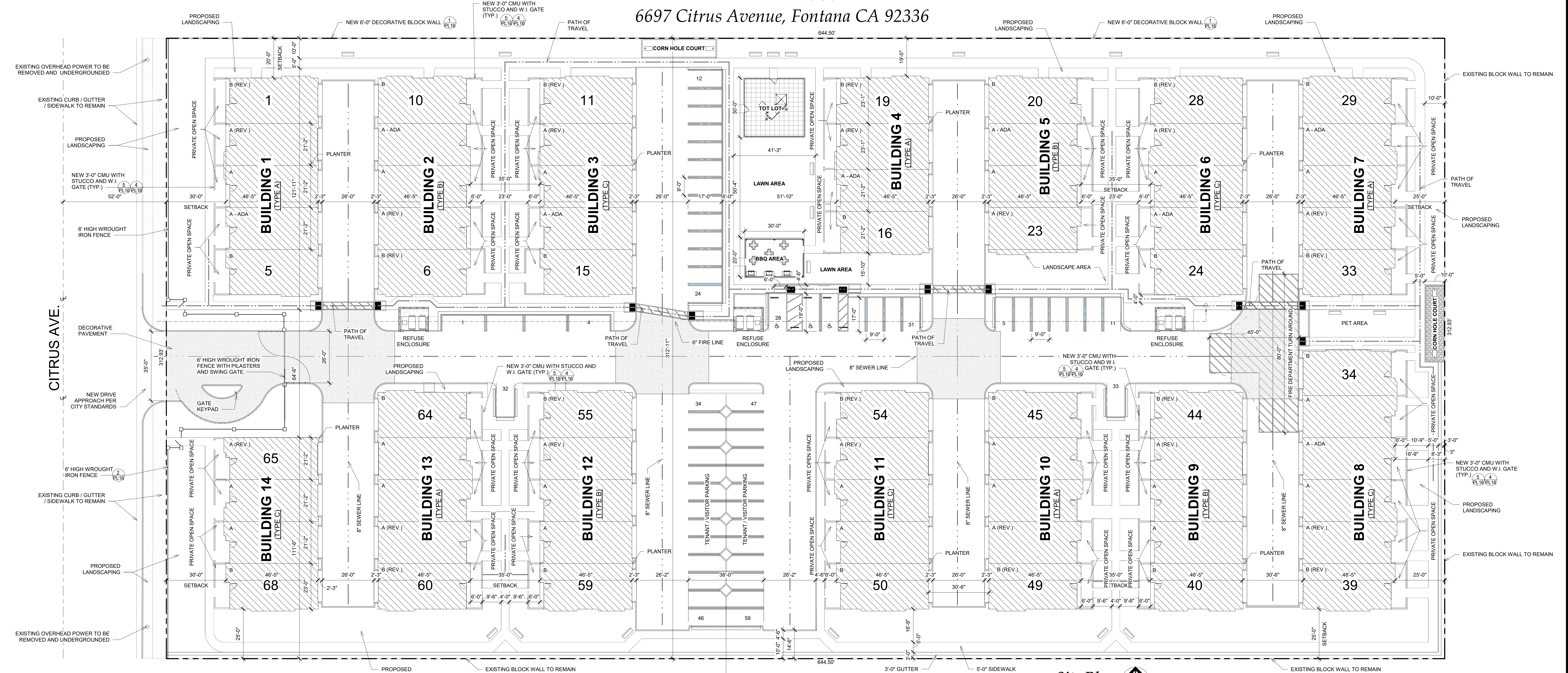
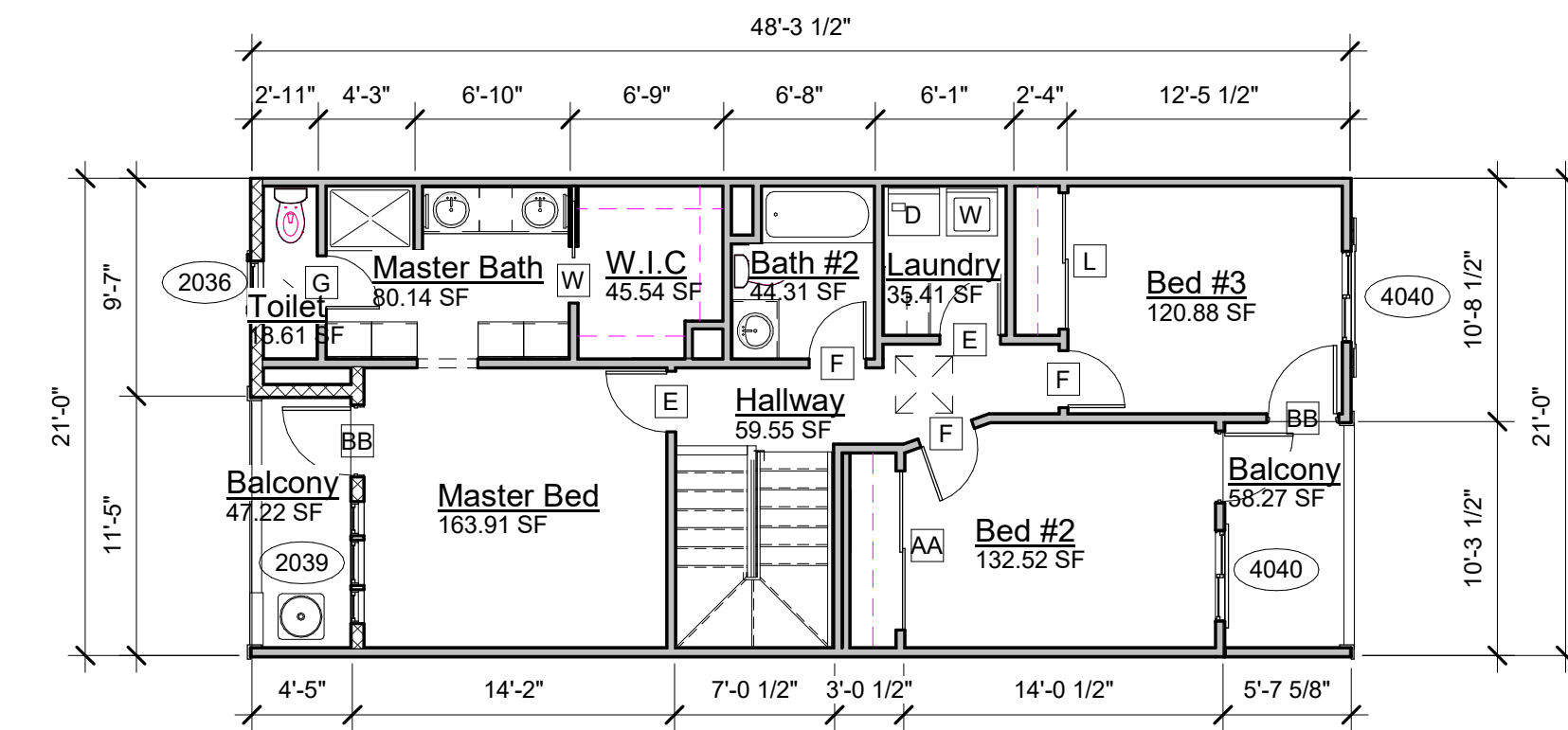


Proposed Condominium Development For:  
**PRL Inc.**  
6697 Citrus Avenue, Fontana CA 92336

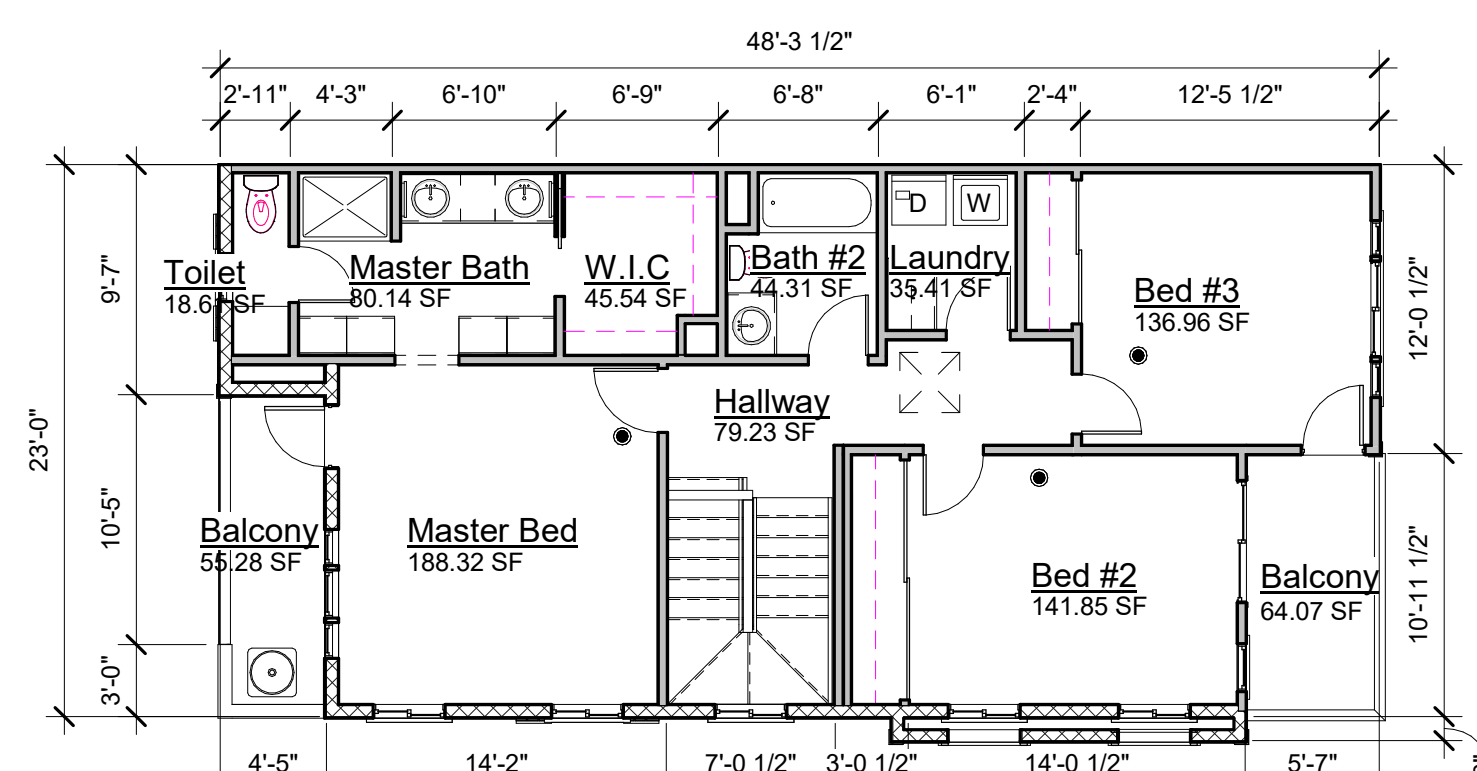
E:\Andresen Architecture Inc\AAI - Access\Projects\2020-2029\2021\21-4262 Allard Citrus Condominiums.rvt  
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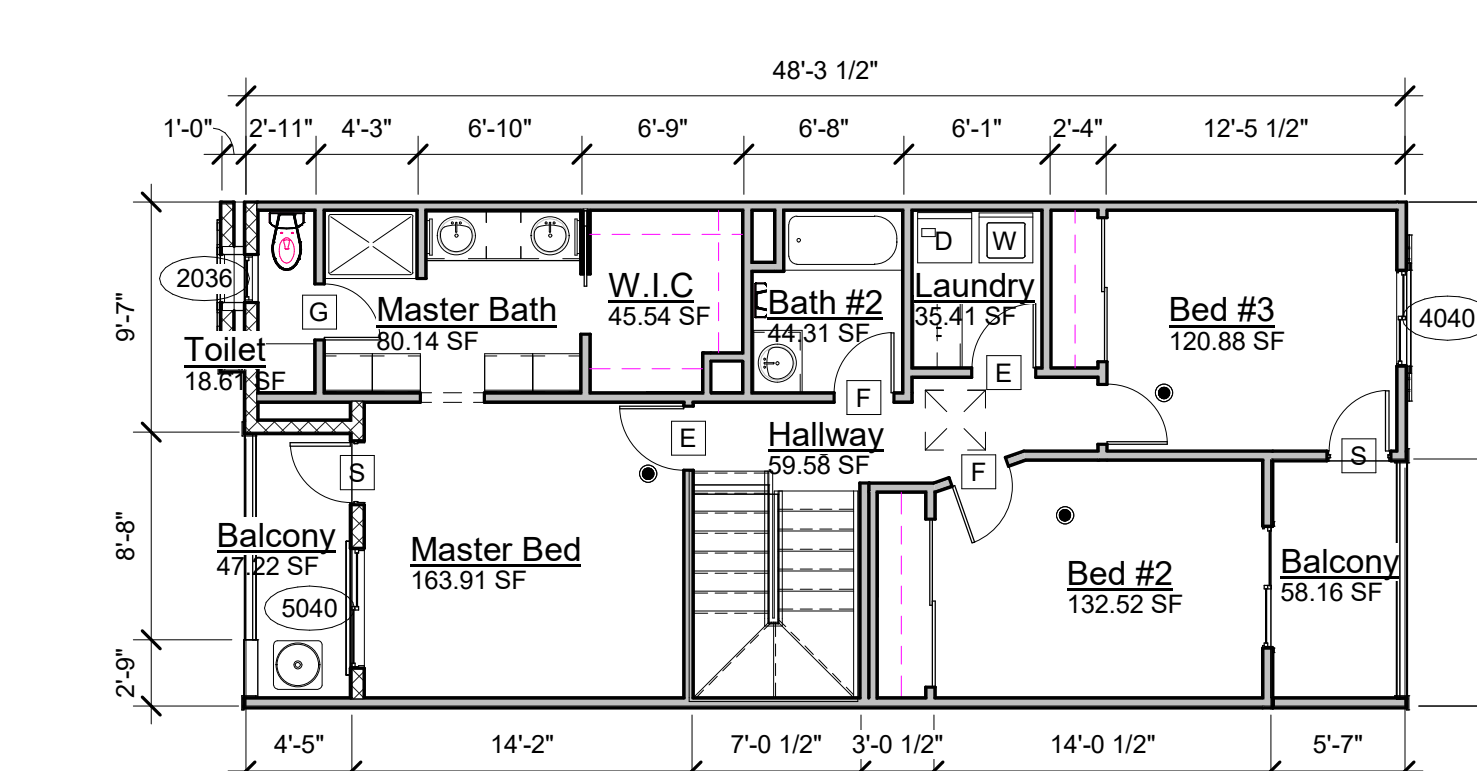
**Site Plan**  
1" = 20'-0"



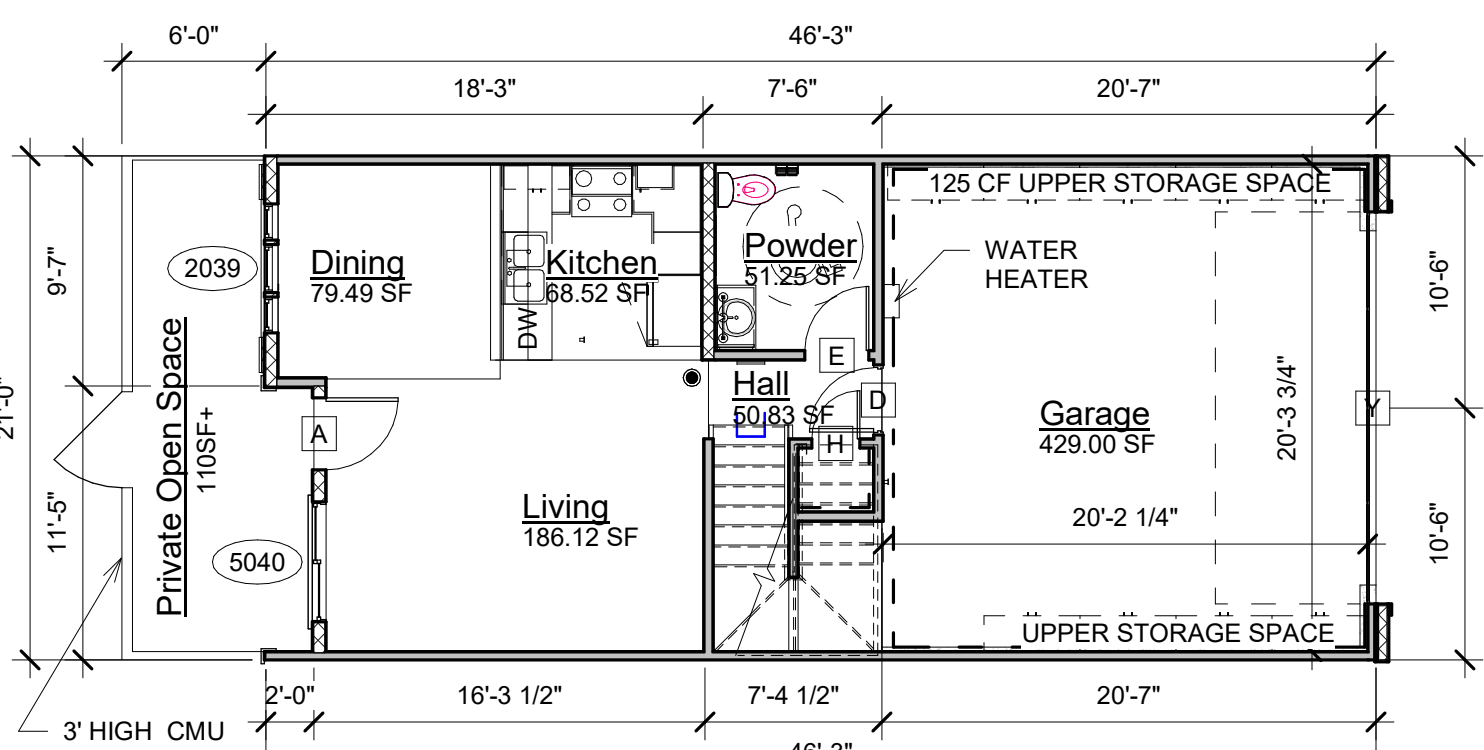
**Second Floor Plan ADA - 906 SF**  
1/8" = 1'-0"



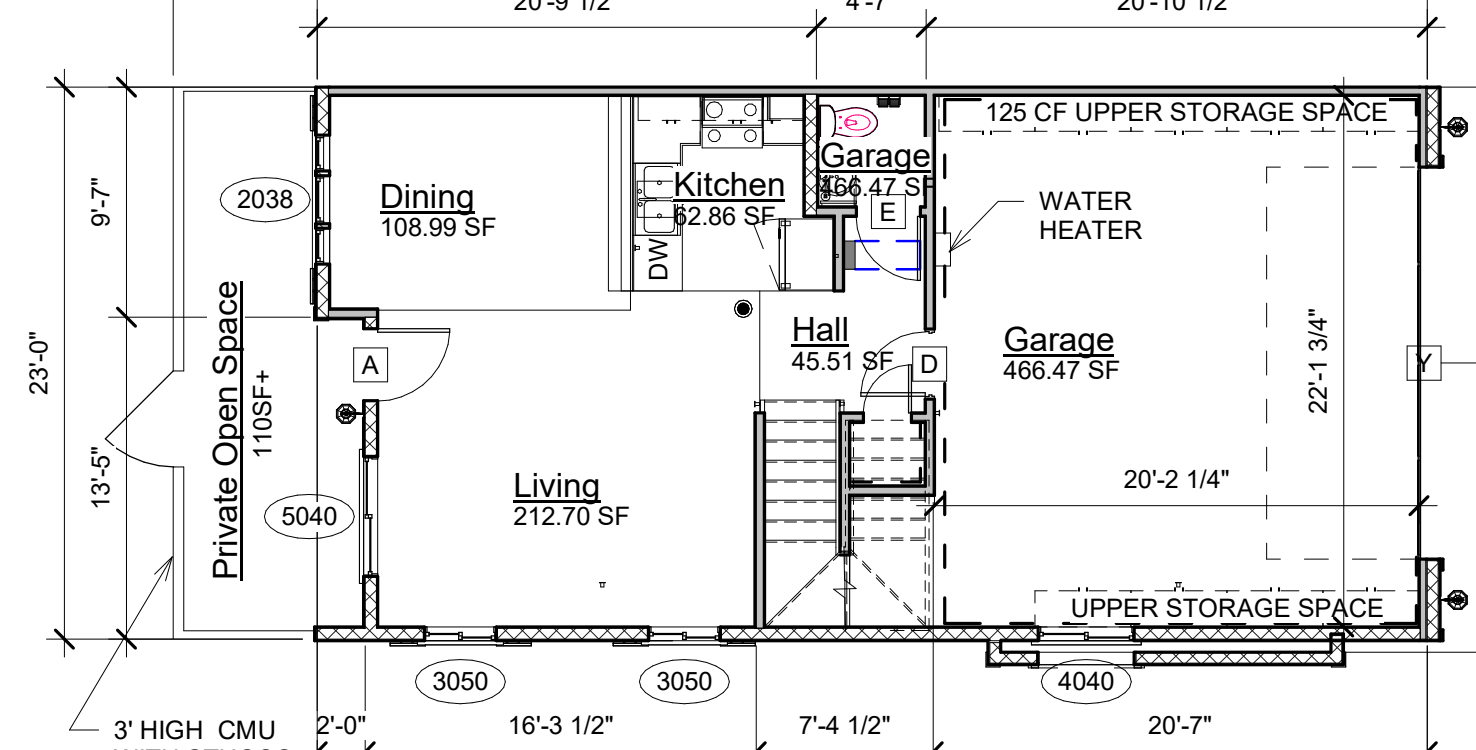
**Second Floor Plan "B" - 990 SF**  
1/8" = 1'-0"



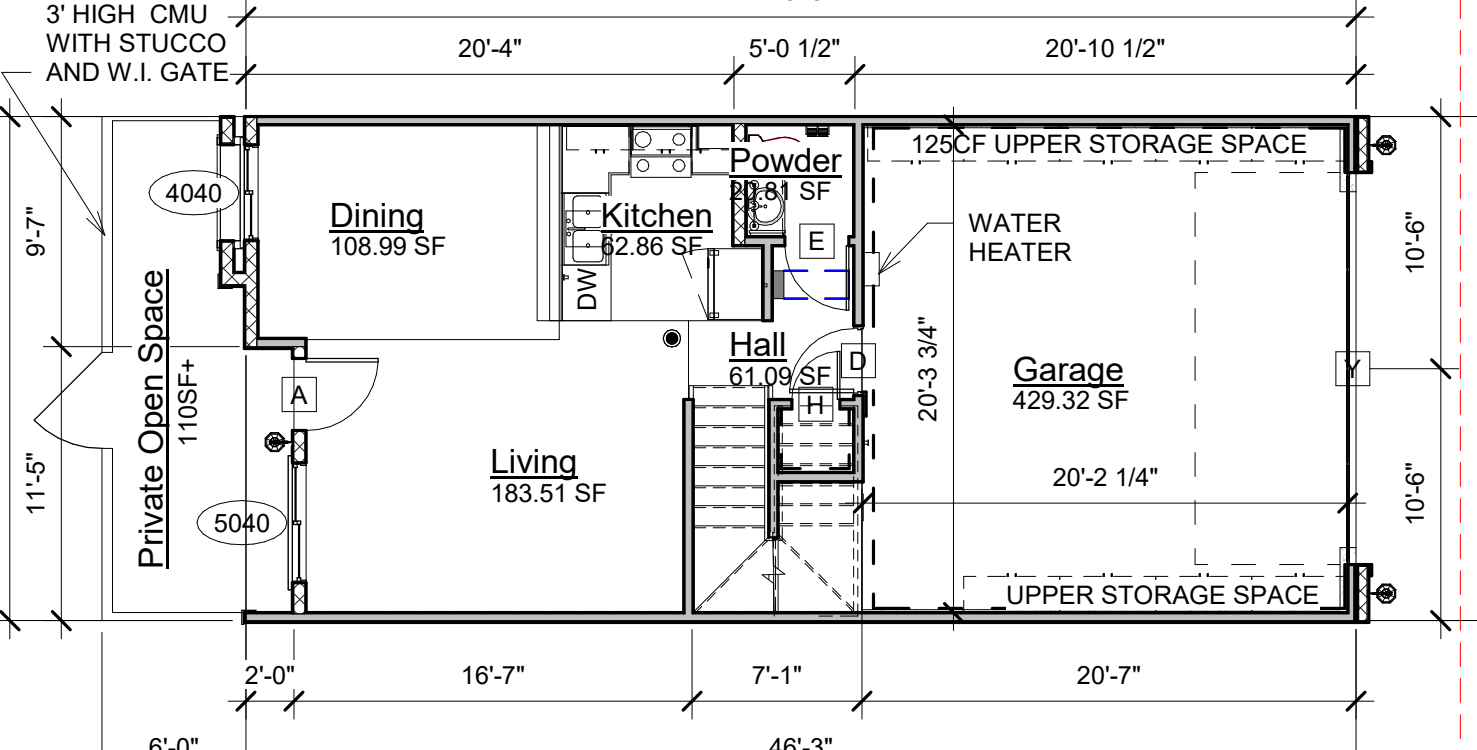
**Second Floor Plan "A" - 906 SF**  
1/8" = 1'-0"



**First Floor Plan ADA - 516 SF**  
1/8" = 1'-0"



**First Floor Plan "B" - 564 SF**  
1/8" = 1'-0"



**First Floor Plan "A" - 516 SF**  
1/8" = 1'-0"

| Sequence of Drawings - DR |                                 |
|---------------------------|---------------------------------|
| Number                    | Description                     |
| PL1                       | Site Plan                       |
| PL1.1                     | Amendments Plan                 |
| PL2                       | Exterior Elevs. Type "A" 4 UNIT |
| PL3                       | Exterior Elevs. Type "B" 4 UNIT |
| PL4                       | Exterior Elevs. Type "C" 4 UNIT |
| PL5                       | Exterior Elevs. Type "A" 5 UNIT |
| PL6                       | Exterior Elevs. Type "B" 5 UNIT |
| PL7                       | Exterior Elevs. Type "C" 5 UNIT |
| PL8                       | Exterior Elevs. Type "A" 6 UNIT |
| PL9                       | Exterior Elevs. Type "B" 6 UNIT |
| PL10                      | Exterior Elevs. Type "C" 6 UNIT |
| PL11                      | Exterior Elevs. Type "A" 7 UNIT |
| PL12                      | Exterior Elevs. Type "B" 7 UNIT |
| PL13                      | Exterior Elevs. Type "C" 7 UNIT |
| PL14                      | Exterior Elevs. Type "A" 8 UNIT |
| PL15                      | Exterior Elevs. Type "B" 8 UNIT |
| PL16                      | Exterior Elevs. Type "C" 8 UNIT |
| PL17                      | Trash Enclosure & Walls Elevs   |
| PL18                      | Final Grading Plan              |
| PL19                      | Preliminary Landscape Plan      |
| E-1                       | Site Photometric Plan           |

APN: 0240-011-17

ZONING: R-3  
OCCUPANCY: GROUP R-2/U  
CONSTRUCTION: TYPE V-3  
FIRE SPRINKLERS: REQUIRED

PROJECT DESCRIPTION: PROPOSED 68 UNIT CONDOMINIUM COMPLEX ON CITRUS AVE.

BLDG DATA:

GROSS LOT AREA:

BUILDING FOOTPRINT:

NET LOT AREA:

LANDSCAPE AREA:

HARDSCAPE AREA:

LOT COVERAGE:

PARKING REQUIRED:

TENANT PARKING:

68 UNITS x 2.5 =

GUEST PARKING:

68 UNITS / 3 =

TOTAL:

193 SPACES

PARKING PROVIDED:

2-CAR GARAGE:

STANDARD PARKING:

PARRALLEL SPACES:

68 x 2 = 136 SPACES

56 SPACES

4 SPACES (10% MAX)

TOTAL: 193 SPACES (INCLUDING 3 HANDICAP SPACES)

OPEN SPACE:

COMMON: 66,019 SF PROVIDED

USEABLE: 82,964 SF PROVIDED >

80,673 SF REQUIRED (40%)

OK!

OWNER:

CONTACT:

PROJECT ADDRESS:

ARCHITECT:

CONTACT:

CIVIL:

CONTACT:

LANDSCAPE:

CONTACT:

PHOTOMETRIC:

CONTACT:

PRL INC.  
16866 SEVILLE AVENUE  
FONTANA CA 92335  
(909) 356-1815  
rallard@aallardeng.com

6697 CITRUS AVENUE  
FONTANA CA 92336

ANDRESEN ARCHITECTURE INC.  
17087 ORANGE WAY  
FONTANA CA 92335  
(909) 355-6688  
doug.andresen@aallardeng.com

RAY ALLARD  
16866 SEVILLE AVENUE  
FONTANA CA 92335  
(909) 356-1815  
rallard@aallardeng.com

LANDSCAPE DYNAMICS  
SARA ZOLL  
(951) 264-4839  
sarazoll@landscapedynamics.net

RPM ENGINEERS  
102 DISCOVERY  
IRVINE CA 92618

MARIO CASTRO  
(949) 880-2513  
marioc@rpme.com

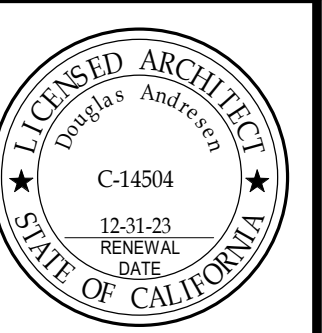
**ANDRESEN ARCHITECTURE INC.**  
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Condominium Development For:  
**PRL Inc.**  
6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

21-4262

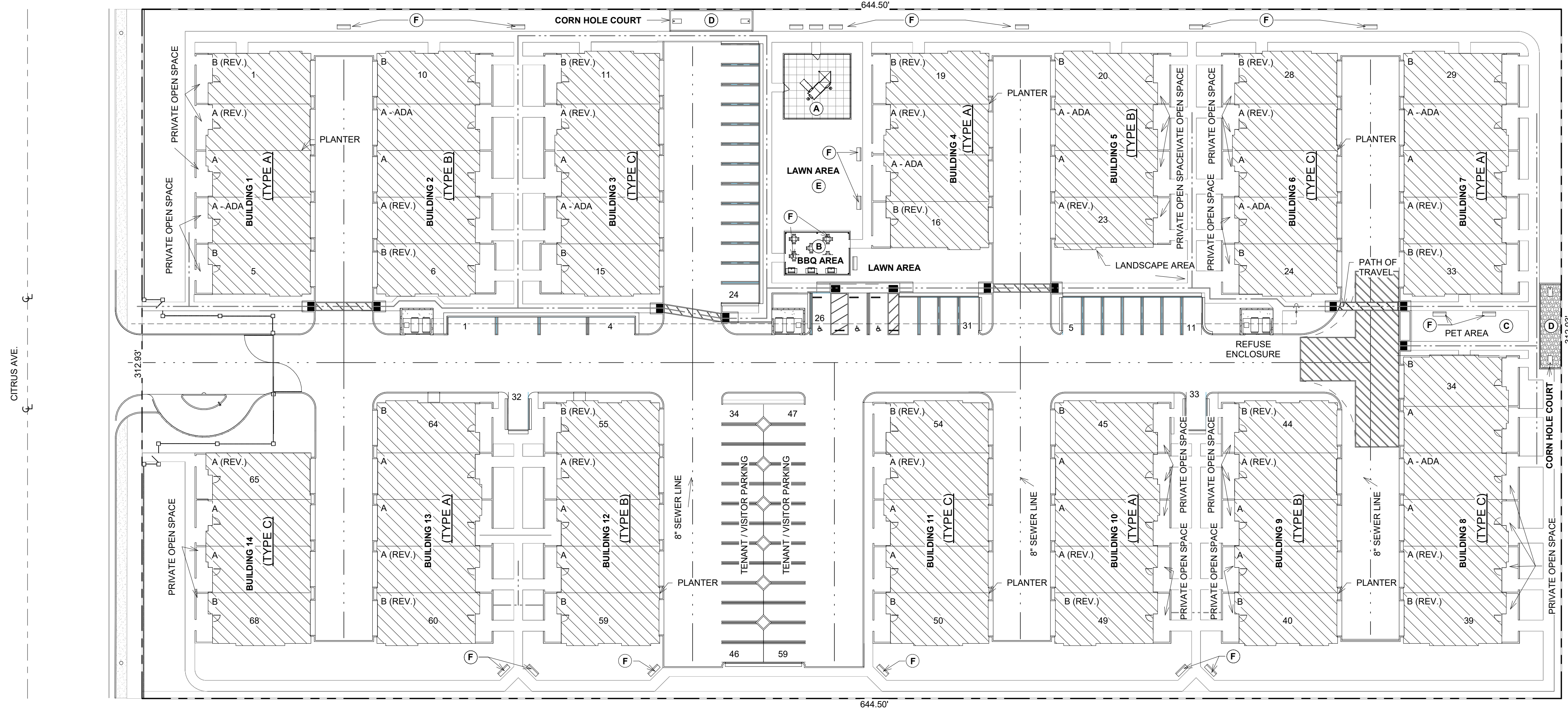
**Site Plan**



**PL1**



E:\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2021\21-4262 Allard Citrus Apartments\Revit\21-4262 Allard Citrus Condominiums.rvt 9/8/2022 6:21:29 PM



Site Plan - Amenities  
1" = 30'-0"



A Tot Lot Playground Area



B BBQ Area



C Pet Area



D Corn Hole Courts



E Open Lawn Area

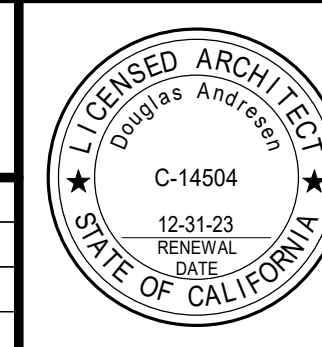


F FURNITURE

Proposed Condominium Development For:  
**PRL Inc.**  
6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

21-4262



Amenities Plan **PL1.1**



CONTEMPORARY CRAFTSMAN



**Front Elevation Type "A" (4 unit)**  
1/4" = 1'-0"



**Right Elevation - Type "A" (4 Unit)**  
1/4" = 1'-0"

**Material Schedule "A"**

**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221  
M2 HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216  
M3 WOOD SIDING - "BROODING STORM" DE1604  
M4 ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218  
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE  
M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND  
M7 SHAKE SIDING - "BARREL STOVE" DE6216

|                                                                                                  |     |            |
|--------------------------------------------------------------------------------------------------|-----|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |     |            |
| 8 Sept. 2022                                                                                     | ▲▲▲ |            |
| 21-4262                                                                                          | ▲▲▲ |            |
| <b>Exterior Elevs.<br/>Type "A" 4 UNIT</b>                                                       |     | <b>PL2</b> |



CONTEMPORARY CRAFTSMAN



***Rear Elevation - Type "A" (4 unit)***  
1/4" = 1'-0"



***Left Elevation - Type "A" (4 unit)***  
1/4" = 1'-0"

***Material Schedule "A"***

**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
- M2 HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216
- M3 WOOD SIDING - "BROODING STORM" DET604
- M4 ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHAKE SIDING - "BARREL STOVE" DE6216

|                                                                                                  |  |            |
|--------------------------------------------------------------------------------------------------|--|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |            |
| 8 Sept. 2022                                                                                     |  |            |
| 21-4262                                                                                          |  |            |
| <b>Exterior Elevs.<br/>Type "A" 4 UNIT</b>                                                       |  | <b>PL3</b> |



Proposed Condominium Development For:  
**PRL Inc.**  
6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

21-4262

LICENSED ARCHITECT  
Douglas Andresen  
C-14504  
12-31-23  
RENEWAL  
DATE  
STATE OF CALIFORNIA

**Exterior Elevs.  
Type "B" 4 UNIT**

**PL4**

CONTEMPORARY CRAFTSMAN



**Front Elevation - Type "B" (4 unit)**  
1/4" = 1'-0"



**Left Elevation - Type "B" (4 unit)**  
1/4" = 1'-0"

**Material Schedule "B"**

**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767
- M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063
- M3 WOOD SIDING - "STONE CREEK" DE6276
- M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHINGLE SIDING - "GRAY WOLF" DE6354



CONTEMPORARY CRAFTSMAN



**Rear Elevation - Type "B" (4 unit)**  
1/4" = 1'-0"



**Right Elevation - Type "B" (4 unit)**  
1/4" = 1'-0"

**Material Schedule "B"**

**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767  
M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063  
M3 WOOD SIDING - "STONE CREEK" DE6278  
M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345  
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE  
M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND  
M7 SHINGLE SIDING - "GRAY WOLF" DE6354

|                                                                                                  |  |            |
|--------------------------------------------------------------------------------------------------|--|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |            |
| 8 Sept. 2022                                                                                     |  |            |
| 21-4262                                                                                          |  |            |
| <b>Exterior Elevs.<br/>Type "B" 4 UNIT</b>                                                       |  | <b>PL5</b> |



CONTEMPORARY CRAFTSMAN



**Front Elevation - Type "C" (4 unit)**  
1/4" = 1'-0"



**Left Elevation - Type "C" (4 unit)**  
1/4" = 1'-0"

**Material Schedule "C"**

**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673  
M2 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND  
M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680  
M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6061  
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

|                                                                                                  |  |            |
|--------------------------------------------------------------------------------------------------|--|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |            |
| 8 Sept. 2022                                                                                     |  |            |
| 21-4262                                                                                          |  |            |
| <b>Exterior Elevs.<br/>Type "C" 4 UNIT</b>                                                       |  | <b>PL6</b> |



CONTEMPORARY CRAFTSMAN



***Rear Elevation - Type "C" (4 unit)***  
1/4" = 1'-0"



***Right Elevation - Type "C" (4 unit)***  
1/4" = 1'-0"

***Material Schedule "C"***

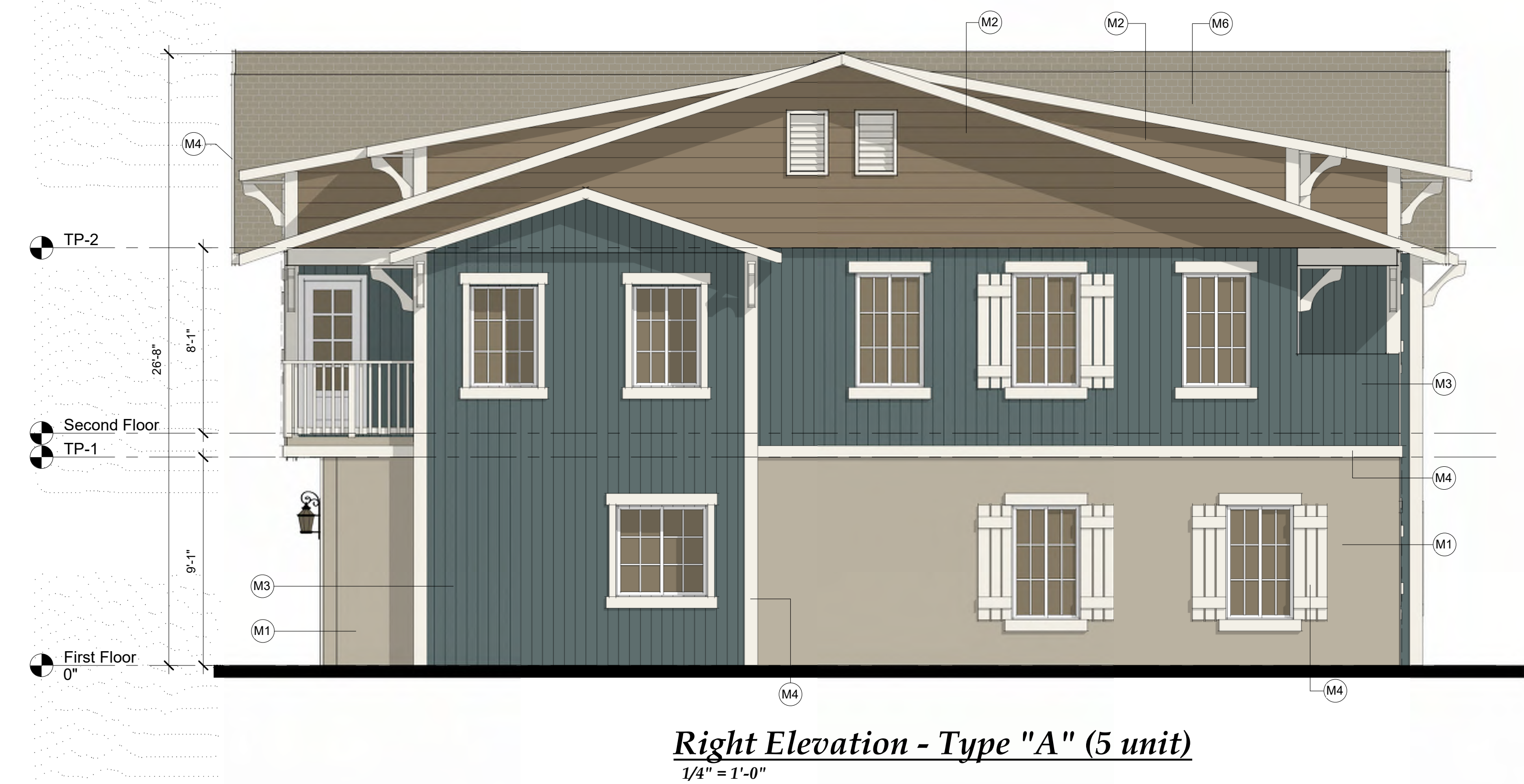
**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673
- M2 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680
- M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6061
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

|                                                                                                  |     |            |
|--------------------------------------------------------------------------------------------------|-----|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |     |            |
| 8 Sept. 2022                                                                                     | ▲▲▲ |            |
| 21-4262                                                                                          | ▲▲▲ |            |
| <b>Exterior Elevs.<br/>Type "C" 4 UNIT</b>                                                       |     | <b>PL7</b> |



CONTEMPORARY CRAFTSMAN



**Material Schedule "A"**

| KEY | COLOR (TO MATCH), DESCRIPTION                                       |
|-----|---------------------------------------------------------------------|
| M1  | STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221                       |
| M2  | HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216                      |
| M3  | WOOD SIDING - "BROODING STORM" DET604                               |
| M4  | ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218                     |
| M5  | STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE           |
| M6  | ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND |
| M7  | SHAKE SIDING - "BARREL STOVE" DE6216                                |

|                                                                                                  |  |            |
|--------------------------------------------------------------------------------------------------|--|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |            |
| 8 Sept. 2022                                                                                     |  |            |
| 21-4262                                                                                          |  |            |
| <b>Exterior Elevs.<br/>Type "A" 5 UNIT</b>                                                       |  | <b>PL8</b> |



CONTEMPORARY CRAFTSMAN



***Rear Elevation - Type "A" (5 unit)***  
1/4" = 1'-0"



***Left Elevation - Type "A" (5 unit)***  
1/4" = 1'-0"

***Material Schedule "A"***

| KEY COLOR (TO MATCH), DESCRIPTION |                                                                     |
|-----------------------------------|---------------------------------------------------------------------|
| M1                                | STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221                       |
| M2                                | HORIZONTAL WOOD SIDING - "BARREL STOVE" DE6216                      |
| M3                                | WOOD SIDING - "BROODING STORM" DET604                               |
| M4                                | ACCENT / TRIM / FASCIA - "ANTIQUE PAPER" DE6218                     |
| M5                                | STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE           |
| M6                                | ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND |
| M7                                | SHAKE SIDING - "BARREL STOVE" DE6216                                |

|                                                                                                  |  |            |
|--------------------------------------------------------------------------------------------------|--|------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |            |
| 8 Sept. 2022                                                                                     |  |            |
| 21-4262                                                                                          |  |            |
| <b>Exterior Elevs.<br/>Type "A" 5 UNIT</b>                                                       |  | <b>PL9</b> |



CONTEMPORARY CRAFTSMAN



**Front Elevation - Type "B" (5 unit)**  
1/4" = 1'-0"



**Right Elevation - Type "B" (5 unit)**  
1/4" = 1'-0"

**Material Schedule "B"**

**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767  
M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063  
M3 WOOD SIDING - "STONE CREEK" DE6278  
M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345  
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE  
M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND  
M7 SHINGLE SIDING - "GRAY WOLF" DE6354

|                                       |  |             |
|---------------------------------------|--|-------------|
| Proposed Condominium Development For: |  |             |
| PRL Inc.                              |  |             |
| 6697 Citrus Avenue, Fontana CA 92336  |  |             |
| 8 Sept. 2022                          |  |             |
| 21-4262                               |  |             |
| <b>Exterior Elevs.</b>                |  | <b>PL10</b> |
| <b>Type "B" 5 UNIT</b>                |  |             |



CONTEMPORARY CRAFTSMAN



***Rear Elevation - Type "B" (5 unit)***  
1/4" = 1'-0"



***Left Elevation - Type "B" (5 unit)***  
1/4" = 1'-0"

***Material Schedule "B"***

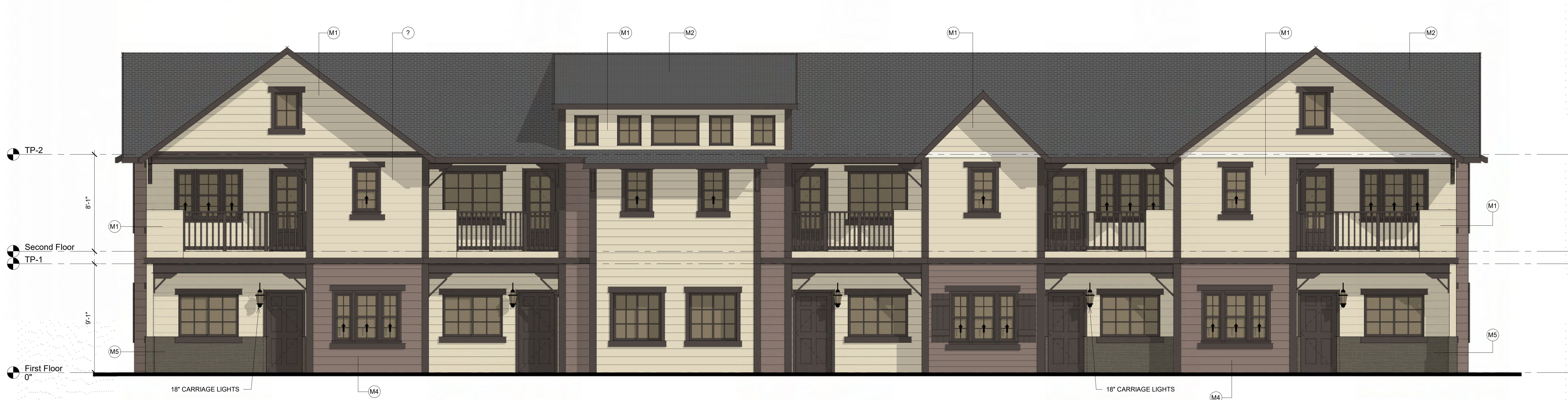
**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 STUCCO MAIN COLOR - "RIVERBED" DEC767
- M2 WOOD SIDING/DOORS/SHUTTERS/RAILING - "BLACK WALNUT" DE6063
- M3 WOOD SIDING - "STONE CREEK" DE6278
- M4 ACCENT / TRIM / FASCIA - "WHITE FEVER" DEW345
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE
- M6 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M7 SHINGLE SIDING - "GRAY WOLF" DE6354

|                                                                                                  |  |             |
|--------------------------------------------------------------------------------------------------|--|-------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |             |
| 8 Sept. 2022                                                                                     |  |             |
| 21-4262                                                                                          |  |             |
| <b>Exterior Elevs.<br/>Type "B" 5 UNIT</b>                                                       |  | <b>PL11</b> |



CONTEMPORARY CRAFTSMAN



**Front Elevation - Type "C" (5 unit)**  
1/4" = 1'-0"



**Left Elevation - Type "C" (5 unit)**  
1/4" = 1'-0"

**Material Schedule "C"**

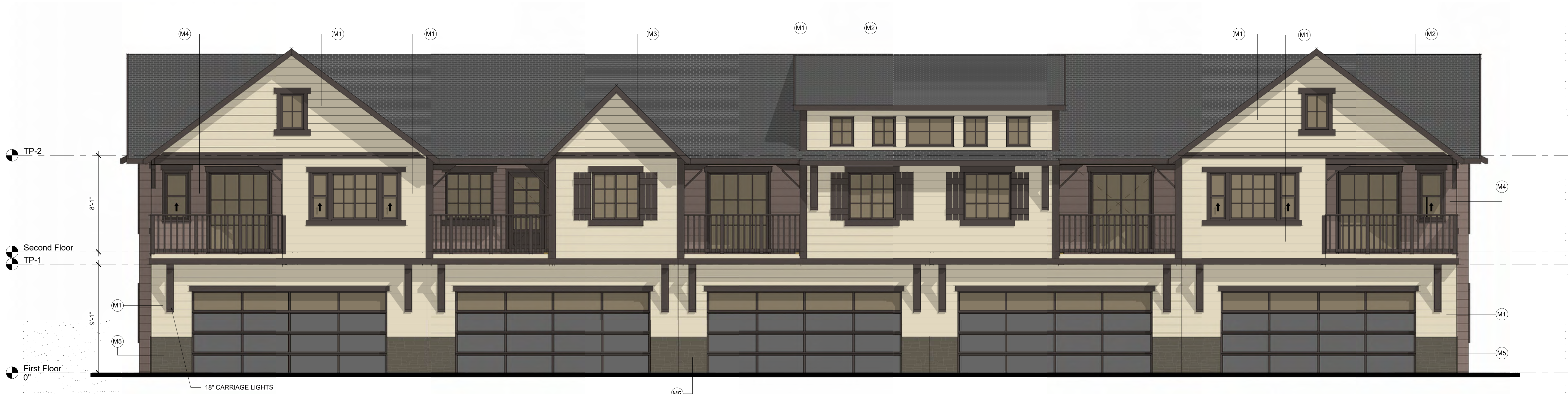
**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673
- M2 ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND
- M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680
- M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6081
- M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

|                                                                                                  |  |             |
|--------------------------------------------------------------------------------------------------|--|-------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |             |
| 8 Sept. 2022                                                                                     |  |             |
| 21-4262                                                                                          |  |             |
| <b>Exterior Elevs.<br/>Type "C" 5 UNIT</b>                                                       |  | <b>PL12</b> |



CONTEMPORARY CRAFTSMAN



***Rear Elevation - Type "C" (5 unit)***  
1/4" = 1'-0"



***Right Elevation - Type "C" (5 unit)***  
1/4" = 1'-0"

***Material Schedule "C"***

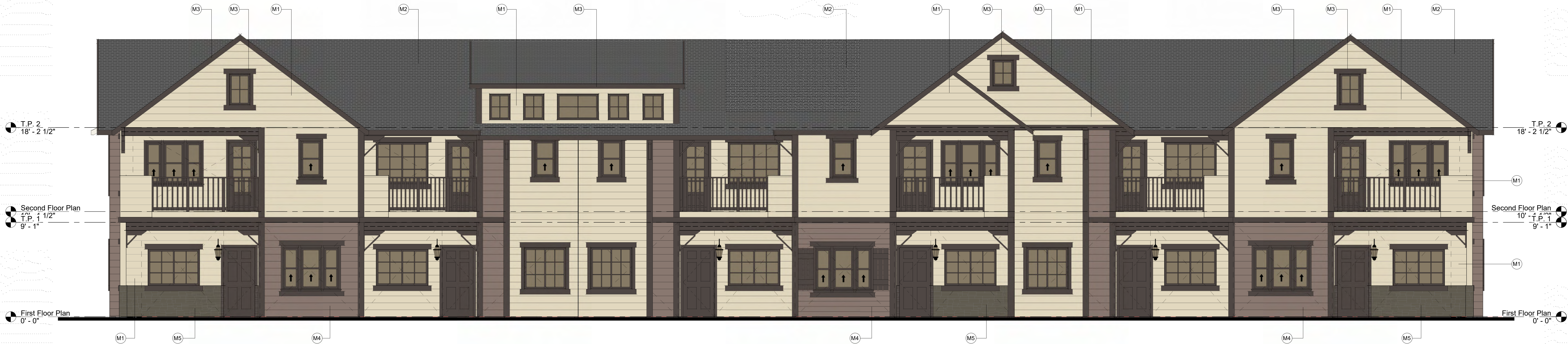
**KEY COLOR (TO MATCH), DESCRIPTION**

- M1 SIDING MAIN COLOR - MISSION WHITE - DET673  
M2 ROOFING - NEW POINT - SAXONY 800 COUNTRY SLATE - BRONZE PEARL BLEND  
M3 ACCENT COLOR - ESPRESSO MACCHIATO - DET680  
M4 SIDING SECONDARY COLOR - RIVER ROCKS - DE6061  
M5 STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE

|                                                                                                  |  |             |
|--------------------------------------------------------------------------------------------------|--|-------------|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |  |             |
| 8 Sept. 2022                                                                                     |  |             |
| 21-4262                                                                                          |  |             |
| <b>Exterior Elevs.<br/>Type "C" 5 UNIT</b>                                                       |  | <b>PL13</b> |



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Front Elevation - Type "C" (6 unit)  
1/4" = 1'-0"



Left Elevation - Type "C" (6 unit)  
1/4" = 1'-0"

Material Schedule "C"

| KEY | COLOR (TO MATCH), DESCRIPTION                                       |
|-----|---------------------------------------------------------------------|
| M1  | SIDING MAIN COLOR - MISSION WHITE - DET673                          |
| M2  | ROOFING - NEW POINT - SAXONY 900 COUNTRY SLATE - BRONZE PEARL BLEND |
| M3  | ACCENT COLOR - ESPRESSO MACCHIATO - DET680                          |
| M4  | SIDING SECONDARY COLOR - RIVER ROCKS - DEF081                       |
| M5  | STONE VENEER - BORAL "SKYLINE" COUNTRY LEDGESTONE PROFILE           |

CONTEMPORARY CRAFTSMAN



ANDRESEN  
ARCHITECTURE  
INC.  
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

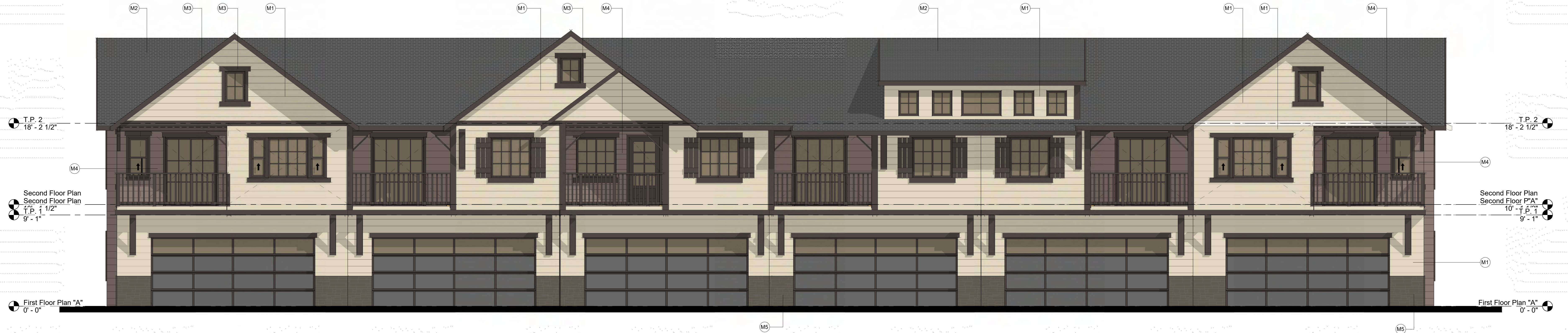
|                                       |  |
|---------------------------------------|--|
| Proposed Condominium Development For: |  |
| PRL Inc.                              |  |
| 6697 Citrus Avenue, Fontana CA 92336  |  |
| 8 Sept. 2022                          |  |
| 21-4262                               |  |

Exterior Elevs.  
Type "C" 6 UNIT

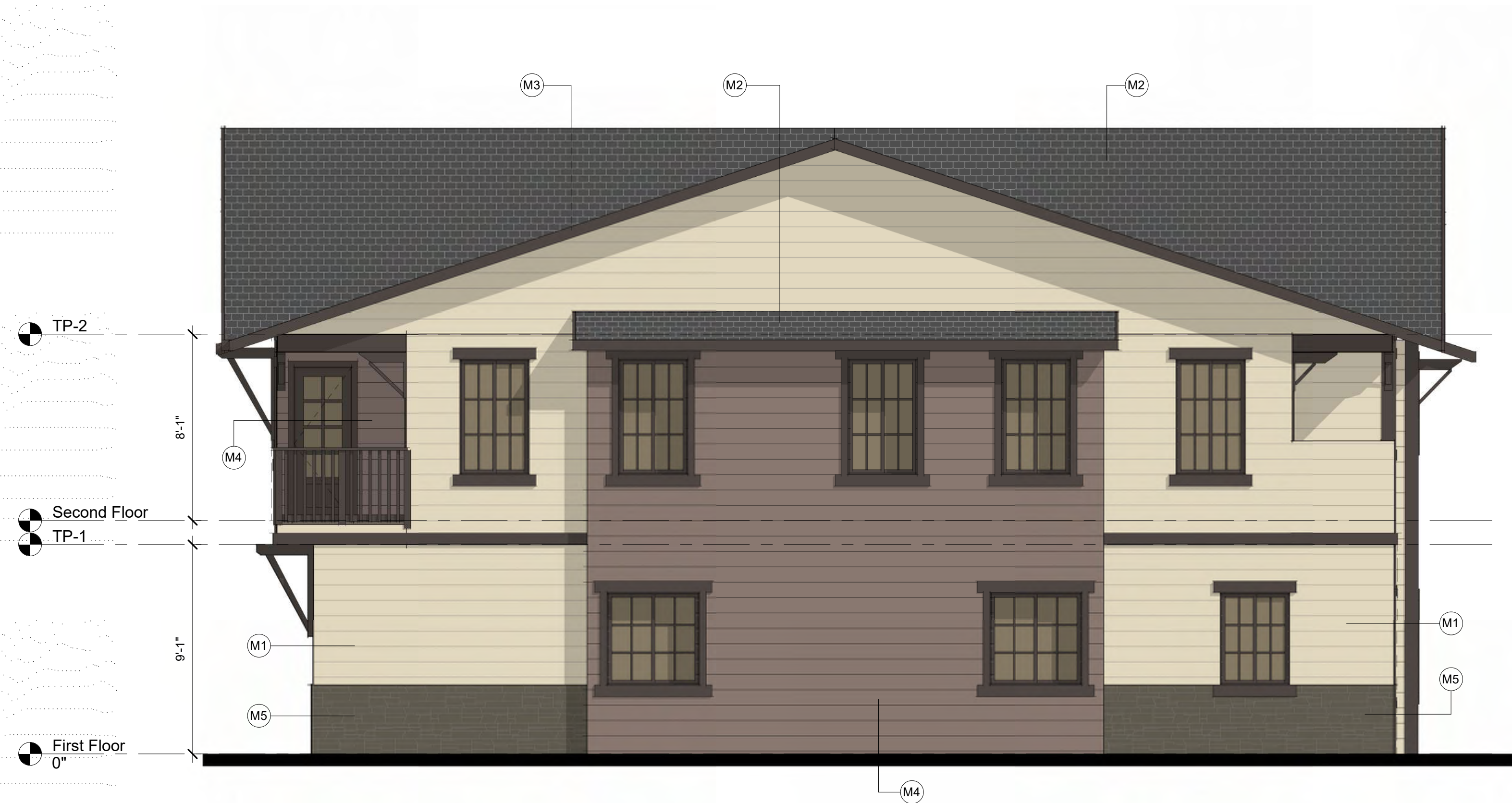
PL14







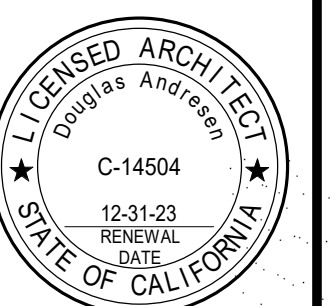
**Rear Elevation - Type "C" (6 unit)**  
1/4" = 1'-0"



**Right Elevation - Type "C" (6 unit)**  
1/4" = 1'-0"

CONTEMPORARY CRAFTSMAN

|                                                                                                  |   |
|--------------------------------------------------------------------------------------------------|---|
| Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |   |
| 8 Sept. 2022                                                                                     | ▲ |
| 21-4262                                                                                          | ▲ |

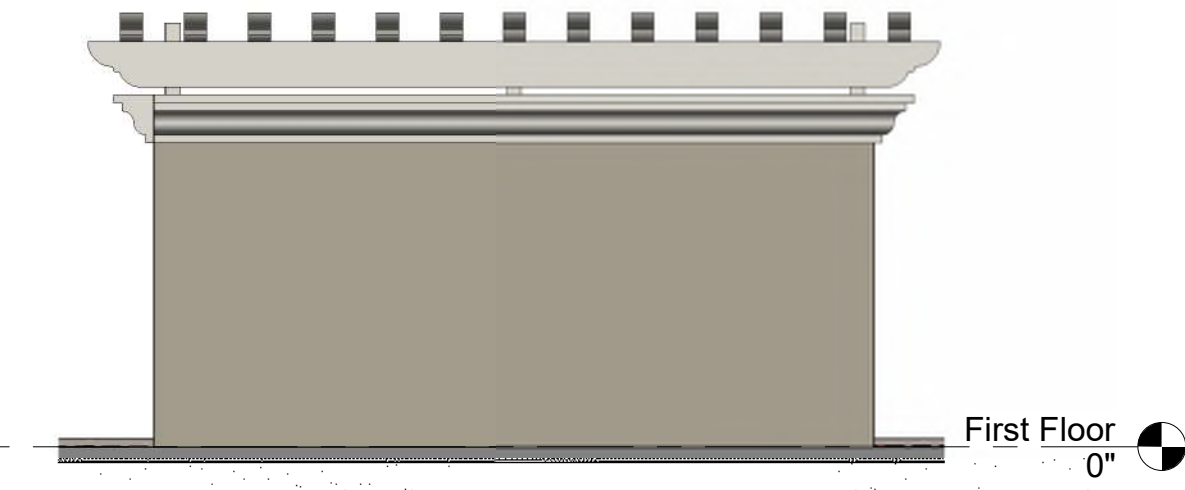


**Exterior Elevs.  
Type "C" 6 UNIT**

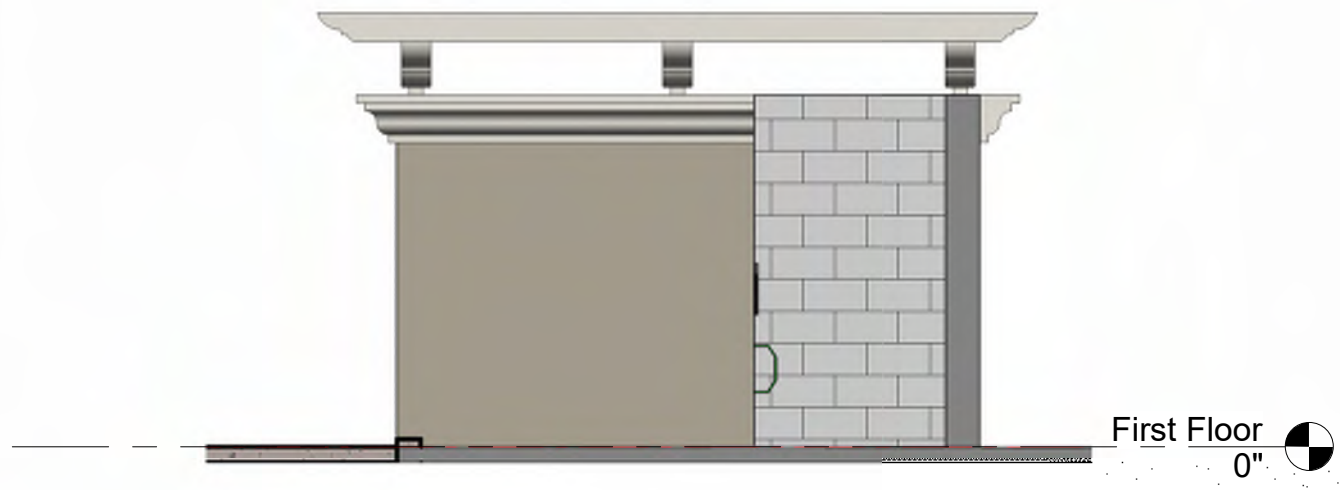
**PL15**



E:\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2021\21-4262 Allard Citrus Condominiums.rvt 9/8/2022 6:24:14 PM



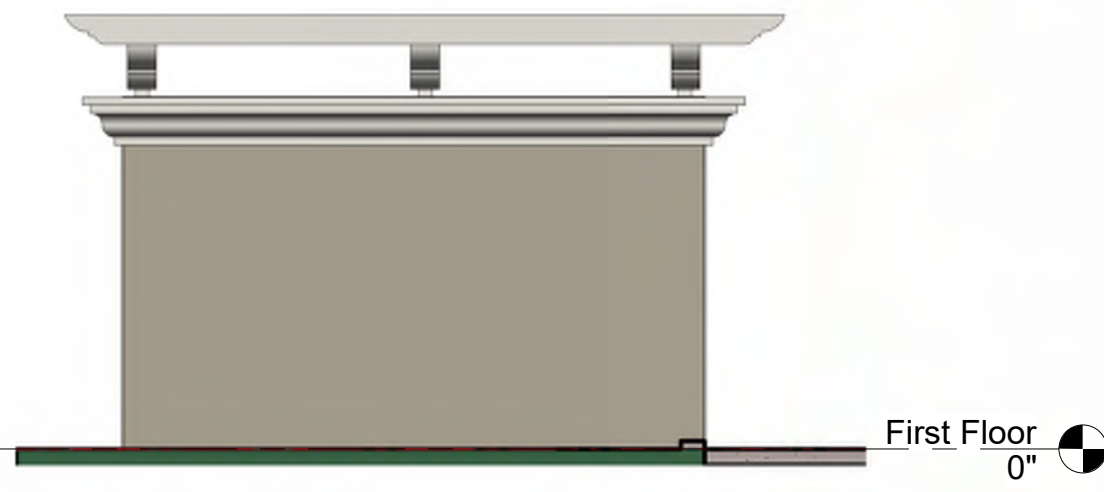
North TE  
1/4" = 1'-0"



East TE  
1/4" = 1'-0"



South TE  
1/4" = 1'-0"

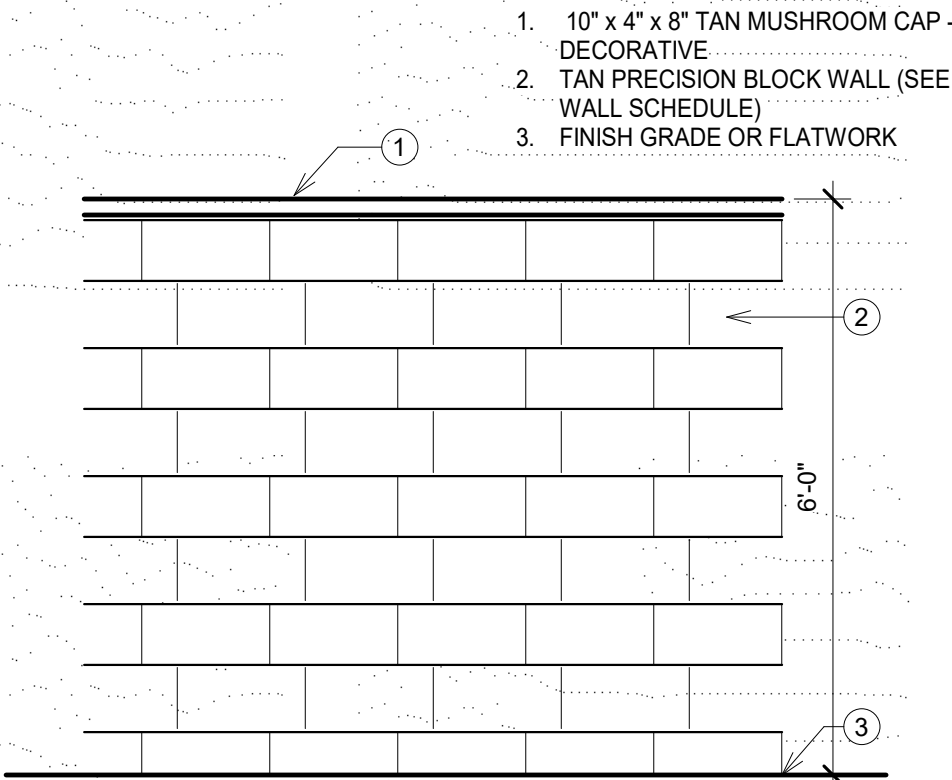


West TE  
1/4" = 1'-0"

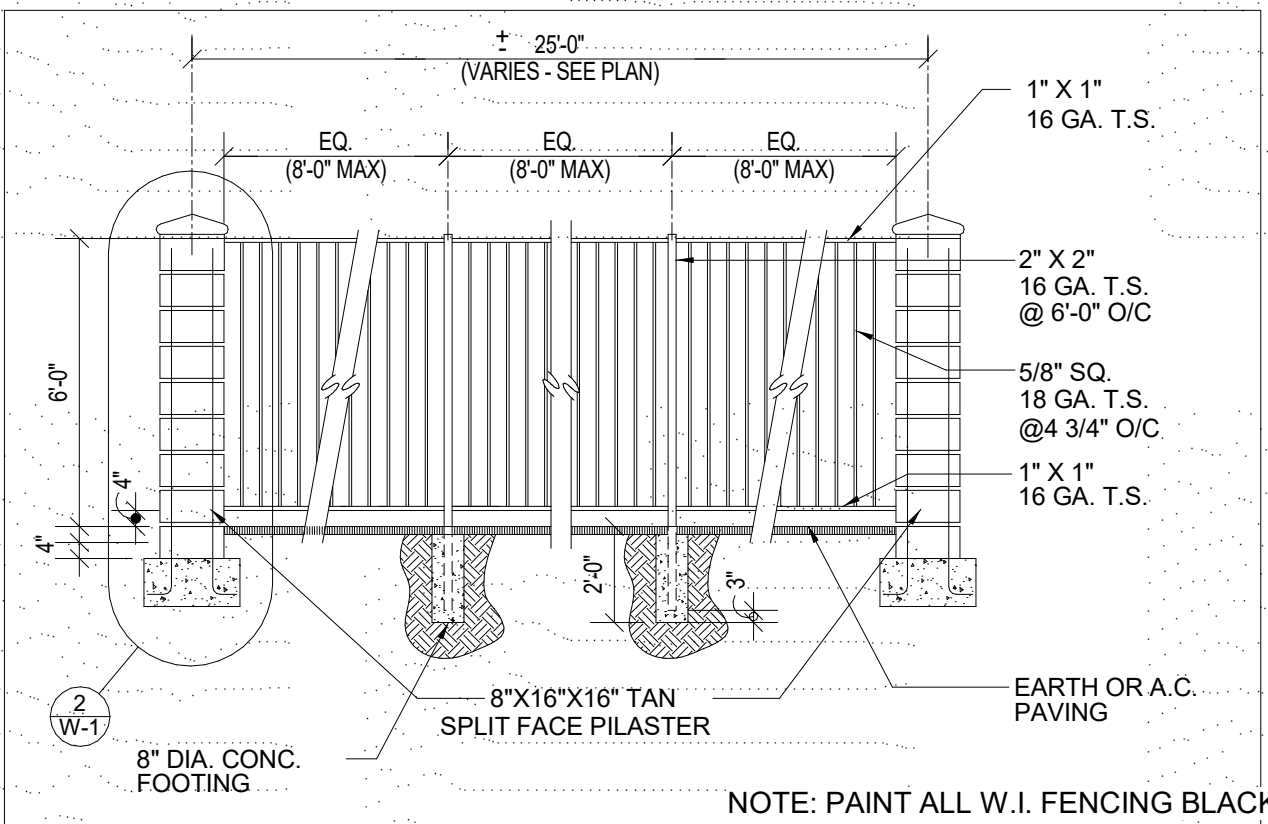
Material Schedule "TE"

KEY COLOR (TO MATCH), DESCRIPTION

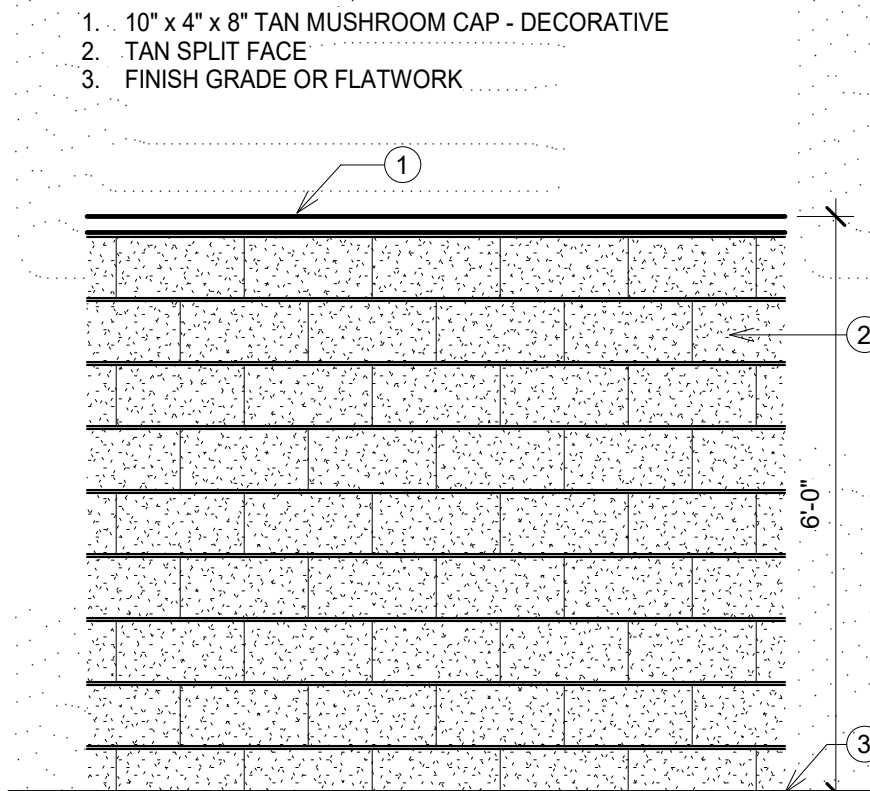
- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221  
M2 WOOD - "ANTIQUE PAPER" DE6218



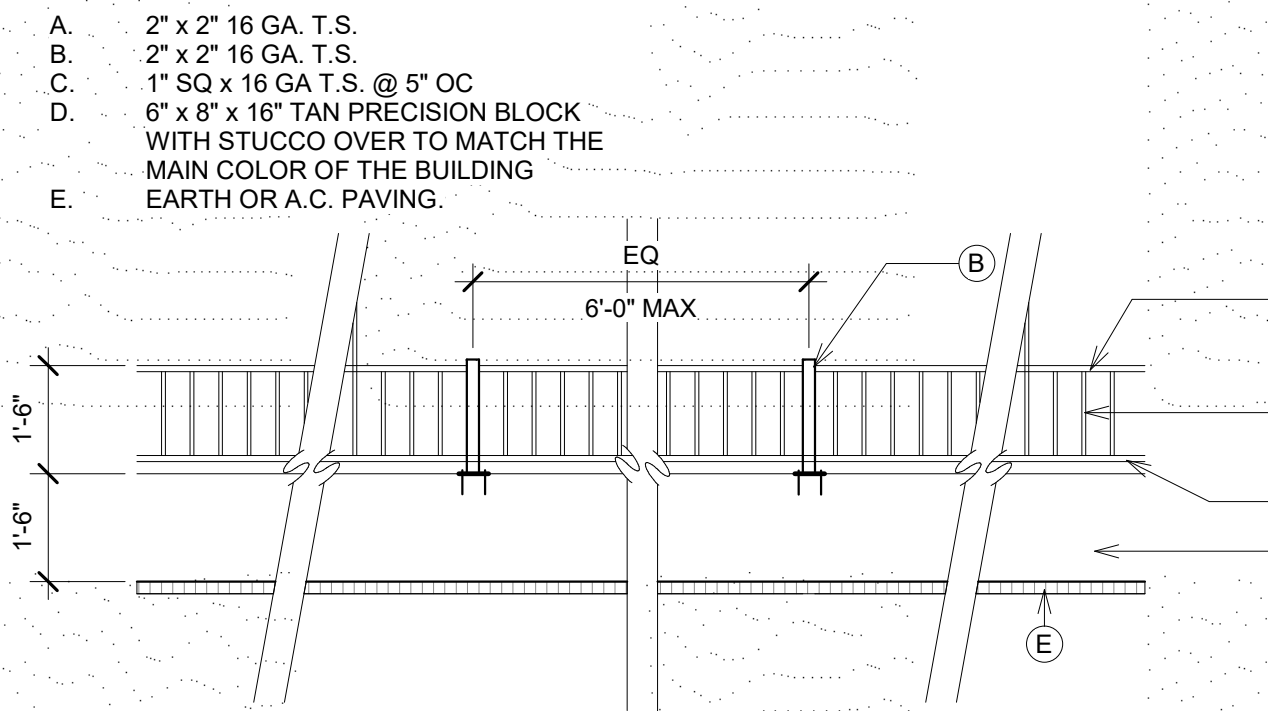
3 Wall Elevation (Interior Wall)  
1/2" = 1'-0"



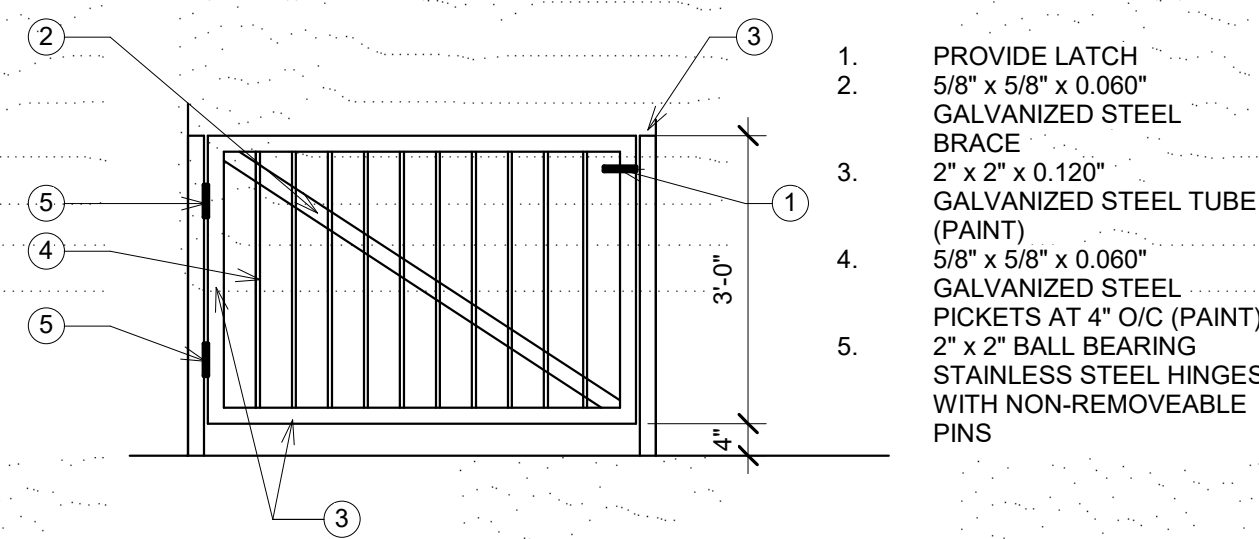
2 Wrought Iron Fencing  
1/4" = 1'-0"



1 Wall Elevation  
1/2" = 1'-0"



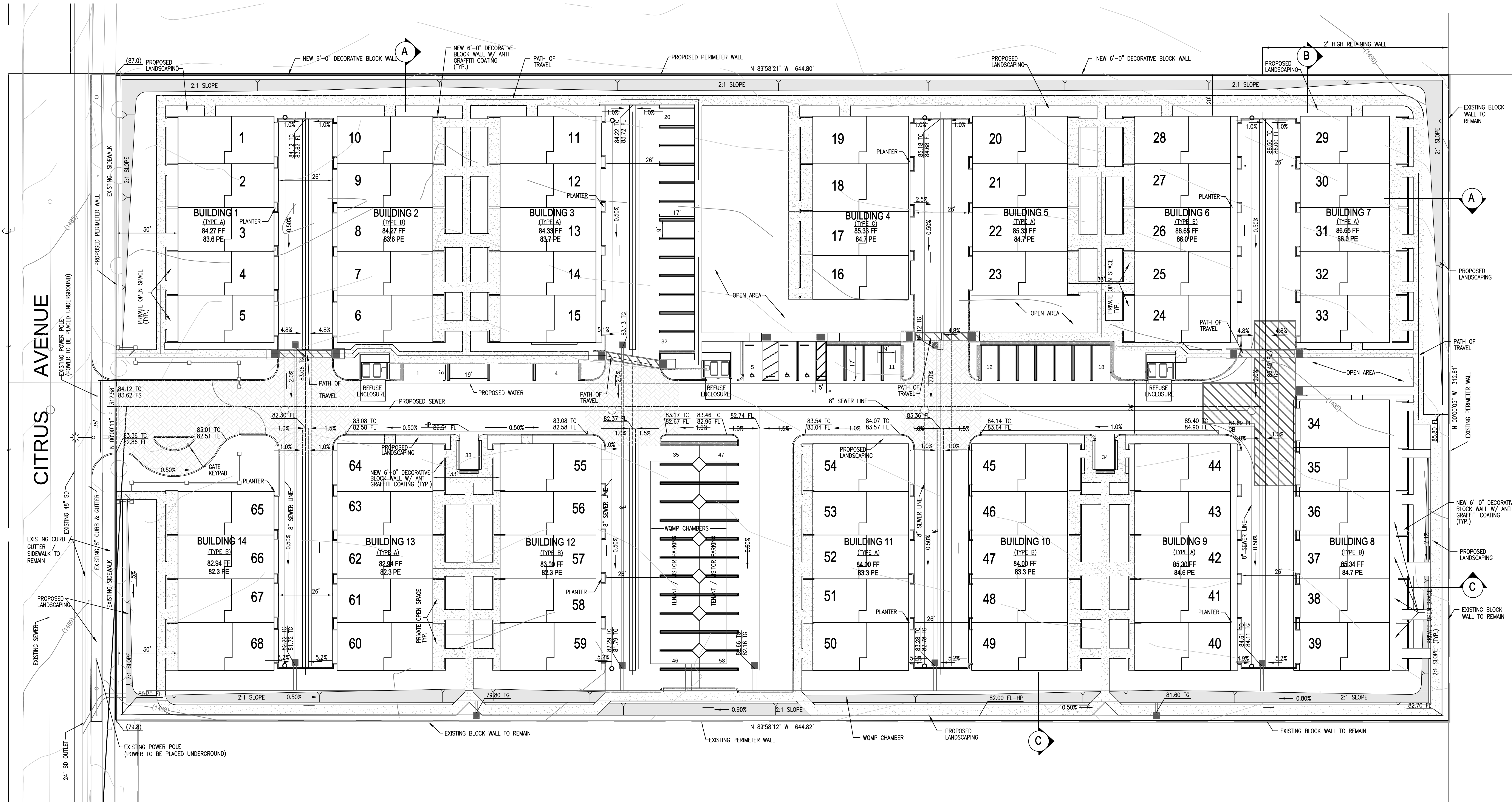
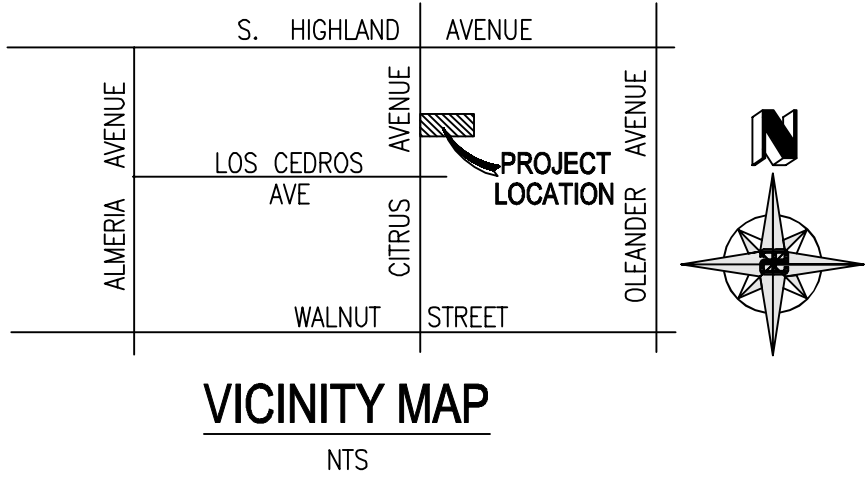
5 Wrought Iron Fence  
3/8" = 1'-0"



4 Wrought Iron Gate  
1/2" = 1'-0"



CONCEPTUAL GRADING PLAN  
CITY OF FONTANA



LEGAL DESCRIPTION:

LOT 14, OF TRACT 1909, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE 70 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE CITY OF FONTANA BY DEED RECORDED FEBRUARY 12, 2004 AS INSTRUMENT NO. 2004-0105424 OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO:

0240-011-17

DEVELOPER / OWNER

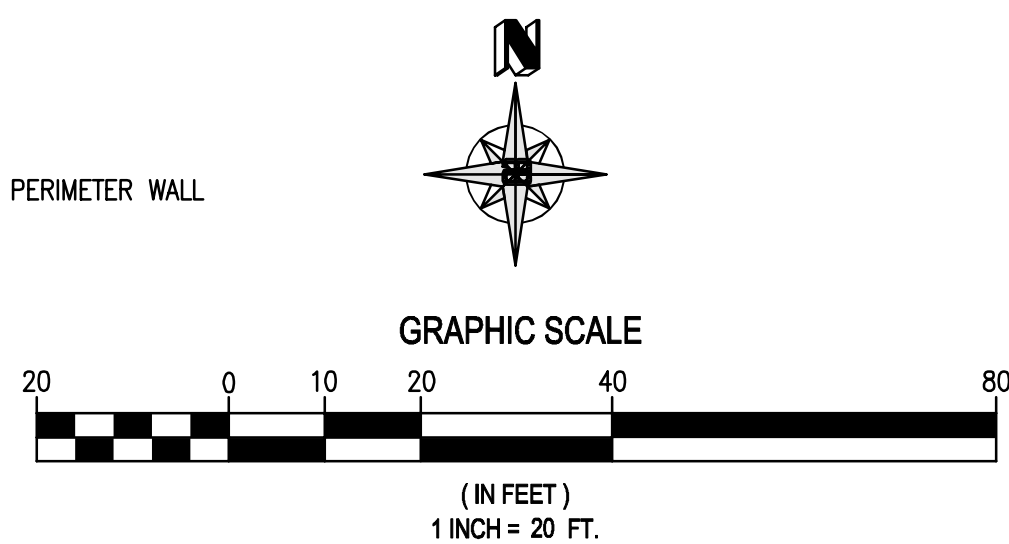
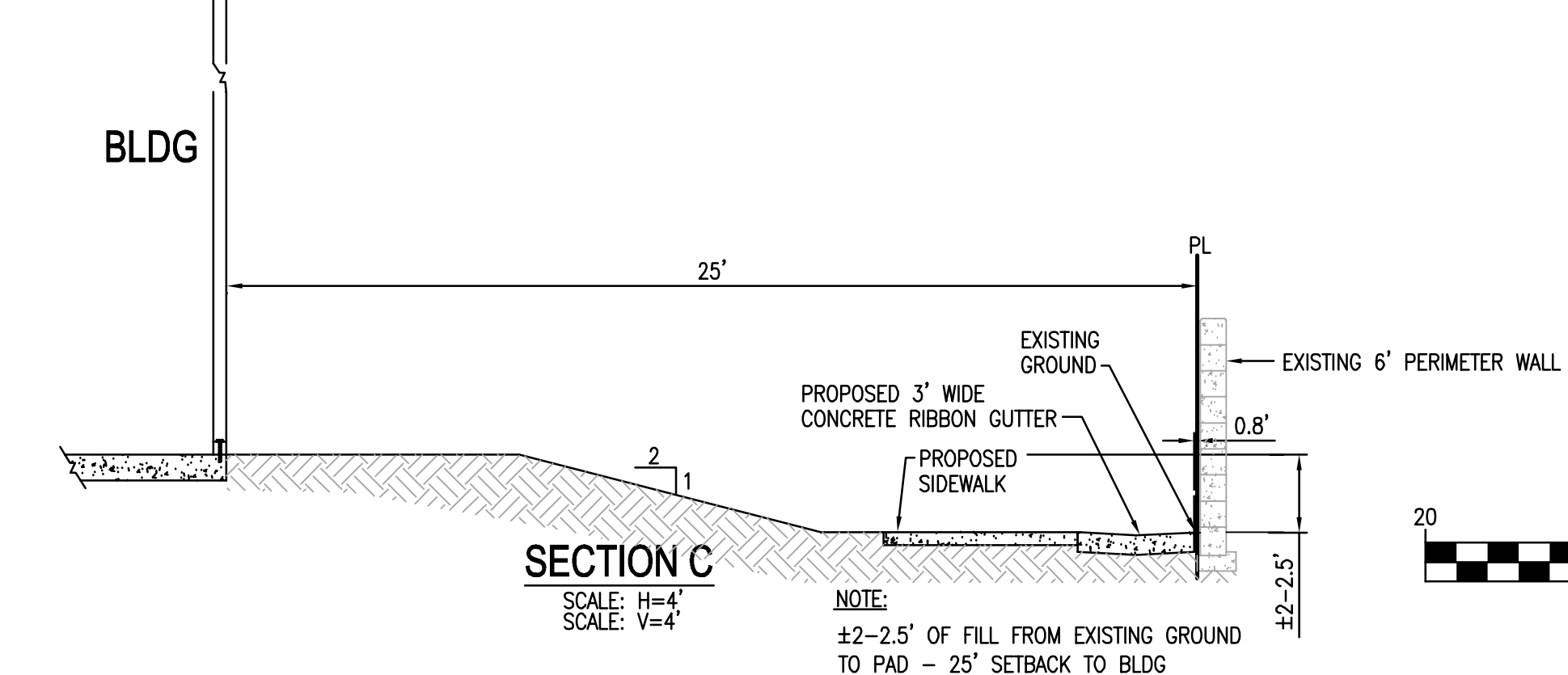
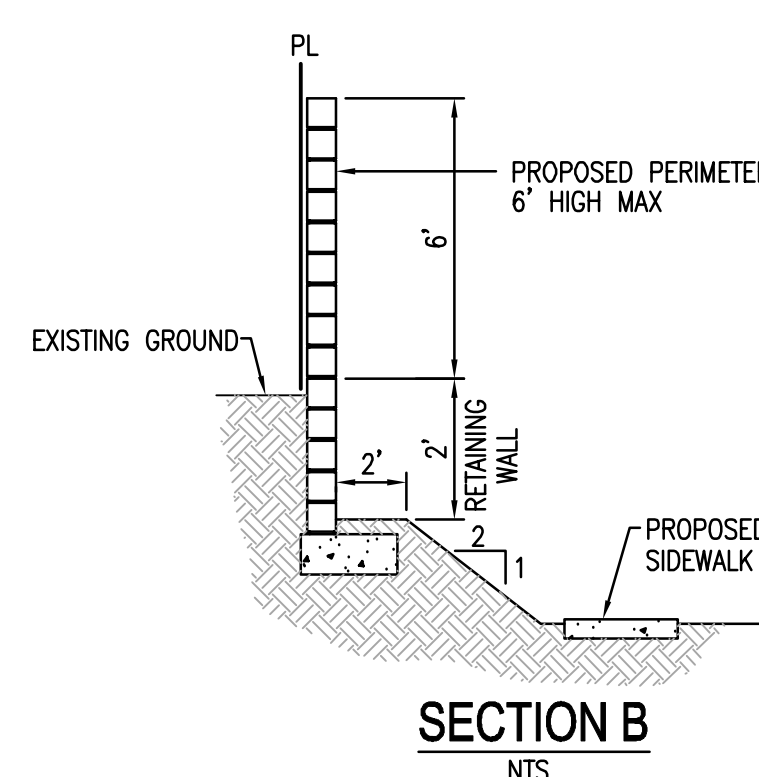
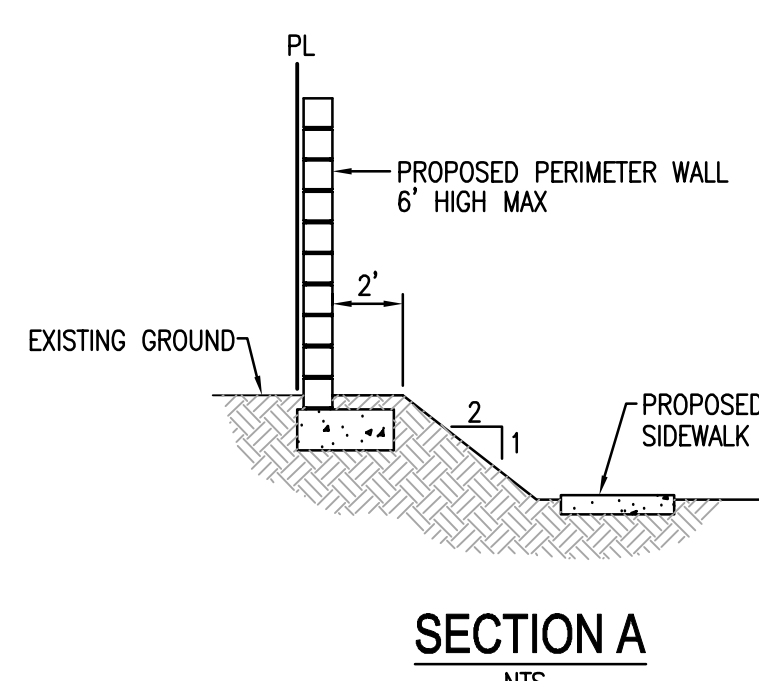
PRL ENTERPRISES  
16866 SEVILLE AVENUE  
FONTANA, CA 92335  
(909) 356-1815

ENGINEER:

ALLARD ENGINEERING  
16866 SEVILLE AVENUE  
FONTANA, CALIFORNIA 92335  
PHONE (909) 356-1815  
FAX (909) 356-1795

LEGEND:

- AC PAVEMENT
- PROJECT BOUNDARY
- CENTERLINE
- PE PAD ELEVATION
- FF FINISHED FLOOR
- 1% DRAINAGE FLOW
- TC TOP OF CURB
- FS FINISH SURFACE
- FL FLOW LINE
- EG EXISTING GROUND



CONCEPT GRADING PLAN

SHEET TITLE

SHEET NO. 1 OF 1

DATE September, 2022

SCALE 1"=20'

DRAWN STAFF

CHECKED R.E.A.

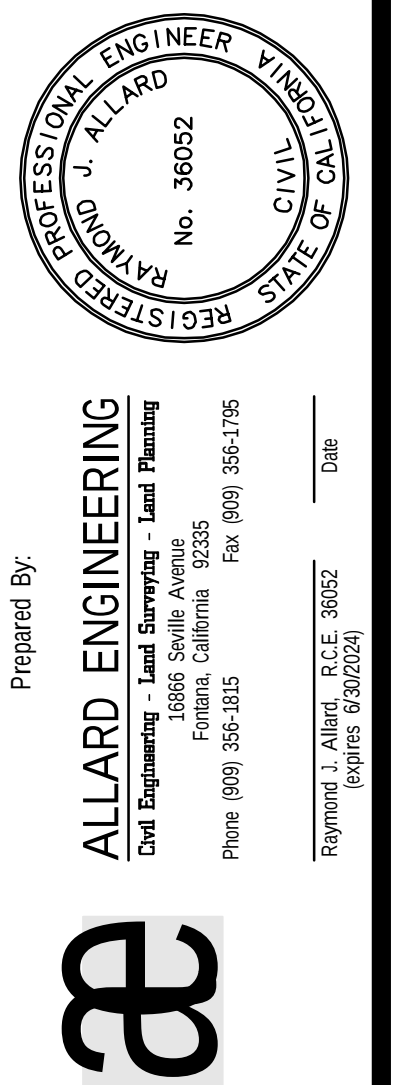
PROJECT

FONTANA, CALIFORNIA

JOB NO.

TR 20521

FILENAME: I:\PRL\Citrus Fontana\DWG\CONCEPT GRADING\CONCEPT GRADING SH1 1.dwg



Prepared By

ALLARD ENGINEERING  
Civil Engineering - Surveying - Land Planning  
Fontana, California 92335  
Phone (909) 356-1815 Fax (909) 356-1795  
Raymond J. Allard, P.E., C.E., 36052  
Professional Engineer





UTILITY PROVIDERS:

CITY OF FONTANA  
8353 SIERRA AVE  
FONTANA, CA 92335  
(909) 350-6632

SPRINT  
2592 DUPONT DR  
IRVINE, CA 92612  
(800) 659-9698

SO. CALIF. GAS COMPANY  
1981 W. LUGONIA AVE  
REDLANDS, CA 92374  
(909) 335-7967

EMERGENCIES: (800) 427-2200

SO. CALIF. EDISON COMPANY  
300 N. PEPPER AVE  
RIALTO, CA 92376  
(909) 820-5598 - UNDERGROUND  
(909) 875-5100 - TRANSMISSION  
(213) 637-1233 - PIPELINES  
(909) 357-6505 - DISTRIBUTION

AT&T  
22311 BROOKHURST ST SUITE 203  
HUNTINGTON BEACH, CA 92646  
(714) 963-7964

TIME WARNER CABLE  
1500 AUTO CENTER DR  
ONTARIO, CA 91761  
(909) 975-3439

SUNESYS, LLC  
1325 PICO ST #106  
CORONA, CA 92881  
(951) 278-0400

UNDERGROUND SERVICE ALERT  
(800) 422-4133

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

BENCHMARK:

NATIONAL GEODETIC SURVEY MON.  
EV9118, STAMPED "MWD 40A 1989"  
A BRASS DISK IN EDISON TOWER NO. 18-3, NW LEG  
FOOTING, LOCATED APPROX. 1460' NORTH OF THE  
CENTERLINE OF SUMMIT AVE AND 238' WEST OF THE  
CENTERLINE OF CITRUS AVE.  
NAVD 88 ELEVATION: 1679.78

BASIS OF BEARINGS:

TAKEN FROM THE CENTERLINE OF OLEANDER AVENUE  
AS SHOWN ON TRACT MAP NO. 16572, M.B.  
304/38-44  
BEING: N00°00'22"W

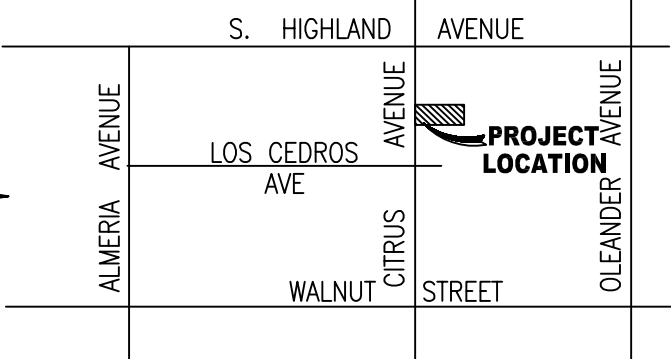
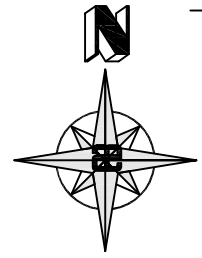
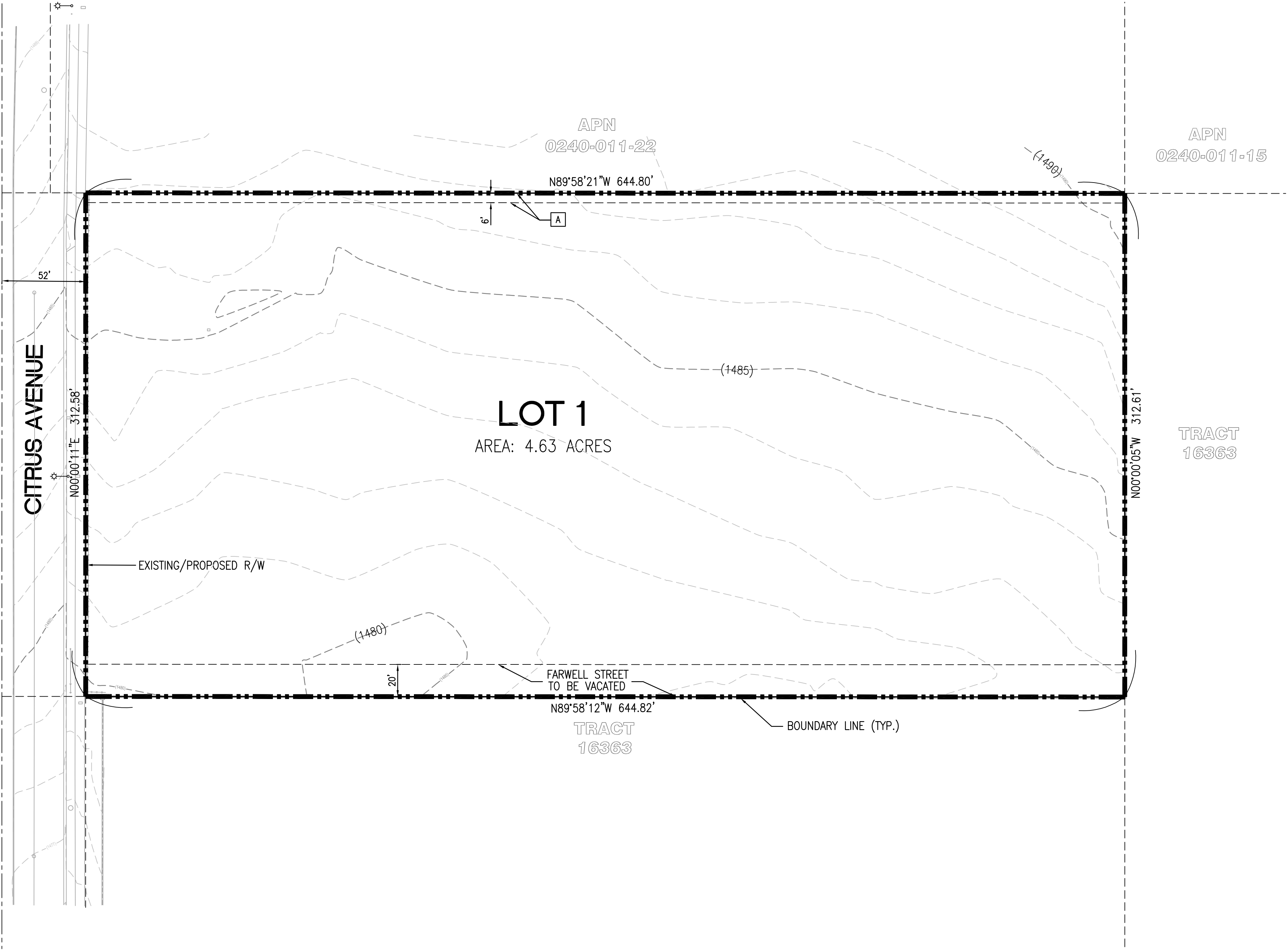
EASEMENT NOTES

[A] EASEMENT TO THE SOUTHERN CALIFORNIA  
EDISON FOR MAINTENANCE AND OPERATION  
OF ELECTRIC LINES AND TELEPHONE LINES  
AND CABLES, RECORDED IN BOOK 2832,  
PAGE 437 ON OCTOBER 3, 1951

AREA SUMMARY

GROSS AREA: 4.63 ACRES  
NUMBERED LOTS 1 - AREA: 4.63

CITY OF FONTANA  
TENTATIVE TRACT MAP NO. 20521  
FOR CONDOMINIUM PURPOSES



VICINITY MAP  
NTS

LEGAL DESCRIPTION:

LOT 14, OF TRACT 1909, IN THE CITY OF FONTANA, COUNTY OF SAN  
BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27, PAGE  
70 OF MISCELLANEOUS MAPS, INT HE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF AS CONVEYED TO THE CITY OF  
FONTANA BY DEED RECORDED FEBRUARY 12, 2004 AS INSTRUMENT NO.  
2004-0105424 OFFICIAL RECORDS.

ASSESSOR'S PARCEL NO:

0240-011-17

PROPOSED ZONING:

MULTIPLE FAMILY (R-3)

EXISTING ZONING:

GENERAL COMMERCIAL (C-2)

ADJACENT ZONING:

NORTH - GENERAL COMMERCIAL (C-2)  
SOUTH - SINGLE FAMILY (R-1)  
EAST - SINGLE FAMILY (R-1)  
WEST - SINGLE FAMILY (R-1)

OWNER:

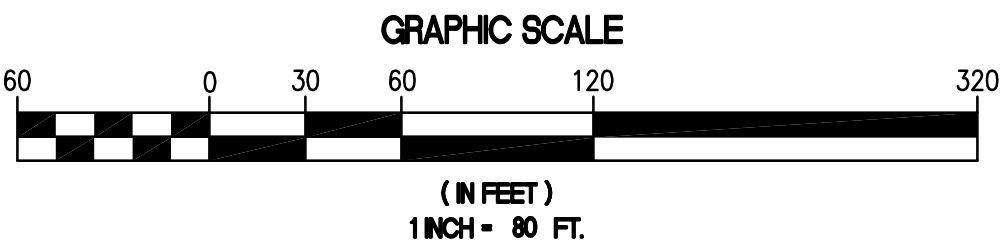
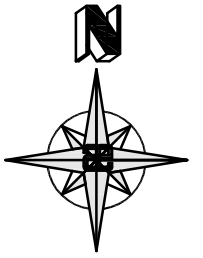
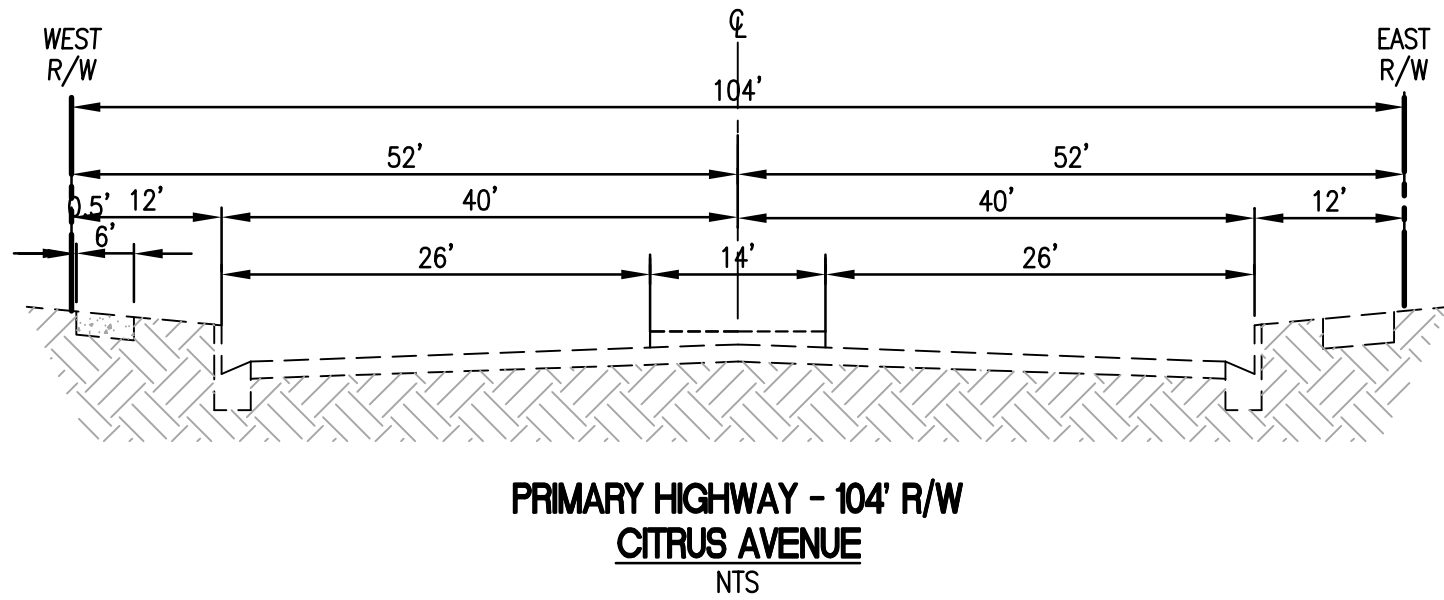
VIP STAY

DEVELOPER

PRL INC  
16866 SEVILLE AVENUE  
FONTANA, CA 92335  
PHONE (909) 356-1815

ENGINEER:

ALLARD ENGINEERING  
16866 SEVILLE AVENUE  
FONTANA, CALIFORNIA 92335  
PHONE (909) 356-1815  
FAX (909) 356-1795



CITY OF FONTANA  
TENTATIVE TRACT MAP NO. 20521

Prepared For:  
**PRL ENTERPRISES**  
16866 SEVILLE AVENUE  
FONTANA, CA 92335

Prepared By:  
**ALLARD ENGINEERING**  
Civil Engineering - Land Surveying - Land Planning  
16866 Seville Avenue  
Fontana, California 92335  
PHONE (909) 356-1815 Fax (909) 356-1795





C:\Users\Jason\Andrese\_3joepp\Andresen Architecture Inc\AAI - Access\Projects\4. Projects 2020-2029\2021\21-4262 Allard Citrus Apartments\Revit\21-4262 Allard Citrus Condominiums.rvt  
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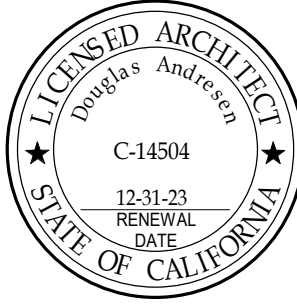
*View From Citrus Ave.*



*View of Amenities*



*View of Courtyard*

|                                                                                                                                                                                 |                                                                                                  |             |                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------|
| <br>ANDRESEN<br>ARCHITECTURE<br>INC.<br>17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688 | Proposed Condominium Development For:<br><b>PRL Inc.</b><br>6697 Citrus Avenue, Fontana CA 92336 |             |  |
|                                                                                                                                                                                 | 12 Sept. 2022                                                                                    |             |                                                                                       |
|                                                                                                                                                                                 | 21-4262                                                                                          |             |                                                                                       |
| <b>3D Views</b>                                                                                                                                                                 |                                                                                                  | <b>PL17</b> |                                                                                       |