INCLUDED FEATURES (Model 3)

Highlights

- Six car garage, RV height doors
- View rail stair system
- All bedrooms are suites
- Dual master or Next-gen option
- Master retreat/Sitting room
- Elevator option
- Massive pivot door at entry
- Bifold doors at outdoor living space
- Minutes away from the I-15 & I-210 Freeways
- Incredible city and mountain views
- Shopping Nearby: Victoria Garden, The Mills, The Colonies
- California distinguished schools
- City sewer

Exteriors

- Four Beautiful Elevation Styles: Modern, Industrial, Rustic, Minimalist
- **Omega** stucco 20/30 Smooth w/ Aluminum Panel Accents
- **Permalock** Standing Seam Metal Roof or Aluminum Shingle
- **Panda** 8'tall, Pivot entry door
- Spacious 6 bay garage with **Hormann Garage Door and WiFi Liftmaster Motor**
- Designer chosen light fixtures

Interiors

- Voluminous 10' ceilings on first floor and 9' on second floor
- 12' linear gas fireplace
- Modern doors with **Baldwin** hardware
- Two Spacious laundry rooms one up one down
- Recessed energy-efficient lighting throughout the home
- Luxury Vinyl Plank throughout
- Open and inviting floorplans, 19' ceilings at foyer and living room
- CAT6 smart wiring throughout
- Smart home technology package which includes the **Ring Doorbell PRO**

Kitchens

- **Forno** stainless steel appliances:
  - 48" freestanding range
  - 24" cabinet mounted microwave
  - Dual dishwashers
  - **Koville** Maple cabinetry stain or paint, dove tail, soft close
- Pre-wired for pendent lighting at island
- Porcelain countertops
- Double Island Kitchen
- Spacious walk-in pantry
- Deep stainless-steel single basin sinks with **Bagder 5** garbage disposal and **Brizo by Delta** single handle pull down faucet

Bathrooms

- Porcelain countertops with 4" backsplash and **Brizo by Delta** fixtures
- Spacious pocelain slab showers with glass enclosure; frame-less with chrome **Brizo by Delta** fixtures
- Elongated toilets, bidet ready
- Pre-cast stone shower pans
- LED mirrors

Energy Efficient Elements

- Solar system included
- **QuietCool** whole house fan
- **Fitties** Linear HVAC Vents
- Tankless water heater
- Smart thermostat
- **Energy-Star** appliances
- Recessed LED lighting throughout
- Drought tolerant landscaped front yards with water efficient automatic sprinkler system

*Would you like to further customize your new home? Upgrades Available**

- Elevator: varies by finish, custom design consultation included, $80,000-$110,000
- Smart Home by **Crestron or Control4**: consultation to customize your smart home needs $70,000-$140,000
- Custom pool construction and design consultation $120,000-$300,000+
- Media wall by **Total Concept Integration**, consultation: 12' Direct View LED TV starting at $96,000
- Custom balcony railing, glass option starting at $90,000
- 72" Refrigorator, **Forno** starting at $8,000 upgrate to subzero available
- **Wolf** range starting at $14,000
- Whole house filtration systems by **De Aqua Dolce** starting at $7,500
- 4K security camera system by **Lorex** starting at $12,000
- Master bathroom freestanding tub or 15' vanity
- Minimalist flush mounted baseboards
- Level 4 smooth drywall $20K
- HVAC damper system for individual room thermostat controls
- Gated driveway, custom consultation from $42,000+
- Exterior tile or paver driveway and patio
- Epoxy garage floors
- **HEX** garage lighting
- Garage mezzanine $30K
- Finished garage no A/C (drywall & insulation) $15K
- Finished garage with A/C $30K
- Fireplace stonewall or porcelain slab
- Outdoor BBQ

***Please ask sales manager for details and cut off dates**

Plans and elevations are artist's renderings and may contain options which are not standard on all models. Alta Loma 8 reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Renderings are conceptual in nature and merely an artist's rendition. These renderings are solely for illustrative purposes and should never be relied upon. Garage size may vary from home to home and may not accommodate all vehicles. CA DRE#02005934

MODEL 3
1st FLOOR PLAN

1/4"=1'-0"

0' 2' 4' 8' 16'

April 12, 2024

FLOOR PLAN SYMBOLS LEGEND

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NEW INSULATED 2x4 STUD WALL U.N.O.
2x6 STUDS EXTERIOR, TYPICAL, U.N.O.

BUILDING AREA TABULATION

1st FLOOR DWELLING AREA	2,942 SF
2nd FLOOR DWELLING AREA	2,174 SF
TOTAL DWELLING AREA	5,116 SF
GARAGE AREA	1,636 SF
TOTAL COVERED PORCH / BALCONY AREA (454 + 418 + 68 + 302 + 68 + 122)	= 1,432 SF

BRUCE LABINS
ARCHITECT & ASSOCIATES
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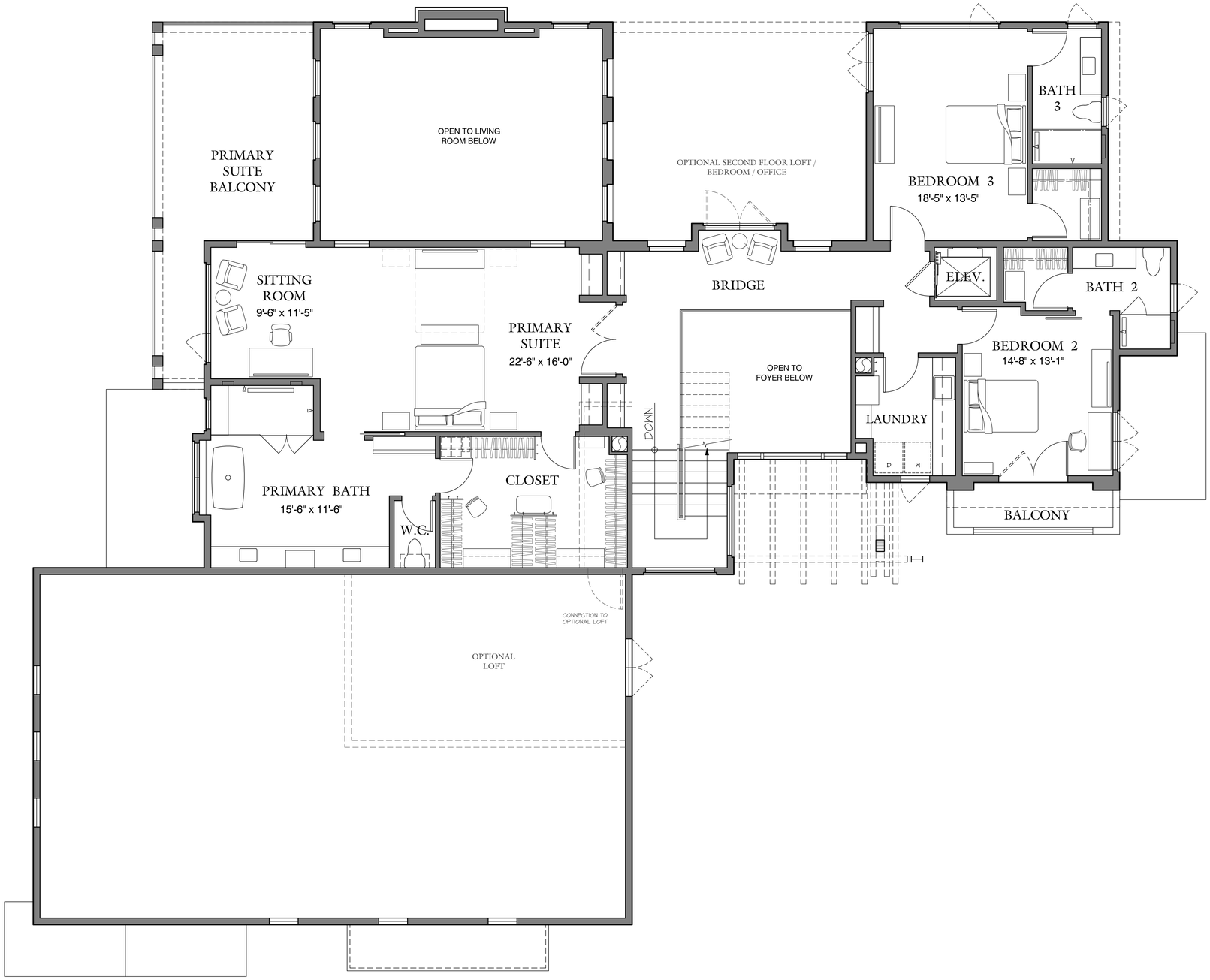
PROJECT
ALTA LOMA RESIDENCES
Alta Loma Development Rancho Cucamonga, California

OWNER
Alta Loma 8 LLC
10722 Arrow Route, Suite 304 Rancho Cucamonga, California 91730

MODEL 3
1st FLOOR PLAN

JOB 2401
ALTA LOMA RESIDENCES
PLOT DATE 4-12-2024
CAD DRAWING 2401-A331

A3-3.1



FLOOR PLAN SYMBOLS LEGEND

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NEW INSULATED 2x4 STUD WALL U.N.O.
2x6 STUDS EXTERIOR, TYPICAL, U.N.O.

MODEL 3
2nd FLOOR PLAN
1/4"=1'-0"

0' 2' 4' 8' 16'

April 12, 2024

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MODEL 3
2nd FLOOR PLAN

JOB 2401
ALTA LOMA RESIDENCES
PLOT DATE 4-12-2024
CAD DRAWING 2401-A332

A3-3.2

MODEL 3A
CAMELLIA COURT (LOT 7)

MODEL 3A
COVERED COURT (LOT 7)

MODEL 3A
OUTDOOR LIVING (LOT 7)

Major Design Review
Planning Submittal
May 28, 2024

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5-28-2024	PLANNING DEPT. SUBMITTAL

PROJECT
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Alta Loma Development Rancho Cucamonga, California

OWNER
Alta Loma 8 LLC
10722 Arrow Route, Suite 304 Rancho Cucamonga, California 91730

MODEL 3A RENDERS
(LOT 7)

JOB 2401
ALTA LOMA RESIDENCES
PLOT DATE 5-28-2024
CAD DRAWING 2401-A43A3

A4-3A.3

MODEL 3B
CAMELLIA COURT (LOT 2)

MODEL 3B
OPEN COURT (LOT 2)

MODEL 3B
OUTDOOR LIVING (LOT 2)

Major Design Review
Planning Submittal
May 28, 2024

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5-28-2024	PLANNING DEPT. SUBMITTAL

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MODEL 3A RENDERS
(LOT 7)

JOB 2401
ALTA LOMA RESIDENCES

PLOT DATE	CAD DRAWING
5-28-2024	2401-A43B3

A4-3B.3