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 CONTACT: ANDREW WENNERSTROM
 (909) 354-8010
 AWENNERSTROM@THEPREVITGROUP.COM

APPLICANT
 KB HOME
 36310 INLAND VALLEY DR #300
 WILDMAR, CA 92595
 CONTACT: ADDISON GARZA
 (858) 914-6027
 WGARZA@KBHOME.COM

ACCESSOR PARCEL NUMBER
 1107-262-64 (FORMERLY 1107-262-08)

EASEMENTS

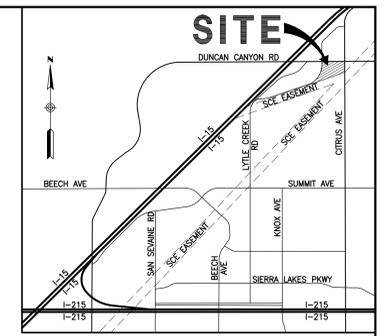
▲ A TEMPORARY EASEMENT CONSTRUCTION IN FAVOR OF THE CITY OF FONTANA PER DOCUMENT RECORDED 2/9/16 AS INST. NO. 2016-49802 O.R. THIS FALLS OFFSITE AND GIVES NO EXPIRATION DATE IN THE DOCUMENT.

▲ PROPOSED PRIVATE ACCESS EASEMENT.

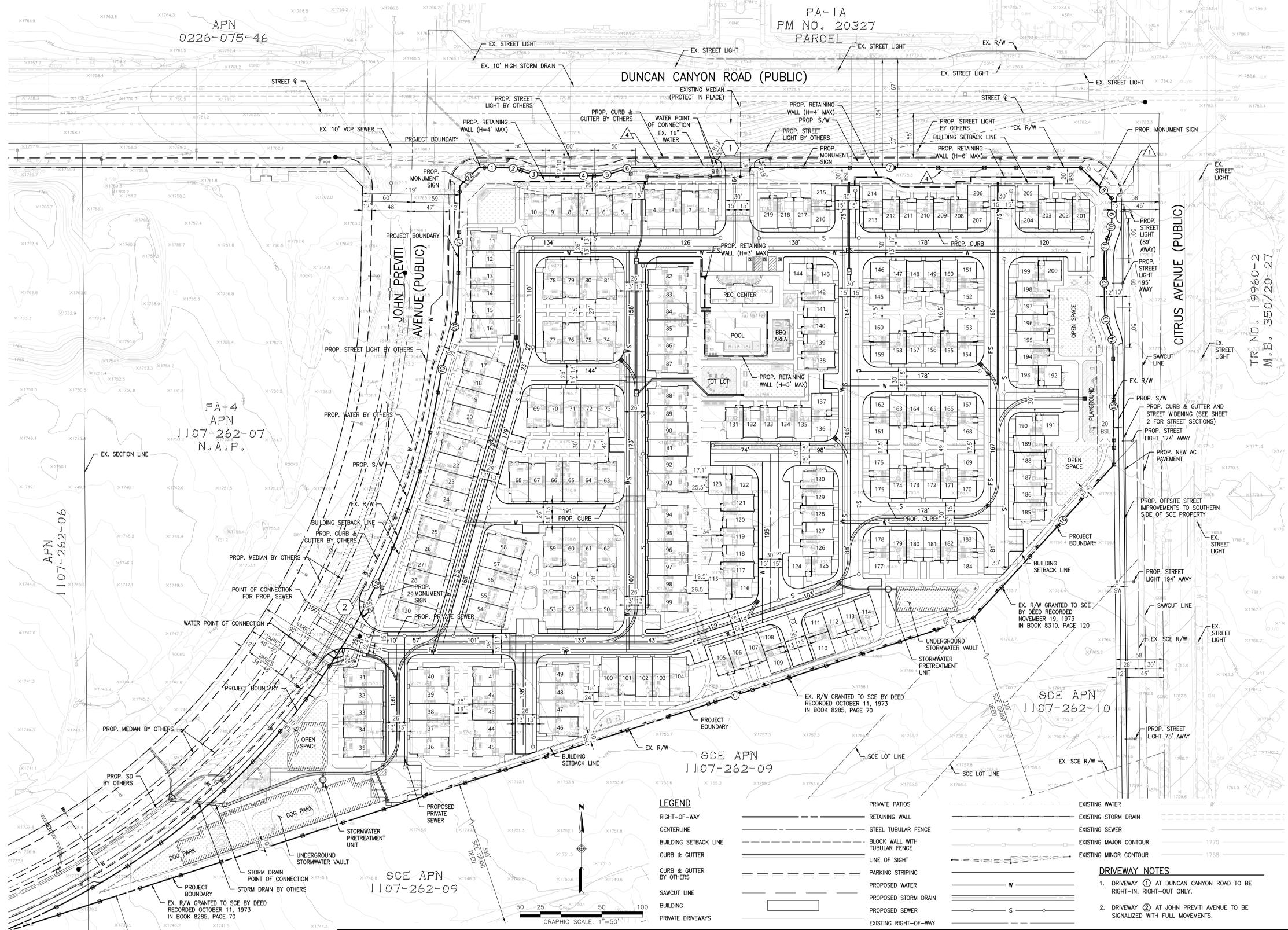
▲ PROPOSED PUBLIC UTILITY EASEMENT.

▲ AN EASEMENT GRANTED TO THE CITY OF FONTANA FOR STREET, HIGHWAY, AND PUBLIC UTILITY PURPOSES OVER, UNDER, AND UPON THE REAL PROPERTY IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED SEPTEMBER 7, 2021 IN DOC. NO. 2021-0473028.

CITY OF FONTANA VENTANA PA3 SITE PLAN 16015 DUNCAN CANYON ROAD



VICINITY MAP
 N.T.S.



LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING WEST AND NORTHWESTERLY OF THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY OF JOHN PREVITI AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 24, 2022, BY DOC. NO. 2022-0073488, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY OF DUNCAN CANYON ROAD, AND THAT PORTION LYING EASTERLY OF THE WESTERLY RIGHT-OF-WAY OF CITRUS AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED OCTOBER 19, 2021, BY DOC. NO. 2021-0473028, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED OCTOBER 11, 1973, IN BOOK 8285, PAGE 70, AND BY DEED RECORDED NOVEMBER 19, 1973, IN BOOK 8310, PAGE 120, BOTH OFFICIAL RECORDS OF SAID COUNTY.

ALSO SHOWN AS PARCEL A IN CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT RECORDED 11/14/24 AS DOC. NO. 2024-0272517, OFFICIAL RECORDS OF SAID COUNTY.

GENERAL NOTES

- SURROUNDING ZONING: VENTANA SPECIFIC PLAN (NORTH & WEST), P-UC (SOUTH), R-MU (EAST)
- SURROUNDING GENERAL PLAN: R-MFMH (NORTH), P-UC (SOUTH), RMU (EAST & WEST)
- PROJECT ZONING: VENTANA SPECIFIC PLAN
- PROJECT GENERAL PLAN: R-MFMH
- PROJECT ACREAGE: 13.1 AC
- UTILITY PURVEYORS:
 WATER: WEST VALLEY MUNICIPAL WATER DISTRICT
 SEWER: CITY OF FONTANA
 GAS: SOCAL GAS
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: CHARTER
 STORM DRAIN: CITY OF FONTANA
 TRASH: BURRITEC
 SCHOOL DISTRICT: FONTANA UNIFIED SCHOOL DISTRICT
- TOPOGRAPHY COMPILED BY ARROWHEAD MAPPING CORPORATION FROM AERIAL PHOTOGRAPHY DATED: 12-30-2024 JOB # AMC 24-195 1887
 BUSINESS CENTER DR SUITE 5A SAN BERNARDINO, CA 92408 (909) 889-2420
- ALL ONSITE ROADS & ALLEYS WILL BE PRIVATE AND WITHIN A PRIVATE ACCESS EASEMENT.
- ALL ONSITE WATER, SEWER AND STORM DRAIN TO BE PRIVATELY MAINTAINED BY HOA.
- EXISTING POWER POLES ADJACENT TO SITE TO BE REMOVED AND OVERHEAD UTILITY SERVICE LINES TO BE PLACED UNDERGROUND.
- A CFD OR OTHER CITY APPROVED ALTERNATIVE MAINTENANCE PROGRAM WILL BE REQUIRED.
- THIS SITE IS NOT PROPOSED TO BE GATED.

PROJECT BOUNDARY AREA

LINE #/CURVE #	LENGTH	BEARING/Delta	RADIUS
1	32.00'	N89°37'05"E	
2	20.92'	022°37'11"	53.00'
3	30.40'	022°37'11"	77.00'
4	60.00'	N89°37'05"E	
5	30.40'	022°37'12"	77.00'
6	20.92'	022°37'12"	53.00'
7	543.92'	N89°37'05"E	
8	53.51'	S45°39'23"E	
9	24.98'	S0°54'52"E	
10	20.92'	022°37'11"	53.00'
11	30.40'	022°37'11"	77.00'

PROJECT BOUNDARY AREA

LINE #/CURVE #	LENGTH	BEARING/Delta	RADIUS
12	60.00'	S0°54'52"E	
13	30.40'	022°37'12"	77.00'
14	20.92'	022°37'12"	53.00'
15	143.90'	S0°54'52"E	
16	255.62'	S41°49'58"W	
17	1308.34'	S71°29'18"W	
18	959.30'	063°06'16"	871.00'
19	38.17'	011°37'57"	188.00'
20	71.66'	019°22'01"	212.00'
21	138.42'	N0°39'05"E	
22	32.24'	N45°08'02"E	

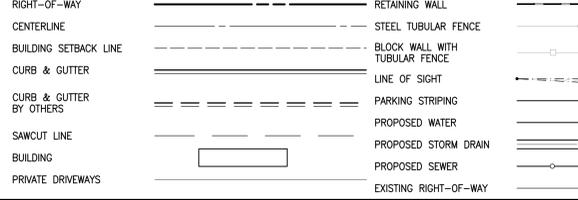
BUILDING SUMMARY

PLAN TYPE	STORIES	NUMBER OF UNITS	UNIT LIVABLE AREA (SF)	BEDROOMS	PRIVATE OPEN SPACE (SF)	UNIT FOOTPRINT (SF)
1-2	2	28	1,446	3	166	972
2-2	2	34	1,544	3	125	1,014
3-2	2	42	1,644	4	156	1,097
1-3	3	24	1,192	2	71	569
2-3	3	24	1,116	3	72	699
3-3	3	32	1,743	3	70	771
4-3	3	35	1,886	4	60	807
TOTAL	-	219	100%	348,906	23,222	191,115

PARKING SUMMARY

REQUIRED	PROVIDED	PROJECT AREA	PROJECT SUMMARY
119 DU X 1.8	215	238	BUILDING FOOTPRINTS 4.39 AC
OPEN (9'x18')	-	42	PRIVATE OPEN SPACE 23,222 (106 SF/UNIT)
ADA (9'x18')	2	4	COMMON OPEN SPACE 4.41 AC (34%)
TOTAL	-	284	TOTAL RESIDENCES 219 UNITS
			DENSITY 16.7 DU/AC

LEGEND



DRIVEWAY NOTES

- DRIVEWAY ① AT DUNCAN CANYON ROAD TO BE RIGHT-IN, RIGHT-OUT ONLY.
- DRIVEWAY ② AT JOHN PREVITI AVENUE TO BE SIGNALIZED WITH FULL MOVEMENTS.

BASIS OF BEARINGS
 THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:
 NGS EV9118 DESIGNATION RF 40 A ELEVATION = 1679.78 (NAVD 88) 4.2KM EASTERLY ALONG HWY-30 FROM ITS JUNCTION WITH I-15 THENCE 2.1KM (N) ALONG CITRUS AVE. TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE (NW) LEG OF THE EDISON POWER LINE 18-3 PROJECTING 3.0FT ABOVE THE GROUND 237.9FT & OF CITRUS AVE. 48.9FT (S) OF THE GRAVELED POWER LINE SERVICE RD 0.7FT (N) OF METAL LEG



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK
 RICHARD O'NEILL R.C.E. 63285 DATE: _____
LAND SURVEYOR
 JEFFREY S. BOYDSTON LS 8835 DATE: _____



RICK ENGINEERING
 1770 IOWA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 RICKENGINEERING.COM

CITY OF FONTANA, CALIFORNIA
SITE PLAN
 TITLE SHEET
 AS SHOWN DATE: 12/3/2025
 APPROVED BY: GIA LAM KIM CITY ENGINEER R.C.E. 62296

C:\RICK\Projects\202400\2024-08_Ventana PA3\Plan\SetA\Entirements\Plot_Plan_2024-08-C-PP-01.dwg - PLOTTED ON 2025-12-03 03:03 © 2025 Rick Engineering Company

CITY OF FONTANA TENTATIVE TRACT MAP NO. 20782 FOR CONDOMINIUM PURPOSES 16015 DUNCAN CANYON ROAD

ENGINEER
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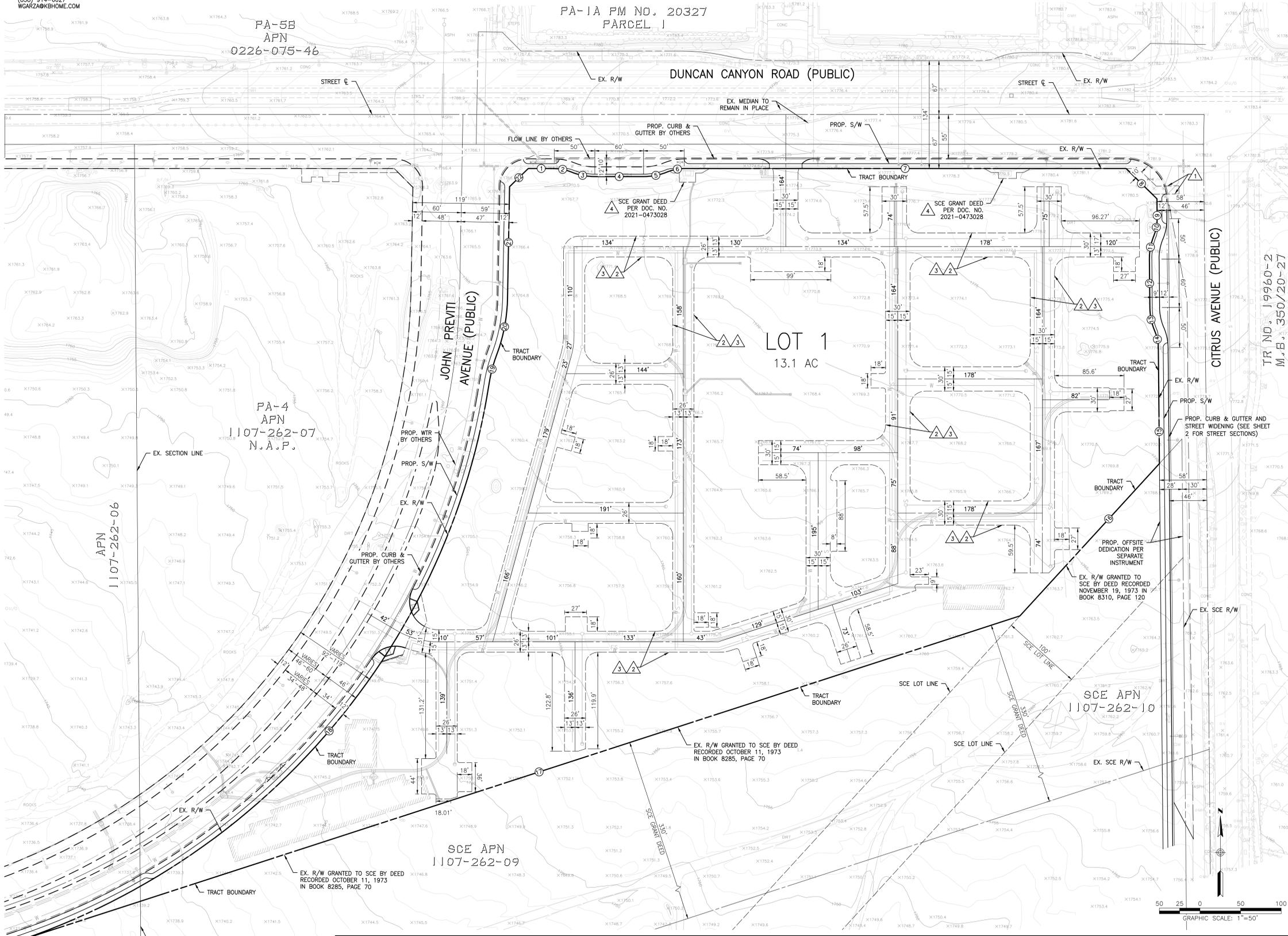
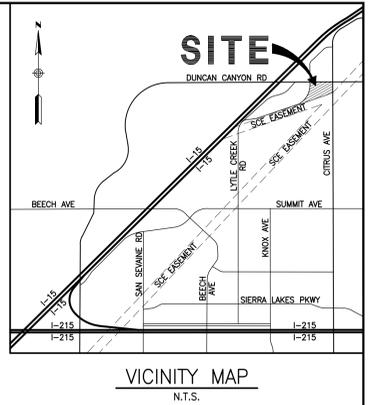
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1107-262-64 (FORMERLY 1107-262-08)

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- ▲ PROPOSED PRIVATE ACCESS EASEMENT.
- ▲ PROPOSED PUBLIC UTILITY EASEMENT.
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ALSO SHOWN AS PARCEL A IN CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT RECORDED 11/14/24 AS DOC. NO. 2024-0272517, OFFICIAL RECORDS OF SAID COUNTY.

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 - TOPOGRAPHY COMPILED BY ARROWHEAD MAPPING CORPORATION FROM AERIAL PHOTOGRAPHY DATED: 12-30-2024 JOB # AMC 24-195 1887
BUSINESS CENTER DR SUITE 5A SAN BERNARDINO, CA 92408 (909) 889-2420
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PROJECT BOUNDARY AREA				PROJECT BOUNDARY AREA			
LINE/CURVE NO.	LENGTH	BEARING/Delta	RADIUS	LINE/CURVE NO.	LENGTH	BEARING/Delta	RADIUS
1	32.00'	N89°37'05"E		12	60.00'	S0°54'52"E	
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11	30.40'	022°37'11"	77'	22	32.24'	N45°08'02"E	

PROJECT AREAS	
PROJECT ACREAGE (GROSS)	13.1 AC
LOT 1	13.1 AC

LEGEND

- RIGHT-OF-WAY: ————
- EX. RIGHT-OF-WAY: - - - - -
- CENTERLINE: ————
- EASEMENT: - - - - -
- CURB & GUTTER: ————
- CURB & GUTTER (BY OTHERS): - - - - -
- PARKING STRIPING: ————
- PROPOSED WATER: ————
- PROPOSED STORM DRAIN: ————
- PROPOSED SEWER: ————
- EXISTING WATER: ————
- EXISTING STORM DRAIN: ————
- EXISTING SEWER: ————
- EXISTING MAJOR CONTOUR: 1770
- EXISTING MINOR CONTOUR: 1768

BASIS OF BEARINGS
THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

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REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK
RICHARD O'NEILL R.C.E. 63285 DATE: _____
LAND SURVEYOR
JEFFREY S. BOYDSTON LS 8835 DATE: _____

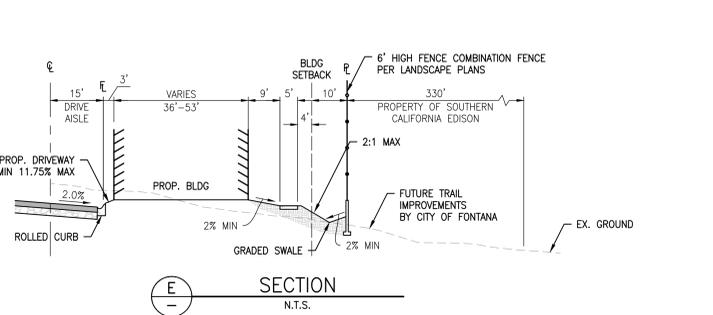
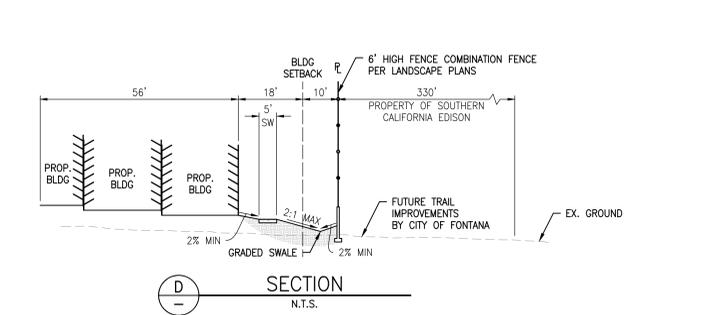
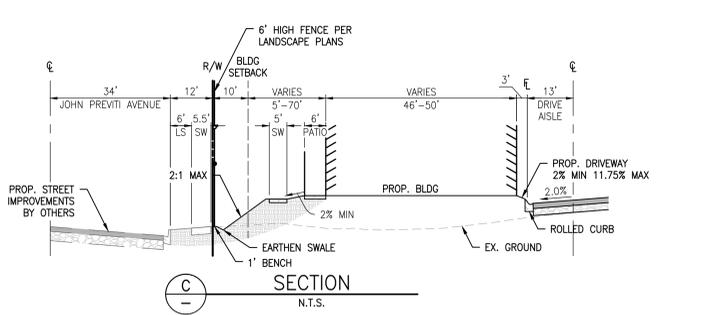
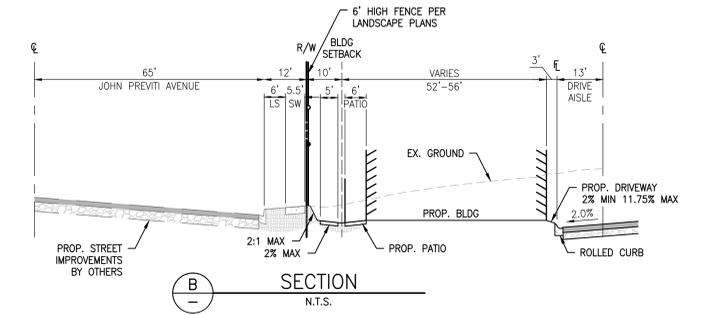
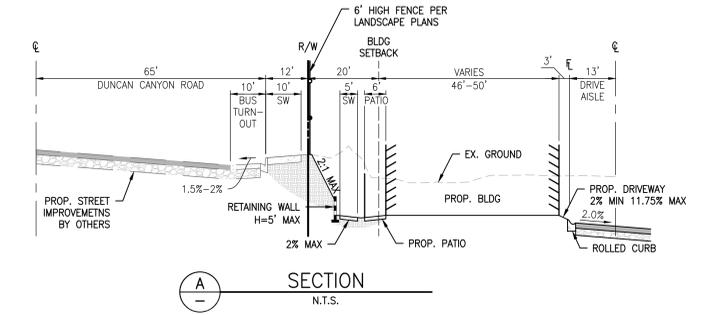
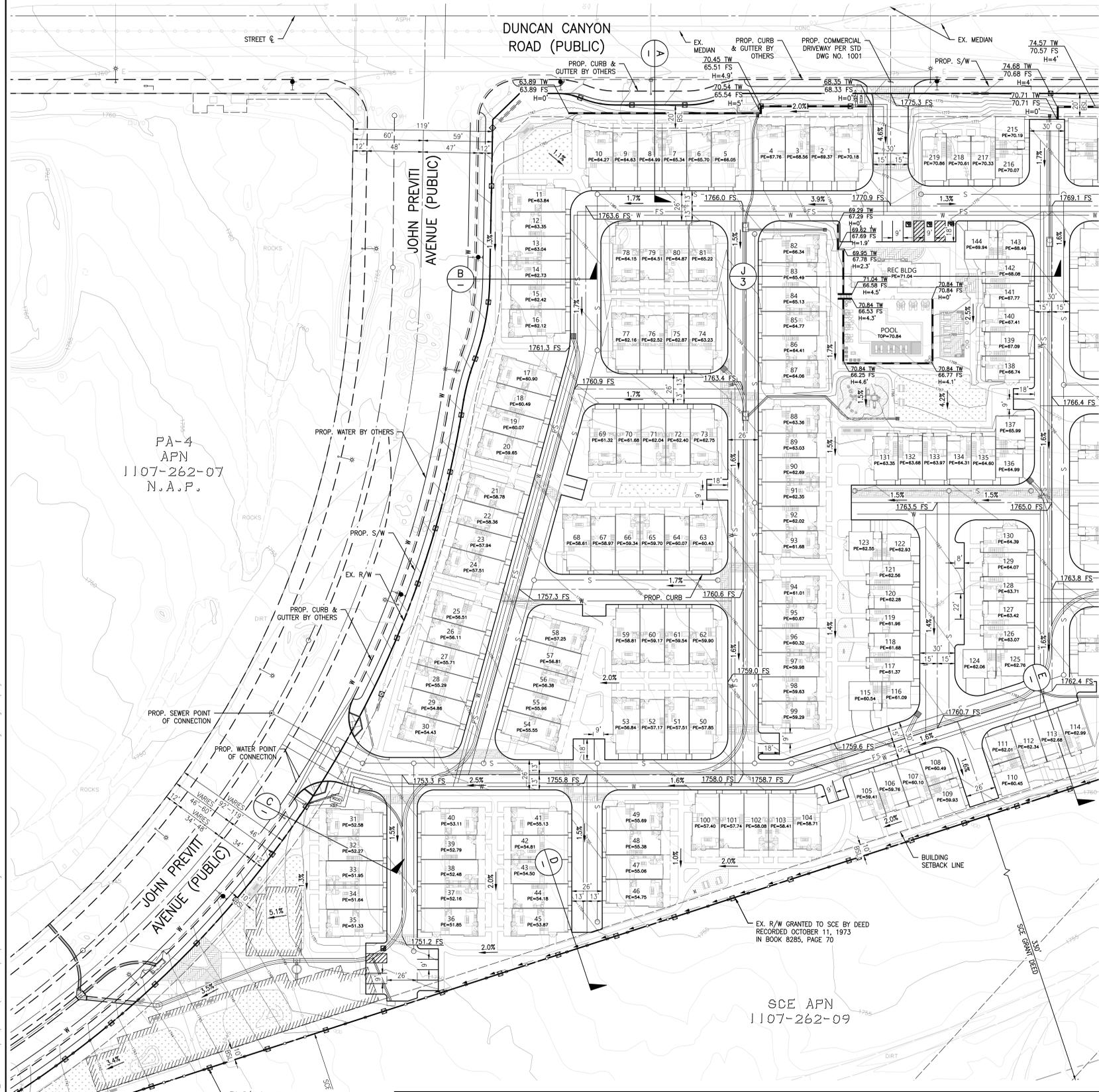


CITY OF FONTANA, CALIFORNIA
TENTATIVE TRACT MAP

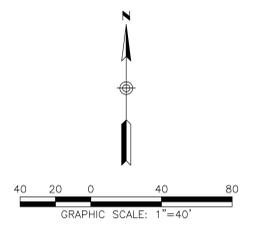
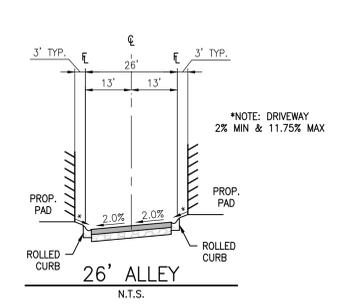
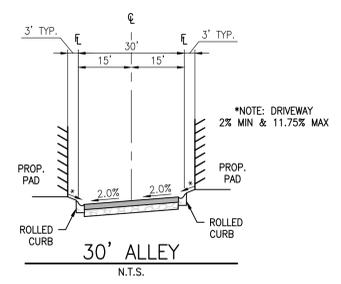
DRAWN BY: JMA/ARC
DESIGNED BY: RICK ENGINEERING
APPROVED BY: GIA LAM KIM
DATE: 12/3/2025
SCALE: AS SHOWN

TENTATIVE TRACT MAP NO. 20782
DATE: 12/3/2025

CITY OF FONTANA PRELIMINARY GRADING PLAN TTM NO. 20782



SEE SHEET 5



PA-4
APN
1107-262-07
N.A.P.

SCE APN
1107-262-09

<p>BASIS OF BEARINGS</p> <p>THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.</p>	<p>BENCHMARK:</p> <p>NGS EV9118 DESIGNATION RF 40 A ELEVATION = 1679.78 (NAVD 88) 4.2KM EASTERLY ALONG HWY-30 FROM ITS JUNCTION WITH 1-15 THENCE 2.1KM (N) ALONG CITRUS AVE. TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE (NW) LEG OF THE EDISON POWER LINE 18-3 PROJECTING 3.0FT ABOVE THE GROUND 237.9FT & OF CITRUS AVE. 48.9FT (S) OF THE GRAVELED POWER LINE SERVICE RD 0.7FT (N) OF METAL LEG</p>	<p>DIGALERT</p> <p>DIAL BEFORE YOU DIG</p> <p>TWO WORKING DAYS BEFORE YOU DIG</p> <p>TOLL FREE 811</p> <p>A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT</p>
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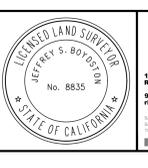
REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK

RICHARD O'NEILL R.C.E. 63285 DATE: _____

LAND SURVEYOR

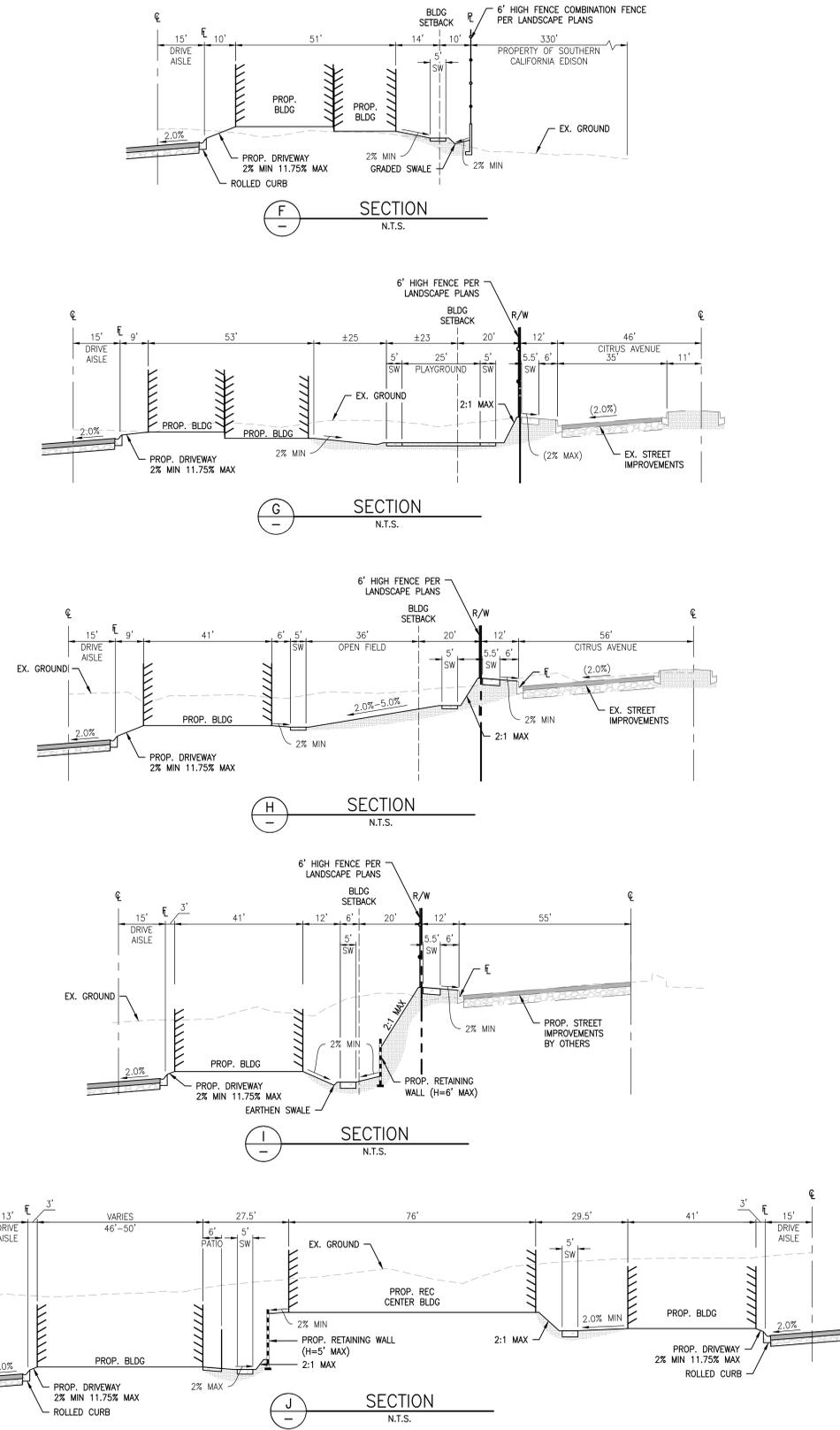
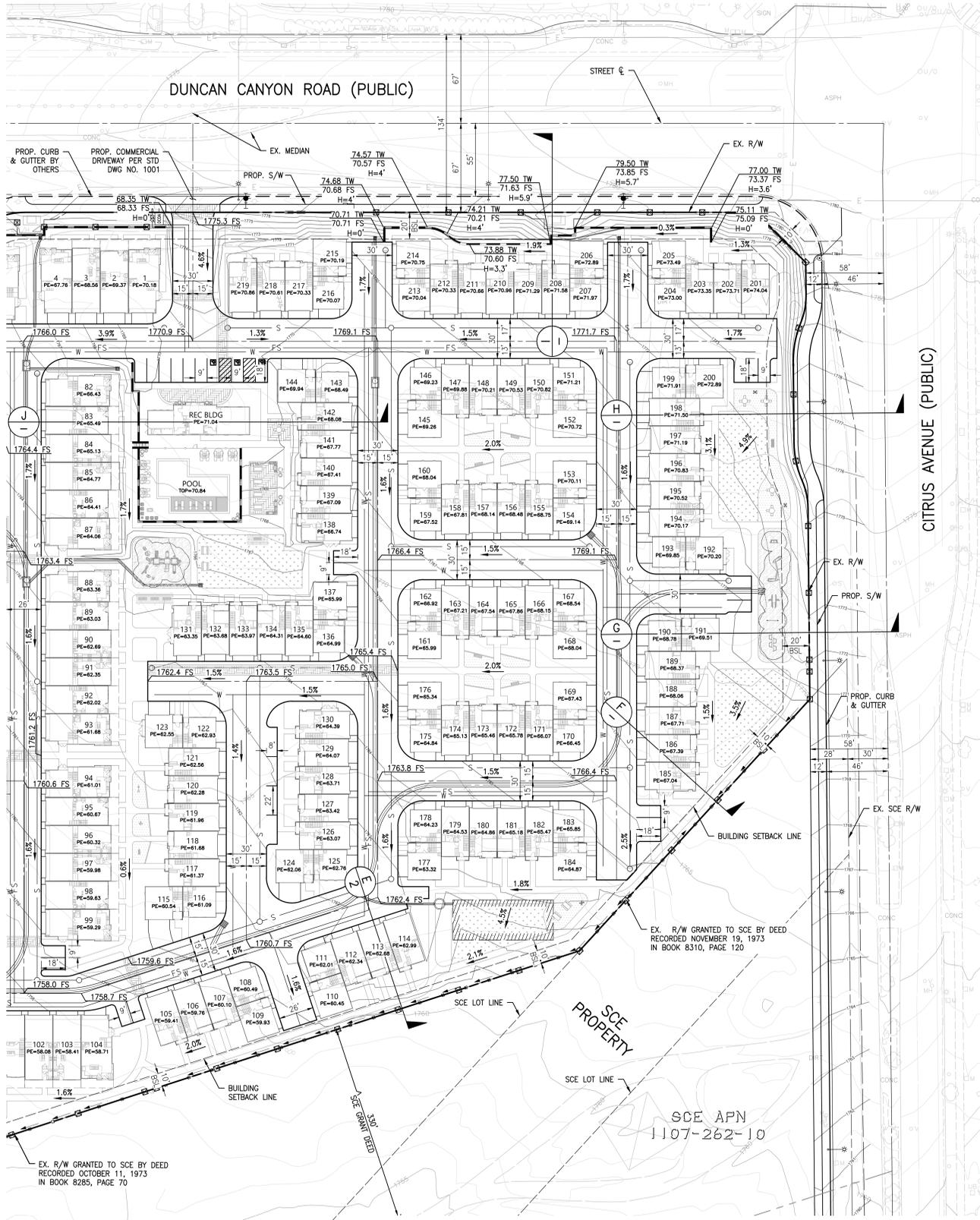
JEFFREY S. BOYDSTON LS 8835 DATE: _____



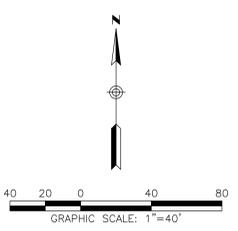
<p>CITY OF FONTANA, CALIFORNIA PRELIMINARY GRADING PLAN</p>		<p>SCALE: AS SHOWN</p>
<p>DRAWN BY: JMA/ARC</p> <p>DESIGNED BY: RICK ENGINEERING</p>	<p>PRELIMINARY GRADING PLAN TTM NO. 20782</p>	<p>DATE: 12/3/2025</p>
<p>APPROVED BY: GIA LAM KIM</p> <p>CITY ENGINEER R.C.E. 62296</p>	<p>DATE: _____</p>	<p>4</p>

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CITY OF FONTANA PRELIMINARY GRADING PLAN TTM NO. 20782



SEE SHEET 4

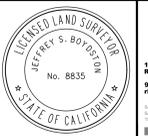


SCE APN
1107-262-09

BASIS OF BEARINGS THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO COUNTY, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.	BENCHMARK: NGS E9118 DESIGNATION RF 40 A ELEVATION = 1679.78 (NAVD 88) 4.2KM EASTERLY ALONG HWY-30 FROM ITS JUNCTION WITH I-15 THENCE 2.1KM (N) ALONG CITRUS AVE. TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE (NW) LEG OF THE EDISON POWER LINE NUMBER 18-3 PROJECTING 3.0FT ABOVE THE GROUND 237.9FT & OF CITRUS AVE. 48.9FT (S) OF THE GRAVELED POWER LINE SERVICE RD 0.7FT (N) OF METAL LEG	<p>DIAL BEFORE YOU DIG TWO WORKING DAYS BEFORE YOU DIG</p>	
--	---	--	--

REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

ENGINEER OF WORK
 RICHARD O'NEILL R.C.E. 63285 DATE: _____
LAND SURVEYOR
 JEFFREY S. BOYDSTON LS 8835 DATE: _____

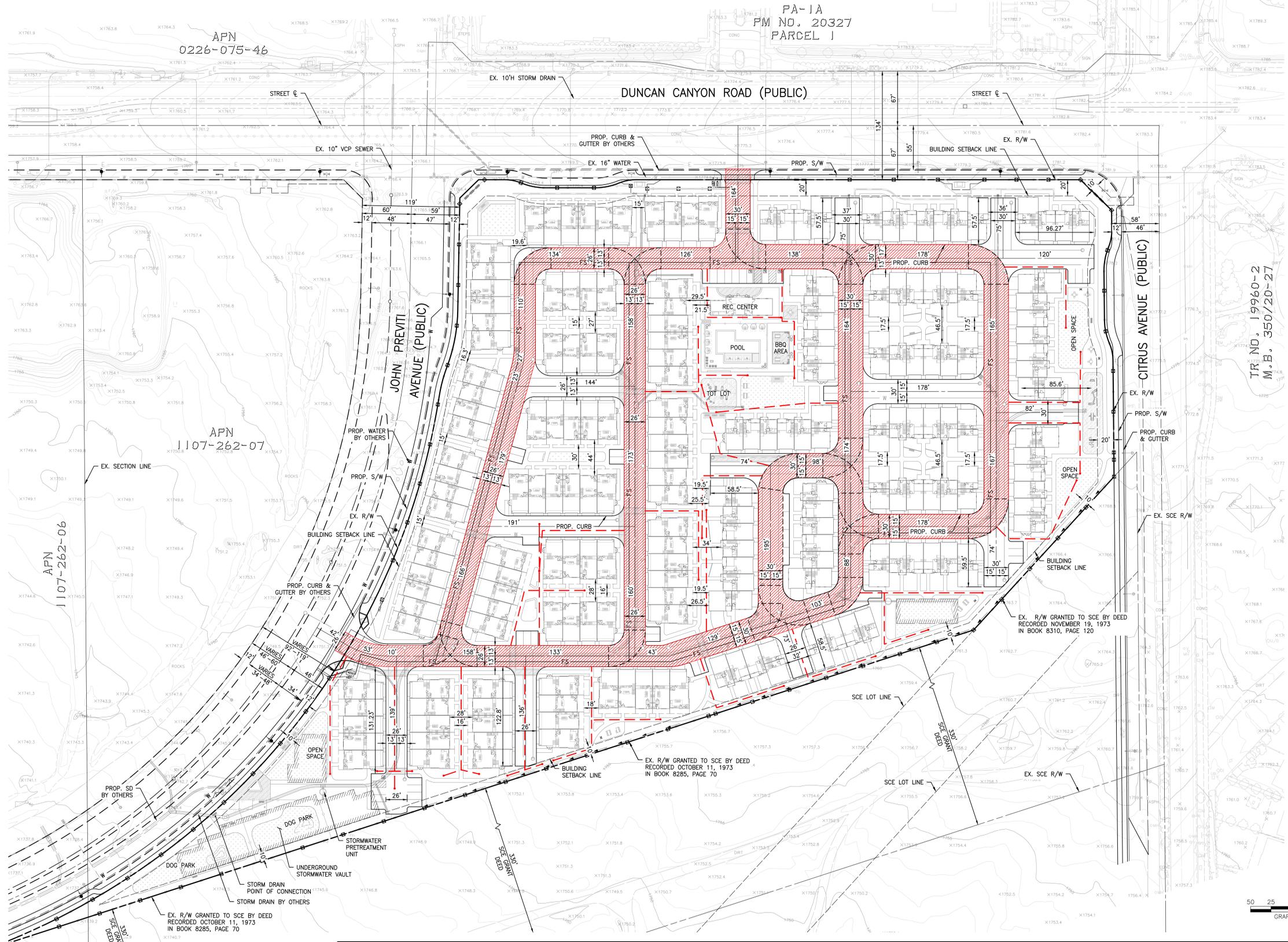
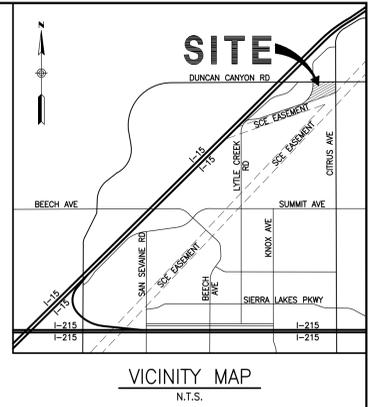


CITY OF FONTANA, CALIFORNIA PRELIMINARY GRADING PLAN		SCALE: AS SHOWN
PRELIMINARY GRADING PLAN TTM NO. 20782		DATE: 12/3/2025
DRAWN BY: JMA/ARC	DESIGNED BY: RICK ENGINEERING	APPROVED BY: GIA LAM KIM
DATE: 12/3/2025		CITY ENGINEER R.C.E. 62296

C:\Buck\Projects\2024\2024-12-03 - PLOTTED ON 2025-12-03 © 2025 Rick Engineering Company

CITY OF FONTANA VENTANA PA3 FIRE ACCESS PLAN 16015 DUNCAN CANYON ROAD

ENGINEER RICK ENGINEERING COMPANY 1770 IOWA AVE., SUITE 100 RIVERSIDE, CA 92507 CONTACT: RICHARD O'NEILL (951) 782-0707 RONELL@RICKENGINEERING.COM	OWNER HD04, LLC C/O THE PREVITI GROUP 2151 E. CONVENTION CENTER WAY, SUITE 114, ONTARIO, CA 91764 CONTACT: ANDREW WENNERSTROM (909) 354-8010 AWENNERSTROM@THEPREVITGROUP.COM	APPLICANT KB HOME 36310 INLAND VALLEY DR #300 WILDOMAR, CA 92595 CONTACT: ADDISON GARZA (858) 914-6027 WGARZA@KBHOME.COM	ACCESSOR PARCEL NUMBER 1107-262-64 (FORMERLY 1107-262-08)
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LEGAL DESCRIPTION

THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION LYING WEST AND NORTHWESTERLY OF THE EAST AND SOUTHEASTERLY RIGHT-OF-WAY OF JOHN PREVITI AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 24, 2022, BY DOC. NO. 2022-0073488, OFFICIAL RECORDS OF SAID COUNTY.

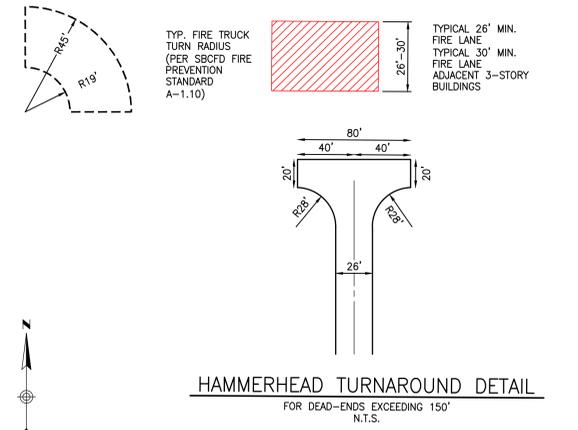
ALSO EXCEPTING THEREFROM THAT PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY OF DUNCAN CANYON ROAD, AND THAT PORTION LYING EASTERLY OF THE WESTERLY RIGHT-OF-WAY OF CITRUS AVENUE, GRANTED TO THE CITY OF FONTANA BY DEED RECORDED OCTOBER 19, 2021, BY DOC. NO. 2021-0473028, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY BY DEED RECORDED OCTOBER 11, 1973, IN BOOK 8285, PAGE 70, AND BY DEED RECORDED NOVEMBER 19, 1973, IN BOOK 8310, PAGE 120, BOTH OFFICIAL RECORDS OF SAID COUNTY.

ALSO SHOWN AS PARCEL A IN CERTIFICATE OF COMPLIANCE FOR A LOT LINE ADJUSTMENT RECORDED 11/14/24 AS DOC. NO. 2024-0272517, OFFICIAL RECORDS OF SAID COUNTY.

LEGEND

RIGHT-OF-WAY	---
CENTERLINE	---
BUILDING SETBACK	---
CURB & GUTTER	---
CURB & GUTTER (BY OTHERS)	---
150 FT. MAX HOSE PULL LENGTH	---
BUILDING	---
PRIVATE DRIVEWAYS	---
PRIVATE PATIOS	---
RETAINING WALL	---
PARKING STRIPING	---
PROPOSED WATER	---
PROPOSED STORM DRAIN	---
PROPOSED SEWER	---
EXISTING WATER	---
EXISTING STORM DRAIN	---
EXISTING SEWER	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
TWO-STORY BUILDINGS	---
THREE-STORY BUILDINGS	---



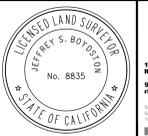
BASIS OF BEARINGS
THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK:
NGS EV9118 DESIGNATION RF 40 A ELEVATION = 1679.78 (NAVD 88)
4.2KM EASTERLY ALONG HWY-30 FROM ITS JUNCTION WITH 1-15 THENCE 2.1KM (N) ALONG CITRUS AVE. TO THE EDISON POWER LINE CROSSING SET IN TOP OF THE CONCRETE BASE OF THE (NW) LEG OF THE EDISON POWER LINE NUMBER 18-3 PROJECTING 3.0FT ABOVE THE GROUND 237.9FT & OF CITRUS AVE. 48.9FT (S) OF THE GRAVELED POWER LINE SERVICE RD 0.7FT (N) OF METAL LEG



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

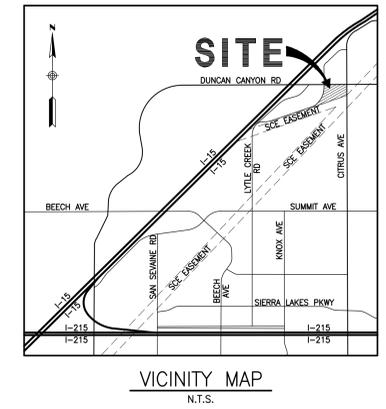
ENGINEER OF WORK
RICHARD O'NEILL R.C.E. 63285 DATE: _____
LAND SURVEYOR



CITY OF FONTANA, CALIFORNIA FIRE ACCESS PLAN		SCALE: AS SHOWN
DRAWN BY: JMA/ARC	DESIGNED BY: RICK ENGINEERING	DATE: 12/3/2025
APPROVED BY: GIA LAM KIM	DATE: CITY ENGINEER	R.C.E. 62296

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CITY OF FONTANA VENTANA PA3 LANDSCAPE CONCEPT PLAN



- PICNIC AREA
- OPEN TURF PLAY AREA
- FITNESS CHALLENGE PLAYGROUND COURSE
- EX. R/W
- PROP. S/W
- CITRUS AVENUE PEDESTRIAN ENTRANCE / CONNECTION TO FONTANA CLASS I TRAIL
- PASSIVE TURF AREA WITH SHADE TREES
- LIGHT POSTS, TYP.

PROPOSED PLANTING

PLANTING PLAN WILL BE PREPARED DURING FINAL WORKING DRAWING PHASE.

- PLANTING AREA WITH MULCH (PA)
- NATURAL TURF

NOTE:
1. REFER TO SHEETS L-201 AND L-204, SHEETS 5 AND 6, FOR CONCEPTUAL PLANTING PLAN AND PLANT PALETTE.

IRRIGATION NOTES

1. IRRIGATION DESIGN SHALL COMPLY WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881). ALL NECESSARY DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.
2. IRRIGATION SYSTEM WILL CONSIST OF LOW FLOW ROTARY SPRAY NOZZLE TECHNOLOGY, POINT SOURCE BUBBLERS AND/OR DRIP EMITTERS SYSTEM CONTROLLED BY AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM
3. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.

PROJECT DIRECTORY

OWNER:
HDO4, LLC C/O THE PREVITI GROUP
2151 E. CONVENTION CENTER WAY, SUITE 114,
ONTARIO, CA 91764
CONTACT: ANDREW WENNERSTROM
(909) 354-8010
awennerstrom@theprevitigroup.com

CIVIL ENGINEER:
RICK ENGINEERING COMPANY
1770 IOWA AVENUE, SUITE 100
RIVERSIDE, CA 92507
CONTACT: RICHARD O'NEILL
(951) 782-0707

PROJECT INFORMATION

APPLICANT:
RB HOME
3631 INLAND VALLEY DR #300
WILDOMAR, CA 92595
CONTACT: ADDISON GARZA
(858) 914-6027
wgarza@rbhome.com

LANDSCAPE ARCHITECT:
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
CONTACT PERSON: PATRICIA TRAUTH
(619) 291-0707

APN:
1107-262-04 (FORMERLY 1107-262-08)

PROJECT ACREAGE:
13.1 ACRES

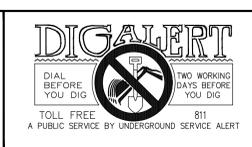
LANDSCAPE AREA:
152,587 SF (27% OF PROJECT AREA)

INDEX OF SHEETS

SHT. NO.	SHEET NAME	SHEET DESCRIPTION
1	L-001	TITLE SHEET
2	L-101	CONSTRUCTION PLAN
3	L-102	PASEO ENLARGEMENTS
4	L-103	WALL AND FENCE PLAN
5	L-201	CONCEPTUAL PLANTING PLAN
6	L-202	CONCEPTUAL PLANTING PLAN

BASIS OF BEARINGS
THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:
NCS EV9118 DESIGNATION RF 40 A
ELEVATION = 1679.78 (NAVD 88)



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 STANDARDS IN EFFECT.



PREPARED UNDER THE SUPERVISION OF:
RICK ENGINEERING COMPANY
5620 FRIARS ROAD
SAN DIEGO, CA 92110
CONTACT: PATRICIA TRAUTH
DATE: _____

**CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS**

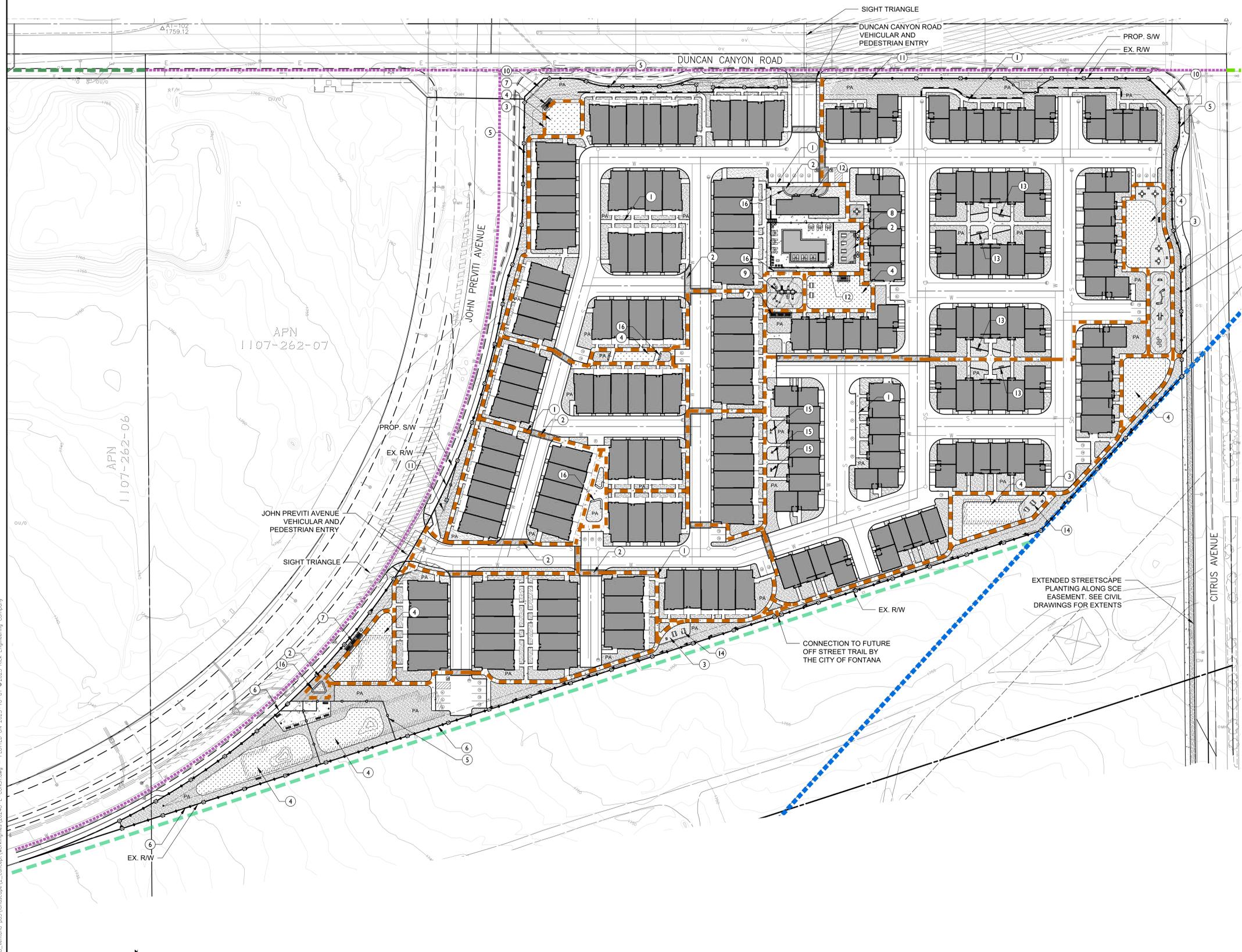
DRAWN BY: **ADV/SC**
DESIGNED BY: **RICK ENGINEERING**
CHECKED BY: **XX**

APPROVED BY: **GIA LAM KIM**
DATE: _____
CITY ENGINEER R.C.E. 62296

SCALE: **AS SHOWN**
DATE: **10/1/2025**
DRAWING NO: **L-001** / 6

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CITY OF FONTANA VENTANA PA3 LANDSCAPE CONCEPT PLAN



- ### SITE ELEMENTS KEY
- ① CONCRETE WALK
 - ② DECORATIVE PAVERS
 - ③ STABILIZED D.G.
 - ④ TURF
 - ⑤ TUBULAR STEEL FENCE
 - ⑥ COMBINATION FENCE
 - ⑦ SEATING WITH WOOD SHADE STRUCTURE
 - ⑧ SHADED PATIO BAR-B-QUE
 - ⑨ SHADED TOTLOT (RUBBERIZED SURFACE)
 - ⑩ PRIMARY ENTRY MONUMENT
 - ⑪ SECONDARY ENTRY MONUMENT
 - ⑫ PLANTER POTS
 - ⑬ BENCH
 - ⑭ PICNIC TABLES
 - ⑮ EXERCISE STATIONS
 - ⑯ SEAT WALL
 - PA PLANTING AREA WITH MULCH

- ### CIRCULATION LEGEND
- PROJECT BOUNDARY
 - PASEO CONNECTIONS
 - PROPOSED OFF STREET TRAIL (CITY OF FONTANA)
 - CLASS I TRAIL (CITY OF FONTANA)
 - PROPOSED BIKE LANE PER SPECIFIC PLAN
 - PROPOSED BIKE LANE (CITY OF FONTANA)
 - EXISTING BIKE TRAIL

- ### MATERIALS LEGEND
- | SYMBOL | DESCRIPTION |
|--------|---|
| | TURF WITH STEEL EDGING |
| | PLANTING AREA WITH WOOD MULCH |
| | STABILIZED DECOMPOSED GRANITE |
| | CONCRETE SIDEWALK |
| | DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED) |
| | RUBBER MULCH PLAY SURFACING |

- ### WALL AND FENCE LEGEND
- | SYMBOL | DESCRIPTION |
|--------|---|
| | ENTRY MONUMENT |
| | TUBULAR STEEL FENCE WITH PILASTER |
| | COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER |
| | STUCCO RETAINING WALL (PER CIVIL PLANS) |

- ### SITE ELEMENTS LEGEND
- | SYMBOL | DESCRIPTION |
|--------|--|
| | FITNESS CHALLENGE
AGE GROUP: 5-12 YEARS |
| | TOTLOT,
AGE GROUP: 2-12 YEARS |
| | TOT LOT SHADE SAIL
LANDSCAPE STRUCTURES SKYWAYS HEXAGON |
| | WOOD SHADE STRUCTURE |
| | BENCH |
| | LANDSCAPE STRUCTURES EXERCISE STATIONS |
| | PICNIC TABLES |

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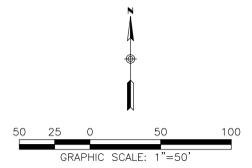
SHOULD CONSTRUCTION OF THE REQUIRED IMPROVEMENTS NOT COMMENCE WITHIN TWO YEARS OF THE DATE OF APPROVAL SHOWN HEREON AND CARRIED FORTH IN A DILIGENT MANNER, THE CITY ENGINEER MAY REQUIRE REVISIONS TO THE PLANS TO BRING THEM INTO CONFORMANCE WITH STANDARDS IN EFFECT.



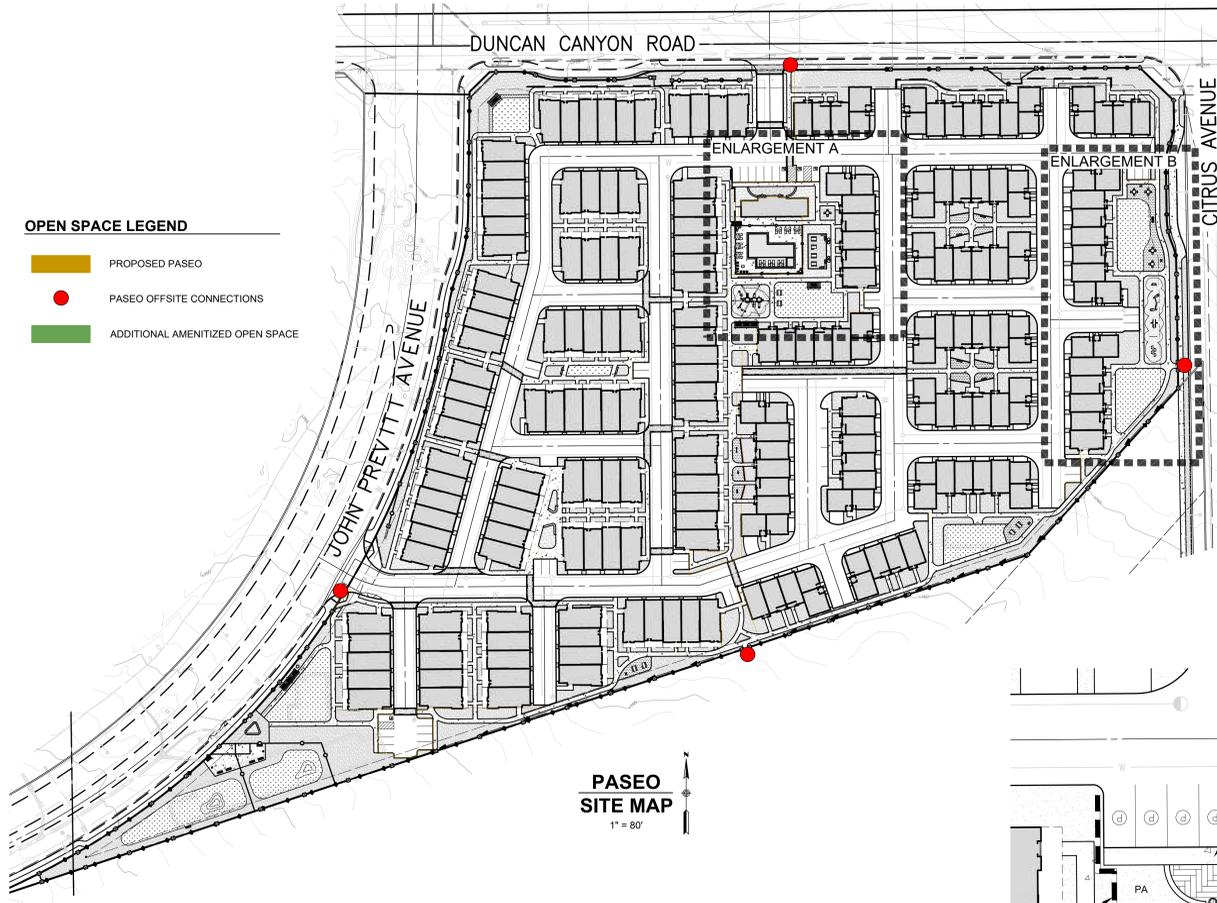
PREPARED UNDER THE SUPERVISION OF:
RICK
595-782-0707
1770 ROMA AVENUE, SUITE 100
REVERDE, CA 92447

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE: AS SHOWN
DRAWN BY: ACV/SC	DESIGNED BY: RICK ENGINEERING	DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM	DRAWING NO.: L-101
PATRICIA TRAUTH	CITY ENGINEER	R.C.E. 62296

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CITY OF FONTANA VENTANA PA3 LANDSCAPE CONCEPT PLAN



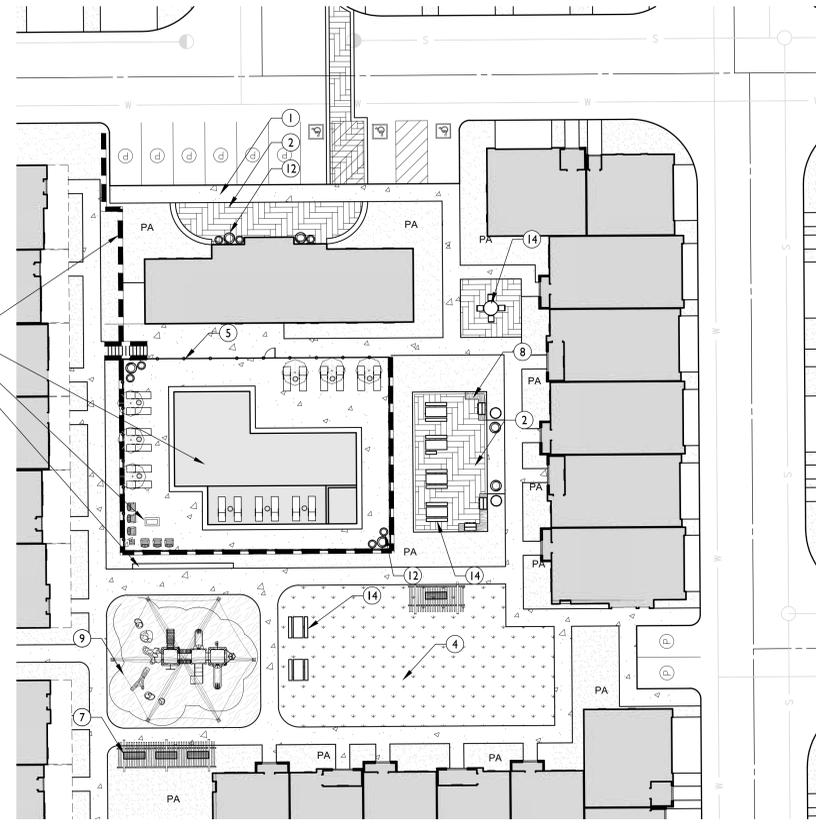
- OPEN SPACE LEGEND**
- PROPOSED PASEO
 - PASEO OFFSITE CONNECTIONS
 - ADDITIONAL AMENITIZED OPEN SPACE

**PASEO
SITE MAP**
1" = 80'



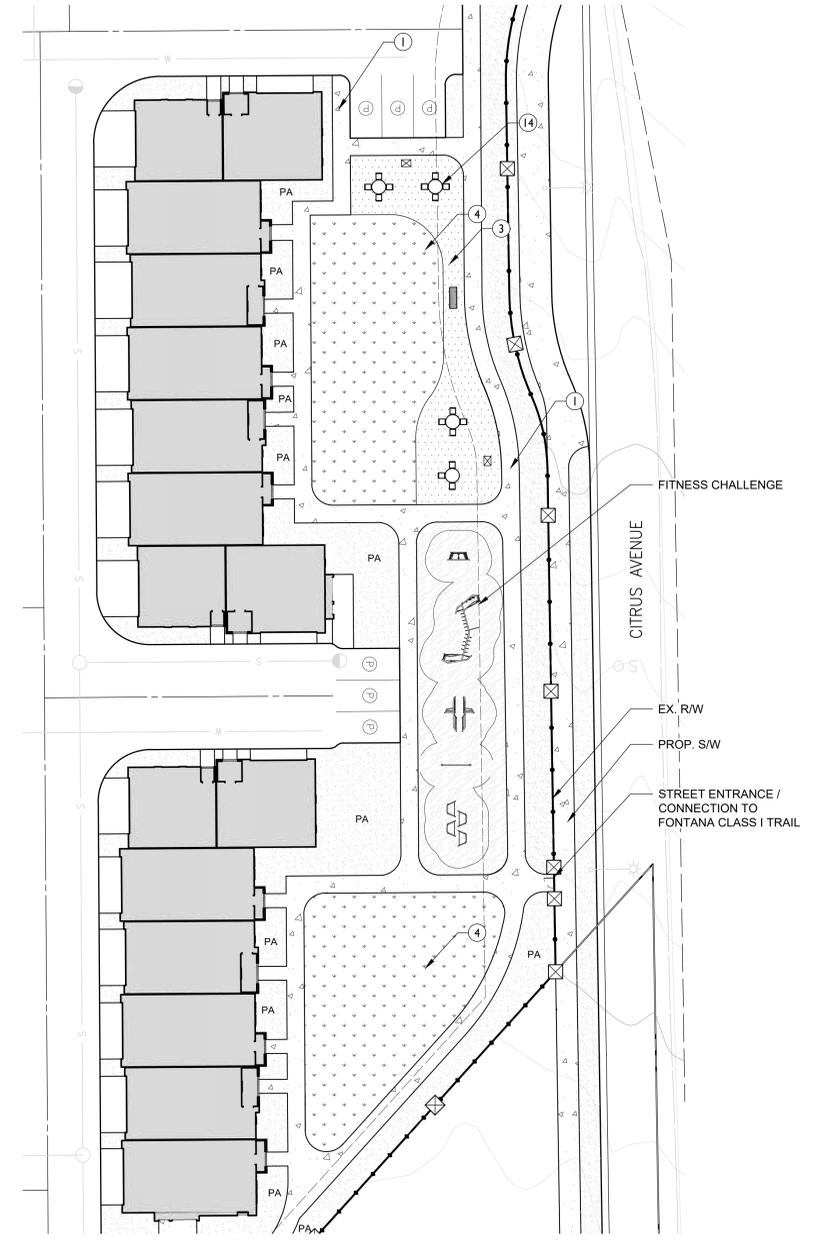
- FITNESS CHALLENGE**
- ROPE CLIMBERS
 - BREAKWAYS (BALANCE)
 - SPRAWL WALL
 - CLIMBER

- SITE ELEMENTS KEY**
- | | |
|-------------------------------------|-----------------------------|
| 1 CONCRETE WALK | 9 SHADED TOTLOT |
| 2 DECORATIVE PAVERS | 10 PRIMARY ENTRY MONUMENT |
| 3 STABILIZED D.G. | 11 SECONDARY ENTRY MONUMENT |
| 4 TURF | 12 PLANTER POTS |
| 5 TUBULAR STEEL FENCE | 13 BENCH |
| 6 COMBINATION FENCE | 14 PICNIC TABLES |
| 7 SEATING WITH WOOD SHADE STRUCTURE | PA PLANTING AREA WITH MULCH |
| 8 SHADED PATIO BAR-B-QUE | |



ENLARGEMENT A - MAIN PLAZA

SCALE: 1" = 20'



ENLARGEMENT B - ACTIVE AREA

SCALE: 1" = 20'



- SHADED TOT LOT - 5 TO 12 YEARS OLD**
- 8 ELEVATED PLAY ACTIVITIES (BRIDGE, DECK, STAIRS, SLIDES)
 - 4 GROUND LEVEL ACTIVITIES (CLIMBER)
 - ADA ACCESSIBLE

- RETAINING WALL
- POOL
- SEATING AREA WITH TABLE
- SEAT WALL

BASIS OF BEARINGS
THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

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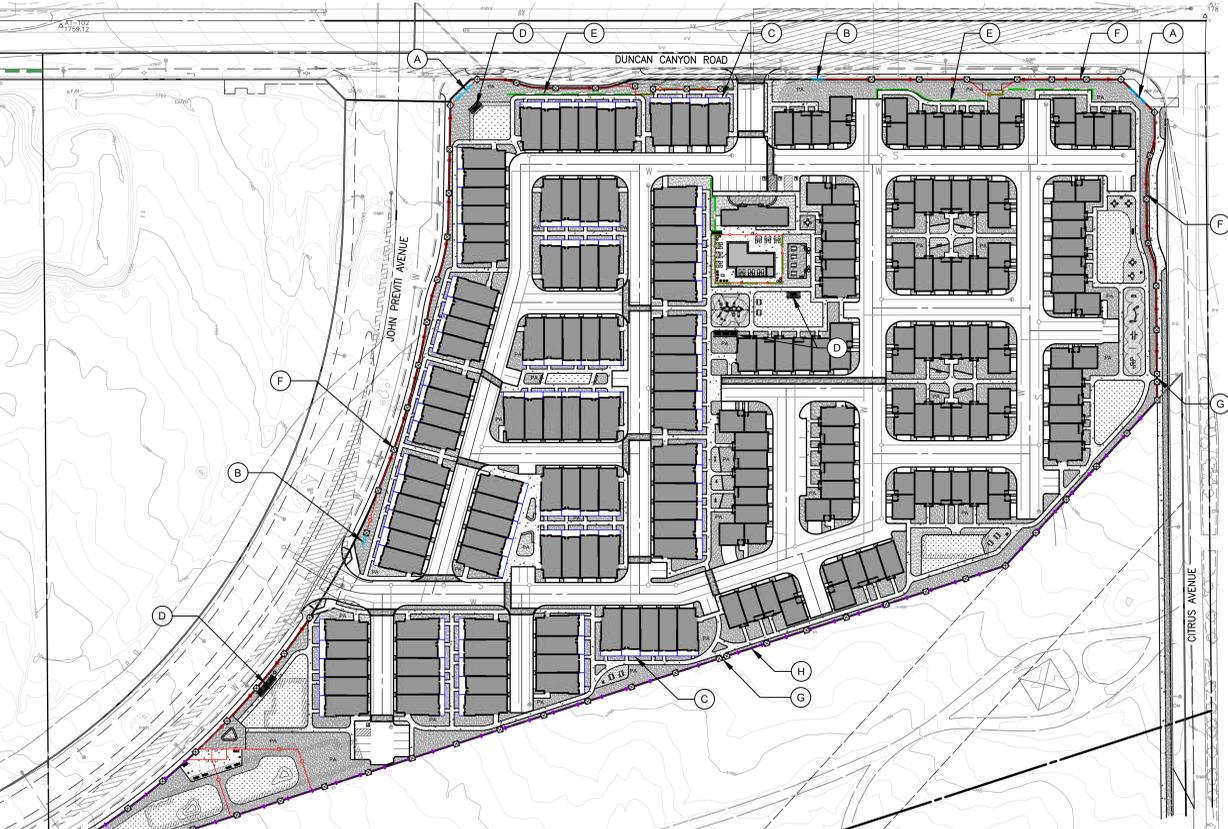


PREPARED UNDER THE SUPERVISION OF:
RICK
595-782-0707
1770 ROMA AVENUE, SUITE 100
REVERSH, CA 90707

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE: AS SHOWN
DRAWN BY: ACV/SC	DESIGNED BY: RICK ENGINEERING	DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM CITY ENGINEER	DRAWING NO.: L-102 3/6
DATE: DATE:		R.C.E. 62296

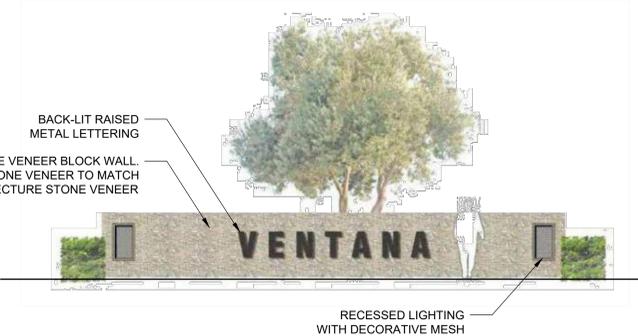
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CITY OF FONTANA
VENTANA PA3 LANDSCAPE CONCEPT PLAN



WALL AND FENCE LEGEND

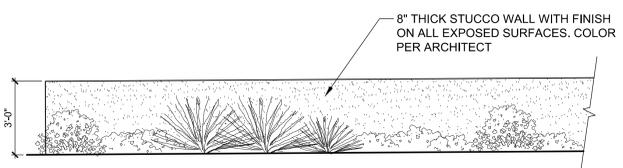
SYMBOL	DESCRIPTION
(A) (B)	ENTRY MONUMENT
(G) (F)	TUBULAR STEEL FENCE WITH PILASTER
(H)	COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER
(E)	STUCCO RETAINING WALL (PER CIVIL PLANS)
(C)	PRIVATE PATIO WALLS / FENCES



(A) PRIMARY ENTRY MONUMENT
 SCALE: NTS



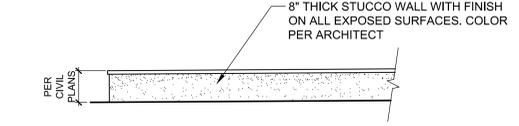
(B) SECONDARY ENTRY MONUMENT
 SCALE: NTS



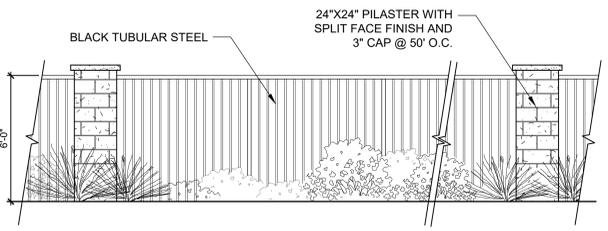
(C) PRIVATE PATIO WALL
 SCALE: NTS



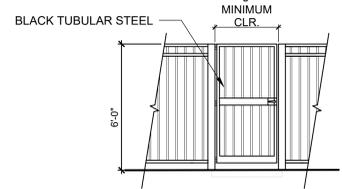
(D) PROPOSED WOOD SHADE STRUCTURE
 SCALE: NTS



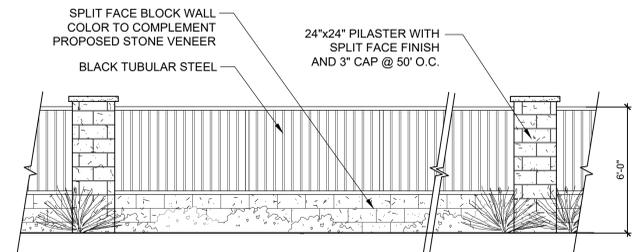
(E) STUCCO RETAINING WALL
 SCALE: NTS



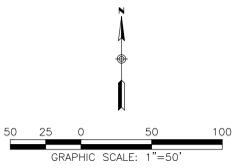
(F) 6' TUBULAR STEEL FENCE
 SCALE: NTS



(G) 6' STEEL FENCE PEDESTRIAN GATE
 SCALE: NTS



(H) 6' COMBINATION FENCE
 SCALE: NTS



BASIS OF BEARINGS
 THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

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 NCS EV9118 DESIGNATION RF 40 A
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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 STANDARDS IN EFFECT.

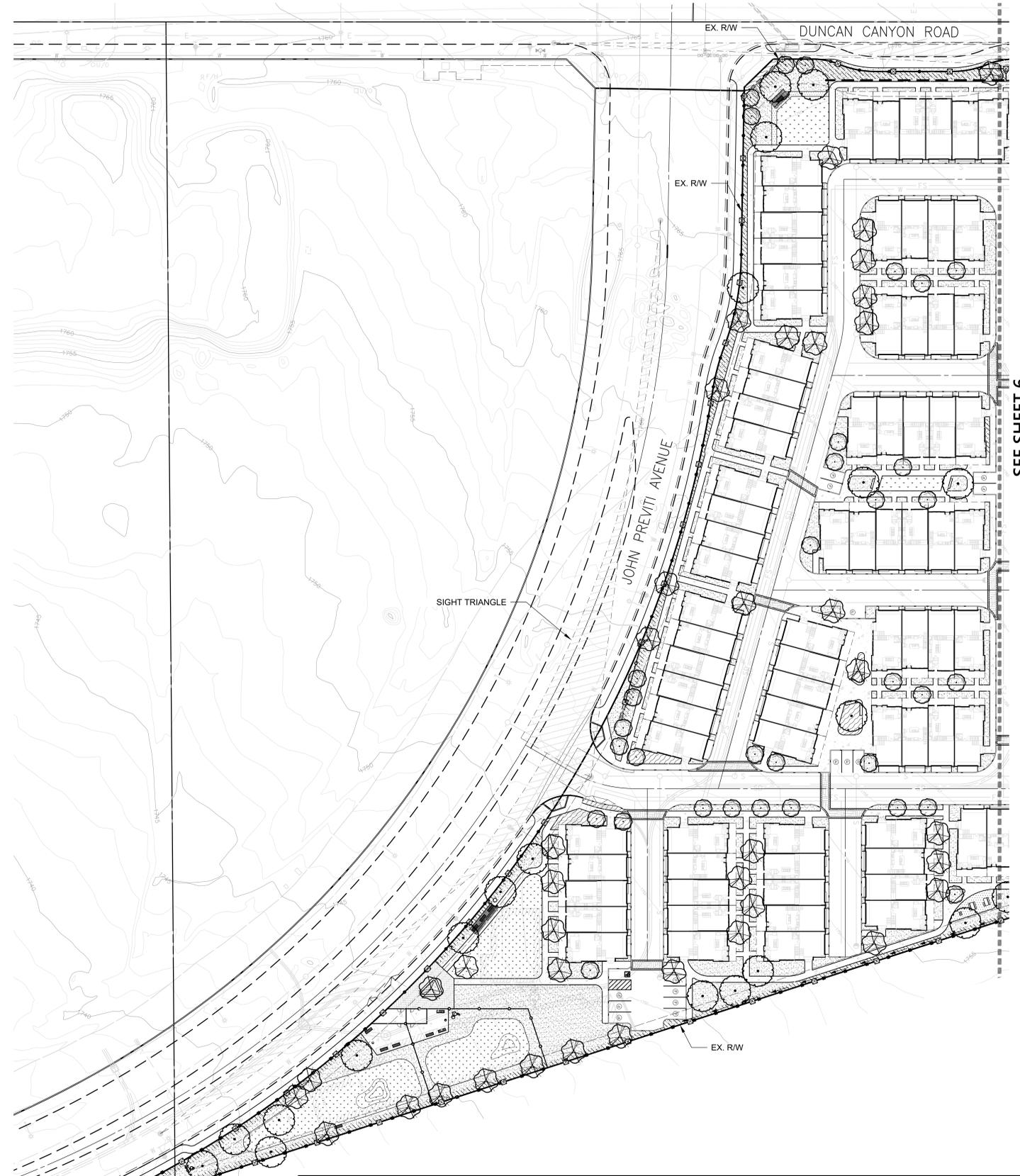


PREPARED UNDER THE SUPERVISION OF:
RICK ENGINEERING, INC.
 1770 ROMA AVENUE, SUITE 100
 RIVERSIDE, CA 92507
 PATRICIA TRAUTH
 DATE: _____

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE:
DRAWN BY: ACV/SC	DESIGNED BY: RICK ENGINEERING	AS SHOWN
CHECKED BY: XX	APPROVED BY: GIA LAM KIM CITY ENGINEER	DATE: 10/1/2025
WALL AND FENCE PLAN		DRAWING NO.: L-103
R.C.E. 62296		4/6

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CITY OF FONTANA
VENTANA PA3 LANDSCAPE CONCEPT PLAN
 LANDSCAPE CONCEPT PLAN



SEE SHEET 6

CONCEPT PLANT SCHEDULE

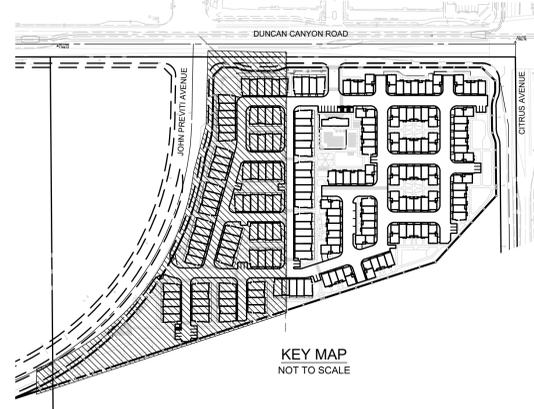
-  LARGE CANOPY TREES, SUCH AS:
 CINNAMOMUM CAMPHORA / CAMPHOR TREE
 KOELREUTERIA BIPINNATA / CHINESE FLAME TREE
 PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 QUERCUS AGRIFOLIA / COAST LIVE OAK
 ZELKOVA SERRATA / JAPANESE ZELKOVA
-  MEDIUM SHADE TREES, SUCH AS:
 ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK
 CERCIDUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
 ERIOBOTRYA DEFLEXA / BRONZE LOQUAT
 MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA
 TIPIJANA TIPU / TIPU TREE
 X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA
-  ACCENT TREES, SUCH AS:
 CUPRESSUS SEMPERVIRENS 'MONSHEL' / TINY TOWER® ITALIAN CYPRESS
 JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER
 LAGERSTROEMIA INDICA / CRAPE MYRTLE
 OLEA EUROPAEA / OLIVE MULTI-TRUNK
-  SCREENING SHRUBS, SUCH AS:
 ESCALLONIA FRADESII / ESCALLONIA
 HETEROMELES ARBUTIFOLIA / TOYON
 LAURUS NOBILIS / SWEET BAY
 PODOCARPUS ELONGATUS 'MONMAY' / ICEE BLUE® YELLOW WOOD
 RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY
-  SHRUBS, SUCH AS:
 CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
 CEANOTHUS X 'A.T. JOHNSON' / A.T. JOHNSON WILD LILAC
 IRIS DOUGLASIANA / DOUGLAS IRIS
 JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
 OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
-  GROUND COVER, SUCH AS:
 ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
 BACCHARIS PILULARIS / COYOTE BRUSH
 CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
 ROSMARINUS OFFICINALIS / ROSEMARY
 TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE)¹
	STUCCO RETAINING WALL (PER CIVIL PLANS)



BASIS OF BEARINGS
 THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:
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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 STANDARDS IN EFFECT.

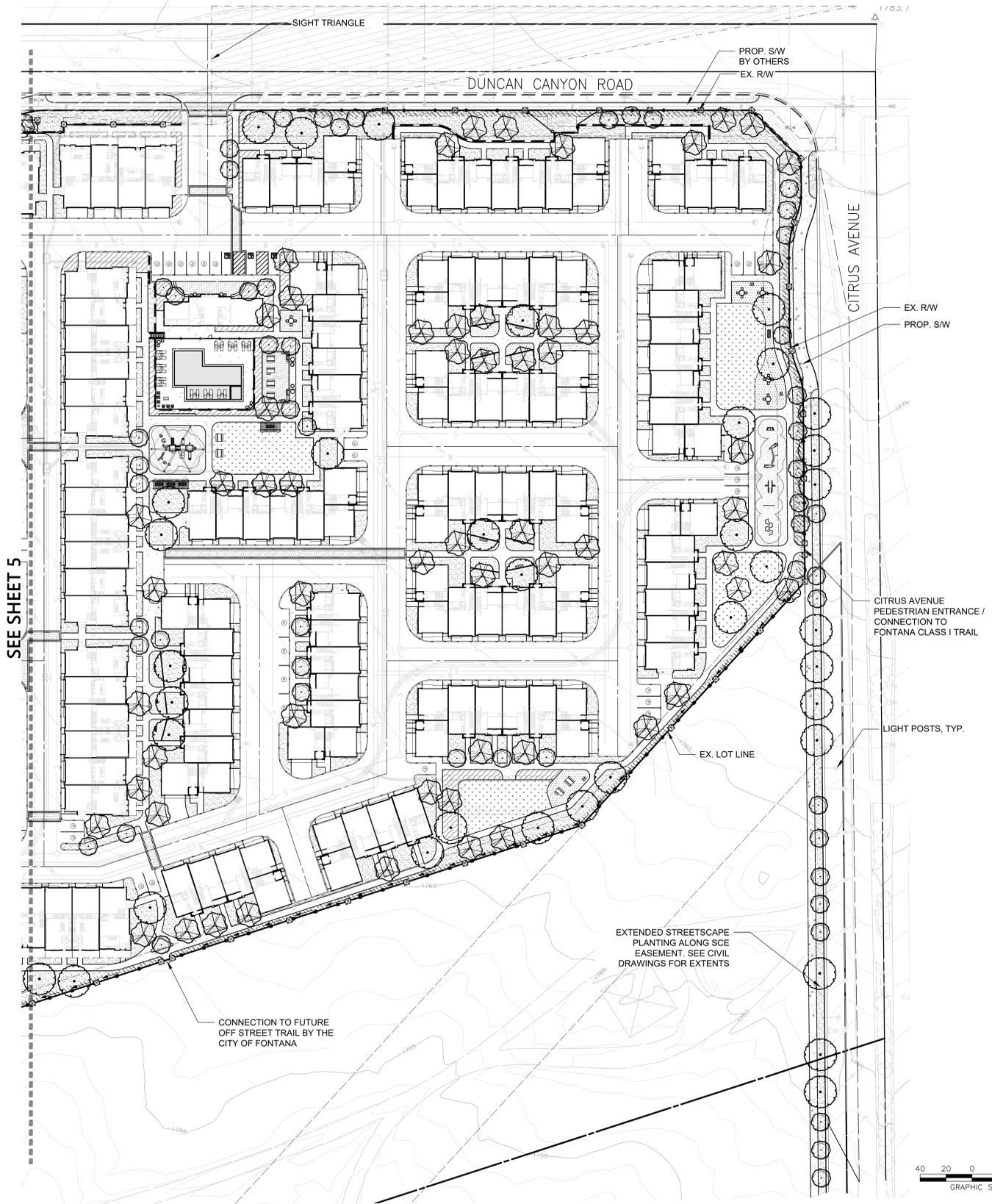


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RICK
 951-782-0707
 1770 ROMA AVENUE, SUITE 100
 RIVERSIDE, CA 92507

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS
 DRAWN BY: ADV/SC
 DESIGNED BY: RICK ENGINEERING
 CHECKED BY: XX
 APPROVED BY: GIA LAM KIM
 DATE: 10/1/2025
 SCALE: AS SHOWN
 DRAWING NO: L-201
 SHEET 5 OF 6

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CITY OF FONTANA
VENTANA PA3 LANDSCAPE CONCEPT PLAN
 LANDSCAPE CONCEPT PLAN



CONCEPT PLANT SCHEDULE

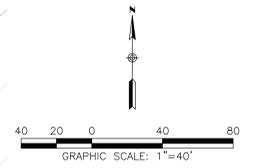
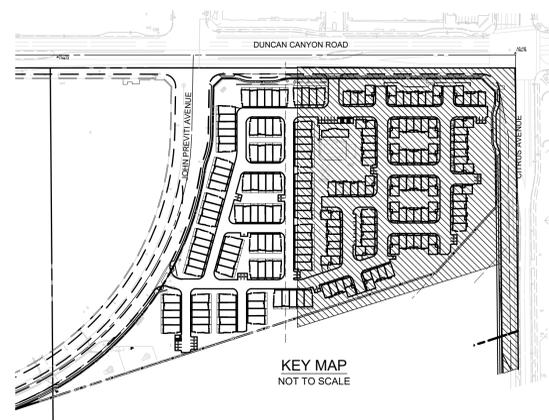
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MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

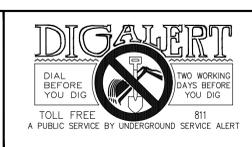
SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE)¹
	STUCCO RETAINING WALL (PER CIVIL PLANS)



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BASIS OF BEARINGS
 THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:
 NCS EV9118 DESIGNATION RF 40 A
 ELEVATION = 1679.78 (NAVD 88)



REV.	REVISION DESCRIPTION	DATE	ENGR.	CITY	DATE

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PREPARED UNDER THE SUPERVISION OF:
RICK 951-782-0707
 1770 ROMA AVENUE, SUITE 100
 RIVERSIDE, CA 92507

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE:
DRAWN BY: ADV/SC	DESIGNED BY: RICK ENGINEERING	AS SHOWN
CHECKED BY: XX	APPROVED BY: GIA LAM KIM	DATE: 10/1/2025
PATRICIA TRAUTH PLA 3247	CITY ENGINEER	DRAWING NO: L-202
DATE:	R.C.E. 62296	6

CITY OF FONTANA VENTANA PA3 LANDSCAPE CONCEPT PLAN



- SITE ELEMENTS KEY**
- ① CONCRETE WALK
 - ② DECORATIVE PAVERS
 - ③ STABILIZED D.G.
 - ④ TURF
 - ⑤ TUBULAR STEEL FENCE
 - ⑥ COMBINATION FENCE
 - ⑦ SEATING WITH WOOD SHADE STRUCTURE
 - ⑧ SHADED PATIO BAR-B-QUE
 - ⑨ SHADED TOTLOT (RUBBERIZED SURFACE)
 - ⑩ PRIMARY ENTRY MONUMENT
 - ⑪ SECONDARY ENTRY MONUMENT
 - ⑫ PLANTER POTS
 - ⑬ BENCH
 - ⑭ PICNIC TABLES
 - ⑮ EXERCISE STATIONS
 - ⑯ SEAT WALL
 - PA PLANTING AREA WITH MULCH

- CIRCULATION LEGEND**
- PROJECT BOUNDARY
 - PASEO CONNECTIONS
 - PROPOSED OFF STREET TRAIL (CITY OF FONTANA)
 - CLASS I TRAIL (CITY OF FONTANA)
 - PROPOSED BIKE LANE PER SPECIFIC PLAN
 - PROPOSED BIKE LANE (CITY OF FONTANA)
 - EXISTING BIKE TRAIL

- MATERIALS LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|---|
| | TURF WITH STEEL EDGING |
| | PLANTING AREA WITH WOOD MULCH |
| | STABILIZED DECOMPOSED GRANITE |
| | CONCRETE SIDEWALK |
| | DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED) |
| | RUBBER MULCH PLAY SURFACING |

- WALL AND FENCE LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|---|
| | ENTRY MONUMENT |
| | TUBULAR STEEL FENCE WITH PILASTER |
| | COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER |
| | STUCCO RETAINING WALL (PER CIVIL PLANS) |

- SITE ELEMENTS LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|--|
| | FITNESS CHALLENGE
AGE GROUP: 5-12 YEARS |
| | TOTLOT,
AGE GROUP: 2-12 YEARS |
| | TOT LOT SHADE SAIL
LANDSCAPE STRUCTURES SKYWAYS HEXAGON |
| | WOOD SHADE STRUCTURE |
| | BENCH |
| | LANDSCAPE STRUCTURES EXERCISE STATIONS |
| | PICNIC TABLES |

BASIS OF BEARINGS
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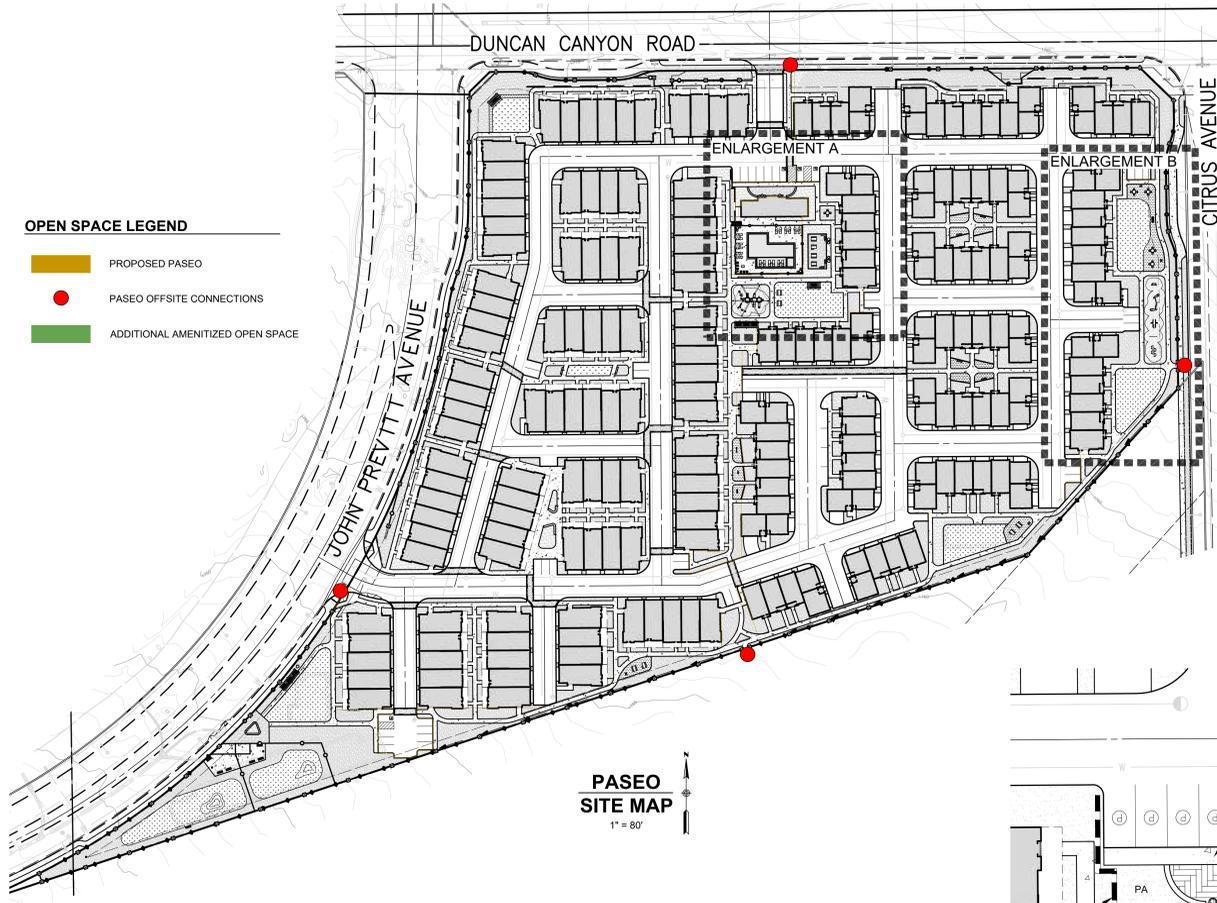


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1770 ROMA AVENUE, SUITE 100
RIVERSIDE, CA 92507

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE: AS SHOWN
DRAWN BY: ACV/SC	DESIGNED BY: RICK ENGINEERING	DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM	DRAWING NO.: L-101
PATRICIA TRAUTH	CITY ENGINEER	R.C.E. 62296

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CITY OF FONTANA VENTANA PA3 LANDSCAPE CONCEPT PLAN



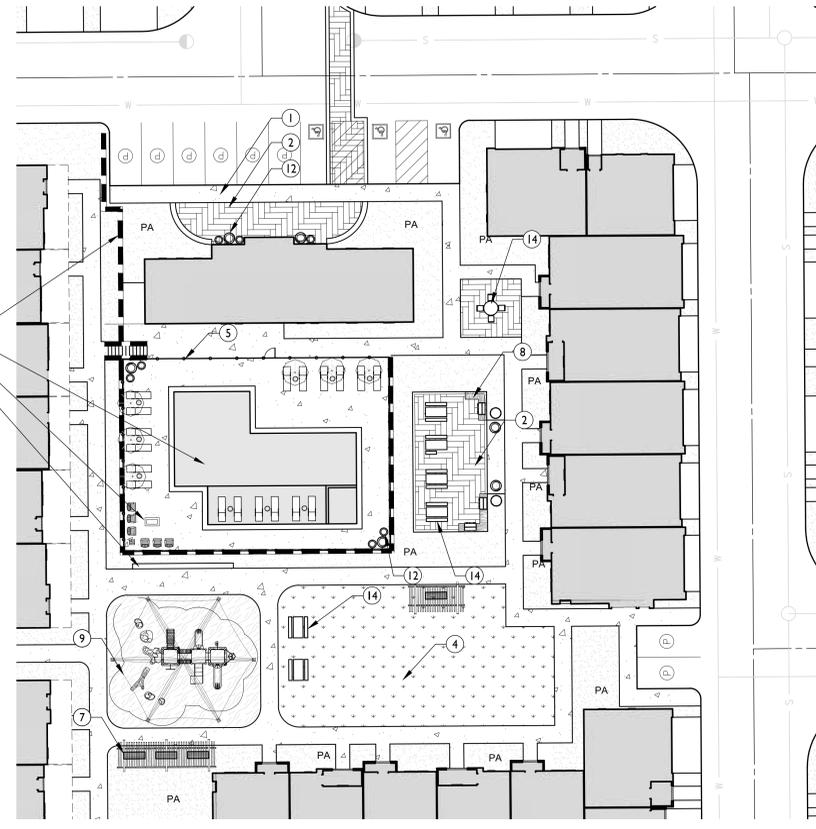
- OPEN SPACE LEGEND**
- PROPOSED PASEO
 - PASEO OFFSITE CONNECTIONS
 - ADDITIONAL AMENITIZED OPEN SPACE

**PASEO
SITE MAP**
1" = 80'



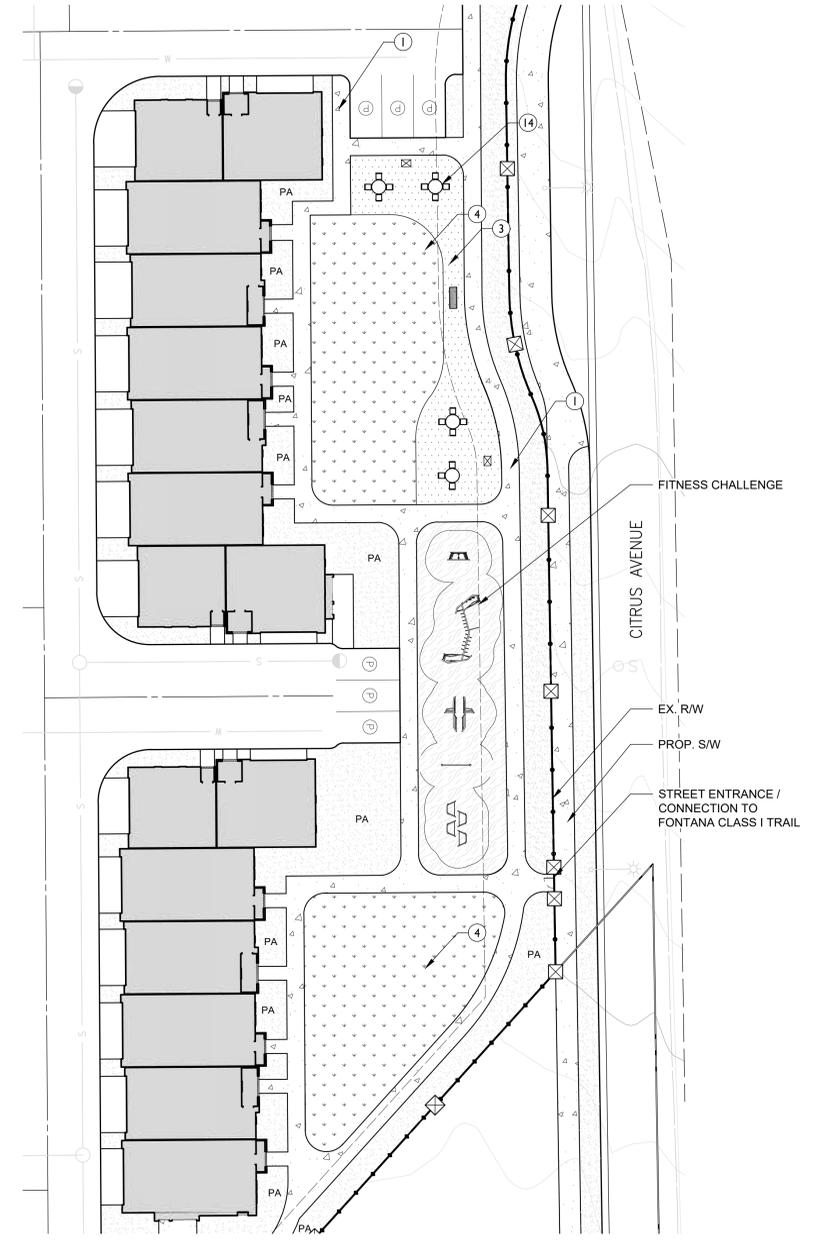
- FITNESS CHALLENGE**
- ROPE CLIMBERS
 - BREAKWAYS (BALANCE)
 - SPRAWL WALL
 - CLIMBER

- SITE ELEMENTS KEY**
- | | |
|-------------------------------------|-----------------------------|
| 1 CONCRETE WALK | 9 SHADED TOTLOT |
| 2 DECORATIVE PAVERS | 10 PRIMARY ENTRY MONUMENT |
| 3 STABILIZED D.G. | 11 SECONDARY ENTRY MONUMENT |
| 4 TURF | 12 PLANTER POTS |
| 5 TUBULAR STEEL FENCE | 13 BENCH |
| 6 COMBINATION FENCE | 14 PICNIC TABLES |
| 7 SEATING WITH WOOD SHADE STRUCTURE | PA PLANTING AREA WITH MULCH |
| 8 SHADED PATIO BAR-B-QUE | |



ENLARGEMENT A - MAIN PLAZA

SCALE: 1" = 20'



ENLARGEMENT B - ACTIVE AREA

SCALE: 1" = 20'



- SHADED TOT LOT - 5 TO 12 YEARS OLD**
- 8 ELEVATED PLAY ACTIVITIES (BRIDGE, DECK, STAIRS, SLIDES)
 - 4 GROUND LEVEL ACTIVITIES (CLIMBER)
 - ADA ACCESSIBLE

- RETAINING WALL
- POOL
- SEATING AREA WITH TABLE
- SEAT WALL

BASIS OF BEARINGS
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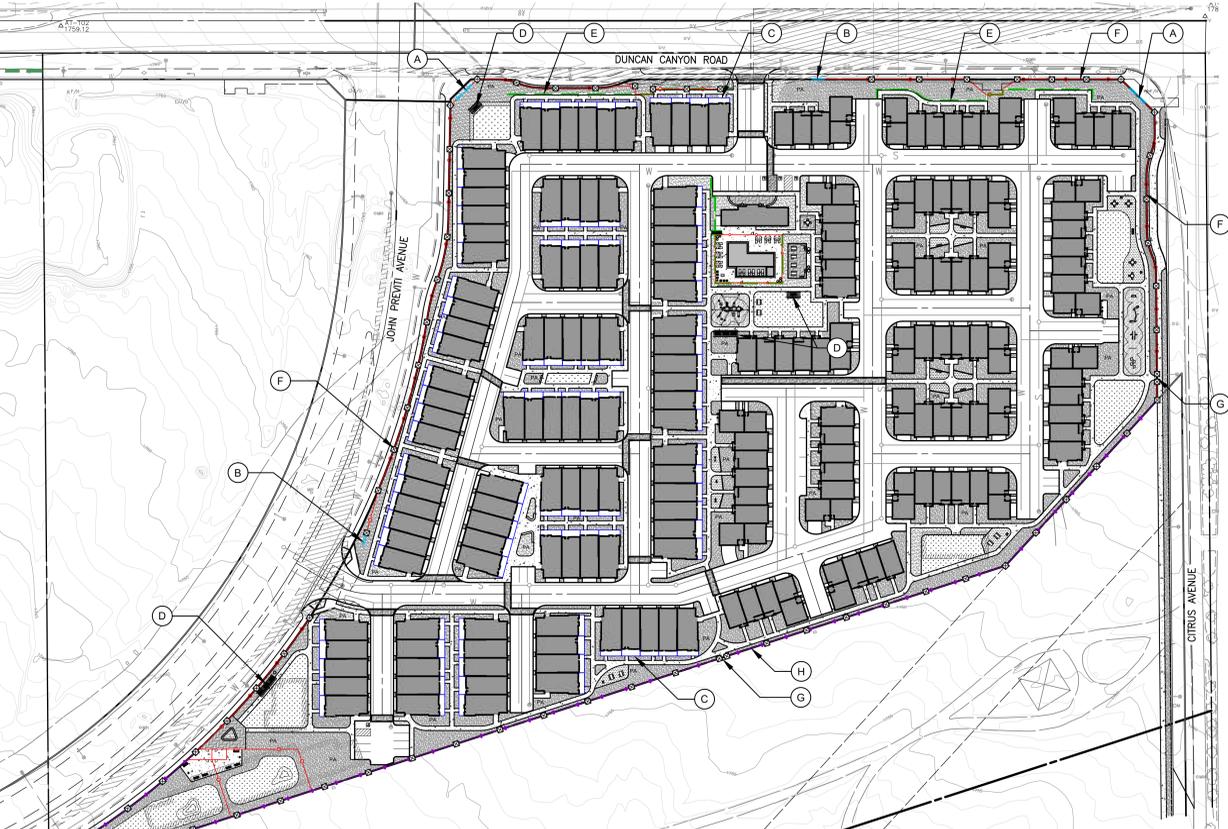


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1770 ROMA AVENUE, SUITE 100
REVERSHOPE, CA 90707

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE: AS SHOWN
DRAWN BY: ACV/SC	DESIGNED BY: RICK ENGINEERING	DATE: 10/1/2025
CHECKED BY: GIA LAM KIM	APPROVED BY: GIA LAM KIM	DRAWING NO.: L-102
DATE: XX	CITY ENGINEER	R.C.E. 62296

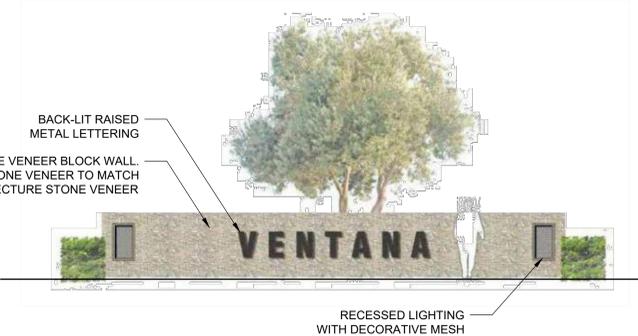
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CITY OF FONTANA
VENTANA PA3 LANDSCAPE CONCEPT PLAN



WALL AND FENCE LEGEND

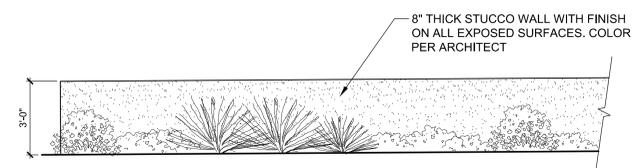
SYMBOL	DESCRIPTION
(A) (B)	ENTRY MONUMENT
(G) (F)	TUBULAR STEEL FENCE WITH PILASTER
(H)	COMBINATION FENCE (BLOCK AND STEEL FENCE) WITH PILASTER
(E)	STUCCO RETAINING WALL (PER CIVIL PLANS)
(C)	PRIVATE PATIO WALLS / FENCES



(A) PRIMARY ENTRY MONUMENT
 SCALE: NTS



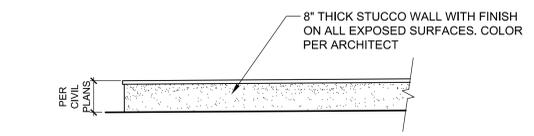
(B) SECONDARY ENTRY MONUMENT
 SCALE: NTS



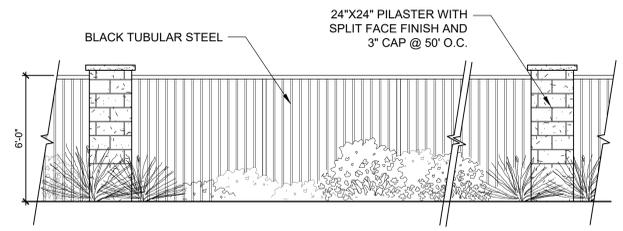
(C) PRIVATE PATIO WALL
 SCALE: NTS



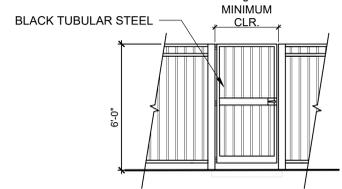
(D) PROPOSED WOOD SHADE STRUCTURE
 SCALE: NTS



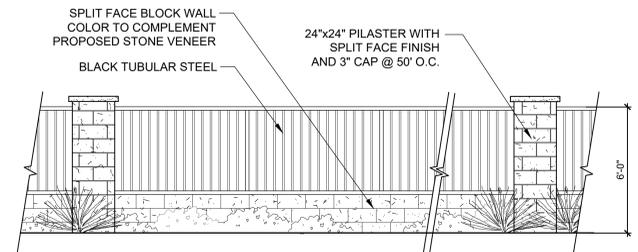
(E) STUCCO RETAINING WALL
 SCALE: NTS



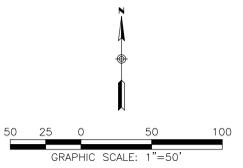
(F) 6' TUBULAR STEEL FENCE
 SCALE: NTS



(G) 6' STEEL FENCE PEDESTRIAN GATE
 SCALE: NTS



(H) 6' COMBINATION FENCE
 SCALE: NTS



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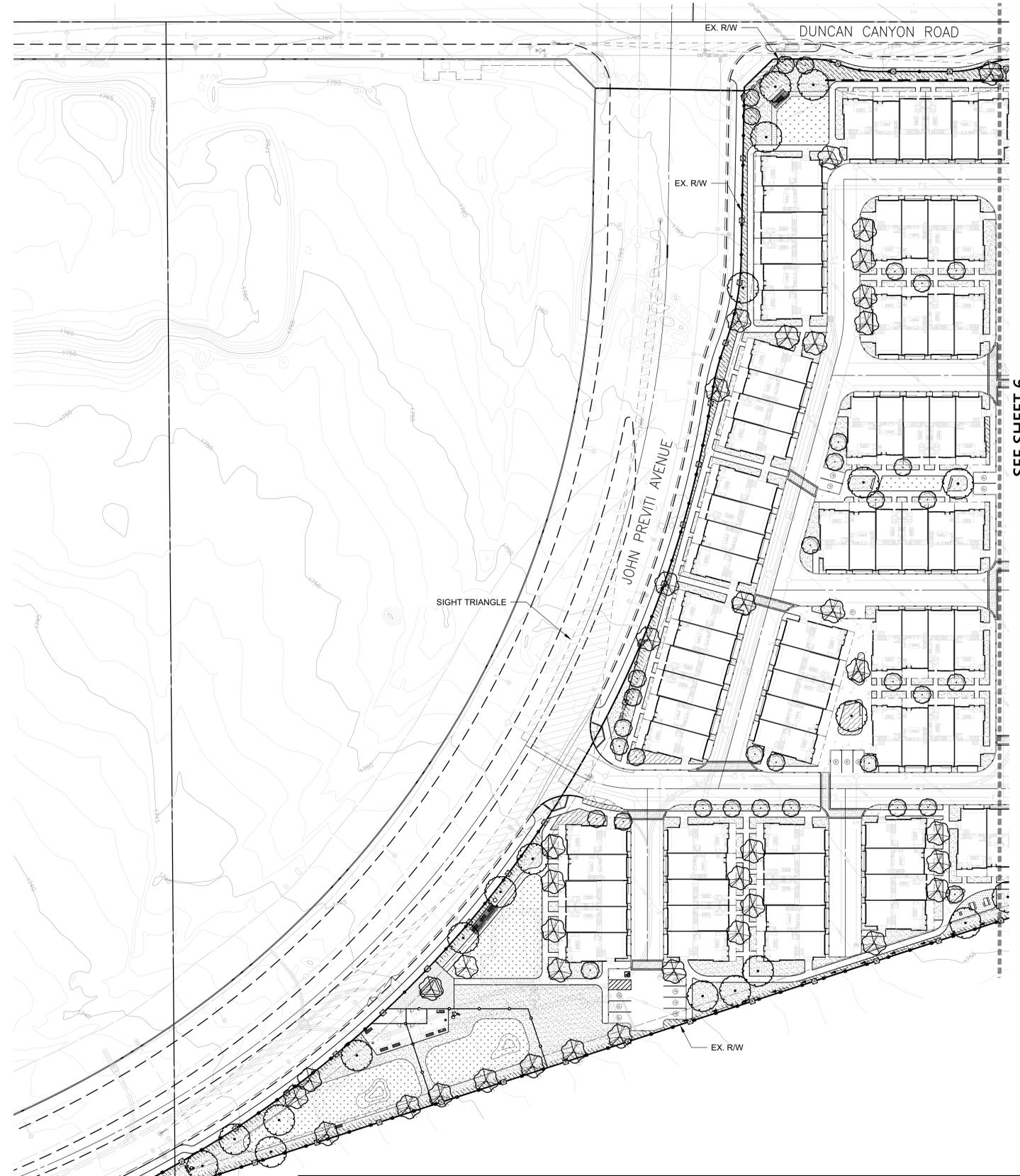


PREPARED UNDER THE SUPERVISION OF:
RICK
 565-782-0707
 1770 ROMA AVENUE, SUITE 100
 RIVERSIDE, CA 92507

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE:
DRAWN BY: ACV/SC	DESIGNED BY: RICK ENGINEERING	AS SHOWN
CHECKED BY: XX	APPROVED BY: GIA LAM KIM	DATE: 10/1/2025
CITY ENGINEER	R.C.E. 62296	DRAWING NO.: L-103 4/6

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CITY OF FONTANA
VENTANA PA3 LANDSCAPE CONCEPT PLAN
 LANDSCAPE CONCEPT PLAN



SEE SHEET 6

CONCEPT PLANT SCHEDULE

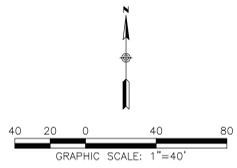
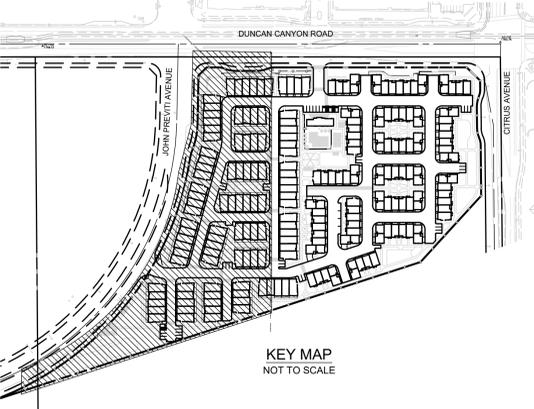
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 ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
 BACCHARIS PILULARIS / COYOTE BRUSH
 CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER
 ROSMARINUS OFFICINALIS / ROSEMARY
 TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	TURF WITH STEEL EDGING
	STABILIZED DECOMPOSED GRANITE
	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

SYMBOL	DESCRIPTION
	ENTRY MONUMENT
	TUBULAR STEEL FENCE WITH PILASTER
	COMBINATION FENCE (BLOCK AND STEEL FENCE)¹
	STUCCO RETAINING WALL (PER CIVIL PLANS)



BASIS OF BEARINGS
 THE BEARING OF N89°38'08"E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN, AS SHOWN ON TRACT NO. 16872, M.B. 309/11-14, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

BENCH MARK:
 NCS EV9118 DESIGNATION RF 40 A
 ELEVATION = 1679.78 (NAVD 88)



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 STANDARDS IN EFFECT.

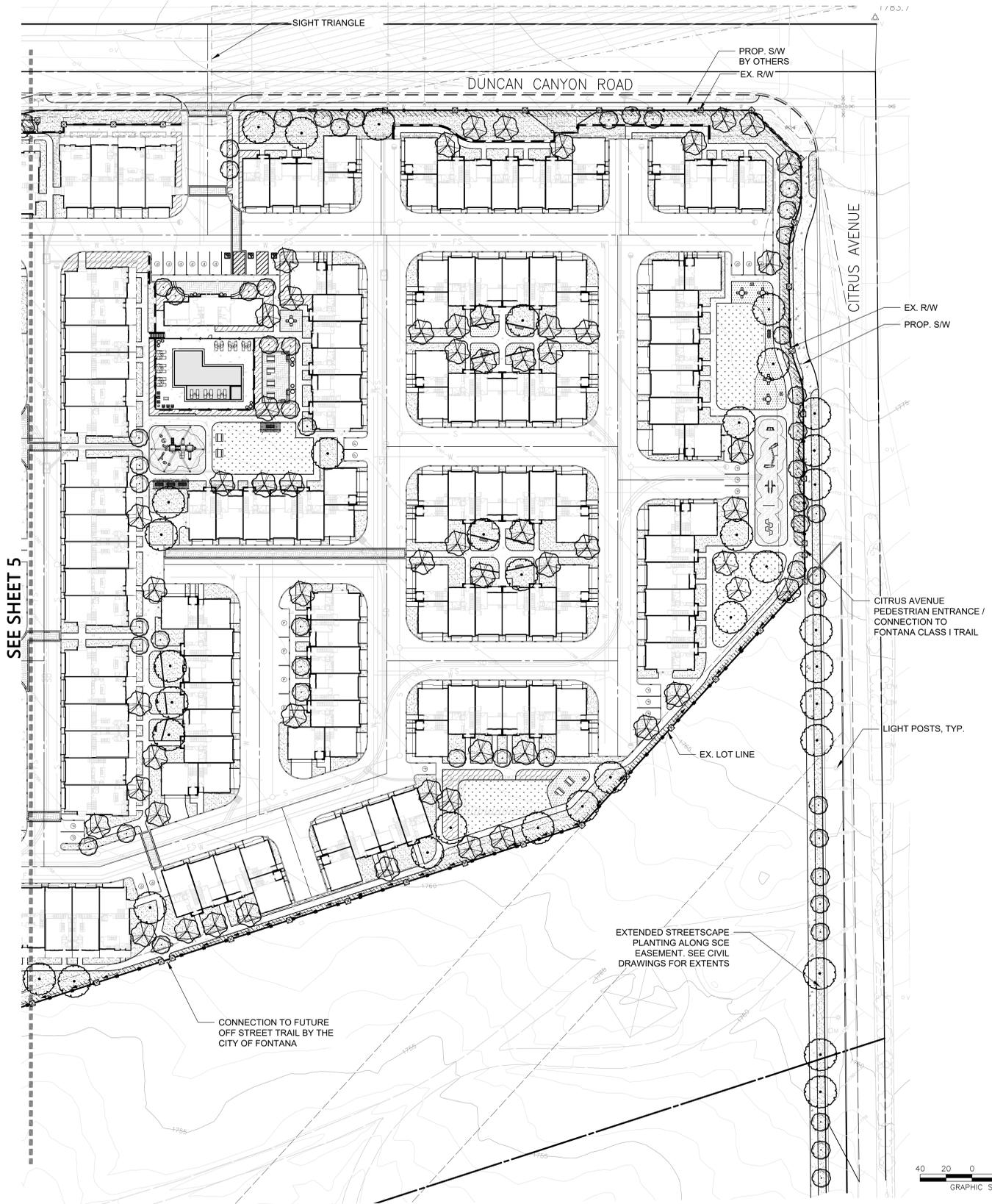


PREPARED UNDER THE SUPERVISION OF:
RICK
 951-782-0707
 1770 ROMA AVENUE, SUITE 100
 RIVERSIDE, CA 92507

CITY OF FONTANA, CALIFORNIA
CONCEPTUAL LANDSCAPE PLANS
 DRAWN BY: ADV/SC
 DESIGNED BY: RICK ENGINEERING
 CHECKED BY: XX
 APPROVED BY: GIA LAM KIM
 CITY ENGINEER
 R.C.E. 62296
 SCALE: AS SHOWN
 DATE: 10/1/2025
 DRAWING NO: L-201
 SHEET 5 OF 6

\\cpr.rickeng.com\projects\2024000\2024000_ventana_pa3\landscape2_concept\workfiles\20248-L-Planting.dwg - PLOTTED ON 2025-10-01 © 2025 Rick Engineering Company

CITY OF FONTANA
VENTANA PA3 LANDSCAPE CONCEPT PLAN
 LANDSCAPE CONCEPT PLAN



CONCEPT PLANT SCHEDULE

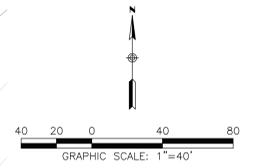
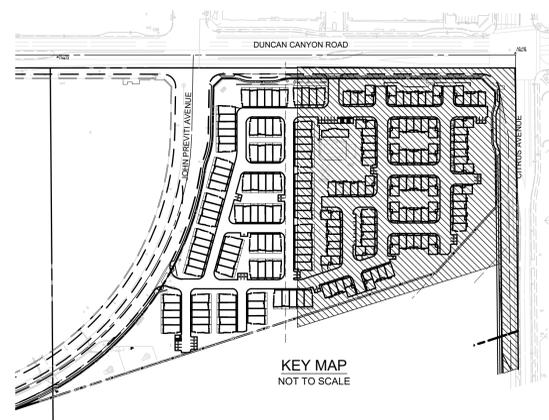
	LARGE CANOPY TREES, SUCH AS: CINNAMOMUM CAMPHORA / CAMPHOR TREE KOELREUTERIA BIPINNATA / CHINESE FLAME TREE PLATANUS RACEMOSA / CALIFORNIA SYCAMORE QUERCUS AGRIFOLIA / COAST LIVE OAK ZELKOVA SERRATA / JAPANESE ZELKOVA
	MEDIUM SHADE TREES, SUCH AS: ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK CERIDIMUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE ERIOBOTRYA DEFLEXA / BRONZE LOQUAT MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA TIPUANA TIPU / TIPU TREE X CHITALPA TASHKENTENSIS 'MORNING CLOUD' / MORNING CLOUD CHITALPA
	ACCENT TREES, SUCH AS: CUPRESSUS SEMPERVIRENS 'MONSHEL' / TINY TOWER® ITALIAN CYPRESS JUNIPERUS CHINENSIS 'BLUE POINT' / BLUE POINT JUNIPER LAGERSTROEMIA INDICA / CRAPE MYRTLE OLEA EUROPAEA / OLIVE MULTI-TRUNK
	SCREENING SHRUBS, SUCH AS: ESCALLONIA FRADESII / ESCALLONIA HETEROMELES ARBUTIFOLIA / TOYON LAURUS NOBILIS / SWEET BAY PODOCARPUS ELONGATUS 'MONNAL' / ICEE BLUE® YELLOW WOOD RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY
	SHRUBS, SUCH AS: CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH CEANOTHUS X 'A.T. JOHNSON' / A.T. JOHNSON WILD LILAC IRIS DOUGLASSIANA / DOUGLAS IRIS JUNIPERUS HORIZONTALIS / CREEPING JUNIPER OLEA EUROPAEA 'MONTRA' / LITTLE OLIVE® OLIVE ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
	GROUND COVER, SUCH AS: ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA BACCHARIS PILULARIS / COYOTE BRUSH CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / YANKEE POINT CARMEL CREEPER ROSMARINUS OFFICINALIS / ROSEMARY TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MATERIALS LEGEND

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	CONCRETE SIDEWALK
	DECORATIVE PAVERS (CONCRETE BANDS TO BE ADDED WHERE NEEDED)
	RUBBER MULCH PLAY SURFACING

WALL AND FENCE LEGEND

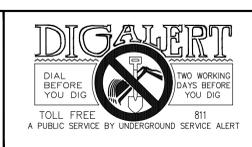
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\\cpr.rickeng.com\projects\2024000\202403_ventana_pa3\landscape2_concept\workingfiles\2024-10-01_01_0225_Rick_Engineering_Company - PLOTTED.DWG - L-Planting.dwg

BASIS OF BEARINGS
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PREPARED UNDER THE SUPERVISION OF:
RICK 951-782-0707
 1770 ROMA AVENUE, SUITE 100
 RIVERSIDE, CA 92507

CITY OF FONTANA, CALIFORNIA CONCEPTUAL LANDSCAPE PLANS		SCALE: AS SHOWN
DRAWN BY: ADV/SC	DESIGNED BY: RICK ENGINEERING	DATE: 10/1/2025
CHECKED BY: XX	APPROVED BY: GIA LAM KIM	DRAWING NO.: L-202
PATRICIA TRAUTH PLA 3247	CITY ENGINEER	R.C.E. 62296



Perspective at John Previti Ave. Entry

SHEET INDEX 2 STORY TOWNHOUSE:

A0.00 Cover Sheet

4-Plex

- A4.01 1st Floor Plan
- A4.02 2nd Floor Plan
- A4.03 Front Elevation 'A'
- A4.04 Rear & Side Elevations 'A'
- A4.05 Roof Plan 'A'
- A4.06 Front Elevation 'B'
- A4.07 Rear Elevation 'B'
- A4.08 Side Elevations 'B'
- A4.09 Roof Plan 'B'

5-Plex

- A5.01 1st Floor Plan
- A5.02 2nd Floor Plan
- A5.03 Front Elevation
- A5.04 Rear & Side Elevations
- A5.05 Roof Plan

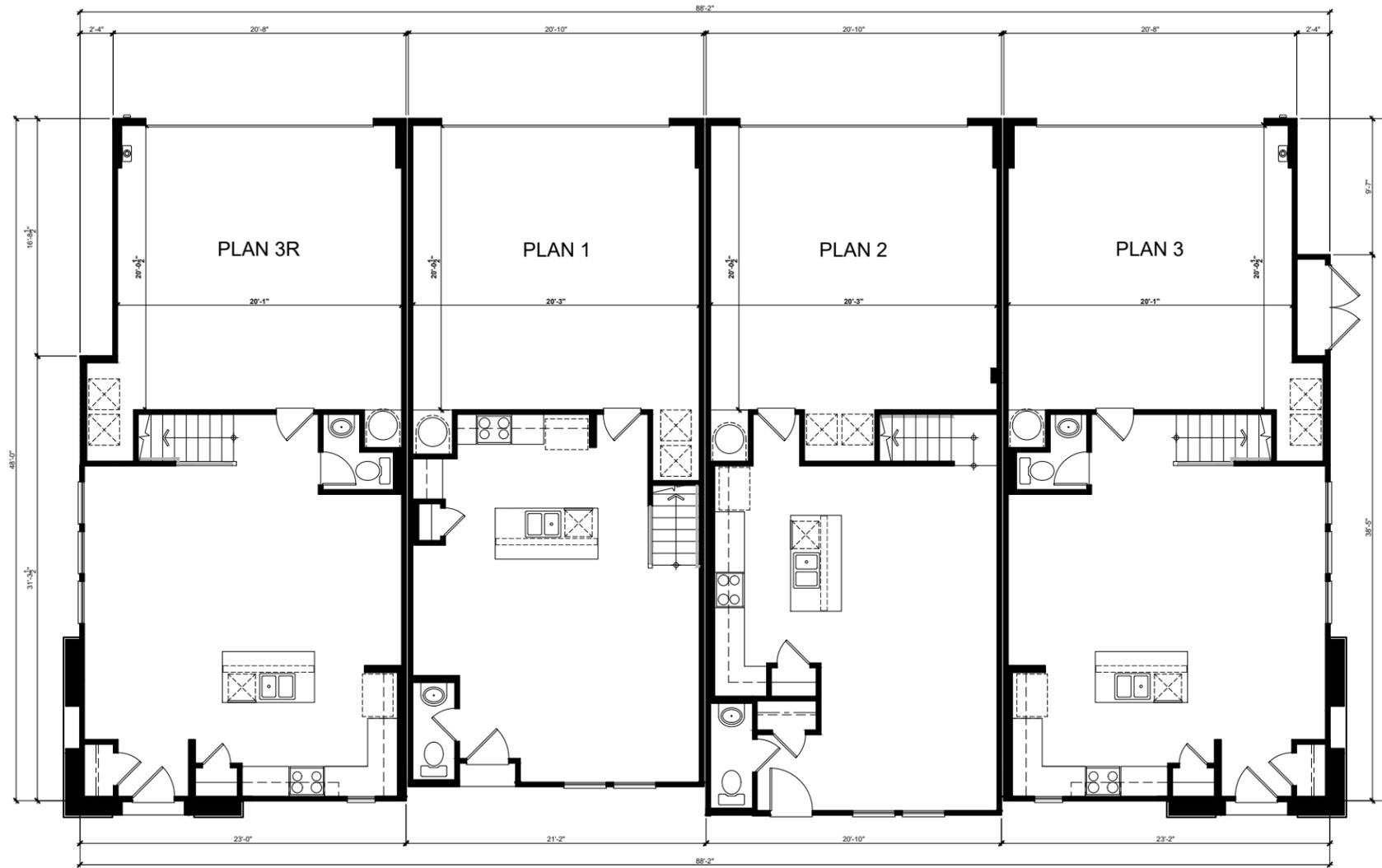
6-Plex

- A6.01 1st Floor Plan
- A6.02 2nd Floor Plan
- A6.03 Front Elevation 'A'
- A6.04 Rear & Side Elevations 'A'
- A6.05 Roof Plan 'A'
- A6.06 Front Elevation 'B'
- A6.07 Rear Elevation 'B'
- A6.08 Side Elevations 'B'
- A6.09 Roof Plan 'B'

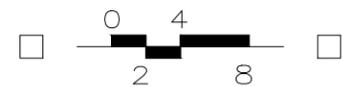
Unit Plans

- A7.01 Plan 1 Floor Plan
- A7.02 Plan 2 Floor Plan
- A7.03 Plan 3 Floor Plan





First Floor Plan



KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

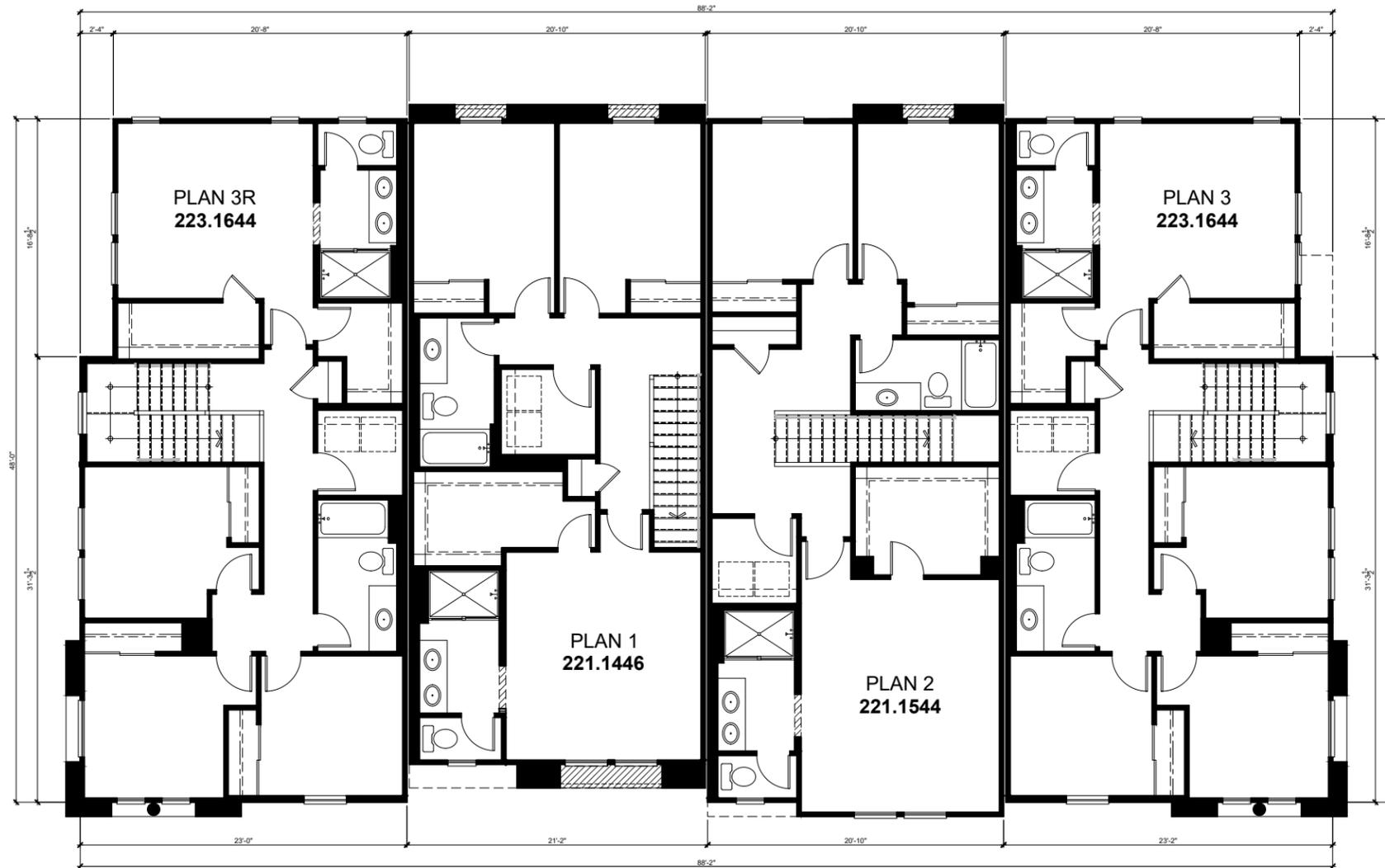
VENTANA PA3 - 2-STORY TOWNHOMES

4 - PLEX

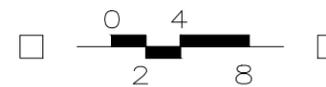
JOB No. :
 STORY:
 April 30, 2025

2

SHEET:
 A4.01



Second Floor Plan

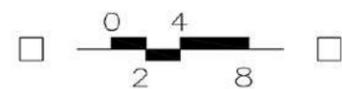


ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 WOOD FASCIA / BARGE BOARD
- 3 STUCCO FINISH (16/20 SAND)
- 4 STONE VENEER
- 5 STUCCO OVER FOAM TRIM
- 6 HIGH DENSITY FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
- 8 DECORATIVE OUTLOOKER
- 9 VINYL WINDOW SYSTEM
- 10 COMPOSITE ENTRY DOOR
- 11 DECORATIVE SHUTTERS
- 12 WROUGHT IRON GUARDRAIL
- 13 COACH LIGHT



Front Elevation 'A'





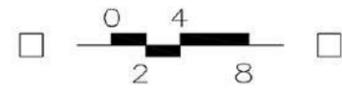
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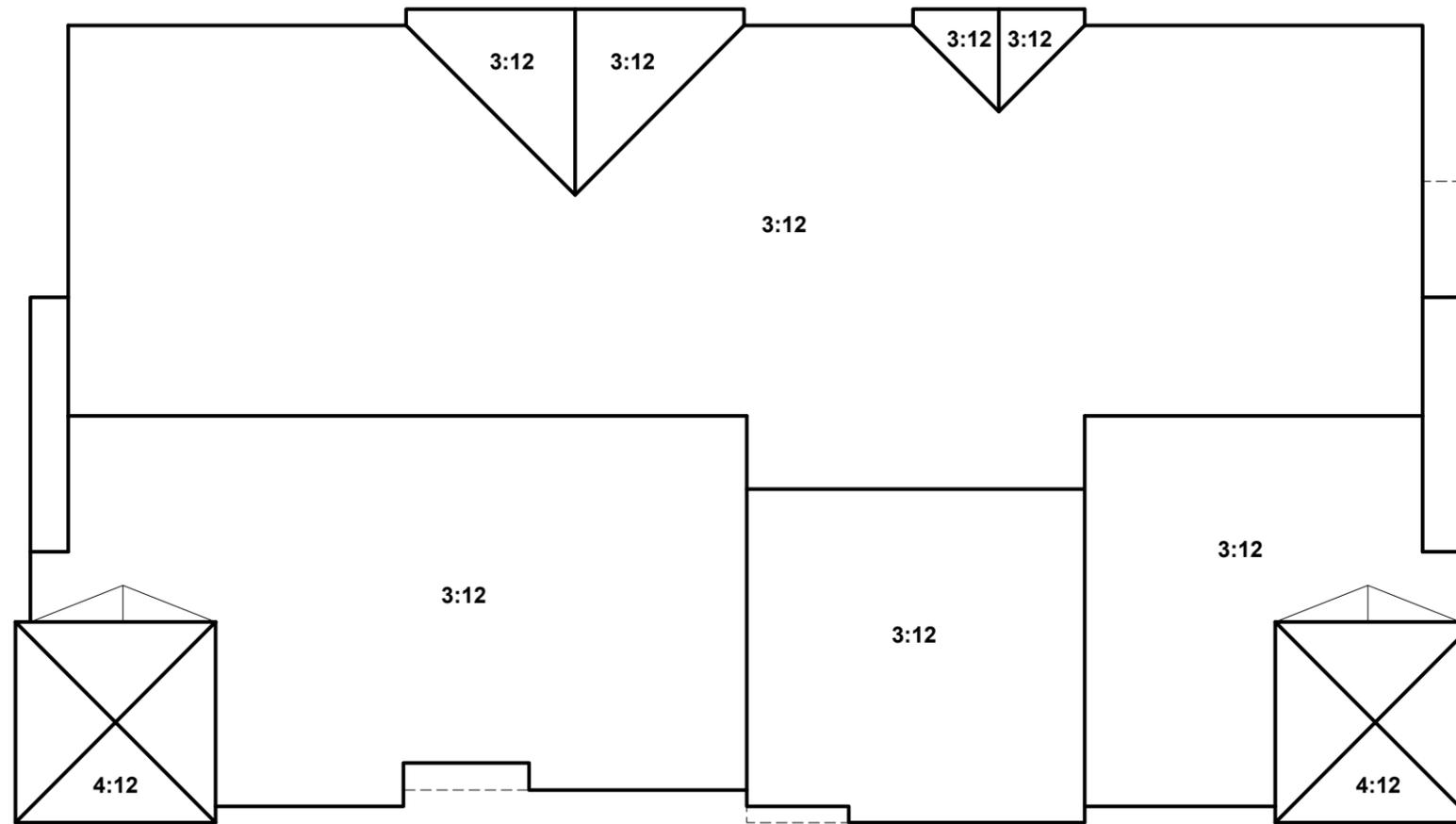


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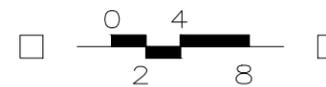


Right Elevation 'A'





Roof Plan 'A'

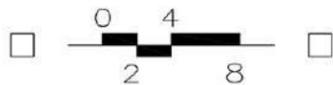


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Front Elevation 'B'





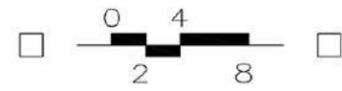
Plan 3

Plan 2

Plan 1

Plan 3R

Rear Elevation 'B'





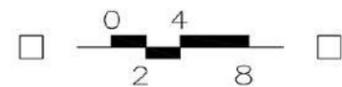
Plan 3R

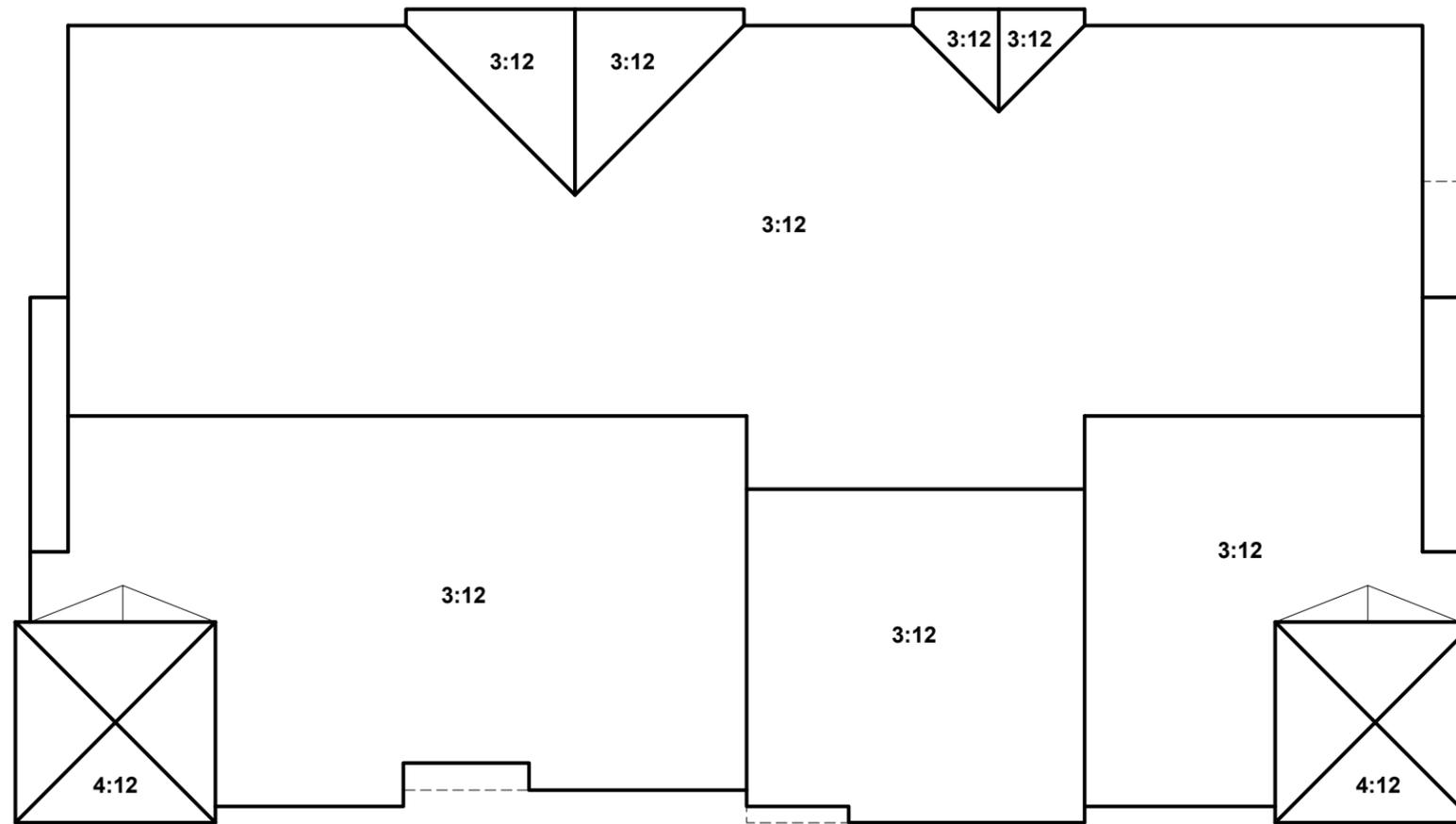
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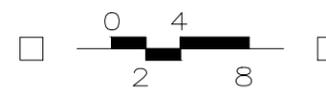
Plan 3

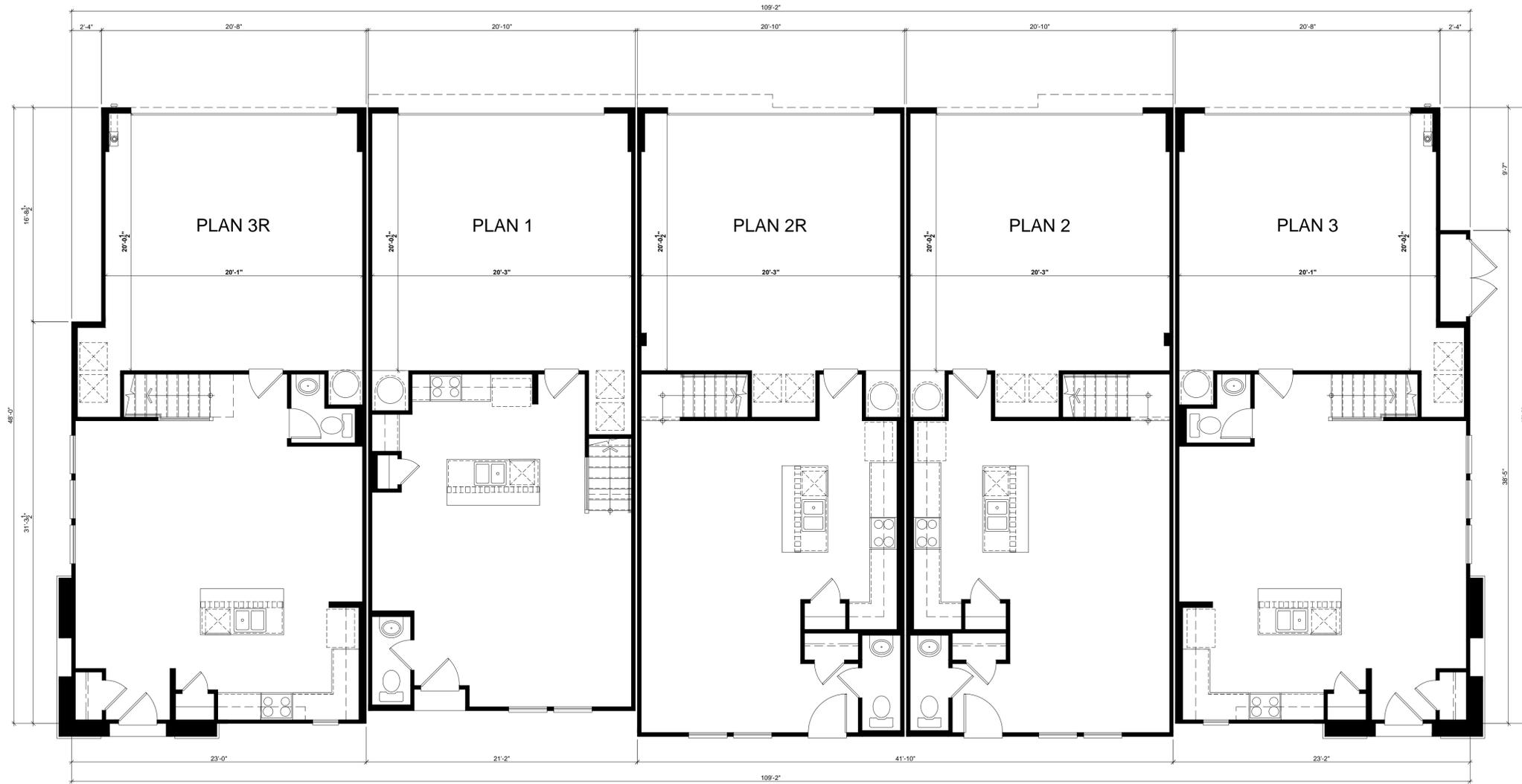
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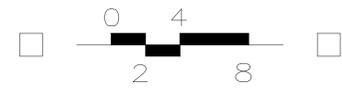


Roof Plan 'B'





First Floor Plan



KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

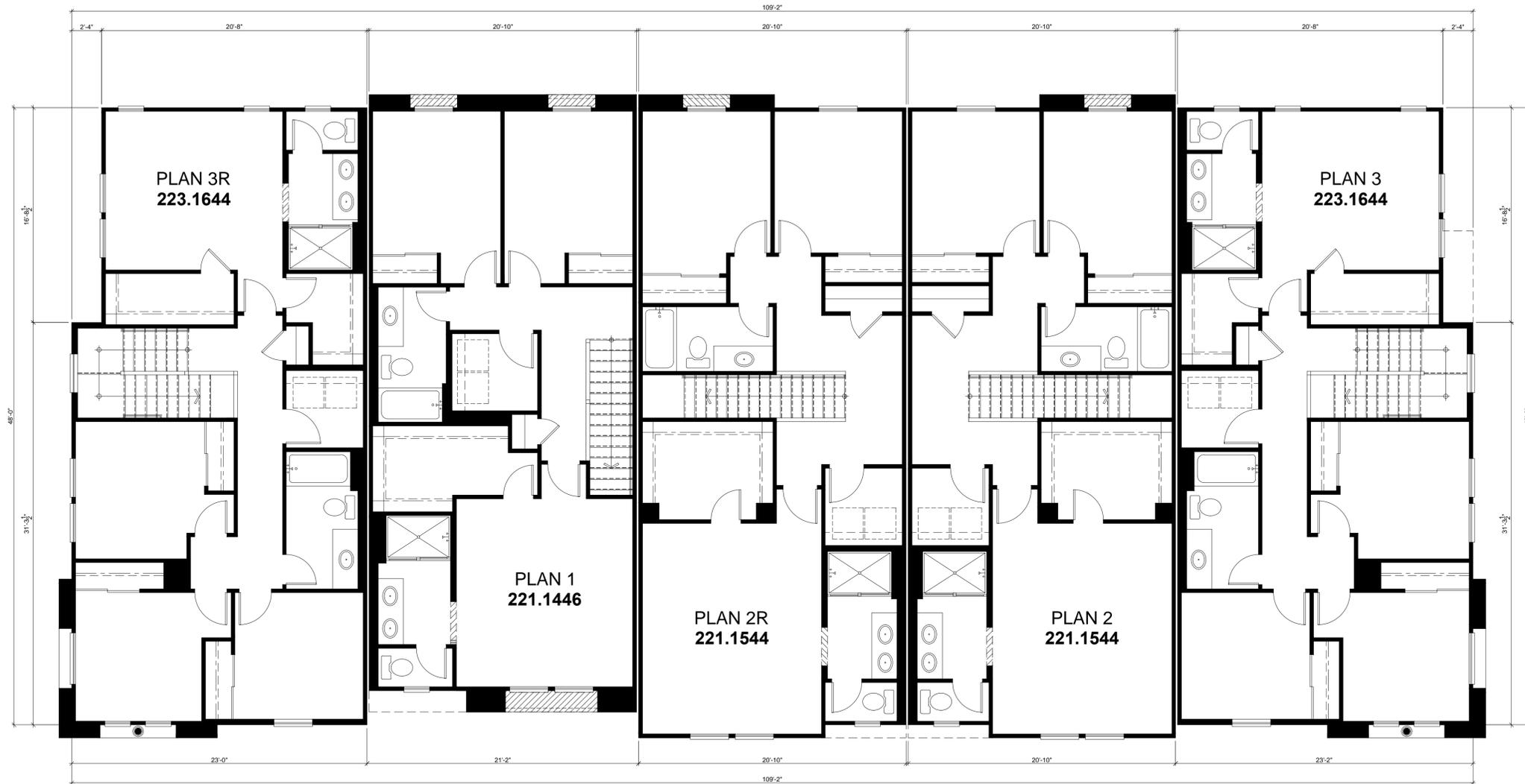
VENTANA PA3 - 2-STORY TOWNHOMES

5 - PLEX

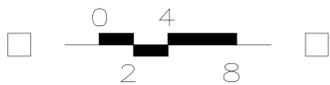
JOB No. :
 STORY:
 April 30, 2025

2

SHEET:
 A5.01



Second Floor Plan

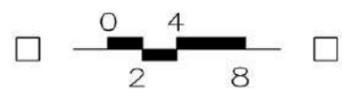


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Front Elevation





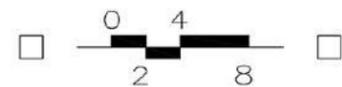
Rear Elevation

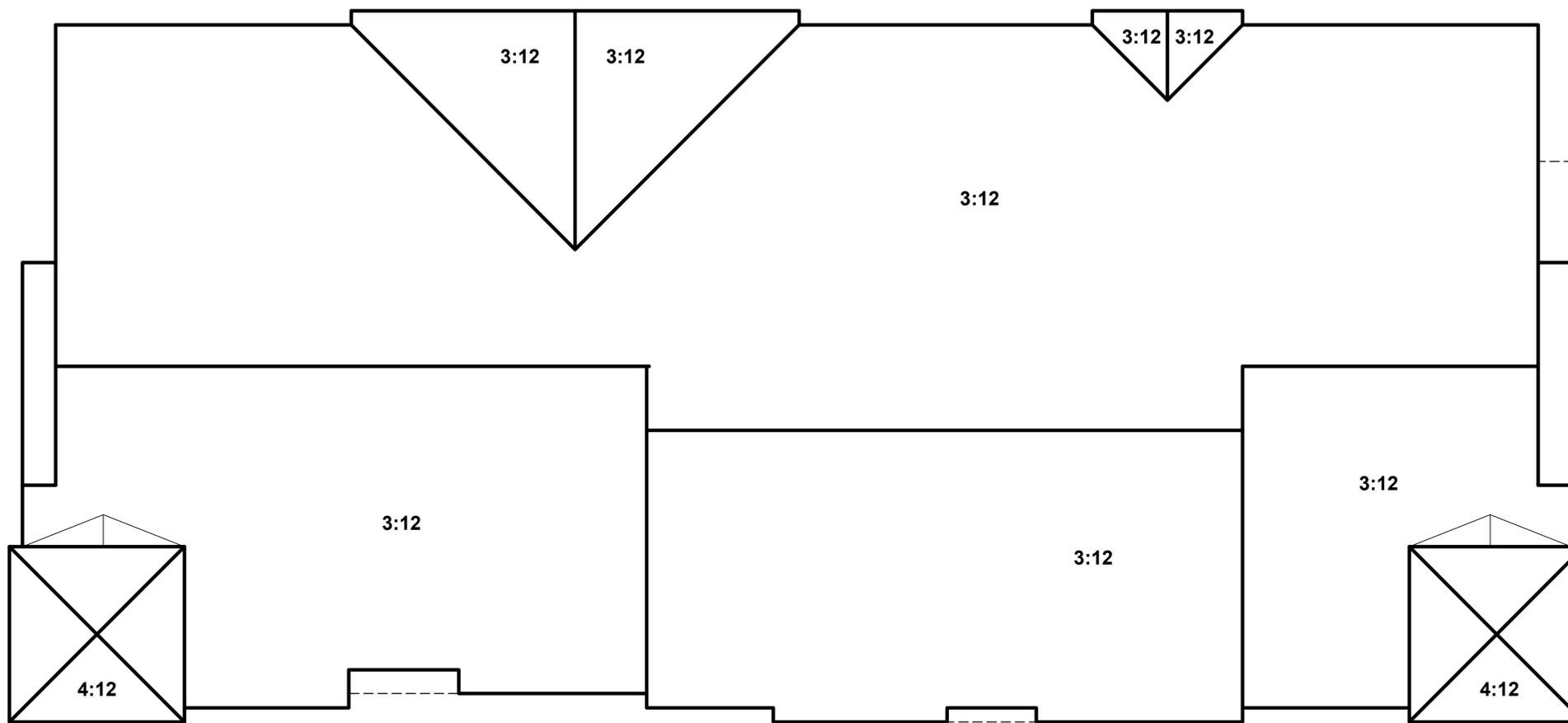


Left Elevation

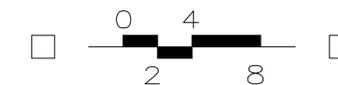


Right Elevation





Roof Plan 'A'

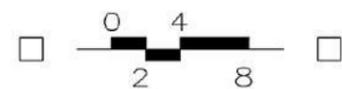


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Front Elevation 'B'





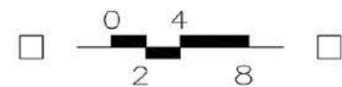
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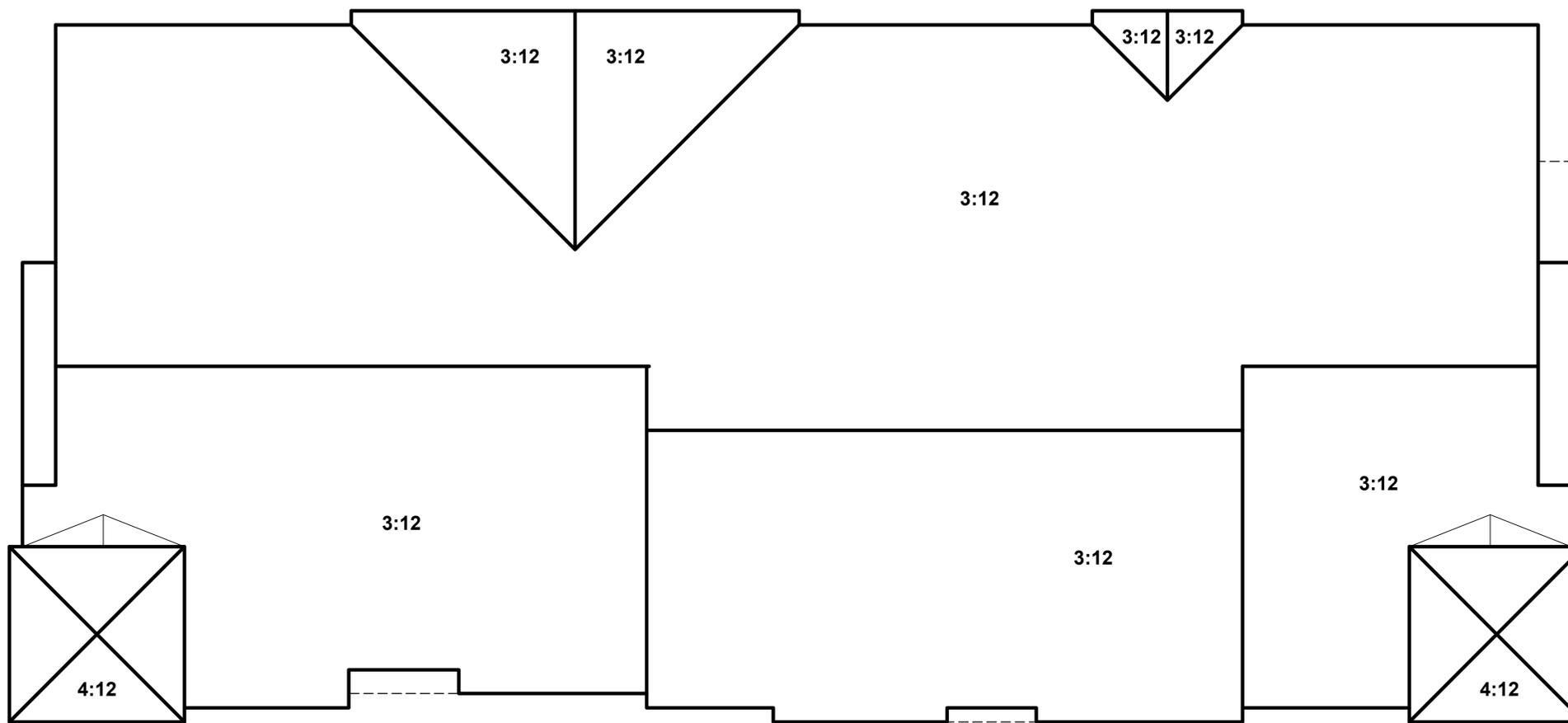


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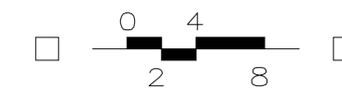


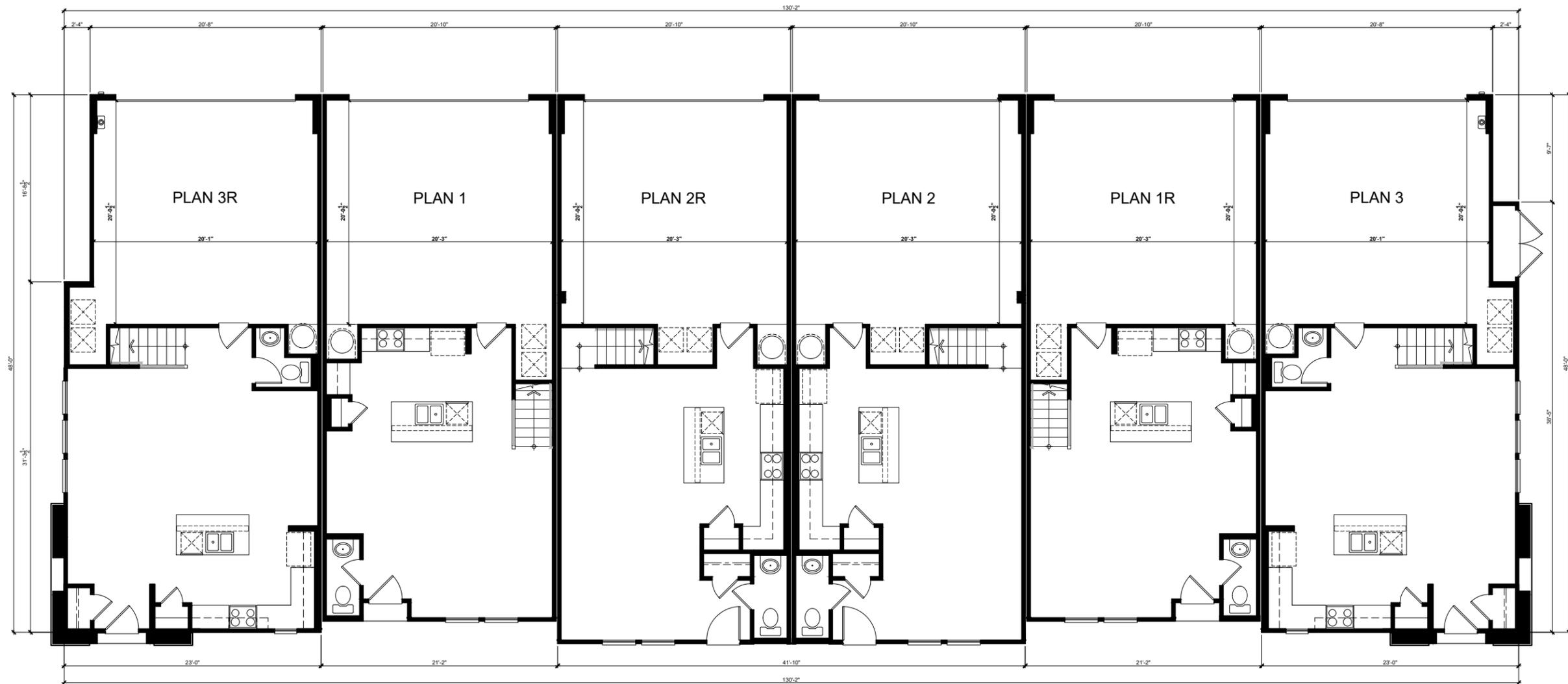
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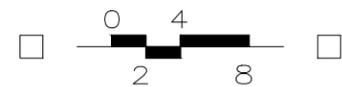


Roof Plan 'B'





First Floor Plan



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 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

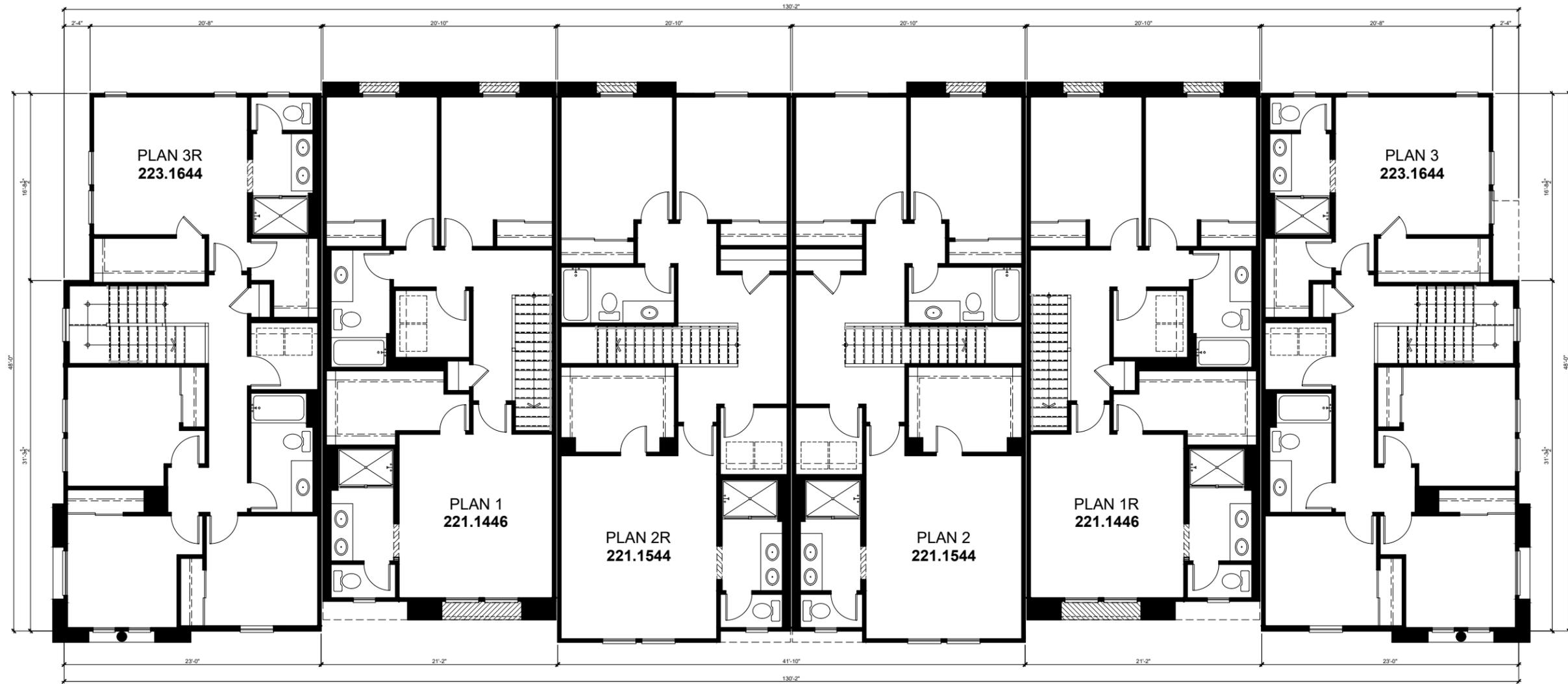
VENTANA PA3 - 2-STORY TOWNHOMES

6 - PLEX

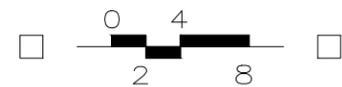
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 STORY:
 April 30, 2025

2

SHEET:
 A6.01



Second Floor Plan

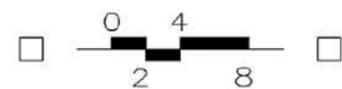


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Front Elevation 'A'





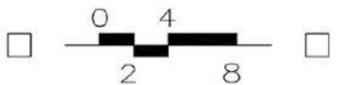
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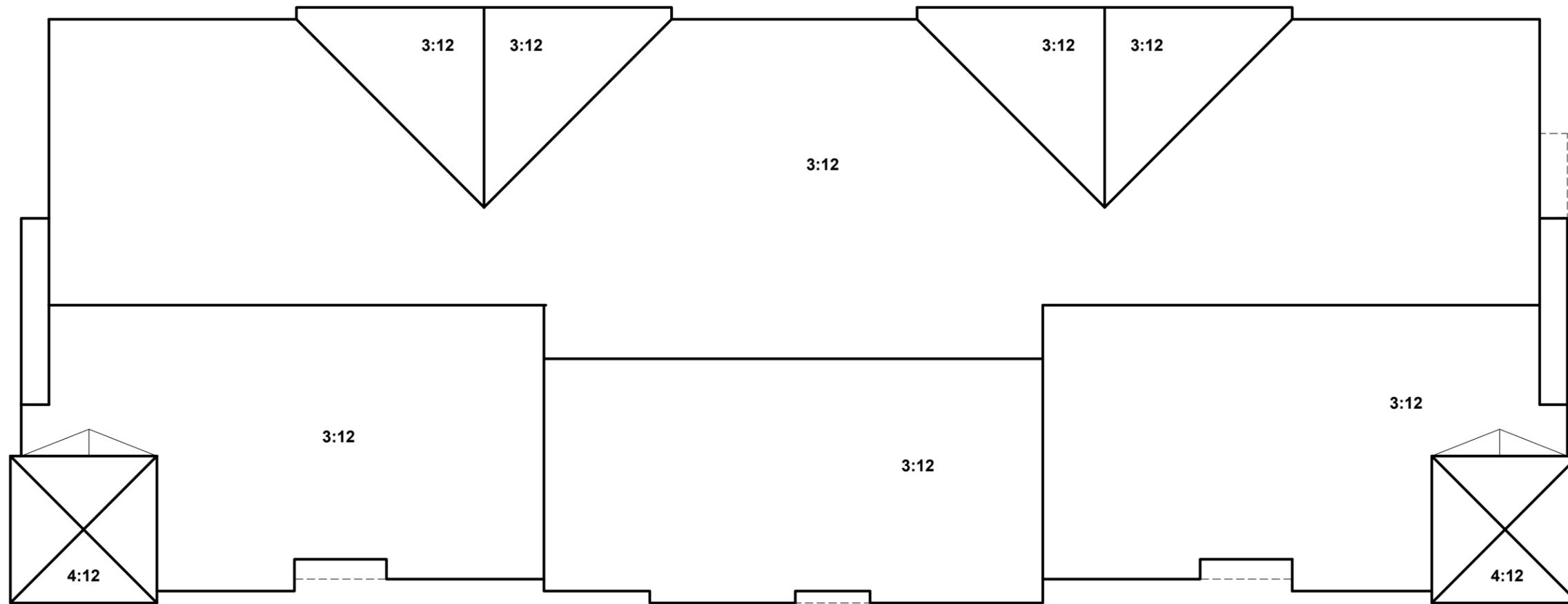


Left Elevation 'A'

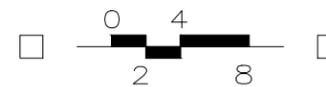


Right Elevation 'A'





Roof Plan 'A'



ELEVATION LEGEND

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Front Elevation 'B'



Rear Elevation 'B'



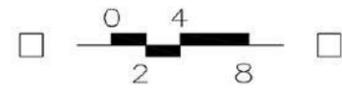
Plan 3R

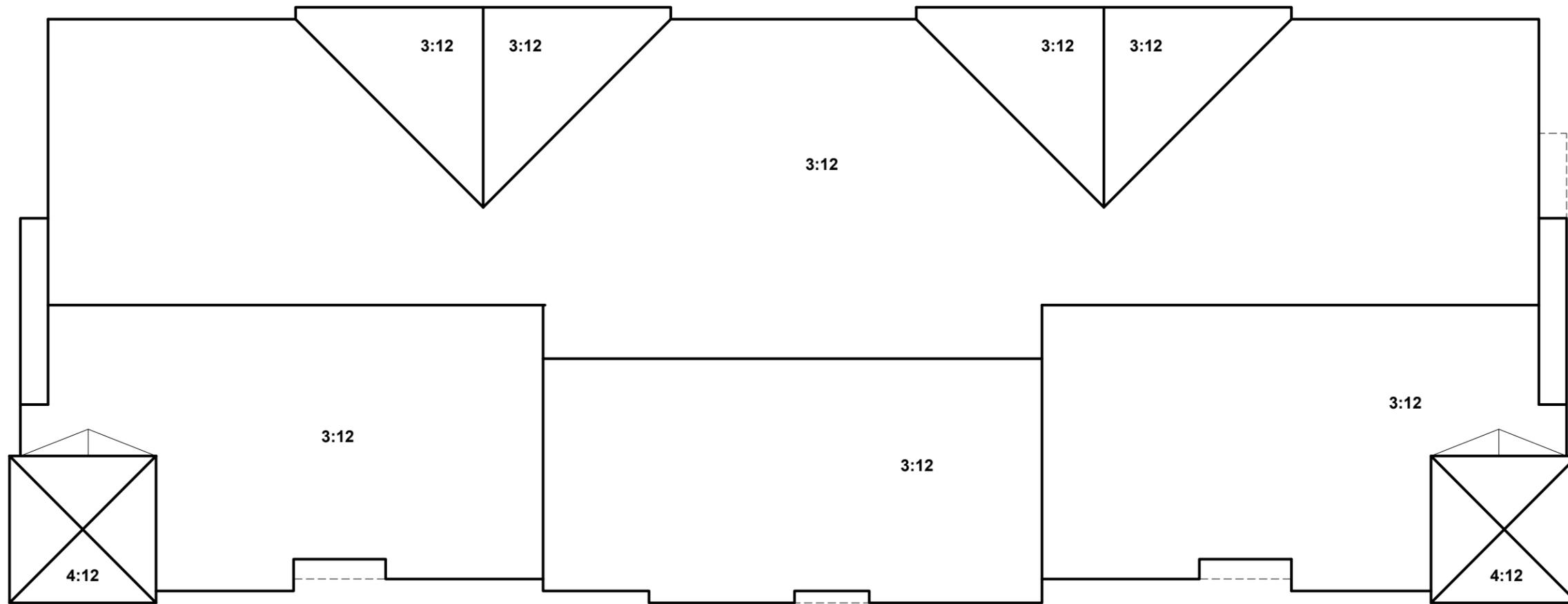
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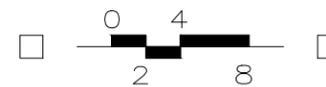
Plan 3

Right Elevation 'B'

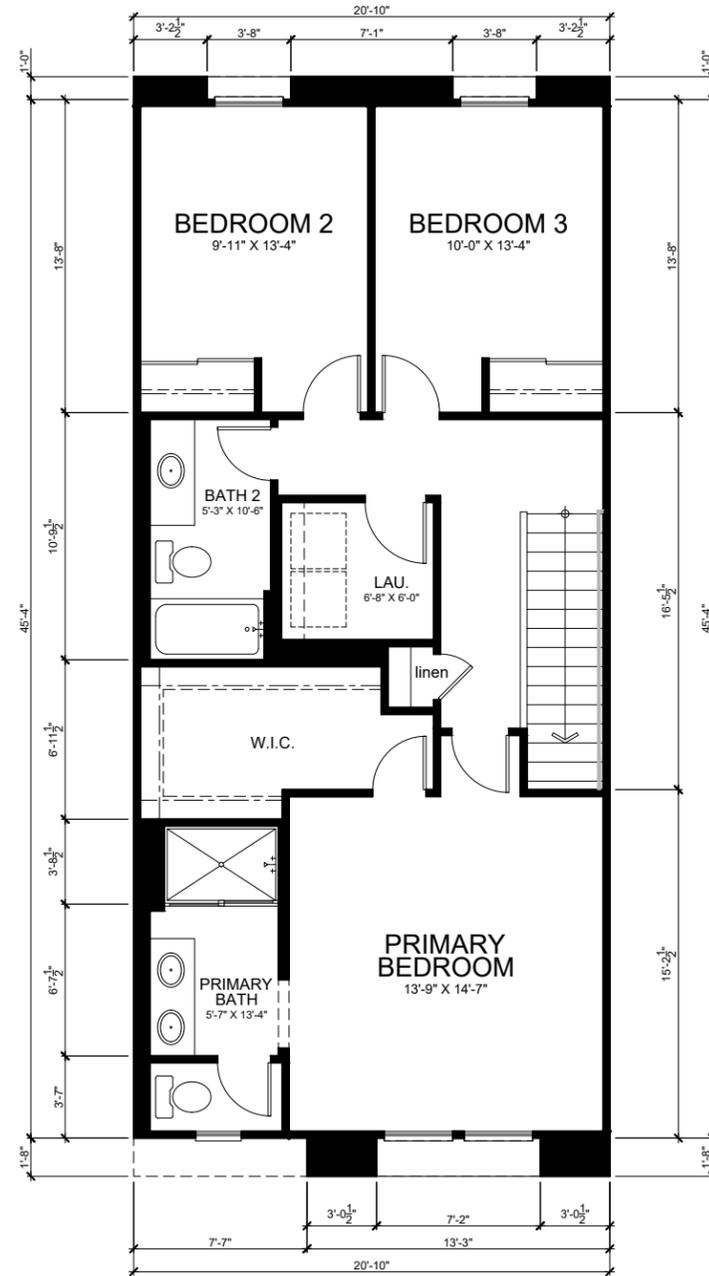




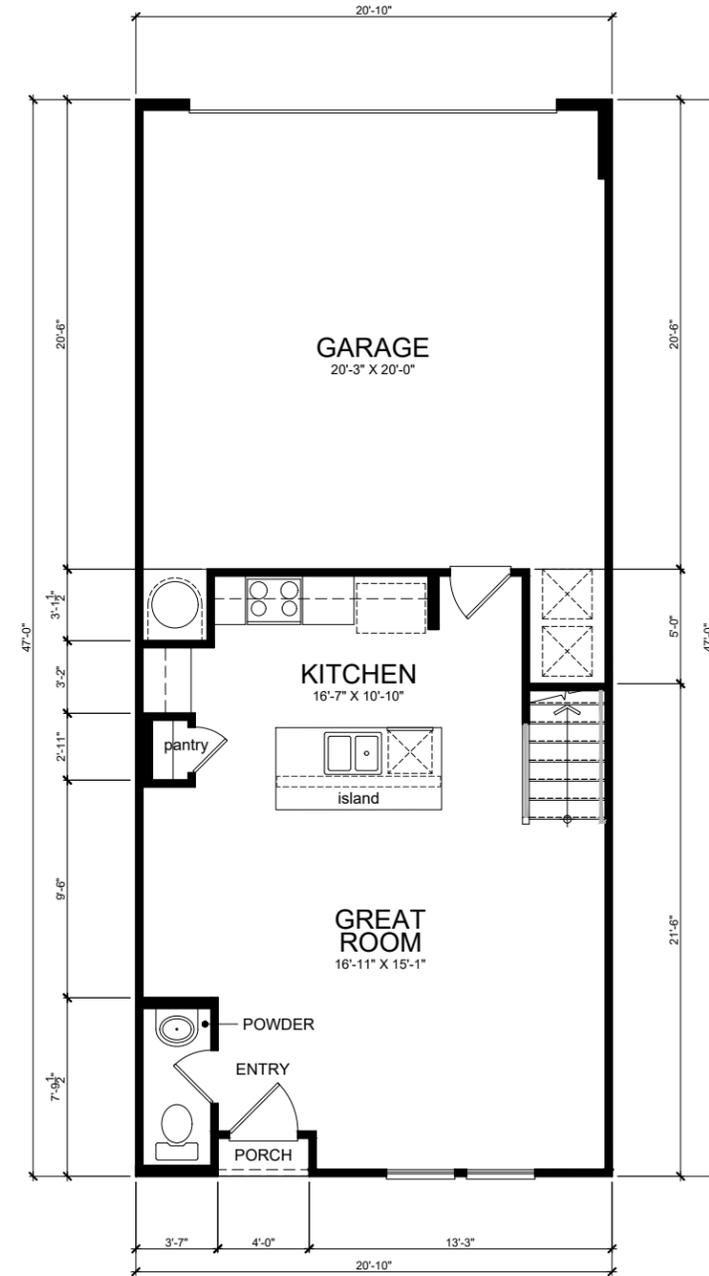
Roof Plan 'B'



SQUARE FOOTAGE		
PLAN 1 - 221.1446		
FIRST FLOOR AREA	502	SQ. FT.
SECOND FLOOR AREA	444	SQ. FT.
TOTAL AREA	1446	SQ. FT.
GARAGE AREA	455	SQ. FT.
PORCH AREA	7	SQ. FT.



Second Floor Plan

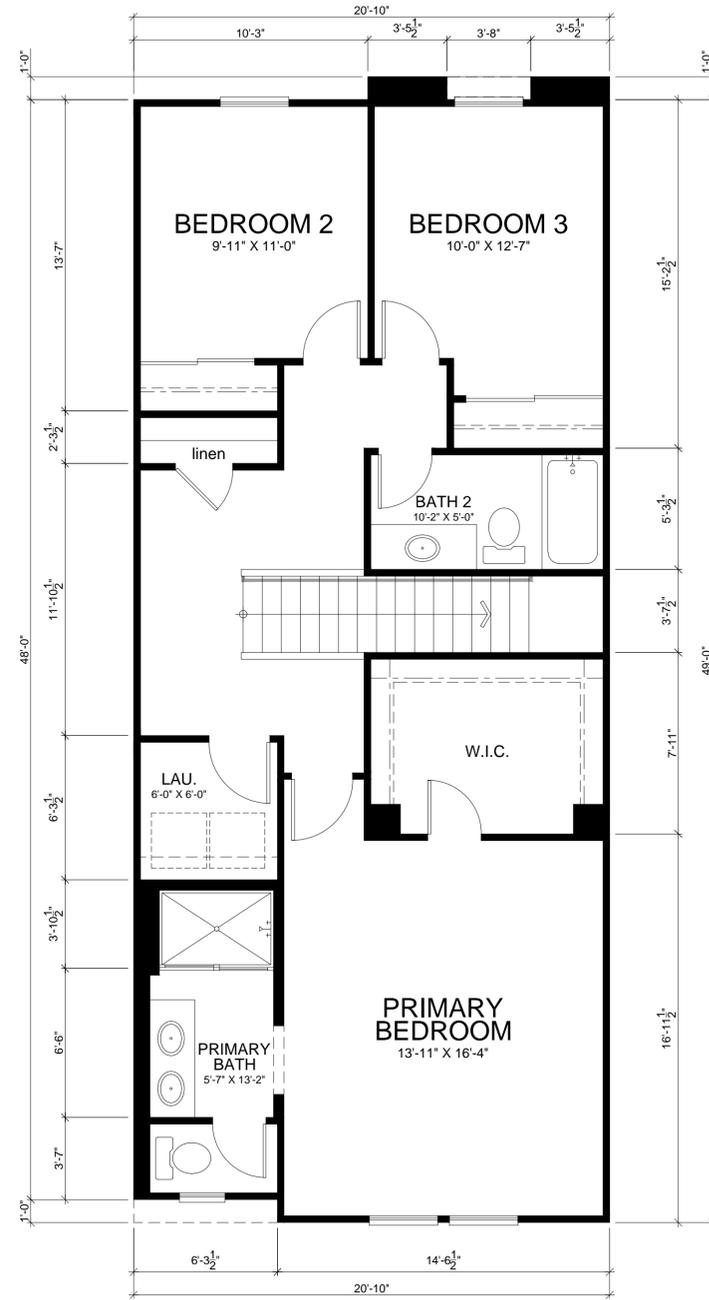


First Floor Plan

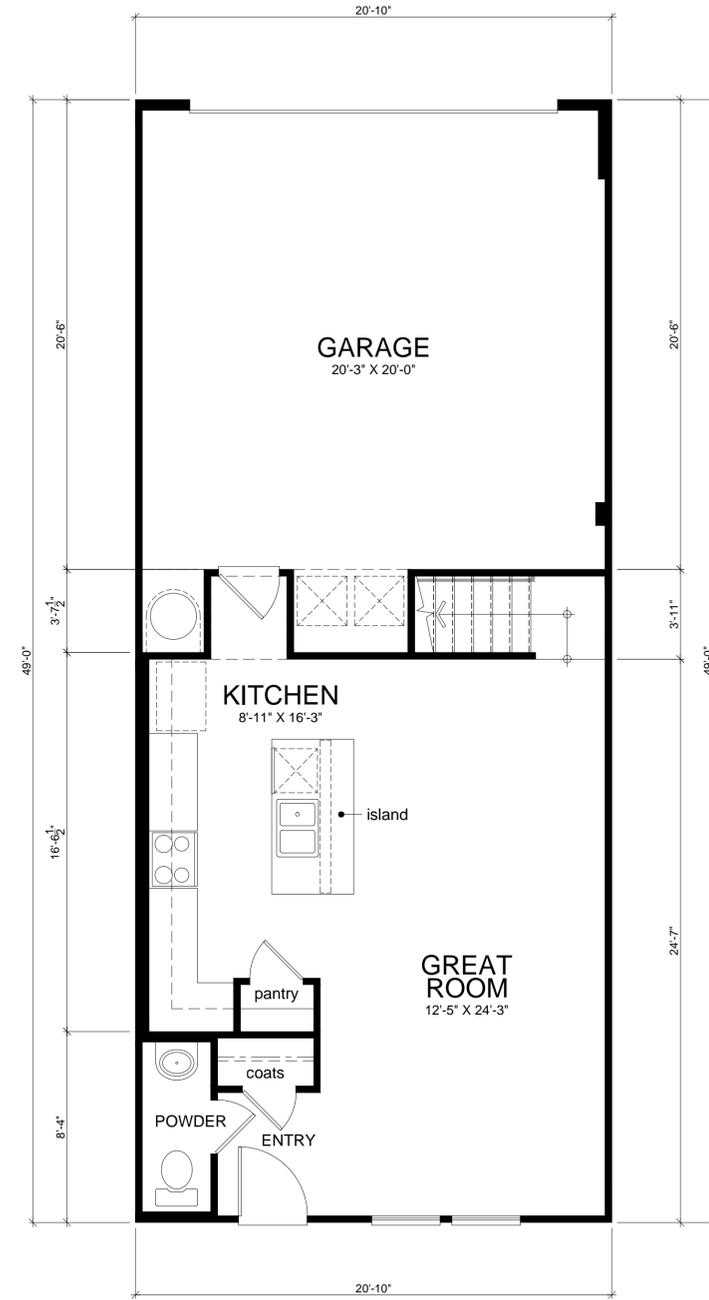
Plan 1 221.1446

VENTANA PA3 - 2-STORY TOWNHOMES

SQUARE FOOTAGE		
PLAN 2 - 221.1544		
FIRST FLOOR AREA	524	SQ. FT.
SECOND FLOOR AREA	1015	SQ. FT.
TOTAL AREA	1544	SQ. FT.
GARAGE AREA	496	SQ. FT.
PORCH AREA	7	SQ. FT.



Second Floor Plan

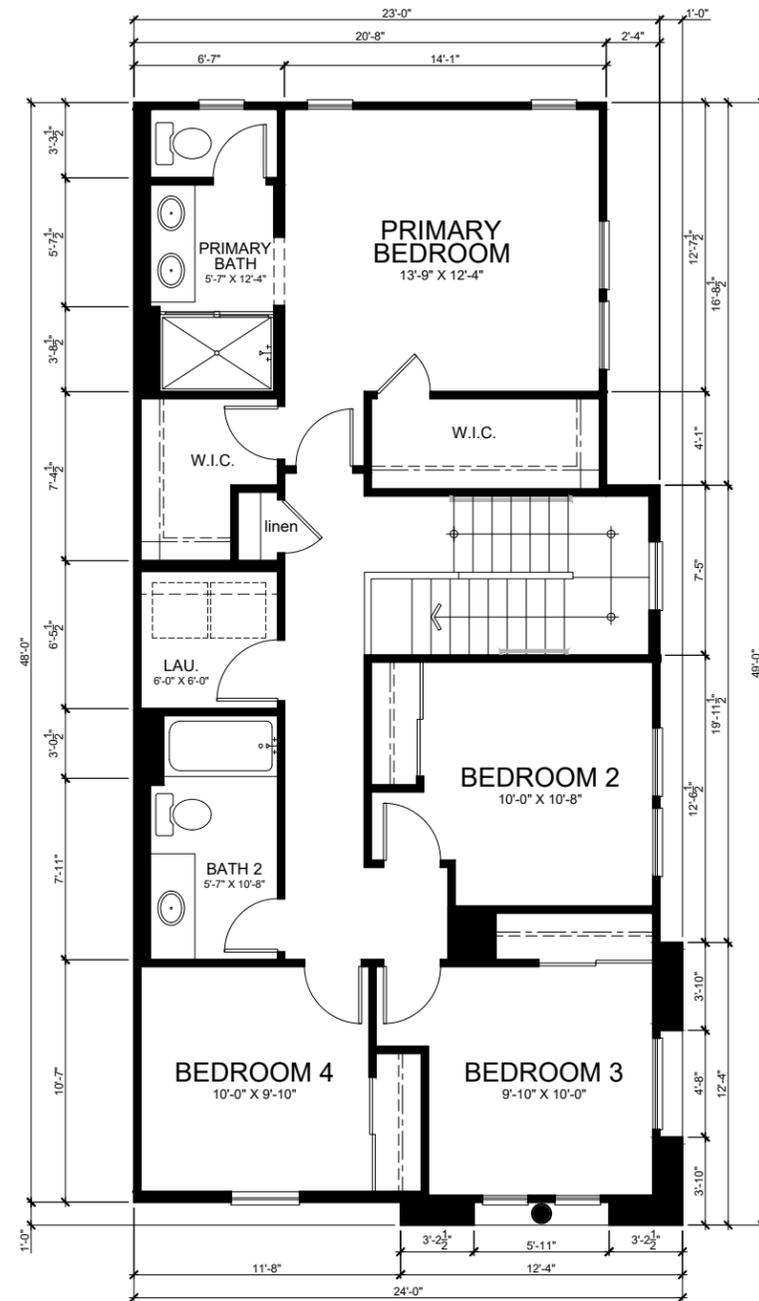


First Floor Plan

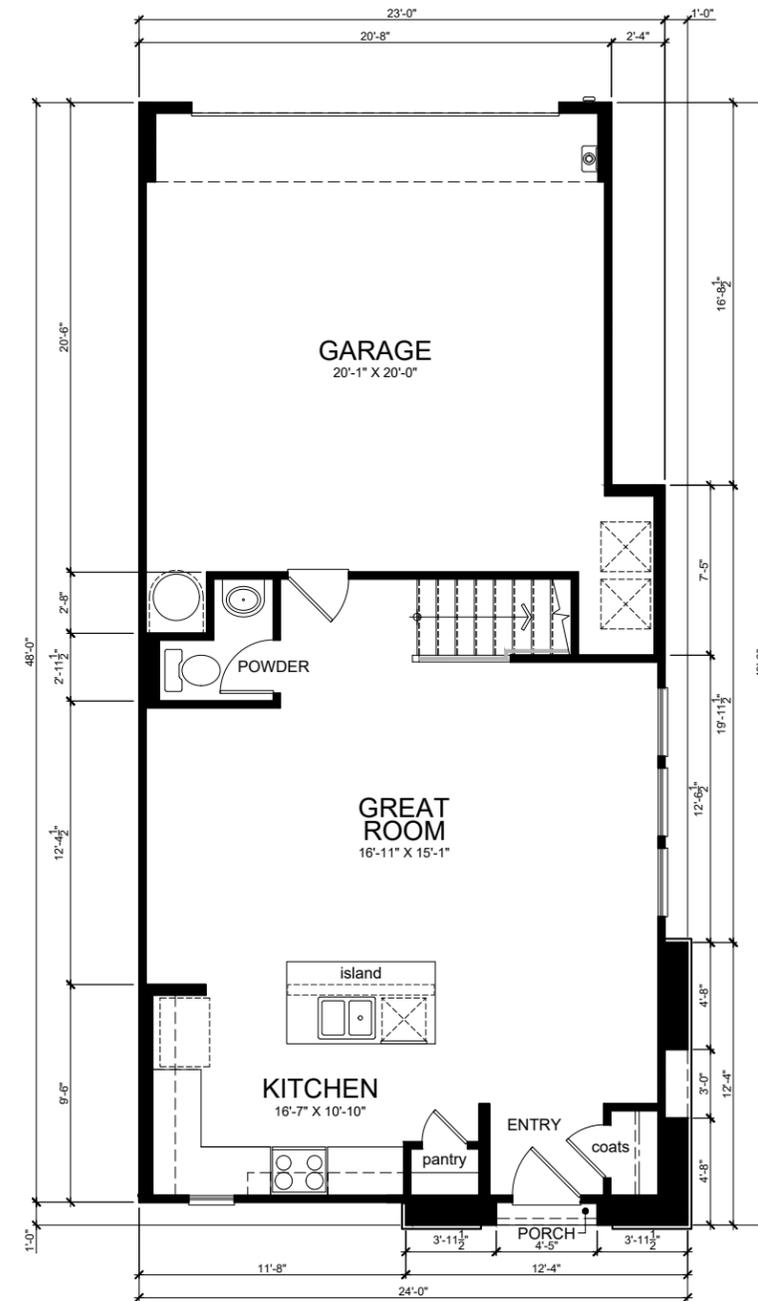
Plan 2 221.1544

VENTANA PA3 - 2-STORY TOWNHOMES

SQUARE FOOTAGE		
PLAN 3 - 223.1644		
FIRST FLOOR AREA	502	SQ. FT.
SECOND FLOOR AREA	1065	SQ. FT.
TOTAL AREA	1647	SQ. FT.
GARAGE AREA	484	SQ. FT.
PORCH AREA	4	SQ. FT.



Second Floor Plan



First Floor Plan

Plan 3 223.1644

VENTANA PA3 - 2-STORY TOWNHOMES

Ventana (Duncan Canyon)

Southern California / Inland Empire Division

Project #3022-999112

Rev. July 22, 2025



2 & 3 STORY PRODUCTS

ROOF TILE

Manufacturer: Boral
Profile: Barcelona



ROOF
BARCELONA Barcelona La Terra Blend
1 BCCS 6031



STONE
RoughCut
HEIGHT: 1.5"-11.5" | LENGTH: 3.25"-18.25"
Vineyard Trail

STONE

Manufacturer: Cultured Stone
Profile: Country Ledgestone
(Grout/ Mortar: Coco Brown)

STUCCO

Manufacturer: Omega
System: Diamond Wall One Coat System

STUCCO 1
KB 2059
Windswept Canyon (SW 9010)

STUCCO 3
KB 2011
Ecru (SW 6135)



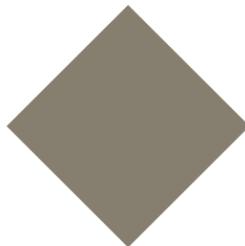
STUCCO 2
KB 1289
Icicle (SW 6238)

STUCCO 4
North Star (SW 6246)

PAINT - FASCIA / TRIM

Manufacturer: Sherwin-Williams

FASCIA / TRIM
Cocoon (SW 6173)



PAINT - FRONT ENTRY / SHUTTERS

Manufacturer: Sherwin-Williams

FRONT ENTRY 1 / SHUTTERS 1
Kale Green (SW 6460)

FRONT ENTRY 2 / SHUTTERS 2
Black Bean (SW 6006)



GARAGE

Manufacturer: Wayne-Dalton

GARAGE 1
FACTORY SANDSTONE
(SW 9174)

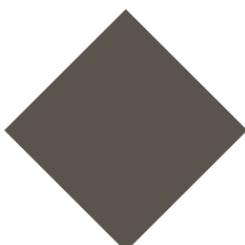
GARAGE 2
FACTORY BROWN
(SW 6006)



PAINT - ARCHITECTURAL DETAILS

Manufacturer: Sherwin-Williams

WROUGHT IRON
Sealskin (SW 7675)





Perspective at Duncan Canyon Road Entry

SHEET INDEX 3 STORY TOWNHOUSE:

A0.00 Cover Sheet

5-Plex

A5.01 1st Floor Plan
 A5.02 2nd Floor Plan
 A5.03 3RD Floor Plan
 A5.04 Front Elevation 'A'
 A5.05 Rear & Side Elevations 'A'
 A5.06 Roof Plan 'A'
 A5.07 Front Elevation 'B'
 A5.08 Rear Elevation 'B'
 A5.09 Side Elevations 'B'
 A5.010 Roof Plan 'B'

7-Plex

A7.01 1st Floor Plan
 A7.02 2nd Floor Plan
 A7.03 3RD Floor Plan
 A7.04 Front Elevation 'A'
 A7.05 Rear & Side Elevations 'A'
 A7.06 Roof Plan 'A'
 A7.07 Front Elevation 'B'
 A7.08 Rear Elevation 'B'
 A7.09 Side Elevations 'B'
 A7.010 Roof Plan 'B'

8-Plex

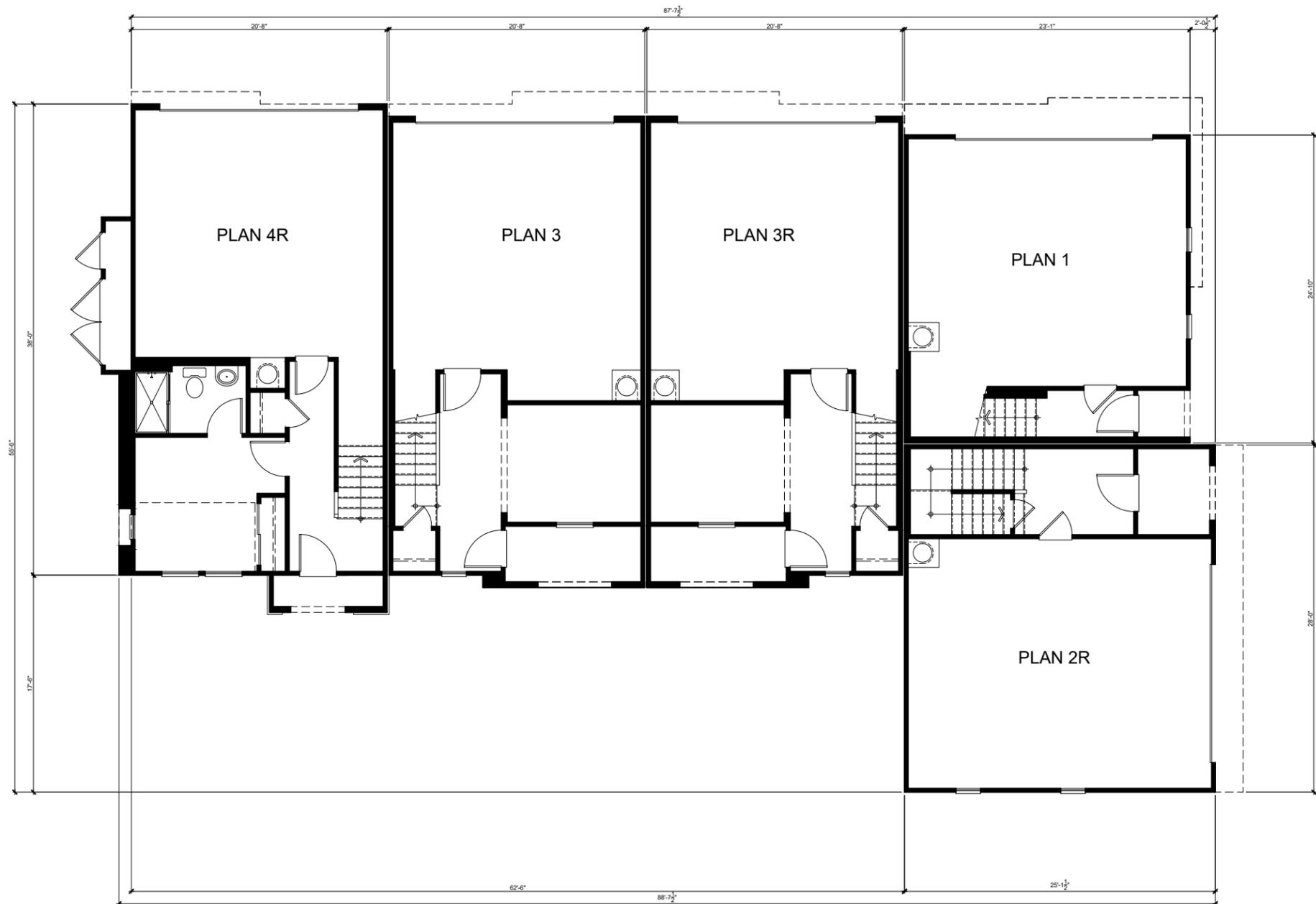
A8.01 1st Floor Plan
 A8.02 2nd Floor Plan
 A8.03 3RD Floor Plan
 A8.04 Front Elevation 'A'
 A8.05 Rear & Side Elevations 'A'
 A8.06 Roof Plan 'A'
 A8.07 Front Elevation 'B'
 A8.08 Rear & Side Elevations 'B'
 A8.09 Roof Plan 'B'

9-Plex

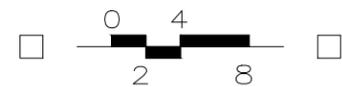
A9.01 1st Floor Plan
 A9.02 2nd Floor Plan
 A9.03 3RD Floor Plan
 A9.04 Front Elevation 'A'
 A9.05 Rear & Side Elevations 'A'
 A9.06 Roof Plan 'A'
 A9.07 Front Elevation 'B'
 A9.08 Rear Elevation 'B'
 A9.09 Side Elevations 'B'
 A9.010 Roof Plan 'B'

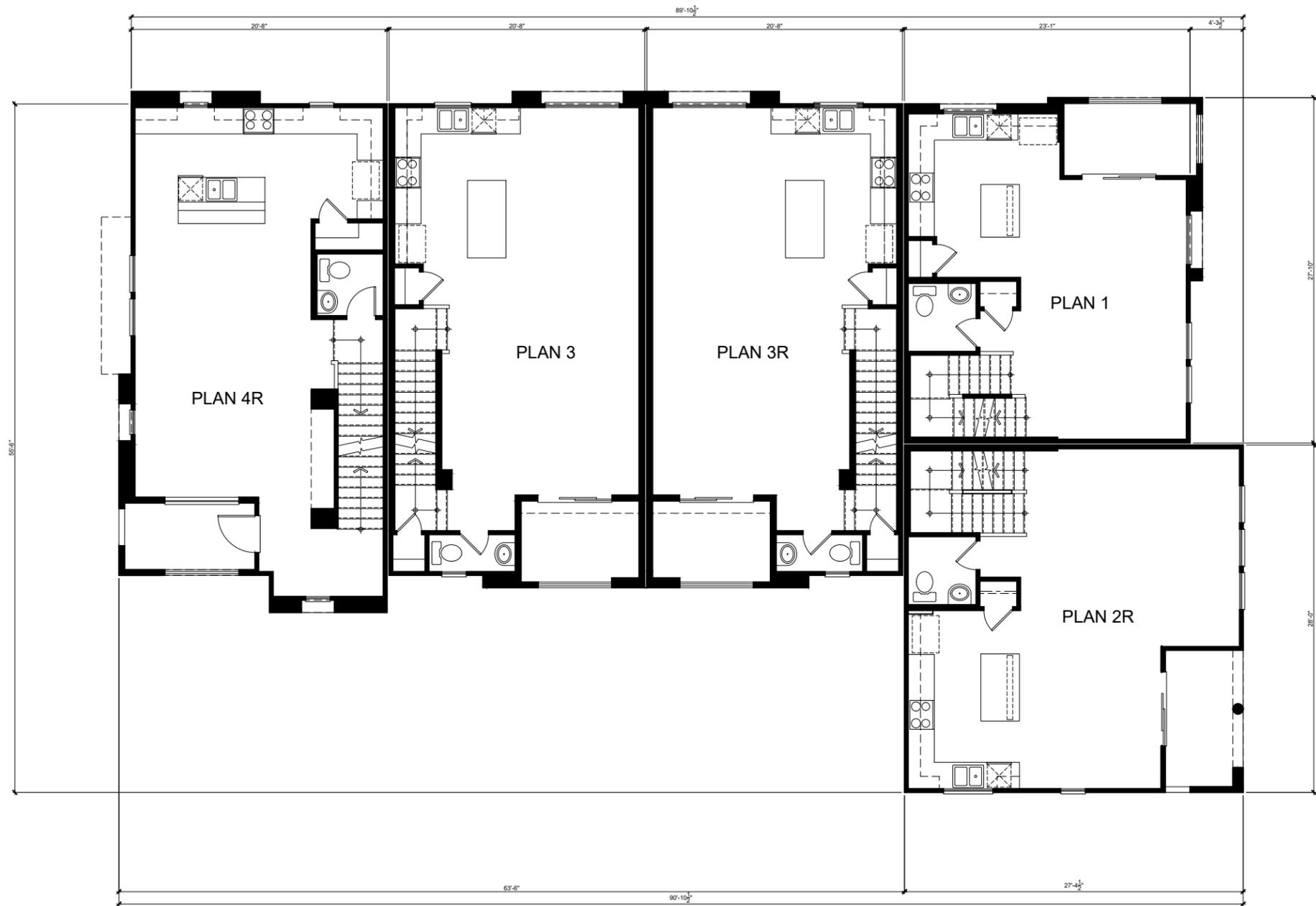
Unit Plans

A4.01 Plan 1 Floor Plan
 A4.02 Plan 2 Floor Plan
 A4.03 Plan 3 Floor Plan
 A4.04 Plan 4 Floor Plan

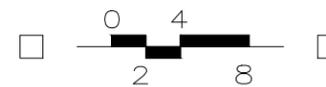


First Floor Plan





Second Floor Plan



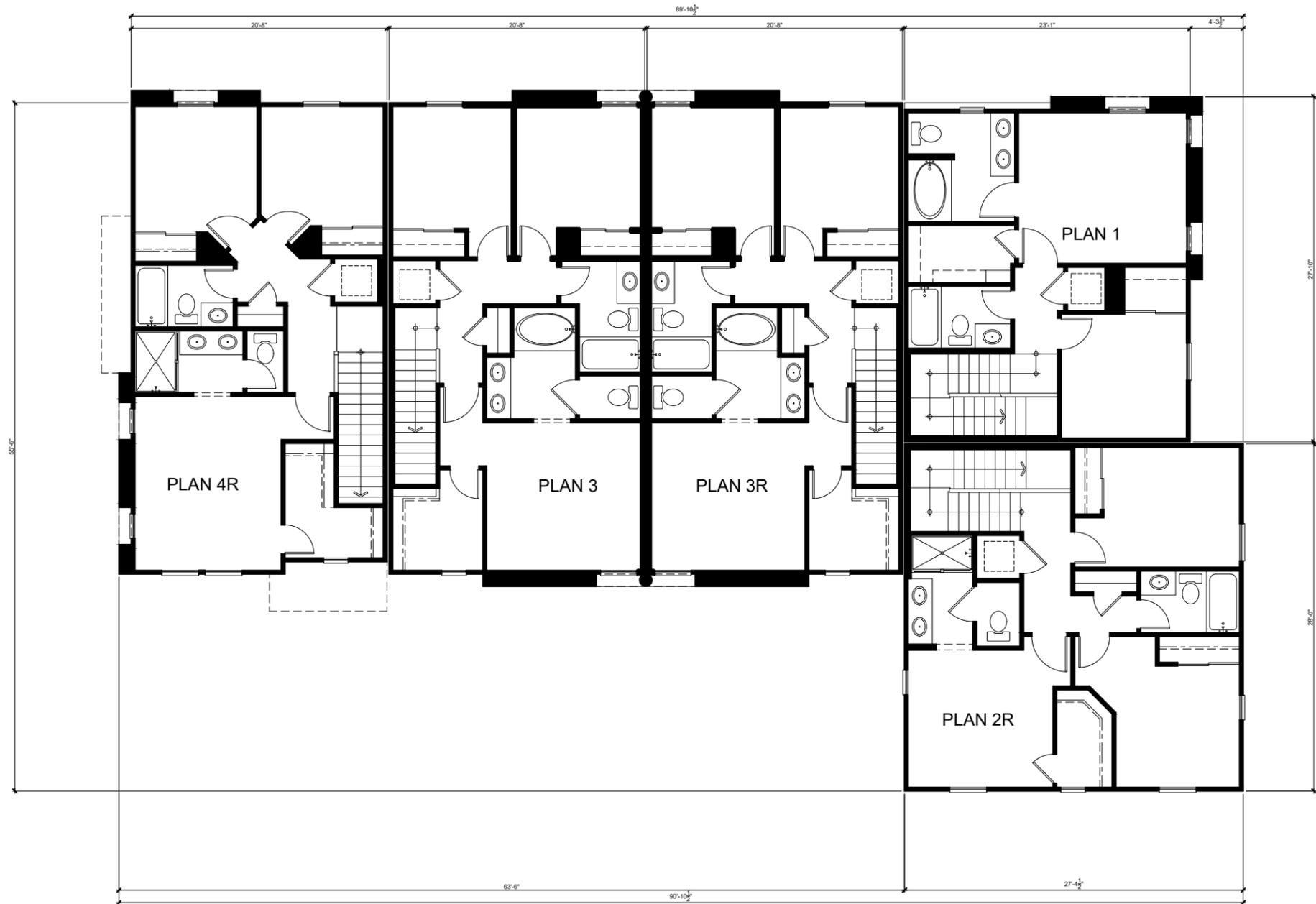
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

VENTANA PA3 - 3-STORY TOWNHOMES

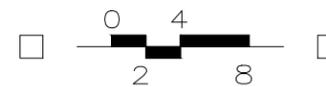
5 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
 A5.02



Third Floor Plan



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VENTANA PA3 - 3-STORY TOWNHOMES

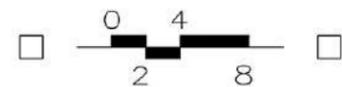
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JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
 A5.03

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 WOOD FASCIA / BARGE BOARD
- 3 STUCCO FINISH (16/20 SAND)
- 4 STONE VENEER
- 5 STUCCO OVER FOAM TRIM
- 6 HIGH DENSITY FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
- 8 DECORATIVE OUTLOOKER
- 9 VINYL WINDOW SYSTEM
- 10 COMPOSITE ENTRY DOOR
- 11 DECORATIVE SHUTTERS
- 12 WROUGHT IRON GUARDRAIL
- 13 COACH LIGHT





Plan 1

Plan 3R

Plan 3

Plan 4R

Rear Elevation 'A'



Plan 4R

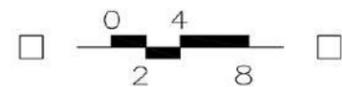
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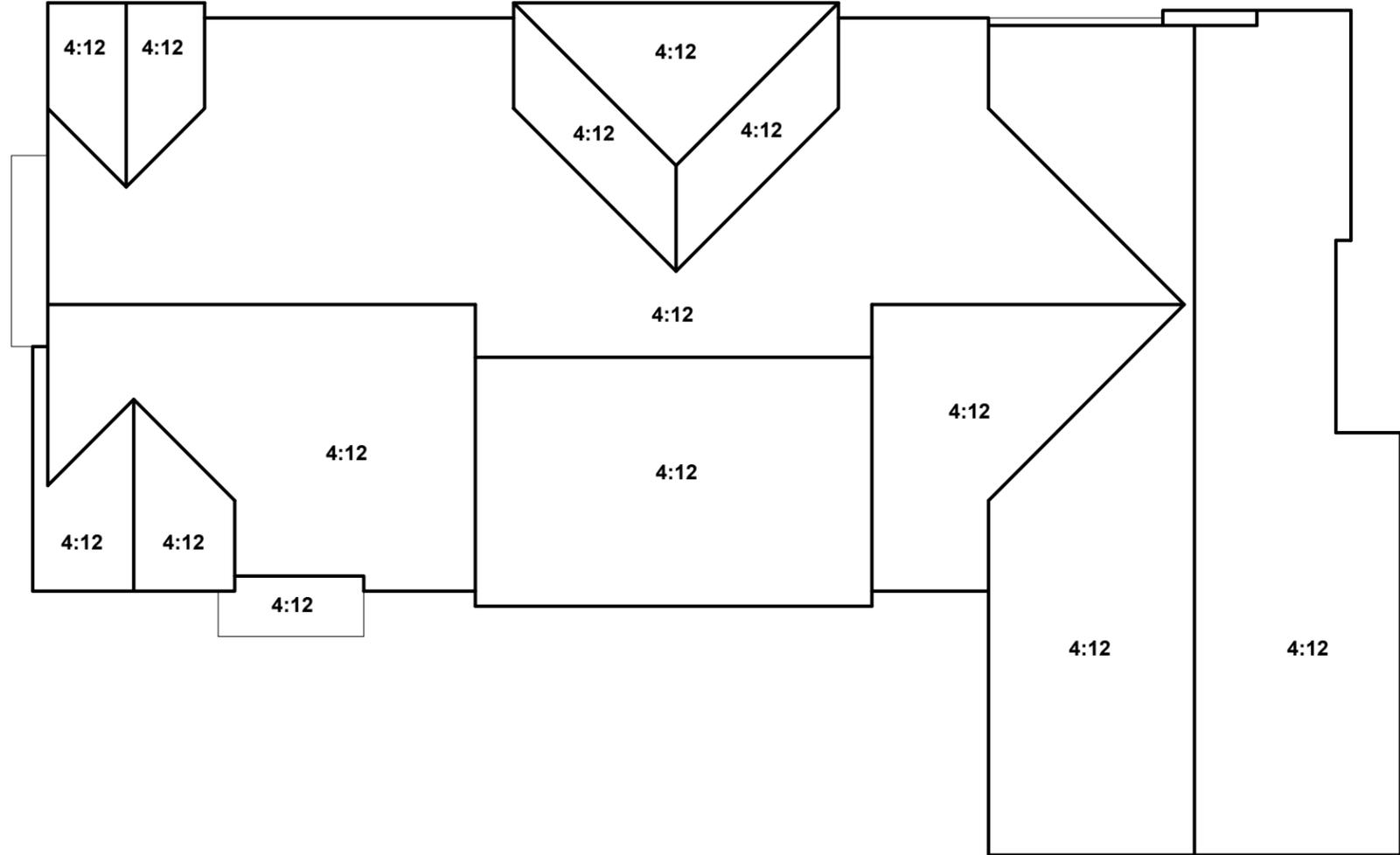


Plan 2R

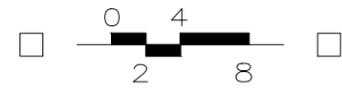
Plan 1

Right Elevation 'A'



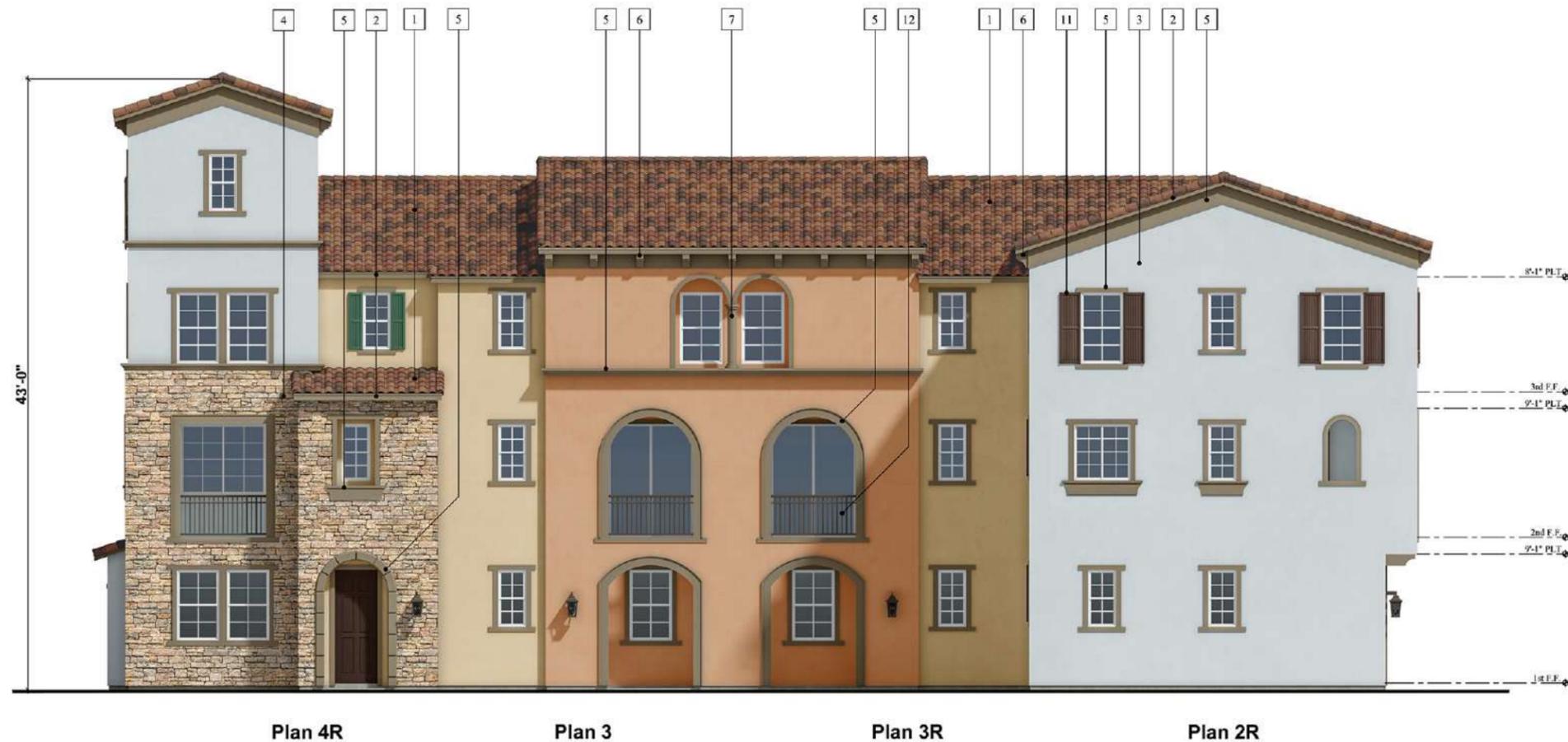


Roof Plan



ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
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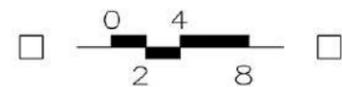
Plan 4R

Plan 3

Plan 3R

Plan 2R

Front Elevation 'B'



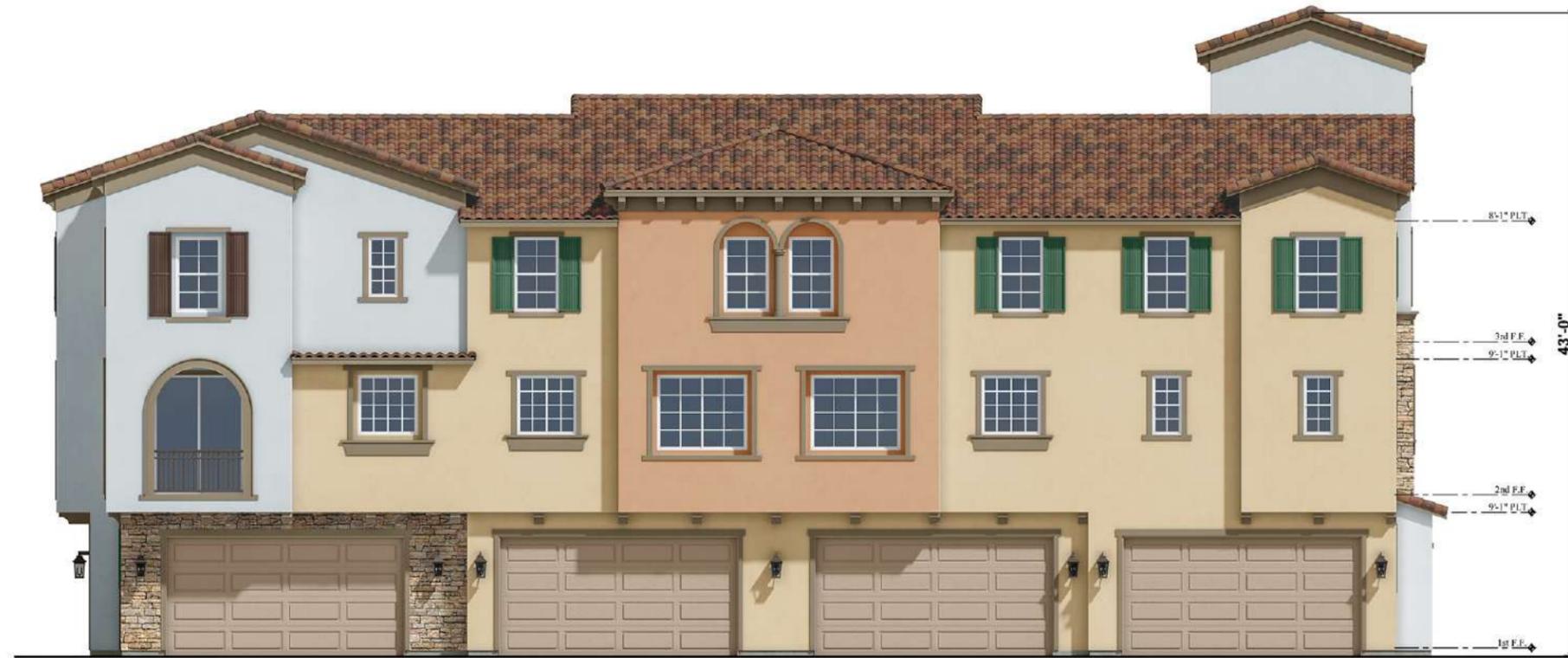
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VENTANA PA3 - 3-STORY TOWNHOMES

5 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
A5.07



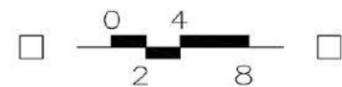
Plan 1

Plan 3R

Plan 3

Plan 4R

Rear Elevation 'B'



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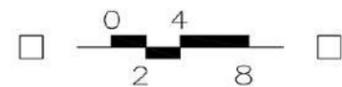
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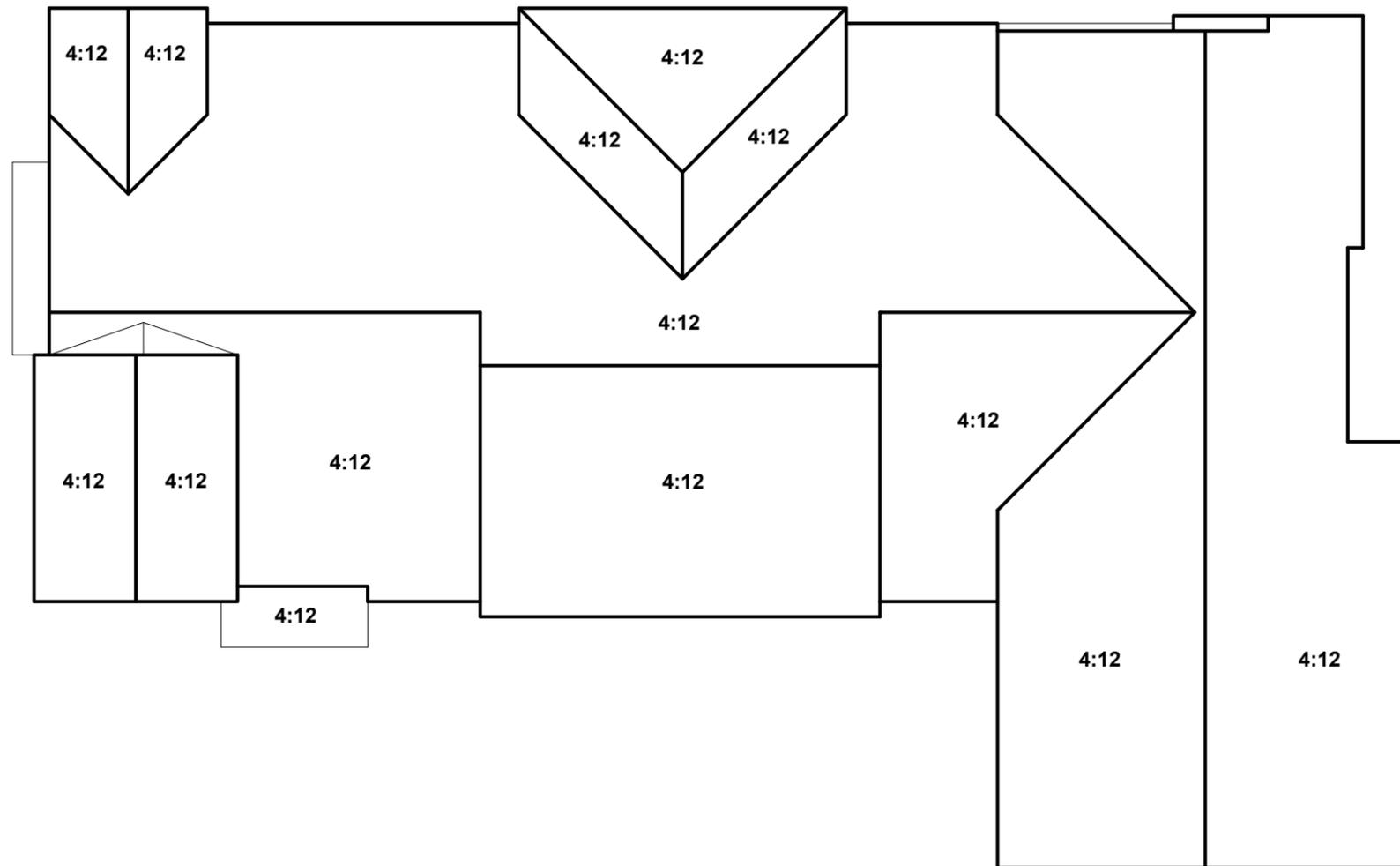


Plan 4R
Left Elevation 'B'

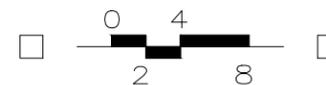


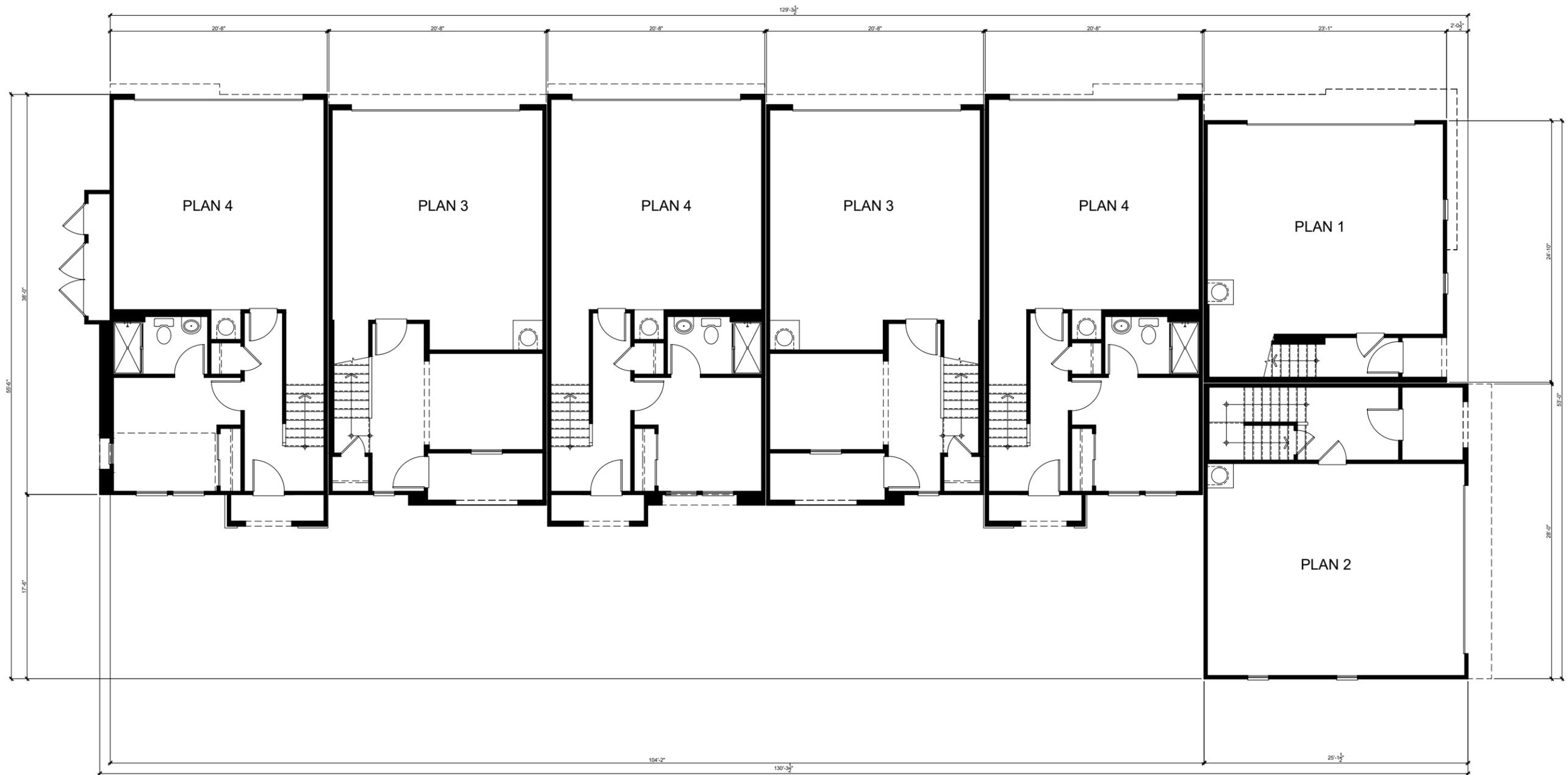
Plan 2R Plan 1
Right Elevation 'B'



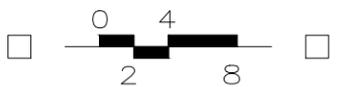


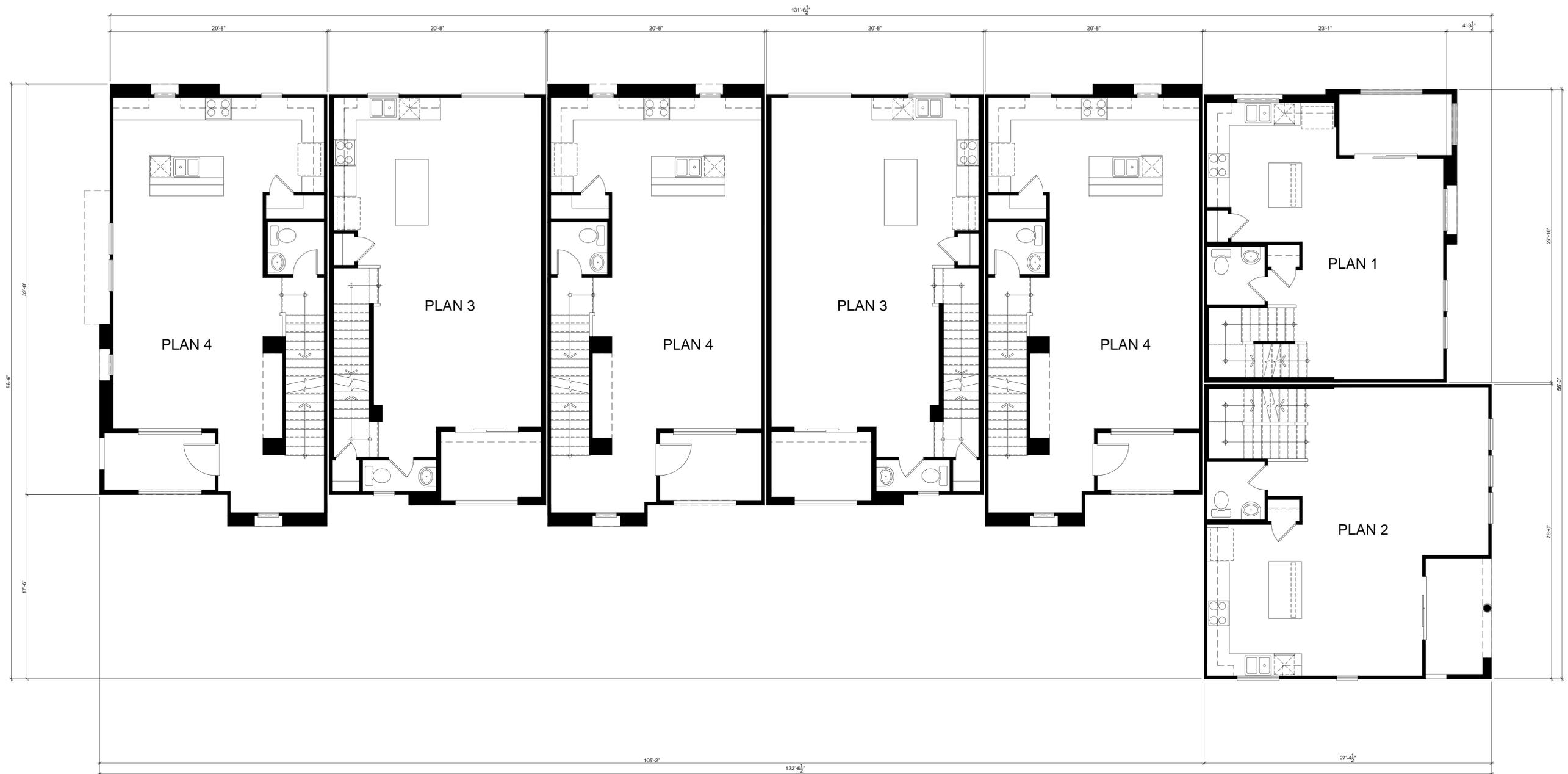
Roof Plan 'B'





First Floor Plan





Second Floor Plan



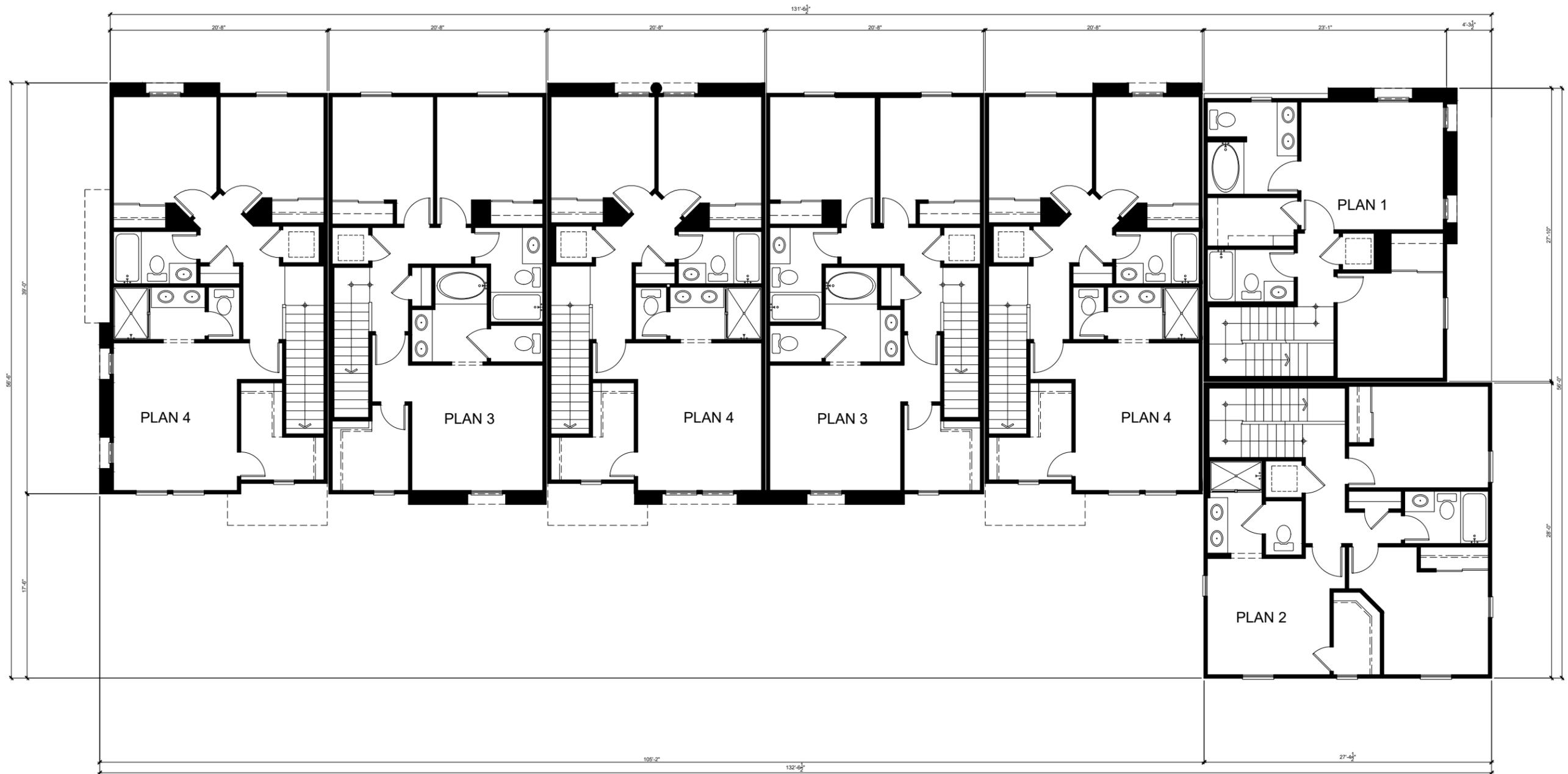
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VENTANA PA3 - 3-STORY TOWNHOMES

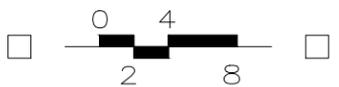
7 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
 A7.02



Third Floor Plan



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VENTANA PA3 - 3-STORY TOWNHOMES

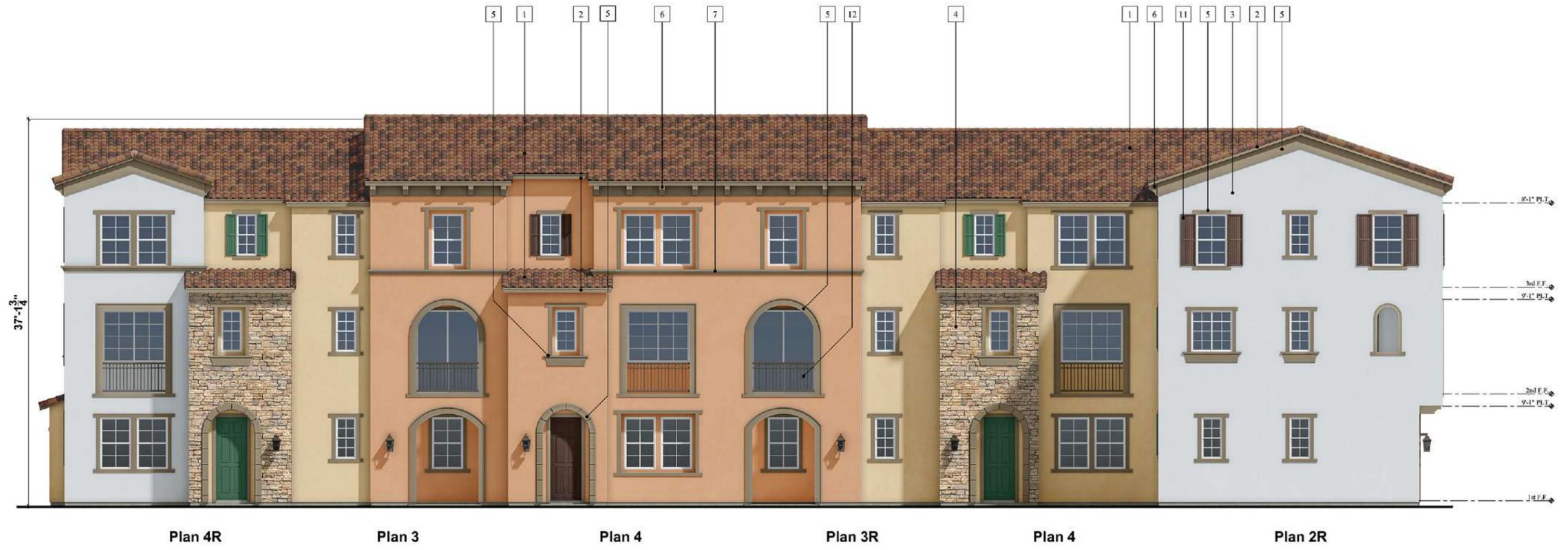
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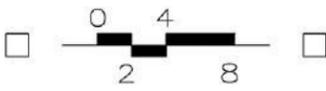
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ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
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- 13 COACH LIGHT



Front Elevation 'A'





Plan 1

Plan 4

Plan 3R

Plan 4

Plan 3

Plan 4R

Rear Elevation 'A'



Plan 4R

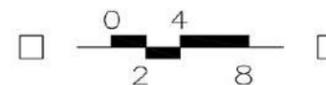
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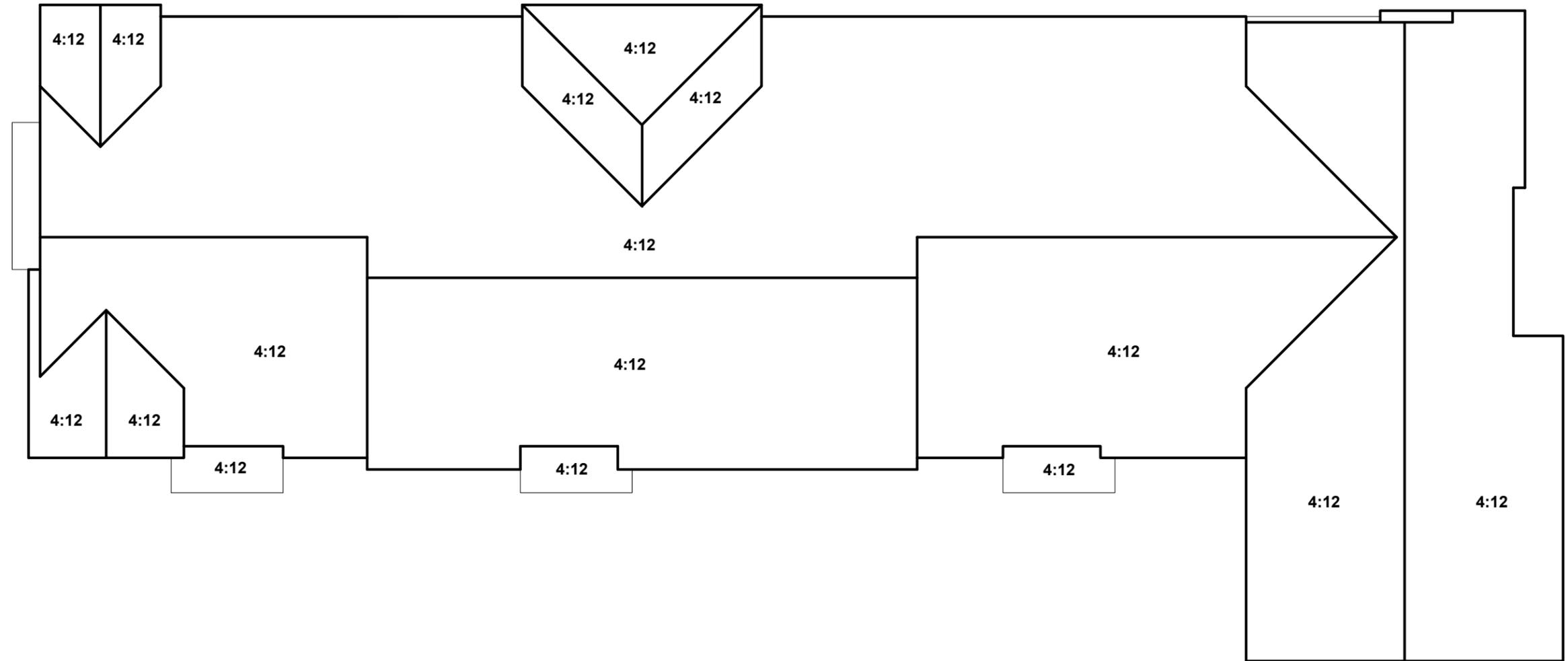


Plan 2

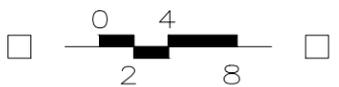
Plan 1

Right Elevation 'B'





Roof Plan 'A'

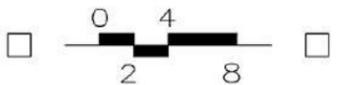


ELEVATION LEGEND

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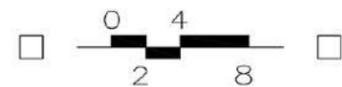


Front Elevation 'B'





Rear Elevation 'B'



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VENTANA PA3 - 3-STORY TOWNHOMES

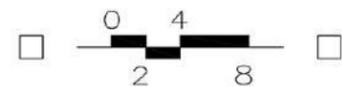
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 April 30, 2025
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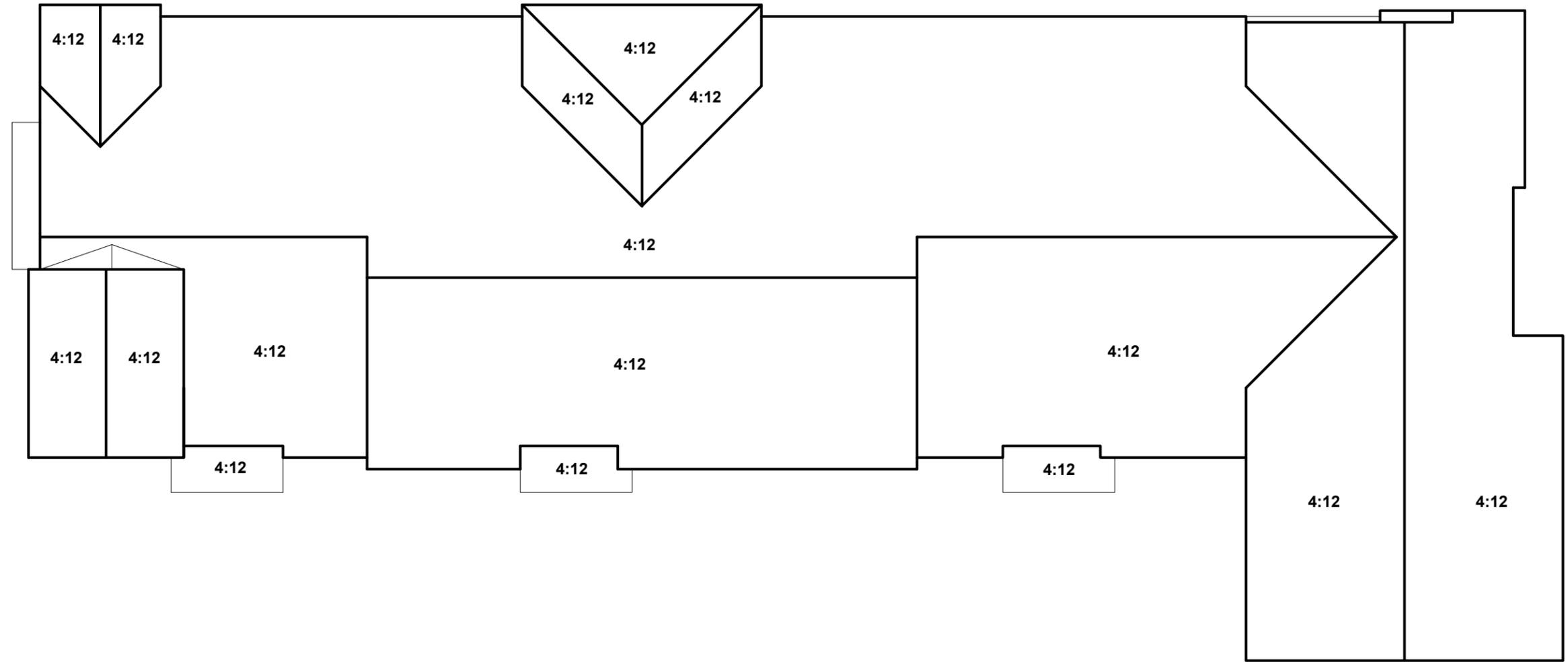


Plan 4R
Left Elevation 'B'

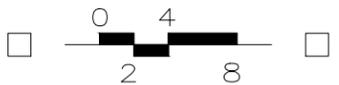


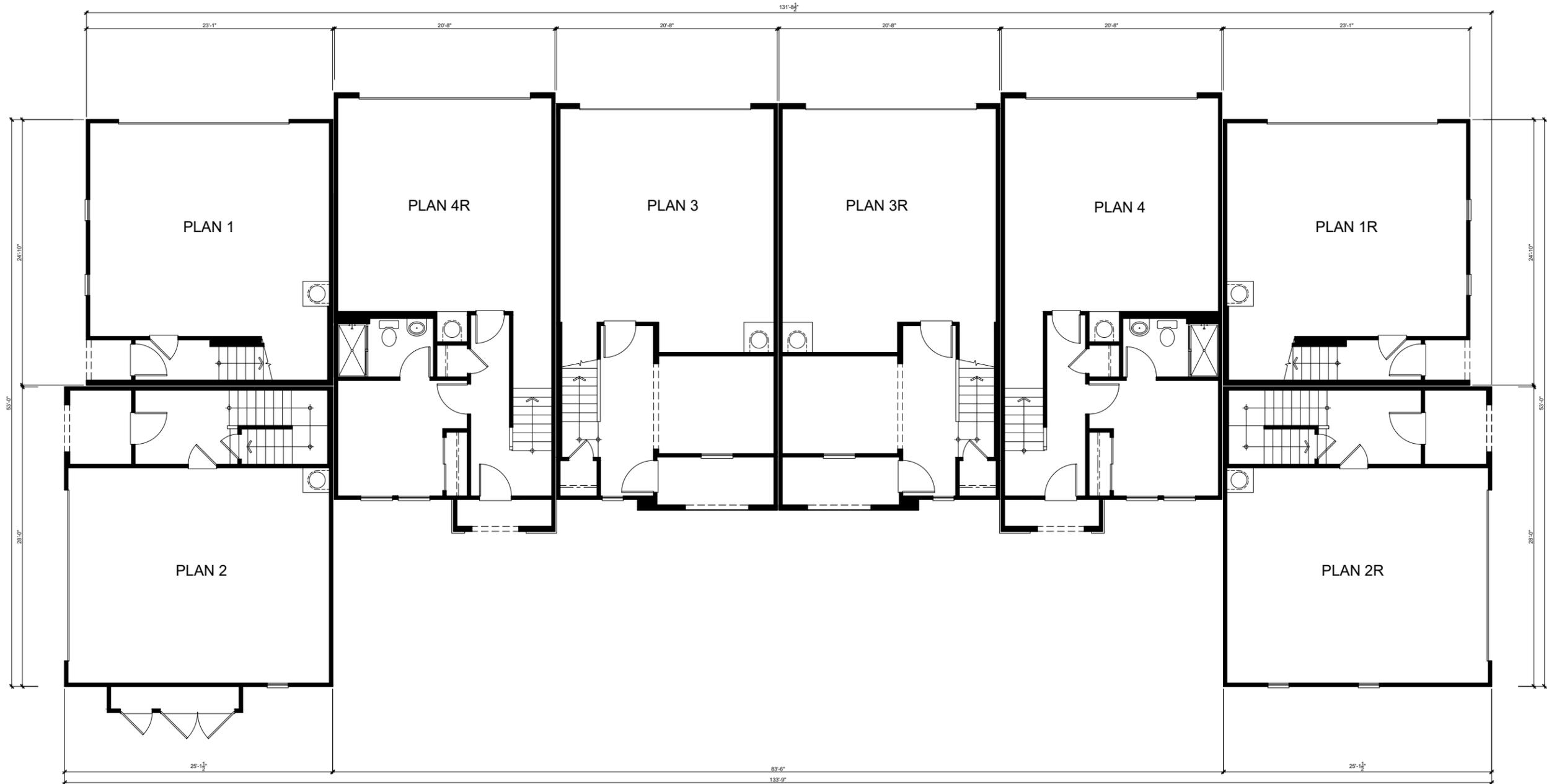
Plan 2R Plan 1
Right Elevation 'B'



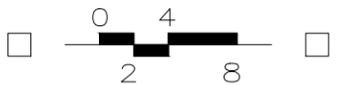


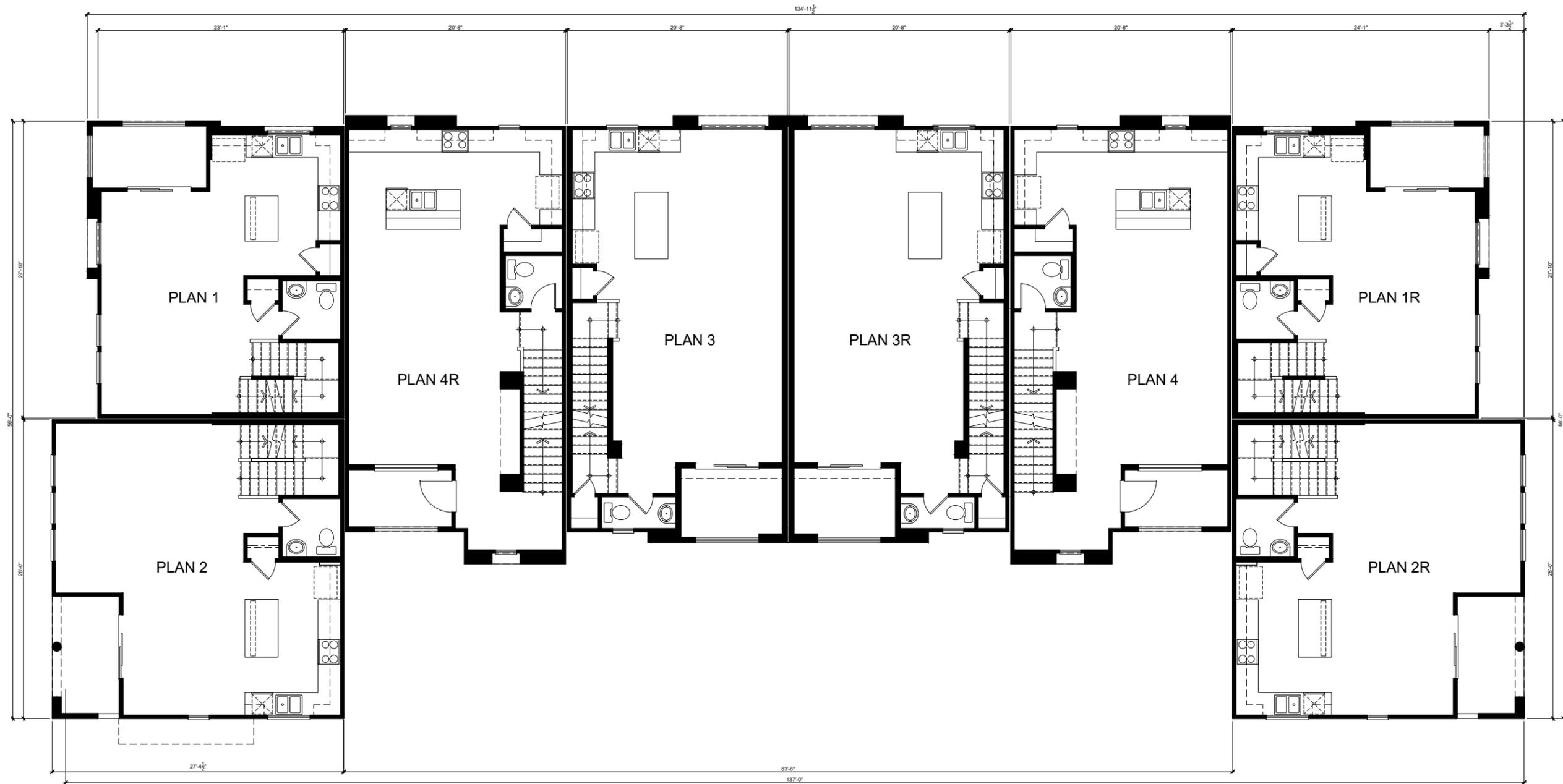
Roof Plan 'B'



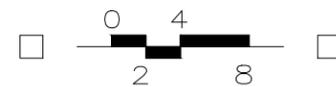


First Floor Plan





Second Floor Plan



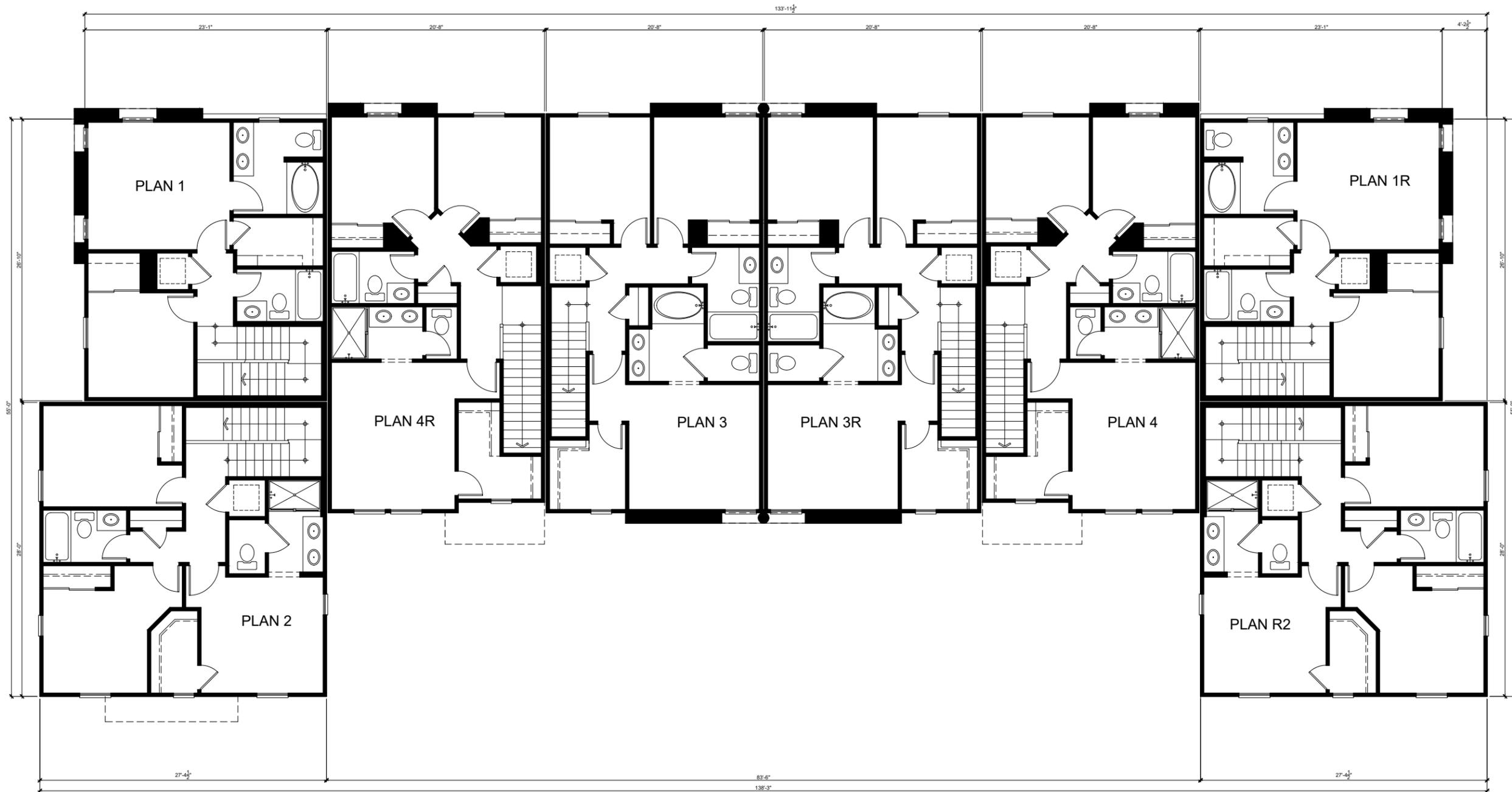
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VENTANA PA3 - 3-STORY TOWNHOMES

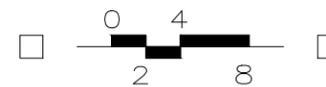
8 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
 A8.02



Third Floor Plan



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8 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

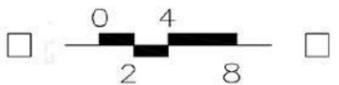
SHEET:
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ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 WOOD FASCIA / BARGE BOARD
- 3 STUCCO FINISH (16/20 SAND)
- 4 STONE VENEER
- 5 STUCCO OVER FOAM TRIM
- 6 HIGH DENSITY FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
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Front Elevation 'A'



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VENTANA PA3 - 3-STORY TOWNHOMES

8 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
A8.04



Plan 1R

Plan 4

Plan 3R

Plan 3

Plan 4R

Plan 1

Rear Elevation 'A'



Plan 1R

Plan 2

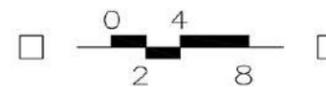
Left Elevation 'A'

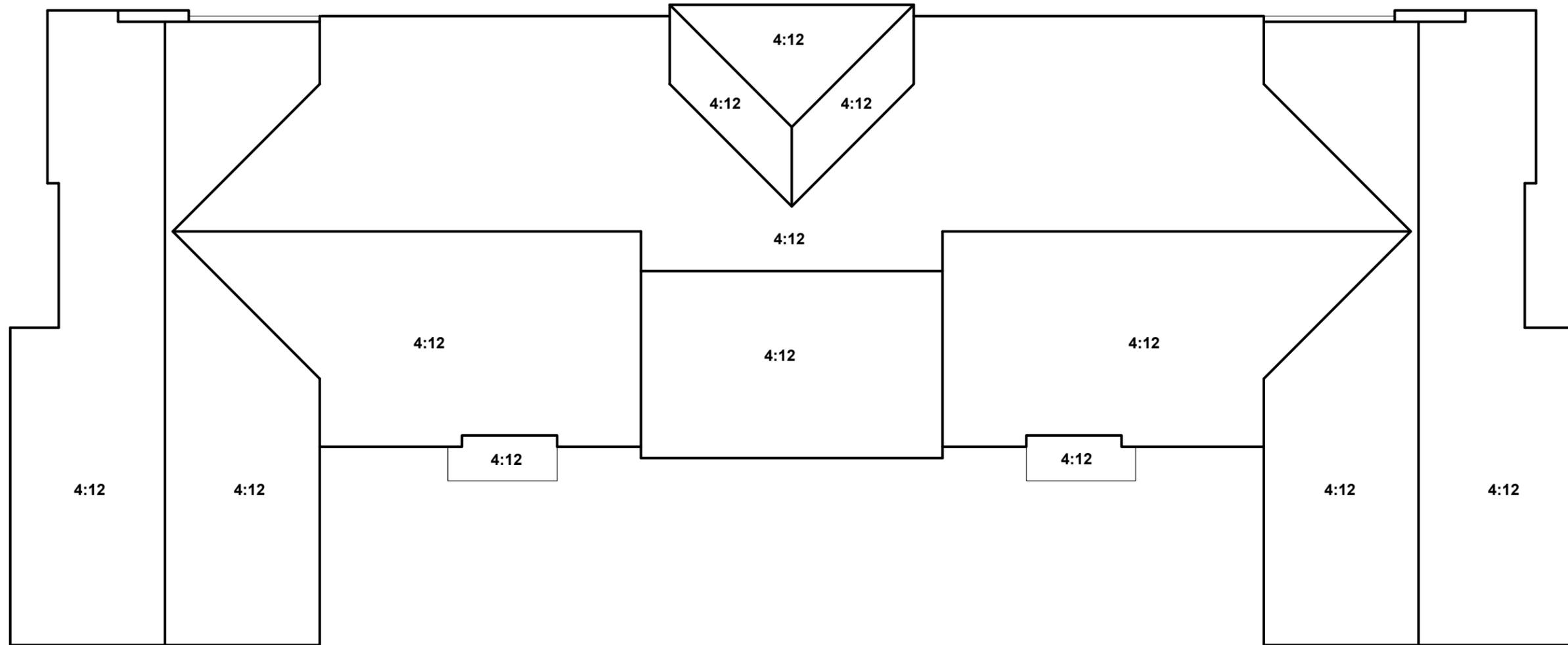


Plan 2R

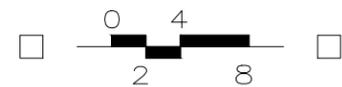
Plan 1

Right Elevation 'A'



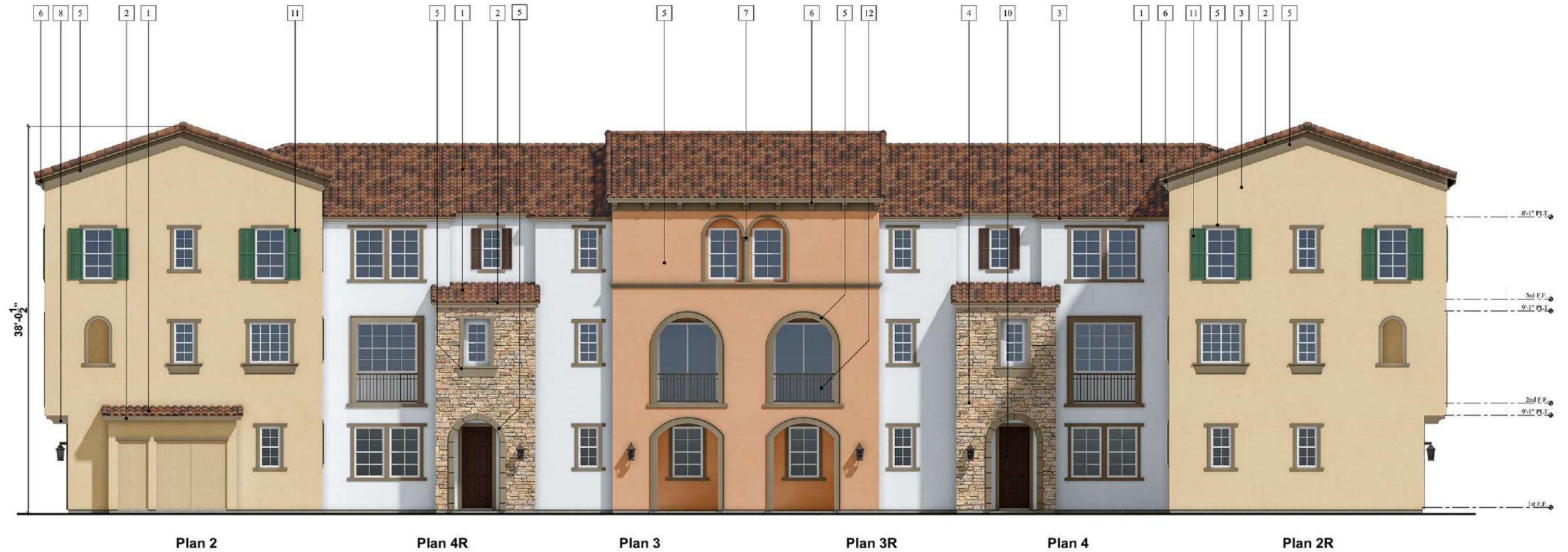


Roof Plan 'A'



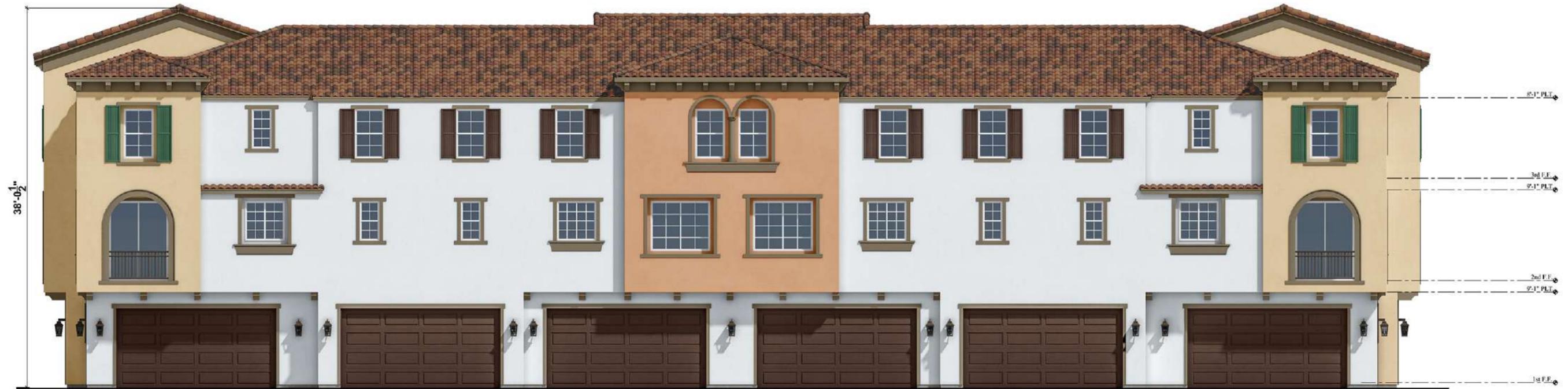
ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 WOOD FASCIA / BARGE BOARD
- 3 STUCCO FINISH (16/20 SAND)
- 4 STONE VENEER
- 5 STUCCO OVER FOAM TRIM
- 6 HIGH DENSITY FOAM CORBELS
- 7 DECORATIVE STUCCO COLUMNS WITH SMOOTH FINISH
- 8 DECORATIVE OUTLOOKER
- 9 VINYL WINDOW SYSTEM
- 10 COMPOSITE ENTRY DOOR
- 11 DECORATIVE SHUTTERS
- 12 WROUGHT IRON GUARDRAIL
- 13 COACH LIGHT



Front Elevation 'B'





Plan 1R Plan 4 Plan 3R Plan 3 Plan 4R Plan 1

Rear Elevation 'B'



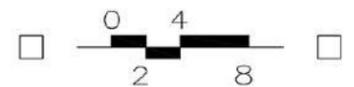
Plan 1R Plan 2

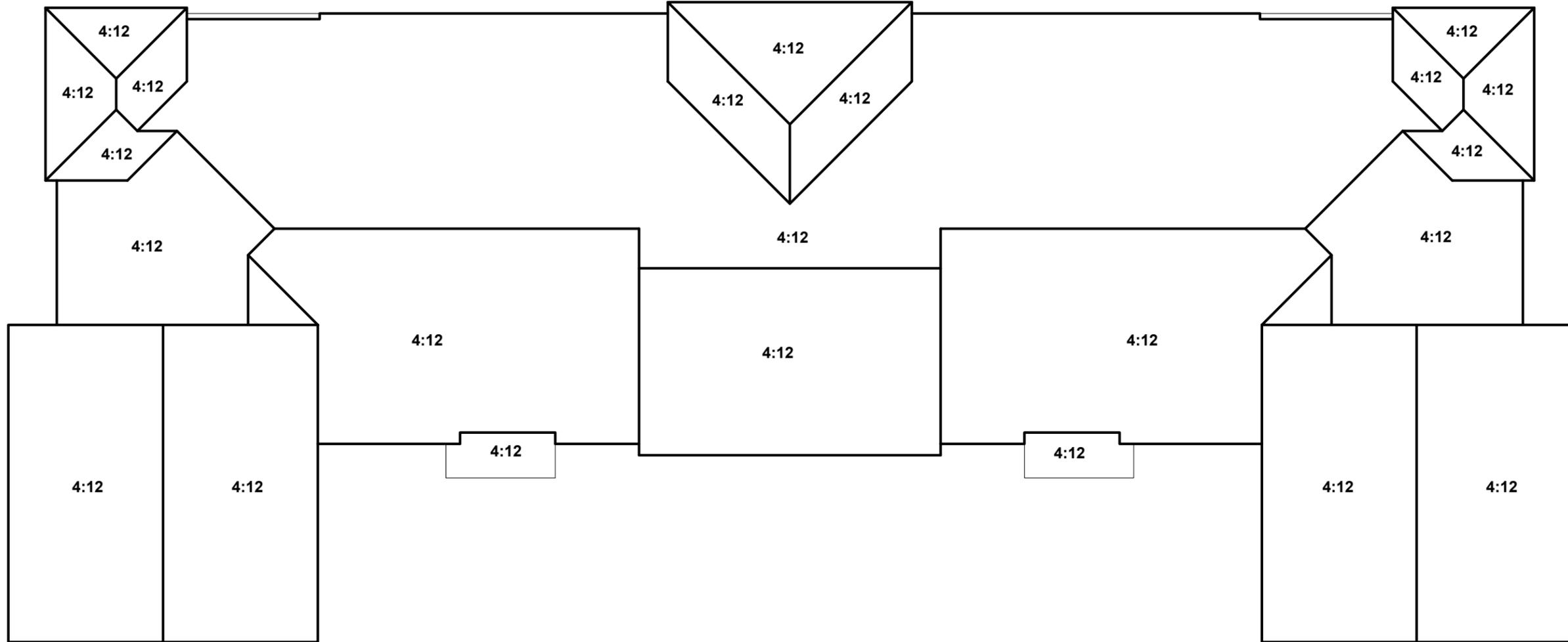
Left Elevation 'B'



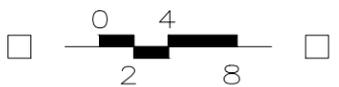
Plan 2R Plan 1

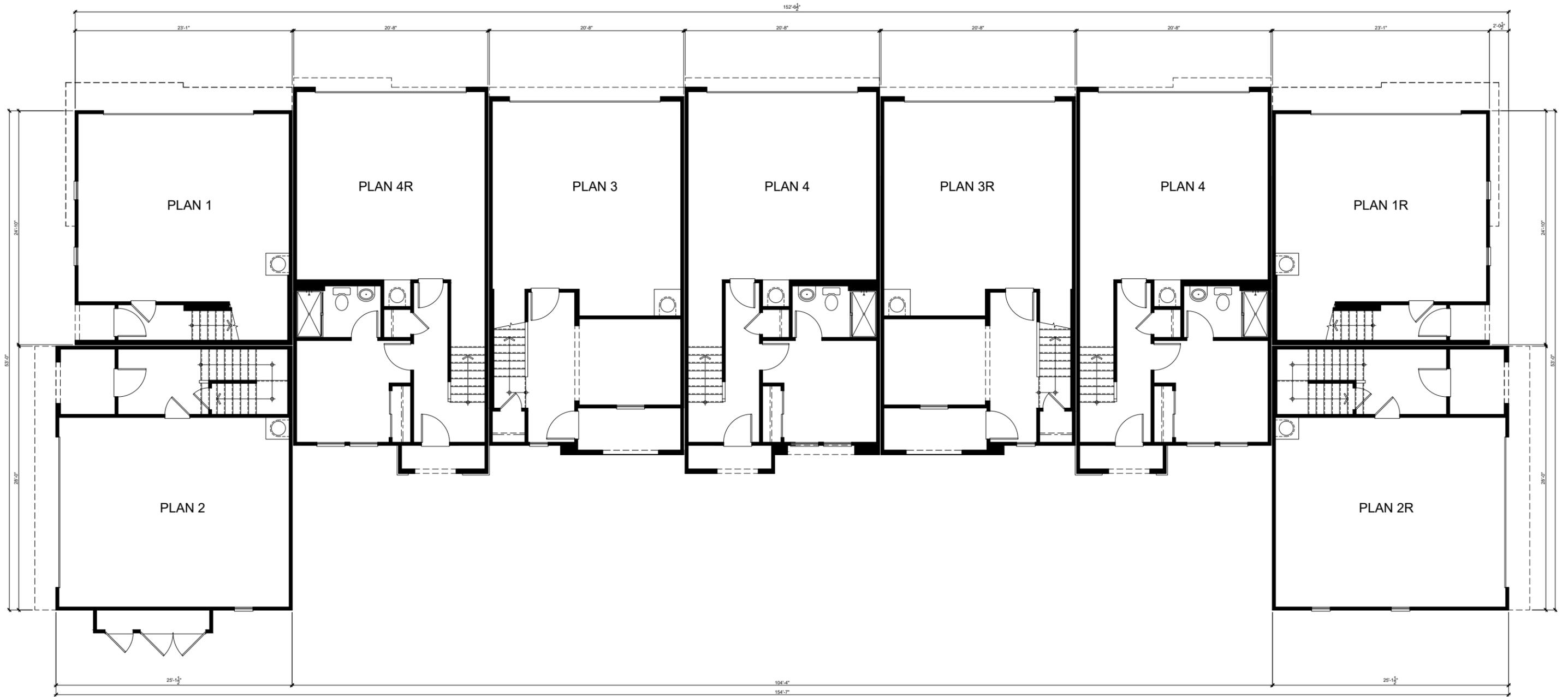
Right Elevation 'B'



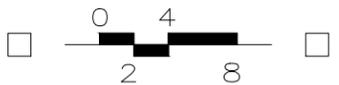


Roof Plan 'B'





First Floor Plan



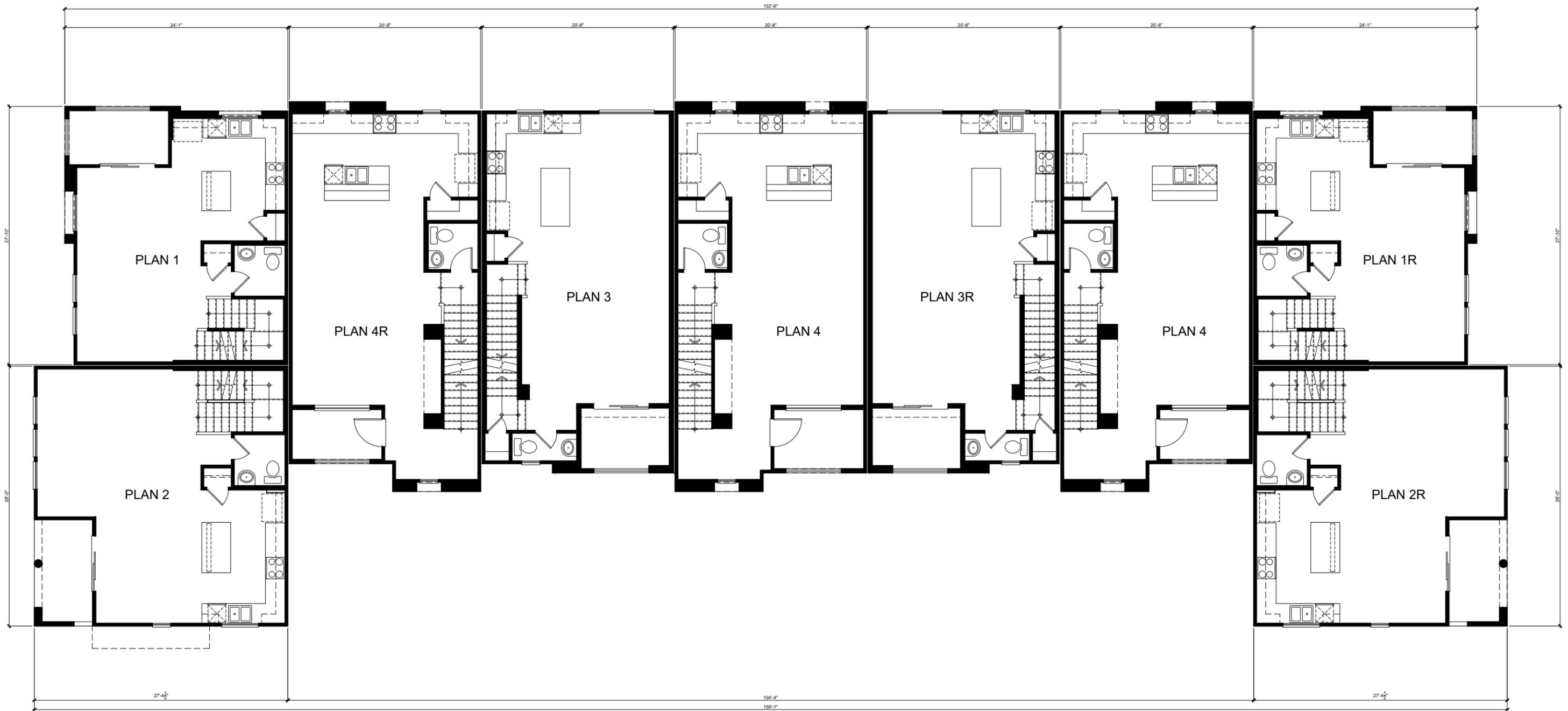
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

VENTANA PA3 - 3-STORY TOWNHOMES

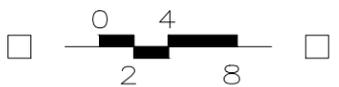
9 - PLEX

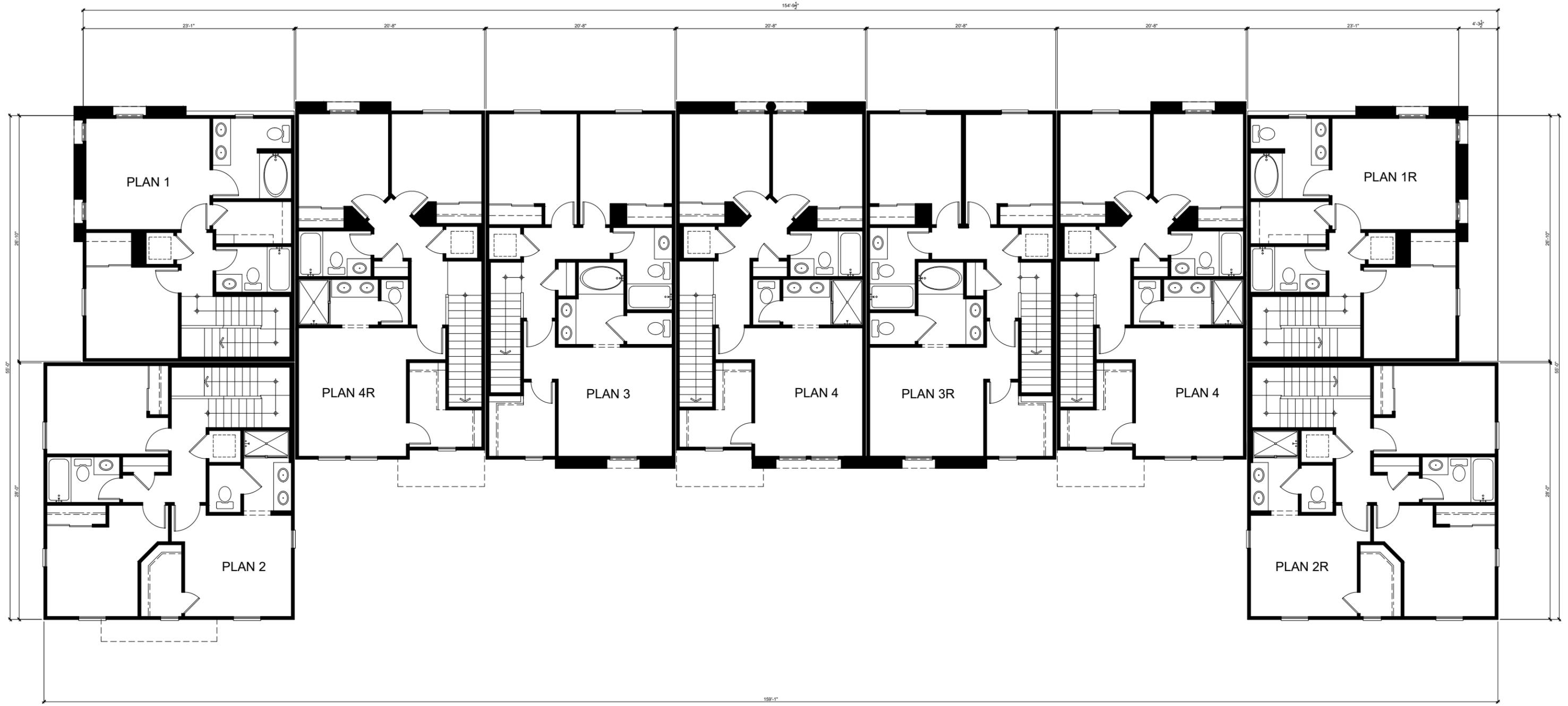
JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
 A9.01

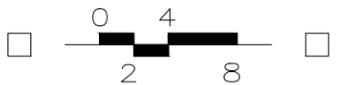


Second Floor Plan





Third Floor Plan



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 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

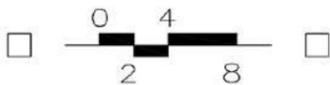
SHEET:
 A9.03

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 WOOD FASCIA / BARGE BOARD
- 3 STUCCO FINISH (16/20 SAND)
- 4 STONE VENEER
- 5 STUCCO OVER FOAM TRIM
- 6 HIGH DENSITY FOAM CORBELS
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- 13 COACH LIGHT



Front Elevation 'A'



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VENTANA PA3 - 3-STORY TOWNHOMES

9 - PLEX

JOB No. :
 STORY: Three
 April 30, 2025

SHEET:
A9.04



Plan 1R

Plan 4

Plan 3R

Plan 4

Plan 3

Plan 4R

Plan 1

Rear Elevation 'A'



Plan 1

Plan 2

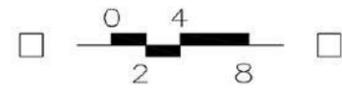
Left Elevation 'A'

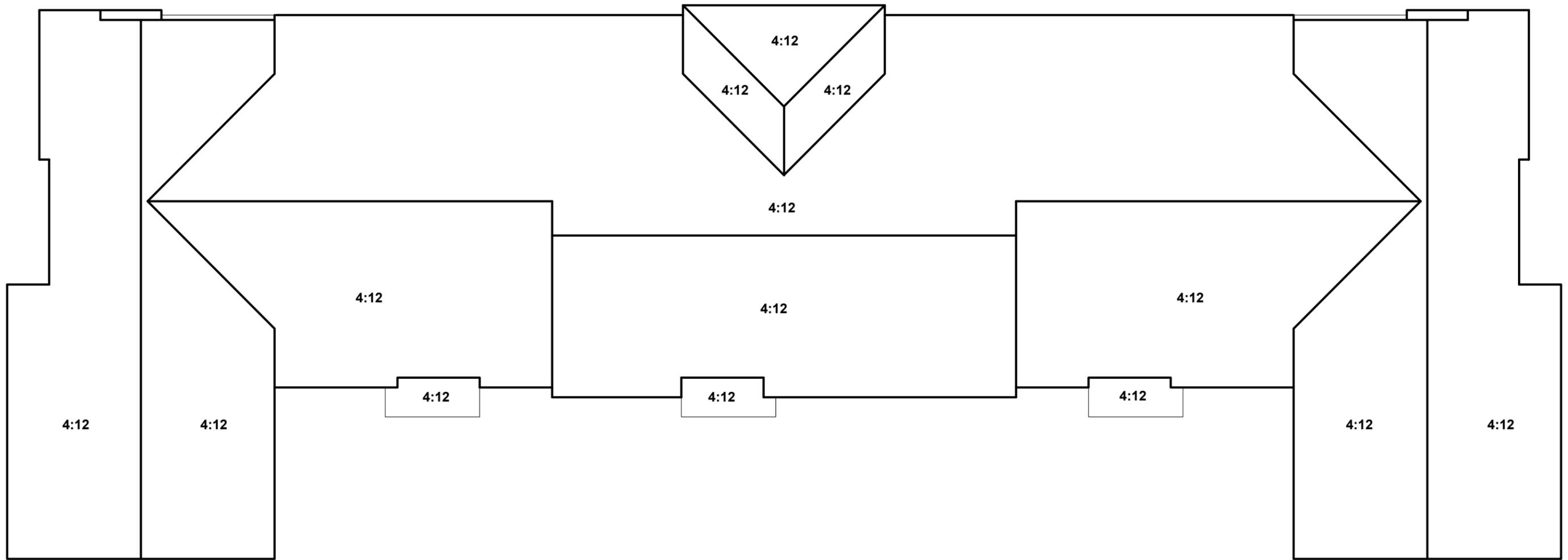


Plan 2R

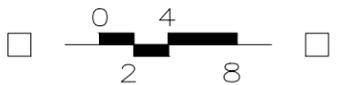
Plan 1R

Right Elevation 'A'





Roof Plan 'A'

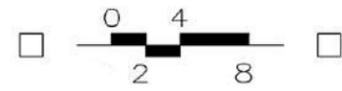


ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
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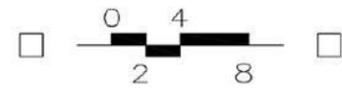


Front Elevation 'B'





Rear Elevation 'B'

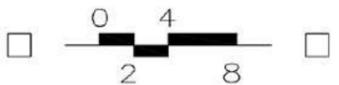


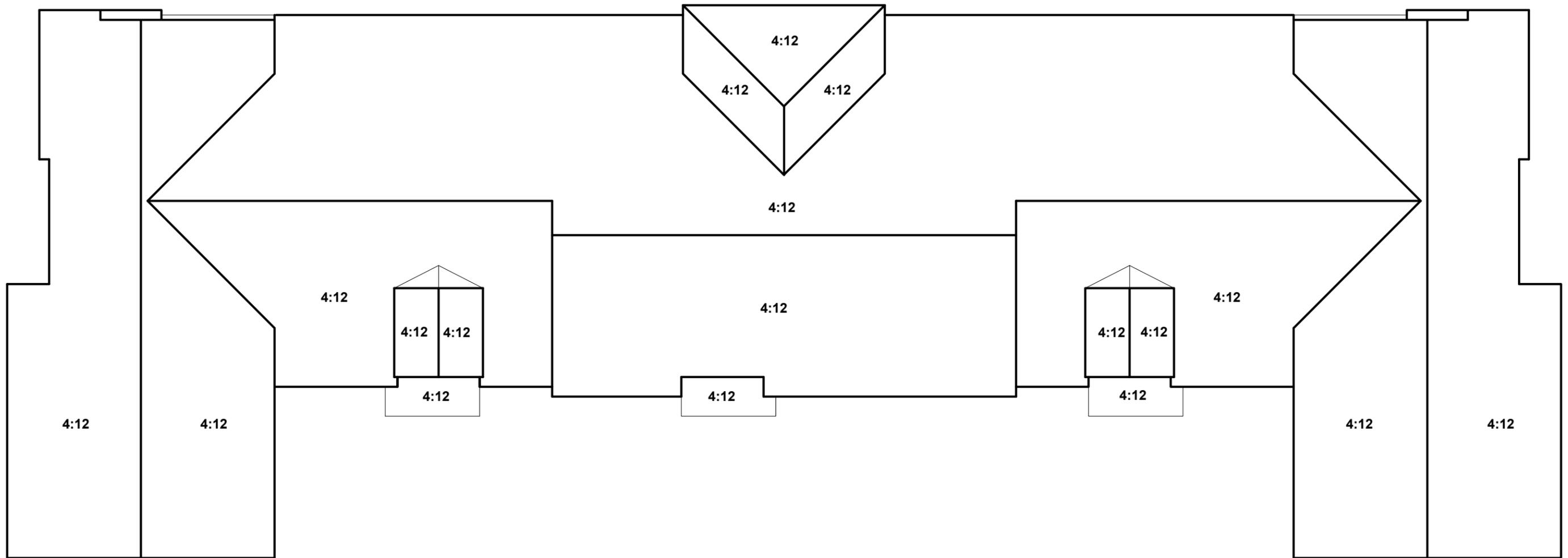


Plan 1 Plan 2
Left Elevation 'A' 'B'

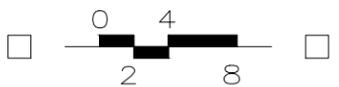


Plan 2R Plan 1R
Right Elevation 'B'

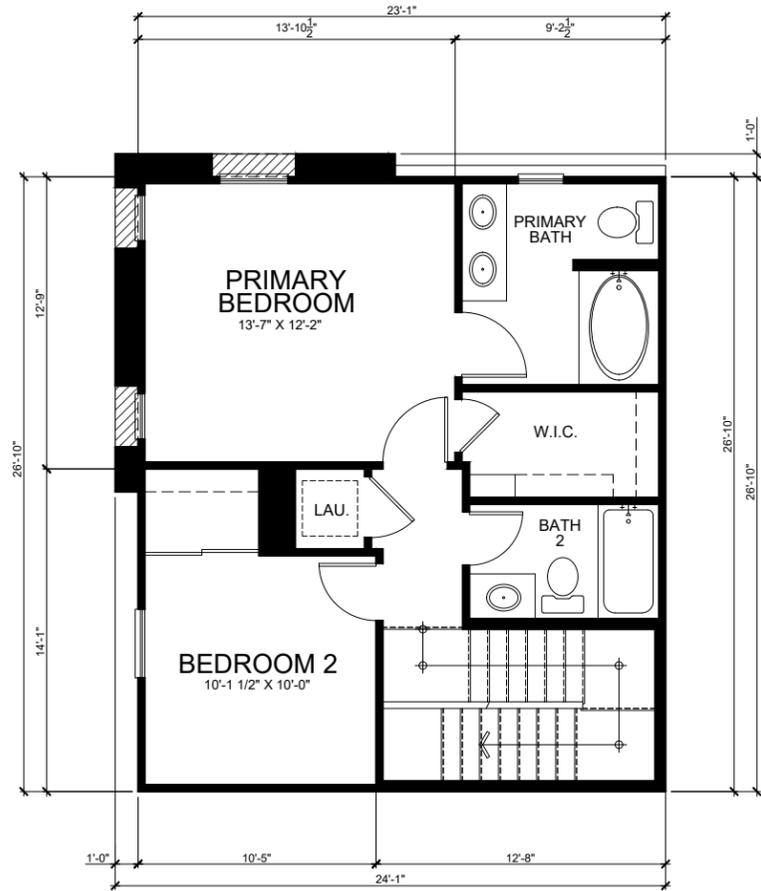




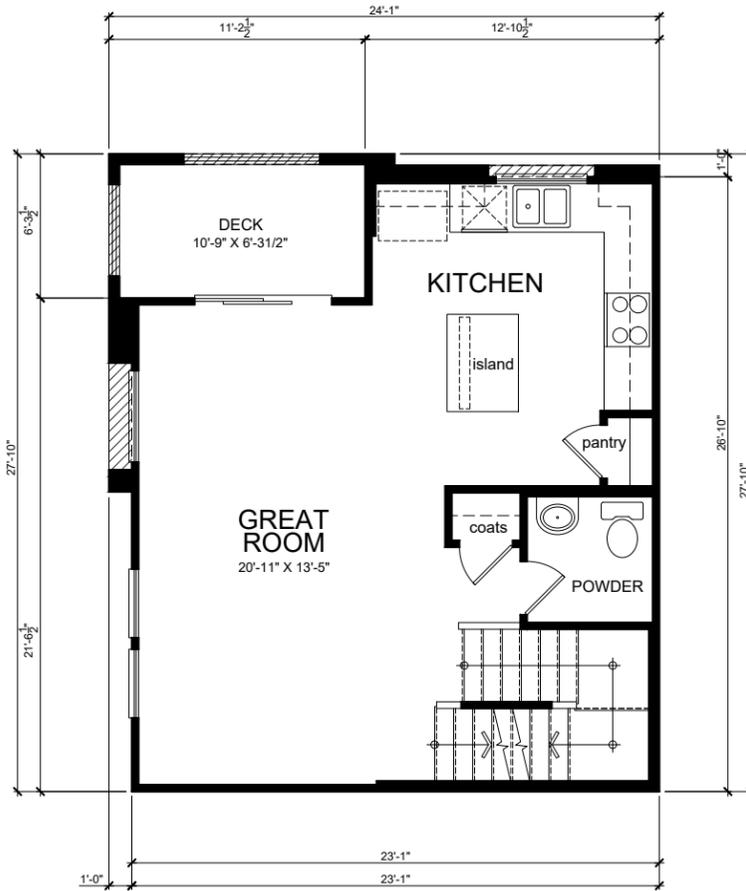
Roof Plan 'B'



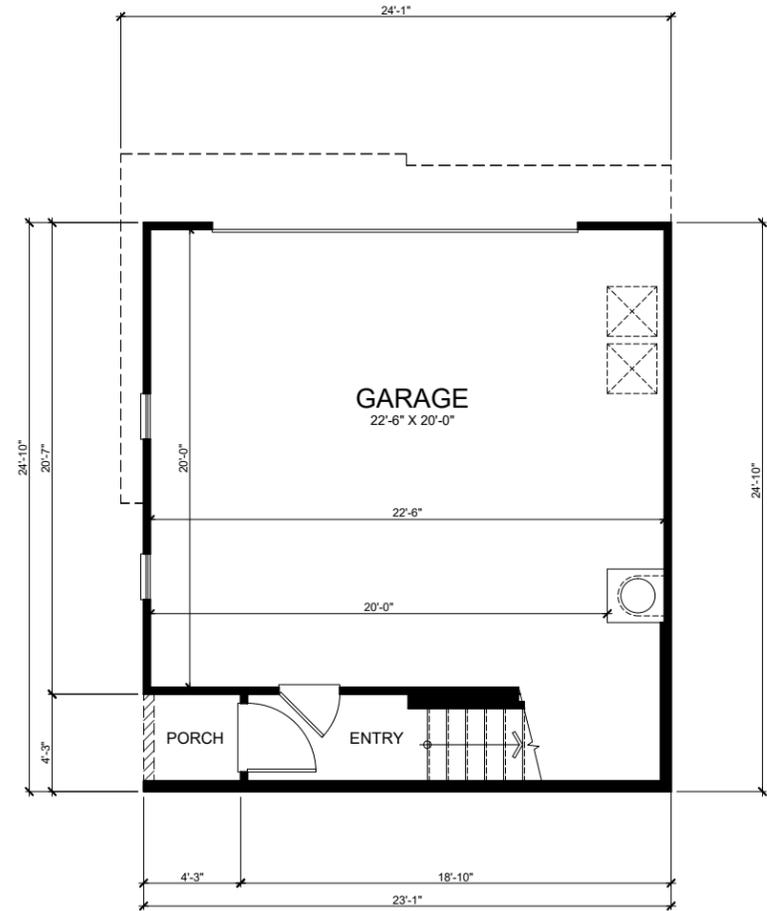
SQUARE FOOTAGE		
PLAN 1 - 323.1192		
FIRST FLOOR AREA	45	SQ. FT.
SECOND FLOOR AREA	565	SQ. FT.
THIRD FLOOR AREA	982	SQ. FT.
TOTAL AREA	1192	SQ. FT.
GARAGE AREA	454	SQ. FT.
PORCH AREA	14	SQ. FT.
DECK AREA	71	SQ. FT.



Third Floor Plan



Second Floor Plan

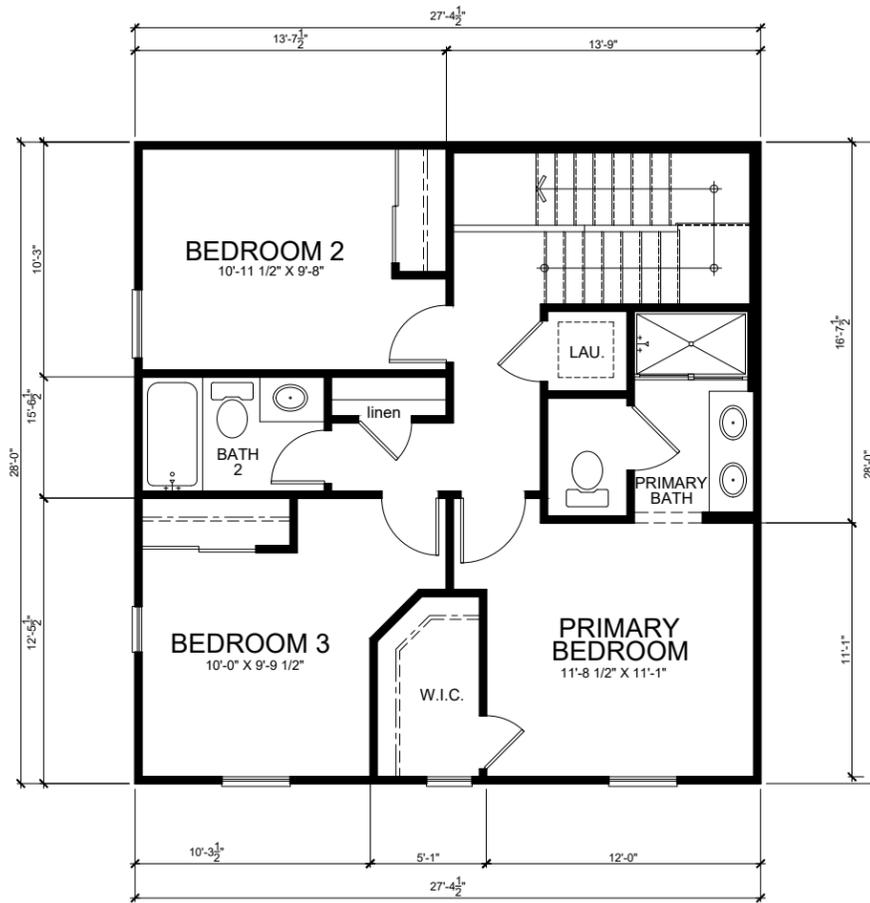


First Floor Plan

Plan 1 323.1192

VENTANA PA3 - 3-STORY TOWNHOMES

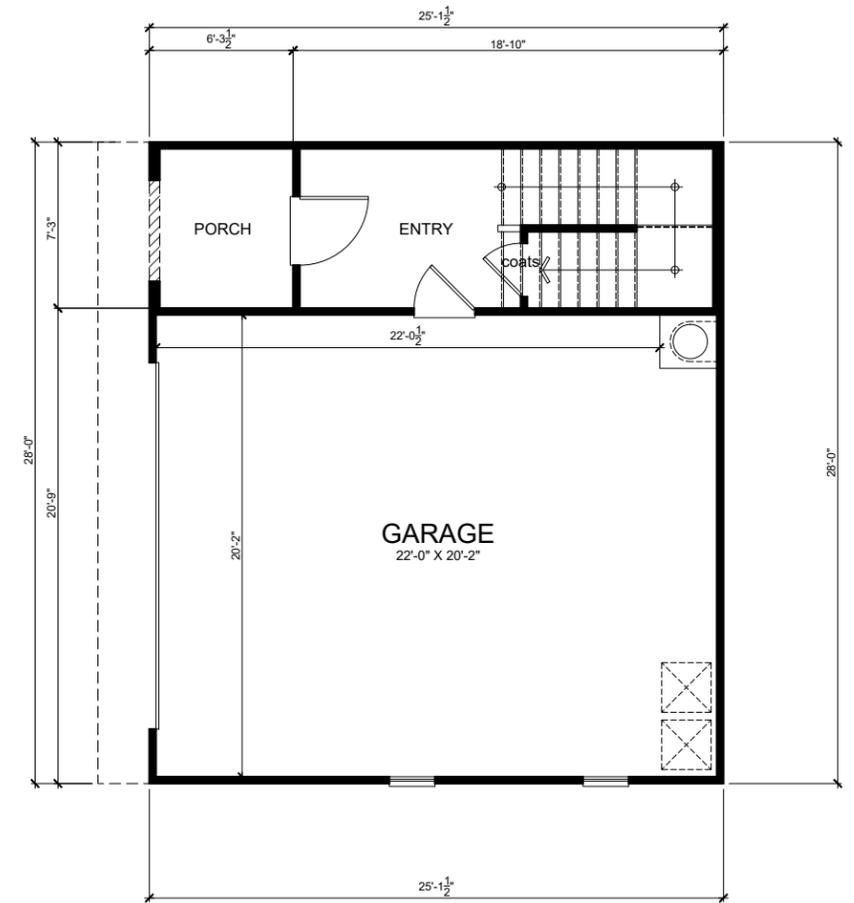
SQUARE FOOTAGE		
PLAN 2 - 328.1520		
FIRST FLOOR AREA	142	SQ. FT.
SECOND FLOOR AREA	644	SQ. FT.
THIRD FLOOR AREA	684	SQ. FT.
TOTAL AREA	1520	SQ. FT.
GARAGE AREA	514	SQ. FT.
PORCH AREA	47	SQ. FT.
DECK AREA	72	SQ. FT.



Third Floor Plan



Second Floor Plan

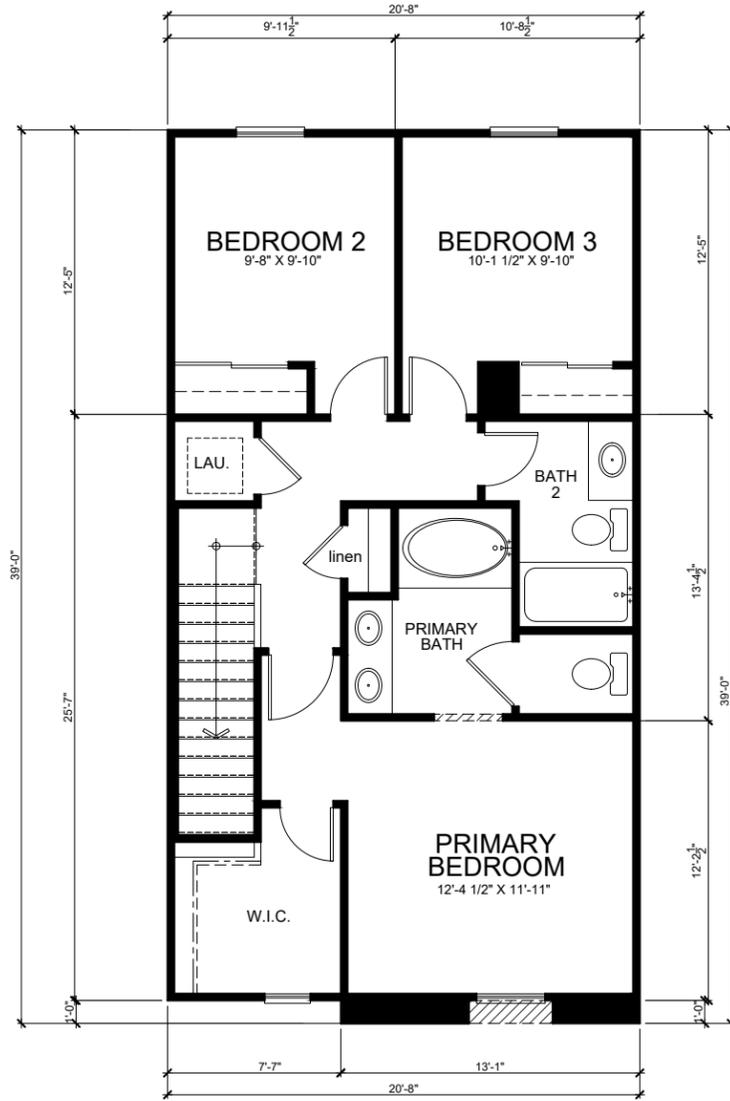


First Floor Plan

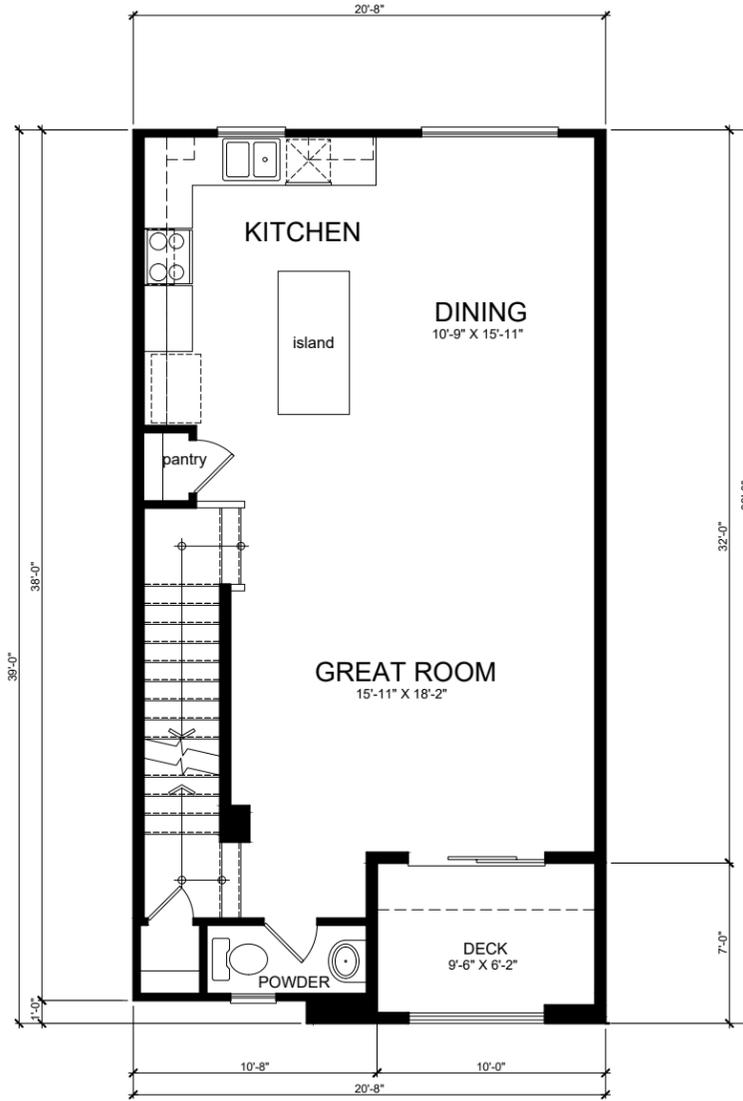
Plan 2 328.1520

VENTANA PA3 - 3-STORY TOWNHOMES

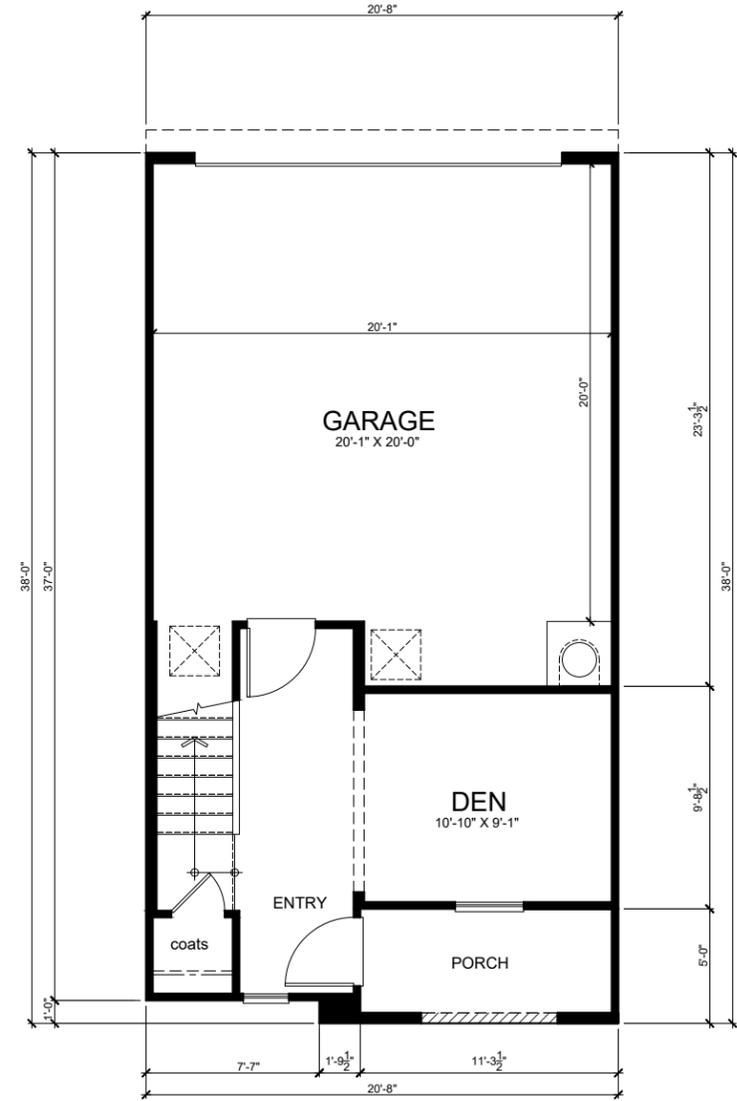
SQUARE FOOTAGE		
PLAN 3 - 3211743		
FIRST FLOOR AREA	281	SQ. FT.
SECOND FLOOR AREA	725	SQ. FT.
THIRD FLOOR AREA	791	SQ. FT.
TOTAL AREA	1743	SQ. FT.
GARAGE AREA	432	SQ. FT.
PORCH AREA	56	SQ. FT.
DECK AREA	70	SQ. FT.



Third Floor Plan



Second Floor Plan

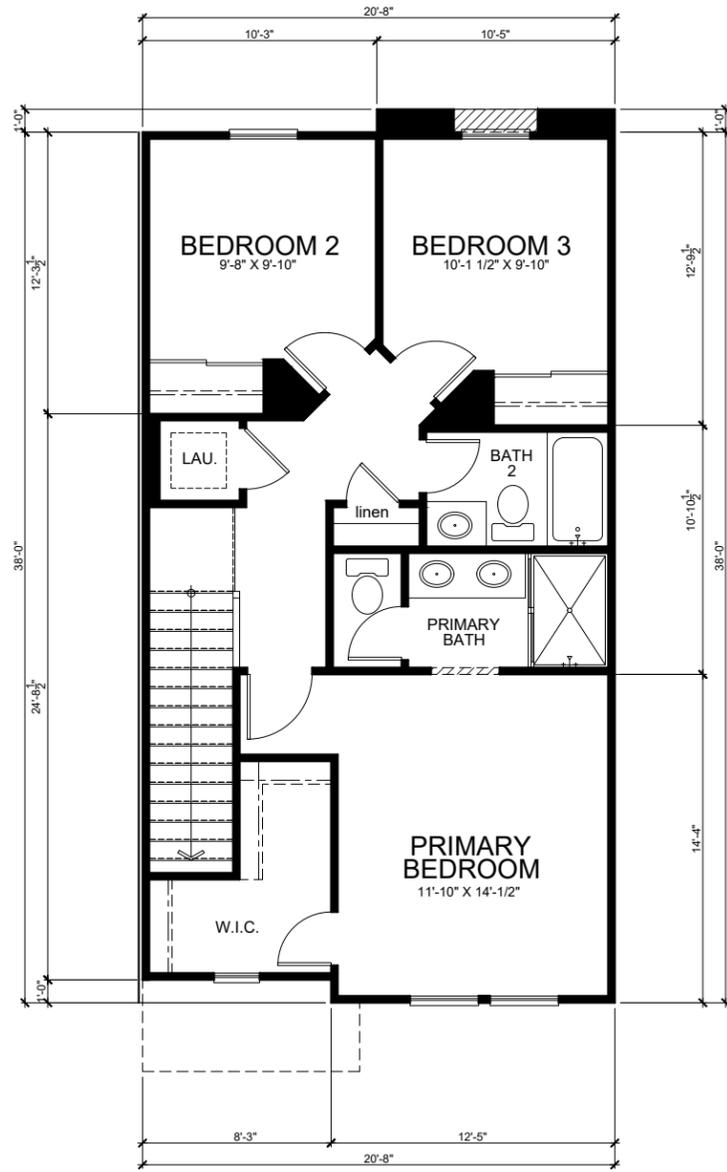


First Floor Plan

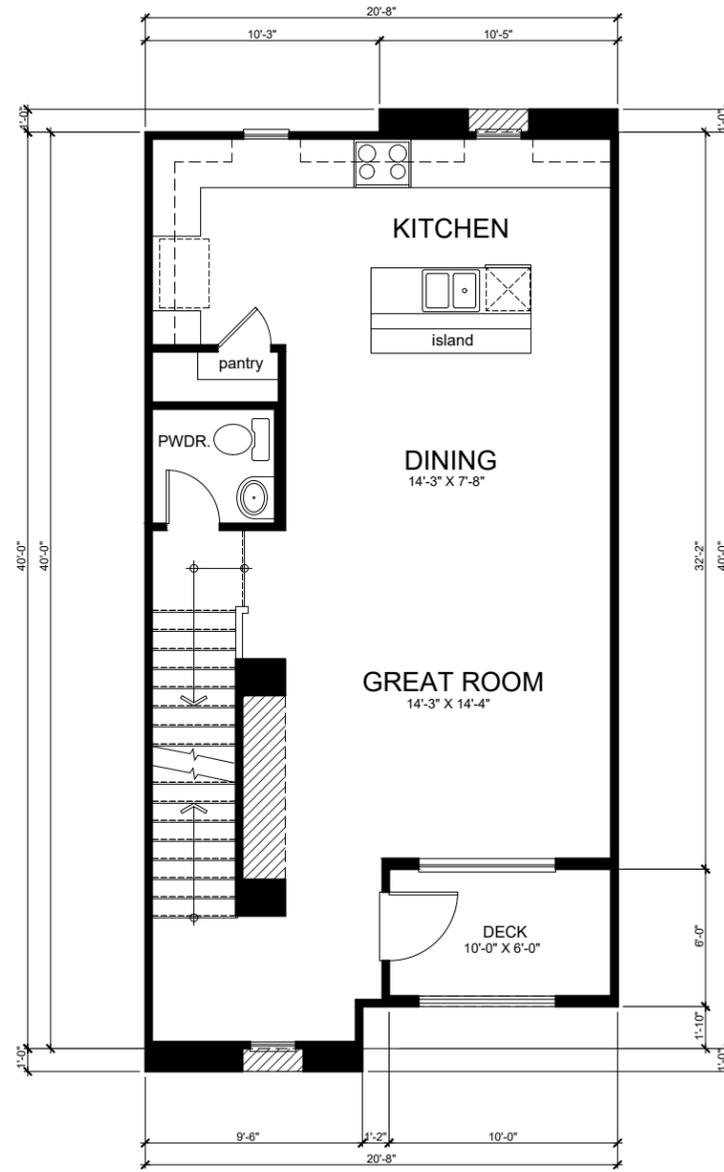
Plan 3 321.1743

VENTANA PA3 - 3-STORY TOWNHOMES

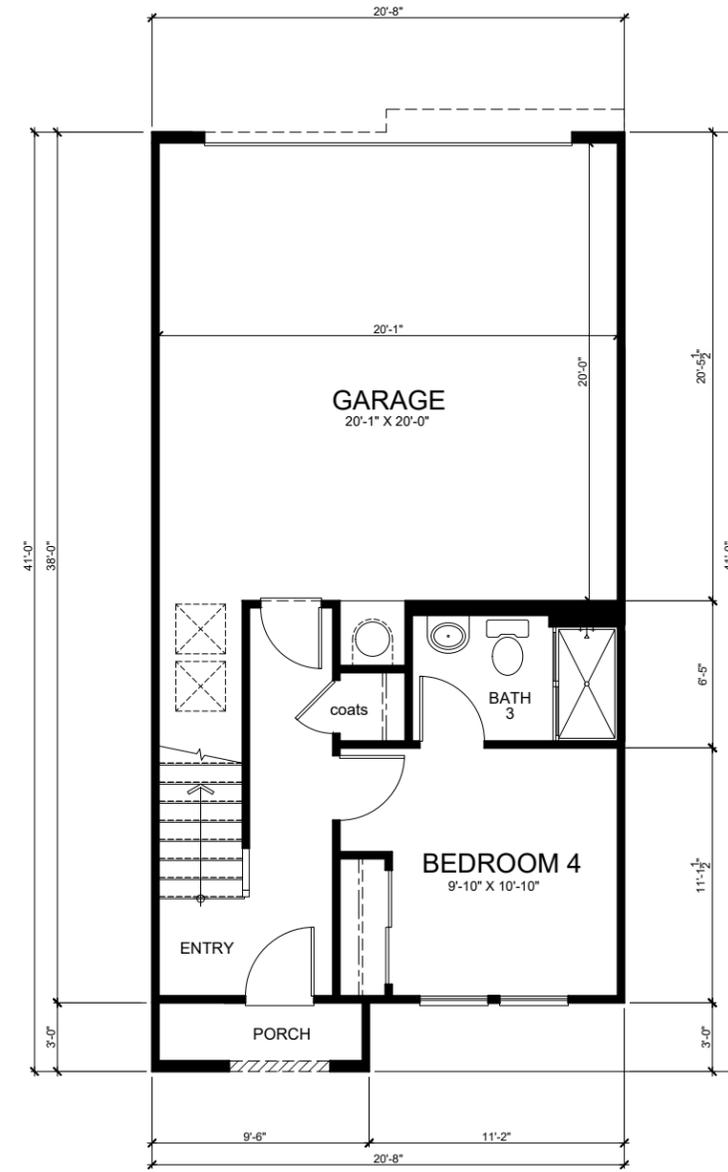
SQUARE FOOTAGE		
PLAN 4 - 3211886		
FIRST FLOOR AREA	363	SQ. FT.
SECOND FLOOR AREA	746	SQ. FT.
THIRD FLOOR AREA	777	SQ. FT.
TOTAL AREA	1886	SQ. FT.
GARAGE AREA	422	SQ. FT.
PORCH AREA	28	SQ. FT.
DECK AREA	60	SQ. FT.



Third Floor Plan



Second Floor Plan



First Floor Plan

Plan 4 321.1886

VENTANA PA3 - 3-STORY TOWNHOMES

Ventana (Duncan Canyon)

Southern California / Inland Empire Division

Project #3022-999112

Rev. July 22, 2025



2 & 3 STORY PRODUCTS

ROOF TILE

Manufacturer: Boral
Profile: Barcelona



ROOF
BARCELONA Barcelona La Terra Blend
1 BCCS 6031



STONE
RoughCut
HEIGHT: 1.5"-11.5" | LENGTH: 3.25"-18.25"
Vineyard Trail

STONE

Manufacturer: Cultured Stone
Profile: Country LedgeStone
(Grout/ Mortar: Coco Brown)

STUCCO

Manufacturer: Omega
System: Diamond Wall One Coat System

STUCCO 1
KB 2059
Windswept Canyon (SW 9010)

STUCCO 3
KB 2011
Ecru (SW 6135)



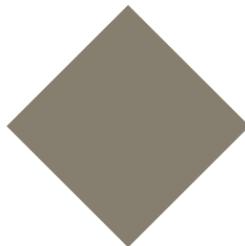
STUCCO 2
KB 1289
Icicle (SW 6238)

STUCCO 4
North Star (SW 6246)

PAINT - FASCIA / TRIM

Manufacturer: Sherwin-Williams

FASCIA / TRIM
Cocoon (SW 6173)



PAINT - FRONT ENTRY / SHUTTERS

Manufacturer: Sherwin-Williams

FRONT ENTRY 1 / SHUTTERS 1
Kale Green (SW 6460)

FRONT ENTRY 2 / SHUTTERS 2
Black Bean (SW 6006)



GARAGE

Manufacturer: Wayne-Dalton

GARAGE 1
FACTORY SANDSTONE
(SW 9174)

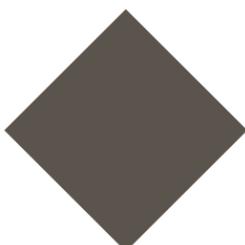
GARAGE 2
FACTORY BROWN
(SW 6006)



PAINT - ARCHITECTURAL DETAILS

Manufacturer: Sherwin-Williams

WROUGHT IRON
Sealskin (SW 7675)

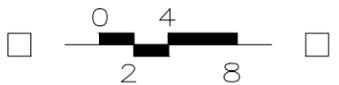




Perspective of the Pool and Recreation Building

SHEET INDEX POOL BUILDING:

A0.00	Cover Sheet
0.1	Floor Plan
0.2	Elevations



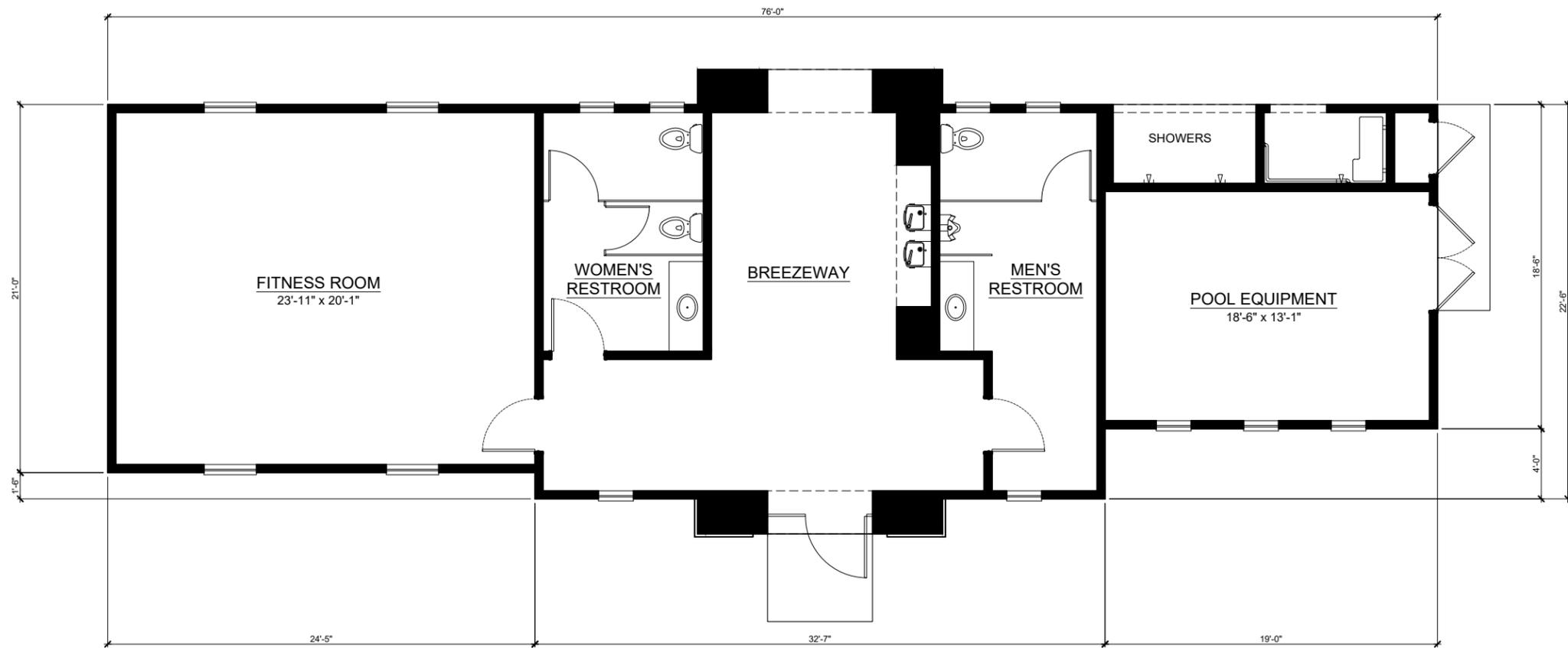
KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

VENTANA POOL & RECREATION BUILDING

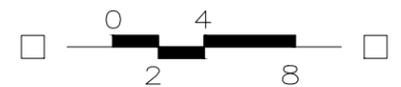
POOL BLDG,

JOB No. :
 STORY: One
 April 30, 2025

SHEET:
 A0.00



Floor Plan



KB Home Southern California/Inland Empire
 36310 Inland Valley Drive
 Wildomar, CA 92595
 (951) 691-5300
 FONTANA, CA

VENTANA POOL & RECREATION BUILDING

POOL BLDG,
 JOB No. :
 STORY: One
 April 30, 2025

SHEET:
 Sheet 01

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 WOOD FASCIA / BARGE BOARD
- 3 STUCCO FINISH (16/20 SAND)
- 4 STUCCO OVER FOAM TRIM
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- 6 VINYL WINDOW SYSTEM
- 7 DECORATIVE SHUTTERS
- 8 WROUGHT IRON GATE
- 9 COACH LIGHT



Left Elevation



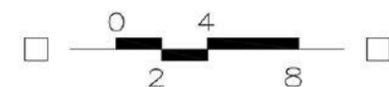
Front Elevation



Right Elevation



Rear Elevation



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 FONTANA, CA

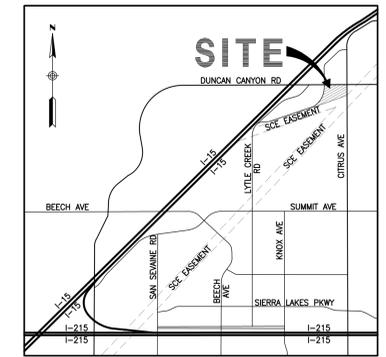
VENTANA POOL & RECREATION BUILDING

POOL BLDG,

JOB No. :
 STORY: One
 April 30, 2025

SHEET:
Sheet 02

CITY OF FONTANA VENTANA PA3 TOWER & MONUMENT PLAN



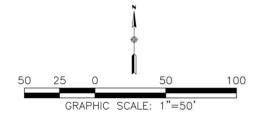
VICINITY MAP
N.T.S.

MONUMENT TYPE

Primary Entry Monument

Secondary Entry Monument

TOWER BUILDING TYPE



\\sp.rickeng.com\projects\20248_Ventana_PA3_Landscape\2_Concept\Working\Plan.dwg - PLOTTED ON: 2025-09-09 © 2025 Rick Engineering Company