 4, 2025

Place of Hearing: City Hall Council Chambers
8353 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Rina Leung, Senior Planner**,** at (909) 350-6566 or by email: rleung@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: October 24, 2025

8353 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 25-0637
Agenda #: DC-A

Agenda Date: 11/4/2025
Category: Director Comments

Director’s Communications: Upcoming City Council and Planning Commission memos.

FONTANA
CALIFORNIA

MEMORANDUM

TO: Planning Commission

FROM: Patty Nevins, Director of Planning PN

RE: Agenda for Upcoming City Council Items

DATE: November 4, 2025

The items listed below are for agenda forecast purposes and are subject to change.

CITY COUNCIL NOVEMBER 11, 2025	PLANNER	PLACEMENT

Meeting Cancelled.

CITY COUNCIL NOVEMBER 25, 2025	PLANNER	PLACEMENT

Meeting Cancelled.

FONTANA
CALIFORNIA

MEMORANDUM

TO: **Planning Commission**

FROM: **Patty Nevins, Director of Planning** PN

RE: **Agenda for Upcoming Planning Commission Items**

DATE: **November 4, 2025**

The items listed below are for agenda forecast purposes and are subject to change.

PLANNING COMMISSION NOVEMBER 18, 2025	**PLANNER**	**PLACEMENT**
1. MCN#24-0060; GPA#24-0004; ZCA#24-0004; TTM 20712 (TTM#24-0009); CUP#24-0023; DRP#24-0031 Multi-Family Development of 393 Units 6820 Knox Avenue	Alexia Barberena	Public Hearing
2. Circulation Element – Truck Routes	Ruben Hovanesian (Engineering Dept.)	Public Hearing
3. General Plan Consistency Determination 16204 Slover Avenue	DeLisa Bryant (Engineering Dept.)	Consent Calendar
4. General Plan Consistency Determination 7028 Citrus Avenue	DeLisa Bryant (Engineering Dept.)	Consent Calendar