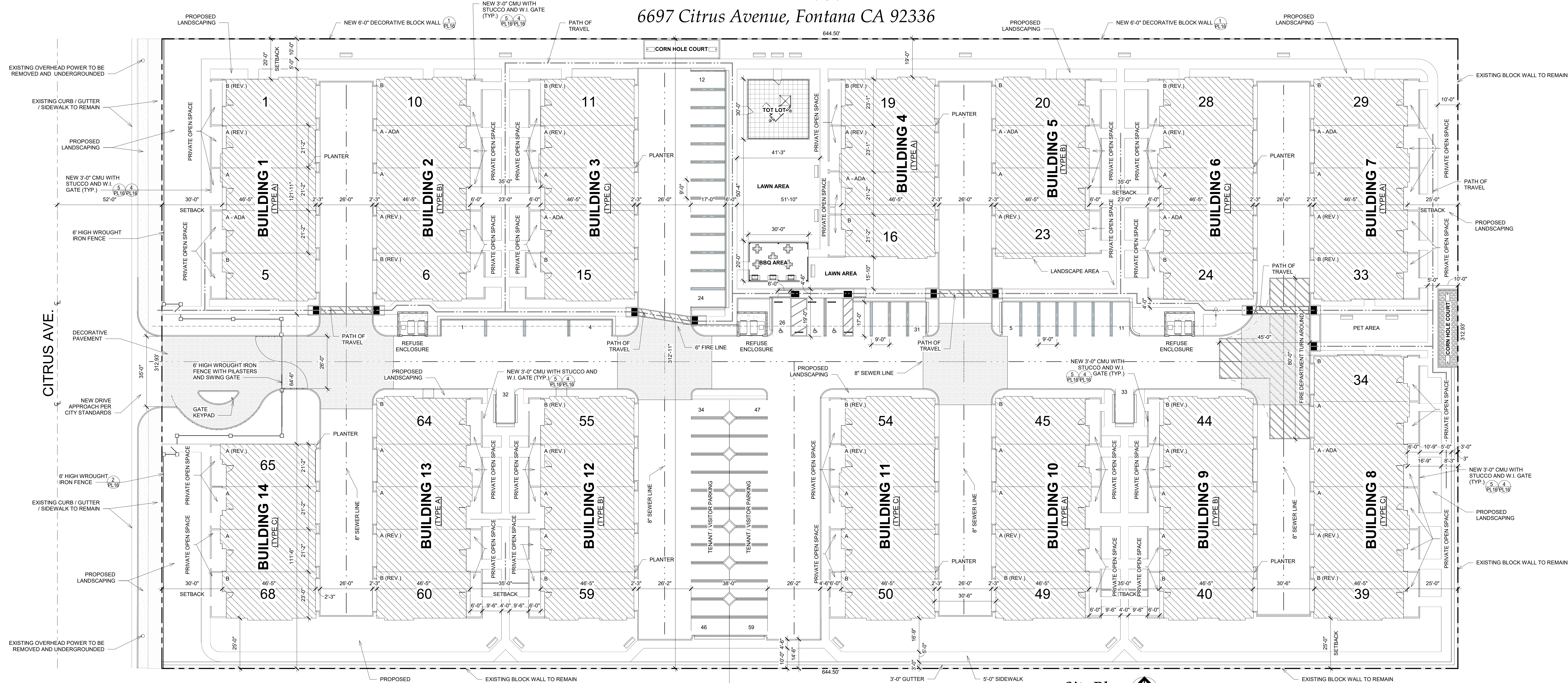


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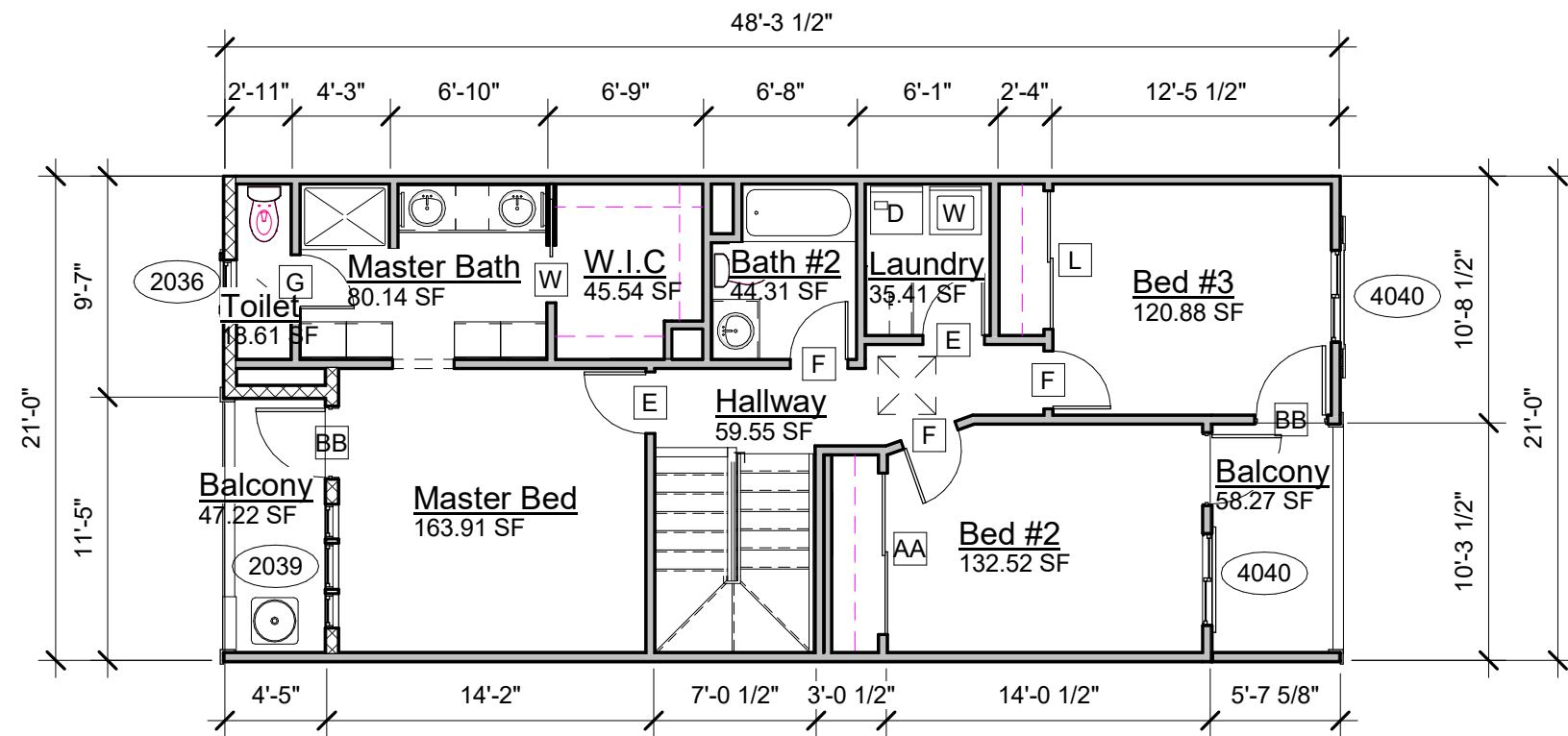
PRL Inc.

6697 Citrus Avenue, Fontana CA 92336

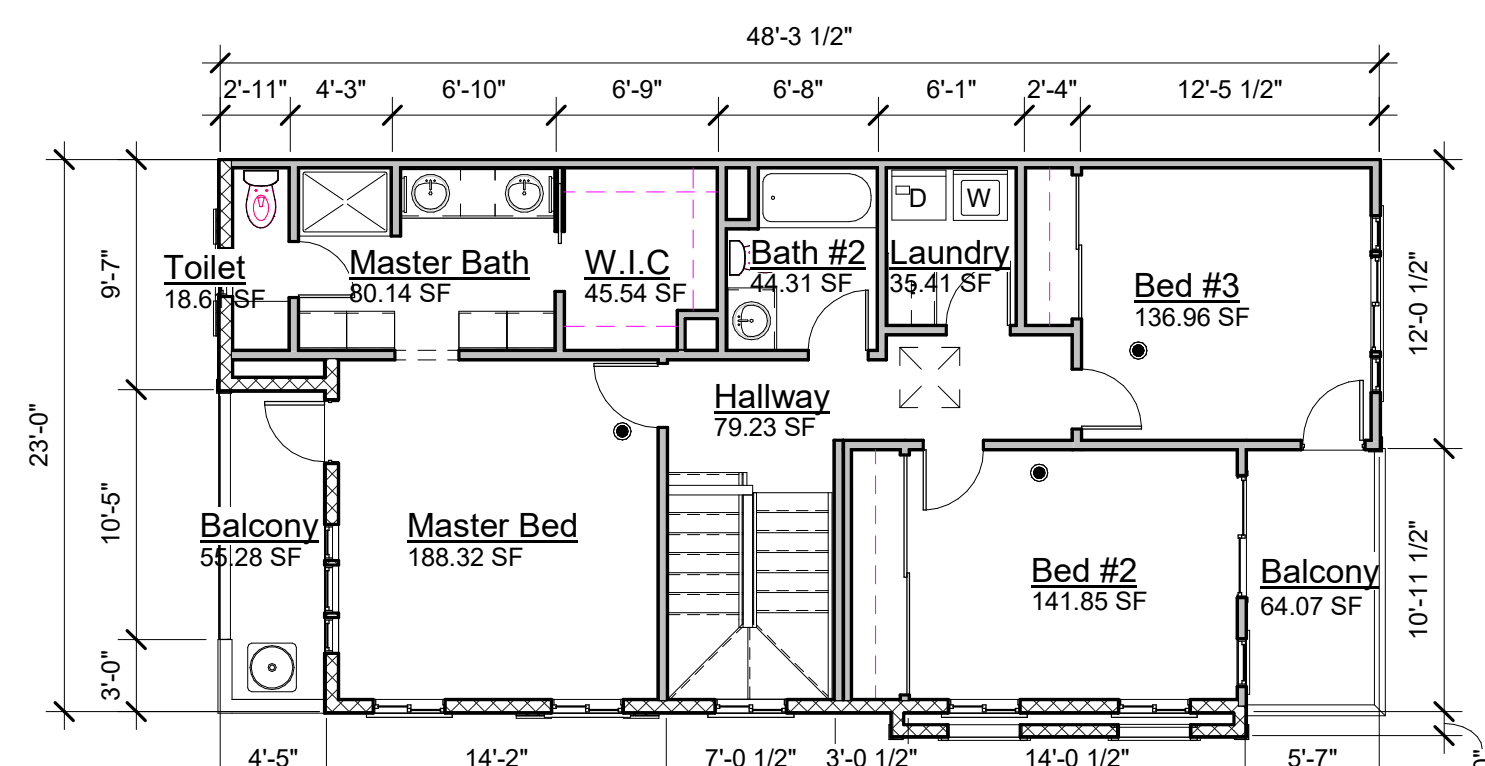
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© 2021 DOUG ANDRESEN, ARCHITECT EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DOUGLAS ANDRESEN, ARCHITECT.



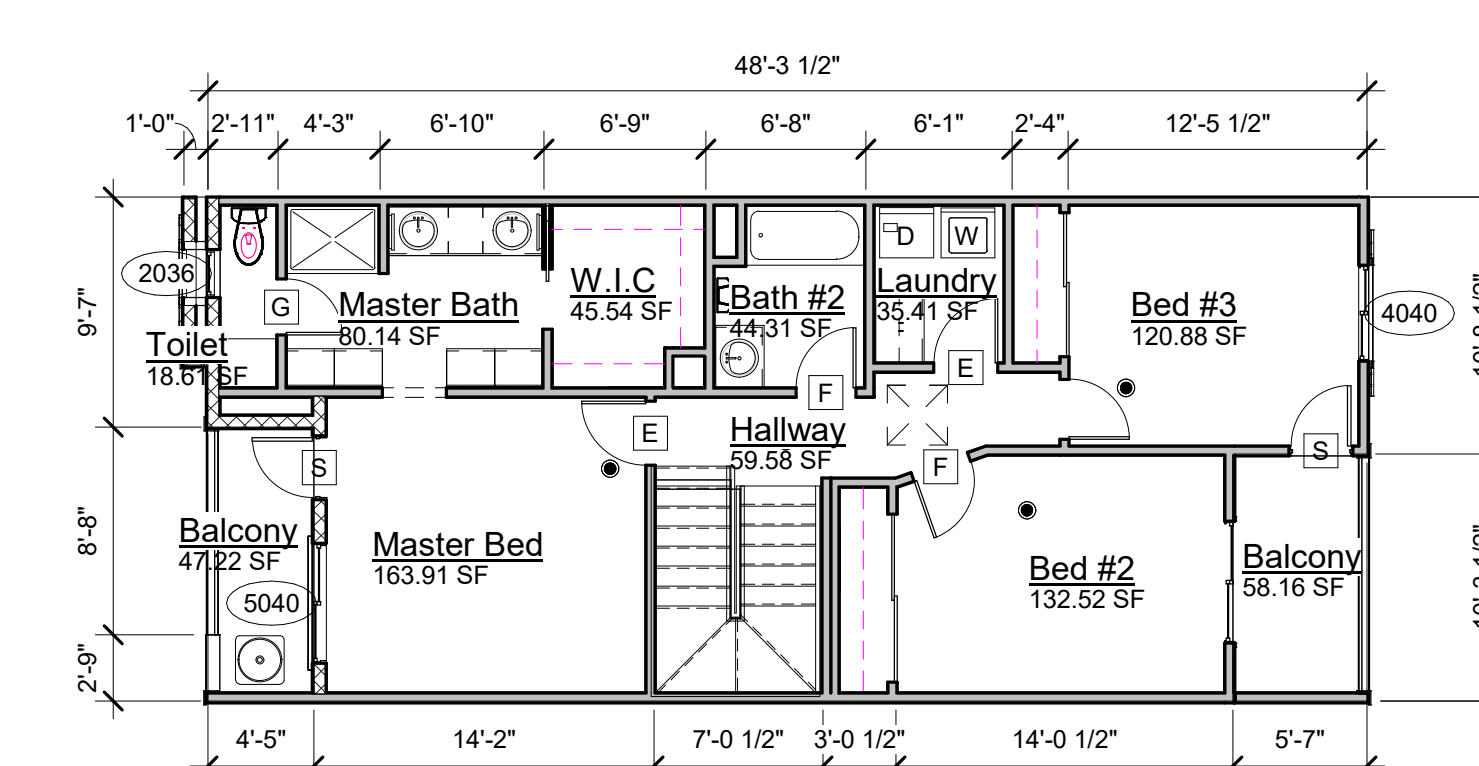
Site Plan
1" = 20'-0"



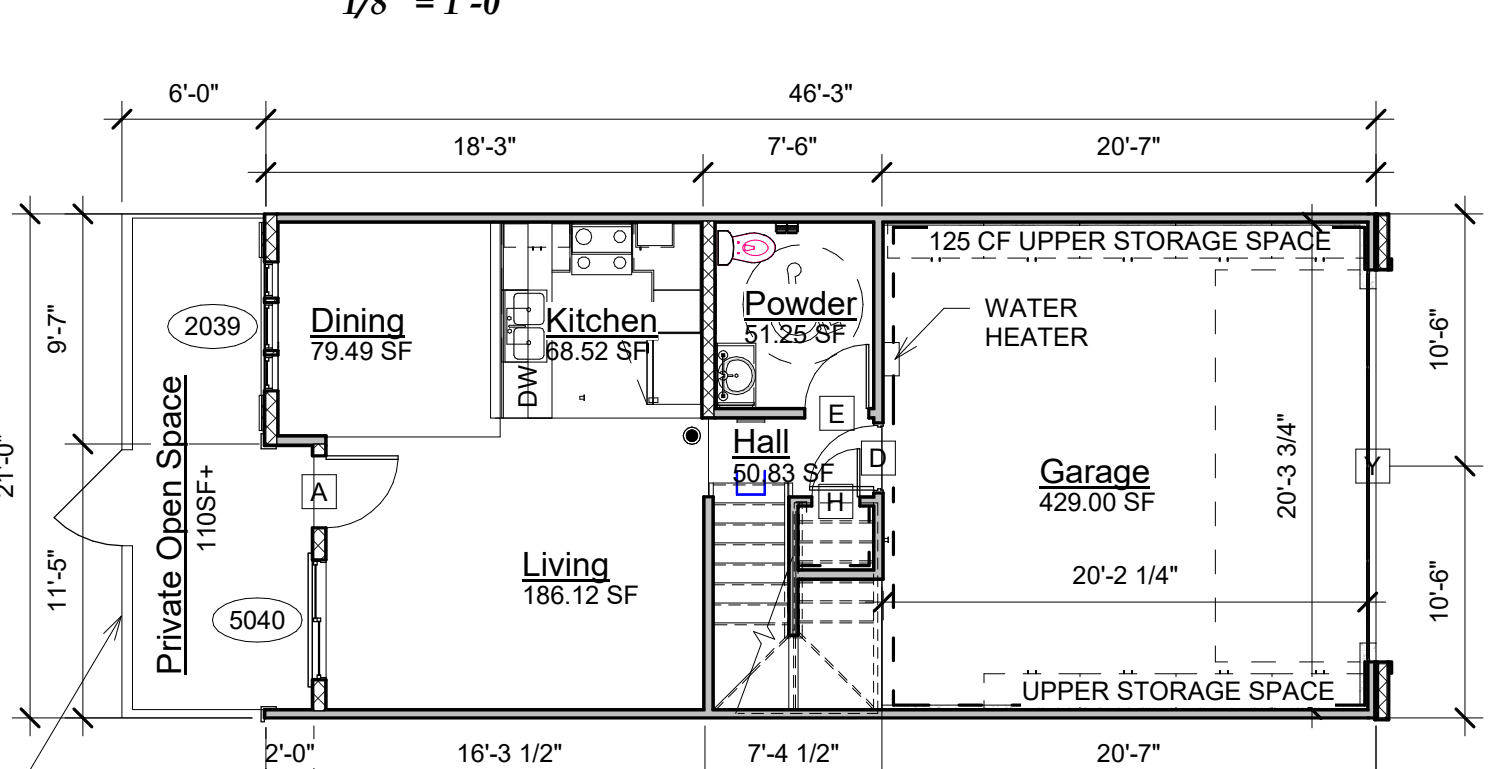
Second Floor Plan ADA - 906 SF
1/8" = 1'-0"



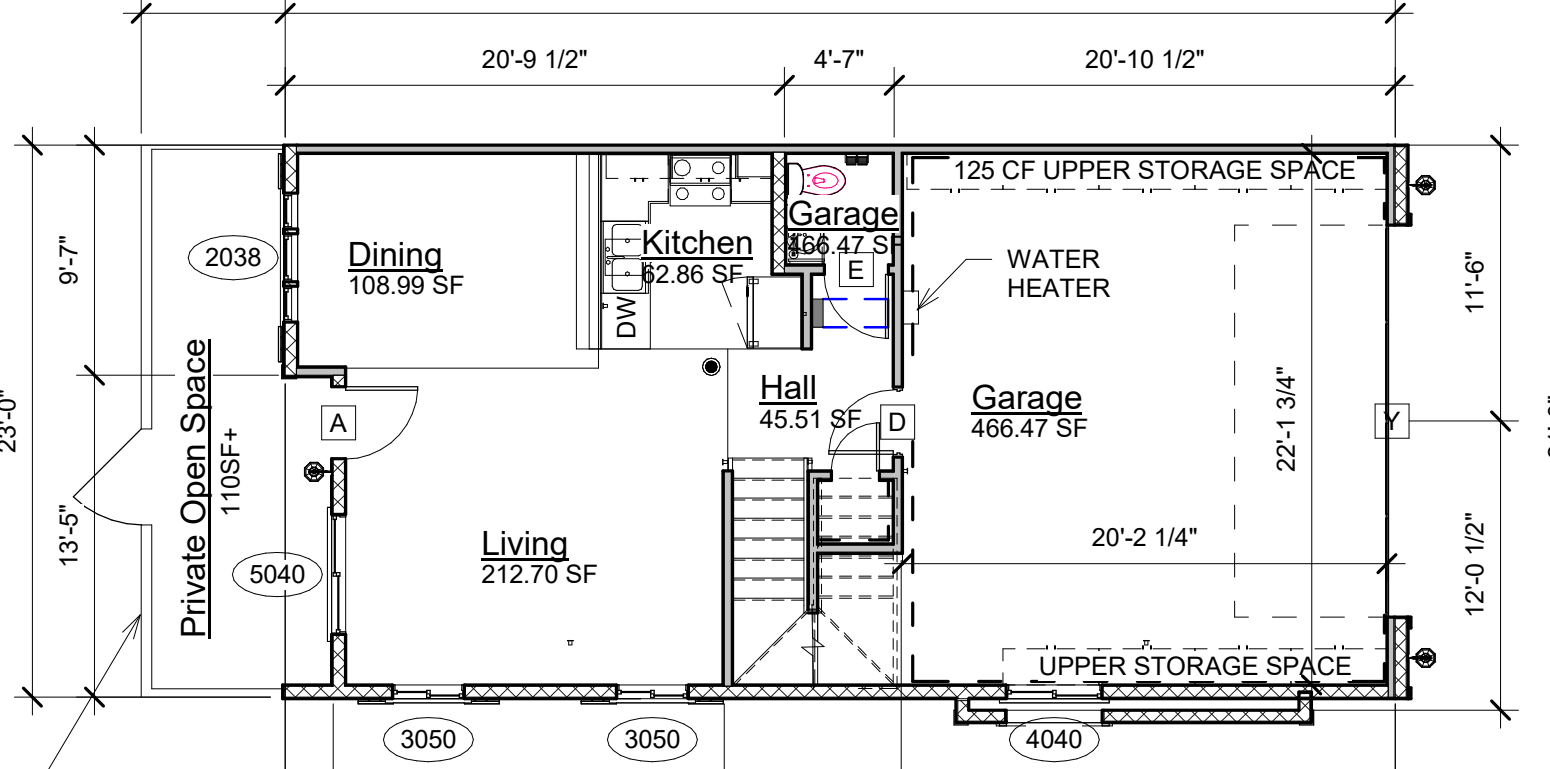
Second Floor Plan "B" - 990 SF
1/8" = 1'-0"



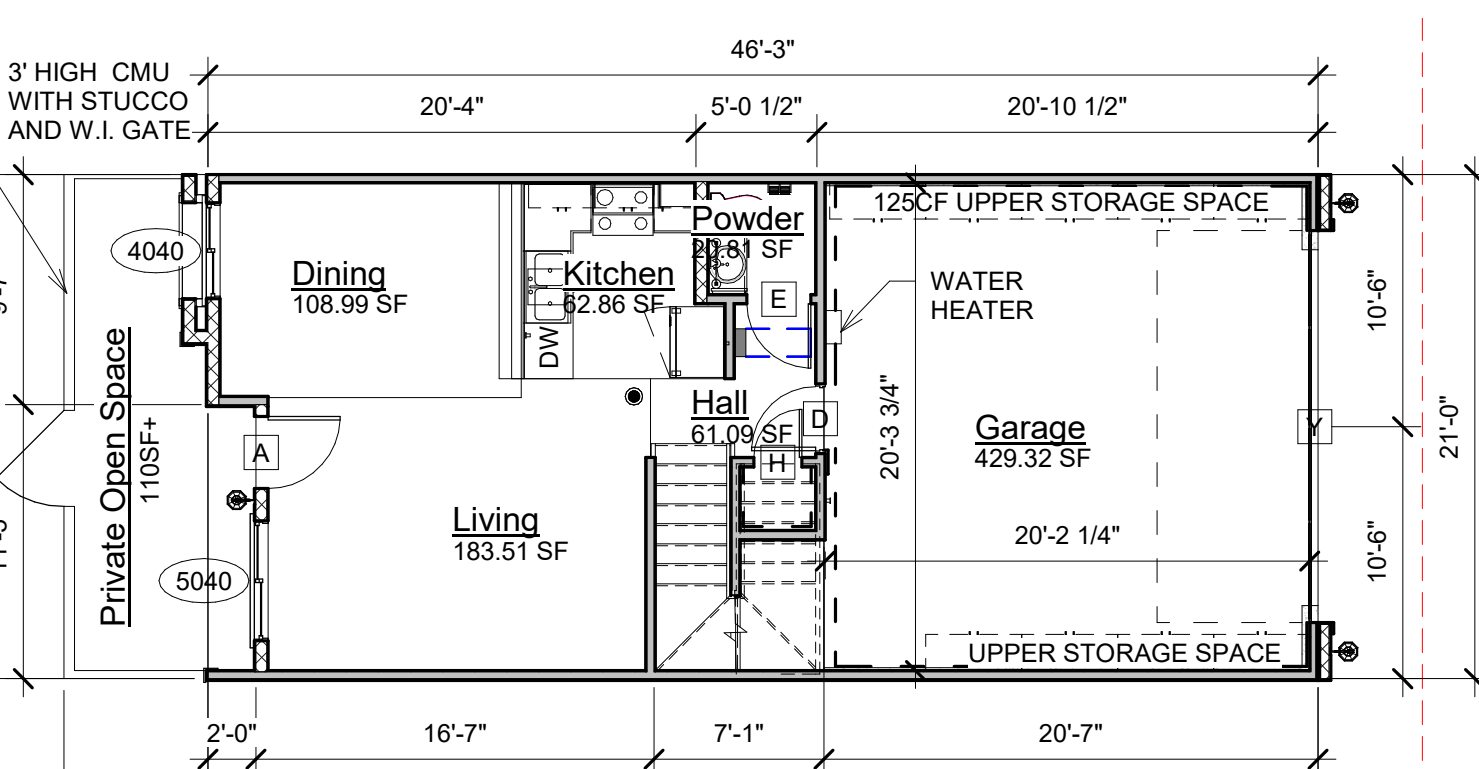
Second Floor Plan "A" - 906 SF
1/8" = 1'-0"



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:
OCCUPANCY:
CONSTRUCTION:
FIRE SPRINKLERS:

R-3
GROUP R-2/U
TYPE V-3
REQUIRED

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

BLDG DATA:

GROSS LOT AREA: 201,683 SF (4.63 AC)

BUILDING FOOTPRINT: 69,192 SF

NET LOT AREA: 132,491 SF FT. (100%)

LANDSCAPE AREA: 47,122 SQ. FT. (23%)

HARDSCAPE AREA: 85,123 SQ. FT. (64%)

LOT COVERAGE: 34%

PARKING REQUIRED:

TENANT PARKING: 170 SPACES

GUEST PARKING: 23 SPACES

TOTAL: 193 SPACES

PARKING PROVIDED:

2-CAR GARAGE: 68 x 2 = 136 SPACES

STANDARD PARKING: 56 SPACES

PARRALLEL SPACES: 4 SPACES (10% MAX)

TOTAL: 193 SPACES (INCLUDING 3 HANDICAP SPACES)

OPEN SPACE:

COMMON: 66,019 SF PROVIDED

USEABLE: 82,864 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

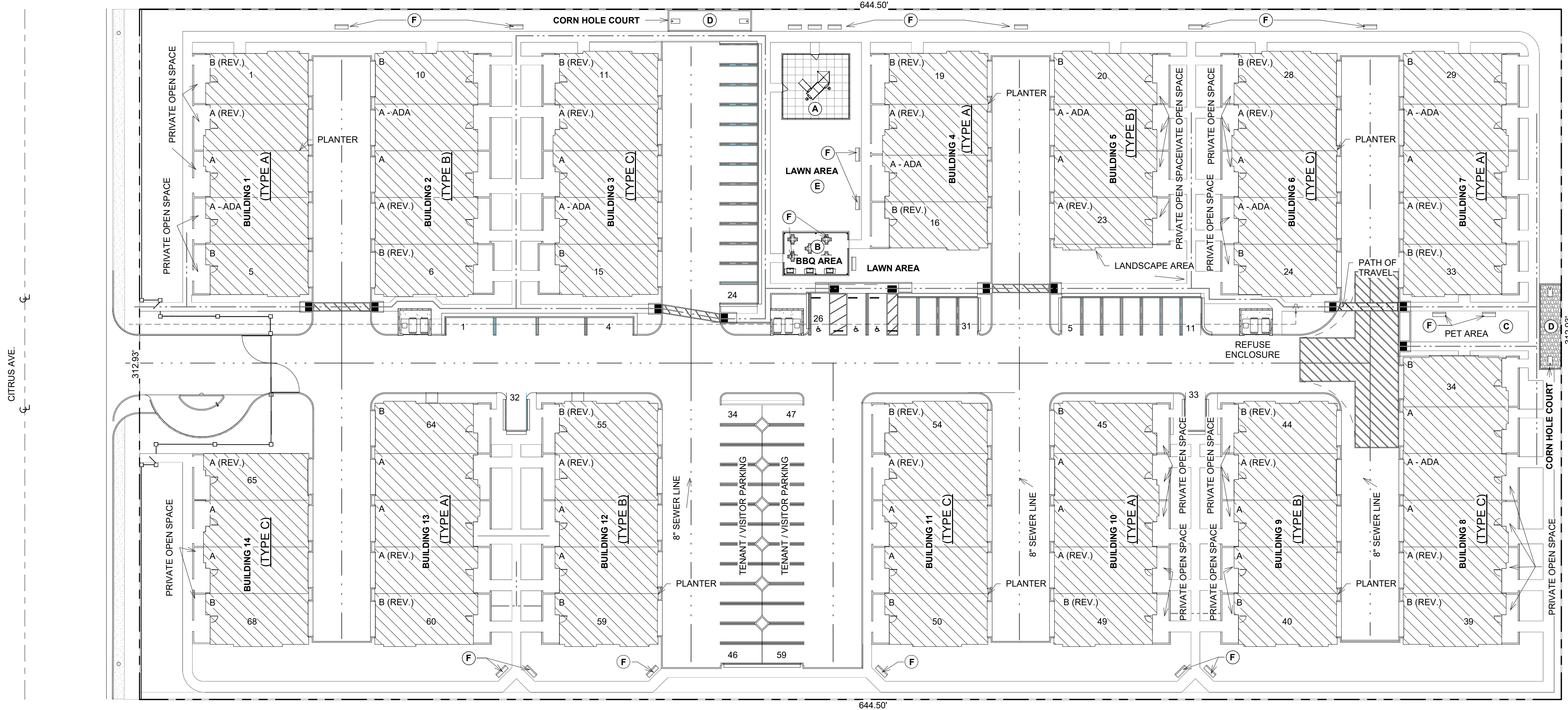
21-4262

Site Plan



PL1

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



A Tot Lot Playground Area



B BBQ Area



C Pet Area



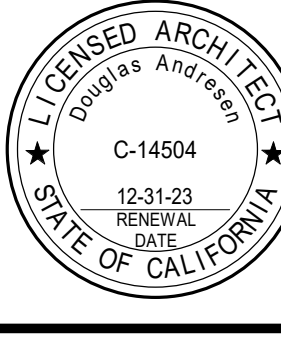
D Corn Hole Courts



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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 4 UNIT		PL2

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 4 UNIT		PL3

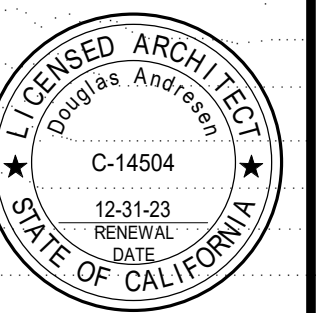
Proposed Condominium Development For:

PRL Inc.

6697 Citrus Avenue, Fontana CA 92336

8 Sept. 2022

21-4262



**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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "B" 4 UNIT		PL5

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 4 UNIT		PL6

CONTEMPORARY CRAFTSMAN



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



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

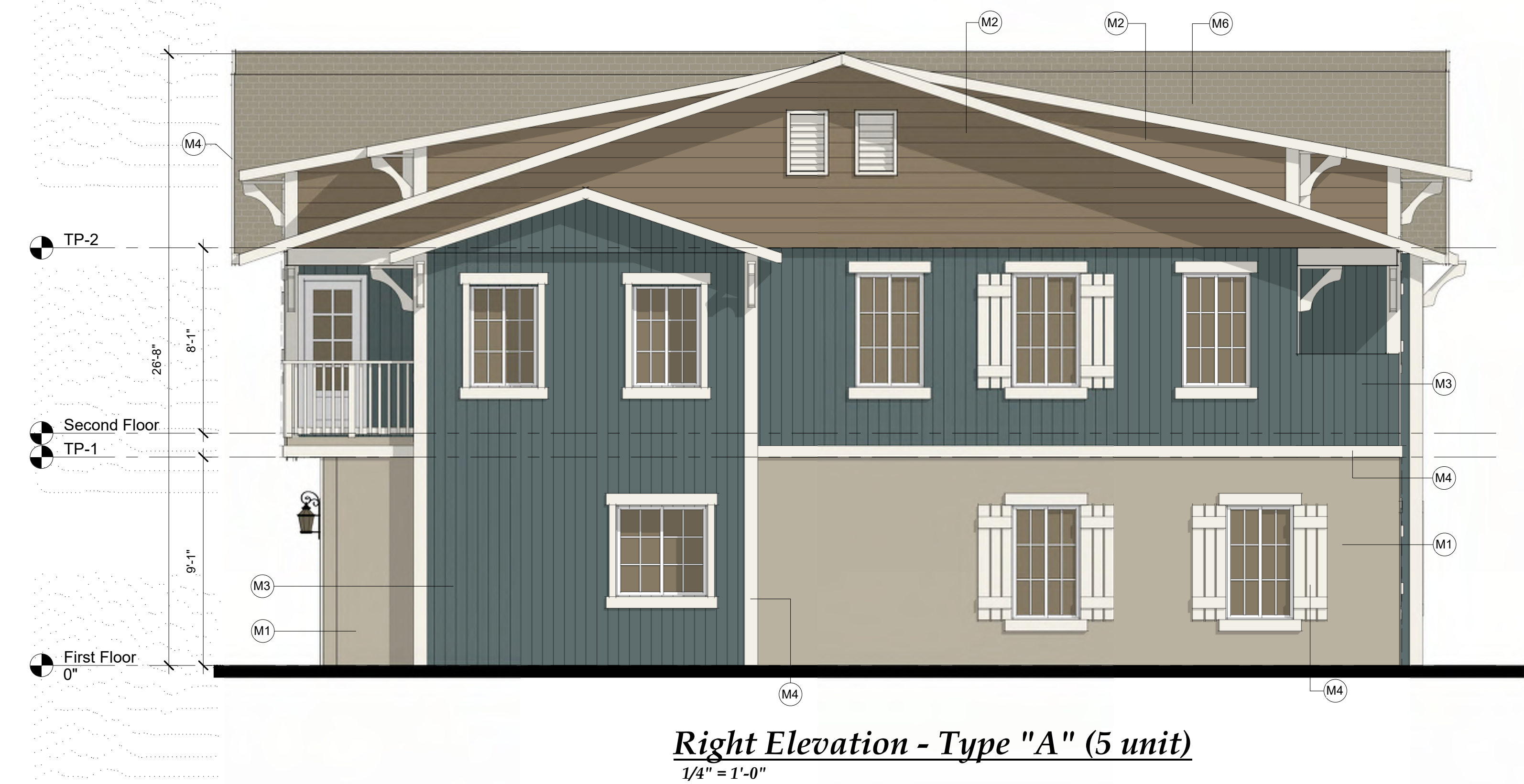
Material Schedule "C"

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022	▲▲▲	
21-4262	▲▲▲	
Exterior Elevs. Type "C" 4 UNIT		PL7

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 5 UNIT		PL8

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "A" 5 UNIT		PL9

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		
Exterior Elevs. Type "B" 5 UNIT		PL10

CONTEMPORARY CRAFTSMAN



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



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

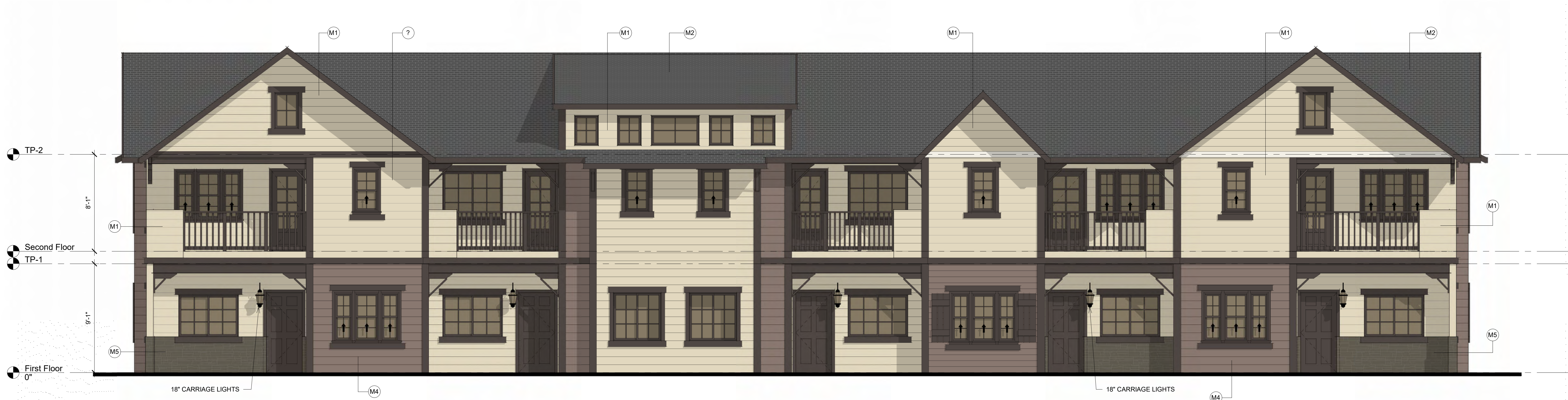
Material Schedule "B"

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "B" 5 UNIT		PL11

CONTEMPORARY CRAFTSMAN



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



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

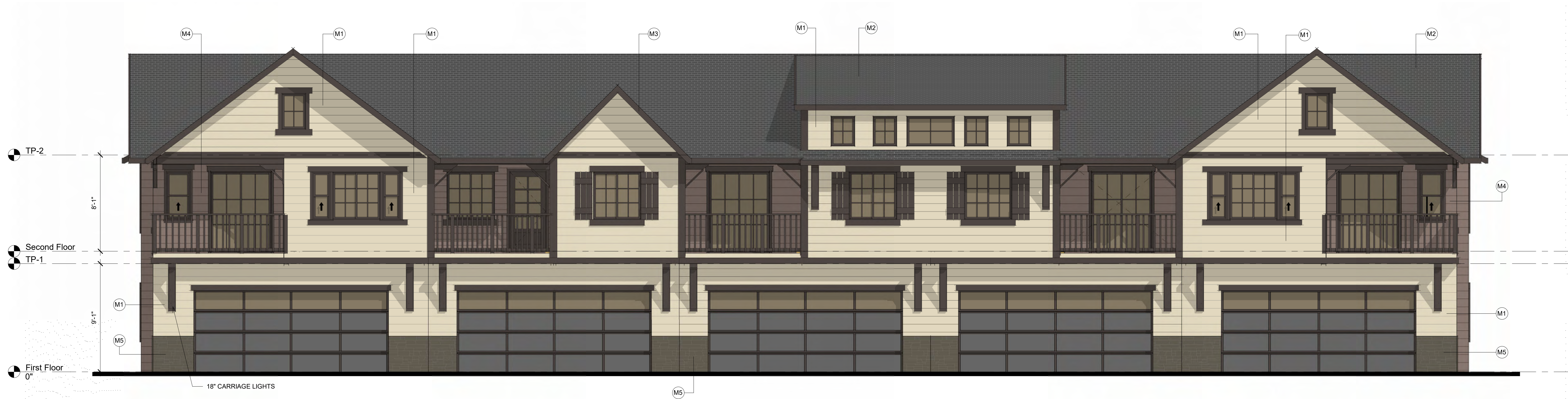
Material Schedule "C"

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 5 UNIT		PL12

CONTEMPORARY CRAFTSMAN



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



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

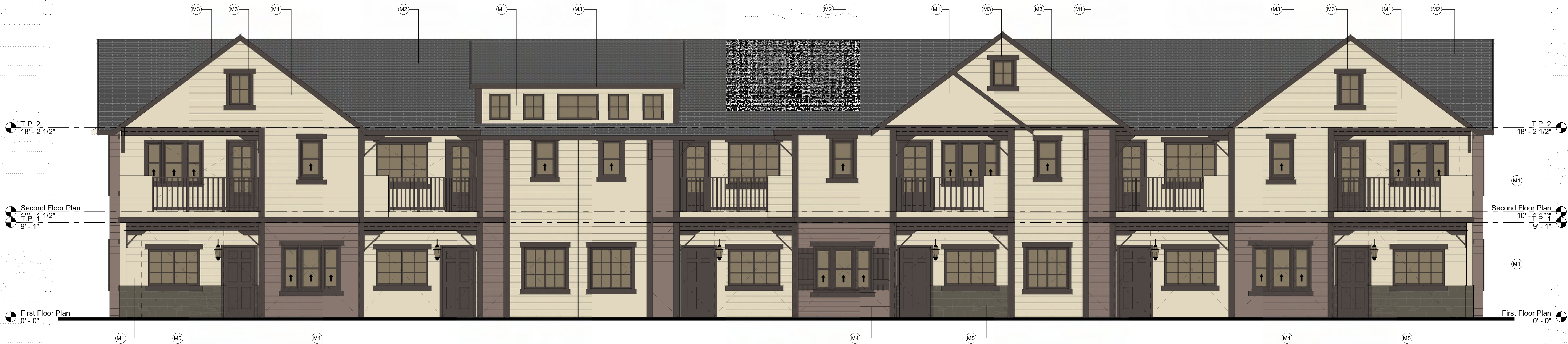
Material Schedule "C"

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: PRL Inc. 6697 Citrus Avenue, Fontana CA 92336		
8 Sept. 2022		
21-4262		
Exterior Elevs. Type "C" 5 UNIT		PL13

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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

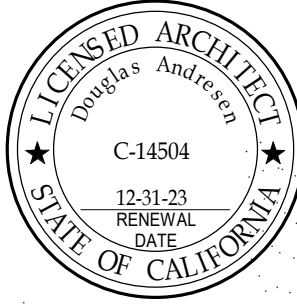


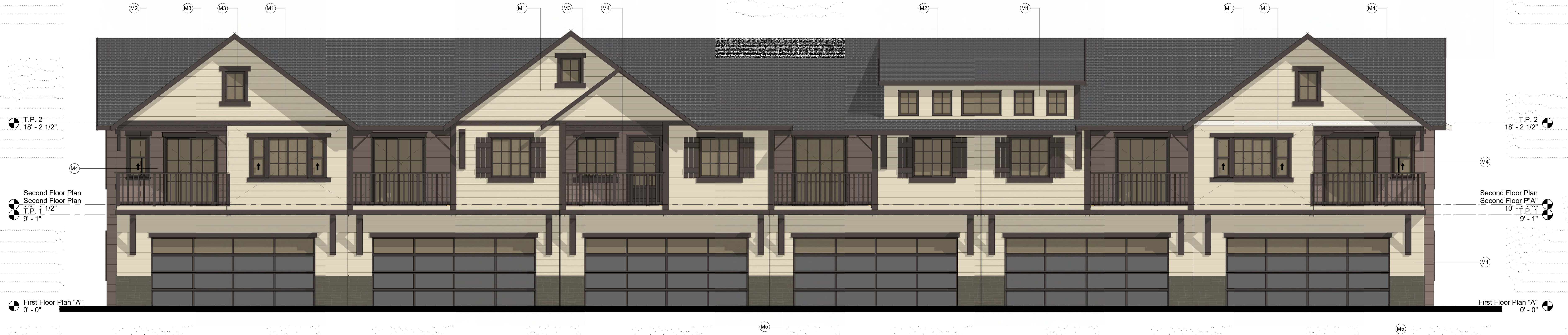
ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

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

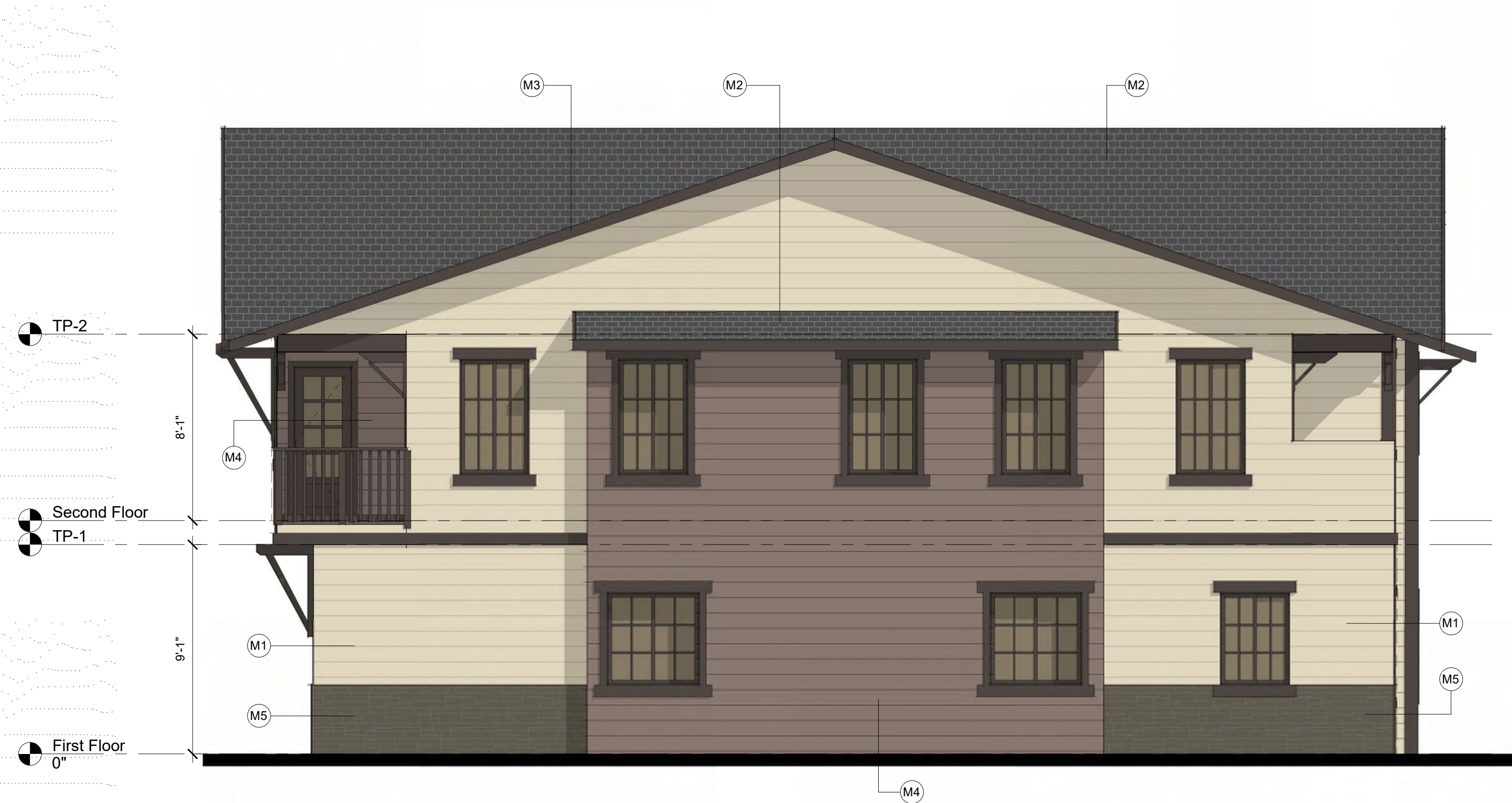
Exterior Elevs.
Type "C" 6 UNIT

PL14





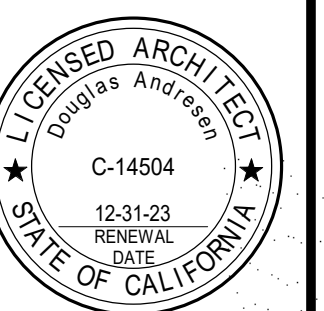
Rear Elevation - Type "C" (6 unit)
1/4" = 1'-0"



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

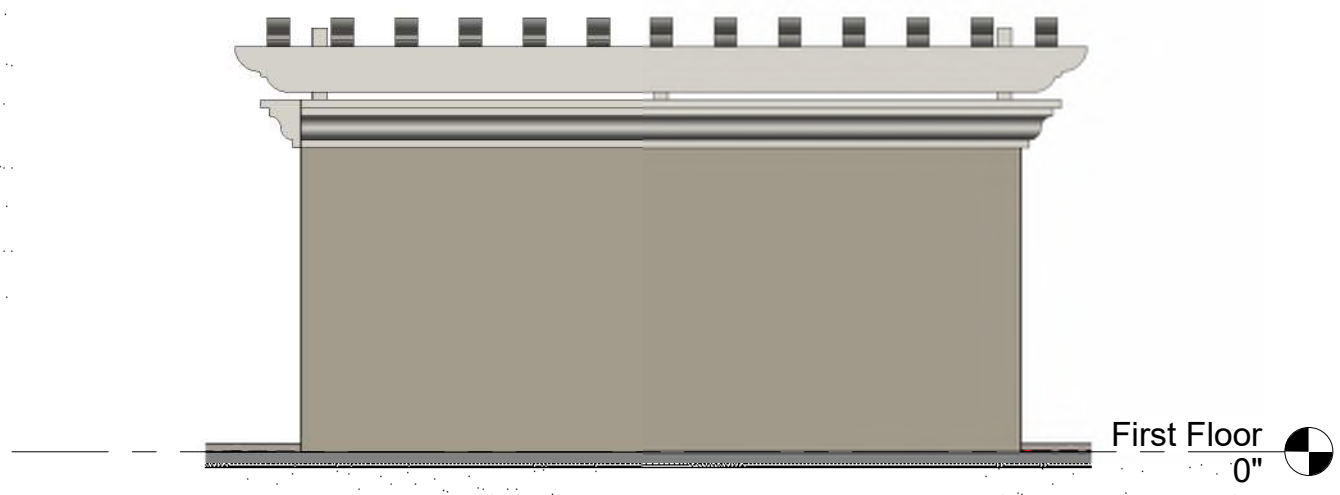
CONTEMPORARY CRAFTSMAN

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

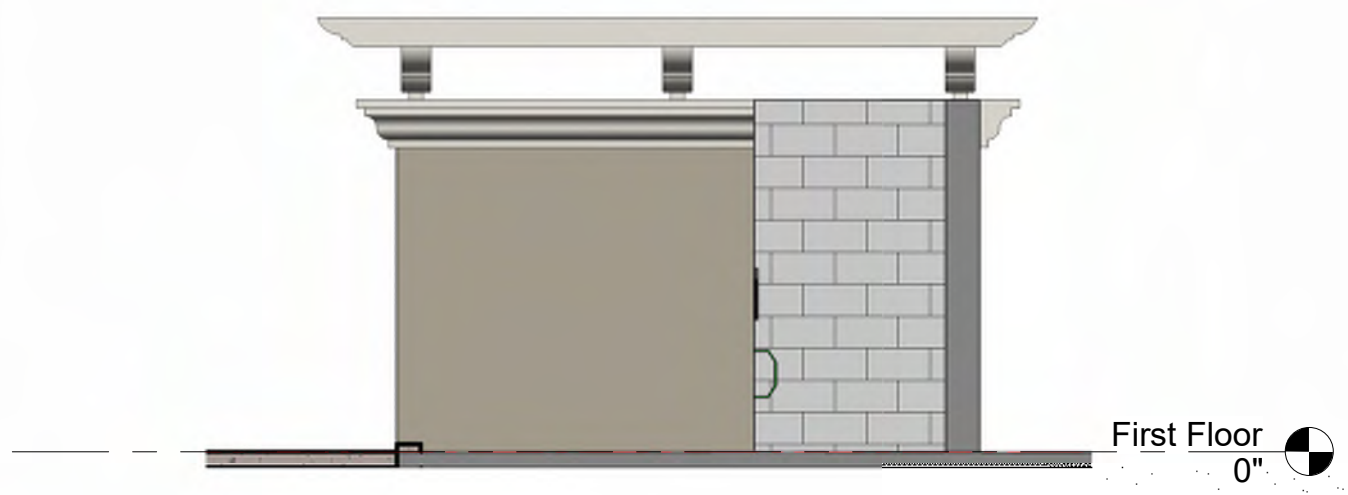


Exterior Elevs.
Type "C" 6 UNIT
PL15

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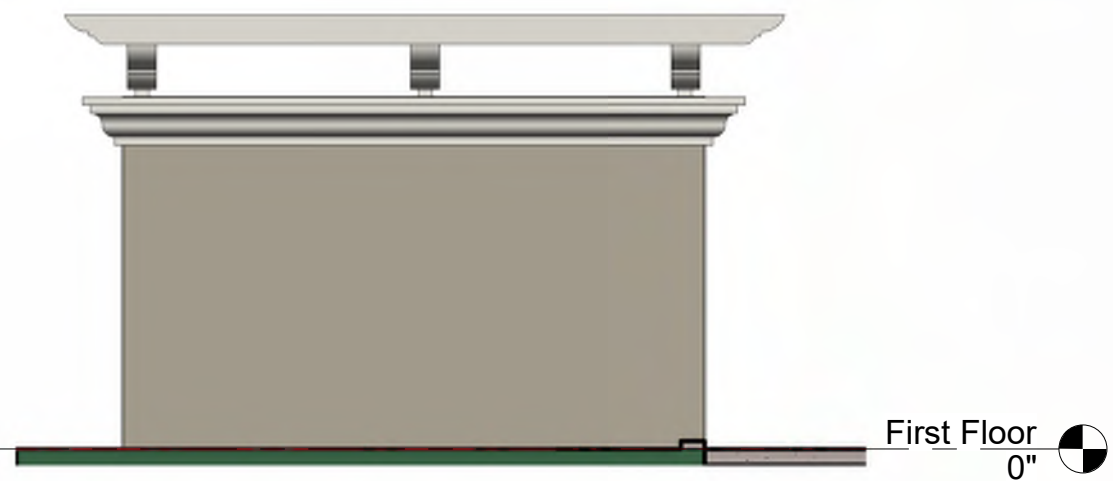
North TE
1/4" = 1'-0"



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



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

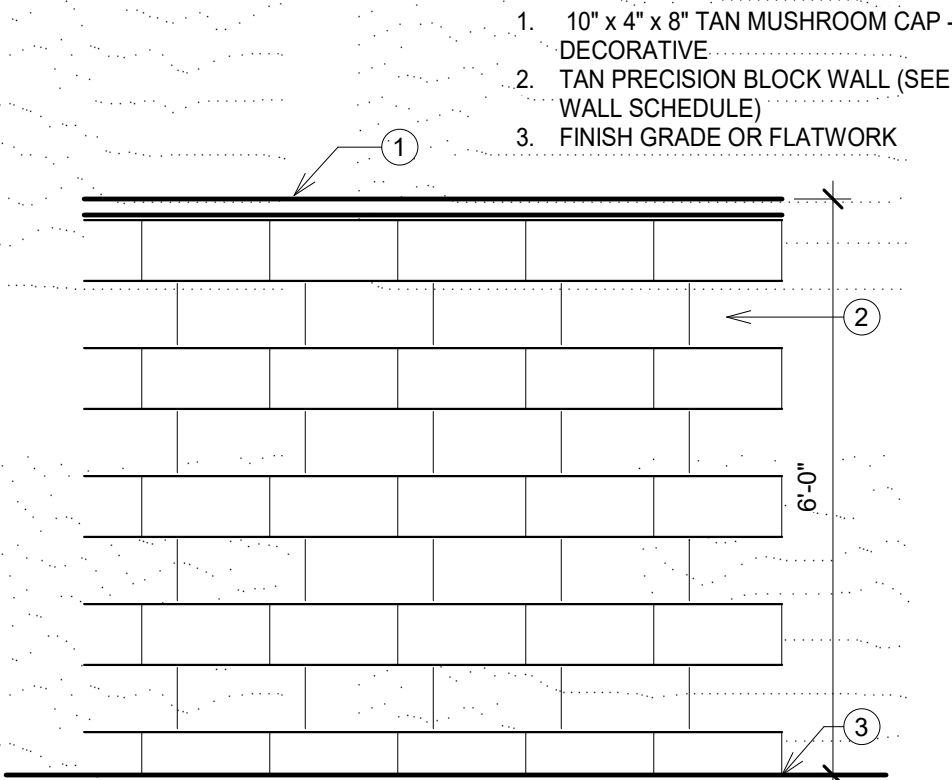


West TE
1/4" = 1'-0"

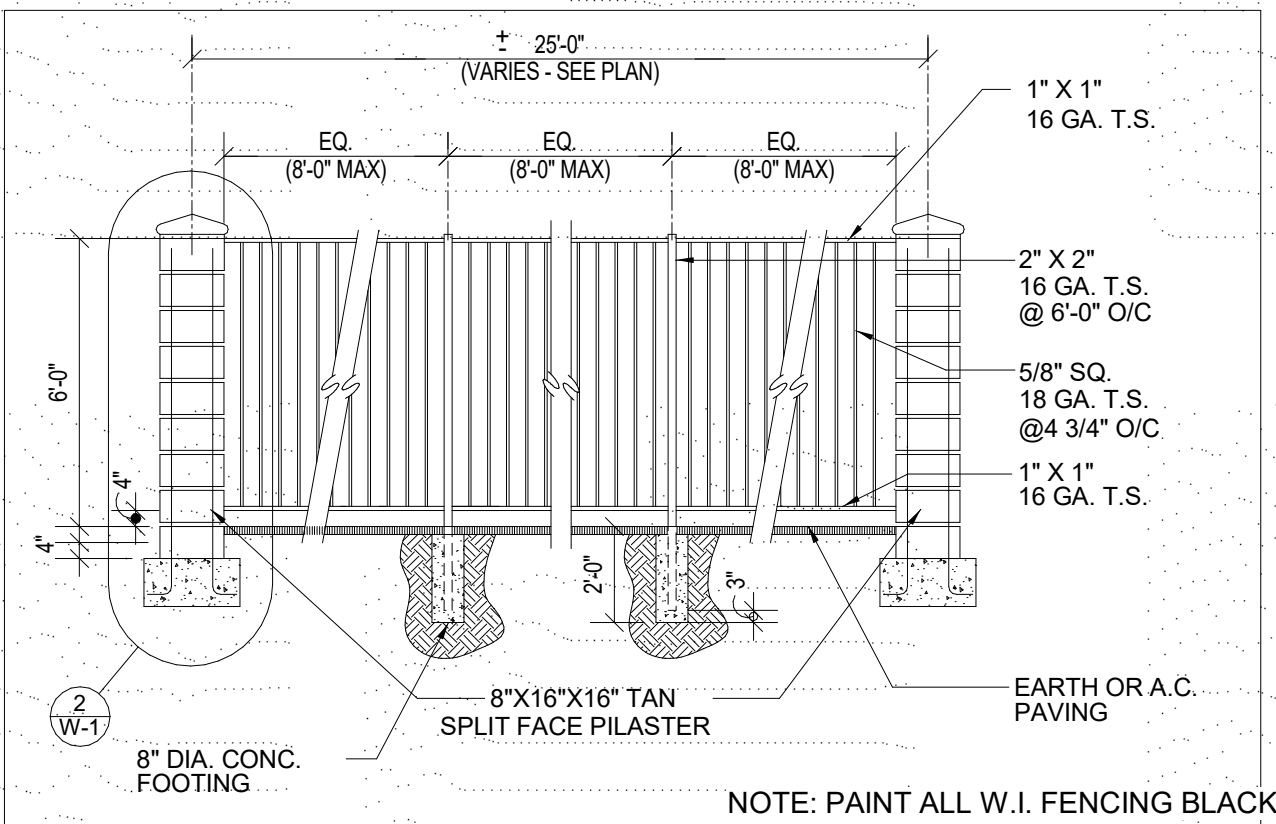
Material Schedule "TE"

KEY COLOR (TO MATCH), DESCRIPTION

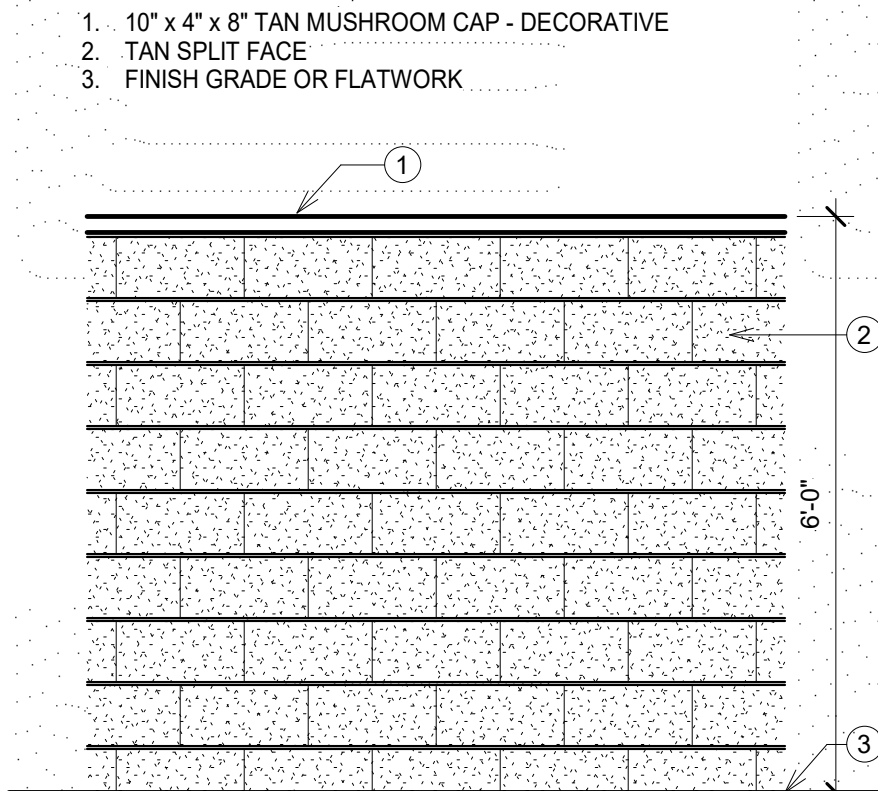
- M1 STUCCO MAIN COLOR - MATCH "FLINTSTONE" DE6221
M2 WOOD - "ANTIQUE PAPER" DE6218



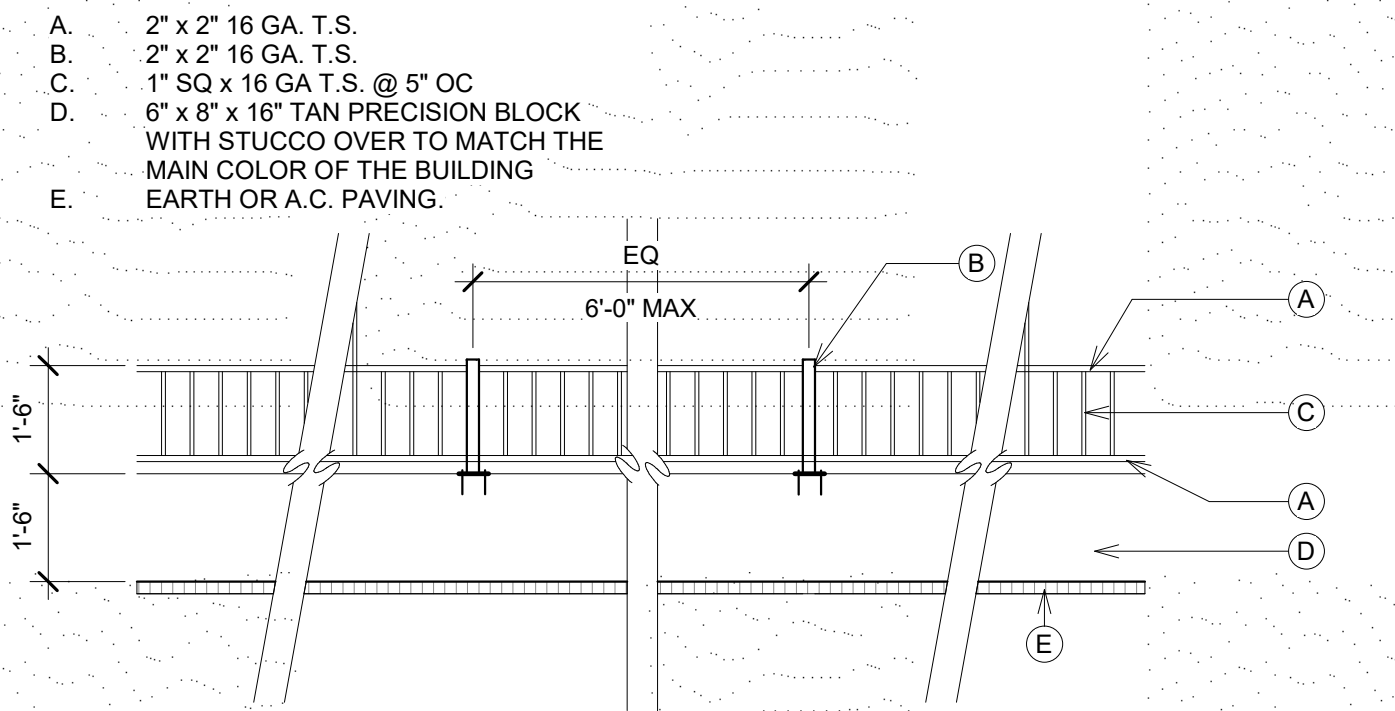
3 Wall Elevation (Interior Wall)
1/2" = 1'-0"



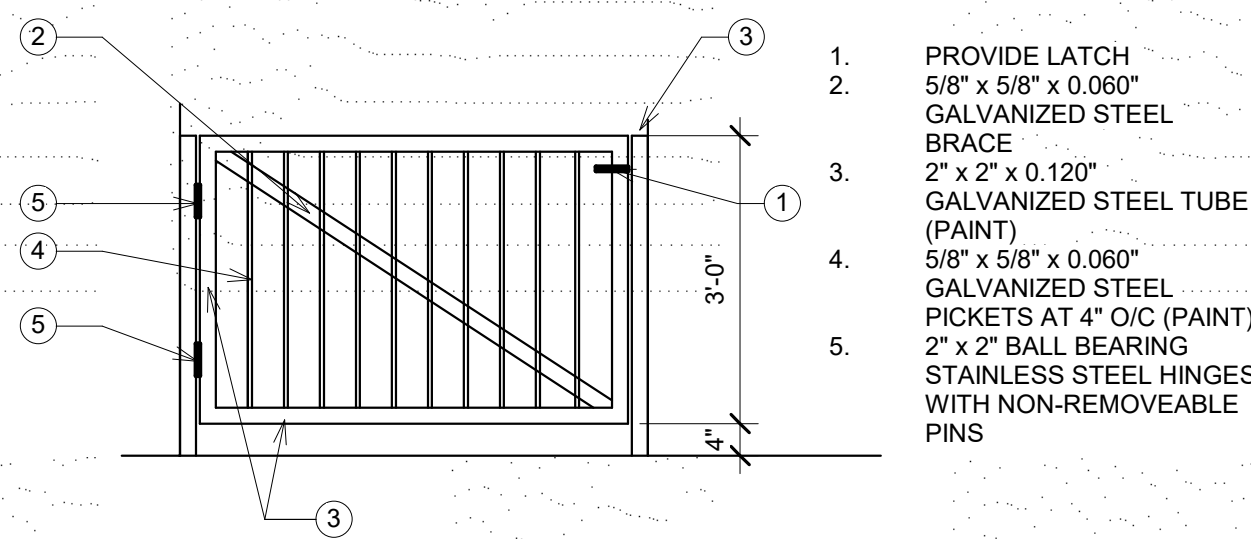
2 Wrought Iron Fencing
1/4" = 1'-0"



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



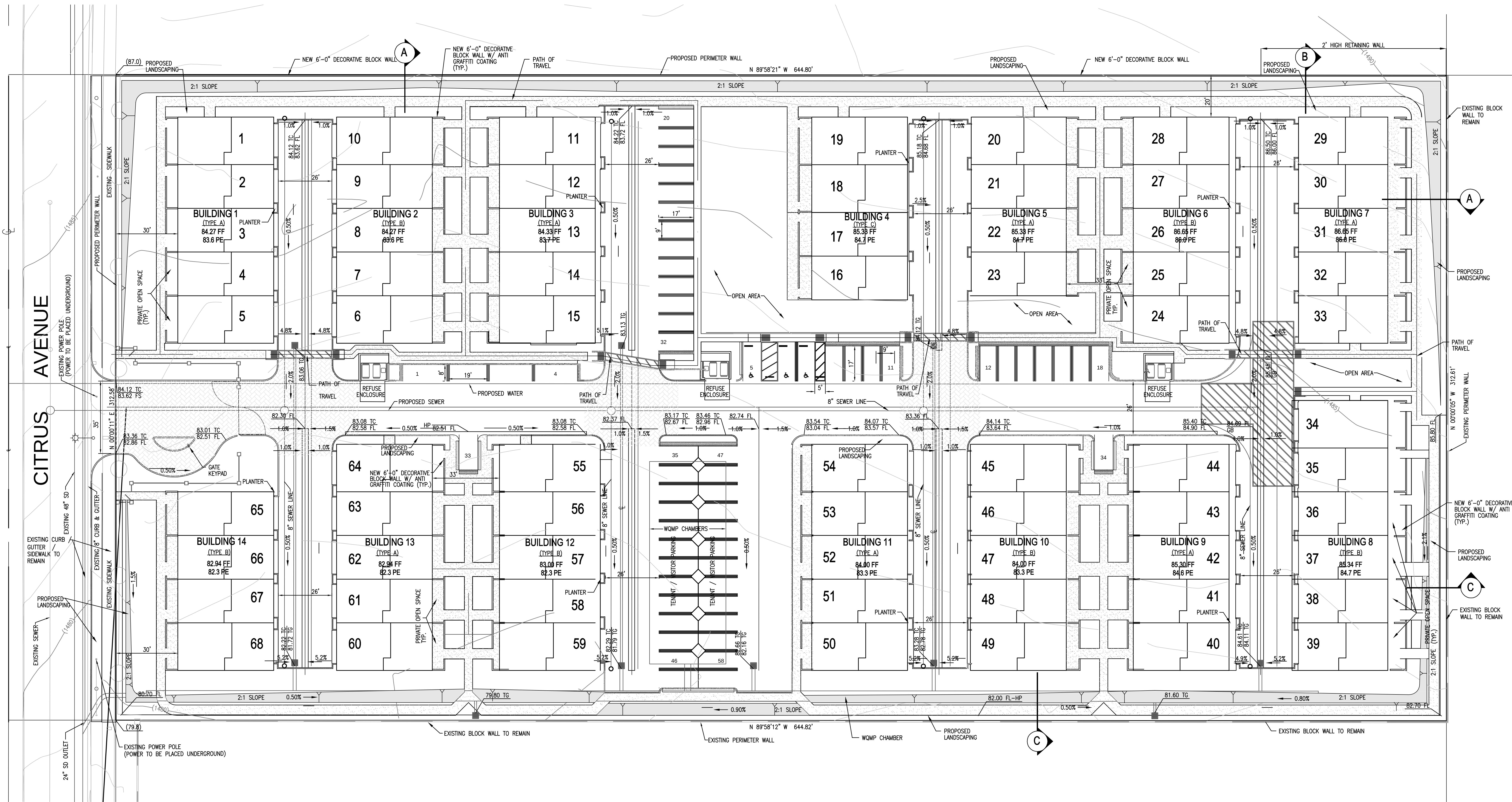
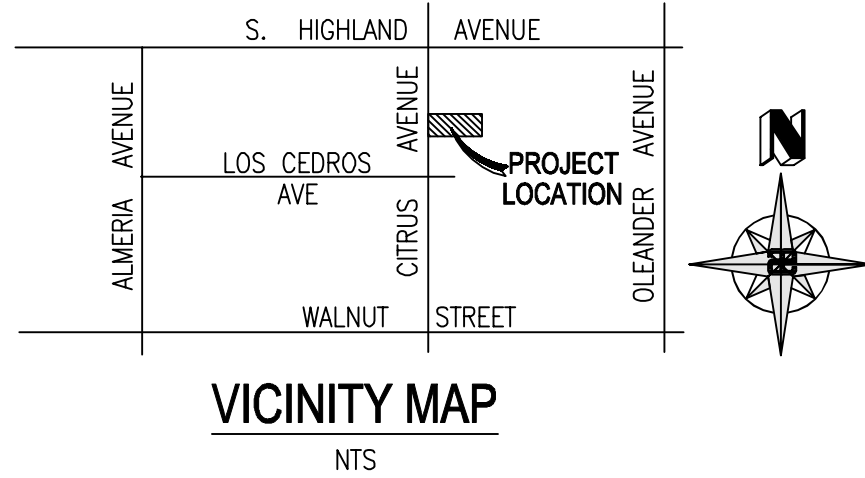
5 Wrought Iron Fence
3/8" = 1'-0"



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.

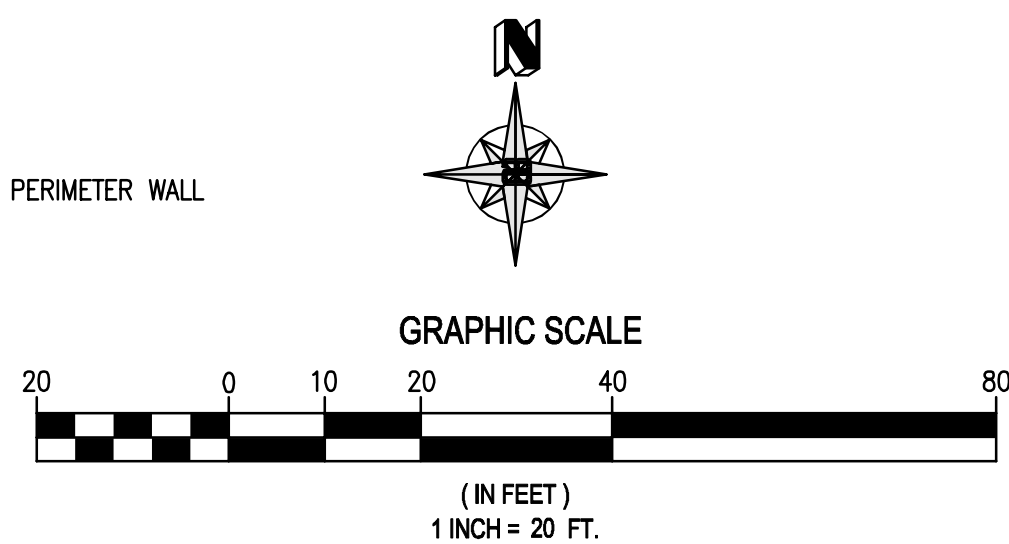
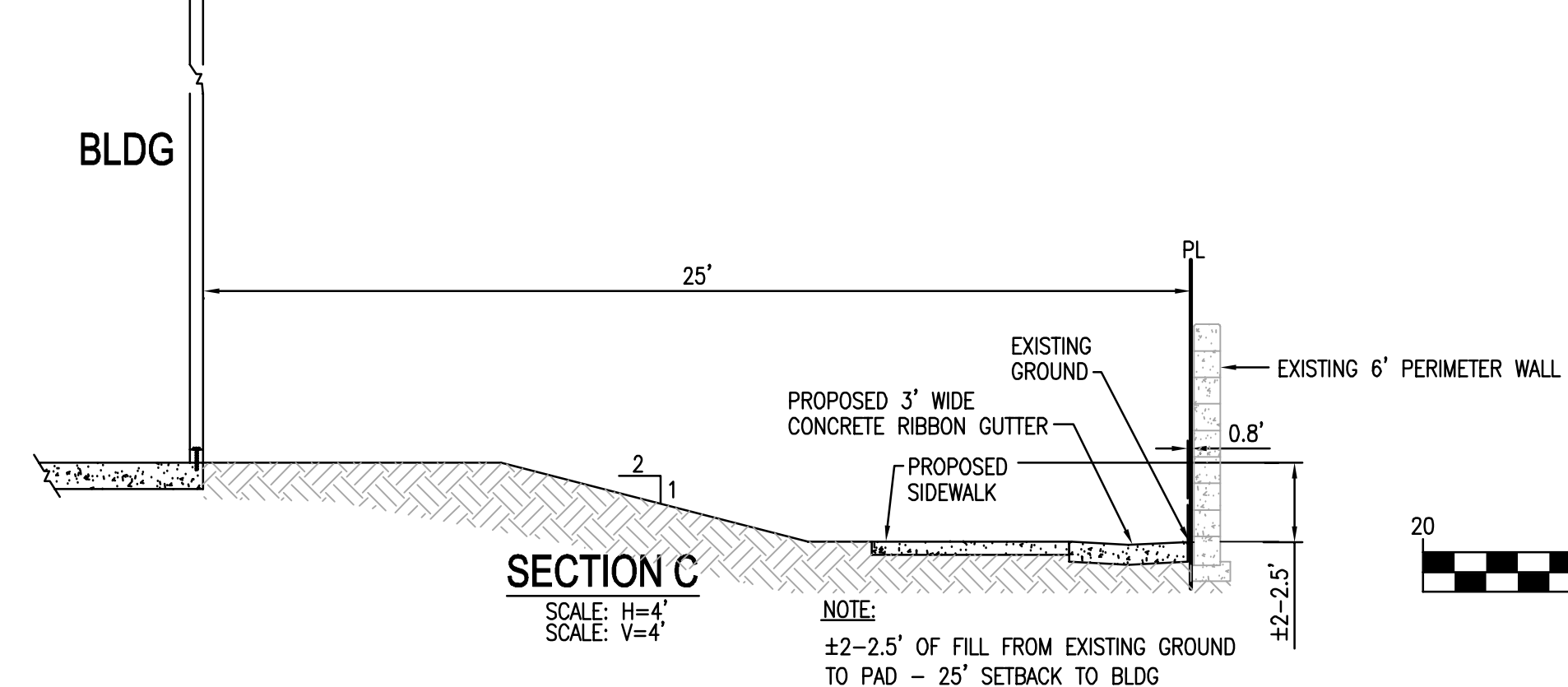
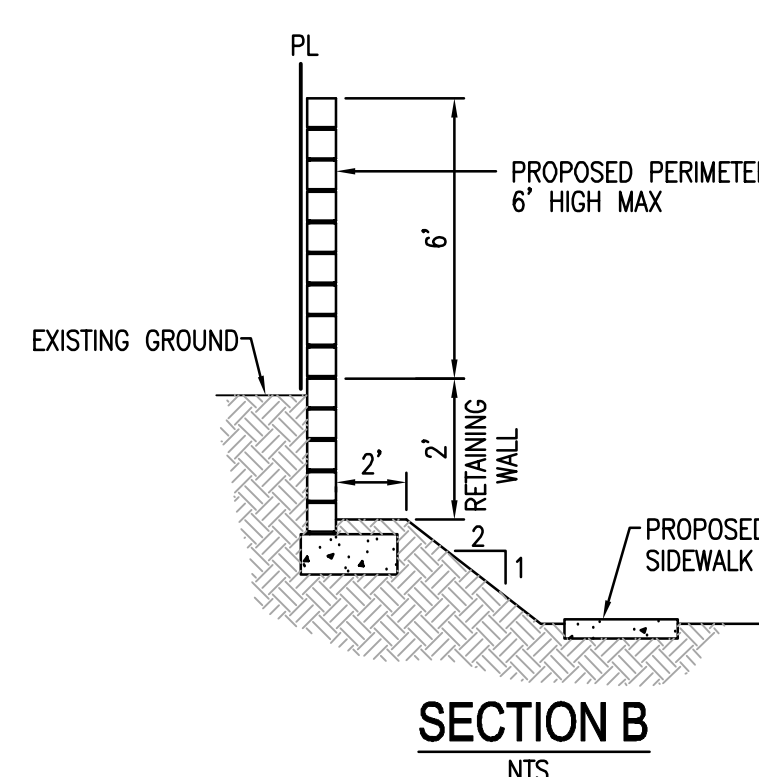
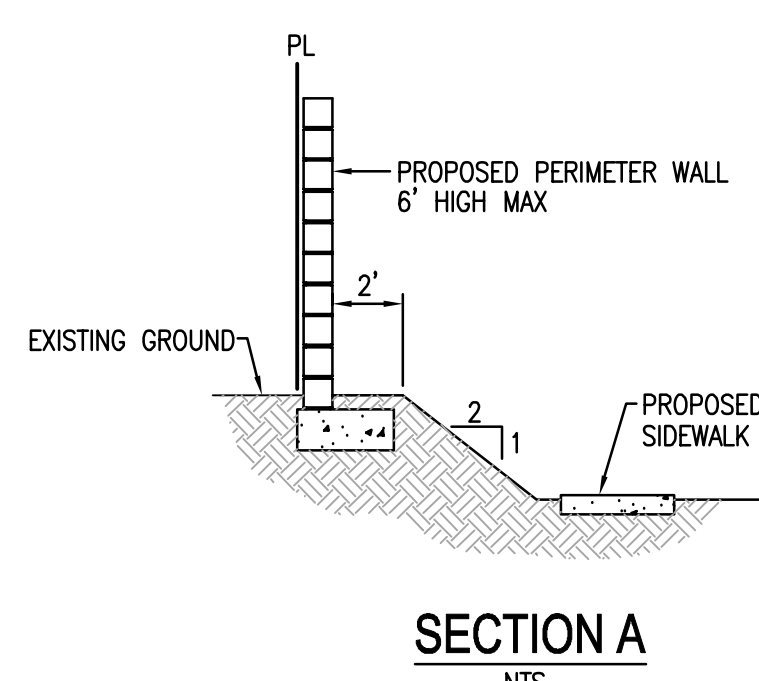
ASSESSOR'S PARCEL NO:
0240-011-17

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



DATE: September, 2022		SCALE: 1"=20'		DRAWN: STAFF		CHECKED: R.E.A.	
PROJECT: TR 20521		SHEET NO. 1 OF 1		FONTANA, CALIFORNIA		JOB NO.	
SHEET TITLE: CONCEPT GRADING PLAN		PROJECT: TR 20521		FONTANA, CALIFORNIA		JOB NO.	

Professional Engineer Seal: ALLARD ENGINEERING, No. 36052, State of California.

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

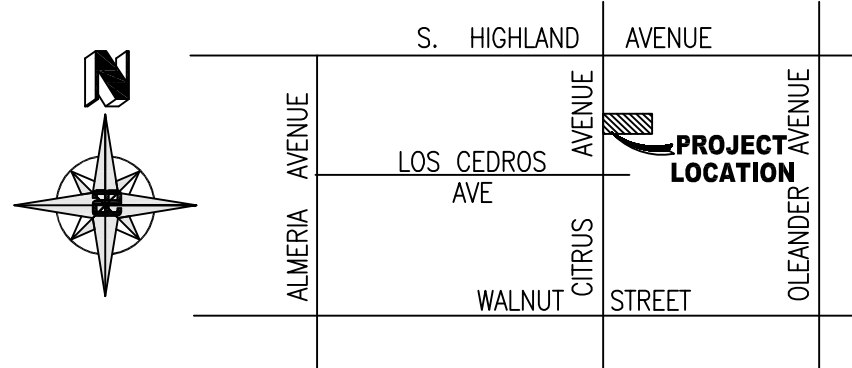
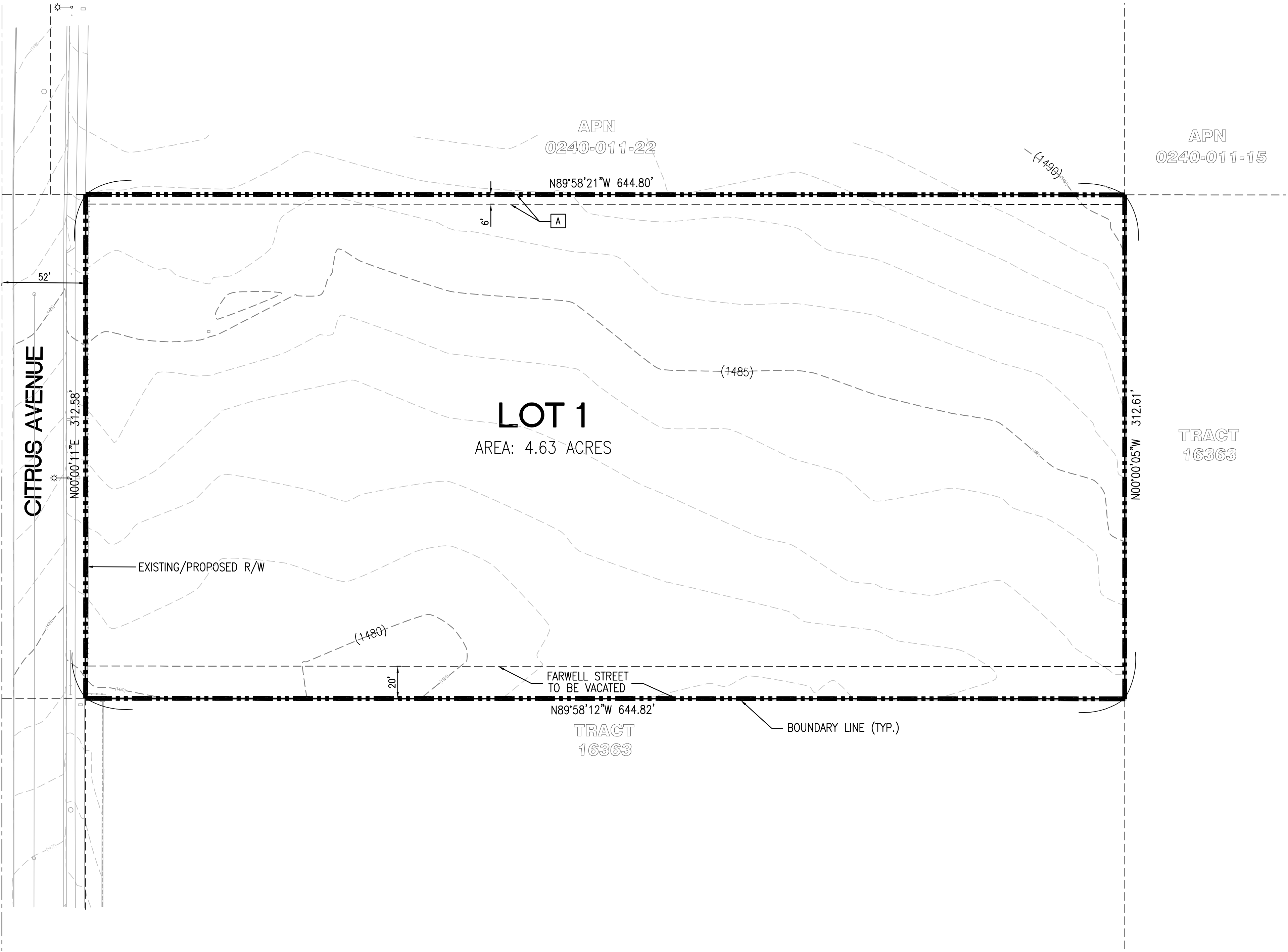
EASEMENT NOTES

[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:

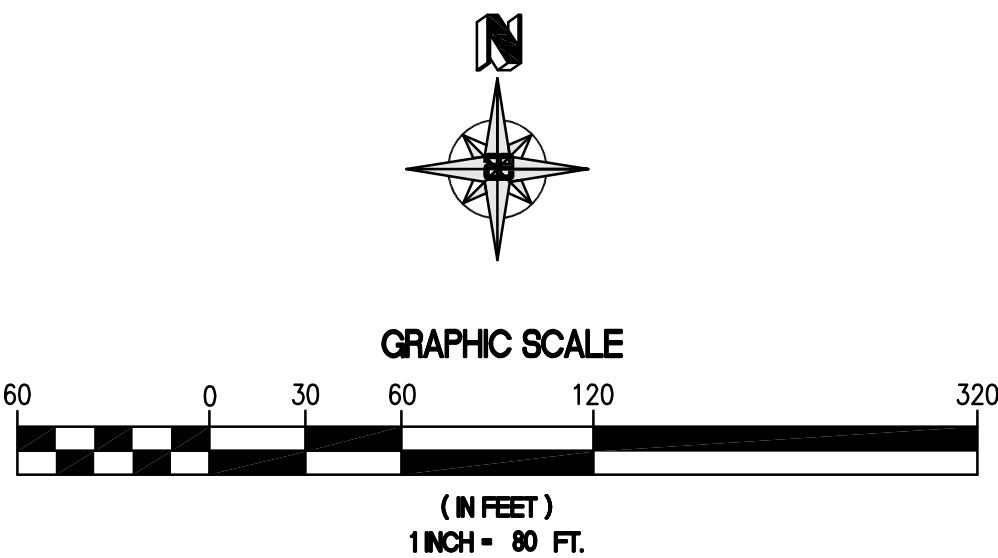
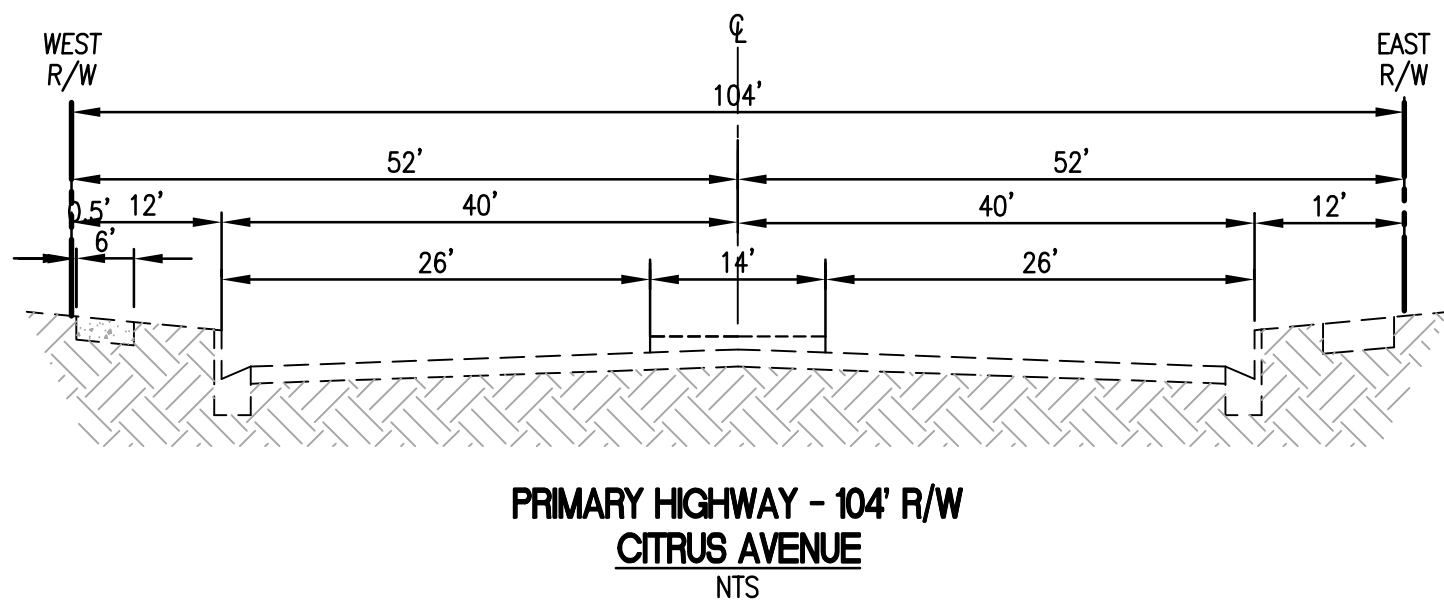
VIP STAY

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
9/19/2022 8:49:45 AM



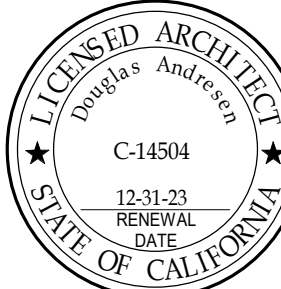
View From Citrus Ave.



View of Amenities



View of Courtyard

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