



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

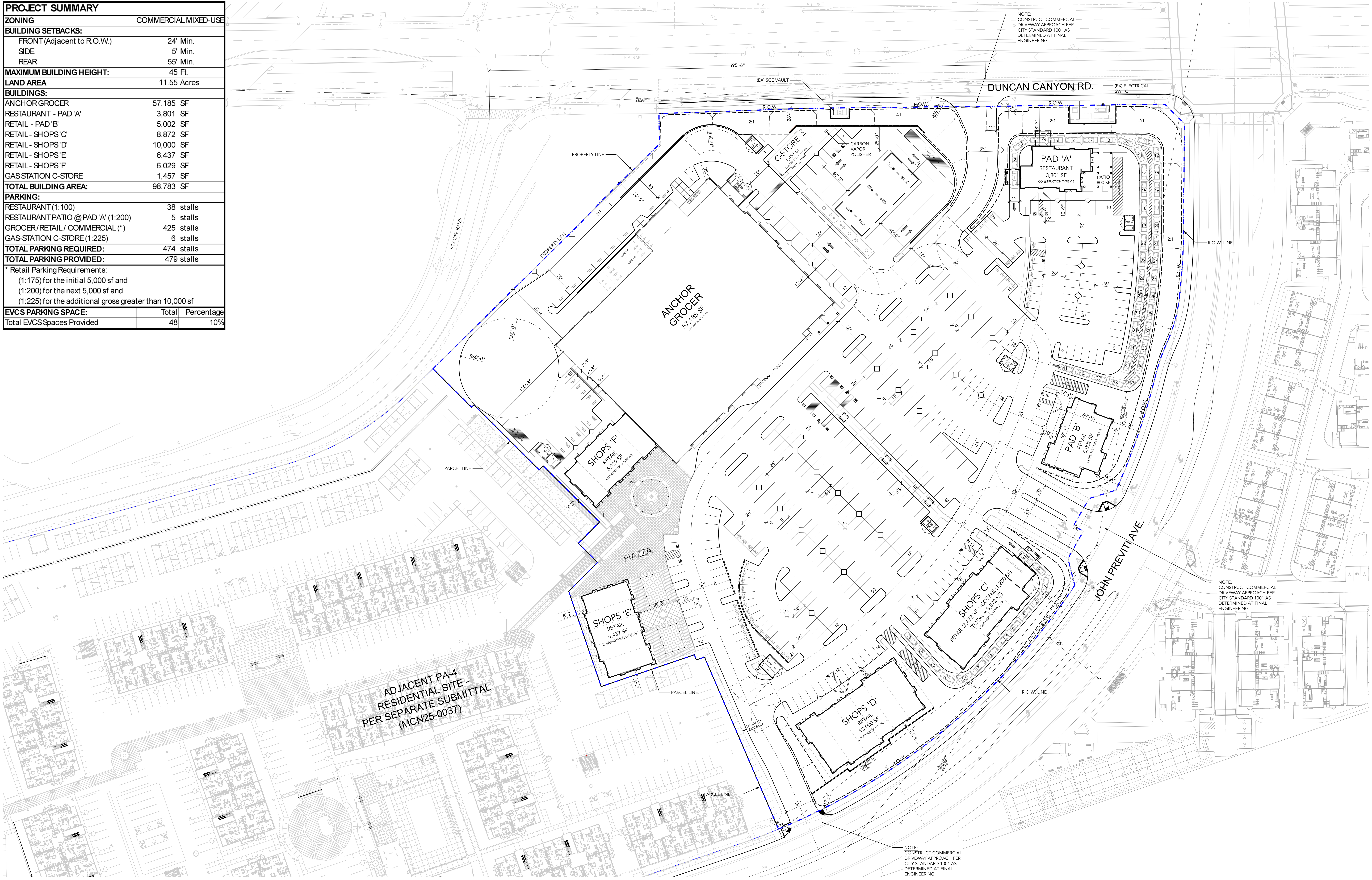
THE PREVITI GROUP | 25-141

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PROJECT SUMMARY		
ZONING	COMMERCIAL MIXED-USE	
BUILDING SETBACKS:		
FRONT (Adjacent to R.O.W.)	24' Min.	
SIDE	5' Min.	
REAR	55' Min.	
MAXIMUM BUILDING HEIGHT:		
45 Ft.		
LAND AREA		
11.55 Acres		
BUILDINGS:		
ANCHOR GROCER	57,185 SF	
RESTAURANT - PAD 'A'	3,801 SF	
RETAIL - PAD 'B'	5,002 SF	
RETAIL - SHOPS 'C'	8,872 SF	
RETAIL - SHOPS 'D'	10,000 SF	
RETAIL - SHOPS 'E'	6,437 SF	
RETAIL - SHOPS 'F'	6,029 SF	
GAS STATION C-STORE	1,457 SF	
TOTAL BUILDING AREA:	98,783 SF	
PARKING:		
RESTAURANT (1:100)	38 stalls	
RESTAURANT PATIO @ PAD 'A' (1:200)	5 stalls	
GROCER/RETAIL/COMMERCIAL (*)	425 stalls	
GAS STATION C-STORE (1:225)	6 stalls	
TOTAL PARKING REQUIRED:	474 stalls	
TOTAL PARKING PROVIDED:	479 stalls	
* Retail Parking Requirements:		
(1:175) for the initial 5,000 sf and		
(1:200) for the next 5,000 sf and		
(1:225) for the additional gross greater than 10,000 sf		
EVCS PARKING SPACE:	Total	Percentage
Total EVCS Spaces Provided	48	10%

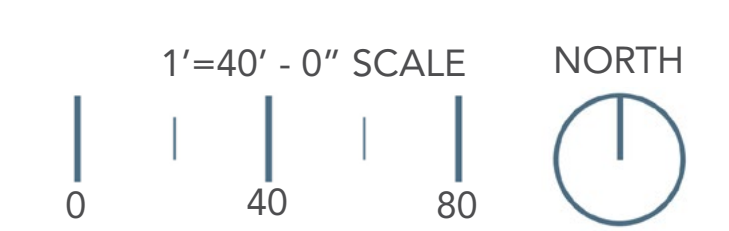


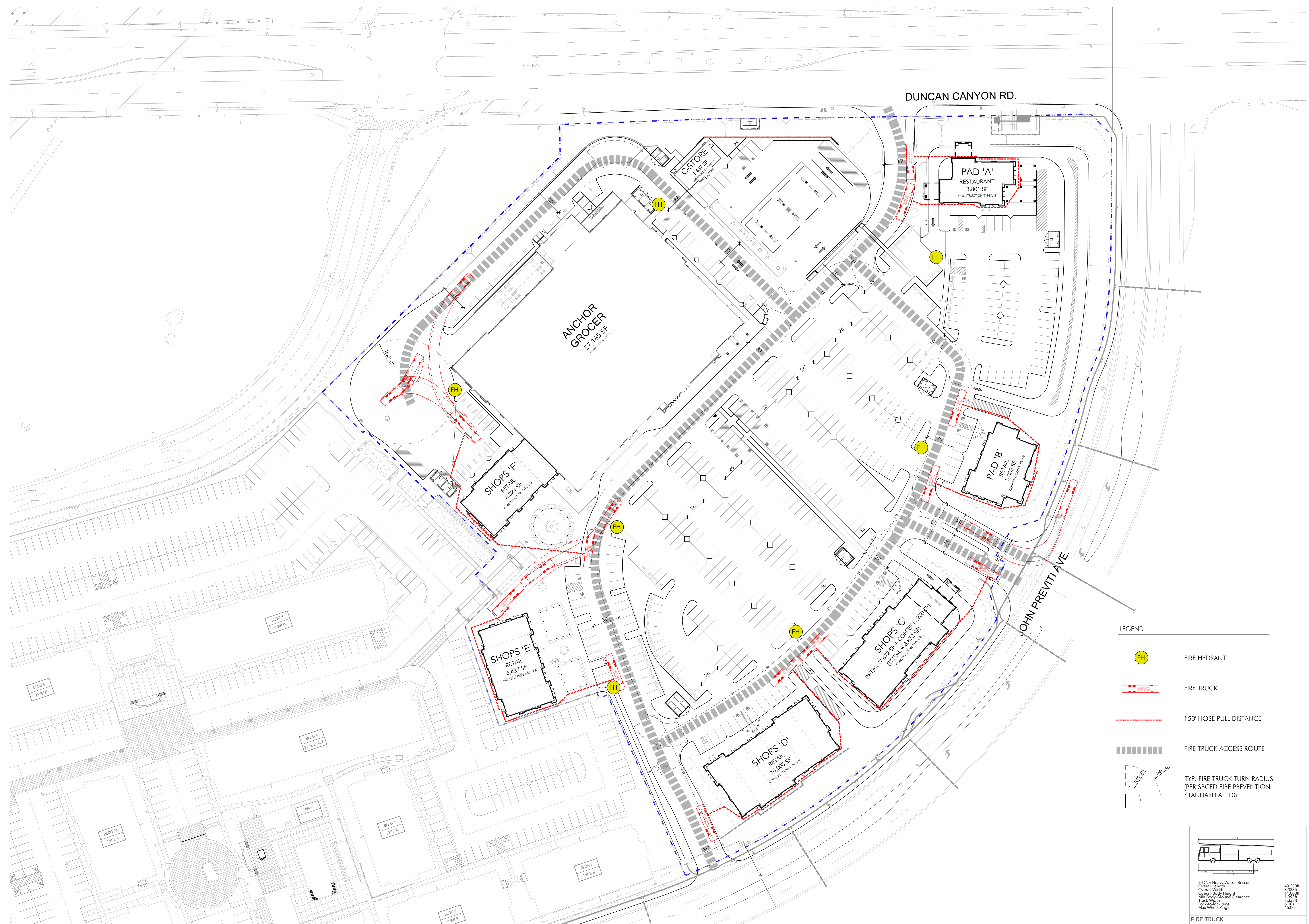
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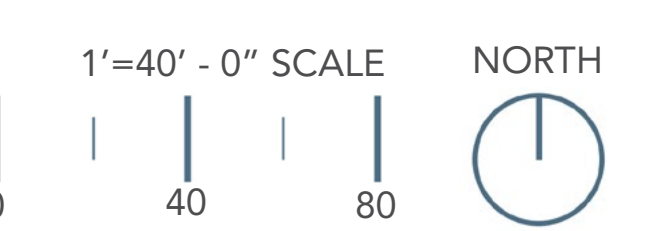
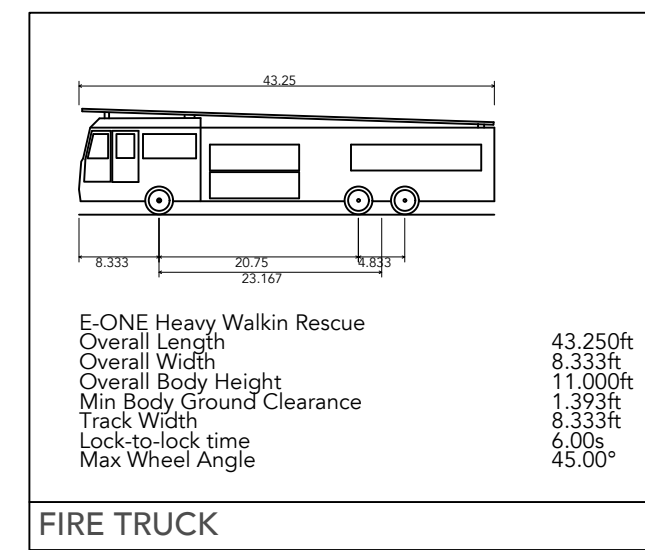
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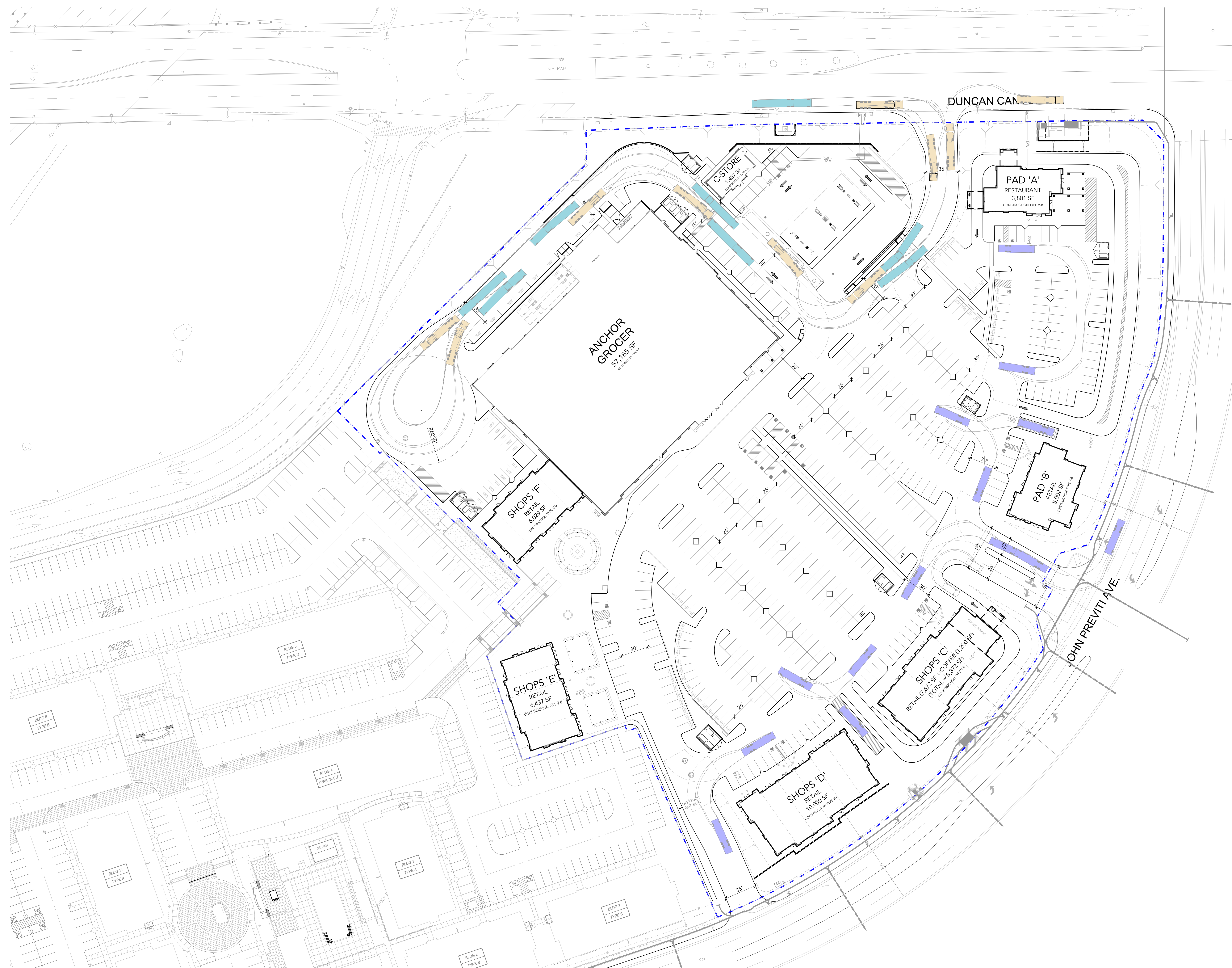




- LEGEND
- FIRE HYDRANT
 - FIRE TRUCK
 - 150' HOSE PULL DISTANCE
 - FIRE TRUCK ACCESS ROUTE
 - TYP. FIRE TRUCK TURN RADIUS (PER SBCFD FIRE PREVENTION STANDARD AT.10)

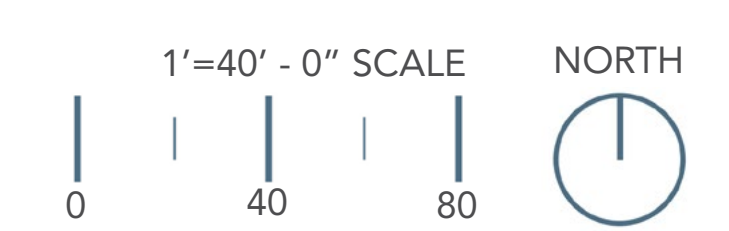


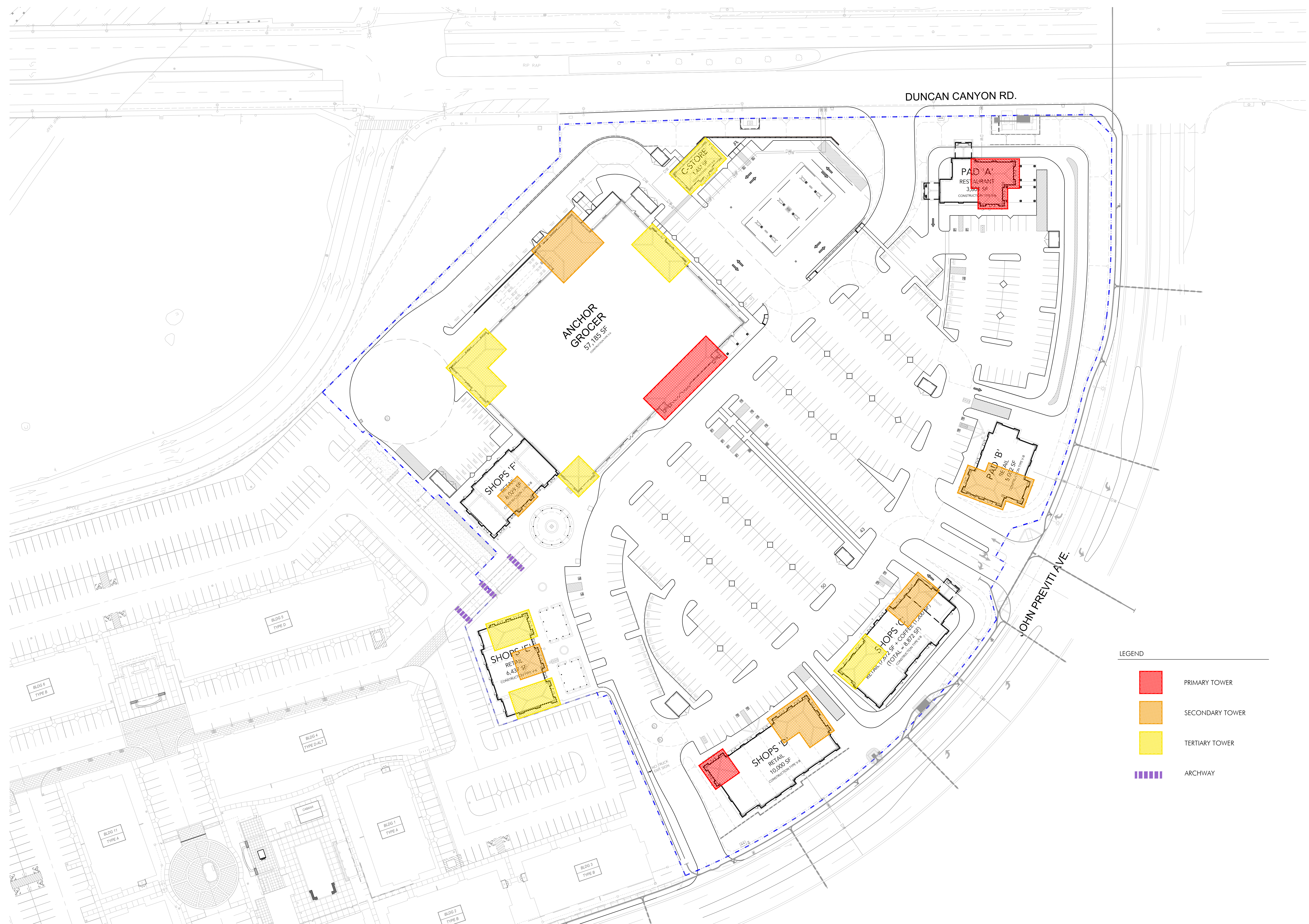
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	<p>SU-40 - Single Unit Truck</p> <ul style="list-style-type: none"> Overall Length: 39,500ft Overall Width: 8,000ft Overall Body Height: 13,500ft Min Body Ground Clearance: 1,300ft Track Width: 8,000ft Lock-to-lock time: 2,000 Max steering Angle (Virtual): 31.80°
	<p>RETAIL BOX TRUCK</p> <ul style="list-style-type: none"> Overall Length: 30,000ft Overall Width: 8,000ft Overall Body Height: 11,141ft Min Body Ground Clearance: 1,300ft Track Width: 8,000ft Lock-to-lock time: 2,000 Curb to Curb Turning Radius: 27,325ft
	<p>Oil Tanker</p> <ul style="list-style-type: none"> Overall Length: 50,725ft Overall Width: 8,000ft Overall Body Height: 11,141ft Min Body Ground Clearance: 1,300ft Track Width: 8,000ft Lock-to-lock time: 2,000 Curb to Curb Turning Radius: 27,325ft
	<p>CA LEGAL-65 - California Design Vehicle (1-Axle Trailer)</p> <ul style="list-style-type: none"> Overall Length: 63,000ft Overall Width: 8,000ft Overall Body Height: 14,225ft Min Body Ground Clearance: 8,500ft Track Width: 8,000ft Lock-to-lock time: 6,000 Curb to Curb Turning Radius: 50,000ft

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LEGEND

- PRIMARY TOWER
- SECONDARY TOWER
- TERTIARY TOWER
- ARCHWAY

1"=40' - 0" SCALE NORTH



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ANCHOR GROCER PERSPECTIVE | A1.01





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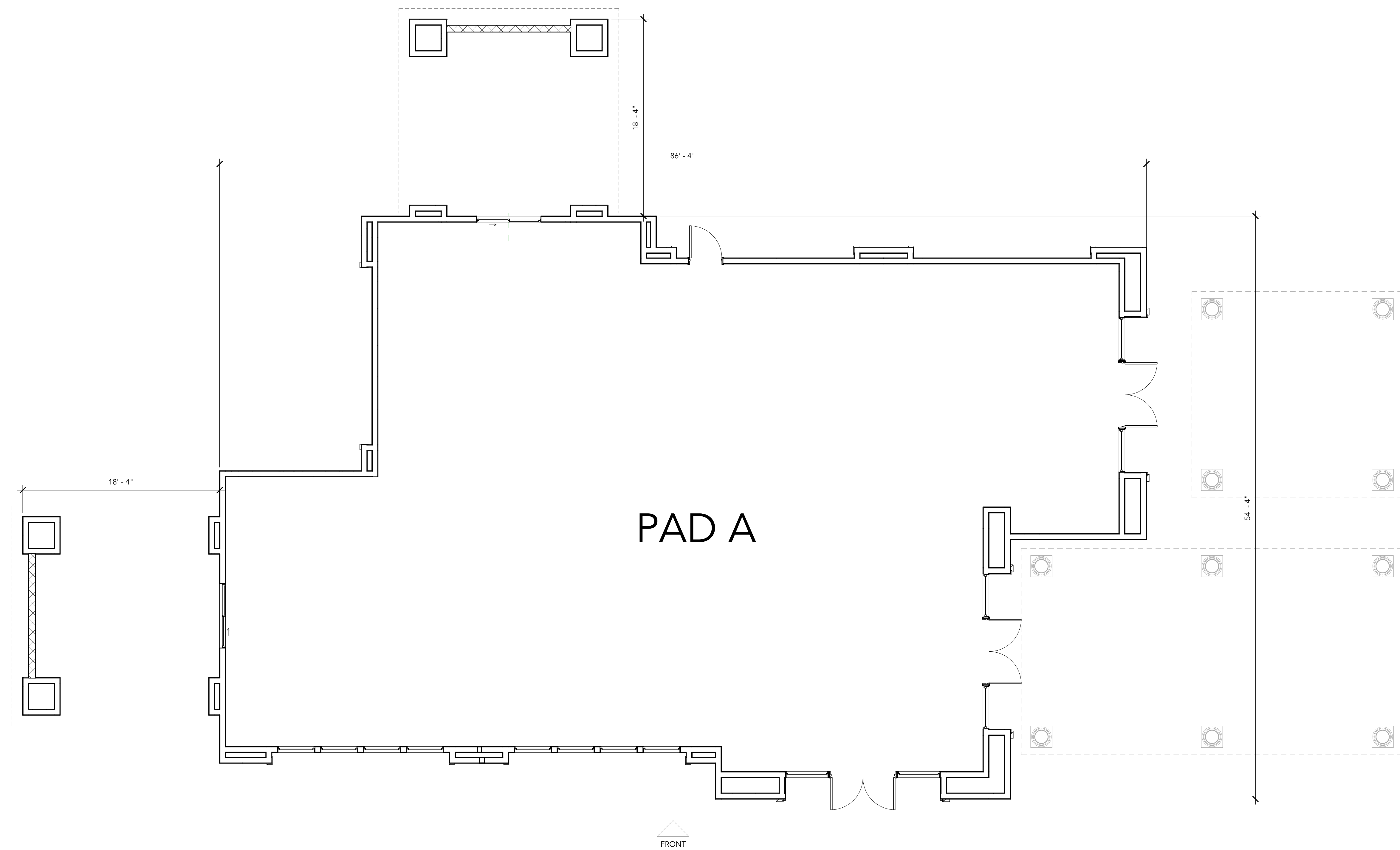
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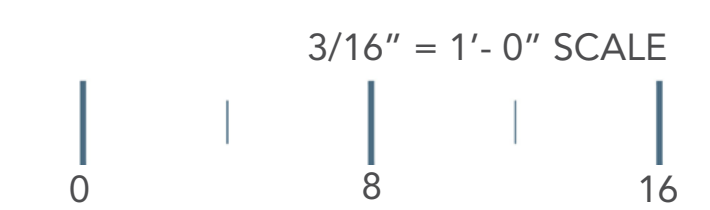
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SHOPS D PERSPECTIVE | A1.02





PAD A BUILDING
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 3,801 SF





FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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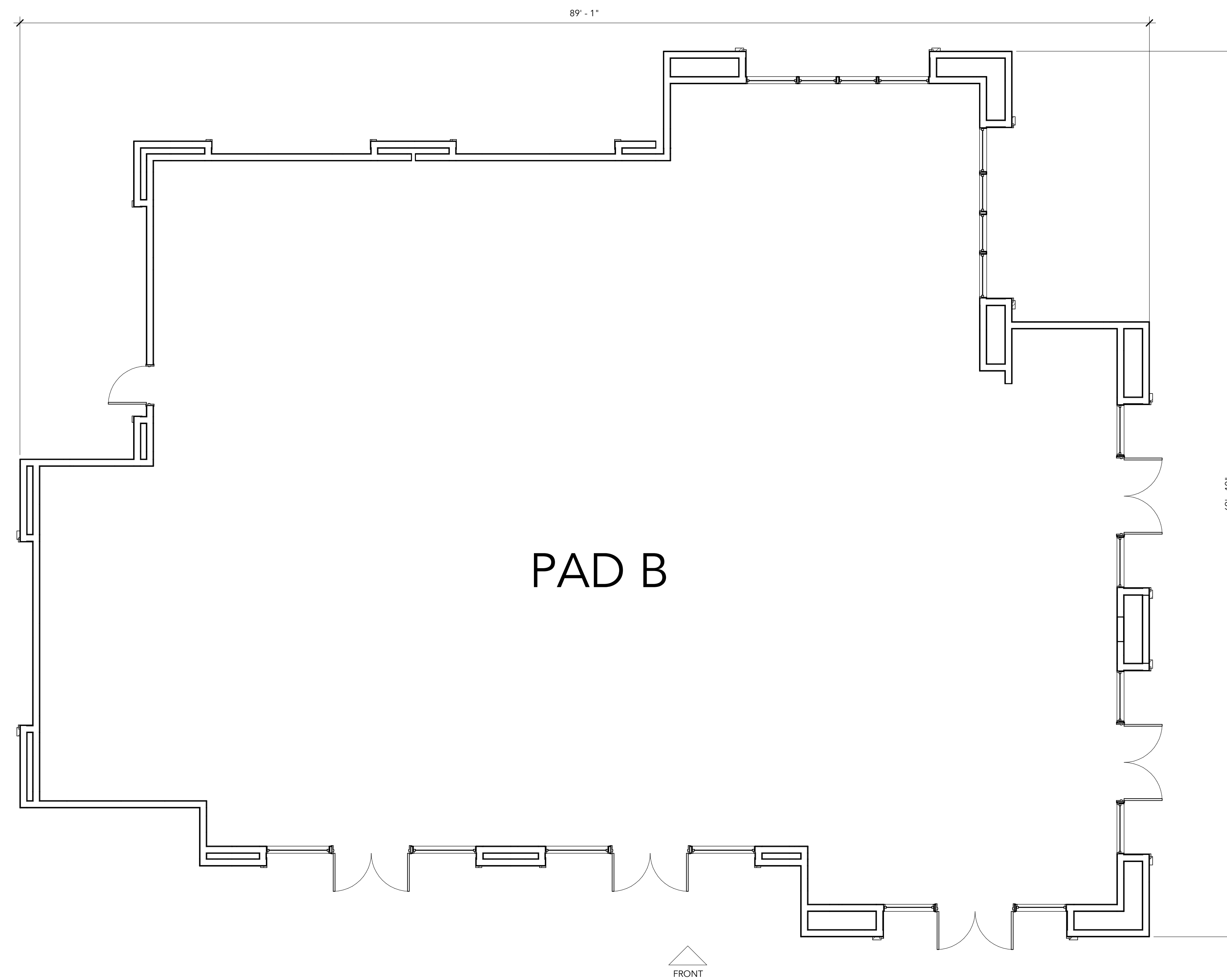
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1/8" = 1'-0" SCALE
0 8 16





PAD B BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 5,002 SF

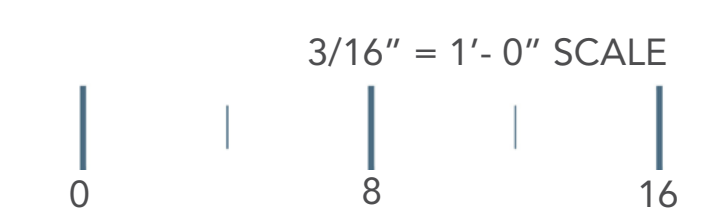


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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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1/8" = 1'-0" SCALE
0 8 16



SHOPS D BUILDING
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 8,872 SF



3/16" = 1'-0" SCALE
 0 8 16

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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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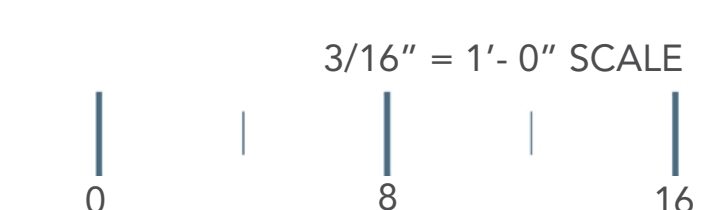
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1/8" = 1'-0" SCALE
0 8 16





SHOPS D BUILDING
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 10,000 SF



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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



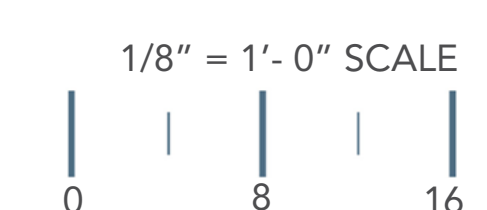
RIGHT ELEVATION

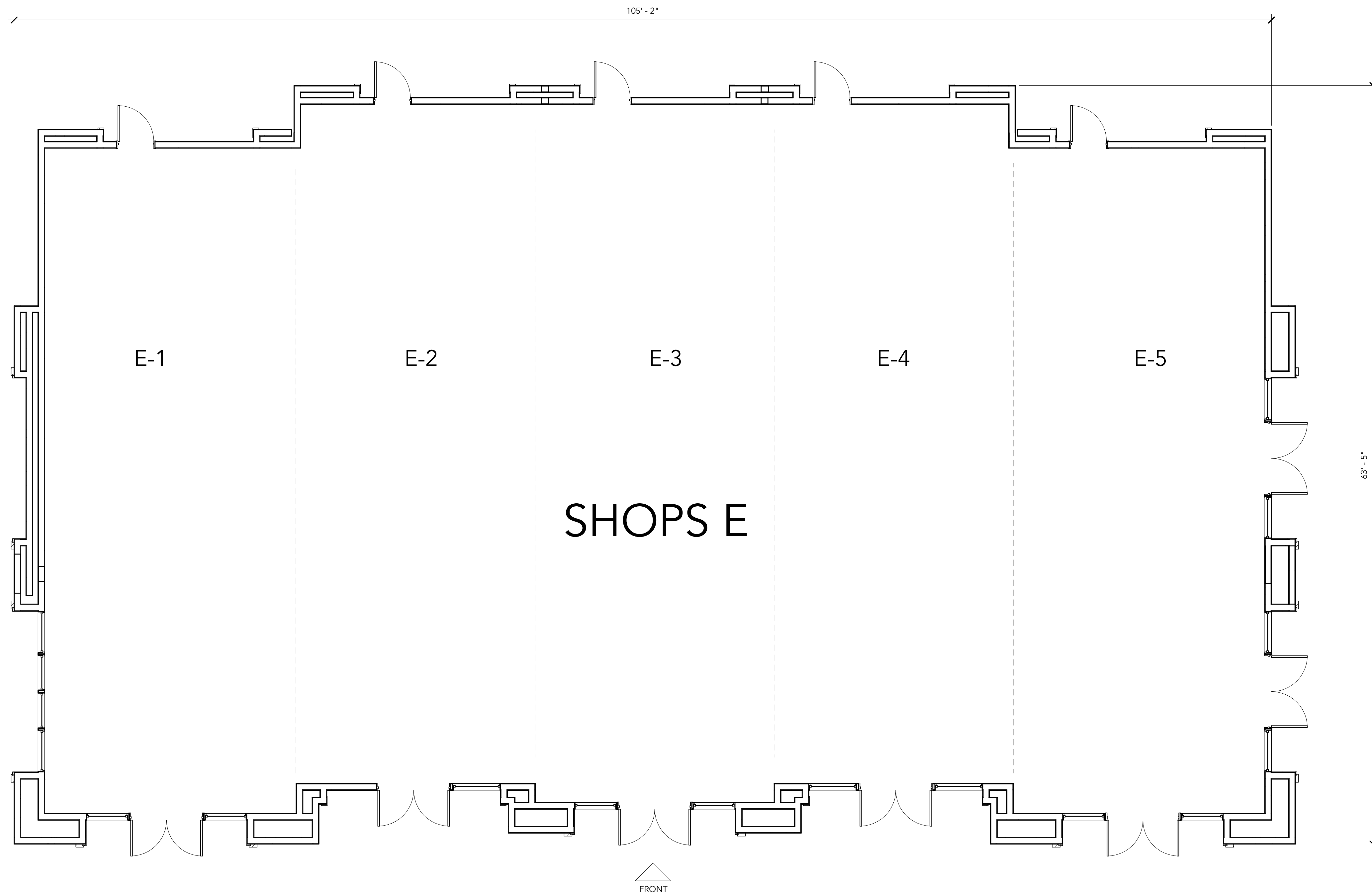
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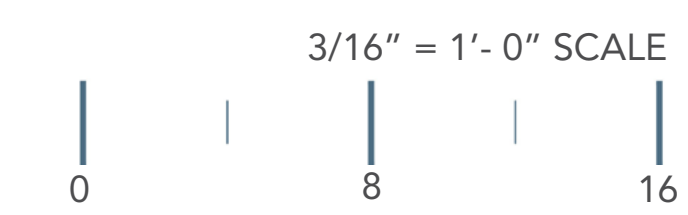
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SHOPS E BUILDING
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 6,437 SF





FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

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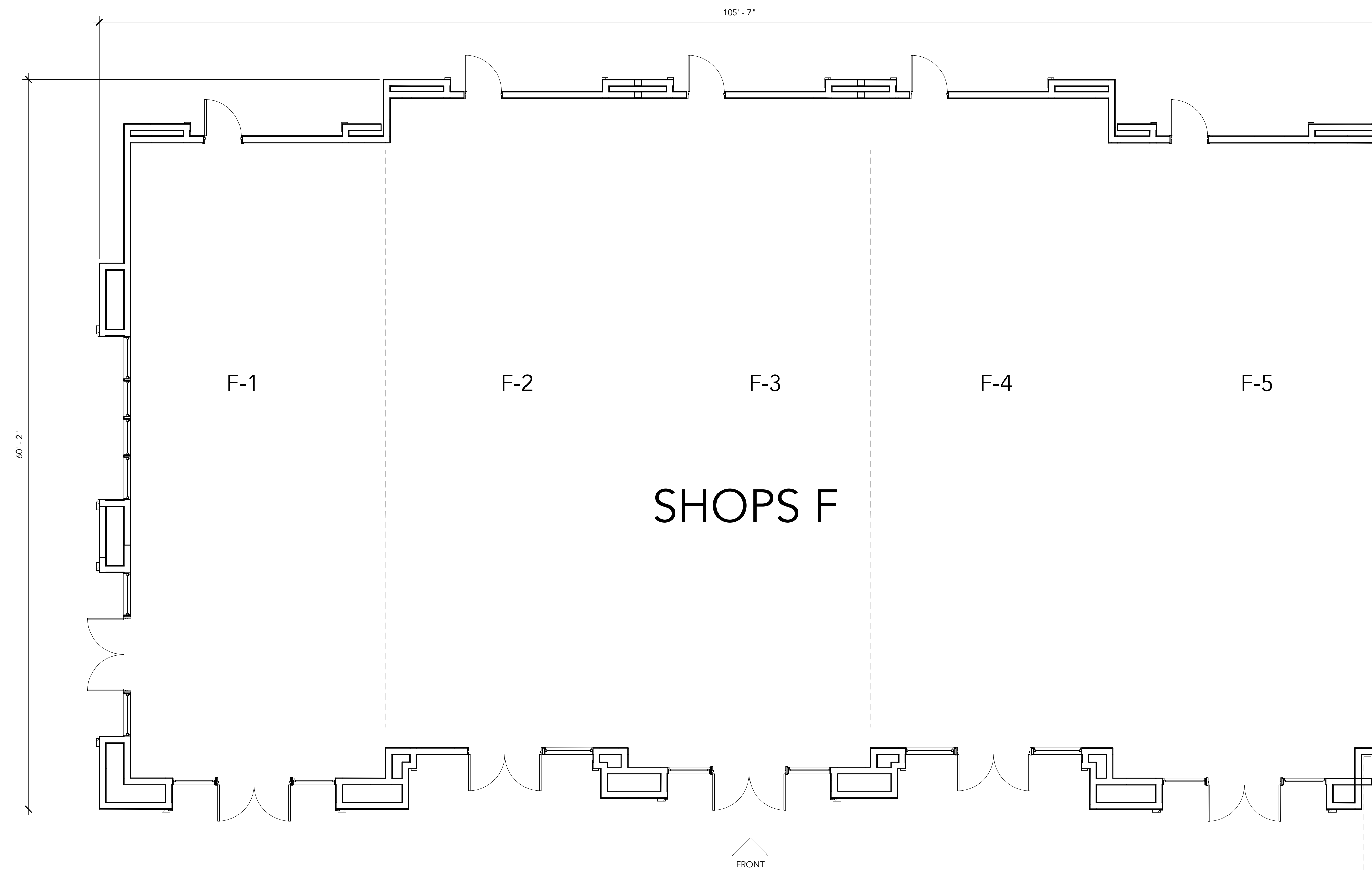
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1/8" = 1'-0" SCALE
0 8 16





SHOPS F BUILDING
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 6,029 SF





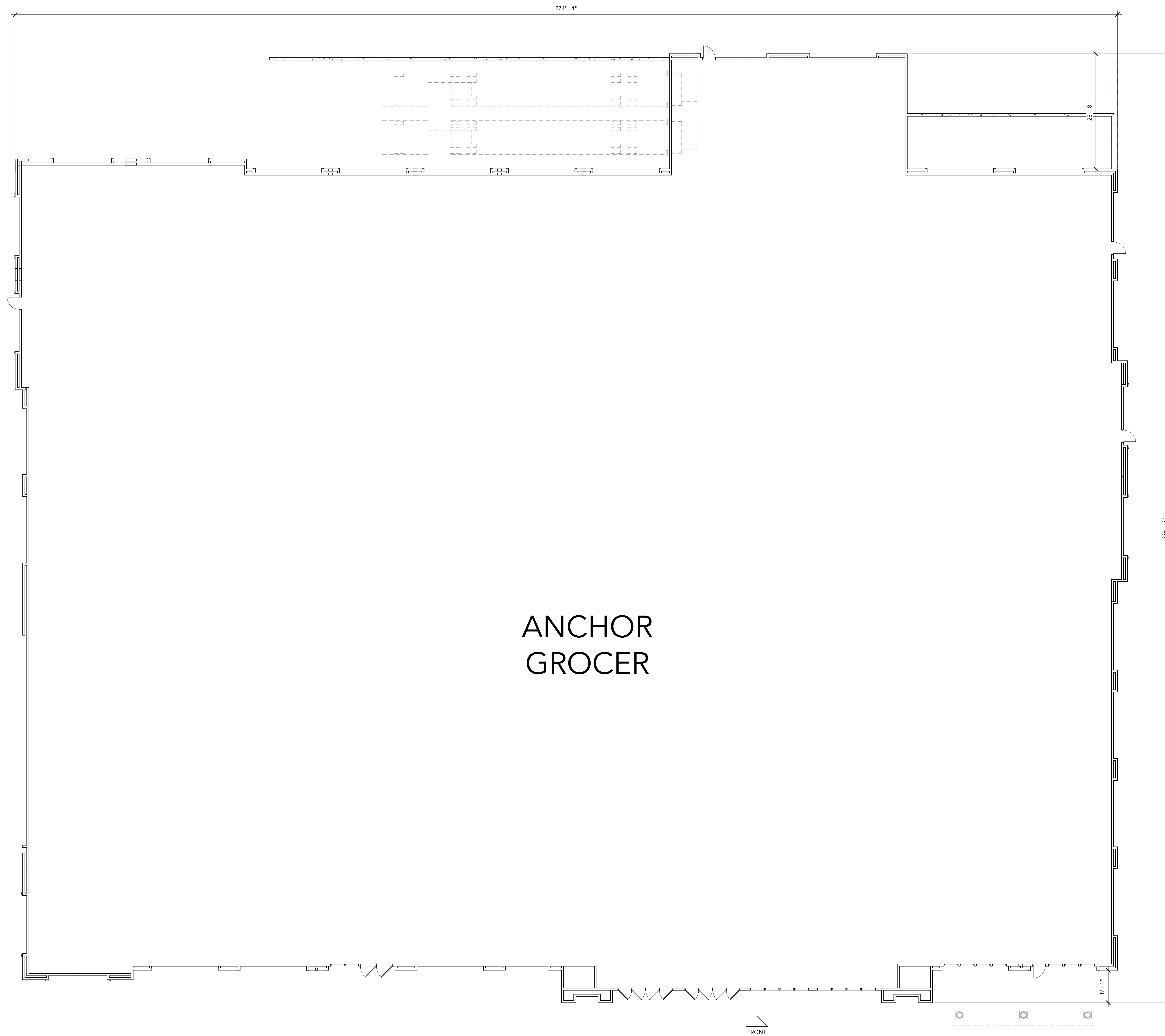
FRONT ELEVATION



REAR ELEVATION



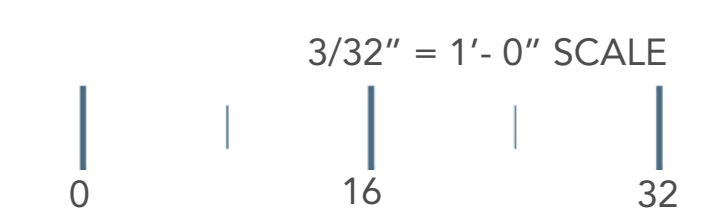
LEFT ELEVATION



ANCHOR
GROCER

ANCHOR GROCER BUILDING
 CONSTRUCTION TYPE: V-A, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 57,185 SF

FRONT



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FRONT ELEVATION



REAR ELEVATION





LEFT ELEVATION



RIGHT ELEVATION



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1/8" = 1'-0" SCALE
0 8 16

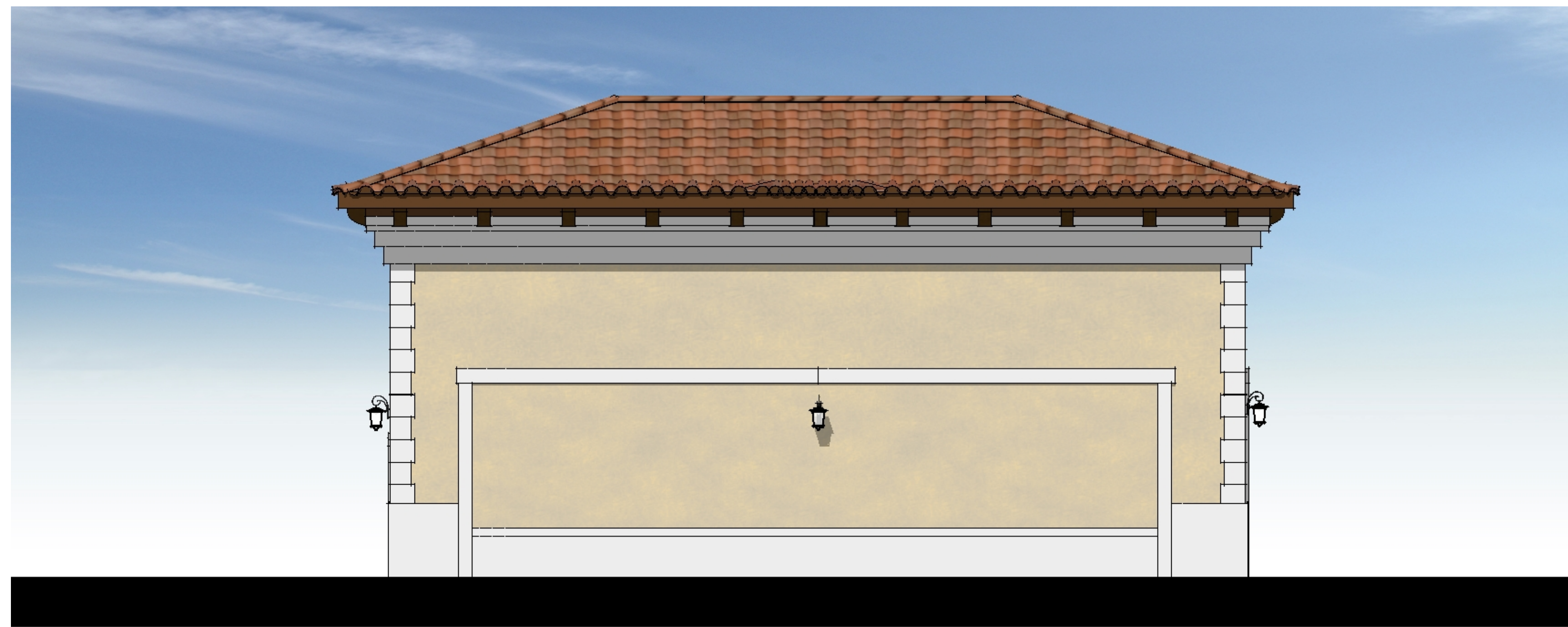




FRONT ELEVATION



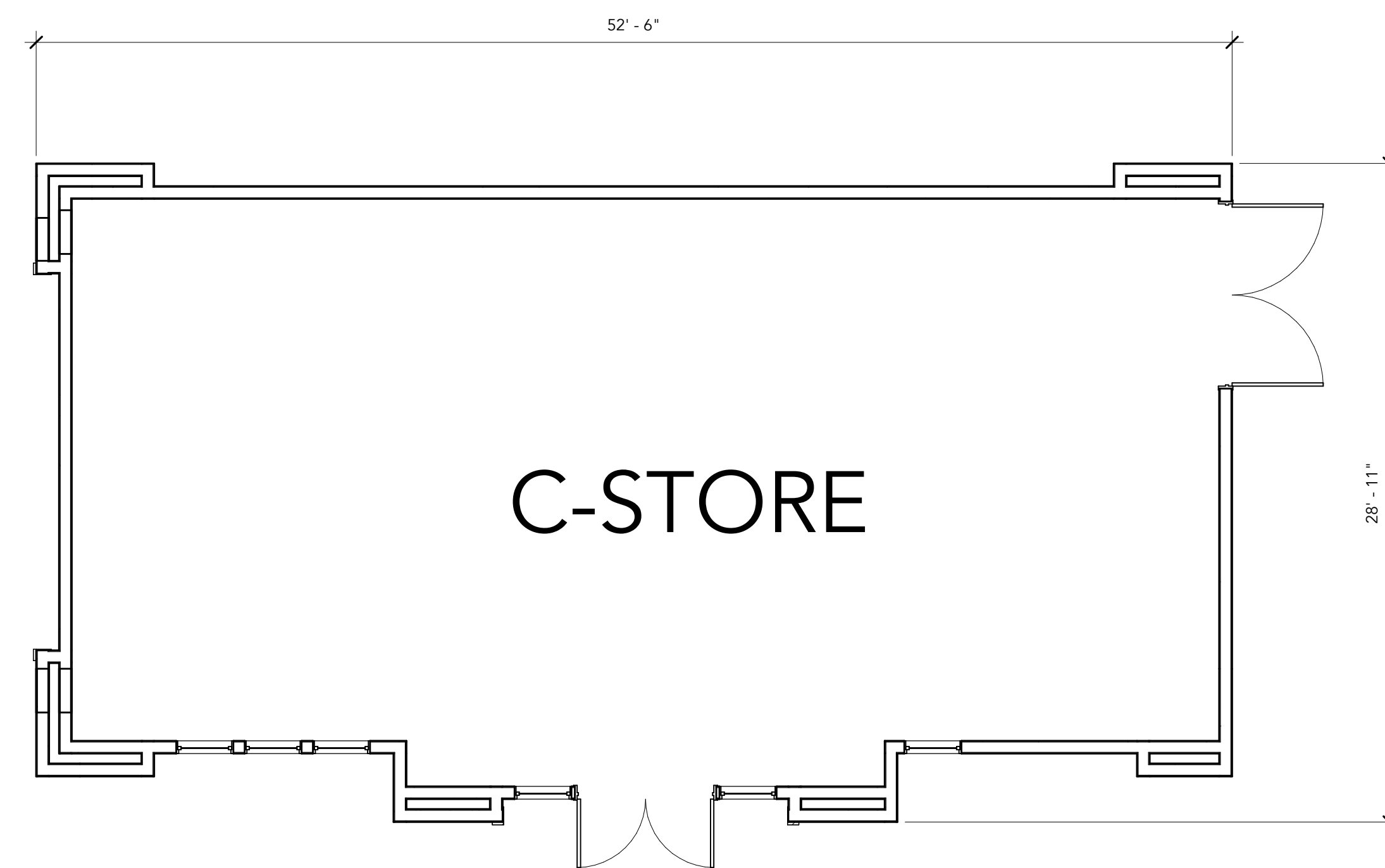
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



C-STORE BUILDING
 CONSTRUCTION TYPE: V-B, SPRINKLERED
 OCCUPANCIES: A-2, B, M
 GROSS FLOOR AREA: 1,457 SF



3/16" = 1'-0" SCALE
 0 8 16

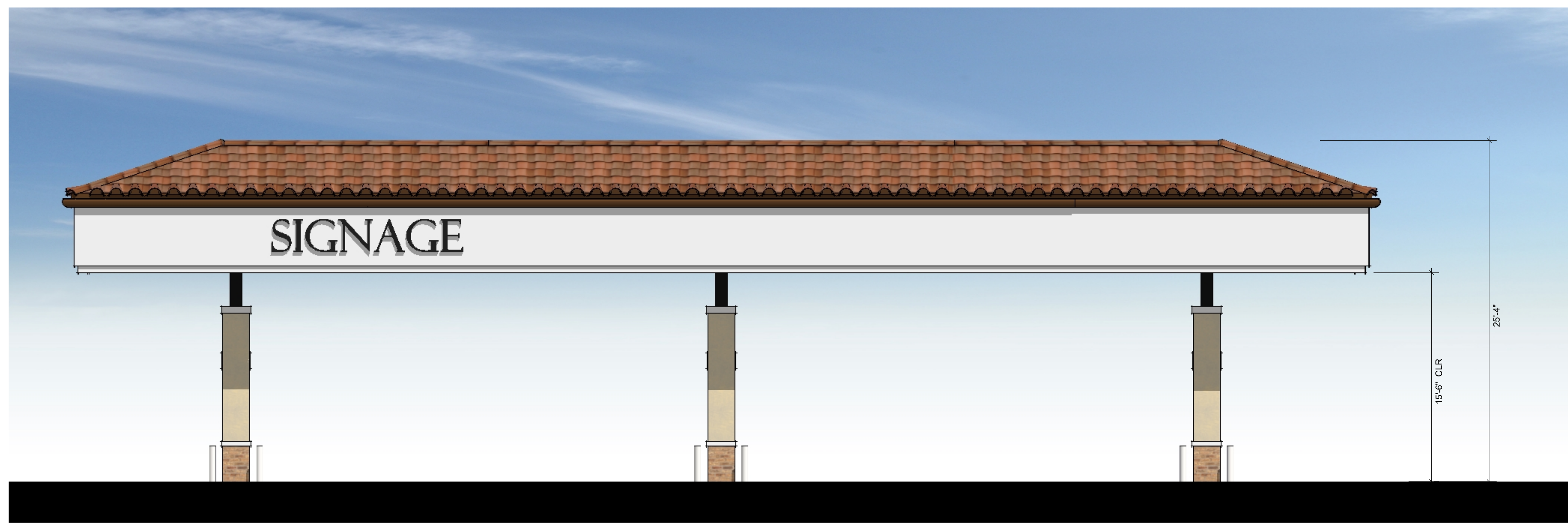
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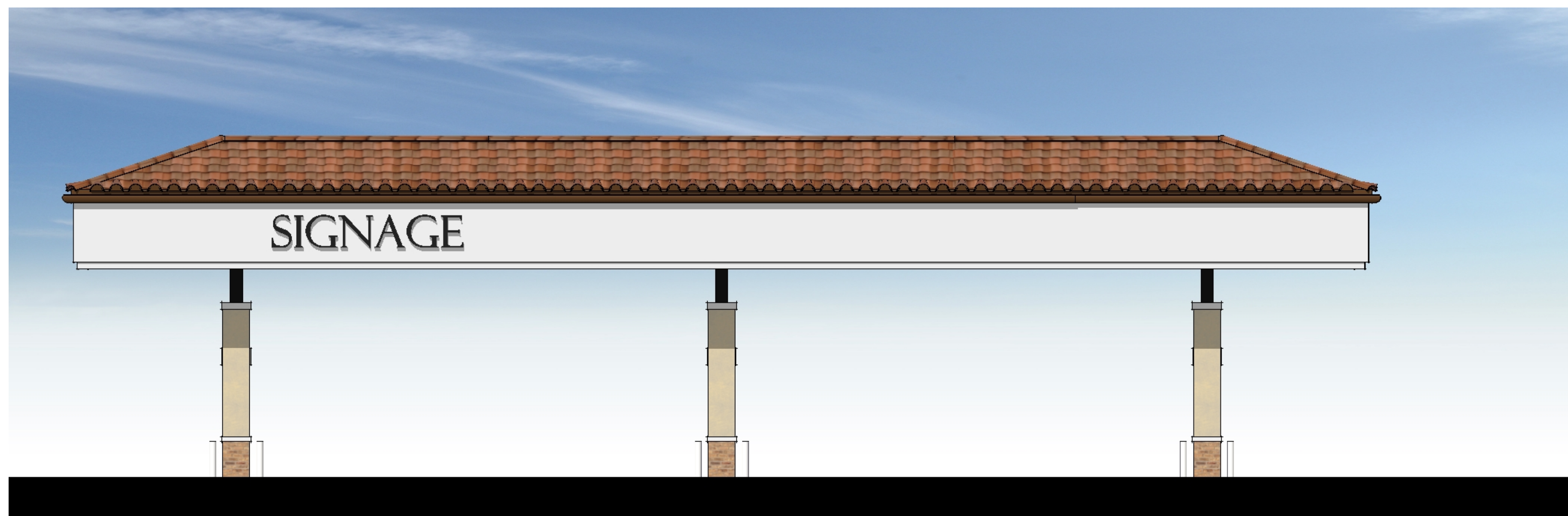




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

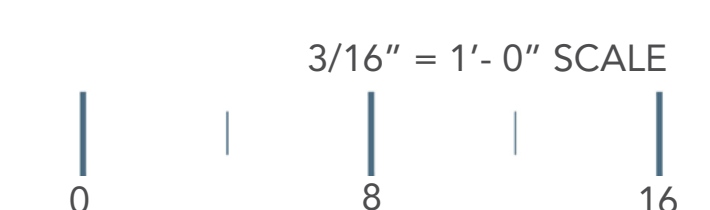


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ANCHOR GROCER ELEVATION

- METAL VINE TRELLIS
- LIGHT FIXTURE C
- STONE VENEER
- STOREFRONT FRAME
- PRECAST SURROUNDS: TRIM COLOR 1
- STUCCO BODY COLOR 1
- LIGHT FIXTURE B
- CLAY TILE ROOF 1
- CORNICE: TRIM COLOR 1
- WOOD OVERHEAD
- PRECAST CONCRETE COLUMNS
- STUCCO BODY COLOR 5
- BRICK VENEER



SHOPS C ELEVATION

- STUCCO BODY COLOR 5
- LIGHT FIXTURE A
- STUCCO BODY COLOR 3
- FABRIC AWNING COLOR 1



SHOPS D ELEVATION

- STUCCO BODY COLOR 4
- FABRIC AWNING COLOR 2
- STUCCO BODY COLOR 2
- FABRIC AWNING COLOR 3
- PRECAST QUIONS: TRIM COLOR 1
- PRECAST BASE: TRIM COLOR 1
- STUCCO BODY COLOR 1

<p>BODY COLOR 1 SHERWIN WILLIAMS SW 6182 ETHEREAL WHITE</p> <p>BODY COLOR 4 SHERWIN WILLIAMS SW 6358 CREAMERY</p> <p>TRIM COLOR 1 SHERWIN WILLIAMS SW 7005 PURE WHITE</p> <p>AWNING COLOR 1 SUNBRELLA BLACK SKU: 4608 - 0000</p> <p>FIBERGLASS AWNING SHERWIN WILLIAMS SW 6258 TRICORN BLACK</p> <p>BRICK VENEER HEBRON BRICK THIN BRICK BOURBON STREET</p> <p>CLAY TILE ROOF 1 BORAL BARCELONA VERNON CLAY</p>	<p>BODY COLOR 2 SHERWIN WILLIAMS SW 7557 SUMMER WHITE</p> <p>BODY COLOR 5 SHERWIN WILLIAMS SW 1015 SKYLINE STEEL</p> <p>WOOD OVERHEAD / RAFTER TAILS SHERWIN WILLIAMS SW 6083 SABLE</p> <p>AWNING COLOR 2 SUNBRELLA BURGUNDY SKU: 4631 - 0000</p> <p>METAL VINE TRELLIS SHERWIN WILLIAMS SW 6258 TRICORN BLACK</p> <p>STONE VENEER ELDORADO STONE MARQUEE24 DOVETAIL</p>	<p>BODY COLOR 3 SHERWIN WILLIAMS SW 6686 LEMON CHEFFON</p> <p>NOTE: BODY COLORS SHALL BE STUCCO 20/30 SAND FINISH</p> <p>AWNING COLOR 3 SUNBRELLA IVY SKU: 4632 - 0000</p> <p>STOREFRONT FRAME US ALUMINUM LC74957 CLASSIC BRONZE</p> <p>PRECAST CONCRETE COLUMNS VALORI PRECAST BLANCO SANDBLAST LIGHT</p>
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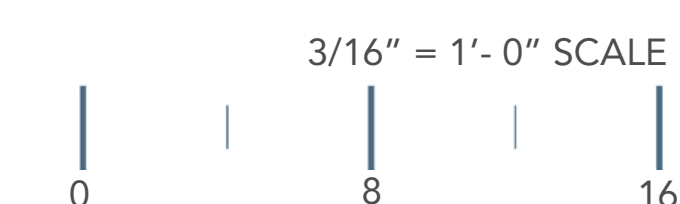
DECORATIVE WALL LIGHT FIXTURES

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PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
	<i>Olea europaea</i> 'Swan Hill'	Olive Tree (Fruitless)	36" BOX	L
	<i>Lophostemon conferta</i>	Brisbane Box	24" BOX	M
	<i>Brachychiton populneus</i>	Bottle Tree	24" BOX	L
	<i>Melaleuca quinquinervia</i>	Cajeput Tree	24" BOX	L
	<i>Cercidium floridum</i>	Palo Verde	24" BOX	L
	<i>Koeleruteria paniculata</i>	Goldenrain Tree	24" BOX	M
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" BOX	L
	<i>Podocarpus gracilior</i>	Fern Pine	24" BOX	M
	<i>Cupressus sempervirens</i> "Tiny Tower"	Italina Cypress	24" BOX	M
	<i>Cedrus deodora</i>	Deodor Cedar	36" BOX	M
	<i>Platanus racemosa</i>	California Sycamore	36" BOX	M
	<i>Quercus agrifolia</i>	Coast Live Oak	36" BOX	L
	<i>Raphiolepis indica</i> "Montic"	Indian Hawthorn	24" BOX	M
	<i>Euonymus j.</i> "Green Spire"	Green Spire Euonymus	15 Gal.	M
	<i>Ilex crenata</i> "Sky Pencil"	Sky Pencil Holly	15 Gal.	L
	<i>Cercis canadensis</i> "Forest Pansy"	Eastern Redbud	24" BOX	M
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" BOX	L
	Street Tree per City Designation		24" BOX	-

SHRUBS

	<i>Abelia grandiflora</i> 'Compacta'	Dwarf Abelia	5 Gal.	M
	<i>Baccharis pilularis</i> "Twin Peaks"	Coyote Brush	5 Gal.	L
	<i>Calandrinia grandiflora</i>	Rock Purslane	5 Gal.	L
	<i>Callistemon v.</i> "Little John"	Dwarf Bottle Brush	5 Gal.	L
	<i>Dianella revoluta</i> "DR5000"	Little Rev Flax Lily	5 Gal.	L
	<i>Dianella tasmanica</i> "Silver Streak"	Silver Streak Flax Lily	5 Gal.	M
	<i>Elaeagnus pungens</i>	Silver Berry	5 Gal.	L
	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	1 Gal.	M
	<i>Feijoa sellowiana</i>	Pineapple Guava	5 Gal.	M
	<i>Juniperus scopulorum</i> "Sky Rocket"	Sky Rocket Juniper	5 Gal.	L
	<i>Lippia nodiflora</i> "Kurapia S1"	Kurapia	5 Gal.	L
	<i>Lantana hybrids</i> "New Gold"	New Gold Lantana	5 Gal.	L
	<i>Laurus nobilis</i>	Bay Laurel	5 Gal.	L
	<i>Ligustrum japonica</i>	Privet	5 Gal.	M
	<i>Moraea bicolor</i>	Fortnight Lily	5 Gal.	M
	<i>Muhlenbergia rigins</i>	Deer Grass	1 Gal.	L
	<i>Myoporum parvifolium</i> "Pink"	Myoporum	1 Gal.	L
	<i>Olea europaea</i> "Little Ollie"	Dwarf Olive	5 Gal.	L
	<i>Pennisetum</i> "Fairy Tails"	Fairy Tails Fountain Grass	5 Gal.	L
	<i>Podocarpus elongatis</i> "Monnal"	Icee Blue Yellow Wood	5 Gal.	M
	<i>Prunus caroliniana</i> "Bright n' Tight"	Carolina Cherry	5 Gal.	M
	<i>Rhamnus californica</i> "Little Sur"	Dwarf Coffeeberry	5 Gal.	L
	<i>Raphiolepis indica</i> "Clara"	Dwarf Indian Hawthorne	5 Gal.	M
	<i>Raphiolepis indica</i> "Montic"	Indian Hawthorne	5 Gal.	M
	<i>Raphiolepis umbellulata</i> "Minor"	Yedda Hawthorne	5 Gal.	M
	<i>Rosmarinus off.</i> "Huntington Carpet"	Huntington Rosemary Carpet	5 Gal.	L
	<i>Rosmarinus officinalis</i> "Tuscan Blue"	Tuscan Blue Rosemary	5 Gal.	L
	<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 Gal.	M
	<i>Westringia fruticosa</i> "WES05"	Mundi Coast Rosemary	5 Gal.	L

VINE ON TRELLIS

	<i>Distictis buccinatoria</i>	Blood Red Trumpet Vine	5 Gal.	M
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- LEGEND**
- ① GRAND PIAZZA W/ ENHANCED PAVING (SEE ENLARGEMENT-SHEET L2)
 - ② MAIN ENTRY
 - ③ SECONDARY ENTRY
 - ④ DECORATIVE TRELLIS ON CENTRAL SPINE SEE DETAIL SHEET L4
 - ⑤ TYPICAL UTILITY EQUIPMENT
 - ⑥ COMMERCIAL PLAZA PAVING
 - ⑦ SUPERMARKET PAVING
 - ⑧ STUCCO RETAINING WALL W/ GUARDRAIL SEE DETAIL SHEET L4
 - ⑨ RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (B) THEMATIC ARCHES
 - ⑩ TRASH ENCLOSURE
 - ⑪ POLE LIGHT FIXTURE
 - ⑫ PEDESTRIAN CONNECTIVITY W/ ENHANCED PAVING
 - ⑬ COMMERCIAL CENTER SIGNS SEE DETAIL SHEET L4
 - ⑭ CORNER MONUMENT SEE DETAIL SHEET L4
 - ⑮ ACCESS TO VASARI APARTMENTS

SITE AREA CALCULATION

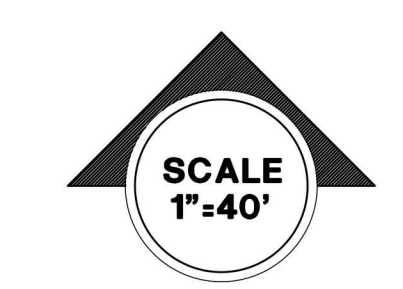
AREA	SF	PERCENTAGE
TOTAL SITE	511,582 SF	
LANDSCAPED AREA	86,625 SF	16.9%
LANDSCAPED AREA +PIAZZA PAVING AREA	102,014 SF	19.9%

NOTE: LANDSCAPE WITHIN ALL CLEAR SIGHT TRIANGLES SHALL BE MAINTAINED SUCH THAT THE VERTICAL LINE OF SIGHT IS PRESERVED AT ALL TIMES, WHICH MAY NECESSITATE LANDSCAPING WHICH IS LESS THAN 36" IN HEIGHT WHEN GRADES ARE ACCOUNTED FOR.

CONCEPTUAL LANDSCAPE SITE PLAN

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

Ventana PA-4 Commercial Center
FONTANA, CALIFORNIA



SITE SCAPES
Landscape Architecture & Planning
3190-82 Airport Loop Drive
Costa Mesa, CA 92626
(949) 644-9370 FAX (714) 210-3140
JOB NO.: 25-039
DATE: 04-16-26

L1



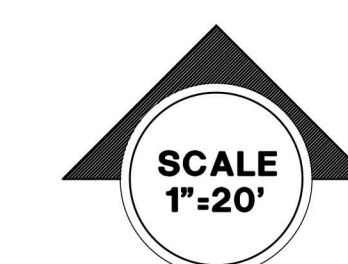
- LEGEND**
- ① GRAND PIAZZA W/ ENHANCED PAVING
 - ② CENTRAL FOUNTAIN ELEMENT W/ TRELIS SHADE STRUCTURES
 - ③ RAISED PLANTER W/ SPECIMEN TREE
 - ④ SEATING AREA W/ SHADE STRUCTURE & DECORATIVE POTS
 - ⑤ SUPERMARKET PAVING
 - ⑥ ENHANCED RETAINING WALL
 - ⑦ RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (B) THEMATIC ARCHES
 - ⓑ TRASH ENCLOSURE
 - Ⓒ POLE LIGHT FIXTURE
 - Ⓓ DECORATIVE POTS
 - Ⓔ TYPICAL FURNITURE LAYOUT

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN - PIAZZA

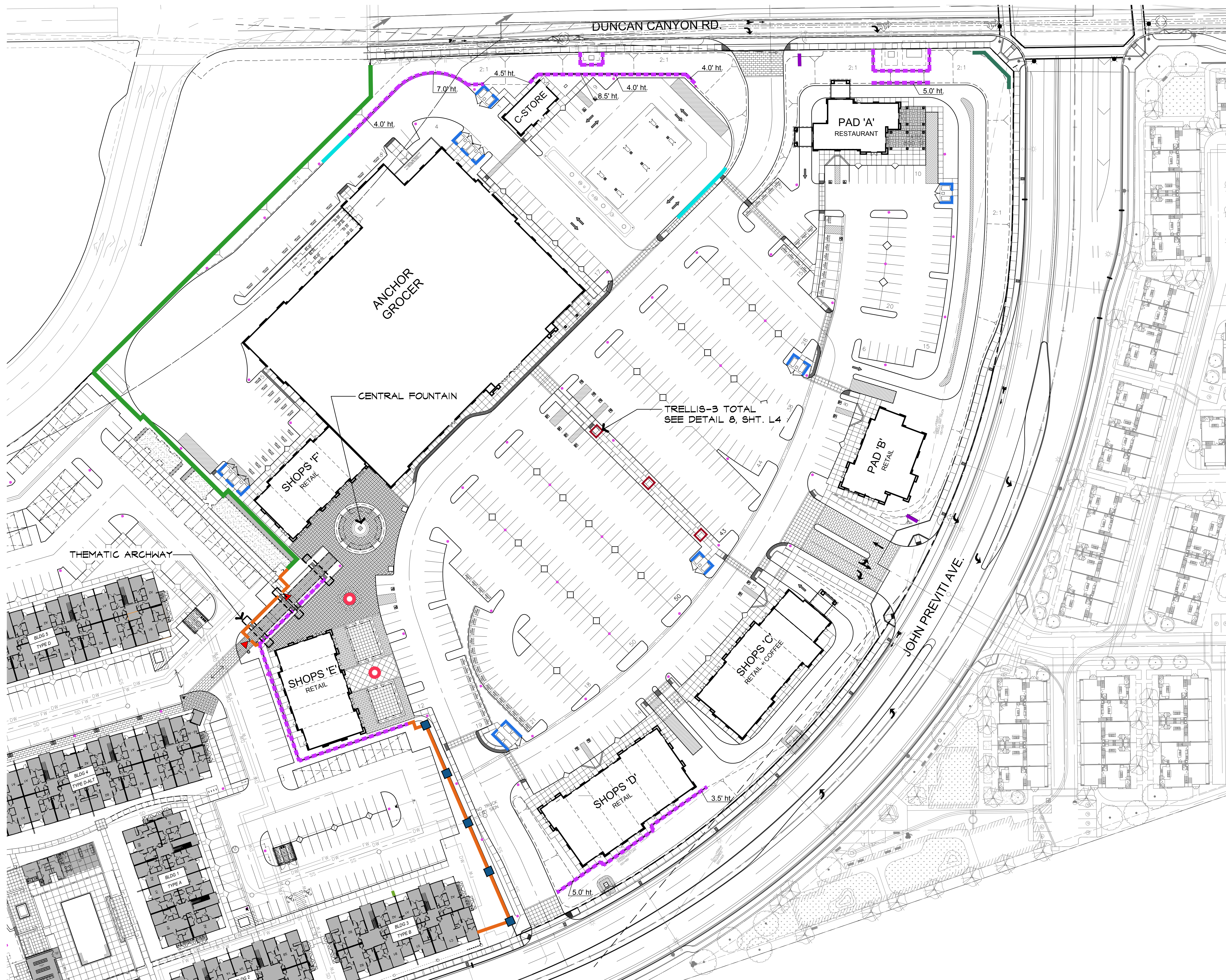
L2

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

Ventana PA-4 Commercial Center
 FONTANA, CALIFORNIA



SITESCAPES
 Landscape Architecture & Planning
 5190-92 Airport Loop Drive
 Costa Mesa, CA 92626
 (949) 644-9370 FAX: (714) 210-3140
 JOB NO.: 25-039
 DATE: 04-16-26

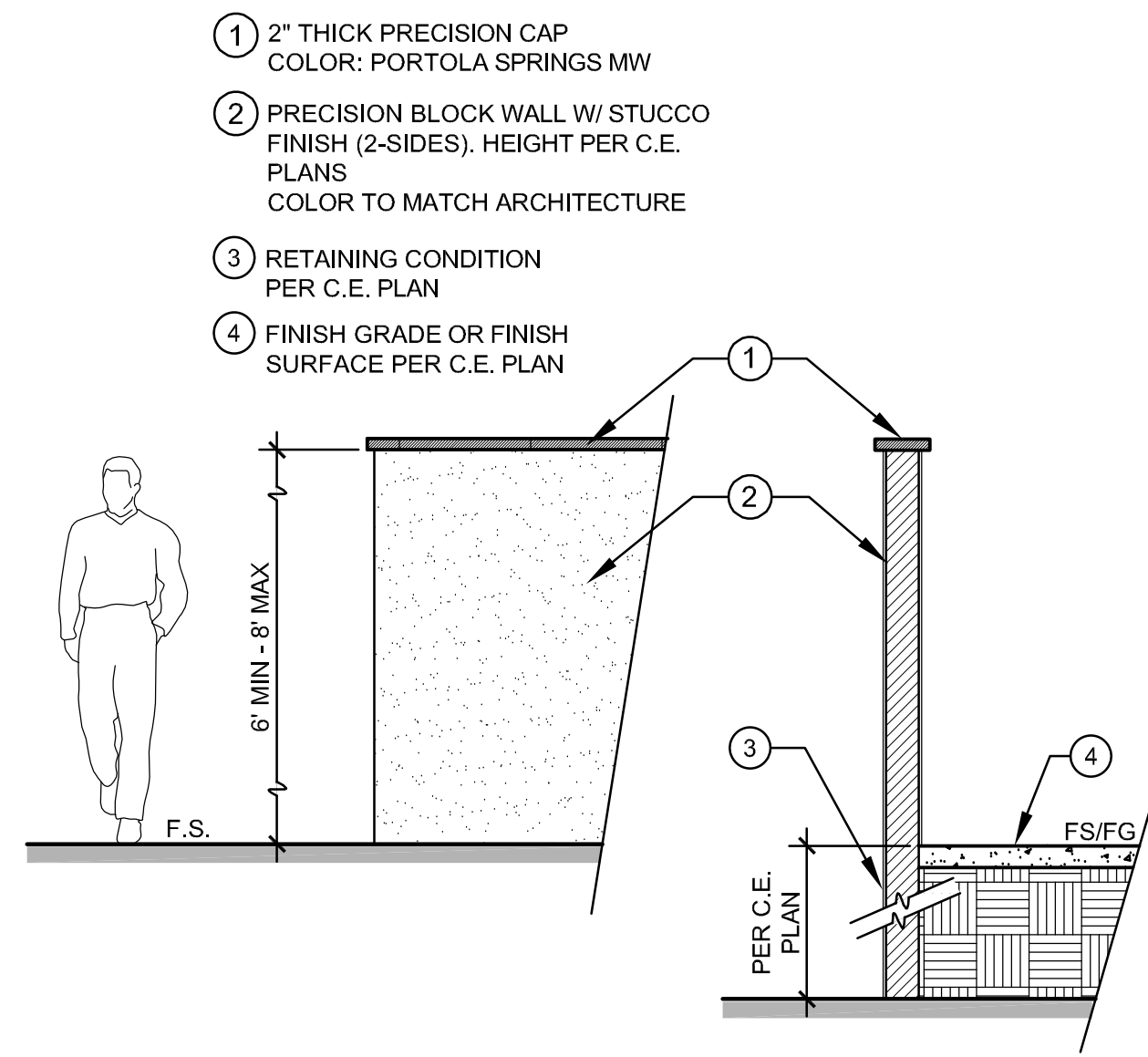


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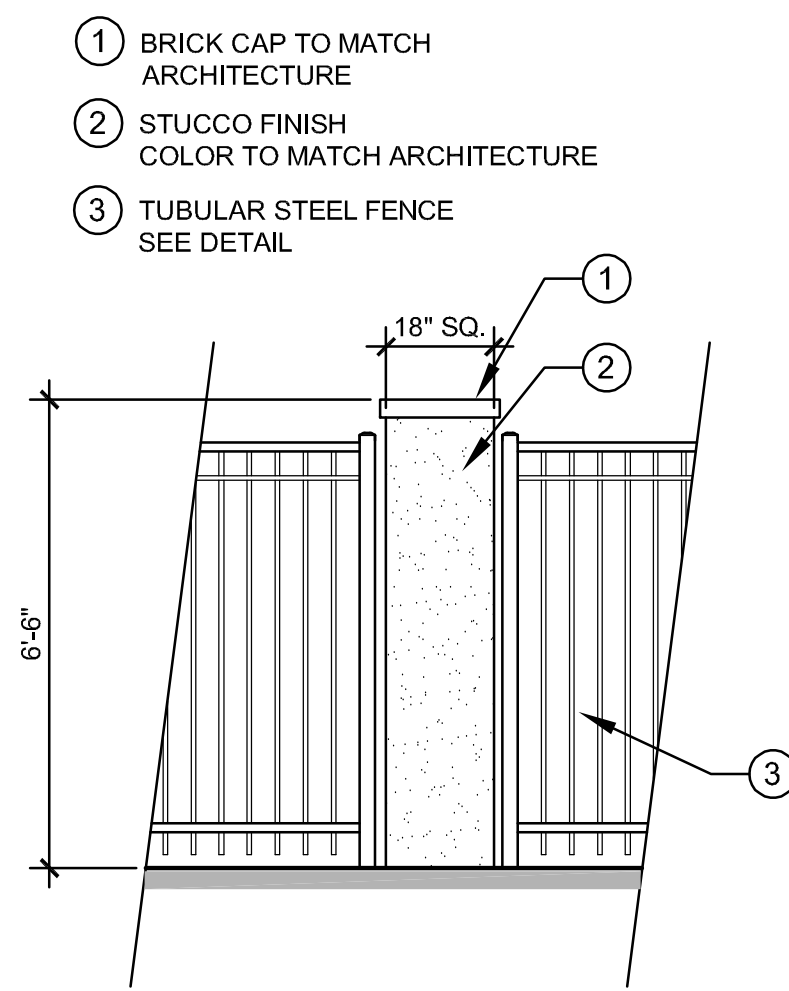
- RAISED PLANTER —
See Detail 3, Sheet L4
- 18" SQ. STUCCO PILASTER ■
See Detail 2, Sheet L4
- 6' TUBULAR STEEL FENCE —
See Detail 4, Sheet L4
- PERIMETER WALL —
See Detail 1, Sheet L4
- STUCCO WALL @ TRASH ENCLOSURE —
- STUCCO RETAINING WALL —
See Detail 5, Sheet L4
- STUCCO RETAINING WALL W/ GUARDRAIL - - -
See Detail 6, Sheet L4
- CORNER MONUMENT WALL —
See Detail 9, Sheet L4
- COMMERCIAL CENTER SIGN ■
See Detail 10, Sheet L4
- PEDESTRIAN ACCESS T.S. GATE ▲

FENCE AND WALL PLAN

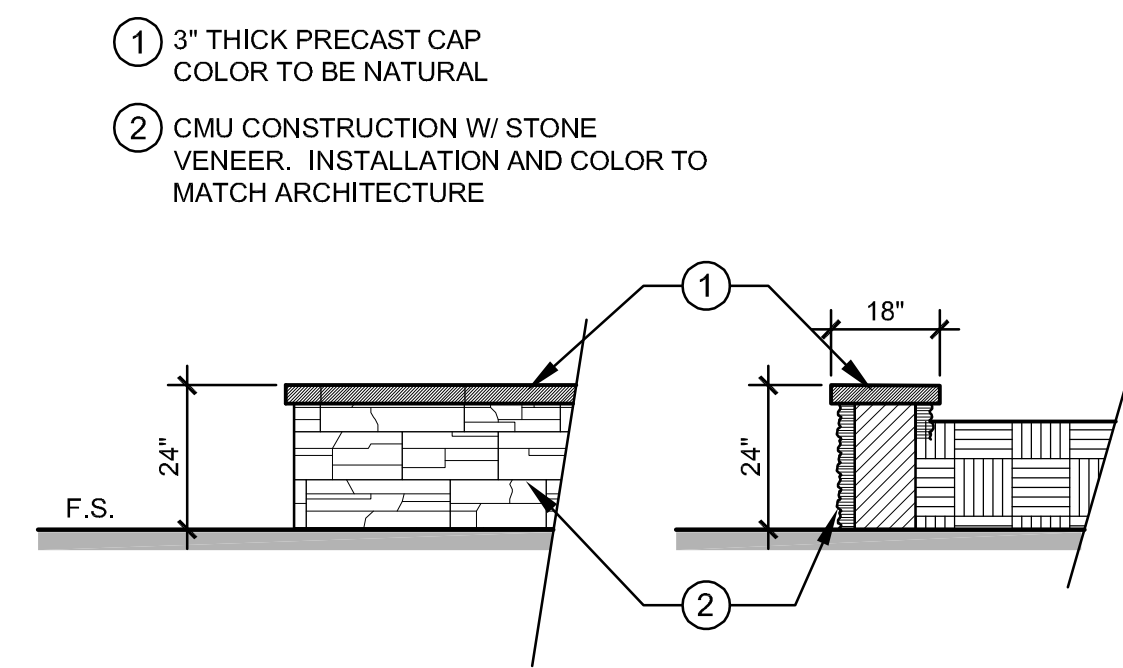
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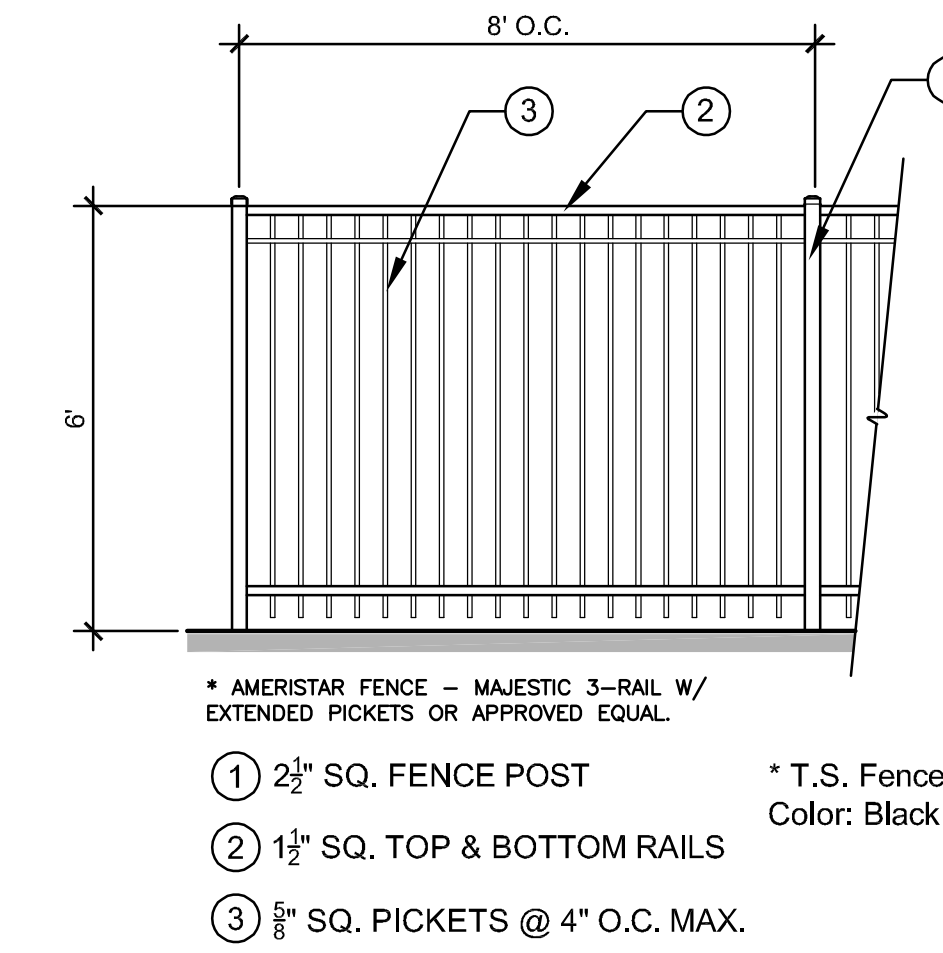
1 PERIMETER WALL



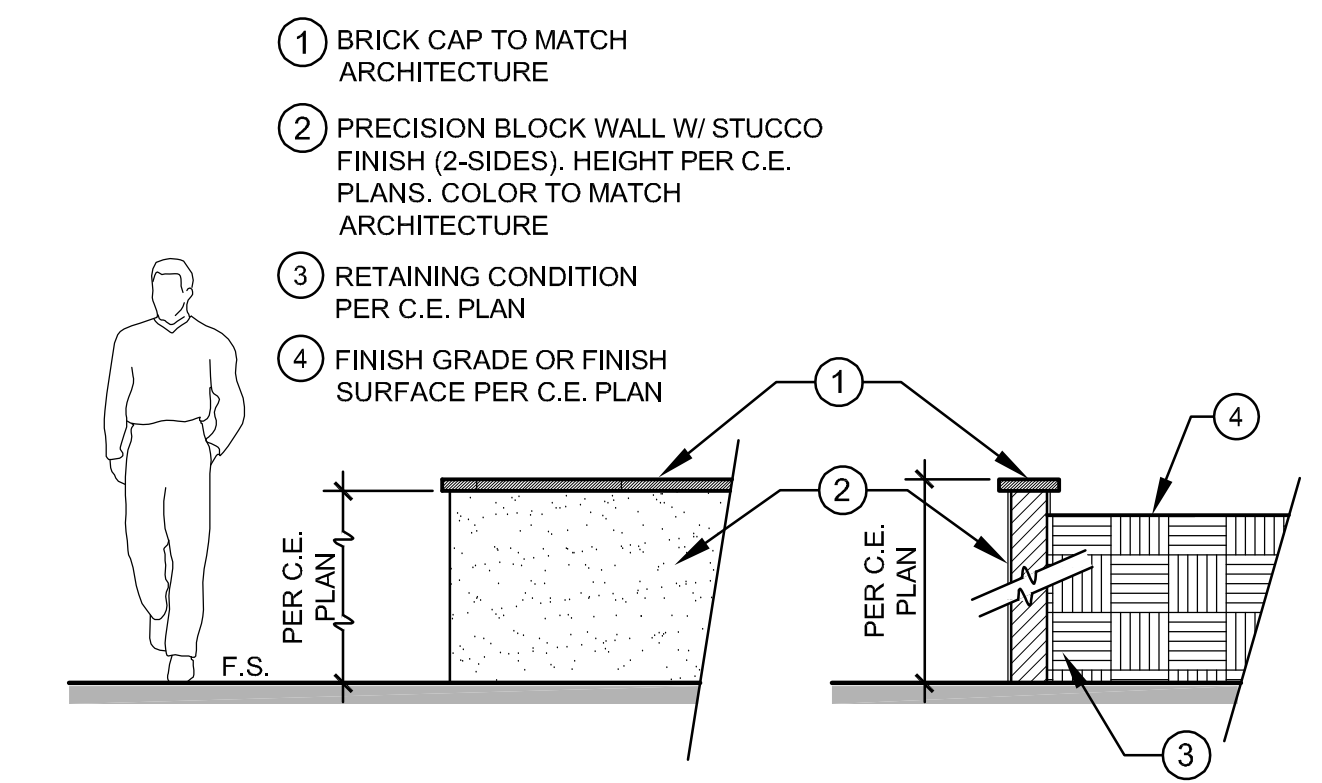
2 18" SQ. STUCCO PILASTER



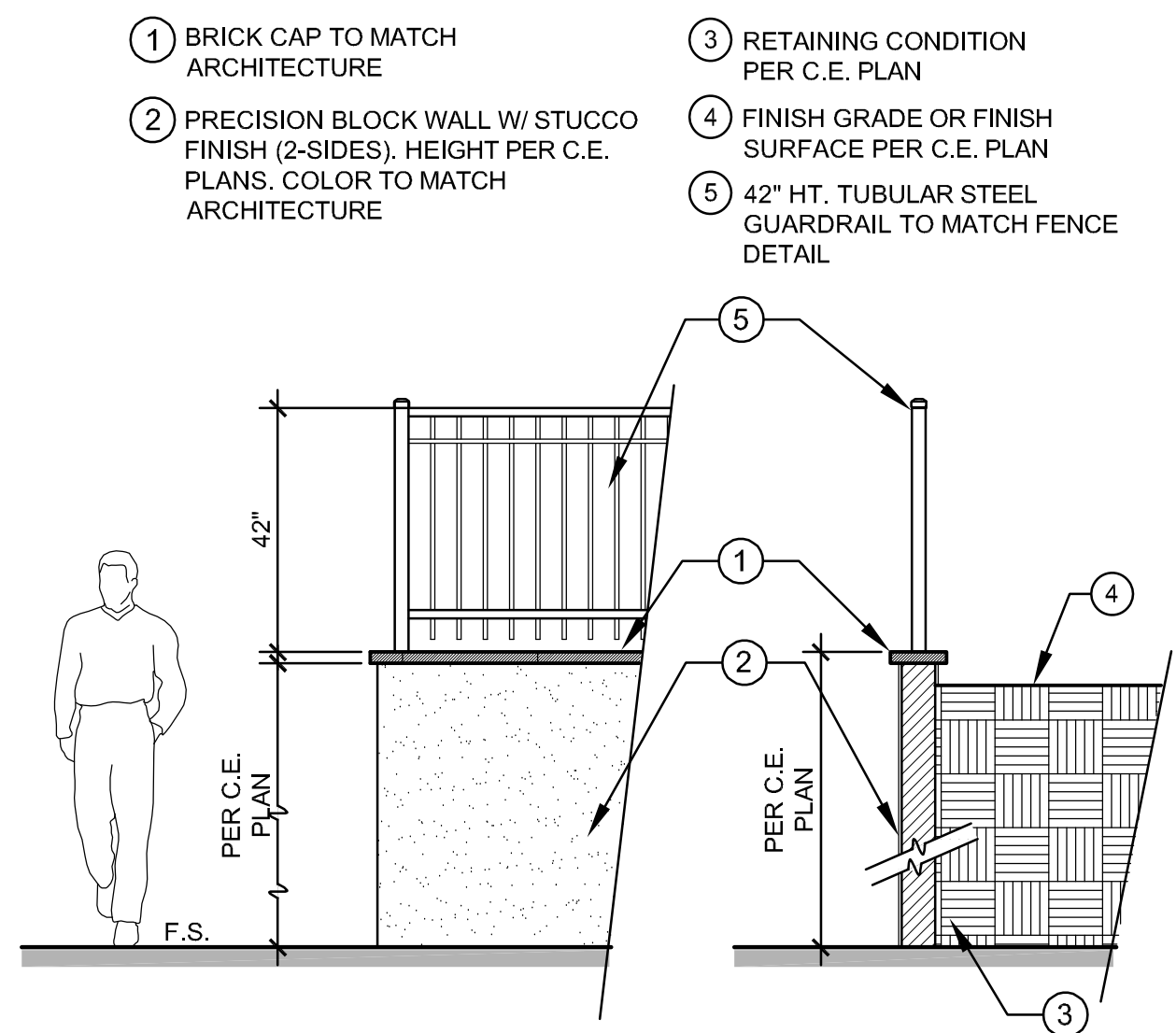
3 RAISED PLANTER



4 6' TUBULAR STEEL FENCE



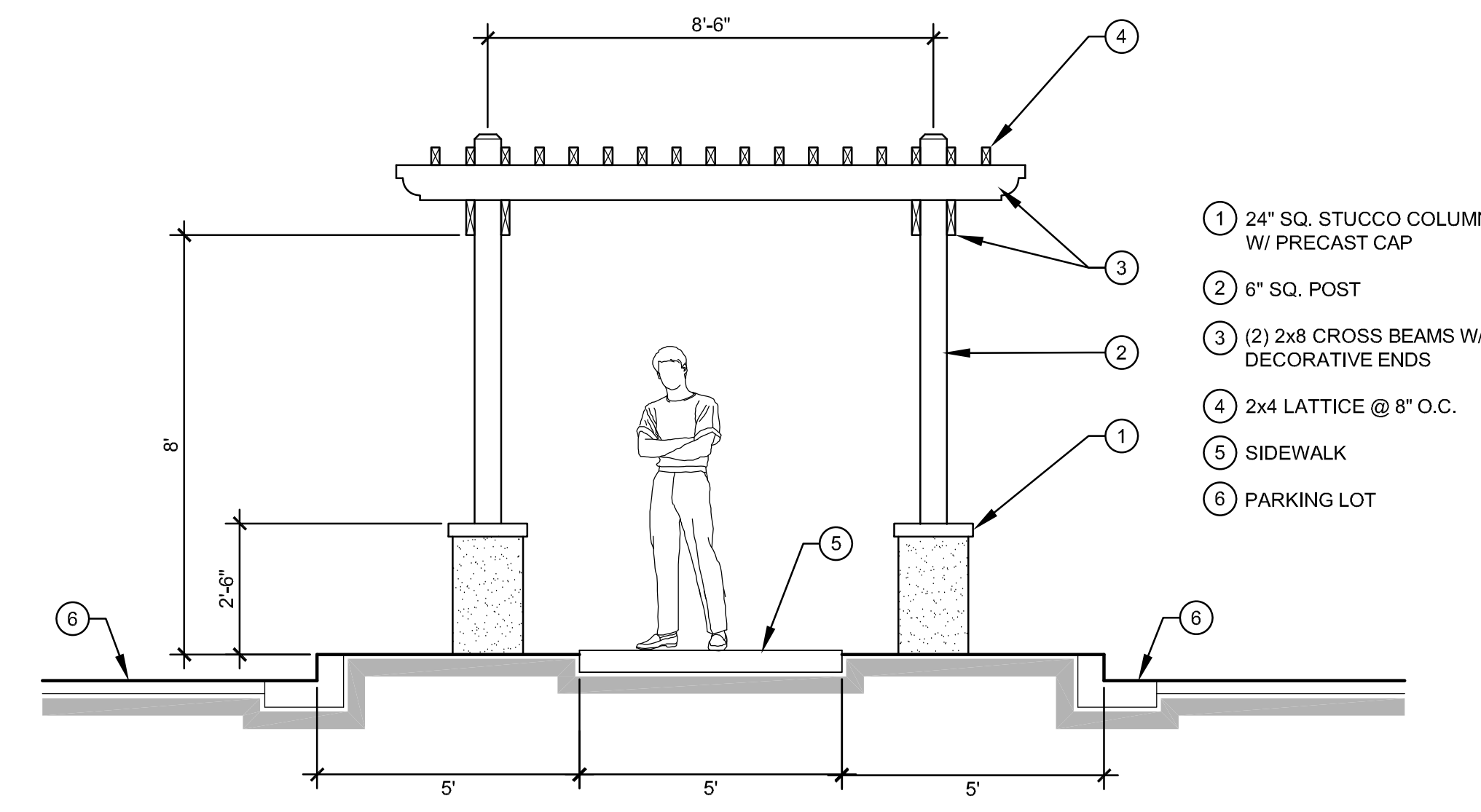
5 STUCCO RETAINING WALL



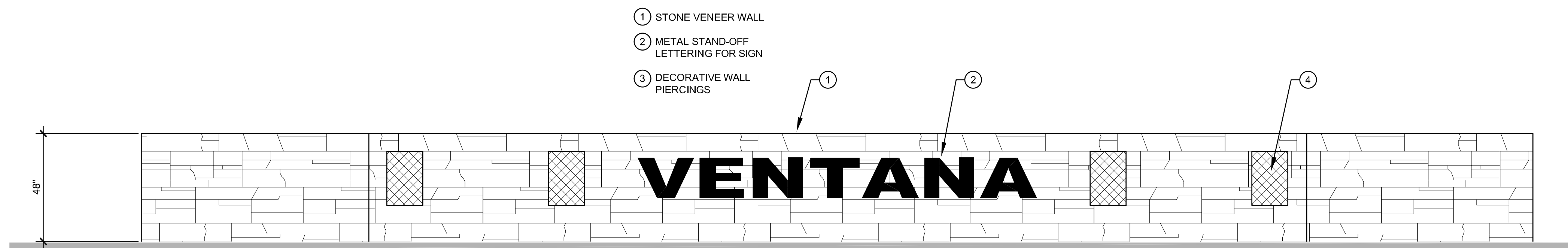
6 STUCCO RETAINING WALL W/ GUARDRAIL



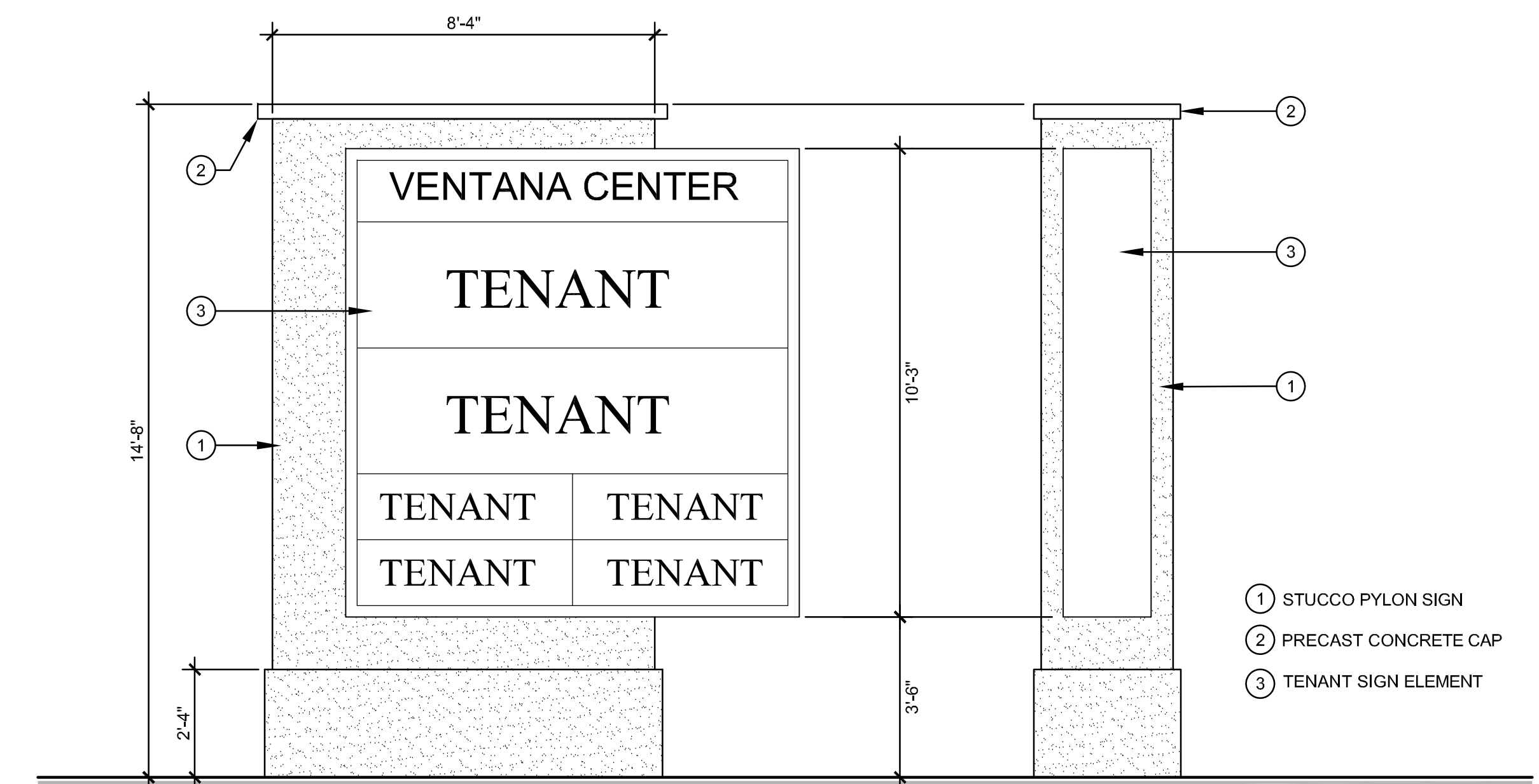
7 THEMATIC ARCHWAY



8 TRELLIS @ CENTRAL SPINE



9 CORNER MONUMENT @ DUNCAN CANYON ROAD AND JOHN PREVITI AVENUE



10 COMMERCIAL CENTER SIGN

FENCE AND WALL DETAILS

L4

EAX1 LED Area Luminaire

Specifications

SKU: EAX1-001-001
 Length: 11.000 in.
 Height: 12.000 in.
 Weight: 13.500 lbs.

Introduction

The EAX1 provides the best combination of modern design and energy efficiency in a single luminaire. The EAX1 is designed to be used in a variety of applications, including parking lots, walkways, and general area lighting. The EAX1 is available in a variety of finishes, including Dark Bronze, and is designed to be used in a variety of applications, including parking lots, walkways, and general area lighting.

Model	Length (in)	Height (in)	Weight (lbs)	Finish	SKU
EAX1-001-001	11.000	12.000	13.500	Dark Bronze	EAX1-001-001
EAX1-001-002	11.000	12.000	13.500	White	EAX1-001-002

TECHLIGHT GM2 SERIES

Genesis Gm2 Medium Low Voltage LED Landscape Bulb

AVAILABLE FIXTURE DIMENSIONS

INSTALLATION ACCESSORIES

PERFORMANCE

LUMINAIRE CONE DIAGRAMS

TRANSFORMERS

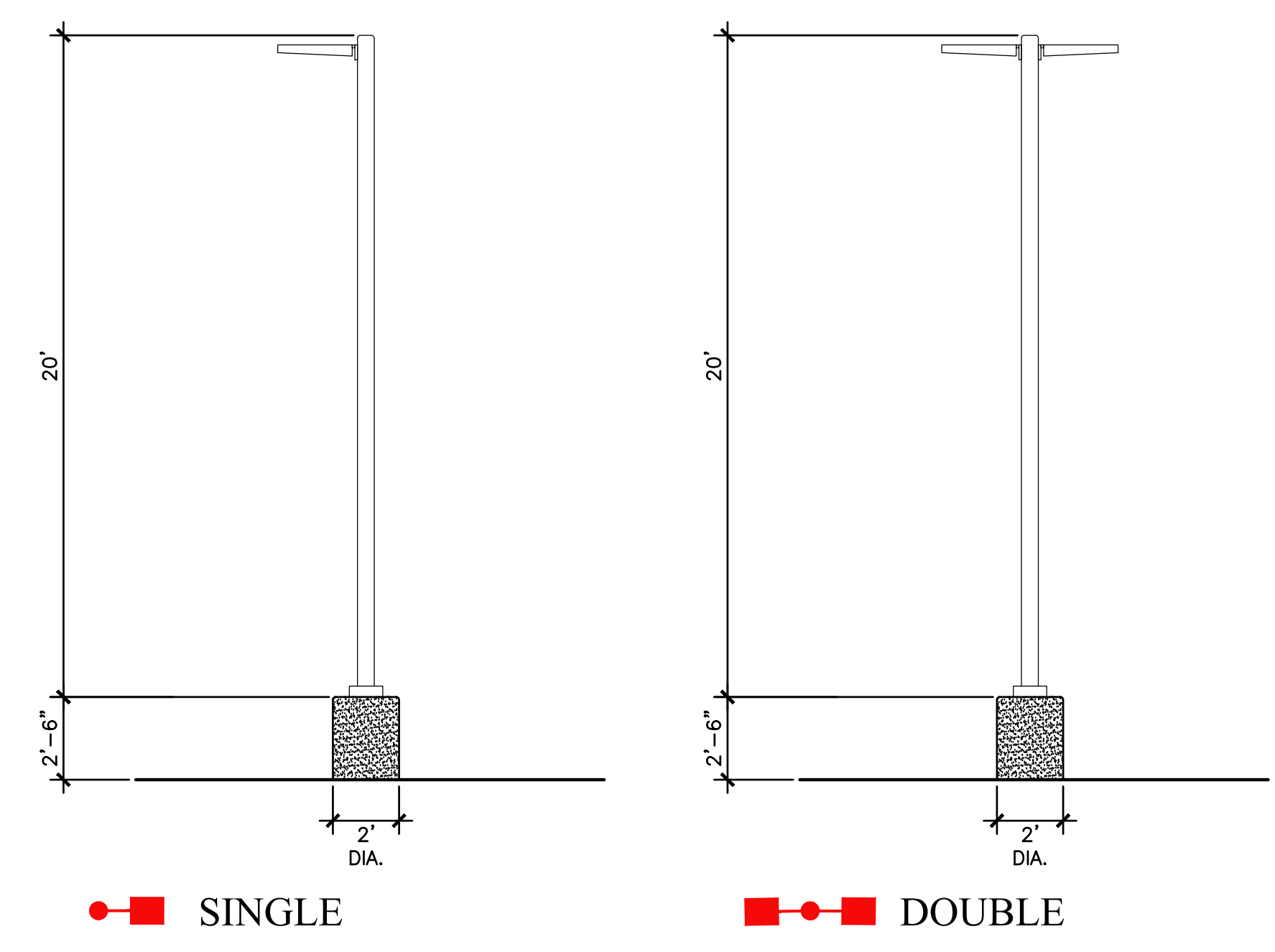
NOTES

ORDERING INFORMATION

ACCESSORIES

SHIELDS

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



■ **PARKING LOT LIGHT FIXTURE**
 EAX-3 on a 20' pole
 by Lithonia Lighting or equal (DARK BRONZE)

LITHONIA LIGHTING

OLCFM

FEATURES & SPECIFICATIONS

INTENDED USE

CONSTRUCTION

INSTALLATION

ACCESSORIES

SHIELDS

ORDERING INFORMATION

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

ACON LIGHTING

6' Architectural LED Commercial Sign Light

INTENDED USE

CONSTRUCTION

INSTALLATION

ACCESSORIES

SHIELDS

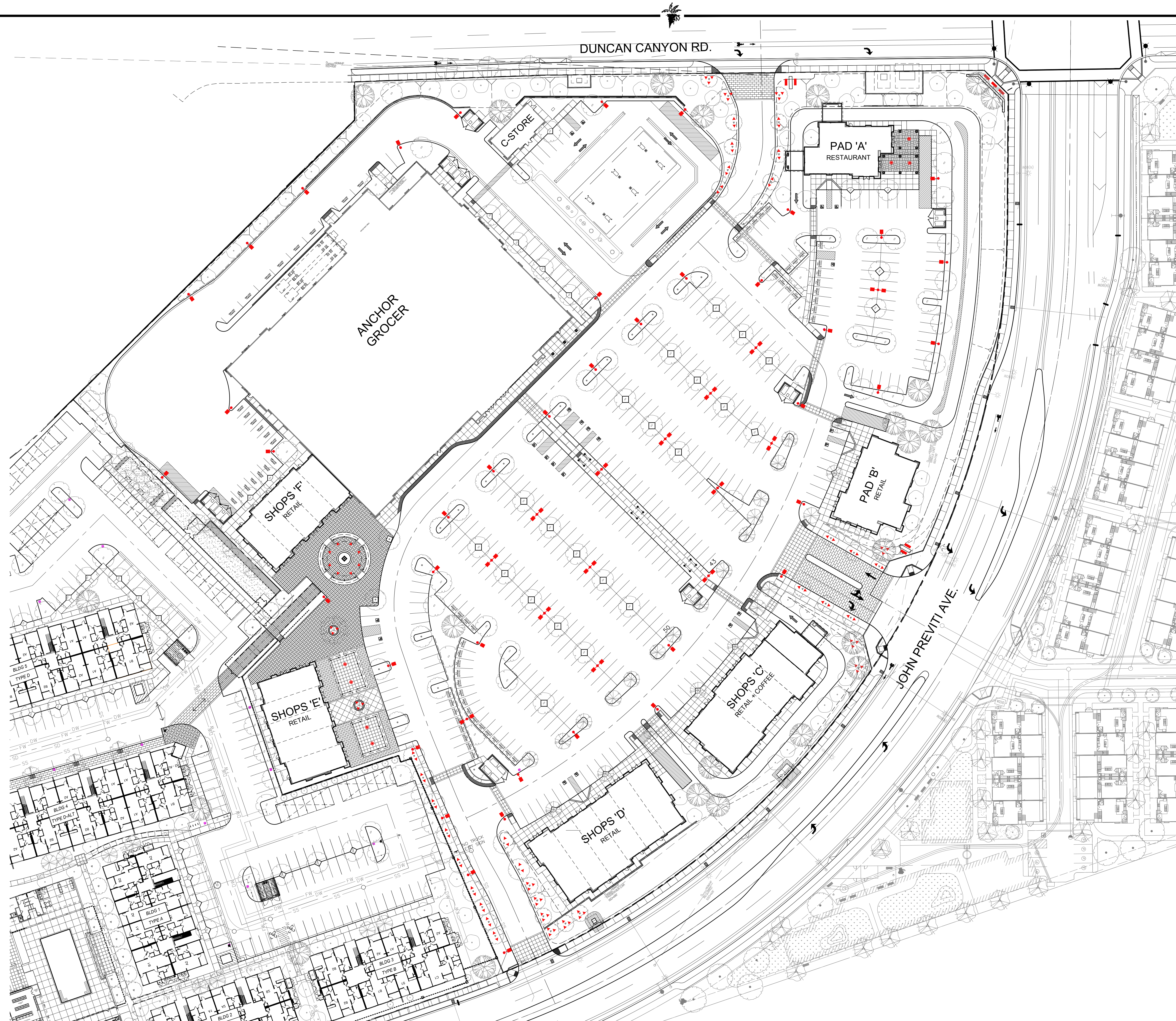
ORDERING INFORMATION

■ **WALL/SIGN UPLIGHT**
 6' Architectural LED Commercial Sign Light by Alcon Lighting or equal

- LIGHTING LEGEND**
- PARKING LOT LIGHT FIXTURE-SINGLE
 EAX-3 on a 20' pole (1 light fixture)
 by Lithonia Lighting or equal (DARK BRONZE)
 - PARKING LOT LIGHT FIXTURE-DOUBLE
 EAX-3 on a 20' pole (2 light fixtures)
 by Lithonia Lighting or equal (DARK BRONZE)
 - ▼ TREE UPLIGHT
 GM2-LV by Techlight or equal (DARK BRONZE)
 - CANOPY LIGHT IN OVERHEAD
 Outdoor LED Cast Flush Mount (OLCFM)
 by Lithonia Lighting (DARK BRONZE)
 - WALL/SIGN UPLIGHT
 6' Architectural LED Commercial Sign Light (#31022)
 by Alcon Lighting (DARK BRONZE)
- * DECORATIVE BUILDING SCENCE LIGHT
 LOCATION & SPECS PER ARCHITECT'S PLAN
- NOTE:
 THIS LIGHTING PLAN IS FOR REFERENCE PURPOSES
 ONLY. PLEASE SEE ELECTRICAL ENGINEER'S PLANS FOR
 SPECIFIC LIGHTING INFORMATION. FIXTURES SELECTED
 MAY BE REPLACED WITH EQUALS

CONCEPTUAL LIGHTING SPECIFICATIONS

L5



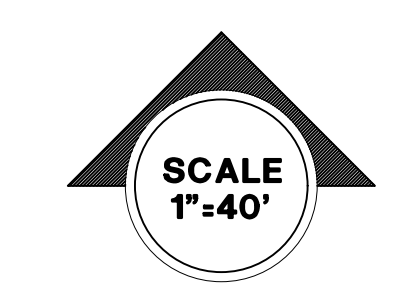
- LIGHTING LEGEND**
- PARKING LOT LIGHT FIXTURE-SINGLE
EAX-3 on a 20' pole (1 light fixture)
by Lithonia Lighting or equal (DARK BRONZE)
 - PARKING LOT LIGHT FIXTURE-DOUBLE
EAX-3 on a 20' pole (2 light fixtures)
by Lithonia Lighting or equal (DARK BRONZE)
 - ▼ TREE UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)
 - CANOPY LIGHT IN OVERHEAD
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by Lithonia Lighting (DARK BRONZE)
 - WALL/SIGN UPLIGHT
6' Architectural LED Commercial Sign Light (#31022)
by Alcon Lighting (DARK BRONZE)
- * DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN
- NOTE:
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CONCEPTUAL LIGHTING PLAN

L6

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

Ventana PA-4 Commercial Center
FONTANA, CALIFORNIA



SITE GAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
(949) 644-9370 FAX (714) 210-3140
JOB NO.: 25-039
DATE: 04-16-26

**CITY OF FONTANA
UTILITY NOTIFICATION LIST:**

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

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

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

WATER:
FONTANA WATER COMPANY
15956 ARROW ROUTE
FONTANA, CA 92235
PHONE: 909.822.2201

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

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

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

SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92235
PHONE: 909.822-9739

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

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

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



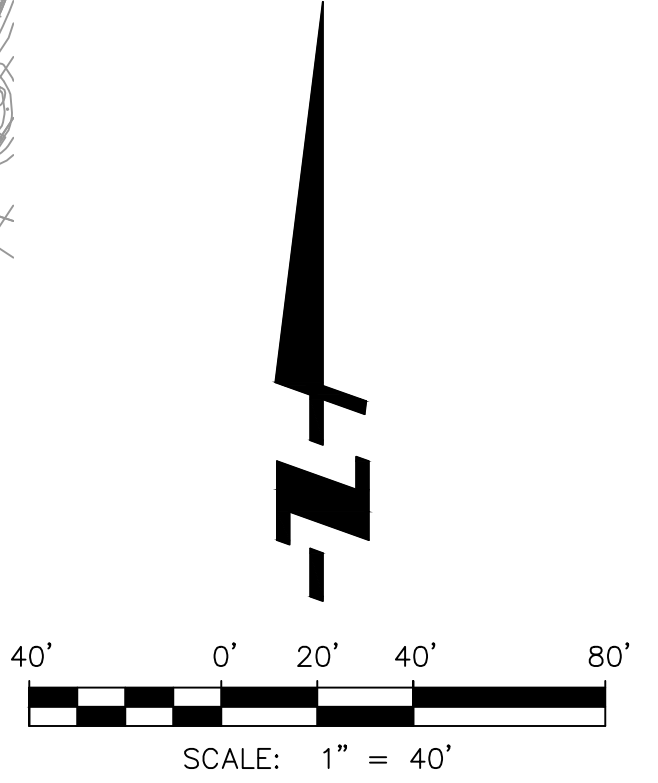
LEGEND

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

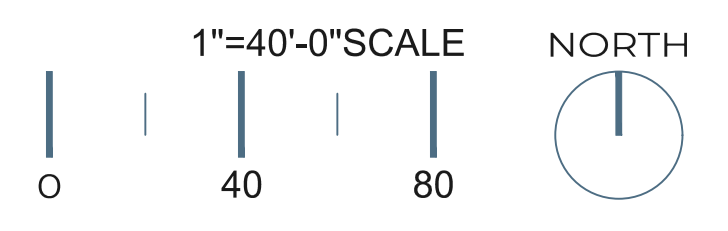
SEE SHEET C-2

SHEET INDEX

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



VENTANA COMMERCIAL - PA4
FONTANA | CA
THE PREVITI GROUP
DATE 4 | 16 | 26



CONCEPTUAL GRADING PLAN | C-1

F:\PROJECTS\1655\009\PLANS\UTILITIES\TENTATIVE_PARCEL_MAP\COMMERCIAL\1655-009-009-TM10100-COMM.DWG (04-16-26 9:11:51AM) Plotted by: csgagne

**CITY OF FONTANA
UTILITY NOTIFICATION LIST:**

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
7951 REDWOOD AVENUE
FONTANA, CA 92336
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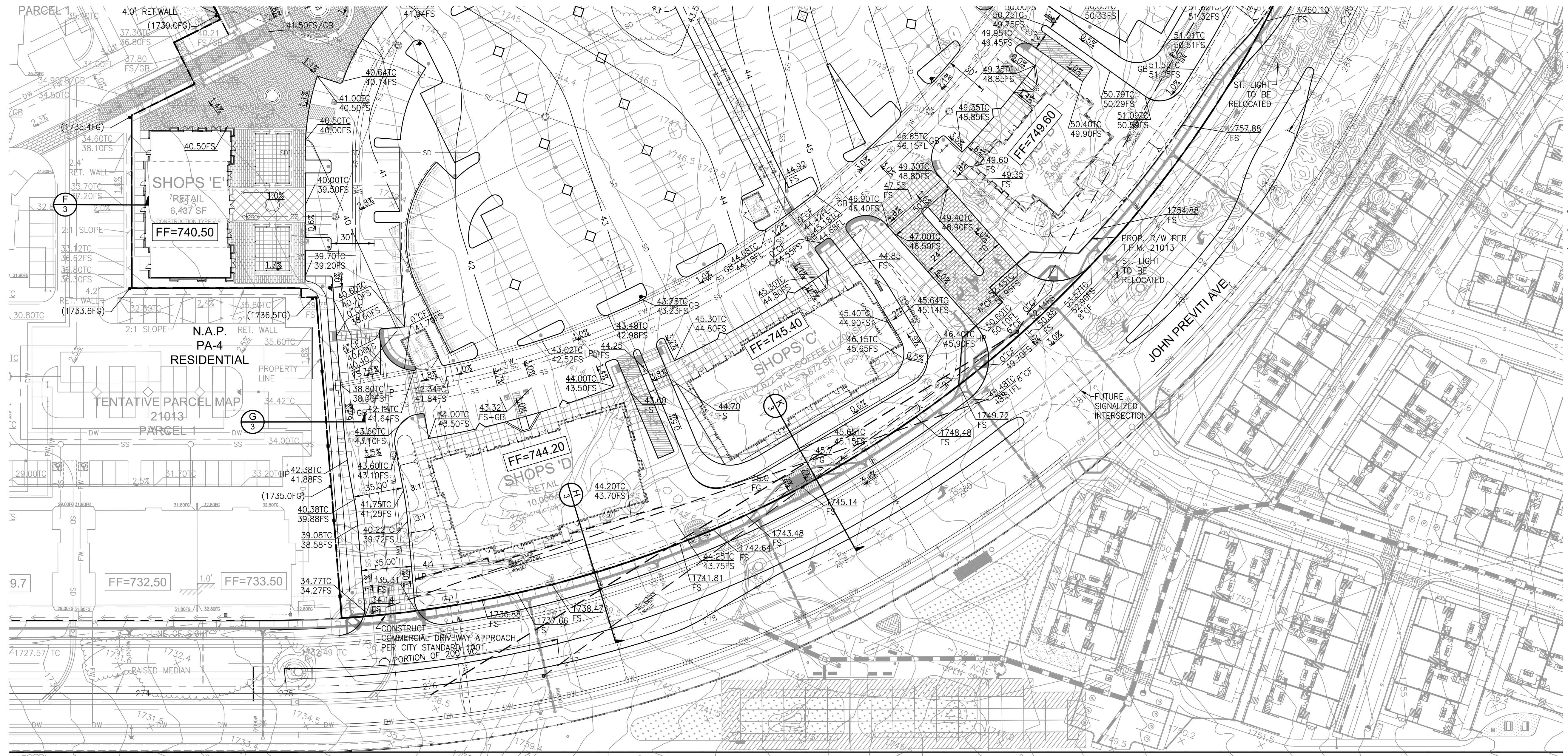
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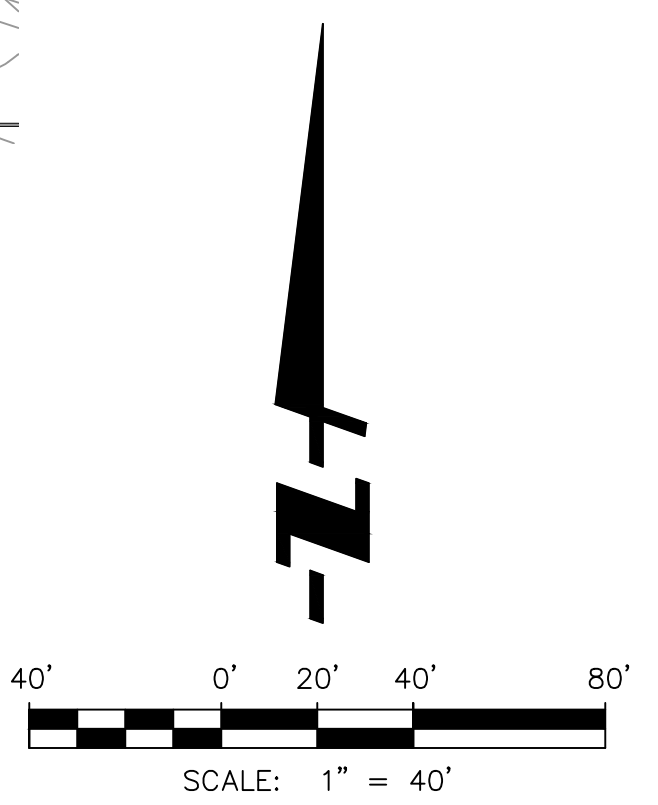
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* (I.E. 75.00 IS 1775.00)

SEE SHEET C-1



LEGEND

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



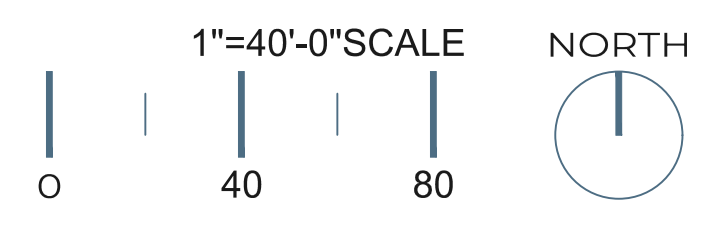
VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

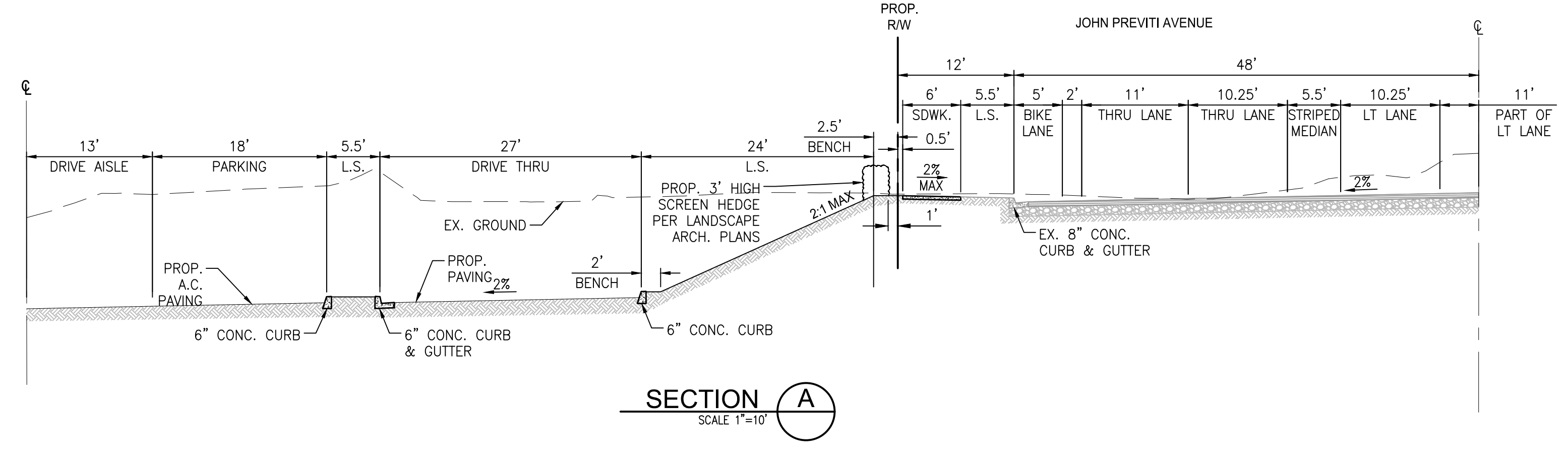
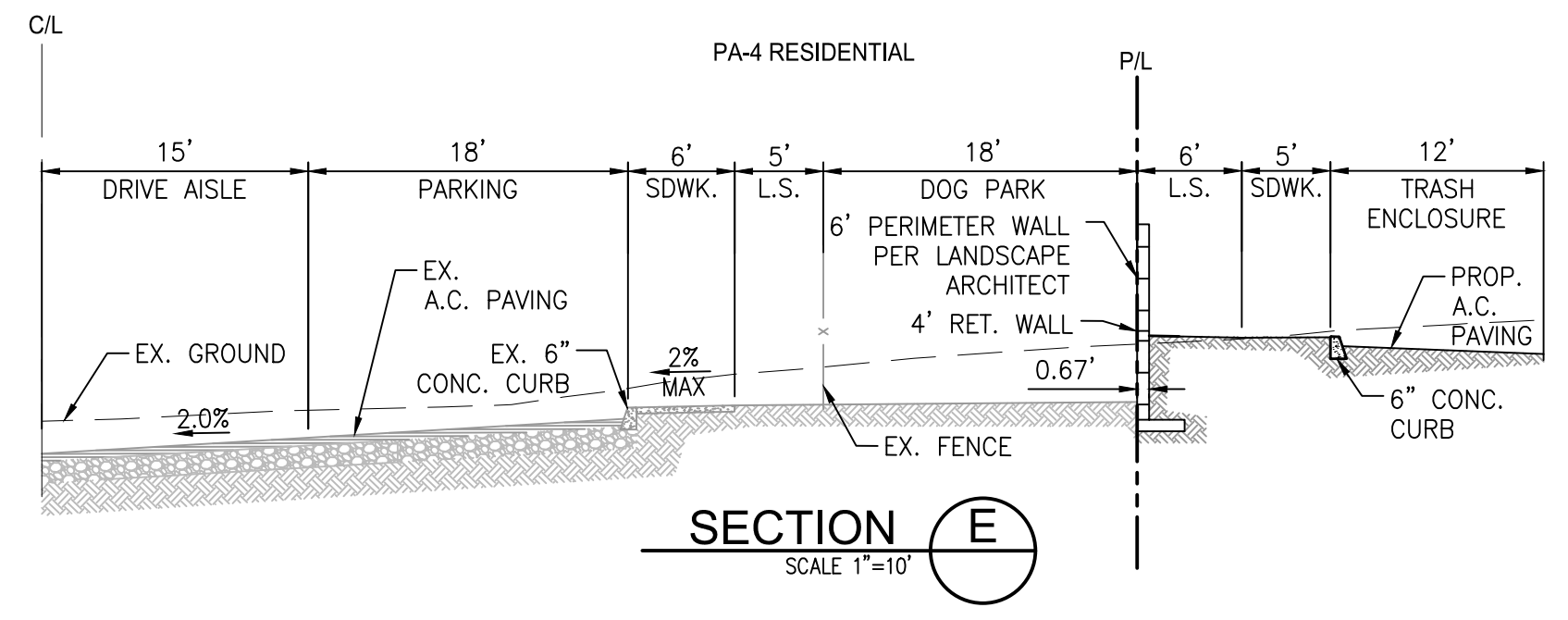
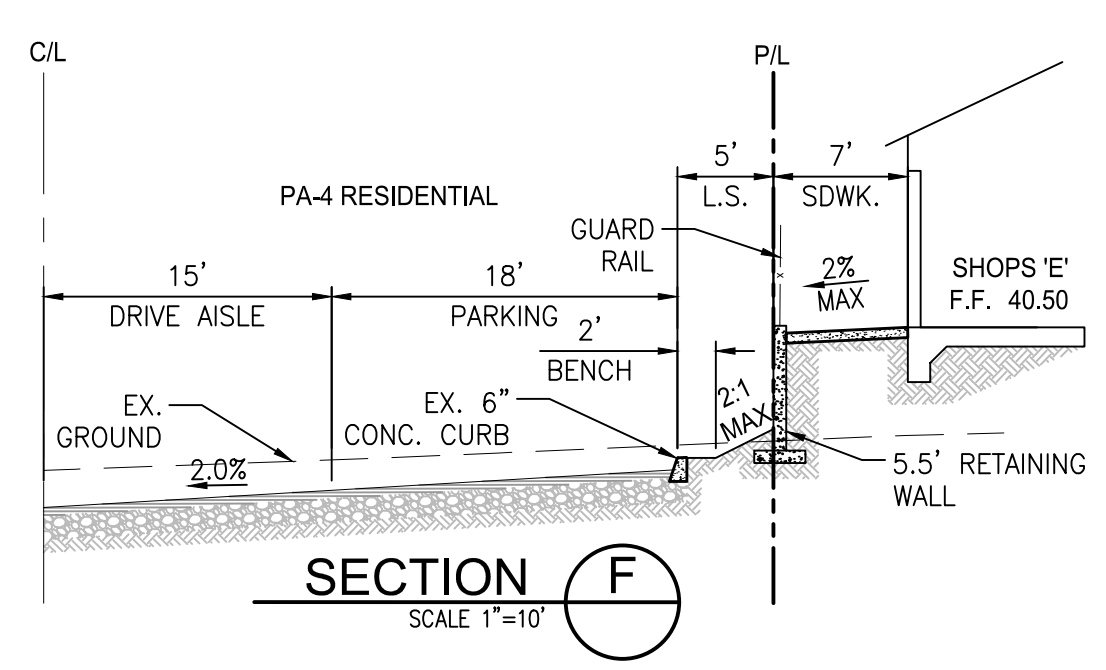
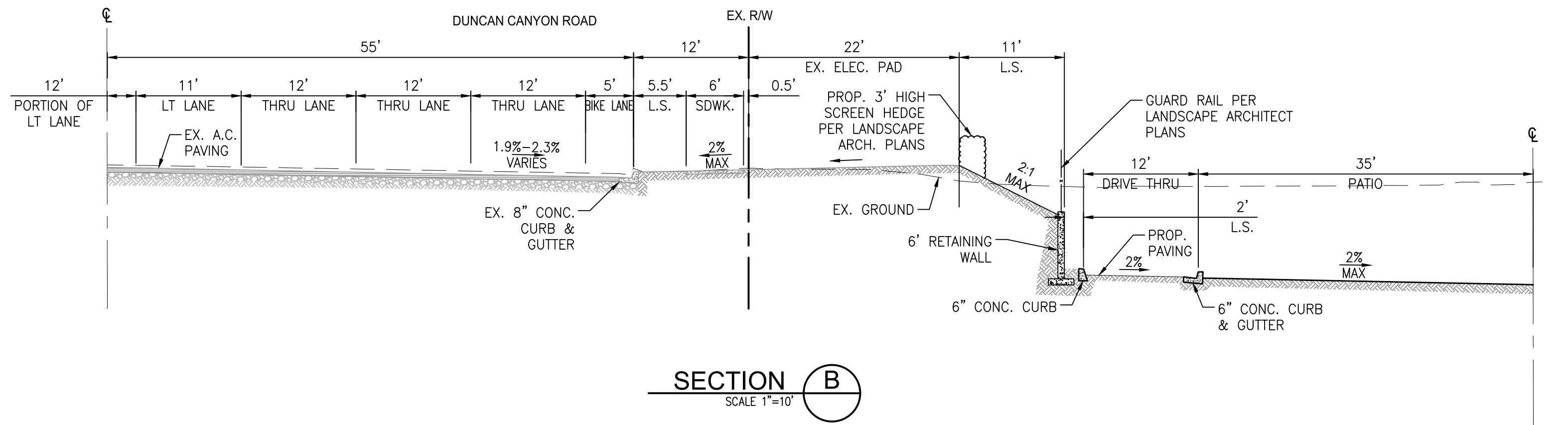
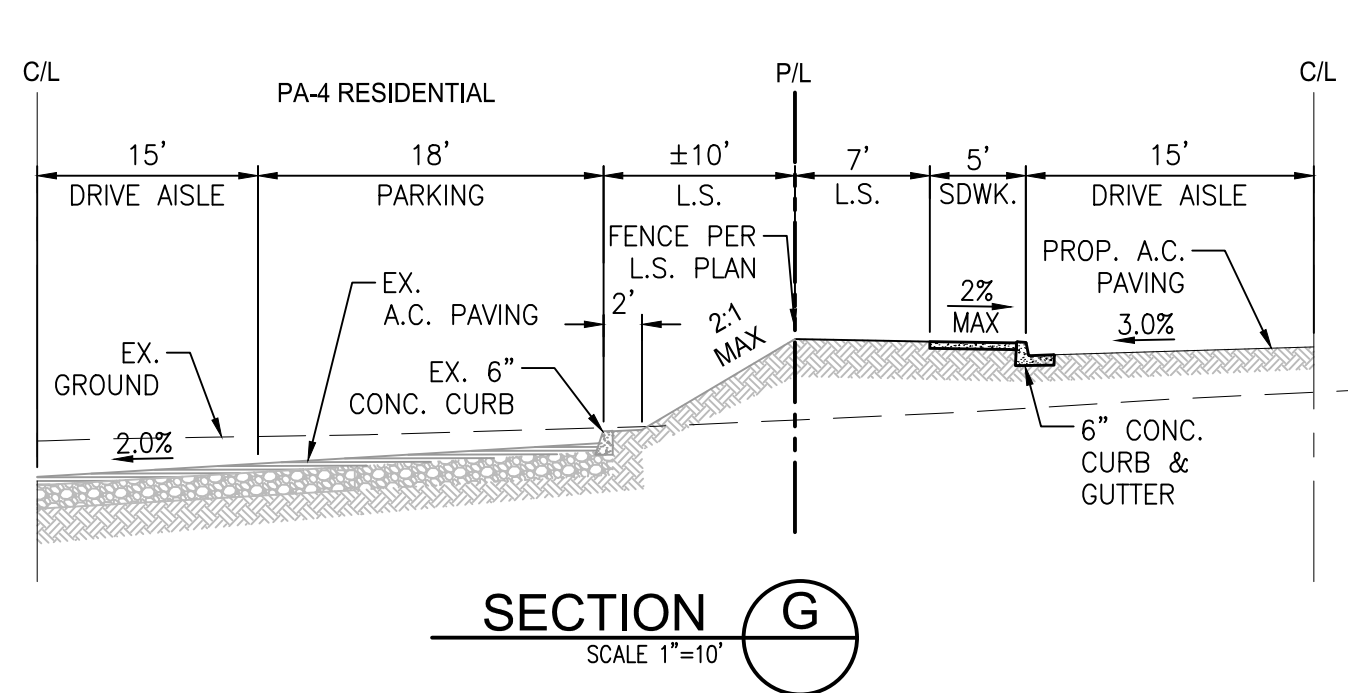
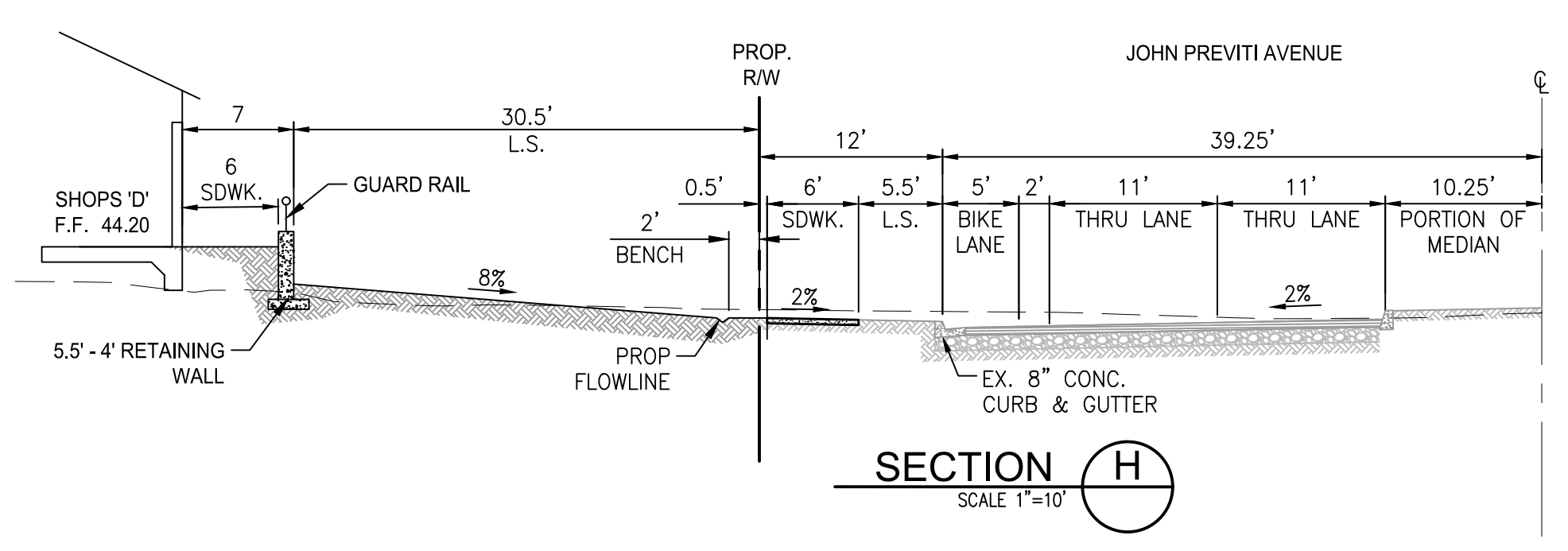
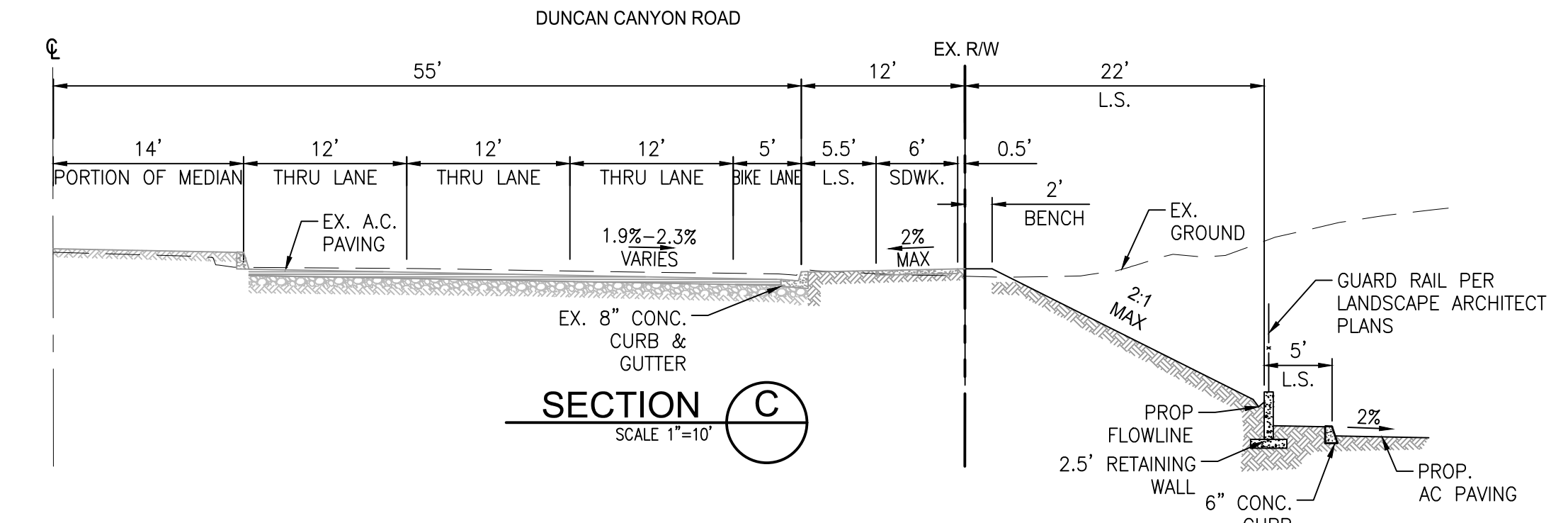
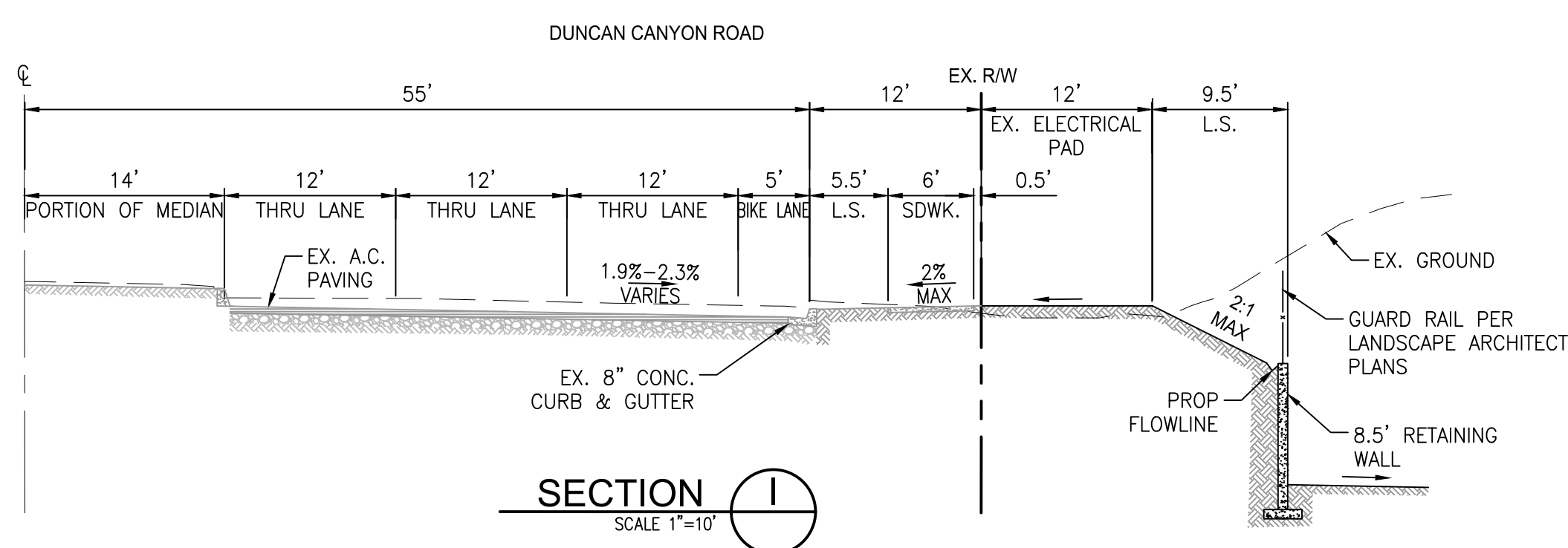
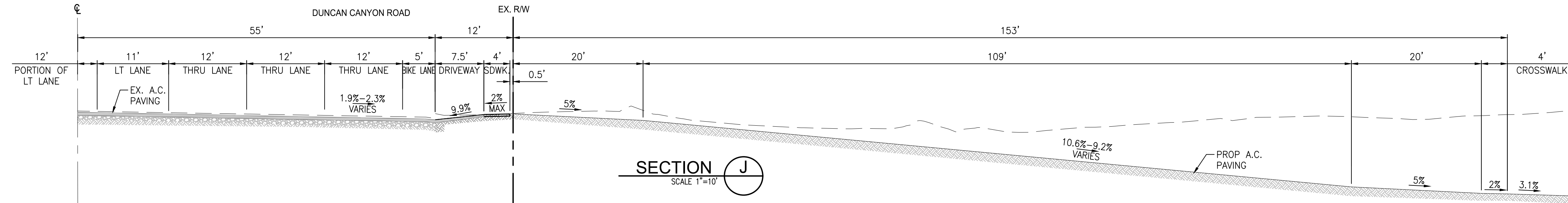
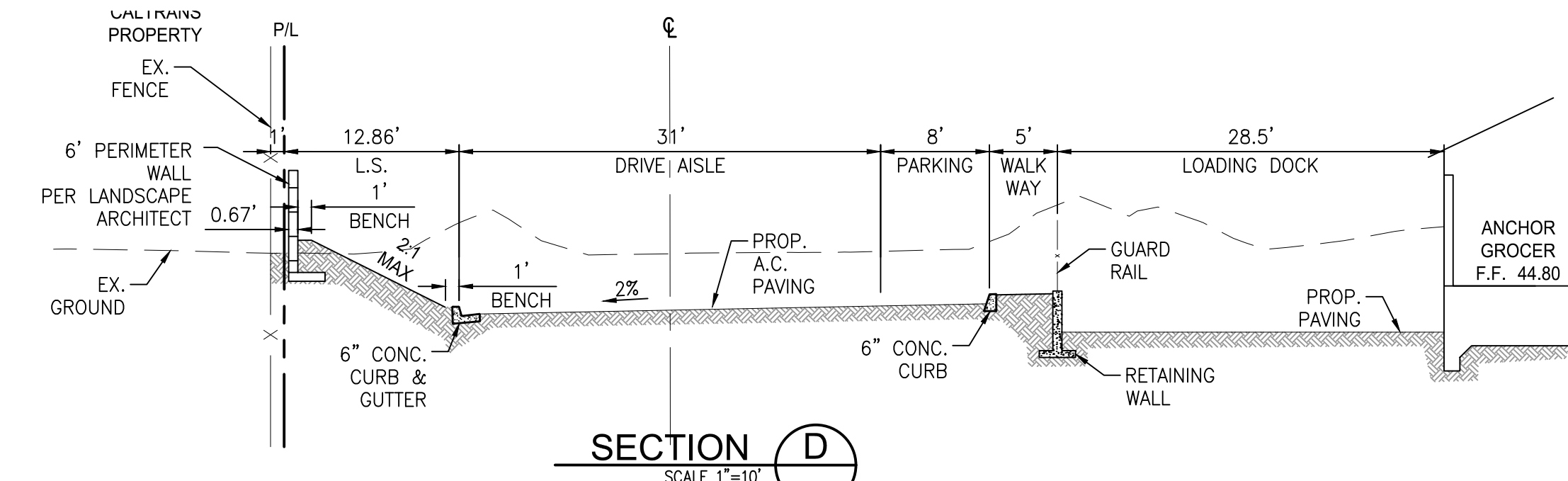
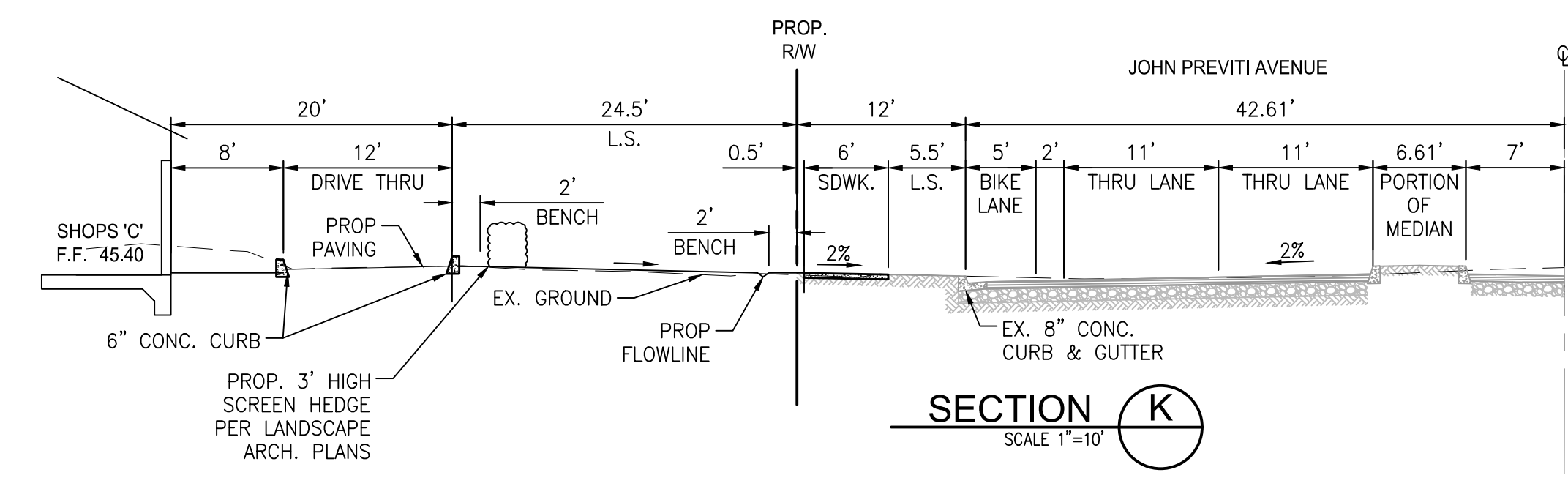
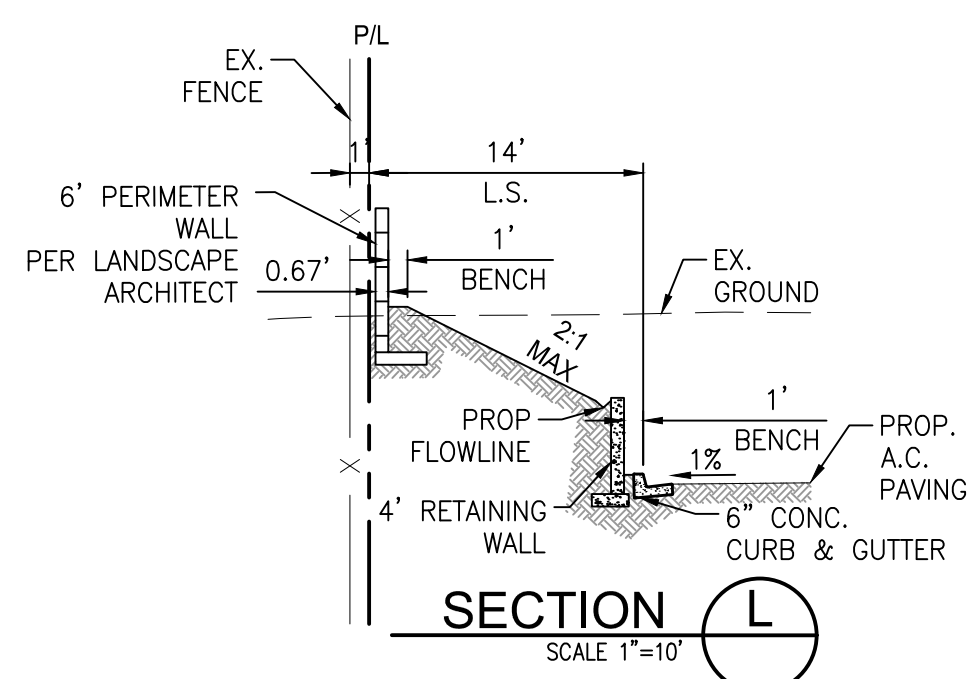
DATE 4 | 16 | 26

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

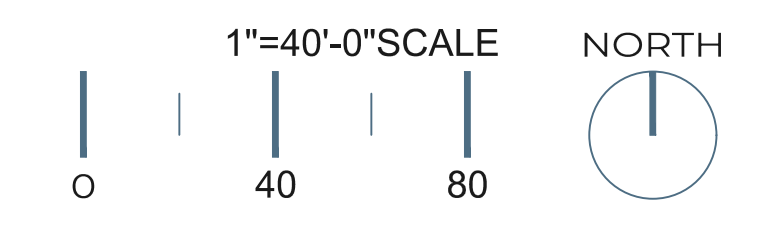


CONCEPTUAL GRADING PLAN | C-2

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VENTANA COMMERCIAL - PA4
FONTANA | CA
 THE PREVITI GROUP
 DATE 4 | 16 | 26



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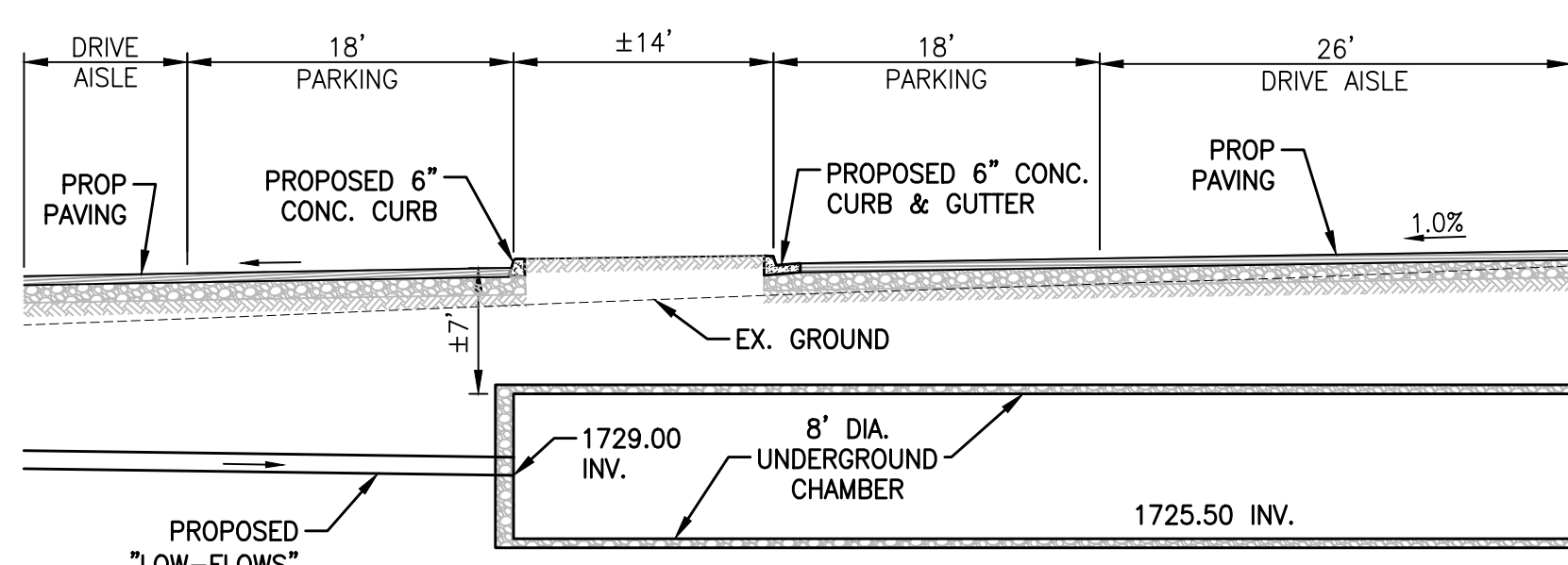
ABBREVIATIONS

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

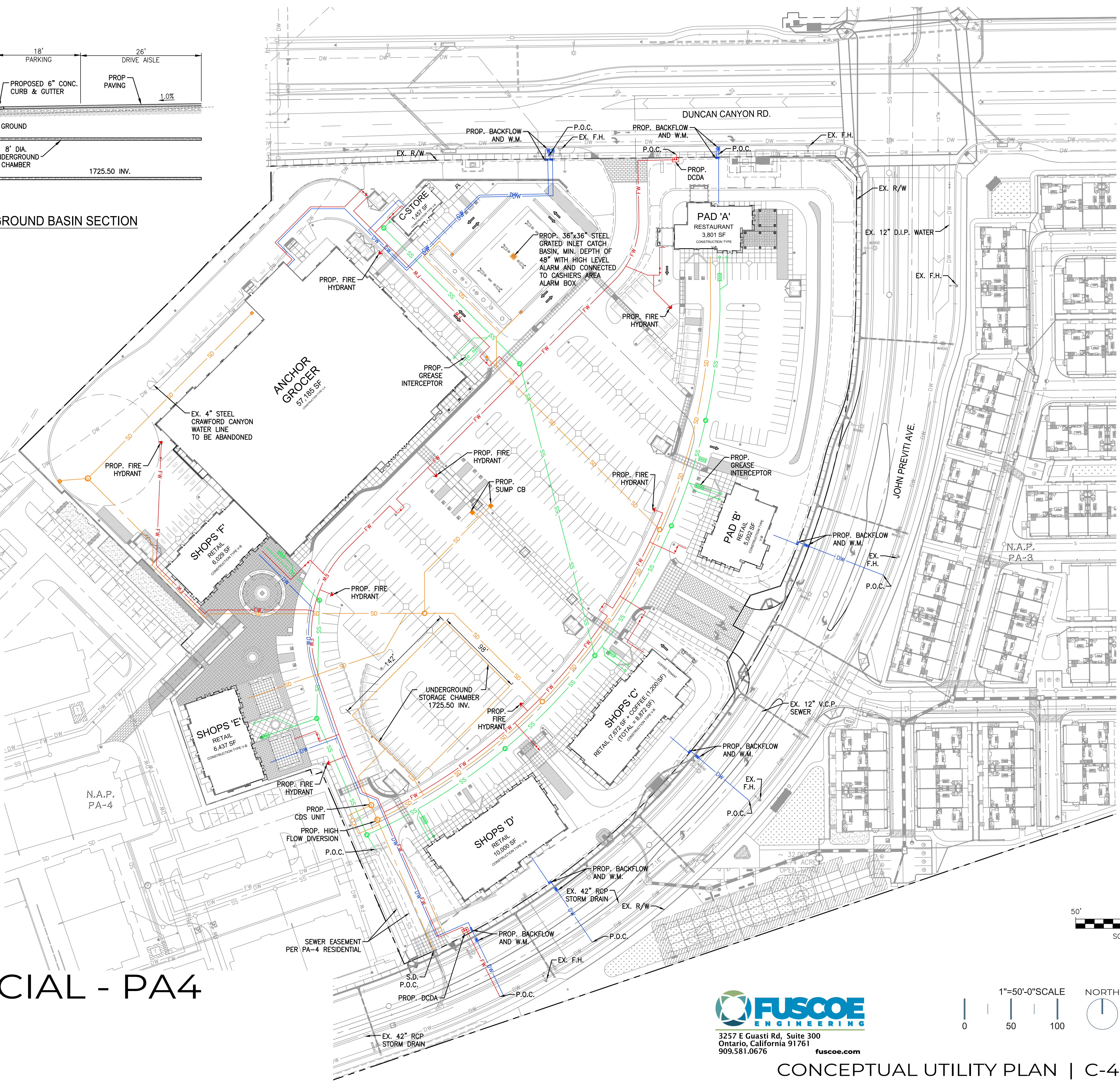
LEGEND:

	PROPOSED WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED SECTIONAL VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
	EXISTING WATER LINE
	EXISTING SEWER
	EXISTING STORM DRAIN LINE
	PROPOSED GREASE INDICATOR

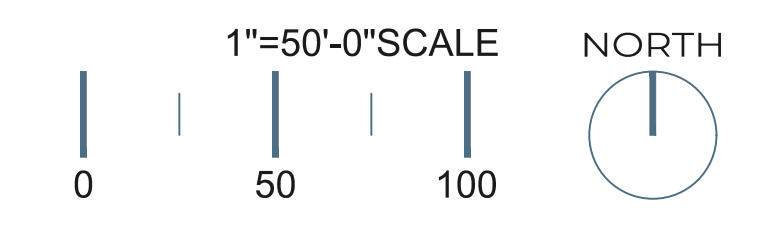
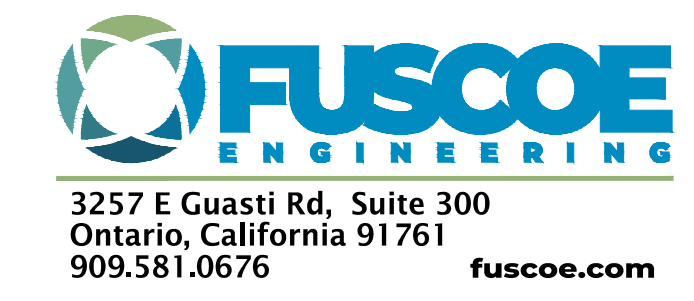
*SPECIAL NOTE - FUELING AREA SPILL PREVENTION HOLDING TANK: LAND DEVELOPMENT ENGINEERING REVIEW AND APPROVAL OF THE LOCATION OF THE HOLDING TANK IS LIMITED TO CONFIRMATION THAT THE SYSTEM IS NOT CONNECTED TO SEWER AND/OR STORM DRAIN SYSTEMS. THE SPILL PREVENTION HOLDING TANK MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS FROM THE ENVIRONMENTAL COMPLIANCE DIVISION.



8' DIAMETER UNDERGROUND BASIN SECTION



VENTANA COMMERCIAL - PA4
 FONTANA | CA
 THE PREVITI GROUP
 DATE 4 | 16 | 26



CONCEPTUAL UTILITY PLAN | C-4

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