

THESE DRAWINGS, LAYOUTS AND IDEAS ARE NOT TO BE REPRODUCED WITHOUT THE CONSENT OF O.J.M.

**GENERAL NOTES**

1. ALL WORKS SHALL COMPLY WITH ALL THE APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRY SAFETY ORDERS OF THE STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE STRUCTURAL ENGINEER, ARCHITECT AND OWNER FOR ANY DAMAGES AND/OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.

2. THE FOLLOWING NOTES AND SPECIFICATIONS ARE \* UNLESS OTHERWISE NOTED \* CONFLICT BETWEEN THE SPECIFIC NOTES AND THE GENERAL SHOULD BE CLARIFIED WITH THE STRUCTURAL ENGINEER-OF-RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO OTHER METHOD CONSTRUCTION OR SUBSTITUTION SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR ARCHITECT.

**FIRE NOTES**

1) BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBER SHALL BE MINIMUM 3 INCHES HIGH, 1 INCH WIDE WITH 3/8 INCH STROKE. FOR BUILDINGS SET BACK MORE THAN 150 FEET FROM THE STREET, THE NUMBERS SHALL BE A MINIMUM 5 INCHES HIGH, 2 INCHES WIDE WITH A 1/2 INCH STROKE. CFC, CHAPTER 5, SECTION 506.1

2) PORTABLE FIRE EXTINGUISHER REQUIREMENTS SHALL BE DETERMINED BY FIRE DEPARTMENT FIELD INSPECTOR IN ACCORDANCE WITH CFC, CHAPTER 9, SECTION 906.

3) DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARD (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AND APPROVE AUTOMATIC FIRE SPRINKLER SYSTEM. CFC, CHAPTER 3, SECTION 304.3.3

4) ROOF VALLEY FLASHINGS SHALL NOT BE LESS THAN 0.019-INCH (No.26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8-INCH W/ UNDERLAYMENT CONSISTING OF ONE LAYER OF No. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (FIRECODE 4710.1.3)

5) ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (FIRE CODE 4710.1.4)

6) PRIOR TO BUILDING PERMITS FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA PUBLIC RESOURCE CODE SECTION 4291, CALIFORNIA GOVERNMENT CODE SECTION 51182 AND THIS CODE. (FIRE CODE 4708.3)

7) CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 317.2.2

8) ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER BUILDING CODE 2802.1

# 9 NEW HOMES W/ ADU

UNIT TABLE SUMMARY (9 UNITS & 9 ADU'S TOTAL)					
88,562 sq ft / Gross Area 2.03 acres / Net Area 1.566 acres					
CRAFTSMAN STYLE A.1 TABLE SUMMARY LOT 3 & 7		MEDITERRANEAN STYLE A.2 TABLE SUMMARY LOT 1, 4, 6 & 9		CRAFTSMAN STYLE A.3 TABLE SUMMARY LOT 2, 5, & 8	
FLOOR AREA	1,700 SQ. FT.	FLOOR AREA	1,700 SQ. FT.	FLOOR AREA	1,700 SQ. FT.
STORIES	2	STORIES	2	STORIES	2
HEIGHT	24'-5"	HEIGHT	22'-2"	HEIGHT	22'-7"
BEDROOMS	3	BEDROOMS	4	BEDROOMS	4
BATHROOMS	2 - 1/2	BATHROOMS	3	BATHROOMS	3
FIRST FLOOR	664 SQ. FT.	FIRST FLOOR	701 SQ. FT.	FIRST FLOOR	671 SQ. FT.
SECOND FLOOR	1,036 SQ. FT.	SECOND FLOOR	999 SQ. FT.	SECOND FLOOR	1,030 SQ. FT.
2-CAR GARAGE	472 SQ. FT.	2-CAR GARAGE	434 SQ. FT.	2-CAR GARAGE	434 SQ. FT.
PORCHES & FACADE	24 + 30 + 92 = 146 SQ. FT.	PORCHES & FACADE	26 + 17 + 33 = 76 SQ. FT.	PORCHES & FACADE	50 + 24 + 17 = 91 SQ. FT.
ADU	900 SQ. FT.	ADU	900 SQ. FT.	ADU	900 SQ. FT.
LOT COVERAGE ARE	2,182 SQ. FT.	LOT COVERAGE ARE	2,111 SQ. FT.	LOT COVERAGE ARE	2,096 SQ. FT.
LOT 3 = 6,881 COVERAGE	2,182 SQ. FT. 31.7%	LOT 1 = 6,918 COVERAGE	2,111 Sq. Ft. 30.5%	LOT 2 = 6,635 COVERAGE	2,096 SQ. FT. 31.5%
LOT 7 = 6,881 COVERAGE	2,182 SQ. FT. 31.7%	LOT 4 = 9,243 COVERAGE	2,111 Sq. Ft. 22.8%	LOT 5 = 8,654 COVERAGE	2,096 SQ. FT. 24.2%
		LOT 6 = 9,338 COVERAGE	2,111 Sq. Ft. 22.6%	LOT 8 = 6,642 COVERAGE	2,096 SQ. FT. 31.5%
		LOT 9 = 7,004 COVERAGE	2,111 Sq. Ft. 30.1%		

**KEY NOTES:**

1. A/C CONDENSER  
2. TRASH CANS (RECYCLING & SOLID WASTE)

SUBDIVIDE A LOT IN TO 9 PARCELS  
Lot: 88,562 sq ft / 2.03 acres

Legal Description: S T L AND W CO S B L E 5.52 AC  
LOT 700 MEAS TO ST GEN LINES  
EX W 17 AC THEREOF AND EX ST

Parcel #: 0193-172-13-0000

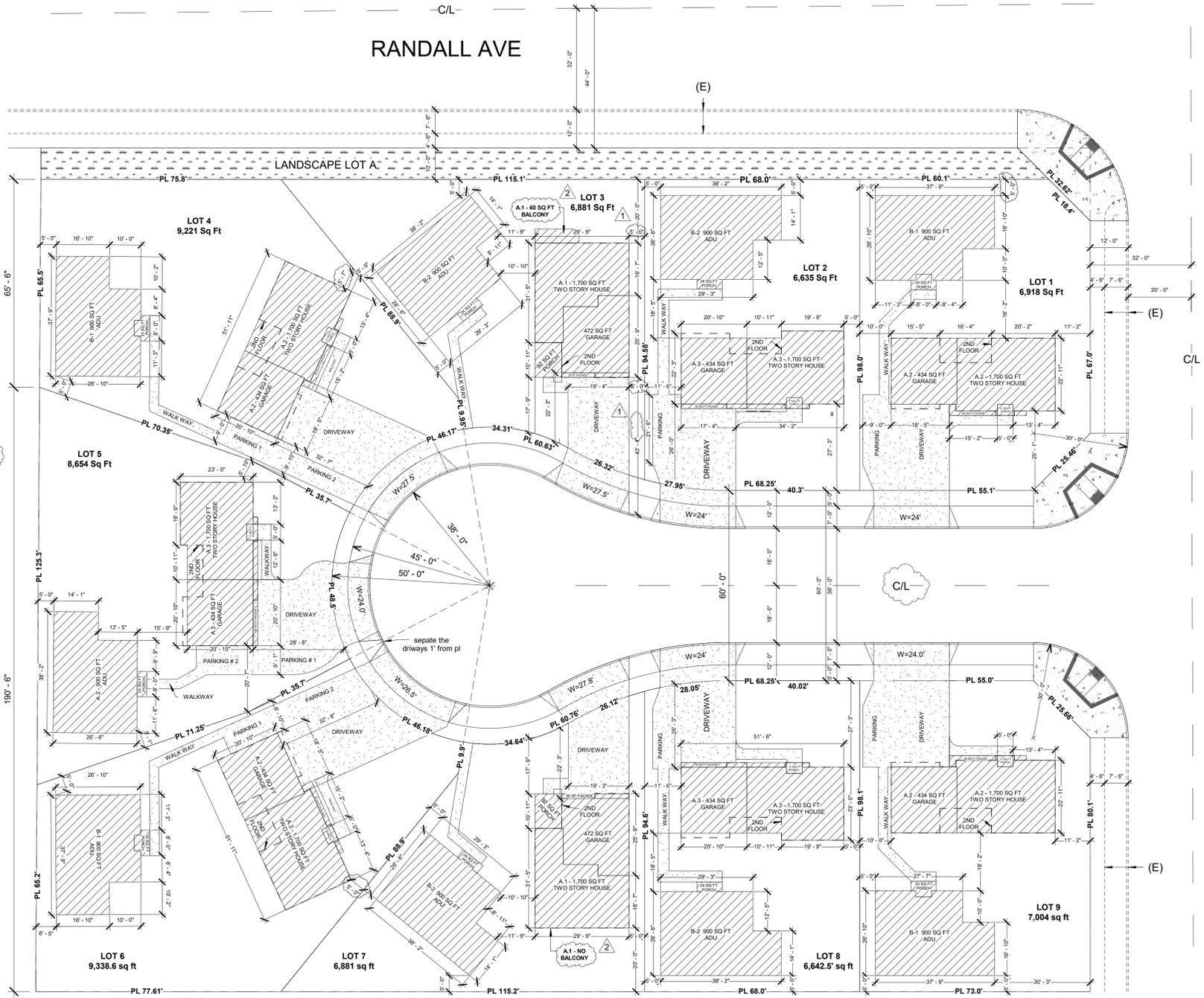
**LOT AVERAGE:**

Lot 1 = 6,918
Lot 2 = 6,635
Lot 3 = 6,881
Lot 4 = 9,243
Lot 5 = 8,654
Lot 6 = 9,338
Lot 7 = 6,881
Lot 8 = 6,642
Lot 9 = 7,004

Total = 68,196 / 9 = 7,577 AVERAGE  
Net 68,196 = 1.566 acre

**NOTES:**

ALL PUBLIC STREET IMPROVEMENT (SEWER, STREET, STREET LIGHTS & WOMP SYSTEM WILL BE CONSTRUCTED PER CIVIL & GRADING PLANS



1 SITE PLAN.  
1" = 20'-0"

SHEET	DESCRIPTION
CVR.1	GENERAL NOTES, SITE, AND PROJECT DATA
1	UNIT A.1 1ST & 2ND FLOOR PLAN
2	UNIT A.1 ELEVATIONS
3	UNIT A.1 COLOR BOARD & MATERIALS
4	UNIT A.2 MEDITERRANEAN STYLE 1ST & 2ND FLOOR PLAN
5	UNIT A.2 MEDITERRANEAN STYLE ELEVATIONS
6	UNIT A.2 COLOR BOARD & MATERIALS
7	UNIT A.3 1ST & 2ND FLOOR PLAN
8	UNIT A.3 ELEVATIONS
9	A-3 COLOR BOARD & MATERIALS
10	B-1 MEDITERRANEAN
11	ADU B-2 CRAFTMAN
12	WALL PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
GR1	CONCEPTUAL GRADING PLAN
GR2	CONCEPTUAL GRADING PLAN
GR3	TOPOGRAPHY & DEMOLITION PLAN
TR1	TRACT MAP
3D	3D ELEVATIONS
INDEX	



**VICINITY MAP**

CONSTRUCTION TYPE:	TYPE V-B	NUMBER OF STORIES:	2
OCCUPANCY :ZONE	R-3	FIRE SPRINKLER	YES

**PROJECT DATA**

PROJECT SHALL COMPLY WITH:

- 2019 CBC/ 2019 IBC
- 2019 CEC/ 2019 NEC
- 2019 CMIC/ 2019 UMC
- 2019 CPCU/ 2019 UPC
- 2019 CALIFORNIA ENERGY CODE

- commercial  
 - engineering  
 - patios & decks  
 - development  
 - custom homes  
 - additions  
 1188 W. Marshall Blvd, San Bernardino Ca 92405  
 (909)210.8669

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335  
**SITE PLAN, GENRL. NOTES, INDEX AND VICINITY MAP**

Project number	HOMES2017
Date	2-4-2017
Drawn by	O.J.M
Checked by	O.J.M

Scale 1" = 20'-0"



DESIGN BY:

-  - NEW STUD WALL
-  - (E) FENCE WALL
-  - 23- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
-  - 10- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- (E) - EXISTING
- (N) - NEW
-  - 1x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
-  - INCANDESCENT LIGHT FIXTURE WITH MOTION SENSOR
-  - 20- FLUORESCENT LIGHT FIXTURE
-  - 3- EXHAUST FAN TO PROVIDE 50 C.F.M. SWITCH TO LIGHT, VENT THROUGH ROOF
-  - 7- SMOKE DETECTOR HARD WIRE W/ BATTERY BACK-UP
-  - FLUORESCENT CAN LIGHT FIXTURE
-  - INCANDESCENT CAN LIGHT FIXTURE
-  - 2- CARBON MONOXIDE ALARM

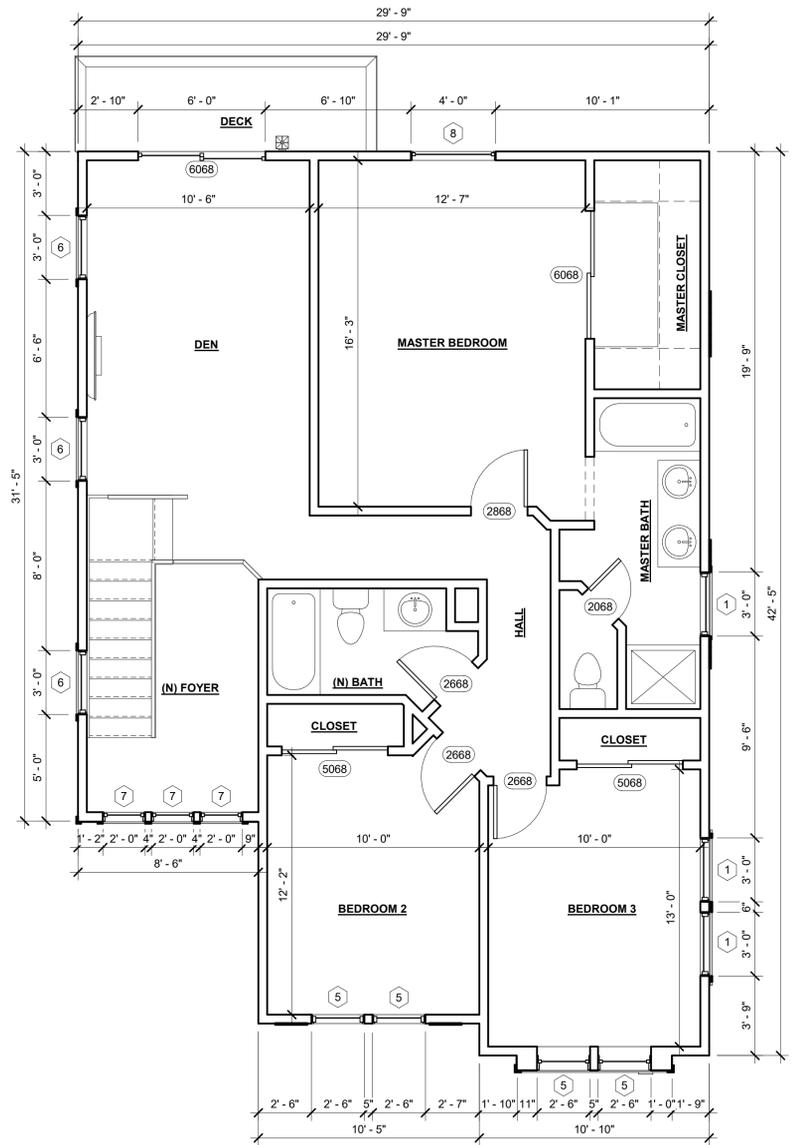
7 LEGEND B.1  
1 : 1

DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE	MATERIAL	FINISH	THICKNESS	FINISH COMMENTS
6068	6'-0" x 6'-8"	TEMP GLASS	PF	1 3/4"	
3068	3'-0" x 6'-8"	SC	PF	1 3/4"	ALL EXTERIOR TO BE SC
2868	2'-8" x 6'-8"	SC	PF	1 3/4"	ALL EXTERIOR TO BE SC
2668	2'-6" x 6'-8"	HC	PF	1 3/4"	
2068	2'-0" x 6'-8"	HC	PF	1 3/4"	
5068	6'-0" x 6'-8"	HC	PF	1 3/4"	CLOSET DOOR
6068	6'-0" x 6'-8"	HC	PF	1 3/4"	CLOSET DOOR

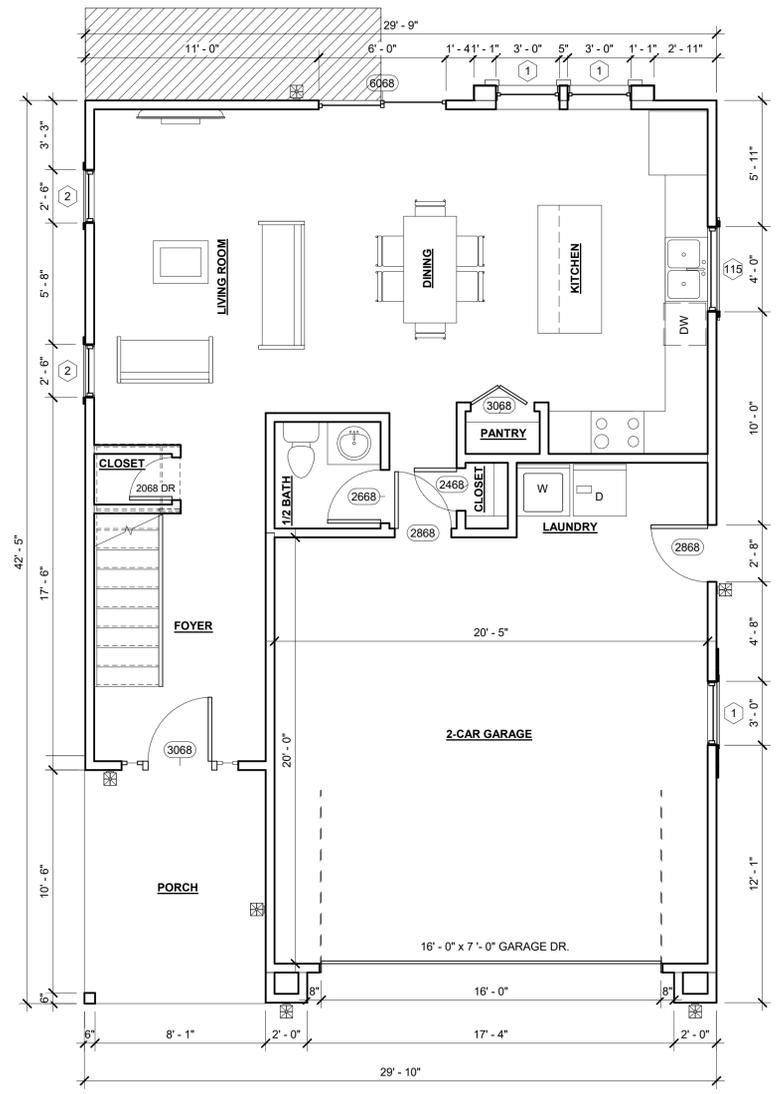
ABBREVIATIONS  
 HC = HOLLOW CORE  
 SC = SOLID CORE  
 PF = PREFINISHED  
 PS = PRESSED STEEL (TIMELY)

WINDOW SCHEDULE								
WINDOW NUMBER	WINDOW SIZE	TYPE-MATERIAL	FINISH	THICKNESS	U-FACTOR	SHGC	NFRC	FINISH COMMENTS
1	3'-0" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
2	2'-6" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
3	1'-4" x 7'-0"	FIX SIDE LIGHT	PF	1 3/4"	.32	.25	NFRC	
4	4'-0" x 3'-6"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	
5	2'-6" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
6	3'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.32	.25	NFRC	
8	4'-0" x 4'-5"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
9	4'-0" x 1'-6"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	
10	2'-0" x 3'-0"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	

ABBREVIATIONS  
 SL = SLIDING  
 DH = DOUBLE HUNG  
 PF = PREFINISHED



2 A.1 - 2ND FLOOR  
1/4" = 1'-0"



1 A.1 - 1ST FLOOR  
1/4" = 1'-0"

- residential  
 - desing  
 - patios & decks  
  

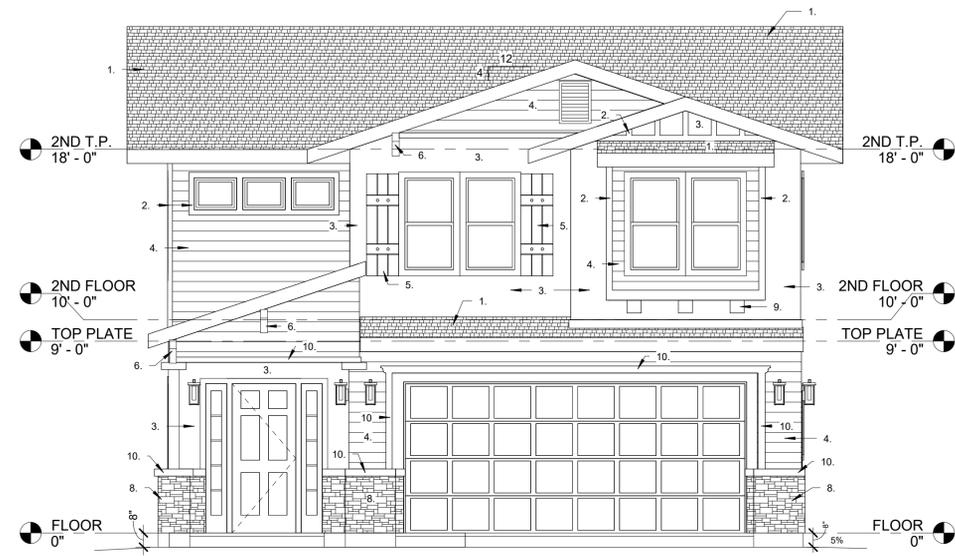
  
 - remodeling  
 - custom homes  
 - additions  
 1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335  
  
**UNIT A.1 CRAFTSMAN STYLE 1ST & 2ND FLOOR PLAN**

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

1 - A.1  
 Scale As indicated

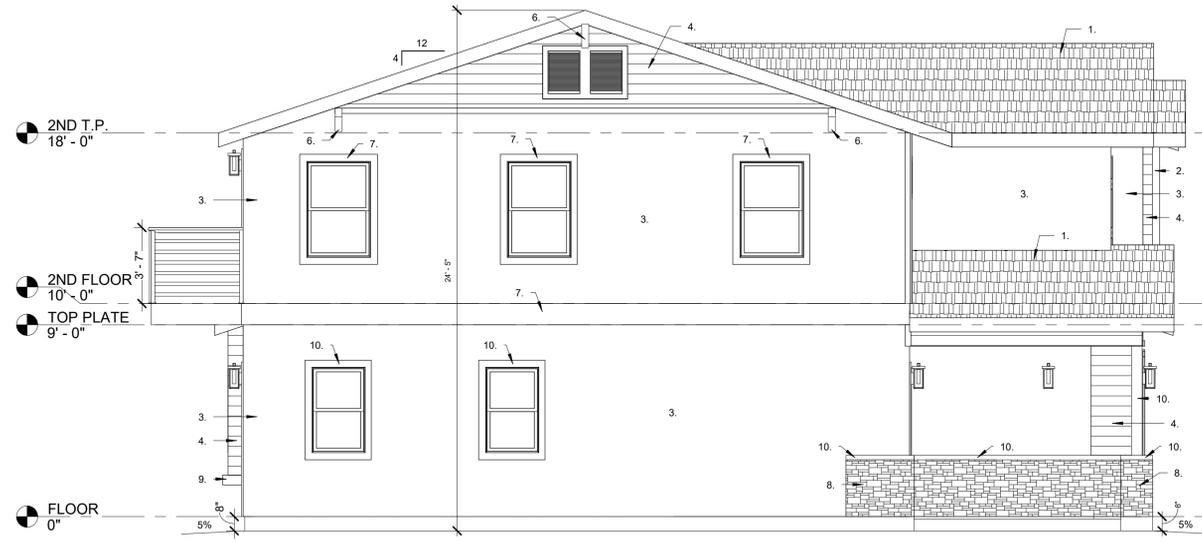


① A.1 FRONT ELEVATION  
1/4" = 1'-0"

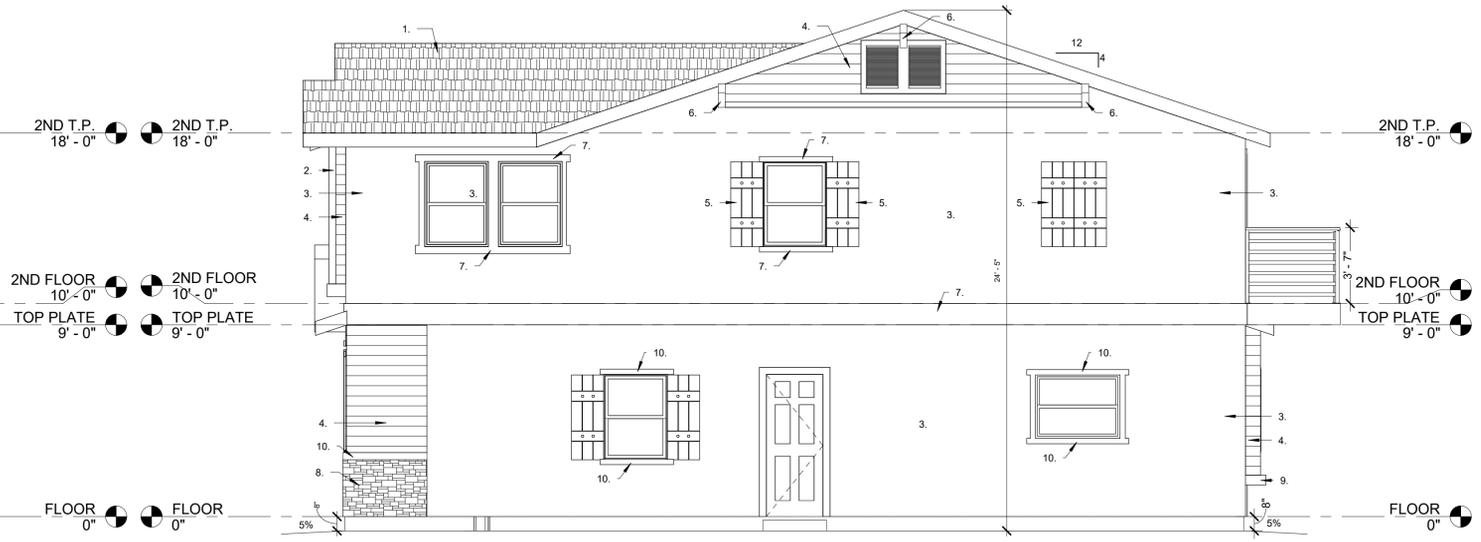
- KEY NOTES**
- 199 CHARCOAL RANGE GRAY ROOF TILE
  - WOOD TRIMS (ON SIDING)
  - LA HABRA FALL BROOK SAND FINISH STUCCO
  - JAMES HARDIE 6" EXPOSED WOOD GRAINSIDING TYP.
  - PRE-FAB WOOD FINISH PLASTIC SHUTTERS
  - 6x6 WOOD DECORATIVE BRACE
  - STUCCO TRIM
  - STACKED STONE LOOK TILES
  - 8x8 DECORATIVE FOAM BEAMS
  - WOOD TRIMS

**NOTE:**  
INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

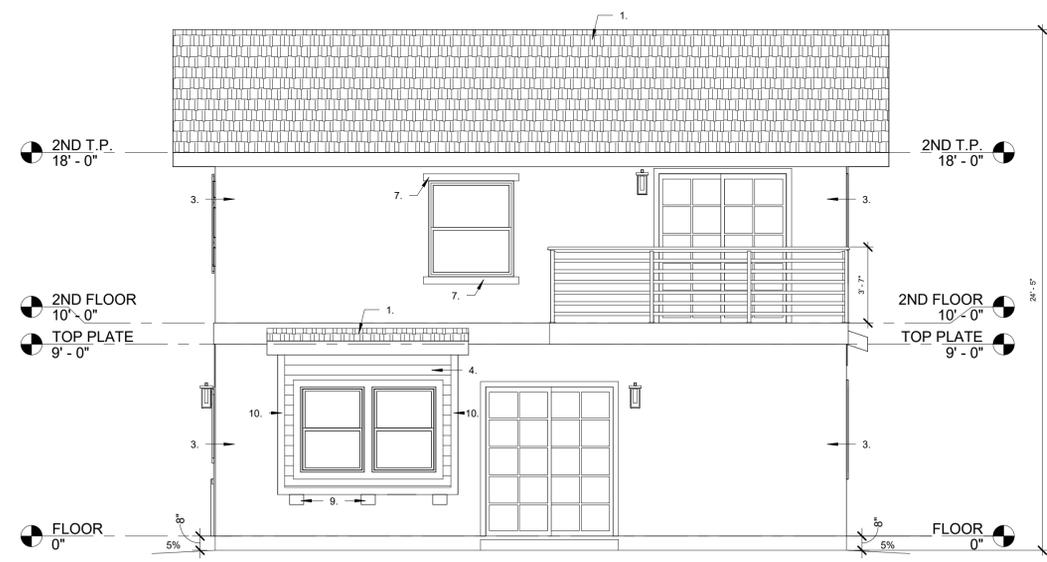
**STUCCO NOTES**  
(N) STUCCO SHALL BE 7/8 INCHES AN APPLIED WITH THREE-COAT APPLICATION PER CBC 2508.1 AND INSTALL IN ACCORDANCE WITH CHAPTER 25 ON THE CBC. STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF D PAPER SHALL BE APPLIED. A MINIMUM NO. 26 GAGE CORROSION-RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE. LINE ON ALL EXTERIORS STUD WALLS THE SCREED SHALL BE PLACE A MINIMUM OF 4" INCHES ABOVE THE EARTH OR 2" INCHES ABOVE PAVE AREAS.



② LEFT ELEVATION  
1/4" = 1'-0"



④ A.1 RIGHT ELEVATION  
1/4" = 1'-0"



③ A.1 REAR ELEVATION  
1/4" = 1'-0"

O.J.M.  
Residential Design

- remodeling  
- custom homes  
- additions

- residential  
- design  
- patios & decks

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No.	Description	Date

**9 NEW HOMES W/ ADU**  
Segura Family Trust & Oceano Investment LLC.  
9320 Oleander Ave  
Fontana CA 92335

**UNIT A.1 CRAFTSMAN STYLE ELEVATIONS**

Project number HOMES2017  
Date 2-4-2017  
Drawn by Author  
Checked by Checker

**2 - A.1**

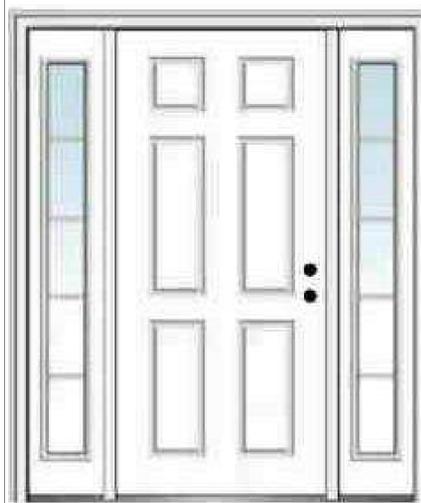
Scale 1/4" = 1'-0"



PROPOSED LIGHTING



SIMONTON Daylight Max  
Single Hung Vinyl Windows



MMI DOOR 60-in x 80-in Fiberglass\_Page6



PlyGem 4-Board Closed Board  
and Batten Shutters Pair in Gray



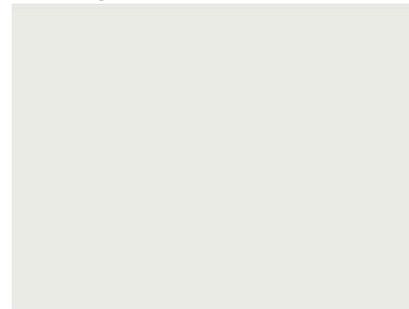
Lite Stone Shadow Grey Faux



Classic Collection 16 ft. x 7 ft. Non-Insulated Solid White Garage Door



① A-1 3D



WHITE  
52



GREY RIVER ROCK  
HDC-SM16-02



SIDING



GOLDEN EAGLE 199 CHARCOAL RANGE

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335

**UNIT A.1 COLOR BOARD & MATERIALS**

Project number HOMES2017  
 Date 2-4-2017  
 Drawn by Author  
 Checked by Checker

**3 - A.1**

Scale

O.J.M.  
 -Residential Design-  
 - remodeling  
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 1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

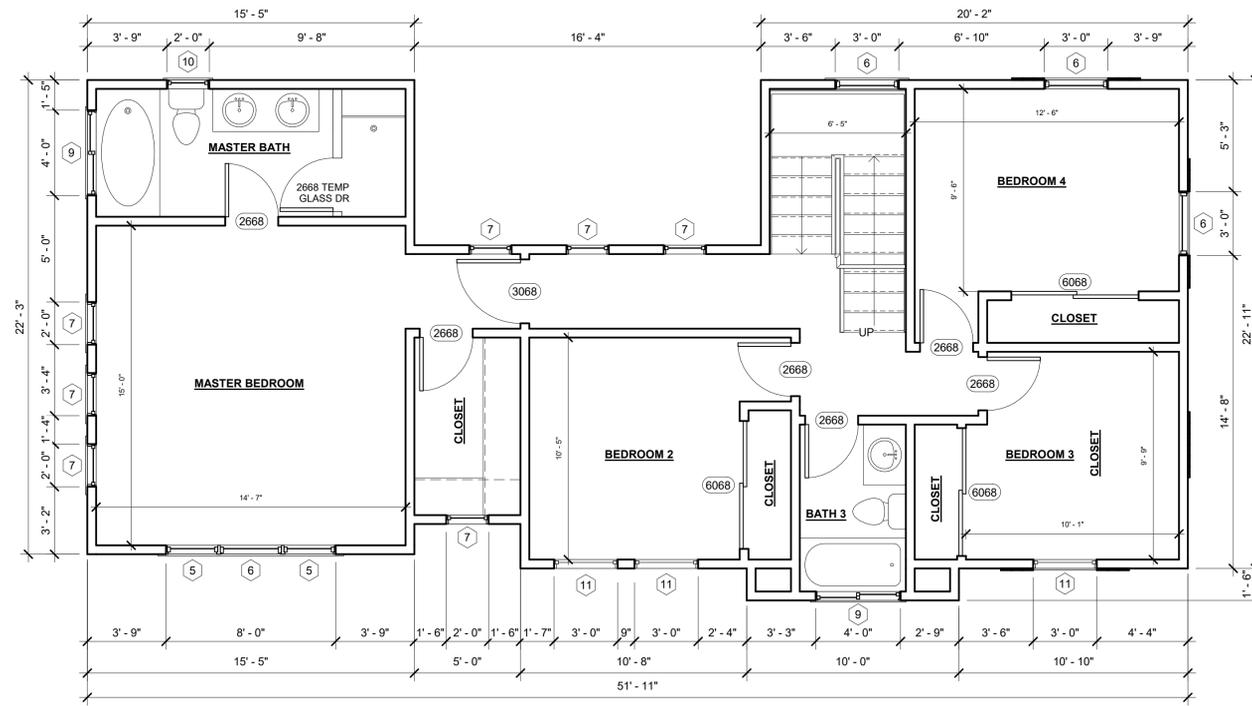
DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE	MATERIAL	FINSH	THICKNESS	FINISH COMMENTS
6068	6'-0" x 6'-8"	TEMP GLASS	PF	1 3/4"	
3068	3'-0" x 6'-8"	SC	PF	1 3/4"	ALL EXTERIOR TO BE SC
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2668	2'-6" x 6'-8"	HC	PF	1 3/4"	
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2	2'-6" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
3	1'-4" x 7'-0"	FIX SIDE LIGHT	PF	1 3/4"	.32	.25	NFRC	
4	4'-0" x 3'-6"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	
5	2'-6" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
6	3'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.32	.25	NFRC	
8	4'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	
9	4'-0" x 1'-6"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	
10	2'-0" x 3'-0"	SLIDING -VINYL	PF	1 3/4"	.32	.25	NFRC	
11	3'-0" x 4'-6"	ARCH SINGLE HUNG-VINYL	PF	1 3/4"	.32	.25	NFRC	

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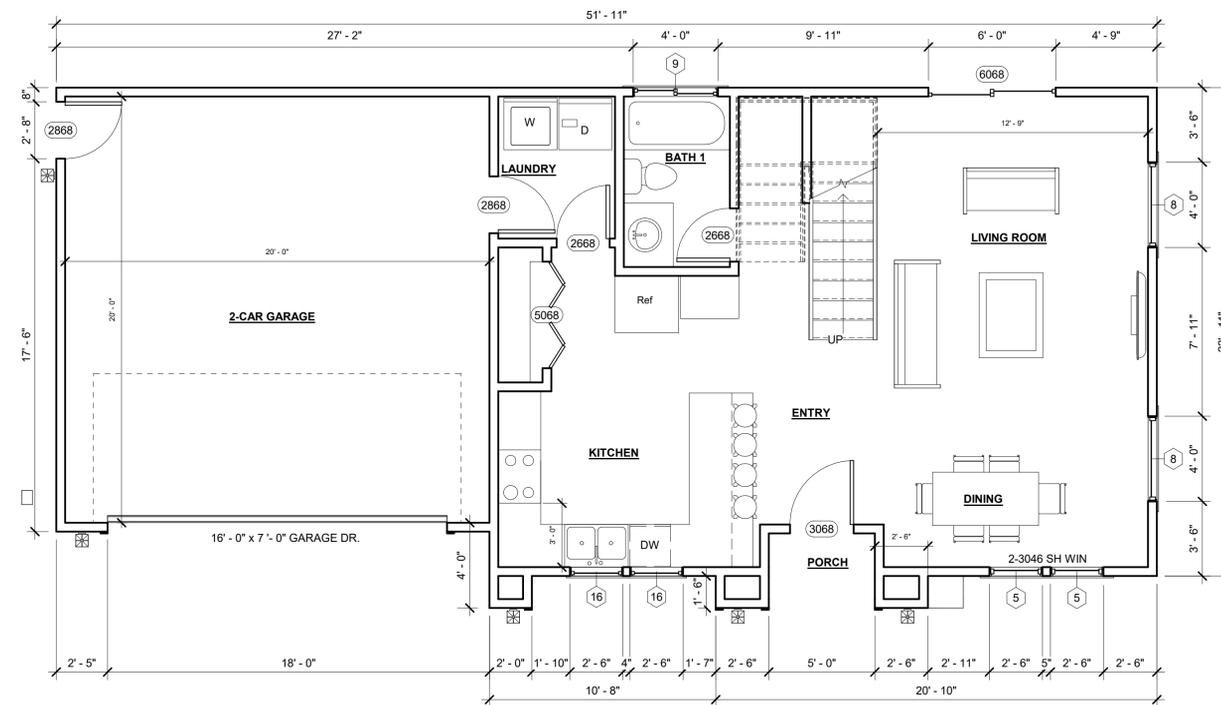
④ WINDOW SCHEDULE A.2  
 1/2" = 1'-0"



① A.2 - 2ND FLOOR  
 1/4" = 1'-0"

- NEW STUD WALL
- (E) FENCE WALL
- 23- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- 10- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
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- FLUORESCENT CAN LIGHT FIXTURE
- INCANDESCENT CAN LIGHT FIXTURE
- 2- CARBON MONOXIDE ALARM

③ LEGEND A.2  
 1:1



② A.2 - 1ST FLOOR  
 1/4" = 1'-0"

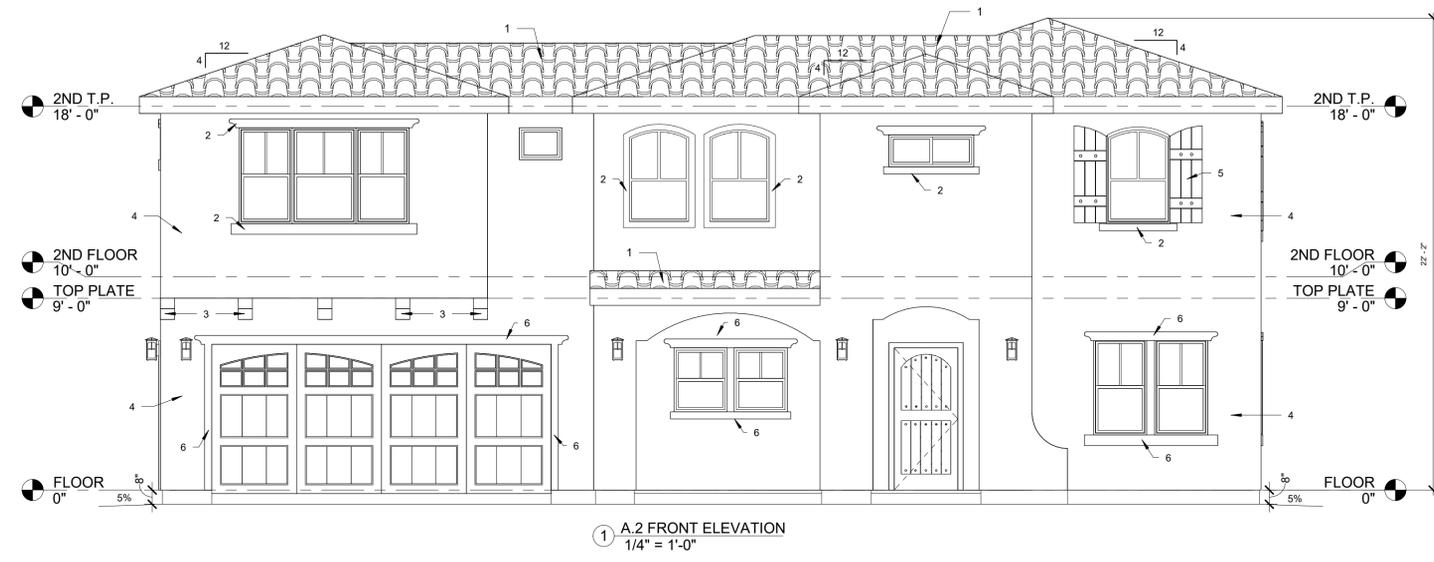
OJM Residential Design  
 - residential  
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 - patios & decks  
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 - custom homes  
 - additions  
 1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

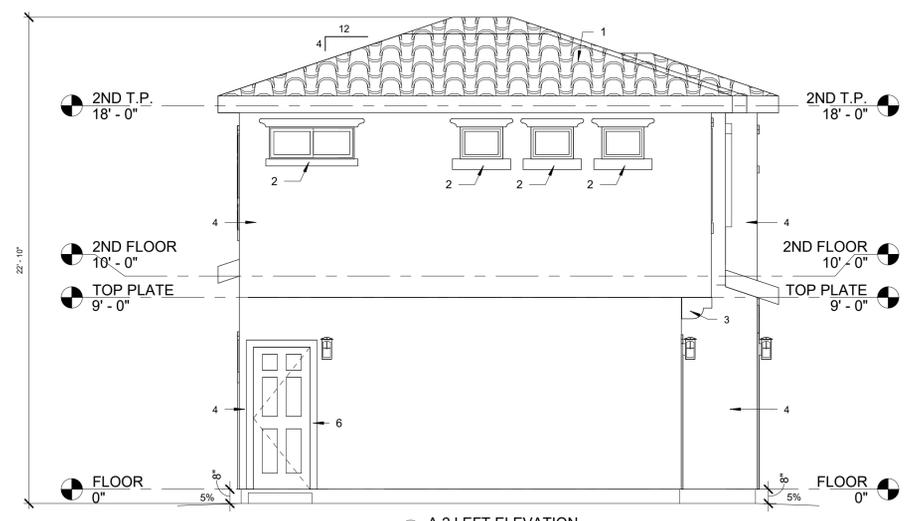
9 NEW HOMES W/ ADU  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335  
 UNIT A.2 MEDITERRANEAN STYLE 1ST & 2ND FLOOR PLAN

Project number	HOMES2017
Date	2-4-2017
Drawn by	OJM
Checked by	OJM

4 - A.2  
 Scale As indicated



1 A.2 FRONT ELEVATION  
1/4" = 1'-0"



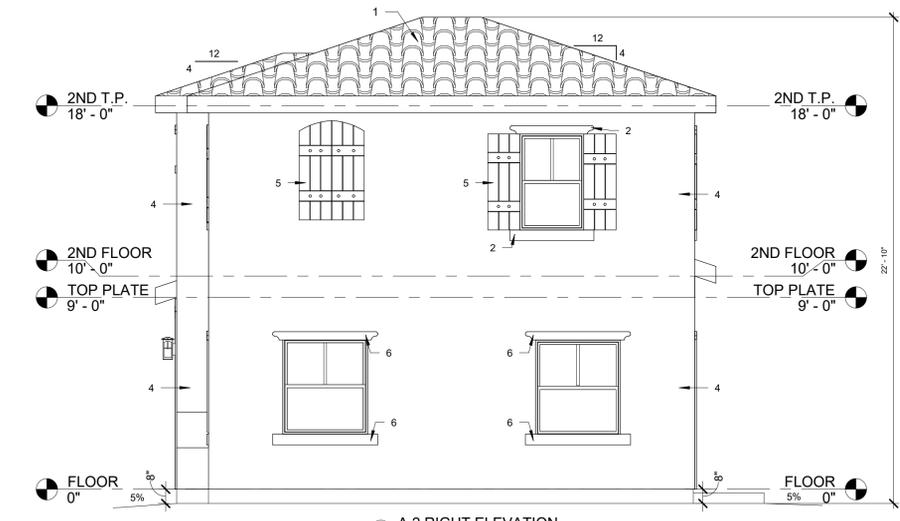
2 A.2 LEFT ELEVATION  
1/4" = 1'-0"

**KEY NOTES**

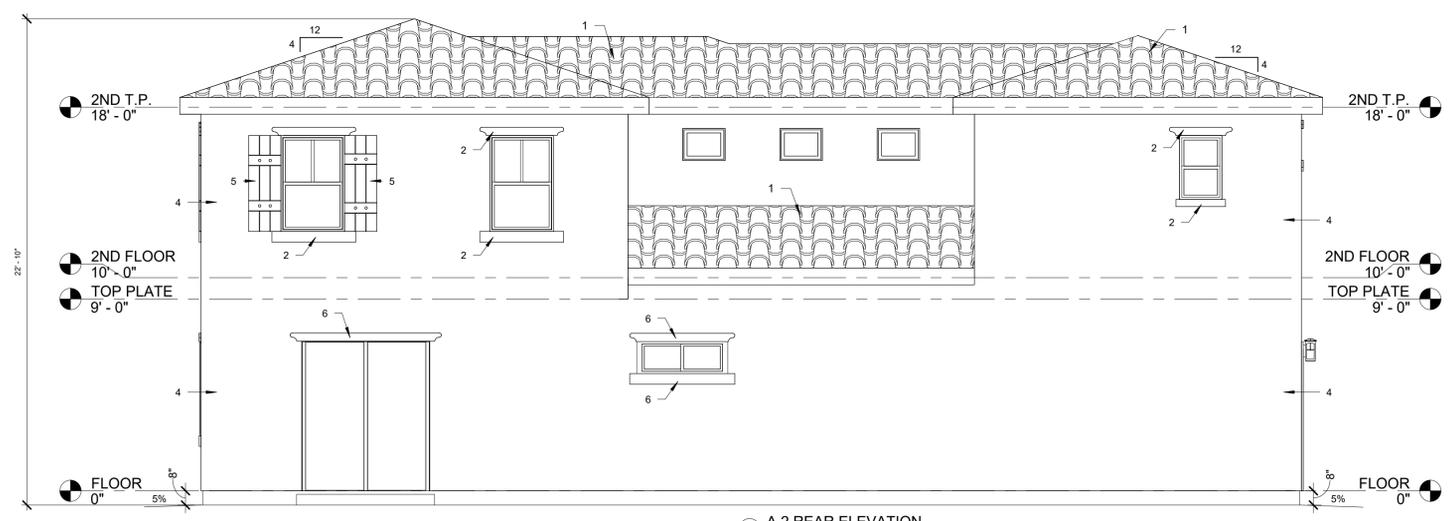
1. CAPISTRANO S STYLE TILE ROOF
2. STUCCO TRIMS
3. 8" W. STUCCO CORBELS
4. LA HABRA FALL BROOK SAND FINISH STUCCO
5. PRE-FAB WOOD FINISH PLANSTIC SHUTTERS
6. WOOD TRIMS

**NOTE:**  
INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

**STUCCO NOTES**  
(N) STUCCO SHALL BE 7/8 INCHES AN APPLIED WITH THREE-COAT APPLICATION PER CBC 2508.1. AND INSTALL IN ACCORDANCE WITH CHAPTER 25 ON THE CBC. STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF D PAPER SHALL BE APPLIED. A MINIMUM No. 26 GAGE CORROSION-RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIORS STUD WALLS THE SCREED SHALL BE PLACE A MINIMUM OF 4" INCHES ABOVE THE EARTH OR 2" INCHES ABOVE PAVE AREAS.



3 A.2 RIGHT ELEVATION  
1/4" = 1'-0"



5 A.2 REAR ELEVATION  
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 9320 Oleander Ave  
 Fontana CA 92335

**UNIT A.2 MEDITERRANEAN STYLE ELEVATIONS**

Project number HOMES2017  
 Date 2-4-2017  
 Drawn by OMAR MARROQUIN  
 Checked by O.J.M

**5 - A.2**

Scale 1/4" = 1'-0"



PROPOSED LIGHTING



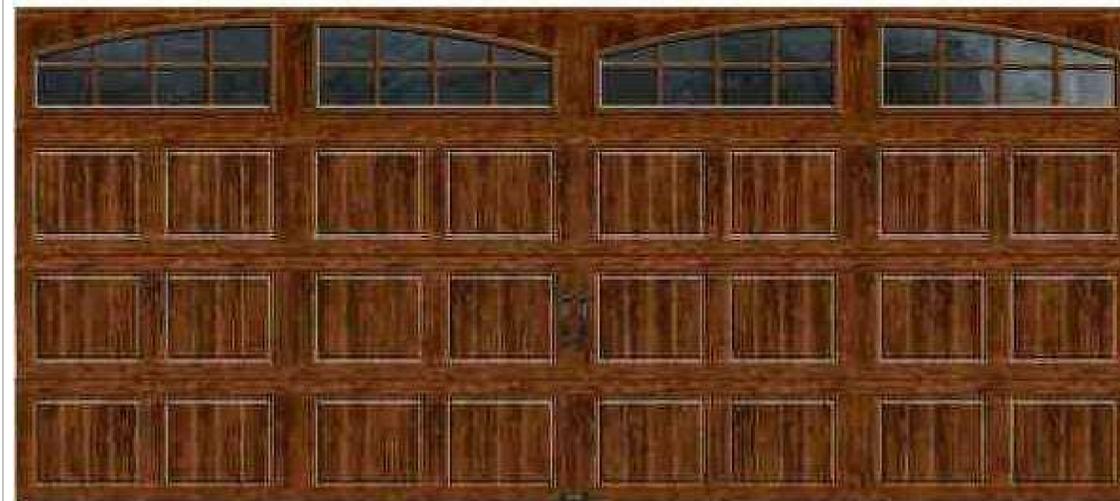
PlyGem 13.875-in W x 49-in H Brown Board & Batten Vinyl Exterior Shutters



SIMONTON Daylight Max Single Hung Vinyl Windows



Krosswood Doors 36 in. x 80 in



Clopay Gallery Collection 16 ft. x 7 ft.



CAPISTRANO 3698 KONA RED RANGE



1 A-2 3D



BROWN VELVET  
N160-7



WHITE STONE  
DC-012

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335

**UNIT A.2 COLOR BOARD & MATERIALS**

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

**6 - A.2**

Scale

- remodeling  
 - custom homes  
 - additions

**OJ.M**  
 -Residential Design-

- residential  
 - desing  
 - patios & decks

1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

WINDOW SCHEDULE									
WINDOW NUMBER	WINDOW SIZE	TYPE-MATERIAL	FINISH	THICKNESS	U-FACTOR	SHGC	NFRC	FINISH COMMENTS	
1	3'-0" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
2	2'-6" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
3	1'-4" x 7'-0"	FIX SIDE LIGHT	PF	1 3/4"	.30	.23	NFRC		
4	4'-0" x 3'-6"	SLIDING -VINYL	PF	1 3/4"	.30	.23	NFRC		
5	2'-6" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
6	3'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.30	.23	NFRC		
8	4'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
9	4'-0" x 1'-6"	SLIDING -VINYL	PF	1 3/4"	.30	.23	NFRC		
10	2'-0" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
11	3'-0" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
12	4'-0" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		

ABBREVIATIONS  
 SL = SLIDING  
 DH = DOUBLE HUNG  
 PF = PREFINISHED

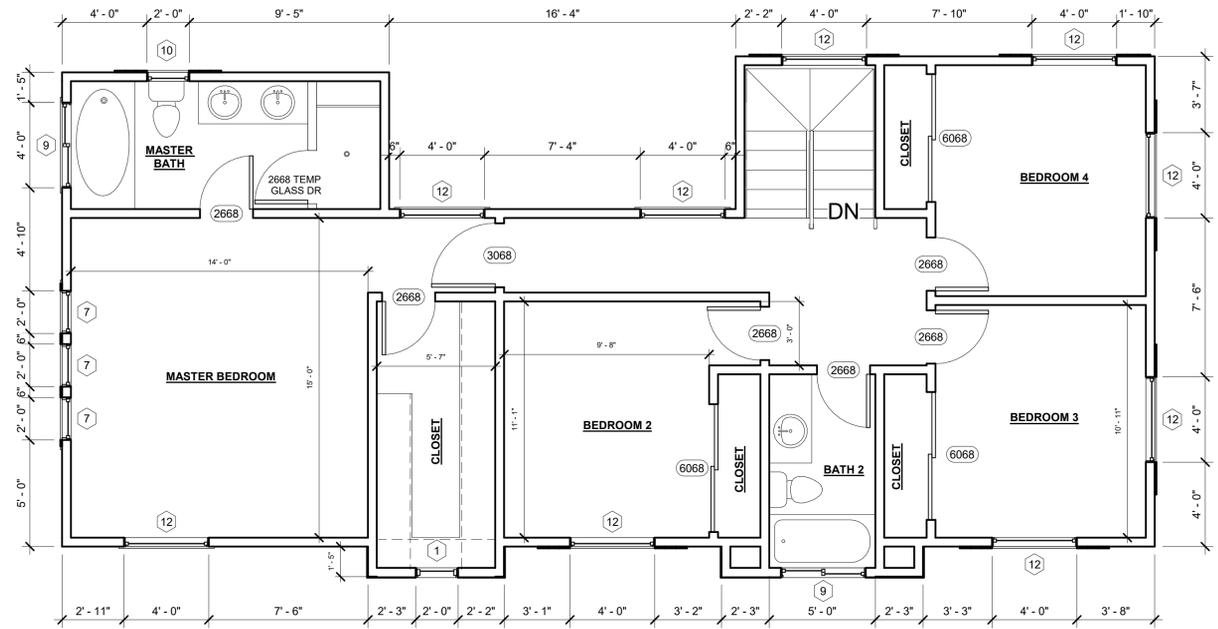
- NEW STUD WALL
- (E) FENCE WALL
- 23- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- 10- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- EXISTING
- NEW
- 1x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
- INCANDESCENT LIGHT FIXTURE WITH MOTION SENSOR
- 20- FLUORESCENT LIGHT FIXTURE
- 3- EXHAUST FAN TO PROVIDE 50 C.F.M. SWITCH TO LIGHT, VENT THROUGH ROOF
- 7- SMOKE DETECTOR HARD WIRE W/ BATTERY BACK-UP
- FLUORESCENT CAN LIGHT FIXTURE
- INCANDESCENT CAN LIGHT FIXTURE
- 2- CARBON MONOXIDE ALARM

LEGEND A.3  
 1:1

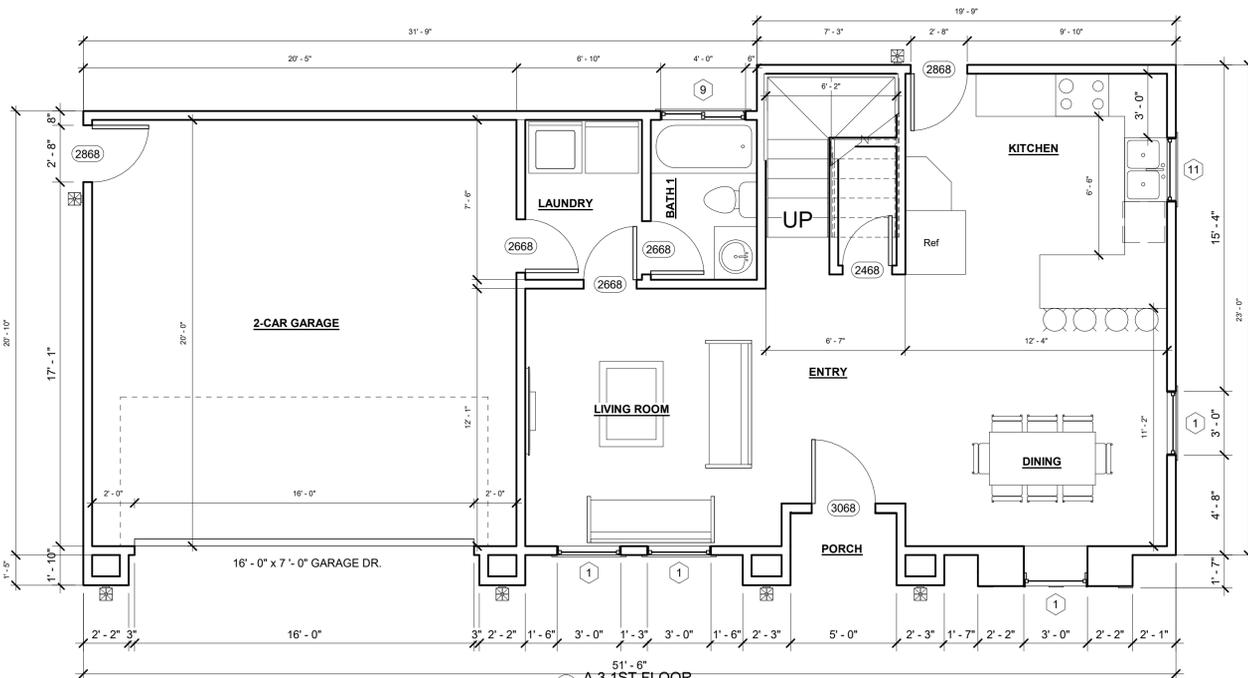
DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE	MATERIAL	FINISH	THICKNESS	FINISH COMMENTS

6070	6'-0"x7'-0"	TEMP GLASS	PF	1 3/4"	
5870	5'-8"x7'-0"	TEMP GLASS	PF	1 3/4"	
3070	3'-0"x7'-0"	SC	PF	1 3/4"	
2868	2'-8"x7'-0"	HC	PF	1 3/4"	
2668	2'-6"x7'-0"	HC	PF	1 3/4"	
2068	2'-0"x7'-0"	HC	PF	1 3/4"	

ABBREVIATIONS  
 HC = HOLLOW CORE  
 SC = SOLID CORE  
 PF = PREFINISHED  
 PS = PRESSED STEEL (TIMELY)



A.3 - 2ND FLOOR  
 1/4" = 1'-0"



A.3 1ST FLOOR  
 1/4" = 1'-0"

- residential  
 - desing  
 - patios & decks



- remodeling  
 - custom homes  
 - additions

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No.	Description	Date

9 NEW HOMES W/ ADU  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335

UNIT A.3 CRAFTSMAN STYLE 1ST & 2ND FLOOR PLAN

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

7 - A.3

Scale As indicated

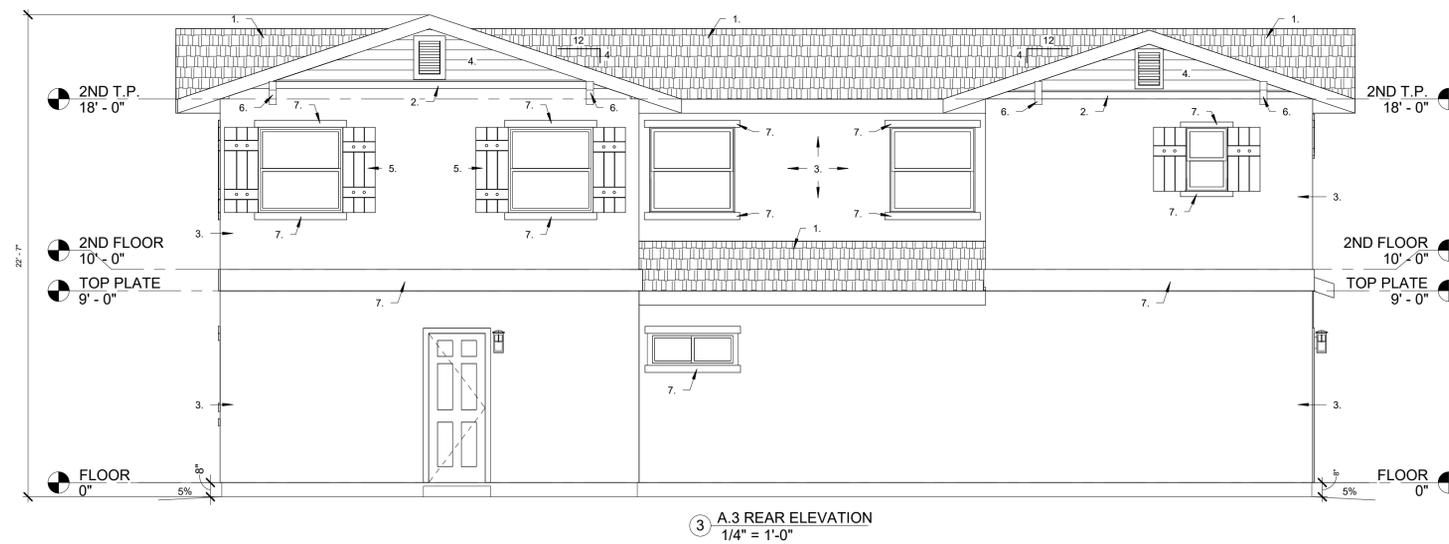
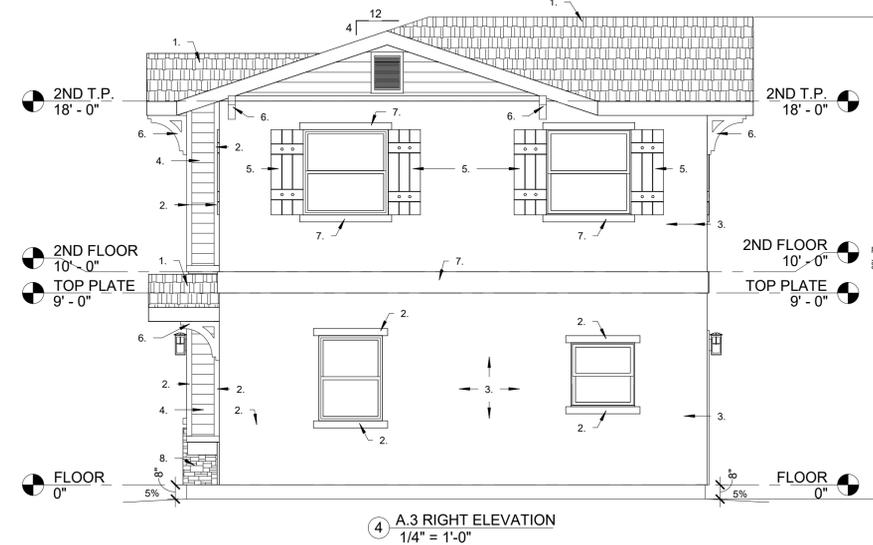
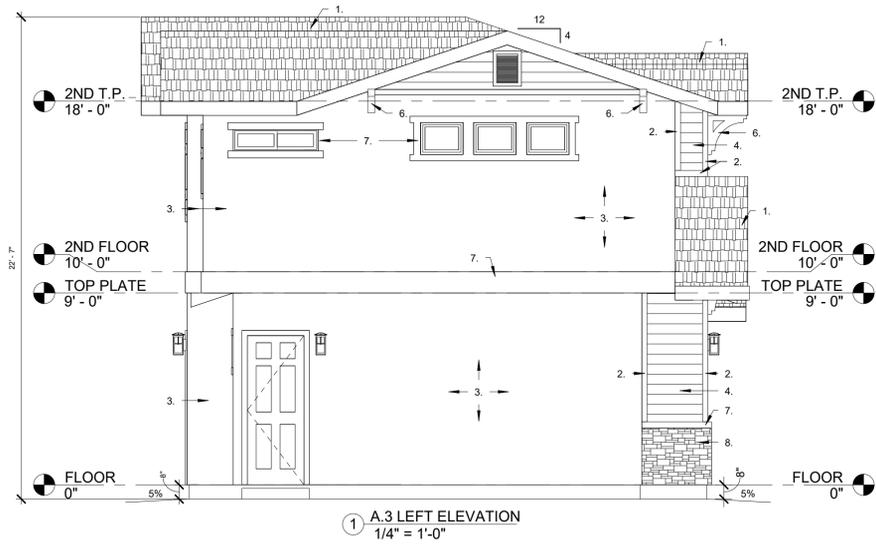
**NOTE:**  
INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

**STUCCO NOTES**  
(N) STUCCO SHALL BE 7/8 INCHES AN APPLIED WITH THREE-COAT APPLICATION PER CBC 2508.1. AND INSTALL IN ACCORDANCE WITH CHAPTER 25 ON THE CBC. STUCCO IS APPLIED OVER WOOD BASE SHEATHING TWO LAYERS OF D PAPER SHALL BE APPLIED A MINIMUM No. 26 GAGE CORROSION-RESISTANT WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIORS STUD WALLS THE SCREED SHALL BE PLACE A MINIMUM OF 4" INCHES ABOVE THE EARTH OR 2" INCHES ABOVE PAVE AREAS.



**KEY NOTES**

1. GOLDEN EAGLE 199 CHARCOAL RANGE GRAY ROOF TILE
2. WOOD TRIMS (ON SIDING)
3. LA HABRA FALL BROOK SAND FINISH STUCCO
4. JAMES HARDIE 6" EXPOSED WOOD GRAINSIDING TYP.
5. PRE-FAB WOOD FINISH PLASTIC SHUTTERS
6. 6x6 WOOD DECORATIVE BRACE
7. STUCCO TRIM
8. STACKED STONE LOOK TILES
9. 8x8 DECORATIVE WOOD BEAMS



  
 - residential  
 - desing  
 - patios & decks  
 (909)210.8669  
 - remodeling  
 - custom homes  
 - additions  
 1188 W. Marshall Blvd. San Bernardino Ca

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335  
**UNIT A.3 CRAFTSMAN STYLE**  
**ELEVATIONS**

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

**8 - A3**

Scale 1/4" = 1'-0"



PROPOSED LIGHTING



Ply Gem Polypropylene White



SIMONTON Daylight Max Single Hung Vinyl Windows



Masonite 36 in. x 80 in



① A-3 3D



JOJOBA  
N390-3



WHITE STONE  
DC-012



Lite Stone Shadow Grey Faux



Classic Collection 16 ft. x 7 ft. Non-Insulated Solid White Garage Door



SIDING COLOR WHITE



GOLDEN EAGLE 199 CHARCOAL RANGE

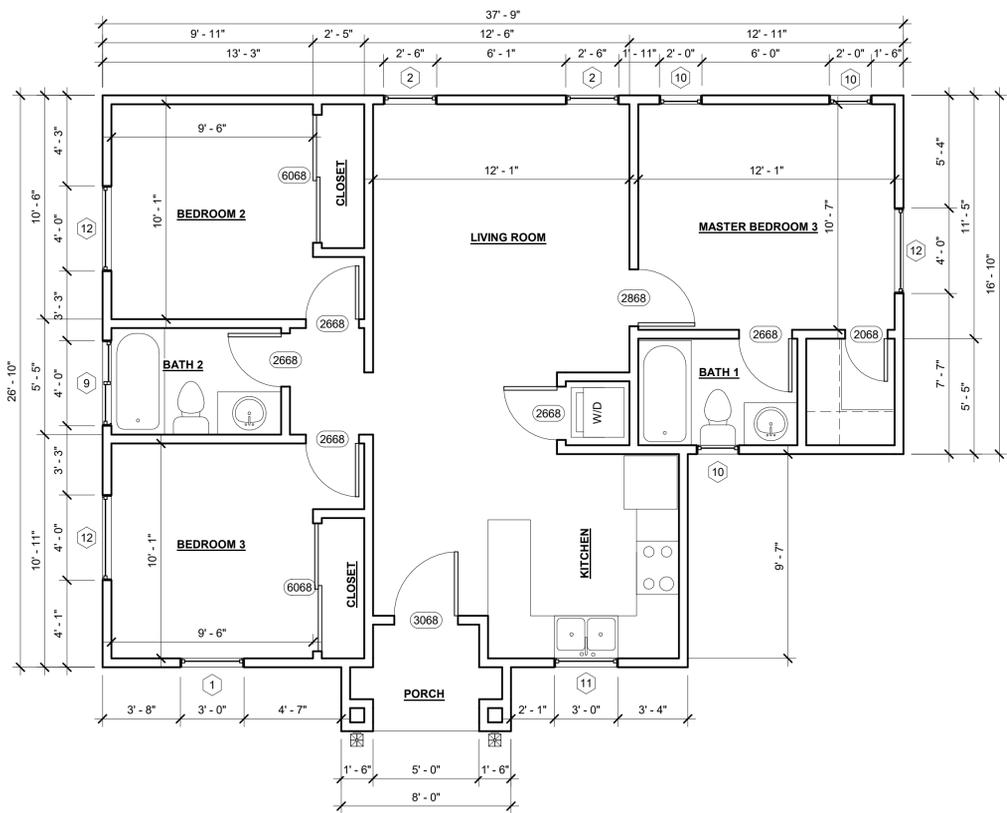
- residential  
 - desing  
 - patios & decks  
 - remodeling  
 - custom homes  
 - additions  
**O.J.M.**  
 -Residential Design-  
 1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335  
**UNIT A.3 COLOR BOARD & MATERIALS**

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

**9 - A-3**  
 Scale



1 ADU B.1 MEDITERRANEAN  
1/4" = 1'-0"

**ADU - 1 KEY NOTES**

1. CAPISTRANO S STYLE TILE ROOF
2. WOOD TRIMS
3. LA HABRA FALL BROOK SAND FINISH STUCCO

- NEW STUD WALL
- (E) FENCE WALL
- 23- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- 10- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- EXISTING
- NEW
- 1'x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
- INCANDESCENT LIGHT FIXTURE WITH MOTION SENSOR
- 20- FLUORESCENT LIGHT FIXTURE
- 3- EXHAUST FAN TO PROVIDE 50 C.F.M. SWITCH TO LIGHT, VENT THROUGH ROOF
- 7- SMOKE DETECTOR HARD WIRE W/ BATTERY BACK-UP
- FLUORESCENT CAN LIGHT FIXTURE
- INCANDESCENT CAN LIGHT FIXTURE
- 2- CARBON MONOXIDE ALARM

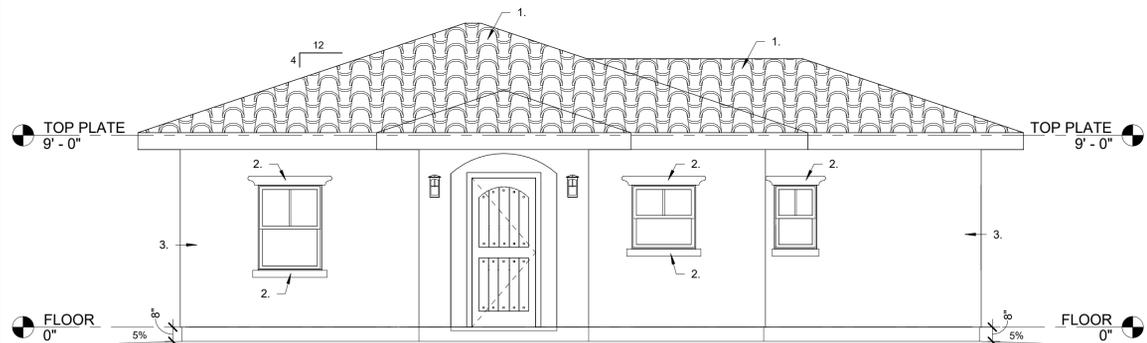
3 LEGEND ADU 1  
1:1

WINDOW SCHEDULE								
WINDOW NUMBER	WINDOW SIZE	TYPE-MATERIAL	FINISH	THICKNESS	U-FACTOR	SHGC	NFRC	FINISH COMMENTS
1	3'-0" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	
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4	4'-0" x 3'-6"	SLIDING -VINYL	PF	1 3/4"	.30	.23	NFRC	
5	2'-6" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	
6	3'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.30	.23	NFRC	
8	4'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	
9	4'-0" x 1'-6"	SLIDING -VINYL	PF	1 3/4"	.30	.23	NFRC	
10	2'-0" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	
11	3'-0" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	
12	4'-0" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC	

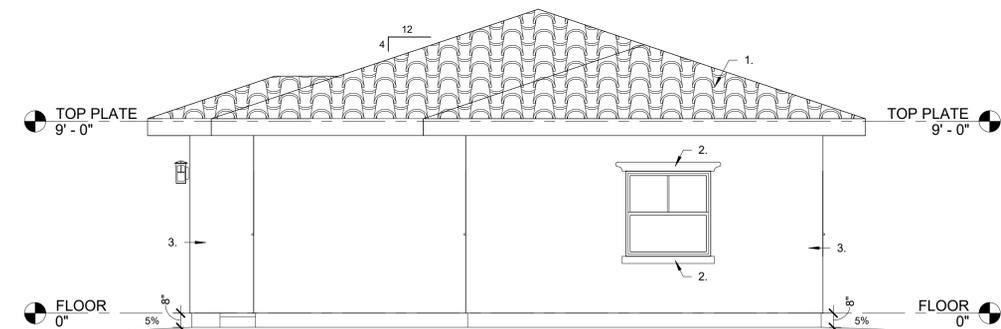
ABBREVIATIONS  
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DOOR SCHEDULE					
DOOR NUMBER	DOOR SIZE	MATERIAL	FINISH	THICKNESS	FINISH COMMENTS
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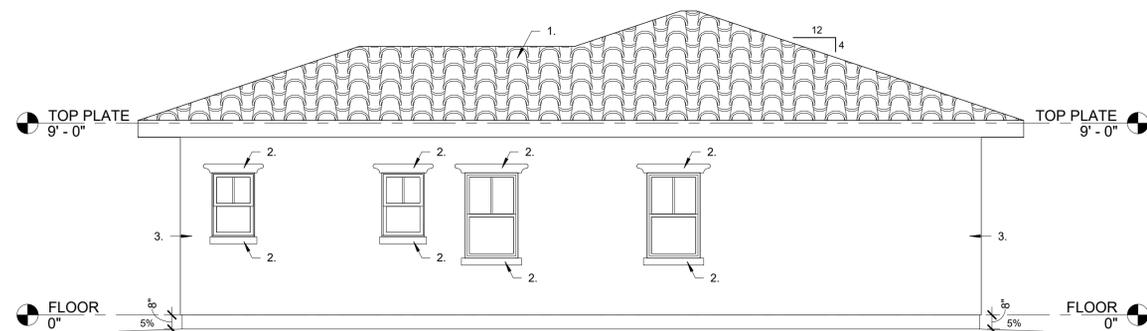
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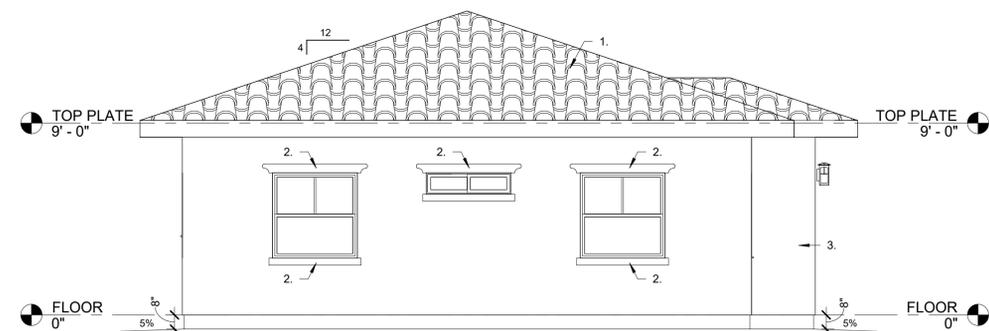
2 ADU B.1 SOUTH (FRONT) ELEVATION  
1/4" = 1'-0"



4 ADU B.1 EAST (RIGHT) ELEVATION  
1/4" = 1'-0"



5 ADU B.1 NORTH (LEFT) ELEVATION  
1/4" = 1'-0"



6 ADU B.1 WEST (LEFT) ELEVATION  
1/4" = 1'-0"

- residential  
- desing  
- patios & decks



- remodeling  
- custom homes  
- additions

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No.	Description	Date

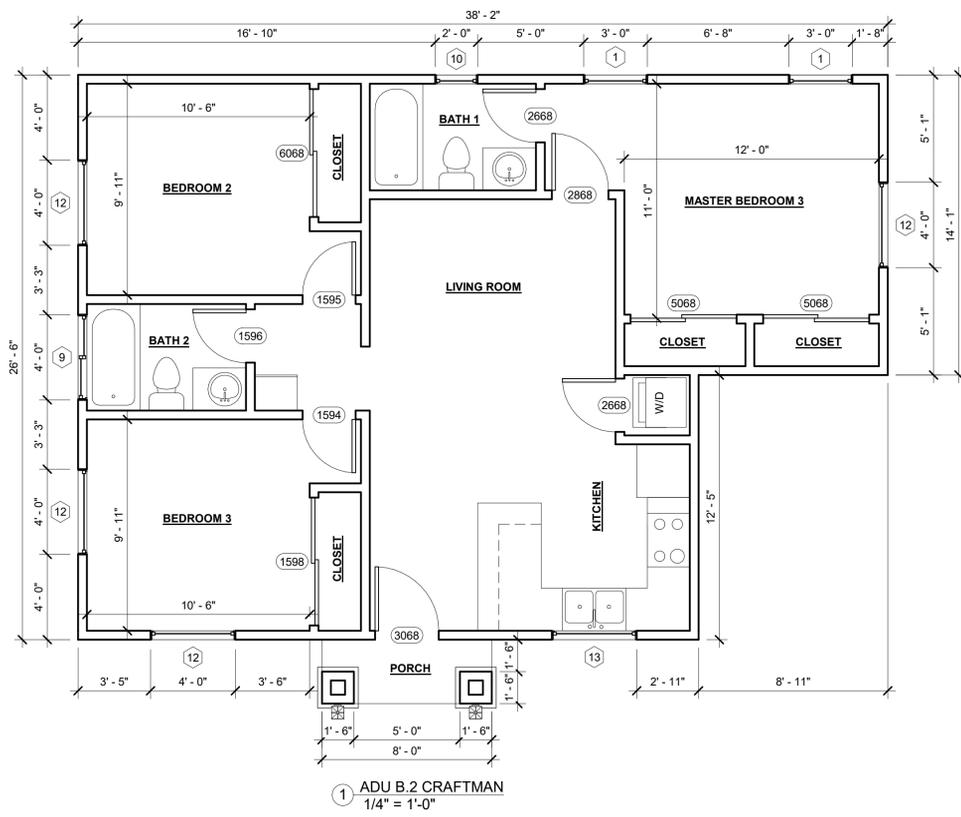
**9 NEW HOMES W/ ADU**  
Segura Family Trust & Oceano Investment LLC.  
9320 Oleander Ave  
Fontana CA 92335

**ADU FLOOR PLAN & ELEVATIONS**

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

**10 - ADU 1**

Scale As indicated



- NEW STUD WALL
- (E) FENCE WALL
- 23- 110V DUPLEX RECEPTACLE AT +15 A.F.F.
- 10- LIGHT SWITCH PER CA. T-24 AT 36" TO 48" A.F.F.
- EXISTING
- NEW
- 1x4' FLUORESCENT FIXTURES W/ 2-40W TUBES
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- 2- CARBON MONOXIDE ALARM

2 LEGEND ADU 2  
1: 1

DOOR SCHEDULE					
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3070	3'-0"x7'-0"	SC	PF	1 3/4"	
2868	2'-8"x7'-0"	HC	PF	1 3/4"	
2668	2'-6"x7'-0"	HC	PF	1 3/4"	
2068	2'-0"x7'-0"	HC	PF	1 3/4"	

ABBREVIATIONS  
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- ADU - 2 KEY NOTES
1. 199 CHARCOAL RANGE GRAY ROOF TILE
  2. WOOD TRIMS (ON SIDING)
  3. LA HABRA FALL BROOK SAND FINISH STUCCO
  4. JAMES HARDIE 6" EXPOSED WOOD GRAINSIDING TYP.
  5. PRE-FAB WOOD FINISH PLASTIC SHUTTERS
  6. WOOD TRIM
  7. STACKED STONE LOOK TILES

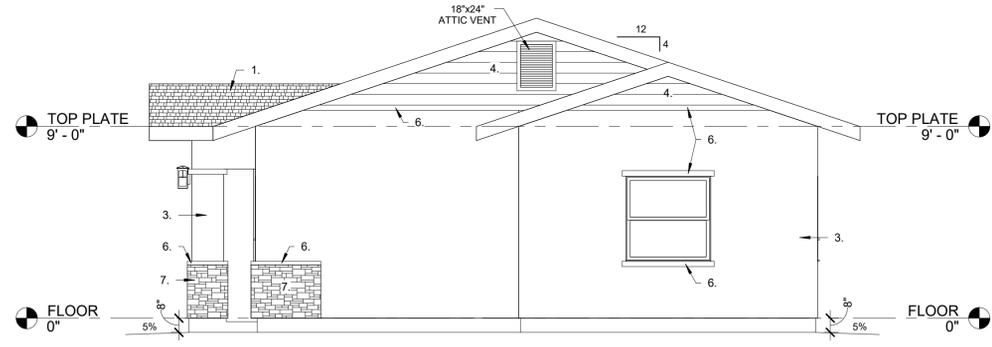
WINDOW SCHEDULE									
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4	4'-0" x 3'-6"	SLIDING -VINYL	PF	1 3/4"	.30	.23	NFRC		
5	2'-6" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
6	3'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
7	2'-0" x 1'-6"	FIX-VINYL	PF	1 3/4"	.30	.23	NFRC		
8	4'-0" x 4'-6"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
9	4'-0" x 1'-6"	SLIDING -VINYL	PF	1 3/4"	.30	.23	NFRC		
10	2'-0" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
11	3'-0" x 3'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
12	4'-0" x 4'-0"	SINGLE HUNG-VINYL	PF	1 3/4"	.30	.23	NFRC		
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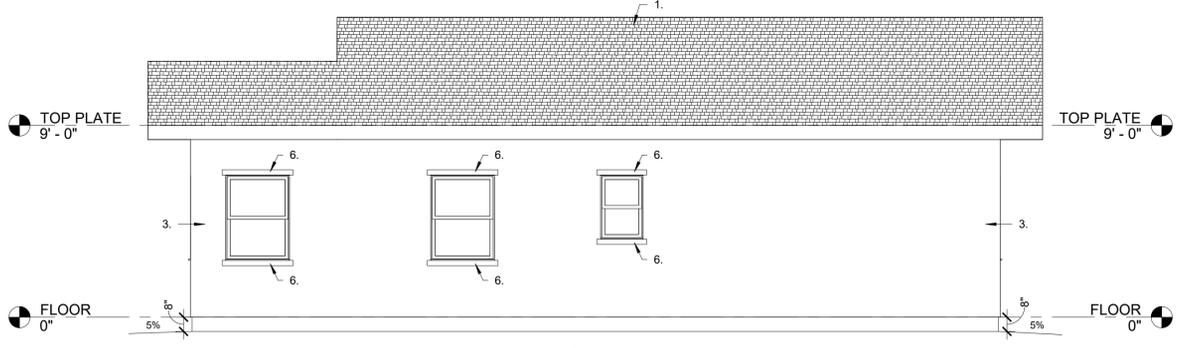
7 WINDOW SCHEDULE A1  
 12" = 1'-0"



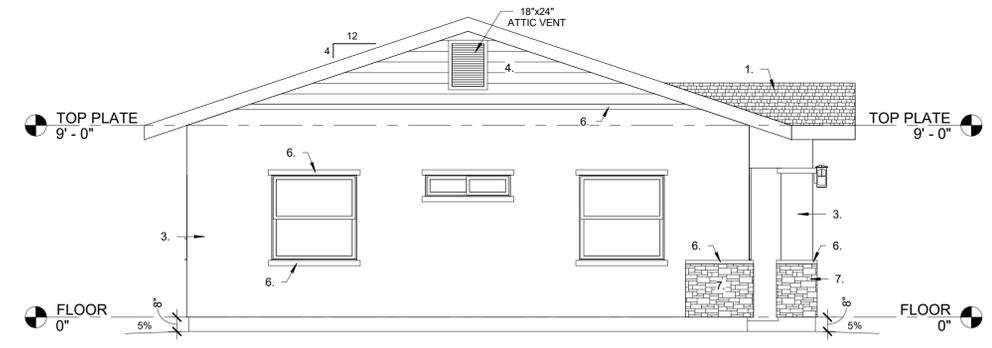
3 ADU B.2 SOUTH (FRONT) ELEVATION  
1/4" = 1'-0"



4 ADU B.2 EAST (RIGHT) ELEVATION  
1/4" = 1'-0"



5 ADU B.2 NORTH (REAR) ELEVATION  
1/4" = 1'-0"



6 ADU B.2 WEST (LEFT) ELEVATION  
1/4" = 1'-0"

- residential  
 - remodeling  
 - custom homes  
 - adding patios & decks

1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335

**ADU FLOOR PLAN & ELEVATIONS**

Project number HOMES2017  
 Date 2-4-2017  
 Drawn by Author  
 Checked by Checker

**11 - ADU 2**  
 Scale As indicated

**NOTE:**

1. Angelus Precision Block to be install in the interior of the properties where is not visible from the street
2. Angelus Sandstone Split Face Concrete Block to be install around the property where is visible from the street



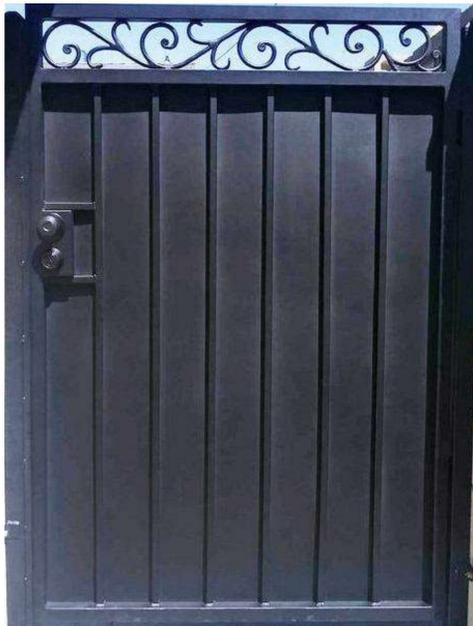
Angelus Precision Block 6 in. x 8 in. x 16 in. Sandstone Concrete Block



Angelus Block 6 in. x 2 in. x 16 in Cap



6' Angelus Precision Block 6 in. x 2 in. x 16 in Wall



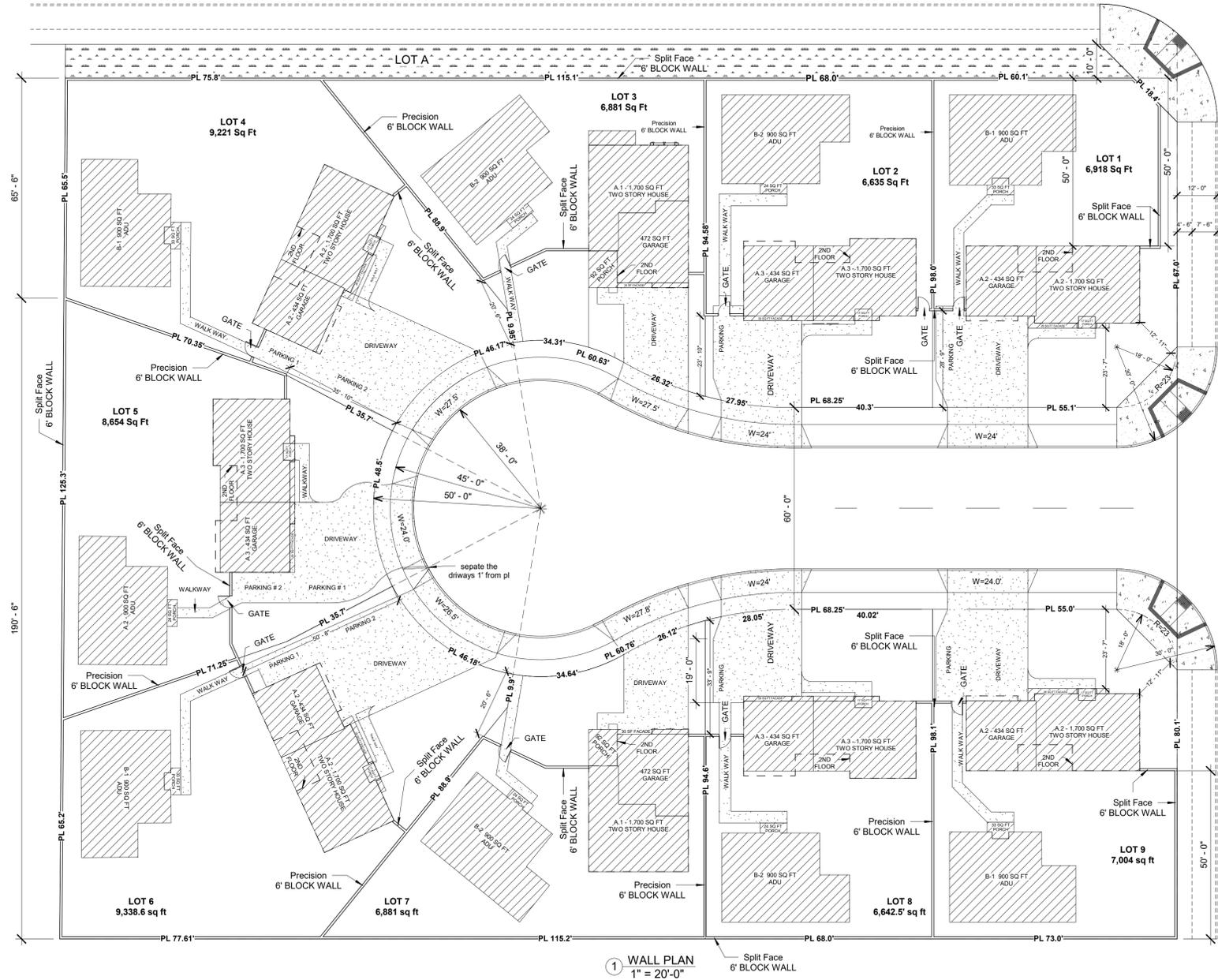
Side Gate



Angelus 6 in. x 8 in. x 16 in. Sandstone Split Face Concrete Block



Angelus 6 in. x 8 in. x 16 in. Sandstone Split Face Concrete Block



- residential  
- desing  
- patios & decks

**OJMJ**  
-Residential Design-

- remodeling  
- custom homes  
- additions

1188 W. Marshall Blvd. San Bernardino Ca (909)210.8669

No.	Description	Date

**9 NEW HOMES W/ ADU**  
Segura Family Trust & Oceano Investment LLC.  
9320 Oleander Ave  
Fontana CA 92335

**WALL PLAN**

Project number HOMES2017  
Date 2-4-2017  
Drawn by OJM  
Checked by OJM

**12-WALL PLAN**  
Scale 1" = 20'-0"

# PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>			
	Arbutus 'Marina'	NCN	24" box
	Lagstroemia i. 'Tuscarora'	Crape Myrtle	24" box
	Koelreuteria bipinnata	Chinese Flame Tree	24" box
	Olea europea 'Swan Hill'	Fruitless Olive Tree	24" box
	Platanus a. 'Bloodgood'	London Plane Tree	24" box
	Tristania conferta	Brisbane box	24" box
<b>SHRUBS</b>			
	Agave attenuata	Foxtail Agave	5 gal
	Callistemon 'Little John'	Dwarf Bottlebrush	5 gal
	Ligustrum j. 'Texanum'	Texas Privet	5 gal
	Phormium t. 'Yellow Wave'	Yellow Wave Flax	5 gal
	Raphiolepis i. 'Ballerina'	Indian Hawthorn	5 gal
	Westringia f. 'Mundi'	Dwarf Westringia	5 gal
<b>PERENNIALS</b>			
	Aloe striata	Coral Aloe	5 gal
	Dianella t. 'Variegata'	Variegated Flax Lily	5 gal
	Hemerocallis hybrids	Daylily	5 gal
	Hesperaloe parvifolia	Red Yucca	5 gal
<b>GROUNDCOVER</b>			
	Myoporum parvifolium	Prostrate Myoporum	flats
	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	flats
	Verbena peruviana	Verbena	flats
	Festuca arundinacea	Tall Fescue	sod

Reference Evapotranspiration (ET <sub>o</sub> )	ET <sub>o</sub> requirement		MAWA requirement		ET <sub>o</sub> requirement		Estimated Total Water Use (ETWU)
	Plant Factor (PF)	Irrigation Method	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	ETWU	
Hydrozone/Planting Description							
<b>Regular Landscape Areas</b>							
1) Low water use plants	0.2	Drip	0.81	9,955	2,458.02	84,733	
4) High water use lawn	0.7	Overhead Spray	0.75	2,927	2,731.87	94,173	
				Totals	12,882	5,189.89	178,906
<b>Special Landscape Areas (SLA): Recycled Water</b>							
				1	0	0	0
				1	0	0	0
				1	0	0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	178,906
						Maximum Allowed Water Allowance (MAWA)	199,831

## Development Advisory Board Standard Conditions

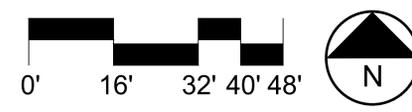
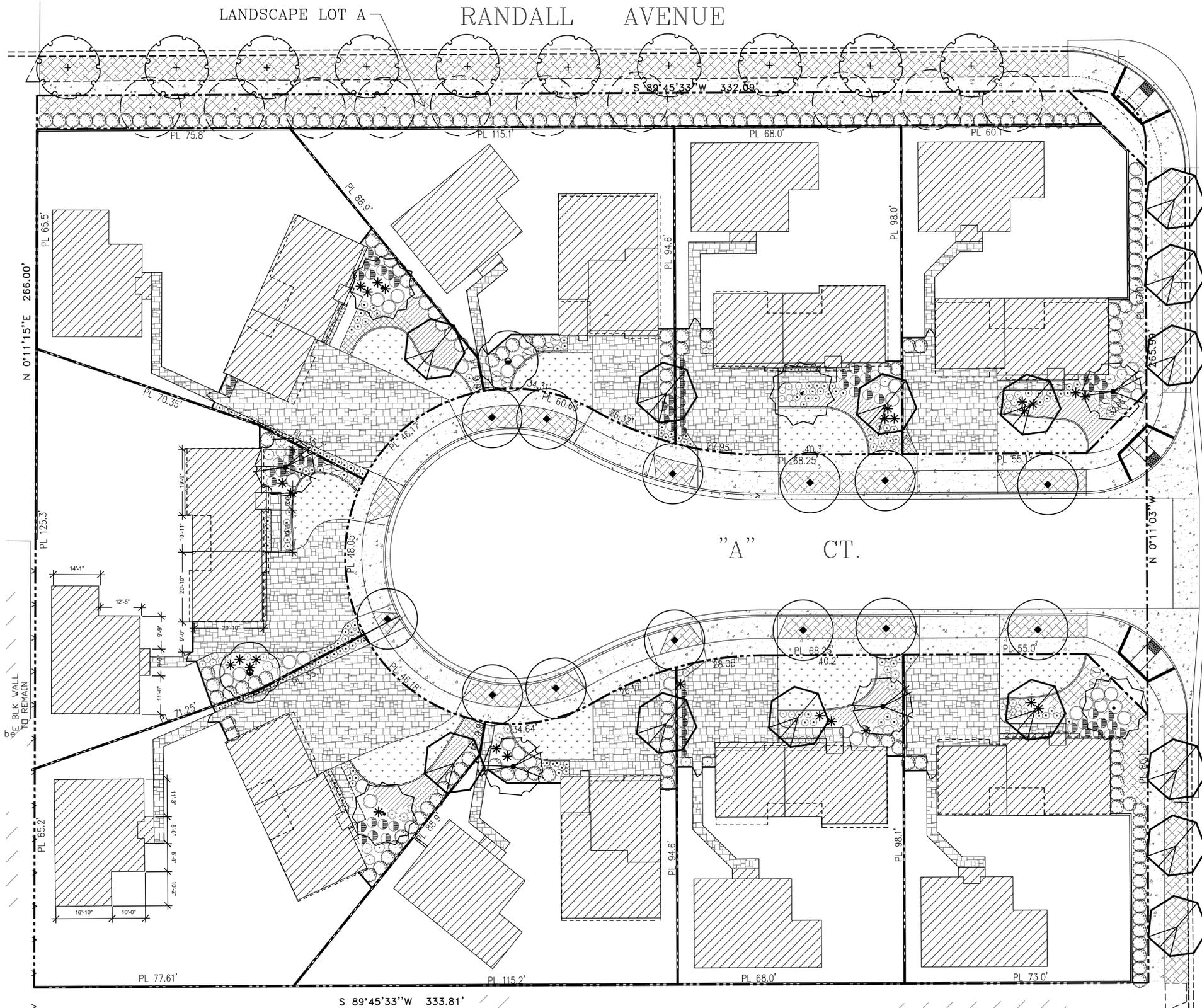
- All projects shall comply with the following Standard Conditions:
- 1) All landscape and irrigation plans shall comply with the City of Fontana Standard Specifications.
  - 2) Provide a CFO exhibit showing all proposed letter lots, Landscape Medians, WQMP and any existing and proposed street lights
  - 3) Maintain Intersection Sight Distance for all intersections (City Standard Drawing 140) taking into account plant height, elevation changes, monument walls, garden and retaining walls. Accumulative height shall not exceed thirty (30) inches.
  - 4) All landscape and irrigation design shall incorporate drought tolerant plant materials and water efficient irrigation systems. (Ordinance #1087) Article IV Sec. 28-91 F.C.C. and AB 1881 Ordinance.
  - 5) City Landscape Inspector is responsible for streetscape inspections and final recommendation for acceptance of all Landscape areas and parks.
  - 6) Street trees are required to be planted in accordance with city standards. Species to be selected by Landscape Architect and approved by Landscape Development and Parks and Landscape Department.
  - 7) Walls within the landscape areas or park areas shall be coated with Victrocem anti graffiti coating or as directed by city staff during plan check.
  - 8) Parks shall be design with the input of the Parks and landscape Department. Parks shall be design per the Public Works Park Design Standards.
  - 9) The developer shall submit to the Parks and Landscape Department the following for plan check:
    - a. Landscape Submittal Form (completely filled out)
    - b. Two (2) complete sets of planting and irrigation plans, details and specifications.
    - c. Conceptual Landscape Design Plan as approved by the Development Advisory Board and/or Planning Commission.
    - d. Two (2) sets of Cost Estimates
    - e. CFO quantity estimate form
    - f. One (1) set of the Conditions of Approval from D.A.B and/or the Planning Commission
    - g. Water Conservation Landscape Package if applicable
 (Landscape and Construction must be approved prior to issuance of building/construction permits)
  - 10) A landscape plan and installation schedule in accordance with City Guidelines and Specifications for all areas between any curb and right of way line or perimeter wall shall be submitted to and approved by the City. The plans shall show that safe sight distance standards are met and indicate topographical information, plant species, sizes and location, and also show the related irrigation system/controls and water meter service points

## COMPLIANCE STATEMENT



I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE WATER EFFICIENT LANDSCAPE REGULATIONS OF THE CITY OF ANAHEIM. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.  
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.  
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY OF FONTANA DESIGN GUIDELINES, CODES AND REGULATIONS.  
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.



REVISIONS	BY
10-01-2021	
06-06-2022	

**PHIL MAY LANDSCAPE ARCHITECT**  
 1937 West 9th Street  
 Upland, CA 91786  
 Phone: 909 373 1959  
 Fax: 909 373 1958  
 pmay@philmaydesign.com  
 www.philmaydesign.com



**PRELIMINARY LANDSCAPE PLAN**

9 NEW HOMES W/ ADUS  
 9320 OLEANDER AVE  
 FONTANA CA 92335

DRAWN	R.S.
CHECKED	P.M.
DATE	05-31-2022
SCALE	1/16" = 1'-0"
JOB NO.	20045
SHEET	

THE DRAWING IS THE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT IS PROHIBITED. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE ADVISED OF ANY DISCREPANCIES IMMEDIATELY UPON THE DISCOVERY OF SUCH DISCREPANCIES.

**GRADING NOTES:**

- ALL WORK SHOWN HEREON SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FONTANA STANDARDS AND SPECIFICATIONS, AND OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
- PRIOR TO THE START OF GRADING ALL EXISTING VEGETATION AND DEBRIS, INCLUDING RUBBLE, TREES AND ROOT SYSTEMS SHALL BE REMOVED FROM THE SITE TO THE SATISFACTION OF THE SOILS ENGINEER.
- AFTER REMOVAL OF DEBRIS, ANY EXISTING FILL OR DISTURBED NATURAL SOILS SHALL BE EXCAVATED TO THE SATISFACTION OF THE SOILS ENGINEER.
- THE EXPOSED SOILS SHALL BE INSPECTED BY THE SOILS ENGINEER, AND ANY ADDITIONAL OVER-EXCAVATION SHALL THEN BE MADE IN ACCORDANCE WITH THE SOILS ENGINEER'S RECOMMENDATION AND AS CONTAINED IN THE SOILS REPORT.
- THE EXPOSED SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH (PER SOILS REPORT), BROUGHT TO A PROPER MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE APPENDIX SECTION J107.5, OF THE CALIFORNIA BUILDING CODE, 2019 EDITION. EQUIVALENT COMPACTION SHALL BE OBTAINED BY METHODS SPECIFIED BY THE SOILS ENGINEER.
- IF ANY UNFORESEEN SUB-SURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER BEFORE PROCEEDING FURTHER.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO BE DEPOSITED ONTO PUBLIC OR ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHOD THROUGHOUT THE GRADING AND BUILDING CONSTRUCTION OPERATION.
- PRIOR TO THE START OF ANY BUILDING CONSTRUCTION THE CONTRACTOR SHALL FURNISH THE CITY WITH CERTIFICATION FROM THE CIVIL ENGINEER AND SOILS ENGINEER THAT BUILDING SUB-GRADE PADS ARE WITHIN 0.10 FOOT OF THE APPROVED PLANS AND THAT THE PROPER COMPACTION AND PREPARATION HAS BEEN OBTAINED.
- NO GRADING SHALL COMMENCE WITHOUT OBTAINING GRADING PERMIT FROM BUILDING AND SAFETY DIVISION AND NOTIFYING GRADING INSPECTOR 24 HOURS PRIOR TO START OF WORK.
- RESPONSIBILITY FOR GRADING AND INSPECTION SHALL BE ASSUMED BY THE ENGINEERS OF WORK IN ACCORDANCE WITH APPENDIX J 105 OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.
- THE SOILS ENGINEER SHALL ALSO BE RESPONSIBLE TO VERIFY AND REPORT THAT PROPER COMPACTION HAS BEEN OBTAINED BY SUBCONTRACTORS AND AGENCIES CONCERNING UTILITY LINE BACKFILLING, BUT NOT LIMITED TO SEWERS, WATER LINES, ELECTRICAL, GAS AND LANDSCAPE IRRIGATION LINES.
- CERTIFICATES OF FINAL LOT GRADING ARE TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO FINAL BUILDING INSPECTION.
- AN AS-GRADED GRADING PLAN AND CERTIFICATION OR COMPLIANCE WITH SAID GRADING PLAN IS TO BE SUBMITTED TO THE BUILDING AND SAFETY DIVISION PRIOR TO THE RELEASE OF THE GRADING BOND AND PRIOR TO THE FINAL GRADING INSPECTION.
- NO ADJUSTMENT OF ELEVATION SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE BUILDING OFFICIAL AND THE CIVIL ENGINEER OF RECORD.
- ALL P.C.C. WATER CARRYING DEVICES WITH MINIMUM SLOPES LESS THAN 0.5% WILL BE WATER TESTED PRIOR TO FINAL FINISH. ANY RESIDENTIAL PONDING IN EVIDENCE AT TIME OF INSPECTION SHALL BE CAUSE FOR REMOVAL AND REPLACEMENTS.
- ALL WALLS OVER 3 FEET IN FINISH HEIGHT REQUIRES SEPARATE PERMITS AND INSPECTION ISSUED BY ENGINEERING DIVISION.
- ALL WORK WITHIN PUBLIC RIGHTS OF WAY REQUIRES SEPARATE PERMITS AND INSPECTION ISSUED BY ENGINEERING DIVISION.
- GRADING CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER NOT LESS THAN 72 HOURS IN ADVANCE OF THE LOCATION OF ANY SOILS PROPOSED FOR IMPORT. EACH PROPOSED IMPORT SOURCE SHALL BE SAMPLED, TESTED, AND APPROVED PRIOR TO DELIVERY OF SOILS FOR USE ON THE SITE.
- WE HEREBY CERTIFY THAT WE HAVE REVIEWED THIS PLAN AND THAT IT SUBSTANTIALLY CONFORMS TO OUR PRELIMINARY SOILS REPORT NO. ----- DATED APRIL ----- AND PREPARED BY -----
- THE UNDERSIGNED CIVIL ENGINEER WILL BE RESPONSIBLE FOR THE PROFESSIONAL INSPECTION IN ACCORDANCE WITH APPENDIX J 105 OF THE CALIFORNIA BUILDING CODE, 2019 EDITION.

**EROSION CONTROL:**

- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS EMINENT.
- EROSION CONTROL DEVICES SHALL NOT BE MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
- ALL REMOVABLE EROSION PROTECTION DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- AFTER EACH RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM THE STREETS, CHECK BERMS AND BASINS.
- GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND ENSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
- NO GRADING ALLOWED WHEN WINDS EXCEED 25 MPH.

**LEGAL DESCRIPTION:**

THE NORTH 310 FEET OF LOT 700, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE WEST 17 ACRES, AREAS AND DISTANCES COMPUTED TO STREET CENTERS. APN NO. 0193-172-13-0000 LOT SIZE 88,562 SQ FT = 2.03 ACERS

**BENCHMARK:**

CITY OF FONTANA B.M. # 484  
TOP OF FIRE HYDRANT @ THE N.E. CORNER OF RANDALL & CYPRESS  
ELEV. 1190.36

**BASIS OF BEARING:**

CENTER LINE OF RANDALL STREET BEING AS S 89°45'33"W

**EXISTING EASEMENTS:**

- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 7, 1926 AS BOOK 56, PAGE 23 OF OFFICIAL RECORDS. NOT PLOTTED ON THE MAP.
- AN EASEMENT FOR STREET AND HIGHWAY INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1975 AS BOOK 8794, PAGE 571 AS INSTRUMENT NO. 75-409 OF OFFICIAL RECORDS. AFFECTS SAID LAND. IN FAVOR OF: CITY OF FONTANA, A MUNICIPAL CORPORATION

**DIGALERT**  
DIAL BEFORE YOU DIG  
TWO WORKING DAYS BEFORE YOU DIG  
TOLL FREE 1-800-227-2600  
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

# CONCEPTUAL GRADING PLAN FOR TENTATIVE TRACT MAP No. 20307 IN THE CITY OF FONTANA

**LEGEND**

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- (100) EXISTING ELEVATION
- 100 PROPOSED ELEVATION
- RETAINING WALL
- STEM WALL
- DEEP FOOTING
- CUT/FILL LINE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- FL FLOW LINE
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- NG NATURAL GRADE
- TRW TOP OF RET. WALL
- TF TOP OF FOOTING
- INV. INVERT ELEVATION
- GB GRADE BREAK
- GF GARAGE FLOOR
- HP HIGH POINT
- U.S.D. UNDERSIDE WALK DRAIN
- R/W RIGHT-OF-WAY
- B/W BACK OF WALK
- C.L.F. CHAIN LINK FENCE
- FP FINISH PAD
- CF CURB FACE
- BSL BUILD'G SETBACK LINE
- C/B CATCH BASIN
- PP PDWER POLE
- C&G CURB & GUTTER
- PA PLANTER AREA
- R.D. ROOF DRAIN
- TREE, DIAMETER
- STREET LIGHT
- CD CLEAN OUT
- EXISTING CONCRETE
- NEW CONCRETE
- NEW CONCRETE DRIVE/WALKWAY
- NEW A.C. PAVEMENT
- A.C. REMOVAL PAVEMENT
- LANDSCAPE AREA
- NEW DRAINAGE SWALE/DIRECTION
- DRY WELL INFILTRATION SYSTEM
- CATCH BASIN

**CONSTRUCTION NOTES**

- CONSTRUCT RESIDENTIAL DRIVE APPROACH PER STD. PLAN NO. 1001
- CONSTRUCT CONC. CURB & GUTTER PER STD. PLAN NO. 1000
- CONSTRUCT CONC. SIDEWALK PER STD. PLAN NO. 1006
- CONSTRUCT ADA RAMP PER STD. PLAN NO. 1003
- CONSTRUCT 8" CROSS GUTTER PER STD. PLAN NO. 403
- CONSTRUCT CATCH BASIN W=4', V=8" PER STD. PLAN NO. 3004
- CONSTRUCT DRYWELL INFILTRATION SYSTEM PER MAXWELL PLUS DPD-4-SS-CA.
- CONSTRUCT 6' HIGH BLK WALL PER ARCHITECT PLAN & BY SEPARATE PERMIT.
- CONSTRUCT 4" AC OVER 12" COMPACTED NATIVE.
- SAW CUT 2' ± EX. AC PER CITY STD. DWG. 1008, REPLACE W/CONST. NOTE NO. 9 ABOVE.
- REMOVE POWER POLE & ST. LIGHTS, DEVELOPER WILL WORK WITH SCE.
- REMOVE EX. DRIVEWAYS, SIDEWALKS, CURB & GUTTER- REPLACE AS SHOWN.
- CONSTRUCT 12" DIA. PVC SCHEDULE 80 DRAIN PIPE.
- CONSTRUCT CONCRETE DRIVEWAYS AND WALKWAYS.
- CONSTRUCT STREET LIGHT PER STD. PLAN NO. 404
- CONSTRUCT RETAINING WALL AS NEEDED PER ARCHITECT PLAN & BY SEPARATE PERMIT.
- ADJUST/RELOCATE EX. UTILITIES BOXES, ST. SIGN AS SHOWN.

**QUANTITIES**

9 EA	644 LF	3,062 SF	3 EA	1 LS	2 EA	1 LS	37 LF	8,920 SF	5 EA	462 LF	1 LS
CUT	25 CY	FILL	4,920 CY								

**QUANTITIES**

THE QUANTITIES SHOWN HERE ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.

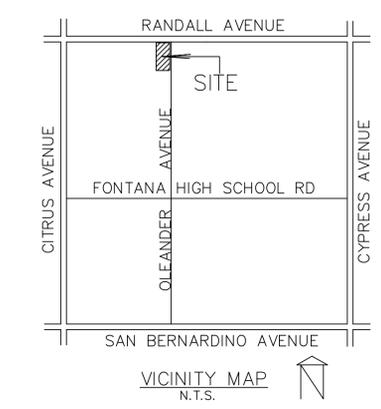
**OWNER / DEVELOPER**  
OCEANO INVESTMENT, LLC  
3055 RIVERSIDE DRIVE  
CHINO, CA 91710  
323-422-1842

**ENGINEER**  
M. NADERI CONSULTING ENGINEERS  
P. O. BOX 7553  
LA VERNE, CA 91750  
909-374-0453

**SURVEYOR**  
BOYD SCHNEIDERWERT P.L.S.  
9099 ROCHESTER ROAD  
PHELAN, CA. 92371

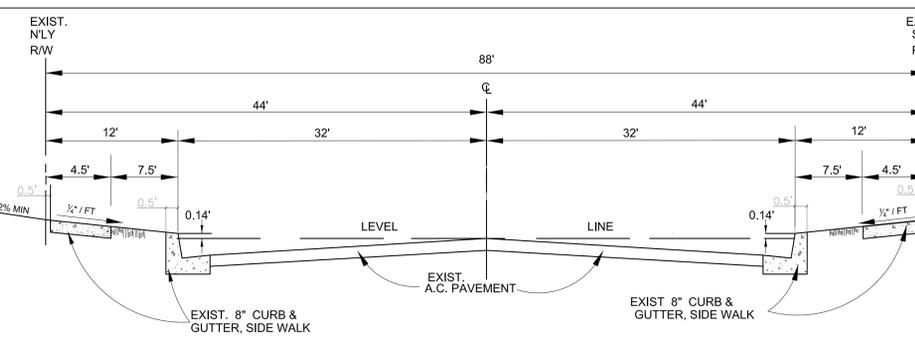
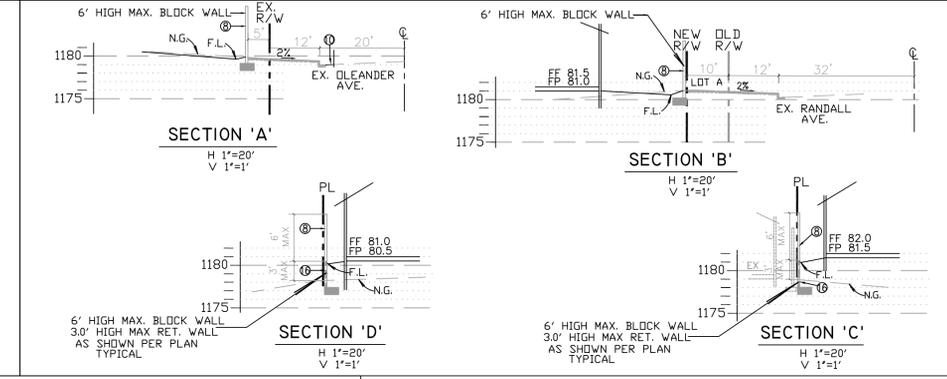
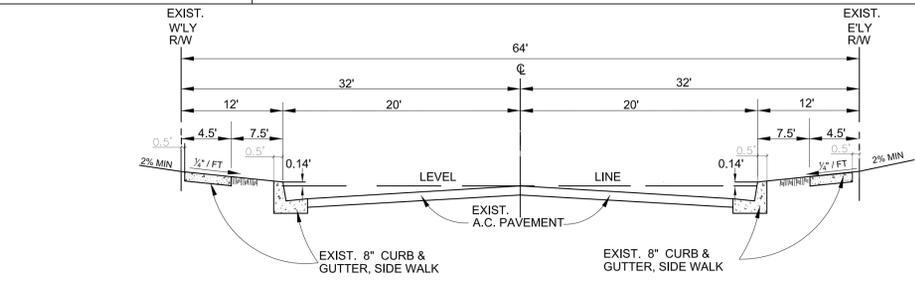
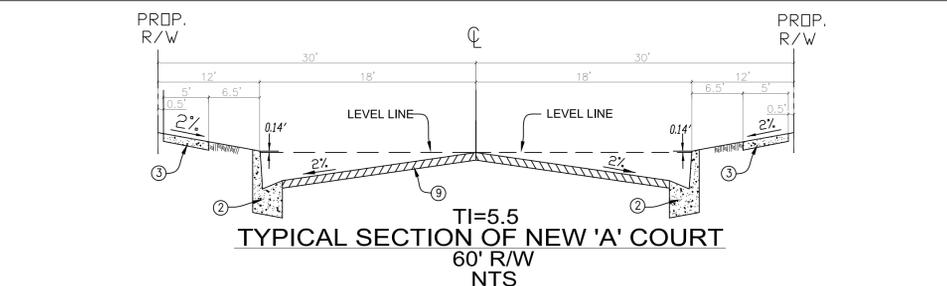
**ASSESSOR PARCEL NO.**  
0193-172-13-0000

**ZONING:**  
EXISTING & PROPOSED SFR



**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE & DETAIL SHEET
2	CONCEPTUAL GRADING PLAN
3	TOPOGRAPHY/DEMOLITION PLAN

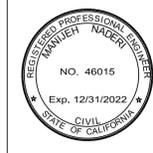


**NEW EASEMENTS/DEDICATION:**

'A' COURT	16,964 SF	STREET DEDICATION
LOT 'A'	3,401 SF	OPENS SPACE AREA - CFD MAINTENANCE

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.



**NADERI CONSULTING ENGINEERS**  
P.O. BOX 7553  
LA VERNE, CA 91750  
909-374-0453  
nec\_dev@yahoo.com

PREPARED UNDER DIRECT SUPERVISION OF:  
*M. Naderi*  
MANIJEH NADERI RCE #46015 DATE: EXP. 12/31/2022

**CITY OF FONTANA CALIFORNIA**  
**TITLE & DETAIL SHEET**

DRAWN BY: R.R.  
DESIGNED BY: M.N.  
CHECKED BY: M.N.

**TENTATIVE TRACT MAP 20307**  
**9320 OLEANDER AVENUE**

APPROVED BY: CITY ENGINEER R.C.E. .... DATE: .....

SCALE: 1"=20'  
DATE: 04-14-2022  
DRAWING NO.:  
SHEET NO: 1 OF 3

NOTE: ADD 1100 TO DESIGN ELEVATION TO OBTAIN TRUE ELEVATION.

CONSTRUCTION NOTES

- 1- CONSTRUCT RESIDENTIAL DRIVE APPROACH PER STD. PLAN NO. 1001
- 2- CONSTRUCT CONC. CURB & GUTTER PER STD. PLAN NO. 1000
- 3- CONSTRUCT CONC. SIDEWALK PER STD. PLAN NO. 1006
- 4- CONSTRUCT ADA RAMP PER STD. PLAN NO. 1003
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- 12- REMOVE EX. DRIVEWAYS, SIDEWALKS, CURB & GUTTER- REPLACE AS SHOWN.
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- 17- ADJUST/RELOCATE EX. UTILITIES BOXES, ST. SIGN AS SHOWN.

QUANTITIES

9 EA
644 LF
3,062 SF
3 EA
1 LS
2 EA
1 EA
1,112 LF
10,076 SF
512 SF
2 EA
1 LS
37 LF
8,920 SF
5 EA
462 LF
1 LS

LOT COVERAGE:

CONCRETE DRIVEWAY & WALKWAY	8,920 SQ FT
NEW BUILDING FOOTPRINT + ADU	19,648 SQ FT
FUTURE STREET CURB TO CURB	11,610 SQ FT
FUTURE STREET SIDEWALK + APPROACH	3,869 SQ FT
<b>TOTAL IMPERVIOUS SURFACE</b>	<b>44,047 SQ FT</b>
IMPERVIOUS RATE = 49.74 %	
PERVIOUS RATE = 50.26 %	
LOT SIZE	88,562 SQ FT = 2.03 ACERS
EXISTING IMPERVIOUS	7,082 SQ FT

EASEMENT TABLE SUMMARY

STREET	SQ. FT.
'A' COURT	17,186
LOT 'A'	3,179
<b>TOTAL STREET</b>	<b>20,365</b>

STATISTICAL INVENTORY

1. GROSS AREA: 2.03 ACRES
2. NET AREA: 1.5666 ACRES
3. TOTAL NO. OF LOTS: 9
4. TOTAL NO. OF LETTER LOTS: 1

EASEMENTS/DEDICATION

COURT 'A'	STREET
LOT 'A'	CPD MAINTENANCE

CURVE TABLE

RADIUS	DELTA	LENGTH
A 35.0'	N90°00'00"E	54.98'
C 30.0'	N90°00'00"E	47.12'
E 100.0'	N31°05'42"E	54.27'
F 112.0'	N31°00'19"E	60.61'
G 50.0'	N29°53'24"E	209.35'
H 38.0'	N29°54'32"E	159.11'
I 100.0'	N30°56'58"E	54.02'
J 112.0'	N31°00'19"E	60.38'
L 30.0'	N90°00'00"E	47.12'

LOT AREA TABLE

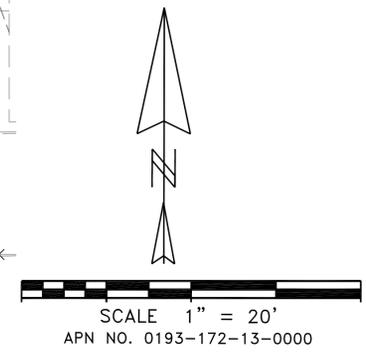
LOT NO.	SQ. FT.
1	6,918
2	6,635
3	6,881
4	9,243
5	8,654
6	9,338
7	6,881
8	6,642
9	7,004
<b>TOTAL LOT SQ. FT.</b>	<b>68,196</b>
<b>AVERAGE LOT SIZE</b>	<b>7,577</b>

TOTAL ACREAGE SUMMARY

AREA	SQ. FT.	ACRES	DESCRIPTION
9 LOTS	68,196	1.566	LOTS 1-9
STREET	17,196	0.394	'A' COURT
LOT A	3,179	0.073	C.F.D.
<b>TOTAL</b>	<b>88,561</b>	<b>2.03</b>	<b>OVERALL SITE TOTAL</b>

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- (100) EXISTING ELEVATION
- (100) PROPOSED ELEVATION
- RETAINING WALL
- STEM WALL
- DEEP FOOTING
- CUT/FILL LINE
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- R/W RIGHT-OF-WAY
- BW BACK OF WALK
- C.L.F. CHAIN LINK FENCE
- FP FINISH PAD
- CF CURB FACE
- B.S.L. BUILD'G SETBACK LINE
- C/B ..... CATCH BASIN
- PP ..... POWER POLE
- C&G ..... CURB & GUTTER
- PA ..... PLANTER AREA
- R.D. ROOF DRAIN
- 10" TREE, DIAMETER
- STREET LIGHT
- CD CLEAN OUT
- EXISTING CONCRETE
- NEW CONCRETE
- NEW CONCRETE DRIVE/WALKWAY
- NEW AC PAVEMENT
- AC REMOVAL PAVEMENT
- LANDSCAPE AREA
- NEW DRAINAGE SWALE/DIRECTION
- DRY WELL INFILTRATION SYSTEM
- CATCH BASIN



NOTES

1. FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06071C854H DATED 08/20/2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
2. WALLS: THE PERIMETER WALLS SHALL BE CONSTRUCTED PER CITY STANDARD, BEING EITHER A SIX (6) FEET HIGH GARDEN WALL OR A MAX. NINE (9) FEET HIGH COMBINATION WALL.
3. WATER QUALITY MANAGEMENT PLAN (WQMP): THIS PROJECT SHALL IMPLEMENT THE SELECTED SITE DESIGN & SOURCE CONTROL BMP'S PER APPROVED WQMP.
4. UTILITIES: ALL UTILITY BOXES & STRUCTURES TO BE CONSTRUCTED UNDERGROUND. STREET LIGHTS SHALL BE CONSTRUCTED PER CITY STD. DWG 404. EXISTING POWER POLE TO BE REMOVED AND OVERHEAD UTILITY SERVICE LINES TO BE UNDERGROUND.
5. EXISTING SITE IMPROVEMENTS TO BE REMOVED AS SHOWN ON DEMOLITION PLAN.
6. THERE ARE NO PROTECTED TREES ON THE SITE. EXISTING TREES TO BE REMOVED.
7. THE UTILITIES ARE SHOWN HEREON IS PER RECORDED DATA.
8. THIS SITE IS NOT IN A HILLSIDE AREA.
9. THIS SITE IS NOT LOCATED IN ANY GEOLOGIC/FLOOD/SPECIAL HAZARD AREA.
10. EXISTING POWER POLES TO BE REMOVED AND OVERHEAD UTILITY SERVICE LINES TO BE UNDERGROUND.

PAM 18-077

**IMPORTANT NOTES:**

- 1- DO NOT SCALE THE DRAWINGS FOR CONSTRUCTION STAKING.
- 2- USE REFERENCED OR NOTED DIMENSIONS ONLY.
- 3- USE BUILDING/FOUNDATION PLAN FOR DIMENSIONS.

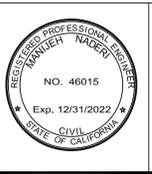
**SPECIAL NOTE:**

- 1- COMPACTION TEST AND PAD CERTIFICATION ARE DUE TO ENGINEERING DIVISION PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2- LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES AND LOCATIONS OF THE NEW CONNECTION/LATERALS ARE APPROXIMATE.



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.



**NADERI CONSULTING ENGINEERS**  
P.O. BOX 7553  
LA VERNE, CA 91750  
909-374-0453  
nec\_dev@yahoo.com

PREPARED UNDER DIRECT SUPERVISION OF:  
**M. Naderi**  
MANUEH NADERI RCE #46015 DATE: EXP. 12/31/2022

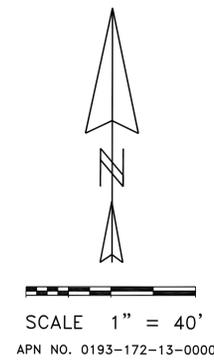
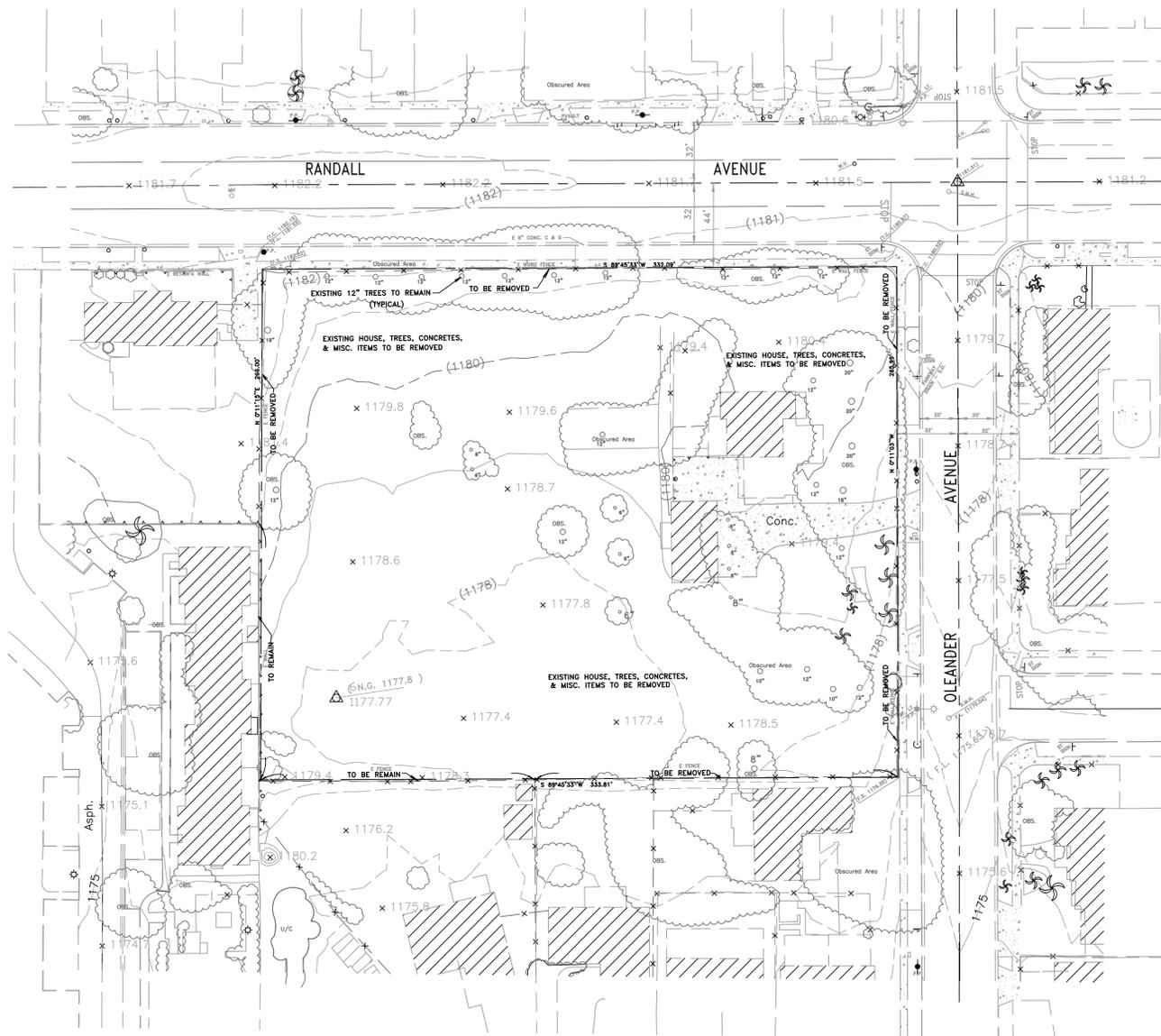
**CITY OF FONTANA CALIFORNIA**  
**CONCEPTUAL GRADING PLAN**

DRAWN BY: R.R.  
DESIGNED BY: M.N.  
CHECKED BY: M.N.

**TENTATIVE TRACT MAP 20307**  
**9320 OLEANDER AVENUE**

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER R.C.E. DATE: \_\_\_\_\_

SCALE: 1"=20'  
DATE: 04-14-2022  
DRAWING NO.: \_\_\_\_\_  
SHEET NO: 2 OF 3



BOYD SCHNEIDERWERT P.L.S.  
TOPOGRAPHY SYRVEY

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- (100) EXISTING ELEVATION
- 100 PROPOSED ELEVATION
- RETAINING WALL
- STEM WALL
- DEEP FOOTING
- CUT/FILL LINE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- FS FINISHED SURFACE
- FL FLOW LINE
- FP FINISH PAD
- GF GARAGE FLOOR
- NG NATURAL GRADE
- GB GRADE BREAK
- HP HIGH POINT
- TC TOP OF CURB
- TG TOP OF GRATE
- TW TOP OF WALL
- TRW TOP OF RET. WALL
- TF TOP OF FOOTING
- INV. INVERT ELEVATION
- U.S.D. UNDERSIDE WALK DRAIN
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- C/L CENTER LINE
- B/W BACK OF WALK
- C.L.F. CHAIN LINK FENCE
- CF CURB FACE
- BSL BUILD'G SETBACK LINE
- C/B CATCH BASIN
- PP POWER POLE
- C&G CURB & GUTTER
- PA PLANTER AREA
- R.D. ROOF DRAIN
- F.F. FIRE HYDRANT
- WM WATER METER
- W.V. WATER VALVE
- M.H. MANHOLE
- TREE, DIAMETER
- STREET LIGHT
- CD CLEAN OUT
- EXISTING CONCRETE

**LEGAL DESCRIPTION:**

THE NORTH 310 FEET OF LOT 700, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE WEST 17 ACRES, AREAS AND DISTANCES COMPUTED TO STREET CENTERS.

**BENCHMARK:**  
CITY OF FONTANA B.M. # 484  
TOP OF FIRE HYDRANT @ THE N.E. CORNER OF RANDALL & CYPRESS  
ELEV. 1190.36

- EXISTING EASEMENTS:**
1. AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 7, 1926 AS BOOK 56, PAGE 23 OF OFFICIAL RECORDS.
  2. AN EASEMENT FOR STREET AND HIGHWAY INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1975 AS BOOK 8794, PAGE 571 AS INSTRUMENT NO. 75-409 OF OFFICIAL RECORDS, AFFECTS SAID LAND. IN FAVOR OF: CITY OF FONTANA, A MUNICIPAL CORPORATION



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.



**NADERI CONSULTING ENGINEERS**  
P.O. BOX 7553  
LA VERNE, CA 91750  
909-374-0453  
nec\_dev@yahoo.com

PREPARED UNDER DIRECT SUPERVISION OF:  
*M. Naderi*  
MANJEH NADERI RCE #46015 DATE: EXP. 12/31/2022

**CITY OF FONTANA CALIFORNIA**  
**TOPOGRAPHY & DEMOLITION PLAN**

**TENTATIVE TRACT MAP 20307**  
**9320 OLEANDER AVENUE**

DRAWN BY: R.R.	SCALE: 1"=40'
DESIGNED BY: M.N.	DATE: 09-08-2021
CHECKED BY: M.N.	DRAWING NO.:
APPROVED BY: CITY ENGINEER	R.C.E. .... DATE: SHEET NO.: 3 OF 3

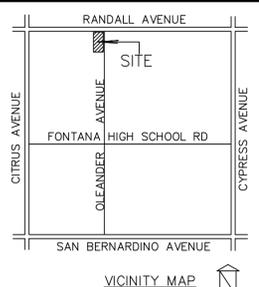
PAM 18-077

# TENTATIVE TRACT MAP NO. 20307

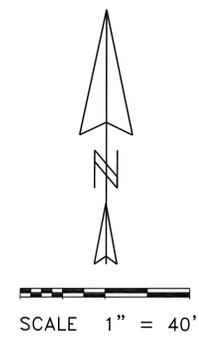
IN THE CITY OF FONTANA  
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

THE NORTH 310 FEET OF LOT 700, ACCORDING TO MAP SHOWING SUBDIVISION OF LANDS BELONGING TO THE SEMI-TROPIC LAND AND WATER COMPANY, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 11, PAGE 12, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE WEST 17 ACRES, AREAS AND DISTANCES COMPUTED TO STREET CENTERS.

APN NO. 0193-172-13-0000



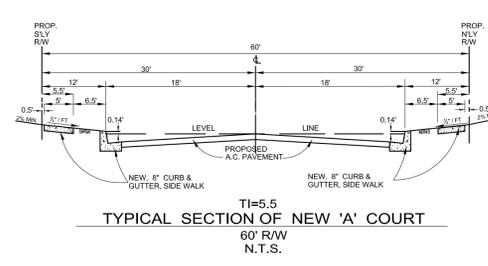
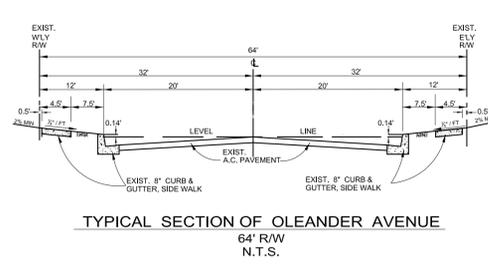
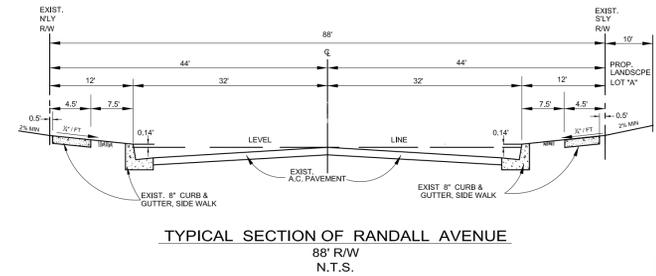
UTILITY COMPANIES	OWNER / DEVELOPER
ELECTRICITY: SO. CAL. EDISON COMPANY (800)655-4555	OCEANO INVESTMENT, LLC 3055 RYFORD DRIVE CHINO, CA 91710 951-422-1842
GAS: SO. CAL. GAS COMPANY (800)427-2200 OR 909-335-7547	ENGINEER M. NADERI CONSULTING ENGINEERS P. O. BOX 7553 LA VERNE, CA 91750 909-374-0453
SOLID WASTE-SEWAGE: BURTEC WASTE-CITY OF FONTANA (909)350-7670	SURVEYOR BOYD SCHNEIDERWERT P.L.S. 9099 ROCHESTER ROAD PHELAN, CA 92371
WATER: WEST VALLEY WATER DISTRICT (909)201-7375	ASSESSOR PARCEL NO. 0193-172-13-0000
TELEPHONE: (888)288-8339	ZONING: EXISTING & PROPOSED SFR EXISTING LAND USE: S.F. RESIDENTIAL
CABLE TV: COMCAST CABLE (855)243-8892	PROPOSED LAND USE: S.F. RESIDENTIAL-DETACHED WITH ANX ADJACENT LAND USE: SOUTH RANDALL AVENUE S.F. RESIDENTIAL WEST OLEANDER AVE. SCHOOL DISTRICT: FONTANA SCHOOL DISTRICT



*Boyd Schneiderwert*  
BOYD SCHNEIDERWERT P.L.S. DATE:

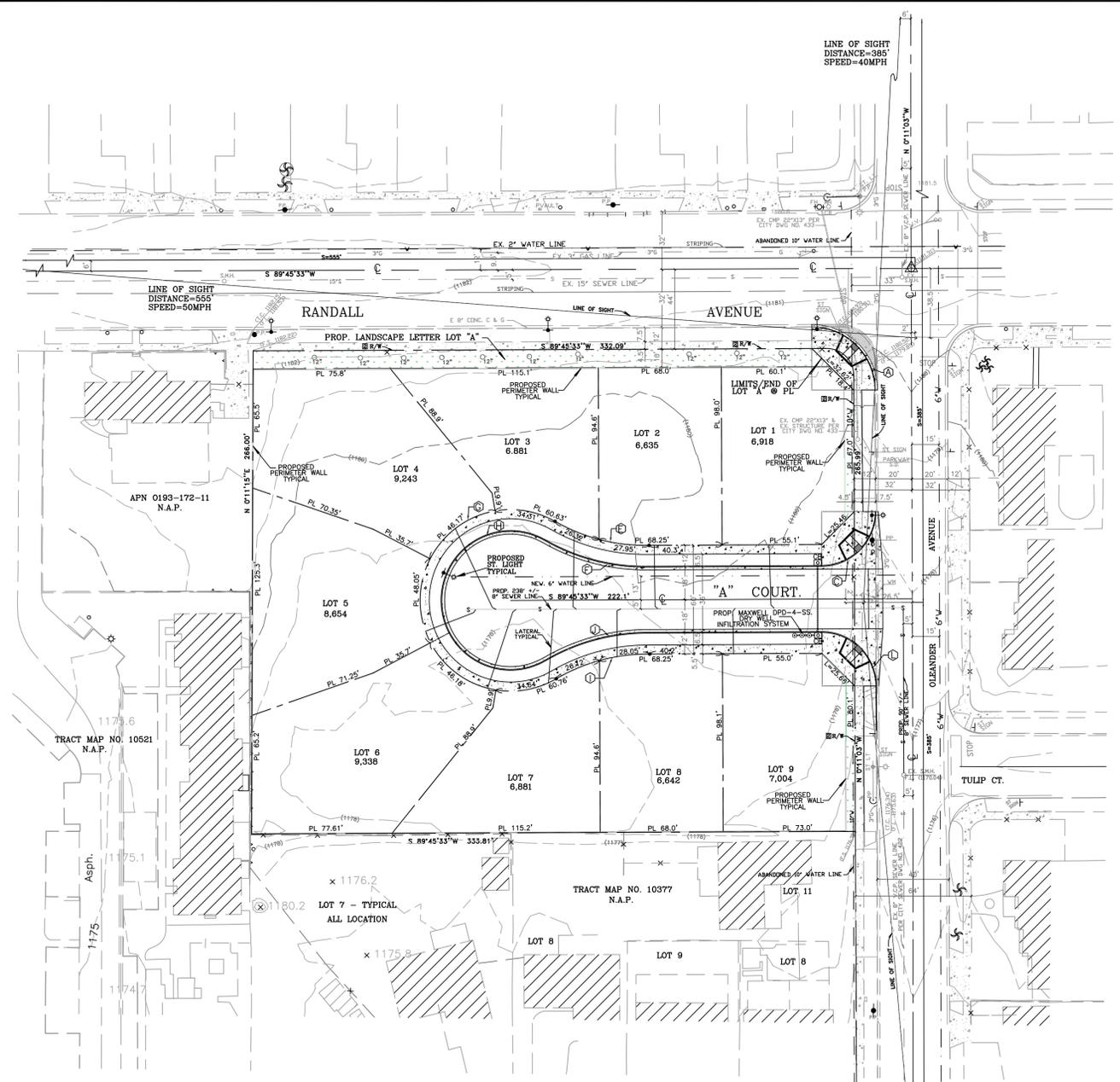
CURVE TABLE			TOTAL ACREAGE SUMMARY			LOT AREA TABLE		
C	35.0'	N90°00'00"E 54.98'	9 LOTS	68,196	1,566	LOTS 1-9		
C	30.0'	N90°00'00"E 47.12'	STREET	17,186	0.394	'A' COURT		
E	100.0'	N31°05'42"E 54.27'	LOT A	3,179	0.073	C.F.D.		
F	112.0'	N31°00'19"E 60.61'	TOTAL	88,561	2.03	OVERALL SITE TOTAL		
G	50.0'	N23°35'24"E 29.93'	STATISTICAL INVENTORY					
H	38.0'	N23°54'32"E 19.91'	1. GROSS AREA:	2.03 ACRES				
I	100.0'	N30°56'58"E 54.02'	2. NET AREA:	1,566 ACRES				
J	112.0'	N31°00'19"E 60.39'	3. TOTAL NO. OF LOTS:	9				
L	30.0'	N90°00'00"E 47.12'	4. TOTAL NO. OF LETTER LOTS:	1				
EASEMENT TABLE SUMMARY			EASEMENTS/DEDICATION		TOTAL LOT SQ. FT.		AVERAGE LOT SIZE	
STREET	SQ. FT.		COURT 'A'	STREET	68,196			
'A' COURT	17,186		LOT 'A'	CFD MAINTENANCE	7,577			
LOT 'A'	3,179							
TOTAL STREET	20,365							

- NOTES**
- FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE 'X' AS SHOWN ON FIRM MAP NUMBER 06071C654H DATED 08/20/2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
  - WALLS: THE PERIMETER WALLS SHALL BE CONSTRUCTED PER CITY STANDARD, BEING EITHER A SIX (6) FEET HIGH GARDEN WALL OR A MAX. NINE (9) FEET HIGH COMBINATION WALL.
  - WATER QUALITY MANAGEMENT PLAN (WQMP): THIS PROJECT SHALL IMPLEMENT THE SELECTED SITE DESIGN & SOURCE CONTROL BMP'S PER APPROVED WQMP.
  - UTILITIES: ALL UTILITY BOXES & STRUCTURES TO BE CONSTRUCTED UNDERGROUND. STREET LIGHTS SHALL BE CONSTRUCTED PER CITY STD. DWG 404. EXISTING POWER POLES TO BE REMOVED AND OVERHEAD UTILITY SERVICE LINES TO BE UNDERGROUND.
  - EXISTING SITE IMPROVEMENTS TO BE REMOVED AS SHOWN ON DEMOLITION PLAN.
  - THERE ARE NO PROTECTED TREES ON THE SITE. EXISTING TREES TO BE REMOVED.
  - THE UTILITIES ARE SHOWN HEREIN IN PER RECORDED DATA.
  - THIS SITE IS NOT IN A HILLSIDE AREA.
  - THIS SITE IS NOT LOCATED IN ANY GEOLOGIC/FLOOD/SPECIAL HAZARD AREA.
  - EXISTING POWER POLES TO BE REMOVED AND OVERHEAD UTILITY SERVICE LINES TO BE UNDERGROUND.



**LEGEND**

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- (100) EXISTING ELEVATION
- (100) PROPOSED ELEVATION
- ▬ RETAINING WALL
- ▬ STEM WALL
- ▬ DEEP FOOTING
- CUT/FILL LINE
- FF FINISHED FLOOR
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- U.S.D. UNDERSIDEWALK DRAIN
- R/W RIGHT-OF-WAY
- P/L PROPERTY LINE
- C/L CENTER LINE
- BW BACK OF WALK
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- W.V. WATER VALVE
- M.H. MANHOLE
- TREE, DIAMETER
- STREET LIGHT
- CD CLEAN DUT
- EXISTING CONCRETE
- NEW CONCRETE
- LANDSCAPE
- CATCH BASIN
- MAXWELL DPD-4-SS INFILTRATION SYSTEM



**EXISTING EASEMENTS:**

- AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 7, 1926 AS BOOK 56, PAGE 23 OF OFFICIAL RECORDS, NOT PLOTTED ON THE MAP.
- AN EASEMENT FOR STREET AND HIGHWAY INCIDENTAL PURPOSES, RECORDED OCTOBER 29, 1975 AS BOOK 8794, PAGE 571 AS INSTRUMENT NO. 75-409 OF OFFICIAL RECORDS, AFFECTS SAID LAND. IN FAVOR OF: CITY OF FONTANA, A MUNICIPAL CORPORATION

**PROPOSED EASEMENTS/DEDICATION:**

'A' COURT	16,964 SF	STREET DEDICATION
LOT 'A'	3,401 SF	OPENS SPACE AREA - CFD MAINTENANCE

**BASIS OF BEARING:**  
CENTER LINE OF RANDALL STREET BEING AS S 89°45'33"W

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CITY OF FONTANA B.M. # 484  
TOP OF FIRE HYDRANT @ THE N.E. CORNER OF RANDALL & CYPRESS  
ELEV. 1190.36



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH CONDITIONS AND STANDARDS IN EFFECT.



**NADERI CONSULTING ENGINEERS**  
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PREPARED UNDER DIRECT SUPERVISION OF:  
*M. Naderi*  
MANJEH NADERI RCE #46015 DATE: EXP. 12/31/2022

**CITY OF FONTANA CALIFORNIA**  
**TENTATIVE TRACT MAP 20307**

8320 OLEANDER AVENUE  
PAM 18-077

DRAWN BY: R.R.  
DESIGNED BY: M.N.  
CHECKED BY: M.N.

APPROVED BY: CITY ENGINEER R.C.E. .... DATE: .....

SCALE: 1"=40'  
DATE: 05-09-2022  
DRAWING NO.: SHEET NO.: 1 OF 1



- residential  
 - design  
 - patios & decks  
 (909)210.8669



- remodeling  
 - custom homes  
 - additions

1188 W. Marshall Blvd. San Bernardino Ca

No.	Description	Date

**9 NEW HOMES W/ ADU**  
 Segura Family Trust & Oceano Investment LLC.  
 9320 Oleander Ave  
 Fontana CA 92335

**3D ELEVATIONS**

Project number	HOMES2017
Date	2-4-2017
Drawn by	Author
Checked by	Checker

**3D**

Scale