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ARCHITECTURAL STYLE: SPANISH

**Project Team**

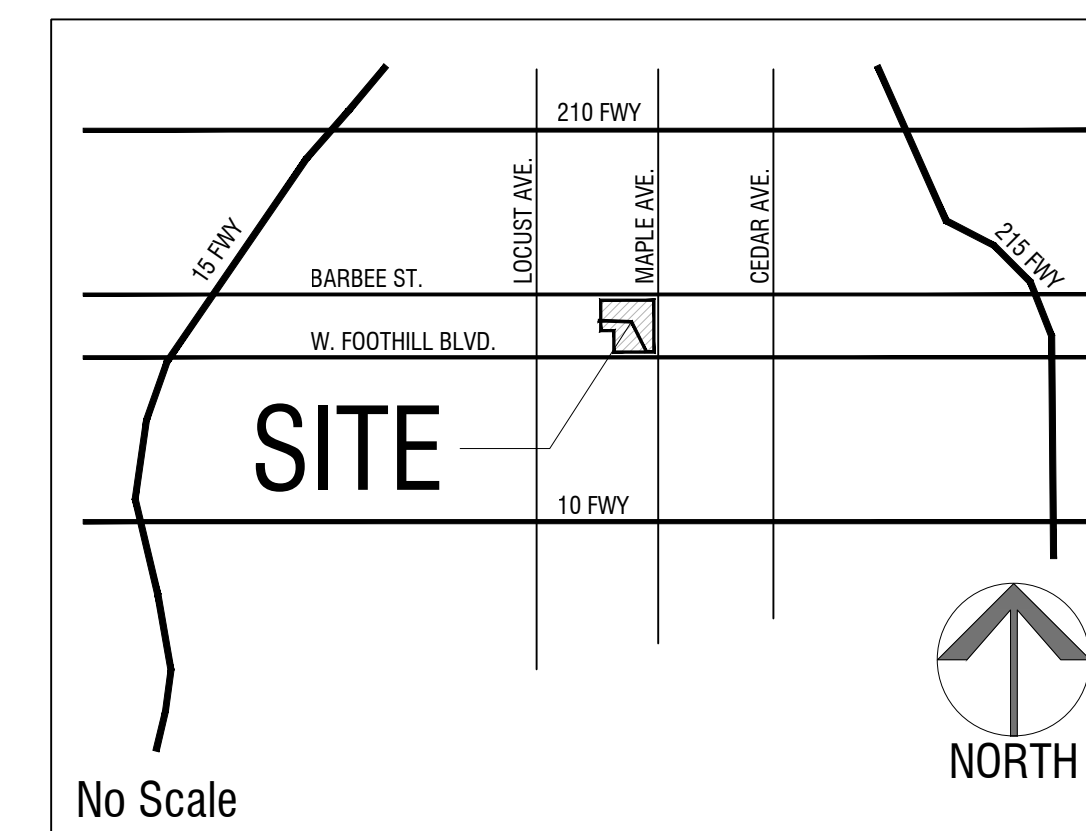
**OWNER/CLIENT**  
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 Contact: Bobby Allard  
 ballard@allardeng.com

**Vicinity Map Plan**



**FOOTHILL AND MAPLE**

FONTANA, CA

COVER SHEET



**A1.0**

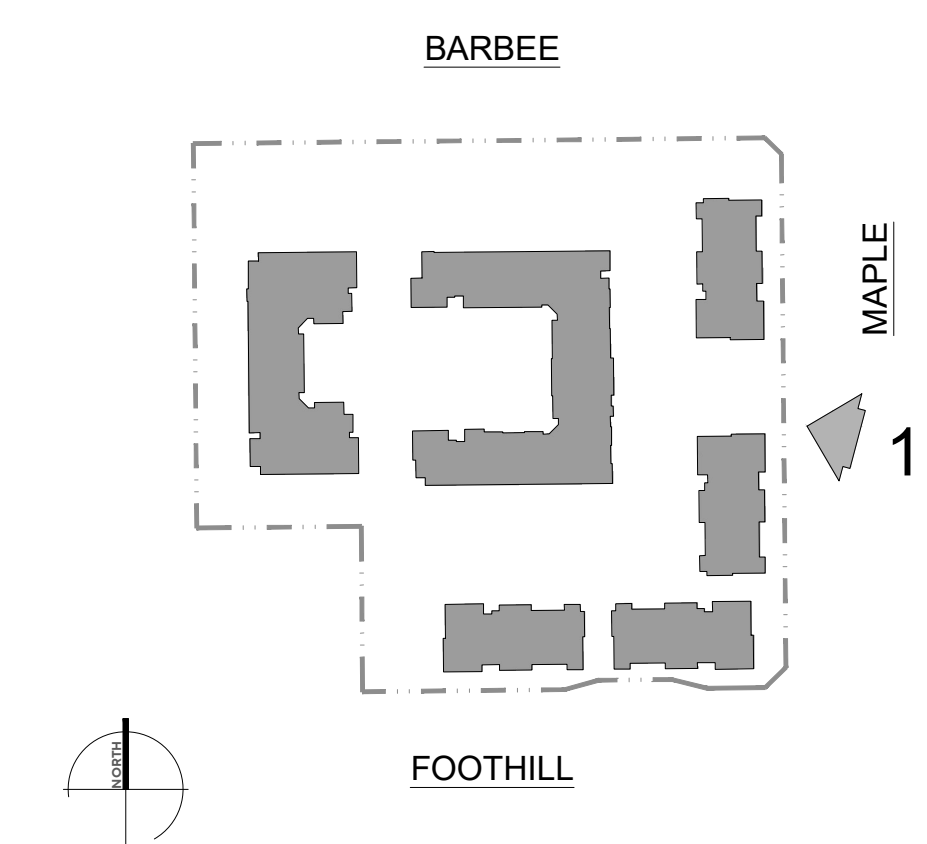
SCALE N/A  
 JOB NO. 2023-0653  
 DATE 02-27-2026





VIEW ON MAPLE LOOKING WEST 1

KEY MAP



**FOOTHILL AND MAPLE**

FONTANA, CA

CONCEPTUAL PERSPECTIVE



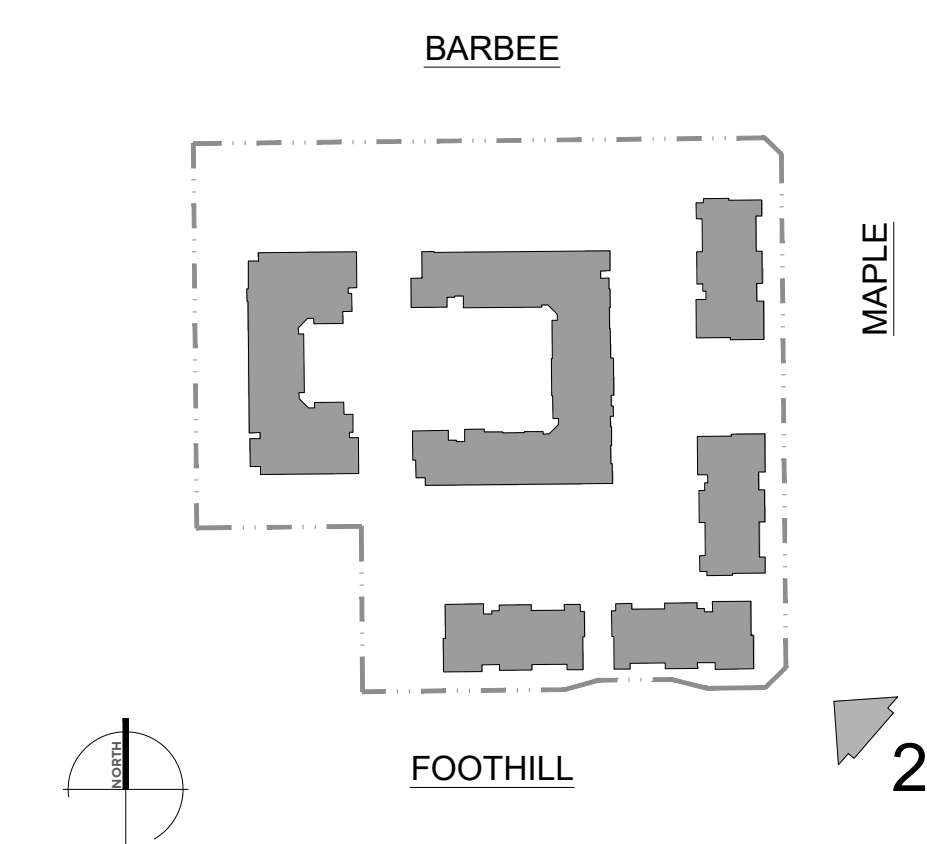
**A1.11**

JOB NO. 2023-0653  
DATE 02-27-2026



VIEW AT CORNER OF MAPLE AND FOOHILL LOOKING NORTHWEST 2

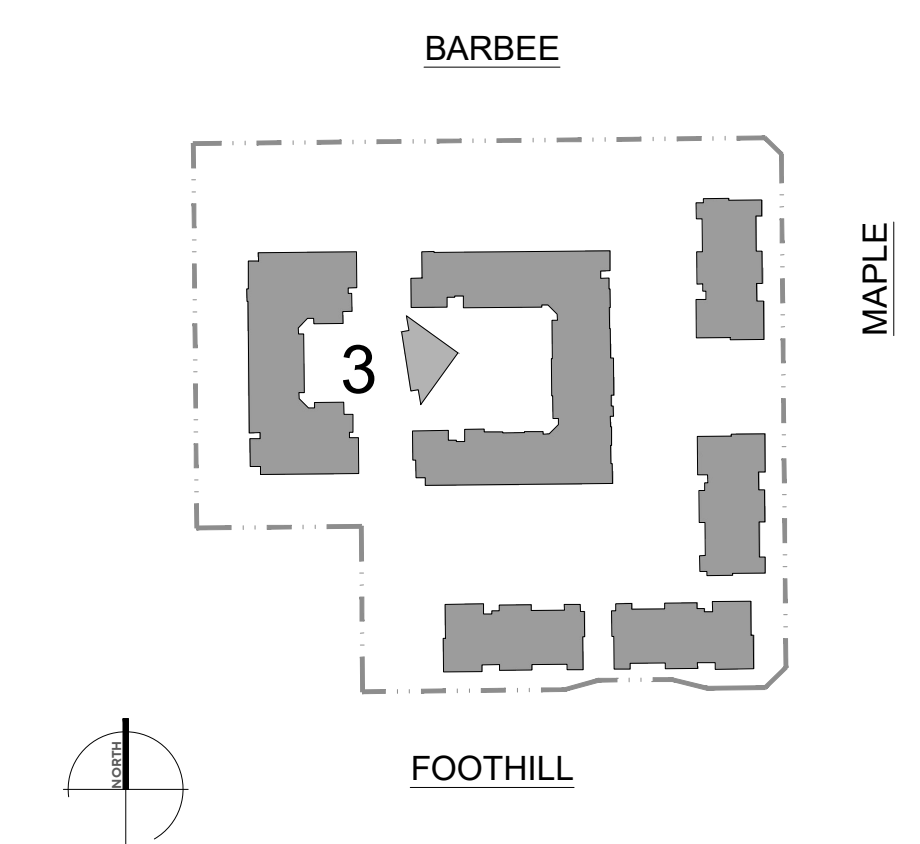
KEY MAP

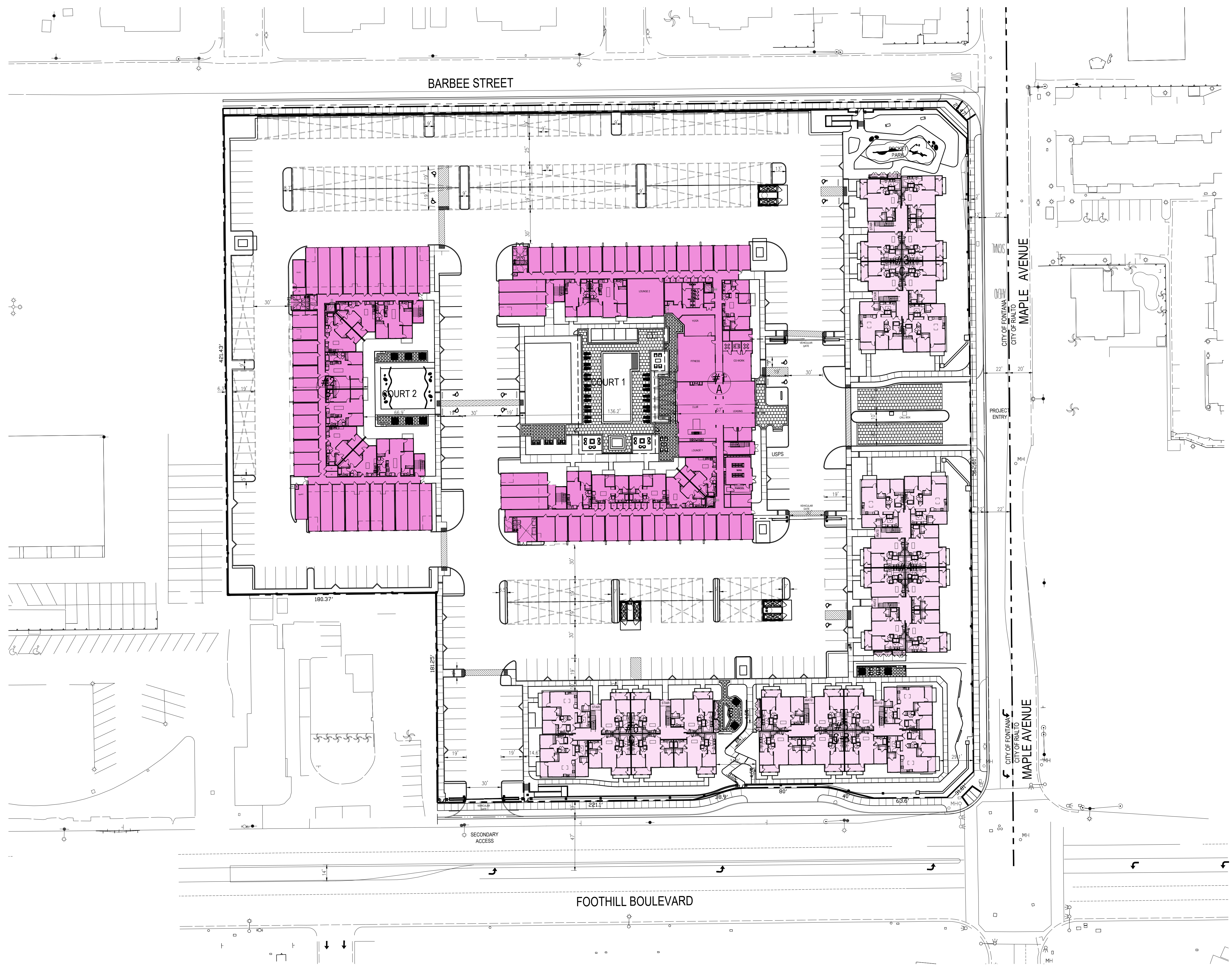




VIEW OF BLDG A COURTYARD LOOKING EAST 3

KEY MAP





**LEGEND**

- 3-STORY BUILDING
- 4-STORY BUILDING

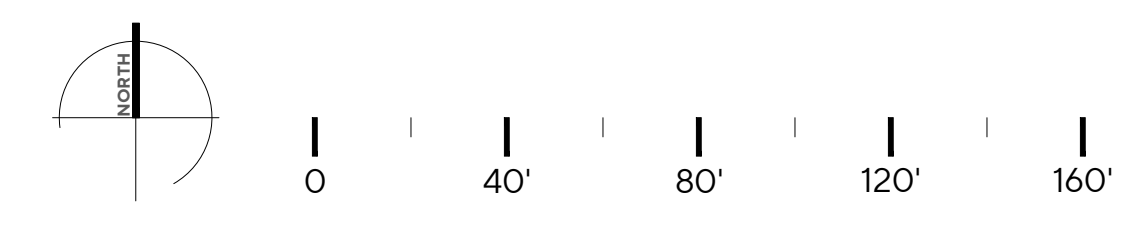
- NOTES:**
- SITE LOCATION: NORTHWEST OF FOOTHILL BOULEVARD AND MAPLE AVENUE
  - APN: 0243-142-01, 02, 03, 04, 05, & 06
  - LEGAL DESCRIPTION: A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY
  - SEE TTM FOR ANY LEGAL EASEMENTS OR OTHER PERTINENT LEGAL FEATURES
  - SEE CIVIL PLANS FOR ANY IMPROVEMENTS WITHIN 100' OF SITE BOUNDARIES
  - SEE TTM FOR STREET DEDICATIONS AND IMPROVEMENTS
  - SEE CONCEPT GRADING PLAN FOR EXISTING AND PROPOSED UTILITIES
  - SEE CONCEPT GRADING PLAN FOR LINE OF SIGHT
  - SEE SHEET A1.3 FOR FIRE TRUCK TURN RADIUS PER CITY STANDARDS



**FOOTHILL AND MAPLE**

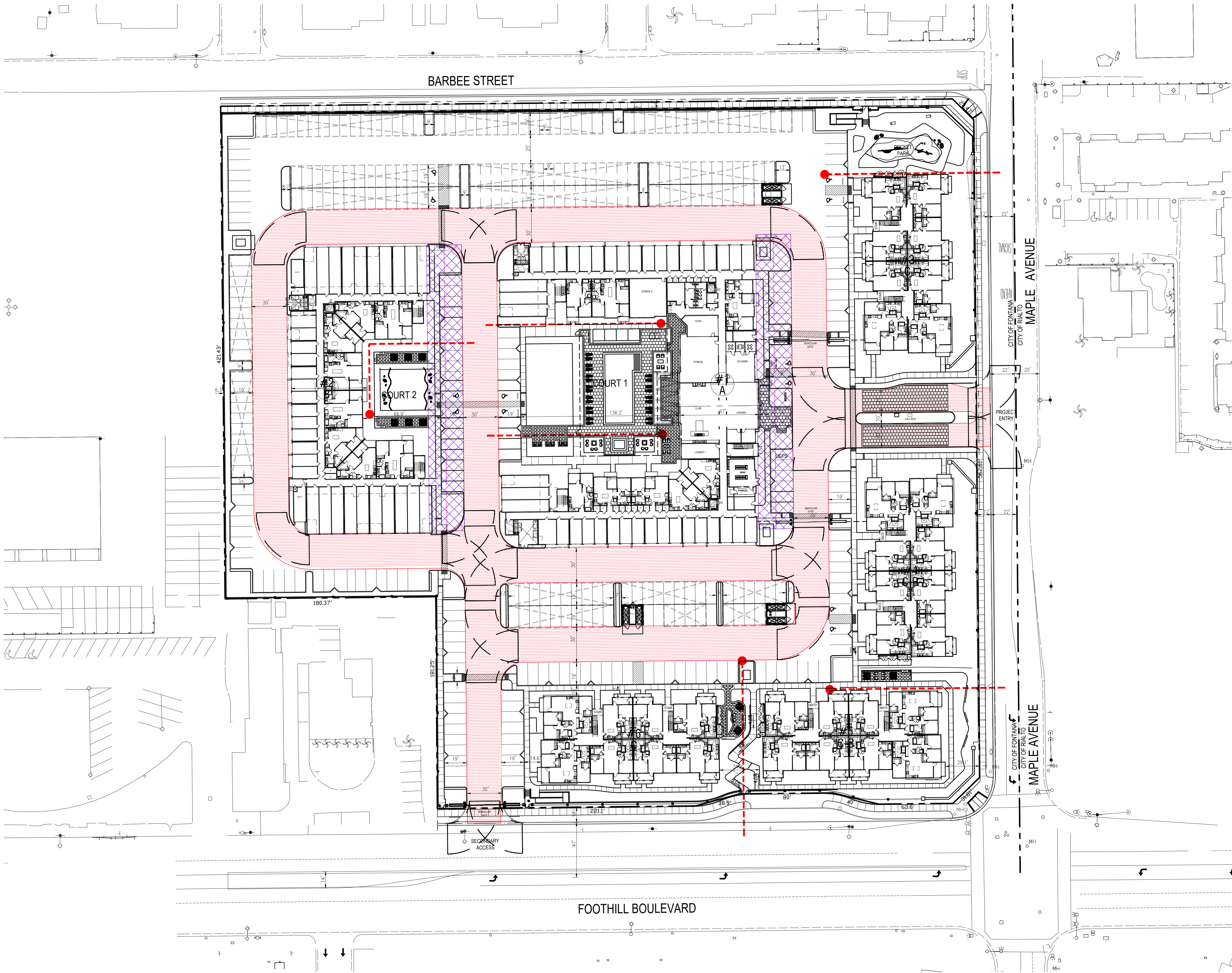
FONTANA, CA

CONCEPTUAL SITE PLAN

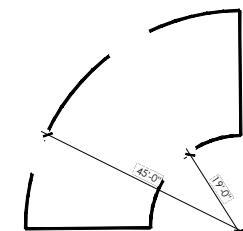

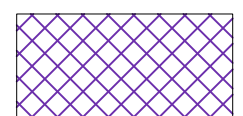



**A1.2**

SCALE 1" = 40'  
 JOB NO. 2023-0653  
 DATE 02-27-2026



**LEGEND**

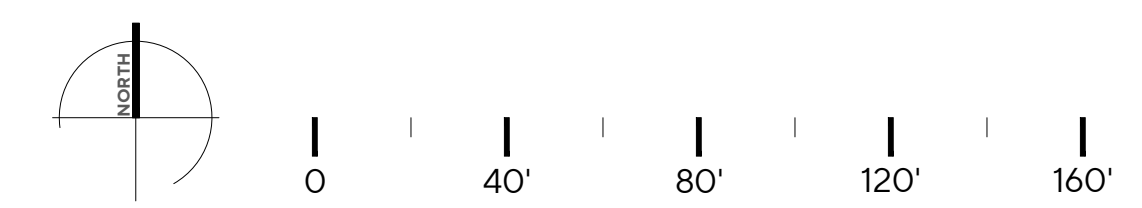
-  FIRE APARATUS TURNING RADIUS
-  150'-0" MAX. HOSE PULL
-  15'-0" - 30'-0" FIRE LADDER SETBACK (4-STORY BUILDINGS)
-  30'-0" WIDE (MIN.) PAVED FIRELANE



**FOOTHILL AND MAPLE**

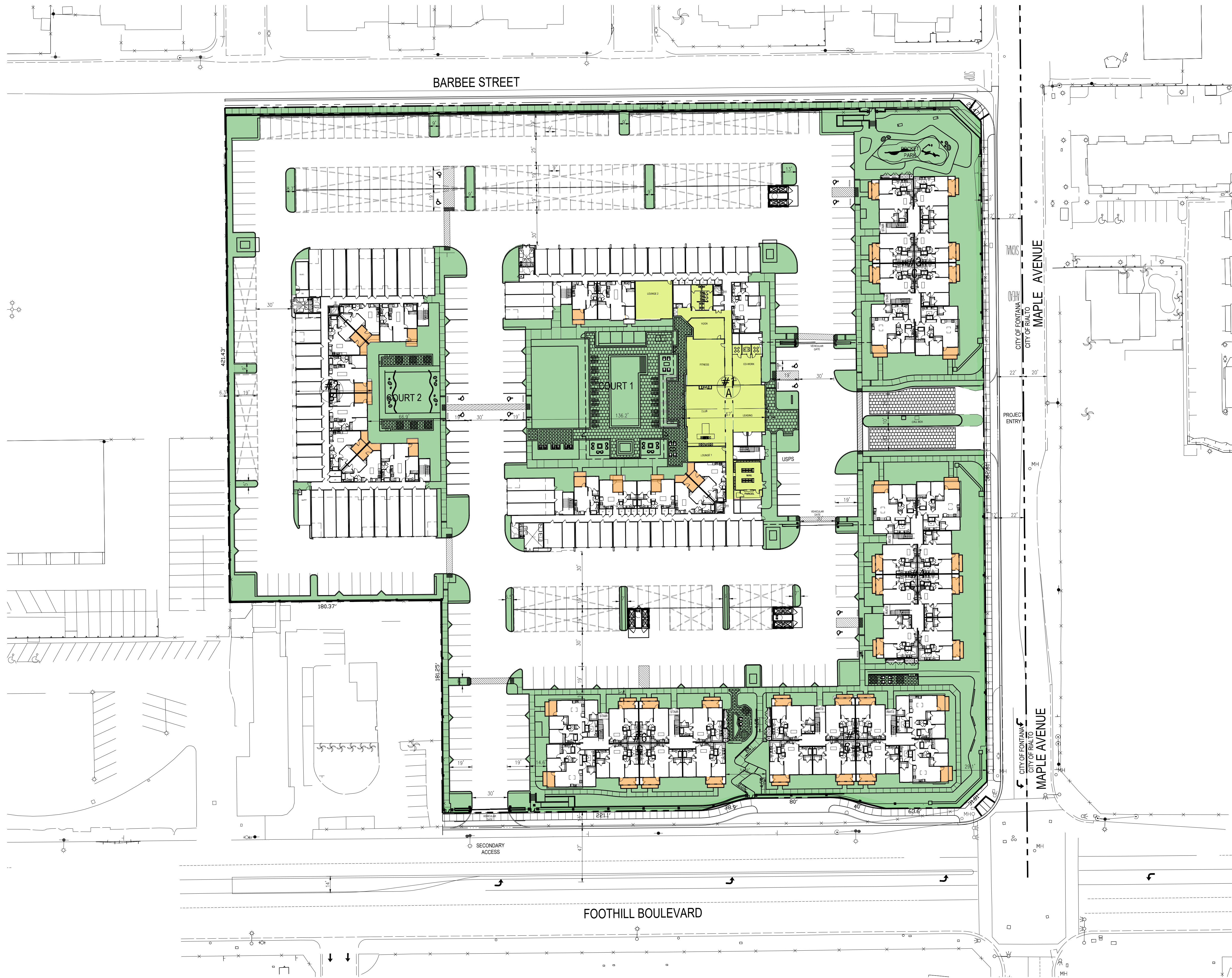
FONTANA, CA

**FIRE ACCESS PLAN**



**A1.3**

SCALE 1" = 40'  
 JOB NO. 2023-0653  
 DATE 02-27-2026



**LEGEND**

- PRIVATE OPEN SPACE
- OUTDOOR COMMON OPEN SPACE
- INTERIOR AMENITY

**OPEN SPACE**

TYPE	AREA S.F.
REQUIRED USABLE OPEN SPACE: 35% PRIVATE + COMMON	123,909
REQUIRED COMMON OPEN SPACE: 30%	106,208
REQUIRED LANDSCAPE: 15% SITE AREA	53,104
FITNESS	1,268
MISC. COMMON AREAS	1,239
YOGA	484
CLUB	703
LEASING LOUNGE	1,078
LOUNGE 1	407
MAIL LOUNGE	788
CO-WORKING	822
REMOTE OFFICE 1	271
REMOTE OFFICE 2	271
LOUNGE 2	1,003
RESTROOMS	389
OUTDOOR LANDSCAPE AREAS	97,652
COURTYARD 1	
COURTYARD 2	
PERIMETER LANDSCAPE AREAS	
MISC. LANDSCAPE AREAS	
POCKET PARK	
PRIVATE OPEN SPACE	21,450
<b>TOTAL USABLE OPEN SPACE PROVIDED</b>	<b>127,825</b>
<b>TOTAL COMMON OPEN SPACE PROVIDED</b>	<b>106,375</b>
<b>TOTAL LANDSCAPE PROVIDED</b>	<b>97,652</b>
<b>AVERAGE USABLE OPEN SPACE S.F. PER UNIT PROVIDED</b>	<b>482</b>



**FOOTHILL AND MAPLE**

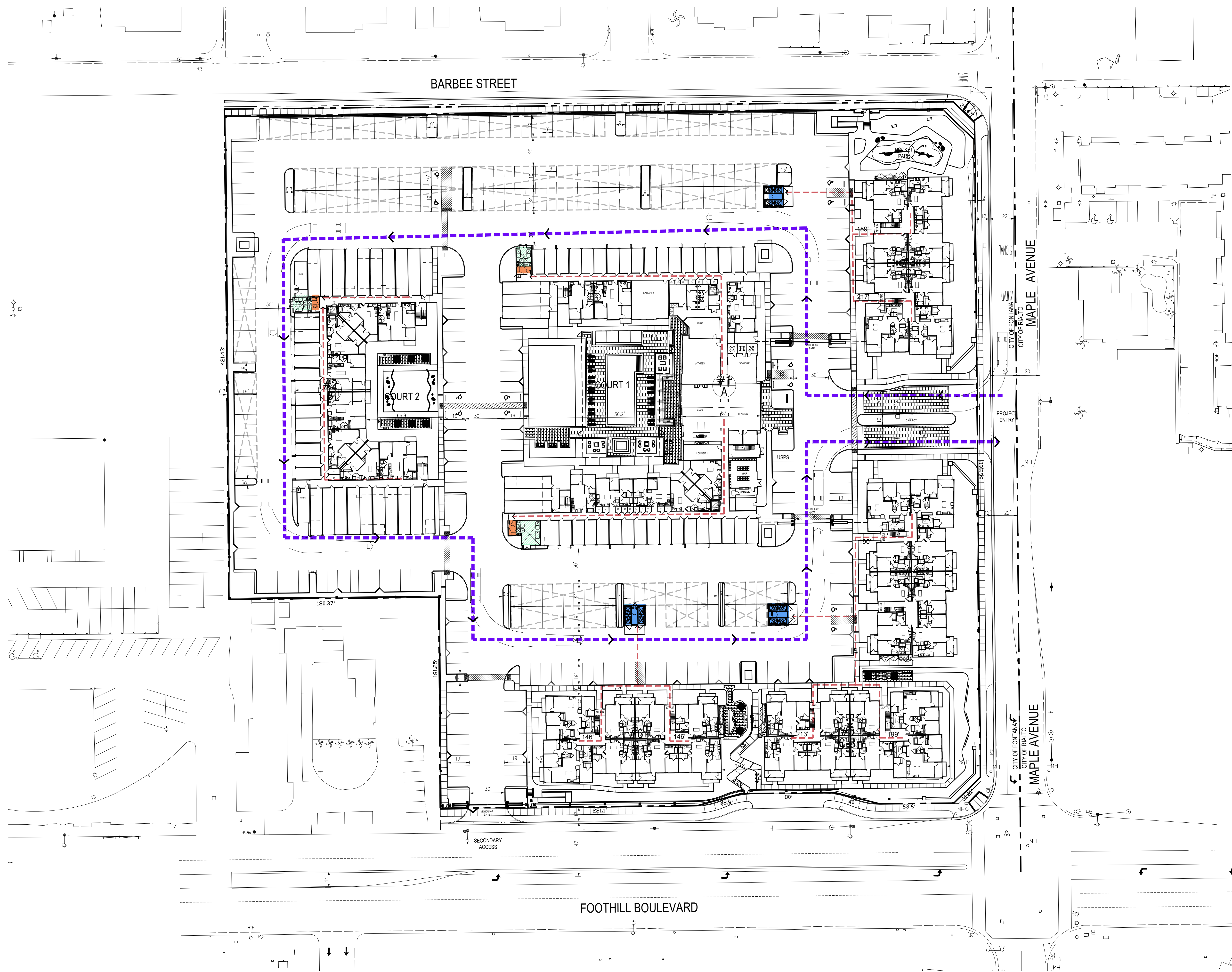
FONTANA, CA

OPEN SPACE PLAN



**A1.4**

SCALE 1" = 40'  
 JOB NO. 2023-0653  
 DATE 02-27-2026



**LEGEND**

- TRASH HAULER TRUCK ROUTE - - - - - →
- RESIDENT TRASH ROUTE - - - - - →
- TRASH TERMINATION ROOM
- TRASH CHUTE ROOM
- REMOTE TRASH ENCLOSURE

**TRASH NARRATIVE**

FOR BLDG 1 AND 2, WHICH ARE 4 STORY BUILDINGS, RESIDENTS BRING THEIR TRASH AND RECYCLING TO THE TRASH CHUTE LOCATION ON EVERY LEVEL. THE CHUTES LEAD TO A TRASH TERMINATION ROOM ON THE GROUND FLOOR.

FOR BLDG 3,4,5,6 WHICH ARE 3 STORY BUILDINGS, RESIDENTS BRING THEIR TRASH AND RECYCLING TO REMOTE TRASH ENCLOSURES LOCATED NEARBY.

ON PICKUP DAYS, BUILDING MANAGEMENT WILL POSITION BINS BY THE DOORS OF THE TRASH TERMINATION ROOMS FOR EASE OF ROLLING OUT, WHERE BINS WILL AWAIT PICKUP BY TRASH HAULER TRUCKS.

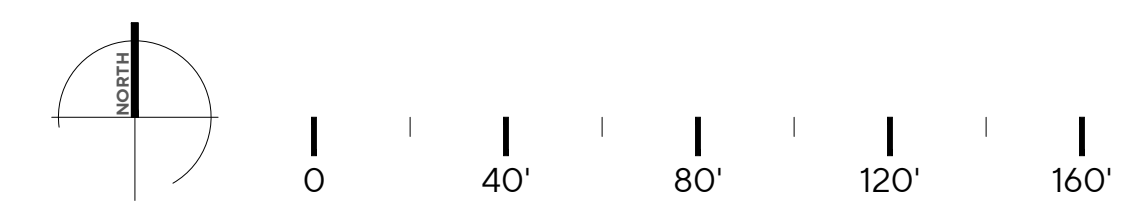
TRASH HAULERS WILL ENTER THE SITE FROM MAPLE AVE. IT WILL TURN RIGHT AT THE FIRST DRIVE AISLE HEADING NORTH, THEN WEST AND SERVICE THE REMOTE TRASH ENCLOSURE OUTSIDE BLDG 3. THE TRUCK WILL CONTINUE WEST AND SERVICE THE TERMINATION ROOM IN BLDG A. THE TRUCK WILL CONTINUE UNTIL THE END OF THE DRIVE, THEN TURN LEFT AND HEAD SOUTH AND SERVICE THE TRASH TERMINATION ROOM IN BLDG B. THEN TURN LEFT AND HEAD EAST, THEN TURN RIGHT AND HEAD SOUTH BRIEFLY BEFORE TURNING LEFT AND HEAD EAST. IT WILL SERVICE THE REMOTE TRASH ENCLOSURE OUTSIDE BLDG 6, THEN BLDG 5. IT WILL THEN TURN LEFT AND HEAD NORTH, THEN TURN RIGHT AND HEAD EAST TO EXIT THE SITE ONTO MAPLE AVE.



**FOOTHILL AND MAPLE**

FONTANA, CA

WASTE MANAGEMENT PLAN

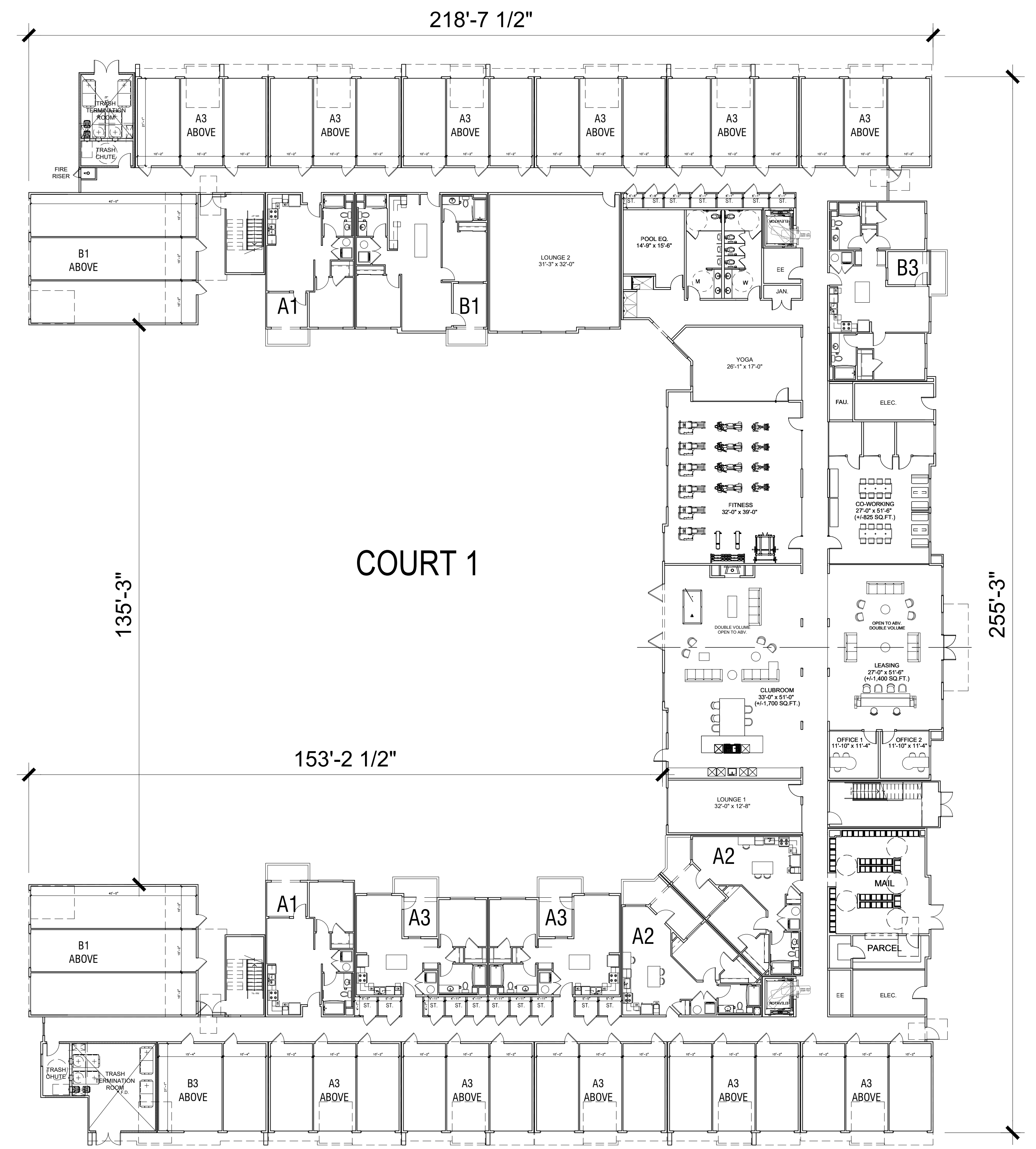


**A1.5**

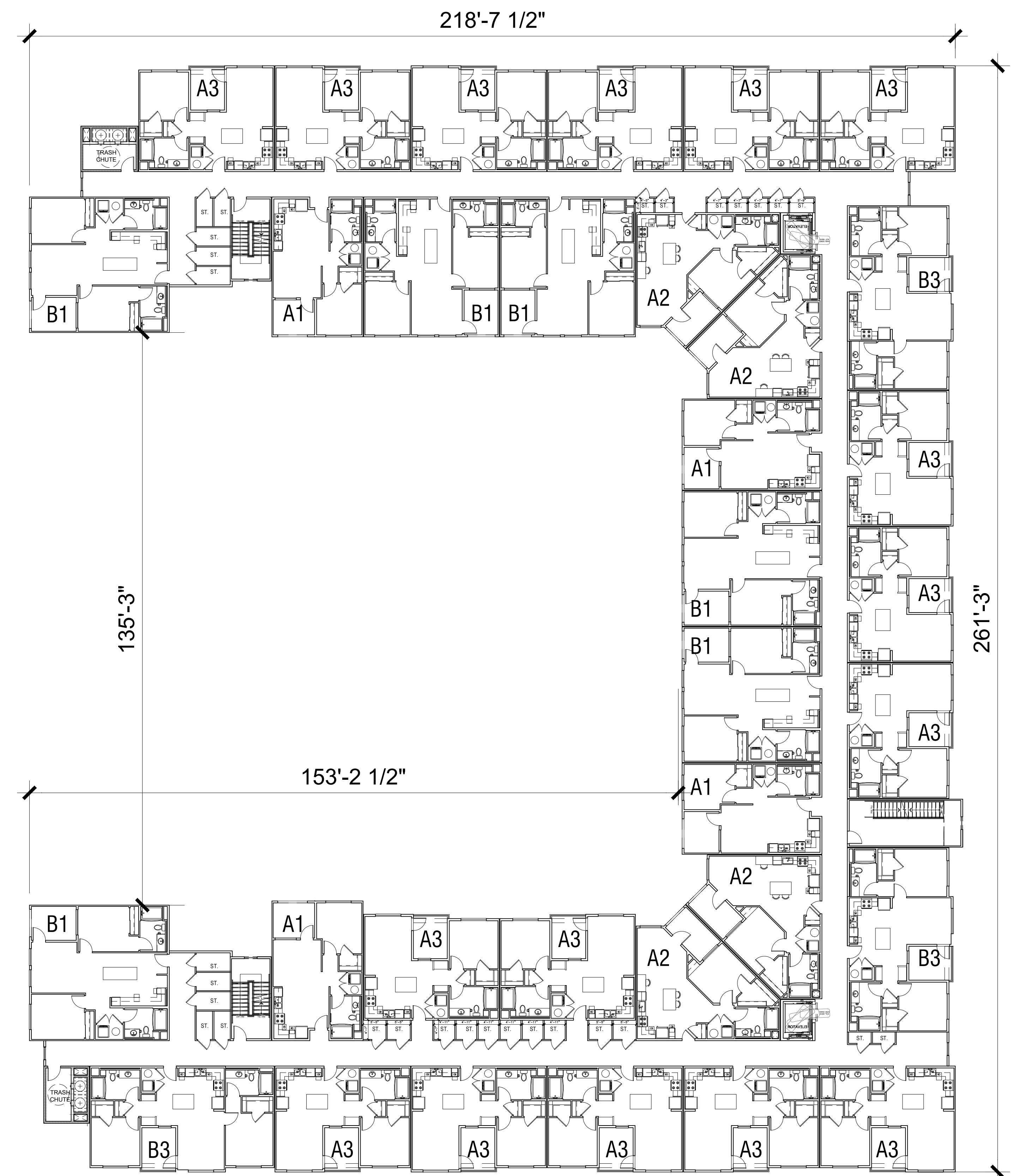
SCALE 1" = 40'  
 JOB NO. 2023-0653  
 DATE 02-27-2026



SECOND FLOOR PLAN



FIRST FLOOR PLAN



THIRD & FOURTH FLOOR PLANS

**MATERIAL / COLOR LEGEND**

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
- 5 VINYL WINDOW
- 6 STONE VENEER
- 7 METAL AWNING
- 8 METAL RAILING
- 9 DECORATIVE GABLE DETAIL
- 10 SECTIONAL GARAGE DOOR
- 11 DECORATIVE TILE
- 12 DECORATIVE LOUVERED VENT
- 13 DECORATIVE TRIM
- 14 DECORATIVE SHUTTER
- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



**EAST ELEVATION-1**



**SOUTH ELEVATION-2**

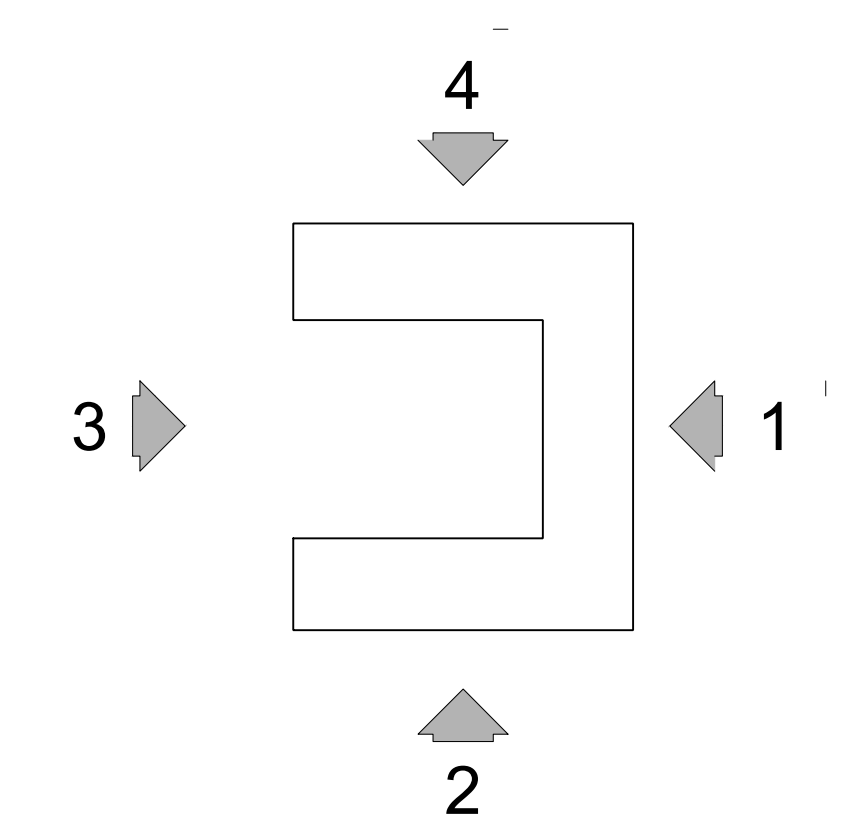


**WEST ELEVATION-3**



**NORTH ELEVATION-4**

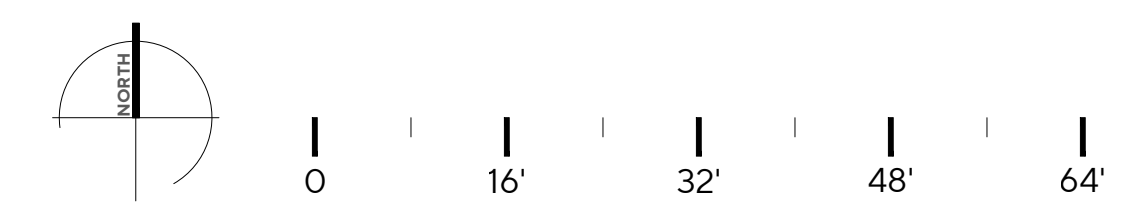
**KEY MAP-A**



**FOOTHILL AND MAPLE**

FONTANA, CA

BLDG A ELEVATIONS

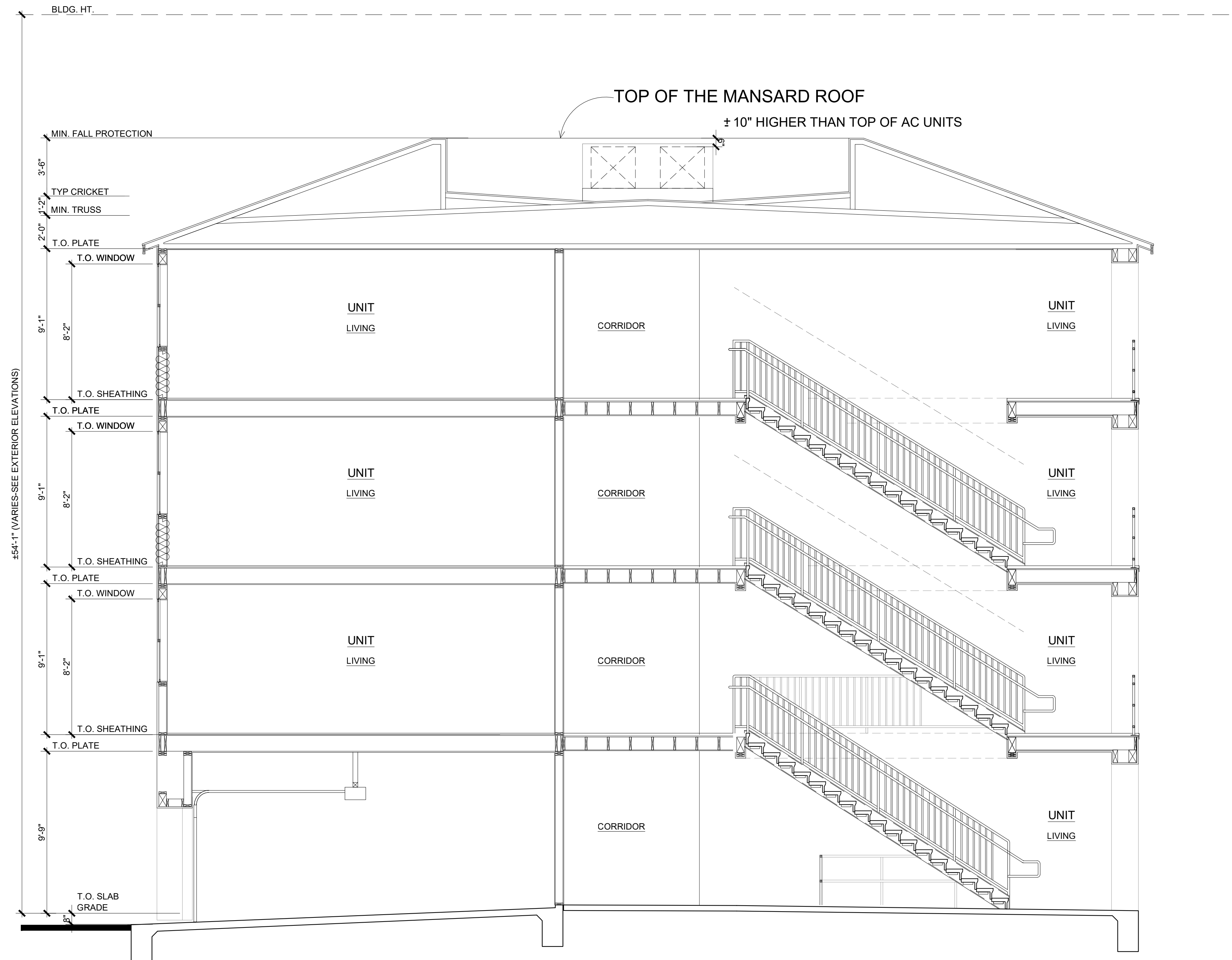


**A2.3**

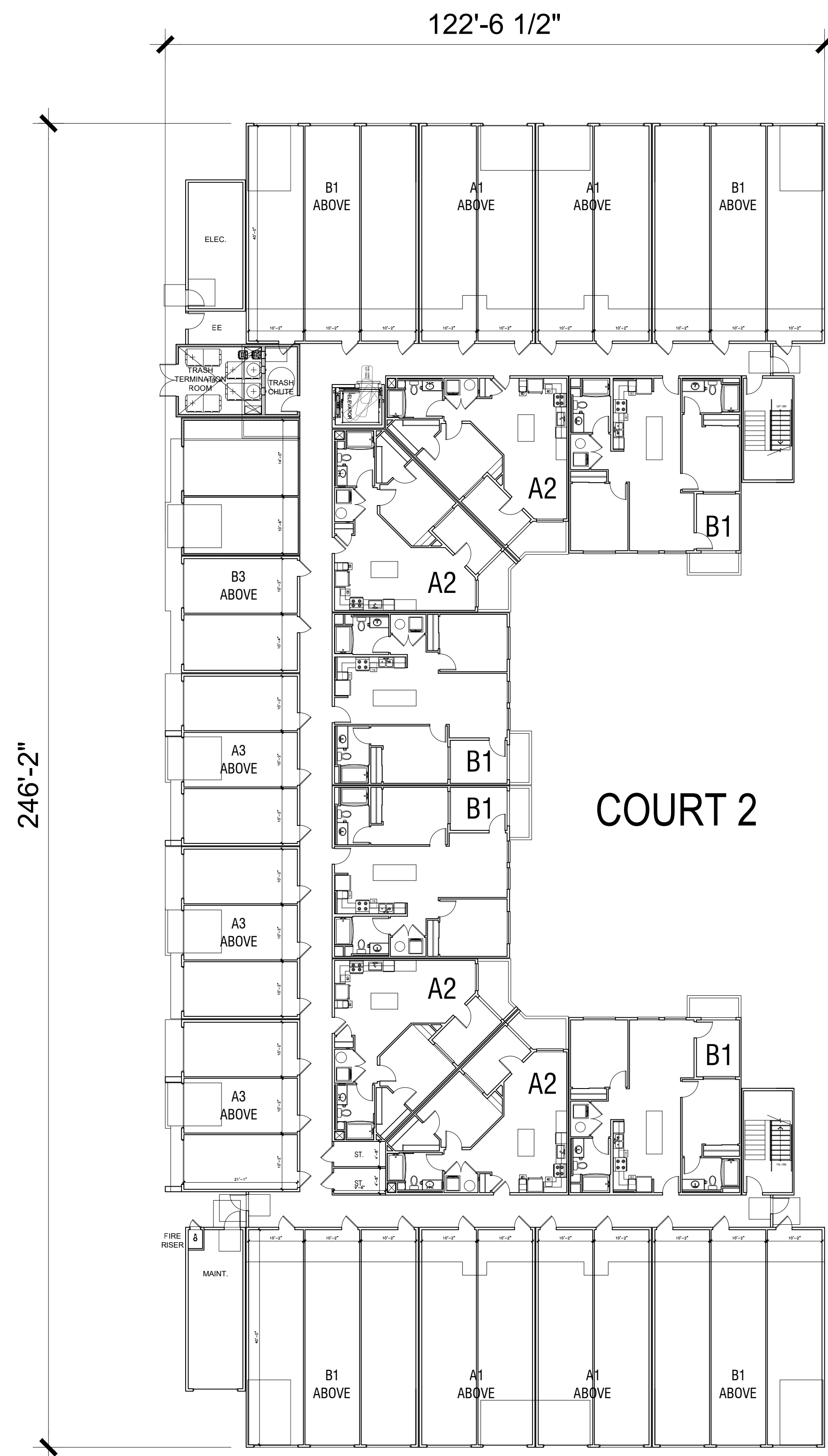
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 JOB NO. 2023-0653  
 DATE 02-27-2026

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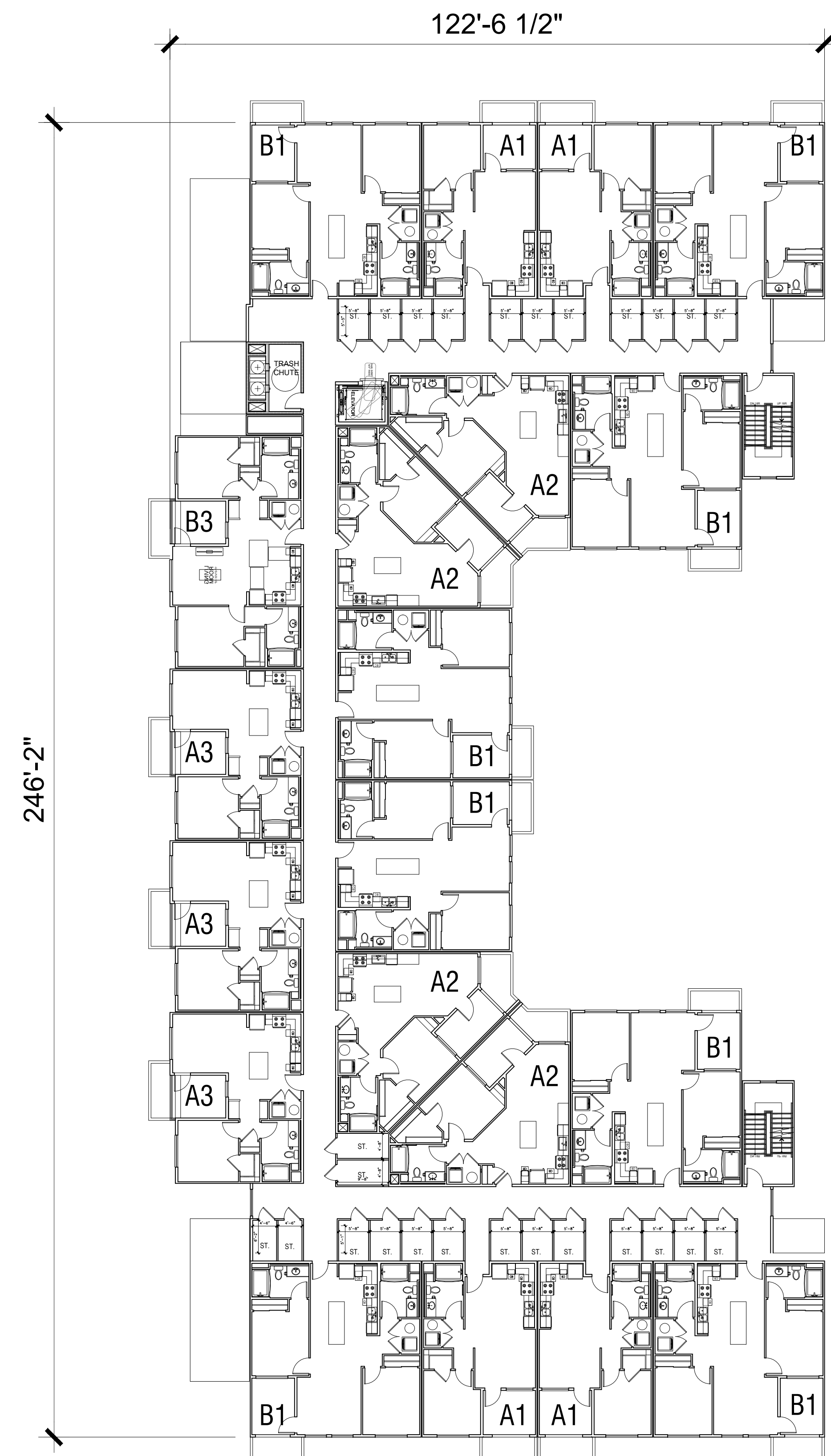




ROOFTOP MECH EQUIPMENT SCREENING



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# MATERIAL / COLOR LEGEND

- 1 SPANISH "S" TILE ROOFING
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- 6 STONE VENEER
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- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



EAST ELEVATION-1



SOUTH ELEVATION-2

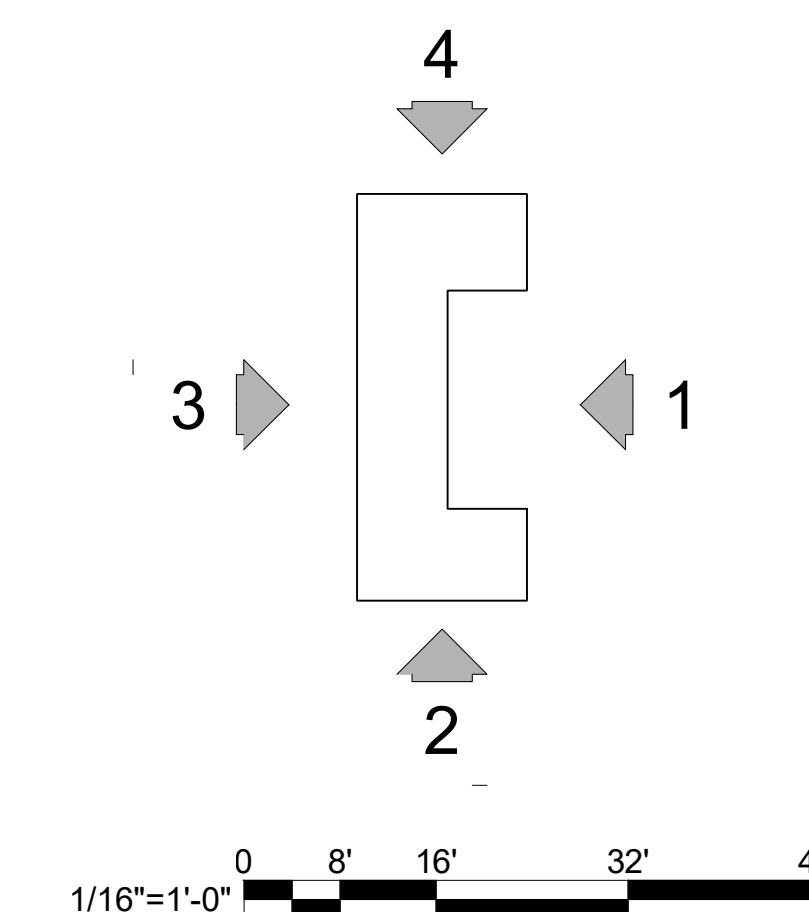


WEST ELEVATION-3



NORTH ELEVATION-4

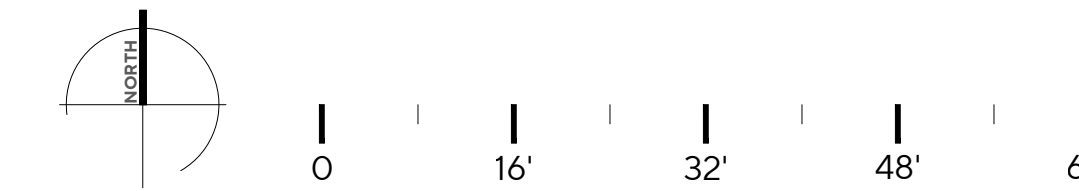
## KEY MAP-B



# FOOTHILL AND MAPLE

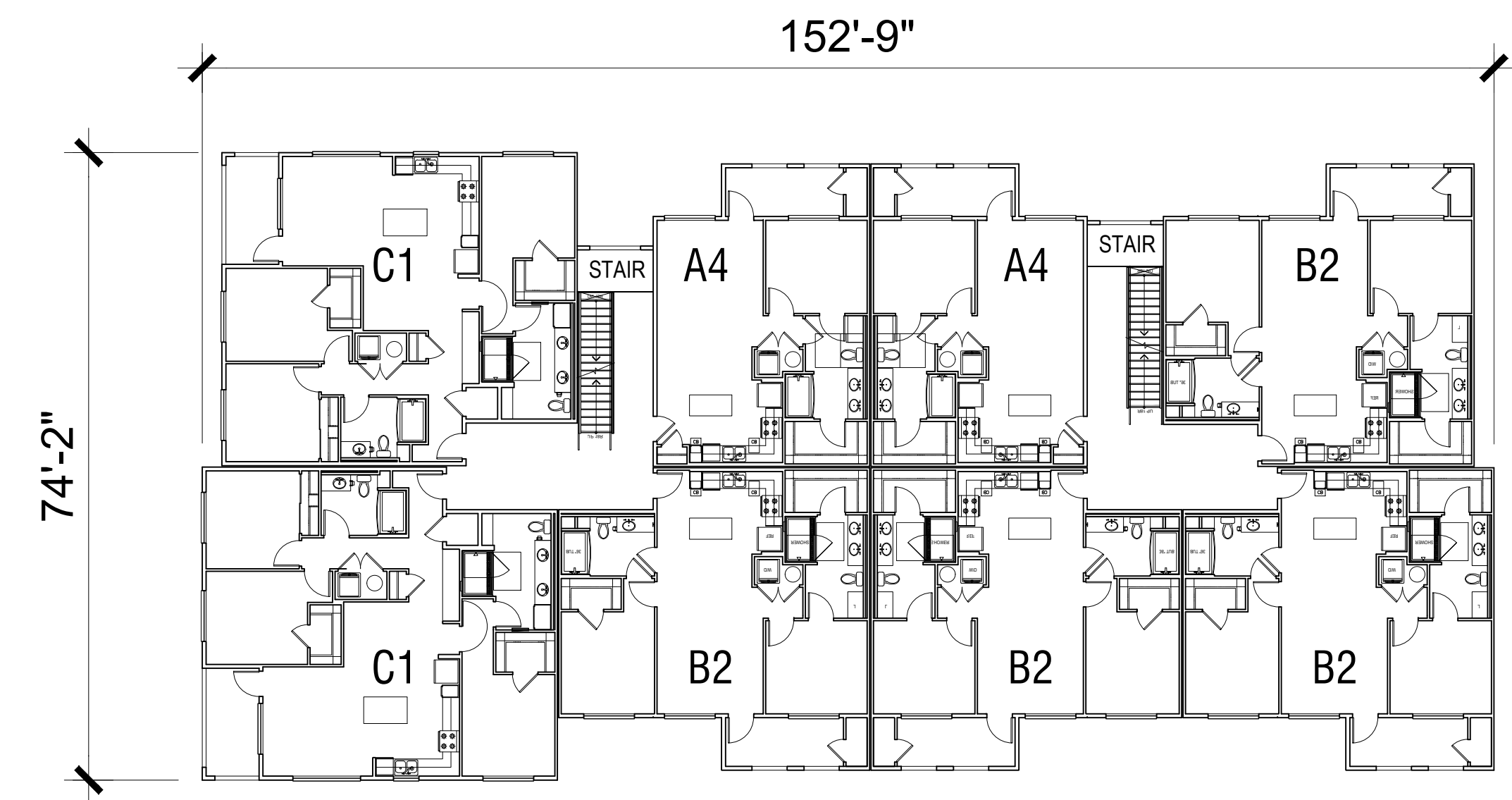
FONTANA, CA

BLDG B ELEVATIONS

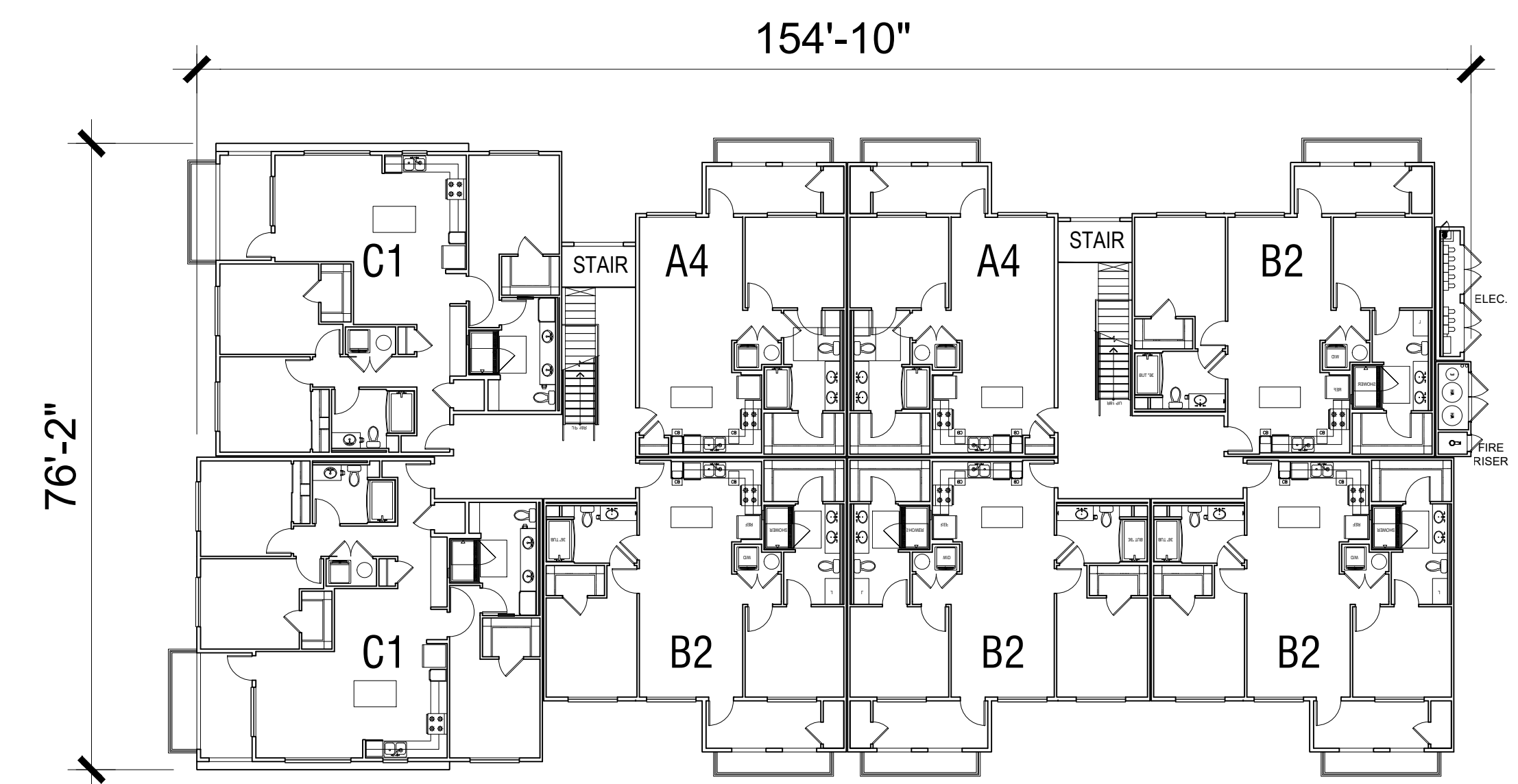


# A3.2

SCALE 1/16" = 1'  
 JOB NO. 2023-0653  
 DATE 02-27-2026



SECOND & THIRD FLOOR PLANS



FIRST FLOOR PLAN

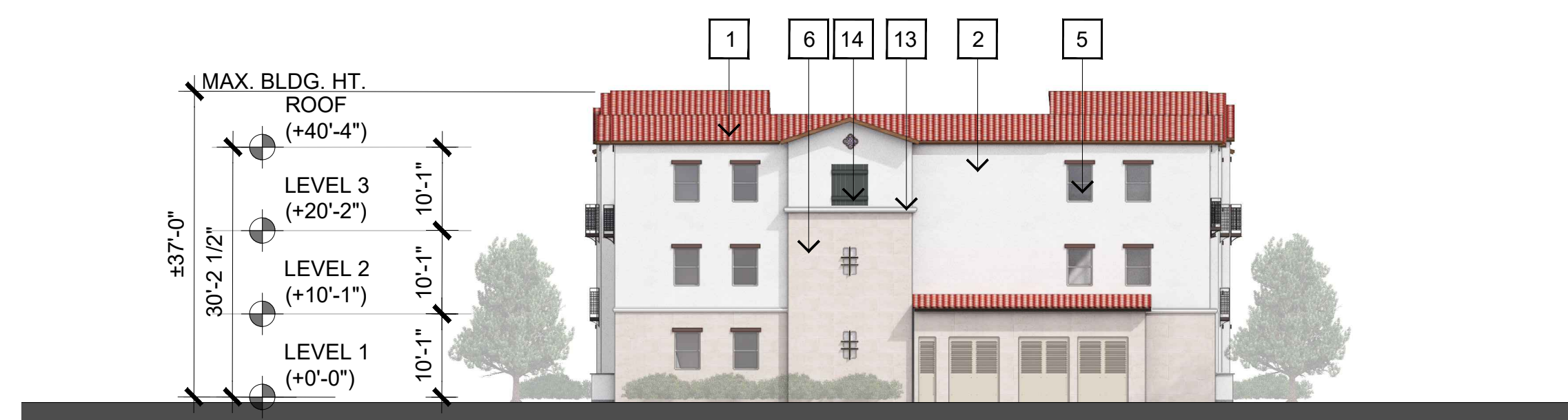
**MATERIAL / COLOR LEGEND**

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FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



**SOUTH ELEVATION (BLDG 3)  
BLDG 4 (MIRRORED AND SIMILAR)**



**NORTH ELEVATION (BLDG 3)  
BLDG 4 (MIRRORED AND SIMILAR)**



**EAST ELEVATION (BLDG 3: MAPLE AVE.)  
BLDG 4: MAPLE AVE (MIRROR AND SIMILAR)**



**WEST ELEVATION (BLDG 3)  
BLDG 4 (MIRROR AND SIMILAR)**

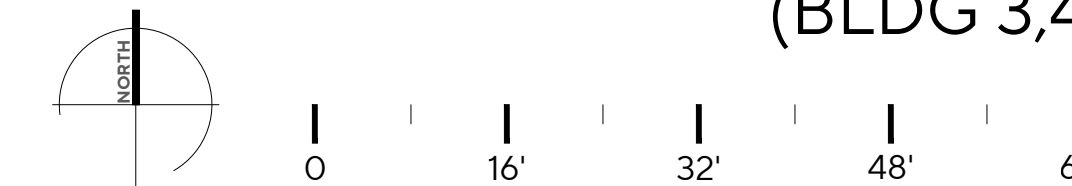
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**FOOTHILL AND MAPLE**

FONTANA, CA

**BLDG C ELEVATIONS  
(BLDG 3,4)**



**A4.2**

SCALE 1/16" = 1'  
JOB NO. 2023-0653  
DATE 02-27-2026

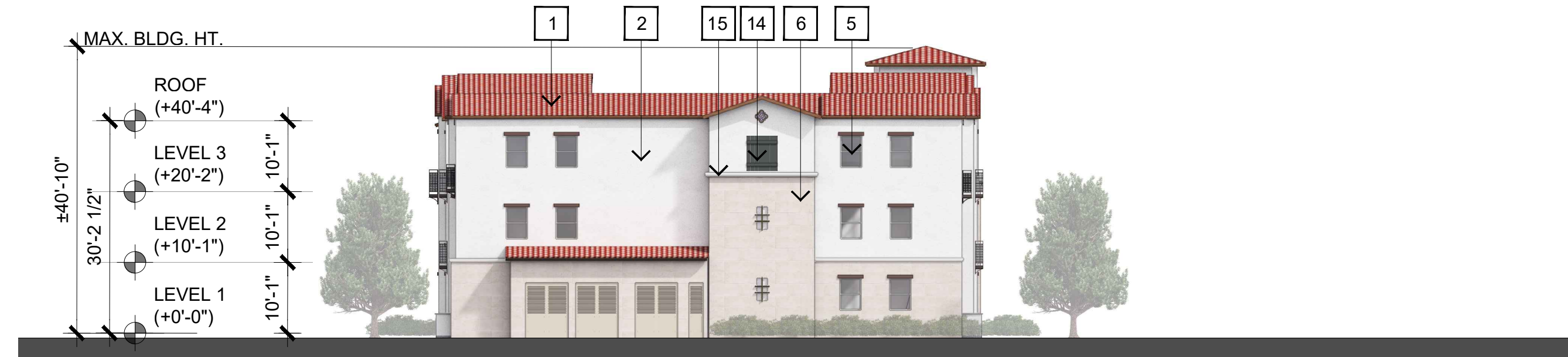
**MATERIAL / COLOR LEGEND**

- 1 SPANISH "S" TILE ROOFING
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FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



EAST ELEVATION-4 (FOOTHILL BOULEVARD)



WEST ELEVATION-2

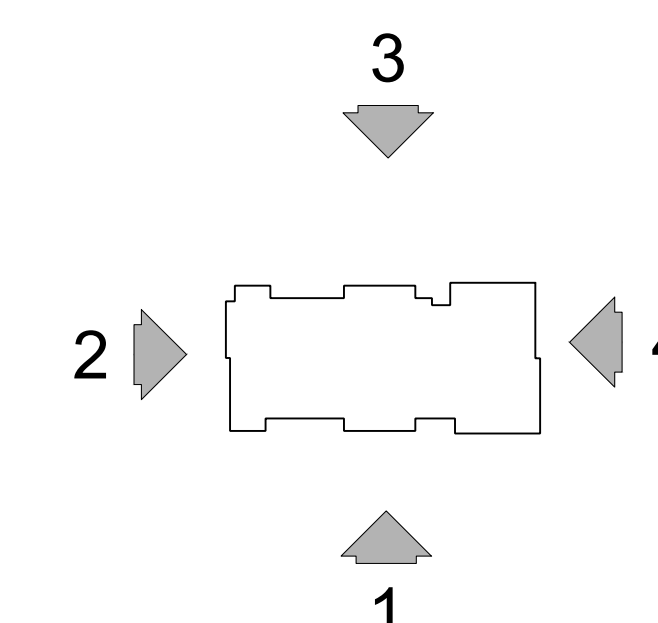


NORTH ELEVATION-3



SOUTH ELEVATION-1 (MAPLE AVENUE)

**KEY MAP-C**



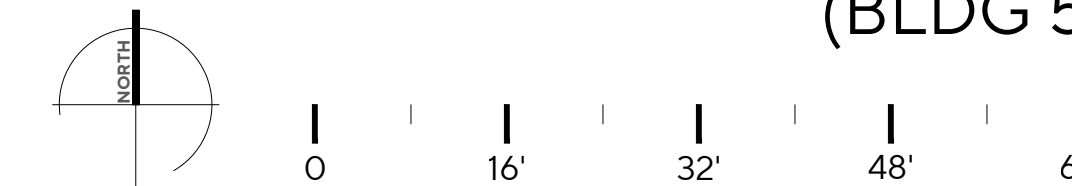
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**FOOTHILL AND MAPLE**

FONTANA, CA

BLDG C-ALT ELEVATIONS (BLDG 5)



**A4.21**

SCALE 1/16" = 1'  
 JOB NO. 2023-0653  
 DATE 02-27-2026

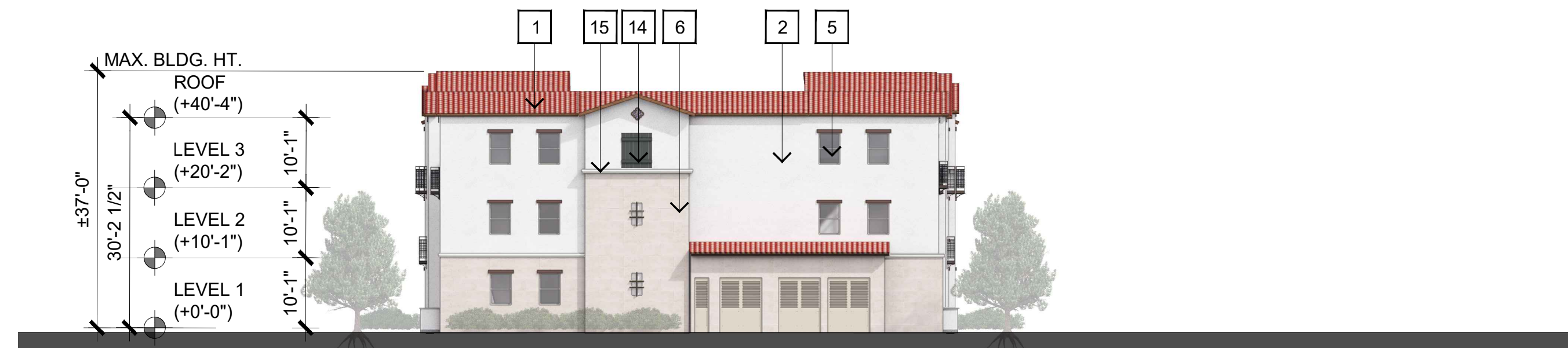
**MATERIAL / COLOR LEGEND**

- 1 SPANISH "S" TILE ROOFING
- 2 EXTERIOR STUCCO
- 3 DECORATIVE GABLE VENT
- 4 ALUMINUM STOREFRONT GLAZING SYSTEM
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- 15 DECORATIVE BELLY TRIM
- 16 DECORATIVE BRACKETS

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO THE COLOR AND MATERIAL BOARD



WEST ELEVATION-4



EAST ELEVATION-2

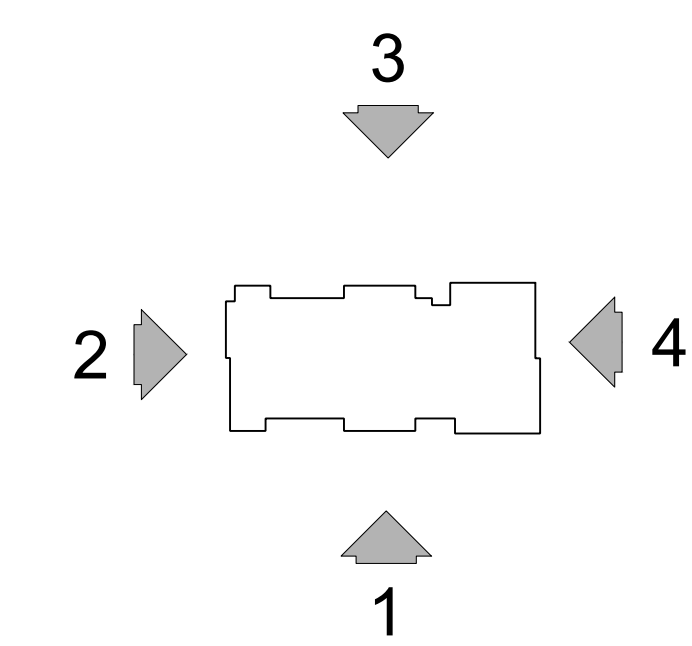


SOUTH ELEVATION-3 (FOOTHILL BOULEVARD)



NORTH ELEVATION-1

**KEY MAP-C**



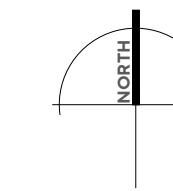
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**FOOTHILL AND MAPLE**

FONTANA, CA

BLDG C ELEVATIONS  
(BLDG 6)



0 16' 32' 48' 64'

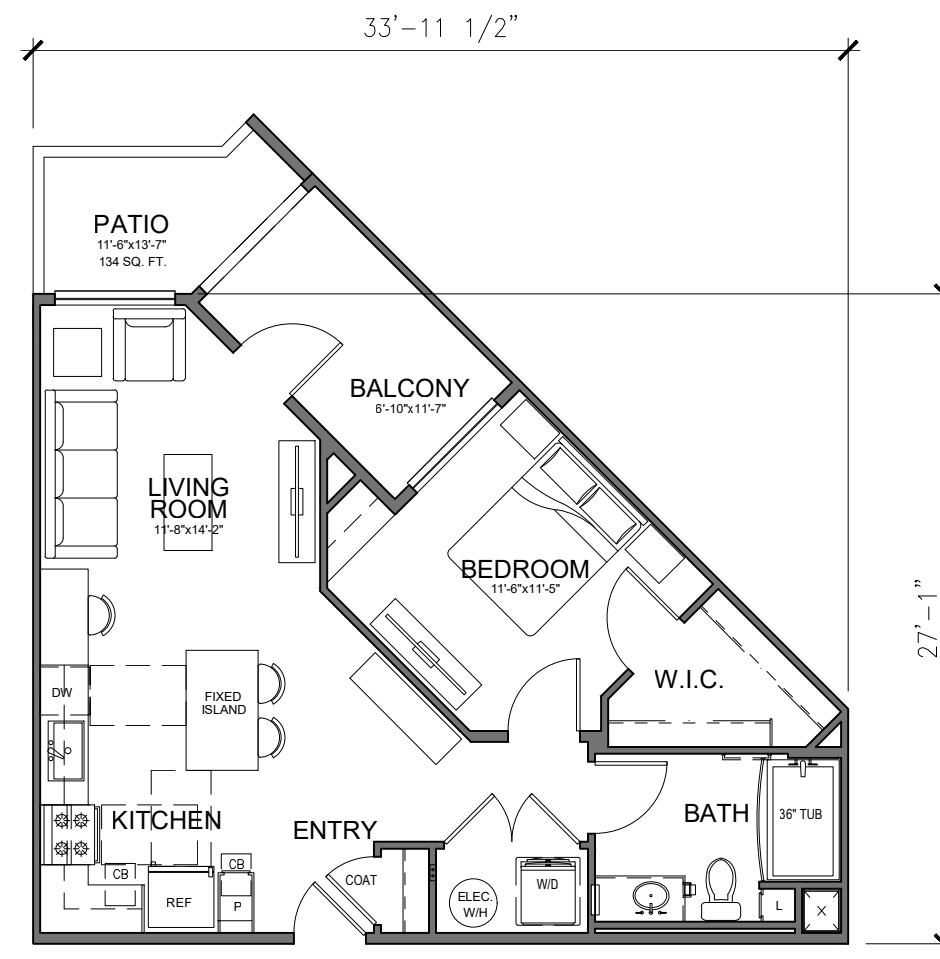


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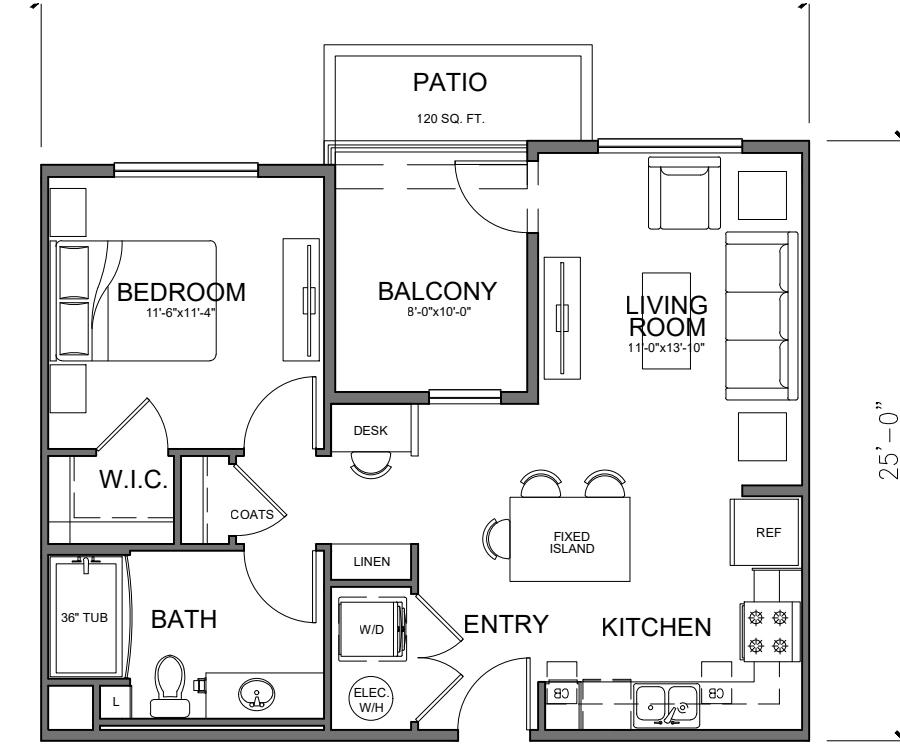
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JOB NO. 2023-0653  
DATE 02-27-2026



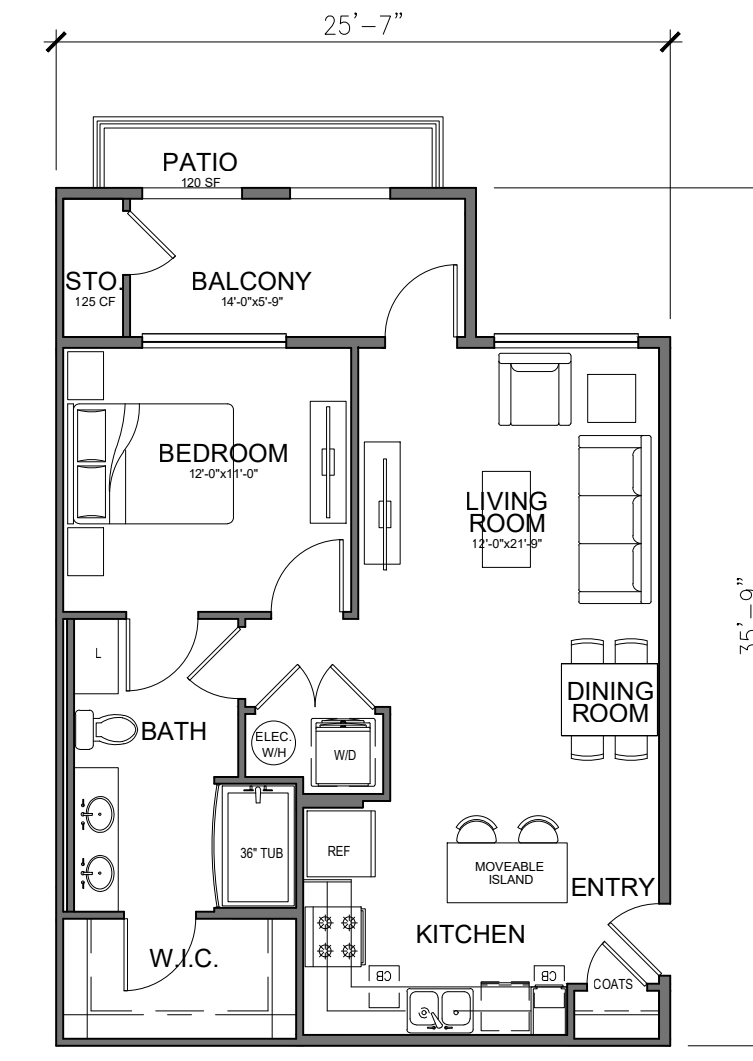
**UNIT A1: 1BR / 1BA**  
 LIVABLE AREA: 610 SQ. FT.  
 BALCONY AREA: 81 SQ. FT.  
 PATIO AREA: 120 SQ. FT.



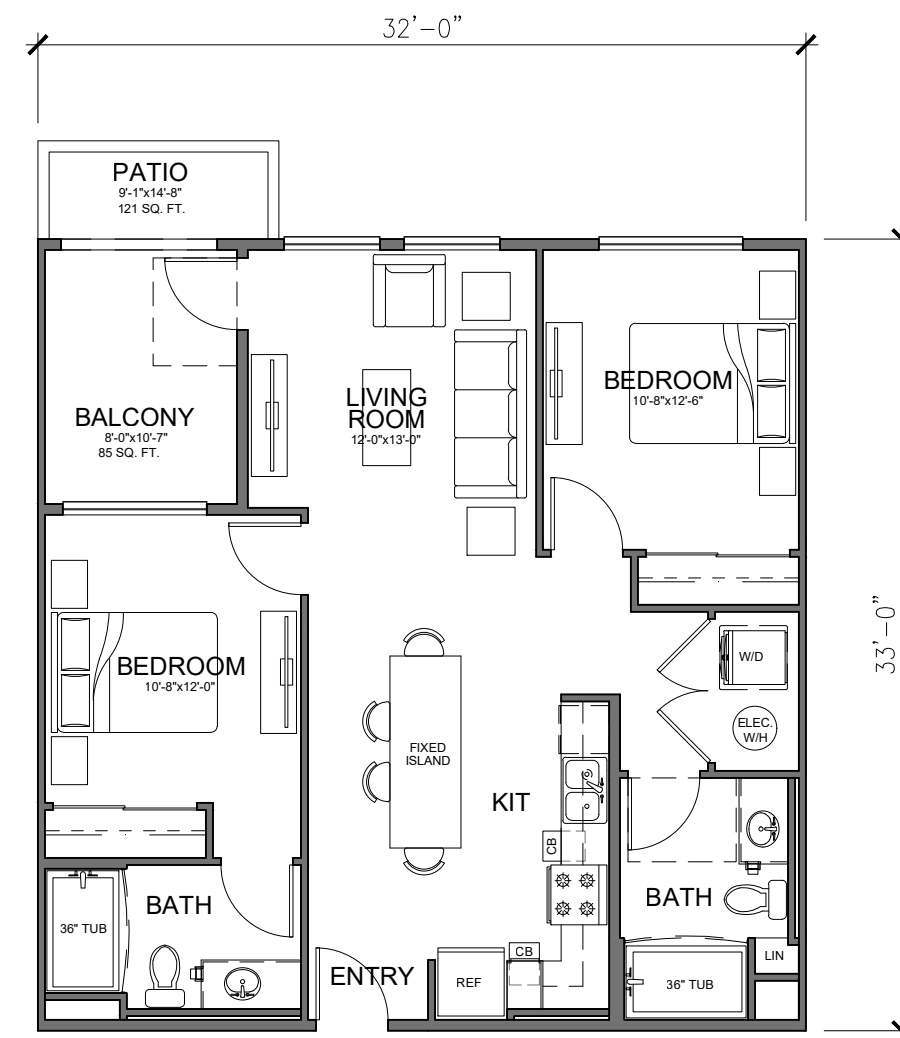
**UNIT A2: 1BR / 1BA**  
 LIVABLE AREA: 709 SQ. FT.  
 BALCONY AREA: 80 SQ. FT.  
 PATIO AREA: 134 SQ. FT.  
 QUANTITY:



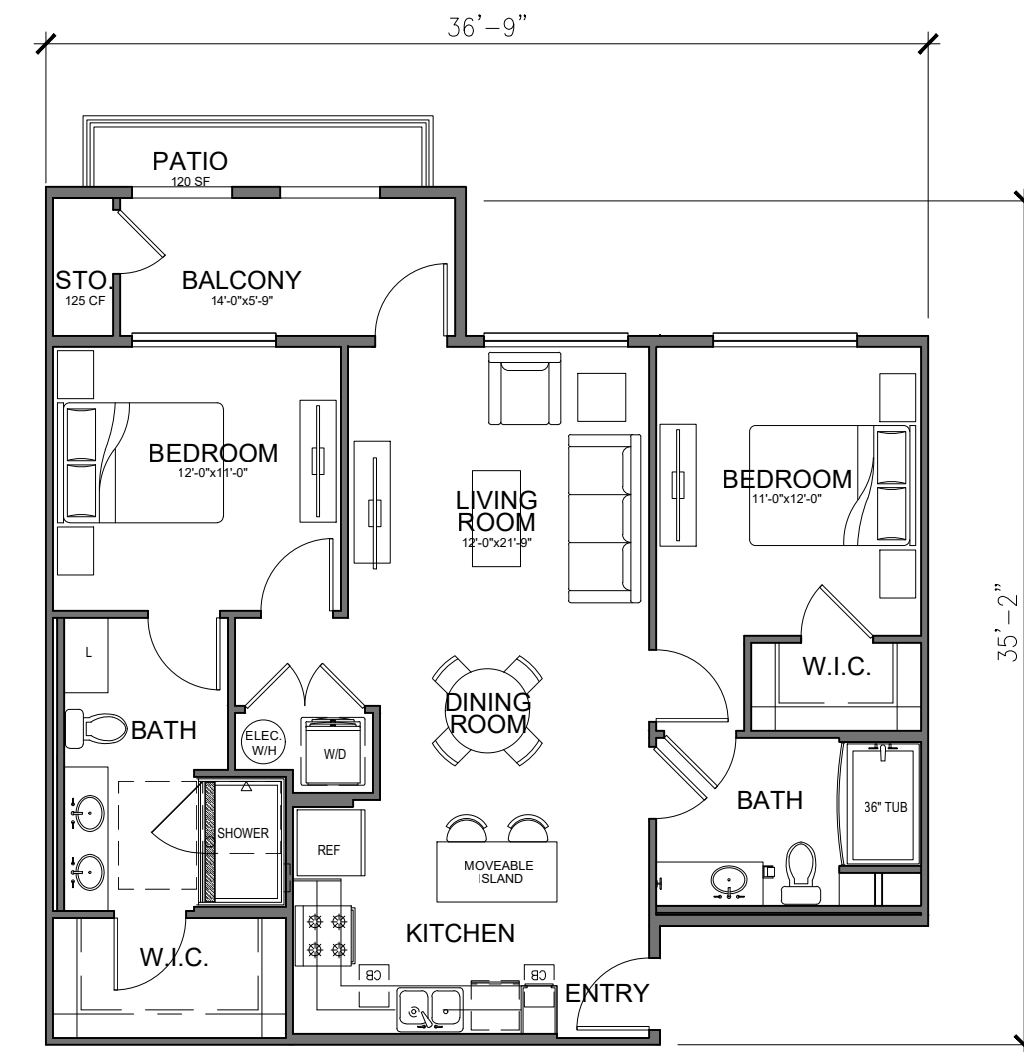
**UNIT A3: 1BR / 1BA**  
 LIVABLE AREA: 704 SQ. FT.  
 BALCONY AREA: 80 SQ. FT.  
 PATIO AREA: 120 SQ. FT.



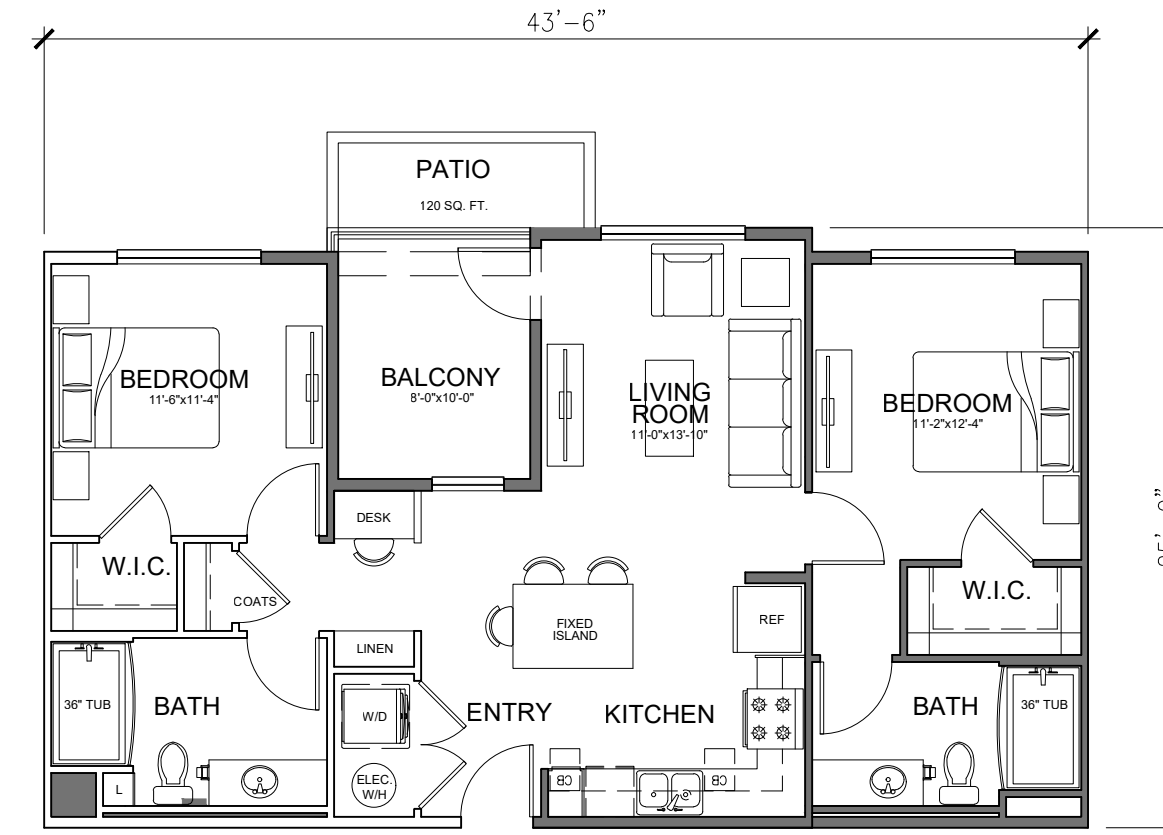
**UNIT A4: 1 BD / 1 BA**  
 LIVABLE AREA: 756 SQ. FT.  
 BALCONY AREA: 80 SQ. FT.  
 PATIO AREA: 120 SQ. FT.  
 QUANTITY:



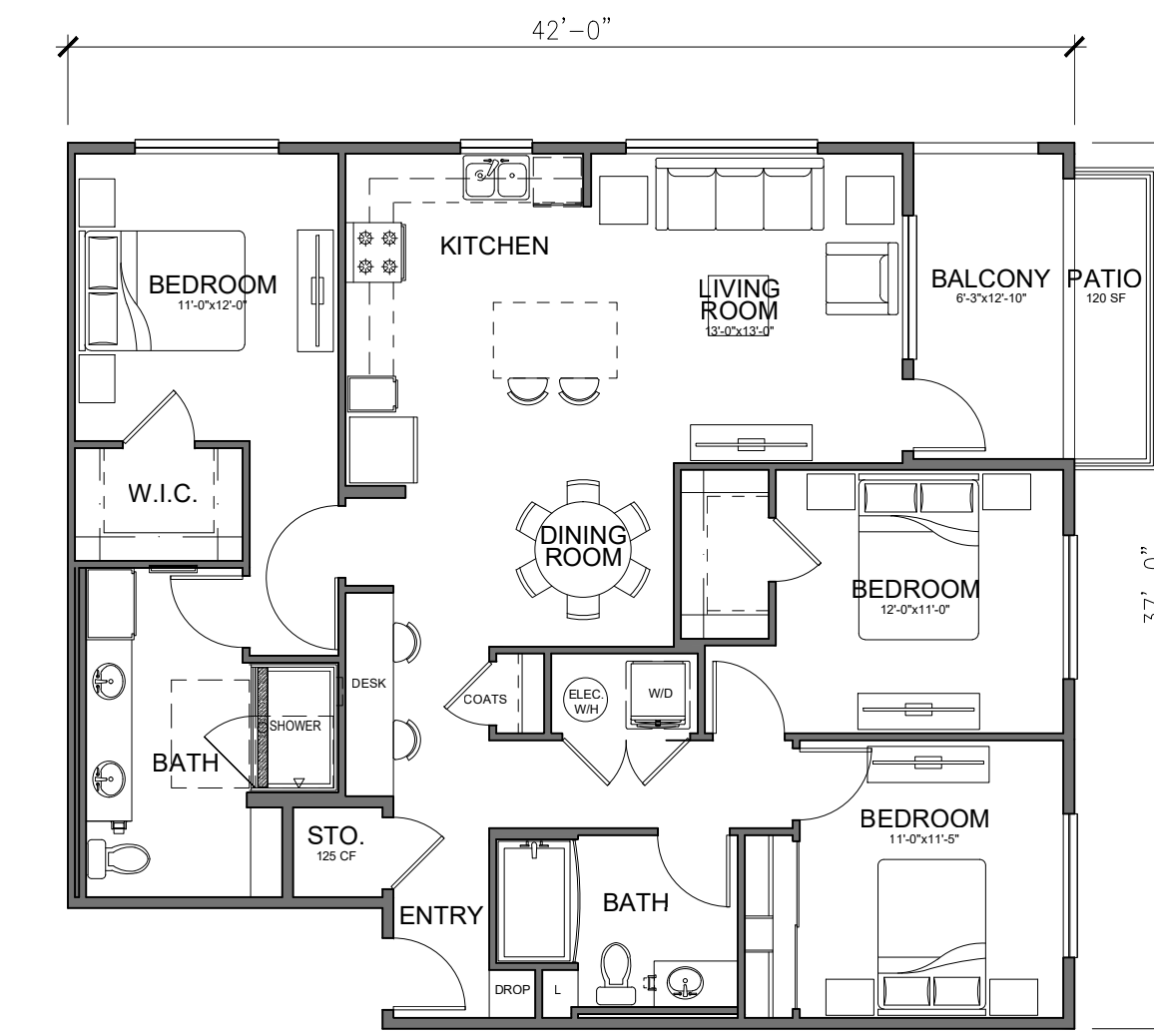
**UNIT B1: 2 BD / 2 BA**  
 LIVABLE AREA: 964 SQ. FT.  
 BALCONY AREA: 96 SQ. FT.  
 PATIO AREA: 121 SQ. FT.  
 QUANTITY:



**UNIT B2: 2 BD / 2 BA**  
 LIVABLE AREA: 1030 SQ. FT.  
 BALCONY AREA: 80 SQ. FT.  
 PATIO AREA: 120 SQ. FT.  
 QUANTITY:

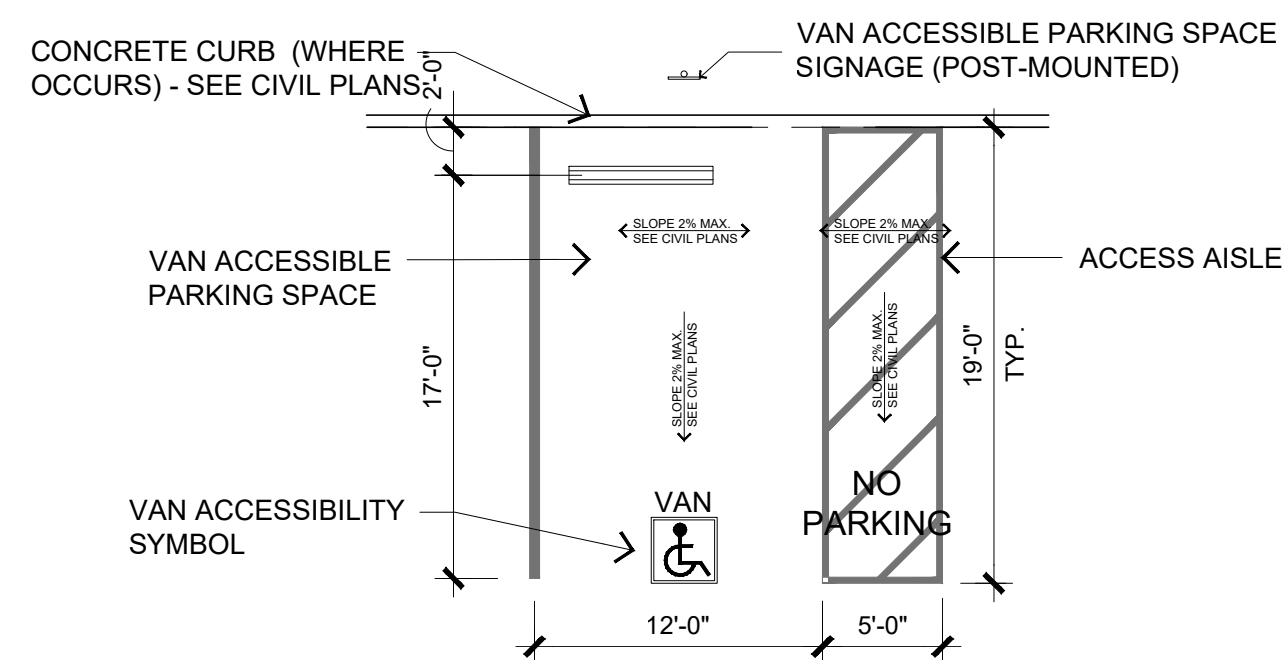


**UNIT B3: 2BR / 2BA**  
 LIVABLE AREA: 1060 SQ. FT.  
 BALCONY AREA: 80 SQ. FT.  
 PATIO AREA: 120 SQ. FT.



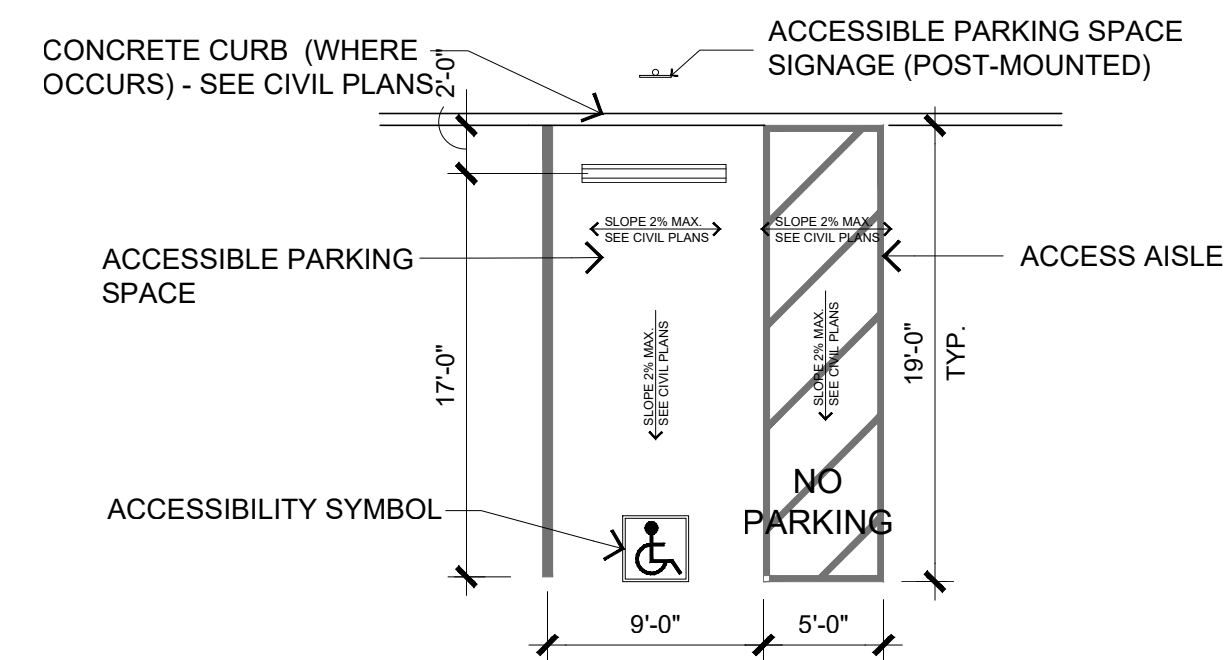
**UNIT C1: 3 BD / 2 BA / DEN**  
 LIVABLE AREA: 1399 SQ. FT.  
 BALCONY AREA: 80 SQ. FT.  
 PATIO AREA: 120 SQ. FT.  
 QUANTITY:

EVCS PARKING SIMILAR WHERE OCCURS



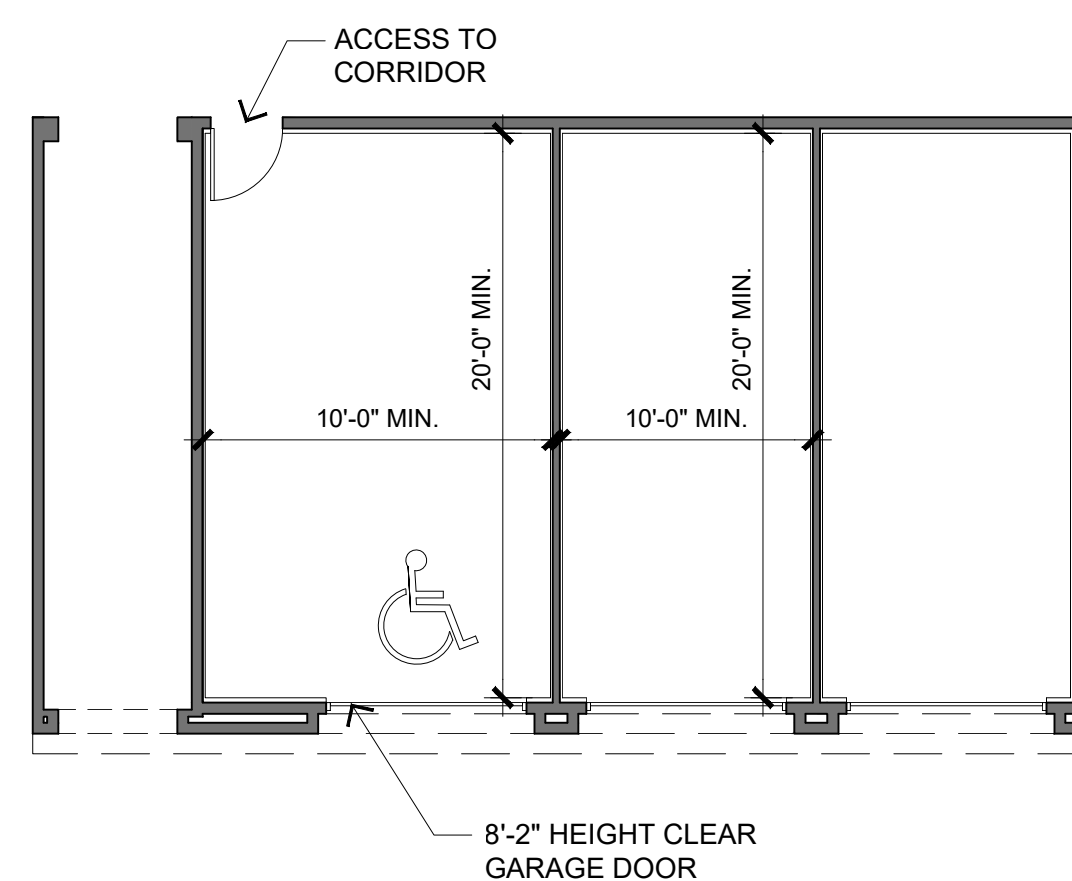
VAN ACCESSIBLE STALL DIMENSION

EVCS PARKING SIMILAR WHERE OCCURS

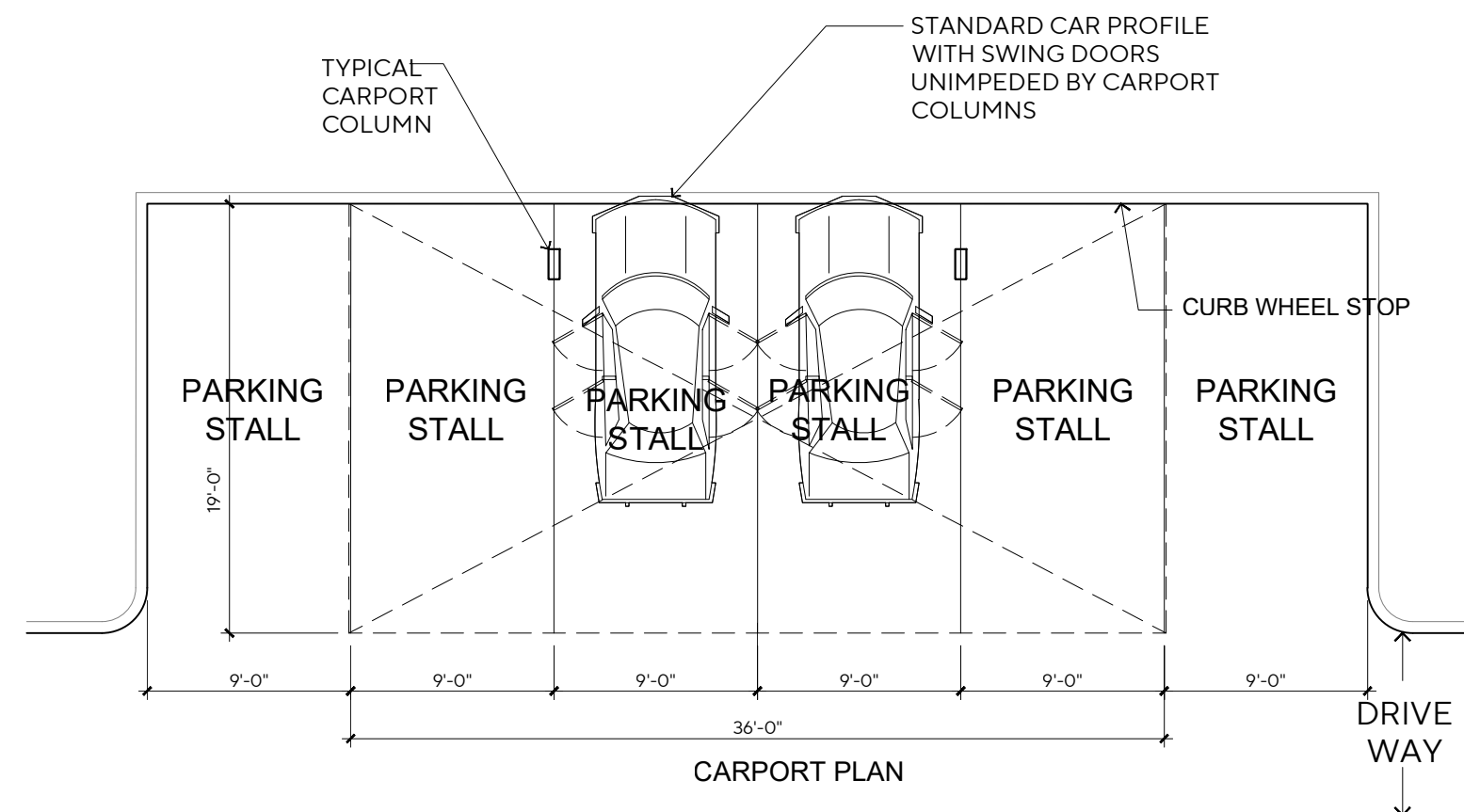


ACCESSIBLE STALL DIMENSION

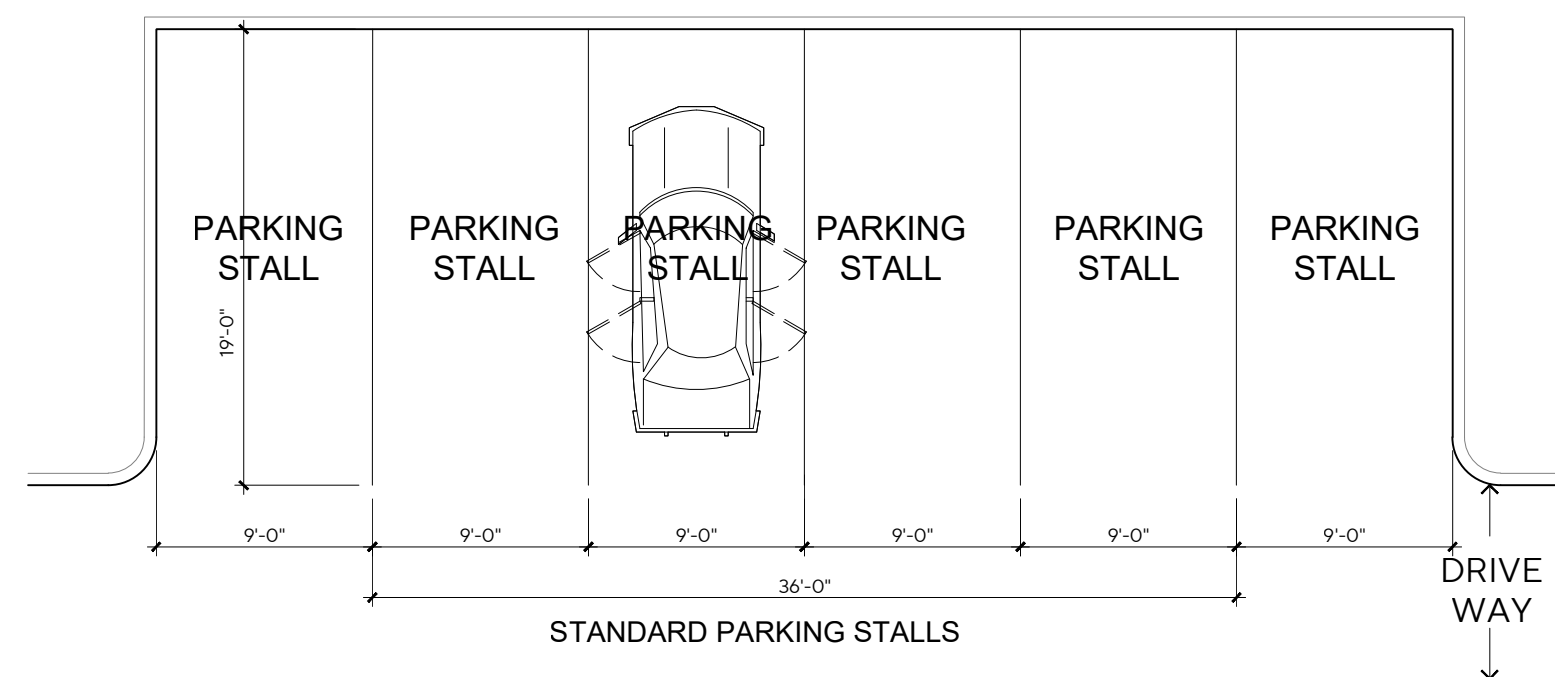
EVCS PARKING SIMILAR WHERE OCCURS



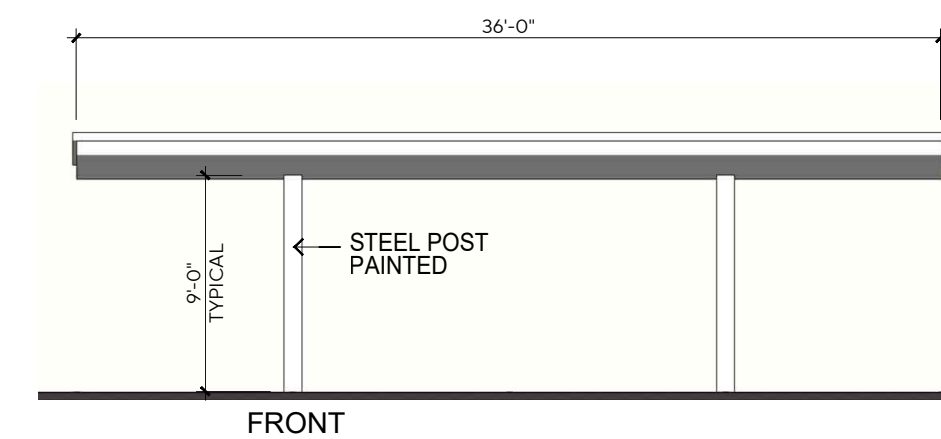
GARAGE



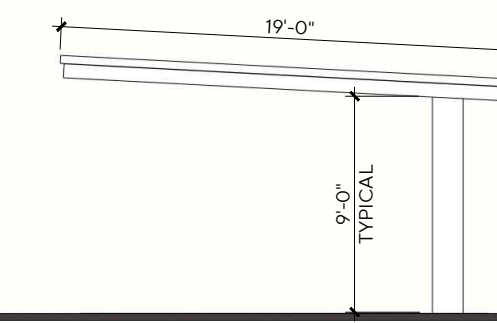
STANDARD CARPORT STALLS



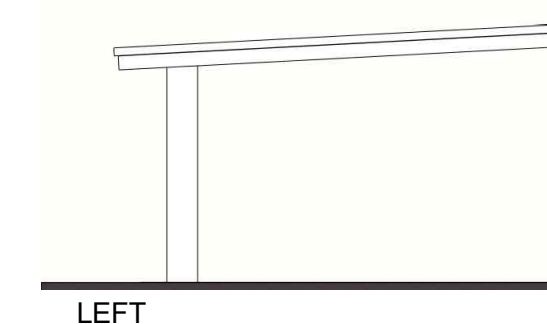
STANDARD PARKING STALLS



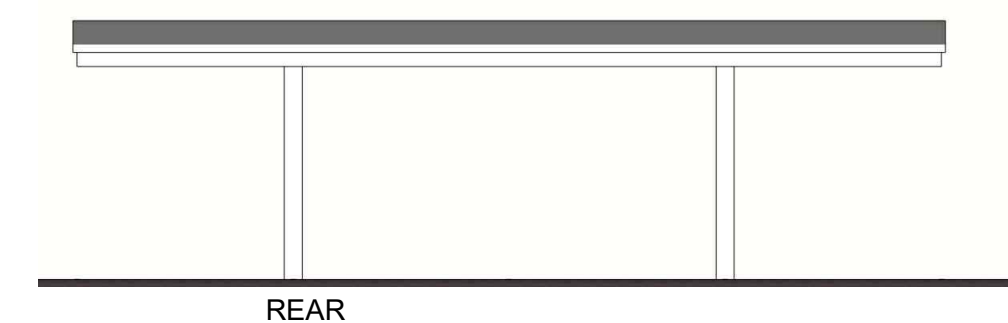
FRONT



RIGHT



LEFT



REAR

**CARPORT STRUCTURES CORPORATION**

**CARPORT STYLE SINGLE COLUMN SINGLE**

**DESIGN CRITERIA**  
 Wind Load: 90 MPH minimum  
 Ground Snow Load: 30 psf minimum  
 All Federal, State and Local codes reviewed.

**COLUMNS**  
 HSS ASTM A-500 Grade B  
 Coating Options: Primed or Hot Dip Galvanized

**BEAMS**  
 Wide Flange A-992 Grade 50 Steel  
 Coating Options: Primed or Hot Dip Galvanized

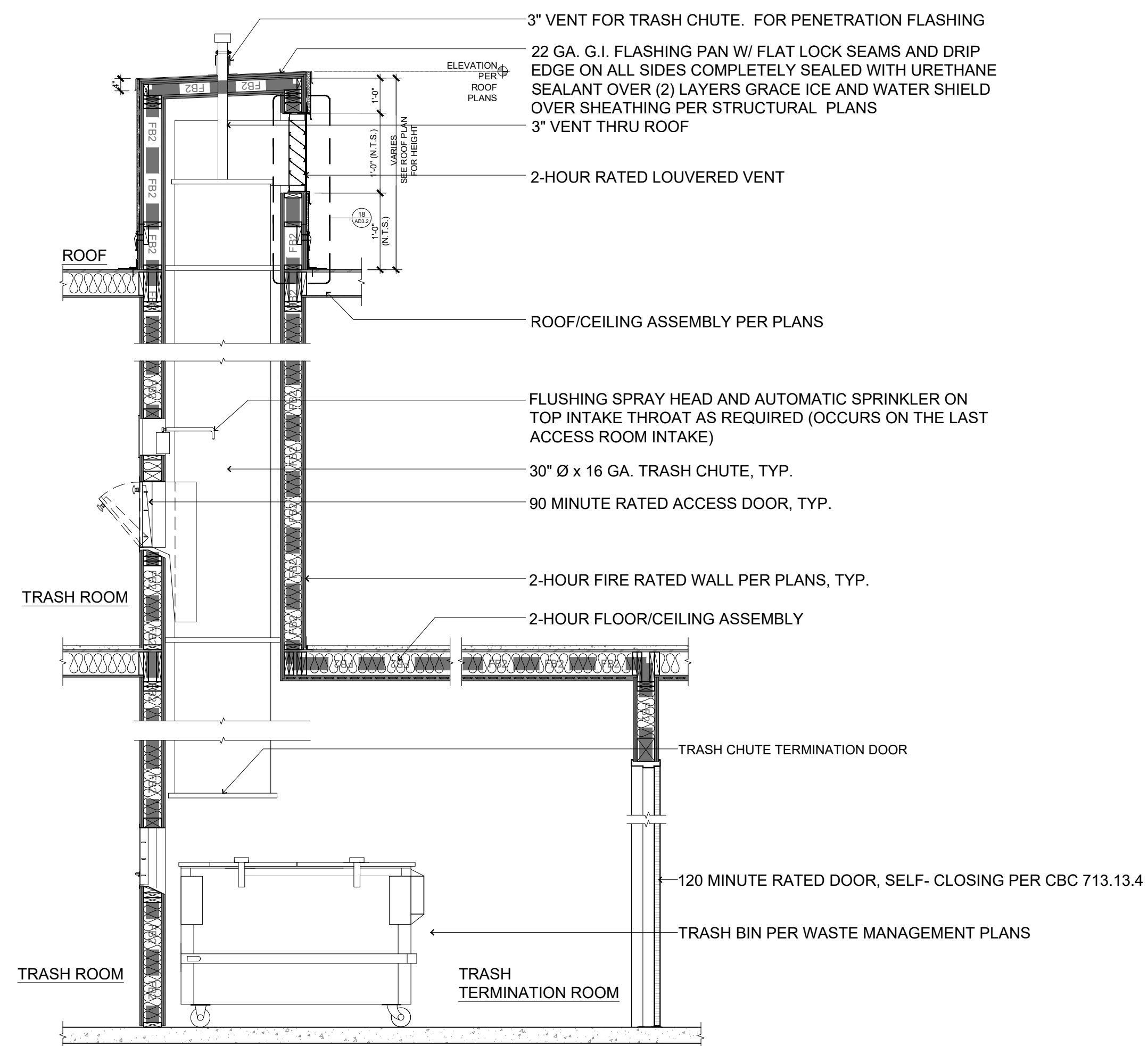
**PURLINS**  
 16 GA. Cold Rolled G-90 Galvanized Steel

**ROOFING**  
 29 GA Roll formed, Exposed Fasteners, Galvanized Steel Panel with Siliconized Polyester or Kynar 500 Factory Applied Finish in a variety of colors with white underside.

**OPTIONS**  
 Roof Slope  
 Hot Dip Galvanizing  
 Site Specific Layout and Configuration  
 Standing Seam Roof Sheeting  
 Soffit Under Sheeting  
 Metal End Panels  
 End Overhangs 1'  
 Solar Racking

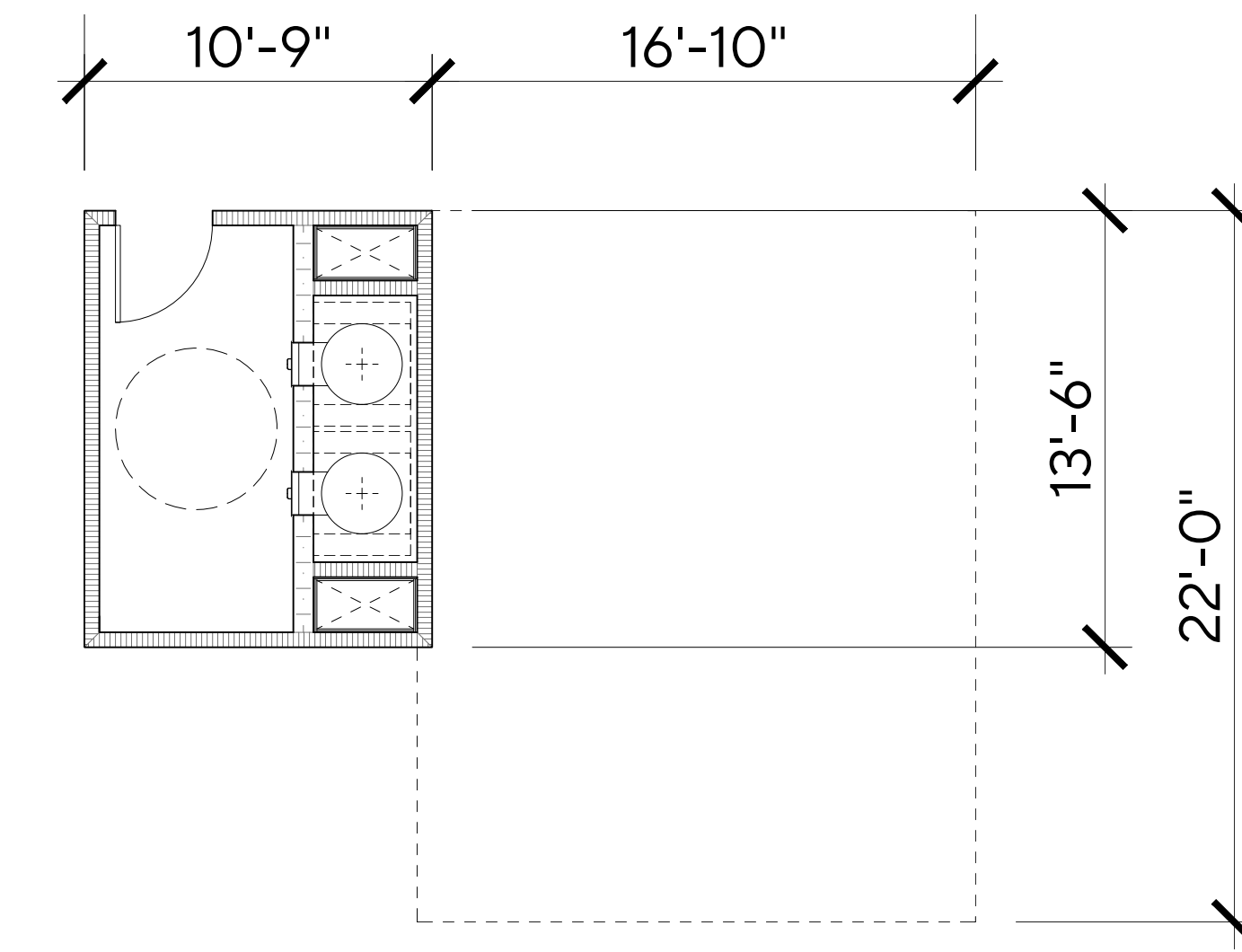
1825 METAMORA ROAD • OXFORD, MICHIGAN 48371 P: 248-628-5571 / F: 248-628-5260  
 info@carportstructures.com www.carportstructures.com

CARPORT SPEC

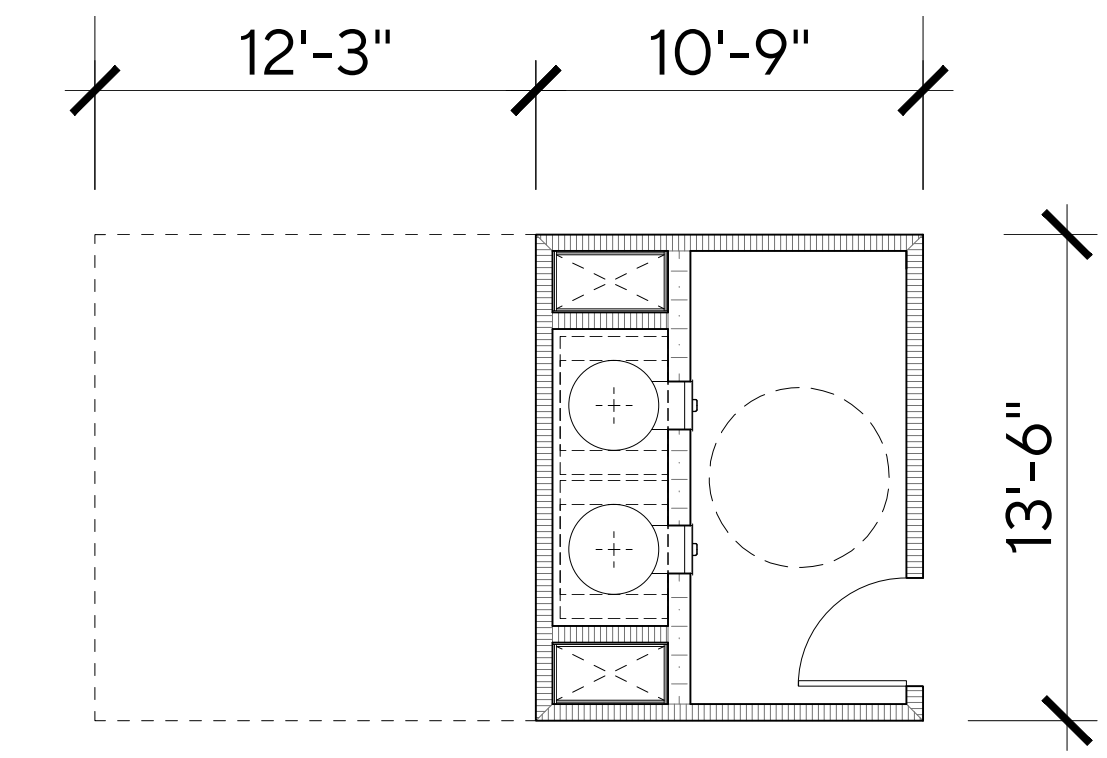


NOTES:  
1. INSTALL ALL COMPONENTS OF TRASH CHUTE, INCLUDING DOORS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.

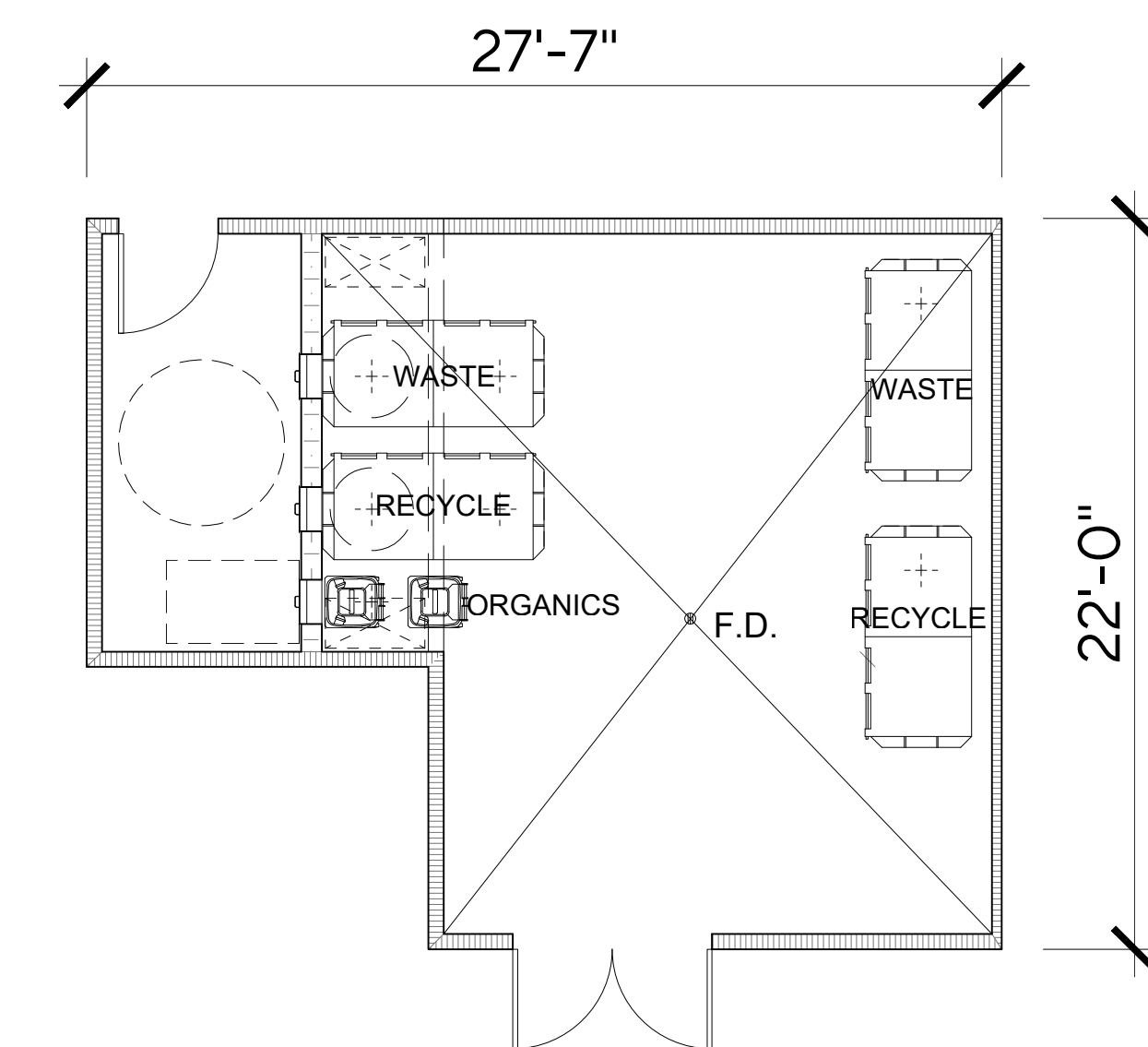
TRASH CHUTE PARTIAL SECTION



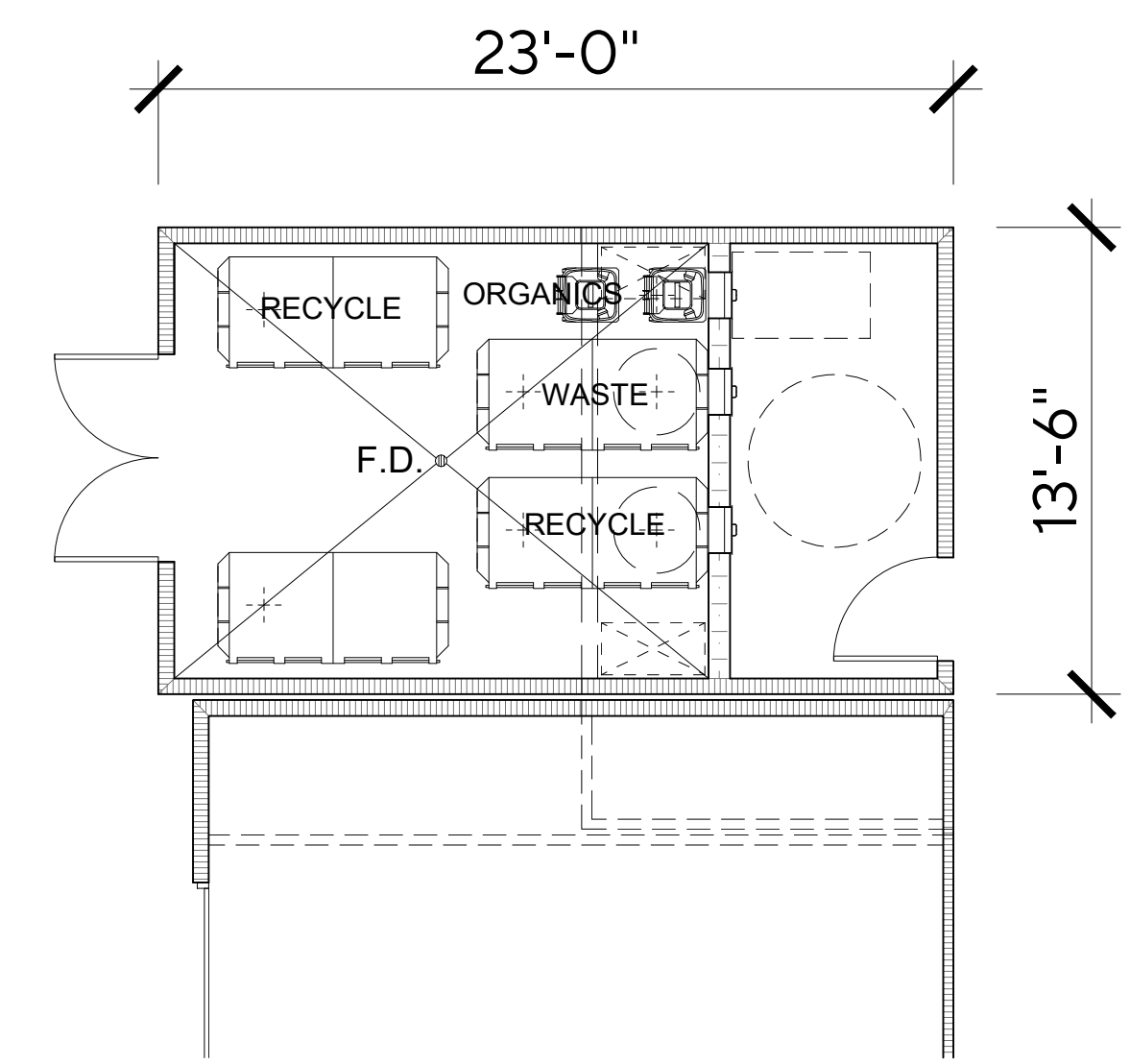
TRASH CHUTE-A UPPER FLOOR PLAN



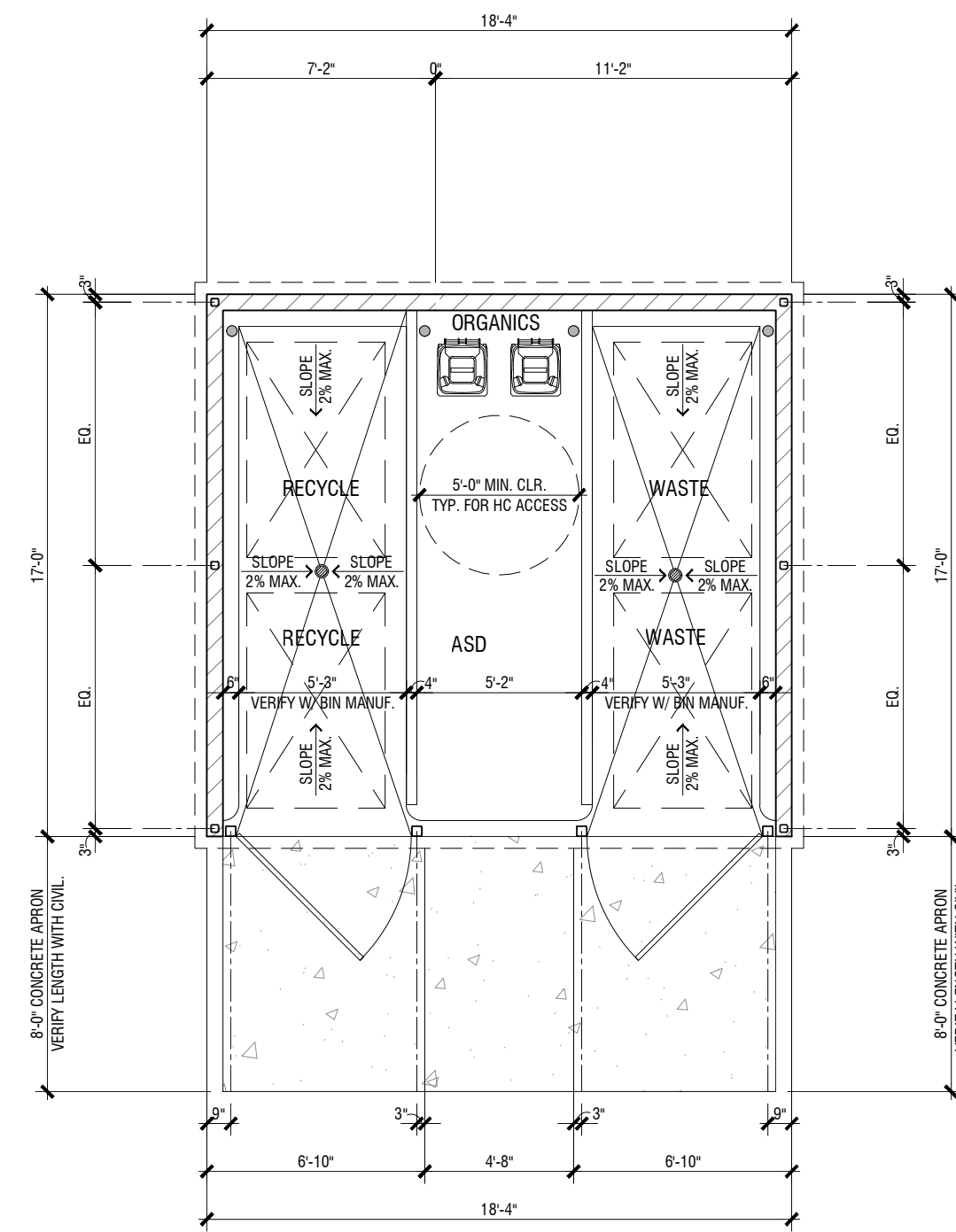
TRASH CHUTE-B UPPER FLOOR PLAN



TRASH CHUTE-A FIRST FLOOR PLAN

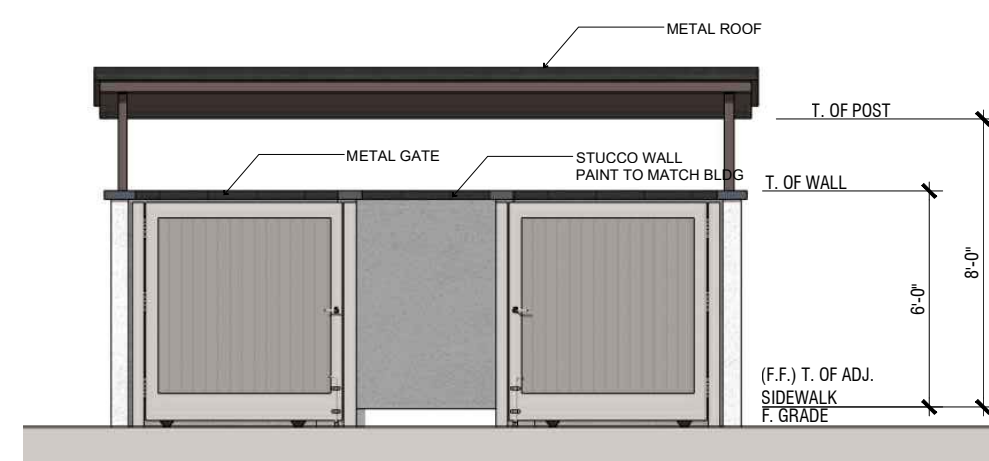


TRASH CHUTE-B FIRST FLOOR PLAN

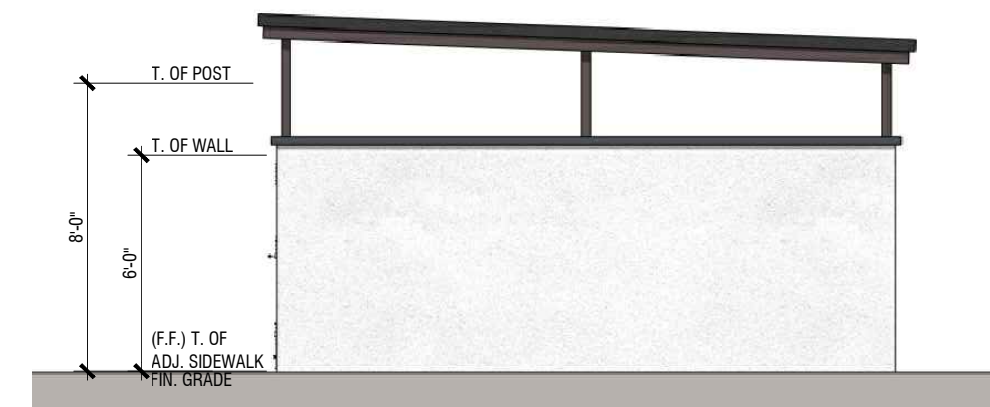


TRASH ENCLOSURE

\*NOTE: ALL BINS SHOWN ARE 4 CUBIC YARD



FRONT



SIDE




REAR

TRASH DETAILS



**BUILDING A - WEST ELEVATION**

<p><b>A</b></p>  <p>SHERWIN WILLIAMS SNOWBOUND SW7004</p>	 <p><b>1</b> 20/30 SAND FINISH STUCCO TO MATCH PAINT SPECS</p>	 <p><b>2</b> CONCRETE S-TILE ROOFING EL MORADO BLEND OR EQUIVALENT</p>	 <p><b>3</b> STONE VENEER FRENCH WHITE OR EQUIVALENT</p>	 <p><b>4</b> DECORATIVE MEXICAN TILE - OR EQUIVALENT</p>	 <p><b>5</b> FOAM QUATREFOIL - TO MATCH PAINT SPEC C OR EQUIVALENT</p>	 <p><b>6</b> DECORATIVE METAL GRILLS - TO MATCH PAINT SPEC E OR EQUIVALENT</p>	 <p><b>7</b> LOUVERED GABLE VENTS TO MATCH PAINT SPEC E OR EQUIVALENT</p>
<p><b>B</b></p>  <p>SHERWIN WILLIAMS STUCCO SW7569</p>	<p><b>1</b> 20/30 SAND FINISH STUCCO TO MATCH PAINT SPECS</p>	<p><b>2</b> CONCRETE S-TILE ROOFING EL MORADO BLEND OR EQUIVALENT</p>	<p><b>3</b> STONE VENEER FRENCH WHITE OR EQUIVALENT</p>	<p><b>4</b> DECORATIVE MEXICAN TILE - OR EQUIVALENT</p>	<p><b>5</b> FOAM QUATREFOIL - TO MATCH PAINT SPEC C OR EQUIVALENT</p>	<p><b>6</b> DECORATIVE METAL GRILLS - TO MATCH PAINT SPEC E OR EQUIVALENT</p>	<p><b>7</b> LOUVERED GABLE VENTS TO MATCH PAINT SPEC E OR EQUIVALENT</p>
<p><b>C</b></p>  <p>SHERWIN WILLIAMS ROOKWOOD DARK BROWN SW2808</p>	 <p><b>8</b> DECORATIVE FOAM CORBELS TO MATCH PAINT SPEC A OR EQUIVALENT</p>	 <p><b>9</b> ARCHITECTURAL FOAM TRIMS SHAPES AND SIZES WILL</p>	 <p><b>10</b> METAL LOUVERED AWNINGS TO MATCH PAINT SPEC E OR EQUIVALENT</p>	 <p><b>11</b> FABRICATED METAL RAILINGS TO MATCH PAINT SPEC E OR EQUIVALENT</p>	 <p><b>12</b> ALUMINUM STOREFRONT GLAZING SYSTEM DARK BRONZE/BLACK</p>	 <p><b>13</b> VINYL WINDOWS WHITE</p>	 <p><b>14</b> METAL AWNINGS TO MATCH PAINT SPEC E</p>
<p><b>D</b></p>  <p>SHERWIN WILLIAMS RIPE OLIVE SW6209</p>	 <p><b>15</b> DECORATIVE LOUVERED FAUX WOOD SQUARES TO MATCH PAINT SPEC C</p>	 <p><b>16</b> DECORATIVE LOUVERED FAUX WOOD HALF CIRCLES TO MATCH PAINT SPEC C</p>	 <p><b>17</b> DECORATIVE FAUX WOOD SHUTTERS TO MATCH PAINT SPEC D</p>	 <p><b>18</b> STEEL GARAGE DOORS COLORS TO MATCH MFR'S PAINT SPECS OR EQUIVALENT (*NOT PRESENT ON ELEVATION)</p>	 <p>Brown      Taupe</p>		
<p><b>E</b></p>  <p>SHERWIN WILLIAMS BLACK FOX SW7020</p>	<p><b>15</b> DECORATIVE LOUVERED FAUX WOOD SQUARES TO MATCH PAINT SPEC C</p>	<p><b>16</b> DECORATIVE LOUVERED FAUX WOOD HALF CIRCLES TO MATCH PAINT SPEC C</p>	<p><b>17</b> DECORATIVE FAUX WOOD SHUTTERS TO MATCH PAINT SPEC D</p>	<p><b>18</b> STEEL GARAGE DOORS COLORS TO MATCH MFR'S PAINT SPECS OR EQUIVALENT (*NOT PRESENT ON ELEVATION)</p>			



**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 (MWELO).

**PLANT LEGEND: TREES & PALMS**

BOTANIC NAME	COMMON NAME	SIZE	MATURATION (H x W)	WUCOLS
TABEBUIA CHRUSOTRICHA	YELLOW TRUMPET TREE	24" BOX	15'-25' x 10'-20'	MOD
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	25'-30' x 15'-20'	MOD
MAGNOLIA 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	24" BOX	30'-40' x 30'	MOD
MAGNOLIA 'RUSSETT'	SOUTHERN MAGNOLIA	24" BOX	20'-40' x 15'-25'	MOD
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	40'-60' x 8'-12'	LOW
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
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	30'-40' x 15'-25'	MOD
PINUS ELДАРICA	AFGHAN PINE	24" BOX	30'-80' x 15'-25'	LOW
BRAHEA ARMATA	BLUE FAN PALM	8' B.T.H.	25'-50' x 10'-15'	LOW
CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	36" 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

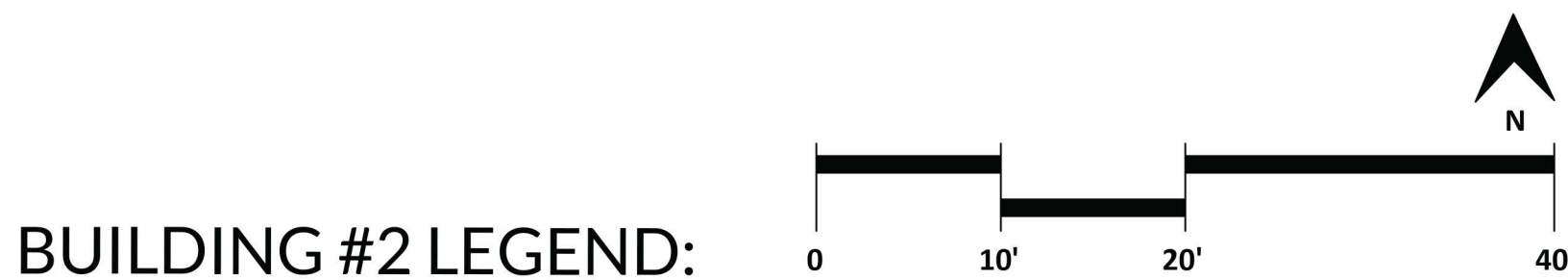
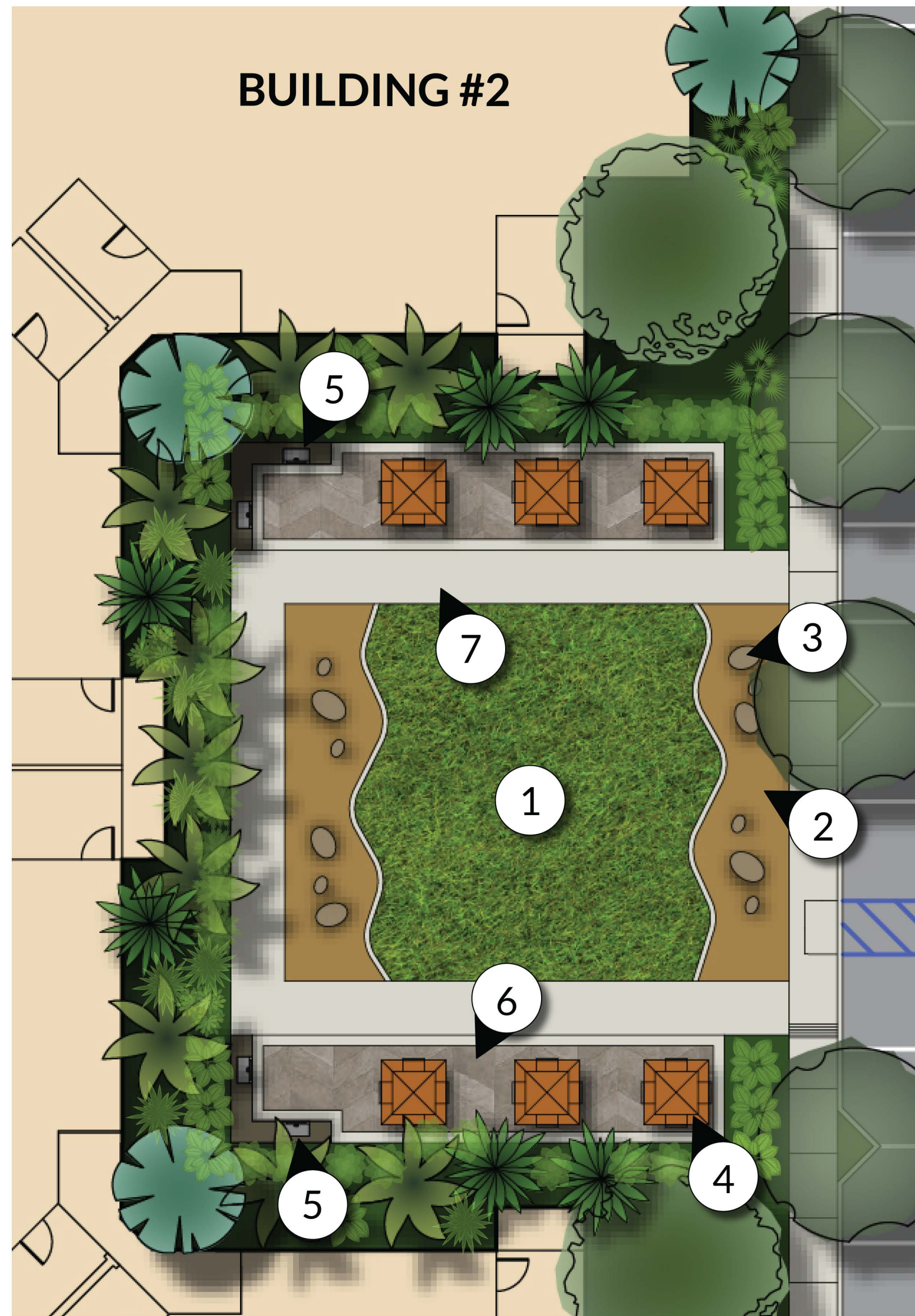
**PLANT LEGEND: SHRUBS & GROUNDCOVER**

BOTANIC NAME	COMMON NAME	SIZE / SPACING	MATURATION (H x W)	WUCOLS
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL @ 24" O.C.	1'-2' x 1'-2'	LOW
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL @ 60" O.C.	3'-5' x 3'-5'	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL @ 42" O.C.	3'-5' x 3'-5'	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 'TORCH GLOW'	TORCH GLOW 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
CEANTHUS 'JOYCE COULTER'	CREEPING MOUNTAIN LILAC	5 GAL @ 72" O.C.	2' x 8'	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
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	MATILIJIA POPPY	15 GAL @ 48" O.C.	6'-10' x 2'-4'	LOW
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL @ 72" O.C.	3'-4' x 4'-6'	LOW
TEUCRIUM FRUTICANS	GERMANDER	15 GAL @ 60" O.C.	4'-8' x 4'-8'	LOW
<b>DEFENSIBLE/HOSTILE LANDSCAPE AREAS</b>				
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	1 GAL @ 60" O.C.	3'-5' x 3'-5'	LOW
AGAVE PERRYI	ARTICHOKE AGAVE	1 GAL @ 36" O.C.	2'-3' x 2'-3'	LOW
BACCHARIS CENTENNIAL	CENTENNIAL DESERT BROOM	1 GAL @ 72" O.C.	2'-3' x 4'-6'	LOW
DASYLIRION WHEELERI	YUCCA	1 GAL @ 60" O.C.	4'-7' x 4'-7'	LOW
OPUNTIA VIOLACEA	PURPLE PRICKLY PEAR	1 GAL @ 60" O.C.	3'-4' x 4'-5'	LOW
<b>PARKWAYS &amp; ISLANDS</b>				
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	5 GAL @ 24" O.C.	1'-2' x 2'-3'	LOW
DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL @ 24" O.C.	2'-4' x 1'-2'	LOW
SENECIO REPENS	BLUE CHALKSTICKS	1 GAL @ 36" O.C.	<1' x 2'-4'	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL @ 48" O.C.	1'-2' x 2'-4'	LOW
BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	1 GAL @ 72" O.C.	1' x 6'-12'	LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	1 GAL @ 72" O.C.	8'-10' x 8'-10'	LOW
ROSMARINUS OFF. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL @ 48" O.C.	1'-2' x 4'-8'	LOW

- NOTES:
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WITH PLANTING
  - UPLIGHTING SHALL BE PROVIDED AT THE FOOTHILL/MAPLE CORNER MONUMENT AS WELL AS TREE LOCATIONS ALONG W. FOOTHILL BLVD AND MAPLE AVE
  - HEDGE PLANTING SHALL BE PROVIDED ALONG BARBEE STREET TO SCREEN PARKING

**LANDSCAPE SITE PLAN  
FOOTHILL BLVD AND MAPLE AVE APARTMENTS**

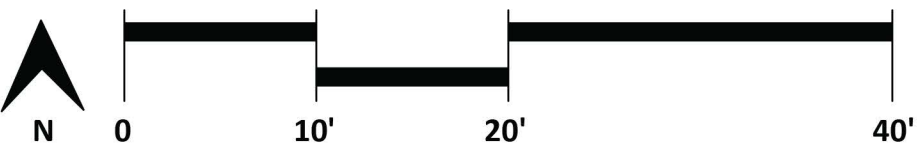
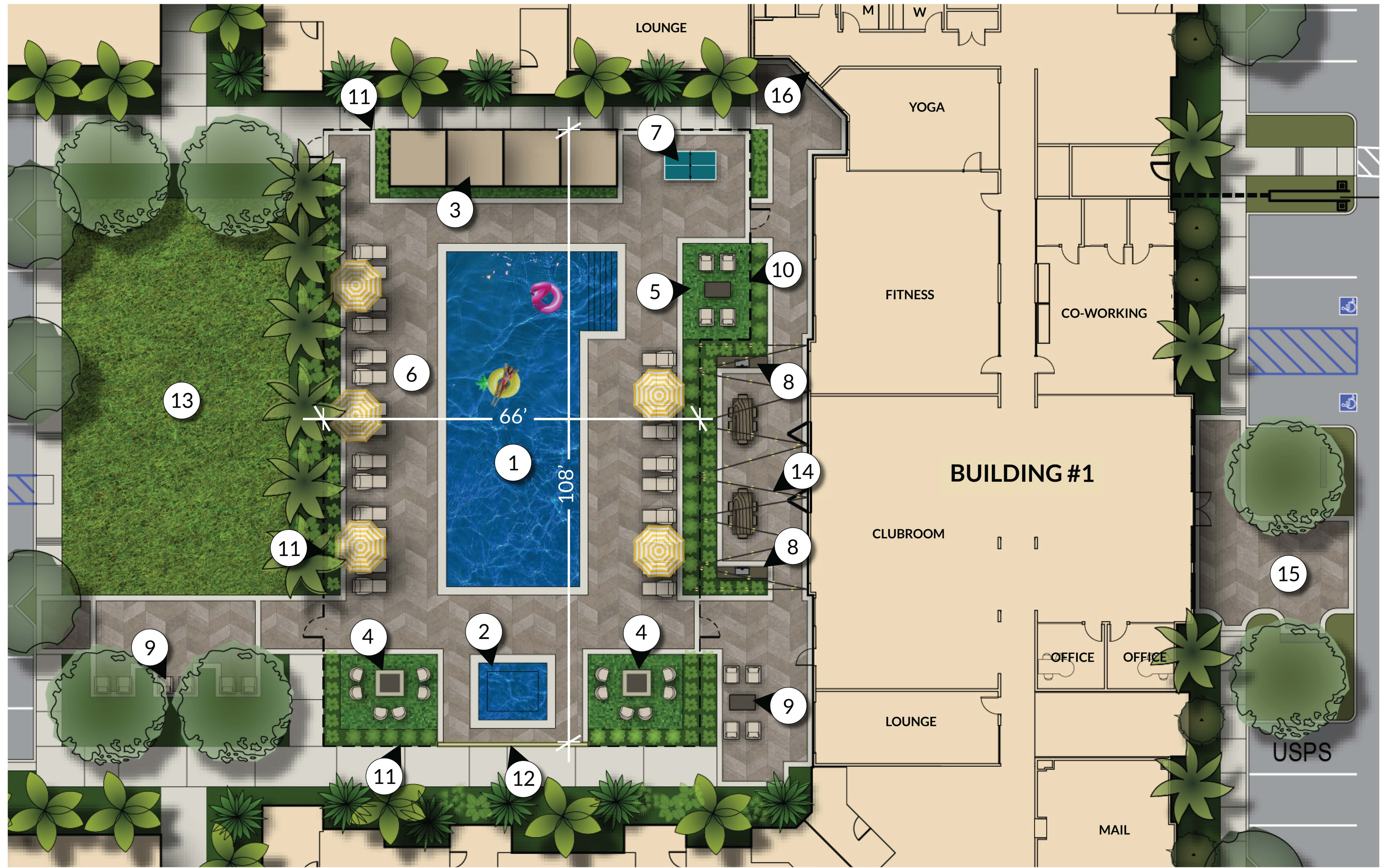




**BUILDING #2 LEGEND:**

- ① NATURAL GRASS LAWN
- ② STABILIZED DECOMPOSED GRANITE
- ③ 'PEBBLE' SEATING
- ④ DINING TABLES WITH UMBRELLAS
- ⑤ BBQ GRILL AREAS 1 & 2
- ⑥ ENHANCED PAVING\*
- ⑦ CONCRETE WALKWAYS

**\*ENHANCED PAVING NOTE:**  
 Specific material to be selected during construction documentation phase;  
 Enhanced paving options include colored concrete, stamped concrete,  
 natural stone or concrete pavers.



**BUILDING #1 LEGEND:**

- ① POOL (32' x 60')
- ② SPA (10' x 12')
- ③ CABANAS
- ④ FIRE PITS
- ⑤ SYNTHETIC TURF
- ⑥ ENHANCED PAVING\*
- ⑦ GAME TABLE
- ⑧ BBQ GRILL AREA 3
- ⑨ LOUNGE SEATING
- ⑩ GLASS FENCING
- ⑪ TUBULAR STEEL FENCING
- ⑫ DECORATIVE SCREEN WALL
- ⑬ NATURAL GRASS LAWN
- ⑭ STRING LIGHTING
- ⑮ ENTRY PLAZA
- ⑯ RESTROOM ACCESS

**\*ENHANCED PAVING NOTE:**  
 Specific material to be selected during construction documentation phase;  
 Enhanced paving options include colored concrete, stamped concrete,  
 natural stone or concrete pavers.

# BUILDING #1 & #2 LANDSCAPE ENLARGEMENTS

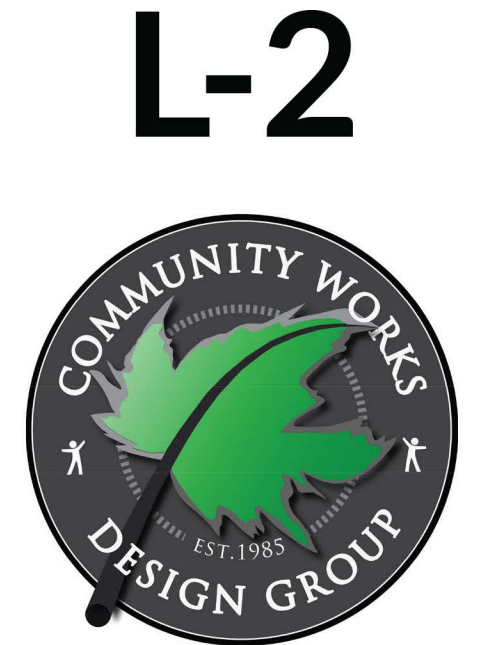
## FOOTHILL BLVD AND MAPLE AVE APARTMENTS

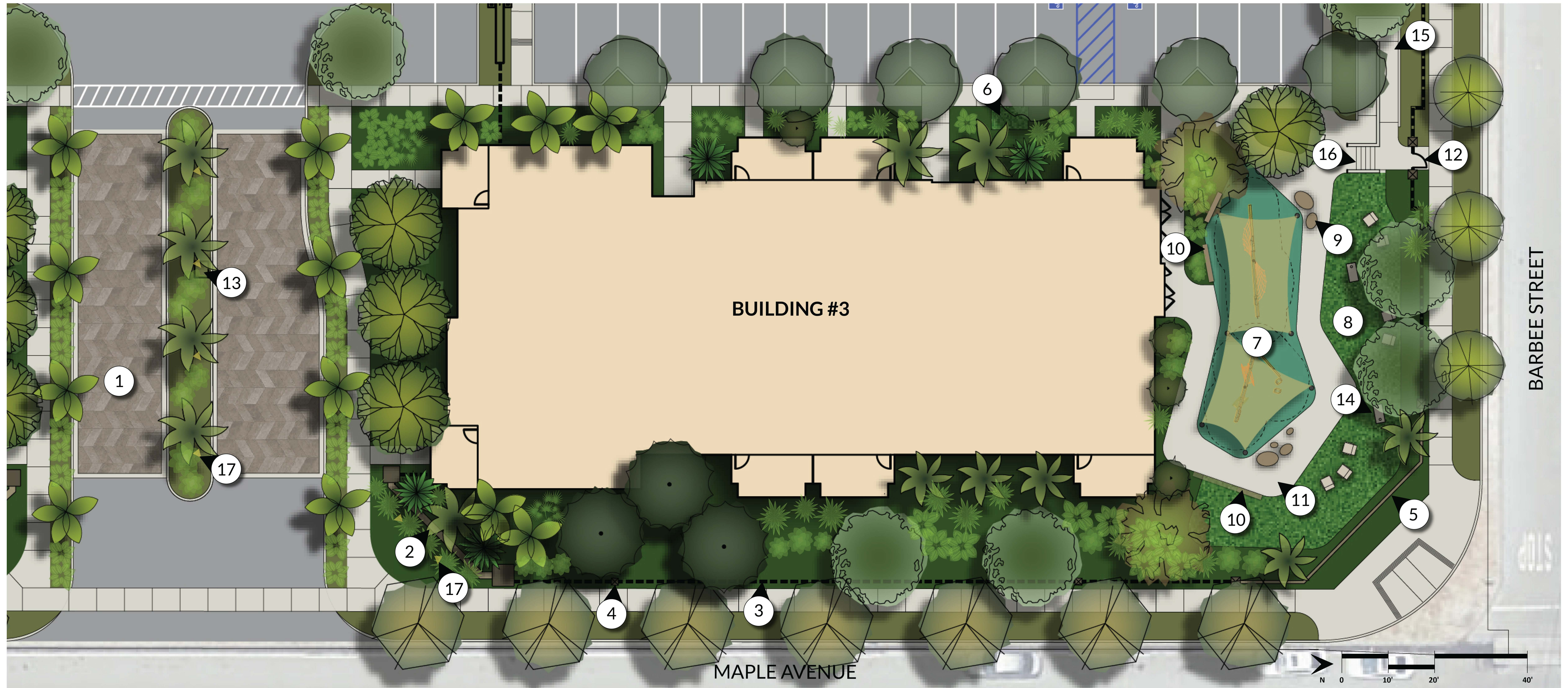
FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)



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

DATE: 9-15-2025  
 CWDG JOB NO.: 230754





**BUILDING #3 LEGEND:**

- |   |   |                     |                                   |
|---|---|---------------------|-----------------------------------|
| ① ENHANCED PAVING*                      | ⑤ 6' TALL SCREEN WALL WITH STONE VENEER | ⑨ 'PEBBLE' SEATING  | ⑬ CALL BOX                        |
| ② ENTRY MONUMENT                        | ⑥ PET RELIEF AREA                       | ⑩ SEAT WALL         | ⑭ CORN HOLE                       |
| ③ 6' TALL TUBULAR STEEL PERIMETER FENCE | ⑦ TOT LOT WITH SHADE                    | ⑪ CONCRETE WALKWAYS | ⑮ RAMP ACCESS TO PEDESTRIAN GATE  |
| ④ PILASTERS 50' O.C.                    | ⑧ SYNTHETIC TURF                        | ⑫ PEDESTRIAN GATE   | ⑯ STAIR ACCESS TO PEDESTRIAN GATE |

- ⑰ UPLIGHTING (TYP. AT ENTRY MONUMENTS, ENTRY MEDIAN PALMS AND MAPLE AVE STREET TREES)

**\*ENHANCED PAVING NOTE:**  
 Specific material to be selected during construction documentation phase;  
 Enhanced paving options include colored concrete, stamped concrete,  
 natural stone or concrete pavers.

# BUILDING #3 LANDSCAPE ENLARGEMENT

## FOOTHILL BLVD AND MAPLE AVE APARTMENTS

**DIVERSIFIED Pacific** DIVERSIFIED PACIFIC

FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

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

DATE: 9-15-2025  
 CWDG JOB NO.: 230754

**L-3**





**BUILDING #5 & #6 LEGEND:**

- |                         |   |                                   |   |   |
|-------------------------|---|-----------------------------------|---|---|
| ① ENHANCED PAVING*      | ④ RETAINING WALL                        | ⑦ PEDESTRIAN GATE                 | ⑩ HOSTILE PLANTING AREA<br>(SEE PLANT PALETTE ON SHEET L-1) | ⑬ BUS STOP  |
| ② BBQ GRILL AREAS 4 & 5 | ⑤ 6' TALL TUBULAR STEEL PERIMETER FENCE | ⑧ MONUMENT WALL WITH STONE VENEER | ⑪ SEAT WALLS  | ⑭ UPLIGHTING (TYP. AT CORNER MONUMENT,<br>FOOTHILL BLVD AND MAPLE AVE STREET TREES) |
| ③ MIXED SEATING         | ⑥ PILASTERS 30' O.C.                    | ⑨ SYNTHETIC TURF                  | ⑫ CONCRETE WALKWAYS   |   |

**\*ENHANCED PAVING NOTE:**  
 Specific material to be selected during construction documentation phase;  
 Enhanced paving options include colored concrete, stamped concrete,  
 natural stone or concrete pavers.

# BUILDING #5 & #6 LANDSCAPE ENLARGEMENT FOOTHILL BLVD AND MAPLE AVE APARTMENTS

**DIVERSIFIED Pacific** DIVERSIFIED PACIFIC

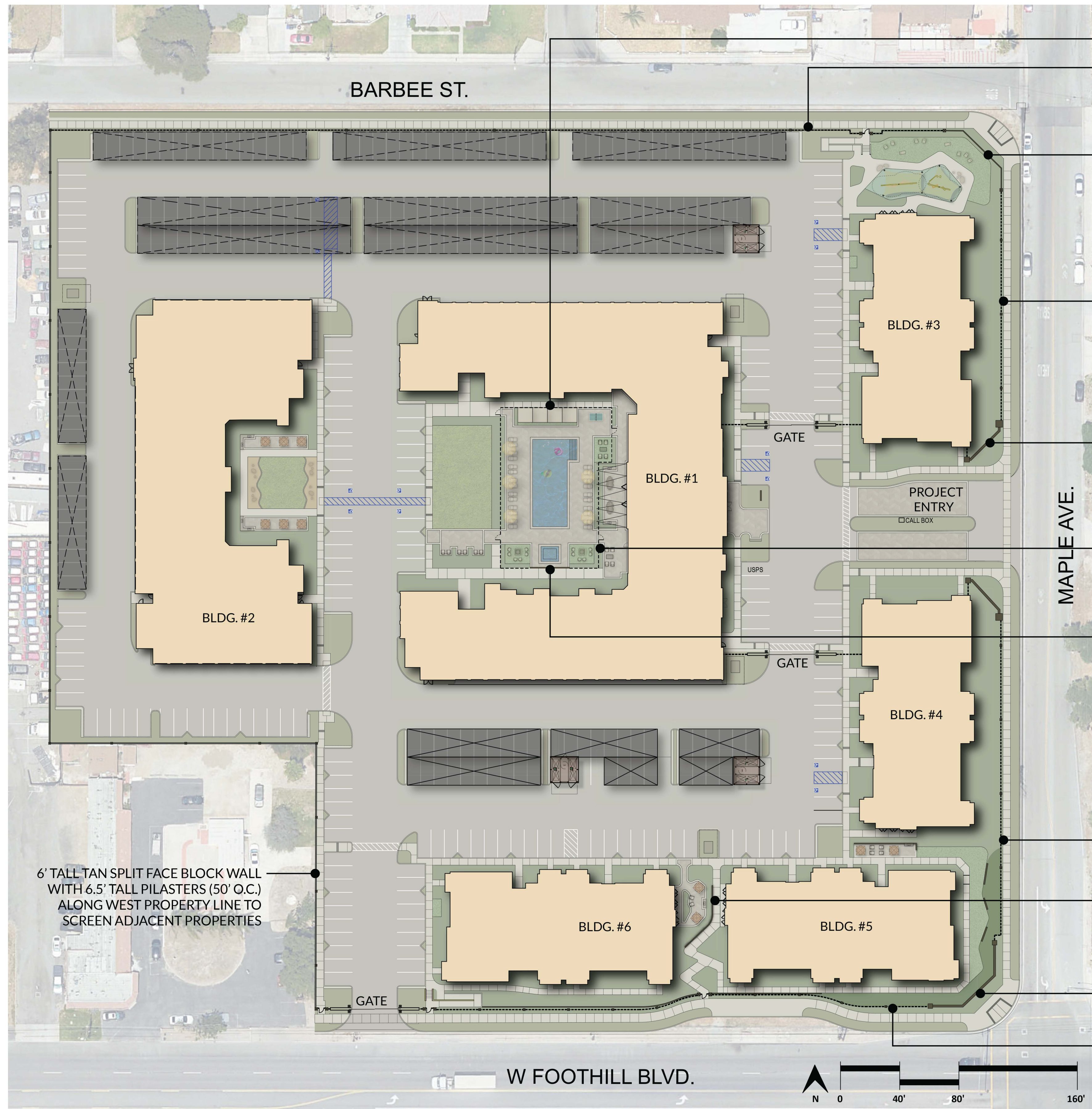
FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

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

DATE: 9-15-2025  
 CWDG JOB NO.: 230754

**L-4**





- 6' TALL TUBULAR STEEL POOL FENCE
- 4' TALL TUBULAR STEEL ATOP 2' TALL TAN PRECISION BLOCK WALL;  
6.5' TALL PILASTERS (100' O.C.) WITH STONE VENEER
- 6' TALL SCREEN WALL WITH STONE VENEER
- 6' TALL TUBULAR STEEL PERIMETER FENCE;  
6.5' TALL PILASTERS (50' O.C.) WITH STONE VENEER
- ENTRY MONUMENT WALLS WITH STONE VENEER
- 6' TALL GLASS POOL FENCE TO PRESERVE VIEWS FROM  
LEASING CENTER CLUBROOM AND FITNESS ROOM
- DECORATIVE SCREEN WALL AT SPA
- 6' TALL TUBULAR STEEL PERIMETER FENCE;  
6.5' TALL PILASTERS (50' O.C.) WITH STONE VENEER
- RETAINING WALL
- MONUMENT WALL SIGNAGE WITH STONE VENEER
- 6' TALL TUBULAR STEEL PERIMETER FENCE;  
6.5' TALL PILASTERS (30' O.C.) WITH STONE VENEER

6' TALL TAN SPLIT FACE BLOCK WALL  
WITH 6.5' TALL PILASTERS (50' O.C.)  
ALONG WEST PROPERTY LINE TO  
SCREEN ADJACENT PROPERTIES

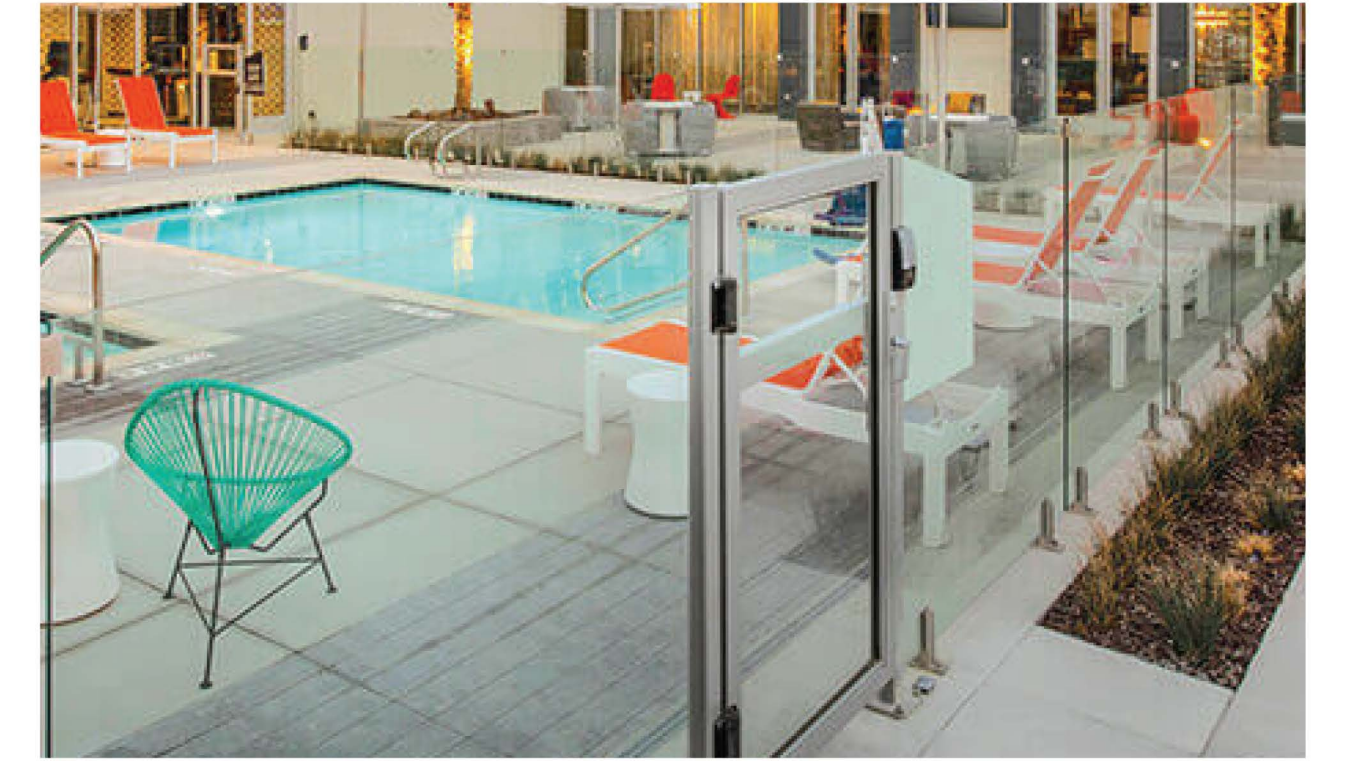
**FENCE & WALL MATERIALS**



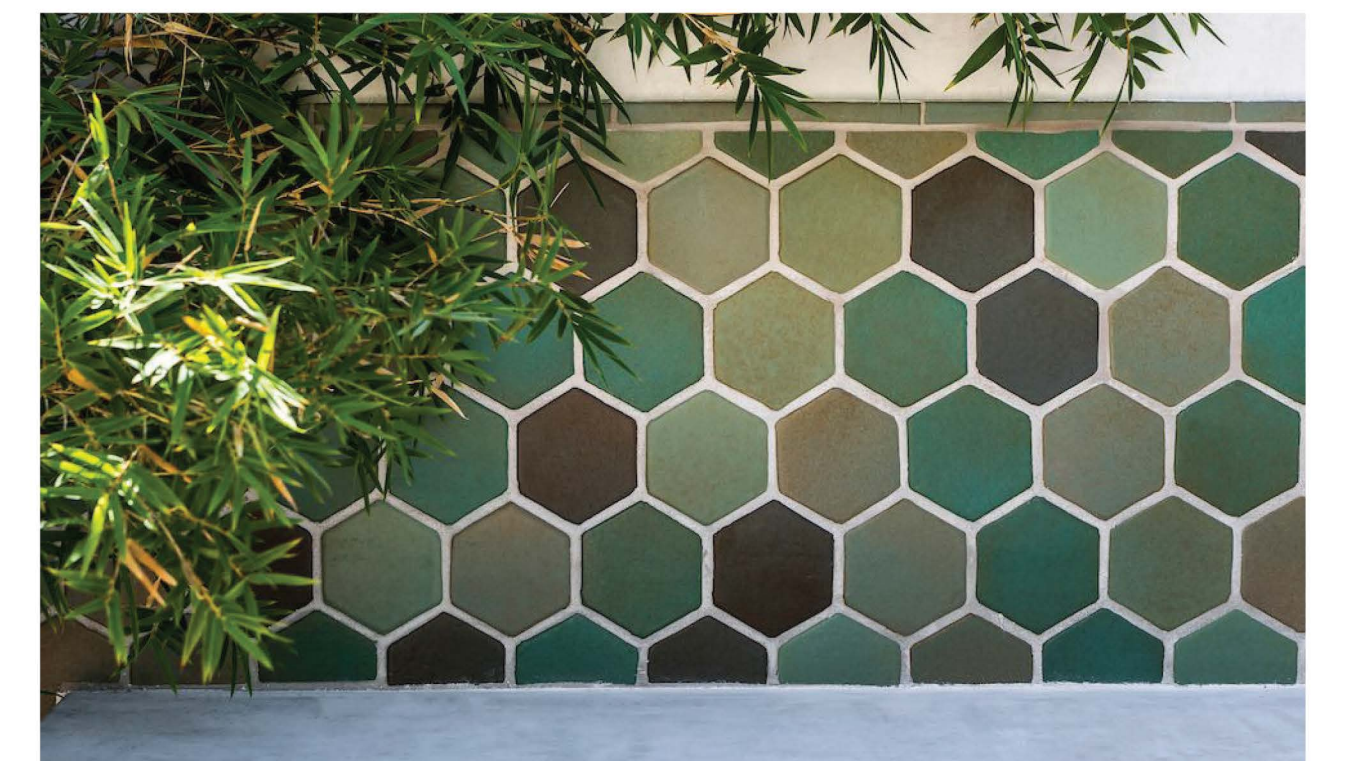
TUBULAR STEEL FENCING



STACKED STONE WALLS & PILASTERS



GLASS POOL FENCING



DECORATIVE SCREEN WALL TILE

**FENCE & WALL PLAN**  
**FOOTHILL BLVD AND MAPLE AVE APARTMENTS**



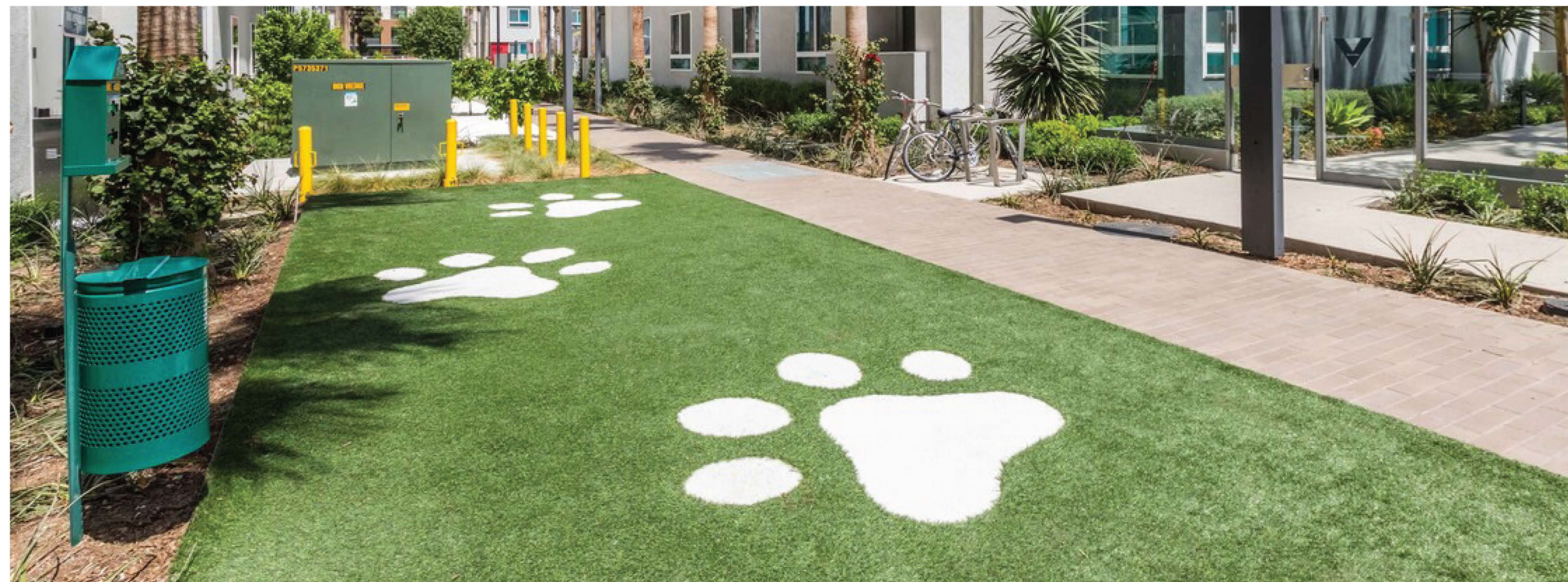
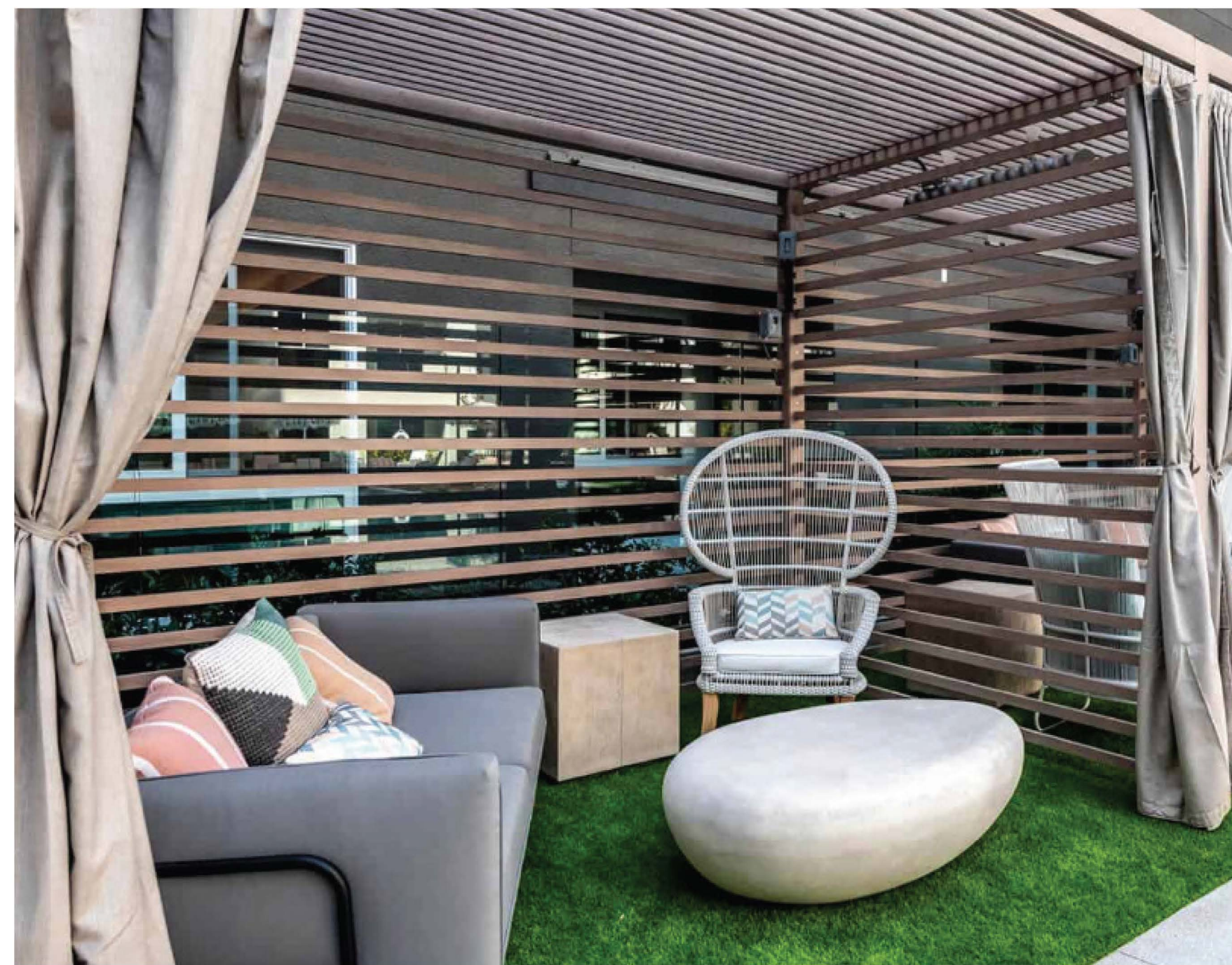
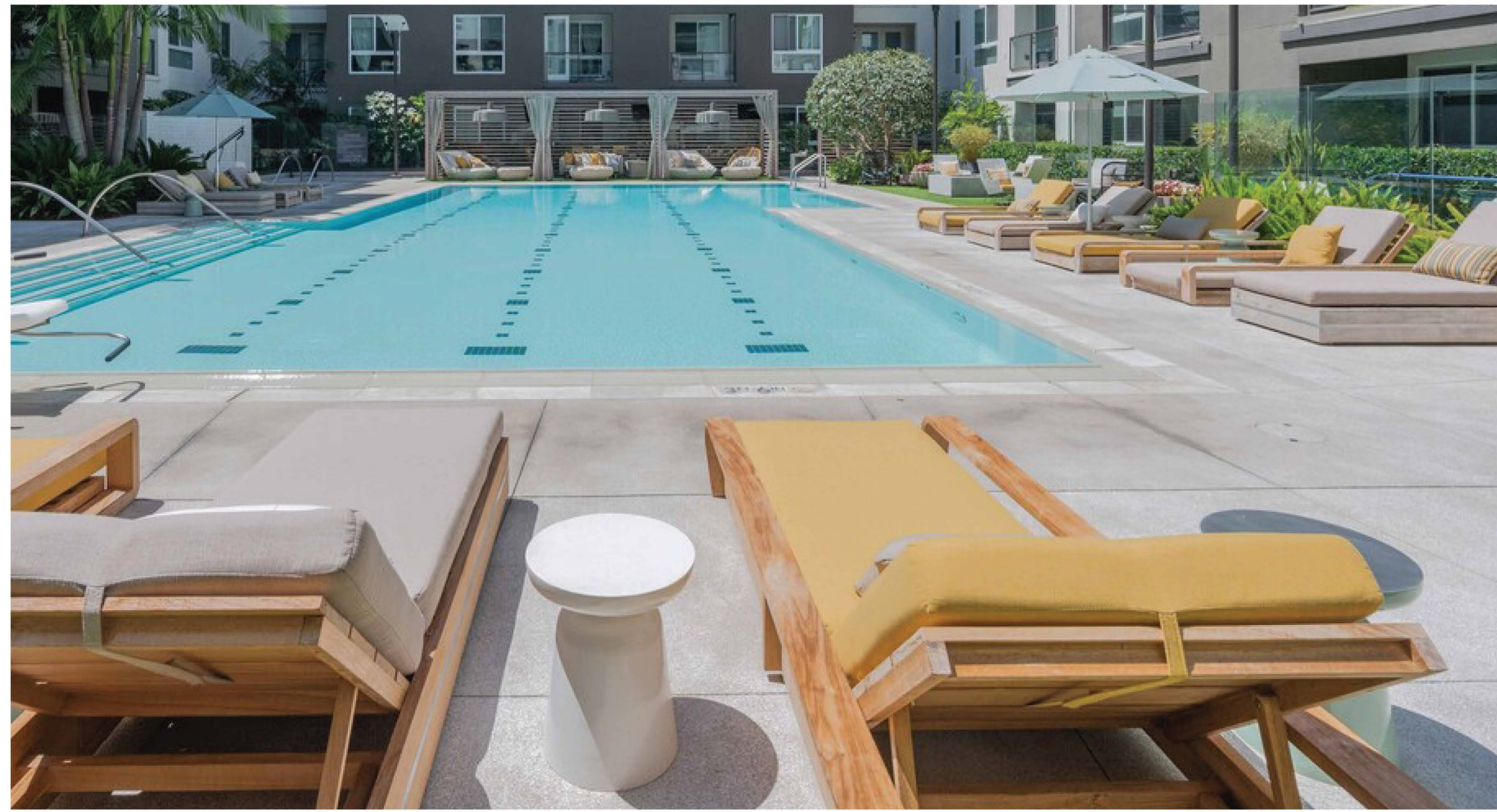
FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

DATE: 9-15-2025  
CWDG JOB NO.: 230754

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

**L-5**





# SITE AMENITIES FOOTHILL BLVD AND MAPLE AVE APARTMENTS

**DIVERSIFIED** DIVERSIFIED PACIFIC  
*Pacific*

FONTANA, CA. PAM 23-0073 APN: 0243-142-(01-06)

DATE: 9-15-2025  
CWDG JOB NO.: 230754

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

L-6

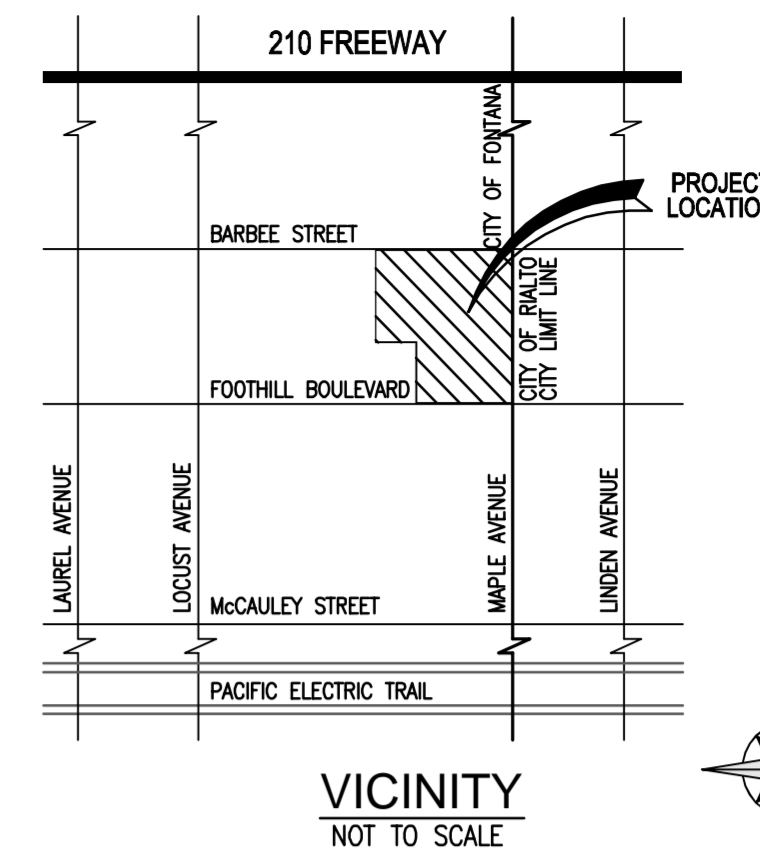
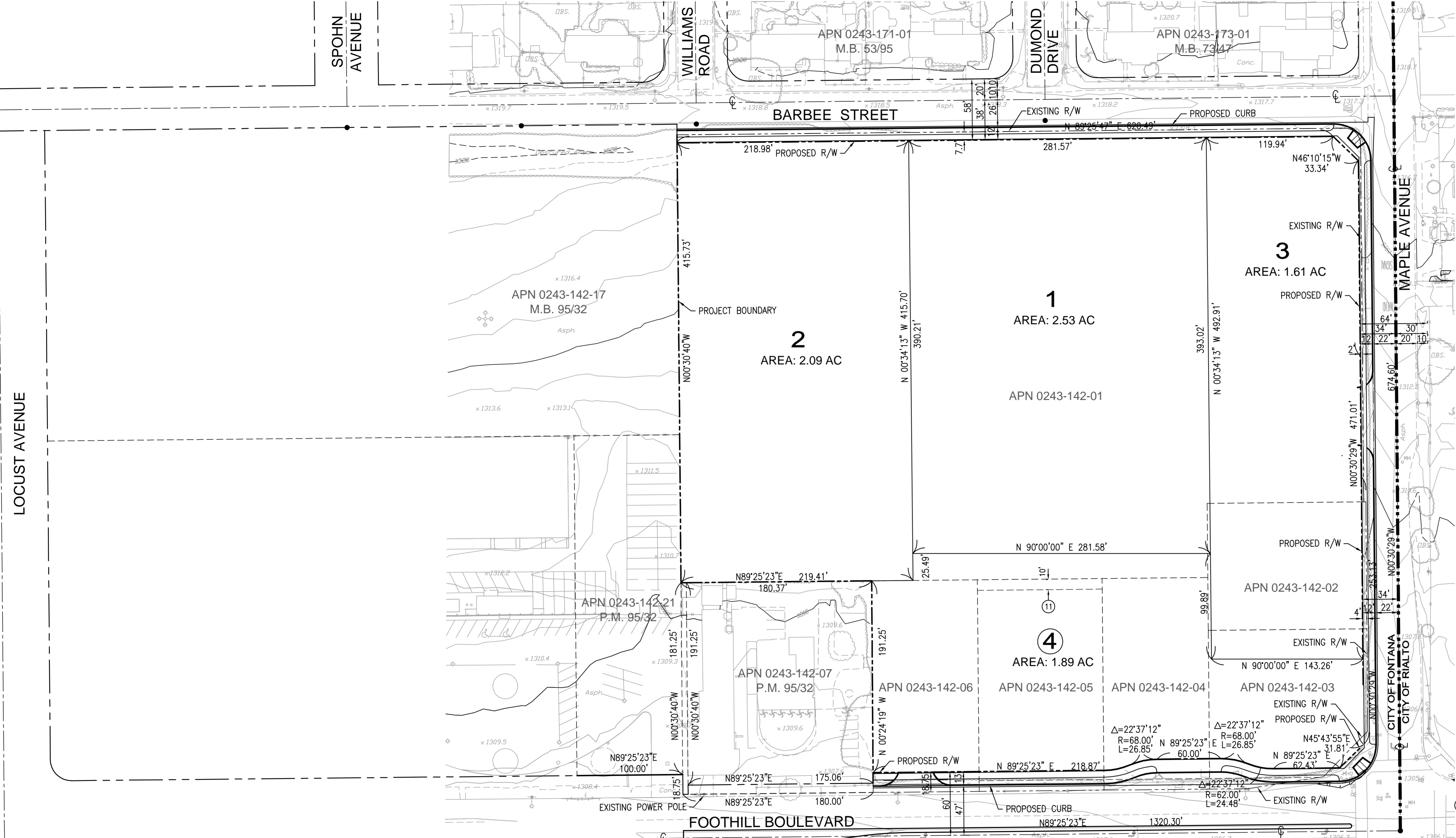


IN THE CITY OF FONTANA  
 COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP NO. 20704**  
 FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

ALLARD ENGINEERING

OCTOBER 2025



**LEGAL DESCRIPTION:**  
 A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

**ASSESSOR'S PARCEL NO.:**  
 APN 0243-142-01, 02, 03, 04, 05, & 06

**DEVELOPER / OWNER:**  
 DIVERSIFIED PACIFIC DEVELOPMENT GROUP  
 10621 CIVIC CENTER DRIVE  
 RANCHO CUCAMONGA, CA 91730  
 PH: (909) 481-1150

**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:**  
 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.

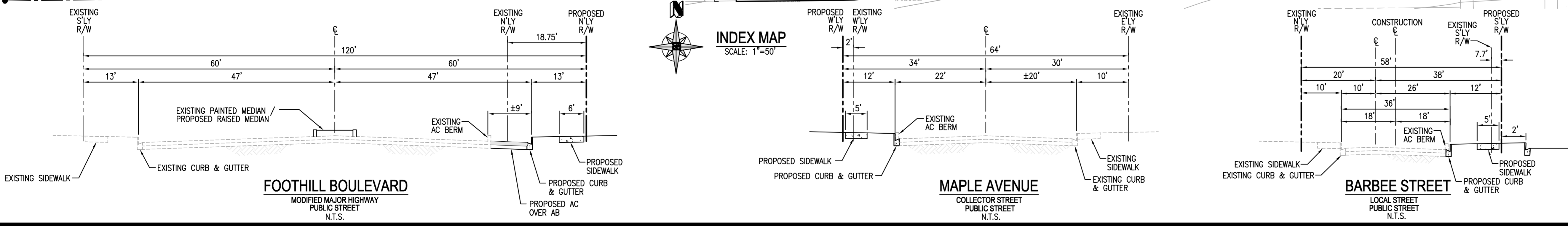
**SITE STATISTICS:**  
 GROSS: 8.39 ACRES  
 NET: 8.00 ACRES

**ZONING:**  
 PROPOSED: RESIDENTIAL MEDIUM  
 EXISTING: RESIDENTIAL MEDIUM

**EASEMENTS:**  
 EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT; RESERVED BY: NONE SHOWN  
 PURPOSE: PIPE LINE  
 RECORDING DATE: MARCH 10, 1947  
 RECORDING NO: BOOK 2044, PAGE 163, OF OFFICIAL RECORDS  
 AFFECTS: AS DESCRIBED THEREIN  
 PURPOSE: OPERATION AND MAINTENANCE OF PIPE LINES FOR WATER, SEWER, AND GAS AND POLE LINES FOR ELECTRICITY AND TELEPHONE.  
 AFFECTS: THE SOUTHERLY 10 FEET OF PARCELS 3, 4 AND 5.

**TOPOGRAPHY:**  
 INLAND AERIAL SURVEYS, INC.  
 PROJECT NUMBER: 23-13172  
 DATED: 5-11-2023

**FLOOD ZONE:**  
 ZONE X, FEMA FRIM MAP 06071C8656H, DATED 8/28/2008



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

REGISTERED PROFESSIONAL ENGINEER  
**ROBERT K. ALLARD**  
 No. 85349  
 CIVIL  
 STATE OF CALIFORNIA

Prepared By:  
**ALLARD ENGINEERING**  
 Civil Engineering - Land Surveying - Land Planning  
 909 354 8185  
 909 354 8185  
 Fontana, California 92335  
 Fax (909) 354 8905  
 Robert K. Allard  
 Robert K. Allard, R.C.E. 85349 DME



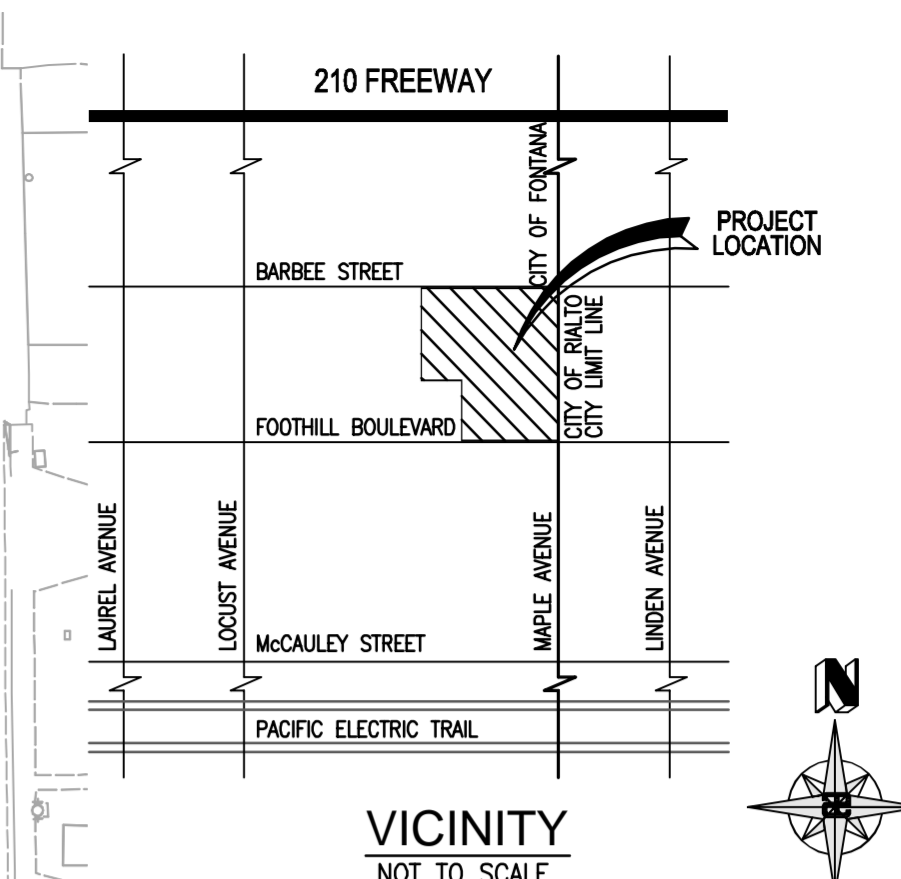
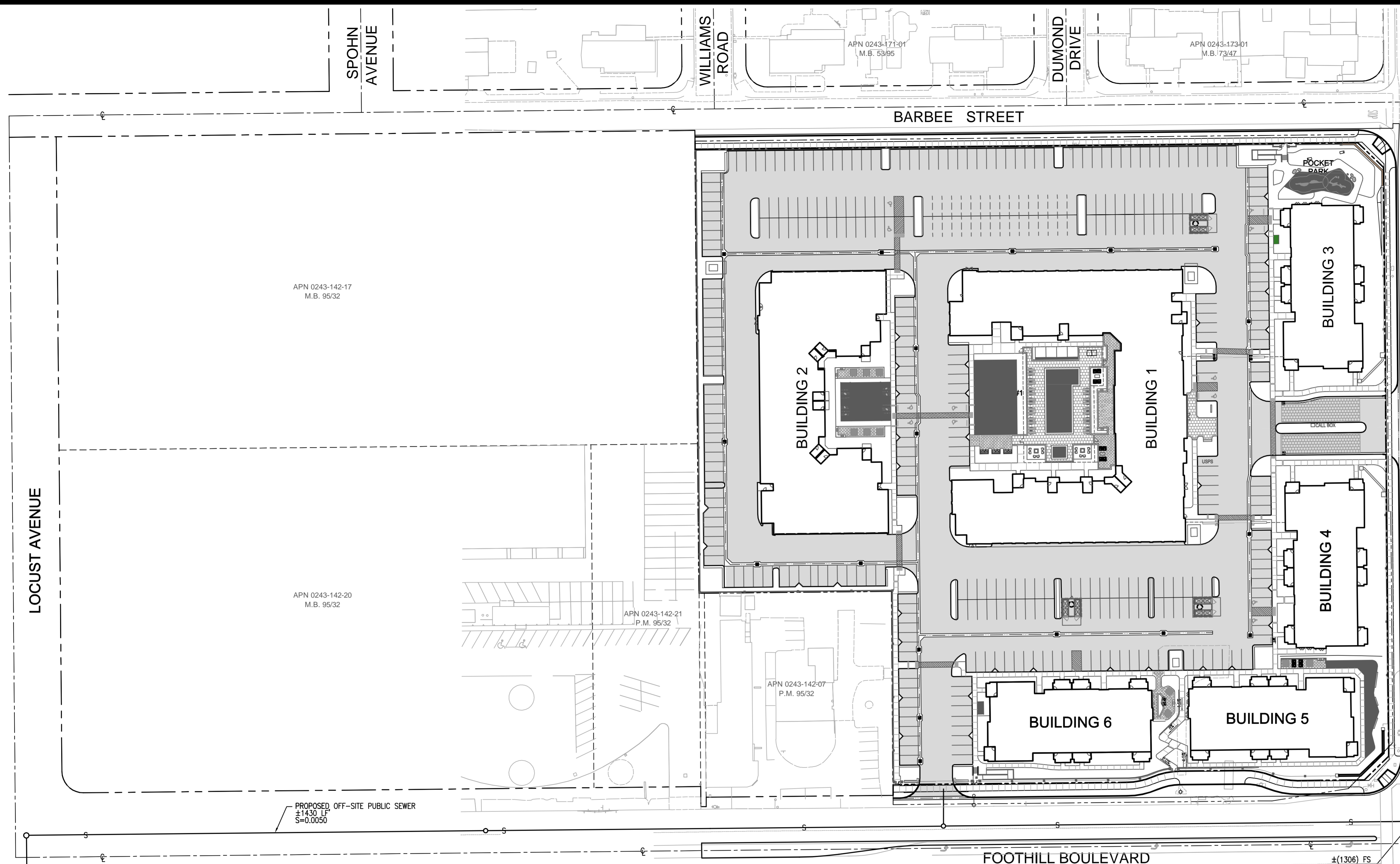
DATE	October, 2025
SCALE	AS-SHOWN
DRAWN	C.V.
CHECKED	R.J.A

SHEET TITLE	TENTATIVE TRACT MAP NO. 20704
PROJECT	MAPLE AND FOOTHILL
JOB NO.	TTM 20704
CITY OF SAN BERNARDINO, CALIFORNIA	
SHEET NO.	1 of 1

PLOT DATE: October 06, 2025 Bobby

Filename: I:\Diversified Pacific Communities\Maple Fontana (DWG & ENTITLEMENT)\TENTATIVE TRACT MAP\TTM.dwg

PLOT DATE: October 06, 2025 Bobby



**LEGAL DESCRIPTION:**  
 A PORTION OF FARM LOT 425, ACCORDING TO THE MAP OF THE LANDS BELONGING TO SEMI-TROPIC LAND AND WATER COMPANY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AS PER PLAT THEREOF RECORDED IN BOOK 11 OF MAPS, PAGE 12, RECORDS OF SAID COUNTY.

**ASSESSOR'S PARCEL NO.:**  
 0243-142-01, 02, 03, 04, 05 & 06

**DEVELOPER / OWNER:**  
 DIVERSIFIED PACIFIC DEVELOPMENT GROUP  
 10621 CIVIC CENTER DRIVE  
 RANCHO CUCAMONGA, CA 91730  
 PH: (909) 481-1150

**RAW EARTHWORK:**  
 CUT: 44,931 CY  
 FILL: 47,730 CY

**BENCHMARK:**  
 BENCHMARK # E 4  
 ELEVATION: 1345.43 (FEET)  
 DESCRIBED AS: BENCHMARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE (HEADWALL) STAMPED "M# 4 1960" 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:**  
 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

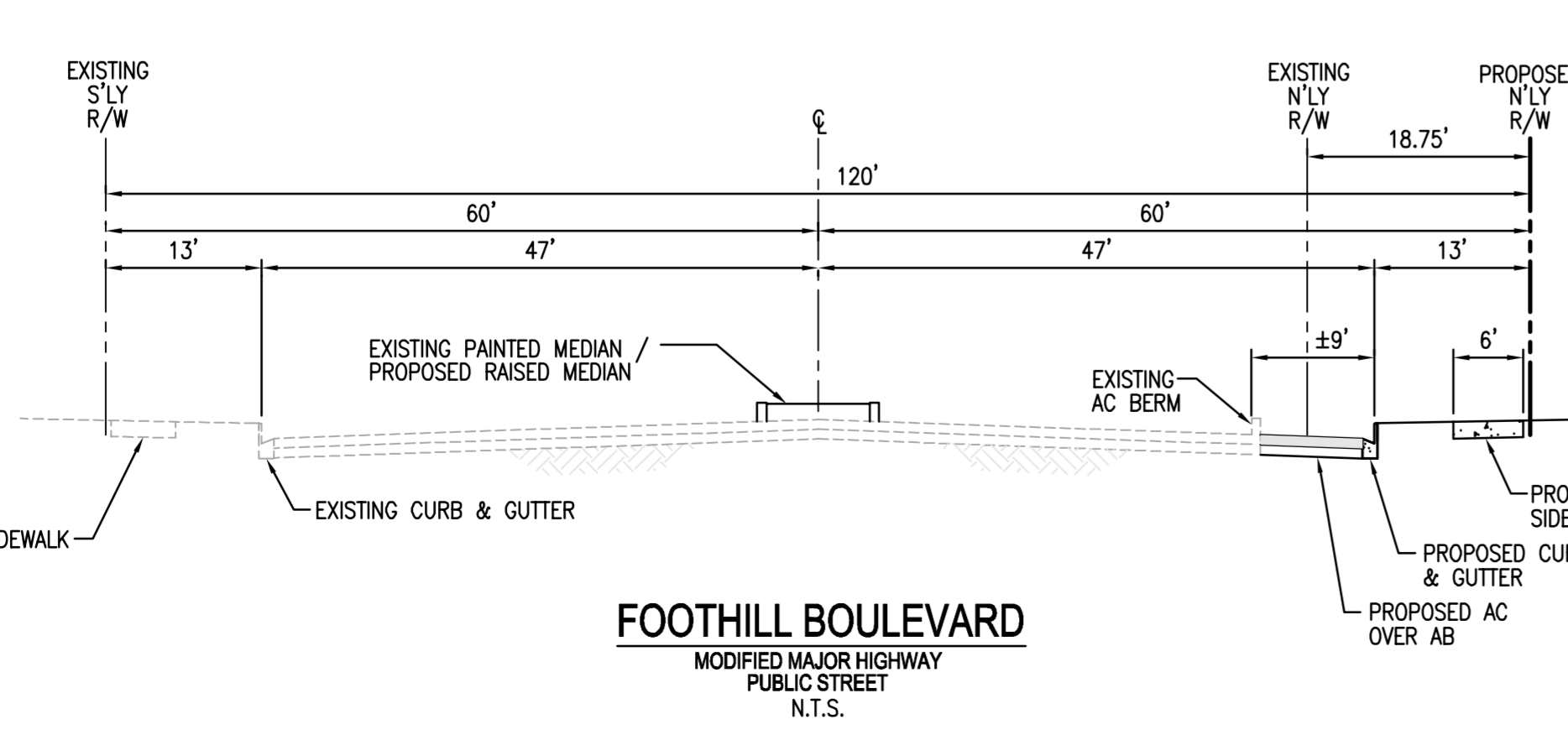
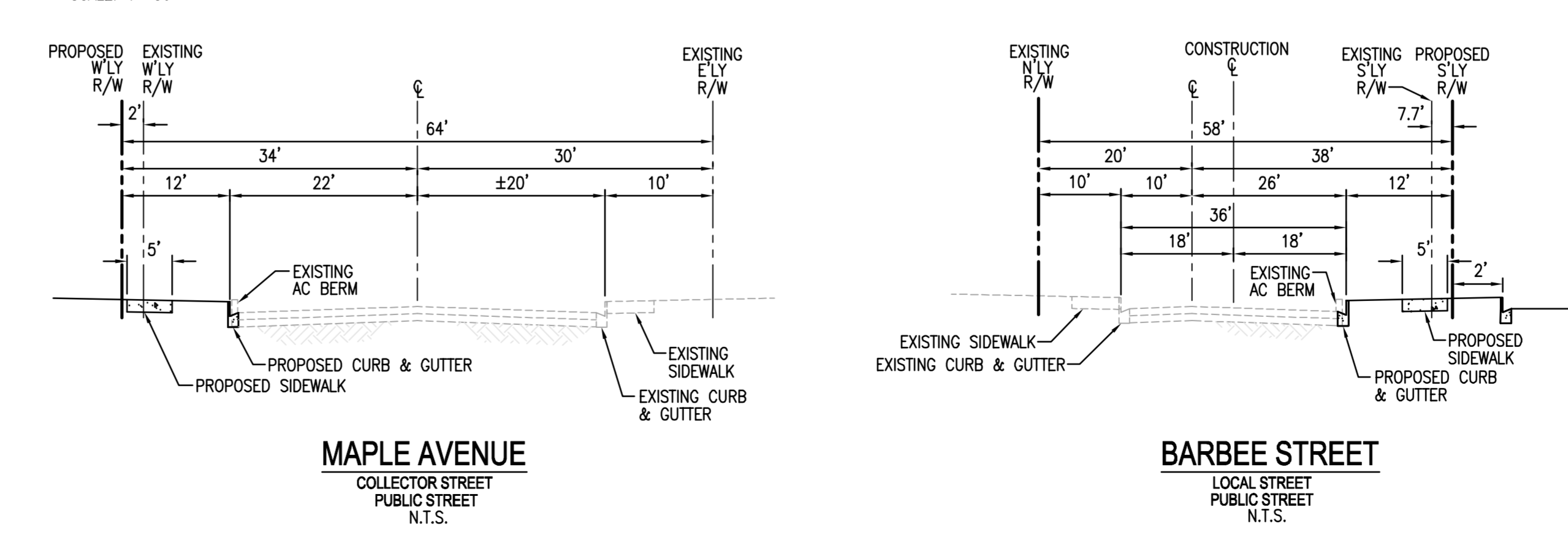
**SITE STATISTICS:**  
 GROSS: 8.39 ACRES  
 NET: 8.00 ACRES  
 TOTAL DISTURBED AREA: 8.39 ACRES

**LEGEND**

TC	TOP OF CURB ELEVATION
FS	FINISHED SURFACE ELEVATION
FG	FINISHED GRADE ELEVATION
INV.	PIPE INVERT ELEVATION
Y	PROPOSED SLOPE
21	LOT NUMBER
PAD=1321.0	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
TB	TOP OF BERM ELEVATION
R/W	RIGHT OF WAY
---	PAD LINE
TS	TOP OF SLOPE ELEVATION
(1358.9)	EXISTING ELEVATION
---	DIRECTION OF FLOW
---	LINE OF SIGHT
*	ADA UNIT
A	SECTION
---	SHEET LOCATION



**INDEX MAP**  
 SCALE: 1"=50'



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

Prepared By: **ALLARD ENGINEERING**  
 Civil Engineering - Land Surveying - Land Planning  
 16866 Seville Avenue  
 Fontana, California 92335  
 Phone (909) 356-1815  
 Robert K. Allard, R.C.E. 65349  
 10/05/2025 Date

**CONCEPTUAL GRADING PLAN**  
**MAPLE AND FOOTHILL**  
**TTM 20704**  
 CITY OF FONTANA, CALIFORNIA

SHEET TITLE: CONCEPTUAL GRADING PLAN  
 PROJECT: MAPLE AND FOOTHILL  
 SHEET NO. 1 OF 3  
 JOB NO. PAM23-0073

Filename: I:\Diversified Pacific Communities\Maple Fontana\DWG\ENTITLEMENT\CONCEPT GRADING\CONCEPT\_GRADING-1.dwg

WILLIAMS ROAD

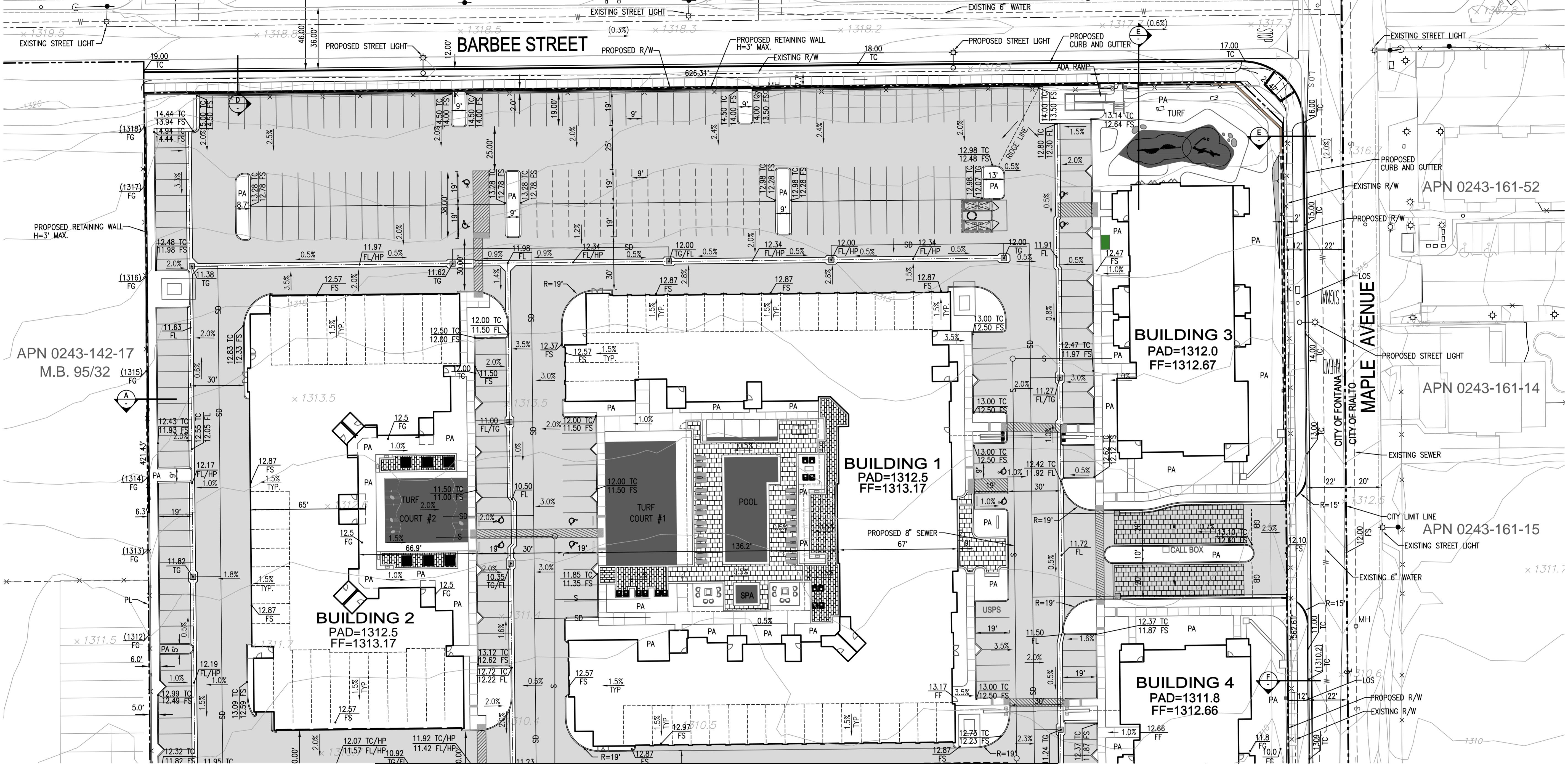
DUMOND DRIVE

APN 0243-171-01  
M.B. 53/95

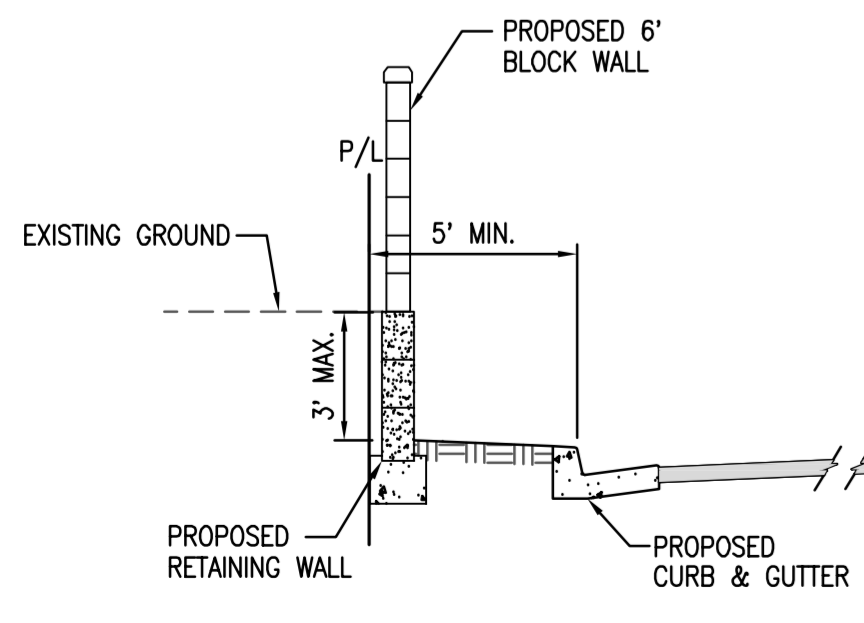
APN 0243-173-01  
M.B. 73/47

BARBEE STREET

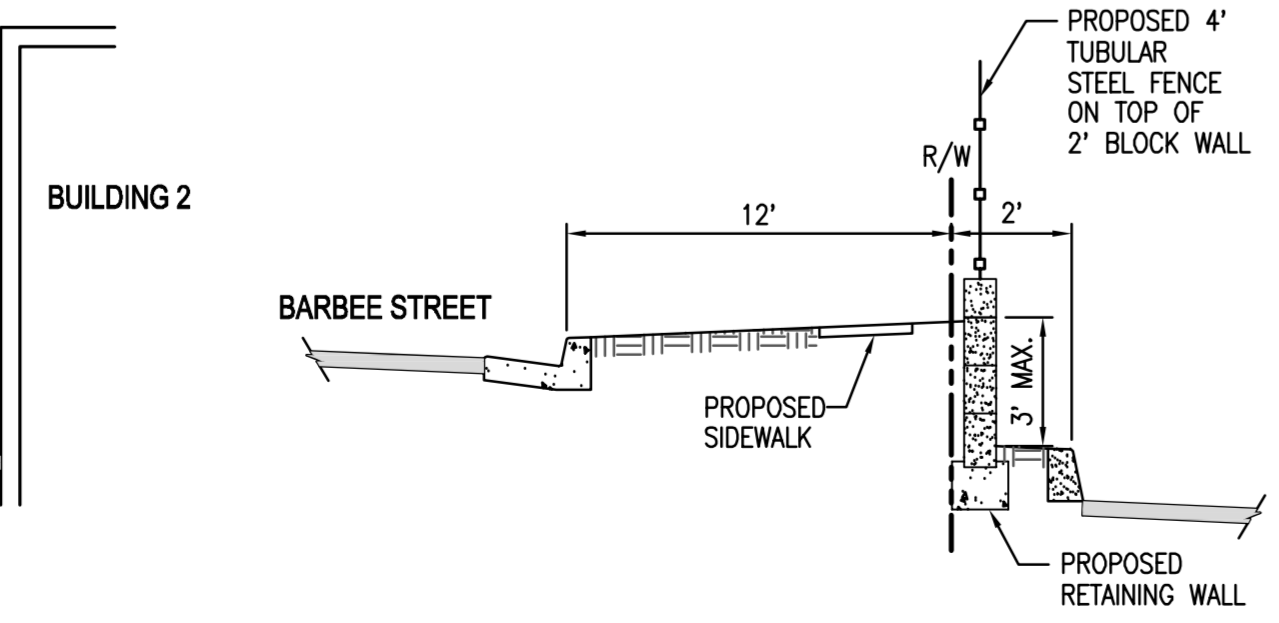
MAPLE AVENUE



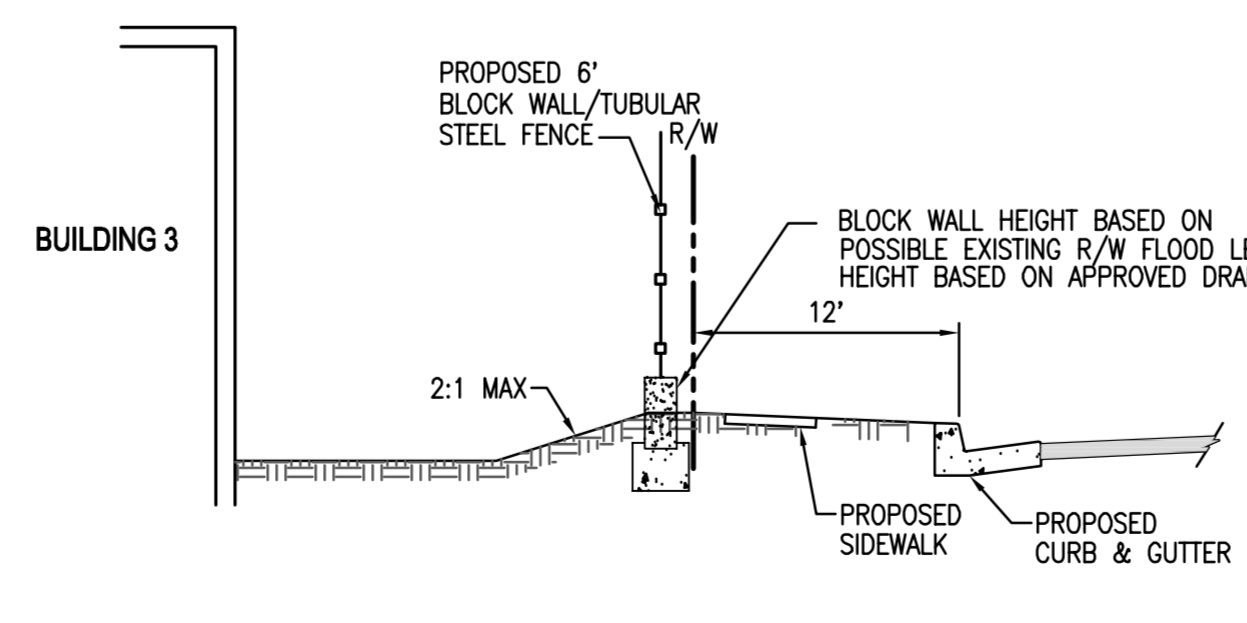
SEE SHEET 3



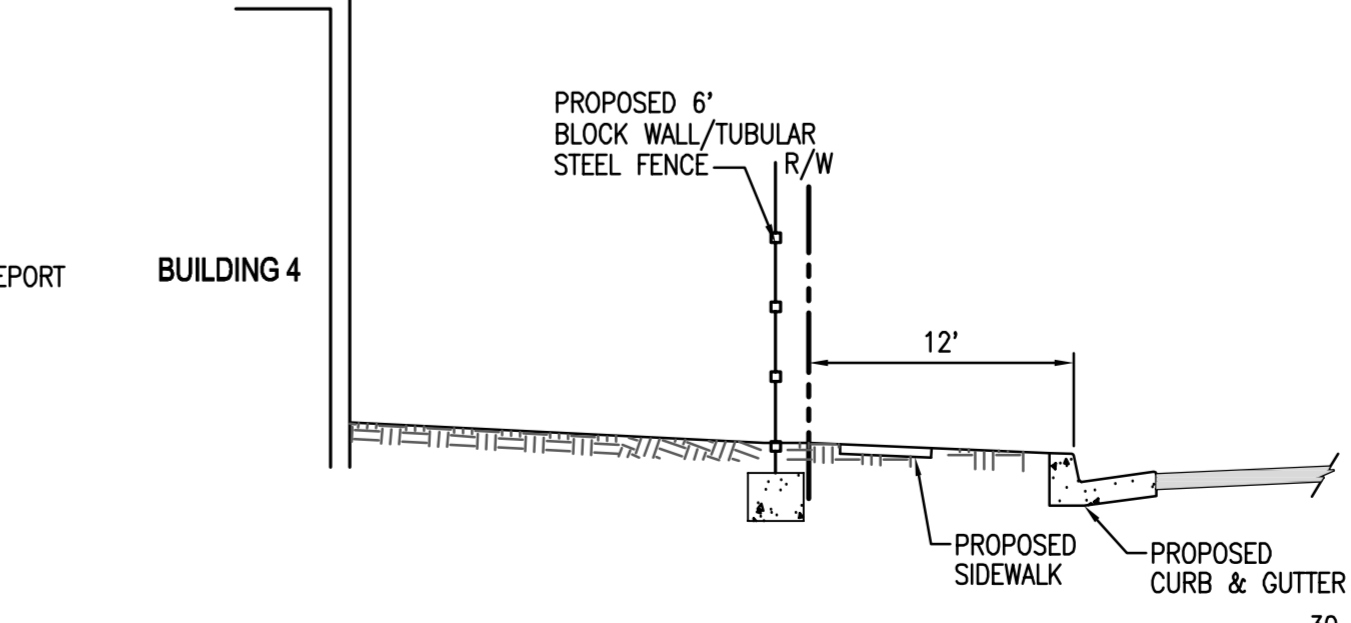
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N.T.S.



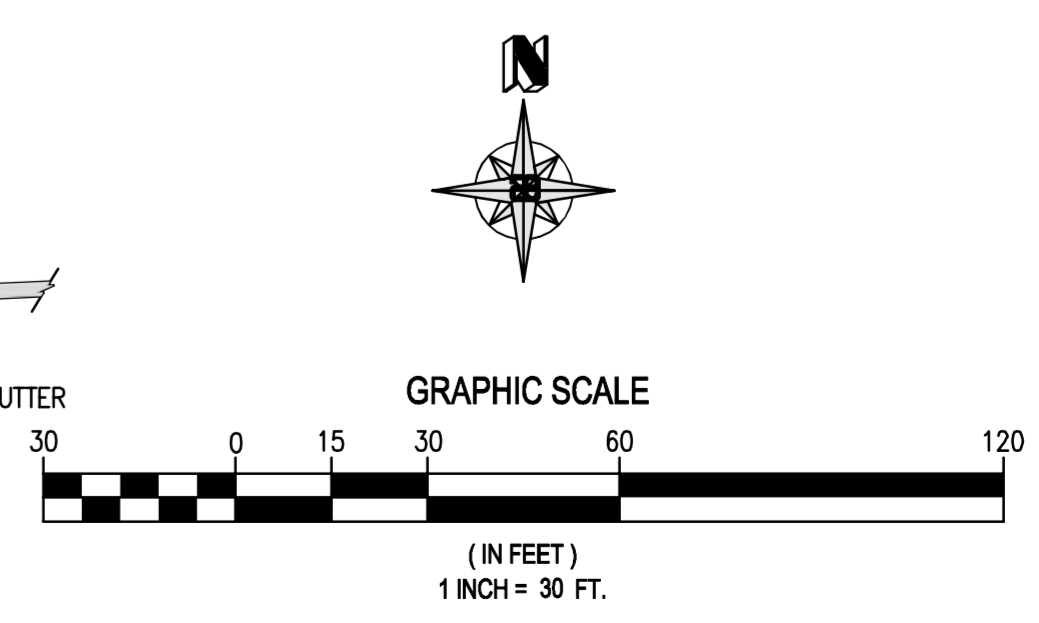
SECTION "D"  
NORTHERLY PROPERTY LINE  
N.T.S.



SECTION "E"  
NORTHERLY / EASTERLY PROPERTY LINE  
N.T.S.

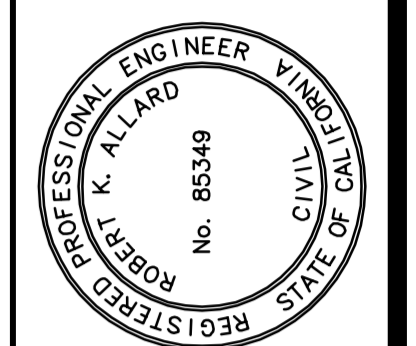


SECTION "F"  
EASTERLY PROPERTY LINE  
N.T.S.



PLOT DATE: October 06, 2025 Admin

Prepared For:  
**DIVERSIFIED PACIFIC DEVELOPMENT GROUP**  
 DIVERSIFIED PACIFIC DEVELOPMENT GROUP  
 10621 CIVIC CENTER DRIVE  
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 16866 Shellville Avenue  
 Fontana, California 92335  
 Phone: (909) 356-1815  
 10/05/2025  
 Robert K. Allard, R.C.E. 85349



DATE	October, 2025
SCALE	1" = 30'
DRAWN	C.V.
CHECKED	R.J.A.

**CONCEPTUAL GRADING PLAN**  
**MAPLE AND FOOTHILL**  
**TTM 20704**

SHEET TITLE	CONCEPTUAL GRADING PLAN
PROJECT	MAPLE AND FOOTHILL
SHEET NO.	2 OF 3
JOB NO.	TTM 20704

Filename: I:\Diversified Pacific Communities\Maple Fontana\DWG's\ENTITLEMENT\CONCEPT GRADING\CONCEPT GRADING-2.dwg

