ATTACHMENT No. 2 - PROJECT PLANS

24x36



TRACT NO. 2759 APN 0192-02-07

Wheeler Avenue

FONTANA, CALIFORNIA

SHEET INDEX

CS Cover Sheet

CIVIL ENGINEER:

CE-1 Technical Site Plan

CE-2 TTM20856

CE-3 Grading Plan

CE-4 Trash Staging Exhibit

CE-5 Light Exhibit

LANDSCAPE:

L-0 COVER SHEET

SA-1.0 SITE AREA CALCS

L-1.0 CONSTRUCTION FEATURES

L-1.1 WALL PLAN

L-1.2 PLANTING PLAN

L-1.3 PLANTING IMAGES

L-1.4 LANDSCAPE MANAGEMENT/ PLANTING DETAILS

I-1.0 IRRIGATION PLAN

I-1.1 IRRIGATION NOTES

I-1.2 IRRIGATION DETAILS

I-1.3 IRRIGATION SPECS

ARCHITECTURE:

CS-0 TO DD-2.1 Preliminary Submittal Plans

(See sheet index)

APPLICANT

NEWBRIDGE HOMES LLC
500 Newport Center Drive, Ste 570
Newport Beach , CA 92260
PH 949.344.2705
Contact Bryan Avilla
Email bavilla@newbridgehomes.com

CIVIL ENGINEER

ALLARD ENGINEERING
16866 Seville Avenue
Fontana, CA 92335
PH 909.356.1815
Contact Bobby Allard
Email ballard@allardeng.com

LANDSCAPE ARCHITECT

WILLIAMS EXTERIOR DESIGN
1488 Bloomfield
Sebastool, CA 92620
PH 949.237.8060
Contact Jesse Williams
Email williams-exterior-design.com

ARCHITECT/PLANNER

BUCILLA GROUP ARCHITECTURE INC.
1601 Dove Street, Suite 187
Newport Beach, CA 92660
PH (949) 851-9080
Contact Greg Bucilla / Rowena Brual
Email greg@bg-architecture.com

02.02.2026

ARCHITECT:

INCORPORATED BUCILLA GROUP ARCHITECTURE

Architecture Planning Interior design
Historic preservation Leed Value engineering

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
TEL 949. 851. 9080 info@bg-architecture.com
https://www.bg-architecture.com

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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
08-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

PERMIT NO:

BD SUBM. DATE:

PLOT DATE:

PLOT DATE:

Project Number :

BGA No. 25013

Sheet Title :

Sheet No. :

CS

© 2026, BUCILLA GROUP ARCHITECTURE INC.
DO NOT SCALE THE DRAWINGS

ATTACHMENT No. 2 - PROJECT PLANS

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
ELEVATION: 1362.61

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, HAVING A BEARING OF NORTH 00°09'00" WEST PER TRACT 2759, M.B. 38/57.

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

ENGINEER/PREPARER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

SITE STATISTICS

NET ACREAGE: 0.43 ACRES

ADDRESS

8202 WHEELER AVENUE
FONTANA, CA 92335

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

STATISTICAL INVENTORY:

ACRES	0.43
UNITS	8 UNITS
DU/AC	18.6

PARKING:

GARAGE 2 @ 5	=10
GARAGE 1 @ 3	= 3
OPEN PARKING	= 3
TOTAL	16 (2.0/UNIT)

NOTES:

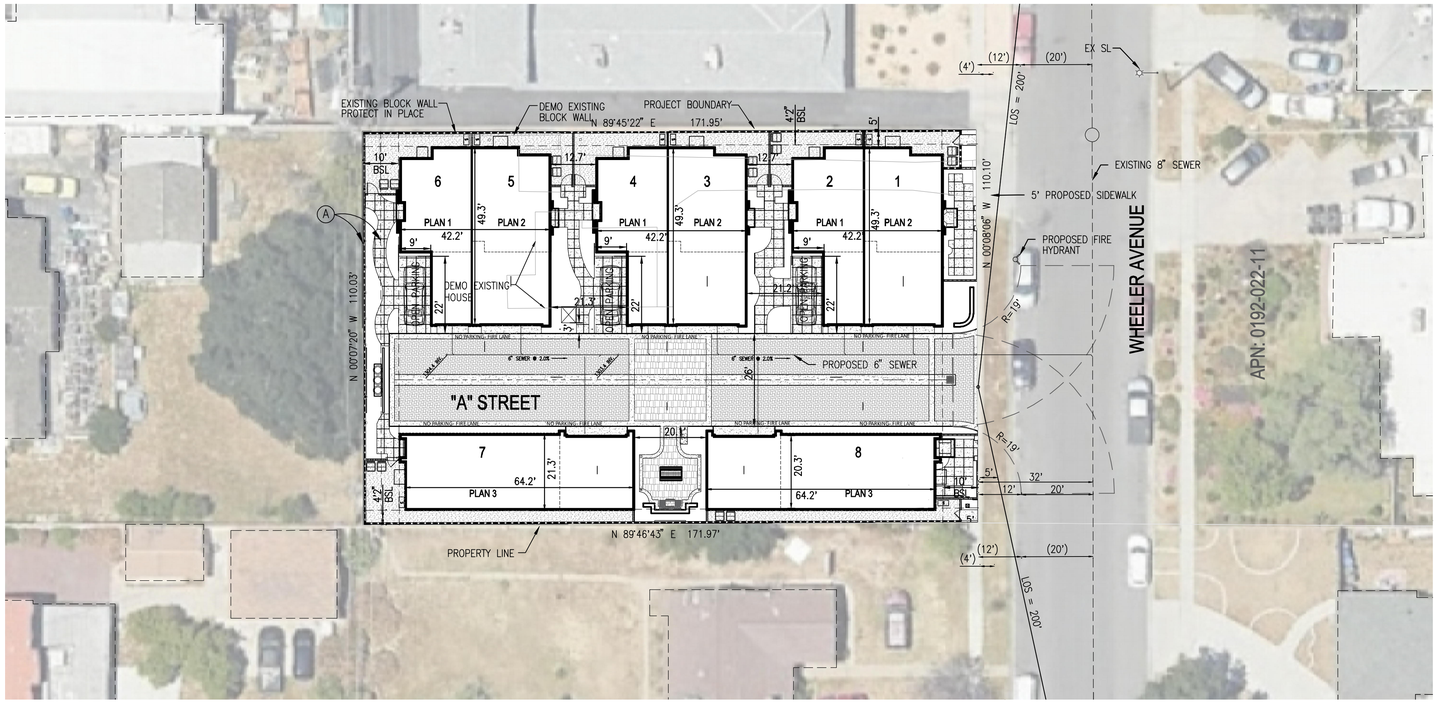
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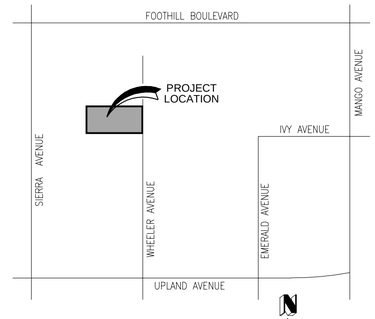
2. ALL EXISTING STRUCTURES TO BE DEMO'D AND NOT A PART OF THIS STIE PLAN (SITE PLAN COMMENT #9)

3. SEE SUPPLEMENTAL ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS

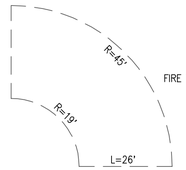




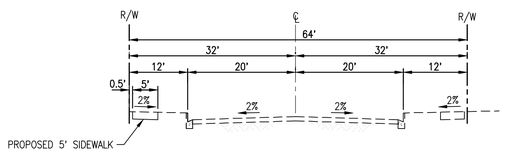
VICINITY MAP
NTS

LEGEND:

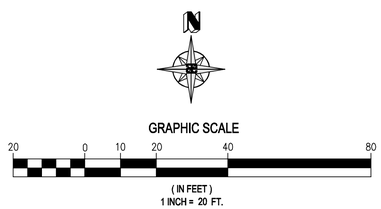
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- DECORATIVE PAVEMENT
- GRAVEL
- CONCRETE
- PROJECT BOUNDARY
- CENTERLINE
- SCE TRANSFORMER
- TRASH ENCLOSURE
- EXISTING STREET LIGHT
- FIRE HYDRANT
- EXISTING STRUCTURES ON ADJACENT PROPERTIES



FIRE TRUCK TURNING TEMPLATE



WHEELER AVENUE
LOCAL STREET
NTS



CE-1

PLOT DATE: March 30, 2026 Admin

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

Prepared By:
ALLARD ENGINEERING
Civil Engineering · Land Surveying · Land Planning
16866 Seville Avenue
Fontana, California 92335
Phone (909) 356-1815
Reynold R. Allard, R.C.E. 75926
3/27/26
Date

DATE	March, 2026
SCALE	PER PLAN
DRAWN	MJ
CHECKED	R.K.A

SHEET TITLE: TECHNICAL SITE PLAN
PROJECT: TENTATIVE TRACT MAP NO. 20856
APN: 0192-021-07
CITY OF FONTANA, CALIFORNIA
JOB NO. MCN25-0071
SHEET NO. 1 OF 1

Filename: I:\ Newbridge Homes\ Wheeler\ Dwg's\ ENTITLEMENT\ SITE PLAN\ SITE PLAN.dwg

ATTACHMENT No. 2 - PROJECT PLANS

CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20856
FOR CONDOMINIUM PURPOSES

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

UTILITIES:

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

GAS:
SOUTHERN CALIFORNIA GAS CO.
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427-2200

CABLE/TELEPHONE:
SPECTRUM
6461 PATS RANCH ROAD JURUPA
VALLEY, CA 91752
(888) 406-7063

CABLE/TELEPHONE:
FRONTIER COMMUNICATIONS
PO BOX 740407
CINCINNATI, OH
45274-0407
(877) 744-7083

SOLID WASTE:
BURRTEC
9820 CHERRY AVENUE FONTANA
CA, 92335 (909) 987-3717

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
ROSEMEAD, CA 91770
(800) 655-4555

CABLE/TELEPHONE:
AT&T
8052 LIMONITE AVENUE #101 RIVERSIDE, CA 92509
(951) 360-2142

SEWER:
CITY OF FONTANA-SEWER SERVICE
8353 SIERRA AVE
FONTANA,
CA 92335
(909) 350-7670

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
ELEVATION: 1362.61

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, HAVING A BEARING OF NORTH 00°09'00" WEST PER TRACT 2759, M.B. 38/57.

AREA SUMMARY:

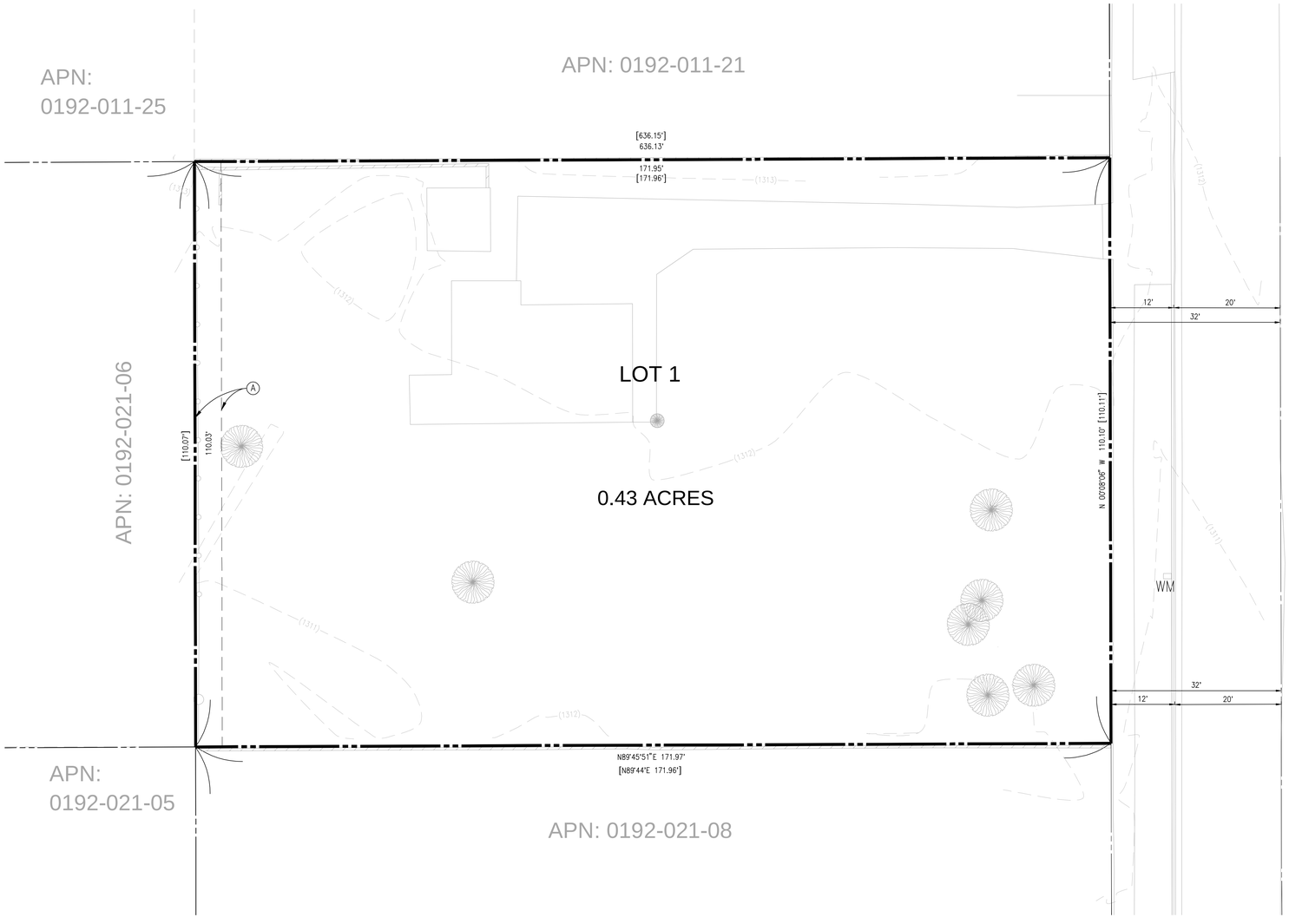
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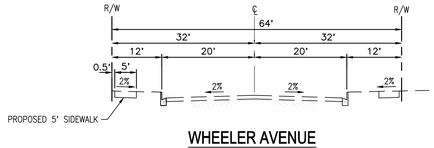
LEGEND:

1	LOT NUMBER
———	R/W
— — —	CENTERLINE
———	EXISTING PROPERTY LINE

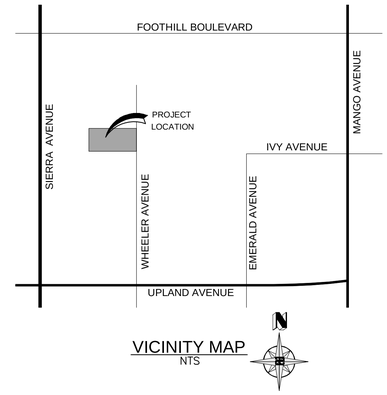
EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS





WHEELER AVENUE
LOCAL STREET
NTS



VICINITY MAP
NTS

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

EXISTING ZONING:

(FBC) FORM BASED CODE

EXISTING LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

ADJACENT LAND USE:

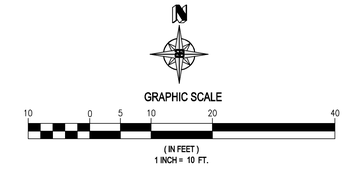
NORTH	WMXU-3 (DOWNTOWN CORE PROJECT)
SOUTH	WMXU-3 (DOWNTOWN CORE PROJECT)
WEST	WMXU-3 (DOWNTOWN CORE PROJECT)

PROPOSED LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

SCHOOL DISTRICT:

FONTANA UNIFIED SCHOOL DISTRICT
9680 CITRUS AVENUE,
FONTANA, CA 92335
(909) 357-7600



CITY OF FONTANA

TENTATIVE TRACT MAP NO. 20856

Prepared For:

NH LAUREL, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

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. 85349 — 9/15/25 Date

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

ATTACHMENT No. 2 - PROJECT PLANS

CITY OF FONTANA

CONCEPTUAL GRADING PLAN
FOR CONDOMINIUM PURPOSES

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

UTILITIES:

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
(909) 822-2201

GAS:
SOUTHERN CALIFORNIA GAS CO.
7000 INDIANA AVENUE
RIVERSIDE, CA 92506
(800) 427-2200

CABLE/TELEPHONE:
SPECTRUM
6461 PATS RANCH ROAD
JURUPA VALLEY, CA 91752
(888) 406-7063

CABLE/TELEPHONE:
FRONTIER COMMUNICATIONS
PO BOX 740407 CINCINNATI, OH
45274-0407
(877) 744-7083

SOLID WASTE:
BURRTEC
9820 CHERRY AVENUE
FONTANA CA, 92335
(909) 987-3717

ELECTRIC:
SOUTHERN CALIFORNIA EDISON CO.
ROSEMEAD, CA 91770
(800) 655-4555

CABLE/TELEPHONE:
AT&T
8052 LIMONITE AVENUE #101
RIVERSIDE, CA 92509
(951) 360-2142

SEWER:
CITY OF FONTANA-SEWER SERVICE
8353 SIERRA AVE FONTANA, CA 92335
(909) 350-7670

BENCHMARK:

CITY OF FONTANA BM 536, FOUND PK NAIL IN TOP CURB AT THE EAST END OF CURB RETURN AT THE NORTHEAST CORNER OF MILLER AVENUE AND JUNIPER AVENUE.
ELEVATION: 1362.61

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THE BEARINGS ARE BASED ON THE CENTERLINE OF SIERRA AVENUE, HAVING A BEARING OF NORTH 00°09'00" WEST PER TRACT 2759, M.B. 38/57.

AREA SUMMARY:

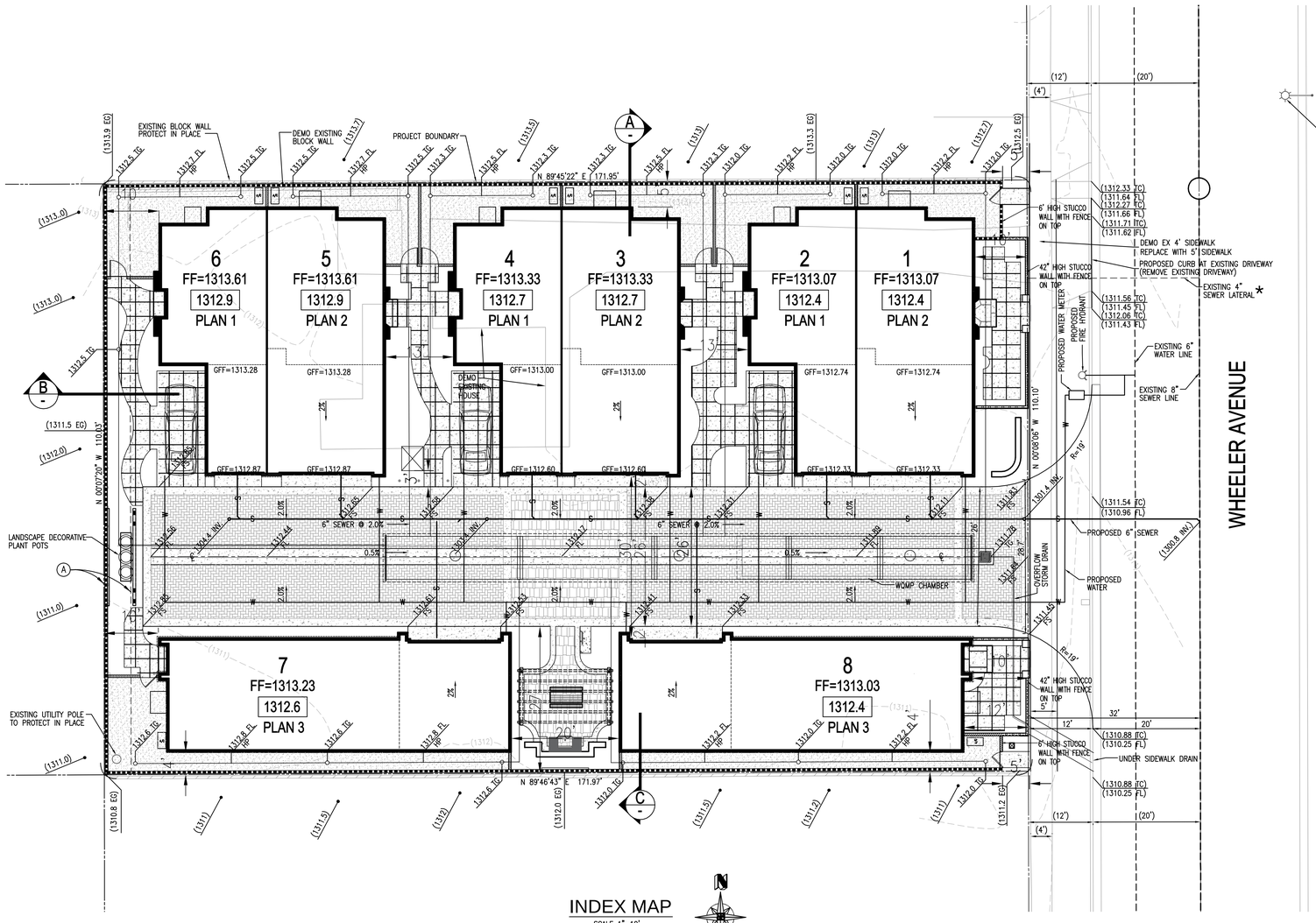
NET ACREAGE: 0.43 ACRES

LEGEND:

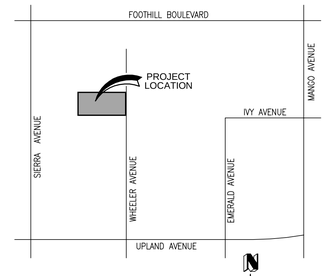
1 UNIT NUMBER
R/W
CENTERLINE
EXISTING PROPERTY LINE
GRAVEL
CONCRETE
DECORATIVE PAVEMENT

EASEMENTS:

(A) 5' PUE PER TR 2759 MB 38-57, AND PACIFIC TELEPHONE AND TELEGRAPH COMPANY EASEMENT PER BOOK 2587/321, OFFICIAL RECORDS



INDEX MAP
SCALE 1"=10'



VICINITY MAP
NTS

LEGAL DESCRIPTION

LOT 15, TRACT 2759, M.B. 38/57

ASSESSOR'S PARCEL NO:

0192-021-07

EXISTING ZONING:

(FBC) FORM BASED CODE

EXISTING LAND USE:

WMXU-3 (DOWNTOWN CORE PROJECT)

ADJACENT LAND USE:

NORTH	WMXU-3 (DOWNTOWN CORE PROJECT)
SOUTH	WMXU-3 (DOWNTOWN CORE PROJECT)
WEST	WMXU-3 (DOWNTOWN CORE PROJECT)

PROPOSED LAND USE:

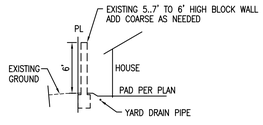
WMXU-3 (DOWNTOWN CORE PROJECT)

SCHOOL DISTRICT:

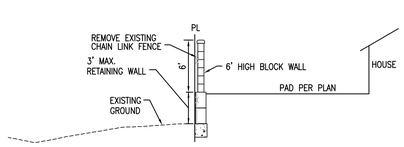
FONTANA UNIFIED SCHOOL DISTRICT 9680
CITRUS AVENUE,
FONTANA, CA 92335
(909) 357-7600

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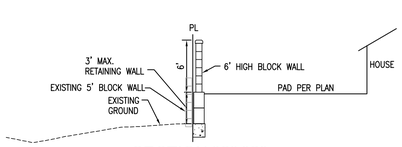
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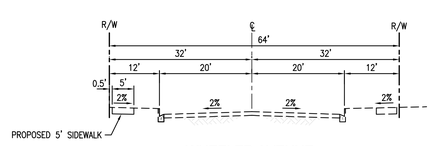
SECTION "A"-"A"
NTS



SECTION "B"-"B"
NTS



SECTION "C"-"C"
NTS



WHEELER AVENUE
LOCAL STREET
NTS

CE-3

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

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./ 85349
3/27/25
Date

DATE	April, 2026
SCALE	PER PLAN
DRAWN	CV
CHECKED	R.K.A

SHEET TITLE: CONCEPTUAL GRADING PLAN
PROJECT: TENTATIVE TRACT MAP NO. 20856 -
CITY OF FONTANA, CALIFORNIA
JOB NO. MCN25-0071
SHEET NO. 1 OF 1

PLOT DATE: April 05, 2026 Bobby

Filename: I:\Newbridge Homes Wheeler\Dwg's\ENTITLEMENT\CONCEPT GRADING\CG-01.dwg

ATTACHMENT No. 2 - PROJECT PLANS



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

TRASH BARRELS

SFD & Duplex Homes
(1) 96-gallon barrel (trash)
(1) 64-gallon barrel (recycling)
(1) 32-gallon barrel (organics)

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

Trash Staging Exhibit

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE FIELD CONDITIONS AND GRADES.
THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

DESCRIPTION | DATE | NO.

SHEET TITLE

CE-4

DATE 02.02.2026

ATTACHMENT No. 2 - PROJECT PLANS

CITY OF FONTANA

STREET LIGHT EXHIBIT

VICINITY MAP
NTS

OWNERS:

CALIFORNIA OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DRIVE,SUITE #570
NEWPORT BEACH, CA 92660
(949) 344-2703

WEST COAST OPPORTUNITY ZONE FUND LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2704

INNOVATIVE OPPORTUNITY FUND
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2705

DEVELOPER:

NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
(949) 344-2701

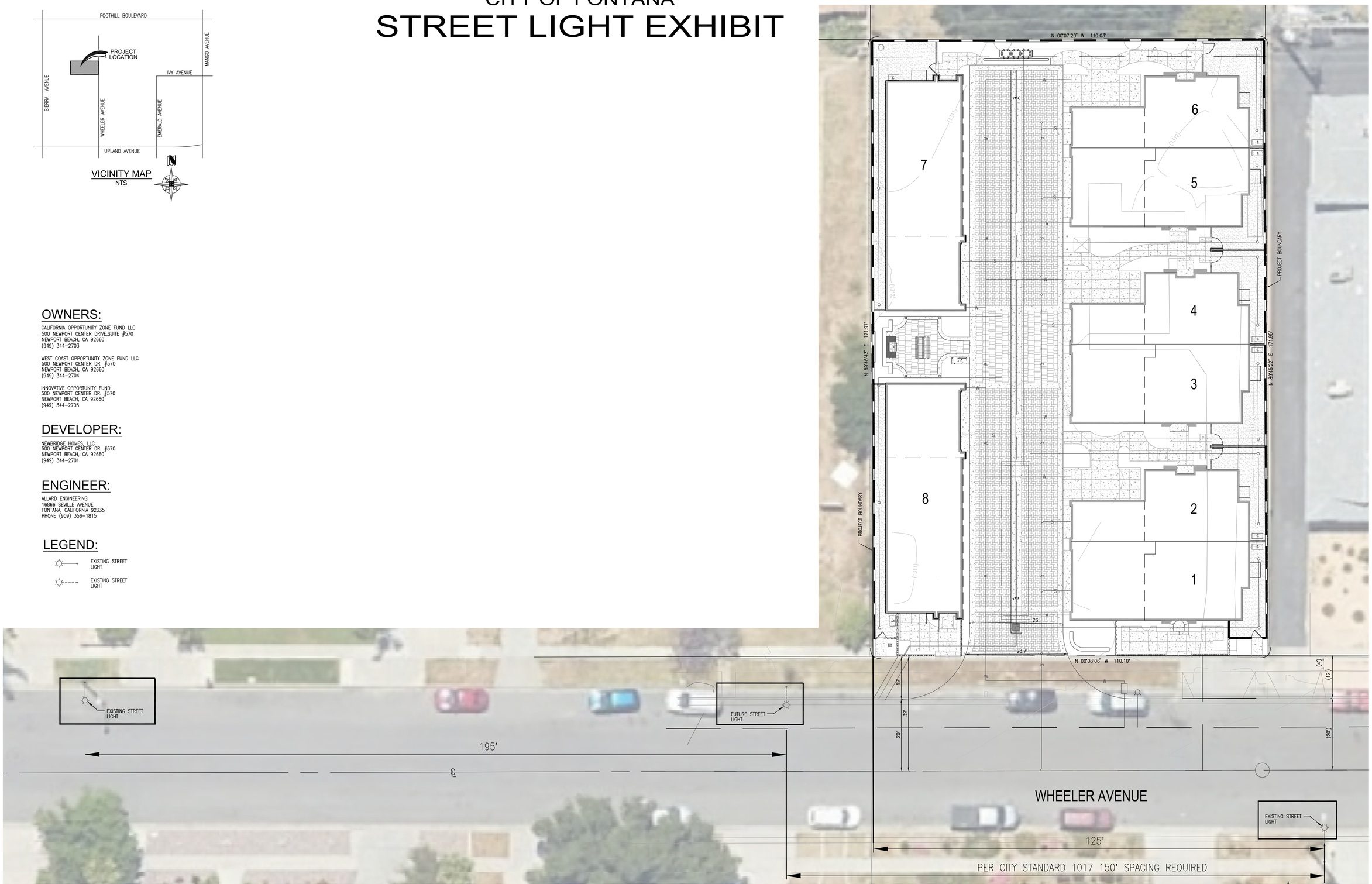
ENGINEER:

ALLARD ENGINEERING
16866 SEVILLE AVENUE
FONTANA, CALIFORNIA 92335
PHONE (909) 356-1815

LEGEND:

EXISTING STREET LIGHT

EXISTING STREET LIGHT



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. 85349 — 3/27/25 Date

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

Prepared For:
NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DR. #570
NEWPORT BEACH, CA 92660
PHONE (949) 344-2701

SCALE 1"=10'

CITY OF FONTANA
STREET LIGHT EXHIBIT
8202 WHEELER AVE

PLOT DATE: April 10, 2026 dallard

Filename: I:\Newbridge Homes\Wheeler\Dwgs\ENTITLEMENT\STREET LIGHT\STREET LIGHT EXHIBIT.dwg

LANDSCAPE PLANS PREPARED FOR

APN: 0192-021-07
RECORD #: MCN 25-0071
TRACT NO: 20856
WHEELER AVE.
FONTANA, CA 92335

DEVELOPER: NEWBRIDGE HOMES, LLC
500 NEWPORT CENTER DRIVE, SUITE 570
NEWPORT BEACH, CA 92660
(949) 344-2701

GENERAL REQUIREMENTS

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED BY THE LANDSCAPE DRAWINGS AND IN THESE SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL BE OF THE HIGHEST STANDARDS.
2. ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS IS TO HAVE PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
3. UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISK AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
4. THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL WORK DAMAGED BY HIM OR MAKE PAYMENT TO OWNER FOR SUCH REPAIR. SHOULD THE LANDSCAPE CONTRACTOR HAVE HIS WORK DAMAGED BY ANOTHER CONTRACTOR, HE IS TO MAKE ARRANGEMENTS WITH THE OTHER CONTRACTOR FOR THE REPAIR OR PAYMENT FOR THE REPAIR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND AND OVERHEAD UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
6. ALL WORK AND PORTIONS OF THE PROJECT SHALL COMPLY WITH ALL APPLICABLE CODES.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

DEMOLITION NOTES

1. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH DEMOLITION AS SHOWN WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR OBJECTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS AND/OR OBJECTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANYWAY. ALL MATERIAL TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
3. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH OWNER PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO PAY ALL FEES ASSOCIATED WITH DISPOSAL.
4. REMOVE PLANT MATERIAL WITHIN PROJECT LIMITS OF DEMOLITION AS SHOWN ON PLAN AND AS AUTHORIZED IN THE FIELD BY THE LANDSCAPE DESIGNER.
5. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN PLACE.

WEED REMOVAL

1. THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND GRASSES (INCLUDING ROOTS) IN THE AREA OF LANDSCAPE CONSTRUCTION.
2. IF AGREED UPON BY OWNER, ALL LANDSCAPE AREAS TO RECEIVE THE PRE-EMERGENT HERBICIDE SURFIAN 75W PER MANUFACTURER'S CURRENT PRINTED SPECIFICATIONS. APPLICATION OF HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.

GRADING AND SOIL CONDITIONING

1. ALL WALKWAYS AND PAVED AREAS SHALL HAVE SMOOTH AND CONTINUOUS ELEVATION CHANGES.
2. ALL AREAS SHALL HAVE POSITIVE DRAINAGE.
3. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMIT AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR "ROUNDING OFF" ALL SHARP RIDGES EXISTING ON-SITE, WHETHER OR NOT SUCH CONDITIONS ARE INDICATED ON PLANS, AND FOR "FINISH GRADING." FINISH GRADING SHALL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE, CULTIVATING THE SOIL TO A DEPTH OF SIX INCHES (6") AND REMOVING ALL ROCKS OR CLODS OF TWO-INCH (2") DIAMETER OR LARGER. REMOVAL OF MINOR AMOUNTS OF CONSTRUCTION WASTE IS INCLUDED.
5. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION (PER EACH 1000 SQUARE FEET) OF SIX (6) CUBIC YARDS OF NITROGEN MINERALIZED, STABILIZED WOOD SAWDUST, THIRTY (30) POUNDS OF 6N-20P-20K FERTILIZER AND TEN (10) POUNDS OF SOIL SULPHUR. MATERIAL IS TO BE INCORPORATED UNIFORMLY INTO THE TOP SIX INCHES (6") OF SOIL.
6. FOR PLANTS INDICATED ON PLANT LIST AS "ACID-LOVING," A SPECIAL BACKFILL MIX IS TO BE USED, CONSISTING OF TWO (2) PARTS SITE SOIL, ONE (1) PART FINE SAND, ONE (1) PART PEAT MOSS AND 7-7-7 HIGH ACID IRON PREPLANT FERTILIZER. BACKFILL MIX FOR ALL OTHER CONTAINER PLANTS TO CONSIST OF TWO (2) PARTS SOIL AND ONE (1) PART NITROGEN MINERALIZED FIR BARK. BACKFILL MIXES ARE TO BE MIXED IN SEPARATE STOCKPILES, NOT IN THE PLANTING PIT.

CONSTRUCTION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
THE LOCATIONS OF FEATURES TO BE CONSTRUCTED NOT SPECIFICALLY DIMENSIONED MAY BE DETERMINED BY SCALE. IF CONFLICTS ARISE IN FIELD, CONTACT LANDSCAPE DESIGNER FOR SOLUTION.
2. ALL DIMENSIONS ARE FROM OUTSIDE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE FELT EXPANSION JOINT WITH SEALANT WHERE PAVING ABUTS CURBING, BUILDINGS, COLUMNS, AND STRUCTURES. VERIFY TYPE AND COLOR OF SEALANT WITH LANDSCAPE DESIGNER.
4. ALL CURVED WALLS AND WALKS SHALL HAVE SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS.
5. PRIOR TO CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR COORDINATING PRE-CONSTRUCTION MEETINGS ON SITE WITH ALL SUB-CONTRACTORS AND THE LANDSCAPE DESIGNER.
6. CONTRACTOR SHALL PROVIDE 4' BY 4' SAMPLES OF ALL FLATWORK FOR LANDSCAPE DESIGNER'S APPROVAL.

PLANT MATERIALS

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS THAT ARE FREE OF PESTS OR PLANT DISEASES. THIS INCLUDES PRE-SELECTED OR "TAGGED" MATERIAL.
2. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE DESIGNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY AS SHOWN.
4. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.

GENERAL PLANTING NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL IMPORT OF SOIL AND/OR AMENDMENTS AS NECESSARY TO EXECUTE SPECIFIED SOIL PREPARATION AND ACHIEVE FINISH GRADES IN PLANTED AREAS, AS INDICATED ON CIVIL DRAWINGS AND IN SPECIFICATIONS.
2. ALL PLANTS ARE TO HAVE A PLANTING PIT 1 112 TIMES THE DIAMETER OF THE ROOTBALL AND EQUAL TO ITS DEPTH. THE PLANT IS TO BE BACKFILLED (AFTER POSITIONING OF PLANT) WITH SPECIFIED BACKFILL MIX OR SPECIFIED ACID-LOVING BACK-FILL MIX IF INDICATED ON THE PLANT LIST. PROVIDE A SHALLOW WATERING BASIN FOR EACH PLANT.
3. GROUND COVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
4. WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
5. GUYING AND STAKING OF TREES IS TO BE PER DETAILS.

CLEAN UP

1. AT THE COMPLETION OF ALL PLANTING OPERATIONS, CONTRACTOR WILL LEAVE THE PREMISES NEAT AND CLEAN.
2. CONTRACTOR WILL REMOVE ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE FROM THE SITE.

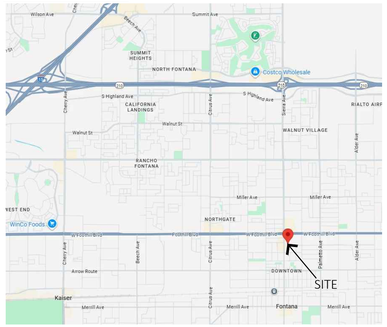
MAINTENANCE

1. THE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL-WATERED, FREE OF WEEDS, GRASSES AND TRASH DURING THE MAINTENANCE PERIOD.
2. AN APPLICATION OF FERTILIZER IS TO BE MADE JUST PRIOR TO THE COMPLETION OF THE MAINTENANCE PERIOD, OR AT THIRTY (30) DAY INTERVALS IF MAINTENANCE PERIOD IS GREATER THAN 30 DAYS.
3. THE IRRIGATION SYSTEM OF THE INSTALLATION AREA IS TO BE CHECKED FOR COVERAGE AT EACH WATERING. MALFUNCTIONS, SUCH AS DIRTY HEADS, ETC., ARE TO BE CORRECTED ON THE SPOT. MORE SERIOUS DEFECTS ARE TO BE REPORTED IMMEDIATELY TO THE OWNER FOR CORRECTION BY THE SPRINKLER CONTRACTOR, OR CORRECTED IMMEDIATELY BY THE LANDSCAPE CONTRACTOR IF CONTRACT INCLUDED SPRINKLER INSTALLATION.
4. MAINTENANCE SCHEDULE:
A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT LIMITED TO: ROUTINE INSPECTIONS: AN ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, AERATING AND DETACHING TURF AREA; REPLENISHING MULCH : FERTILIZING AREAS: AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES.
5. A MAINTENANCE SCHEDULE IS TO BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION

GUARANTEE

1. LANDSCAPE CONTRACTOR WILL GUARANTEE ALL PLANT MATERIALS OF 1-GALLON TO 15-GALLON SIZE FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF ACCEPTANCE. ALL BOX-SIZE MATERIAL IS TO BE GUARANTEED FORA PERIOD OF ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

VICINITY MAP



THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS APPLICABLE:

A. CALIFORNIA BUILDING CODE
B. CALIFORNIA RESIDENTIAL CODE
C. CALIFORNIA ELECTRICAL CODE
D. CALIFORNIA MECHANICAL CODE
E. CALIFORNIA PLUMBING CODE
F. CALIFORNIA ENERGY CODE
G. CALIFORNIA FIRE CODE
H. CALIFORNIA GREEN BUILDING STANDARDS CODE
I. CITY OF FONTANA ORDINANCE.
J. DISABLED ACCESS FOR THE SITE AND BUILDING MUST BE IN ACCORDANCE TO THE STATE OF CA AND ADA REGULATIONS.

REQUIRED STATEMENTS AND CERTIFICATIONS

- ☐ *"I agree to comply with the requirements of the State Model Water Efficient Landscape Ordinance and have submitted a complete Landscape Documentation Package."*
- ☐ *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plan."*
- ☐ *"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."*
- ☐ *"For soils less than six-percent (6%) organic matter in the top six (6) inches of soil, compost at a rate of a minimum of four (4) cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil."*
- ☐ *"At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and an irrigation schedule of landscape and maintenance."*
- ☐ *"Recirculating water systems shall be used for water features."*
- ☐ *"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."*
- ☐ *"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."*
- ☐ *"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."*
- ☐ *"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."*
- ☐ *"No Certificate of Occupancy shall be issued until a City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection."*
- ☐ *"An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection."*
- ☐ *"With regard to landscape maintenance districts or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District Requirements."*

LANDSCAPING COMPLETED PRIOR TO THE FINAL INSPECTION SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: 4.106.4

A. AREAS DISTURBED DURING CONSTRUCTION ARE RESTORED TO BE CONSISTENT WITH NATIVE VEGETATION SPECIES AND PATTERNS
B. LIMIT TURF AREAS TO THE GREATEST EXTENT POSSIBLE
C. UTILIZE AT LEAST 75% NATIVE CALIFORNIA OR DROUGHT TOLERANT PLANT AND TREE SPECIES APPROPRIATE FOR THE CLIMATE ZONE REGION.
D. HYDROZONING IRRIGATION IRRIGATION TECHNIQUES ARE INCORPORATED INTO THE LANDSCAPE DESIGN

SHEET INDEX:

L-0 COVER SHEET
SA-1.0 SITE AREA CALCS
L-1.0 CONTRUCTION FEATURES
L-1.1 WALL PLAN
L-1.2 PLANTING PLAN
L-1.3 PLANTING IMAGES
L-1.4 LANDSCAPE MANAGEMENT/ PLANTING DETAILS
I-1.0 IRRIGATION PLAN
I-1.1 IRRIGATION NOTES
I-1.2 IRRIGATION DETAILS
I-1.3 IRRIGATION SPECS

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Ruiz
Lic# 950714
Exp. 08-31-2026
Williams Landscape & Design, Inc.
STATE OF CALIFORNIA

COVER SHEET

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PROJECT TITLE
RESIDENCES
WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE
COVER
L-0

DATE 03.03.2026



WALL PLAN
SCALE: 3/16"=1'-0"

AMENITY AREA: 534 SQ. FT.

COMMON OPEN SPACE: 1,733 SQ. FT.

PRIVATE YARDS: 512 SQ. FT.

PRIVATE YARD SPACE ELIGIBLE FOR COMMON AREA CALC: 1,749 SQ. FT.

TOTAL OPEN SPACE (LESS PRIVATE YARDS): 534 + 1,733 + 1,749= **4,016 SQ. FT.**

SITE AREA CALCS

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PROJECT TITLE

RESIDENCES

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FONTANA, CA

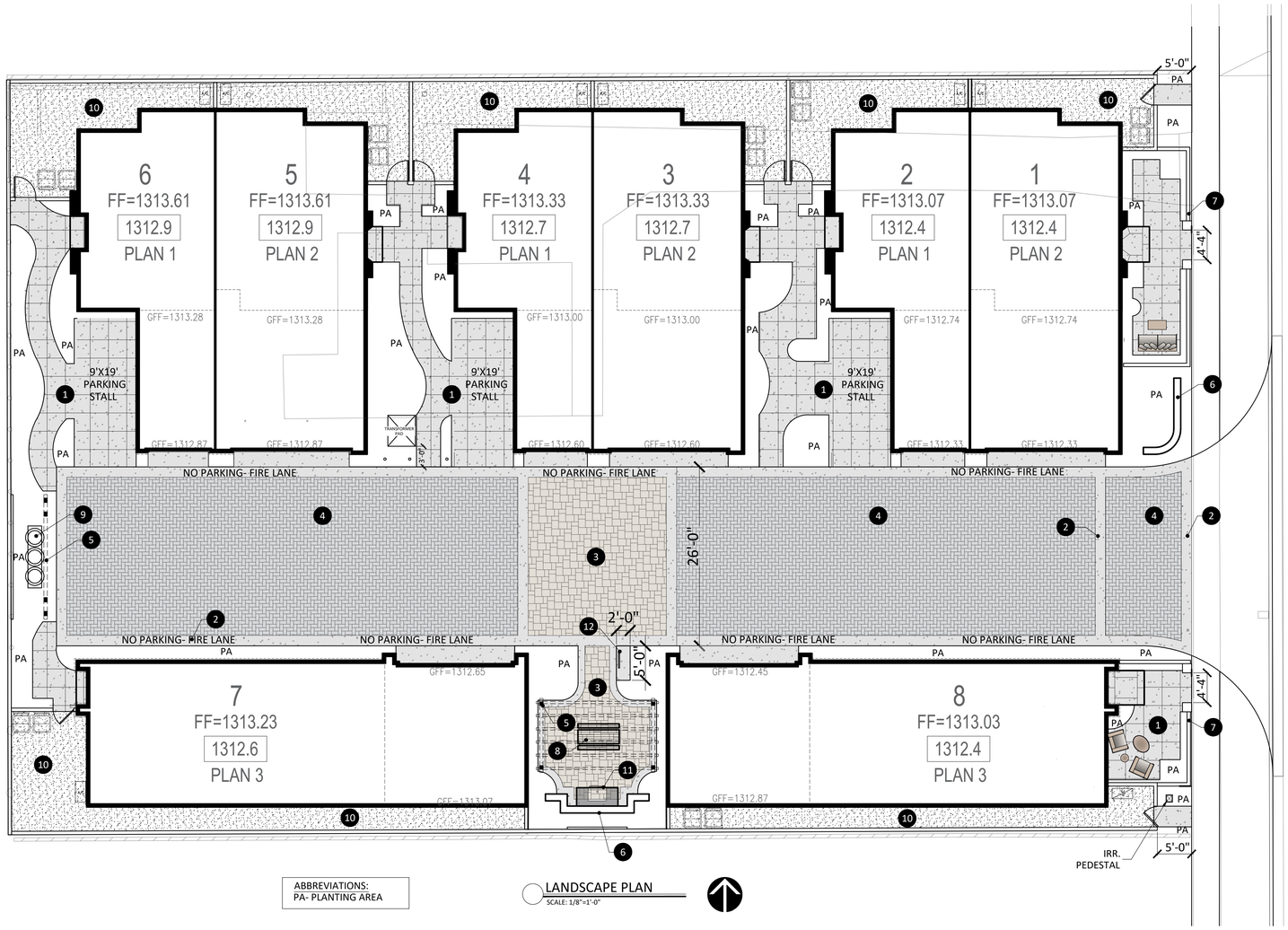
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SHEET TITLE

SITE AREA CALCS
SA-1.0

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS



WHEELER AVE.

ABBREVIATIONS:
PA- PLANTING AREA

LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

HARDSCAPE LEGEND

1. CONCRETE PAVING
2. CONCRETE BANDS
3. CONCRETE PAVERS #1
4. CONCRETE PAVERS #2
5. OVERHEAD ARBOR
6. 18"H GARDEN WALL
7. STUCCO WALL WITH FENCE ATOP 3'-6"H
8. PICNIC TABLE
9. PRECAST POTS ON CONCRETE FOOTING
10. GRAVEL
11. PREFAB GRILLING ISLAND- GAS BURNING
12. BICYCLE PARKING

HARDSCAPE ELEMENTS



PICNIC TABLE 72"L X45"W



SPANISH TILE



PAVER #1: MEDITERRANEAN PAVERS



PAVER #2: ATTRAVERSO PAVERS



GRAY CONCRETE WITH SAWCUT SCORING



POTS: ITALIAN TALL JARDINIERE 36"X36"



PREFAB GAS GRILL ISLAND

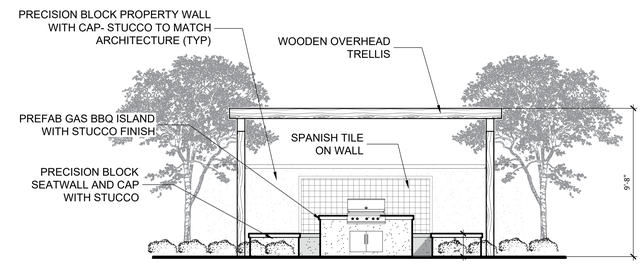
1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



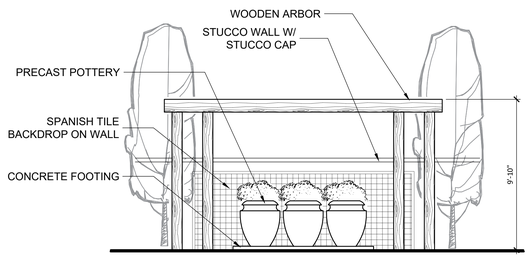
Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

ULINE BIKE RACK



COMMON AREA ELEVATION
SCALE: 1/4"=1'-0"

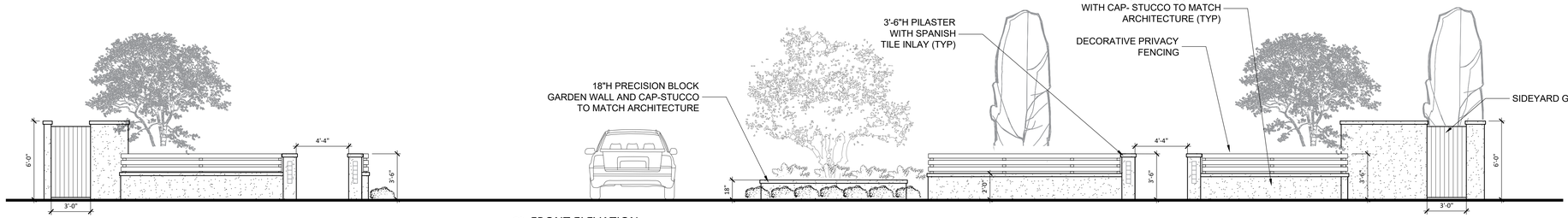


DRIVEWAY FOCAL POINT
SCALE: 1/4"=1'-0"

LANDSCAPE AREA CALCULATION

SITE AREA	18,730 SQ.FT.	
PARKING AREA	555 SQ. FT.	3%
BUILDING FOOTPRINTS	8,405 SQ. FT.	44%
DRIVE AISLE	4,297 SQ. FT.	23%
HARDSCAPE	3,720 SQ. FT.	20%
LANDSCAPE AREA	1,853 SQ. FT.	10%

NOTE:
ALL ARBORS, PATIO COVERS AND WALLS SHALL BE ON SEPARATE PERMITS.



FRONT ELEVATION
SCALE: 1/4"=1'-0"

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LANDSCAPE PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DESCRIPTION	DATE

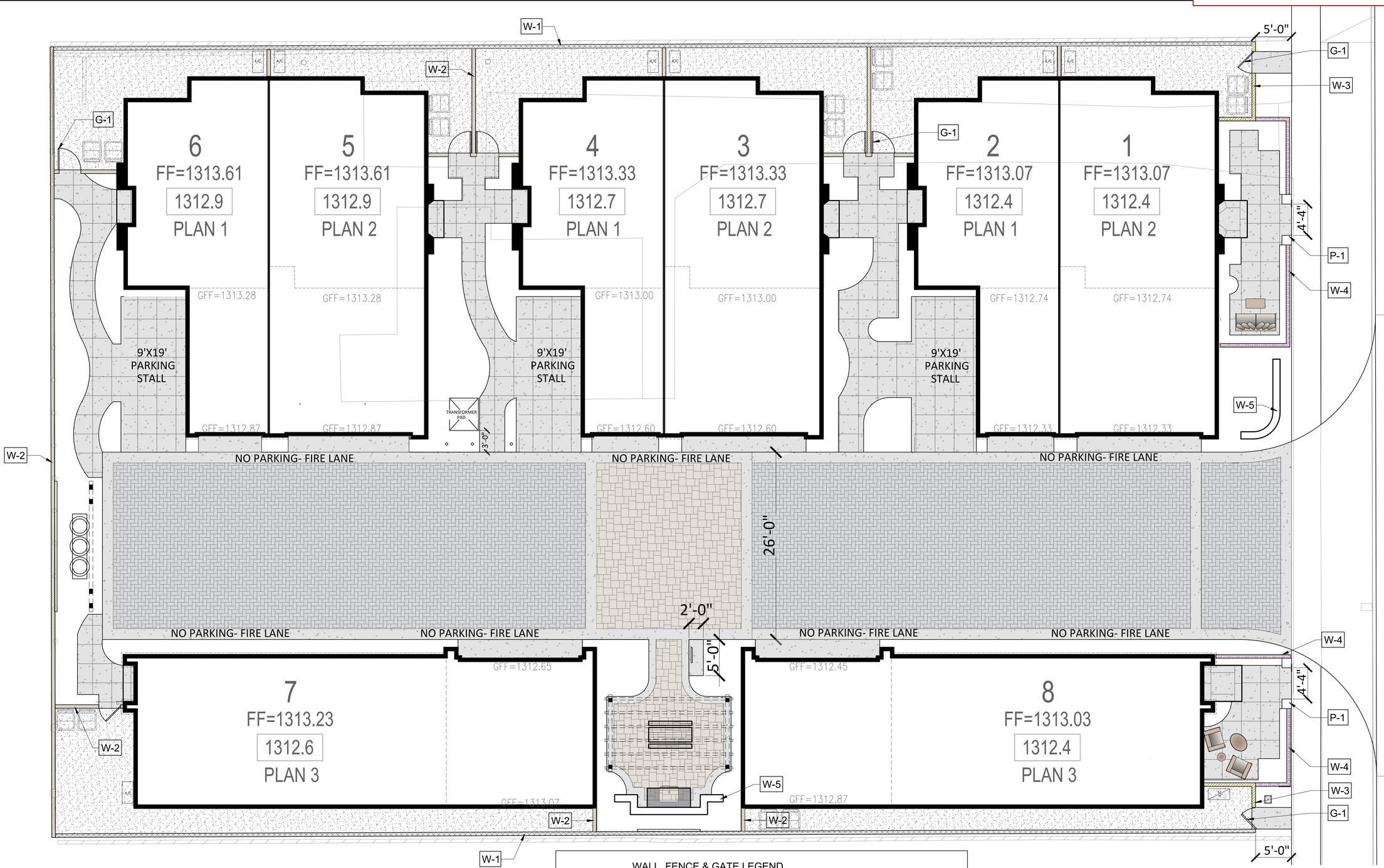
SHEET TITLE

CONTRUCTION FEATURES

L-1.0

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS



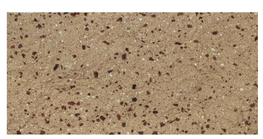
WALL PLAN
SCALE: 3/16"=1'-0"

WALL, FENCE & GATE LEGEND

W-1	EXISTING 6'-0"H BLOCK WALL TO REMAIN
W-2	NEW 6'-0"H PRECISION BLOCK WALL IN 'TAN' WITH MATCHING CAP
W-3	NEW 6'-0"H SPLIT-FACE BLOCK WALL IN 'TAN' WITH MATCHING CAP
W-4	NEW 3'-6"H COMBO WALL WITH 2'-0"H STUCCO CMU WALL AND 3" STUCCO CAP W/ 1'-6"H METAL FENCING ATOP
W-5	18"H PRECISION BLOCK GARDEN WALL AND CAP WITH STUCCO TO MATCH ARCHITECTURE
P-1	NEW 4'-6"H 16"SQ. STUCCO CMU PILASTER WITH TILE INLAY AND 3" STUCCO CAP
G-1	METAL GATE


TAN PRECISION BLOCK


TAN PRECISION BLOCK & CAP


TAN SPLIT-FACE BLOCK


TAN SPLIT-FACE BLOCK & CAP

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WALL, FENCE AND GATE PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO. | DATE | DESCRIPTION

SHEET TITLE

WALL PLAN
L-1.1

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS



PROJECT SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	OLEA EUROPAEA (MULTI) 20'H	MANZANILLO OLIVE	BARE ROOT	1	L
	ARBUTUS 'MARINA' (STANDARD)	MARINA STRAWBERRY TREE	24" BOX	6	L
	GINKGO BILOBA 'FAIRMONT' (STANDARD)	GINKGO	24" BOX	6	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	8	L
	ACACIA COGNATA	RIVER WATTLE	15 GAL	4	L

WALL PLAN
SCALE: 3/16"=1'-0"

SHRUBS & GROUNDCOVER PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	TIER
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	12	M	F
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	5	L	C
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	32	L	C
	NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	5 GAL	50	L	A.S.
	ALOE VERA	MEDICINAL ALOE	5 GAL	51	L	A.S.
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	15 GAL	17	L	F
	WESTRINGIA 'LOW HORIZON'	LOW SPREADING COAST ROSEMARY	5 GAL	53	L	A
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	1 GAL	48	L	C
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	4	L	E
	BOUGAINVILLEA 'PURPLE QUEEN'	SHRUB PURPLE BOUGAINVILLEA	5 GAL	3	L	B

LEGEND MATCHLINE

LEGEND MATCHLINE

FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	16	L	E
HESPERALOE 'BRAKELIGHTS'	RED YUCCA	5 GAL	34	L	B
PITTOSPORUM TEN. 'MARJORIE CHANNON'	VARIEGATED LILY OF THE NILE	5 GAL	19	L	E
CEANOTHUS 'YANKEE POINT'	CARPET CEANOTHUS	1 GAL	36	L	A
CARISSA MACROCARPA 'GREEN CARPET'	CARPET NATA PLUM	1 GAL	70	L	A
WALL VINES					
HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	20	L	NA

PARKWAY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	GEIJERA PARVIFOLIA (STANDARD)	AUSTRALIAN WILLOW	24" BOX	2	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	72	L

WILLIAMS
EXTERIOR DESIGN
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PLANTING PLAN

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PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO. | DATE | DESCRIPTION

SHEET TITLE

PLANTING PLAN
L-1.2

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS

PROJECT SITE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	OLEA EUROPAEA (MULTI) 20'H	MANZANILLO OLIVE	BARE ROOT	1	L
	ARBUTUS 'MARINA' (STANDARD)	MARINA STRAWBERRY TREE	24" BOX	6	L
	GINKGO BILOBA 'FAIRMONT' (STANDARD)	GINKGO	24" BOX	6	L
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX	8	L
	ACACIA COGNATA	RIVER WATTLE	15 GAL	4	L

SHRUBS & GROUNDCOVER PLANTING PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS	TIER
	STRELITZIA NICOLAI	GIANT BIRD OF PARADISE	15 GAL	12	M	F
	OLEA 'LITTLE OLLIE'	DWARF OLIVE	5 GAL	5	L	C
	WESTRINGIA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL	32	L	C
	NANDINA DOMESTICA 'MOON BAY'	DWARF HEAVENLY BAMBOO	5 GAL	50	L	A.S.
	ALOE VERA	MEDICINAL ALOE	5 GAL	51	L	A.S.
	CUPRESSUS SEMPERVIRENS 'TINY TOWER'	DWARF ITALIAN CYPRESS	15 GAL	17	L	F
	WESTRINGIA 'LOW HORIZON'	LOW SPREADING COAST ROSEMARY	5 GAL	53	L	A
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	1 GAL	48	L	C
	ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	4	L	E
	BOUGAINVILLEA 'PURPLE QUEEN'	SHRUB PURPLE BOUGAINVILLEA	5 GAL	3	L	B
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	16	L	E
	HESPERALOE 'BRAKELIGHTS'	RED YUCCA	5 GAL	34	L	B
	PITTOSPORUM TEN. 'MARJORIE CHANNON'	VARIEGATED LILY OF THE NILE	5 GAL	19	L	E
	CEANOTHUS 'YANKEE POINT'	CARPET CEANOTHUS	1 GAL	36	L	A
	CARISSA MACROCARPA 'GREEN CARPET'	CARPET NATA PLUM	1 GAL	70	L	A
WALL VINES						
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL	20	L	NA

PARKWAY LANDSCAPE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WUCOLS
TREES					
	GEIJERA PARVIFOLIA (STANDARD)	AUSTRALIAN WILLOW	24" BOX	2	L
	CARISSA MACROCARPA 'GREEN CARPET'	GREEN CARPET NATAL PLUM	1 GAL	72	L

NOTE: FRONT YARDS SHALL INCORPORATE A MIN. OF 3 TIERS OF PLANTING PER SECTION 30-326 (2) J. 4.

PLANTING TIER LEGEND

A LOW SPREADING FOREGROUND SHRUBS <12"H
B LOW MOUNDING SHRUB 24"-30"
C LOW HEDGE 24"-30"
A.S. ACCENT SHRUBS STRATEGICALLY PLACED
E LARGE BACKGROUND SHRUB 42"-60"
F VERTICAL ACCENT SHRUB (TO ANNOUNCE ENTRY)

PLANTING PHOTOS


STRELITZIA NICOLAI



OLEA 'LITTLE OLLIE'


WESTRINGIA 'SMOKEY'


NANDINA DOMESTICA 'MOON BAY'


AGAVE 'BLUE FLAME'

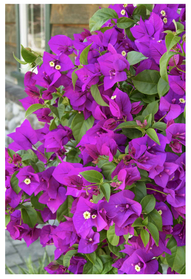


CUPRESSUS SEMP. 'TINY TOWER'


WESTRINGIA 'LOW HORIZON'


RHAPHIOLEPIS UMBELLATA 'MINOR'


ELAEAGNUS PUNGENS


BOUGAINVILLA 'PURPLE QUEEN'



FEIJOA SELLOWIANA


HESPERALOE 'BRAKELIGHTS'


HESPERALOE 'MARJORIE CHANNON'


CEANOTHUS 'YANKEE POINT'


CARISSA 'GREEN CARPET'


HARDENBERGIA 'HAPPY WANDERER'

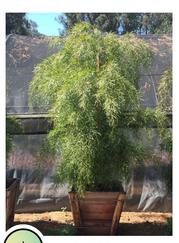
TREE PHOTOS


OLEA EUROPAEA (MULTI)


ARBUTUS 'MARINA' (STANDARD)


GINKGO BILOBA 'FAIRMONT'


LOPHOSTEMON CONFERTUS


ACACIA COGNATA


GEIJERA PARVIFOLIA (STANDARD)

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

PLANTING PHOTOS

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THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

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PLANTING PHOTOS
L-1.2

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS

LANDSCAPE MANAGEMENT SCHEDULE

JANUARY:
· PRUNE ANY TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGHT LINES.
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED. (USE MULCHING MOWER THAT CHOPS CLIPPINGS FINELY AND BLOWS MULCH DOWN INTO TURF TO DECOMPOSE AND FEED SOIL.)

FEBRUARY:
· APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN LATE FEBRUARY. MAKE APPLICATION PRIOR TO A RAINFALL SO THE RAIN WILL SOAK THE COMPOST IN. MULCH MOW ALL TURF AREAS ONCE PER MONTH.
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MARCH:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· REPLACE ANY DEAD OR MISSING PLANTS
· FLUSH OUT IRRIGATION SYSTEMS AS NEEDED, RUN AND CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS (RAIN, SOIL, OR WEATHER SENSORS).
· REMOVE AND CLEAN WYE FILTER SCREENS.
· CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS.
· REPLACE IRRIGATION CONTROLLER PROGRAM BACK-UP BATTERIES.

APRIL:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS. SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY.
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

MAY:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER.

JUNE:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE(NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
· ADD NEW MULCH TO PLANTED AREA WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

JULY:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· PRUNE VINES AS NEEDED

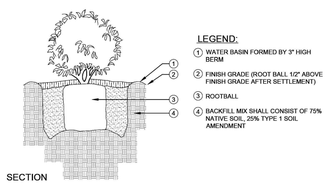
AUGUST:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2INCHES THICK. MULCH NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

SEPTEMBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· PRUNE VINES AS NEEDED
· APPLY ORGANIC COMPOST AROUND TREES OR SHRUBS IN SEPTEMBER OR EARLY OCTOBER. THE SHRUBS/GROUNDCOVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY

OCTOBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED
· ADD NEW MULCH TO PLANTED AREAS WHERE THE MULCH DEPTH HAS BEEN REDUCED TO LESS THAN 2 INCHES THICK. MULCH ADDITIONS ARE NOT REQUIRED WHERE SHRUBS OR GROUNDCOVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.

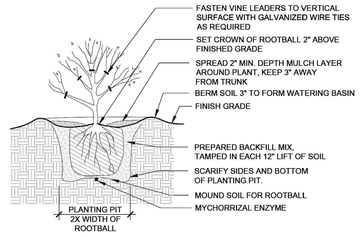
NOVEMBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.

DECEMBER:
· MULCH MOW NATIVE GRASS AREAS ONCE PER MONTH IF PREFERRED MOWED.
· PRUNE ANY TREE BRANCHES THAT INTERFERE WITH
· PRUNE SUMMER AND FALL-BLOOMING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE.

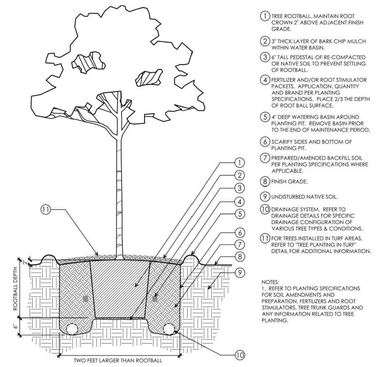


NOTE:
1. PLANT HOLE SHALL BE LARGER if NECESSARY to PERMIT HANDLING and PLANTING without INJURY or BREAKAGE of the ROOT BALL and ROOT SYSTEM
2. PLANT HOLE SIZE SHALL BE TWICE THE CONTAINER DIAMETER
3. NITROLOZED WOOD SHAVINGS

SHRUB PLANTING
SCALE: NTS

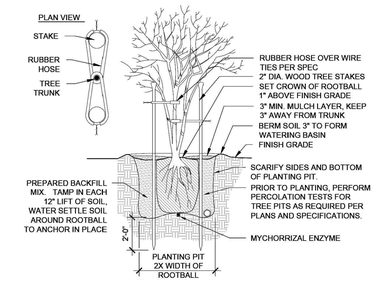


VINE ESPALIER ON WALL
SCALE: NTS

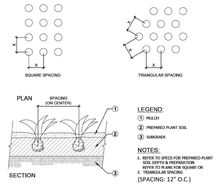


NOTES:
1. REFER TO PLANTING SPECIFICATIONS FOR SOIL AMENDMENTS AND PREPARATION, FERTILIZERS AND ROOT STIMULATORS, TREE TRUNK GUARDS AND ANY INFORMATION RELATED TO TREE PLANTING.

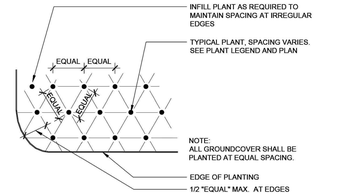
TREE PLANTING
SCALE: NTS

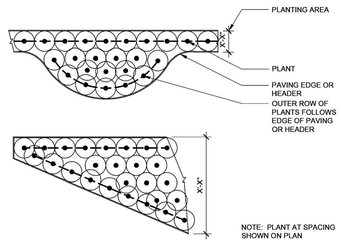


TREE STAKING
SCALE: NTS

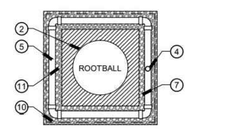


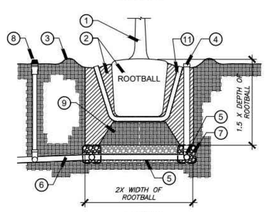
GROUNDCOVER SPACING
SCALE: NTS





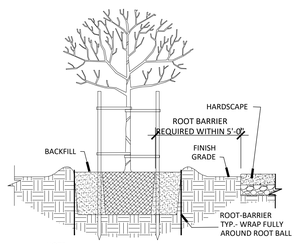
PLANTING ALONG PAVING
SCALE: NTS





LEGEND
1. TREE TRUNK
2. ROOTBALL AND BACKFILL PER TREE PLANTING DETAIL
3. WATER BASIN PER TREE PLANTING DETAIL
4. 4" DIA. PVC INSPECTION TUBE WITH BLACK PVC SLIP CAP. SET 3" MAXIMUM ABOVE FINISH GRADE. DRILL 3/4" DIA. HOLE IN TOP OF CAP TO ALLOW FOR REMOVAL. CONNECT TO DRAIN PIPE WITH REDUCER FITTING AS REQUIRED.
5. 4" DIA. PERFORATED PIPE, WITH DRAINAGE HOLES POINTED DOWN, IN FILTER SOCK.
6. CONNECT PERFORATED PIPE TO STORM DRAIN SYSTEM PER CIVIL ENGINEER'S DRAWINGS
7. 12" LAYER OF 3/4" DRAINAGE GRAVEL, SURROUNDED BY SOIL SEPARATOR FABRIC
8. ATRIUM PLANTER DRAIN PER PLAN, WHERE OCCURS. CONNECT TO STORM DRAIN SYSTEM PER CIVIL ENGINEER'S DRAWINGS
9. NATIVE SOIL
10. EDGE OF PLANTING PIT
11. 3" CORRUGATED PIPE BELOW ROOTBALL TO ALLOW FOR METHANE GAS RELEASE. PROVIDE 3" BLACK DRAIN GRATE, NDS #14, AS CAP AT EXPOSED ENDS.

FIELD-DUG OLIVE TREE PLANTING
SCALE: NTS



NOTE:
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
2. POSITION ROOT CONTROL BARRIER ADJACENT TO STRUCTURE.
3. BARRIER SHALL EXTEND A MIN. OF 12" BELOW BOTTOM OF HARDSCAPE.
4. PROVIDE A MIN. OF 12' OF ROOT BARRIER PER 24" BOX TREE AND AN ADDITIONAL 4' PER 12" INCREASE IN BOX SIZE.
5. ROOT BARRIER SHALL EXTEND BELOW GRADE A DISTANCE EQUAL TO OR GREATER THAN THE DEPTH OF THE ROOT BALL.
6. ALL TREES WITHIN 5' OF HARDSCAPE (MEASURED FROM THE OUTSIDE OF THE ROOTBALL) SHALL HAVE A ROOT-BARRIER INSTALLED.
7. ROOT BARRIER DEVICE SHALL BE UV-STABILIZED HIGH DENSITY POLYETHYLENE.

ROOT BARRIER DETAIL
SCALE: NTS

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069
CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Rumm
Lic# 950714
Exp. 08-31-2026
Landscape Contractor
STATE OF CALIFORNIA

LANDSCAPE MANAGEMENT AND PLANTING DETAILS

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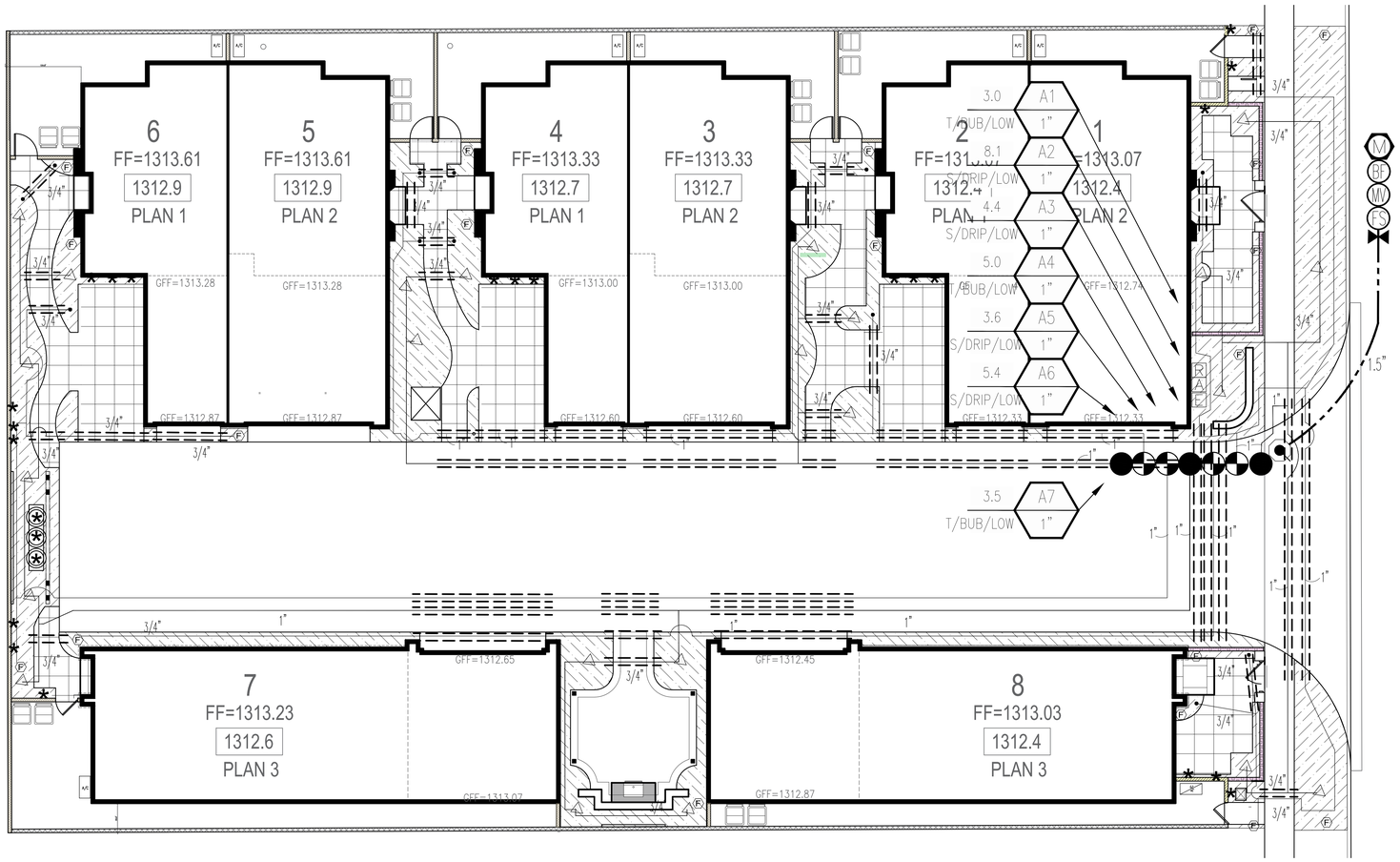
PROJECT TITLE
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SHEET TITLE
LANDSCAPE MANAGEMENT & PLANTING DETAILS
L-1.3

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS



IRRIGATION PLAN
SCALE: 1/8"=1'-0"

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	DETAIL
TREE BUBBLERS					
△	RAIN BIRD	RWS-M-B-1401 / DEEP ROOT WATERING SYSTEM	0.25	30	I-3.0/F
DRIP LINE					
	RAIN BIRD	XFSCV-06-12-XXX DRIPLINE TUBING 0.6 GPH EMITTERS AT 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES LESS THAN FIVE (5) FEET ON CENTER WITH 3" OF BARK MULCH. VERIFY THE LAYOUT AND ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL DRIP IRRIGATION SYSTEM PER MFG. SPECIFICATIONS. USE RAIN BIRD "XF" FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING. WITH 17MM INSERT FITTINGS.			I-3.0/A
*	RAIN BIRD	SYMBOL INDICATES: SUPPLEMENTAL IRRIGATION TO POTTED PLANT MATERIAL - PROVIDE (1) UXB-360-SPYK ADJUSTABLE EMITTER WITH STAKE, STUB OFF XT-700 TUBING IN ADJACENT PLANTER. SEE PLANTING PLAN FOR QUANTITY AND LOCATIONS. EACH EMITTER (STAKE) , AND (XQ DISTRIBUTION TUBING - MAX. LENGTH OF DISTRIBUTION TUBING TO BE 6', ADD STAKES AS NEEDED)			I-3.0/MFG
(F)	RAIN BIRD	MDCFCAP MANUAL FLUSH VALVE. INSTALL FLUSH CAP INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF RAIN BIRD XFD LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD. MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK, FLUSH VALVES AND AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA. EACH DRIP SYSTEM REQUIRES A RAIN BIRD 'OPERIND' DRIP SYSTEM OPERATION INDICATOR. INSTALL WITHIN VIEW OF OPERATING ZONE 18" FROM HARDSCAPE. (SYMBOL NOT SHOWN)			I-3.0/B
(M)	P.O.C.	1" POTABLE WATER METER VERIFY EXACT LOCATION ON SITE. (AVAILABLE PRESSURE 64 psi)			CITY STD.
NO SYMBOL	WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOUSE PRESSURE EXCEEDS 85PSI)			I-3.0/E
⋈	NIBCO	T-580-70 BRONZE BALL VALVE, LINE SIZE, WITH BRONZE HANDLE .			I-3.0/M
(BF)	FEBCO	CONTRACTOR TO INSTALL A FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW DEVICE. BACKFLOW TO BE INSTALLED IN A SENTRY MAX SECURITY LOCK DOWN ENCLOSURE 800. 716.8071. SEE DETAIL. POWDER COATED PER VALLEY WIDE SPECIFICATIONS.			I-3.0/E
(W)	WATTS	CONTRACTOR TO INSTALL A 1" WATTS 815-4SA-SS-NO-T NORMALLY CLOSED MASTER VALVE - SEE DETAIL.			I-3.0/H
(FS)	HUNTER	FCT-100 1" FLOW SYNC FLOW SENSOR. - SEE DETAIL.			I-3.0/MFG
		RAIN BIRD - XCZ-100-PRB-COM, SERIES (1") DRIP VALVE CONTROL ZONE KIT WITH PRESSURE REGULATING, QUICK CHECK, BASKET FILTER(S) , SIZE AS SHOWN. FOR DEMANDS (1 - 13) GPM. INSTALL XCZ-100-PRB-COM, 1" DRIP VALVE ASSEMBLY.			I-3.0/D-G
●		RAIN BIRD - PESB-PRS-D (1" OR 1-1/2") SERIES PLASTIC , PRESSURE REGULATING, REMOTE CONTROL VALVE, SIZE AS SHOWN.			I-3.0/D-H
Q		HUNTER HQ-33DRC 3/4" QUICK COUPLER.			I-3.0/I
A		HUNTER 'PRO-C' 12 STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED INSIDE STAINLESS STEEL PEDESTAL BOX- SEE DETAIL "N" ON SHEET I-3.0			I-3.0/C
R		HUNTER 'SOLAR SYNC' RAIN SENSOR DEVICE COORDINATE LOCATION OF RAIN SENSOR WITH OWNERS REP.			
E		120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN			
———		PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE			I-3.0/K-L
— — —		PVC PIPE 1" SCH. 40 AS MAINLINES 18" BELOW GRADE			I-3.0/K-L
- - - -		PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.			I-3.0/K-L
•		PVC/POLY ADAPTER			I-3.0/A
NO SYMBOL		IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)			I-3.0/J
NO SYMBOL		3M DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS			I-3.0/J

HYDROZONE: XX (VALVE NUMBER) / XX (G.P.M.) / XX (PLANT TYPE / VALVE TYPE / WATER USE) (VALVE SIZE)

HYDROZONE ABBREVIATION:	HYDROZONES
HZ1 = LOW WATER USE PLANTS	= SHRUB DRIP
HZ2 = LOW WATER USE PLANTS	= TREE BUBBLER

City of Fontana
Department of Engineering

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 55.6 (San Bernardino)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Low water use shrub	0.3	DRIP	0.81	0.370	1,973	730.74	25,190
Low 12x9 sf. ea. tree	0.3	BUBBLER	0.75	0.400	108	43.20	1,489
				Totals	2,081	773.94	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	26,679
						Maximum Allowed Water Allowance (MAWA)[e]	39,455

[a] *Hydrozone #/Planting Description* E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b] *Irrigation Method* overhead spray or drip

[c] *Irrigation Efficiency* 0.75 for spray head 0.81 for drip

[d] *ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] *MAWA (Annual Gallons Allowed) = (Eto) (.62) [(ETAF x LA) + ((1-ETAF) x SLA)]* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area (B)	774
Total Area (A)	2,081
Average ETAF B ÷ A	0.37

All Landscape Areas

Total ETAF x Area (B+D)	774
Total Area (A+C)	2,081
Sitewide ETAF (B+D) ÷ (A+C)	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Signed: _____ Date: 1/15/2026

MICHAEL MCMILLEN CLIA 014256

MICHAEL R. McMILLEN Certified Landscape Irrigation Auditor CLIA IRRIGATION ASSOCIATION 014256

WILLIAMS EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR Ryan Paul Rasa Lic# 950714 Exp. 08-31-2026 Certified Landscape Irrigation Auditor STATE OF CALIFORNIA

IRRIGATION PLAN

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED AS NEEDED TO ACCOMMODATE ACTUAL FIELD CONDITIONS. THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

IRRIGATION PLAN
I-1.0

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS

REQUIRED STATEMENTS AND CERTIFICATIONS

- ☐ *"I agree to comply with the requirements of the State Model Water Efficient Landscape Ordinance and have submitted a complete Landscape Documentation Package."*
- ☐ *"I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape and grading design plan."*
- ☐ *"A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."*
- ☐ *"For soils less than six-percent (6%) organic matter in the top six (6) inches of soil, compost at a rate of a minimum of four (4) cubic yards per one-thousand (1,000) square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil."*
- ☐ *"At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, and an irrigation schedule of landscape and maintenance."*
- ☐ *"Recirculating water systems shall be used for water features."*
- ☐ *"Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."*
- ☐ *"Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."*
- ☐ *"A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."*
- ☐ *"A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."*
- ☐ *"No Certificate of Occupancy shall be issued until a City landscape inspector has verified that all irrigation, grading, and planting have been completed in accordance with the approved plans and specifications of FCC Section 28-117 at time of final inspection."*
- ☐ *"An irrigation audit report shall be completed per FCC Section 28-106 at time of final inspection."*
- ☐ *"With regard to landscape maintenance districts or public landscape, it shall be the responsibility of the developer to comply with FCC Section 28-118, Special Landscape District Requirements."*

IRRIGATION SCHEDULE - ESTABLISHMENT PERIOD *(6 months)*

WHEELER AVE. RESIDENCES FONTANA CA.				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total:
POC / Controller:			ETo/Mo	2.0	2.7	3.8	4.6	5.7	6.9	7.9	7.4	5.9	4.2	2.6	1.9	55.60
A			ETo/Day	0.06	0.10	0.12	0.15	0.18	0.23	0.25	0.24	0.20	0.14	0.09	0.06	
			Days/Week	2	3	3	3	4	4	4	4	4	3	3	2	
Type	AKc	Pr Rate	IE													
Shrub																
Drip	0.3	0.43	0.81	11.7	11.6	14.8	18.5	16.6	20.8	23.0	21.6	17.8	16.3	10.5	11.1	Min/Day
4	Qty. of Valves		Total Run Times	**47**	**47**	**59**	**74**	**67**	**83**	**92**	**86**	**71**	**65**	**42**	**44**	**Total Min/Day**
Bubbler																
Tree	0.3	3	0.75	1.8	1.8	2.3	2.9	2.6	3.2	3.6	3.3	2.8	2.5	1.6	1.7	Min/Day
3	Qty. of Valves		Total Run Times	**5**	**5**	**7**	**9**	**8**	**10**	**11**	**10**	**8**	**8**	**5**	**5**	**Total Min/Day**
Total Valves:	7		TOTAL RUN TIMES (HRS):	**0.9**	**0.9**	**1.1**	**1.4**	**1.2**	**1.5**	**1.7**	**1.6**	**1.3**	**1.2**	**0.8**	**0.8**	
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

IRRIGATION SCHEDULE - ESTABLISHED LANDSCAPE

WHEELER AVE. RESIDENCES FONTANA CA.				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total:
POC / Controller:			ETo/Mo	2.00	2.70	3.80	4.60	5.70	6.90	7.90	7.40	5.90	4.20	2.60	1.90	55.60
A			ETo/Day	0.06	0.10	0.12	0.15	0.18	0.23	0.25	0.24	0.20	0.14	0.09	0.06	
			Days/Week	2	2	3	3	3	3	3	3	3	3	2	2	
Type	AKc	Pr Rate	IE													
Shrub																
Drip	0.2	0.43	0.81	7.8	11.6	9.9	12.3	14.8	18.5	20.5	19.2	15.8	10.9	10.5	7.4	Min/Day
4	Qty. of Valves		Total Run Times	**31**	**47**	**39**	**49**	**59**	**74**	**82**	**77**	**63**	**44**	**42**	**30**	**Total Min/Day**
Bubbler																
Tree	0.2	3	0.75	1.2	1.8	1.5	1.9	2.3	2.9	3.2	3.0	2.4	1.7	1.6	1.1	Min/Day
3	Qty. of Valves		Total Run Times	**4**	**5**	**5**	**6**	**7**	**9**	**10**	**9**	**7**	**5**	**5**	**3**	**Total Min/Day**
Total Valves:	7		TOTAL RUN TIMES (HRS):	**0.6**	**0.9**	**0.7**	**0.9**	**1.1**	**1.4**	**1.5**	**1.4**	**1.2**	**0.8**	**0.8**	**0.5**	
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	

I SHALL AGREE TO COMPLY WITH THE CRITERIA OF THE CITY OF FONTANA LANDSCAPE ORDINANCE AND TO APPLY THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

WATER PRESSURE CALCULATIONS CONTROLLER 'A'

WATER METER NUMBER	A	WATER METER SIZE	1"
		STATIC PRESSURE (PSI)	64
REMOTE CONTROL VALVE #	A1	REMOTE CONTROL VALVE SIZE	1"
R.C.V. DEMAND (GPM)	8.1	TOTAL DEMAND (GPM)	8.1
HIGHEST HEAD SERVED (FT)	3	STATIC PRESSURE AT VALVE	30

SIZE	DESCRIPTION	FLO	#	PSI LOSS	
1.5"	SERVICE LINE	8.1	1	1.4	PSI
1"	WATER METER	8.1	2	0.6	PSI
1"	BACKFLOW PREVENTER	8.1	4	10.0	PSI
1"	BASKET STRAINER	8.1	5	1.3	PSI
11/2"	BALL VALVES	8.1	6	2.1	PSI
1"	MASTER CONTROL VALVE	8.1	7	3.1	PSI
1.5"	100 FEET OF MAINLINE:	8.1	11	0.3	PSI
1"	REMOTE CONTROL VALVE	8.1	13	3.2	PSI
10%	LATERAL LINE LOSS	N/A	14	2.2	PSI
20%	FITTING LOSS (IN ADDITION TO ELBOWS SHOWN)	N/A	15	4.8	PSI
3	ELEVATION CHANGE (P.O.C. TO HIGHEST HEAD)	N/A	16	1.3	PSI

TOTAL SYSTEM PRESSURE LOSS	17	30.2	PSI
PRESSURE REQUIRED AT HEAD	18	30.0	PSI
TOTAL PRESSURE REQUIRED	19	60.2	PSI
STATIC WATER PRESSURE (FROM ABOVE)	20	64.0	PSI
RESIDUAL PRESSURE	21	3.8	PSI

MAINTENANCE ESTABLISHMENT DURATION:

Contractor shall maintain the entire project without any additional compensation until approval to enter into the maintenance period has been obtained in writing by the District. After approval, the contractor shall enter into the 90 calendar day maintenance period and shall schedule the following inspections:

i. 30 Day Maintenance Walk
ii. 60 Day Maintenance Walk
iii. 80 Day Pre-Final Walk (to verify final punch list is complete)
iv. 90 Day Maintenance Walk/Final Inspection

90 days is the anticipated duration provided that all punch list items have been completed. Contractor shall continuously maintain the entire project until all correction items have been completed and approved in writing regardless of the time required to complete. Final landscape walk shall not be scheduled until all turnover items have been submitted to the District.

Irrigation Water Audit Note :

MAINTENANCE COMPANY TO PROVIDE AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. A SCHEDULE SHALL BE ESTABLISHED AND SUBMITTED TO THE CITY OF AT LEAST ONCE EVERY FIVE YEARS AS REQUIRED BY THE CITY. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN. IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF.

Water Conservation Notes:

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS, AND PLANTS NATIVE TO HOT, DRY SUMMERS, UTILIZED IN 95% OF THE TOTAL PLANT AREA.
- IRRIGATION ZONES SEPERATED BY PLANT MATERIAL.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 9:00 P.M. AND 9:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

Operation and Maintenance Manuals:

Prepare and deliver to the City Representative, prior to the start of maintenance, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in four individually bound copies. Describe the material installed in sufficient detail to permit qualified operating personnel to understand, operate and maintain all equipment. Each manual shall include the following:

i. Index sheet indicating the Contractor's name, address and telephone number, fax number and e-mail address.

ii. Duration of guarantee period with guarantee forms.

iii. List of equipment with names and addresses of manufacturer's local representatives.

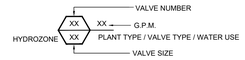
iv. Complete operating and maintenance instructions on all major equipment.

Landscape Maintenance Schedule

1) Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not limited to checking, adjusting, cleaning and repairing equipment; resetting the automatic controller, aerating and detaching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.
2) Repair of irrigation equipment shall be done with the originally specified materials or their approved equivalents.

IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	GPM	PSI	DETAIL
TREE BUBBLERS					
△	RAIN BIRD	RWS-M-B-1401 / DEEP ROOT WATERING SYSTEM	0.25	30	I-3.0/F
DRIP LINE					
(F)—(F)	RAIN BIRD	XFSCV-06-12-XXX DRIPLINE TUBING 0.6 GPH EMITTERS AT 12" ON CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES LESS THAN FIVE (5) FEET ON CENTER WITH 3" OF BARK MULCH. VERIFY THE LAYOUT AND ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL DRIP IRRIGATION SYSTEM PER MFG. SPECIFICATIONS. USE RAIN BIRD "XF" FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND DRIPLINE TUBING. WITH 17MM INSERT FITTINGS.			I-3.0/A
*	RAIN BIRD	SYMBOL INDICATES: SUPPLEMENTAL IRRIGATION TO POTTED PLANT MATERIAL - PROVIDE (1) UXB-360-SPYK ADJUSTABLE EMITTER WITH STAKE, STUB OFF XT-700 TUBING IN ADJACENT PLANTER. SEE PLANTING PLAN FOR QUANTITY AND LOCATIONS. EACH EMITTER (STAKE) , AND (XQ DISTRIBUTION TUBING - MAX. LENGTH OF DISTRIBUTION TUBING TO BE 6', ADD STAKES AS NEEDED)			I-3.0/MFG
(F)	RAIN BIRD	MDCFCAP MANUAL FLUSH VALVE. INSTALL FLUSH CAP INSIDE 6" ROUND VALVE BOX, ONE AT THE FAR END OF RAIN BIRD XFD LATERAL. INSTALL MINIMUM OF ONE FLUSH VALVE PER MAXIMUM OF 800' OF TUBING. MULTIPLE FLUSH VALVES MAY BE REQUIRED WITHIN DRIPLINE LAYOUT. ALWAYS INSTALL VALVES IN OPPOSITE DIRECTIONS OF THE PVC/DRIP CONNECTION MANIFOLD.			I-3.0/B
		MULTIPLE ARV'S SHALL BE REQUIRED PER RCV WITHIN UNDULATING AREAS, VERIFY QUANTITY PRIOR TO STARTING WORK. FLUSH VALVES AND AIR RELIEF VALVES SHOWN DIAGRAMMATICALLY, INSTALL VALVE BOX 18" FROM PAVING AND AT HIGH POINTS OF PLANTER AREA.			
		EACH DRIP SYSTEM REQUIRES A RAIN BIRD 'OPERIND' DRIP SYSTEM OPERATION INDICATOR. INSTALL WITHIN VIEW OF OPERATING ZONE 18" FROM HARDSCAPE. (SYMBOL NOT SHOWN)			
(M)	P.O.C.	1" POTABLE WATER METER VERIFY EXACT LOCATION ON SITE. (AVAILABLE PRESSURE 64 psi)			CITY STD.
NO SYMBOL	WILKINS	500HLR 1.25" PRESSURE REGULATOR (REQUIRED IF HOUSE PRESSURE EXCEEDS 85PSI)			I-3.0/E
⋈	NIBCO	T-580-70 BRONZE BALL VALVE, LINE SIZE, WITH BRONZE HANDLE .			I-3.0/M
(BF)	FEBCO	CONTRACTOR TO INSTALL A FEBCO 825YA REDUCED PRESSURE TYPE BACKFLOW DEVICE. BACKFLOW TO BE INSTALLED IN A SENTRY MAX SECURITY LOCK DOWN ENCLOSURE 800. 716.8071. SEE DETAIL. POWDER COATED PER VALLEY WIDE SPECIFICATIONS.			I-3.0/E
(MV)	WATTS	CONTRACTOR TO INSTALL A 1" WATTS 815-4SA-SS-NO-T NORMALLY CLOSED MASTER VALVE - SEE DETAIL.			I-3.0/H
(FS)	HUNTER	FCT-100 1" FLOW SYNC FLOW SENSOR. - SEE DETAIL.			I-3.0/MFG
		RAIN BIRD - XCZ-100-PRB-COM, SERIES (1") DRIP VALVE CONTROL ZONE KIT WITH PRESSURE REGULATING, QUICK CHECK, BASKET FILTER(S) , SIZE AS SHOWN. FOR DEMANDS (1 - 13) GPM. INSTALL XCZ-100-PRB-COM, 1" DRIP VALVE ASSEMBLY.			I-3.0/D-G
●		RAIN BIRD - PESB-PRS-D (1" OR 1-1/2") SERIES PLASTIC , PRESSURE REGULATING, REMOTE CONTROL VALVE, SIZE AS SHOWN.			I-3.0/D-H
		HUNTER HQ-33DRC 3/4" QUICK COUPLER.			I-3.0/I
A		HUNTER 'PRO-C' 12 STATION CONTROLLER WITH HUNTER MODEL WSS SOLAR SYNC PANEL MOUNTED INSIDE STAINLESS STEEL PEDESTAL BOX- SEE DETAIL "N" ON SHEET I-3.0			I-3.0/C
R		HUNTER "SOLAR SYNC" RAIN SENSOR DEVICE COORDINATE LOCATION OF RAIN SENSOR WITH OWNERS REP.			
E		120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN			
———		PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES 12" BELOW GRADE			I-3.0/K-L
— — —		PVC PIPE 1" SCH. 40 AS MAINLINES 18" BELOW GRADE			I-3.0/K-L
- - - -		PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED PLACE BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.			I-3.0/K-L
•		PVC/POLY ADAPTER			I-3.0/A
NO SYMBOL		IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)			I-3.0/J
NO SYMBOL		3M DBY DIRECT BURIAL WATER-PROOF WIRE CONNECTORS FOR USE ON ALL WIRE CONNECTIONS			I-3.0/J



HYDROZONE ABBREVIATION:	HYDROZONES
HZ1 = LOW WATER USE PLANTS	= SHRUB DRIP
HZ2 = LOW WATER USE PLANTS	= TREE BUBBLER

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. THE LANDSCAPE ARCHITECT RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS.
14. CONTRACTOR TO PROVIDE HAND WATERING DURING CONSTRUCTION TO MAINTAIN PLANT HEALTH. CONTRACTOR TO CREATE AN AS-BUILT OF THE IRRIGATION PRIOR TO DEMO. THIS IS TO REMOVE ABANDON IRRIGATION LINES FROM AREAS THAT WILL BE REPLACED WITH HARDSCAPE. CONTRACTOR TO CREATE A PHOTO RECORD OF THE EXISTING CONDITIONS PRIOR TO BEGIN WORK. THE PHOTOS WILL PROVIDE A VISUAL RECORD OF THE EXISTING CONDITIONS.

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR
River Paul Rawlins
Lic# 950714
Exp. 08-31-2026
Certified Landscape & Turf Specialist
STATE OF CALIFORNIA

IRRIGATION NOTES

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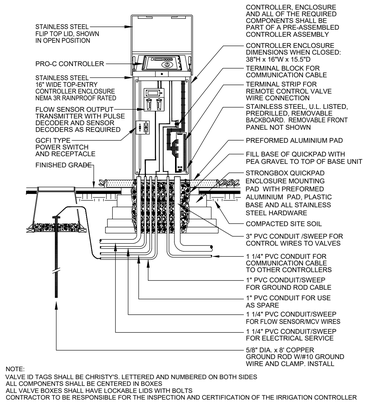
PROJECT TITLE
RESIDENCES
WHEELER AVE.
FONTANA, CA

NO:	DATE	DESCRIPTION

SHEET TITLE
IRRIGATION NOTES
I-2.0

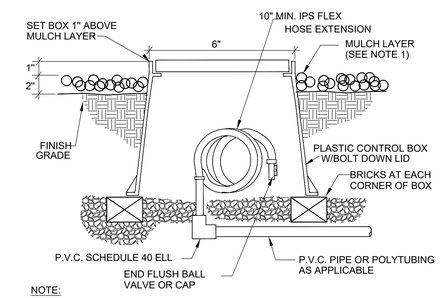
DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS



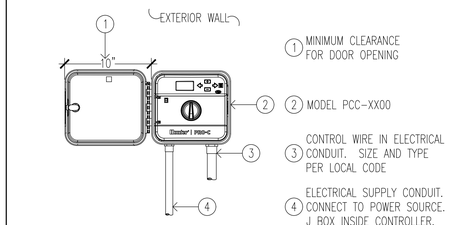
NOTE:
VALVE ID TAGS SHALL BE CHRISTY'S. LETTERED AND NUMBERED ON BOTH SIDES
ALL COMPONENTS SHALL BE CENTERED IN BOXES
ALL VALVE BOXES SHALL HAVE LOCKABLE LIDS WITH BOLTS
CONTRACTOR TO BE RESPONSIBLE FOR THE INSPECTION AND CERTIFICATION OF THE IRRIGATION CONTROLLER

N | IRRIGATION PEDESTAL



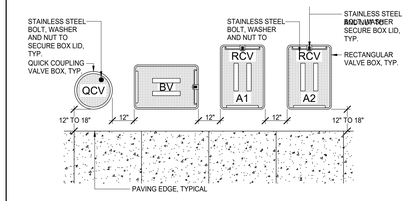
NOTE:
1. 3" DEEP LAYER MULCH MATERIAL AS PER SPECIFICATIONS.

B | DRIP FLUSH VALVE



NOTE
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

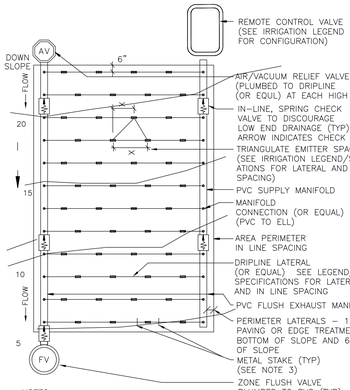
C | 12 STATION PRO-C CONTROLLER



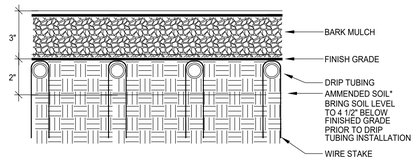
VALVE BOC NOTE:
- ALL POTABLE VALVE BOXES AND LIDS SHALL BE GREEN .PLASTIC WITH (1) 3/8"-16 UNC, STAINLESS STEEL, HEX HEAD BOLT WITH WASHER AND NUT. SEE ADDITIONAL DETAILS FOR LABELING.
- **JUMBO RECTANGULAR BOX MODEL NUMBERS**
  - CARSON- 12" RECTANGULAR BODY: 1220-12
  - CARSON- 12" RECTANGULAR T-COVER: 1220-4B
- **RECTANGULAR BOX MODEL NUMBERS**
  - CARSON- 12" RECTANGULAR BODY: 1419-12
  - CARSON- 12" RECTANGULAR T-COVER: 1419-4B
- **ROUND BOX MODEL NUMBERS**
  - CARSON- 10" ROUND BODY: 910-10
  - CARSON- 10" ROUND T-COVER: 910-4B

ADDITIONAL NOTES:
- VALVE BOXES SHALL BE LOCATED IN SHRUB PLANTING AREA UNLESS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- ALL VALVE BOXES MUST BE PLACE PARALLEL TO ONE ANOTHER AND PERPENDICULAR TO ADJACENT SURFACE.
- CONTRACTOR SHALL CENTER VALVE BOX OVER VALVE TO FACILITATE SERVICING OF VALVE
- AVOID HEAVY COMPACTING OF SOIL AROUND VALVE BOXES TO PREVENT ANY DAMAGE OR DEFORMATION.

D | VALVE BOX PLACEMENT



NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ALL DIMENSIONS AND LATERAL AND INLINE SPACING
2. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS. USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
3. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 2" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.



* AS PER LANDSCAPE DRAWINGS AND SOILS REPORT

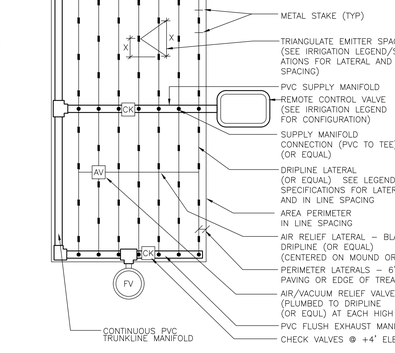
RECOMMENDED INSTALLATION:

TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO 4 1/2" BELOW FINISHED GRADE AND PROPERLY COMPACTED AS PER THE LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING.

INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING WIRE HOOP STAKES AT 5 FEET ON CENTER SPACING.

BACKFILL FINAL 2" OF SOIL OVER THE TUBING AFTER INSTALLATION OF THE TUBING

A | DRIPLINE LAYOUT / CONNECTIONS



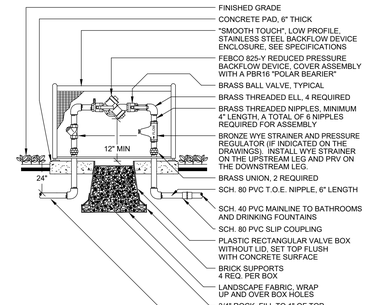
SECTION VIEW - N.T.S.

NOTE:
TUBING INSTALLED IN PARALLEL ROWS, SPACING AS INDICATED ON THE LEGEND.

DRIP TUBING TO BE INSTALLED ON-GRADE FOR SLOPE CONDITIONS W/ 3" LAYER OF BARK MULCH
DRIP TUBING TO BE BURIED 2"-4" BELOW FINISH GRADE W/ 3" BARK MULCH COVER

NOTES:
1. SEE IRRIGATION NOTES,LEGEND/SPECIFICATIONS FOR ADDITIONAL INFORMATION
2. IF DRIP TUBING HAS BEEN HAND DUG IN, STAKE DRIPLINE AT 4' O.C. AND AS NECESSARY TO INSURE SECURITY 4" BELOW GRADE. IF DRIP TUBING HAS BEEN PLOWED IN, NO STAKING IS NECESSARY.
3. ALL FITTINGS TO BE USED WILL BE PER MANUFACTURERS SPECIFICATIONS USE COMPRESSION FITTINGS ONLY OR APPROVED EQUAL
4. RUN TUBING PARALLEL TO SLOPE IN THE UPPER 2/3rd's OF THE SLOPE. SPACE TUBING AT 14-16". IN THE LOWER 1/3 OF THE SLOPE, INCREASE DISTANCE BETWEEN ROWS BY 25% OR APPROXIMATELY 22-12"
5. INSTALL CHECK VALVES IN SUPPLY AND FLUSH MANIFOLD LINE AS DETAILED / AS REQUIRED TO DETER DRAIN DOWN.

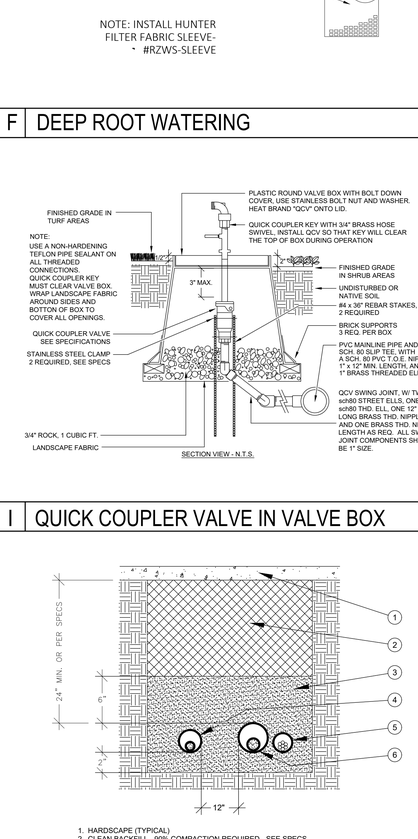
K | PIPE INSTALLATION



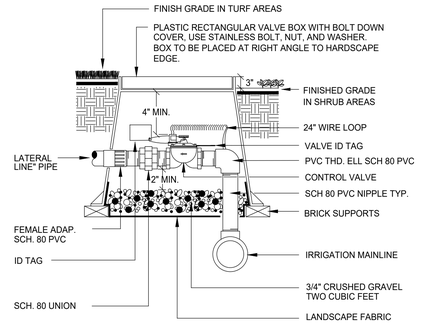
SECTION VIEW - N.T.S.

NOTE:
IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
INSTALL AN "POLAR BEARIER" INSULATING COVER OVER THE ENTIRE BACKFLOW ASSEMBLY.

E | BACKFLOW DEVICE



F | DEEP ROOT WATERING

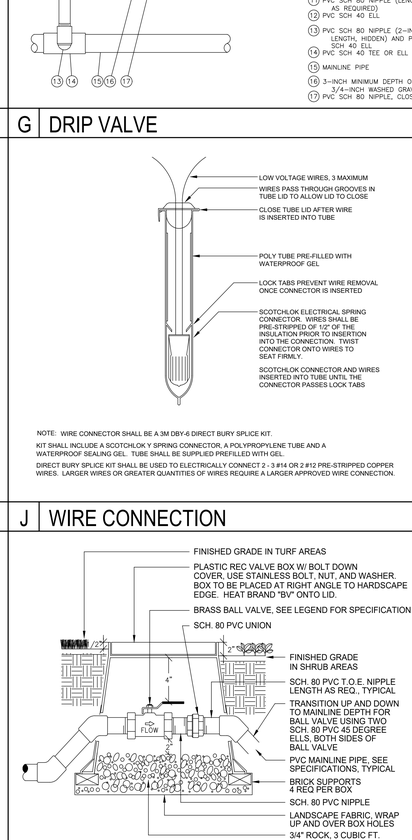


SECTION VIEW - N.T.S.

H | REMOTE CONTROL VALVE

SECTION VIEW - N.T.S.

I | QUICK COUPLER VALVE IN VALVE BOX

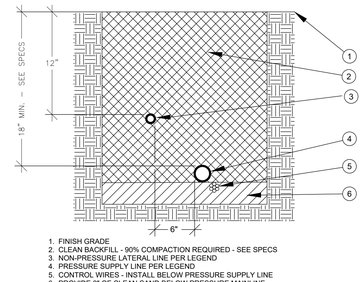


NOTE: WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT.

KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES REQUIRE A LARGER APPROVED WIRE CONNECTION.

J | WIRE CONNECTION



1. FINISH GRADE
2. CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
3. NON-PRESSURE LATERAL LINE PER LEGEND
4. PRESSURE SUPPLY LINE PER LEGEND
5. CONTROL WIRES - INSTALL BELOW PRESSURE SUPPLY LINE
6. PROVIDE 2" OF CLEAN SAND BELOW PRESSURE MAINLINE

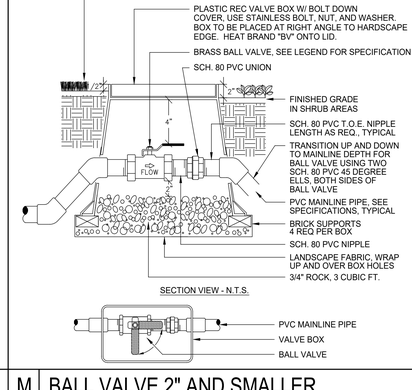
NOTES:
BUNDLE AND TAPE WIRES AT 12' O.C. PIGTAIL AND LOOP CONTROL WIRES AT ALL 90 DEGREE CHANGES IN DIRECTION. SPLICING OF WIRE RUNS IS NOT ALLOWED UNLESS APPROVED BY THE CITY. 36" MIN. COVER IS REQUIRED FOR RECLAIMED WATER MAINLINE (WHERE APPLICABLE). INSTALL 1"x1"x1" THRUST AT ALL CHANGES IN DIRECTION OF PRESSURE MAINLINE AND AT ALL TERMINAL POINTS OF MAINLINE.

K | PIPE INSTALLATION

1. HARDSCAPE (TYPICAL)
2. CLEAN BACKFILL - 90% COMPACTION REQUIRED - SEE SPECS
3. SAND (TYPICAL)
4. NON-PRESSURE LATERAL LINE / SLEEVE (SIZE PER CHART)
5. CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE (SIZE PER CHART)
6. PRESSURE SUPPLY LINE / SLEEVE (SIZE PER CHART)

NOTES:
ALL SLEEVES TO BE SCH 40 PVC. SIZE ALL SLEEVES PER SLEEVING CHART IN PLANS. EXTEND SLEEVES 12" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS.

L | SLEEVE INSTALLATION



SECTION VIEW - N.T.S.

M | BALL VALVE 2" AND SMALLER

WILLIAMS EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069
CERTIFIED LANDSCAPE CONTRACTOR Ryan Paul Rust Lic# 950714 Exp. 08-31-2026 Landscape Architect STATE OF CALIFORNIA

IRRIGATION DETAILS

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION MEANS OR METHODS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD ADJUSTED AS NEEDED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

IRRIGATION DETAILS
I-3.0

DATE 03.03.2026

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL CONDITIONS

1.1 Description:

A. Work Included: Provide all labor, materials, transportation, and services necessary to furnish and install irrigation systems as shown on the drawings and described herein.

1.2 Quality Assurance:

A. Manufacturer's Directions: Manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the drawings and specifications.

B. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications and their provisions shall be carried out by the Contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

C. Explanation of Drawings:

1. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

2. The word Landscape Architect as used herein shall refer to the Owner's authorized representative.

3. All work called for on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

4. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences, or discrepancies in area dimensions exist that might not have been considered in the irrigation design. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

1.3 Submittals:

A. Material List:

1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the drawings and specifications. No substitution will be allowed without prior written approval by the Landscape Architect.

2. Complete material list shall be submitted prior to performing any work. Material list shall include the manufacturer, model number, and description of all materials and equipment to be used. Copies of catalog information shall not be substituted for the materials list, and will be rejected as unacceptable.

3. Equipment or materials installed or furnished without prior approval of the Landscape Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.

4. Approval of any item, alternate, or substitute indicated only that the product apparently the requirements of the drawings and specifications on the basis of the information or samples submitted.

5. Manufacturer's warranties shall not relieve the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. Record Drawings:

1. The Contractor shall provide and keep up to date a complete "record" set of blue line ozalid prints which shall be corrected daily and show every change from the original drawings and specifications and the exact locations, sizes, and kinds of equipment. These drawings shall also serve as work progress sheets and shall be the basis for measurement and payment for work completed. This set of drawings shall be kept on the site and shall be used only as a record set.

2. The Contractor shall make neat and legible annotations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for inspection and shall be kept in a location designated by the Landscape Architect.

3. Before the date of the final inspection, the Contractor shall transfer all information from the record prints to a sepia mylar or mylar procured from the Landscape Architect. All work shall be neat, drawn in waterproof ink by a technical ink pen designed specifically for use on mylar material. Work completed in felt tip pen or ball point pen will be rejected because of the non-permanent nature of both devices. All work shall be subject to approval by the Landscape Architect.

4. The Contractor shall dimension from two permanent points of reference the location of the following items:

a. Connection to existing water lines
b. Connections to existing electrical power
c. Gate valves
d. Routing of pressure main line pipe
e. Sprinkler control valves
f. Routing of control and common wire
g. Quick coupling valves
h. Other related equipment as directed by the Landscape Architect.

5. On or before the date of the final inspection, the Contractor shall deliver the corrected and completed mylars to the Landscape Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the prints he compiled at the site.

C. Controller Charts:

1. Record drawings shall be approved by the Landscape Architect before controller charts are prepared.

2. Provide one controller chart for each controller supplied.

3. The chart shall show the area controlled by each automatic controller and shall be sized as designated by each automatic controller or as designated by the Owner's authorized representative.

4. The chart is to be a reduced drawing of the actual record drawings. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be readable when the controller chart is completed.

5. The chart shall be a bloacline or blueline ozalid print and a different color shall be used to indicate the area of coverage for each control valve station.

6. When completed and approved, the chart shall be sealed by a plastic laminating process. the plasstic laminating shaeets shall be a minimum of 10 mil. thickness each.

D. Operation and Maintenance

1. Prepare and deliver to the Landscape Architect within ten calendar days prior to completion of construction, two hard cover binders with three rings each containing the following information:

a. Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturer's representatives.
b. Catalog and parts sheets on every material and equipment installed under this contract.
c. Guarantee statement (Section 1.05).
d. Complete operating and maintenance instructions on all major pieces of equipment.

2. In addition to the above mentioned maintenance manual, provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Landscape Architect at the conclusion of the project that this service has been rendered.

E. Equipment to be Furnished:

1. Supply as part of this contract the following tools:

a. Two sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve installed under this contract.

b. Two five-foot valve keys for operation of gate valves (as required).

c. Two keys for each automatic controller or enclosure.
d. Six quick coupler keys and matching hose swivels for each type of quick coupling valve installed.

2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final inspection can occur, evidence that the Owner has received material must be shown to the Landscape Architect.

1.4 Product Protection, Storage, and Handling:

A. Handling of PVC Pipe and Fittings: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded, and if installed, shall be replaced with new piping.

1.5 Analysis of samples and tests: None.

1.6 Guarantee:

A. The guarantee for the sprinkler irrigation system shall be made in accordance with the attached form. The general conditions and supplementary conditions of these specifications shall be filed with the Owner or his representative prior to acceptance of the irrigation system.

B. A copy of the guarantee form shall be included in the operations and maintenance manual (Section 1.03, D).

C. The guarantee form shall be re-typed onto the Contractor's letterhead and contain the following information:

GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM

We hereby guarantee that the sprinkler system we have furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications. We agree to repair or replace any defects in material or workmanship which may develop during the period of one year from the date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make repairs or replacements within a reasonable time after receipt of written notice from the Owner. In the event of our failure to make such repairs or replacements within a reasonable time after receipt of written notice from the Owner, we authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

(The above statement is to be followed by the project name, location, signature, address, and telephone number of Irrigation Contractor, in addition to the date of acceptance).

PART 2 - MATERIALS

2.1 General: Use only new materials of brands and types noted on the drawings, specified herein, or approved equals.

A. PVC pressure Main Line Pipe and Fittings:

1. Pressure main line piping for sizes 2-inches and larger shall be PVC Class 315.

2. Pipe shall be made from an NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements as set forth in Federal Specification PS-22-70 (Solvent Weld Pipe) with an appropriate standard dimension (S.D.R.)

3. Pressure main line piping for sizes 1 and 1/2 inch and smaller shall be PVC Schedule 40 with solvent welded joints.

4. Pipe shall be made from NSF approved Type 1, Grade 1, PVC compound conforming to ASTM resin specification D1785. All pipe must meet requirements as set forth in Federal Specification PS-21-70 (Solvent-Weld Pipe).

5. PVC solvent-weld fittings shall be Schedule 40, 1-2, 11-1 NSF approved conforming to ASTM test procedure D2466.

6. Solvent cement and primer for PVC solvent-weld pipe and fittings shall be of the type and installation methods prescribed by the manufacturer.

7. All PVC pipe must bear the following markings:

a. Manufacturer's name
b. Nominal pipe size
c. Schedule or class
d. Pressure rating in PSI
e. NSF (National Sanitation Foundation) approval
f. Date of extrusion

8. All fittings shall bear the manufacturer's name or trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

B. PVC Non-Pressure Lateral Line Piping:

1. Non-pressure buried lateral line piping shall be PVC class 200 with solvent-weld joints.

2. Pipe shall be made from NSF approved, Type 1, Grade II, PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in Federal Specifications PS-22-70 with an appropriate standard dimension ratio.

3. Except as noted in paragraphs 1 of 2 of Section 2.01C, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure main line pipe and fittings as set forth in Section 2.01B of these specifications.

C. Brass Pipe and Fittings:

1. Where indicated on the drawings, use red brass screwed pipe conforming to Federal Specification WW-P-351.

2. Fittings shall be red brass conforming to Federal Specification WW-P-460.

D. Galvanized Pipe Fittings:

1. Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe.

2. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.

3. All galvanized pipe and fittings installed below grade shall be painted with two coats of Koppers 50 Bitumastic.

E. Gate Valve:

1. Gate valves 3-inches and smaller shall be 125-lb. SWP bronze gate valve with screw-in bonnet, non-rising stem and solid wedge disc, have threaded ends, and be equipped with bronze wheel handle.

2. Gate valves 3-inches and smaller shall be similar to those manufactured by Nibco or approved equal.

3. All gate valves shall be installed per installation detail.

F. Quick Coupling Valves: Quick coupling valves shall have a brass two-piece body designed for working pressure of 150 PSI operable with quick coupler key. Key size and type shall be as shown on plans.

G. Backflow Preventer Unit:

1. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install the backflow prevention units in accordance with the irrigation construction details.

2. Wye strainers at backflow prevention units shall have a bronzed screwed body with 100 mesh monel screen and shall be similar to Bailey 100A or approved equal.

H. Check Valves:

1. Swing check valves 2-inches and smaller shall be 200 lbs. WOG bronze bronze construction and replaceable composition, neoprene or rubber disc, and shall meet or exceed Federal Specification WW-V-51D, Class A, Type IV.

2. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel with Buna-N seals. Valve shall be field adjustable against drawout from 3 to 40 feet of head. Anti-drain valve shall be similar to the King Bros. "CV" series or approved equal.

I. Control Wiring:

1. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U.F. 600 volt. Pilot wires sharing the same automatic controller shall be the same color. Common wire shall be white in color with a stripe to match the pilot wires with which it is circuited on the same controller. Provide different colors for each controller installed on the same project. Install wire in accordance with valve manufacturer's specifications and wire chart. In no case shall wire size be less than #14.

2. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines wherever possible.

3. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of ten feet.

4. An expansion curl shall be provided at each wire connection. Expansion curl shall be of sufficient length at each splice connection at each electric control valve so that in case of repair, the valve bonnet may be brought to the surface without disconnection of the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

5. All splices shall be made with Rainbird ST-03UL Snap-Tite wire connector with PT/S5 sealer or approved equal. Use one wire connector per wire splice.

6. Field splices between the automatic controller and electric control valves will not be permitted without prior approval of the Landscape Architect.

J. Automatic Controller:

1. Automatic controller shall be of size and type shown on the drawings.

2. Final location of automatic controller shall be approved by the Owner's authorized representative prior to installation.

3. Unless otherwise noted on the plans, the 120-volt electrical power to the automatic controller location shall be furnished by others. The final hook-up of the automatic controller to the 120-volt power source shall be the responsibility of the irrigation contractor.

K. Electric Control Valves:

1. Electric control valves shall be of the size and type shown on the drawings.

2. Unless otherwise noted on plan or construction details, all electric control valves shall have a manual flow adjustment.

3. Provide and install one control valve box for each electric control valve.

L. Control Valve Boxes:

1. Use 10" x 10 1/4" round box for all gate valves, Carson Industries 910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6-inch minimum size.

2. Use 9-1/2" x 16" x 11" rectangular box for all electric control valves, Carson Industries 1419-12B with green bolt down cover or approved equal.

M. Sprinkler Heads:

1. All sprinkler heads shall be of the size, type, and deliver the same rate of precipitation with the diameter (or radius) of spray, pressure, and discharge in G.P.M. as shown on the drawings and/or specified in these special provisions.

2. All spray type sprinklers shall have a screw adjustment.

3. Riser/swing joint assemblies shall be fabricated in accordance with the irrigation construction details shown on the drawings.

4. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

PART 3 - EXECUTION

3.1 Inspection:

A. Site Conditions:

1. All scaled dimensions are approximate. The Contractor shall check and verify all site dimensions and receive Landscape Architect's approval prior to proceeding with work under this section.

2. Exercise extreme care in excavating and working near existing utilities. Contractor shall be responsible for damages to utilities which are caused by his operations or neglect. Check existing utilities drawings or call utilities companies for existing utility locations.

3. Coordinate installation of sprinkler irrigation materials, including pipe so there shall be no interference with utilities or other construction or difficulty in planting trees, shrubs, and groundcovers.

4. The Contractor shall carefully check all grades to satisfy himself that he may safely proceed before starting work on the sprinkler irrigation system.

3.2 Preparation:

A. Physical Layout:

1. Prior to installation, the Contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads.

2. All layout shall be approved by Landscape Architect prior to installation.

B. Water Supply:

1. Sprinkler irrigation system shall be connected to water supply points of connection as shown on drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

C. Electrical Supply:

1. Electrical connections for automatic controller shall be made to electrical points of connection as shown on the drawings.

2. Connections shall be made at approximate locations as shown on the drawings. Contractor is responsible for minor changes caused by actual site conditions.

3.3 Installation:

A. Trenching:

1. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to even grade. Trenching excavation shall follow layout indicated on the drawings and as noted.

2. Provide for a minimum cover of 18-inches for all pressure supply lines.

3. Provide for a minimum cover of 12-inches for all non-pressure lines.

4. Provide for a minimum cover of 18-inches for all control wiring.

B. Backfilling:

1. The trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand or other approved materials, free from large clods of earth or stones. Backfill shall be mechanically compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps, or other surface irregularities.

2. A fine granular material backfill will be initially placed on all lines. No foreign matter larger than 1/2-inch in size will be permitted in the initial backfill.

3. Flooding of trenches will be permitted only with approval of the Landscape Architect.

4. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn, or planting, or other construction as necessary, the Contractor shall make all required adjustments without cost to the Owner.

C. Trenching and Backfill Under Paving:

1. Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer six-inches below the pipe and 3-inches above the pipe), and compacted in layers to 95% compaction, using manual or mechanical tamping devices. Trenches for piping shall be compacted to equal the compaction of the existing adjacent undisturbed soil and shall be left in a firm unyielding condition. The sprinkler irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.

2. Generally, piping under existing walks is done by jacking, boring, or hydraulic driving, but where any cutting or breaking of sidewalks and/or concrete is necessary it shall be done and replaced by the Contractor as part of the contract cost. Permission to cut or break sidewalks and/or concrete shall be obtained from the Landscape Architect. No hydraulic driving will be permitted under new concrete paving.

D. Assemblies:

1. Routing of sprinkler irrigation lines as indicated on the drawings is diagrammatic. Install lines (and various assemblies) in such a manner as to conform with the details per plans.

2. Install no multiple assemblies on plastic lines. Provide each assembly with its own outlet.

3. Install all assemblies specified herein in accordance with respective detail. In absence of detail drawings or specifications pertaining to specific items required to complete work, perform such work in accordance with the best standard practice with prior approval of the Landscape Architect.

4. PVC pipe and fittings shall be thoroughly cleaned of dirt, dust, and moisture before installation. Installation and solvent-weld methods shall be as recommended by the pipe and fitting manufacturer.

5. On PVC to metal connections, the Contractor shall work the metal connections first. Teflon tape, or approved equal, shall be used on all threaded PVC to PVC, and on all threaded PVC to metal joints. Light wrench pressure is all that is required. Where threaded PVC connections are required, use threaded PVC adapters into which the pipe may be welded.

E. Line Clearance: All lines shall have a minimum clearance of 6 inches from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

F. Automatic Controller: Install per manufacturer's instructions. Remote control valves shall be connected to controller in numerical sequence as shown on the drawings.

G. High Voltage Wiring for Automatic Controller:

1. 120-volt power connection to the automatic controller shall be provided by the Irrigation Contractor.

2. All electrical work shall conform to local codes, ordinances, and union authorities having jurisdiction.

H. Remote Control Valves: Install where shown on the drawings and per detail. When grouped together, allow at least 12 inches between valve boxes. Install each remote control valve in a separate valve box.

I. Flushing of System:

1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.

2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Landscape Architect.

J. Sprinkler Heads:

1. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized in the irrigation equipment legend.

2. Spacing of sprinkler heads shall not exceed the maximum as indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

3.4 Temporary Repairs: The Owner reserves the right to make temporary repairs to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibilities under the terms of the guarantee as herein specified.

3.5 Existing Trees: Where it is necessary to excavate adjacent to existing trees, the Contractor shall use all possible care to avoid injury to trees and tree roots. Excavation in areas where 2-inch and larger roots occur shall be done by hand. All roots 2-inches and larger in diameter, except directly in the path of pipe or conduit, shall be tunneled under and shall be heavily wrapped with burlap to prevent scarring or excessive drying. Where a ditching machine is run close to trees having roots smaller than 2 inches in diameter, the wall of the trench adjacent to the tree shall be hand trimmed, making clean cuts through. Roots 1/2 inch and larger in diameter shall be painted with two coats of tree seal, or equal. Trenches adjacent to trees should be closed within 24-hours, and where this is not possible, the side of the trench adjacent to the tree shall be kept shaded with burlap or canvas.

3.6 Field Quality Control:

A. Adjustment of the System:

1. The Contractor shall flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto walks, roadways, and buildings as much as possible.

2. If it is determined that adjustments in the irrigation equipment will provide proper and more adequate coverage, the Contractor may also include changes in nozzle sizes and degrees of arc as required.

3. Lowering raised sprinkler heads by the Contract shall be accomplished within ten days after notification by Owner or Landscape Architect.

4. All sprinkler heads shall be set perpendicular to finished grade unless otherwise designated on the plan or as required for proper coverage (slopes, etc.).

B. Testing of Irrigation System:

1. The Contractor shall request the presence of the Landscape Architect in writing at least 48 hours in advance of any testing.

2. Test all pressure lines under hydrostatic pressure of 150 PSI and prove watertight.

Note: Testing of pressure main line piping shall occur prior to installation of electric control valves or quick coupling valves.

3. All piping under paved areas shall be tested under hydrostatic pressure of 150 psi and proved watertight, prior to paving.

4. Sustain pressure in tested lines for not less than two hours. If leaks develop, replace joints and repeat test until entire system is proven watertight.

5. All hydrostatic tests shall be made only in the presence of the Landscape Architect. No pipe shall be backfilled until it has been observed, tested, and approved in writing.

6. Contractor shall furnish force pump & all other test equipment necessary.

When the sprinkler irrigation system is completed, perform a coverage test in the presence of the Landscape Architect to determine if the water coverage for planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to the deviation from plans, or where the system has been willfully installed as indicated on the drawing when it is obviously inadequate, without bringing this to the attention of the Landscape Architect. This test shall be accomplished before any groundcover is planted.

8. Upon completion of each phase of work, the entire system shall be tested and adjusted to meet site requirements.

3.7 Maintenance:

A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting and for 90 days after inspection to begin maintenance period.

B. The Landscape Architect reserves the right to waive or shorten the operation period.

3.8 Clean-up: Clean-up shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site. All walks and paving shall be broomed or washed down, and any damage sustained on the work of others shall be repaired to original conditions.

3.9 Final Observation Prior to Acceptance:

A. The Contractor shall operate each system in its entirety for the Landscape Architect at the time of final inspection. Any items deemed not acceptable by the qualified observer shall be reworked to the complete satisfaction of the Landscape Architect.

B. The Contractor shall show evidence to the Landscape Architect that the Owner has received all accessories, charts, record drawings and equipment as required before final observation can occur.

3.10 Observation Schedule:

A. Contractor shall be responsible for notifying the Landscape Architect in advance for the following observations according to the time indicated:

1. Pre-job conference - 7 days.
2. Pressure supply line installation and testing - 48 hours.
3. Automatic controller installation - 48 hours.
4. Control wire installation - 48 hours.
5. Lateral line and sprinkler installation - 48 hours.
6. Coverage test - 48 hours.
7. Observation to begin maintenance period - 7 days.
8. Final Observation - 7 days.

B. When observations have been conducted by other than the Landscape Architect, show evidence of when & by whom these observations were made.

C. No observation will commence without record drawings. In the event the Contractor calls for an observation without record drawings, without completing previously noted corrections, or without preparing the system for observation, he shall be responsible for reimbursing the Landscape Architect at the rate per hour (portal to portal) plus transportation costs, for the inconvenience. No further observations will be scheduled until this charge has been paid.

END

WILLIAMS
EXTERIOR DESIGN
williams-exterior-design.com
707-827-6069

CERTIFIED LANDSCAPE CONTRACTOR
Ryan Paul Rayburn
Lic# 950714
Exp. 08-31-2026
Certified Landscape Technician
STATE OF CALIFORNIA

IRRIGATION SPECIFICATIONS

THIS PLAN DOES NOT COMMUNICATE CONSTRUCTION METHODS OR DETAILS AND THEREFORE SHALL NOT BE USED FOR CONSTRUCTION OR MISCONSTRUED AS A CONSTRUCTION PLAN OR TECHNICAL DOCUMENT. FINISH ELEVATIONS ARE APPROXIMATE AND SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
THIS IS A CONCEPT PLAN AND NOT FOR CONSTRUCTION.

PROJECT TITLE

RESIDENCES

WHEELER AVE.
FONTANA, CA

NO.	DATE	DESCRIPTION

SHEET TITLE

IRRIGATION SPECIFICATIONS

I-4.0

DATE 03.03.2026

ATTACHMENT No. 2 - PROJECT PLANS

24x36



Wheeler Avenue

FONTANA, CALIFORNIA

Form Based Code:
Downtown Core (Sec. 30-371) - (Sec. 30-371.5) Multi-Family Core
Building Type (Sec. 30-377) - Court
Frontage Type (Sec 30-382) - Door Yard
Architectural Style (Sec. 30-394) - Spanish

INDEX

ARCHITECTURAL

CS-0	COVER SHEET
CS-1	Street View 1
CS-2	Street View 1 (Night)
CS-3	Street View 2
CS-4	Interior Court View
SP-1.0	Site Development Plan
DD - 1.0	P1 & P2 - First Floor Plan
DD - 1.1	P1 & P2 - 2nd Flr Plan & Roof Plan
DD - 1.2	P1 & P2 - Wrap Elev.
DD - 2.0	Plan 3 - Floor Plan
DD - 2.1	Plan 3 - Wrap Elevations

02.02.2026

ARCHITECT:

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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
06-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

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Sheet Title :

COVER SHEET

Sheet No. :

CS-0

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CONCEPTUAL IMAGE

Street View 1

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CS-1

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CONCEPTUAL IMAGE

Street View

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CONCEPTUAL IMAGE

Street View 2

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CS-3

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24x36



CONCEPTUAL IMAGE

Interior Court View

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CS-4

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ATTACHMENT No. 2 - PROJECT PLANS



SITE DEVELOPMENT PLAN

SCALE 1/8" = 1'-0"

N

SITE DATA

Acres	0.43
Units	8 UNITS
DU/AC	18.6
TOTAL OPEN SPACE	8,312 SF

PARKING

Garage 2@ 5	=	10
Garage 1@ 3	=	3
Open Parking	=	3
Total		16 (2.0/unit)



VICINITY MAP

02.02.2026

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BGA No. 25013

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SITE DEV. PLAN

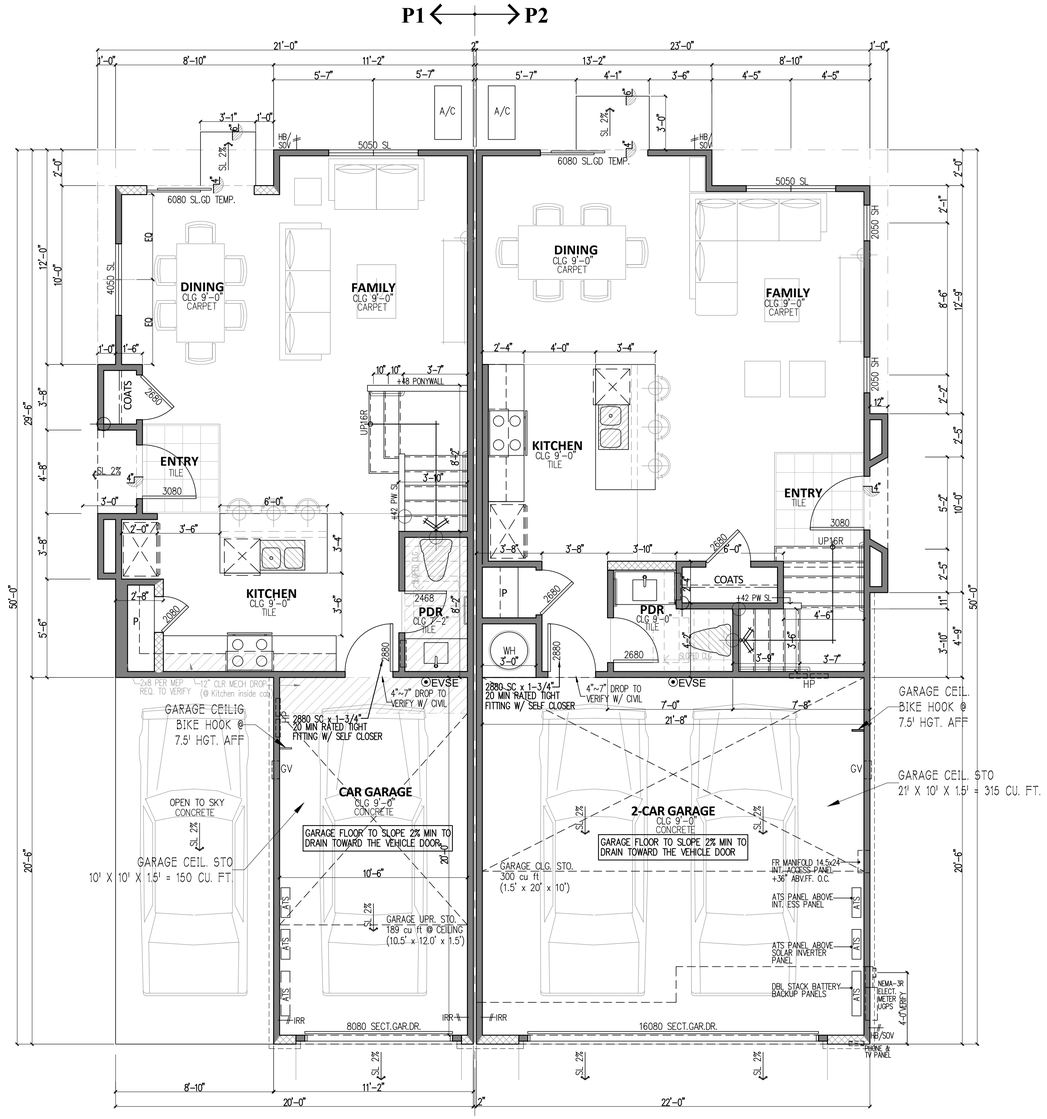
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ATTACHMENT No. 2 - PROJECT PLANS

24x36



P1

1st FLR = 569
2nd FLR = 713
1282 SF

FIRST FLOOR PLAN

PLAN 2

1st FLR = 617
2nd FLR = 975
1592 SF

P1 & P2 FLOOR PLAN

SCALE 1/4" = 1'-0"

02.02.2026

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Sheet Title :

P1 & P2
FIRST FLR PLANS

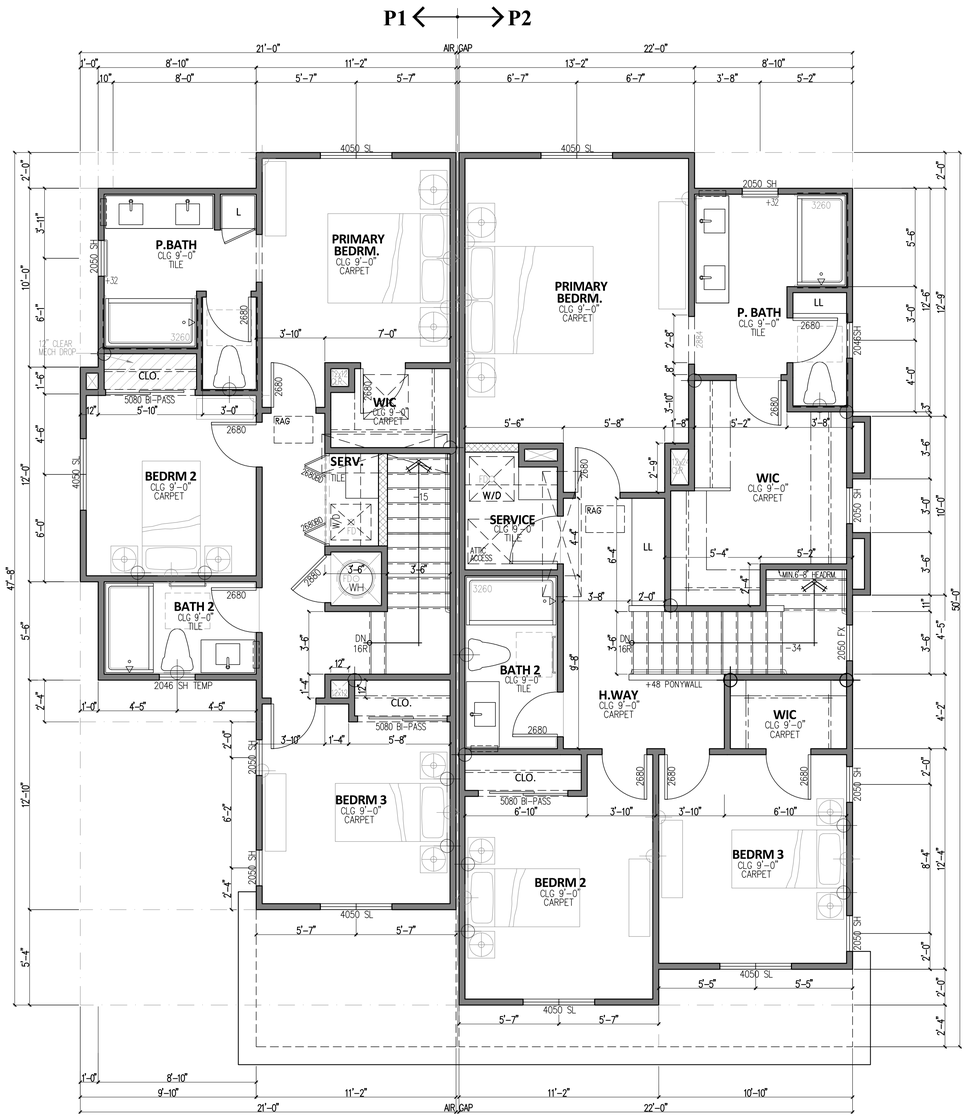
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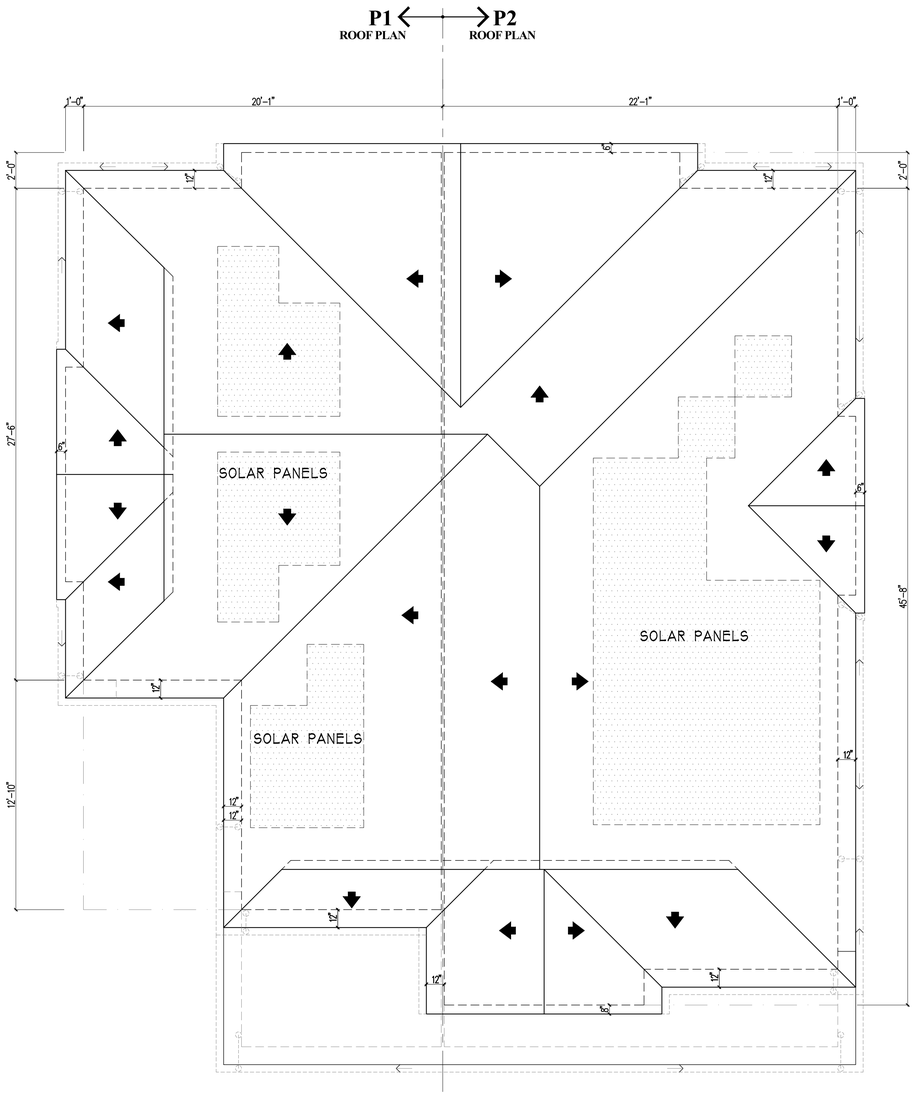
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24x36





P1	
1st FLR =	569
2nd FLR =	713
	1282 SF

SECOND FLOOR PLAN

PLAN 2	
1st FLR =	617
2nd FLR =	975
	1592 SF

ROOF PLAN

P1 & P2 FLOOR PLAN

SCALE 1/4" = 1'-0"

02.02.2026

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Sheet Title :

P1 & P2
SECOND FLR PLAN
ROOF PLAN

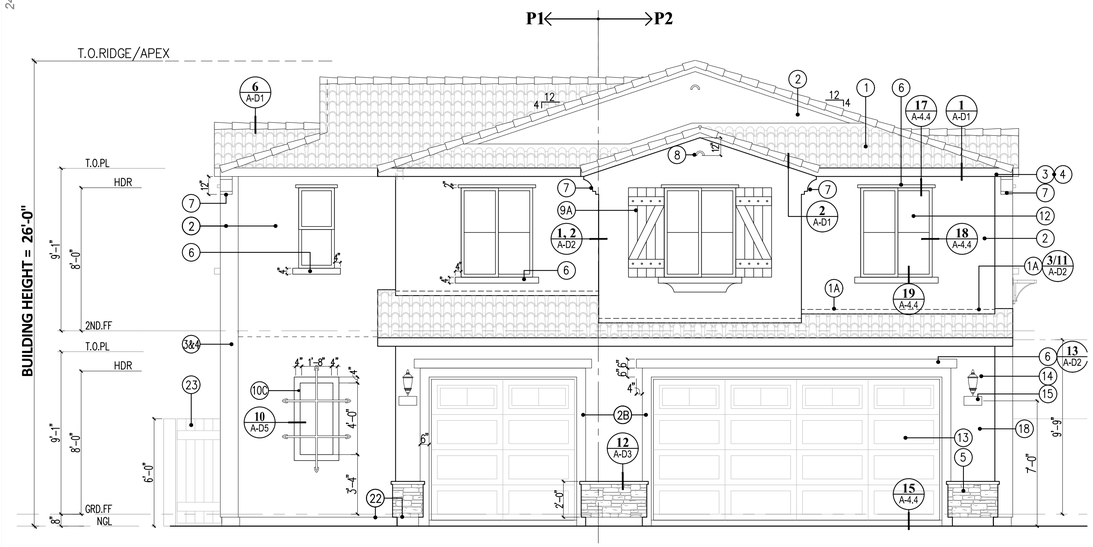
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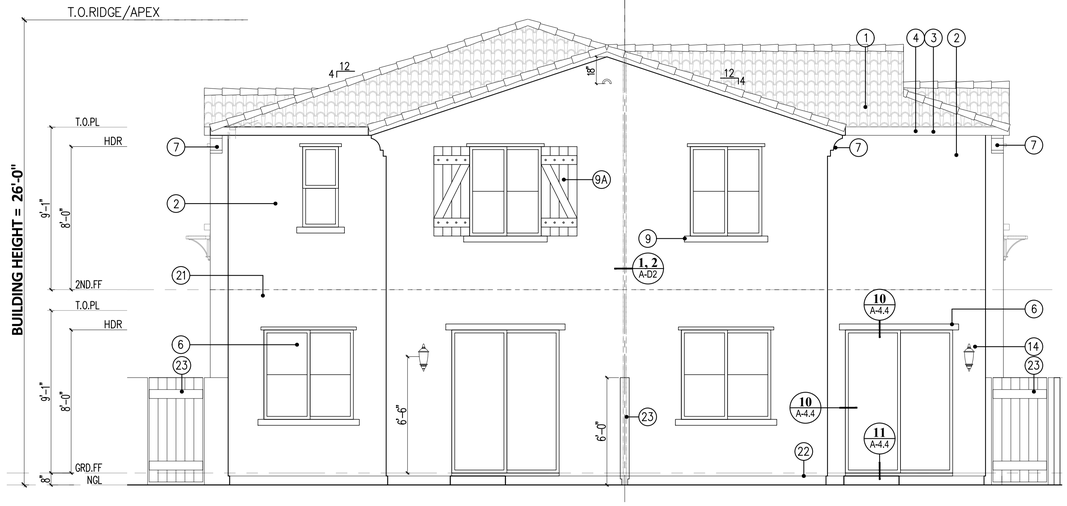
24x36



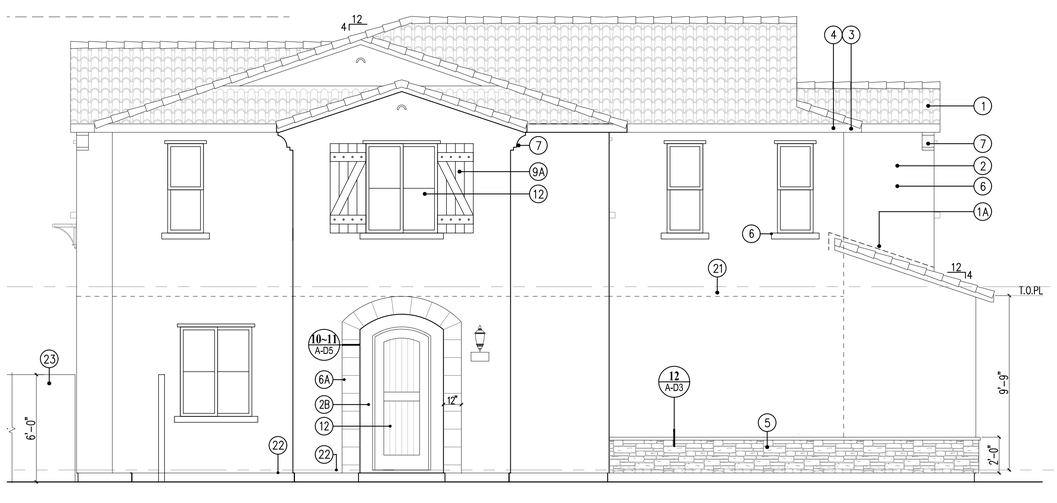
FRONT ELEV.



RIGHT SIDE ELEV. (P2)



REAR ELEV.



LEFT SIDE ELEV. (P1)

P1 & P2 ELEVATIONS

SCALE 1/4" = 1'-0"

EXT. ELEVATION NOTES:

MATERIALS HEREIN ARE SUBJECT TO CHANGE BY OWNER'S SELECTION/APPROVAL.
ALL EXT. STONEWORK FINISHES TO SUBMIT SAMPLE FOR OWNER'S/ARCHITECTS APPROVAL

1. ROOF COVERING. MINIMUM CLASS A TYPE PER ROOF SCHED/PLAN & CBC 1506 & 1507. INSTALL PER MANUF'S SPECS/INSTRUCTIONS. ROOF PLAN @ A-1.3.1, A-2.3.1, A-3.3.1.
1A. ROOF TO WALL FLASHING, NON-CORROSIVE, MIN. 26 GALV.SHT. MUST BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEN THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. INSTALL PER CBC 1508 & 1509, & PER MANUF'S SPECS. REFERENCE DETAIL 3 & 11/A-D1.
2. EXT. 3-COAT STUCCO SYSTEM, MEDIUM SAND (MIN. 7/8" THK) OVER METAL LATH OVER 60 MIN 2-PLY BLDG. PAPER GRADE D OVER SHEAR WALL WHERE OCCURS. CBC 2512, AND DETAILS 1, 2, 4, 18/ A-D4.
2A. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH OVER BUILDING PAPER PER NOTE @ 2. PROVIDE CONT. DRIP SCREED WHERE REQUIRED, SEE DETAIL @ 19/A-D3.
2B. RECESSED ACCENT -LIGHT SAND STUCCO PER ELEVATION & NOTE @2 WHERE OCCURS.
3. 2x8 EXPOSED FACIA. SEE DETAIL AT AD-1.
4. MTL. GUTTER WITH LEAF GUARD, NON-CORROSIVE. DOWNSPOUT TIE INTO AREA DRAIN SYS. DISCHARGE TO AN APPROVED LOCATION, DRAIN WATER OVER A NON-ERODIBLE SURFACE.
5. VENEER STONE ACCENT BASE WALL PER ELEVATIONS. SEE DETAIL 3 & 7, A-D4.
6. WINDOWS/DOORS TRIM. LIGHT SAND STUCCO COAT OVER SHAPED ADHERED EPS FOAM TRIM OVER BROWN COAT, SEE ELEVATION FOR SIZE/LOCATION. DETAIL @ 17-19/AD-4.4. ??
6A. MAIN ENTRY DOOR TRIM. SPANISH DECOR CERAMIC TILE ACCENT. SEE PLAN/ELEVATION FOR SIZES AND LOCATION. DETAIL @ 1-2/A-D4.4.
7. CABLE END SIDE TRIM PER ELEVATION. STUCCO COAT OV. SHAPED ADHERED EPS FOAM TRIM OV. BROWN COAT, MATCH TO WALL FIN. SEE ELEVATION FOR SIZE/LOC. DETAIL @ 5/A-D.1
8. CABLE END SPANISH ACCENT. 6" DIA. PRE-FAB PIPE OUTLOOKER TILE AND/OR EYEBROW ACCENT PER ELEVATION. SEE DETAIL @ 9/A-D.5. TO SUBMIT SAMPLE.
9. DECO SHUTTER ACCENT PER P1 ELEVATION, HEAVY DUTY VINYL OR APPROVED MATERIALS
9A. WINDOW SHUTTER. HEIGHT TO MATCH THE WINDOW. DETAIL @ 5/A-D.5
9B. BAHAMA SHUTTER (FOR LOT 1, 3 & 11) DETAIL @ 6/A-D.5
10. WROUGHT IRON ACCENT, NON-CORROSIVE, SEE ELEVATION FOR SIZES AND LOCATIONS.
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B) W.I. WINDOW ACCENT WITH PLANTER HOLDER; NO PLANTER @ ADU. DETAIL 14/A-D.5
C) W.I. WALL ACCENT WITH 4" FOAM TRIM SIM TO NOTE 6. SEE DETAIL 10/A-D.5
11. RESERVED
12. DOOR & WINDOWS PER PLAN/SCHEDULE. SEE A-4'S; DETAILS @ A-4.4-A-4.5
12A. HEADER @ 8'-0". REFER TO STRUCTURAL DRAWINGS FOR ALL HEADER.
13. MTL. SECTIONAL ROLL-UP GARAGE DOOR PER PLAN/SCHEDULE. HEAVY DUTY, INSULATED, AND NON-CORROSIVE. INCL ITS ACCESORIES. INSTALL PER MANUF'S SPEC'S/INSTRUCTN.
14. EXT. DECO. LIGHT FIXTURE (TRADITIONAL), INSTALL PER ELEVATION.
15. BACK-LIT ADDRESS SIGN VISIBLE FROM STREET. LETTERS/NUMERALS HEIGHT 6-IN (MIN. 4-IN) ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. LEGIBLE/PLACED WHERE IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. R319
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21. PLASTER EXPANSION JOINT. SEE DETAIL AT 4/A-D4.
22. WEEP SCREED, (NON-CORROSIVE) BELOW FOUNDATION PLATE LINE ON EXTERIOR STUD PER 2512 ASTM C926. SEE NOTES & DETAIL AT 5-8/A-D4.
23. HARDSCAPE & DRAINAGE INFORMATION PER CIVIL & LANDSCAPE DRAWINGS. INCLUDING GATE/FENCES, SEE PLAN FOR LOCATION.

*** HOUSE STREET NUMBER IS CLEARLY VISIBLE AND LEGIBLE FROM THE STREET**

02.02.2026

ARCHITECT:

BUCILLA GROUP ARCHITECTURE
INCORPORATED

ARCHITECTURE PLANNING INTERIOR DESIGN
HISTORIC PRESERVATION LEED VALUE ENGINEERING

1601 Dove Street, Suite 187, Newport Beach, Ca 92660
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LICENSED ARCHITECT
Greg G. Bucilla
C-26618
06-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

ATTEST TO ARCHITECTURAL ONLY

Project :

WHEELER AVENUE
Fontana, CA

Owner:

NEWBRIDGE HOMES LLC
500 Newport Center Drive,
Suite 570
Newport Beach, CA 92260

NO.	DATE	DESCRIPTION

PERMIT NO:

BD SUBM. DATE:

PLOT DATE:

PLOT DATE:

Project Number :

BGA No. 25013

Sheet Title :

P1 & P2 ELEVATIONS

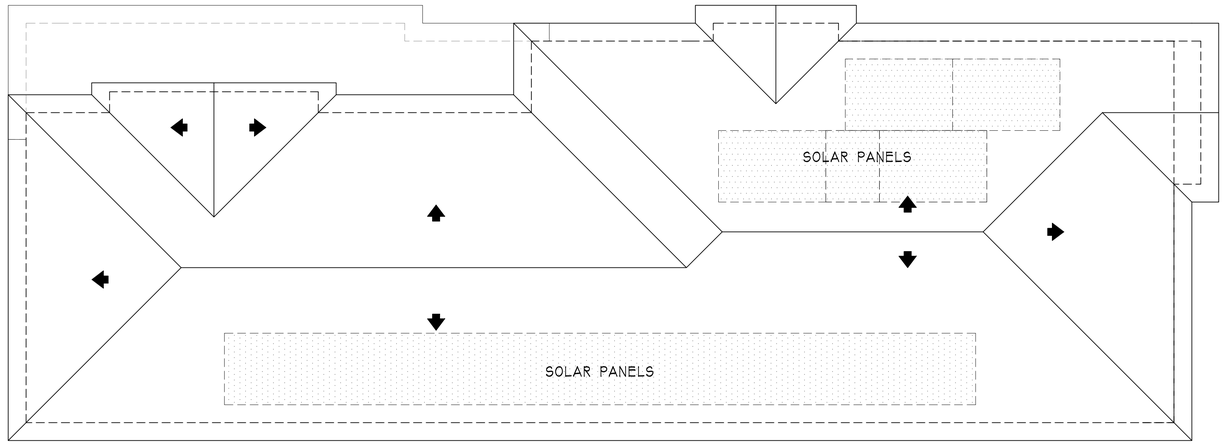
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DD-1.2

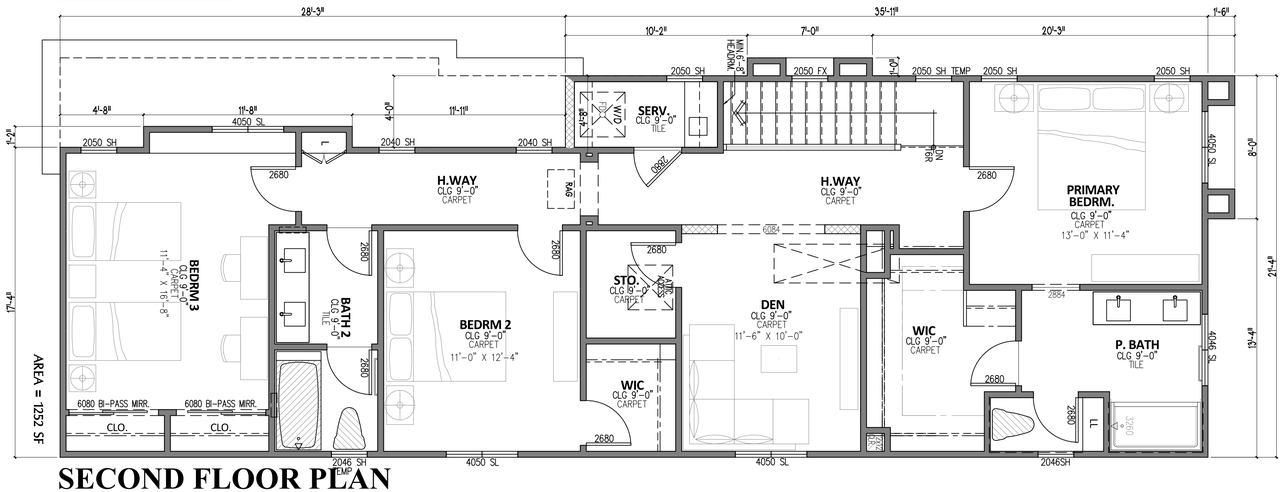
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ATTACHMENT No. 2 - PROJECT PLANS

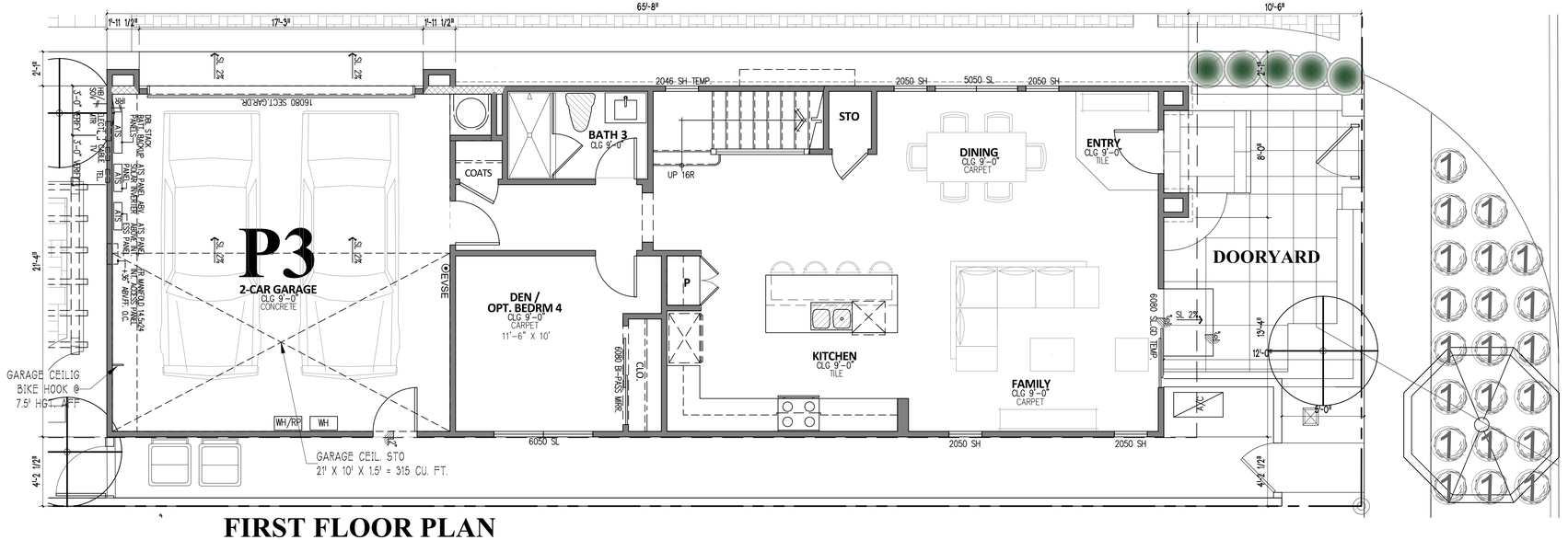
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ROOF PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

P3 FLOOR PLAN

SCALE 1/4" = 1'-0"

PLAN 3

1st FLR =	914
2nd FLR =	1252
	2165 SF

02.02.2026

ARCHITECT:

INCORPORATED BUCILLA GROUP ARCHITECTURE

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P3 FLOOR PLAN

Sheet No. :

DD-2.0

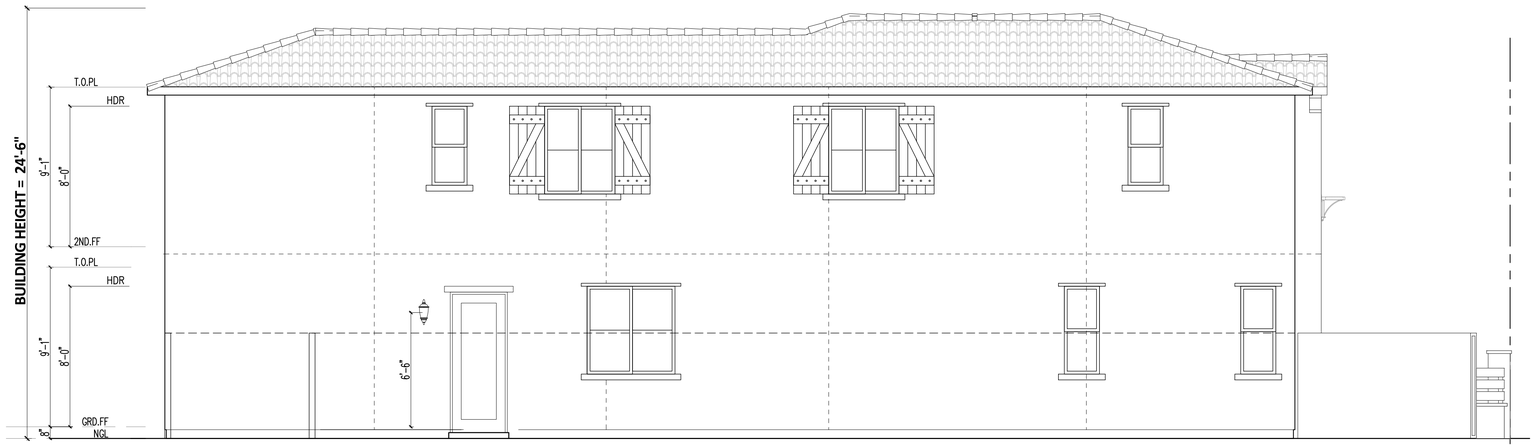
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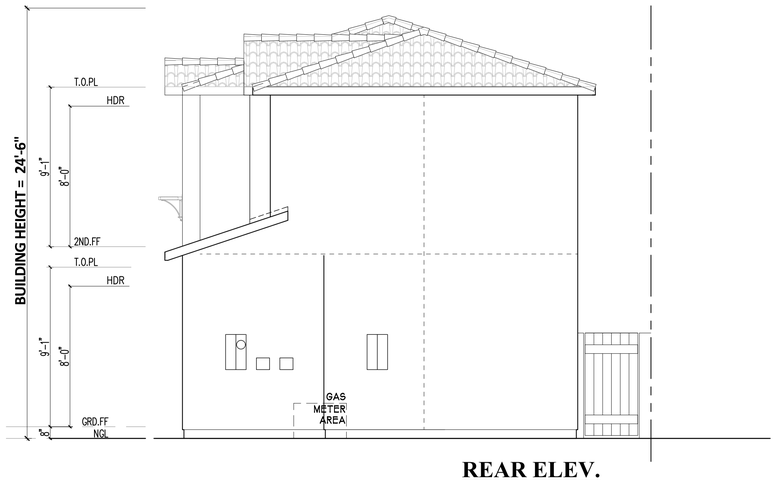
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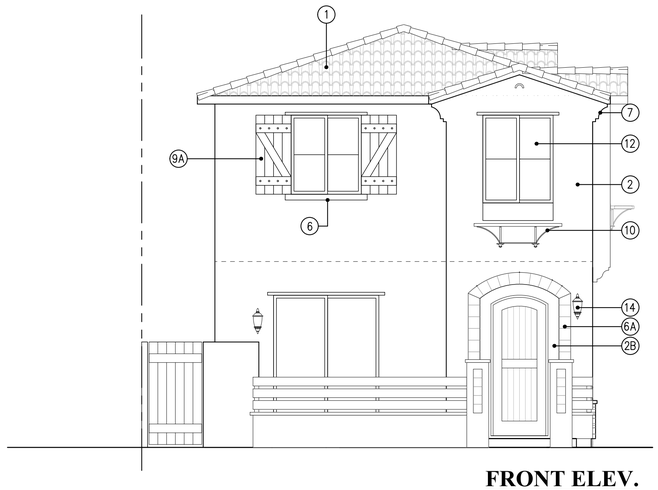
RIGHT SIDE ELEV.



LEFT SIDE ELEV.



REAR ELEV.



FRONT ELEV.

EXT. ELEVATION NOTES:

MATERIALS HEREIN ARE SUBJECT TO CHANGE BY OWNER'S SELECTION/APPROVAL. ALL EXT. STONEWORK FINISHES TO SUBMIT SAMPLE FOR OWNER'S/ARCHITECTS APPROVAL

1. ROOF COVERING, MINIMUM CLASS A TYPE PER ROOF SCHED/PLAN & CBC 1506 & 1507. INSTALL PER MANUF'S SPECS/INSTRUCTIONS. ROOF PLAN @ A-1.1, A-2.1, A-3.1.
1A. ROOF TO WALL FLASHING, NON-CORROSIVE, MIN. 26 GALV.SHT. MUST BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEN THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION, AND AROUND ROOF OPENINGS. INSTALL PER CBC 1508 & 1509, & PER MANUF'S SPECS. REFERENCE DETAIL 3 & 11/A-D1.
2. EXT. 3-COAT STUCCO SYSTEM, MEDIUM SAND (MIN. 7/8" THK) OVER METAL LATH OVER 60 MIN 2-PLY BLDG. PAPER GRADE D OVER SHEAR WALL WHERE OCCURS. CBC 2512, AND DETAILS 1, 2, 4, 18/ A-D4.
2A. EXTERIOR PLASTER SOFFIT OVER EXPANDED METAL LATH OVER BUILDING PAPER PER NOTE # 2. PROVIDE CONT. DRIP SCREED WHERE REQUIRED, SEE DETAIL @ 19/A-D3.
2B. RECESSED ACCENT –LIGHT SAND STUCCO PER ELEVATION & NOTE #2 WHERE OCCURS.
3. 2x8 EXPOSED FACIA. SEE DETAIL AT AD–1.
4. MTL. GUTTER WITH LEAF GUARD, NON–CORROSIVE. DOWNSPOUT TIE INTO AREA DRAIN SYS. DISCHARGE TO AN APPROVED LOCATION. DRAIN WATER OVER A NON–ERODIBLE SURFACE.
5. VENEER STONE ACCENT BASE WALL PER ELEVATIONS. SEE DETAIL 3 & 7, A–D4.
6. WINDOWS/DOORS TRIM. LIGHT SAND STUCCO COAT OVER SHAPED ADHERED EPS FOAM TRIM OVER BROWN COAT, SEE ELEVATION FOR SIZE/LOCATION. DETAIL @ 17–19/AD–4.4. ??
6A. MAIN ENTRY DOOR TRIM. SPANISH DECOR CERAMIC TILE ACCENT. SEE PLAN/ELEVATION FOR SIZES AND LOCATION. DETAIL @ 1–2/A–D4.4.
7. GABLE END SIDE TRIM PER ELEVATION. STUCCO COAT OV. SHAPED ADHERED EPS FOAM TRIM OV. BROWN COAT, MATCH TO WALL FIN. SEE ELEVATION FOR SIZE/LOC. DETAIL @ 5/A–D.1
8. GABLE END SPANISH ACCENT: 6" DIA. PRE–FAB PIPE OUTLOOKER TILE AND/OR EYEBROW ACCENT PER ELEVATION. SEE DETAIL @ 9/A–D.5. TO SUBMIT SAMPLE.
9. DECO SHUTTER ACCENT PER PI ELEVATION, HEAVY DUTY VINYL OR APPROVED MATERIALS.
9A. WINDOW SHUTTER. HEIGHT TO MATCH THE WINDOW. DETAIL @ 5/A–D.5
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P3 ELEVATIONS

SCALE 1/4" = 1'-0"

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P3 ELEVATIONS

Sheet No. :

DD-2.1

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