



TRACT NO. 20686    APN 0246-121-71 & 0246-121-72

# Laurel Avenue

## FONTANA, CALIFORNIA

**SHEET INDEX**

CS    COVER SHEET

CIVIL ENGINEER:

1 of 2    Conceptual Grading Plan

2 of 2    Conceptual Grading Plan

Tentative Tract Map 20686

Sewer Study

LANDSCAPE:

PM-1    Preliminary Landscape Plan

PM-2    Material Photos

ARCHITECTURE:

CS-0 to DD-3.1    Preliminary Submittal

Plans -see sheet index

OWNER

NH LAUREL LLC  
500 Newport Center Drive, Ste 570  
PH 949.344.2705  
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16866 Seville Avenue  
Fontana, CA 92335  
PH 909.356.1815  
Contact    Reynold Allard  
Email      [reynoldallard@allardeng.com](mailto:reynoldallard@allardeng.com)

LANDSCAPE ARCHITECT

WILLIAMS EXTERIOR DESIGN  
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Sebastool, CA 92620  
PH 949.237.8060  
Contact    Jesse Williams  
Email      [williams-exterior-design.com](mailto:williams-exterior-design.com)

ARCHITECT/PLANNER

BUCILLA GROUP ARCHITECTURE INC.  
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Newport Beach, CA 92660  
PH (949) 851-9080  
Contact    Greg Bucilla / Rowena Brual  
Email      [greg@bg-architecture.com](mailto:greg@bg-architecture.com)

ARCHITECT:

**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](mailto:info@bg-architecture.com)  
<https://www.bg-architecture.com>

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ATTEST TO ARCHITECTURAL ONLY

Project :

**LAUREL AVENUE**  
Fontana, CA

Owner:

**NH LAUREL LLC**  
500 Newport Center Drive,  
Ste 570 Newport Beach, Ca

| NO. | DATE     | DESCRIPTION                |
|-----|----------|----------------------------|
|     | 08/27/24 | Prelim. Planning Submittal |
|     | 01/21/25 | Planning Re-Submittal      |

|                                   |
|-----------------------------------|
| PERMIT NO:                        |
| BD SUBM. DATE:                    |
| PLOT DATE: 08/27/24    DD PRELIM. |
| PLOT DATE:                        |

Project Number :

**BGA No. 22012**

Sheet Title :

Sheet No. :

**CS**

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DO NOT SCALE THE DRAWINGS



ASSESSOR'S PARCEL NO:

0246-121-71 & 0246-121-72

LEGAL DESCRIPTION

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA BEING A SUBDIVISION OF A PORTION OF LOT 448 SEMI-TROPIC LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA

DEVELOPER:

NH LAUREL, 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

UTILITIES:

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

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

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

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

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

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

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

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

RAW EARTHWORKS:

CUT: CY  
FILL: 1,800 CY  
AREA OF DISTURBANCE: 43,243 SF

AREA SUMMARY:

ADJUSTED GROSS: 1.03 AC

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF VALENCIA AVENUE, HAVING A BEARING OF NORTH 89°59'45" EAST PER TRACT NO. 6022, M.B. 76/45.

BENCHMARK:

EASEMENT NOTES:

- (A) AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER INSTRUMENT RECORDED APRIL 28, 1960 IN BOOK 5124, PAGE 4 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR AERIAL AND/OR UNDERGROUND ELECTRIC OF COMMUNICATION STRUCTUREX, AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED SEPTEMBER 1, 1960 IN BOOK 5227 PAGE 516 OF OFFICIAL RECORDS.
- (C) PROPOSED EASEMENT FOR ROADWAY AND UTILITY PURPOSES.
- (D) PROPOSED SEWER EASEMENT IN FAVOR OF HOA.

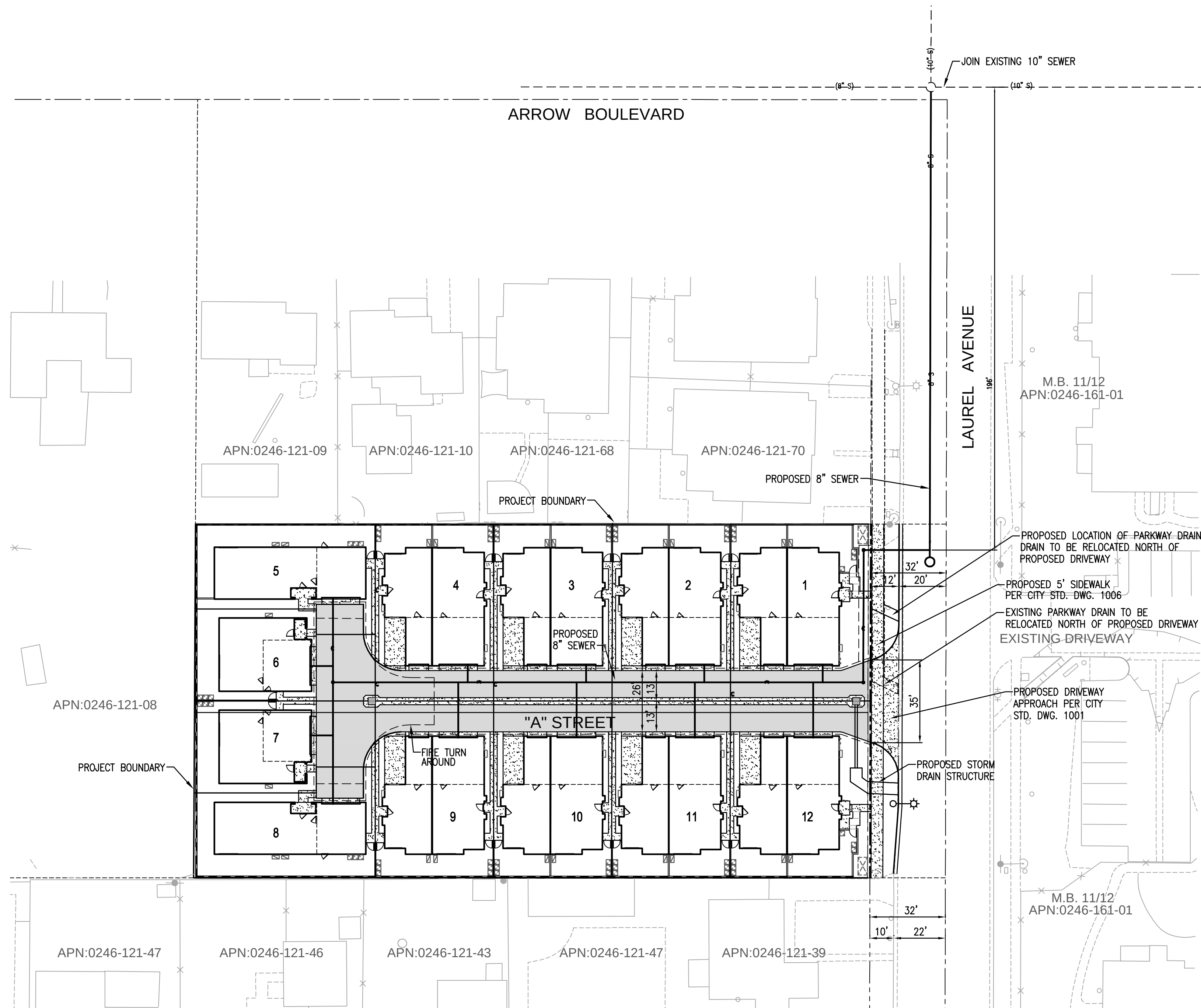
NOTES:

1. TOPOGRAPHY SHOWN WAS COMPILED FROM AERIAL PHOTOGRAPHY DATED \_\_\_\_\_ AND ASSOCIATED DIGITAL DATA PREPARED BY INLAND AERIAL SURVEYS, INC.
2. HOMEOWNER'S ASSOCIATION TO MAINTAIN WATER QUALITY MANAGEMENT PLAN SYSTEMS & OPEN SPACE AREAS.

UNDERGROUNDING NOTE:

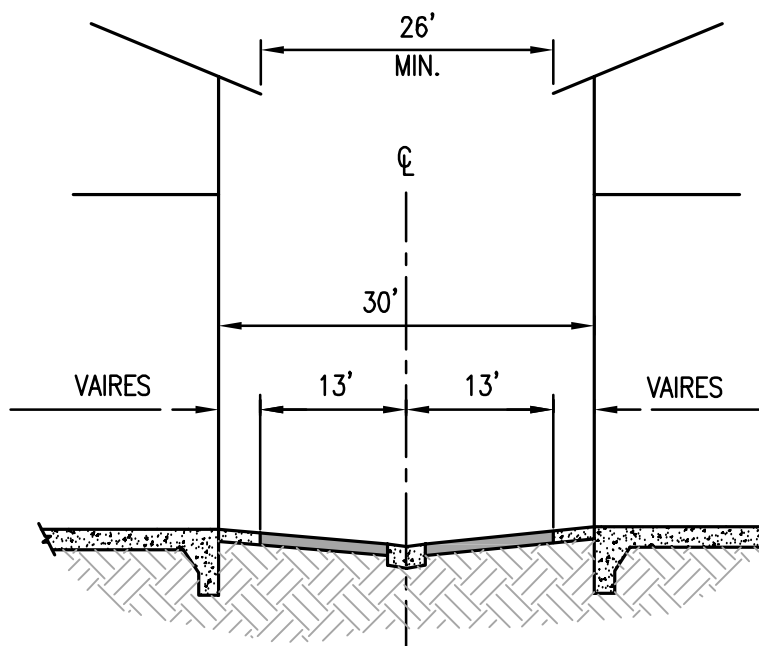
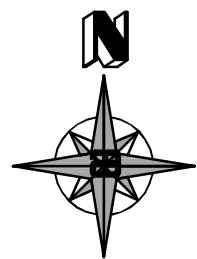
THIS PROJECT WILL MEET UNDERGROUNDING REQUIREMENTS BY RELOCATING EXISTING OVERHEAD UTILITY LINES ADJOINING THE PROJECT SITE AND ANY NECESSARY ADJACENT FACILITIES UNDERGROUND, AS DETERMINED BY THE UTILITY COMPANY.

CITY OF FONTANA  
CONCEPTUAL GRADING PLAN

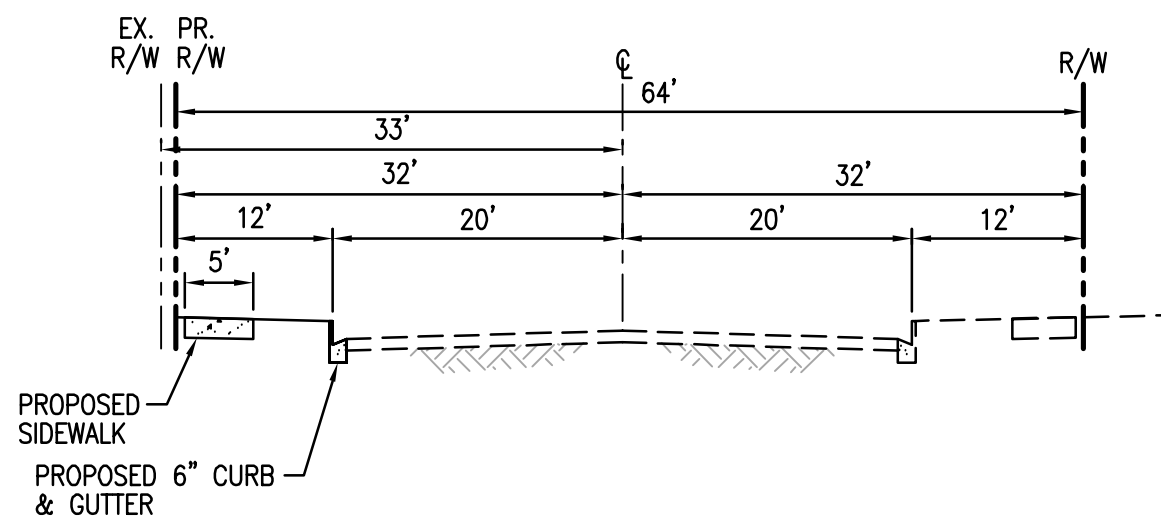


INDEX MAP

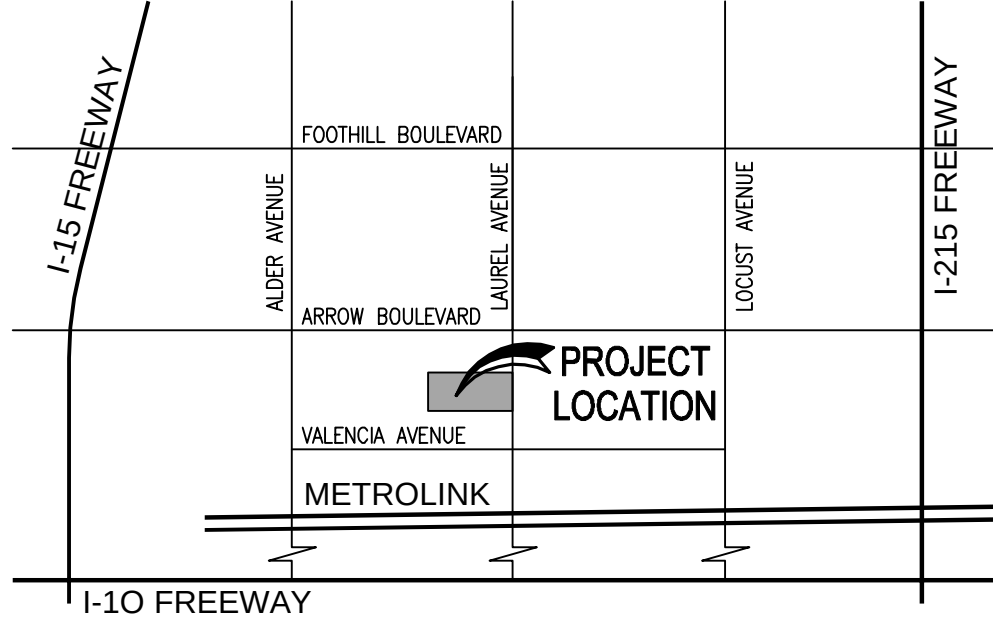
SCALE 1"=30'



PRIVATE DRIVE ISLE  
NTS



LAUREL AVENUE  
LOCAL STREET  
NTS



VICINITY MAP  
NTS

LEGEND:

- 10 LOT NUMBER  
1221.5 PAD ELEVATION  
1% DRAINAGE FLOW  
495 EXISTING CONTOURS  
PROPOSED R/W  
EASEMENT  
SEWER LINE  
WATER LINE  
SD STORM DRAIN  
RETAINING WALL  
PROPOSED SLOPE (2:1 MIN)  
PROPOSED CATCH BASIN  
EASEMENTS AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 12 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DATE OF SURVEY: MARCH, 2020

ABBREVIATIONS:

- APN ASSESSOR'S PARCEL NUMBER  
CL CENTERLINE  
FG CONCRETE  
FL FLOW LINE  
FS FINISHED SURFACE  
LS LANDSCAPE  
MAX MAXIMUM  
MIN MINIMUM  
NO. NUMBER  
NTS NOT TO SCALE

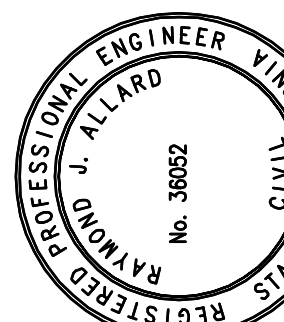
SHEET INDEX:

- SHEET 1 TITLE SHEET  
SHEET 2 CONCEPTUAL GRADING PLAN

SHEET INDEX:

SHEET 1

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  
Raymond J. Allard  
Raymond J. Allard, P.E. 3952 Date 10/24/24

| DATE    | January, 2025 |
|---------|---------------|
| SCALE   | PER PLAN      |
| DRAWN   | AE            |
| CHECKED | R.E.A         |

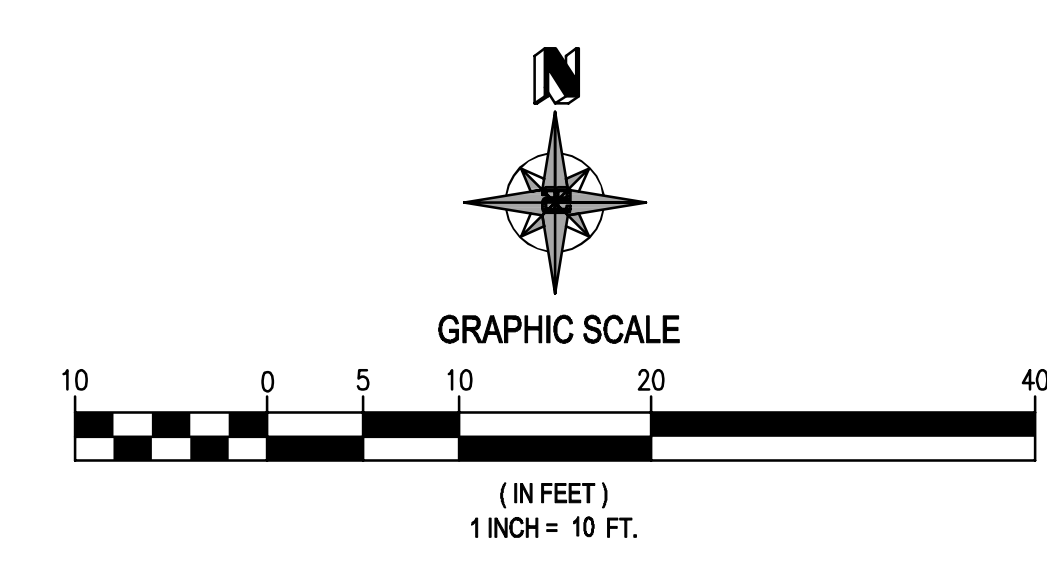
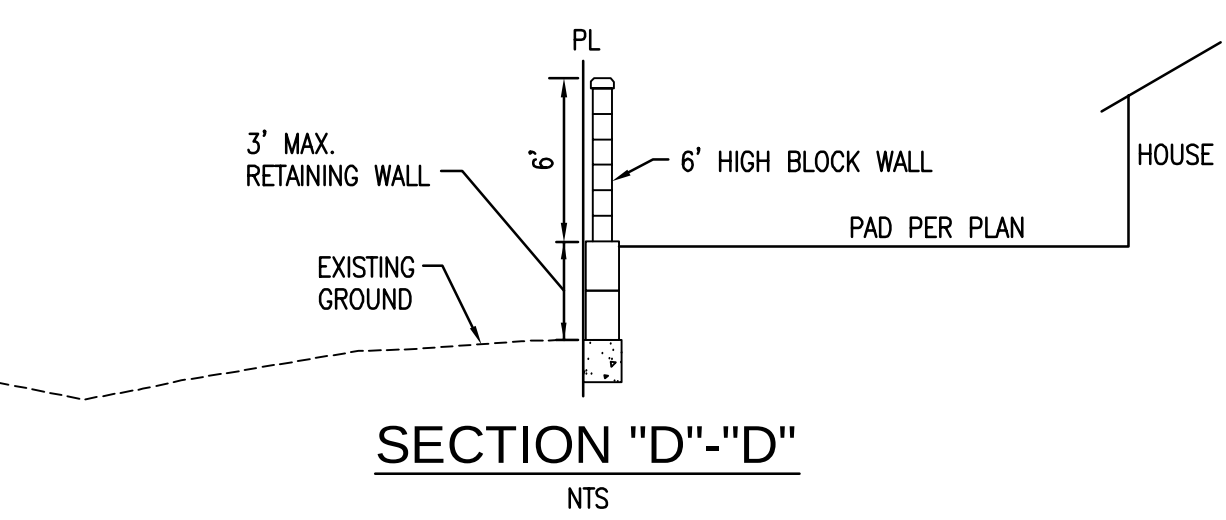
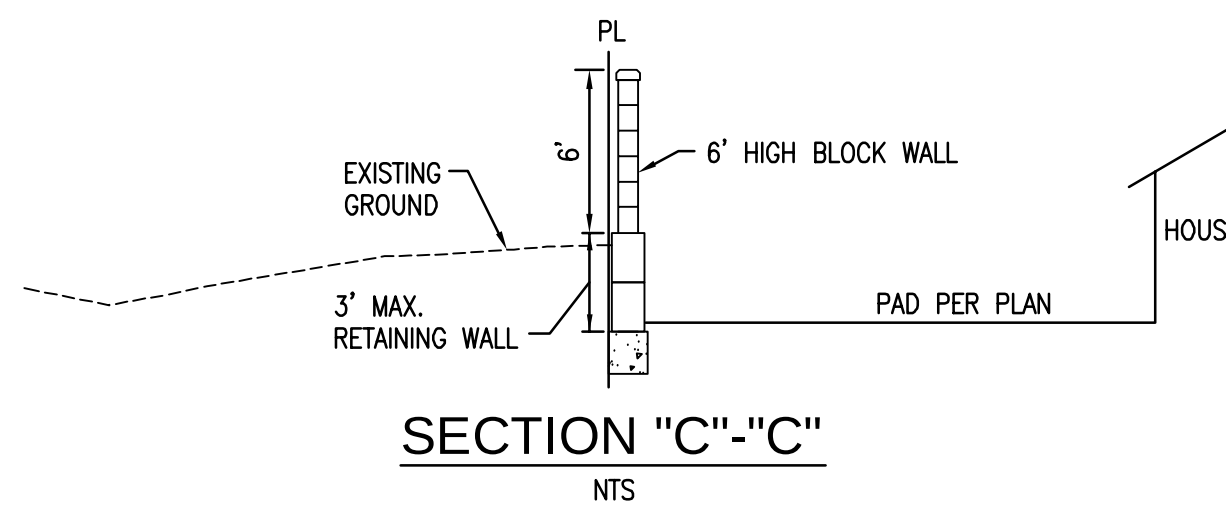
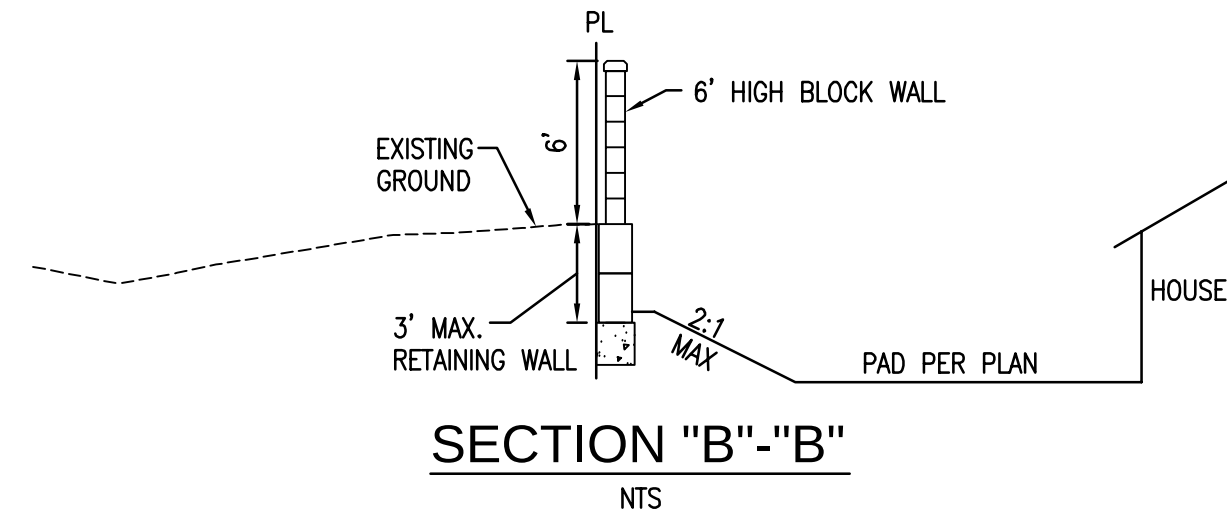
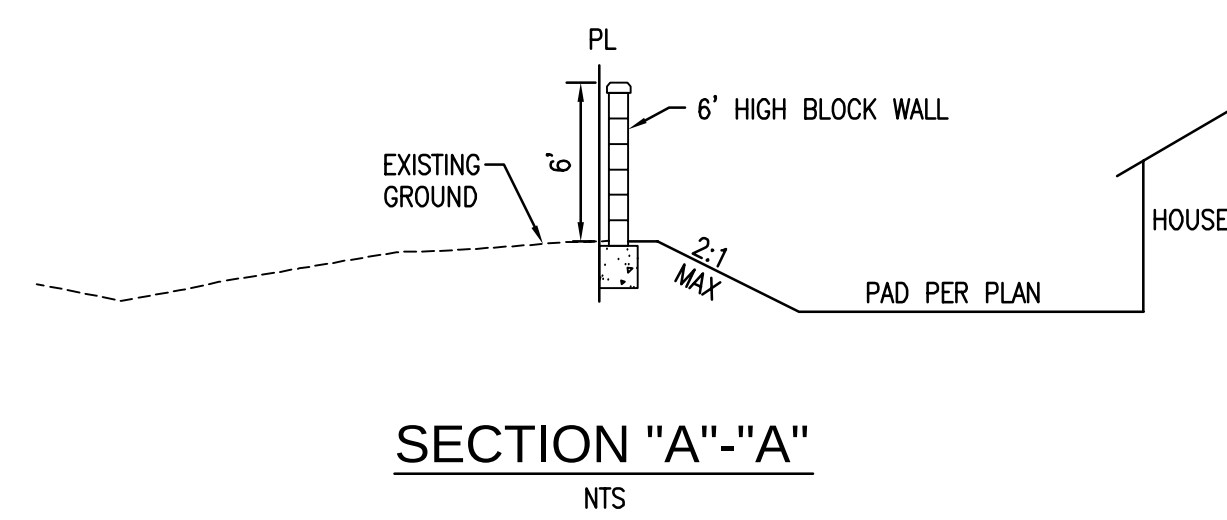
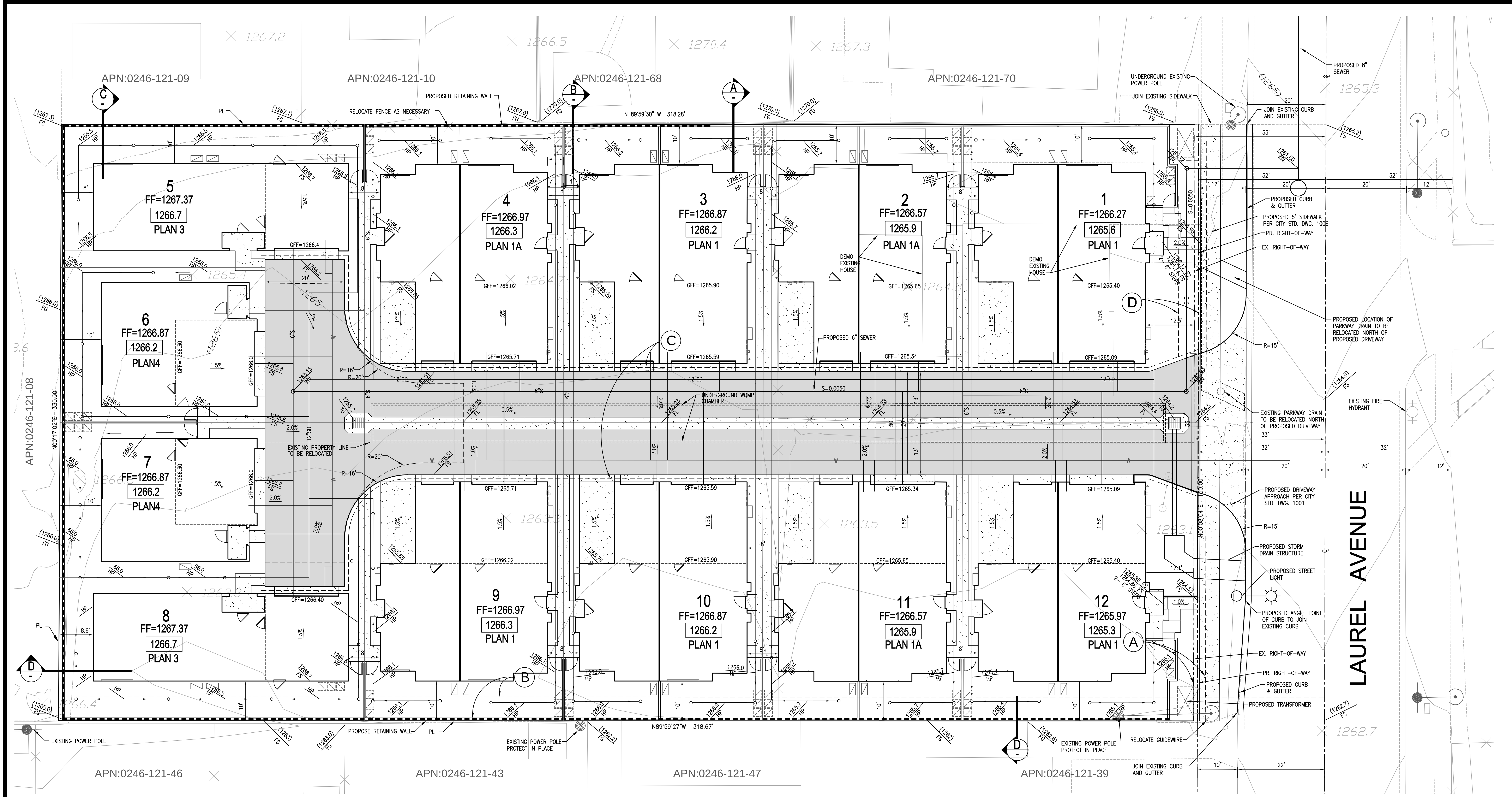
CONCEPTUAL GRADING PLAN

TRACT NO. 20686  
LAUREL AVENUE

MCN24-0047

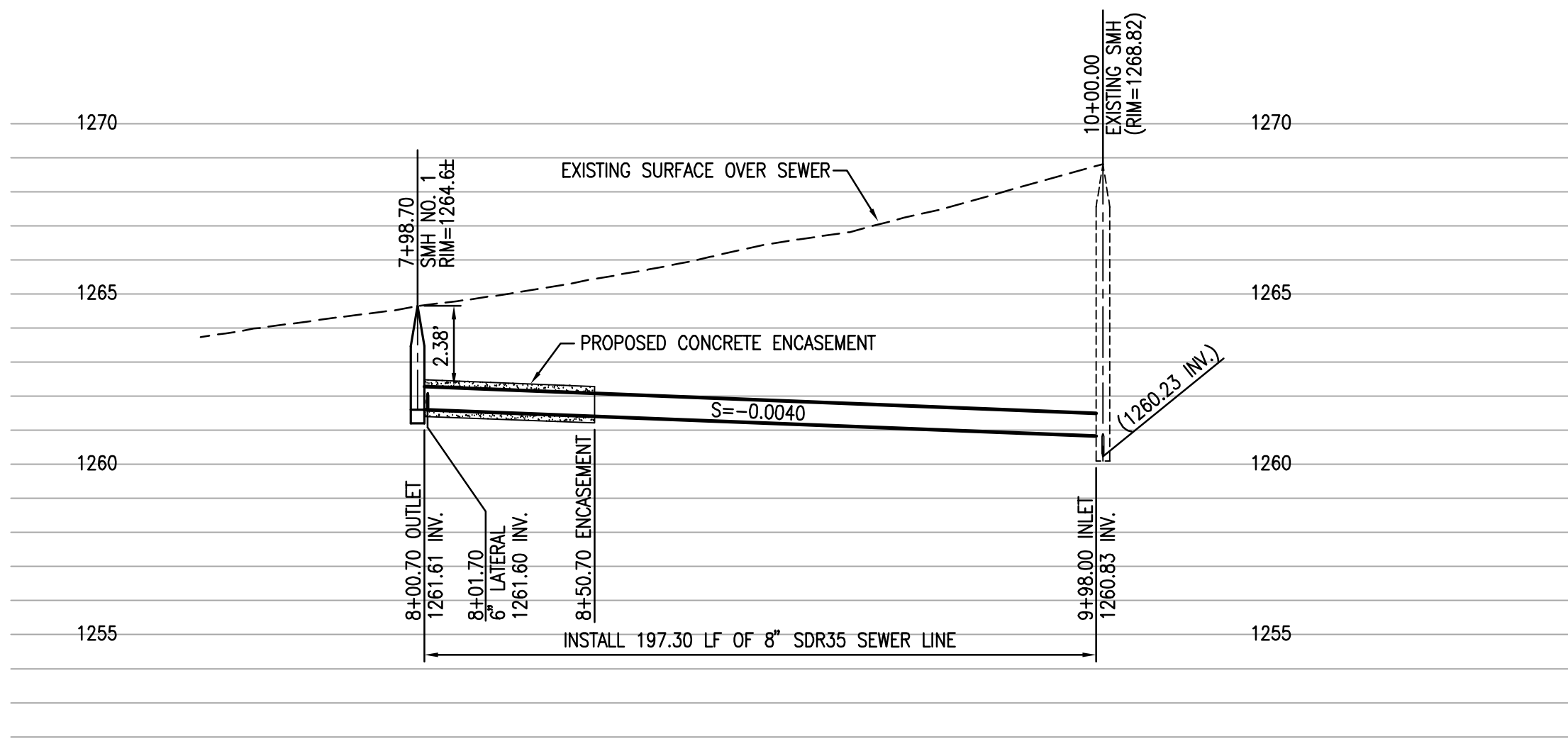
| SHEET TITLE | PROJECT |
|-------------|---------|
| SHEET NO.   | 1 OF 2  |



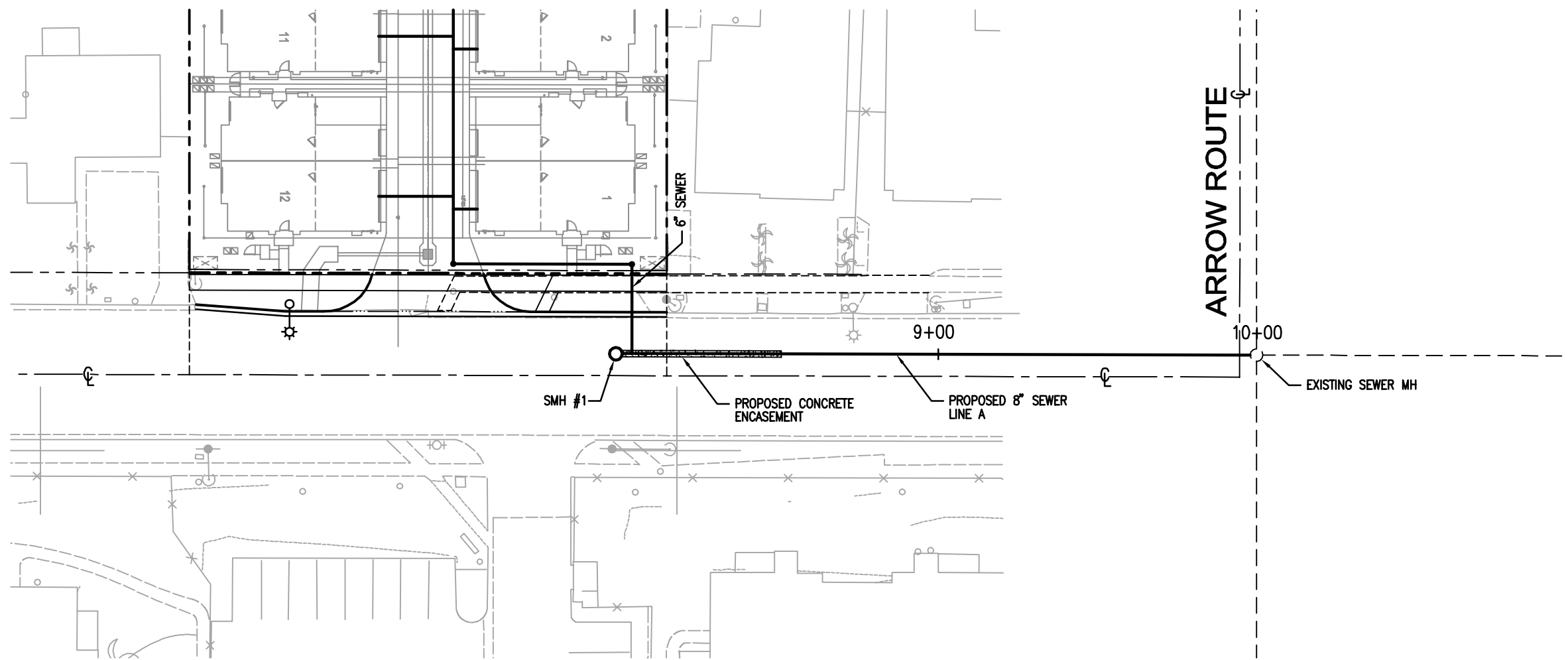


|                                                   |  |                                                                               |  |                                                 |  |
|---------------------------------------------------|--|-------------------------------------------------------------------------------|--|-------------------------------------------------|--|
| SHEET TITLE                                       |  | CONCEPTUAL GRADING PLAN                                                       |  | MCN24-0047                                      |  |
| PROJECT                                           |  | TRACT NO. 20686<br>LAUREL AVENUE                                              |  | JOB NO.                                         |  |
| DATE                                              |  | January, 2025                                                                 |  | SHEET NO.                                       |  |
| SCALE                                             |  | PER PLAN                                                                      |  | 2 OF 2                                          |  |
| DRAWN                                             |  | AE                                                                            |  | CHECKED                                         |  |
| R.E.A.                                            |  | CITY OF FONTANA, CALIFORNIA                                                   |  | JOB NO.                                         |  |
| Prepared By:                                      |  | ALLARD ENGINEERING                                                            |  | Professional Engineer                           |  |
| Civil Engineering - Land Services - Land Planning |  | 18866 Saville Avenue<br>Fontana, California 92335<br>Phone (951) 355-1815     |  | RAYMOND J. ALLARD<br>No. 96952<br>Date 10/24/24 |  |
| N.H. LAUREL LLC                                   |  | 500 UNIVERSITY CENTER DR. #570<br>MANHATTAN, BE 94000<br>PHONE (949) 344-2701 |  | Prepared For:                                   |  |

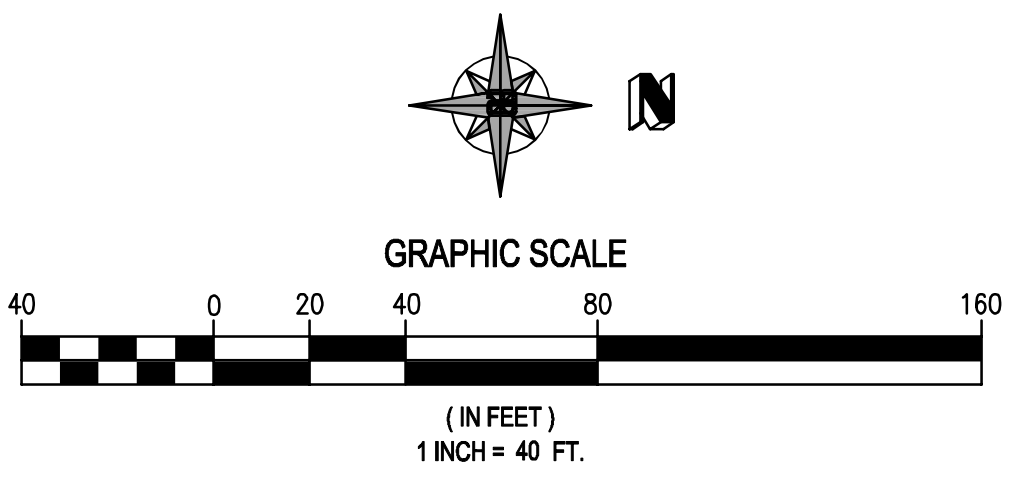
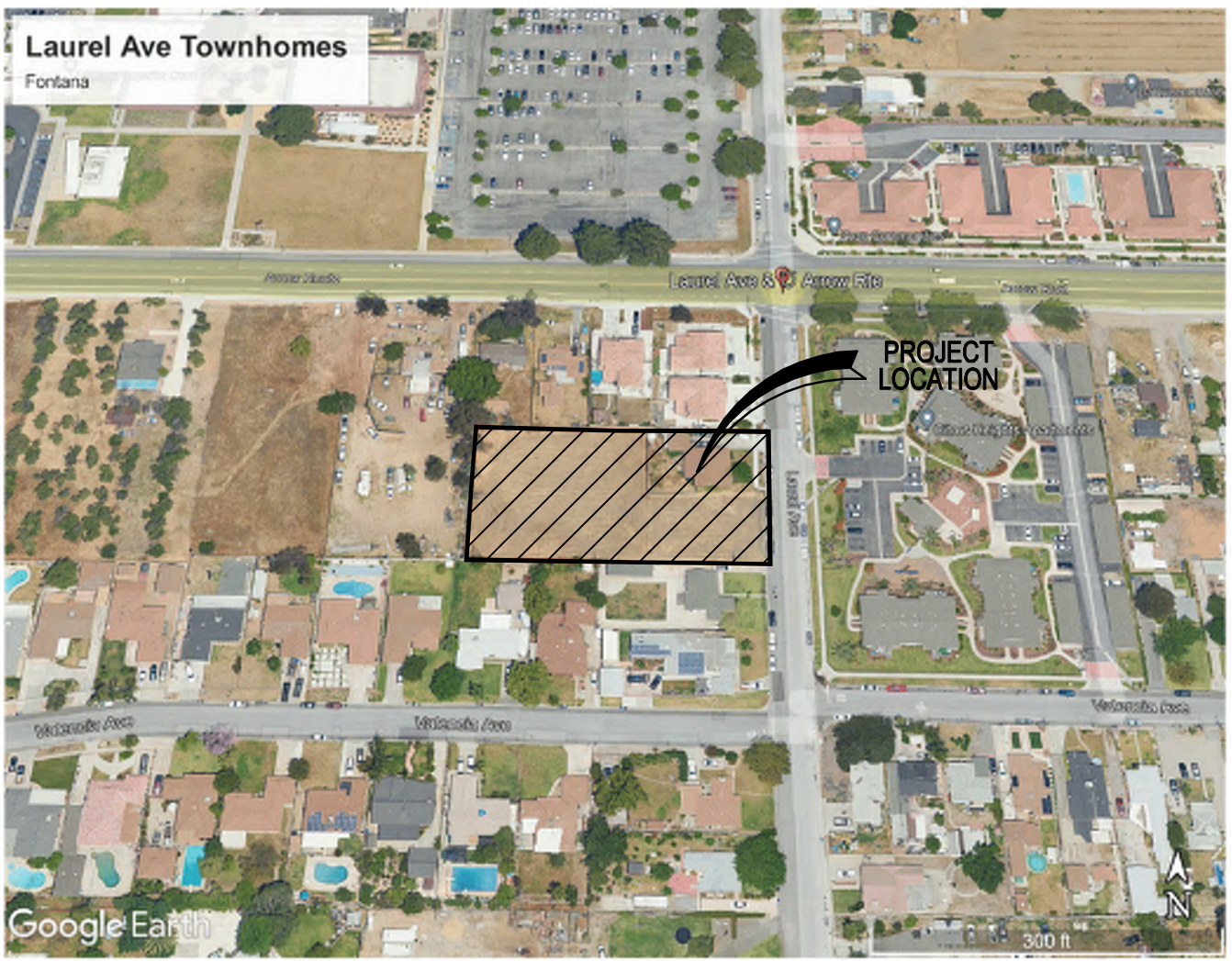




LINE A



LAUREL AVENUE



Prepared By:  
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Prepared For:  
**NewBridge Homes**  
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NEWPORT BEACH, CA 92660  
(949) 344-2703

CITY OF FONTANA  
SEWER STUDY  
FONTANA LAUREL TOWNHOMES  
TTM NO. 20686



CITY OF FONTANA  
TENTATIVE TRACT MAP NO. 20686

OWNERS:

LAUREL INVESTORS, LLC  
9410 SIERRA AVE.  
FONTANA, CA 92335  
(949) 344-2701

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

DEVELOPER:

NH LAUREL, 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

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

ENGINEER:

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

BENCHMARK:

BASIS OF BEARINGS:

THE BEARINGS ARE BASED ON THE CENTERLINE OF VALENCIA AVENUE, HAVING A BEARING OF NORTH 89°59'45" EAST PER TRACT NO. 6022, M.B. 76/45.

EASEMENTS:

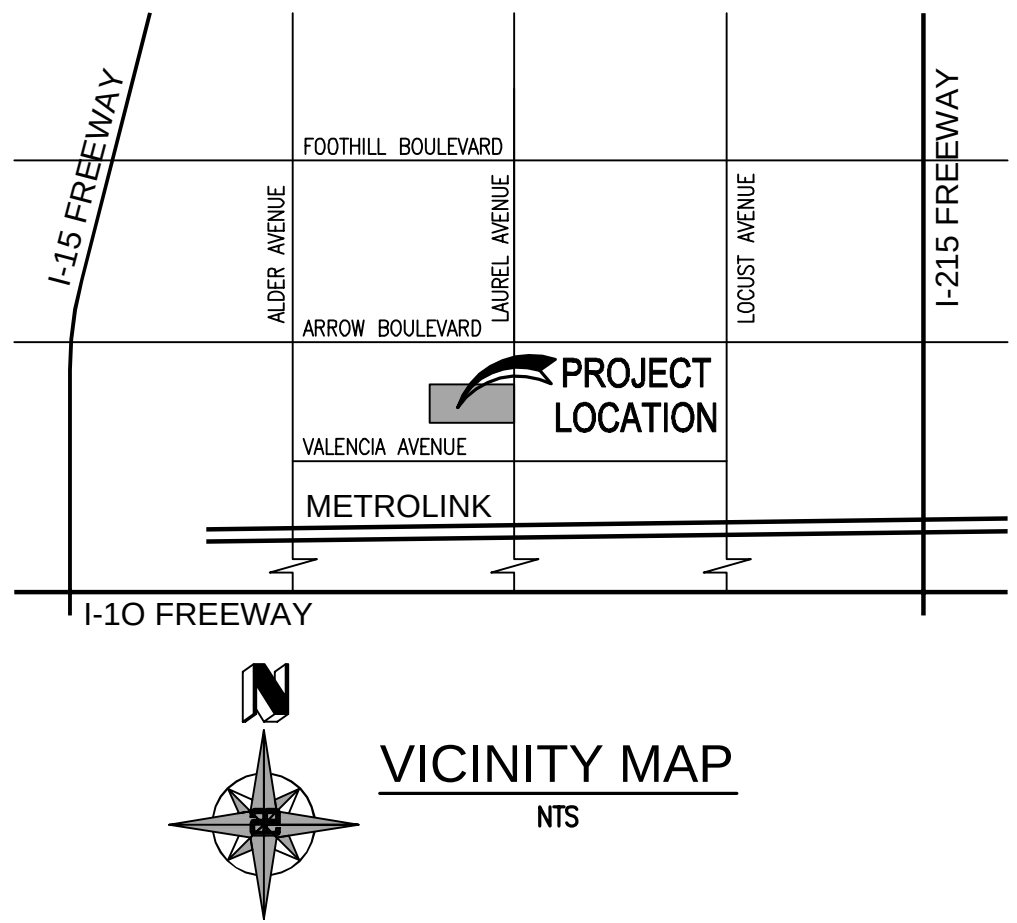
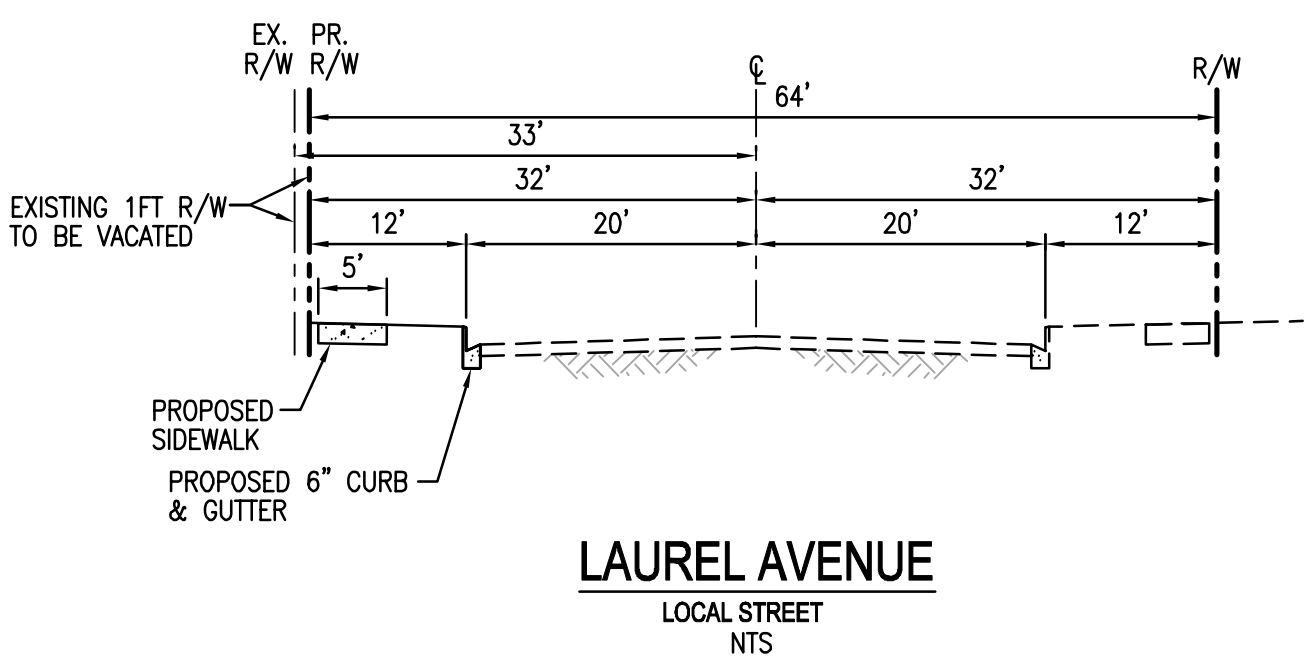
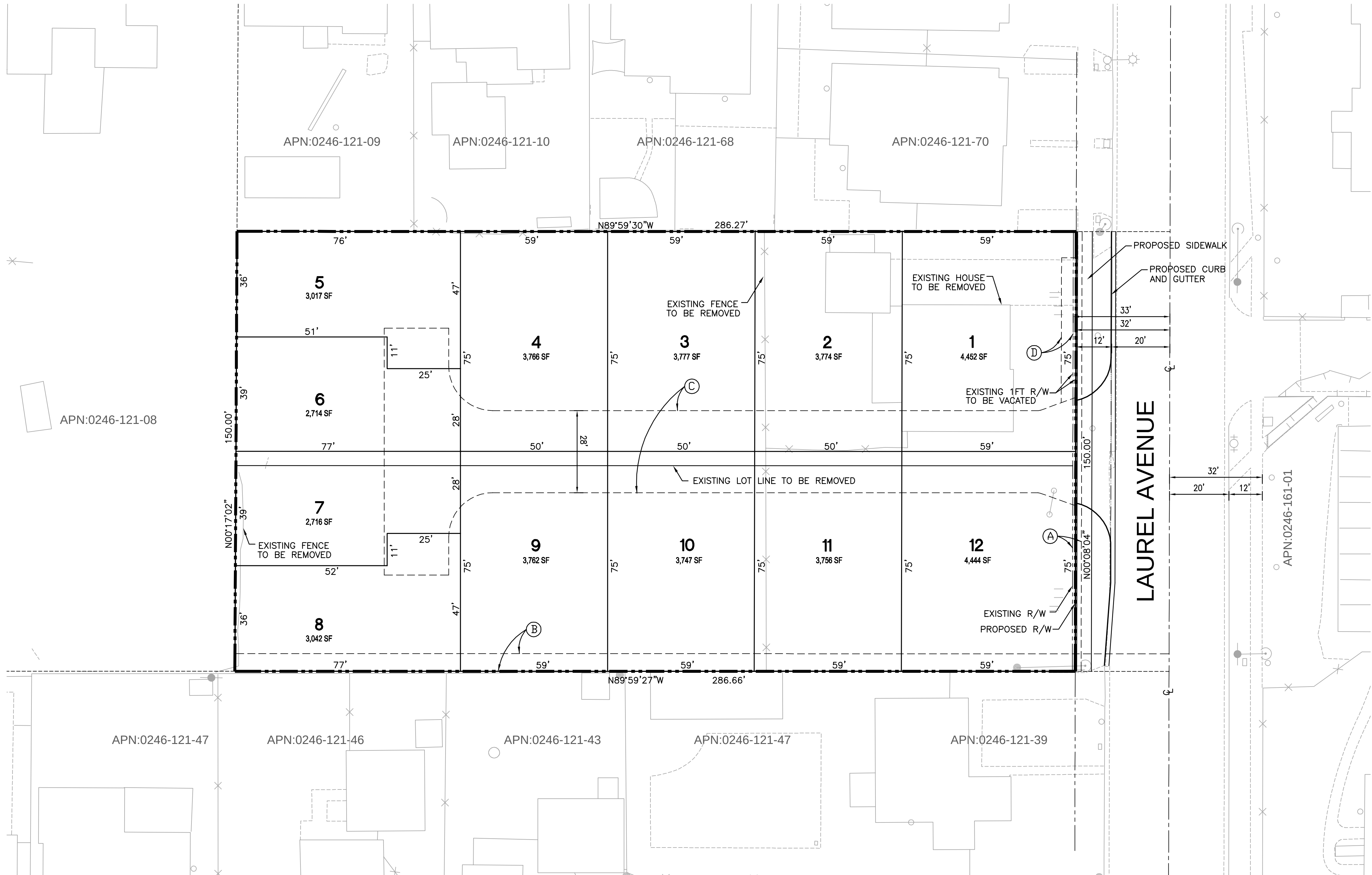
- (A) AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES PER INSTRUMENT RECORDED APRIL 28, 1960 IN BOOK 5124, PAGE 4 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR AERIAL AND/OR UNDERGROUND ELECTRIC OF COMMUNICATION STRUCTURE, AND INCIDENTAL PURPOSES, IN INSTRUMENT RECORDED SEPTEMBER 1, 1960 IN BOOK 5227 PAGE 516 OF OFFICIAL RECORDS.
- (C) PROPOSED EASEMENT FOR ROADWAY AND UTILITY PURPOSES.
- (D) PROPOSED EASEMENT FOR SEWER PURPOSES IN FAVOR OF HOA.

AREA SUMMARY:

ADJUSTED GROSS: 1.03 ACRES

LEGEND:

- 10 LOT NUMBER
- PROPOSED R/W
- EASEMENT
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- (A) EASEMENTS AS SHOWN BY MAP ON,



LEGAL DESCRIPTION

PARCELS 1 AND 2 OF PARCEL MAP NO. 18193, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, RECORDED AUGUST 17, 2022, AS SHOWN BY MAP ON FILE IN BOOK 259, PAGE 45 THROUGH 46 OF PARCEL MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA.

ASSESSOR'S PARCEL NO:

0245-121-71 & 0245-121-72

EXISTING ZONING:

MEDIUM DENSITY RESIDENTIAL (R-2)

EXISTING LAND USE:

RESIDENTIAL

ADJACENT LAND USE:

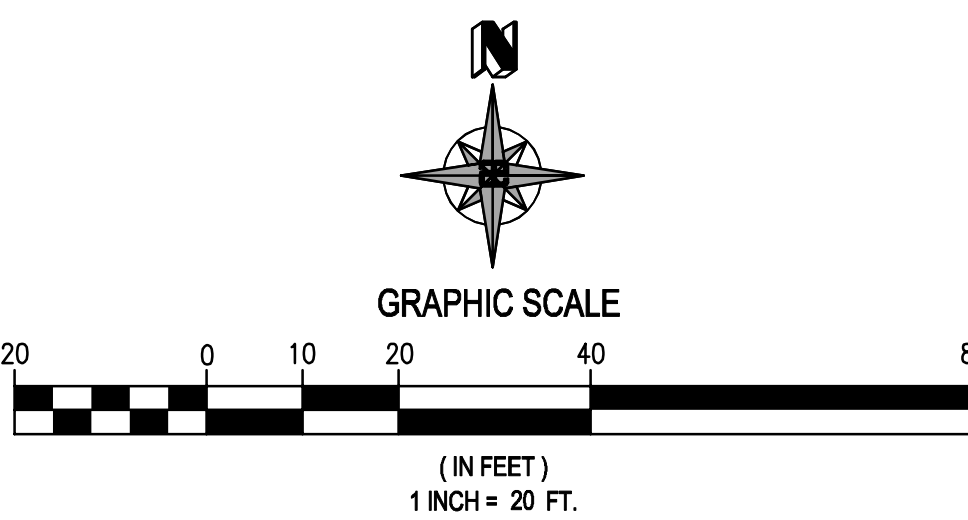
NORTH MEDIUM DENSITY RESIDENTIAL  
SOUTH MEDIUM HIGH DENSITY RESIDENTIAL  
EAST MEDIUM DENSITY RESIDENTIAL  
WEST MEDIUM HIGH DENSITY RESIDENTIAL

PROPOSED LAND USE:

RESIDENTIAL

SCHOOL DISTRICT:

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



CITY OF FONTANA  
TENTATIVE TRACT MAP NO. 20686

Prepared For:

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

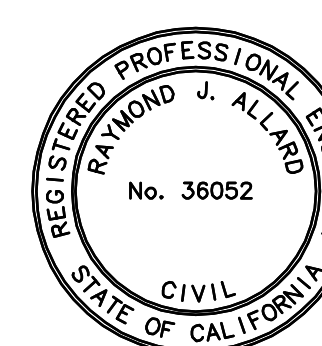
Prepared By:

ALLARD ENGINEERING  
Civil Engineering - Land Surveying - Land Planning  
16866 Seville Avenue  
Fontana, California 92335  
Phone (909) 356-1815

Raymond J. Allard  
Raymond J. Allard, R.C.E. 36052

10/21/24  
Date

MCN24-0047







williams-exterior-design.com

707-827-6069

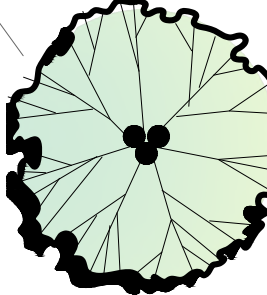
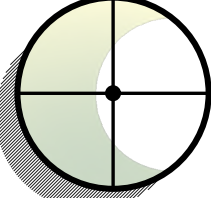
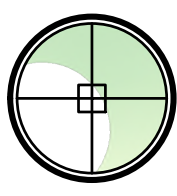
# PRELIMINARY LANDSCAPE CONCEPT

- 1 CONCRETE PAVING
- 2 CONCRETE BANDS
- 3 CONCRETE PAVERS
- 4 24"H PLANTED POTTERY
- 5 OVERHEAD ARBOR
- 6 16"H GARDEN WALL WITH STONE VENEER
- 7 CONCRETE

## PROJECT SITE

TREES

## TREES

|                                                                                     |                                        |                        |           |    |   |
|-------------------------------------------------------------------------------------|----------------------------------------|------------------------|-----------|----|---|
|  | OLEA EUROPAEA<br>(MULTI)               | MANZANILLO OLIVE       | BARE ROOT | 2  | L |
|  | ARBUTUS 'MARINA'<br>(STANDARD)         | MARINA STRAWBERRY TREE | 36" BOX   | 2  | L |
|  | GINKGO BILOBA 'FAIRMONT'<br>(STANDARD) | GINKGO                 | 24" BOX   | 4  | L |
|  | CUPRESSUS 'TINY TOWER'                 | DWARF ITALIAN CYPRESS  | 24" BOX   | 12 | L |
|  | ACACIA PODALYRIIFOLIA                  | PEARL ACACIA           | 15 GAL    | 4  | L |

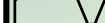
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QTY | WUCOLS | TH |
|--------|----------------|-------------|------|-----|--------|----|
|--------|----------------|-------------|------|-----|--------|----|

| SYMBOL                   | BOTANICAL NAME                 | COMMON NAME                  | SIZE   | QTY | WUCOLS | TI |
|--------------------------|--------------------------------|------------------------------|--------|-----|--------|----|
| GREEN                    | OLEA 'LITTLE OLLIE'            | DWARF OLIVE                  | 5 GAL  | -   | L      | 0  |
|                          | WESTRINGIA 'BLUE GEM'          | BLUE FLOWER- COAST ROSEMARY  | 1 GAL  | -   | L      | 0  |
|                          | ALOE STRIATA                   | CORAL ALOE                   | 1 GAL  | -   | L      | A  |
|                          | AGAVE 'BLUE FLAME'             | BLUE FLAME AGAVE             | 5 GAL  | -   | L      | A  |
|                          | LAVANDULA 'MUNSTEAD'           | MUNSTEAD LAVENDER            | 1 GAL  | -   | L      | B  |
|                          | PODOCARPUS 'ICEE BLUE'         | BLUE YELLOW-WOOD             | 15 GAL | -   | M      | B  |
|                          | ROSMARINUS 'TUSCAN BLUE'       | ROSEMARY                     | 5 GAL  | -   | L      | 0  |
|                          | RHAMNUS CALIFORNICA 'EVE CASE' | COFFEEBERRY                  | 5 GAL  | -   | L      | B  |
|                          | WESTRINGIA 'LOW HORIZON'       | LOW SPREADING COAST ROSEMARY | 5 GAL  | -   | L      | A  |
|                          | ACHILLEA MILLEFOLIUM           | WHITE YARROW                 | 1 GAL  | -   | L      | 0  |
|                          | ELAEAGNUS PUNGENS              | SILVERBERRY                  | 5 GAL  | -   | L      | B  |
|                          | PENNISETUM SPATHOLETUM         | SLENDER VELDT GRASS          | 1 GAL  | -   | M      | A  |
|                          | SENECIO MANDRALISCAE           | BLUE CHALKSTICKS             | 1 GAL  | -   | L      | A  |
|                          | PITTOSPORUM 'CREAM DE MINT'    | VARIEGATED MOCK ORANGE       | 5 GAL  | -   | M      | B  |
|                          | FEUJA SELLOWIANA               | PINEAPPLE GUAVA              | 15 GAL | -   | L      | B  |
| HELIANTHEMUM 'THE BRIDE' | WHITE ROCKROSE                 | 15 GAL                       | -      | L   | A      |    |
| VITEX TRIFOJA 'PURPUREA' | ARABIAN LILAC                  | 5 GAL                        | -      | L   |        |    |

|                            |                       |       |   |   |   |
|----------------------------|-----------------------|-------|---|---|---|
| CLYTOSTOMA CALLISTEGIOIDES | LAVENDER TRUMPET VINE | 5 GAL | - | M | N |
|----------------------------|-----------------------|-------|---|---|---|

|  |                               |                       |       |   |   |   |
|--|-------------------------------|-----------------------|-------|---|---|---|
|  | CLYTOSTOMA CALLISTEGIOIDES    | LAVENDER TRUMPET VINE | 5 GAL | - | M | N |
|  | HARDENBERGIA 'HAPPY WANDERER' | PURPLE LILAC VINE     | 5 GAL | - | L | N |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | WUCOLS |
|--------|----------------|-------------|------|----------|--------|
|--------|----------------|-------------|------|----------|--------|

| SYMBOL                                                                                | BOTANICAL NAME                   | COMMON NAME       | SIZE    | QUANTITY | WUCOLS |
|---------------------------------------------------------------------------------------|----------------------------------|-------------------|---------|----------|--------|
| <b>TREES</b>                                                                          |                                  |                   |         |          |        |
|  | GEIJERA PARVIFOLIA<br>(STANDARD) | AUSTRALIAN WILLOW | 24" BOX | 2        | L      |
|  | AGROSTIS PALLENS                 | NATIVE BENTGRASS  | SOD     | 1        | L      |

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

- 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)

PROJECT  
TITLE

RESIDENCES

LAUREL AVE.  
FONTANA, CA

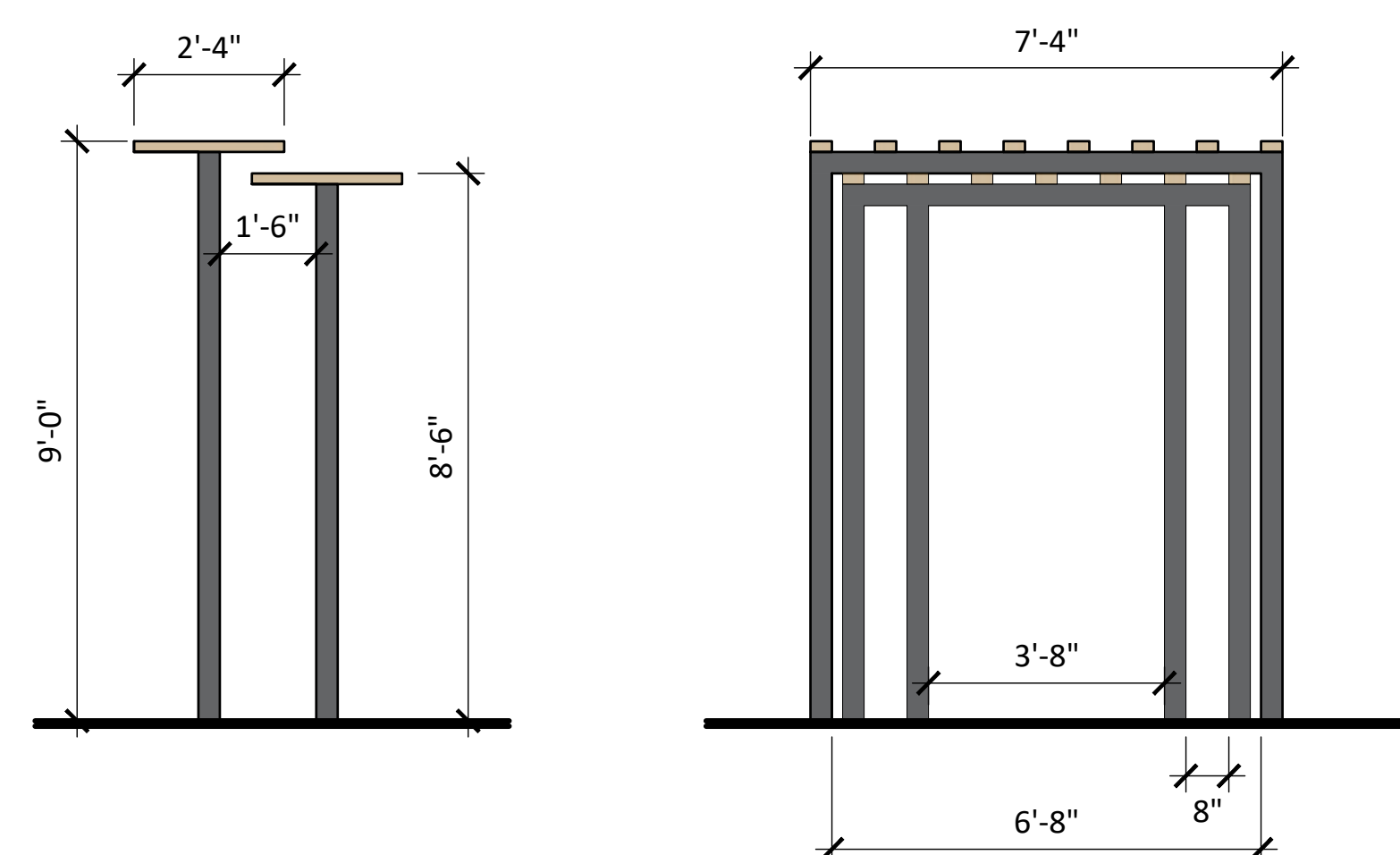
| SHEET | NO. | DATE | DESCRIPTION |
|-------|-----|------|-------------|
|-------|-----|------|-------------|

**PRELIMINARY  
LANDSCAPE  
PM-1**

DATE 01.16.2025



 LANDSCAPE PLAN  
SCALE: 3/32"=1'-0"



# GARDEN ARBOR



TYP. LAUREL AVE. FRONT ENTRY STOOP  
SCALE: 3/8"= 1'-0"







# Laurel Avenue

## FONTANA, CALIFORNIA

## INDEX

## ARCHITECTURAL

| COVER SHEET |                               |
|-------------|-------------------------------|
| CS-0        | Aerial View                   |
| CS-1.0      | View from Laurel Avenue       |
| CS-2.0      | Drive Aisle View              |
| CS-3.0      | Interior Court View           |
| SP-1.0      | Site Development Plan         |
| DD - 1.0    | P1 & Casita - Floor Plan      |
| DD - 1.1    | P1 & Casita - Wrap Elevations |
| DD - 2.0    | Plan 2 - Floor Plan           |
| DD - 2.1    | Plan 2 - Wrap Elevations      |
| DD - 3.0    | Plan 3 - Floor Plan           |
| DD - 3.1    | Plan 3 - Wrap Elevations      |

ARCHITECT:

BUCILLA  
GROUP  
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ARCHITECTURE PLANNING INTERIOR DESIGN  
HISTORIC PRESERVATION LEED VALUE ENGINEERING  
11 Dove Street, Suite 187, Newport Beach, Ca 92660  
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Fontana, CA

owner:

NH LAUREL LLC  
500 Newport Center Drive,  
Ste 570 Newport Beach, Ca

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Project Number :

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COVER SHEET

Sheet No. :

CS-0

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 100 Newport Center Drive,  
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|                    |                            |
|                    |                            |
|                    |                            |
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|                    |                            |
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|                    |                            |
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| LOT DATE:          |                            |

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## CONCEPTUAL IMAGES

Sheet No. :

CS-1



**CONCEPTUAL IMAGE**  
**View from Laurel Avenue**



## CONCEPTUAL IMAGE

### Drive Aisle View

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## CONCEPTUAL IMAGES

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## CONCEPTUAL IMAGE

## Interior Court View

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BD SUBM. DATE:

PLOT DATE: 08/27/24 DD PRELIM

PLOT DATE:

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## CONCEPTUAL IMAGES

Sheet No. :

CS-4

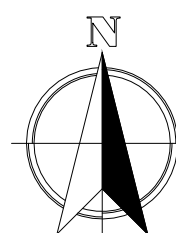
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# SITE DEVELOPMENT PLAN

SCALE 3/32" = 1'-0"

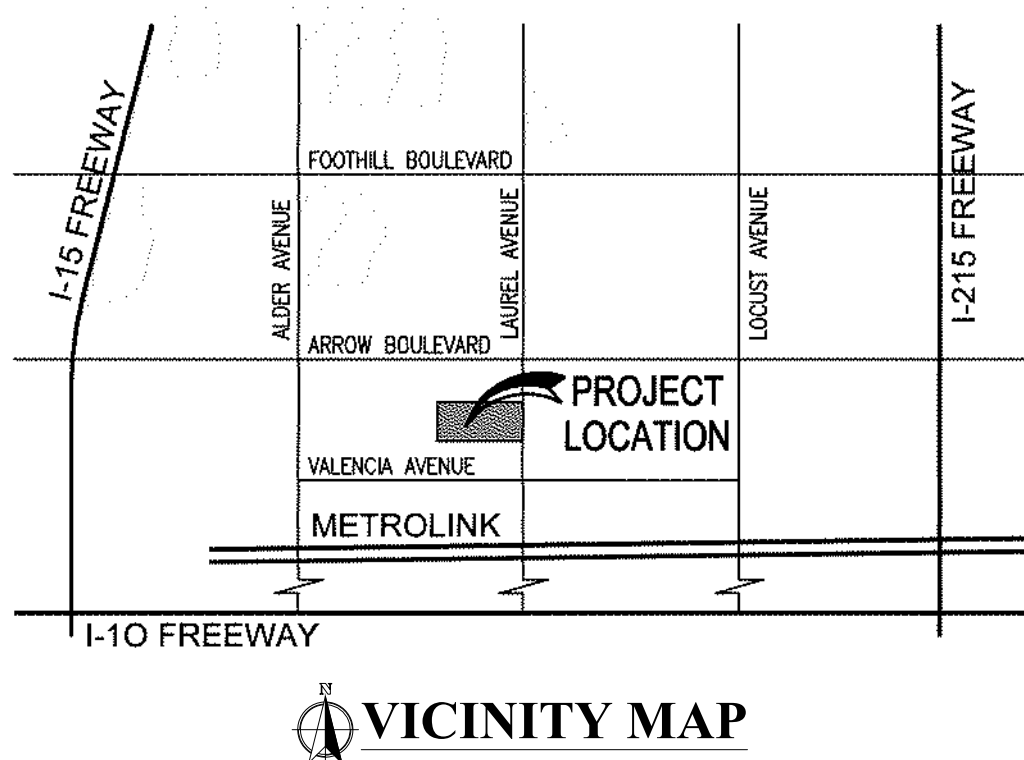


## SITE DATA

|       |          |
|-------|----------|
| Acres | 1.03     |
| Units | 12 UNITS |
| DU/AC | 12       |

## PARKING

|                 |   |                |
|-----------------|---|----------------|
| Garage 2@12     | = | 24             |
| Garage 1@ 8     | = | 8              |
| Open Parking    | = | 8              |
| Guest on street | = | 4              |
| Total           |   | 44 ( 3.6/unit) |



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500 Newport Center Drive,  
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|     | 01/21/25 | Planning Re-Submittal      |

PERMIT NO:  
BD SUBM. DATE:

PLOT DATE: 08/27/24 DD PRELIM.  
PLOT DATE:

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Sheet Title :

**SITE DEV. PLAN**

Sheet No. :

**SP - 1.0**

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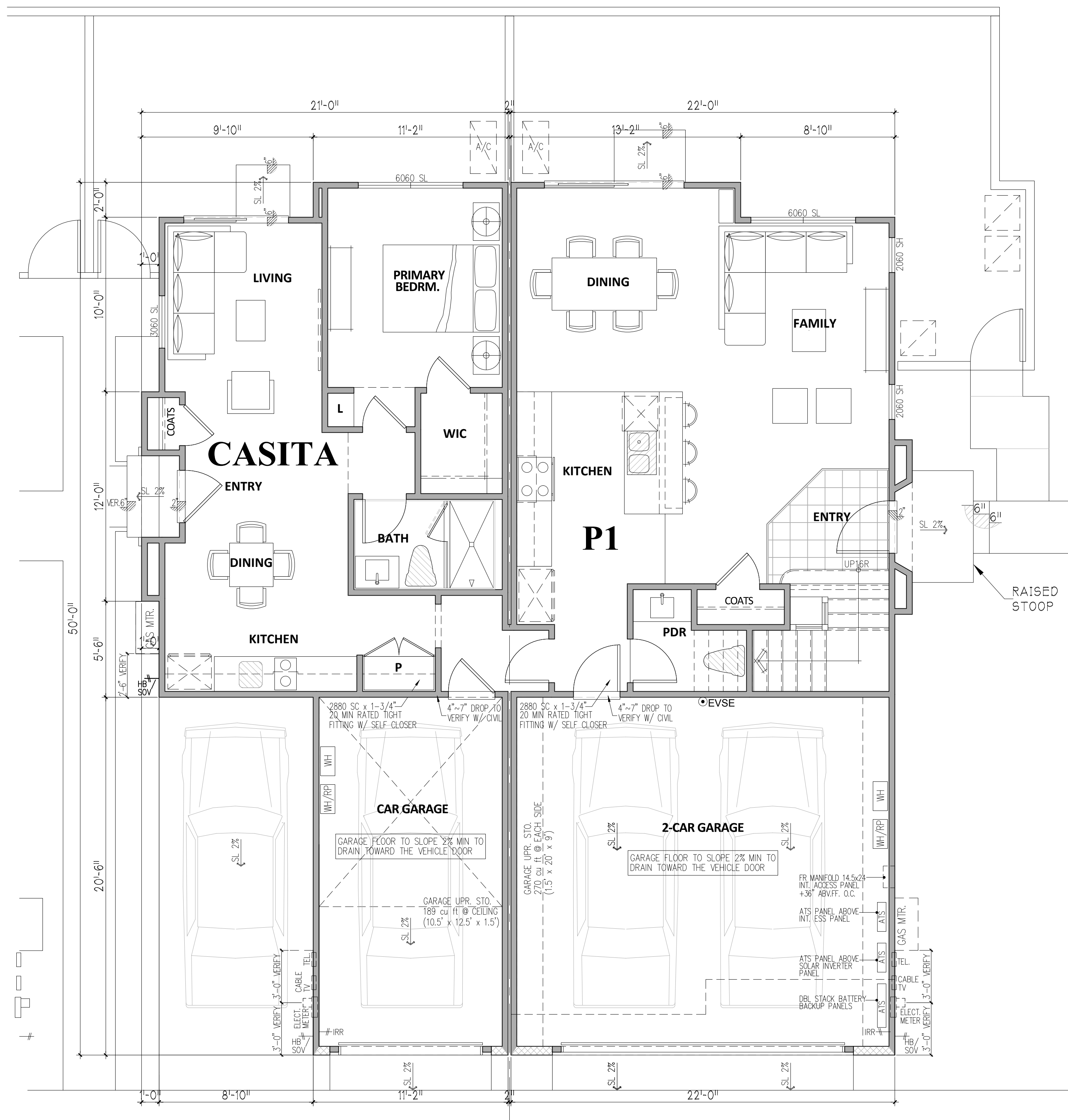
Sheet Title :

## P1 & CASITA FLOOR PLAN

Sheet No. :

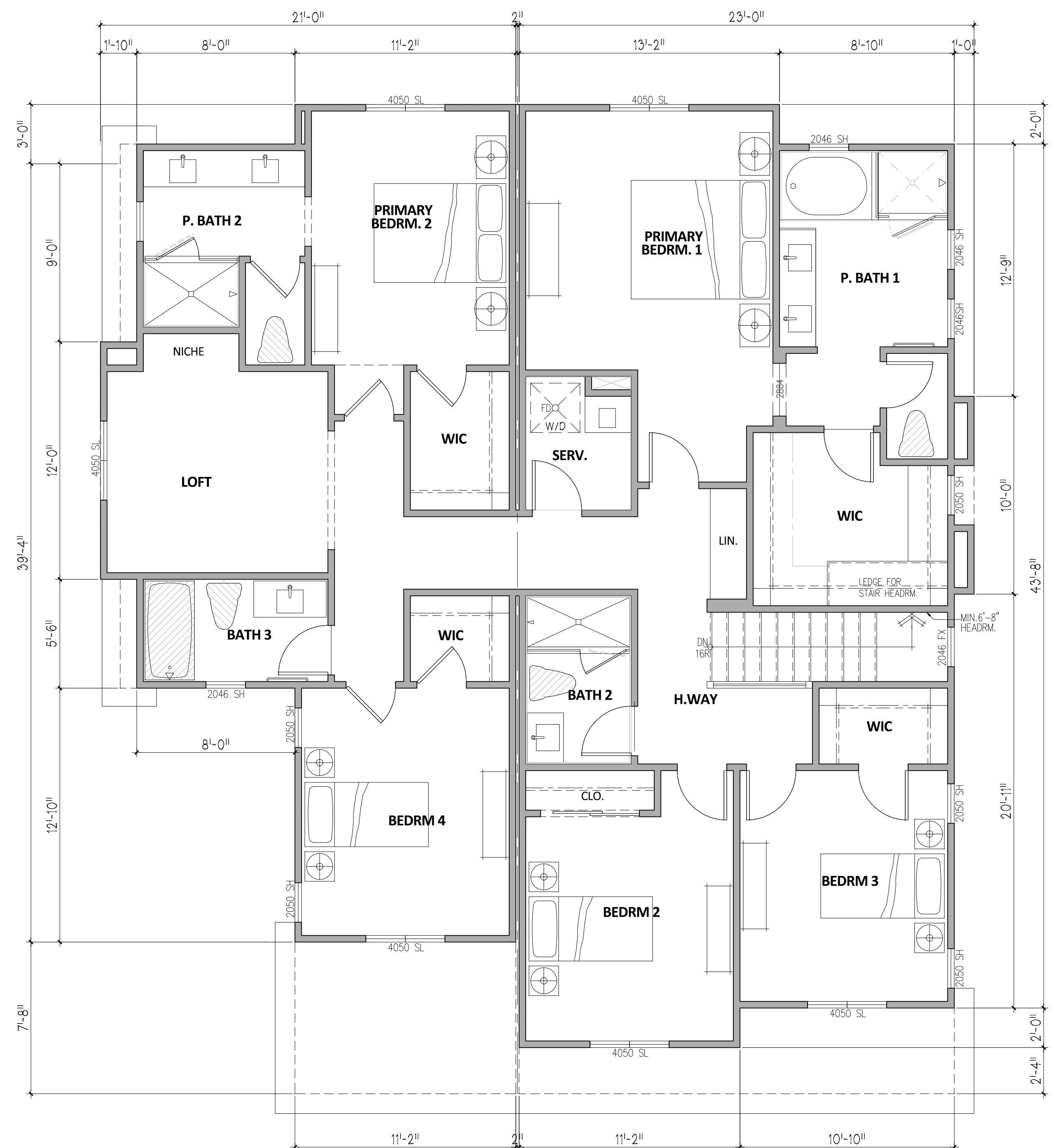
# DD-1.0

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## FIRST FLOOR

|          |        |
|----------|--------|
| 1F .     | 620 SF |
| CASITA . | 583 SF |



## SECOND FLOOR

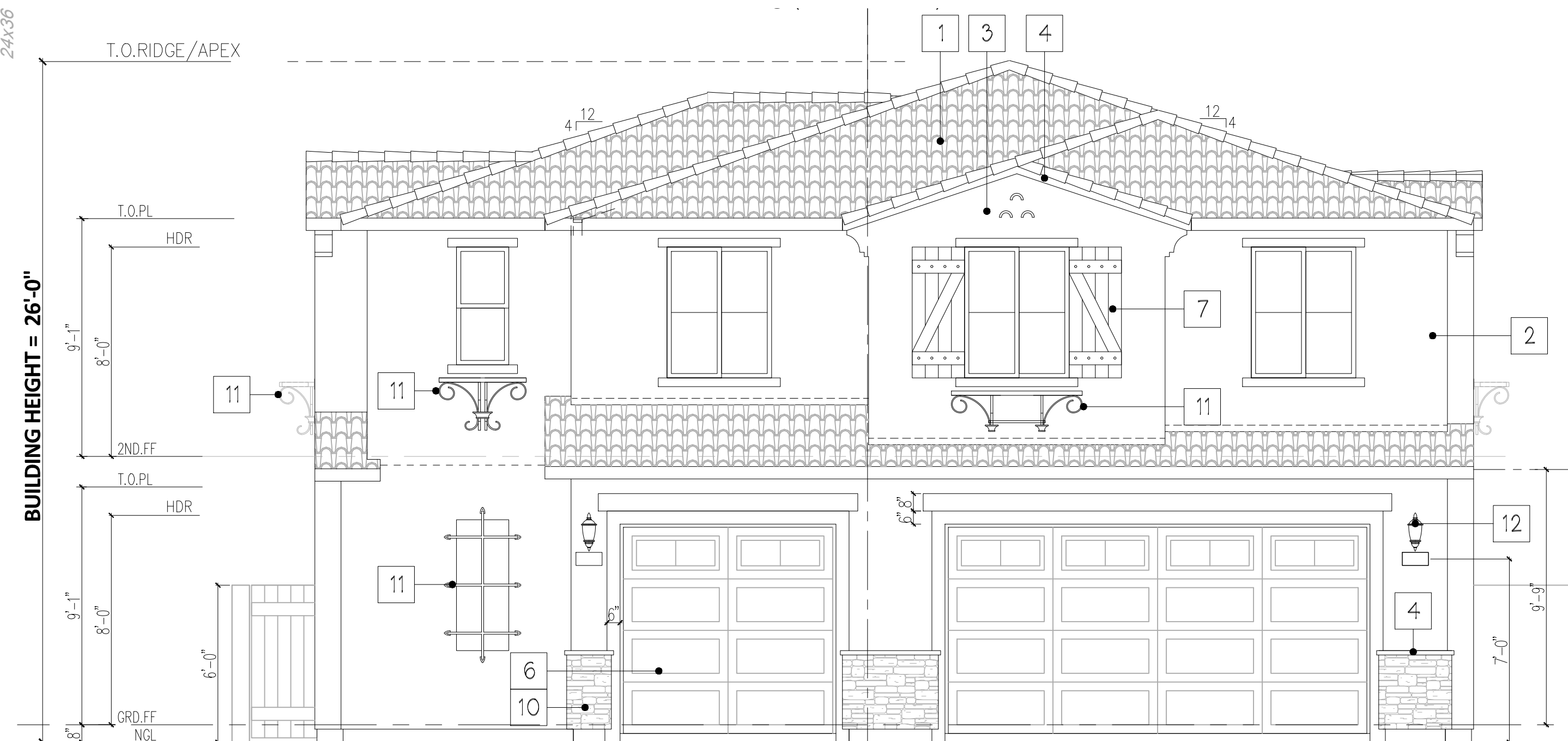
2F - 1702 SF

## P1 & CASITA FLOOR PLAN

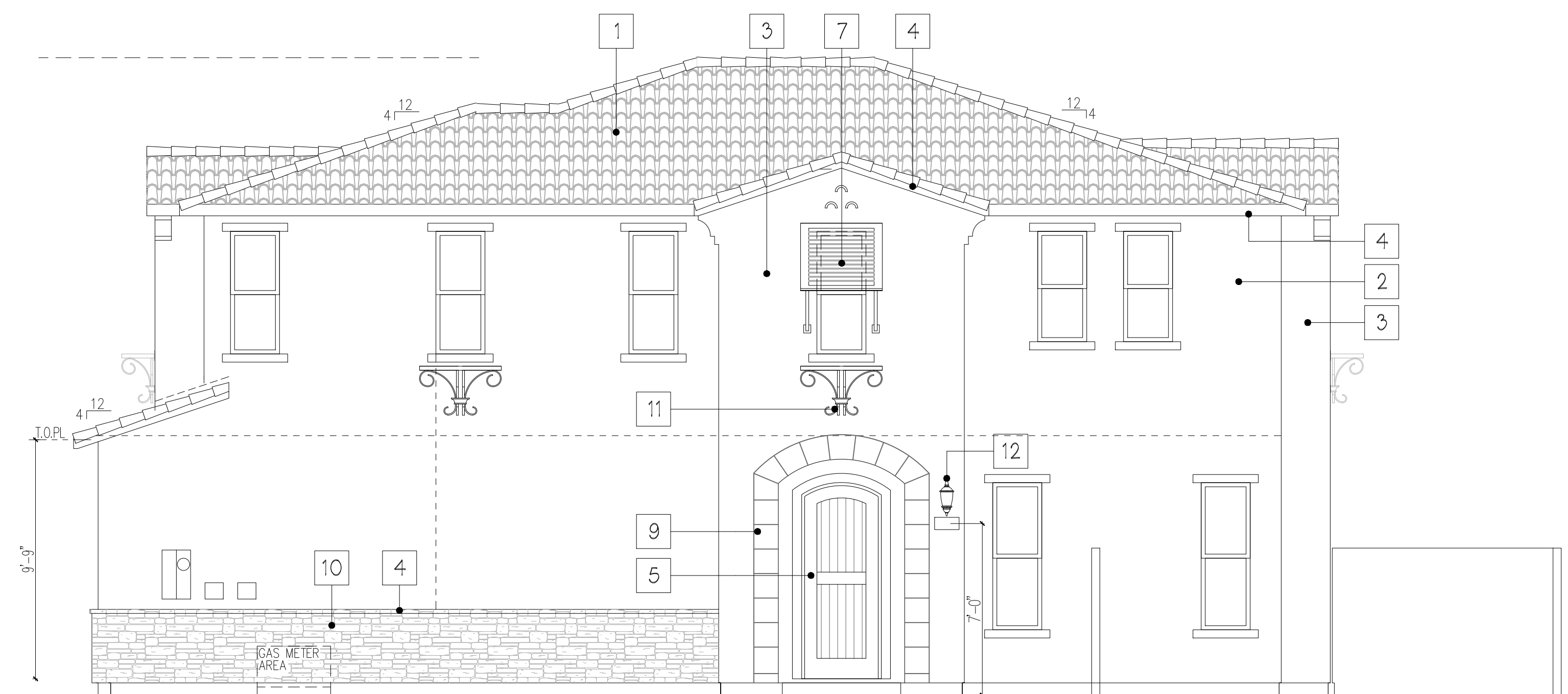
SCALE 1/4" = 1'-0"

P1 = 2322 SF  
CASITA = 574 SF





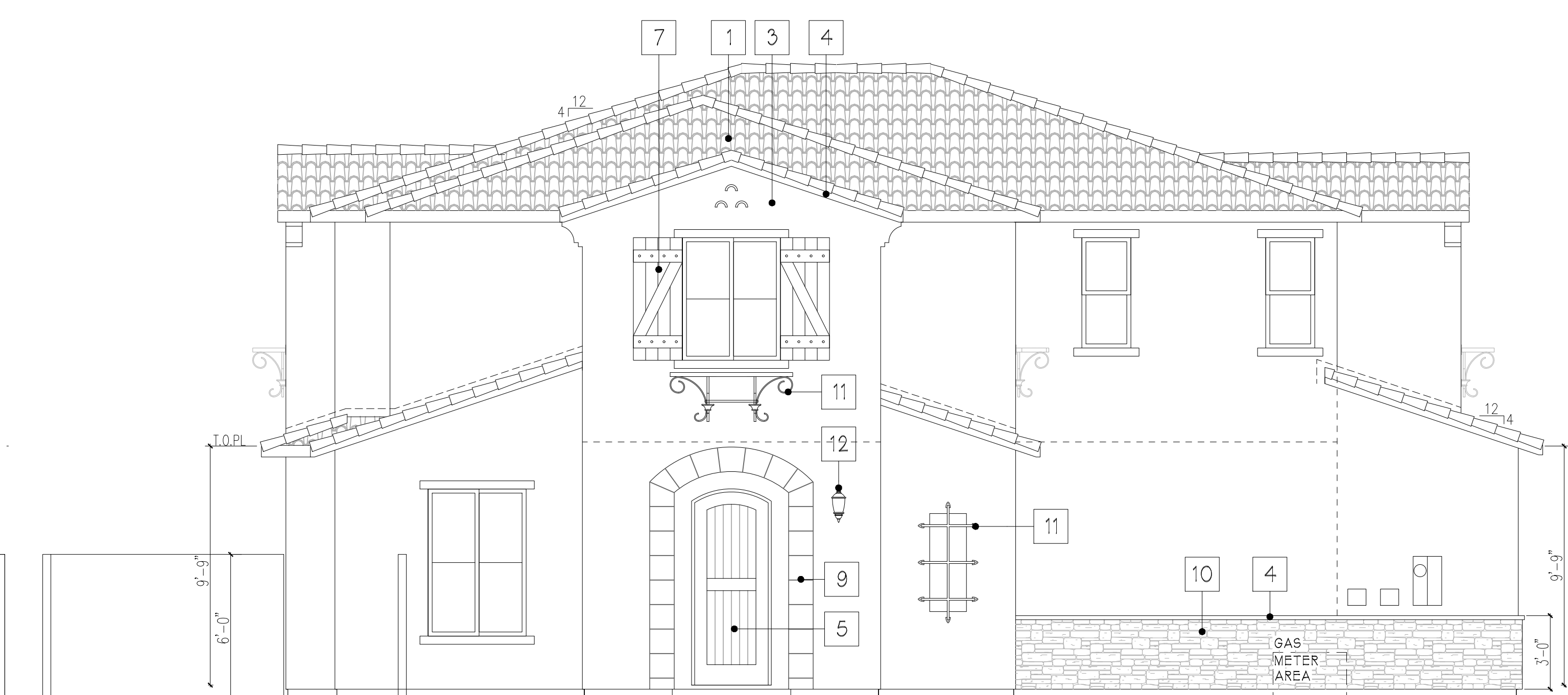
ELEVATION ( D )



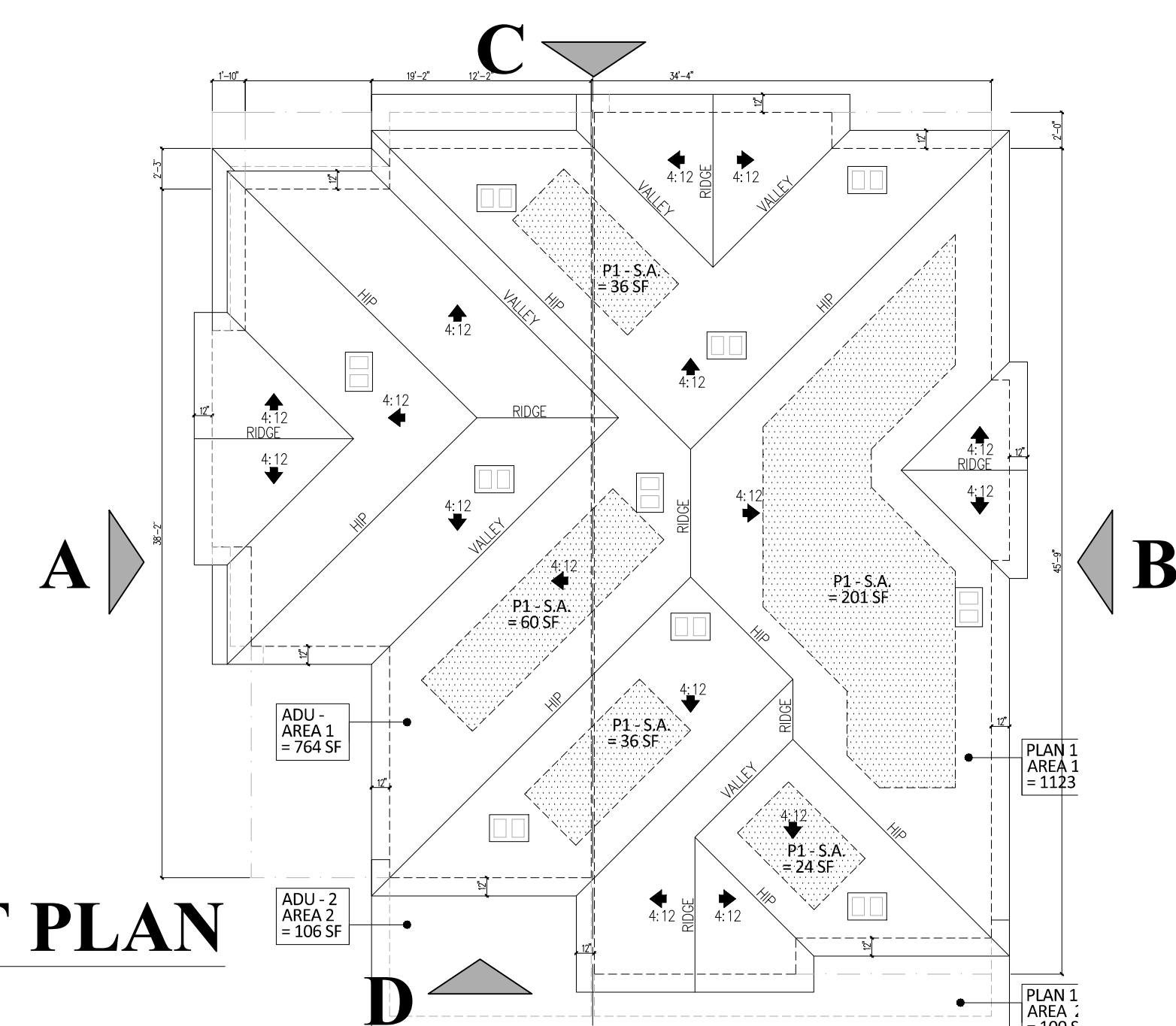
**CASITA FRONT ELEV. ( B )**



**ELEVATION ( C )**



**P1 FRONT ELEV. ( A )**



## ROOF PLAN

## Spanish Colonial

Design Element

- |    |                                |
|----|--------------------------------|
| 1  | Roof                           |
| 2  | Primary Stucco                 |
| 3  | Accent Stucco                  |
| 4  | Fascia Bd & Trim               |
| 5  | Front Door                     |
| 6  | Garage Door                    |
| 7  | Shutter                        |
| 8  | Gate                           |
| 9  | Tile Surround (8x8 Decorative) |
| 10 | Stone Accent                   |
| 11 | WI Accent                      |
| 12 | Ext Light                      |

## P1 & CASITA ELEVATIONS

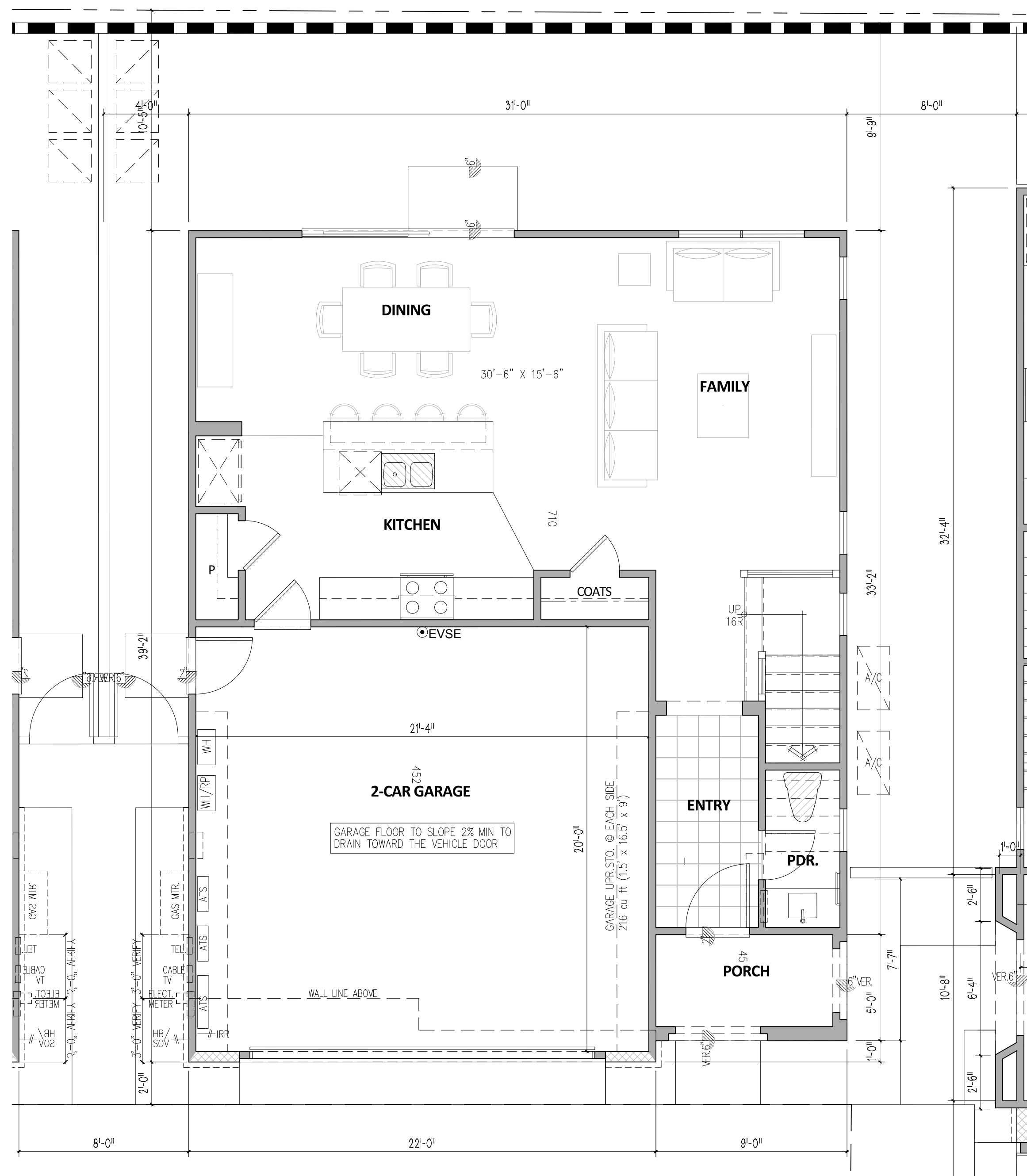
SCALE 1/4" = 1'-0"



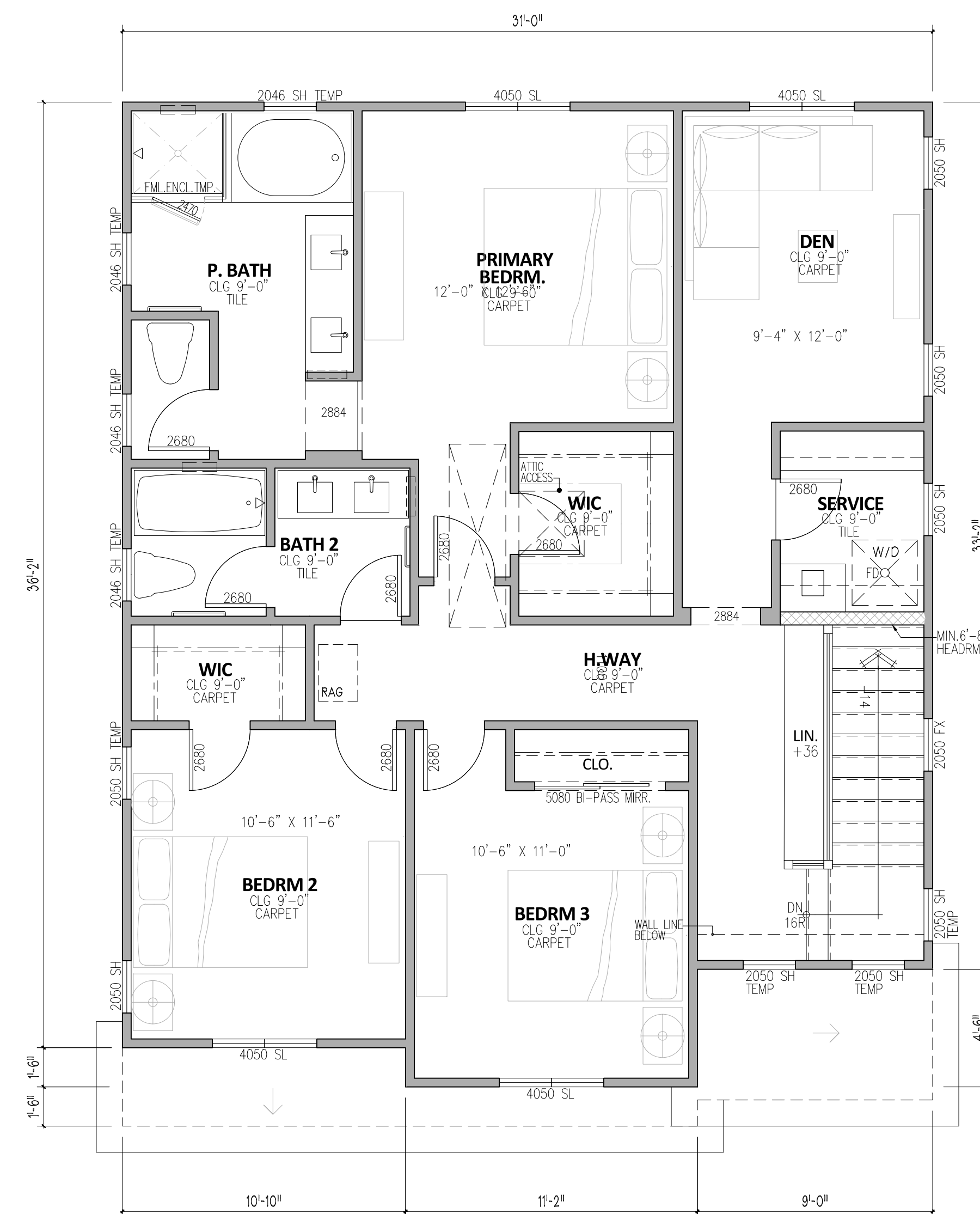
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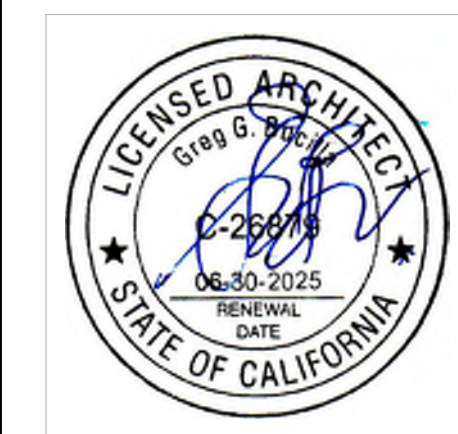
## FIRST FLOOR



**SECOND FLOOR**  
1100 SF

## P2 FLOOR PLAN (1800 SF)

SCALE 1/4" = 1'-0"



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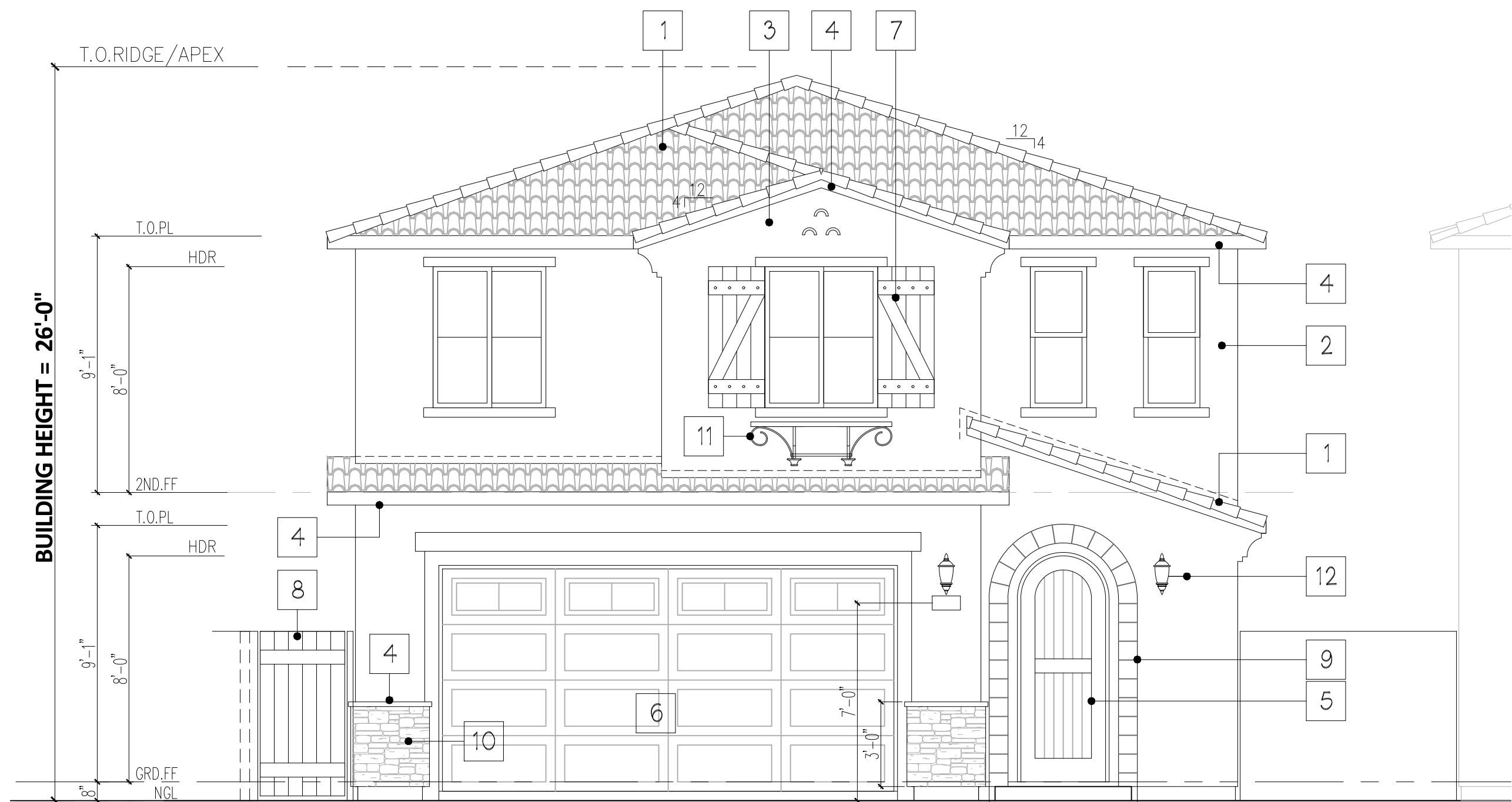
Sheet Title :

## P2 FLOOR PLAN

Sheet No. :

# DD-2.0





FRONT ELEV.



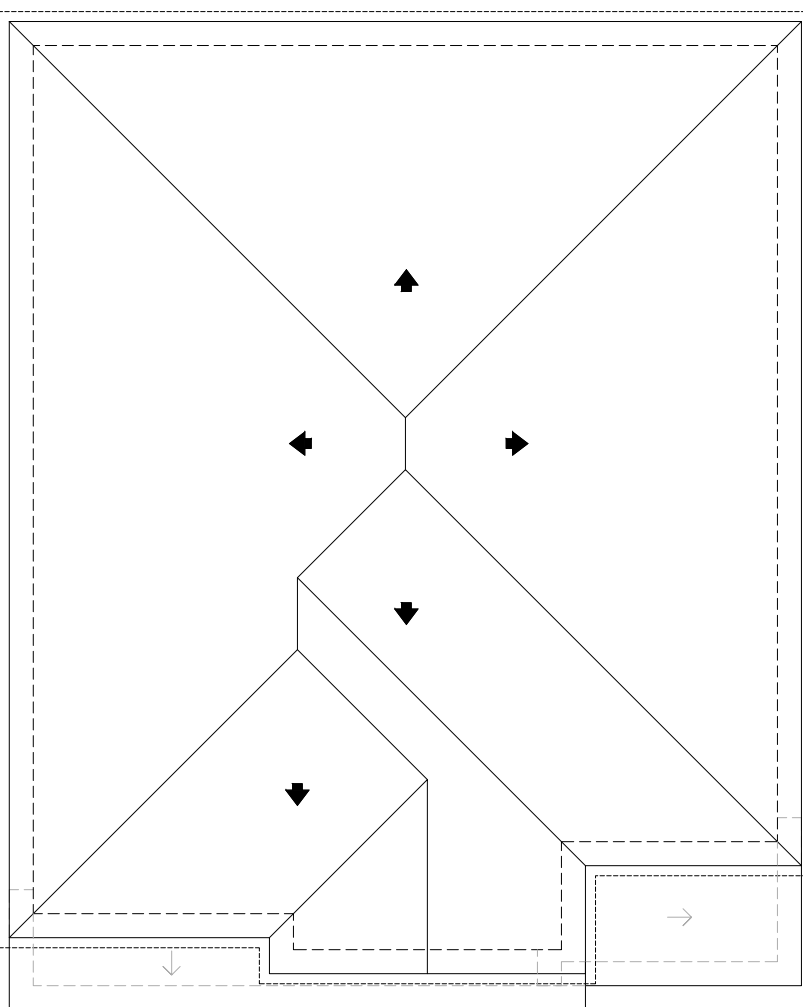
REAR ELEV.



LEFT SIDE ELEV.



RIGHT SIDE ELEV.



ROOF PLAN

Spanish Colonial

Design Element

- 1 Roof
- 2 Primary Stucco
- 3 AccentStucco
- 4 Fascia Bd & Trim
- 5 Front Door
- 6 Garage Door
- 7 Shutter / Gate
- 8 Front Door
- 9 Garage Door
- 10 Stone Accent
- 11 WI Accent
- 12 Ext Light
- 13 WI Accent

P2 ELEVATIONS

SCALE 1/4" = 1'-0"

ARCHITECT:

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Sheet Title :

P2  
ELEVATIONS

Sheet No. :

DD-2.1

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SCALE 1/4" = 1'-0"

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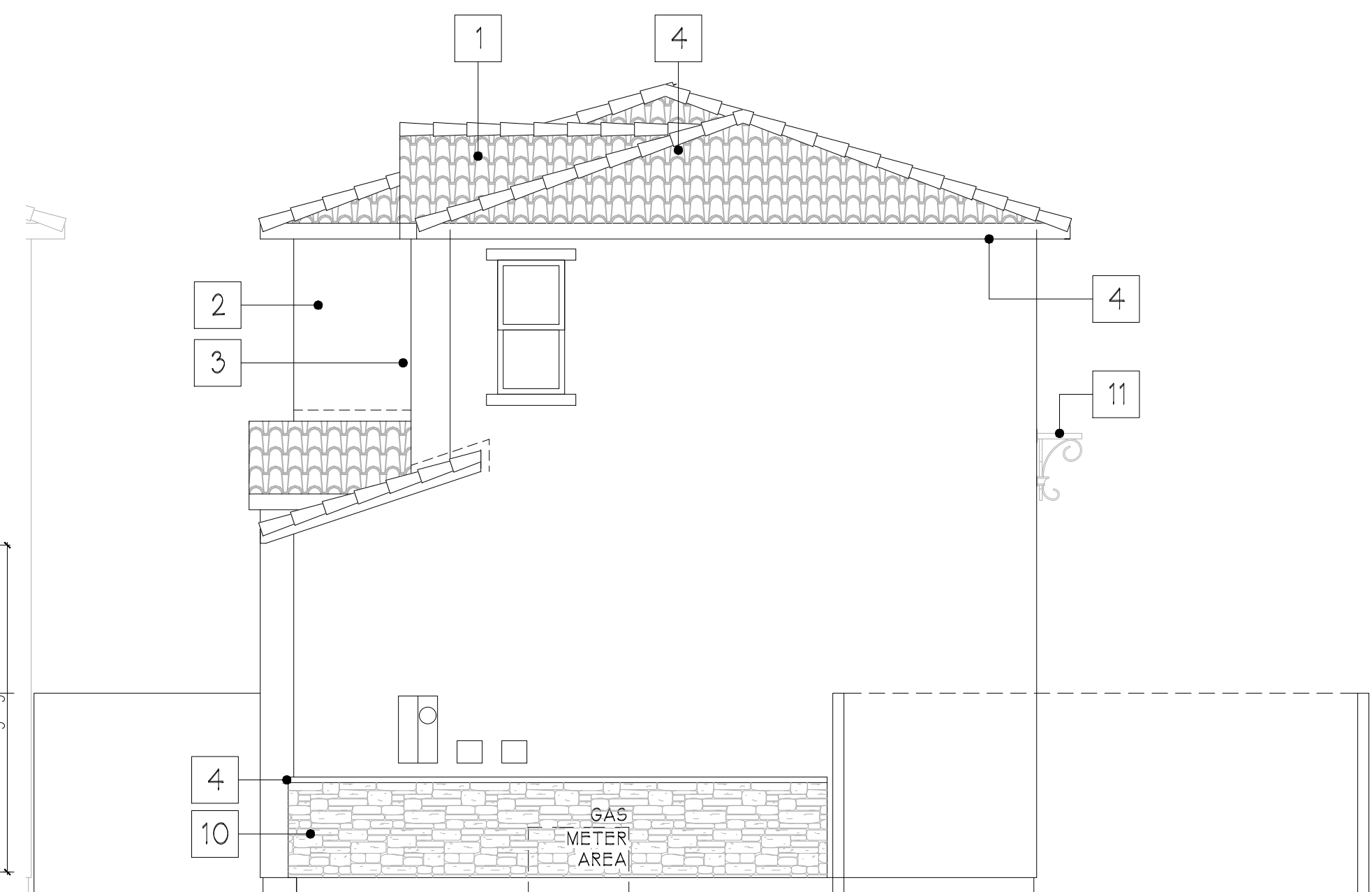
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## DD-3.0

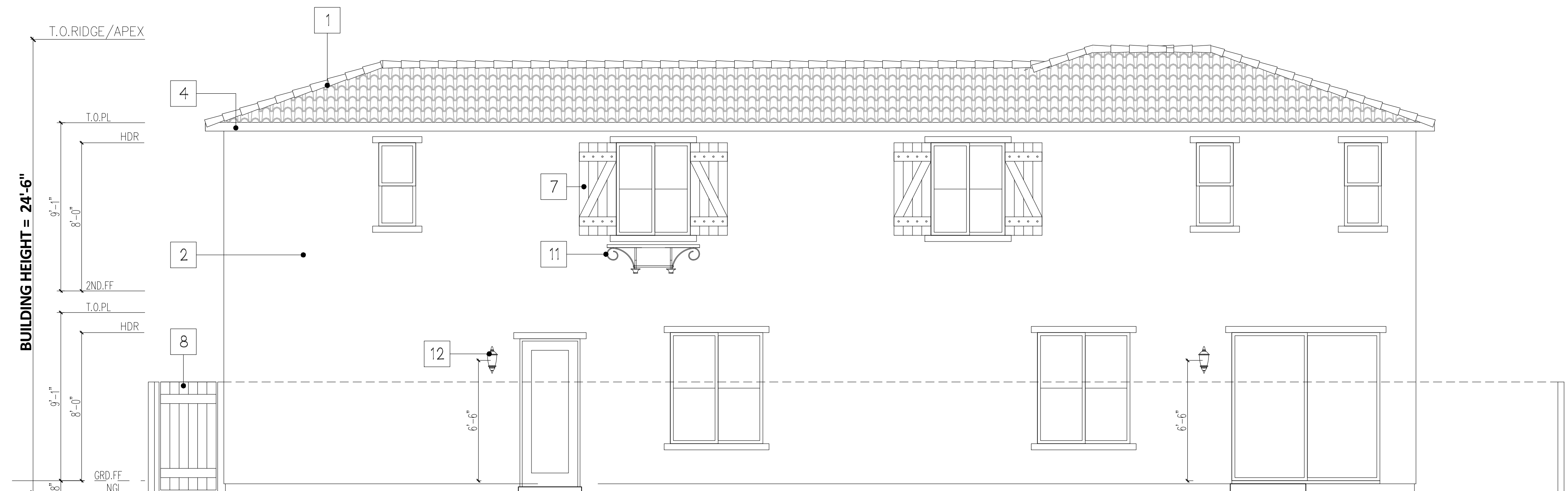




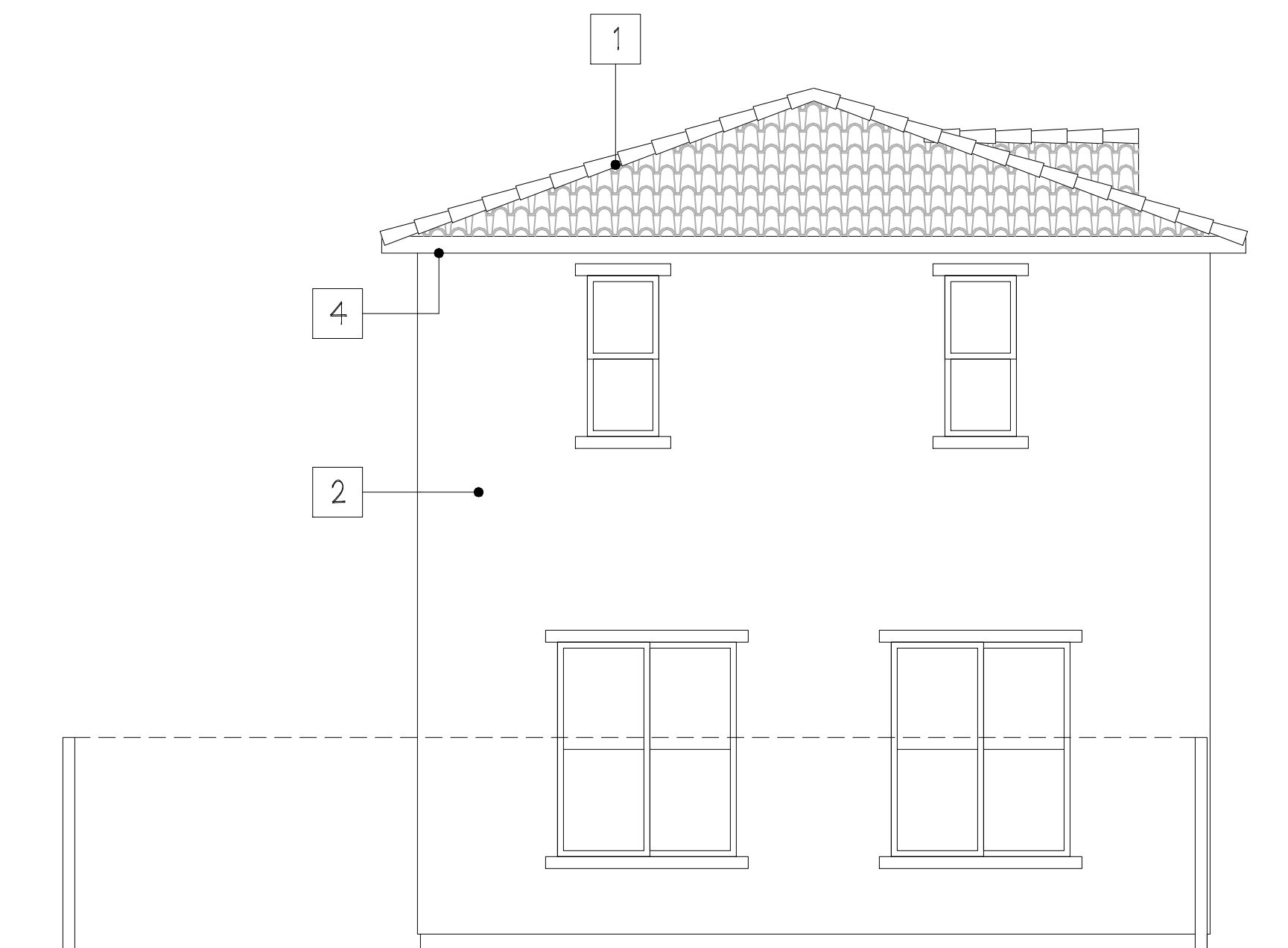
**FRONT ELEV.**



**RIGHT SIDE ELEV.**



**REAR ELEV.**



**LEFT SIDE ELEV.**

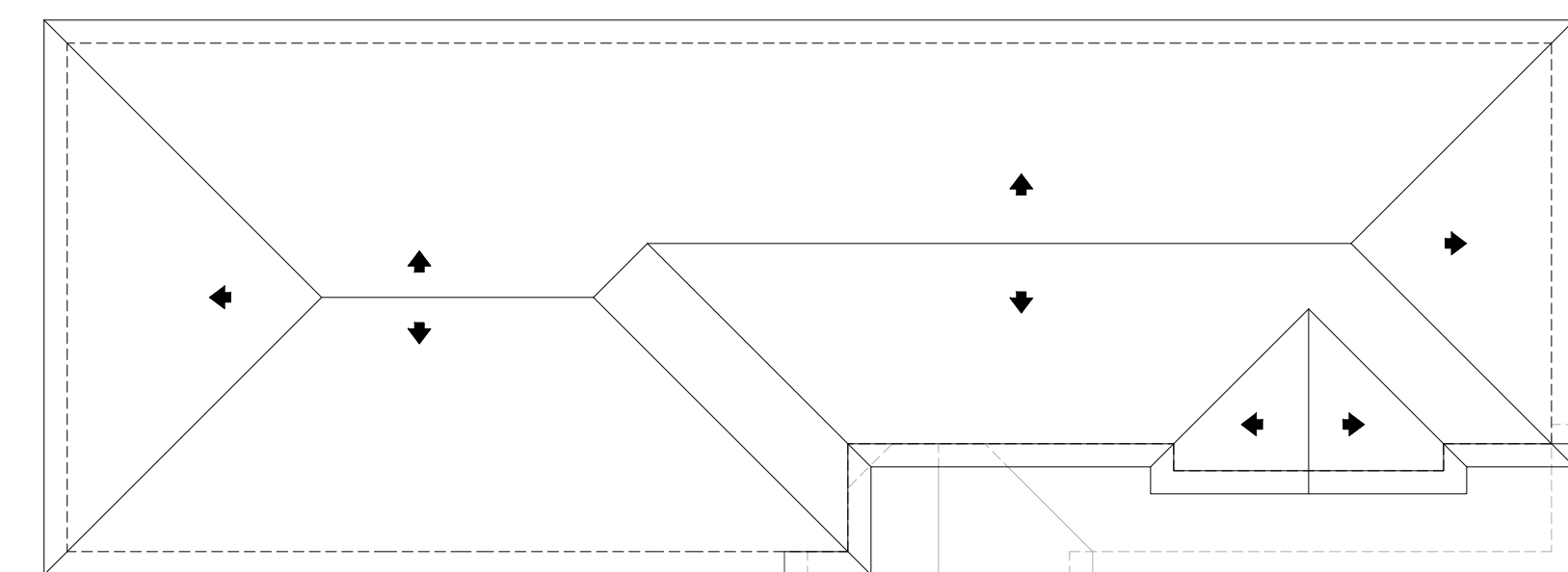
## Spanish Colonial

### Design Element

- |    |                                |
|----|--------------------------------|
| 1  | Roof                           |
| 2  | Primary Stucco                 |
| 3  | Accent Stucco                  |
| 4  | Fascia Bd & Trim               |
| 5  | Front Door                     |
| 6  | Garage Door                    |
| 7  | Shutter                        |
| 8  | Gate                           |
| 9  | Tile Surround (8x8 Decorative) |
| 10 | Stone Accent                   |
| 11 | WI Accent                      |
| 12 | Ext Light                      |

### P3 ELEVATIONS

SCALE 1/4" = 1'-0"



## ROOF PLAN

ARCHITECT:

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### P3 ELEVATIONS

Sheet No. :

### DD-3.1