

DEVELOPER / OWNER:

DIVERSIFIED PACIFIC COMMUNITIES
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150

PROJECT AREA:

GROSS: 31.0 AC
NET: 30.5 AC

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF THE N 1 / 2
OF SECTION 36, T1N, R6W, S.B.M.

ASSESSOR'S PARCEL NO.:

0228-061-02, 03-14, 16-18, 20-25
0228-051-01, 16, 17, 19, 20, 21
0228-052-01, 25, 26, 27

UTILITY NOTIFICATION LIST:

PRIVATE DOMESTIC WATER SYSTEM
HOA MAINTAINED

PRIVATE FIRE MAIN WATER SYSTEM
HOA MAINTAINED

PRIVATE STORM DRAIN SYSTEM
HOA MAINTAINED

IN-TRACT STORM DRAIN SYSTEM
CITY OF FONTANA MAINTAINED
A PORTION OF:

PRIVATE WOMP SYSTEM
HOA MAINTAINED

PRIVATE SEWER SYSTEM
HOA MAINTAINED

BENCHMARK:

BENCHMARK # E 4

ELEVATION: 1345.43 (FEET)

DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL
OR CONCRETE LEDGE (HEADWALL) STAMPED "BM E 4 1986"
0.3 MILE WEST FROM THE INTERSECTION OF CHERRY AVE AND
VICTORIA ST 21 FEET NORTH OF VICTORIA ST AT THE CENTER
AND ON TOP OF A CONCRETE HEADWALL. A 1-3/8 INCH
BRASS DISK.

SOILS ENGINEER:

PETRA
40880 COUNTY CENTER DRIVE SUITE M,
TEMECULA, CALIFORNIA 92591

BASIS OF BEARINGS:

THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983
(CCS83 ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH)) AND
WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED
TO AS "P575" AND "P612" BEARING BETWEEN BOTH STATIONS BEING NORTH 81°49'46" WEST
BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND
DISTANCE BY A COMBINED FACTOR OF 0.9999158411

UTILITY NOTIFICATION LIST:

CITY OF FONTANA AT&T
8353 SIERRA AVE 22311 BROOKHURST ST SUITE 203
FONTANA, CA 92335 HUNTINGTON BEACH, CA 92646
(909) 350-6632 (714) 963-7964

SO. CALIF. GAS COMPANY SPRINT
1981 W. LUGONIA AVE 2592 DUPONT DR
REDLANDS, CA 92374 IRVINE, CA 92612
(909) 335-7967 (909) 639-9698

EMERGENCIES: (800) 427-2200 TIME WARNER CABLE
1500 AUTO CENTER DR ONTARIO, CA 91761
300 N. PEPPER AVE RIALTO, CA 92376
(909) 820-5598 - UNDERGROUND (909) 975-3439

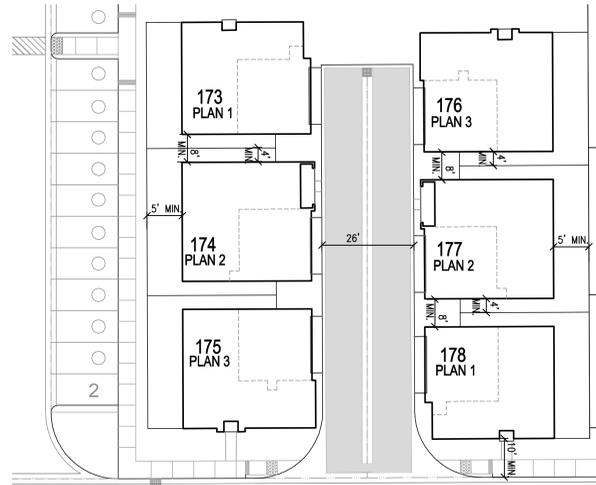
SO. CALIF. EDISON COMPANY 1500 AUTO CENTER DR
300 N. PEPPER AVE ONTARIO, CA 91761
RIALTO, CA 92376 (909) 975-3439

SUNESYS, LLC 1325 PICO ST #106
(213) 637-1233 - PIPELINES CORONA, CA 92881
(909) 357-6505 - DISTRIBUTION (951) 278-0400

SAN GABRIEL VALLEY UNDERGROUND SERVICE ALERT
WATER COMPANY 1-800-227-2600
15966 ARROW ROUTE FONTANA, CA 92335
(909) 201-7856
(909) 201-7377

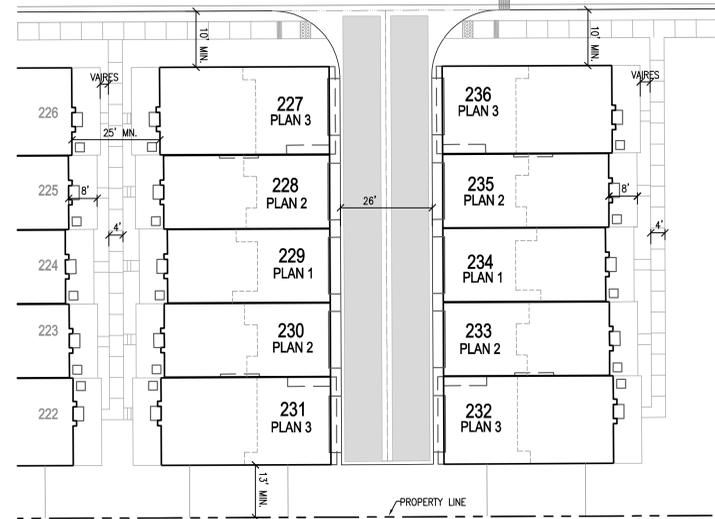
LEGEND

- 21 LOT NUMBER
- ① UNIT PLAN NUMBER
- PROPOSED SLOPE
- PROPOSED PARKING STALL
- ⊛ PROPOSED LIMITED PARKING STALL
DOES NOT COUNT TOWARD PROVIDED STALL COUNT
- PROPOSED FIRE DEPARTMENT TURNING RADIUS



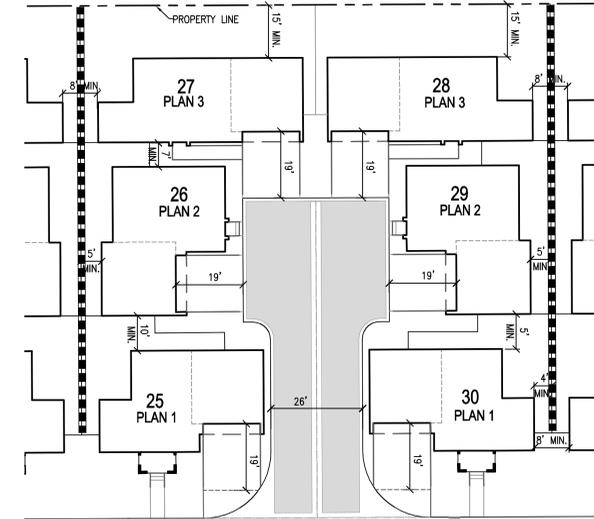
TYPICAL DETACHED CLUSTER

SCALE: 1"=20'



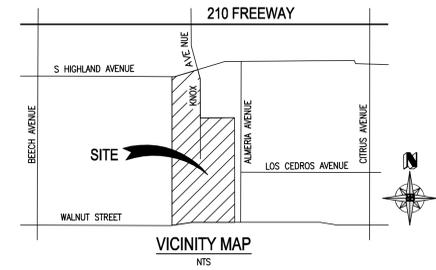
TYPICAL TOWNHOUSE COURT

SCALE: 1"=20'



TYPICAL MOTOR COURT

SCALE: 1"=20'



VICINITY MAP

NTS

RESIDENTIAL SETBACK CHART	
BUILDING TO PUBLIC R/W WALNUT AVENUE	15' MIN.
BLOCK WALL / VIEW FENCE TO PUBLIC R/W WALNUT AVENUE	6' MIN.
BUILDING TO PUBLIC R/W SOUTH HIGHLAND AVENUE	20' MIN.
BUILDING TO PUBLIC R/W KNOX AVENUE	5' MIN.
BUILDING TO EAST AND WEST PROPERTY LINE	10' MIN.
SIDE YARDS BUILDING TO CENTER OF BLOCK WALL	4' MIN.
REAR YARDS BUILDING TO CENTER BLOCK WALL	5' MIN.
SIDEYARD BUILDING TO CURB FACE CORNER LOTS ONLY. EXCLUDES MOTOR COURTS	10' MIN.
DRIVEWAY WITH PARKING ALLOWED	19' MIN.

UNIT MIX SUMMARY:

Total Net Area: 30.0 Acres			
Total Units: 399			
Density: 12.8 Units / Acre			
Product:			
Townhomes			
Plan	Type	SF	Number on Site
1	2br/ 2.5 Ba	1,393	= 45
2	3 br/ 2.5 Ba	1,432	= 72
3	4 br/ 2.5 Ba	1,855	= 60
TOTAL			177
Cluster			
Plan	Type	SF	Number on Site
1	3br/ 2.5 Ba	1,690	= 28
2	3 br/ 2.5 Ba	1,779	= 47
3	4 br/ 3 Ba	1,936	= 28
TOTAL			103
Motor Court			
Plan	Type	SF	Number on Site
1	3br/ 2.5 Ba	1,688	= 32
2	4 br/ 2.5 Ba	1,893	= 49
3	4 br/ 3 Ba	1,960	= 32
TOTAL			113

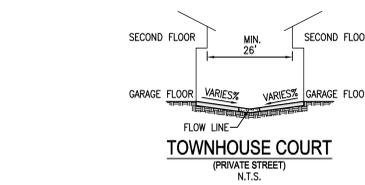
OPEN SPACE	
PROVIDED PUBLIC COMMON AREAS:	
REC CENTER AREA	19,000 SF.
PASEO AREA	13,100 SF.
PARK #1	6,100 SF.
PARK #2	3,300 SF.
PARK #3	13,700 SF.
PARK #4	10,200 SF.
TOTAL 65,400 SF.	
PROVIDED PRIVATE:	
TOWN HOUSES	160 SF MIN. EACH
MOTOR COURTS	325 SF MIN. EACH
DETACHED CLUSTERS	350 SF MIN. EACH

* ADA ACCESSIBLE UNITS	
PROPOSED ATTACHED UNITS	169
10% REQUIRED ADA ACCESSIBLE	17
PROVIDED	17

NOTE: LOCATIONS ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

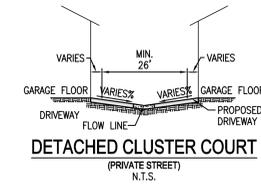
PARKING	
DETACHED CLUSTER PARKING REQUIREMENT 103 TOTAL UNITS	
REQUIRED	GUEST PARKING
2 PER UNIT = 206	REQUIRED
	1/2 PER UNIT = 52
PROVIDED GARAGE	PROVIDED
2 PER UNIT = 206	TOTAL = 53
MOTOR COURT PARKING REQUIREMENT 113 TOTAL UNITS	
REQUIRED	GUEST PARKING
2 PER UNIT = 226	REQUIRED
	1/2 PER UNIT = 57
PROVIDED GARAGE	PROVIDED
2 PER UNIT = 226	113 IN OPEN DRIVEWAY
TOWNHOUSE PARKING REQUIREMENT 177 TOTAL UNITS	
REQUIRED	GUEST PARKING
2 PER UNIT = 354	REQUIRED
	1/3 PER 3 UNITS = 59
PROVIDED GARAGE	PROVIDED
2 PER UNIT = 354	TOTAL = 60

ADA PARKING STALL	
PROVIDED	CAR = 4
	VAN = 4
TOTAL PROVIDED	= 8
PARKING STALL DIMENSIONS	
STANDARD STALLS 9'x19'	
PARALLEL STREET STALLS 8'x22'	



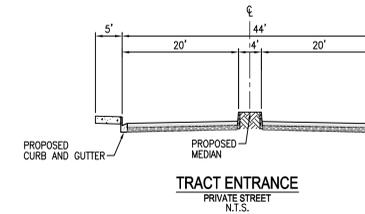
TOWNHOUSE COURT

(PRIVATE STREET)
N.T.S.



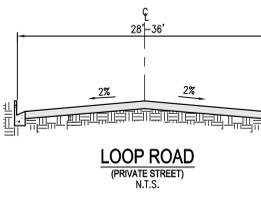
DETACHED CLUSTER COURT

(PRIVATE STREET)
N.T.S.



TRACT ENTRANCE

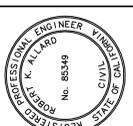
(PRIVATE STREET)
N.T.S.



LOOP ROAD

(PRIVATE STREET)
N.T.S.

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
10621 CIVIC CENTER DRIVE
RANCHO CUCAMONGA, CA 91730
PH: (909) 481-1150



Prepared By:
ALLARD ENGINEERING
Civil Engineering - Land Planning
1000 S. Bascom Avenue, Suite 100
Fontana, California 92335
Phone (909) 354-1915
Robert K. Allard, P.E. 85349



DATE	SCALE	DRAWN	CHECKED
October, 2025	PER PLAN	C.V.	R.C.A.

CITY OF FONTANA, CALIFORNIA

SITE PLAN
FONTANA WALNUT
TRACT NO. 20712

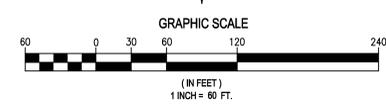
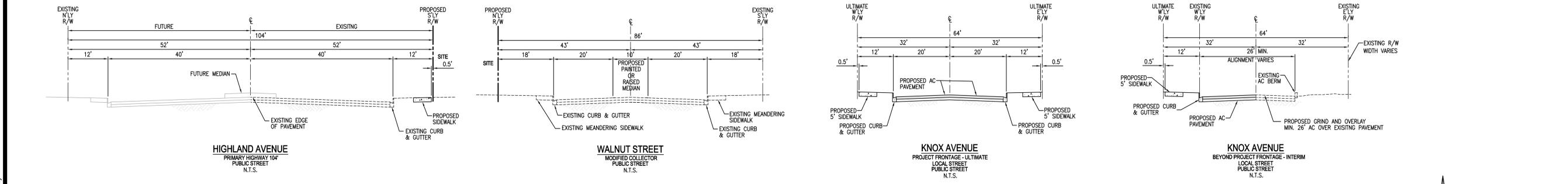
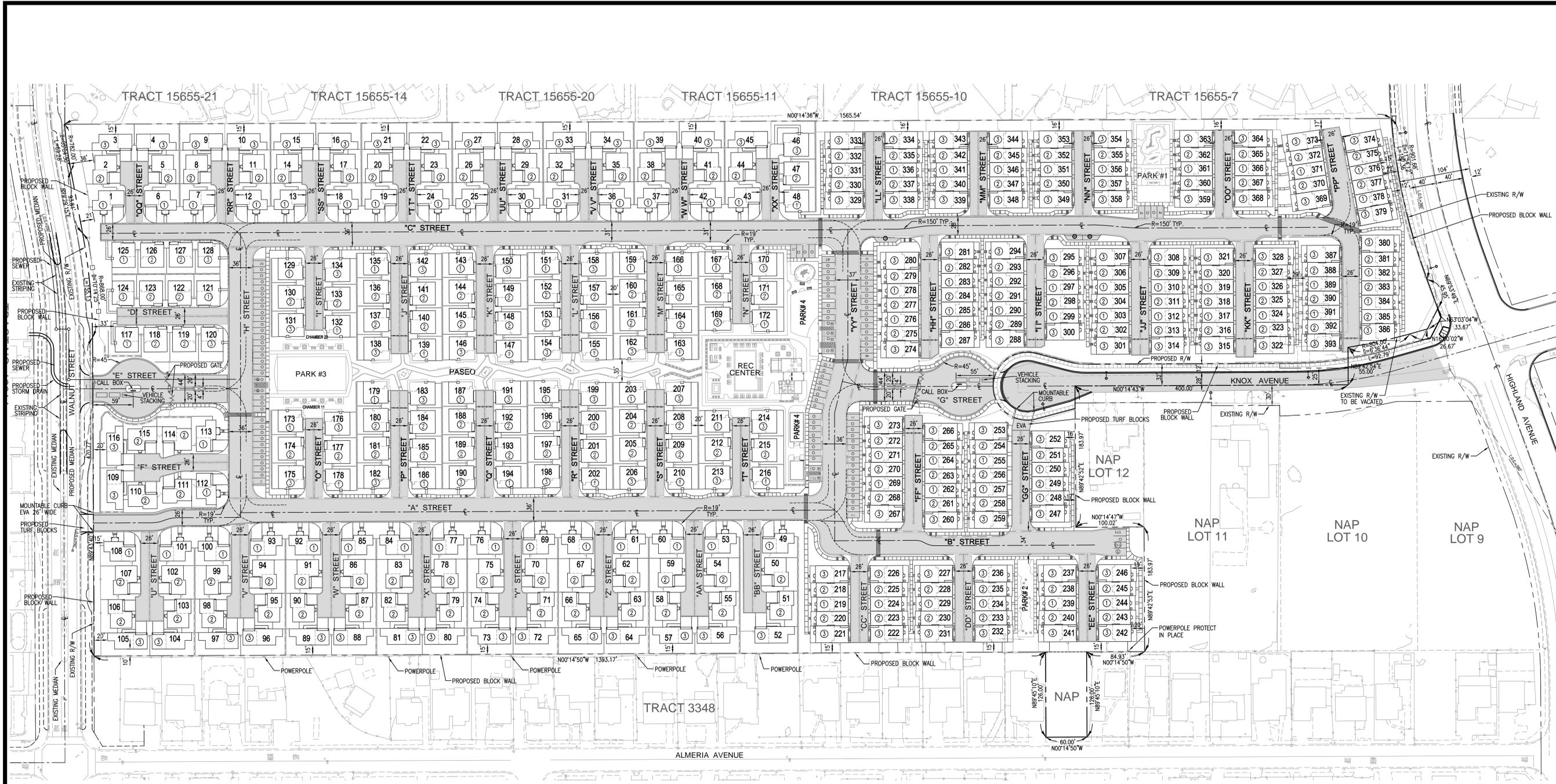
SHEET TITLE
PROJECT
JOB NO.

SHEET NO. 1 OF 2

MCN 240060

PLOT DATE: October 04, 2025 Bobby

Filename: I:\Diversified Pacific Communities\Walnut Fontana\DWG's\ENTITLEMENT\SITE PLAN\SITE PLAN_01.dwg



Prepared For: **DIVERSIFIED PACIFIC COMMUNITIES**
 DIVERSIFIED PACIFIC COMMUNITIES
 10000 CALIFORNIA AVENUE
 BAYVIEW, CALIFORNIA 94026
 PH: (909) 481-1150

Prepared By: **ALLARD ENGINEERING**
 Civil Engineering - Land Planning
 14665 Via Arroyo, Fontana, California 92335
 Phone (909) 356-1915
 Robert K. Allard, P.E. 85349

DATE: October, 2025
 SCALE: 1"=60'
 DRAWN: C.V.
 CHECKED: R.C.A.

SITE PLAN
FONTANA WALNUT
TRACT NO. 20712

SHEET NO. **2** OF **2**

City of Fontana, California
 Fontana (DWC's) Entitlement Site Plan (SITE PLAN)_02.dwg

PLOT DATE: October 04, 2025 Bobby

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

TENTATIVE TRACT NO. 20712

FOR CONDOMINIUM PURPOSES
 BEING A SUBDIVISION OF A PORTION OF THE N 1/2 OF SECTION 36, T1N, R6W, S.B.M.
 ALLARD ENGINEERING
 FEBRUARY, 2025

BASIS OF BEARINGS:

THE BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83 ZONE V, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH) AND WERE DETERMINED BY STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P575" AND "P612" BEARING BETWEEN BOTH STATIONS BEING NORTH 81°49'46" WEST BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.9999158411

BENCHMARK:

BENCHMARK # E 4
 ELEVATION: 1345.43 (FEET)

DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE (HEADWALL) STAMPED "BM E 4 1986" 0.3 MILE WEST FROM THE INTERSECTION OF CHERRY AVE AND VICTORIA ST 21 FEET NORTH OF VICTORIA ST AT THE CENTER AND ON TOP OF A CONCRETE HEADWALL. A 1-3/8 INCH BRASS DISK.

ENGINEER/SURVEYOR:

ALLARD ENGINEERING
 16866 SEVILLE STREET
 FONTANA, CA
 (909) 356-1815

DEVELOPER/OWNER:

DIVERSIFIED PACIFIC COMMUNITIES
 10621 CIVIC CENTER DRIVE
 RANCHO CUCAMONGA, CA 91730
 (909) 481-1150

ASSESSOR'S PARCEL NO.:

0228-061-02	0228-052-01	0228-051-01
0228-061-03	0228-052-25	0228-051-14
0228-061-04	0228-052-26	0228-051-15
0228-061-05	0228-052-27	0228-051-16
0228-061-06		0228-051-17
0228-061-07		0228-051-19
0228-061-08		0228-051-20
0228-061-09		0228-051-21
0228-061-10		
0228-061-11		0228-311-05
0228-061-12		
0228-061-13		
0228-061-14		
0228-061-16		
0228-061-17		
0228-061-18		
0228-061-20		
0228-061-21		
0228-061-22		
0228-061-23		
0228-061-24		
0228-061-25		

ZONING:

PROPOSED: RESIDENTIAL MEDIUM
 EXISTING: COMMERCIAL GENERAL (CG-1)

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 36, T1N, R6W, S.B.M.

SEE SHEET 2 FOR EASEMENTS

ABANDONMENT / VACATION NOTE:

PORTIONS OF THE EXISTING PUBLIC RIGHT OF WAY OF KNOX AVENUE ARE TO BE VACATED / ABANDONED VIA THE FINAL MAP ITSELF. THE AREAS TO BE VACATED / ABANDONED ARE SHOWN HEREON.

PROJECT AREA:

GROSS: 30.99 AC
 NET: 30.52 AC

TOPOGRAPHY:

AERIAL TOPOGRAPHY PROVIDED BY INLAND AERIAL SURVEYS. DATE OF MAPPING: 6/5/2023.

FLOOD ZONE:

ZONE X, FEMA FLOOD PANEL 06071C7915H
 EFFECTIVE DATE: 8/28/2008

UTILITIES:

WATER & SEWER:
 CITY OF SAN BERNARDINO
 MUNICIPAL WATER DEPARTMENT
 P.O. BOX 710
 SAN BERNARDINO, CA 92402
 (909) 384-5391

ELECTRICITY:
 SOUTHERN CALIFORNIA EDISON
 287 TENNESSEE STREET
 REDLANDS, CA 92373
 (909) 307-6791

SCHOOL DISTRICT:
 SAN BERNARDINO UNIFIED
 SCHOOL DISTRICT
 777 NORTH "F" STREET
 SAN BERNARDINO, CA 92401
 (909) 381-1239

GAS:
 SOUTHERN CALIFORNIA GAS COMPANY
 1918 LUGONIA AVENUE
 REDLANDS, CA 92374
 (909) 335-7926

TELEPHONE:

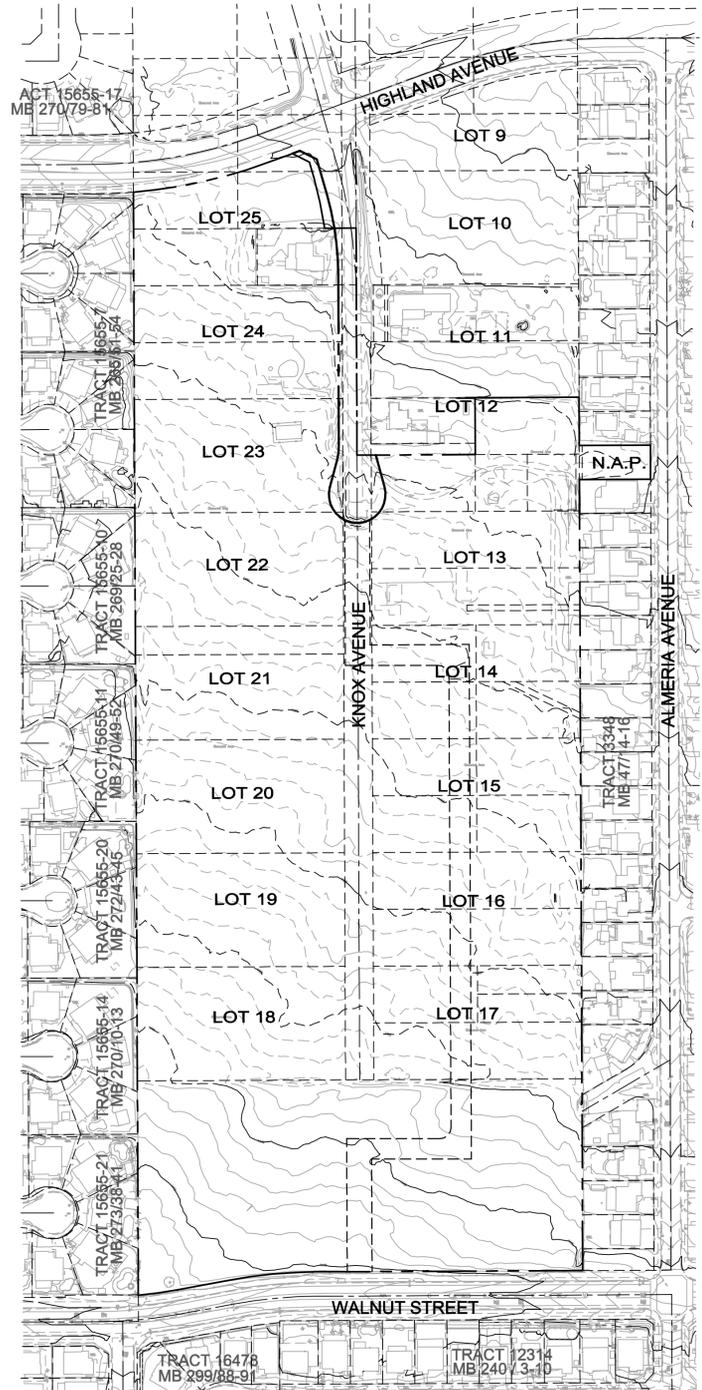
VERIZON
 1980 ORANGE TREE LANE, SUITE 100
 REDLANDS, CA 92374
 (909) 748-6642

SHEET INDEX:

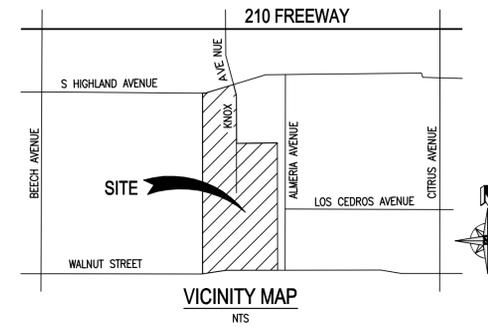
- TITLE SHEET
- TENTATIVE TRACT MAP

LEGEND:

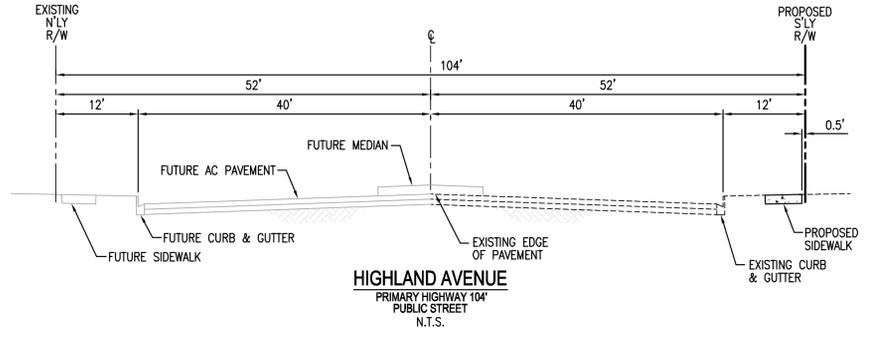
- PROJECT BOUNDARY
- - - EXISTING PARCEL LINE
- CENTERLINE
- - - EXISTING CONTOUR
- EXISTING R/W
- TO BE ABANDONED



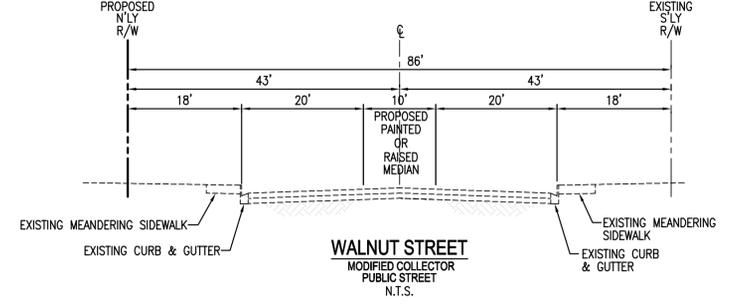
INDEX MAP
 SCALE: 1"=150'



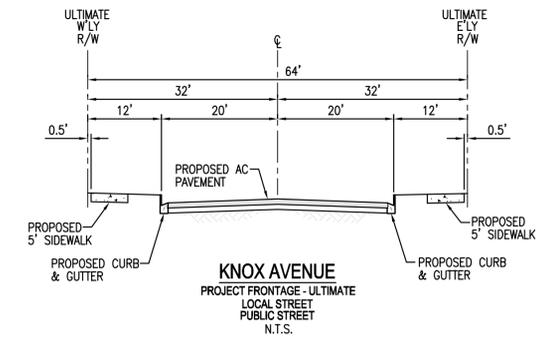
VICINITY MAP
 N.T.S.



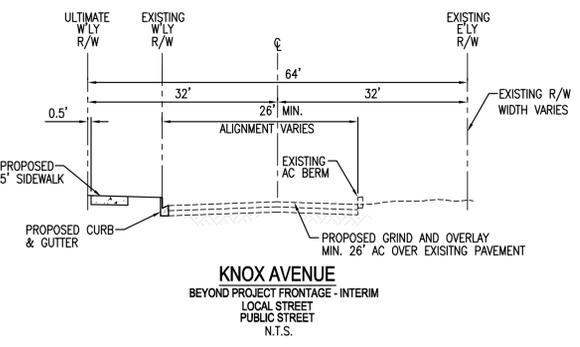
HIGHLAND AVENUE
 PRIMARY HIGHWAY 104
 PUBLIC STREET
 N.T.S.



WALNUT STREET
 MODIFIED COLLECTOR
 PUBLIC STREET
 N.T.S.

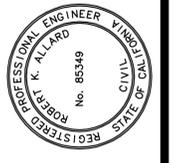


KNOX AVENUE
 PROJECT FRONTAGE - ULTIMATE
 LOCAL STREET
 PUBLIC STREET
 N.T.S.



KNOX AVENUE
 BEYOND PROJECT FRONTAGE - INTERIM
 LOCAL STREET
 PUBLIC STREET
 N.T.S.

Prepared For:
DIVERSIFIED PACIFIC COMMUNITIES
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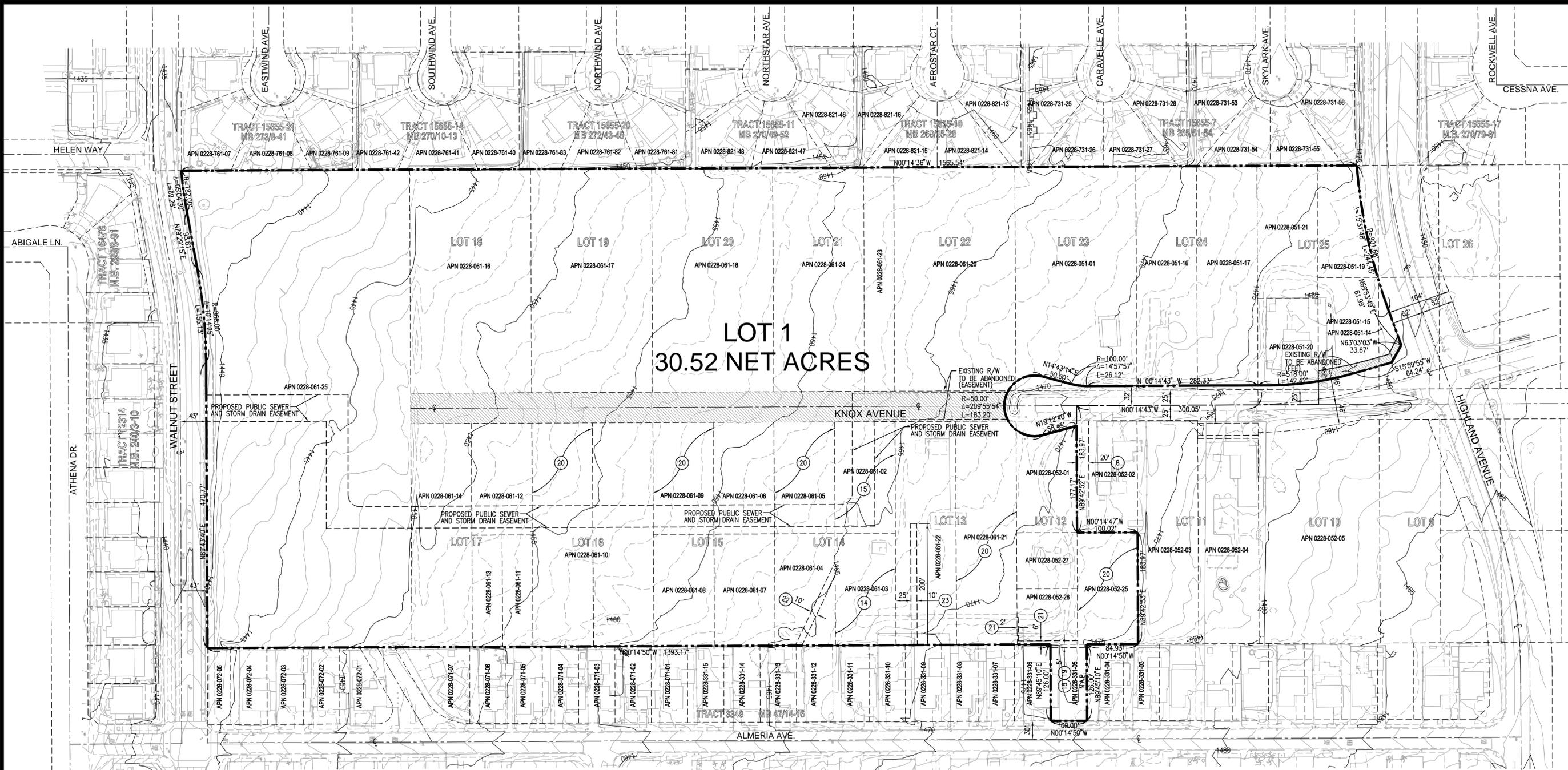


DATE	October, 2025
SCALE	AS SHOWN
DRAWN	C.V. / DBW
CHECKED	R.K.A

TENTATIVE TRACT MAP NO. 20712

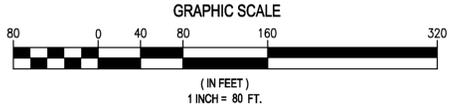
KNOX AVENUE
 BETWEEN HIGHLAND AVENUE & WALNUT STREET

CITY OF FONTANA, CALIFORNIA
 Fontana\DWG's\ENTITLEMENT\TENTATIVE TRACT MAP\1 TTM.dwg
 File name: I:\Diversified Pacific Communities\Walmart



EASEMENTS

- ⑧ EXISTING EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND/OR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
- ⑭ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2490/559, O.R.
- ⑮ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2502/392, O.R.
- ⑱ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2609/195, O.R.
- ⑲ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2612/438, O.R.
- ⑳ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2627/201, O.R.
- ㉑ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2849/491, O.R.
- ㉒ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 2859/244, O.R.
- ㉓ SOUTHERN CALIFORNIA EDISON COMPANY EASEMENT PER BK 3781/325, O.R.



TENTATIVE TRACT MAP NO. 20712

KNOX AVENUE
BETWEEN HIGHLAND AVENUE & WALNUT STREET

CITY OF FONTANA, CALIFORNIA

DATE September, 2025

SCALE

DRAWN C.V. / DBW

CHECKED R.K.A

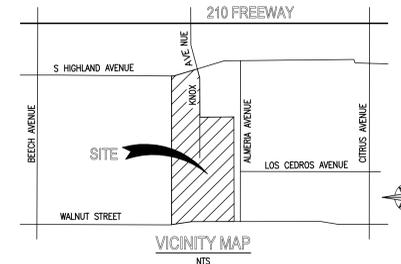
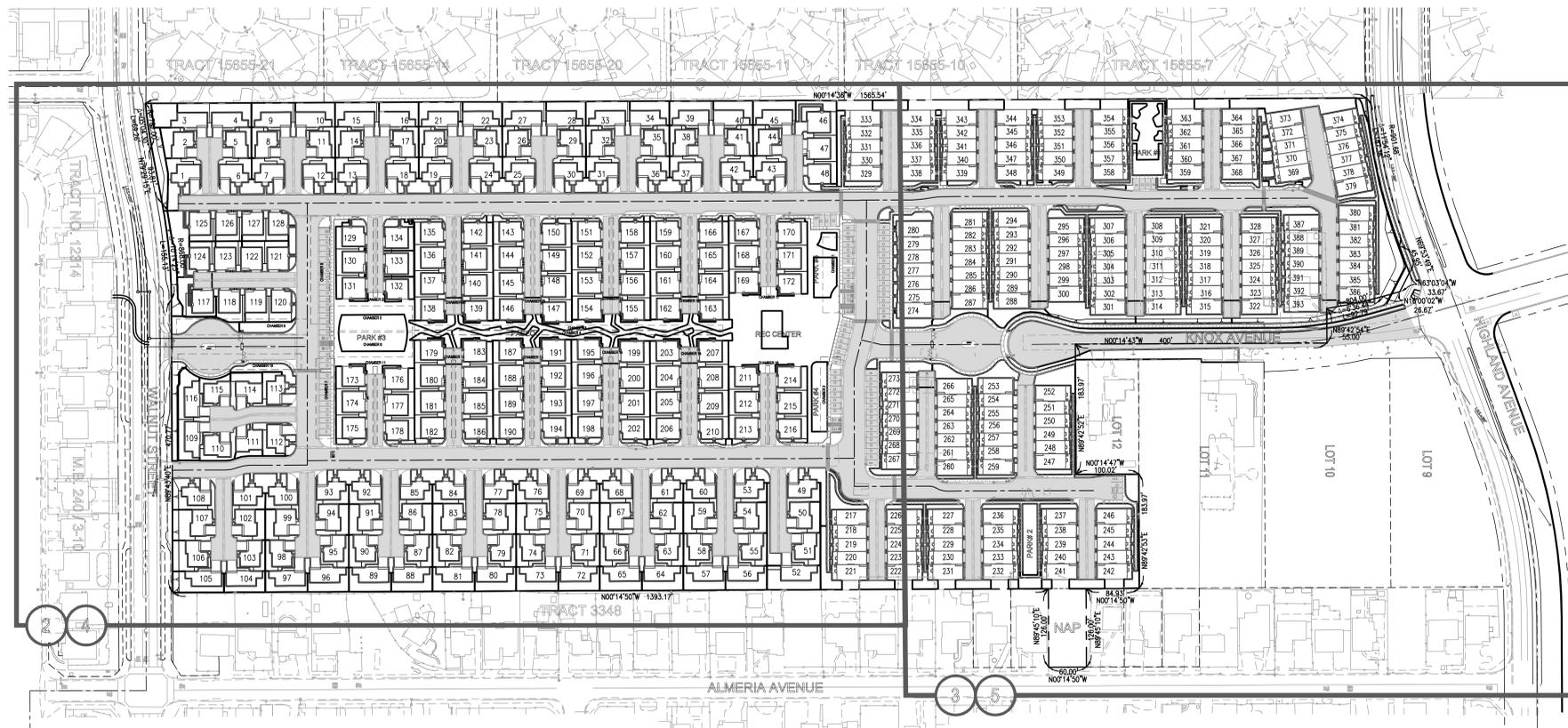


ALLARD ENGINEERING
Civil Engineering - Land Surveying - Land Planning
1866 Sothe Avenue
Fontana, California, CA 92335
(909) 856-9185 Fax (909) 856-1795
Robert K. Allard
Robert K. Allard, R.C.E. 85349 DME



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PH: (909) 481-1150

SHEET NO. 2 of 2



SITE STATISTICS:

GROSS: 31.0 ACRES
 NET: 30.5 ACRES
 TOTAL DISTURBED AREA: 31.0 ACRES

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 36, T1N, R6W, S.B.M.

ASSESSOR'S PARCEL NO.:

0228-061-02, 03-14, 16-18, 20-25
 0228-051-01, 16, 17, 19, 20, 21
 0228-052-01, 25, 26, 27

DEVELOPER / OWNER:

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 RANCHO CUCAMONGA, CA 91730
 PH: (909) 481-1150

RAW EARTHWORK:

CUT: 75,200 CY
 FILL: 19,000 CY

BENCHMARK:

BENCHMARK # E 4
 ELEVATION: 1345.43 (FEET)
 DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE (HEADWALL) STAMPED "BM E 4 1986" 0.3 MILE WEST FROM THE INTERSECTION OF CHERRY AVE AND VICTORIA ST 21 FEET NORTH OF VICTORIA ST AT THE CENTER AND ON TOP OF A CONCRETE HEADWALL. A 1-3/8 INCH BRASS DISK.

BASIS OF BEARINGS:

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ENGINEER'S NOTES:

1. ALL OFFSITE SEWER AND STORM DRAIN WILL BE PUBLIC.
2. ALL ONSITE STREETS ARE PRIVATE.
3. A PORTION OF THE ONSITE SEWER AND STORM DRAIN WILL BE PUBLIC.

LEGEND

- TC TOP OF CURB ELEVATION
- FS FINISHED SURFACE ELEVATION
- FG FINISHED GRADE ELEVATION
- INV. PIPE INVERT ELEVATION
- PROPOSED SLOPE
- 21 LOT NUMBER
- PAD ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- GB GRADE BREAK
- TW TOP OF WALL ELEVATION
- TF TOP OF FOOTING ELEVATION
- PROPOSED RETAINING WALL (PER SEPARATE PLAN & PERMIT)
- TRACT BOUNDARY
- DEEPEENED FOOTING
- TB TOP OF BERM ELEVATION
- R/W RIGHT OF WAY
- PAD LINE
- TS TOP OF SLOPE ELEVATION
- (1358.9) EXISTING ELEVATION
- DIRECTION OF FLOW
- LOS LINE OF SIGHT
- ADA UNIT
- SECTION
- SHEET LOCATION

SHEET INDEX

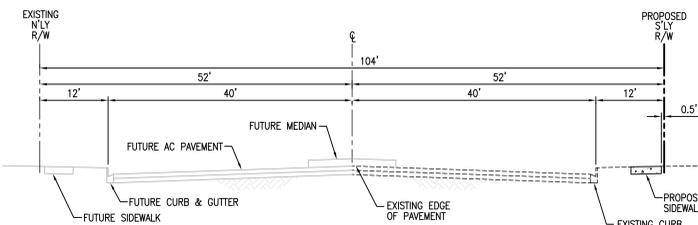
SHEET 1	TITLE SHEET
SHEET 2	CONCEPT GRADING PLAN
SHEET 3	CONCEPT GRADING PLAN
SHEET 4	CONCEPT UTILITIES PLAN
SHEET 5	CONCEPT UTILITIES PLAN
SHEET 6	GRADING SECTIONS & CLUSTER/TOWNHOUSE GRADING TYPICALS

SOILS ENGINEER:

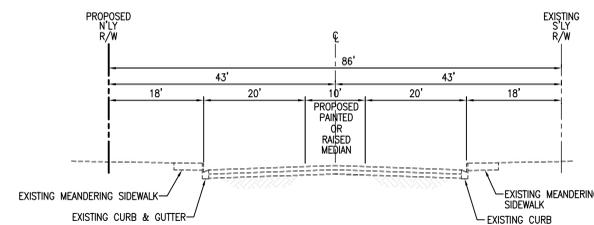
PETRA
 40880 COUNTY CENTER DRIVE SUITE M.
 TEMECULA, CALIFORNIA 92591

INDEX MAP

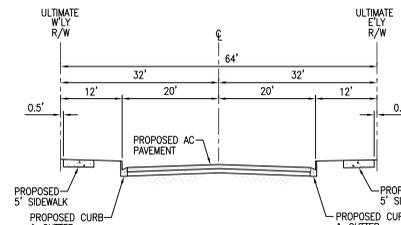
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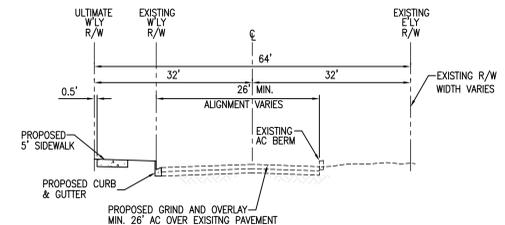
HIGHLAND AVENUE
 PRIMARY HIGHWAY 104
 PUBLIC STREET
 N.T.S.



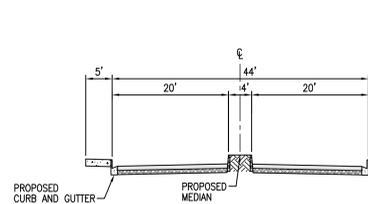
WALNUT STREET
 MODIFIED COLLECTOR
 PUBLIC STREET
 N.T.S.



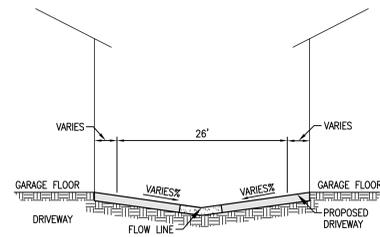
KNOX AVENUE
 PROJECT FRONTAGE - ULTIMATE
 LOCAL STREET
 PUBLIC STREET
 N.T.S.



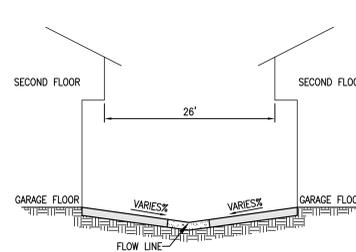
KNOX AVENUE
 BEYOND PROJECT FRONTAGE - INTERIM
 LOCAL STREET
 PUBLIC STREET
 N.T.S.



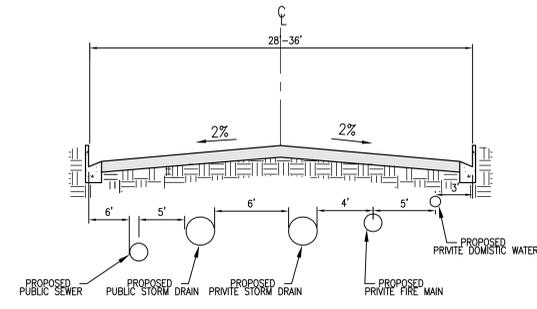
TRACT ENTRANCE
 PRIVATE STREET
 N.T.S.



DETACHED CLUSTER COURT
 (PRIVATE STREET)
 N.T.S.



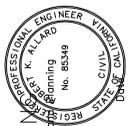
TOWNHOUSE COURT
 (PRIVATE STREET)
 N.T.S.



NOTE: WHEN PUBLIC UTILITIES ARE PRESENT THE ROAD BED NEEDS TO BE 36" CURB FACE TO CURB FACE.

LOOP ROAD
 (PRIVATE STREET)
 N.T.S.

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 RANCHO CUCAMONGA, CA 91730
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 Fontana, California 92335
 Phone (909) 356-1815
 04/5/2024
 Robert K. Allard, R.C.E. 85349

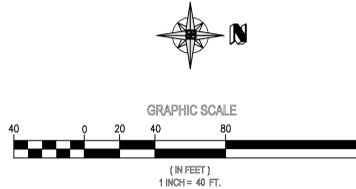
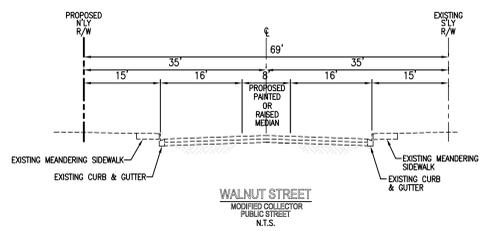
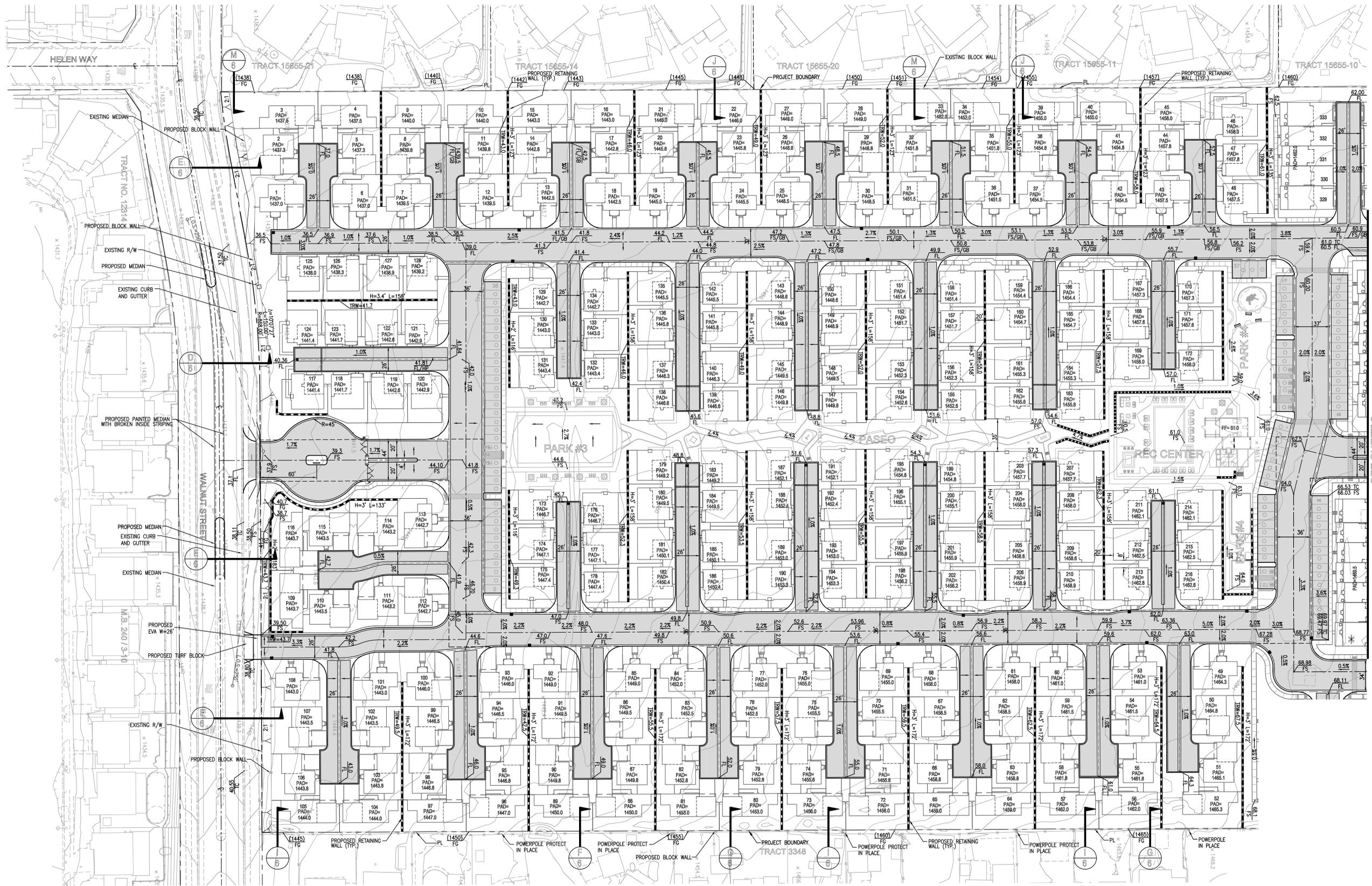


DATE	October, 2025	PER PLAN	C.V.	R.C.A
SCALE				
DRAWN				
CHECKED				

CONCEPTUAL GRADING PLAN
WALNUT & SOUTH HIGHLAND
TRACT NO. 20712

SHEET TITLE		SHEET NO.	1
PROJECT		OF	6

MCN 240060



CONCEPTUAL GRADING PLAN
 WALNUT & SOUTH HIGHLAND
 TRACT NO. 20712

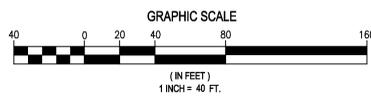
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 PROJECT: WALNUT & SOUTH HIGHLAND TRACT NO. 20712
 SHEET NO. 2 OF 6

DATE: October, 2025
 SCALE: 1"=40'
 DRAWN: C.V.
 CHECKED: R.C.A.

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SEE SHEET 3



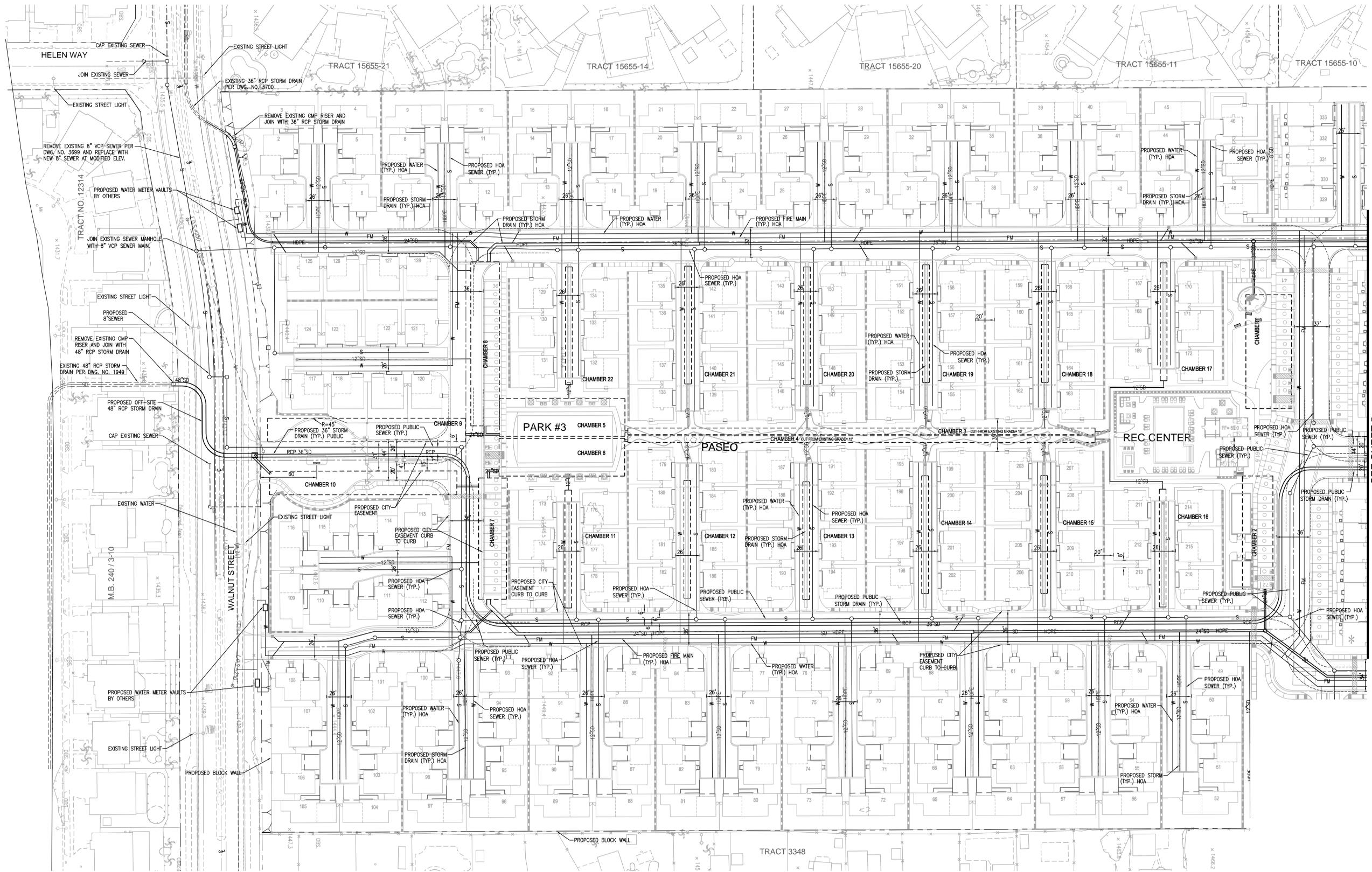
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 PROJECT: WALNUT & SOUTH HIGHLAND TRACT NO. 20712
 SHEET NO. 3 OF 6

DATE	October, 2025
SCALE	1"=40'
DRAWN	C.V.
CHECKED	R.C.A.

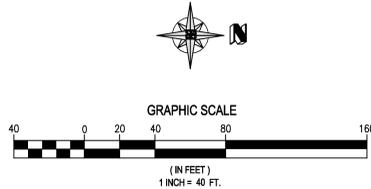
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 Civil Engineering - Land Planning
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 Phone (909) 354-1915
 Robert K. Allard, P.E. 85349

Professional Engineer Seal: Robert K. Allard, No. 85349, State of California, License No. 85349, Civil Engineering.

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 Phone (909) 481-1150



SEE SHEET 5



UTILITIES PLAN

WALNUT & SOUTH HIGHLAND

TRACT NO. 20712

SHEET TITLE

PROJECT

JOB NO.

4

OF

6

DATE October, 2025

SCALE 1"=40'

DRAWN C.V.

CHECKED R.C.A.

CITY OF FONTANA, CALIFORNIA

Prepared By: ALLARD ENGINEERING

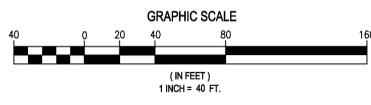
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Prepared For: DIVERSIFIED PACIFIC COMMUNITIES
DIVERSIFIED PACIFIC COMMUNITIES
10500 CMC CENTER DRIVE
BANK OF CALIFORNIA, CA 91730
PH: (909) 481-1150



SEE SHEET 4



SHEET TITLE UTILITIES PLAN	DATE	October, 2025
	SCALE	1"=40'
PROJECT WALNUT & SOUTH HIGHLAND TRACT NO. 20712	DRAWN	C.V.
	CHECKED	R.C.A.
JOB NO. 5 OF 6	CITY OF FONTANA, CALIFORNIA	
	FILENAME: I:\Diversified Pacific Communities\Walnut_Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING_05.dwg	
Prepared For: DIVERSIFIED PACIFIC COMMUNITIES DIVERSIFIED PACIFIC COMMUNITIES 10000 PACIFIC COMMUNITY DRIVE BANGOR CALIFORNIA, CA 91730 PH: (909) 481-1150		
Prepared By: ALLARD ENGINEERING Civil Engineering - Land Planning 10000 Pacific Community Drive Fontana, California 92335 Phone (909) 354-1915 Robert K. Allard, P.E. 85349 04/5/2024 Date		



IRRIGATION SYSTEM NOTE:

This landscape will utilize an irrigation system combining various technologies for targeted watering and water conservation. Shrubs and ground cover areas will utilize drip irrigation delivering water directly to the plant material. Trees will receive irrigation using bubblers, allowing for deep infrequent irrigation. Each zone will have its own dedicated valve, ensuring individualized watering based on specific needs.

The site will be serviced by a new irrigation point of connection with dedicated potable water line and backflow preventer. An ET based smart controller, rain sensor, flow sensor, and master valve will be installed on this project to prevent excess irrigation during rain events and protect against damage caused by broken irrigation equipment. The irrigation system will be sized to irrigate landscape areas within an 8-hour water window.

Planting and irrigation shall adhere to the City of Fontana's standards and shall meet the City's Water Conservation Ordinance 1895 (MWELD).

SITE LIGHTING NOTE:

Uplighting shall be provided at the monument sign located at the intersection of Highland and Knox Avenue, within landscape areas at the site entrances and at the recreation building. Additional lighting (i.e. walkway, accent, landscape lighting) shall be provided within all amenity areas to ensure sufficient light levels are met.

STREET TREES

	BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
HIGHLAND AVENUE	MAGNOLIA 'SAMUEL SOMMER'	'SAMUEL SOMMER' MAGNOLIA	24" BOX	25'-45" x 20'-40"	LOW
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	70'-90" x 35'-40"	LOW
WALNUT AVENUE	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	24" BOX	20'-30" x 20'-30"	LOW
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	70'-90" x 35'-40"	LOW
KNOX AVENUE	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	24" BOX	40'-60" x 35'-45"	LOW
	PODOCARPUS GRACILOR	FERN PINE	24" BOX	40'-60" x 20'-25"	LOW

TREES

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
ARBUTUS 'MARINA'	STRAWBERRY TREE	24" BOX	20'-40" x 20'-30"	MOD
CAESALPINIA CACALACO	CASCALOTE	24" BOX	15'-20" x 15'-20"	LOW
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	40'-60" x 8'-12"	LOW
GEUERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	25'-30" x 15'-20"	MOD
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	6'-30" x 10'-30"	LOW
MAGNOLIA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	36" BOX	30'-40" x 30"	MOD
OLEA EUROPAEA	FRUITLESS OLIVE	36" BOX	25'-30" x 25'-30"	LOW
PARKINSONIA 'DESERT MUSEUM'	PALO VERDE	24" BOX	30'-40" x 15'-25"	MOD
PINUS ELDERICA	AFGHAN PINE	24" BOX	30'-80" x 15'-25"	LOW
QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	25'-60" x 25'-60"	LOW
QUERCUS SUBER	CORK OAK	24" BOX	30'-60" x 40'-50"	LOW

PALMS

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	24" BOX	10'-20" x 10'-20"	LOW
PHOENIX DACTYLIFERA	DATE PALM	12" B.T.H.	50'-80" x 20'-40"	LOW
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8" B.T.H.	50'-60" x 10'-15"	LOW

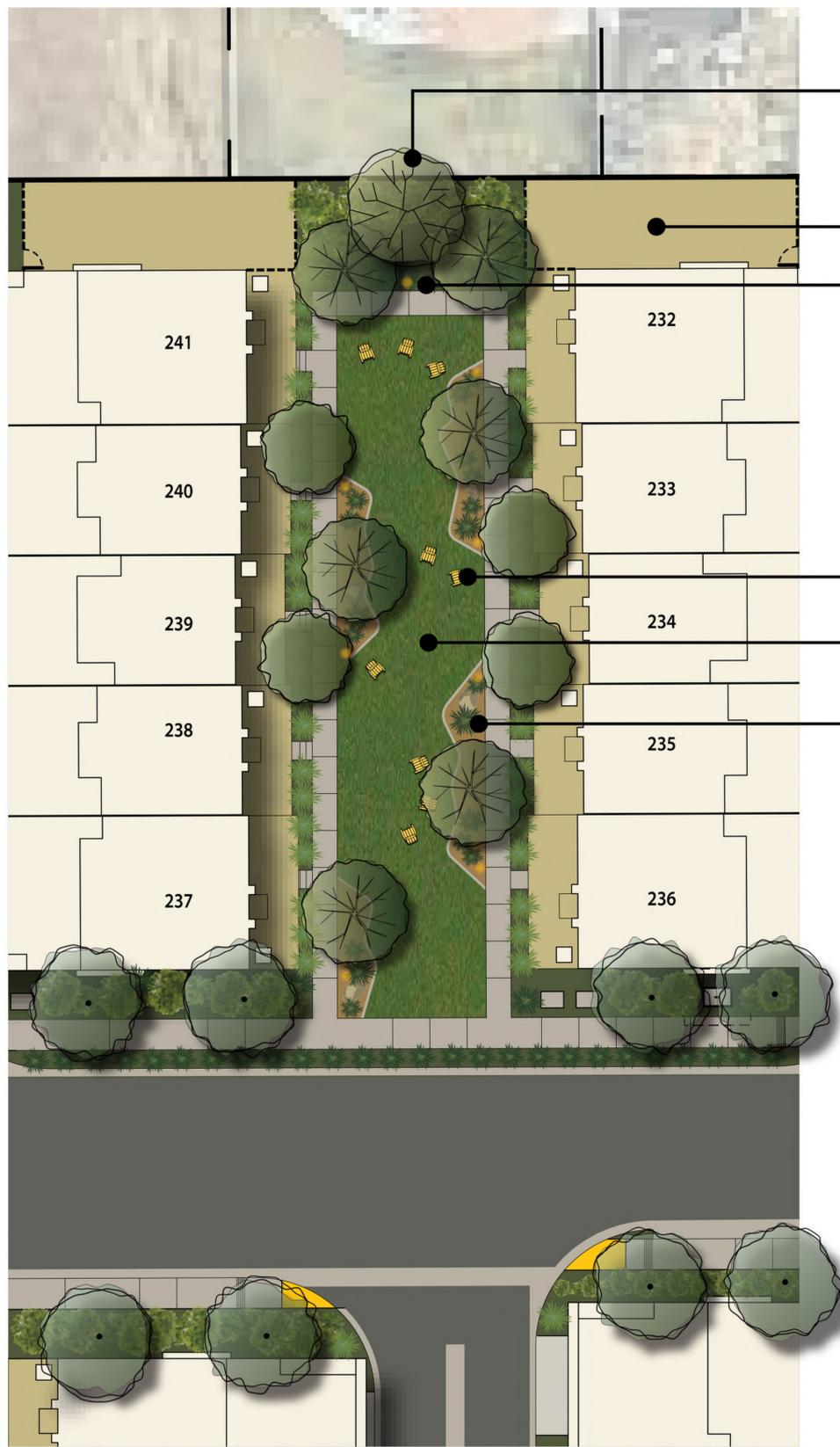
SHRUBS & GROUNDCOVER

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL @ 24" O.C.	1'-2" x 1'-2"	LOW
ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL @ 24" O.C.	1'-3" x 2"	LOW
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL @ 72" O.C.	1'-3" x 8"	LOW
BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	1 GAL @ 48" O.C.	2'-4" x 4'-6"	LOW
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL @ 72" O.C.	10'-20" x 6'-12"	LOW
CAREX DIVULSA	EUROPEAN GRAY SEDGE	1 GAL @ 24" O.C.	1'-2" x 1'-2"	LOW
CEANOTHUS 'JOYCE COULTER'	CREeping MOUNTAIN LILAC	5 GAL @ 72" O.C.	2' x 8"	LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 24" O.C.	2'-4" x 1'-2"	LOW
ELYMUS CONDENSATUS	GIANT WILD RYE	5 GAL @ 72" O.C.	3'-6" x 3'-6"	LOW
ECHIUM CANDICANS	PRIDE OF MADEIRA	15 GAL @ 72" O.C.	5'-6" x 6'-10"	LOW
FESTUCA 'SISKIYOU BLUE'	BLUE FESCUE	1 GAL @ 24" O.C.	1'-2" x 1'-2"	LOW
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL @ 30" O.C.	2'-3" x 4'-5"	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL @ 48" O.C.	2'-3" x 4'-5"	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL @ 48" O.C.	1'-2" x 2'-4"	LOW
OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL @ 72" O.C.	6' x 6'	LOW
PENNISETUM SETACEUM	FOUNTAIN GRASS	5 GAL @ 48" O.C.	2'-3" x 2'-3"	LOW
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	15 GAL @ 72" O.C.	15'-20" x 15'-20"	LOW
ROMNEYA COULTERI	MATILIA POPPY	15 GAL @ 48" O.C.	6'-10" x 2'-4"	LOW
ROSMARINUS OFF. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL @ 48" O.C.	1'-2" x 4'-8"	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL @ 72" O.C.	3'-4" x 4'-6"	LOW
SENECIO REPENS	BLUE CHALKSTICKS	1 GAL @ 36" O.C.	<1' x 2'-4"	LOW
TEUCRIUM FRUTICANS	GERMANDER	15 GAL @ 60" O.C.	4'-8" x 4'-8"	LOW

- HYBRID BERMUDA SODDED TURF
- PRIVATE BACKYARDS

LANDSCAPE SITE PLAN
FONTANA WALNUT





36" BOX TREES ALONG EAST PROPERTY LINE

PRIVATE BACKYARD

AMENITY LIGHTING (TYP.)

CAUSAL LAWN SEATING

NATURAL GRASS LAWN

DROUGHT TOLERANT LANDSCAPE WITH BOULDERS

PARK 'A'



DECORATIVE LOW WALL

NATURAL GRASS LAWN

BBQ GRILLS

COVERED PICNIC AREA

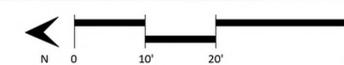
AMENITY LIGHTING (TYP.)

DROUGHT TOLERANT LANDSCAPE WITH BOULDERS

TOT LOT

PRIVATE BACKYARD

PARK 'B'



PARK ENLARGEMENTS

FONTANA WALNUT



DATE: 02-06-25

COMMUNITY WORKS DESIGN GROUP
7111 INDIANA AVENUE, SUITE 300 RIVERSIDE, CA 92504
(951) 369-0700





POOL ENLARGEMENT
FONTANA WALNUT

MATCHLINE; SEE L-3



PASEO & PARK 'C' ENLARGEMENTS
FONTANA WALNUT



DATE: 02-06-2025
 COMMUNITY WORKS DESIGN GROUP
 7111 INDIANA AVENUE, SUITE 300 RIVERSIDE, CA 92504
 (951) 369-0700



L-4



LEGEND

- | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 6' TALL TAN CMU BLOCK WALL (SPLIT-FACE ONE SIDE) ATOP 3' TALL (MAX.) RETAINING WALL</p> <p>2 6' TALL TAN CMU BLOCK WALL (SPLIT-FACE ONE SIDE)</p> <p>3 EXISTING CMU BLOCK WALL</p> <p>4 6' TALL TUBULAR STEEL POOL FENCE</p> <p>5 2' TALL DECORATIVE WALL ALONG ACTIVE SPACE AMENITIES</p> | <p>6 5.5' TALL VINYL FENCE</p> <p>7 5.5' TALL VINYL FENCE ATOP RETAINING WALL</p> <p>8 MONUMENT SIGN</p> <p>9 6.5' TALL TAN SPLIT FACE CMU PILASTER (50' O.C. ALONG HIGHLAND AVENUE, KNOX AVENUE & WALNUT STREET)</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

WALL & FENCE PLAN
FONTANA WALNUT





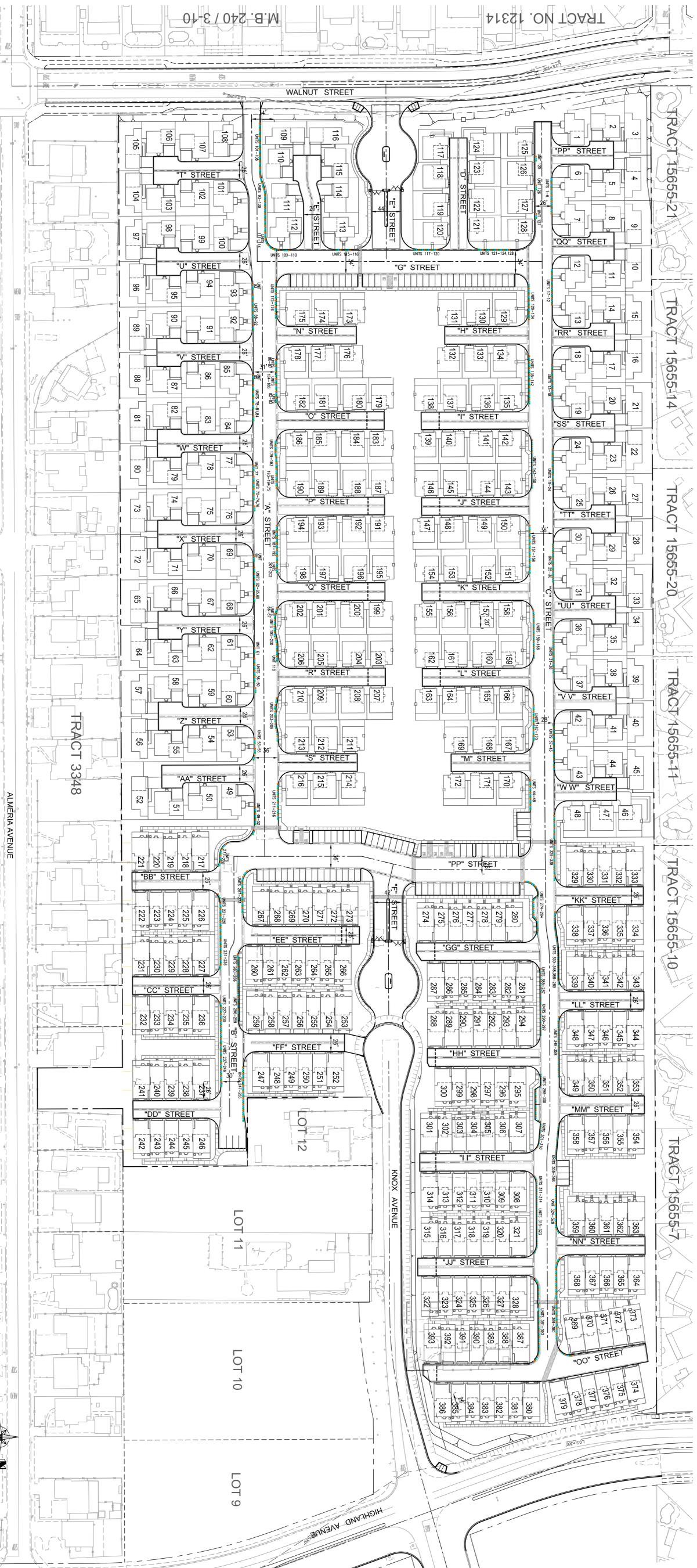
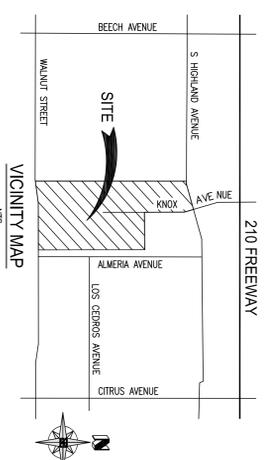
AMENITIES
FONTANA WALNUT
DIVERSIFIED
Pacific

DATE: 02-06-2025
COMMUNITY WORKS DESIGN GROUP
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L-6



CITY OF FONTANA TRASH PICKUP EXHIBIT WALNUT FONTANA

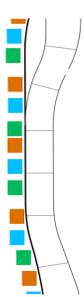
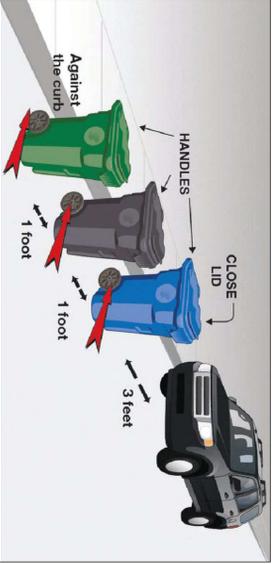


- LEGEND**
- 365 BARRIET TRASH BIN (65 GALLON)
 - 365 BARRIET RECYCLE BIN (65 GALLON)
 - 365 BARRIET ORGANIC WASTE BIN (35 GALLON)
- 1:155 TOTAL

**CITY OF FONTANA
TRASH PICKUP EXHIBIT
APN: 0243-142-01**

Prepared For:
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Fountain Valley, CA 92708
Phone: (951) 961-1815



FONTANA WALNUT

FONTANA WALNUT

FONTANA, CA

CLUSTER

#24042

02.24.2025

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A-67	Written Color Scheme & Color Board



Builder:
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

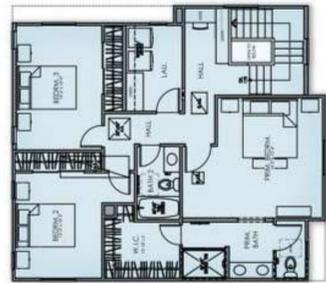
Contact: Jason Holt
Email: jholt@divpac.com
Business: 909-481-1150
www.diversifiedpacific.com



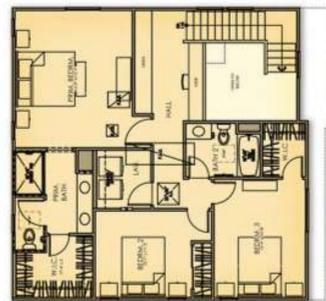
Architect:
Kevin L. Crook Architect, Inc.
1360 Reynolds Ave. Suite 110
Irvine, Ca 92614

Contact: Jeff Addison
Email: Jaddison@klcarch.com
Business: 949-660-1587
www.klcarch.com

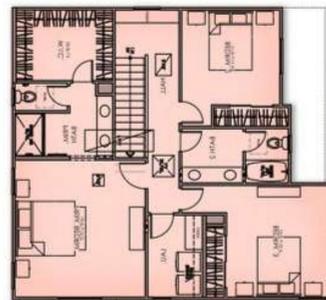
FONTANA WALNUT CLUSTER



PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)



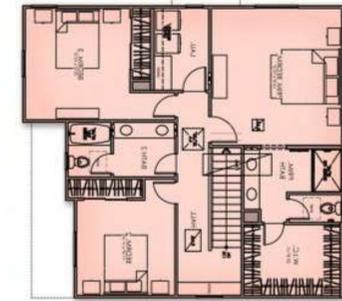
PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)



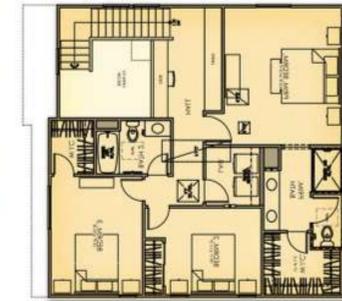
PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)



PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)

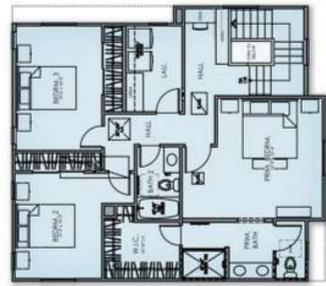


PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)

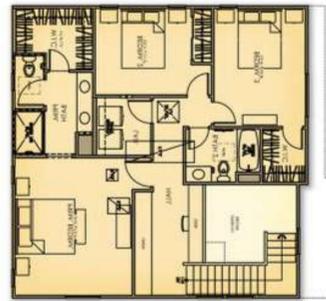


TYPICAL CLUSTER PLAN (6-PACK)

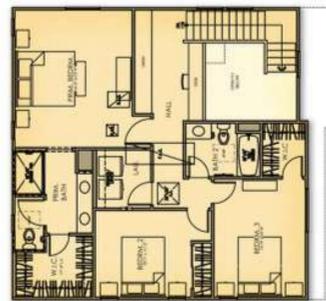




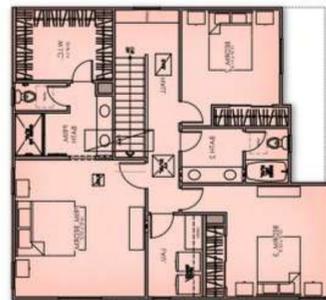
PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)



PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)



PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)

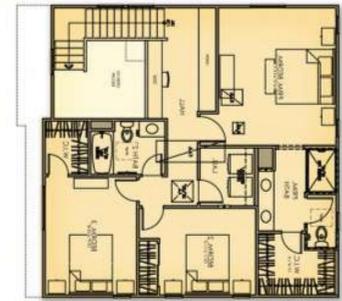
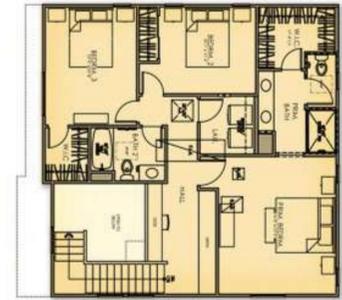
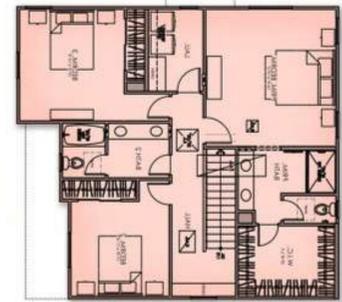


PLAN 3
4 BR, 3 Ba
(1,936 sq.ft.)

PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)

PLAN 2
3 BR, 2.5 Ba
(1,779 sq.ft.)

PLAN 1
3 BR, 2.5 Ba
(1,690 sq.ft.)



TYPICAL CLUSTER PLAN (8-PACK)





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A - SPANISH

CARRIAGE LIGHTS



"A" BRENTWOOD
BLACK - XELESSEX0115



"B" SHEPHERD
MDWZ - XELESSEX0007



"C" HUNNINGTON
BLACK - XELESSEX0010



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B - COTTAGE

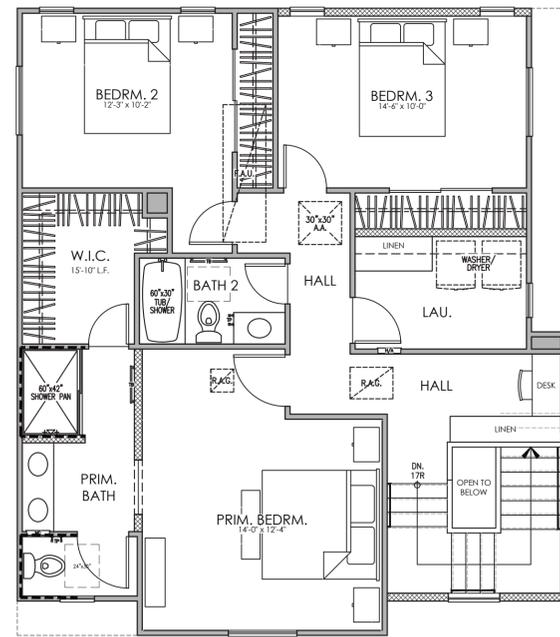


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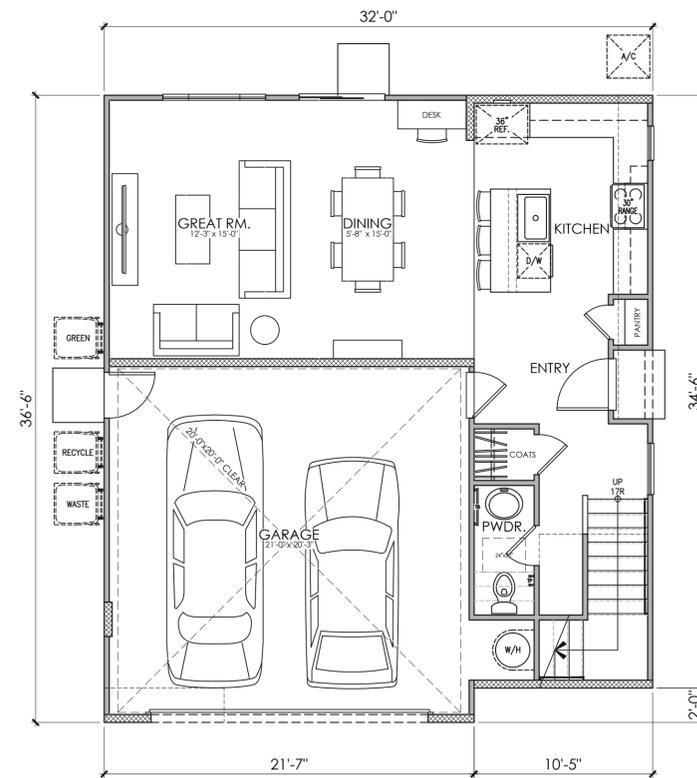
C - FARMHOUSE

PLAN 1 (1690)
FRONT ELEVATIONS



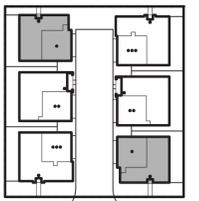


SECOND FLOOR

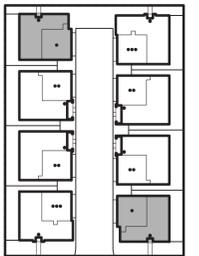


FIRST FLOOR

PLAN 1A (1690)
3 BEDROOM, 2.5 BATH
FLOOR PLAN



6-PACK



8-PACK

KEYMAP

PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	681 SQ. FT.
SECOND FLOOR AREA	1,009 SQ. FT.
TOTAL DWELLING	1,690 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	457 SQ. FT.
PORCH	9 SQ. FT.





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM (2X)
- WAINSCOT: STUCCO



REAR



LEFT

COLOR SCHEME 1
PLAN 1A (1690)
 "A" SPANISH ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: LAP SIDING
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



REAR



LEFT

COLOR SCHEME 4
PLAN 1B (1690)
 "B" COTTAGE ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



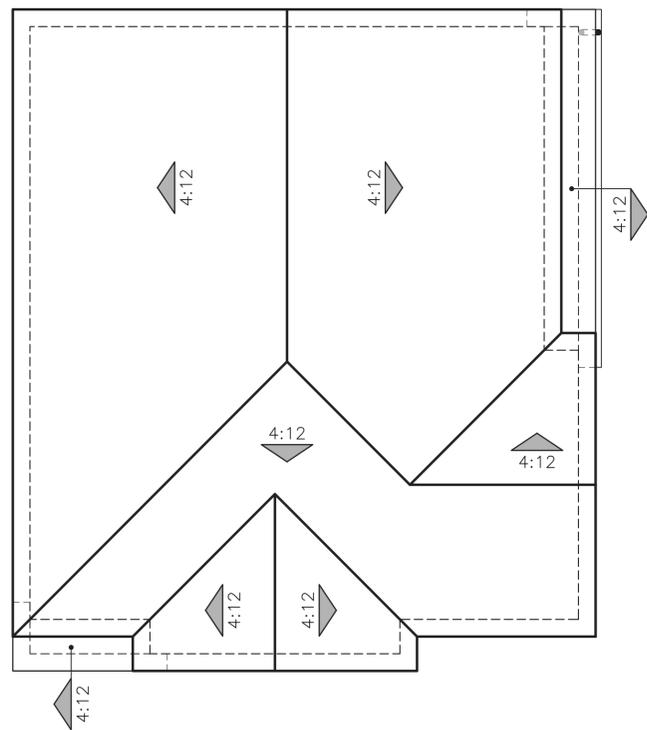
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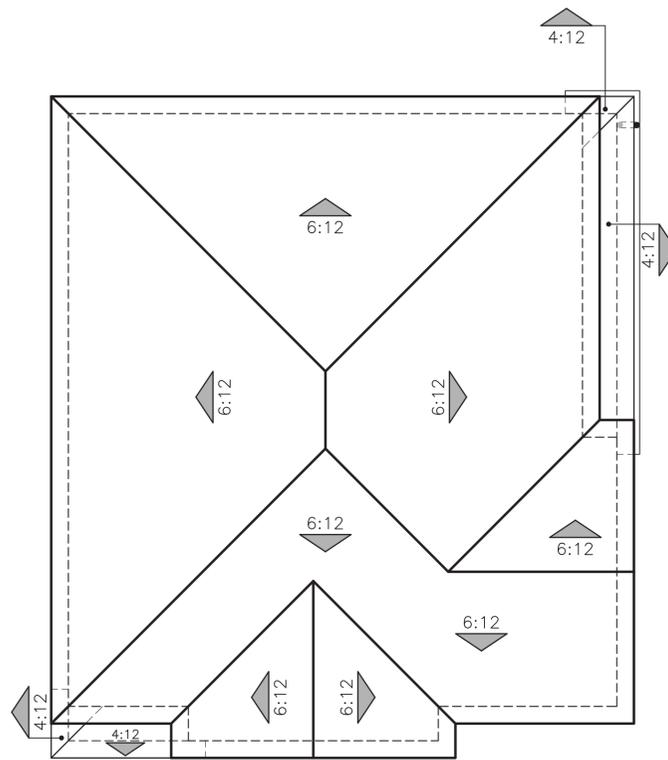
LEFT

COLOR SCHEME 7
PLAN 1C (1690)
 "C" FARMHOUSE ELEVATIONS

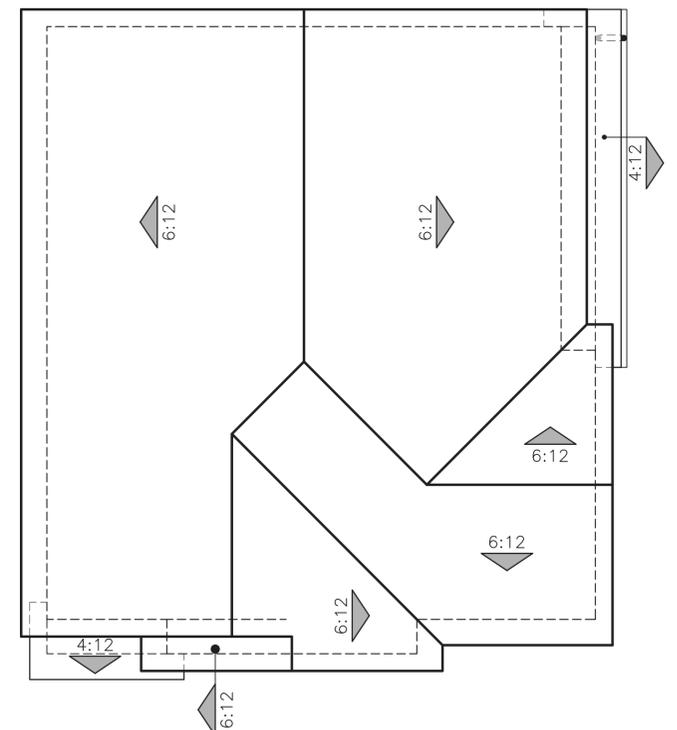




A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 1 (1690)
ROOF PLANS





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A - SPANISH

CARRIAGE LIGHTS



"A" BRENTWOOD
BLACK - XELESSEX0115



"B" SHEPHERD
MDWZ - XELESSEX0007



"C" HUNNINGTON
BLACK - XELESSEX0010



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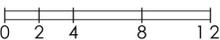
B - COTTAGE

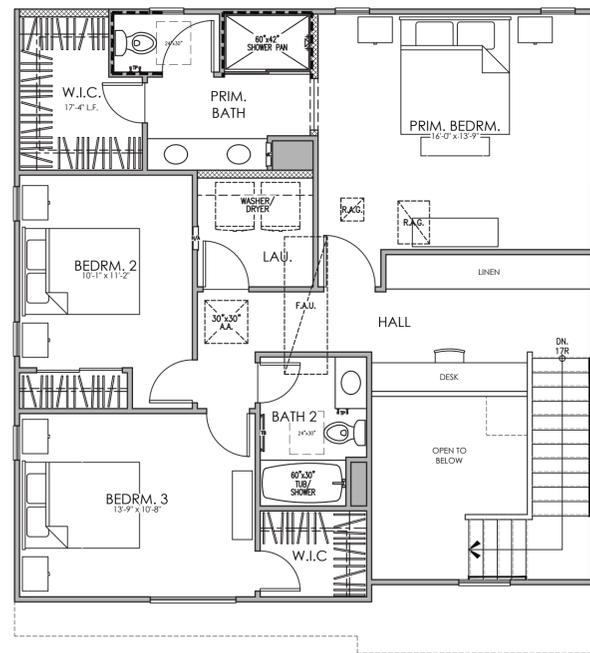


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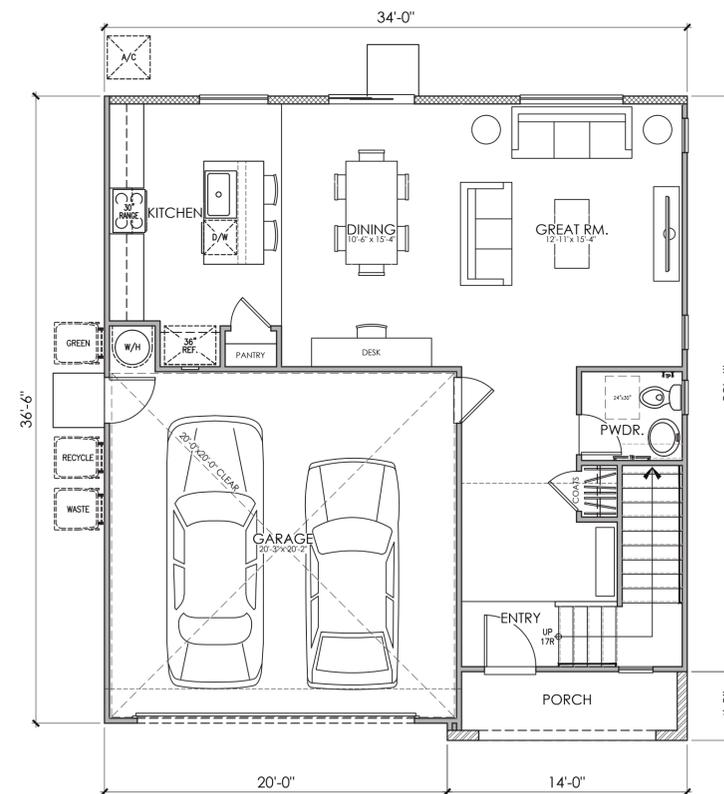
C - FARMHOUSE

PLAN 2 (1779)
FRONT ELEVATIONS



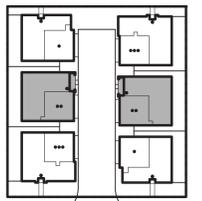


SECOND FLOOR

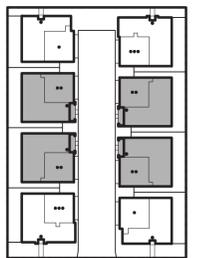


FIRST FLOOR

PLAN 2A (1779)
3 BEDROOM, 2.5 BATH
FLOOR PLAN



6-PACK



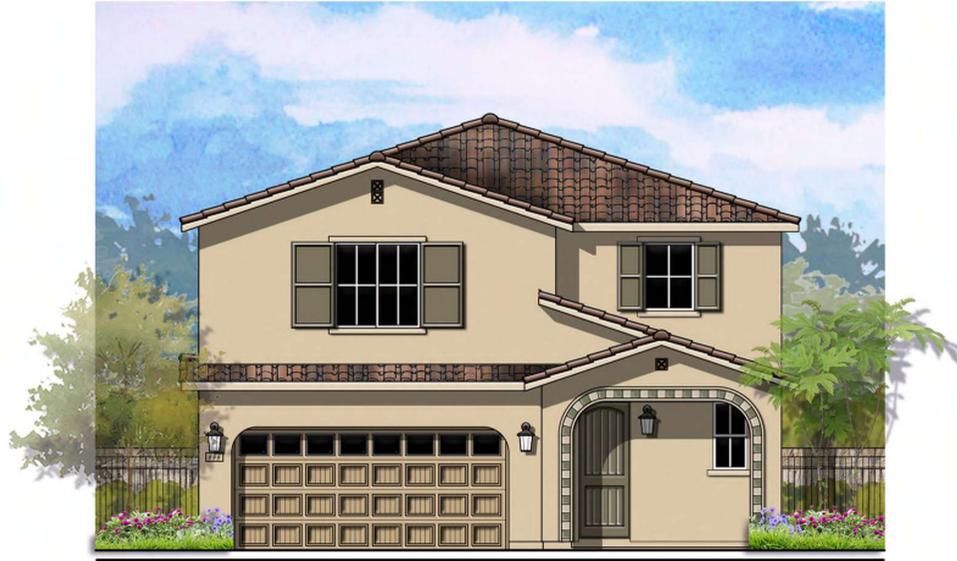
8-PACK

KEYMAP

PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	772 SQ. FT.
SECOND FLOOR AREA	1,007 SQ. FT.
TOTAL DWELLING	1,779 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	429 SQ. FT.
PORCH	53 SQ. FT.





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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM (2X)
 - WAINSCOT: STUCCO



REAR



LEFT

COLOR SCHEME 2
 PLAN 2A (1779)
 "A" SPANISH ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: LAP SIDING
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: BRICK VENEER



REAR



LEFT

COLOR SCHEME 5
 PLAN 2B (1779)
 "B" COTTAGE ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER

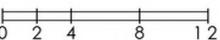


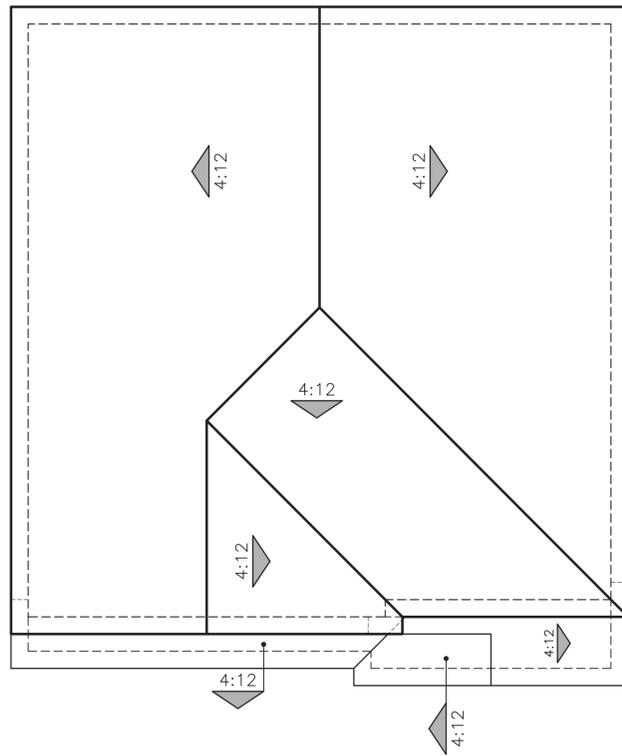
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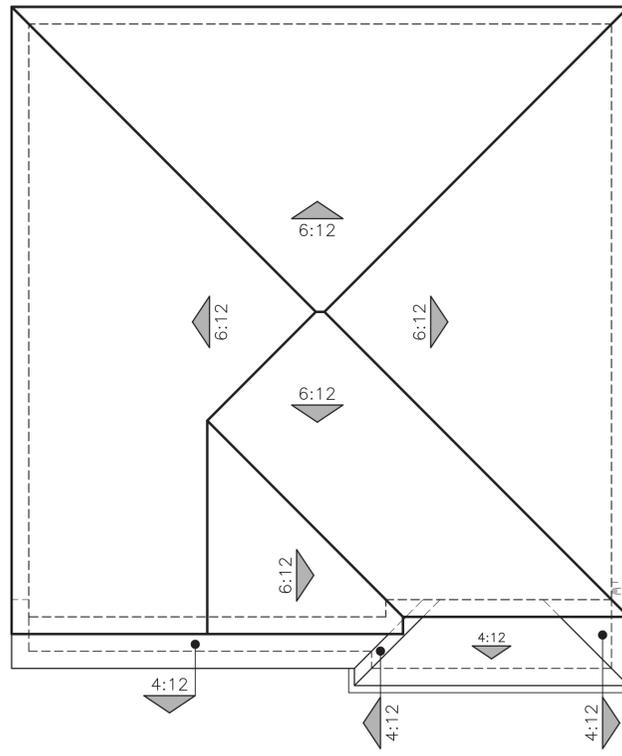
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COLOR SCHEME 8
PLAN 2C (1779)
 "C" FARMHOUSE ELEVATIONS

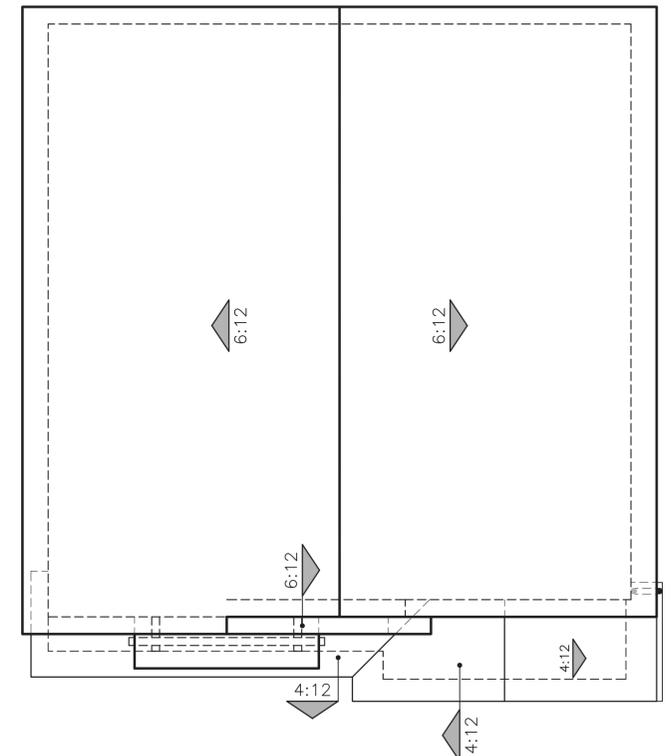




A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 2 (1779)
ROOF PLANS





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A - SPANISH

CARRIAGE LIGHTS



"A" BRENTWOOD
BLACK - XELESSEX0115



"B" SHEPHERD
MDWZ - XELESSEX0007



"C" HUNNINGTON
BLACK - XELESSEX0010



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B - COTTAGE

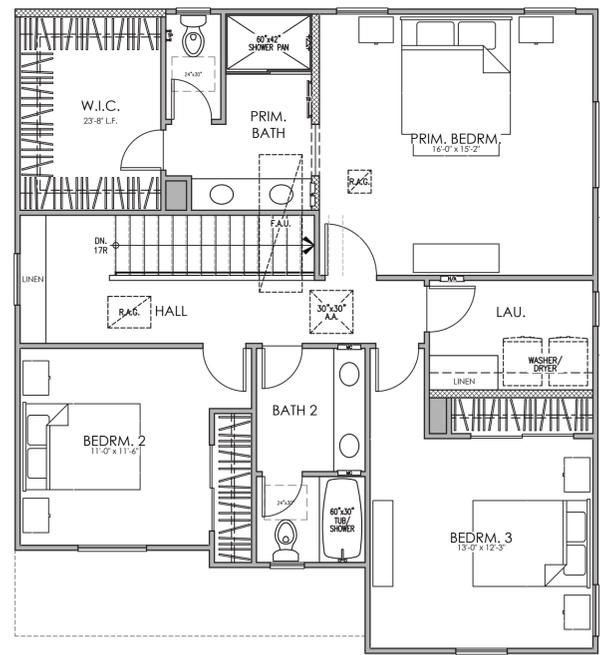


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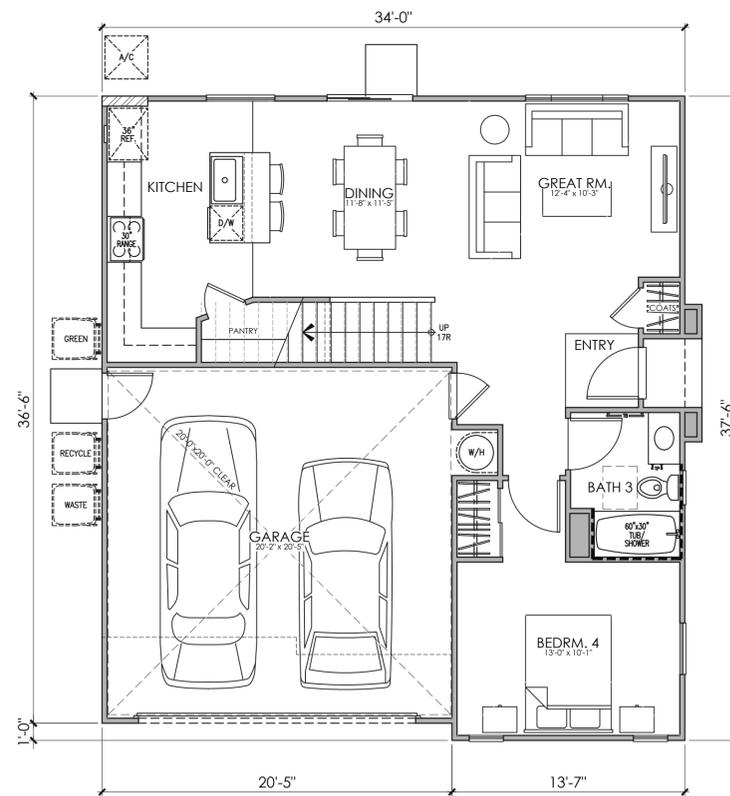
C - FARMHOUSE

PLAN 3 (1936)
FRONT ELEVATIONS



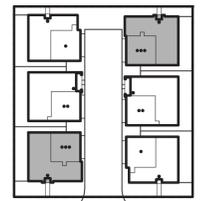


SECOND FLOOR

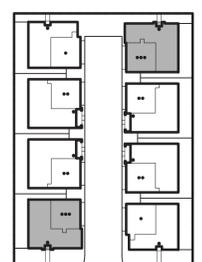


FIRST FLOOR

PLAN 3A (1936)
 4 BEDROOM, 3 BATH
 FLOOR PLAN



6-PACK

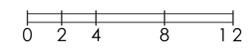


8-PACK

KEYMAP

PLAN 3
 AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	815 SQ. FT.
SECOND FLOOR AREA	1,121 SQ. FT.
TOTAL DWELLING	1,936 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	14 SQ. FT.





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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM (2X)
 - WAINSCOT: STUCCO



REAR



LEFT

COLOR SCHEME 3
 PLAN 3A (1936)
 "A" SPANISH ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: LAP SIDING
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: BRICK VENEER



REAR



LEFT

COLOR SCHEME 6
PLAN 3B (1936)
 "B" COTTAGE ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: BRICK VENEER



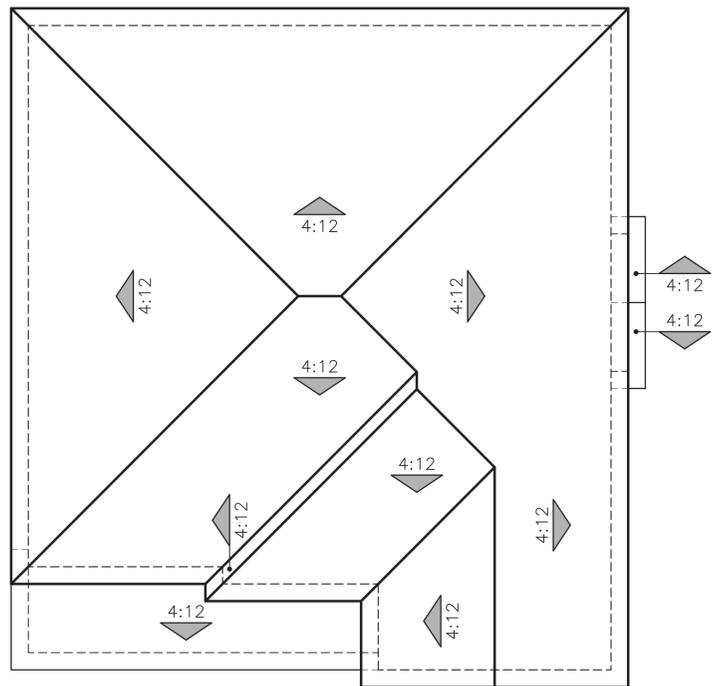
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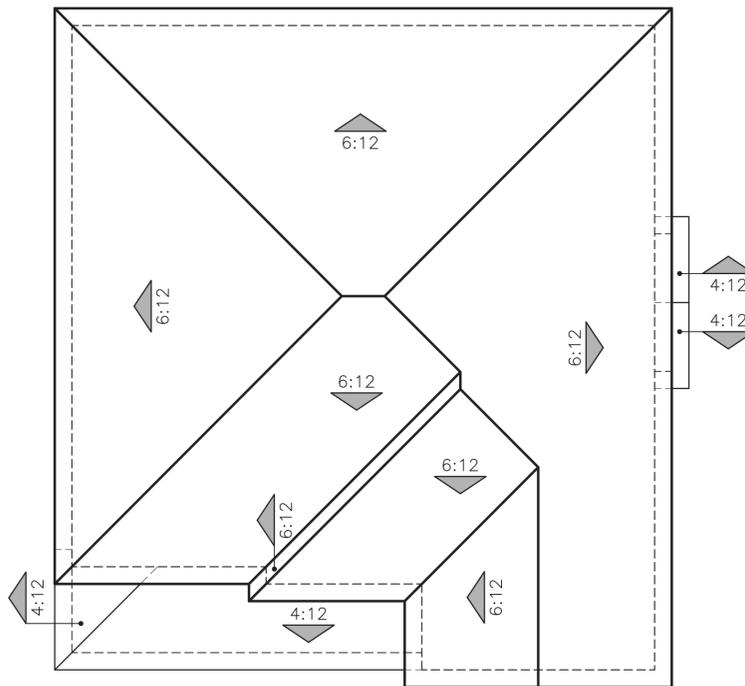
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COLOR SCHEME 9
PLAN 3C (1936)
 "C" FARMHOUSE ELEVATIONS

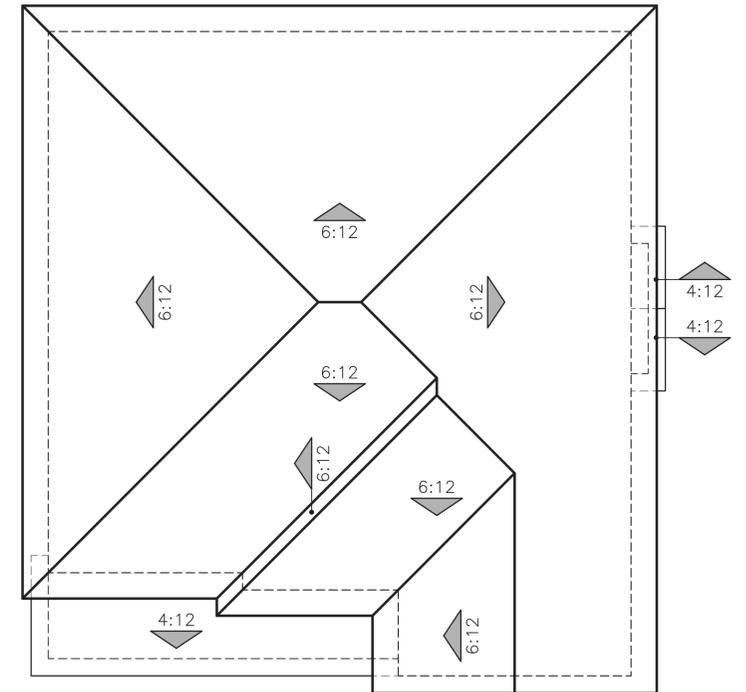




A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 3 (1936)
ROOF PLANS



FONTANA WALNUT
FONTANA, CA

JOB # 24042
 CREATED 7/30/24
 Client Rev 8/15/24
 Planning Rev. 11/14/24
 Planning Rev. 1/29/2025

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1591	1628	1580
STUCCO PAINT MATCH***	SW7566 WESTHIGHLAND WT	SW6120 BELIEVABLE BUFF	SW7012 CREAMY
SECONDARY STUCCO / GARAGE DOOR	SW7547 SANDBAR	SW6122 CAMELBACK	SW7534 OUTERBANKS
FASCIA / TRIM	SW7550 TAN	RESORT SW7537 IRISH CREAM	SW7550 RESORT TAN
FRONT DOOR / SHUTTERS	SW0032 NEEDLEPOINT NAVY	SW7740 MESSENGER BAG	SW9182 ROJO MARRON
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1 VICS6169 CASA GRANDE BLD	1 VICS7970 RED CASTLE	1 VICS6464 CALIFORNIA MISS BLD
CERAMIC TILE AT ARCHES: 6" x 6"	ELEMENTAL TAN 0166	URBAN PUTTY 0161	ARTISAN BROWN 0144
CERAMIC TILE AT ARCHES: 6" x 6"	WATERFALL 0169	GARDEN SPOT 0141	URBAN PUTTY 0161

"B" ELEVATIONS COTTAGE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	432	5/8 A-85	1 1/4 237
STUCCO PAINT MATCH***	SW7102 WHITE FLOUR	SW2822 DOWNING SAND	SW7541 GRECIAN IVORY
FASCIA / TRIM	SW7526 MAISON BLANCHE	SW7006 EXTRA WHITE	SW7562 ROMAN COLUMN
GARAGE DOOR	SW7526 MAISON BLANCHE	SW2821 DOWNING SAND	SW7045 INTELLECTUAL GRAY
LAP SIDING AT GABLES	SW9126 HOANED SOAPSTONE	SW2821 DOWNING SAND	SW7045 INTELLECTUAL GRAY
FRONT DOOR / SHUTTERS	SW6202 CAST IRON	SW7617 MEDITERRANEAN	SW7047 PORPOISE
ROOF: FLAT SLATE	1FACS0330 APPALACHIAN BLEND	1FECY4070 SEA PEARL BLEND	1FACS0330 APPALACHIAN BLEND
BRICK: TUNDRA	LATIGO	CHALKDUST	ASHLAND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	NEWPOINT
VENEER:	ELDORADO
CERAMIC TILE:	DALTILE

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1572	1572	1572
STUCCO PAINT MATCH***	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING / CORNER BOARDS	SW9148 SMOKY AZURITE	SW7069 IRON ORE	SW9135 WHIRLPOOL
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7069 IRON ORE	SW6237 DARK KNIGHT
ROOF: FLAT SHAKE	1FRCJ1020 SHADOW BLACK	1FRCJ1020 SHADOW BLACK	1FRCJ1430 CHARCOAL BLEND
BRICK: TUNDRA	CHALK DUST	ASHLAND	CHALK DUST

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
 ** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD
 TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC. SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
 TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
 **SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO



WRITTEN COLOR SCHEMES



FONTANA WALNUT
FONTANA, CA

CLUSTER

02.24.2025
A-22

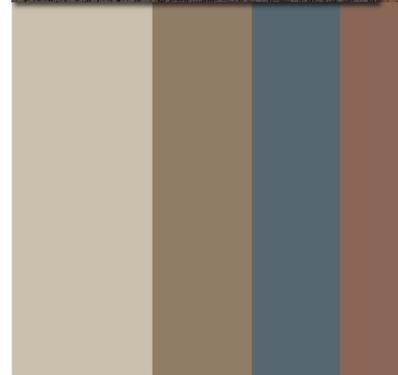


SPANISH
SCHEME #1



STUCCO BODY

CONCRETE ROOF



SECONDARY
STUCCO /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

CLAY PIPES



CERAMIC TILE
AT ARCHES



FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024



SPANISH
SCHEME #2



STUCCO BODY

CONCRETE ROOF



SECONDARY
STUCCO /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

CLAY PIPES



CERAMIC TILE
AT ARCHES



FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024



SPANISH
SCHEME #3



STUCCO BODY

CONCRETE ROOF



SECONDARY
STUCCO /
GARAGE DOOR

FASCIA / TRIM

FRONT DOOR /
SHUTTERS

CLAY PIPES



CERAMIC TILE
AT ARCHES



FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
NOV. 14, 2024



*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "A" SPANISH



FONTANA WALNUT
FONTANA, CA

CLUSTER

02.24.2025
A-23



COTTAGE
SCHEME #4



DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

COTTAGE
SCHEME #5



DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

COTTAGE
SCHEME #6



DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
JULY 30, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "B" COTTAGE

DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

CLUSTER

02.24.2025
A-24

Kevin L. Crook
Architect
Inc
#24042
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #7



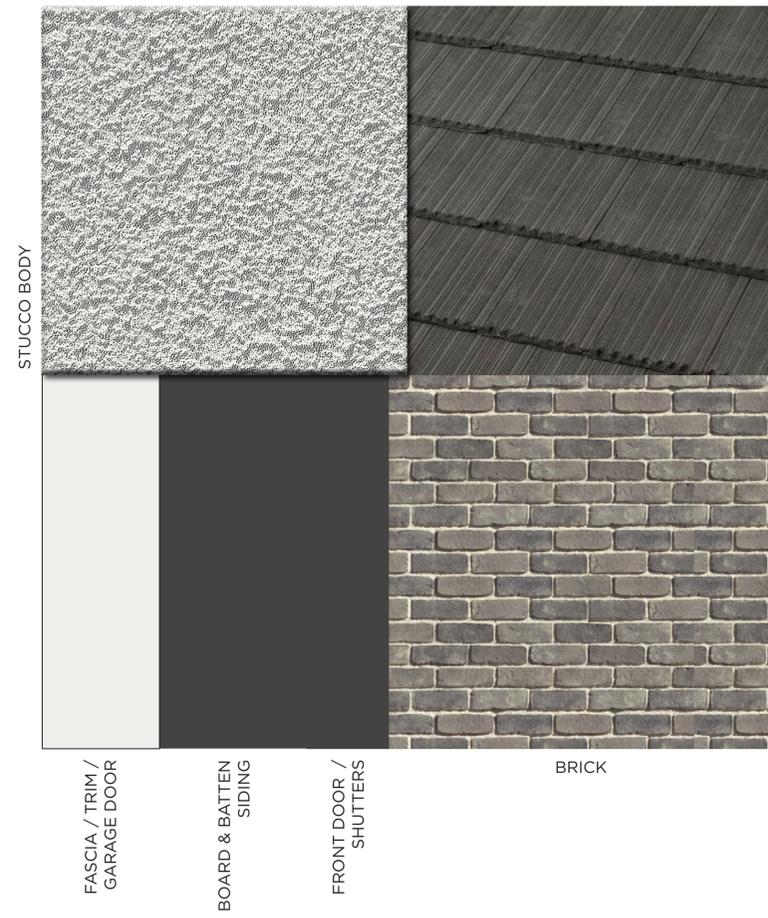
DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



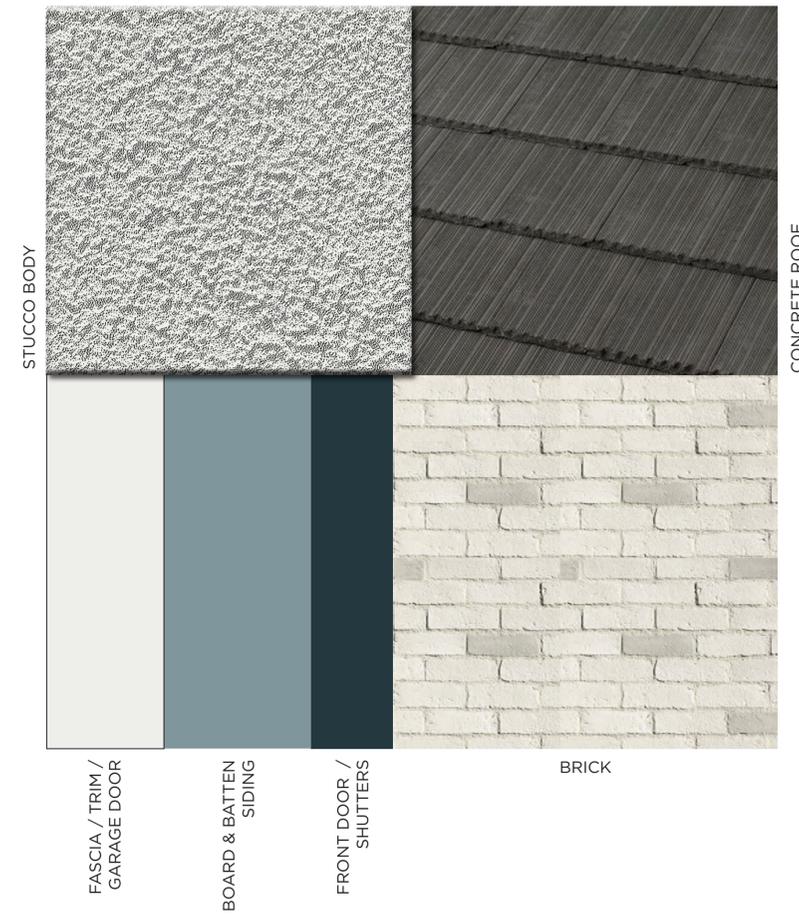
DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042 / CLUSTER
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "C" FARMHOUSE

DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

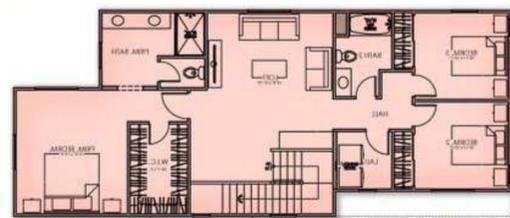
CLUSTER

02.24.2025
A-25

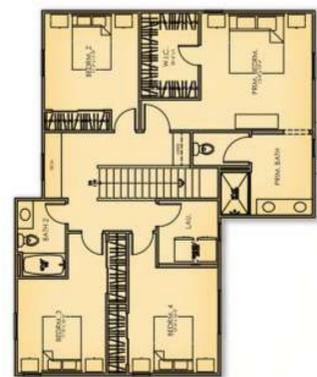
Kevin L. Crook
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Inc
#24042
PLANNING + ARCHITECTURE

FONTANA WALNUT

MOTOR COURT



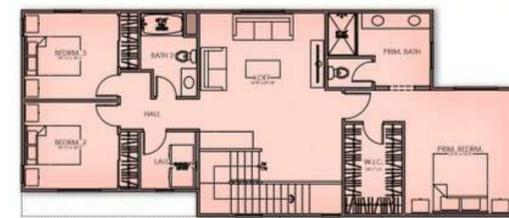
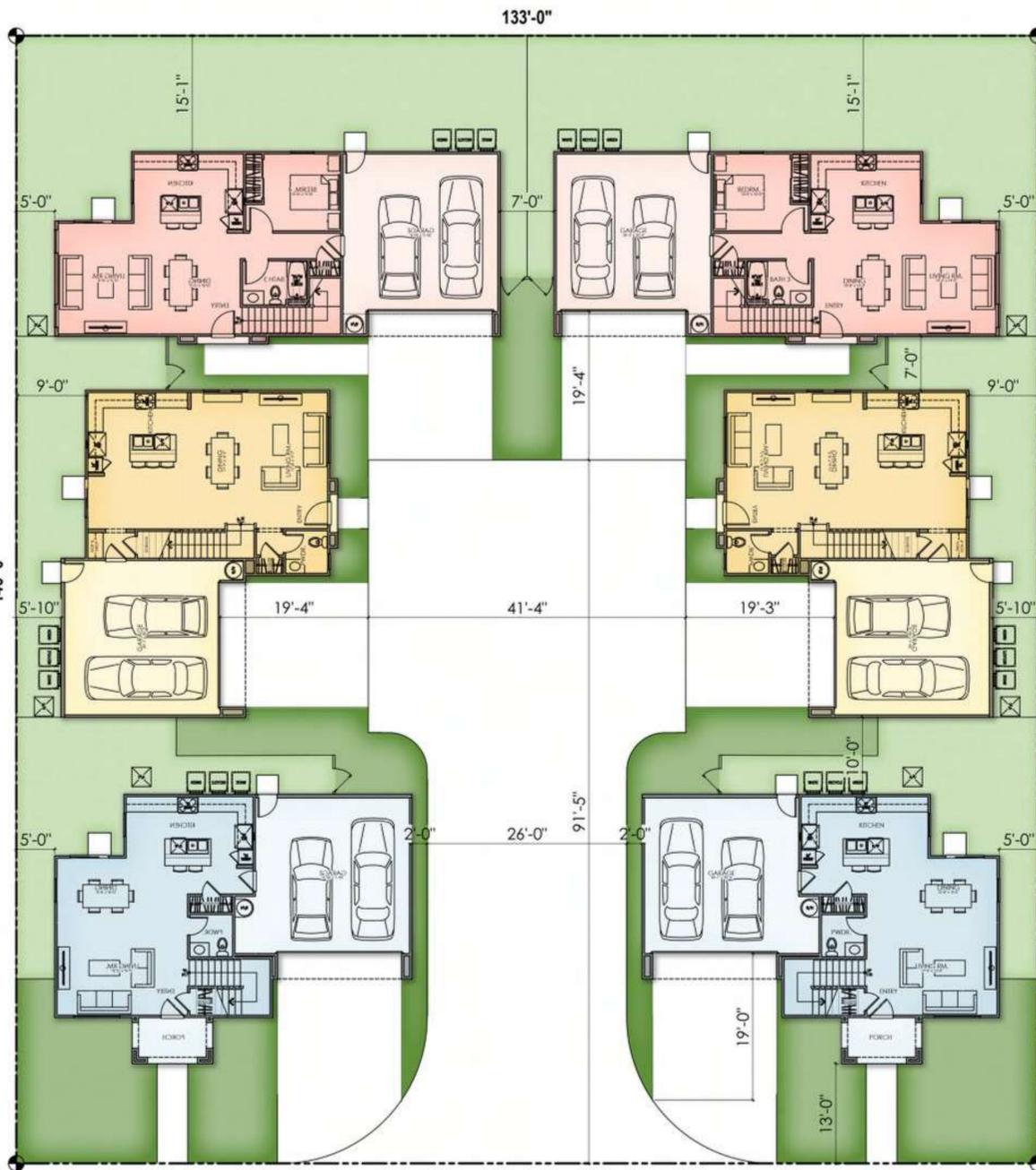
PLAN 3
4 BR, 3 Ba
(1,960 sq.ft.)



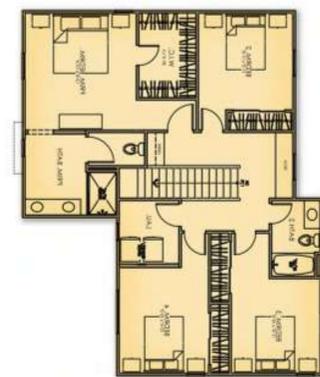
PLAN 2
4 BR, 2.5 Ba
(1,893 sq.ft.)



PLAN 1
3 BR, 2.5 Ba
(1,688 sq.ft.)



PLAN 3
4 BR, 3 Ba
(1,960 sq.ft.)



PLAN 2
4 BR, 2.5 Ba
(1,893 sq.ft.)



PLAN 1
3 BR, 2.5 Ba
(1,688 sq.ft.)

TYPICAL MOTOR COURT PLAN (6-PACK)





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

A - SPANISH



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

B - COTTAGE



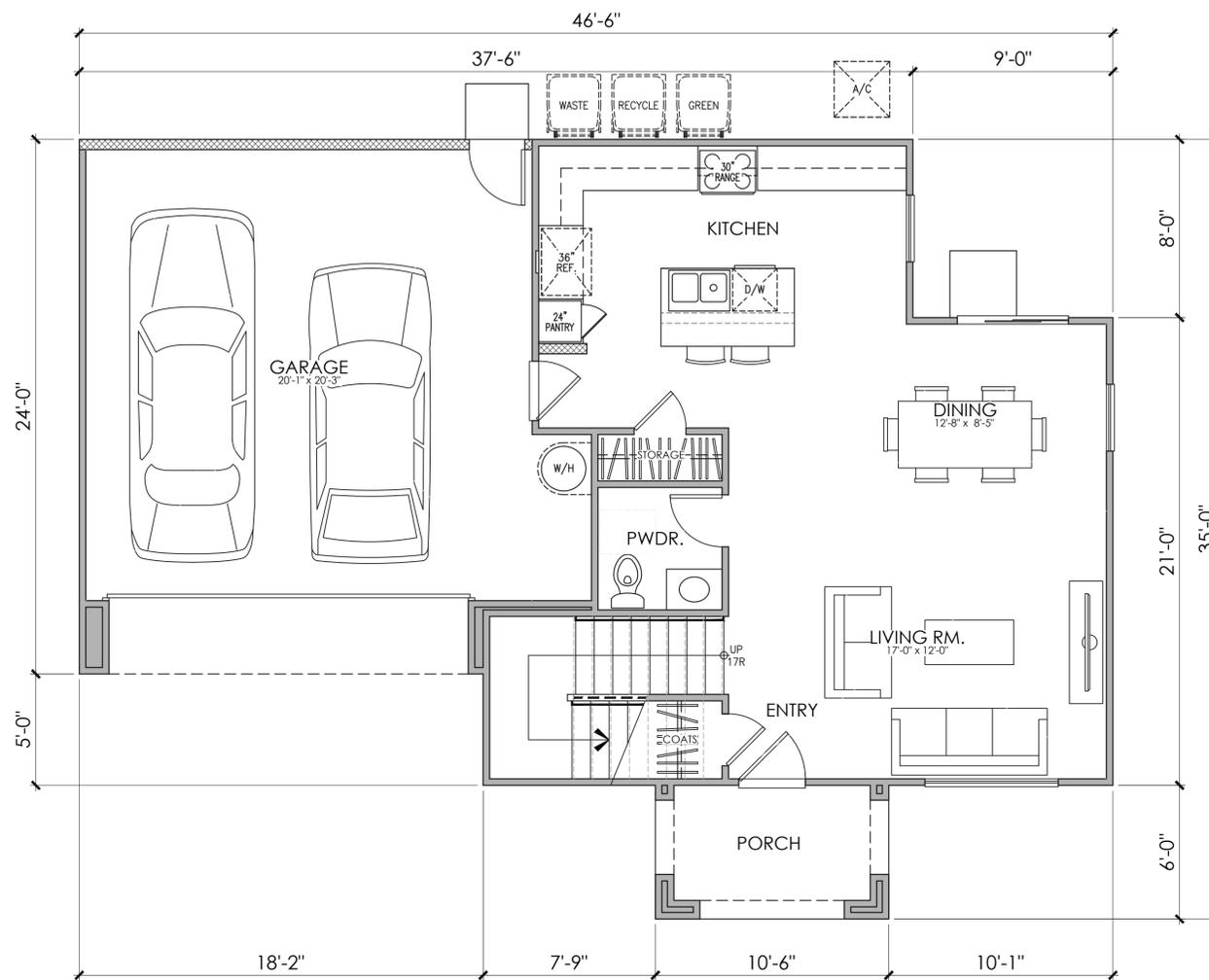
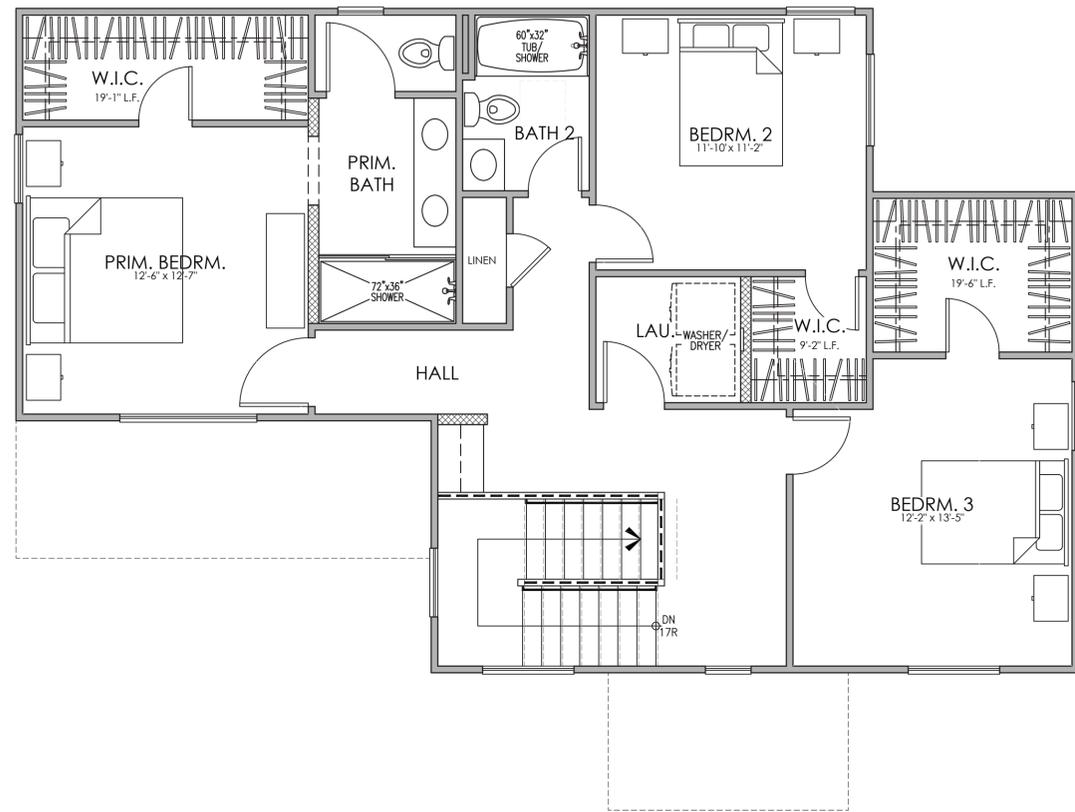
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Refer to landscape drawings for wall, tree, and shrub locations

C - FARMHOUSE

PLAN 1 (1688)
FRONT ELEVATIONS

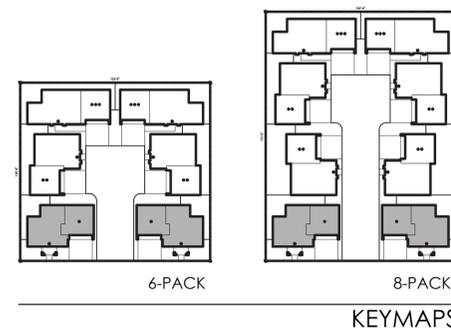




SECOND FLOOR

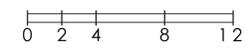
FIRST FLOOR

PLAN 1A (1688)
3 BEDROOM, 2.5 BATH
FLOOR PLAN



PLAN 1
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	687 SQ. FT.
SECOND FLOOR AREA	1,001 SQ. FT.
TOTAL DWELLING	1,688 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	447 SQ. FT.
PORCH "A"	63 SQ. FT.





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

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM (2X)



REAR



LEFT

COLOR SCHEME 1
 PLAN 1A (1688)
 "A" SPANISH ELEVATIONS





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

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 4
 PLAN 1B (1688)
 "B" COTTAGE ELEVATIONS





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

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: STONE VENEER



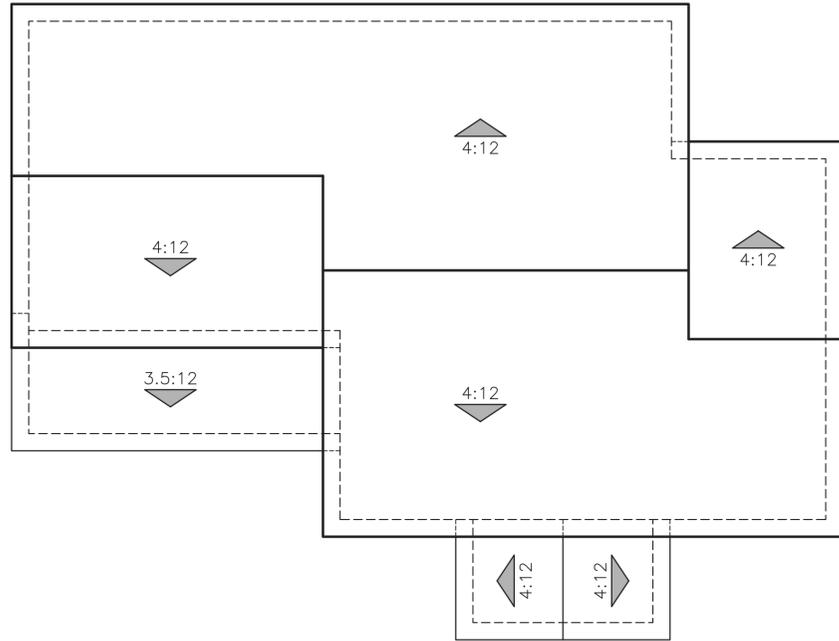
REAR



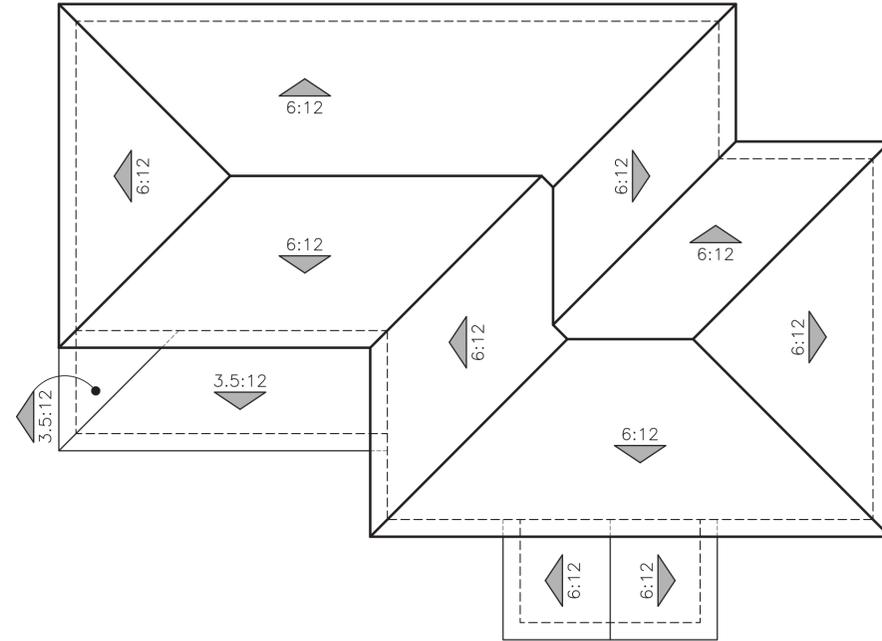
LEFT

COLOR SCHEME 7
 PLAN 1C (1688)
 "C" FARMHOUSE ELEVATIONS

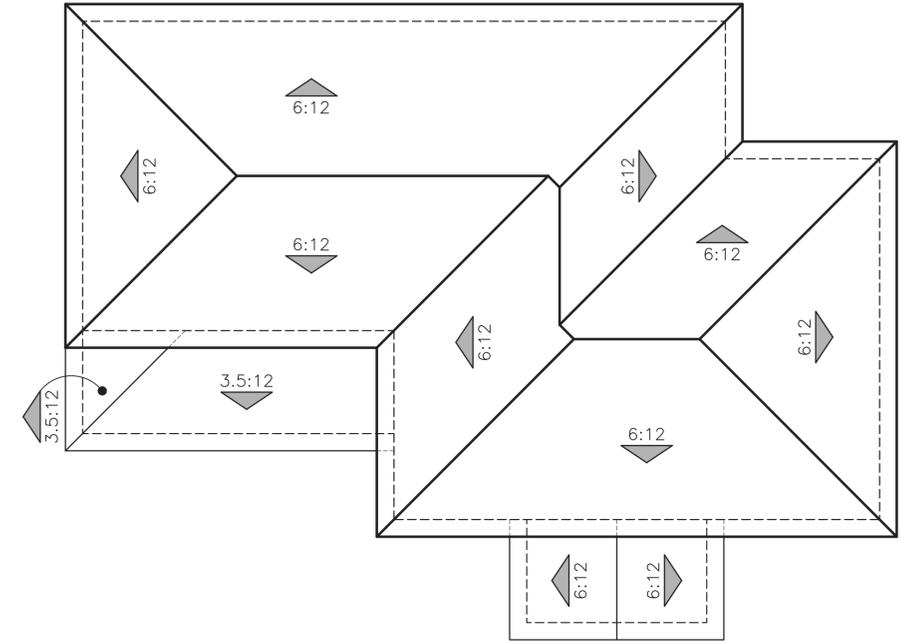




A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 1 (1688)
ROOF PLANS





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

A - SPANISH



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

B - COTTAGE



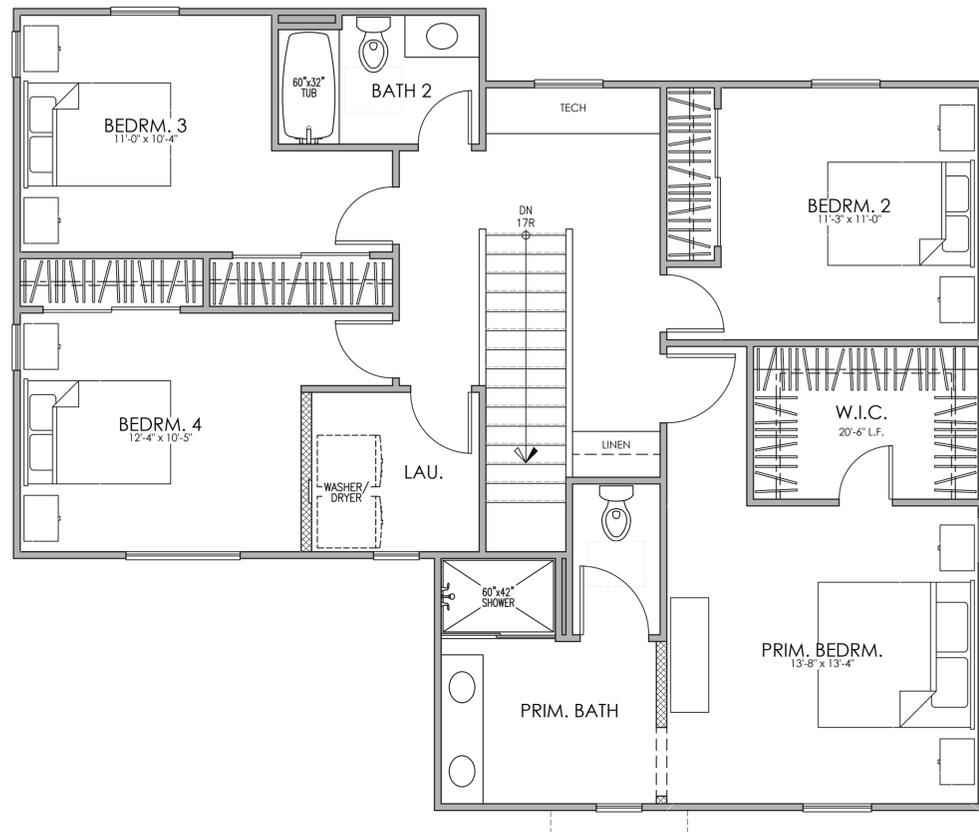
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Refer to landscape drawings for wall, tree, and shrub locations

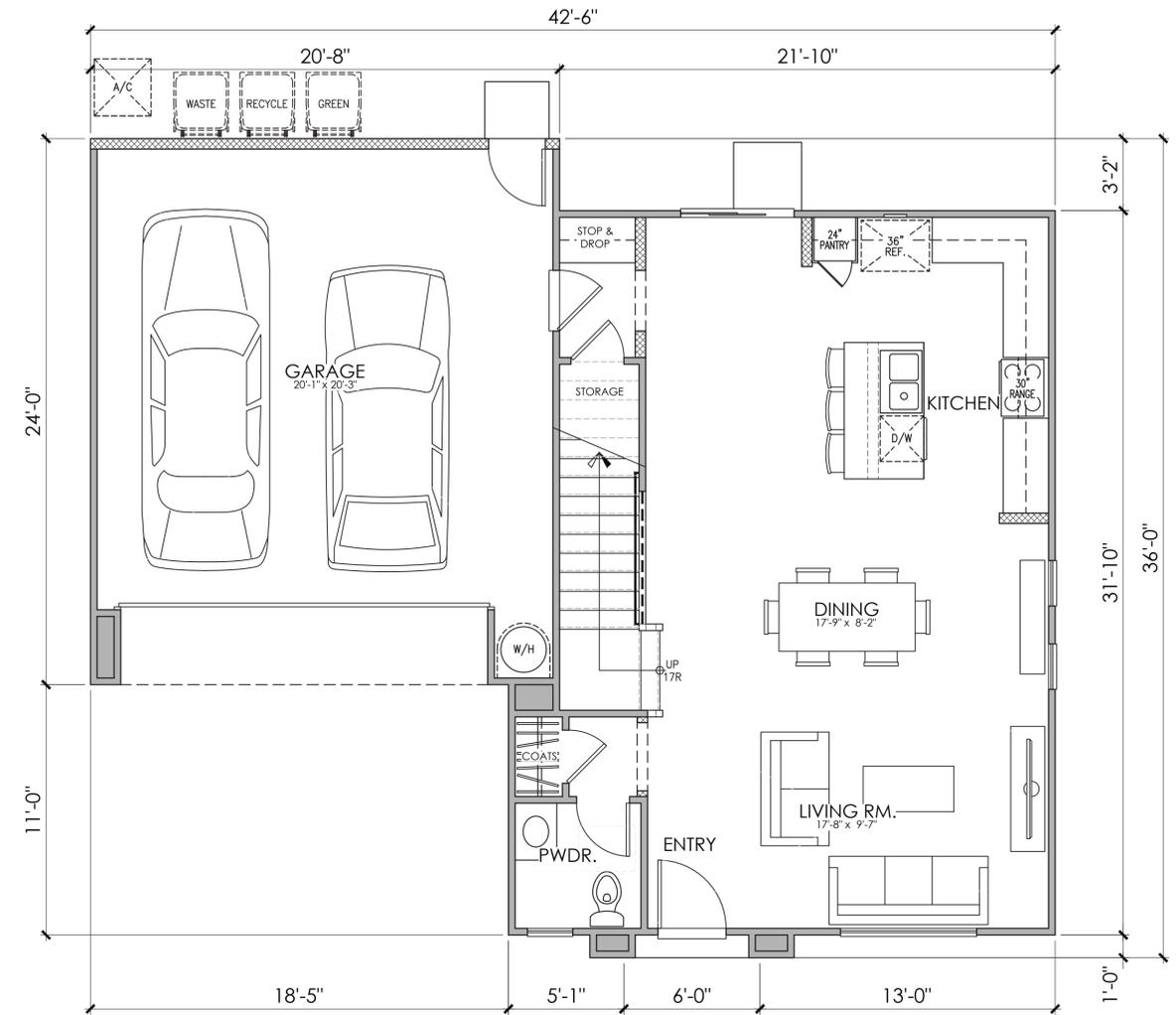
C - FARMHOUSE

PLAN 2 (1893)
FRONT ELEVATIONS



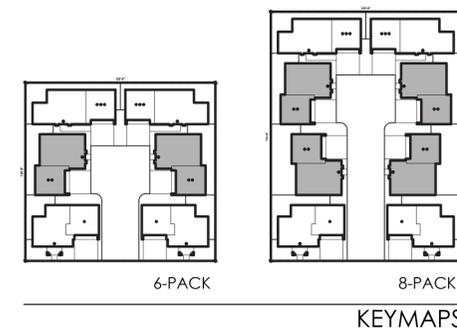


SECOND FLOOR



FIRST FLOOR

PLAN 2A (1893)
 4 BEDROOM, 2.5 BATH
 FLOOR PLAN



PLAN 2
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	726 SQ. FT.
SECOND FLOOR AREA	1,167 SQ. FT.
TOTAL DWELLING	1,893 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	438 SQ. FT.





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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM (2X)



REAR



LEFT

COLOR SCHEME 2
PLAN 2A (1893)
 "A" SPANISH ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 5
PLAN 2B (1893)
 "B" COTTAGE ELEVATIONS





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FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: STONE VENEER



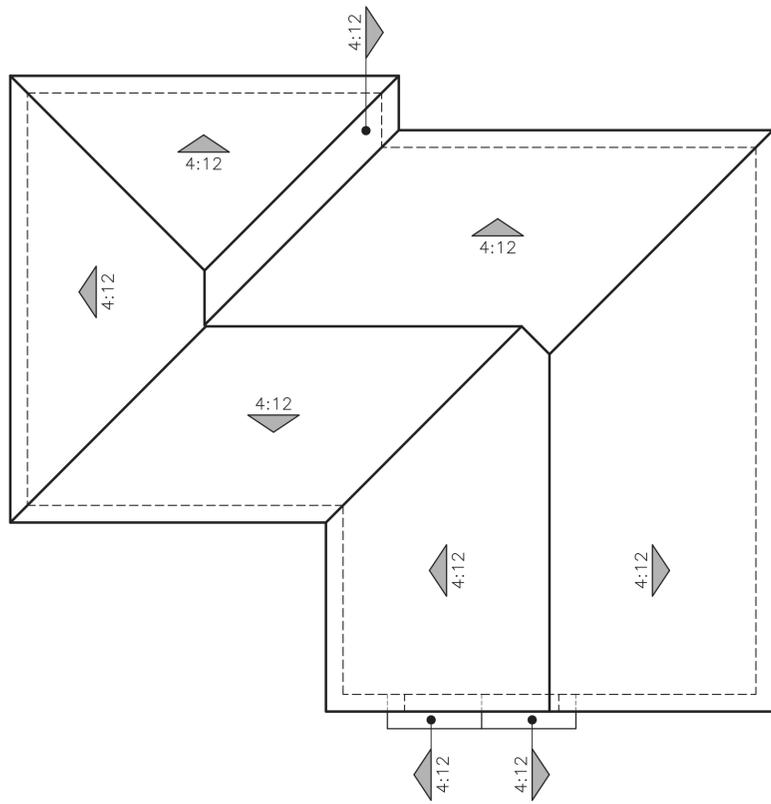
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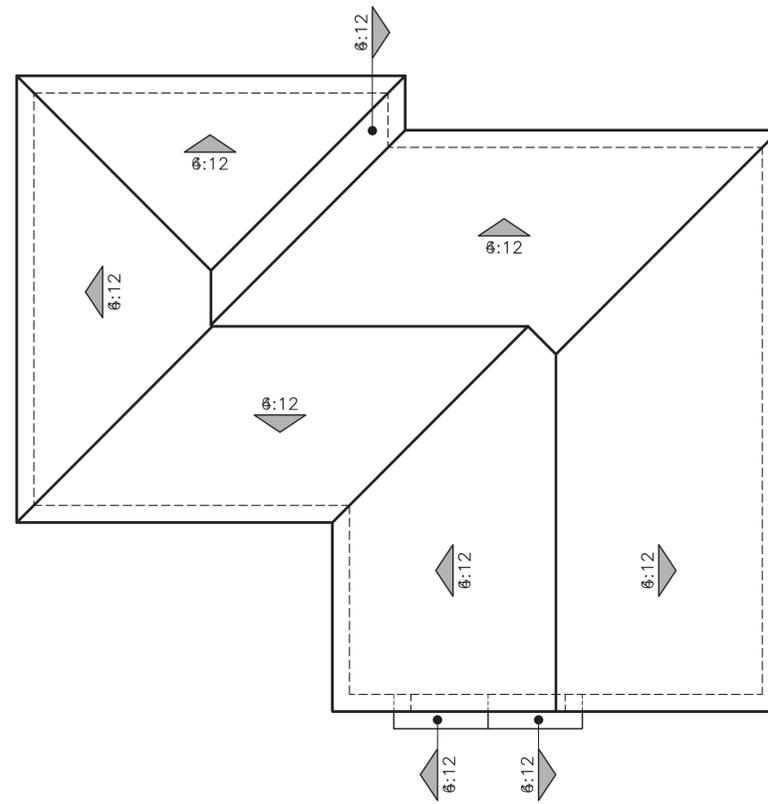
LEFT

COLOR SCHEME 8
 PLAN 2C (1893)
 "C" FARMHOUSE ELEVATIONS

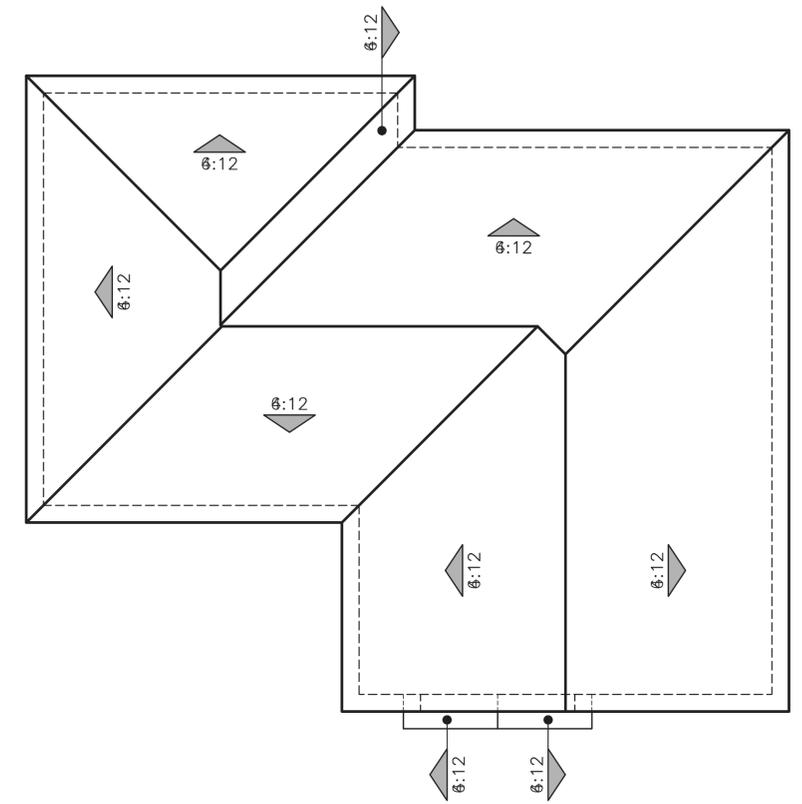




A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 2 (1893)
ROOF PLANS





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

A - SPANISH



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

B - COTTAGE



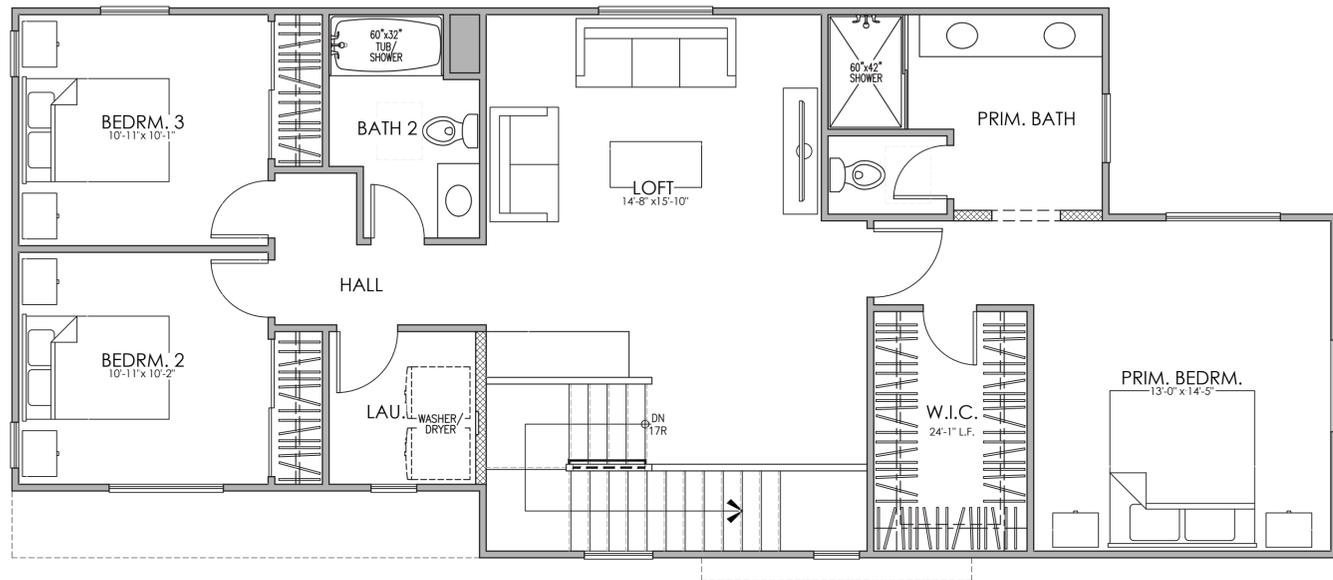
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Refer to landscape drawings for wall, tree, and shrub locations

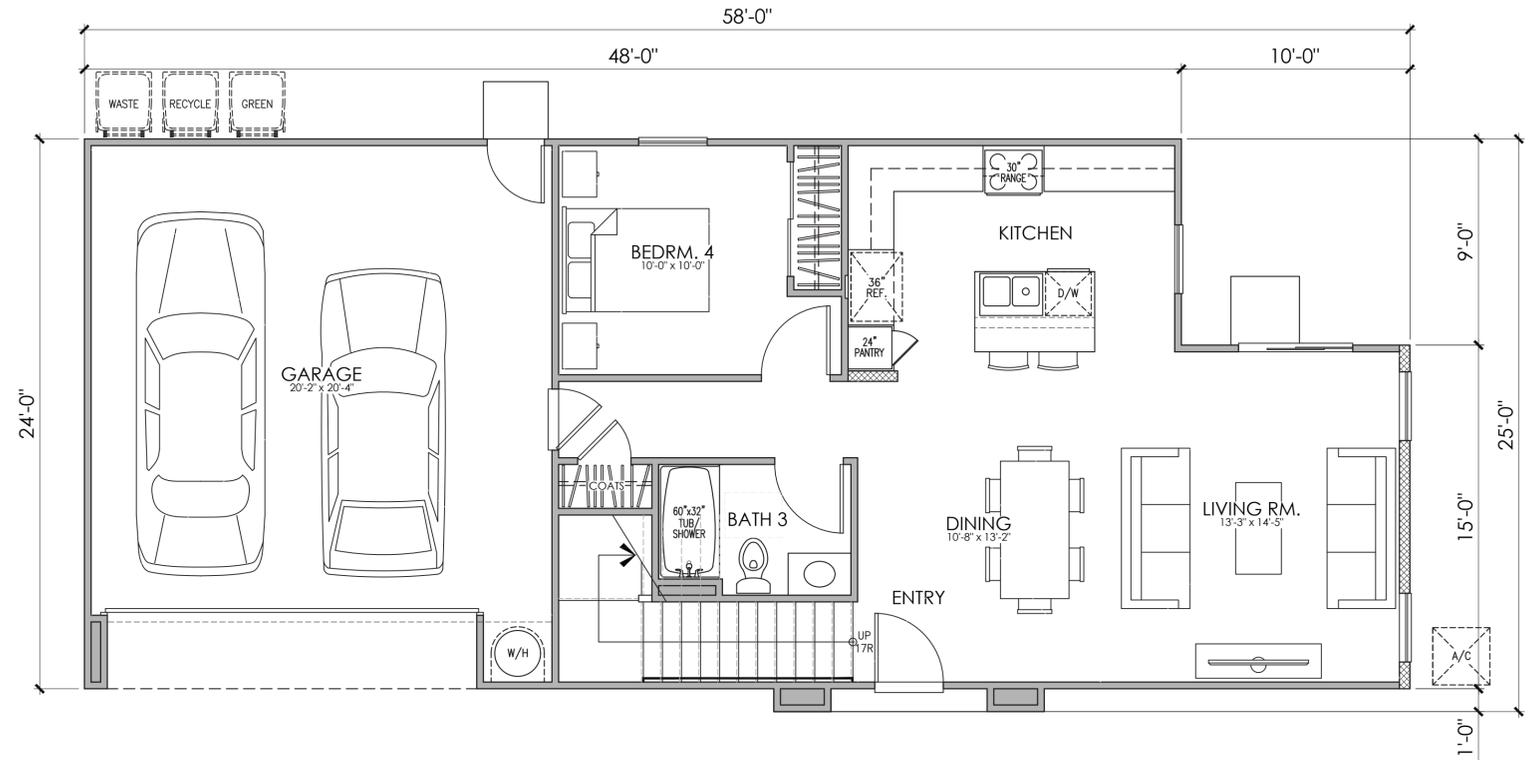
C - FARMHOUSE

PLAN 3 (1960)
FRONT ELEVATIONS



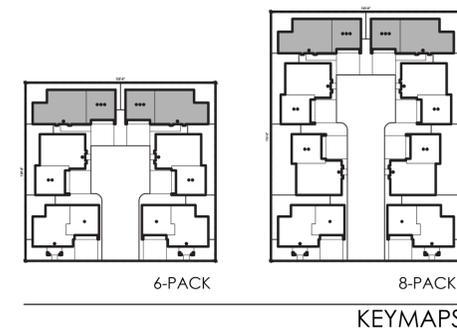


SECOND FLOOR



FIRST FLOOR

PLAN 3A (1960)
4 BEDROOM, 3 BATH, LOFT
FLOOR PLAN



PLAN 3
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	811 SQ. FT.
SECOND FLOOR AREA	1,149 SQ. FT.
TOTAL DWELLING	1,960 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	441 SQ. FT.





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

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM (2X)



REAR



LEFT

COLOR SCHEME 3
PLAN 3A (1960)
 "A" SPANISH ELEVATIONS





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

FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: BOARD AND BATTEN
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - WAINSCOT: STONE VENEER



REAR



LEFT

COLOR SCHEME 6
 PLAN 3B (1960)
 "B" COTTAGE ELEVATIONS





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

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- WAINSCOT: STONE VENEER



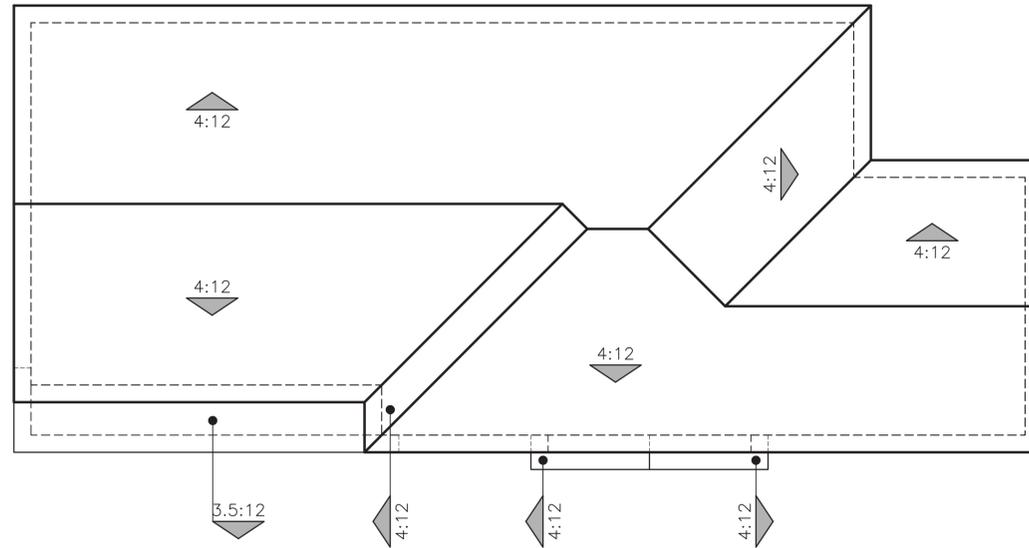
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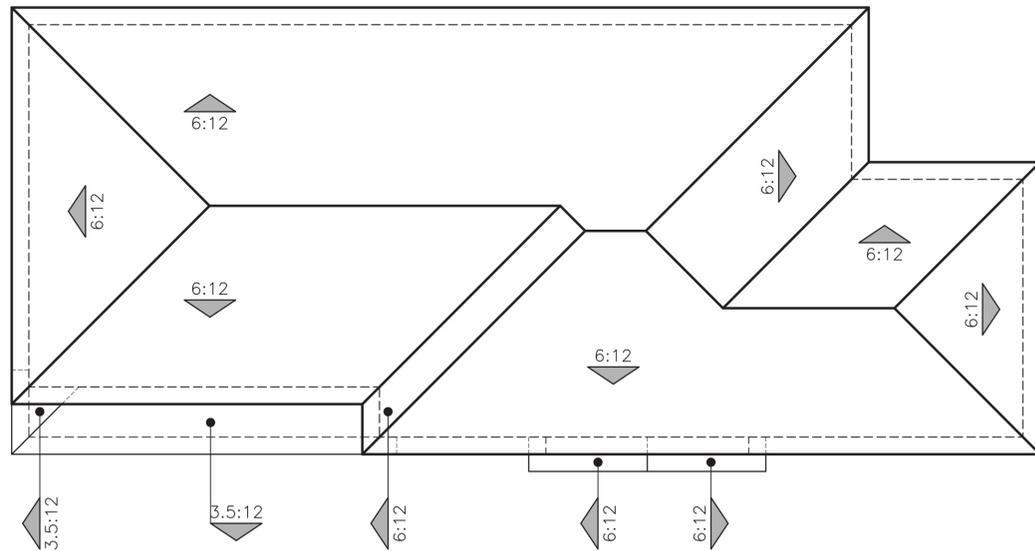
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COLOR SCHEME 9
PLAN 3C (1960)
 "C" FARMHOUSE ELEVATIONS

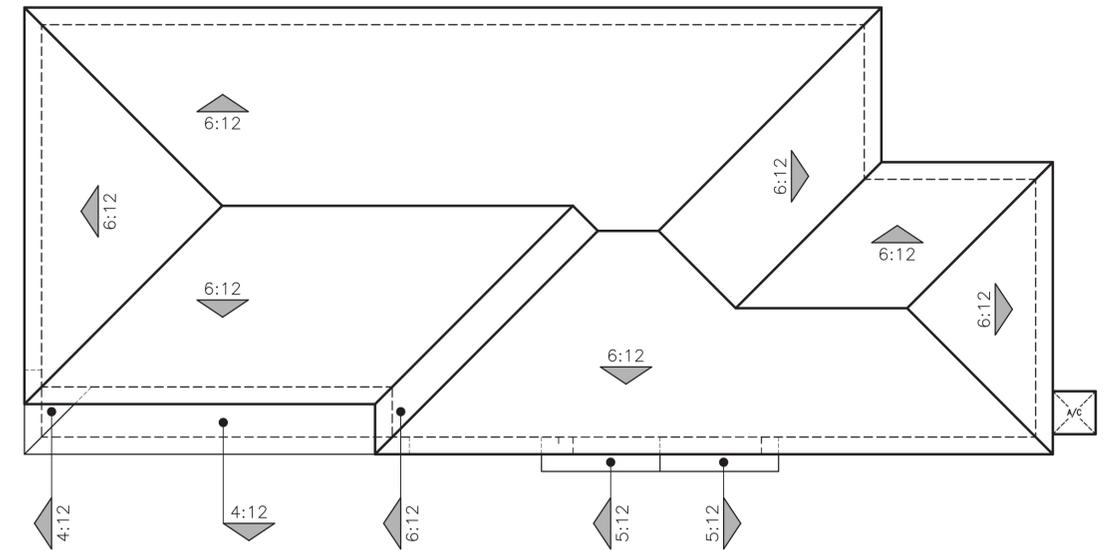




A - SPANISH



B - COTTAGE



C - FARMHOUSE

PLAN 3 (1960)
ROOF PLANS



FONTANA WALNUT
FONTANA, CA

JOB # 24042
CREATED 7/31/24
Client Rev 8/15/24
Client Rev 11/26/24
Planning Rev 2/4/25

Removed Brick 2/6/25
Planning Rev 2/19/2025

STUCCO: OMEGA
PAINT: SHERWIN WILLIAMS
ROOF: NEWPOINT
VENEER: ELDORADO
TILE: DALTILE
GROUT: ORCO or EQUAL

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	1502	1503	1579
STUCCO PAINT MATCH**	SW7571 - CASA BLANCA	SW7028 INCREDIBLE WHITE	SW7011 - NATURAL CHOICE
FASCIA / TRIM / GARAGE DOOR	SW6152 SUPERIOR BRONZE	SW7525 TREE BRANCH	SW7034 STATUS BRONZE
FRONT DOOR / SHUTTERS	SW2824 RENWICK GOLD	SW7580 CARNELIAN	SW7605 GALE FORCE
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROF. "S" VILLA	1VICS3940 CLIFFSIDE	1VICS7970 RED CASTLE	1VICS0431 APPLE BARK
CERAMIC TILE: 6" x 6"	ARTISAN BROWN 0144	ARTISAN BROWN 0144	GALAXY 1469
CERAMIC TILE: 6" x 6"	ELEMENTAL TAN 0166	ELEMENTAL TAN 0166	ARTISAN BROWN 0144

"B" ELEVATIONS COTTAGE	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	1572	1542	1565
STUCCO PAINT MATCH**	SW7006 EXTRA WHITE	SW7571 CASA BLANCA	SW7029 AGREEABLE GRAY
SECONDARY STUCCO	SW7017 DORIAN GRAY	SW7546 PRAIRIE GRASS	SW9163 TIN LIZZIE
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7566 WESTHIGHLAND WT	SW7004 SNOWBOUND
LAP SIDING AT GABLES	SW9170 ACIER	SW6165 CONNECTED GRAY	SW7004 SNOWBOUND
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7061 NIGHT OWL	SW9182 ROJO MARRON
ROOF: FLAT SLATE	1FACS0330 APPALACHIAN BLEND	1FECY0300 BRONZE PEARL BLD	1FACS1132 CHARCOAL BRWN BLD
BRICK: TUNDRA	ASHLAND	LATIGO	RIVERBED
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

"C" ELEVATIONS FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	1572	1572	1572
STUCCO PAINT MATCH**	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
SECONDARY STUCCO	SW6255 MORNING FOG	SW6255 MORNING FOG	SW6255 MORNING FOG
FASCIA / TRIM / GARAGE DOOR	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE	SW7006 EXTRA WHITE
BOARD & BATTEN SIDING / CORNER BOARDS	SW9148 SMOKY AZURITE	SW7069 IRON ORE	SW9135 WHIRLPOOL
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW7069 IRON ORE	SW6237 DARK KNIGHT
ROOF: FLAT SHAKE	1FRCJ1020 SHADOW BLACK	1FRCJ1020 SHADOW BLACK	1FRCJ1430 CHARCOAL BLEND
BRICK: TUNDRA	ASHLAND	CHALK DUST	ASHLAND
GROUT	MAC MISTY COVE	MAC MISTY COVE	MAC MISTY COVE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO



Kevin L. Crook
Architect
Inc
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WRITTEN COLOR SCHEMES



FONTANA WALNUT
FONTANA, CA

MOTOR COURT

02.24.2025
A-47

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PLANNING + ARCHITECTURE #24042

SPANISH
SCHEME #1



STUCCO BODY

CONCRETE ROOF



FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

CLAY PIPES



CERAMIC TILE



FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024

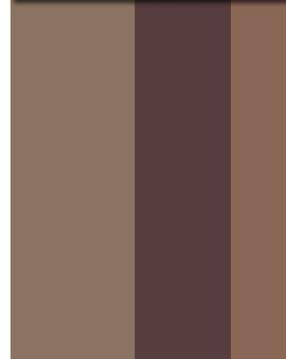


SPANISH
SCHEME #2



STUCCO BODY

CONCRETE ROOF



FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

CLAY PIPES



CERAMIC TILE



FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024

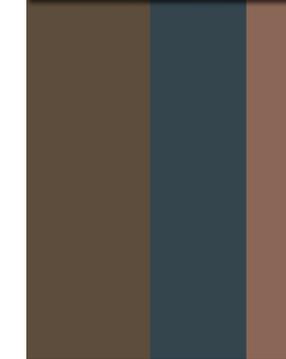


SPANISH
SCHEME #3



STUCCO BODY

CONCRETE ROOF



FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

CLAY PIPES



CERAMIC TILE



FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
NOV. 26, 2024



*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "A" SPANISH



FONTANA WALNUT

FONTANA, CA

MOTOR COURT

02.24.2025
A-48



COTTAGE
SCHEME #4



DIVERSIFIED
Pacific

FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
JULY 31, 2024

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COTTAGE
SCHEME #5



DIVERSIFIED
Pacific

FONTANA WALNUT

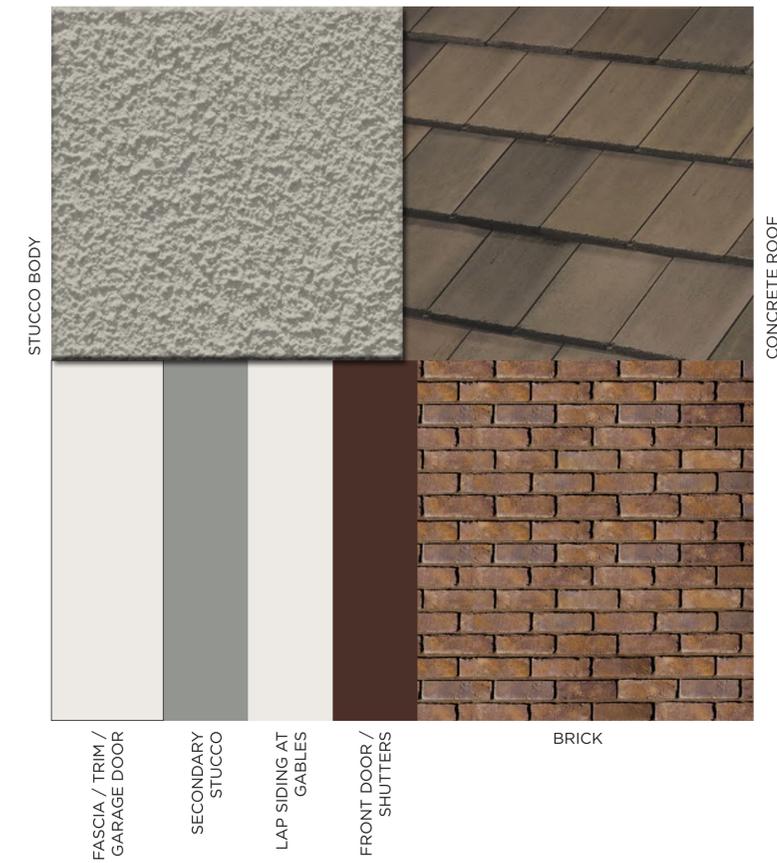
FONTANA, CA

#24042/MOTORCOURT
JULY 31, 2024

Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

COTTAGE
SCHEME #6



DIVERSIFIED
Pacific

FONTANA WALNUT

FONTANA, CA

#24042/MOTORCOURT
JULY 31, 2024

Kevin L. Crook
Architect
Inc

PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "B" COTTAGE

DIVERSIFIED
Pacific

FONTANA WALNUT

FONTANA, CA

MOTOR COURT

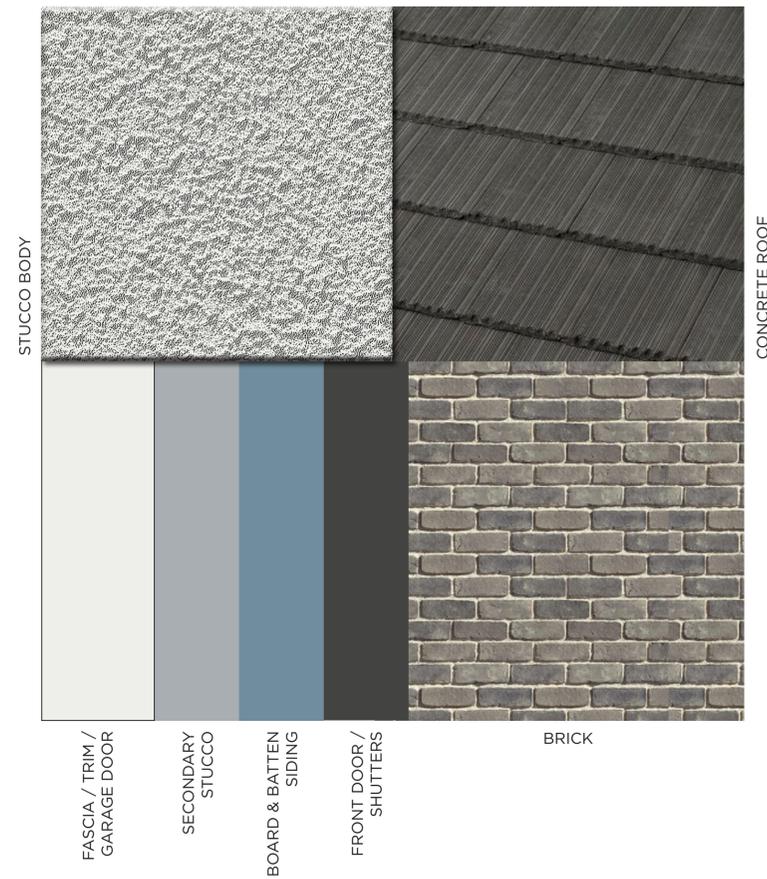
02.24.2025
A-49

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Architect
Inc

PLANNING + ARCHITECTURE

#24042

FARMHOUSE
SCHEME #7



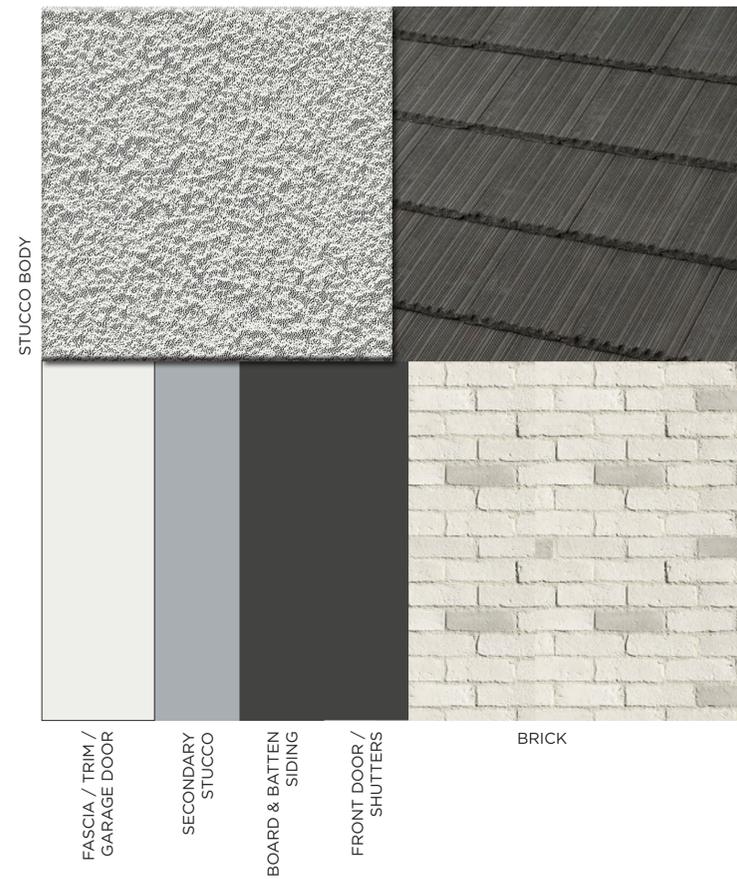
DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #8



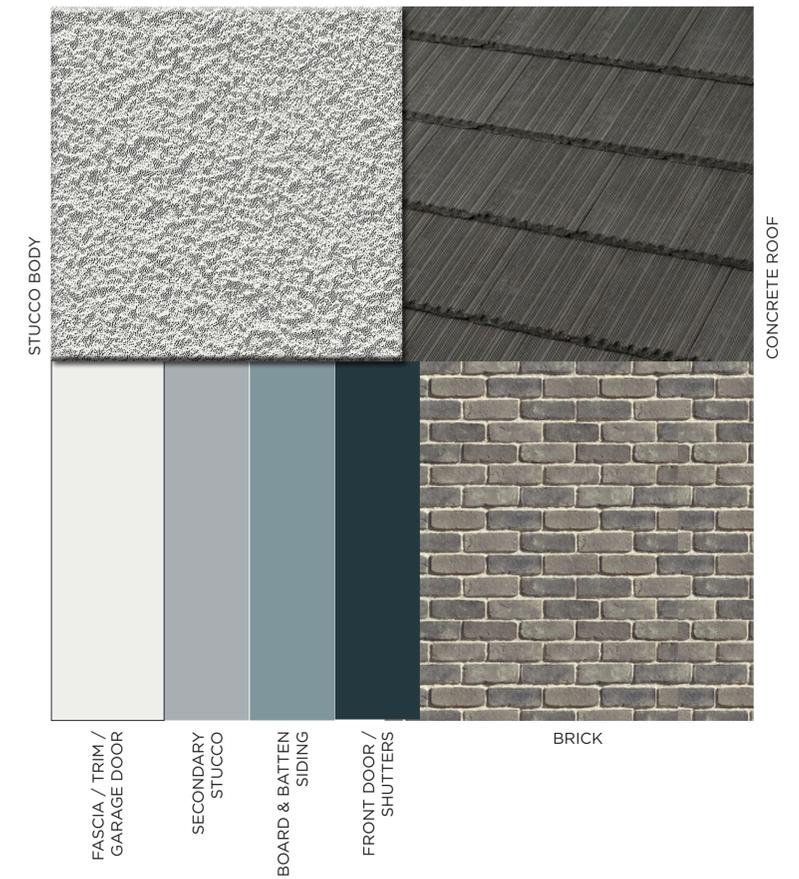
DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

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PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #9



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FONTANA, CA

#24042/MOTORCOURT
AUG. 15, 2024

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "C" FARMHOUSE

DIVERSIFIED
Pacific

FONTANA WALNUT
FONTANA, CA

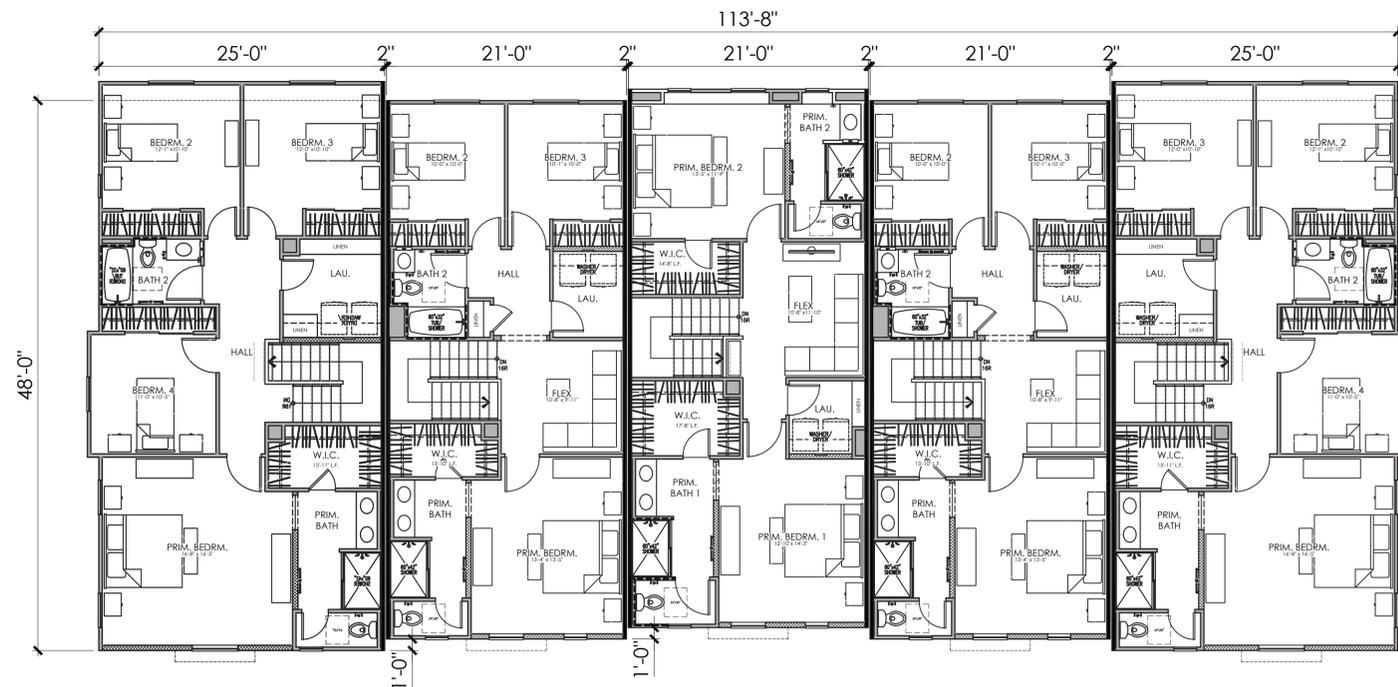
MOTOR COURT

02.24.2025
A-50

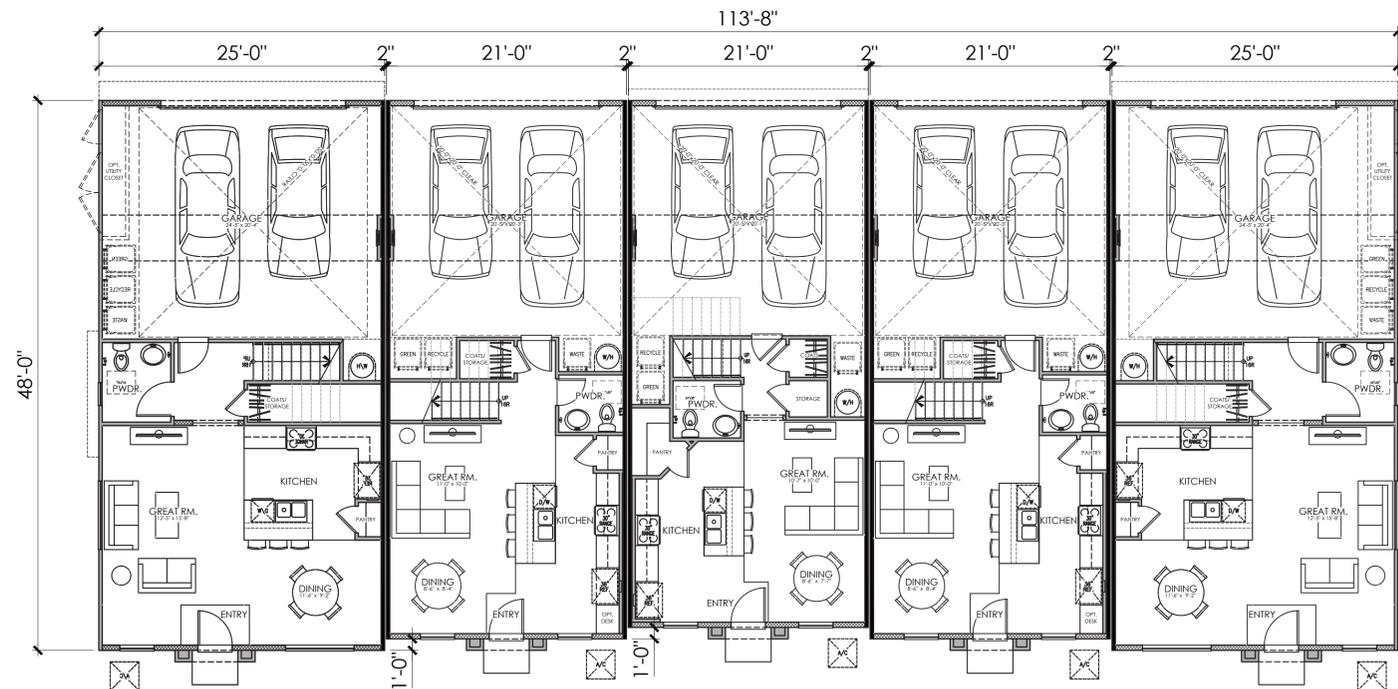
Kevin L. Crook
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FONTANA WALNUT

TOWNHOMES



SECOND FLOOR PLAN



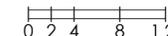
UNIT 3.0R 1,855 S.F. 4 BDRM., 2.5 BATH, LOFT	UNIT 2.0 1,432 S.F. 3 BDRM., 2.5 BATH	UNIT 1.1 1,393 S.F. 2 BDRM., 2.5 BATH	UNIT 2.0 1,432 S.F. 3 BDRM., 2.5 BATH	UNIT 3.0 1,855 S.F. 4 BDRM., 2.5 BATH
----------------------------------------------------	---------------------------------------------	---------------------------------------------	---------------------------------------------	---------------------------------------------

FIRST FLOOR PLAN

501A BUILDING COMPOSITE (5-PLEX)

OCCUPANCY: R2/S2
 SPRINKLER SYSTEM: FULL NFPA 13
 CONSTRUCTION: VB

NOTE: UNIT 3.0
 MAY BE ADAPTABLE





© 2025 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

UNIT 3.0R UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM (2X)



UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0R

REAR



Items shown dashed shall occur at lots requiring enhancements, see site.

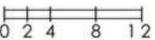
UNIT 3.0R

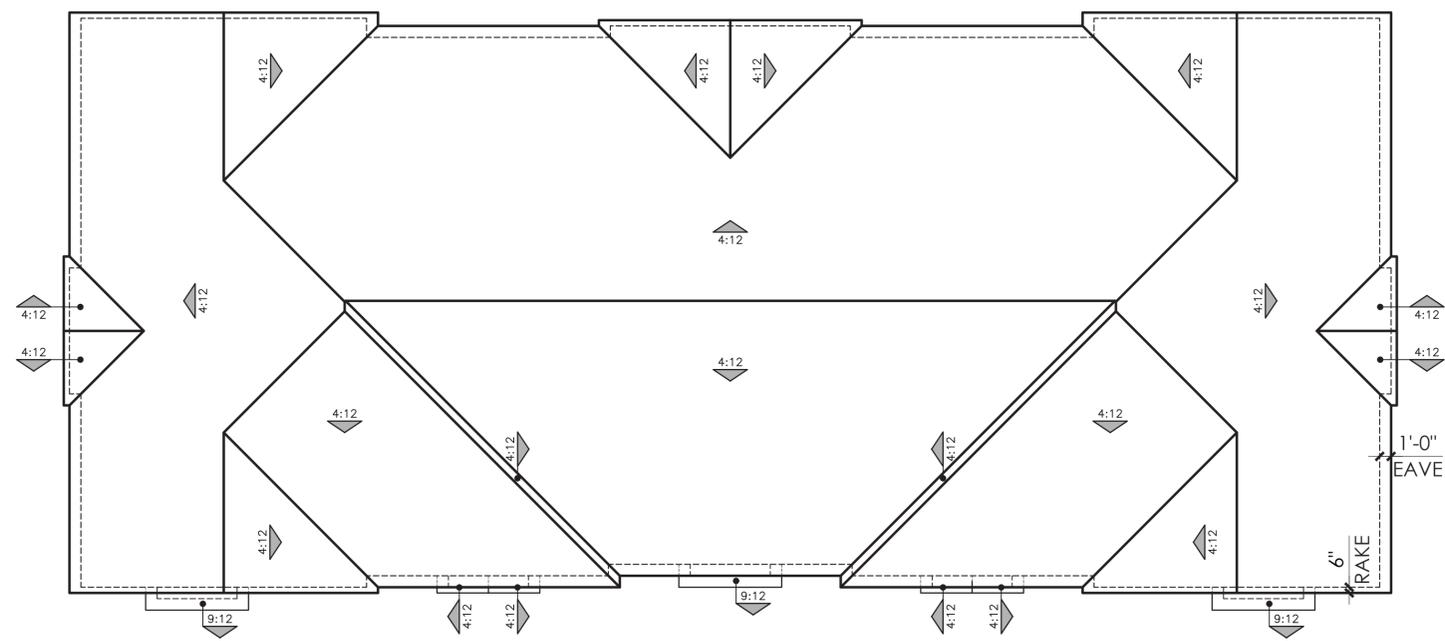
LEFT

COLOR SCHEME 1

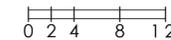
SPANISH ELEVATIONS

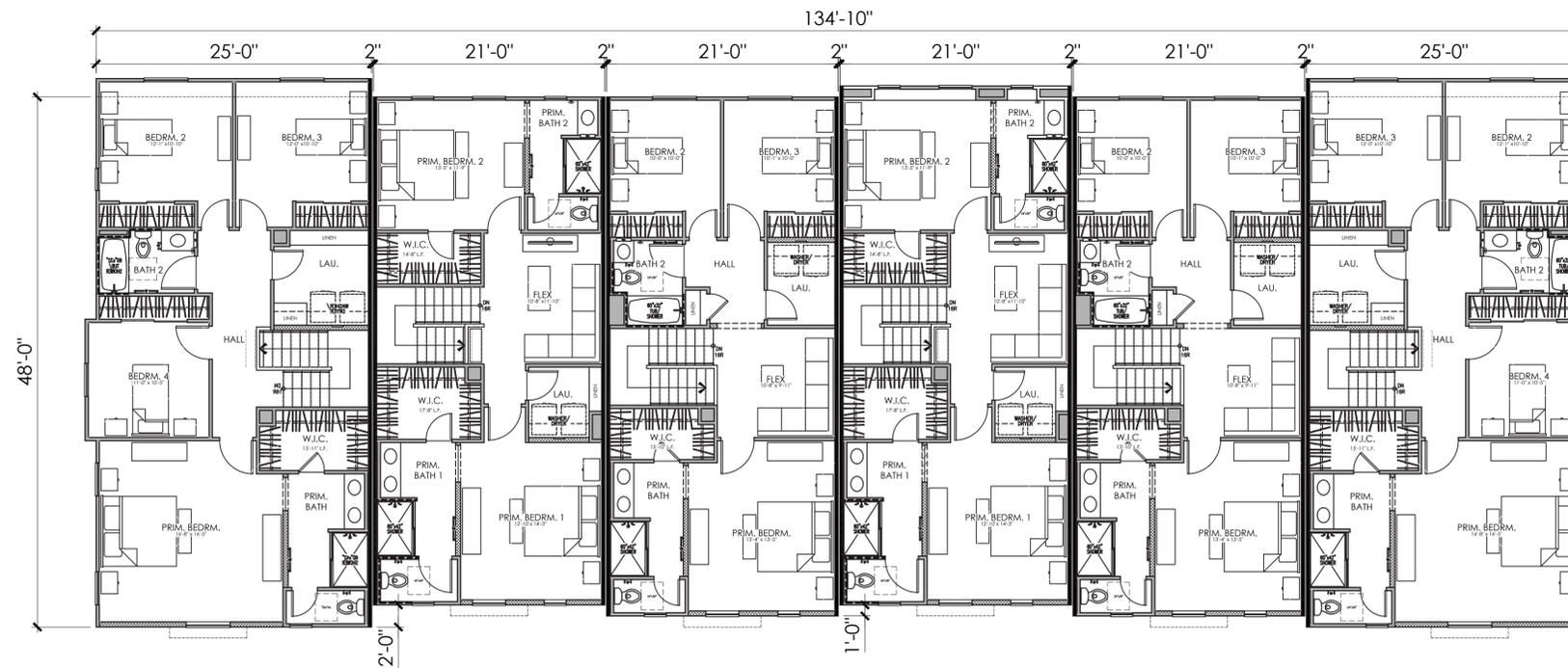
501A BUILDING COMPOSITE (5-PLEX)



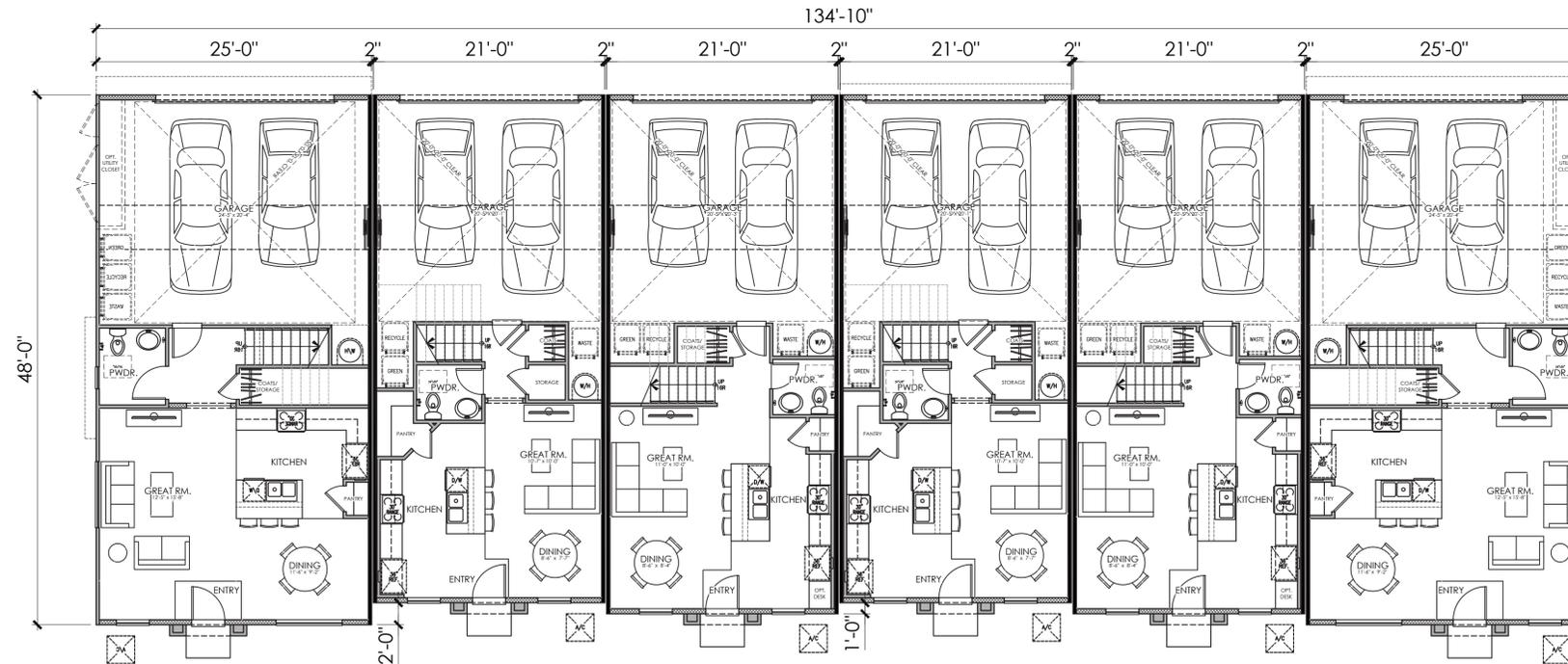


ROOF PLAN
 501A BUILDING COMPOSITE (5-PLEX)





SECOND FLOOR PLAN



UNIT 3.0R
1,855 S.F.
4 BDRM., 2.5 BATH, LOFT

UNIT 1.0
1,393 S.F.
2 BDRM., 2.5 BATH

UNIT 2.0
1,432 S.F.
3 BDRM., 2.5 BATH

UNIT 1.1
1,393 S.F.
2 BDRM., 2.5 BATH

UNIT 2.0
1,432 S.F.
3 BDRM., 2.5 BATH

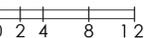
UNIT 3.0
1,855 S.F.
4 BDRM., 2.5 BATH

FIRST FLOOR PLAN

601A BUILDING COMPOSITE (6-PLEX)

OCCUPANCY: R2/S2
SPRINKLER SYSTEM: FULL NFPA 13
CONSTRUCTION: VB

NOTE: UNIT 3.0
MAY BE ADAPTABLE





© 2025 Kevin L. Crook Architect, Inc. UNIT 3.0R UNIT 1.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0 Refer to landscape drawings for wall, tree, and shrub locations

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM (2X)



UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 1.0 UNIT 3.0R

REAR



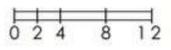
Items shown dashed shall occur at lots requiring enhancements, see site.

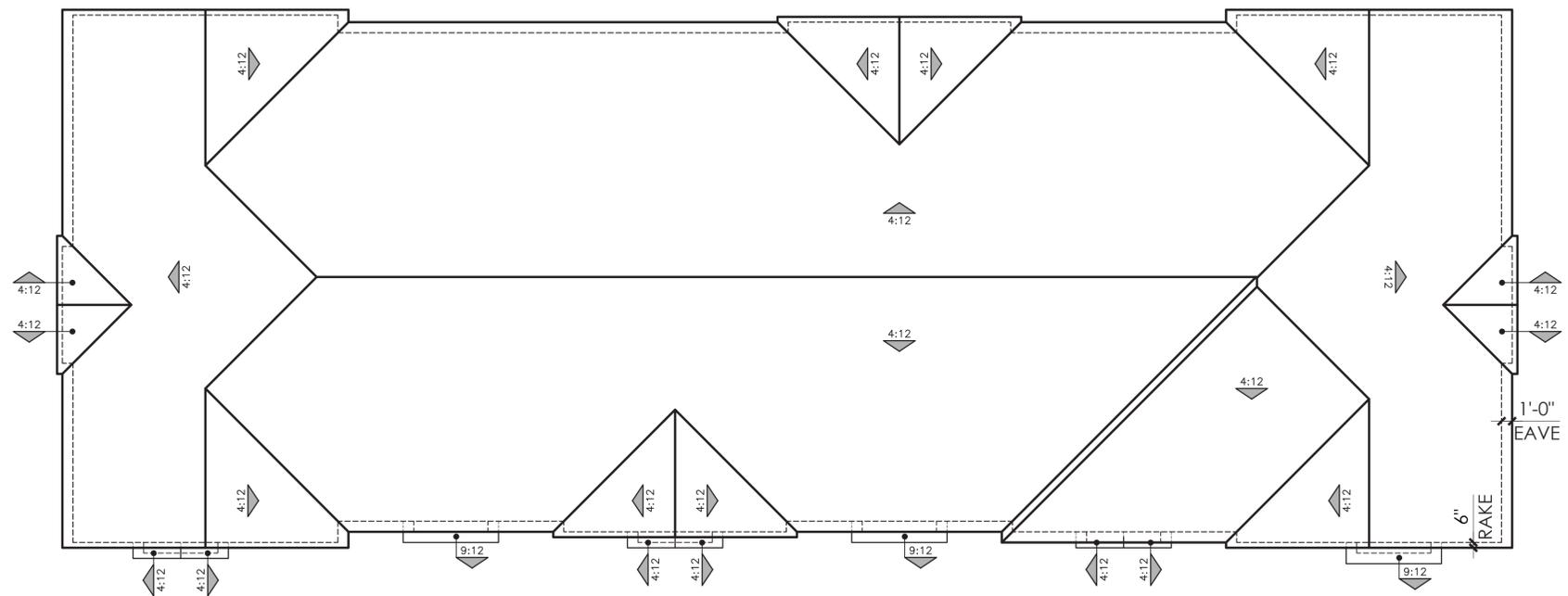
UNIT 3.0R

LEFT

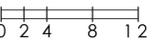
COLOR SCHEME 2
SPANISH ELEVATIONS

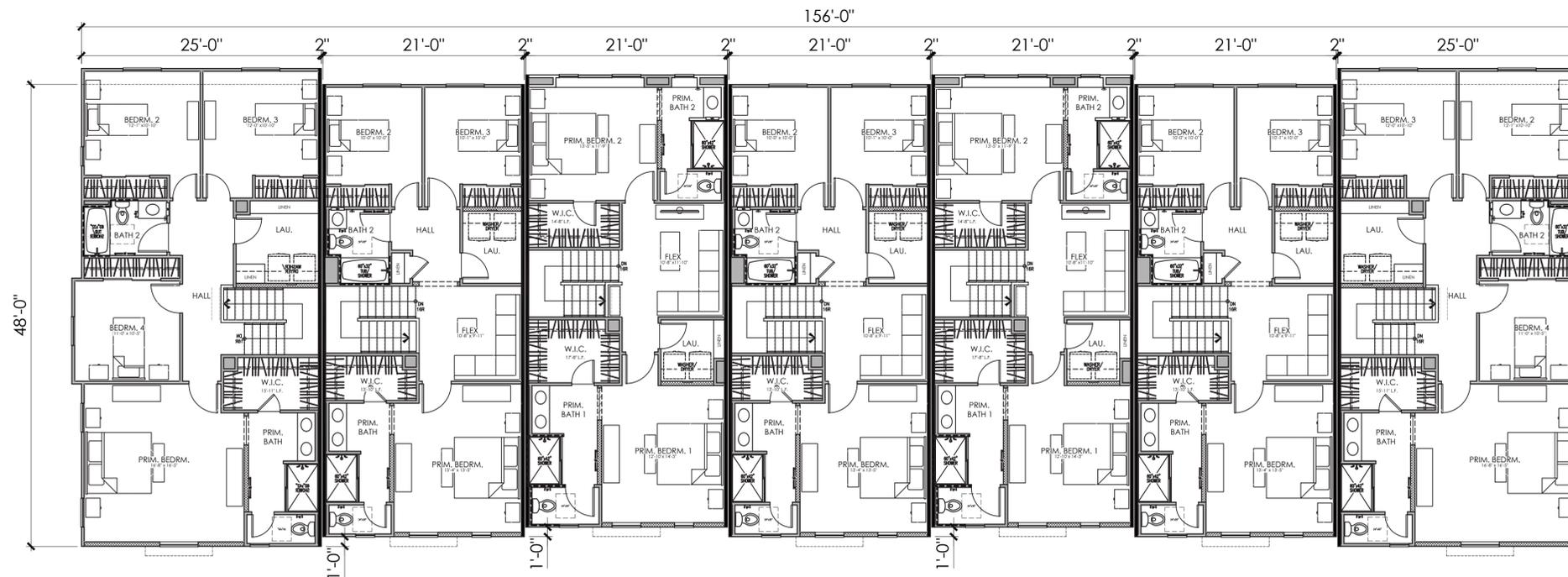
601A BUILDING COMPOSITE (6-PLEX)



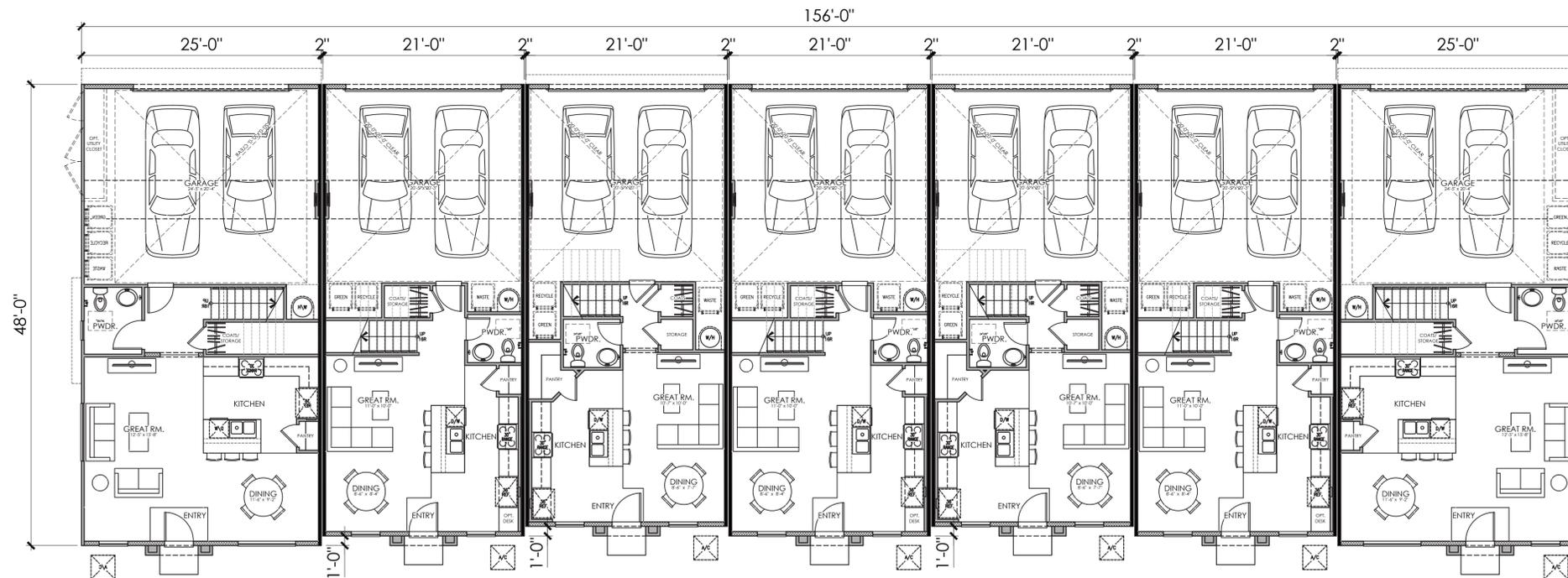


ROOF PLAN
 601A BUILDING COMPOSITE (6-PLEX)





SECOND FLOOR PLAN



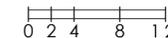
UNIT 3.0R 1,855 S.F. 4 BDRM., 2.5 BATH, LOFT	UNIT 2.0 1,432 S.F. 3 BDRM., 2.5 BATH	UNIT 1.1 1,393 S.F. 2 BDRM., 2.5 BATH	UNIT 2.0 1,432 S.F. 3 BDRM., 2.5 BATH	UNIT 1.1 1,393 S.F. 2 BDRM., 2.5 BATH	UNIT 2.0 1,432 S.F. 3 BDRM., 2.5 BATH	UNIT 3.0 1,855 S.F. 4 BDRM., 2.5 BATH
----------------------------------------------------	---------------------------------------------	---------------------------------------------	---------------------------------------------	---------------------------------------------	---------------------------------------------	---------------------------------------------

FIRST FLOOR PLAN

701A BUILDING COMPOSITE (7-PLEX)

OCCUPANCY: R2/S2
 SPRINKLER SYSTEM: FULL NFPA 13
 CONSTRUCTION: VB

NOTE: UNIT 3.0
 MAY BE ADAPTABLE





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

UNIT 3.0R UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0

FRONT



Items shown dashed shall occur at lots requiring enhancements, see site.

UNIT 3.0R

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE END: SIMULATED CLAY TILE
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM (2X)



4'-0" HD
 10'-0" HD
 8'-1" HD
 9'-1" HD

UNIT 3.0 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 1.1 UNIT 2.0 UNIT 3.0R

REAR

COLOR SCHEME 1

SPANISH ELEVATIONS

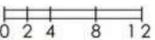
701A BUILDING COMPOSITE (7-PLEX)

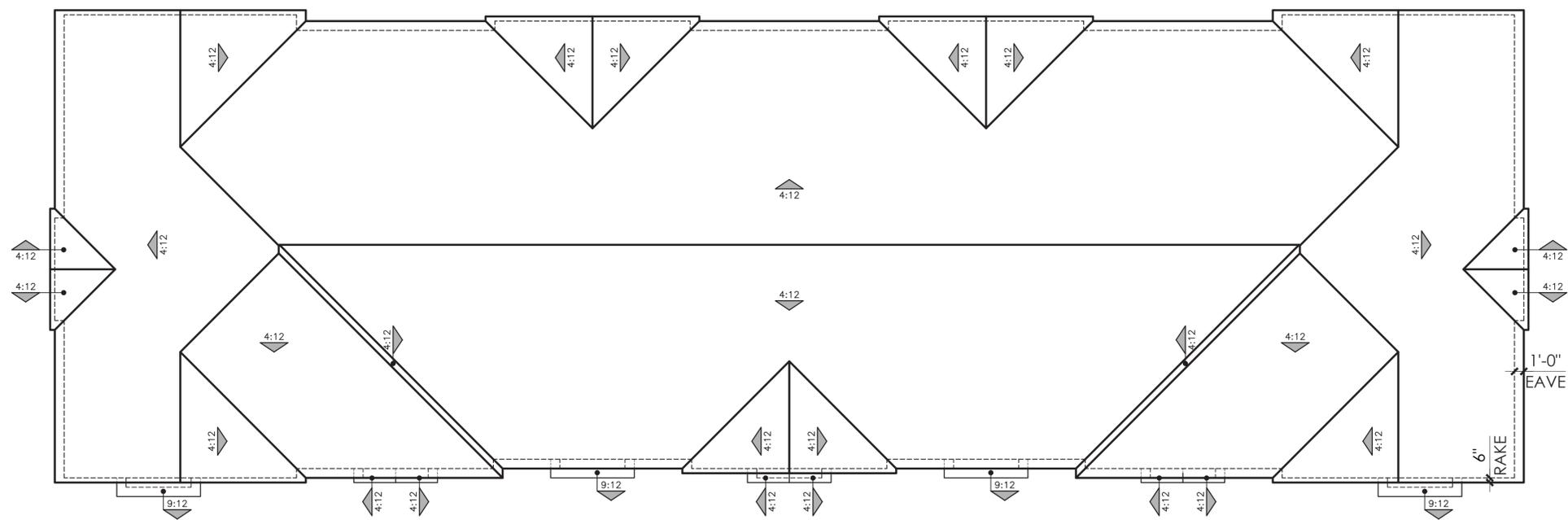


Items shown dashed shall occur at lots requiring enhancements, see site.

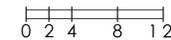
UNIT 3.0R

LEFT





ROOF PLAN
 701A BUILDING COMPOSITE (7-PLEX)



FONTANA WALNUT
FONTANA, CA

PROJECT 24042
CREATED 7/31/24

"A" ELEVATIONS SPANISH	SCHEME 1	SCHEME 2
PRIMARY STUCCO	1503	5/8 A 668
STUCCO PAINT MATCH***	SW7028 INCREDIBLE WHITE	SW7566 WESTHIGHLAND WT
SECONDARY STUCCO	SW9084 COCOA WHIP	SW7031 MEGA GREIGE
FASCIA / TRIM / GARAGE DOOR	SW6083 SABLE	SW7034 STATUS BRONZE
FRONT DOORS / SHUTTERS	SW2848 ROYCROFT PEWTER	SW7580 CARNELIAN
CLAY PIPES	SW6061 TANBARK	SW6061 TANBARK
ROOF: LOW PROFILE "S"	1VICS7970	1VICS6464
VILLA	RED CASTLE	CA MISSION BLEND

STUCCO: OMEGA
PAINT: SHERWIN WILLIAMS
CONCRETE: NEWPOINT
ROOF: NEWPOINT



ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

*** For photoshop renderings only, do NOT use in the field

WRITTEN COLOR SCHEMES

SPANISH
SCHEME #1



FONTANA WALNUT
FONTANA, CA

#24042 / TOWNHOMES
JUL. 30, 2024



SPANISH
SCHEME #2



FONTANA WALNUT
FONTANA, CA

#24042 / TOWNHOMES
JUL. 30, 2024



*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - "A" SPANISH



FONTANA WALNUT
FONTANA, CA

TOWNHOMES

02.24.2025
A-62



FONTANA WALNUT

RECREATION BUILDING

PLUMBING FIXTURES REQUIRED - SWIMMING POOL											C.B.C. SECTION 3116B	
WATER SURFACE AREA	TOTAL	BATHERS		WATER CLOSETS		URINALS		SINKS		SHOWERS		
		PER 150 SQ. FT. OF WATER SURFACE AREA	PER 150 SQ. FT. OF WATER SURFACE AREA	MALE	FEMALE	MALE	FEMALE	1/80	TOTAL			
SWIMMING POOLS	1,984									1/50		
SPA	72	2,056	138	69	69	.9	1.2	.9	1.6	.8	2.7	
TOTAL REQUIRED				1	2	1		1	1	3		

PLUMBING FIXTURES PROVIDED				
	TOILETS	LAVATORIES	URINALS	SHOWERS
MEN'S RESTROOM	1	1	1	
WOMEN'S RESTROOM	2	1		3

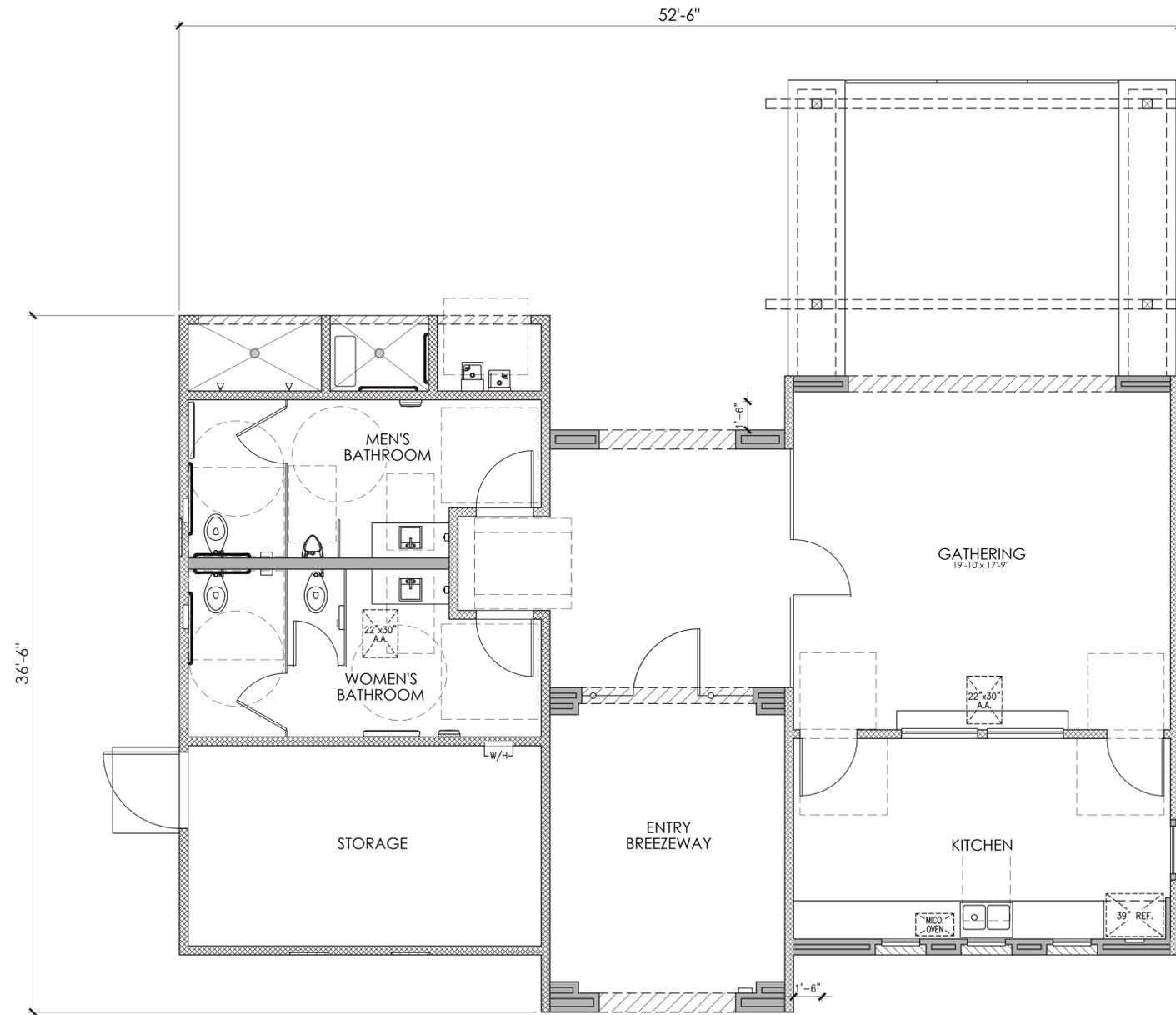
PLUMBING FIXTURES REQUIRED											C.P.C. TABLE 422.1	
OCCUPANCY GROUP	ROOM	AREA	RATIO	OCCUPANTS			WATER CLOSETS		LAVATORIES		URINALS	
				TOTAL	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	
A-2	KITCHEN, GATHERING ROOM	628	1/30	21	11	11	1/50 = 0.22	1/25 = .44	1/150 = 0.07	1/150 = 0.07	1/200 = 0.06	
S-2	STORAGE	213	1/5000	.04	.02	.02	1/100 = 0	1/100 = 0	1/200 = 0	1/200 = 0		
TOTAL REQUIRED							.22	.44	0.07	0.07	0.06	

PLUMBING FIXTURES PROVIDED				
	WATER CLOSETS	LAVATORIES	URINALS	
MEN'S RESTROOM	1	1	1	
WOMEN'S RESTROOM	1	1		1
UNISEX RESTROOM	1	1		1

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT								C.B.C. TABLE 1004.5	
OCCUPANCY GROUP	ROOM	AREA	RATIO	OCCUPANTS		EXITS PROVIDED	PANIC HARDWARE	MAX HEIGHT	
				TOTAL	REQUIRED				
A-2	GATHERING ROOM	384	1/15	26	1	1	NO	60"	
	KITCHEN	244	1/200	2	1	1	NO		
S-2	STORAGE	213	1/300	1	1	1	NO		
MAXIMUM OCCUPANCY				29					

AREA TABULATION

CONDITIONED SPACE	
KITCHEN	239 SQ. FT.
TOTAL:	239 SQ. FT.
UNCONDITIONED SPACE	
BREEZE WAY	403 SQ. FT.
GATHERING AREA	384 SQ. FT.
STORAGE	213 SQ. FT.
RESTROOMS	338 SQ. FT.



FLOOR PLAN

RECREATIONAL BUILDING

239 SQ FT CONDITIONED AREA
1659 SQ FT UNDER ROOF





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

FRONT



RIGHT



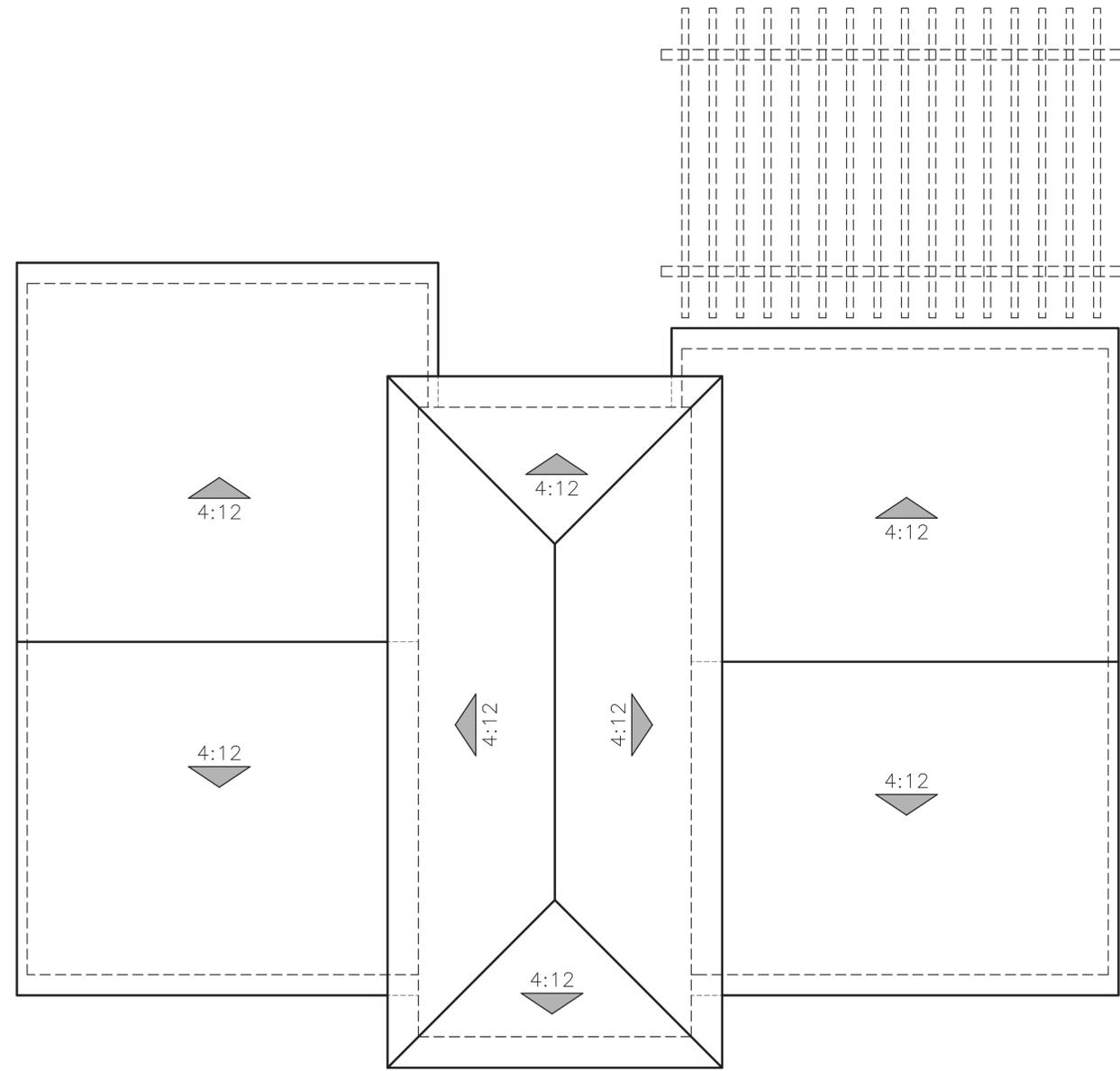
REAR



LEFT

SPANISH ELEVATIONS

RECREATIONAL BUILDING



ROOF PLAN
RECREATIONAL BUILDING



FONTANA WALNUT
FONTANA, CA

EXTERIOR COLOR SCHEME	
STUCCO	1572
STUCCO PAINT MATCH***	SW7005 PURE WHITE
FASCIA / TRIM	SW7514 FOOTHILLS
KITCHEN & GATHERING DOORS	SW6221 MOODY BLUE
GABLE END DETAIL	SW6061 TANBARK
ROOF: LOW PROFILE "S" VILLA	1VICS6464 CA MISSION BLEND
TILE AT SHOWERS	KEYSTONES D617 ARCTIC WHITE
CERAMIC TILE AT ARCHES: 6" x 6"	ELEMENTAL TAN 0166
CERAMIC TILE AT ARCHES: 6" x 6"	OCEAN BLUE 1049
GUTTERS:	WOOD BEIGE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO. TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

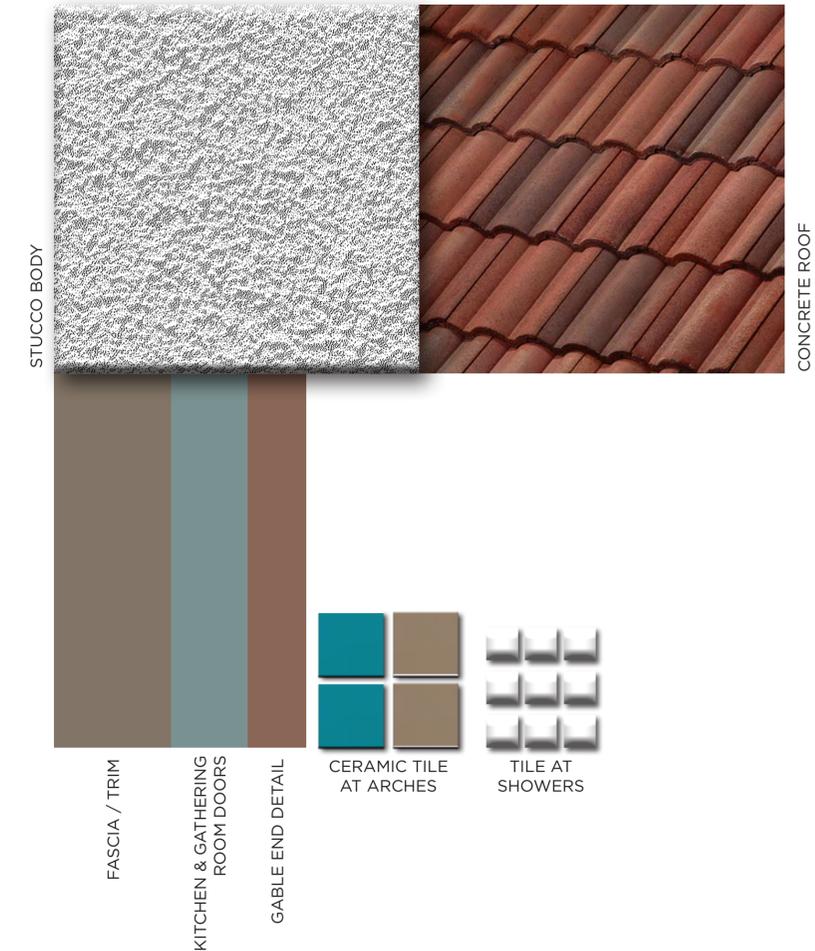
**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO

PROJECT 24042
CREATED 8/12/24
Planning Rev. 11/14/24

STUCCO: OMEGA
PAINT: SHERWIN WILLIAMS
TILE: DAL TILE
ROOF: NEWPOINT
GUTTERS: RGS



COLOR BOARD



FONTANA WALNUT
RECREATION BUILDING
FONTANA, CA

Kevin L. Crook
Architect
Inc
#24042
NOV. 14, 2024
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEME

COLOR BOARD