

PLANNING COMMISSION AGENDA REPORT

CITY OF DIAMOND BAR ~ 21810 COPLEY DRIVE ~ DIAMOND BAR, CA 91765 ~ TEL. (909) 839-7030 ~ FAX (909) 861-3117

AGENDA ITEM NUMBER: 7.2

MEETING DATE: November 8, 2016

CASE/FILE NUMBER: Development Review No. PL2015-19

PROJECT LOCATION: 22105 Rim Fire Lane
Diamond Bar, CA 91765 (APN 8713-010-030)

GENERAL PLAN DESIGNATION: Rural Residential (RR)

ZONING DISTRICT: Rural Residential (RR)

PROPERTY OWNER: Rim Fire Lane LLC
15647 Village Dr.
Victorville, CA 92394

APPLICANT: Douglas Andresen
17087 Orange Way
Fontana, CA 92335

SUMMARY:

The applicant is requesting approval of a Development Review (DR) application to construct a 9,497 square-foot single-family residence with 1,117 square feet of garage area, and 6,992 square feet of patio/balcony area.

RECOMMENDATION:

Adopt the attached Resolution (Attachment 1) approving Development Review No. PL2015-19, based on the findings of Diamond Bar Municipal Code (DBMC) Sections 22.48, subject to conditions.

BACKGROUND:

The project site is located in the Diamond Bar Country Estates (The Country), at the terminus of the cul-de-sac of Rim Fire Lane, west of Wagon Train Lane. The irregularly shaped property is undeveloped and slopes downward from the street at a 44 percent average slope to the rear of the parcel.

There are 28 protected trees located at the rear of the property—located approximately 70 feet from the construction area—that will not be affected by the proposed grading or construction. There are four California black walnut trees—with a diameter at breast height (DBH)¹ of less than eight inches—located at the front of the property which will be removed. Native oak, walnut, sycamore, and willow trees with a DBH of eight inches or greater are defined as protected trees per Diamond Bar Municipal Code (DBMC) Section 22.38.030 (1). Therefore, the four California black walnut trees that will be removed are not considered protected trees. Although the applicant is not required. The applicant will be replacing the walnut trees at a three to one ratio throughout the property.

The property is legally described as Lot 36 of Tract No. 30578, and the Assessor's Parcel Number (APN) is 8713-010-030.

Project Description

Site Plan

The property's gross lot area is 114,158 square feet (2.62 acres), which includes a private street easement for Rim Fire Lane ranging between 28 and 44 feet in width along its frontage. Additionally, a 1.24 acre Restricted Use Area (RUA) and 0.11 acre Flood Hazard Area (FHA) are located at the rear of the property adjacent to the property to the east. The property's net buildable area (i.e., minus all easements) is 50,530 square feet (1.16 acres).

The proposed house is situated toward the front of the lot at a minimum of 30 feet from the edge of the private street easement line. There is a long, descending driveway that runs along the private street easement that leads to the garage and parking court located below street grade. A proposed pedestrian bridge leads from the street to the main entry of the house. There are two sets of stairs at the street: one that leads to the parking court, and another that runs along the side of the proposed house to the rear yard. A block wall enclosure with railing—to screen air conditioning condenser units is located at the east side of the house. A 25-foot pad is located at the rear of the house to comply with rear setback requirements for a house with a descending slope.

Grading Plan

The applicant is proposing to cut 1,921 cubic yards of soil and fill 1,608 cubic yards of soil to create a building pad. Therefore, 313 cubic yards would have to be exported from the site. Standard dump truck capacities range from 10 to 15 cubic yards, so the proposed amount of export would require 20 to 32 total truck trips.

The applicant is proposing six, four-foot high, tiered retaining walls at the rear of the house, to accommodate the building pad. All exposed portions of retaining walls will be of tan split face block.

¹ The diameter at breast height (DBH) is defined as the diameter of a tree trunk measured in inches at the height of 4.5 feet at the average point of the natural grade or existing grade adjacent to the trunk. If a tree splits into multiple trunks below 45 feet, the trunk is measured at its most narrow point beneath the split [DBMC Section 22.80.050]

Architecture

The proposed five-level house's floor plan is comprised of the following components:

PROJECT SUMMARY (square footage)	
Living Area	
Basement (First) Level	1,604
Children's (Second) Level	2,604
Garage/Master Bedroom (Third) Level	2,177
Main Entry (Fourth) Level	3,112
Total Living Area	9,497
Garage/Deck/Balcony Area	
3-Car Garage	1,117
Roof Deck (Fifth) Level	1,646
Balcony/Deck Area	5,276
Total Garage/Deck/Balcony Area	8,039
TOTAL FLOOR AREA	17,536

The proposed house consists of the following:

- First (Basement) level: gym/home theater room, bathroom, storage room, and mechanical room;
- Second (Children's) level: game room, safe room, laundry room, two bedrooms (with walk-in closets and bathrooms), guest suite, and bathroom;
- Third (Garage/Master Bedroom) level: master suite, den, bathroom, and garage;
- Fourth (Street) Level: foyer, living room, dining room, family room, kitchen, breakfast, pantry, butler's pantry, and two powder rooms;
- Fifth (Roof Deck) Level: covered roof deck with a bathroom and outdoor kitchen; and
- An elevator providing access to all levels.

The applicant is proposing 6,922 square feet of balcony and deck area throughout the five levels of the residence.

The height of the building is 35 feet, measured from the finished grade to the highest point of the roofline.

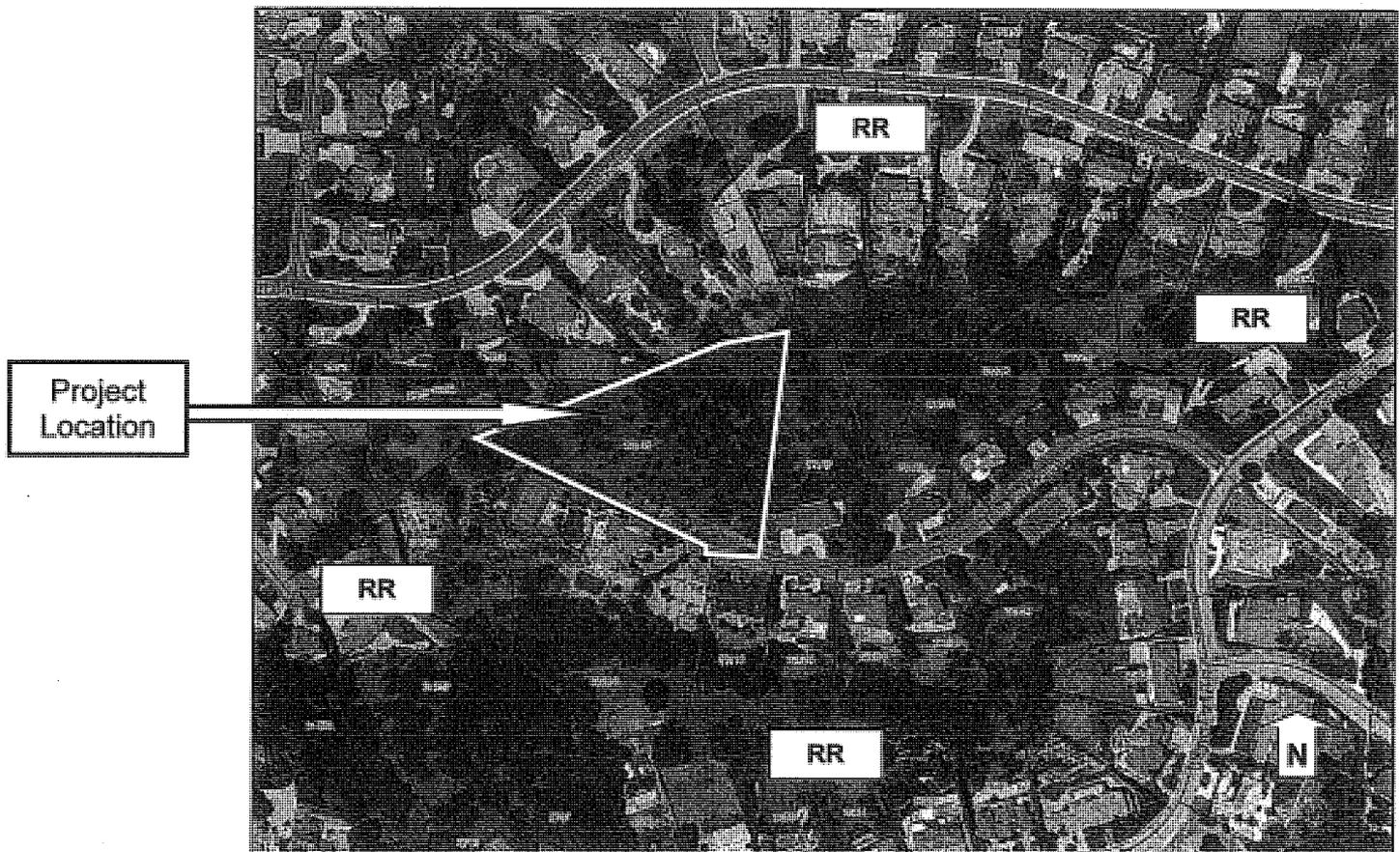
The architectural style of the home is contemporary with concrete tile roofs, stucco, cultured ledgerstone, glass balcony railings and large patio and deck areas.

On January 8, 2015, the applicant obtained approval from The Diamond Bar Country Estates Architectural Committee.

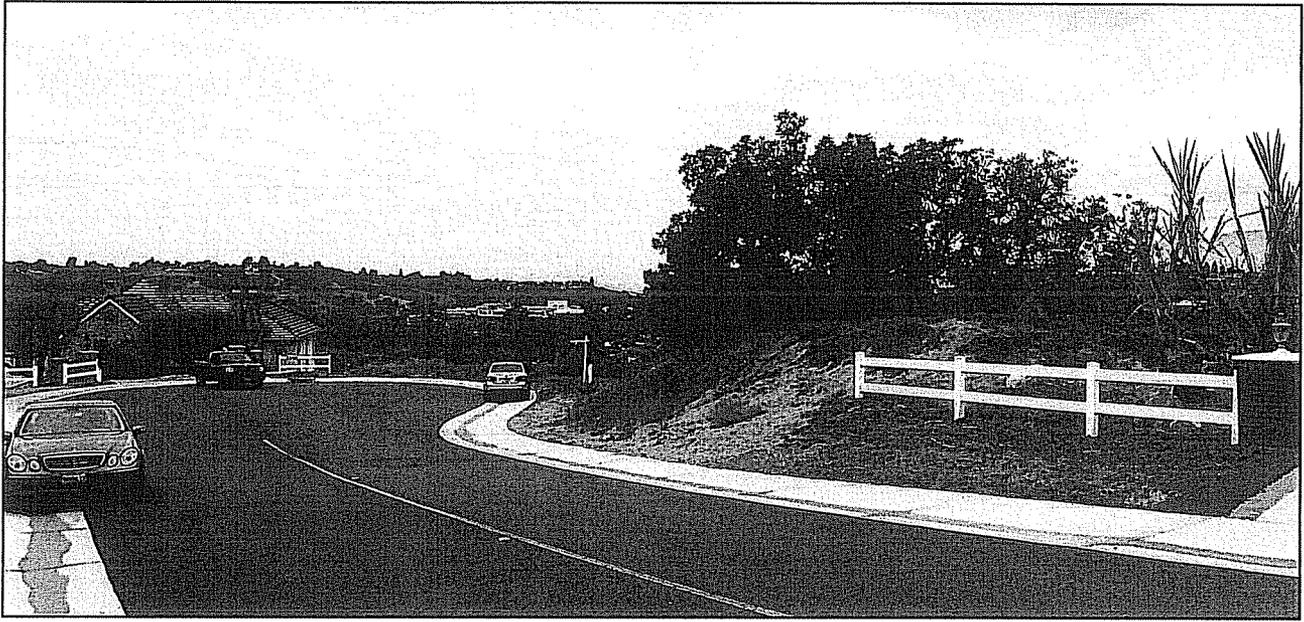
Site and Surrounding General Plan, Zoning and Land Uses

The following table describes the surrounding land uses located adjacent to the subject property:

	General Plan Designation	Zoning District	Land Use
Site	Rural Residential	RR	Single-Family Residential
North	Rural Residential	RR	Single-Family Residential
South	Rural Residential	RR	Single-Family Residential
East	Rural Residential	RR	Single-Family Residential
West	Rural Residential	RR	Single-Family Residential



Site (Plan View) Aerial



Project Site



Adjacent Property to West



Adjacent Property to East

ANALYSIS:

Review Authority (Diamond Bar Municipal Code (DBMC) Section 22.48)

The proposed project requires Planning Commission review and approval of a Development Review (DR) application. The analysis that follows provides the basis for staff's recommendation to approve the DR application.

Development Review (DBMC Chapter 22.48)

New construction of a single-family home requires Planning Commission approval of a Development Review application. Development Review approval is required to ensure compliance with the City's General Plan policies, development standards, and design guidelines, and to minimize adverse effects of the proposed project upon the surrounding properties and the City in general.

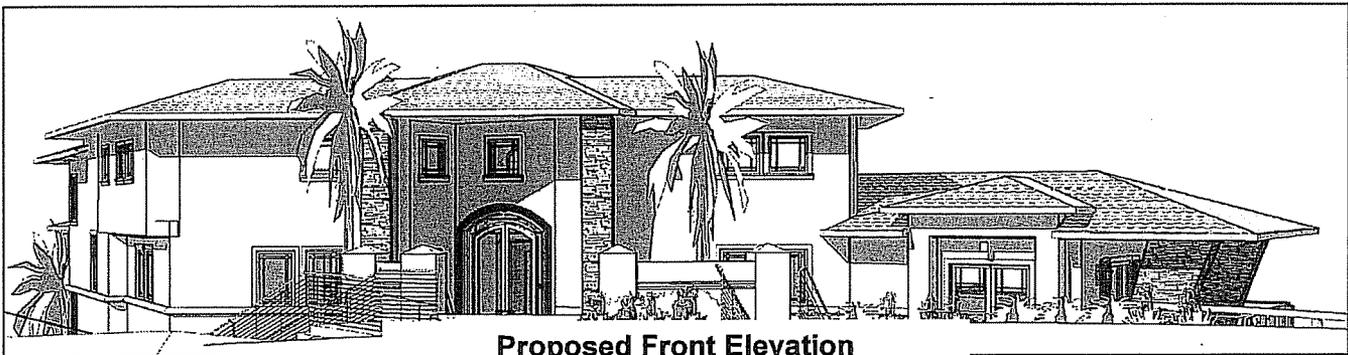
As stated in Section 22.48.010 of the Development Code, the Development Review process was established to ensure that new development and additions to existing development are consistent with the General Plan “through the promotion of high functional and aesthetic standards to complement and add to the economic, physical, and social character” of Diamond Bar.

Development Standards: The following table compares the proposed project with the City’s development standards for residential development in the RR zone:

Development Feature	Residential Development Standards	Proposed	Meets Requirements
Front Setback	30 feet	30 feet	Yes
Side Setbacks	15 feet on one side and 10 feet on the other side.	16’-8” – west side 90+ feet – east side	Yes
Side Yard Minimum Between Adjoining Structures	25 feet	25 feet – west side 100+ feet – east side	Yes
Rear Setback*	25 feet	25 feet	Yes
Lot Coverage	Maximum of 30%	5.46%	Yes
Max. Building Height	35 feet	35 feet	Yes
Parking	2-car garage	3-car garage	Yes
Retaining Wall Height (For Building Pads)	4 feet exposed	4 feet exposed	Yes

* The rear setback is measured from the rear of the building to the edge of the graded pad when the pad abuts a descending slope.

Architectural Features, Colors, and Materials: The architectural style is Contemporary and will include elements such as concrete roof tiles, large eave overhangs, glass balcony and deck railings, and earth-toned stucco and cultured ledgerstone to highlight architectural details. The architect is proposing large, vertical columns with stone veneer that flare out from the finished grades to support the proposed balconies. The architect designed the residence with expansive balconies and decks throughout the four levels to take advantage of the various views of the San Gabriel Valley and the mountains.



Landscaping: Effective landscape design should serve the dual purpose of intrinsically enhancing a project setting, as well as integrating the landscaping into the overall architectural design. Staff finds the proposed plant palette to be diverse, and the plant selections are compatible with Southern California native landscapes.

The applicant is proposing a variety of trees to be planted throughout the property, including: 24-inch box marina strawberry trees and 10-inch queen palms along the street frontage and 24-inch box coast live oak trees in the side yard. The applicant is also proposing twelve, one-inch caliper California black walnut trees throughout the rear yard to replace the four California black walnut trees that will be removed at the front of the property. Additionally, 5-gallon dwarf bottlebrush and agave shrubs and one-gallon yankee point ceonthus groundcover are proposed throughout the front and side yards. Existing landscaping located at the rear of the property will remain, including the 28 black walnut trees. Overall, all landscaping will be drought tolerant and non-invasive species to minimize irrigation and reduce the area of turf and sod ground cover planting. The project is required to comply with the City's Water Efficient Landscaping Ordinance, and compliance will be verified during building plan check and final inspections.

The subject property is located within the Los Angeles County Fire Department "High Fire Hazard Severity Zone." Therefore, the proposed landscaping must comply with the Fire Department's Fuel Modification Plan requirements. The landscape plans will be submitted for review and approval by the Fire Department during building plan check.

Compliance with Hillside Management Ordinance (DBMC Section 22.22)

The proposed project was reviewed for compliance with the City's Hillside Management Design Guidelines and regulations. The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code, and incorporates the following features:

- All proposed retaining walls associated with the building pads are at a maximum exposed height of four feet;
- The project is terraced on split-level pads. From the street view, the building has an appearance of a two-story structure, but the rear of the building steps down to five levels; and
- Earth tone building materials and color schemes are used that blend in with the natural landscape.

The project complies with all of the regulations and guidelines to ensure that development will complement the character and topography of hillside areas set forth in the Development Code.

Compatibility with Neighborhood

The proposed project complies with the goals and objectives as set forth in the adopted General Plan and designed to be compatible with the character of the existing homes in the neighborhood. The new house will not be intrusive to neighboring homes and will not block existing views from adjacent properties since the adjacent houses to the east has a view to the north and the property to the west has views to north, west, and south.

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country Estates. The architecture in The Country is eclectic, and includes a variety of architectural designs. In addition, the house will appear as a two-story home since the third, second, and basement levels are below street grade. The scale and proportions of the proposed home are well balanced and appropriate for the site. In sum, the proposed project fits the character of the neighborhood on which it is proposed.

The project incorporates the principles of the City's Residential Design Guidelines as follows:

- The new single-family residence will conform to all development standards, including building height and setbacks, which is consistent with other homes in The Country Estates;
- A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement;
- The proposed new single-family residence is appropriate in mass and scale to the site;
- Elevations are treated with detailed architectural elements;
- Roof lines are representative of the design and scale of the structure and relate to the vertical and horizontal articulation of the building forms;
- Proper screening for ground and roof-mounted equipment is architecturally compatible with the dwelling in terms of materials, color, shape, and size and blends in with the proposed building design;
- Large wall expanses without windows or doors are avoided;
- The exterior finish materials and colors blend with the natural environment; and
- Landscaping is used to soften building lines and blend a structure with its environment, creating a transition between the hard vertical edges of the structure and the softer horizontal lines of the site.

Additional Review

The Public Works Department and Building and Safety Division reviewed this project, and their comments are included in the attached resolution as conditions of approval.

NOTICE OF PUBLIC HEARING:

On October 26, 2016, public hearing notices were mailed to property owners within a 1,000-foot radius of the project site. On October 28, 2016, the notice was published in the San Gabriel Valley Tribune and Inland Valley Daily Bulletin newspapers. A notice display board was posted at the site, and a copy of the notice was posted at the City's three designated community posting sites.

Public Comments Received

No comments have been received as of the publication date of this report.

ENVIRONMENTAL ASSESSMENT:

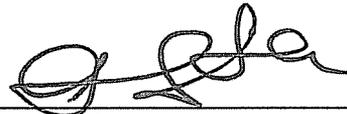
This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. No further environmental review is required.

Prepared by:

Reviewed by:



Natalie T. Espinoza
Assistant Planner



Grace S. Lee
Senior Planner

Attachments:

1. Draft Resolution No. 2016-XX and Standard Conditions of Approval
2. Color and Material Board
3. Site Plan, Floor Plans, Elevations, Landscape Plans, and Conceptual Grading Plans

**PLANNING COMMISSION
RESOLUTION NO. 2016-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR, CALIFORNIA, APPROVING DEVELOPMENT REVIEW NO. PL2015-19 TO CONSTRUCT A 9,497 SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH 1,117 SQUARE FEET OF GARAGE AREA, AND 6,992 SQUARE FEET OF PATIO/BALCONY AREA ON A 2.62 GROSS ACRE (114,158 GROSS SQUARE-FOOT) LOT LOCATED AT 22105 RIM FIRE LANE, DIAMOND BAR, CA 91765 (APN 8713-010-030).

A. RECITALS

1. The property owner, Rim Fire Lane LLC, and applicant, Douglas Andresen, have filed an application for Development Review No. PL2015-19 to construct a 9,497 square-foot single-family residence with 1,117 square feet of garage area, and 6,992 square feet of patio/balcony area located at 22105 Rim Fire Lane, Diamond Bar, County of Los Angeles, California. Hereinafter in this Resolution, the subject Development Review shall be referred to as the "Proposed Project."
2. The subject property is made up of one parcel totaling 114,158 gross square feet (2.62 gross acres). It is located in the Rural Residential (RR) zone with an underlying General Plan land use designation of Rural Residential.
3. The legal description of the subject property is Lot 36 of Tract No. 30578. The Assessor's Parcel Number is 8713-010-030.
4. On October 26, 2016, public hearing notices were mailed to property owners within a 1,000-foot radius of the Project site. Also, public notices were posted at the project site and the City's three designated community posting sites. On October 28, 2016, notification of the public hearing for this project was published in the San Gabriel Valley Tribune and the Inland Valley Daily Bulletin newspapers.
5. On November 8, 2016, the Planning Commission of the City of Diamond Bar conducted a duly noticed public hearing, solicited testimony from all interested individuals, and concluded said hearing on that date.

B. RESOLUTION

NOW, THEREFORE, it is found, determined and resolved by the Planning Commission of the City of Diamond Bar as follows:

1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct; and
2. The Planning Commission hereby determines the Project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the provisions of Article 19, Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines. Therefore, no further environmental review is required.

C. FINDINGS OF FACT

Based on the findings and conclusions set forth herein and as prescribed under Diamond Bar Municipal Code (DBMC) Section 22.48, this Planning Commission hereby finds as follows:

Development Review Findings (DBMC Section 22.48.040)

1. The design and layout of the proposed development is consistent with the applicable elements of the City's General Plan, City Design Guidelines, and development standards of the applicable district, design guidelines, and architectural criteria for special areas (e.g., theme areas, specific plans, community plans, boulevards or planned developments):

The design and layout of the proposed single-family residence consisting of 9,497 square-foot single-family residence with 1,117 square feet of garage area, and 6,992 square feet of patio/balcony area is consistent with the City's General Plan, Design Guidelines and development standards. A gradual transition between the project and adjacent uses is achieved through appropriate setbacks, building height, landscaping, and window and door placement.

The proposed new single-family residence incorporates various details and architectural elements such as concrete tile roofs; stucco; cultured ledgerstone; glass balcony railings; large patio and deck areas; and appropriate massing and proportion to meet the intent of the City's Design Guidelines.

The project site is not part of any theme area, specific plan, community plan, boulevard or planned development.

2. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments, and will not create traffic or pedestrian hazards;

The proposed single-family house will not interfere with the use and enjoyment of neighboring existing or future developments because the use of the project site is designed for a single-family home and the surrounding uses are also single-family homes.

The proposed single-family house will not interfere with vehicular or pedestrian movements, such as access or other functional requirements of a single-family home because it complies with the requirements for driveway widths and exceeds the minimum number of required off-street parking spaces.

3. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood and will maintain and enhance the harmonious, orderly and attractive development contemplated by Chapter 22.48: Development Review Standards, the City's Design Guidelines, the City's General Plan, or any applicable specific plan;

The proposed house is comparable in mass and scale to existing homes on similar lots in The Country Estates. The architecture in The Country is eclectic, and includes a variety of architectural designs. The new house will not be intrusive to neighboring homes and will not block existing views from adjacent properties since the adjacent house to the east has a view to the north and the house to the west has a view to the north, west, and south. The house will appear as a two-story home from the street since the third, second, and basement levels are located below the street grade. The scale and proportions of the proposed home are well balanced and appropriate for the site and will maintain and enhance the harmonious development in the neighborhood.

4. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, color, and will remain aesthetically appealing;

The architectural style of the home is described as contemporary with concrete roof tiles, large eave overhangs, glass deck and balcony railings, earth-toned stucco and cultured ledgerstone to highlight architectural details. The new home will not be intrusive to neighboring homes and will be aesthetically appealing by integrating a variety of materials. Earth-tone shades for the exterior finish are used to soften the building's visual impact and assist in preserving the hillside's aesthetic value. Also, landscaping is integrated into the site to complement the massing of the house and blend in with neighboring homes and the natural environment of the site in order to maintain a desirable environment. The scale and proportions of the proposed home are well balanced and appropriate for the site.

5. The proposed development will not be detrimental to public health, safety or welfare or materially injurious (e.g., negative effect on property values or resale(s) of property) to the properties or improvements in the vicinity; and

Before the issuance of any City permits, the proposed project is required to comply with all conditions within the approved resolution, and the Building and Safety Division and Public Works Departments requirements.

Through the permit and inspection process, the referenced agencies will ensure that the proposed project is not detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity.

6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA).

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) as set forth under Article 19 Section 15303(a) (construction of a new single-family residence) of the CEQA Guidelines.

Based upon the findings and conclusion set forth above, the Planning Commission hereby approves this Application, subject to the following conditions:

1. Development shall substantially comply with the plans and documents presented to the Planning Commission at the public hearing.
2. All exposed portions of retaining walls shall be decorative block or to match the proposed exterior finishes of the house, as applicable and shown on approved plans.
3. Prior to building permit issuance, the required landscape plan shall be designed to meet the requirements of the Los Angeles County Fire Department's Fuel Modification Plan Guidelines in terms of plant selection, placement and maintenance. The final landscape and fuel modification plans shall be submitted to the Los Angeles Fire Department for review and approval.
4. Prior to building permit issuance, a Certification of Design, together with landscape and irrigation plans prepared by a licensed landscape architect, shall be submitted to the Planning Division for review and approval by the City's Consulting Landscape Architect. Landscape and irrigation plans shall comply with the updated Water Efficient Landscaping Ordinance.
5. Standard Conditions. The applicant shall comply with the standard development conditions attached hereto.

The Planning Commission shall:

- a. Certify to the adoption of this Resolution; and
- b. Forthwith transmit a certified copy of this Resolution, by certified mail to the property owner, Rim Fire Lane LLC, 15647 Village Drive, Victorville, CA 92394 and applicant Douglas Andresen, 17087 Orange Way, Fontana, CA 92335.

APPROVED AND ADOPTED THIS 8th DAY OF NOVEMBER 2016, BY THE PLANNING COMMISSION OF THE CITY OF DIAMOND BAR.

By: _____
Jennifer Mahlke, Chairperson

I, Greg Gubman, Planning Commission Secretary, do hereby certify that the foregoing Resolution was duly introduced, passed, and adopted, at a regular meeting of the Planning Commission held on the 8th day of November, 2016, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

ATTEST: _____
Greg Gubman, Secretary



COMMUNITY DEVELOPMENT DEPARTMENT

STANDARD CONDITIONS

USE PERMITS, COMMERCIAL AND RESIDENTIAL NEW AND REMODELED STRUCTURES

PROJECT #: Development Review No. PL 2015-19

SUBJECT: To construct a 9,497 square-foot single-family residence with 1,117 square feet of garage area, and 6,992 square feet of patio/balcony area.

PROPERTY OWNER: Rim Fire Lane LLC
15647 Village Dr.
Victorville, CA 92394

APPLICANT: Douglas Andresen
17087 Orange Way
Fontana, CA 92335

LOCATION: 22105 Rim Fire Ln., Diamond Bar, CA 91765

ALL OF THE FOLLOWING CONDITIONS APPLY TO YOUR PROJECT.

I. APPLICANT SHALL CONTACT THE PLANNING DIVISION AT (909) 839-7030, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL REQUIREMENTS

1. The applicant shall defend, indemnify, and hold harmless the City, and its officers, agents and employees, from any claim, action, or proceeding to attack, set-aside, void or annul, the approval of Development Review No. PL2015-19 brought within the time period provided by Government Code Section 66499.37. In the event the city and/or its officers, agents and employees are made a party of any such action:

- (a) Applicant shall provide a defense to the City defendants or at the City's option reimburse the City its costs of defense, including reasonable attorneys' fees, incurred in defense of such claims.
 - (b) Applicant shall promptly pay any final judgment rendered against the City defendants. The City shall promptly notify the applicant of any claim, action of proceeding, and shall cooperate fully in the defense thereof.
2. This approval shall not be effective for any purpose until the applicant and owner of the property involved have filed, within twenty-one (21) days of approval of this Development Review No. PL2015-19, at the City of Diamond Bar Community Development Department, their affidavit stating that they are aware of and agree to accept all the conditions of this approval. Further, this approval shall not be effective until the applicants pay remaining City processing fees, school fees and fees for the review of submitted reports.
3. All designers, architects, engineers, and contractors associated with this project shall obtain a Diamond Bar Business License; and a zoning approval for those businesses located in Diamond Bar.
4. Signed copies of **Planning Commission Resolution No. 2016-XX**, Standard Conditions, and all environmental mitigations shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
5. Prior to the plan check, revised site plans and building elevations incorporating all Conditions of Approval shall be submitted for Planning Division review and approval.
6. Prior to any use of the project site or business activity being commenced thereon, all conditions of approval shall be completed.
7. The project site shall be maintained and operated in full compliance with the conditions of approval and all laws, or other applicable regulations.
8. Approval of this request shall not waive compliance with all sections of the Development Code, all other applicable City Ordinances, and any applicable Specific Plan in effect at the time of building permit issuance.
9. All site, grading, landscape/irrigation, and roof plans, and elevation plans shall be coordinated for consistency prior to issuance of City permits (such as grading, tree removal, encroachment, building, etc.,) or approved use has commenced, whichever comes first.

10. The hours during which construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work are limited to Monday through Saturday, between the hours of 7:00 a.m. and 7:00 p.m., or at any time on Sundays or holidays.
11. The property owner/applicant shall remove the public hearing notice board within three days of this project's approval.
12. The applicant shall comply with the requirements of City Planning, Building and Safety Divisions, Public Works Department, and the Fire Department.

B. FEES/DEPOSITS

1. Applicant shall pay development fees (including but not limited to Planning, Building and Safety Divisions, Public Works Department and Mitigation Monitoring) at the established rates, prior to issuance of building or grading permit (whichever comes first), as required by the City. School fees as required shall be paid prior to the issuance of building permit. In addition, the applicant shall pay all remaining prorated City project review and processing fees prior to issuance of grading or building permit, whichever comes first.
2. Prior to any plan check, all deposit accounts for the processing of this project shall have no deficits.

C. TIME LIMITS

1. The approval of Development Review No. PL2015-19 expires within two years from the date of approval if the use has not been exercised as defined per Diamond Bar Municipal Code (DBMC) Section 22.66.050 (b)(1). In accordance with DBMC Section 22.60.050(c), the applicant may request, in writing, a one-year time extension for Planning Commission consideration. Such a request must be submitted to the Planning Division prior to the expiration date and be accompanied by the review fee in accordance with the fee schedule in effect at the time of submittal.

D. SITE DEVELOPMENT

1. This approval is to construct a 9,497 square-foot single-family residence with 1,117 square feet of garage area, and 6,992 square feet of patio and deck area at 22105 Rim Fire Lane, as described in the staff report and depicted on the approved plans on file with the Planning Division, subject to the conditions listed below.

2. The construction documents submitted for plan check shall be in substantial compliance with the architectural plans approved by the Planning Commission, as modified pursuant to the conditions below. If the plan check submittal is not in substantial compliance with the approved Development Review submittal, the plans may require further staff review and re-notification of the surrounding property owners, which may delay the project and entail additional fees.
3. To ensure compliance with the provisions of the Planning Commission approval, a final inspection is required from the Planning Division when work for any phase of the project has been completed. The applicant shall inform the Planning Division and schedule an appointment for such an inspection.
4. The above conditions shall run with the land and shall be binding upon all future owners, operators, or successors thereto of the property. Non-compliance with any condition of approval or mitigation measure imposed as a condition of the approval shall constitute a violation of the City's Development Code. Violations may be enforced in accordance with the provisions of the Development Code.
5. Failure to comply with any of the conditions set forth above or as subsequently amended in writing by the City, may result in failure to obtain a building final and/or a certificate of occupancy until full compliance is reached. The City's requirement for full compliance may require minor corrections and/or complete demolition of a non-compliant improvement, regardless of costs incurred where the project does not comply with design requirements and approvals that the applicant agreed to when permits were pulled to construct the project.
6. The project site shall be developed and maintained in substantial conformance with the approved plans submitted to, approved, and amended herein by the Planning Commission, on file with the Planning Division, the conditions contained herein, and the Development Code regulations.
7. All ground-mounted utility appurtenances such as transformers, air conditioning condensers, etc., shall be located out of public view and adequately screened through the use of a combination of concrete or masonry walls, berms, and/or landscaping to the satisfaction of the Planning Division.
8. All roof-mounted equipment shall be screened from public view.
9. All structures, including walls, trash enclosures, canopies, etc., shall be maintained in a structurally sound, safe manner with a clean, orderly appearance. All graffiti shall be removed within 72 hours by the property owners/occupant.

10. All landscaping, structures, architectural features and public improvements damaged during construction shall be repaired or replaced upon project completion.

E. SOLID WASTE

1. The site shall be maintained in a condition, which is free of debris both during and after the construction, addition, or implementation of the entitlement approved herein. The removal of all trash, debris, and refuse, whether during or subsequent to construction shall be done only by the property owner, applicant or by a duly permitted waste contractor, who has been authorized by the City to provide collection, transportation, and disposal of solid waste from residential, commercial, construction, and industrial areas within the City. It shall be the applicant's obligation to insure that the waste contractor used has obtained permits from the City of Diamond Bar to provide such services.
2. Mandatory solid waste disposal services shall be provided by the City franchised waste hauler to all parcels/lots or uses affected by approval of this project.

F. FIRE PROTECTION STANDARDS

1. Development shall be constructed to reduce the potential for spread of brushfire.
 - a. In the case of a conflict, where more restrictive provisions are contained in the Uniform Building Code or in the fire code, the more restrictive provisions shall prevail.
 - b. Roofs shall be covered with noncombustible materials as defined in the building code. Open eave ends shall be stopped in order to prevent bird nests or other combustible material lodging within the roof and to preclude entry of flames.
 - c. Exterior walls shall be surfaced with noncombustible or fire-resistant materials.
 - d. Balconies, patio roofs, eaves and other similar overhangs shall be of noncombustible construction or shall be protected by fire-resistant material in compliance with the building code.
2. All development shall be constructed with adequate water supply and pressure for all proposed development in compliance with standards established by the fire marshal.

3. A permanent fuel modification area shall be required around development projects or portions thereof that are adjacent or exposed to hazardous fire areas for the purpose of fire protection. The required width of the fuel modification area shall be based on applicable building and fire codes and a fire hazard analysis study developed by the fire marshal. In the event abatement is not performed, the council may instruct the fire marshal to give notice to the owner of the property upon which the condition exists to correct the prohibited condition. If the owner fails to correct the condition, the council may cause the abatement to be performed and make the expense of the correction a lien on the property upon which the conditions exist.
4. Fuel modification areas shall incorporate soil erosion and sediment control measures to alleviate permanent scarring and accelerated erosion.
5. If the fire marshal determines in any specific case that difficult terrain, danger of erosion, or other unusual circumstances make strict compliance with the clearance of vegetation undesirable or impractical, the fire marshal may suspend enforcement and require reasonable alternative measures designed to advance the purposes of this chapter.
6. Special construction features may be required in the design of structures where site investigations confirm potential geologic hazards.

II. APPLICANT SHALL CONTACT THE PUBLIC WORKS DEPARTMENT, (909) 839-7040, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL

1. Applicant shall follow special requirements as required by the City Engineer for construction in a Restricted Use Area. No portion of the habitable structure shall be located in the Restricted Use Area and a Covenant and Agreement to construct in a Restricted Use Area shall be recorded and returned to the City prior to the issuance of any grading or retaining wall permits. Site Plan should include Restricted Use Area dimensions.
2. An Erosion Control Plan shall be submitted concurrently with the grading plan clearly detailing erosion control measures. These measures shall be implemented during construction. The erosion control plan shall conform to national Pollutant Discharge Elimination System (NPDES) standards and incorporate the appropriate Best Management Practices (BMP's) as specified in the Storm Water BMP Certification. Please refer to City handouts.
3. In compliance with the City's Low Impact Development (LID) requirements pursuant to the 2012 Municipal Separate Storm Sewer

System (MS4) Permit issued by the California Regional Water Quality, the applicant shall provide following mitigation measures to the satisfaction of the City Engineer:

- (i) Conserve natural areas;
 - (ii) Protect slopes and channels;
 - (iii) Provide storm drain system stenciling and signage;
 - (iv) Direct roof runoff to vegetated areas before discharge unless the diversion would result in slope instability; and
 - (v) Direct surface flow to vegetated areas before discharge, unless the diversion would result in slope instability.
4. Grading and construction activities and the transportation of equipment and materials and operation of heavy grading equipment shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. Dust generated by grading and construction activities shall be reduced by watering the soil prior to and during the activities and in accordance with South Coast Air Quality Management District Rule 402 and Rule 403. Reclaimed water shall be used whenever possible. Additionally, all construction equipment shall be properly muffled to reduce noise levels.

B. SOILS REPORT/GRADING/RETAINING WALLS

1. Prior to grading plan submittal, a geotechnical report prepared by a Geotechnical Engineer, licensed by the State of California, shall be submitted by the applicant for approval by the City.
2. Upon approval of the geotechnical report, the applicant shall submit drainage and grading plans prepared by a Civil Engineer, licensed by the State of California, prepared in accordance with the City's requirements for the City's review and approval. A list of requirements for grading plan check is available from the Public Works Department. All grading (cut and fill) calculations shall be submitted to the City concurrently with the grading plan.
3. Finished slopes shall conform to City Code Section 22.22.080-Grading.
4. All easements and flood hazard areas shall be clearly identified on the grading plan.
5. The grading plan shall show the location of any retaining walls and the elevations of the top of wall/footing/retaining and the finished grade on both sides of the retaining wall. Construction details for retaining walls shall be shown on the grading plan. Calculations and details of retaining walls shall be submitted to the Building and Safety Division for review and approval.

6. All equipment staging areas shall be located on the project site. Staging area, including material stockpile and equipment storage area, shall be enclosed within a six foot-high chain link fence. All access points in the fenced area shall be locked whenever the construction site is not supervised.
7. Grading of the subject property shall be in accordance with the California Building Code, City Grading Ordinance, Hillside Management Ordinance and acceptable grading practices.
8. The maximum grade of driveways serving building pad areas shall be 20 percent. In hillside areas driveway grades exceeding 15 percent shall have parking landings with a minimum 16 feet deep and shall not exceed five (5) percent grade or as required by the City Engineer. Driveways with a slope of 15 percent shall incorporate grooves for traction into the construction as required by the City Engineer.
9. All slopes shall be seeded per landscape plan and/or fuel modification plan with native grasses or planted with ground cover, shrubs, and trees for erosion control upon completion of grading or some other alternative method of erosion control shall be completed to the satisfaction of the City Engineer.
10. Submit a stockpile plan showing the proposed location for stockpile for grading export materials, and the route of transport.
11. Prior to the issuance of building permits, a pre-construction meeting shall be held at the project site with the grading contractor, applicant, and city grading inspector at least 48 hours prior to commencing grading operations.
12. Rough grade certifications by project soils and civil engineers shall be submitted prior to issuance of building permits for the foundation of the residential structure. Retaining wall permits may be issued without a rough grade certificate.
13. Final grade certifications by project civil engineers shall be submitted to the Public Works Department prior to the issuance of any project final inspections/certificate of occupancy respectively.

C. DRAINAGE

1. Detailed drainage system information of the lot with careful attention to any flood hazard area shall be submitted. All drainage/runoff from the development shall be conveyed from the site to the natural drainage course. No on-site drainage shall be conveyed to adjacent parcels, unless that is the natural drainage course.

2. Prior to the issuance of a grading permit, a complete hydrology and hydraulic study shall be prepared by a Civil Engineer registered in the State of California to the satisfaction of the City Engineer and Los Angeles Public Works Department.

III. APPLICANT SHALL CONTACT THE BUILDING AND SAFETY DIVISION, (909) 839-7020, FOR COMPLIANCE WITH THE FOLLOWING CONDITIONS:

A. GENERAL CONDITIONS

1. At the time of plan check submittal, plans and construction shall conform to current State and Local Building Code (i.e., 2013 California Building Code series will apply) requirements and all other applicable construction codes, ordinances and regulations in effect.
2. Provisions for Cal Green shall be implemented onto plans and certification shall be provided by a third party as required by the Building Division. Specific water, waste, low VOC, and related conservation measures shall be shown on plans. Construction shall conform to the current Cal Green Code.
3. Only one single family dwelling is allowed on this property unless specifically approved otherwise per CBC 202.

B. PLAN CHECK – ITEMS TO BE ADDRESSED PRIOR TO PLAN APPROVAL

1. The minimum design load for wind in this area is 110 M.P.H. exposures "C" and the site is within seismic zone D or E. The applicant shall submit drawings and calculations prepared by a California State licensed Architect/Engineer with wet stamp and signature.
2. This project shall comply with the energy conservation requirements of the State of California Energy Commission. All lighting shall be high efficacy or equivalent per the current California Energy Code 119 and 150(k).
3. Indoor air quality shall be provided consistent with ASHRAE 62.2 as required per California Energy Code 150(o).
4. Public Works/Engineering Department is required to review and approve grading plans that clearly show all finish elevations, drainage, and retaining wall(s) locations. These plans shall be consistent with the site plan submitted to the Building and Safety Division.
5. "Separate permits are required for retaining walls, fences over 6' in height, and entry gates" and shall be noted on plans.
6. All balconies shall be designed for 60lb/ft live load.

7. All easements shall be shown on the site plan.
8. Fire Department approval shall be required. Contact the Fire Department to check the fire zone for the location of your property. If this project is located in High Hazard Fire Zone, it shall meet requirements of the fire zone per CBC Chapter 7A.
 - a. All unenclosed under-floor areas shall be constructed as exterior wall.
 - b. All openings into the attic, floor and/or other enclosed areas shall be covered with corrosion-resistant wire mesh not less than 1/4 inch or more than 1/2 inch in any dimension except where such openings are equipped with sash or door.
 - c. Eaves shall be protected.
 - d. Exterior construction shall be one-hour or non-combustible.
 - e. Fuel modification plans shall be approved through LA County Fire Fuel Modification Unit.
 - f. LA County Fire shall approve plans for fire flow availability due to home being over 3600 sf as required per CFC Appendix B105.1.
9. All retaining walls shall be separately submitted to the Building and Safety and Public Works/Engineering Departments for review and approval.
10. A soils report is required per CBC 1803 and all recommendations of the soils report shall be adhered to.
11. Slope setbacks shall be consistent with California Building Code Figure 1805.3.1 and California Residential Code R403.1.7. Foundations shall provide a minimum distance to daylight.
12. Light and ventilation shall comply with CBC 1203 and 1205.

C. PERMIT – ITEMS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

1. Solid waste management of construction material shall incorporate recycling material collection per Diamond Bar Municipal Code 8.16 of Title 8. The contractor shall complete all required forms and pay applicable deposits prior to permit.
2. Prior to building permit issuance, all school district fees shall be paid. Please obtain a form from the Building and Safety Division to take directly to the school district.

3. Submit grading plans clearly showing all finish elevations, drainage, and retaining wall locations. No building permits shall be issued prior to submitting a pad certification.
4. Private property sewer system shall be approved by the Los Angeles County Sanitation District.
5. AQMD notification is required at least 10 days prior to any demolition. Proof of notification is required at permit issuance.
6. All workers on the job shall be covered by workman's compensation insurance under a licensed general contractor. Any changes to the contractor shall be updated on the building permit.

D. CONSTRUCTION – CONDITIONS REQUIRED DURING CONSTRUCTION

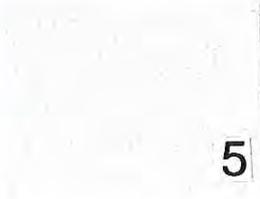
1. Fire sprinklers are required for new single family dwellings (CRC R313.2). Sprinklers shall be approved by LA County Fire Department prior to installation and shall be inspected at framing stage and finalization of construction.
2. Occupancy of the facilities shall not commence until all California Building Code and State Fire Marshal regulations have been met. The buildings shall be inspected for compliance prior to occupancy.
3. Every permit issued by the building official under the provisions of this Code shall expire and become null and void unless the work authorized by such permit is commenced within one-hundred-eighty (180) days after permit issuance, and if a successful inspection has not been obtained from the building official within one-hundred-eighty (180) days from the date of permit issuance or the last successful inspection. A successful inspection shall mean a documented passed inspection by the city building inspector as outlined in Section 110.6.
4. Construction activities causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work shall be conducted Monday – Saturday between the hours of 7:00 a.m. and 7:00 p.m.
5. The project shall be protected by a construction fence to the satisfaction of the Building Official. All fencing shall be view obstructing with opaque surfaces.
6. All structures and property shall be maintained in a safe and clean manner during construction. The property shall be free of debris, trash, and weeds.

7. All equipment staging areas shall be maintained in an orderly manner and screened behind a minimum 6' high fence.
8. A height and setback survey may be required at completion of framing and foundations construction phases respectively.
9. The project shall be protected by a construction fence and shall comply with the NPDES & BMP requirements (sand bags, etc.).
10. The location of property lines and building pad may require a survey to be determined by the building inspection during foundation and/or frame inspection.
11. The applicant shall contact Dig Alert and have underground utility locations marked by the utility companies prior to any excavation. Contact Dig Alert by dialing 811 or their website at www.digalert.org.
12. Any changes or deviation from approved plans during the course of construction shall be approved by the City prior to proceeding with any work.
13. All glazing in hazardous locations shall be labeled as safety glass. The labeling shall be visible for inspection.
14. Carbon monoxide detectors are required in halls leading to sleeping rooms per CRC R315.
15. Drainage patterns shall match the approved grading/drainage plan from the Public Works/Engineering Department. Surface water shall drain away from the building at a 2% minimum slope. The final as-built conditions shall match the grading/drainage plan or otherwise approved as-built grading/drainage plan.
16. Decks, roofs, and other flat surfaces shall slope at least 1/4"/ft with approved and listed water proofing material. Guardrails shall be provided for these surfaces at least 42" minimum in height, 4" maximum spacing between rails, and capable of resisting at least 20 pounds per lineal foot of lateral load.
17. Special inspections and structural observation will be required in conformance to CBC 1704 to 1709.

END



1

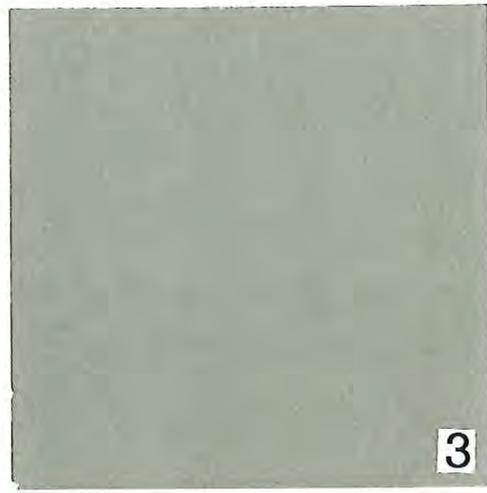


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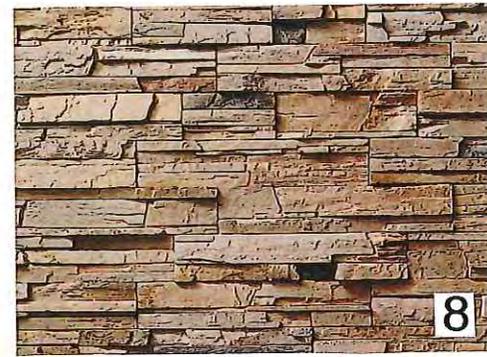
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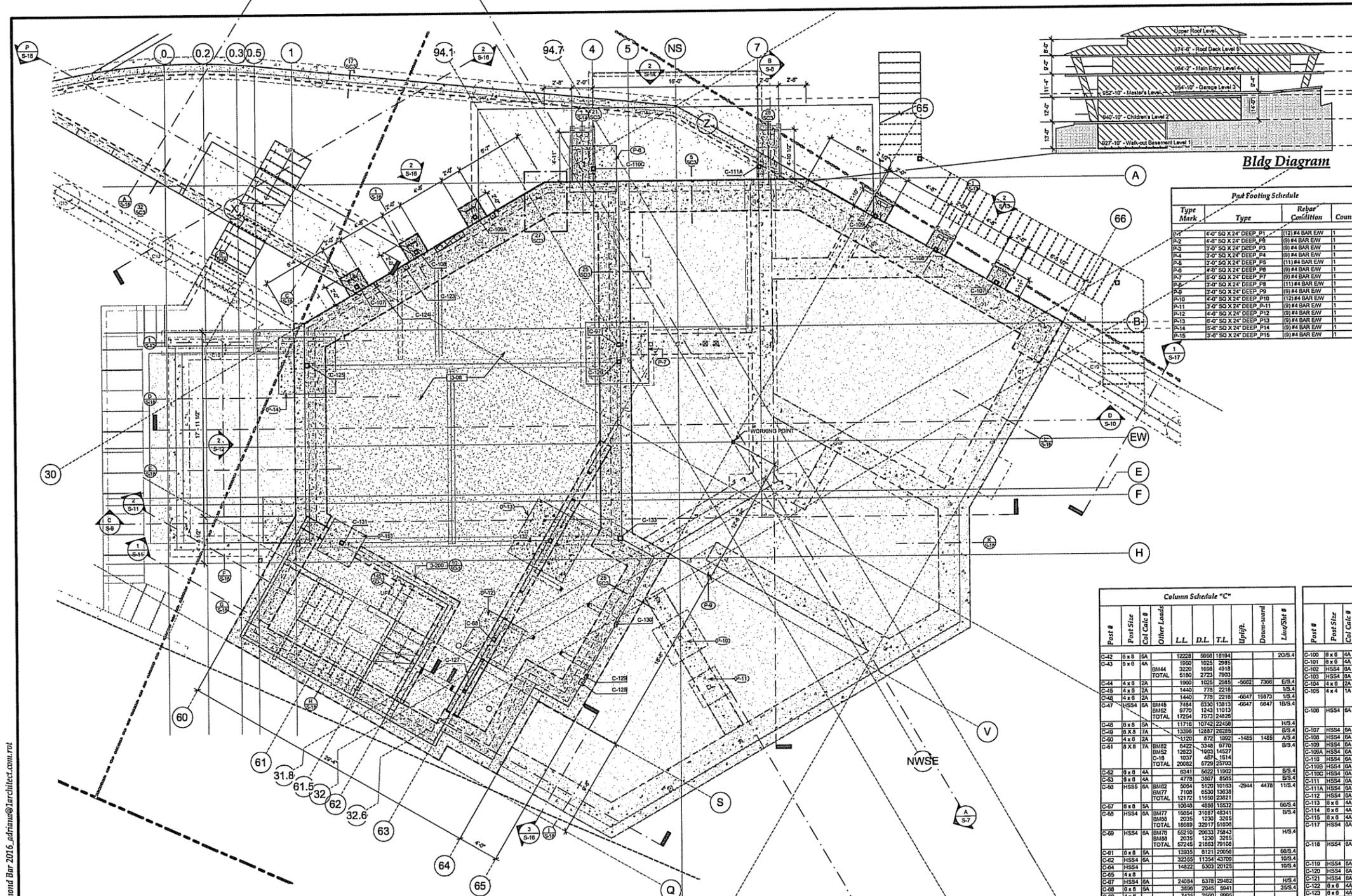
9

Luo Custom Residence

22105 Rim Fire Lane, Diamond Bar
 APN: 8713-010-03

1. Concrete Roof Tile - Boral "Brown Blend" Saxony® Slate
2. Fascia & Trim - Dunn Edwards "Whisper" DEW345
3. Main Floor Stucco - Dunn Edwards "Shaggy Barked" DEC771
4. Lower Floor Stucco - Dunn Edwards "Stone Creek" DE6278
5. Windows - Sierra Pacific "Sandstone" 003 Aluminum
6. Entry Double Doors - Borano - Portonovo Solid Mahogany & Glass
7. Balcony Railing - Dunn Edwards "Whisper" DEW345
8. Veneer - Boral "Mojave" Cultured Stone® - Pro-Fit® Ledgestone Profile
9. Concrete Pavers - Belgard "Avignon"- Catalina™ 3-Piece Modular Pattern

RECEIVED
 OCT 31 2013
D.B.C.E.A.



Post Footing Schedule

Type Mark	Type	Rebar Condition	Count
P-1	4'-0" SQ X 24" DEEP P1	(12) #4 BAR EW	1
P-2	4'-0" SQ X 24" DEEP P2	(9) #4 BAR EW	1
P-3	5'-0" SQ X 24" DEEP P3	(9) #4 BAR EW	1
P-4	5'-0" SQ X 24" DEEP P4	(9) #4 BAR EW	1
P-5	5'-0" SQ X 24" DEEP P5	(11) #4 BAR EW	1
P-6	4'-0" SQ X 24" DEEP P6	(9) #4 BAR EW	1
P-7	5'-0" SQ X 24" DEEP P7	(9) #4 BAR EW	1
P-8	5'-0" SQ X 24" DEEP P8	(11) #4 BAR EW	1
P-9	5'-0" SQ X 24" DEEP P9	(9) #4 BAR EW	1
P-10	4'-0" SQ X 24" DEEP P10	(12) #4 BAR EW	1
P-11	5'-0" SQ X 24" DEEP P-11	(9) #4 BAR EW	1
P-12	4'-0" SQ X 24" DEEP P12	(9) #4 BAR EW	1
P-13	5'-0" SQ X 24" DEEP P13	(9) #4 BAR EW	1
P-14	5'-0" SQ X 24" DEEP P14	(9) #4 BAR EW	1
P-15	5'-0" SQ X 24" DEEP P15	(9) #4 BAR EW	1

Plan Notes

- 4" THICK CONCRETE SLAB ON 2" SAND ON 10 MIL ON 2" SAND WITH #3 BARS AT 18" ON CENTER EACH WAY IN CENTER OF SLAB.
- CONTINUOUS 15" X 15" CONCRETE FOOTING WITH #6M AND (1) #4 REINFORCING BAR TOP AND BOTTOM (SEE FOUNDATION PLAN FOR STEEL MATHS). PROVIDE 3/8" DIAMETER 1/4" LONG ANCHOR BOLTS (ASTM A-307) AT 48" O.C. AND 12" FROM CORNERS AND BREAKS IN SILL PLATE (7" MINIMUM EMBEDMENT INTO CONCRETE) WITH 3" X 3" X 20" ANCHOR BOLT. (SEE SECTION TYPICAL FOR ANCHOR BOLT AND SHEAR WALL DETAIL). MAY BE REQUIRED AT B-6, B-7, B-8, B-9, B-10, B-11, B-12, B-13, B-14, B-15.

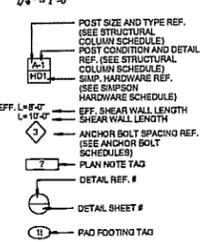
Shear Wall Number	Shear Value Per AF & PA Table 4.3A	5/8" Diameter Long Anchor Bolt Spacing	Bolt Length	Sill Plate
3	500 PLF	10" O.C.	14"	2x
4	500 PLF	20" O.C.	14"	3x
5	1100 PLF	10" O.C.	14"	3x

* 2X SILL PLATE AT FOUNDATION LEVEL
 * 2X SILL PLATE AT FLOORS ABOVE THE FOUNDATION LEVEL

- Foundation Notes**
- CEMENT TYPE II (MIN. FC= 2,500 psi 28 DAYS FOR FLATWORK, MIN. FC= 3,500 psi 28 DAYS FOR BUILDING SLAB, MIN. FC= 4,000 psi 28 DAYS FOR APPARATUS BAY SLAB AND ALL FOOTINGS). MAXIMUM WATER-CEMENT RATIO IS 0.44 WITH MAXIMUM SLUMP OF 4".
 - SOIL ALLOWABLE BEARING PRESSURE OF 1,500 POUNDS PER SQUARE FOOT. ANCHOR BOLTS AND FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL.
 - SHEAR WALL ANCHOR BOLTS AND HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

Walk-out Basement Level One Foundation Plan
 1/4" = 1'-0"

Foundation Legend
 1/4" = 1'-0"



Simpson Hardware Schedule

Hardware Number	Comments	Min. Stud / Post Size	Capacity	Note
H01	STDH14	4 X 4	5,025#	HOLD-DOWN STRAP WITH (3) 16D SINKERS AS SHOWN
H02	H02B-S08Z5	4 X 4	9,970#	H02B-S08Z5 HOLD-DOWN W/ 20 - S08 1/4" X 2-1/4" W/ 7/8" DIAMETER ANCHOR BOLT (PAB3-30) OR (SS1B28)
H03	H03Q11-S08Z5	6 X 6	11,810#	H03Q11-S08Z5 HOLD-DOWN W/ 24 - S08 1/4" X 2-1/4" W/ 1" DIAMETER ANCHOR BOLT (PAB3-30)
H04	H04U1-S08Z5	4 X 8	9,635#	H04U1-S08Z5 HOLD-DOWN W/ 30 - S08 1/4" X 2-1/4" W/ 1" DIAMETER ANCHOR BOLT (PAB3-30)
P01	CC, ECC, BECC			SEE POST AND BEAM SIZE AS SHOWN
P02	R2, EP2			SEE POST AND BEAM SIZE AS SHOWN
S11	MS14	(2) 2 X 4	5,316#	HOLD-DOWN STRAP (50) 16D NAILS
S12	MS17Z	(2) 2 X 4	9,726#	HOLD-DOWN STRAP (50) 16D NAILS
S13	CHS12 (E=6-0)	(2) 2 X 4	9,235#	HOLD-DOWN STRAP (E=2' LONG) WITH 16D NAILS
S14	(1) CS18	2 X 4	1,650#	(1) 16D NAIL - 16" END LENGTH
S15	(2) CMST12	6 X 6	18,000#	(2) 16D SINKERS - 60" END LENGTH

Column Schedule "C"

Post #	Post Size	Col. Cate #	Other Loads	L.L.	D.L.	T.L.	Uplift	Downward	LongSH #
C-1	8 x 8	2		1675	1690	3471	-3748	3748	335.0
C-1A	8 x 8	2		1675	1690	3471	-3208	3208	903.0
C-2	4 x 4	1		1020	1322	2342			5.0
C-3	4 x 8	2		1862	2023	3985	-6350	6350	193.0
C-4	4 x 8	2		2856	3178	6031	-2139	7554	908.0
C-5	4 x 8	2		420	-397	63	-1132		86.0
C-6	4 x 4	1		989	435	1024			4.935.5
C-7	4 x 4	1		1418	1471	2889	-2912	7890	4.935.5
C-8	4 x 8	2		688	819	1707			4.55.5
C-9	4 x 4	1	BM23	12013	6114	17328			4.55.5
C-10	4 x 8	2	BM11	1073	1054	2128			815.5
C-11	4 x 8	2		2760	483	3163	-6068	6068	0.9.5
C-12	4 x 8	2		4111	4719	8830			0.29.5
C-13	4 x 8	2		2245	1549	3794			1.9.5
C-14	8 x 8	4		2482	3345	5827			0.29.5
C-15	8 x 8	4		2769	2782	5551	-2182	7315	2.9.5
C-16	4 x 8	2		1920	1848	3768			609.5
C-17	8 x 8	4		8112	3678	11790	-5848	11728	2.9.5
C-18	4 x 4	1		1937	493	1514			83.5
C-19	4 x 4	1		2890	1818	4708			83.5
C-20	8 x 8	4	BM22	984	432	1416			83.5
C-21	8 x 8	4	BM28	1960	2286	4246			83.5
C-22	8 x 8	4		2944	2820	5764			83.5

Column Schedule "C"

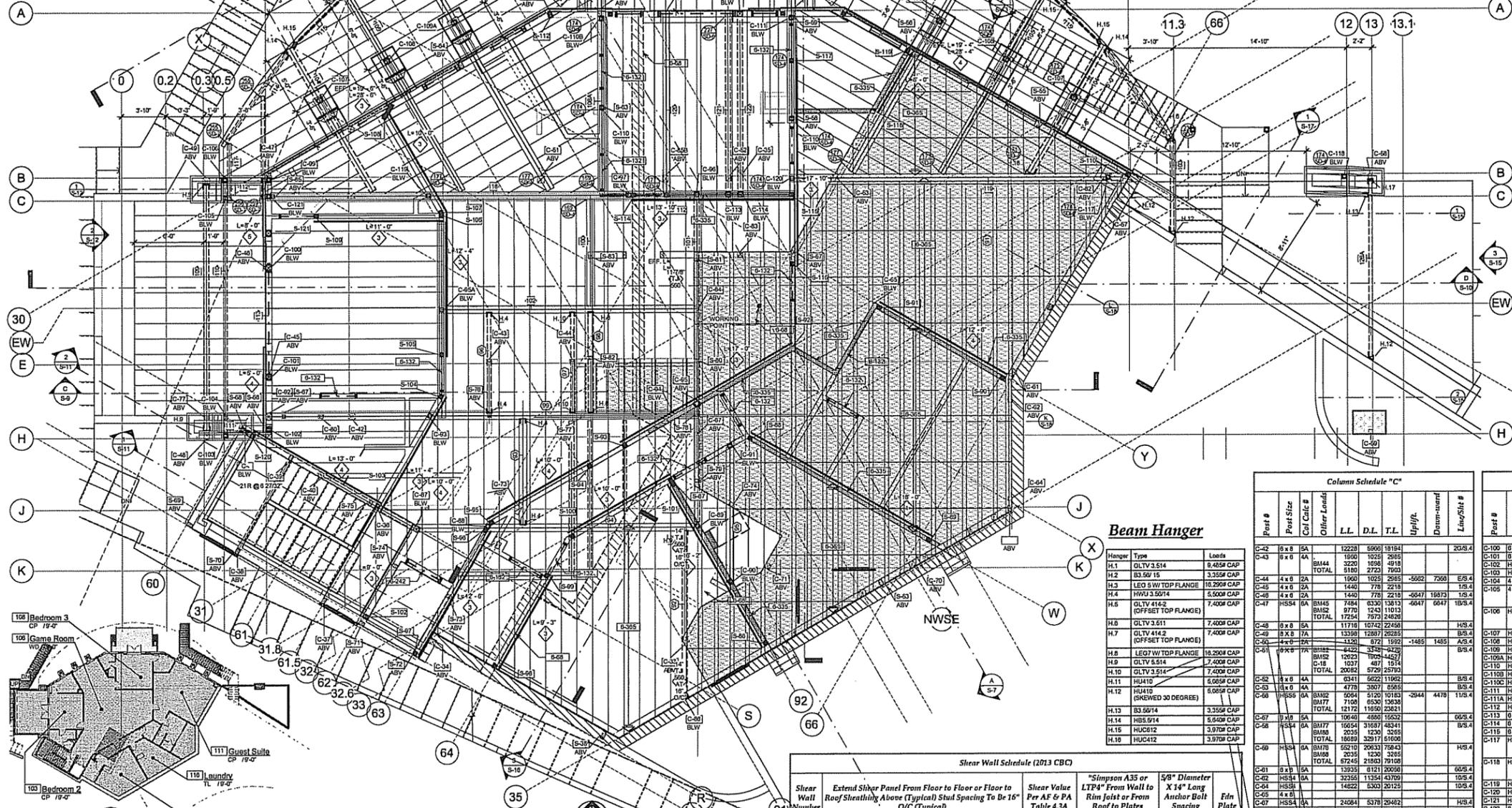
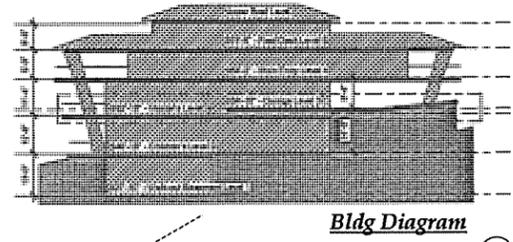
Post #	Post Size	Col. Cate #	Other Loads	L.L.	D.L.	T.L.	Uplift	Downward	LongSH #
C-22	8 x 8	4		12250	6243	17493			35.5
C-23	8 x 8	4		5439	2685	8123			63.5
C-24	8 x 8	4		9787	4821	14608			63.5
C-25	8 x 8	4	BM25	2243	2281	4524	-3004	5001	63.5
C-26	8 x 8	4	BM27	2025	1284	3309			63.5
C-27	8 x 8	4	BM28	4286	3816	7882			63.5
C-28	8 x 8	4	BM29	7133	6021	13153	-2182	7315	63.5
C-29	8 x 8	4	BM30	9723	10409	19691			63.5
C-30	8 x 8	4		1690	3312	4992	-4895	9589	63.5
C-31	8 x 8	4		6600	6904	12411			35.5
C-32	8 x 8	4		4844	5248	9893			12.195.5
C-33	8 x 8	4		2250	1771	4027	-7279	21770	129.5
C-34	8 x 8	4		810	946	1756			83.5
C-35	8 x 8	4		360	470	830			83.5
C-36	8 x 8	4		3344	1892	5199			84.178.4
C-37	8 x 8	4		2244	1637	3881			84.778.4
C-38	8 x 8	4		7435	2360	9995			81.4
C-39	8 x 8	4		6956	2410	7973	-3950	3950	83.4
C-40	8 x 8	4		14405	392	14797			83.4
C-41	8 x 8	4		1095	-145	949			2912
C-42	8 x 8	4							3550
C-43	8 x 8	4							3550
C-44	8 x 8	4							3550
C-45	8 x 8	4							3550
C-46	8 x 8	4							3550
C-47	8 x 8	4							3550
C-48	8 x 8	4							3550
C-49	8 x 8	4							3550
C-50	8 x 8	4							3550

Column Schedule "C"

Post #	Post Size	Col. Cate #	Other Loads	L.L.	D.L.	T.L.	Uplift	Downward	LongSH #
C-42	8 x 8	4A		12228	6668	18894			2015.4
C-43	8 x 8	4A	BM44	3220	1698	4918			183.4
C-44	4 x 8	2A		1900	1825	3725	-5602	7306	678.4
C-45	4 x 8	2A		1440	778	2218			18.4
C-46	4 x 8	2A		1440	778	2218	-6847	16875	18.4
C-47	HSS4	4A	BM46	7484	6330	13813	-6847	6847	183.4
C-48	8 x 8	4A	BM48	9770	1243	11013			183.4
C-49	8 x 8	4A	BM49	17254	7572	24826			183.4
C-50	8 x 8	4A		11310	10142	21452			183.4
C-51	8 x 8	4A		13398	12897	26295			183.4
C-52	8 x 8	4A		1120	872	1992	-1485	1485	183.4
C-53	8 x 8	4A	BM52	6422	3348	9770			183.4
C-54	8 x 8	4A	BM53	19220	19220	38440			183.4
C-55	8 x 8	4A	BM54	10037	487	10524			183.4
C-56	8 x 8	4A	BM55	6729	20700				183.4
C-57	8 x 8	4A		6341	5622	11962			183.4
C-58	8 x 8	4A		4778	3807	8585			183.4
C-59	8 x 8	4A		5064	5109	10173	-2944	4478	118.4
C-60	HSS8	4A	BM57	7160	5200	12360			118.4
C-61	8 x 8	4A		12172	11950	24122			118.4
C-62	8 x 8	4A		10060	4561	14621			668.4
C-63	8 x 8	4A	BM58	10694	31087	41781			668.4
C-64	HSS4	4A	BM59	2035	1230	3265			668.4
C-65	HSS4	4A	BM60	2035	1230	3265			668.4
C-66	HSS4	4A	BM61	5810	20633	26443			668.4
C-67	HSS4	4A	BM62	2035	1230	3265			668.4
C-68	HSS4	4A	BM63	2035	1230	3265			668.4
C-69	HSS4	4A	BM64	5810	20633	26443			668.4
C-70	HSS4	4A	BM65	2035	1230	3265			668.4
C-71	HSS4	4A	BM66	2035	1230	3265			668.4
C-72	HSS4	4A	BM67	2035	1230	3265			668.4
C-73	HSS4	4A	BM68	2035	1230	3265			668.4
C-74	HSS4	4A	BM69	2035	1230	3265			668.4
C-75	8 x 8	4A		17034	4895	21929			263.4
C-76	8 x 8	4A		7171	831	7254			263.4
C-77	4 x 4	1A		1955	974	2830			0.8.4
C-78	4 x 4	1A		1895	874	2630			0.8.4
C-79	8 x 8	4A	C-13	2245	1549	3794			118.4
C-80	8 x 8	4A	BM10	110	-3549	-3438			118.4
C-81	8 x 8	4A		2245	1549	3794			118.4
C-82	8 x 8	4A		1873	2157	3430			63.4
C-83	8 x 8	4A		3090	830	3910			109.0
C-84	8 x 8	4A		11681	12714	24395			63.4
C-85	8 x 8	4A		2170	6020	8190			63.4
C-86	HSS4	4A	BM11	2944	1541	4485			63.4
C-87	8 x 8	4A		2119	179	2298			63.4
C-88	HSS4	4A		10703	4759	15462	3658	3658	355.4
C-89	8 x 8	4A		6258	391	6649			63.4
C-90	8 x 8	4A	BM12	1930	831	2811			63.4
C-91	8 x 8	4A	BM13	1930	831	2811			63.4
C-92	8 x 8	4A	BM14	1930	831	2811			63.4
C-93	8 x 8	4A	BM15	1930	831	2811			63.4
C-94	8 x 8	4A	BM16	1930	831	2811			63.4
C-95	8 x 8	4A	BM17	1930	831	2811			63.4
C-96	8 x 8	4A	BM18	1930	831	2811			63.4
C-97	8 x 8	4A	BM19	1930	831	2811			63.4
C-98	8 x 8	4A	BM20	1930	831	2811			63.4
C-99	8 x 8	4A	BM21	1930	831	2811			63.4
C-100	8 x 8	4A	BM22	1930	831	2811			63.4
C-101	8 x 8	4A	BM23	1930	831	2811			63.4
C-102	8 x 8	4A	BM2						

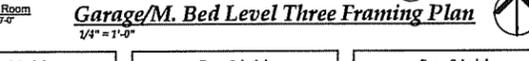
Plan Notes

- C-132 LINE OF WALL BELOW
- C-132 EXISTING HEADER TO REMAIN
- C-242 2 x 6 STUD WALLS WITH NON-BEARING HEADERS BENEATH TRUSSES MAY BE 2" PLAT WITH 1/2" x 8 TRIMMER EACH END. PROVIDE 1" TOP PLATE AND 2" PLATE AT INTERIOR NON-BEARING WALLS WITH 3/4" x 2" DTC TRUSS CLIPS AT 4" O.C.
- C-336 PROVIDE 2x FULL-DEPTH SOLID BLOCKING AT BEARING WALL
- C-365 14" DEEP ENGINEERED WOOD T JOISTS AT 16" O.C. (TRUSS-JOIST MAXIMUM L.T.J. 500 (3-10" x 2-3/4" FLANGE) OR EQUAL) SEE MANUFACTURER'S SPECIFICATIONS FOR NOTCHING, BLOCKING AND SHEAR REQUIREMENTS.



Shear Post Schedule "5" (Shear Load...)

Post Calc #	Post Size	Post Height	Up/Lift	Downward	Line
S-1	4 x 8	9'-1"	2402	2402	35
S-2	4 x 8	9'-1"	2402	2402	35
S-3	4 x 8	9'-1"	2402	2402	35
S-4	4 x 8	9'-1"	2402	2402	35
S-5	4 x 8	9'-1"	2402	2402	35
S-6	4 x 8	9'-1"	2402	2402	35
S-7	4 x 8	9'-1"	2402	2402	35
S-8	4 x 8	9'-1"	2402	2402	35
S-9	4 x 8	9'-1"	2402	2402	35
S-10	4 x 8	9'-1"	2402	2402	35
S-11	4 x 8	9'-1"	2402	2402	35
S-12	4 x 8	9'-1"	2402	2402	35
S-13	4 x 8	9'-1"	2402	2402	35
S-14	4 x 8	9'-1"	2402	2402	35
S-15	4 x 8	9'-1"	2402	2402	35
S-16	4 x 8	9'-1"	2402	2402	35
S-17	4 x 8	9'-1"	2402	2402	35
S-18	4 x 8	9'-1"	2402	2402	35
S-19	4 x 8	9'-1"	2402	2402	35
S-20	4 x 8	9'-1"	2402	2402	35
S-21	4 x 8	9'-1"	2402	2402	35
S-22	4 x 8	9'-1"	2402	2402	35
S-23	4 x 8	9'-1"	2402	2402	35
S-24	4 x 8	9'-1"	2402	2402	35
S-25	4 x 8	9'-1"	2402	2402	35
S-26	4 x 8	9'-1"	2402	2402	35
S-27	4 x 8	9'-1"	2402	2402	35
S-28	4 x 8	9'-1"	2402	2402	35
S-29	4 x 8	9'-1"	2402	2402	35
S-30	4 x 8	9'-1"	2402	2402	35
S-31	4 x 8	9'-1"	2402	2402	35
S-32	4 x 8	9'-1"	2402	2402	35
S-33	4 x 8	9'-1"	2402	2402	35
S-34	4 x 8	9'-1"	2402	2402	35
S-35	4 x 8	9'-1"	2402	2402	35
S-36	4 x 8	9'-1"	2402	2402	35
S-37	4 x 8	9'-1"	2402	2402	35
S-38	4 x 8	9'-1"	2402	2402	35
S-39	4 x 8	9'-1"	2402	2402	35
S-40	4 x 8	9'-1"	2402	2402	35
S-41	4 x 8	9'-1"	2402	2402	35
S-42	4 x 8	9'-1"	2402	2402	35
S-43	4 x 8	9'-1"	2402	2402	35
S-44	4 x 8	9'-1"	2402	2402	35
S-45	4 x 8	9'-1"	2402	2402	35
S-46	4 x 8	9'-1"	2402	2402	35
S-47	4 x 8	9'-1"	2402	2402	35
S-48	4 x 8	9'-1"	2402	2402	35
S-49	4 x 8	9'-1"	2402	2402	35
S-50	4 x 8	9'-1"	2402	2402	35
S-51	4 x 8	9'-1"	2402	2402	35
S-52	4 x 8	9'-1"	2402	2402	35
S-53	4 x 8	9'-1"	2402	2402	35
S-54	4 x 8	9'-1"	2402	2402	35
S-55	4 x 8	9'-1"	2402	2402	35
S-56	4 x 8	9'-1"	2402	2402	35
S-57	4 x 8	9'-1"	2402	2402	35
S-58	4 x 8	9'-1"	2402	2402	35
S-59	4 x 8	9'-1"	2402	2402	35
S-60	4 x 8	9'-1"	2402	2402	35
S-61	4 x 8	9'-1"	2402	2402	35
S-62	4 x 8	9'-1"	2402	2402	35
S-63	4 x 8	9'-1"	2402	2402	35
S-64	4 x 8	9'-1"	2402	2402	35
S-65	4 x 8	9'-1"	2402	2402	35
S-66	4 x 8	9'-1"	2402	2402	35
S-67	4 x 8	9'-1"	2402	2402	35
S-68	4 x 8	9'-1"	2402	2402	35
S-69	4 x 8	9'-1"	2402	2402	35
S-70	4 x 8	9'-1"	2402	2402	35
S-71	4 x 8	9'-1"	2402	2402	35
S-72	4 x 8	9'-1"	2402	2402	35
S-73	4 x 8	9'-1"	2402	2402	35
S-74	4 x 8	9'-1"	2402	2402	35
S-75	4 x 8	9'-1"	2402	2402	35
S-76	4 x 8	9'-1"	2402	2402	35
S-77	4 x 8	9'-1"	2402	2402	35
S-78	4 x 8	9'-1"	2402	2402	35
S-79	4 x 8	9'-1"	2402	2402	35
S-80	4 x 8	9'-1"	2402	2402	35
S-81	4 x 8	9'-1"	2402	2402	35
S-82	4 x 8	9'-1"	2402	2402	35
S-83	4 x 8	9'-1"	2402	2402	35
S-84	4 x 8	9'-1"	2402	2402	35
S-85	4 x 8	9'-1"	2402	2402	35
S-86	4 x 8	9'-1"	2402	2402	35
S-87	4 x 8	9'-1"	2402	2402	35
S-88	4 x 8	9'-1"	2402	2402	35
S-89	4 x 8	9'-1"	2402	2402	35
S-90	4 x 8	9'-1"	2402	2402	35
S-91	4 x 8	9'-1"	2402	2402	35
S-92	4 x 8	9'-1"	2402	2402	35
S-93	4 x 8	9'-1"	2402	2402	35
S-94	4 x 8	9'-1"	2402	2402	35
S-95	4 x 8	9'-1"	2402	2402	35
S-96	4 x 8	9'-1"	2402	2402	35
S-97	4 x 8	9'-1"	2402	2402	35
S-98	4 x 8	9'-1"	2402	2402	35
S-99	4 x 8	9'-1"	2402	2402	35
S-100	4 x 8	9'-1"	2402	2402	35



Shear Wall Schedule (2013 CBC)

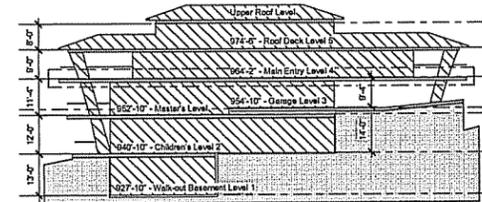
Number	Extend Shear Panel From Floor to Floor or Floor to Roof Sheathing Above (Typical) Stud Spacing To Be 16" O/C	Shear Value Per AF & PA Table 4.3A	"Simpson A35 or LTP4" From Wall to Rim Joist or From Roof to Plates	5/8" Diameter X 14" Long Anchor Bolt Spacing	Fm Plate
1	3/8" WOOD STRUCTURAL PANEL (STRUCT SHEATHING) WITH 8" NAILS AT 4" O.C EDGES AND 12" O.C IN FIELD (3x STUDS @ 48" O.C)	600 PLF	2" O/C	16" O/C	3x
2	3/8" WOOD STRUCTURAL PANEL (STRUCT SHEATHING) WITH 8" NAILS AT 4" O.C EDGES AND 12" O.C IN FIELD (3x STUDS @ 48" O.C)	1100 PLF	4" O/C	16" O/C	3x

Column Schedule "C"

Post #	Post Size	Col Calc #	Other Loads	L.L.	D.L.	T.L.	Up/Lift	Downward	Lang/Site #
C-1	8 x 8	BA	12229	5690	10184			203.4	
C-2	8 x 8	BA	1090	1025	2695				
C-3	8 x 8	BA	3220	6918	10138				
C-4	8 x 8	BA	5180	2723	7903				
C-5	8 x 8	BA	1000	1025	2695				
C-6	8 x 8	BA	1460	778	2238				
C-7	8 x 8	BA	1440	778	2218				
C-8	8 x 8	BA	7484	6330	13813				
C-9	8 x 8	BA	7400	6330	13700				
C-10	8 x 8	BA	11719	10742	22461				
C-11	8 x 8	BA	13359	12897	26256				
C-12	8 x 8	BA	13359	12897	26256				
C-13	8 x 8	BA	13359	12897	26256				
C-14	8 x 8	BA	13359	12897	26256				
C-15	8 x 8	BA	13359	12897	26256				
C-16	8 x 8	BA	13359	12897	26256				
C-17	8 x 8	BA	13359	12897	26256				
C-18	8 x 8	BA	13359	12897	26256				
C-19	8 x 8	BA	13359	12897	26256				
C-20	8 x 8	BA	13359	12897	26256				
C-21	8 x 8	BA	13359	12897	26256				
C-22	8 x 8	BA	13359	12897	26256				
C-23	8 x 8	BA	13359	12897	26256				
C-24	8 x 8	BA	13359	12897	26256				
C-25	8 x 8	BA	13359	12897	26256				
C-26	8 x 8	BA	13359	12897	26256				
C-27	8 x 8	BA	13359	12897	26256				
C-28	8 x 8	BA	13359	12897	26256				
C-29	8 x 8	BA	13359	12897	26256				
C-30	8 x 8	BA	13359	12897	26256				
C-31	8 x 8	BA	13359	12897	26256				
C-32	8 x 8	BA	13359	12897	26256				
C-33	8 x 8	BA	13359	12897	26256				
C-34	8 x 8	BA	13359	12897	26256				
C-35	8 x 8	BA	13359	12897	26256				
C-36	8 x 8	BA	13359	12897	26256				
C-37	8 x 8	BA	13359	12897	26256				
C-38	8 x 8	BA	13359	12897	26256				
C-39	8 x 8	BA	13359	12897	26256				
C-40	8 x 8	BA	13359	12897	26256				

Column Schedule "C"

Post #	Post Size	Col Calc #	Other Loads	L.L.	D.L.	T.L.	Up/Lift	Downward	Lang/Site #
C-41	8 x 8	BA	12229	5690	10184			203.4	
C-42	8 x 8	BA	1090	1025	2695				
C-43	8 x 8	BA	3220	6918	10138				
C-44	8 x 8	BA	5180	2723	7903				
C-45	8 x 8	BA	1000	1025	2695				
C-46	8 x 8	BA	1460	778	2238				
C-47	8 x 8	BA	1440	778	2218				
C-48	8 x 8	BA	7484	6330	13813				
C-49	8 x 8	BA	7400	6330	13700				
C-50	8 x 8	BA	11719	10742	22461				
C-51	8 x 8	BA	13359	12897	26256				
C-52	8 x 8	BA	13359	12897	26256				
C-53	8 x 8	BA	13359	12897	26256				
C-54	8 x 8	BA	13359	12897	26256				
C-55	8 x 8	BA	13359	12897	26256				
C-56	8 x 8	BA	13359	12897	26256				
C-57	8 x 8	BA	13359	12897	26256				
C-58	8 x 8	BA	13359	12897	26256				
C-59	8 x 8	BA	13359	12897	26256				
C-60	8 x 8	BA	13359	12897	26256				
C-61	8 x 8	BA	13359	12897	26256				
C-62	8 x 8	BA	13359	12897	26256				
C-63	8 x 8	BA	13359	12897	26256				
C-64	8 x 8	BA	13359	12897	26256				
C-65	8 x 8	BA	13359	12897	26256				
C-66	8 x 8	BA	13359	12897	26256				
C-67	8 x 8	BA							



Bldg Diagram

King Post Schedule "K"

Post Calc #	Post Size	Type	Other Loads	L.L.	D.L.	T.L.	Uplift	Downward	Line
K-1	6x6	6x6 DF #1		17171	55	7259			22x4
K-2	6x6	6x6 DF #1		2095	270	2284			A5.8-4
K-3	6x6	6x6 DF #1		2291	322	2382			B4.2-4

Shear Post Schedule "S" (Shear Load...)

Post Calc #	Post Size	Post Height	Uplift	Downward	Line
S-1	4x6	9'-1"	2402	2402	35
S-2	4x6	9'-1"	2402	2402	35
S-3	4x6	9'-1"	3208	3208	39
S-4	4x6	9'-1"	3208	3208	39
S-5	4x6	9'-1"	3208	3208	39
S-6	4x6	9'-1"	3208	3208	39
S-7	4x6	9'-1"	3748	4513	32
S-8	4x6	9'-1"	5350	5350	35

Beam Hanger

Hanger Type	Loads
H.1	GLTV 3.514
H.2	BL 5W 15
H.3	LEO 5W TOP FLANGE
H.4	HWL 3.514
H.5	GLTV 414.2 (OFFSET TOP FLANGE)
H.6	GLTV 3.611
H.7	GLTV 414.2 (OFFSET TOP FLANGE)
H.8	LEO 5W TOP FLANGE
H.9	GLTV 3.514
H.10	GLTV 3.514
H.11	HU410
H.12	HU410
H.13	BS 5W14
H.14	HWL 3.514
H.15	HUC312
H.16	HUC412

Column Schedule "C"

Post #	Post Size	Other Loads	L.L.	D.L.	T.L.	Uplift	Downward	Line/Slit #
C-2	8x8	SA	12228	6960	10194		2016.4	
C-3	8x8	SA	1950	1025	2975			
C-4	8x8	SA	3220	1890	5110			
C-5	8x8	SA	1440	778	2218			
C-6	8x8	SA	1440	778	2218			
C-7	8x8	SA	7484	4330	11813		6647	B5.4
C-8	8x8	SA	9770	5420	15190		6647	B5.4
C-9	8x8	SA	11710	6542	18252			H5.4
C-10	8x8	SA	13398	7582	20980			B5.4
C-11	8x8	SA	1440	778	2218		1488	B5.4
C-12	8x8	SA	1440	778	2218		1488	B5.4
C-13	8x8	SA	1440	778	2218		1488	B5.4
C-14	8x8	SA	1440	778	2218		1488	B5.4
C-15	8x8	SA	1440	778	2218		1488	B5.4
C-16	8x8	SA	1440	778	2218		1488	B5.4
C-17	8x8	SA	1440	778	2218		1488	B5.4
C-18	8x8	SA	1440	778	2218		1488	B5.4
C-19	8x8	SA	1440	778	2218		1488	B5.4
C-20	8x8	SA	1440	778	2218		1488	B5.4
C-21	8x8	SA	1440	778	2218		1488	B5.4
C-22	8x8	SA	1440	778	2218		1488	B5.4
C-23	8x8	SA	1440	778	2218		1488	B5.4
C-24	8x8	SA	1440	778	2218		1488	B5.4
C-25	8x8	SA	1440	778	2218		1488	B5.4
C-26	8x8	SA	1440	778	2218		1488	B5.4
C-27	8x8	SA	1440	778	2218		1488	B5.4
C-28	8x8	SA	1440	778	2218		1488	B5.4
C-29	8x8	SA	1440	778	2218		1488	B5.4
C-30	8x8	SA	1440	778	2218		1488	B5.4
C-31	8x8	SA	1440	778	2218		1488	B5.4
C-32	8x8	SA	1440	778	2218		1488	B5.4
C-33	8x8	SA	1440	778	2218		1488	B5.4
C-34	8x8	SA	1440	778	2218		1488	B5.4
C-35	8x8	SA	1440	778	2218		1488	B5.4
C-36	8x8	SA	1440	778	2218		1488	B5.4
C-37	8x8	SA	1440	778	2218		1488	B5.4
C-38	8x8	SA	1440	778	2218		1488	B5.4
C-39	8x8	SA	1440	778	2218		1488	B5.4
C-40	8x8	SA	1440	778	2218		1488	B5.4
C-41	8x8	SA	1440	778	2218		1488	B5.4
C-42	8x8	SA	1440	778	2218		1488	B5.4
C-43	8x8	SA	1440	778	2218		1488	B5.4
C-44	8x8	SA	1440	778	2218		1488	B5.4
C-45	8x8	SA	1440	778	2218		1488	B5.4
C-46	8x8	SA	1440	778	2218		1488	B5.4
C-47	8x8	SA	1440	778	2218		1488	B5.4
C-48	8x8	SA	1440	778	2218		1488	B5.4
C-49	8x8	SA	1440	778	2218		1488	B5.4
C-50	8x8	SA	1440	778	2218		1488	B5.4
C-51	8x8	SA	1440	778	2218		1488	B5.4
C-52	8x8	SA	1440	778	2218		1488	B5.4
C-53	8x8	SA	1440	778	2218		1488	B5.4
C-54	8x8	SA	1440	778	2218		1488	B5.4
C-55	8x8	SA	1440	778	2218		1488	B5.4
C-56	8x8	SA	1440	778	2218		1488	B5.4
C-57	8x8	SA	1440	778	2218		1488	B5.4
C-58	8x8	SA	1440	778	2218		1488	B5.4
C-59	8x8	SA	1440	778	2218		1488	B5.4
C-60	8x8	SA	1440	778	2218		1488	B5.4
C-61	8x8	SA	1440	778	2218		1488	B5.4
C-62	8x8	SA	1440	778	2218		1488	B5.4
C-63	8x8	SA	1440	778	2218		1488	B5.4
C-64	8x8	SA	1440	778	2218		1488	B5.4
C-65	8x8	SA	1440	778	2218		1488	B5.4
C-66	8x8	SA	1440	778	2218		1488	B5.4
C-67	8x8	SA	1440	778	2218		1488	B5.4
C-68	8x8	SA	1440	778	2218		1488	B5.4
C-69	8x8	SA	1440	778	2218		1488	B5.4
C-70	8x8	SA	1440	778	2218		1488	B5.4
C-71	8x8	SA	1440	778	2218		1488	B5.4
C-72	8x8	SA	1440	778	2218		1488	B5.4
C-73	8x8	SA	1440	778	2218		1488	B5.4
C-74	8x8	SA	1440	778	2218		1488	B5.4
C-75	8x8	SA	1440	778	2218		1488	B5.4
C-76	8x8	SA	1440	778	2218		1488	B5.4
C-77	8x8	SA	1440	778	2218		1488	B5.4
C-78	8x8	SA	1440	778	2218		1488	B5.4
C-79	8x8	SA	1440	778	2218		1488	B5.4
C-80	8x8	SA	1440	778	2218		1488	B5.4
C-81	8x8	SA	1440	778	2218		1488	B5.4
C-82	8x8	SA	1440	778	2218		1488	B5.4
C-83	8x8	SA	1440	778	2218		1488	B5.4
C-84	8x8	SA	1440	778	2218		1488	B5.4
C-85	8x8	SA	1440	778	2218		1488	B5.4
C-86	8x8	SA	1440	778	2218		1488	B5.4
C-87	8x8	SA	1440	778	2218		1488	B5.4
C-88	8x8	SA	1440	778	2218		1488	B5.4
C-89	8x8	SA	1440	778	2218		1488	B5.4
C-90	8x8	SA	1440	778	2218		1488	B5.4
C-91	8x8	SA	1440	778	2218		1488	B5.4
C-92	8x8	SA	1440	778	2218		1488	B5.4
C-93	8x8	SA	1440	778	2218		1488	B5.4
C-94	8x8	SA	1440	778	2218		1488	B5.4
C-95	8x8	SA	1440	778	2218		1488	B5.4
C-96	8x8	SA	1440	778	2218		1488	B5.4
C-97	8x8	SA	1440	778	2218		1488	B5.4
C-98	8x8	SA	1440	778	2218		1488	B5.4
C-99	8x8	SA	1440	778	2218		1488	B5.4
C-100	8x8	SA	1440	778	2218		1488	B5.4

Column Schedule "C"

Post #	Post Size	Other Loads	L.L.	D.L.	T.L.	Uplift	Downward	Line/Slit #
C-101	8x8	SA	3150	1900	5050		4377	U5.3
C-102	8x8	SA	3150	1900	5050		4377	U5.3
C-103	8x8	SA	2400	1450	3850		3058	U5.3
C-104	8x8	SA	1205	705	1910		1584	U5.3
C-105	8x8	SA	1205	705	1910		1584	U5.3
C-106	8x8	SA	1205	705	1910		1584	U5.3
C-107	8x8	SA	1205	705	1910		1584	U5.3
C-108	8x8	SA	1205	705	1910		1584	U5.3
C-109	8x8	SA	1205	705	1910		1584	U5.3
C-110	8x8	SA	1205	705	1910		1584	U5.3
C-111	8x8	SA	1205	705	1910		1584	U5.3
C-112	8x8	SA	1205	705	1910		1584	U5.3
C-113	8x8	SA	1205	705	1910		1584	U5.3
C-114	8x8	SA	1205	705	1910		1584	U5.3
C-115	8x8	SA	1205	705	1910		1584	U5.3
C-116	8x8	SA	1205	705	1910		1584	U5.3
C-117	8x8	SA	1205	705	1910		1584	U5.3
C-118	8x8	SA	1205	705	1910		1584	U5.3
C-119	8x8	SA	1205	705	1910		1584	U5.3
C-120	8x8	SA	1205	705	1910		1584	U5.3
C-121	8x8	SA	1205	705	1910		1584	U5.3
C-122	8x8	SA	1205	705	1910		1584	U5.3
C-123	8x8</							

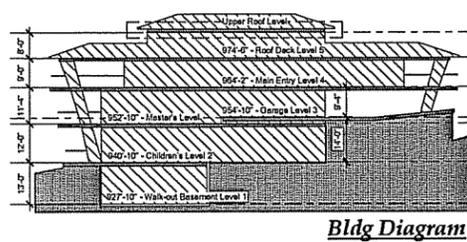
Shear Wall Schedule Notes

- SHEAR WALL C HAS BOLTS DESIGNED FOR LESS THAN 50% CAPACITY AND DOES NOT EXCEED 600 PLF. SO MAY HAVE 2x SILL PLATES. (2015.3.11)
- USE 1/2" ANCHOR BOLTS AT 2x SILL & 1/2" ANCHOR BOLTS AT 2x SILL
- ABUTTING PANEL EDGES AT PANELS 4, 5 & 6 TO HAVE 2x POSTS (OR BLOCKING)
- NO SHEAR PANEL WIDTHS LESS THAN 2'-0" ALLOWED (6'-0" WIDTH - USE 2'-0" AND 2'-4" PANELS). ALL EDGES SHALL BE BLOCKED
- ANCHOR BOLT SPACING AT SLAB AND 2x SILL (OR LTM) SPACING ON TOP OF SHEAR WALL ONLY OCCURS WHERE SHEAR PANELS OCCUR
- NON-SHEARED WALL AREAS TO RECEIVE 4x8 OR 1/4" CLIPS AT 24" ON CENTER
- NAILS SHALL BE COMMON OR GALVANIZED BOX. (GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLER). N/A/N/A APPLIES TO ALL STUDS, PLATES AND BLOCKING. ALL EDGE NAILING AT TOP PLATES SHALL BE TO UPPER TOP PLATE. STAGGERING OF NAILS TO FRAMERS PLATES IS NOT ACCEPTABLE
- NAILS SHALL BE SPACED NOT LESS THAN 1/2" FROM PANEL EDGES AND NOT LESS THAN 3/8" FROM EDGE OF STUDS
- WOOD STRUCTURAL PANELS SHALL CONFORM TO C.C.C. SEC. 2303.1.4

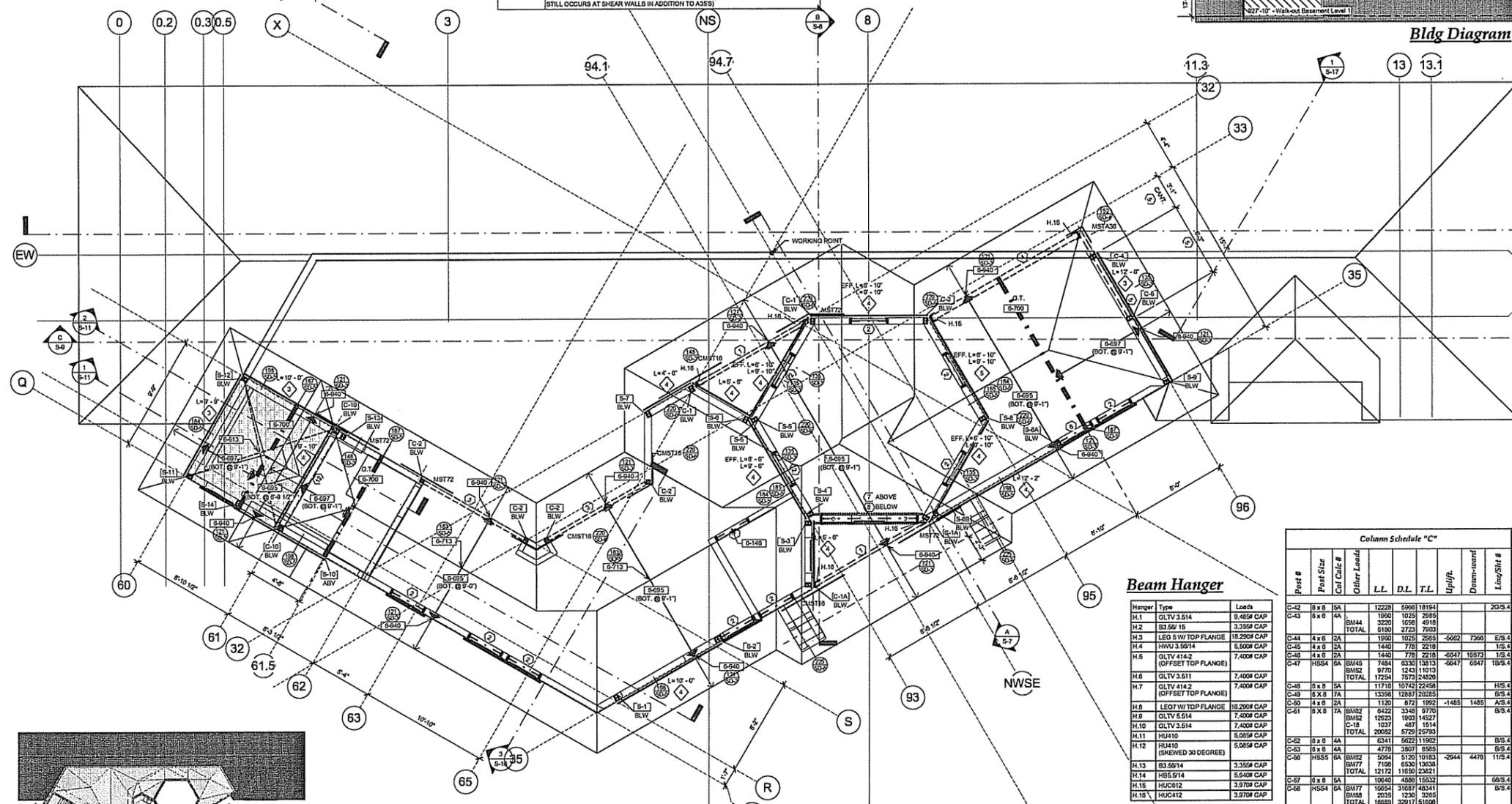
Plan Notes

- S-148 4x6 DOUG FIR #2 OR BETTER HEADER WITH (1) 2x4 TRIMMER EACH END
- S-613 PROVIDE 3/8" SHEAR DIAPHRAGM AT BOTTOM CHORD OF TRUSSES AT ALL SHADED AREAS (N/A/N/A PER SHEAR TYPE C)
- S-695 FLAT BOTTOM ENGINEERED ROOF TRUSSES AT 24" O/C
- S-697 FLAT BOTTOM ENGINEERED JACK TRUSSES AT 24" O/C
- S-700 GRIDER TRUSS (PROVIDE DOUBLE 2x4 STUDS EACH END - TYPICAL) (DOUBLE TRUSS IF REQUIRED) - SEE TRUSS MANUFACTURER'S CALCULATIONS FOR EXACT REQUIREMENTS
- S-713 2x4 SOLID RIDGE BLOCKING BETWEEN TRUSSES
- S-940 SOLID 2x6 RIDGE BLOCKING WITH "SIMPSON H1" CLIPS AT 24" ON CENTER FROM EACH ROOF TRUSS (OR RAFTER) TO DOUBLE TOP PLATES (OR BEAM). PROVIDE "SIMPSON A35" CLIPS TO EAVE BLOCKING AT SHEAR WALLS. SEE SHEAR PANEL SCHEDULE FOR ADDITIONAL "SIMPSON A35" CLIPS TO EAVE BLOCKING. (H1 SPACING AT 24" ON CENTER STILL OCCURS AT SHEAR WALLS IN ADDITION TO A35S)

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Bldg Diagram



Upper Roof Framing Plan
 1/4" = 1'-0"

Beam Hanger

Hanger Type	Loads
H.1 GLV 3.514	9,455F CAP
H.2 LEO 5-W TOP FLANGE	16,250F CAP
H.3 HWS 1.5014	6,500F CAP
H.4 LEO 4x8 2A	7,400F CAP
H.5 HSS 4	7,400F CAP
H.6 GLV 3.511	7,400F CAP
H.7 GLV 4142	7,400F CAP
H.8 LEO 5-W TOP FLANGE	16,250F CAP
H.9 GLV 3.514	7,400F CAP
H.10 GLV 3.514	7,400F CAP
H.11 HU410	5,055F CAP
H.12 HU410	5,055F CAP
H.13 GL 5014	3,355F CAP
H.14 HSS 514	5,640F CAP
H.15 HUC312	3,970F CAP
H.16 HUC412	3,970F CAP

Column Schedule "C"

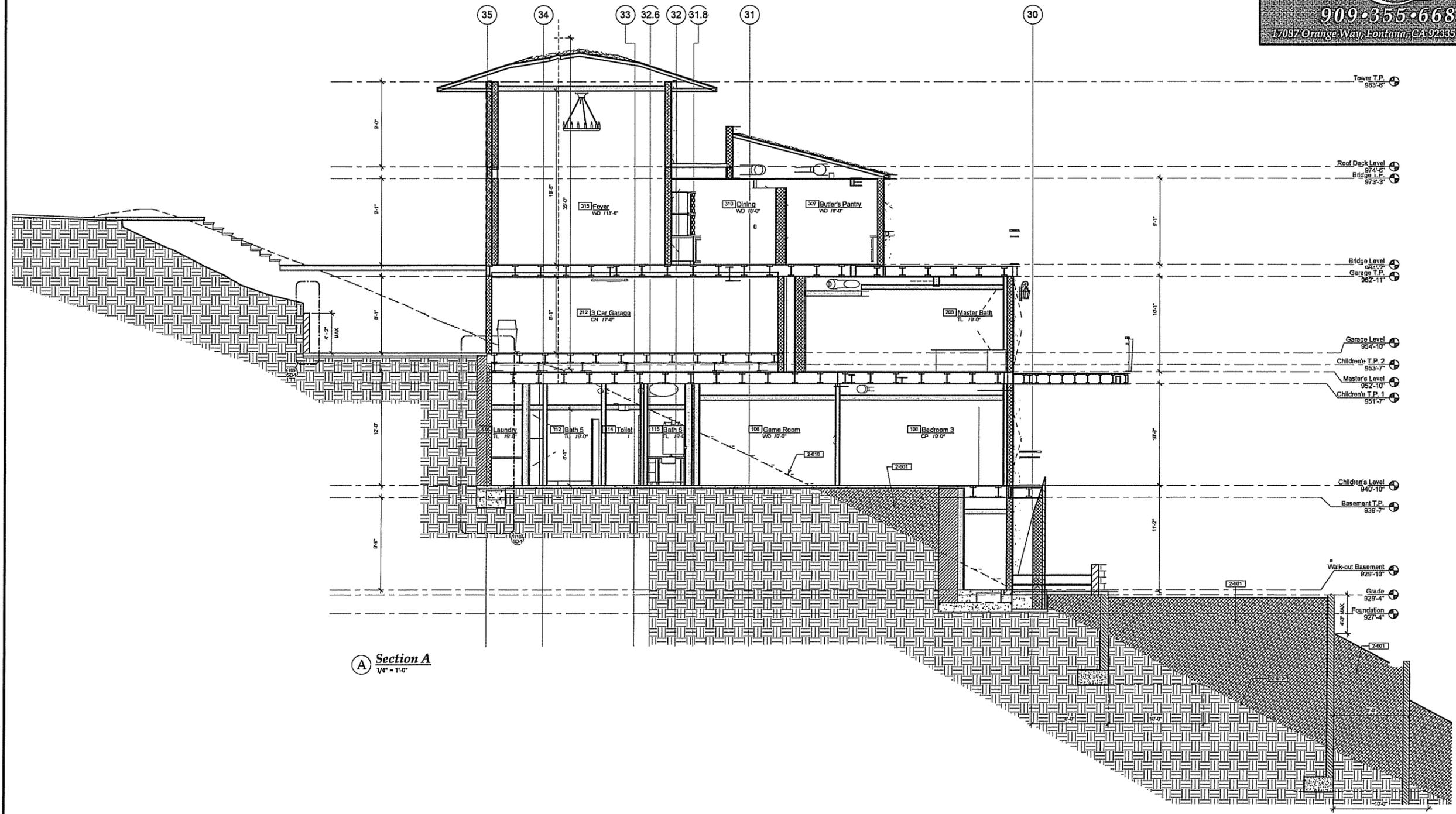
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C-42	8 x 8	5A		12228	5900	18194			203/4
C-43	8 x 8	4A		1850	1025	2875			
C-44	4 x 8	2A		1950	1025	2975	-5622	7366	E/S 4
C-45	4 x 8	2A		1440	770	2210	-6041	18973	U/S 4
C-46	4 x 8	2A		1440	770	2210	-6041	18973	U/S 4
C-47	HSS 4	5A		7454	6330	13813		6047	18/3/4
C-48	8 x 8	5A		11710	10742	22458			H/S 4
C-49	8 x 8	5A		13390	1280	14670			H/S 4
C-50	4 x 8	2A		1120	672	1792	-1485	1485	A/S 4
C-51	8 x 8	5A		8422	3340	11762			H/S 4
C-52	8 x 8	5A		10020	1900	11920			H/S 4
C-53	8 x 8	5A		1037	467	1504			H/S 4
C-54	8 x 8	5A		20022	5720	25742			H/S 4
C-55	8 x 8	5A		4341	3622	7963			H/S 4
C-56	HSS 5	5A		5054	5120	10174		4478	11/3/4
C-57	8 x 8	5A		10640	4880	15520			66/3/4
C-58	HSS 4	5A		10554	10554	21108			H/S 4
C-59	HSS 4	5A		10554	10554	21108			H/S 4
C-60	HSS 4	5A		10554	10554	21108			H/S 4
C-61	HSS 4	5A		10554	10554	21108			H/S 4
C-62	8 x 8	5A		10554	10554	21108			H/S 4
C-63	8 x 8	5A		10554	10554	21108			H/S 4
C-64	8 x 8	5A		10554	10554	21108			H/S 4
C-65	8 x 8	5A		10554	10554	21108			H/S 4
C-66	8 x 8	5A		10554	10554	21108			H/S 4
C-67	8 x 8	5A		10554	10554	21108			H/S 4
C-68	8 x 8	5A		10554	10554	21108			H/S 4
C-69	8 x 8	5A		10554	10554	21108			H/S 4
C-70	8 x 8	5A		10554	10554	21108			H/S 4
C-71	8 x 8	5A		10554	10554	21108			H/S 4
C-72	8 x 8	5A		10554	10554	21108			H/S 4
C-73	8 x 8	5A		10554	10554	21108			H/S 4
C-74	8 x 8	5A		10554	10554	21108			H/S 4
C-75	8 x 8	5A		10554	10554	21108			H/S 4
C-76	8 x 8	5A		10554	10554	21108			H/S 4
C-77	8 x 8	5A		10554	10554	21108			H/S 4
C-78	8 x 8	5A		10554	10554	21108			H/S 4
C-79	8 x 8	5A		10554	10554	21108			H/S 4
C-80	8 x 8	5A		10554	10554	21108			H/S 4
C-81	8 x 8	5A		10554	10554	21108			H/S 4
C-82	8 x 8	5A		10554	10554	21108			H/S 4
C-83	8 x 8	5A		10554	10554	21108			H/S 4
C-84	8 x 8	5A		10554	10554	21108			H/S 4
C-85	8 x 8	5A		10554	10554	21108			H/S 4
C-86	8 x 8	5A		10554	10554	21108			H/S 4
C-87	8 x 8	5A		10554	10554	21108			H/S 4
C-88	8 x 8	5A		10554	10554	21108			H/S 4
C-89	8 x 8	5A		10554	10554	21108			H/S 4
C-90	8 x 8	5A		10554	10554	21108			H/S 4
C-91	8 x 8	5A		10554	10554	21108			H/S 4
C-92	8 x 8	5A		10554	10554	21108			H/S 4
C-93	8 x 8	5A		10554	10554	21108			H/S 4
C-94	8 x 8	5A		10554	10554	21108			H/S 4
C-95	8 x 8	5A		10554	10554	21108			H/S 4
C-96	8 x 8	5A		10554	10554	21108			H/S 4
C-97	8 x 8	5A		10554	10554	21108			H/S 4
C-98	8 x 8	5A		10554	10554	21108			H/S 4
C-99	8 x 8	5A		10554	10554	21108			H/S 4
C-100	8 x 8	5A		10554	10554	21108			H/S 4

Column Schedule "C"

Post #	Post Size	Col Calc #	Other Loads	LL	DL	TL	Uplift	Downward	Ling/Slit #
C-100	8 x 8	5A		3150	1900	5050			U/S 3
C-101	8 x 8	5A		3150	1900	5050	4377	4377	U/S 3
C-102	HSS 4	5A		60	7600	7720	-17172	4377	U/S 3
C-103	HSS 4	5A		24490	20794	45284			U/S 3
C-104	4 x 8	2A		1295	780	2084			0.5/3.3
C-105	4 x 4	1A		1450	290	1740	-1689		0.5/3.3
C-106	HSS 4	5A		27012	24770	51782			B/S 3
C-107	HSS 4	5A		3650	2140	5790			U/S 3
C-108	HSS 4	5A		4700	2740	7440			U/S 3
C-109	HSS 4	5A		7604	5290	12894			U/S 3
C-110	HSS 4	5A		9500	6710	16210			U/S 3
C-111	HSS 4	5A		17490	7212	24702			7/3.3
C-112	HSS 4	5A		37338	1238	38576			U/S 3
C-113	HSS 4	5A		8445	4938	13383			U/S 3
C-114	HSS 4	5A		25188	780	25968			7/3.3
C-115	HSS 4	5A		8512	5344	13856			7/3.3
C-116	HSS 4	5A		14748	4487	19235			C/S 3
C-117	HSS 4	5A		8100	6430	14530			C/S 3
C-118	HSS 4	5A		13401	780	14181			C/S 3
C-119	HSS 4	5A		1843	412	2255			A/S 3
C-120	HSS 4	5A		2996	2134	5130			B/S 3
C-121	HSS 4	5A		3650	2140	5790			B/S 3
C-122	HSS 4	5A		3740	2140	5880			B/S 3
C-123	HSS 4	5A		3740	2140	5880			B/S 3
C-124	HSS 4	5A		3740	2140	5880			B/S 3
C-125	HSS 4	5A		3740	2140	5880			B/S 3
C-126	HSS 4	5A		3740	2140	5880			B/S 3
C-127	HSS 4	5A		3740	2140	5880			B/S 3
C-128	HSS 4	5A		3740	2140	5880			B/S 3
C-129	HSS 4	5A		3740	2140	5880			B/S 3
C-130	HSS 4	5A		3740	2140	5880			B/S 3
C-131	HSS 4	5A		3740	2140	5880			B/S 3
C-132	HSS 4	5A		3740	2140	5880			B/S 3
C-133	HSS 4	5A		3740	2140	5880			B/S 3
C-134	HSS 4	5A		3740	2140	5880			B/S 3
C-135	HSS 4	5A		3740	2140	5880			B/S 3
C-136	HSS 4	5A		3740	2140	5880			B/S 3
C-137	HSS 4	5A		3740	2140	5880			B/S 3
C-138	HSS 4	5A		3740	2140	5880			B/S 3
C-139	HSS 4	5A		3740	2140	5880			B/S 3
C-140	HSS 4	5A		3740	2140	5880			B/S 3
C-141	HSS 4	5A		3740	2140	5880			B/S 3
C-142	HSS 4	5A		3740	2140	5880			B/S 3
C-143	HSS 4	5A		3740	2140	5880			B/S 3
C-144	HSS 4	5A		3740	2140	5880			B/S 3
C-145	HSS 4								

Plan Notes	
2401	CLEAN, COMPACTED FILL (90% MINIMUM). PROVIDE COMPACTION REPORT.
2410	APPROXIMATE LINE OF NATURAL GRADE.

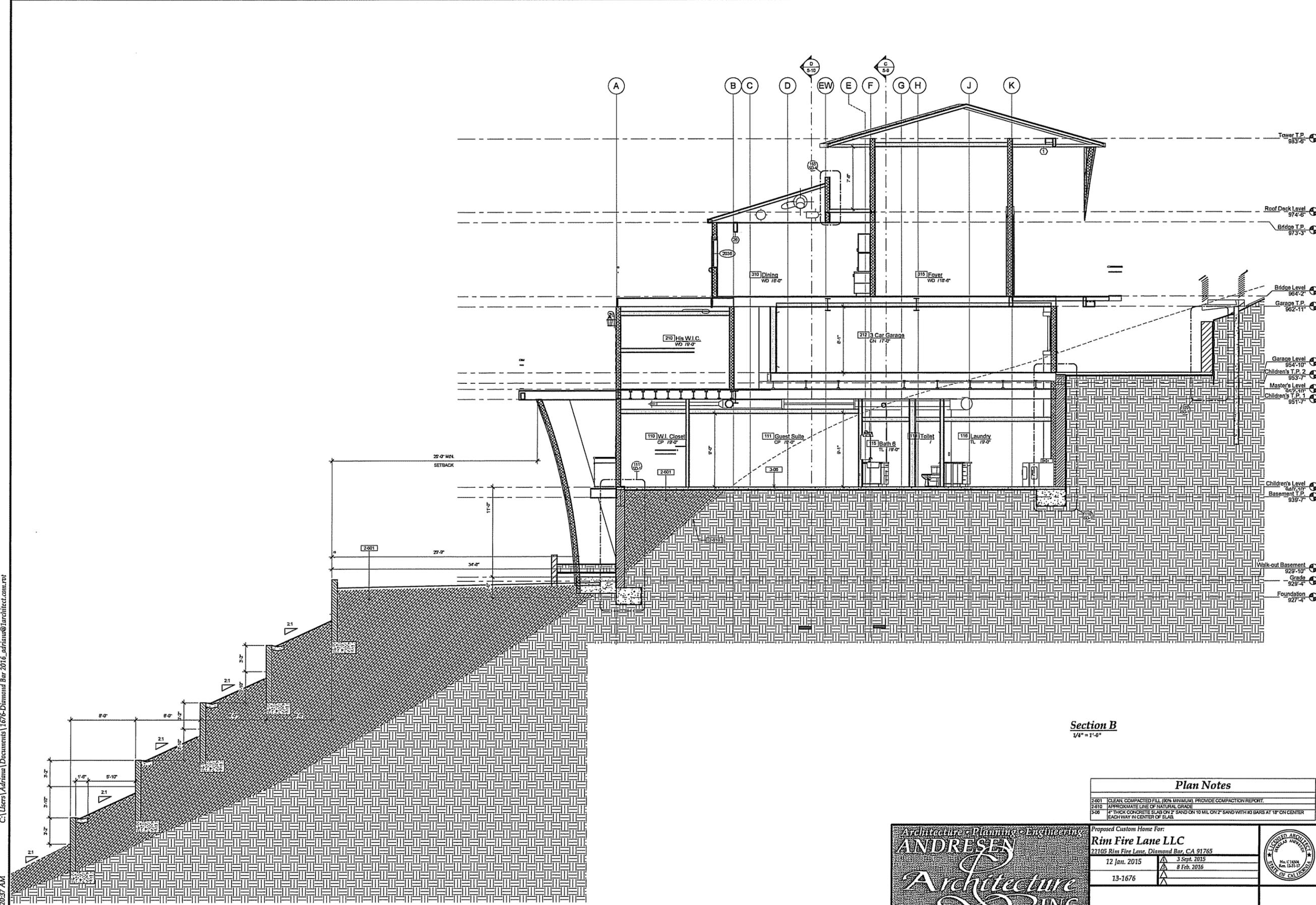
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Section A
 1/8" = 1'-0"

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Proposed Custom Home For:		
Rim Fire Lane LLC		
22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	A 3 Sept. 2015	
	A 8 Feb. 2016	
13-1676	A	
Sections		S-7



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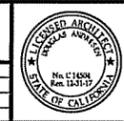
Section B
1/4" = 1'-0"

Plan Notes	
2-001	CLEAN, COMPACTED FILL (80% MINIMUM). PROVIDE COMPACTION REPORT.
2-610	APPROXIMATE LINE OF NATURAL GRADE
3-08	4" THICK CONCRETE SLAB ON 2" SAND ON 10 MIL ON 2" SAND WITH #3 BARS AT 18" ON CENTER EACH WAY IN CENTER OF SLAB.

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Proposed Custom Home For:

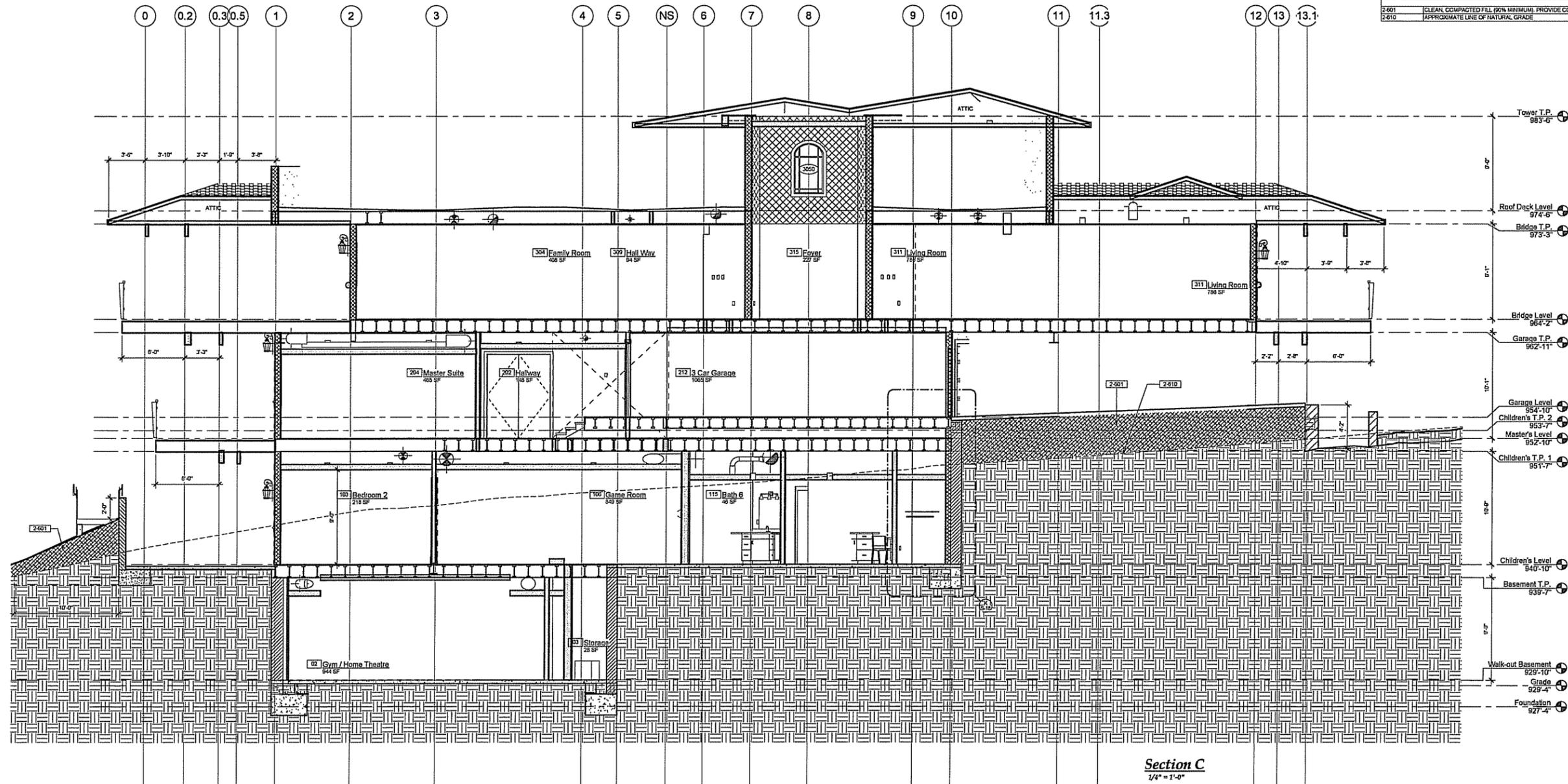
Rim Fire Lane LLC	
22105 Rim Fire Lane, Diamond Bar, CA 91765	
12 Jan. 2015	3 Sept. 2015
	8 Feb. 2016
13-1676	



Sections	S-8
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Plan Notes

2-601	CLEAN, COMPACTED FILL (NON MINIMUM). PROVIDE COMPACTION REPORT.
2-610	APPROXIMATE LINE OF NATURAL GRADE.



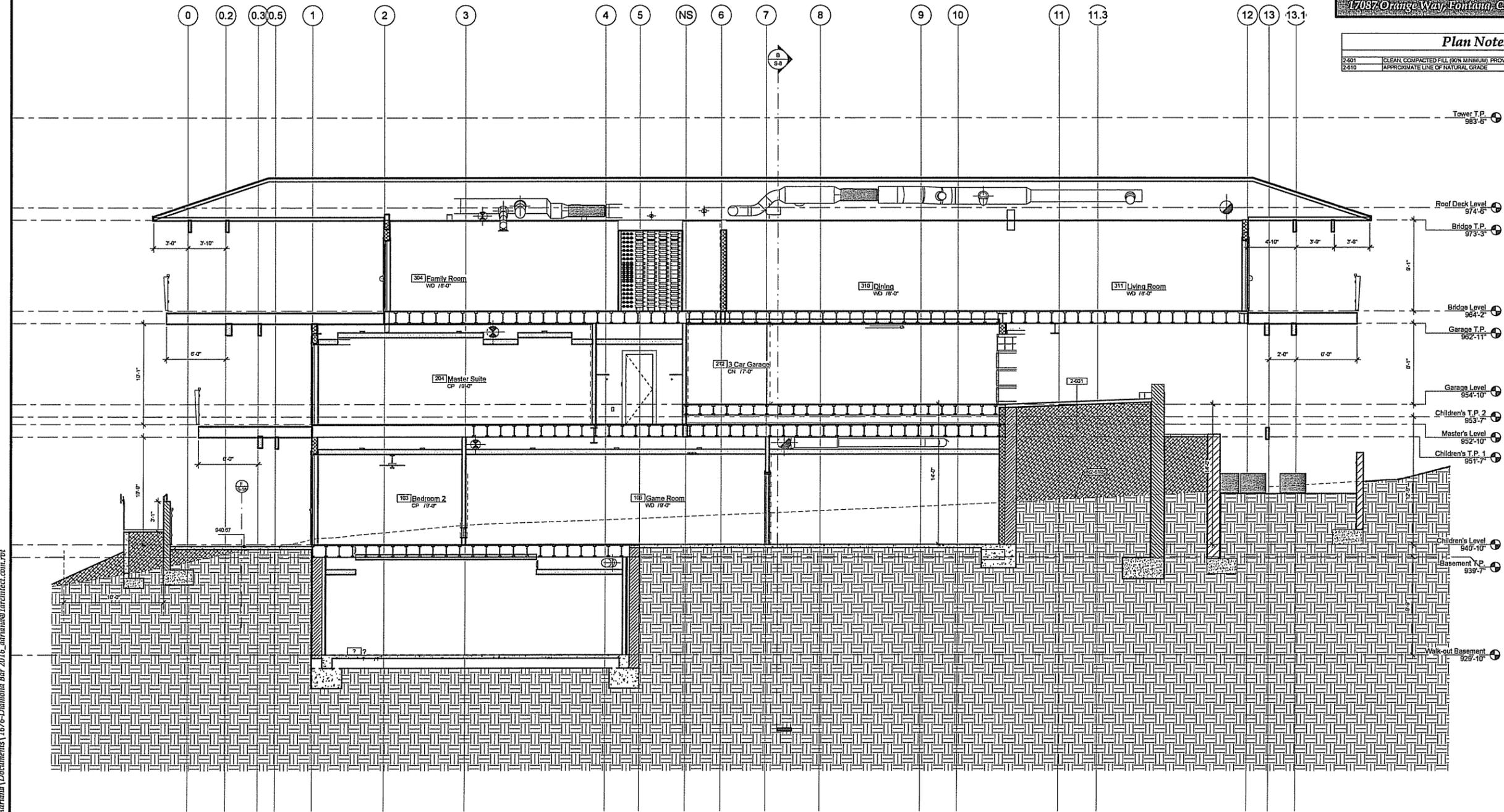
Section C
 1/4" = 1'-0"

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Proposed Custom Home For:		
Rim Fire Lane LLC		
22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	3 Sept. 2015	
	8 Feb. 2016	
13-1676		
Sections		S-9

Plan Notes	
2-601	CLEAN, COMPACTED FILL (80% MINIMUM) PROVIDE COMPACTION REPORT.
2-610	APPROXIMATE LINE OF NATURAL GRADE

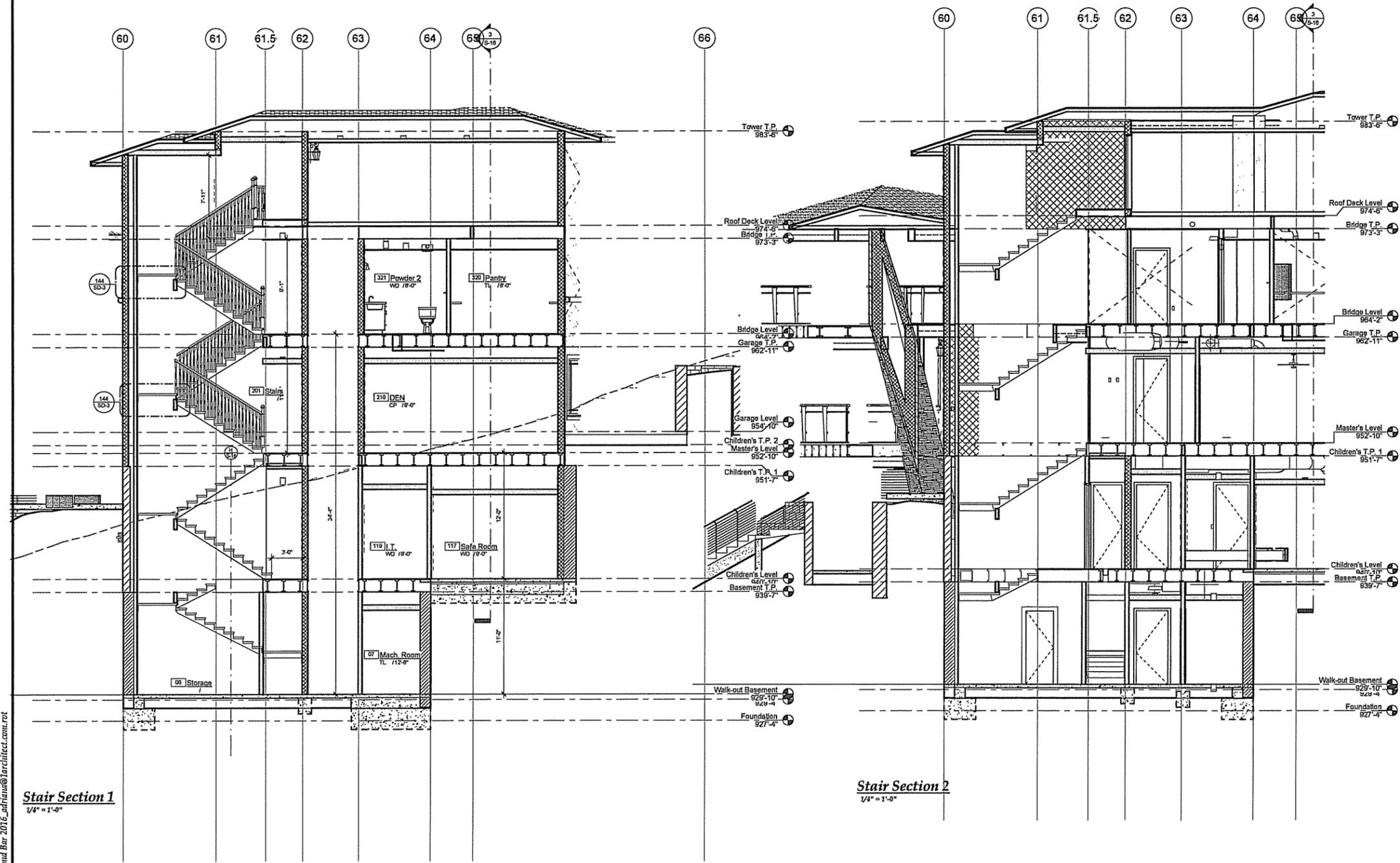


D Section D
 1/4" = 1'-0"

Proposed Custom Home For:		
Rim Fire Lane LLC		
22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	3 Sept. 2015	
13-1676	8 Feb. 2016	
Sections		S-10

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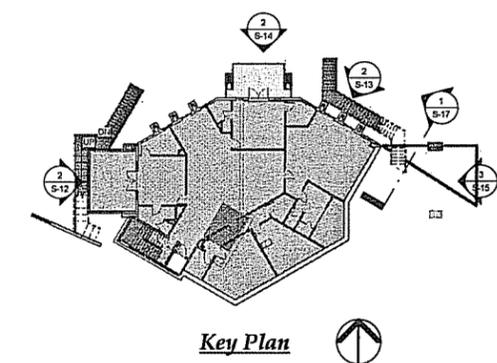
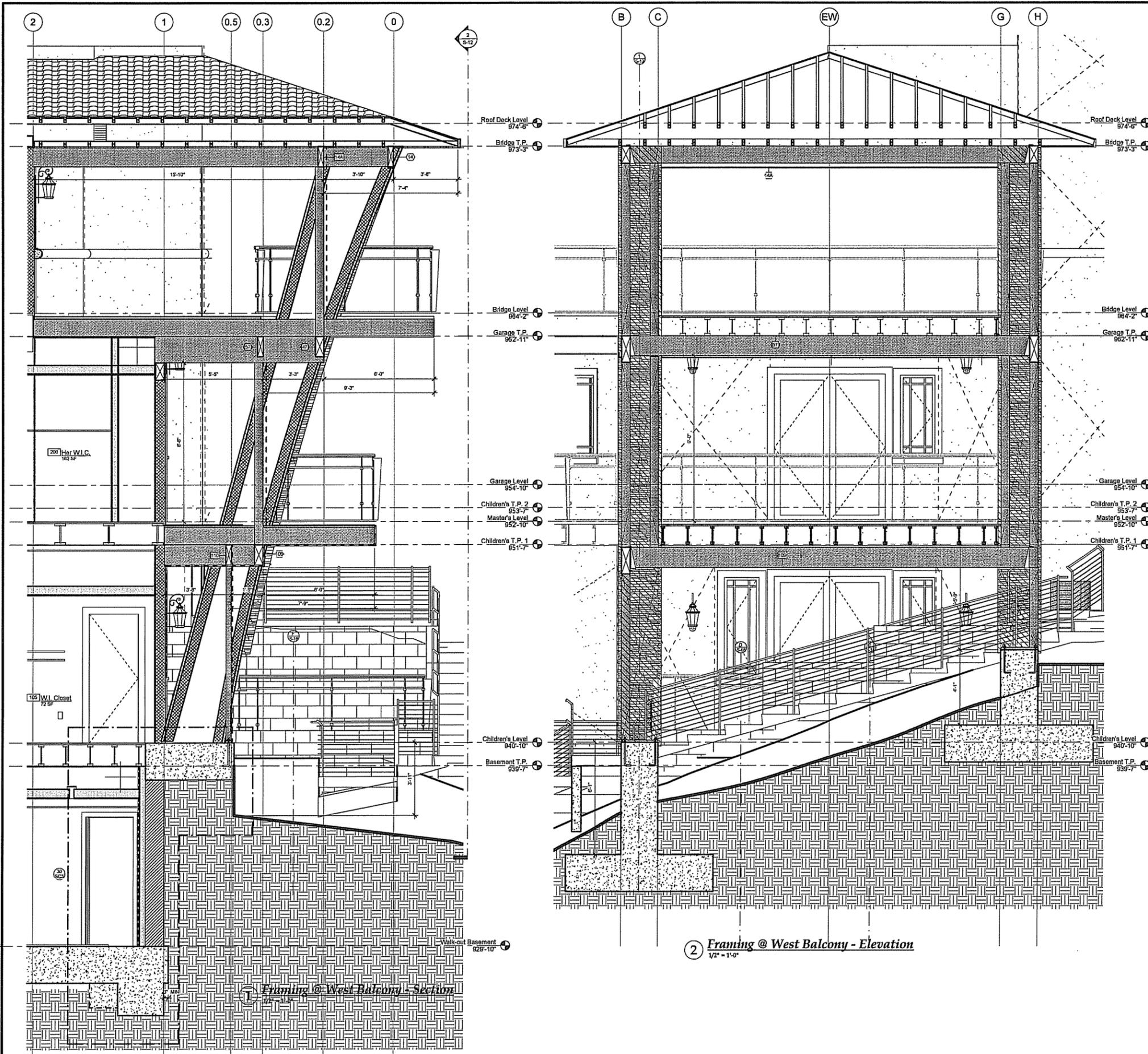


Stair Section 1
 1/4" = 1'-0"

Stair Section 2
 1/4" = 1'-0"

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Proposed Custom Home For:		
Rim Fire Lane LLC 22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	▲	
13-1676	▲	
Stair Sections		S-11

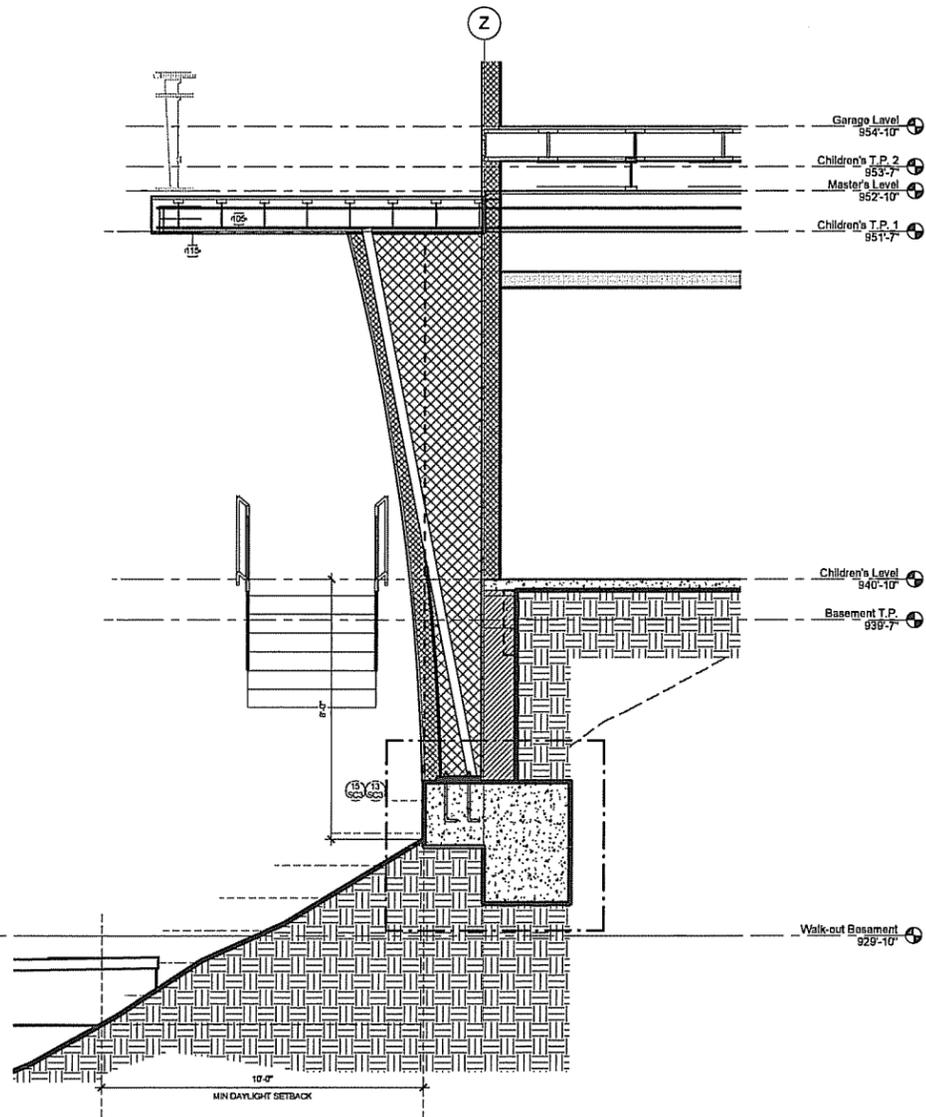


② Framing @ West Balcony - Elevation
 1/2" = 1'-0"

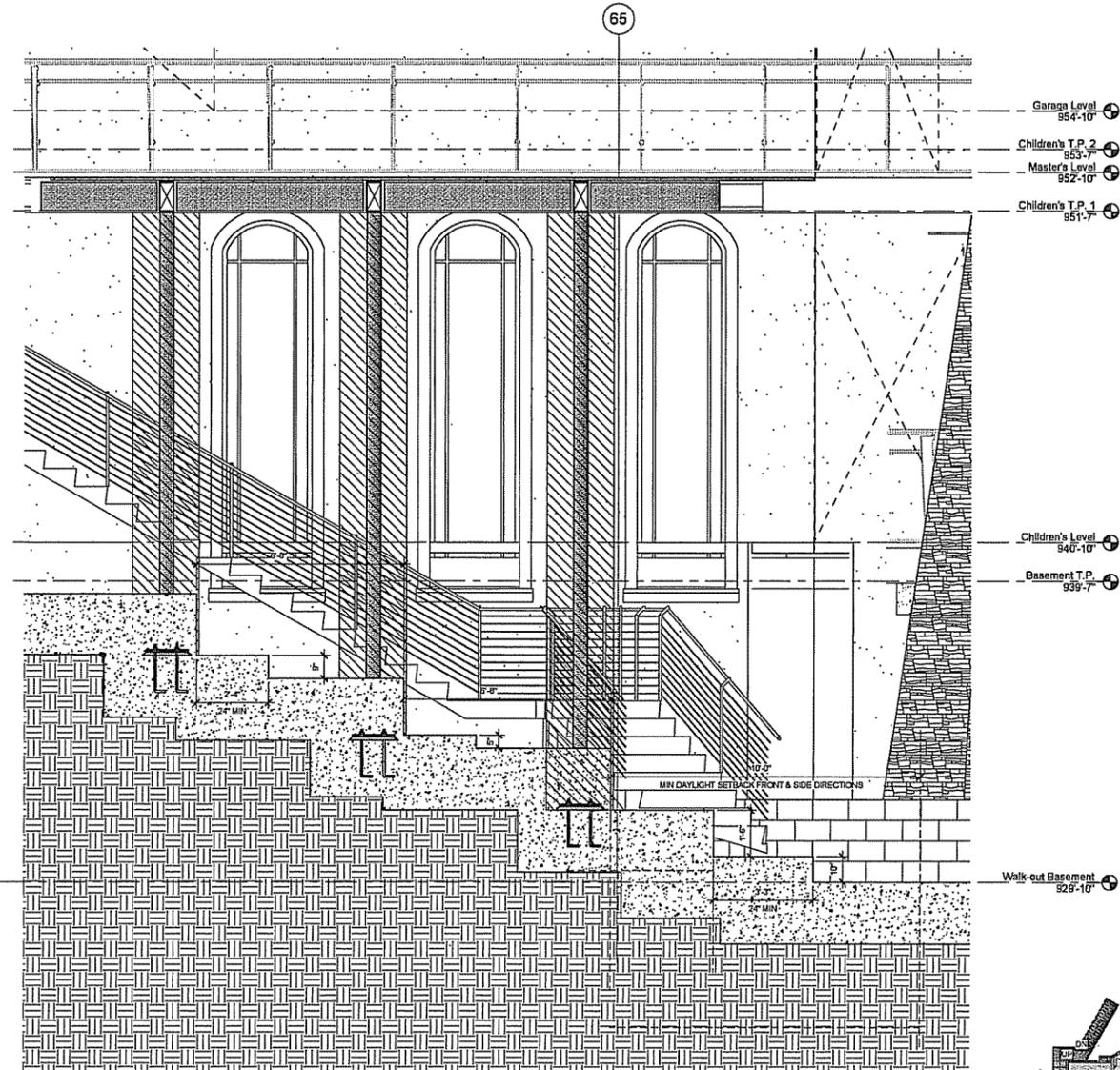
① Framing @ West Balcony - Section
 1/2" = 1'-0"

Proposed Custom Home For:		
Rim Fire Lane LLC 22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	▲	Wall Sections
13-1676	▲	
Wall Sections		S-12

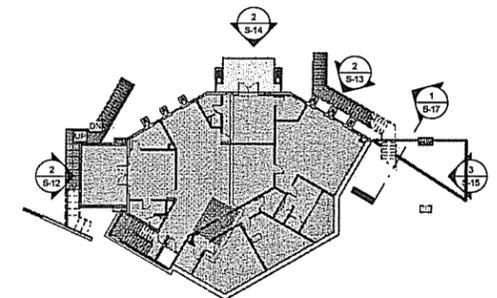
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1 Framing @ North East Balcony - Section
 1/2" = 1'-0"

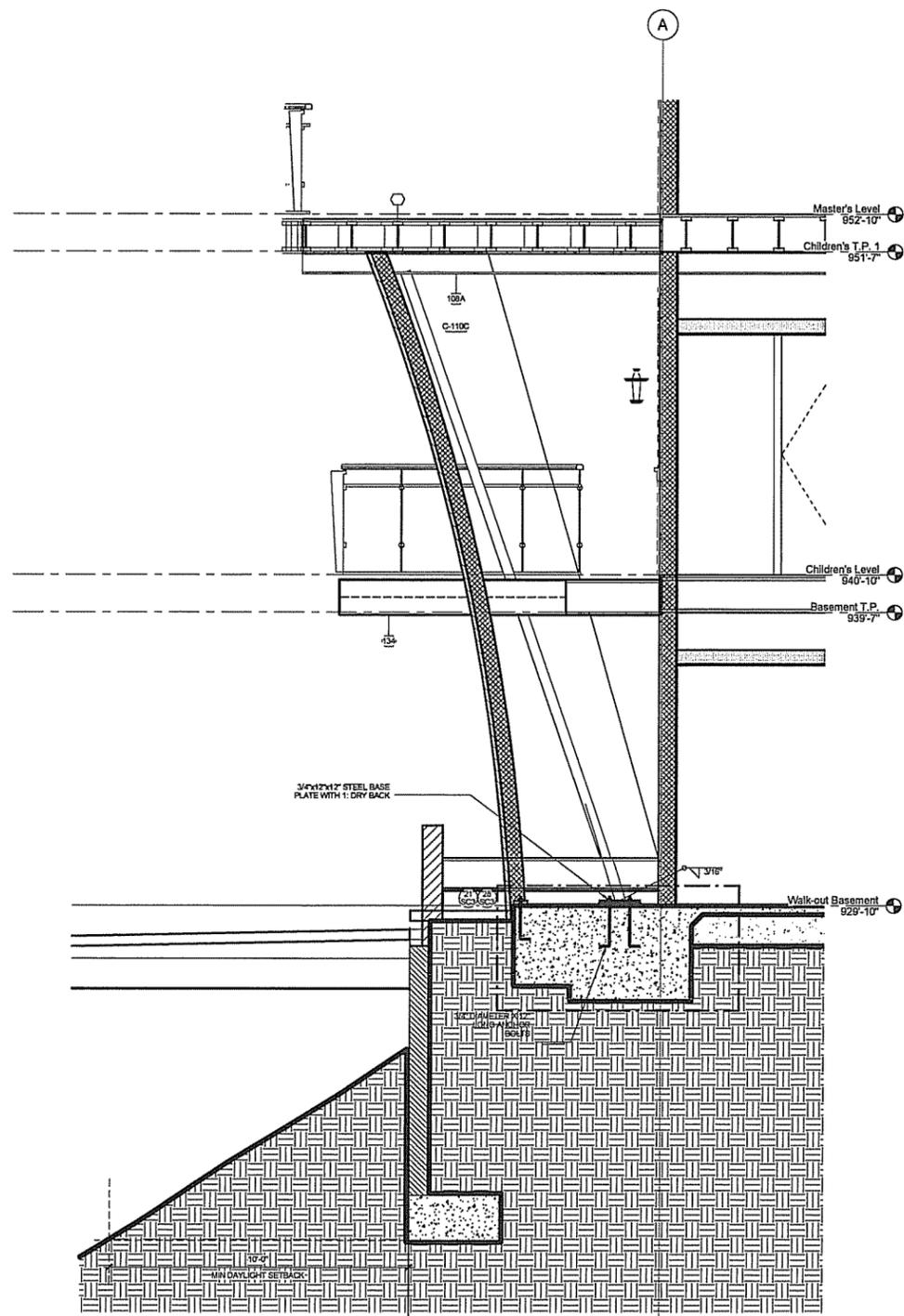


2 Framing @ North East Balcony - Elevation
 1/2" = 1'-0"

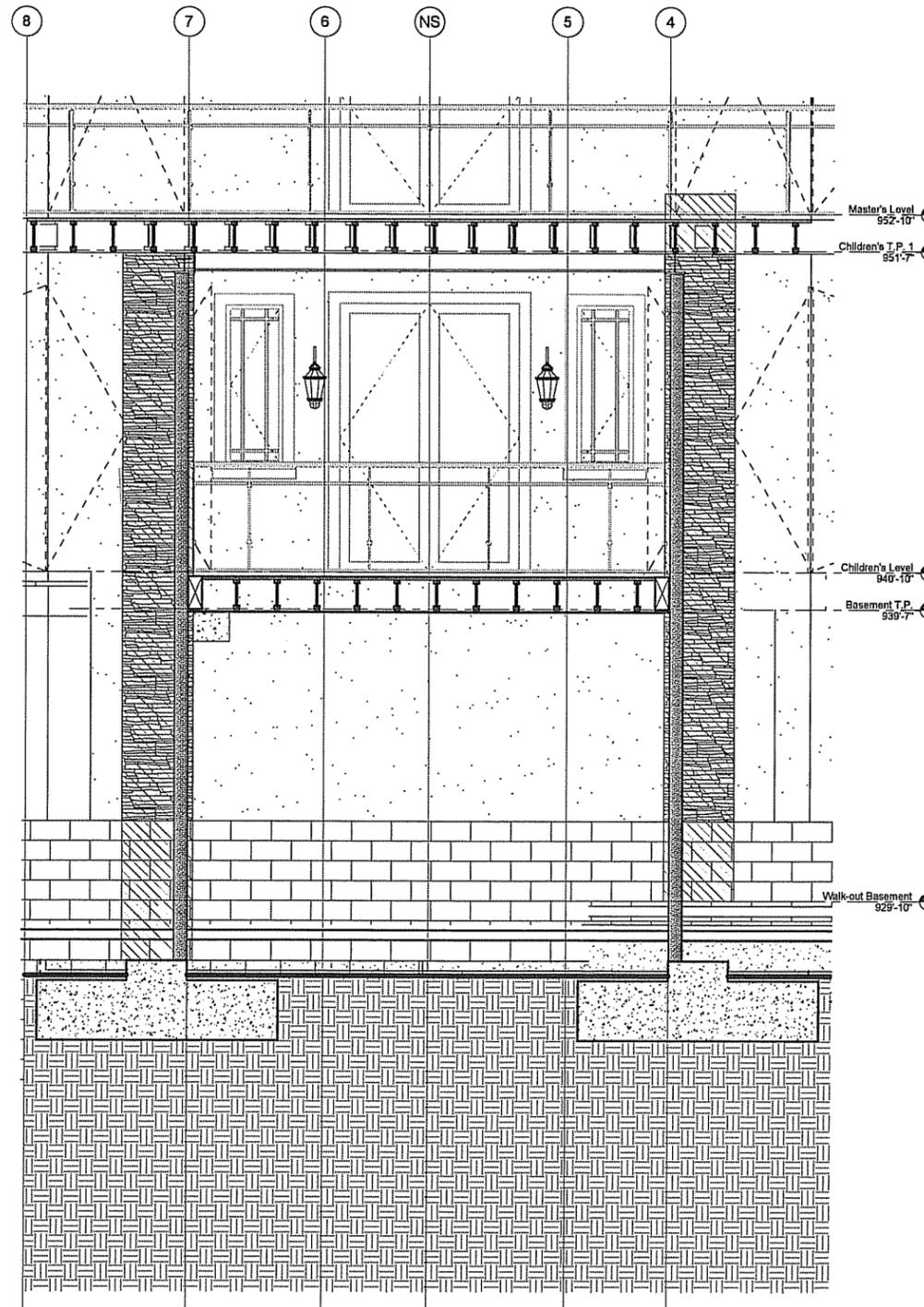


Key Plan

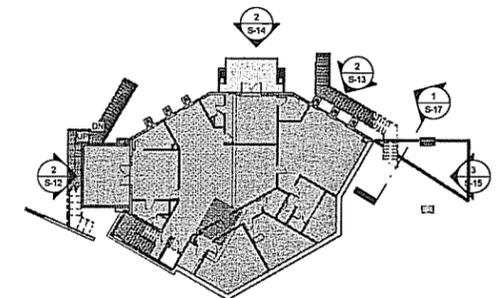
Proposed Custom Home For:		
Rim Fire Lane LLC 22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015		
13-1676		
Wall Sections		S-13



① **Framing @ North Balcony - Section**
 1/2" = 1'-0"



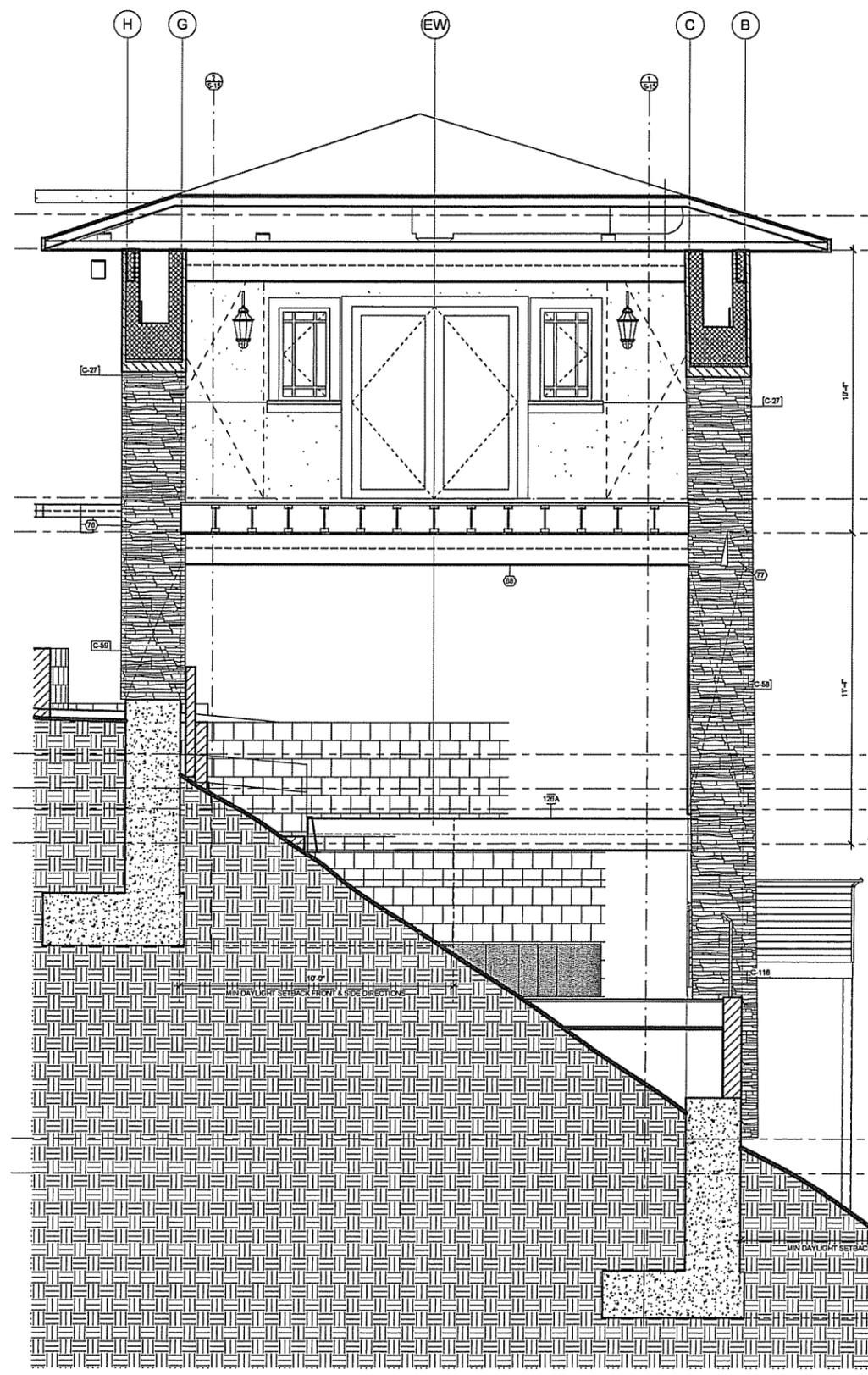
② **Framing @ North Balcony - Elevation**
 1/2" = 1'-0"



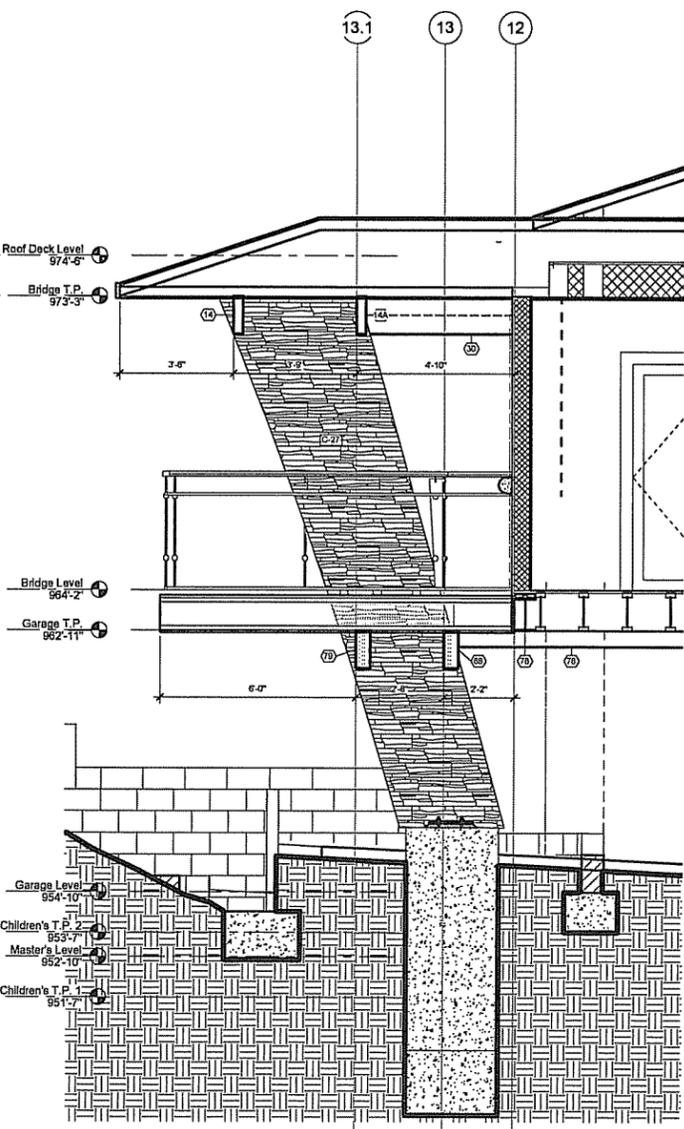
Key Plan
 1" = 20'-0"

Proposed Custom Home For:		
Rim Fire Lane LLC 22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	▲	Wall Sections
13-1676	▲	
Wall Sections		S-14

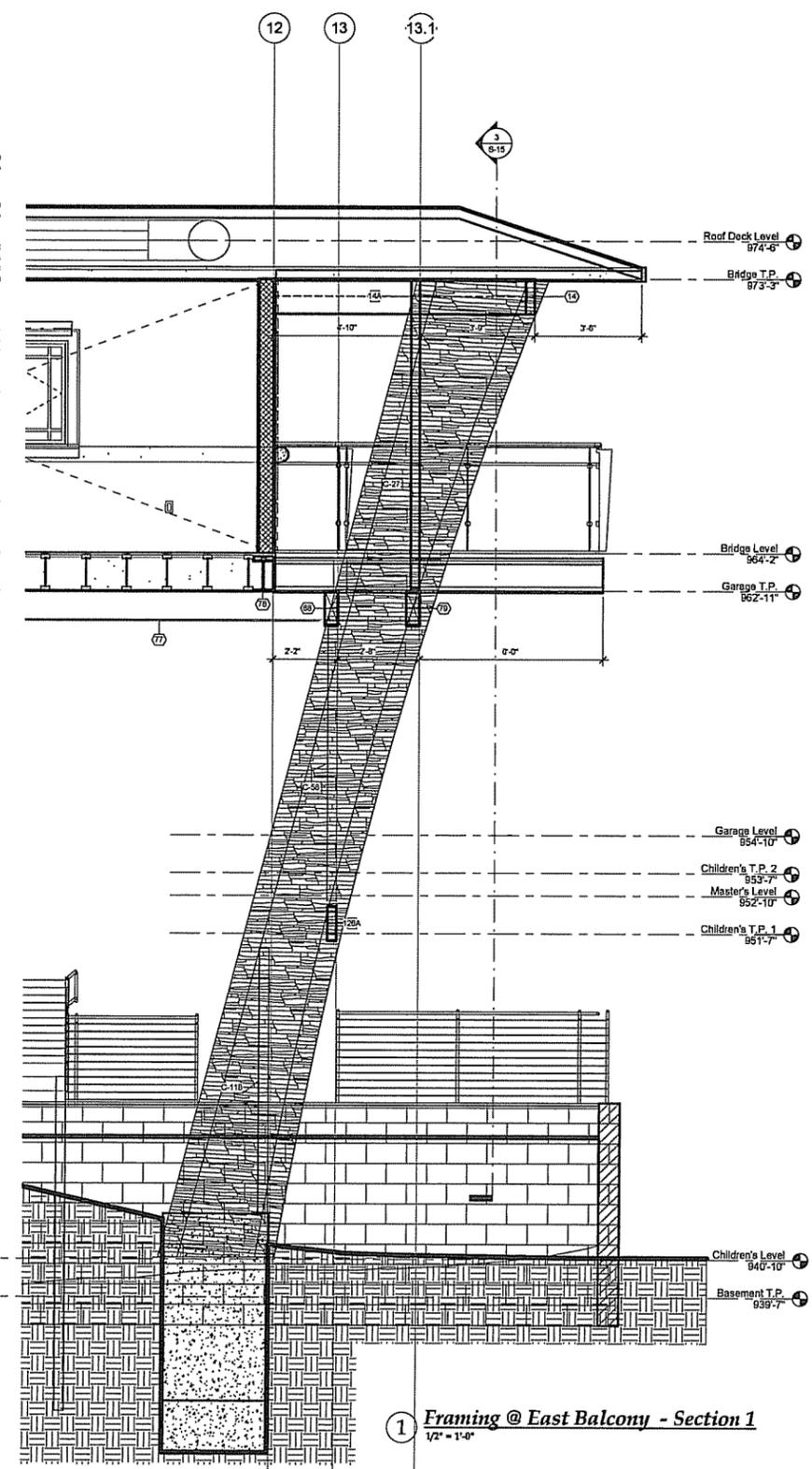
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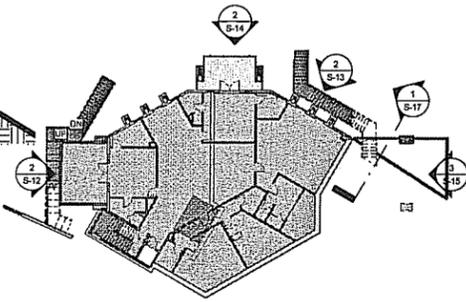
3 Framing @ East Balcony - Elevation
 1/2" = 1'-0"



2 Framing @ East Balcony - Section
 1/2" = 1'-0"



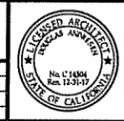
1 Framing @ East Balcony - Section 1
 1/2" = 1'-0"



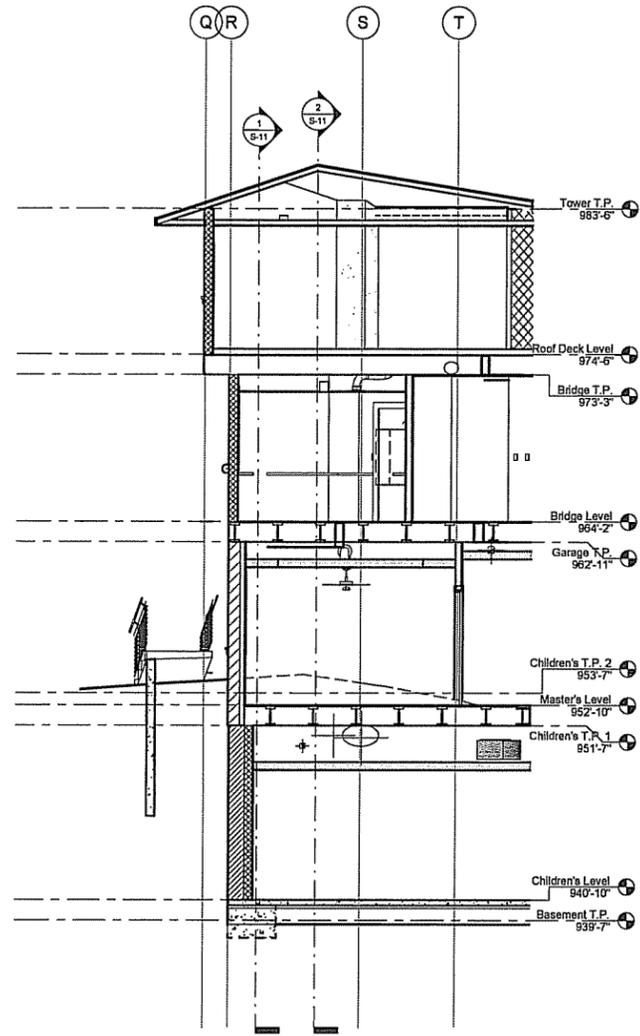
Key Plan

Architecture Planning Engineering
ANDRESEN
 Architecture INC.
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 17057 Orange Way, Fontana, CA 92335
 17057 Orange Way, Fontana, CA 92335

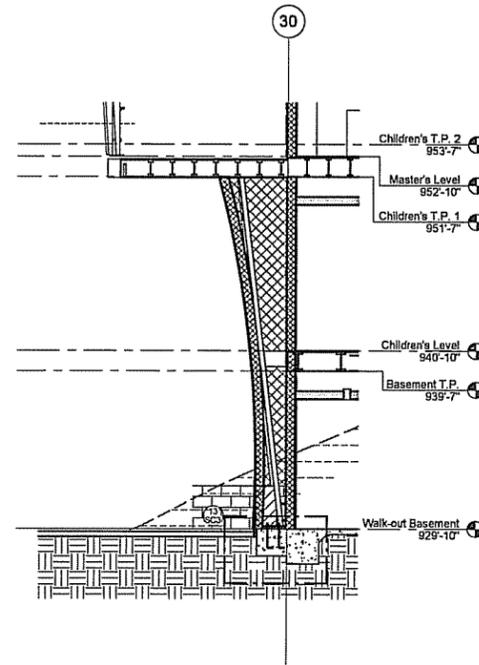
Proposed Custom Home For:
Rim Fire Lane LLC
 22105 Rim Fire Lane, Diamond Bar, CA 91765
 12 Jan. 2015
 13-1676



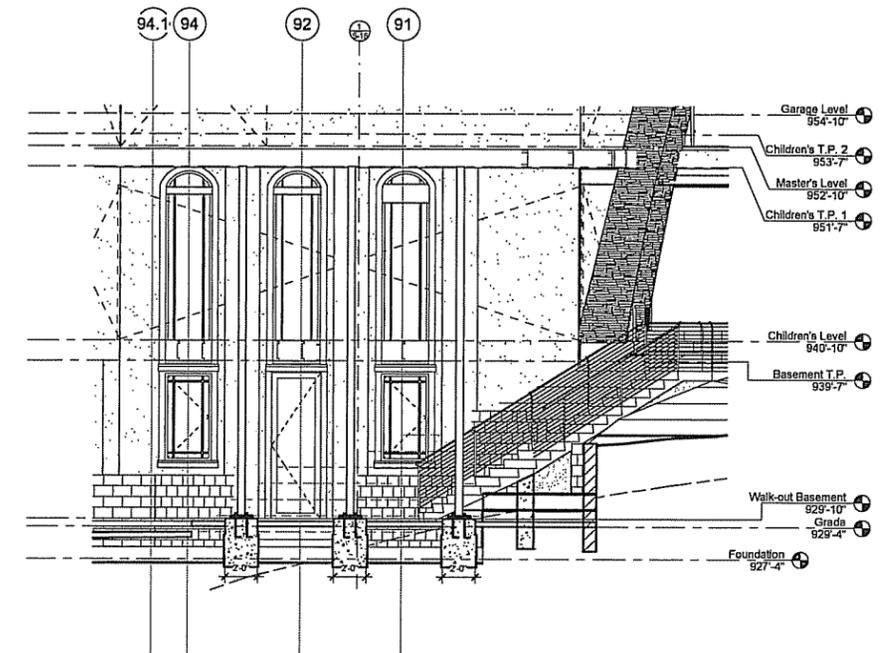
Wall Sections **S-15**



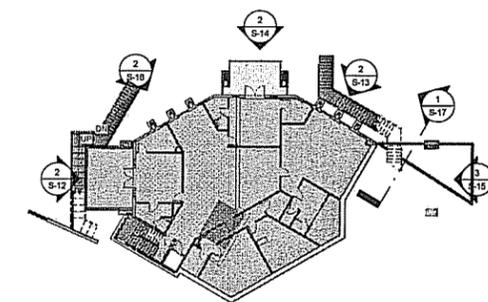
Section G
 1/4" = 1'-0"



1 Framing @ NW Balcony - Section 1
 1/4" = 1'-0"



2 Framing @ North West Balcony - Elevation
 1/4" = 1'-0"

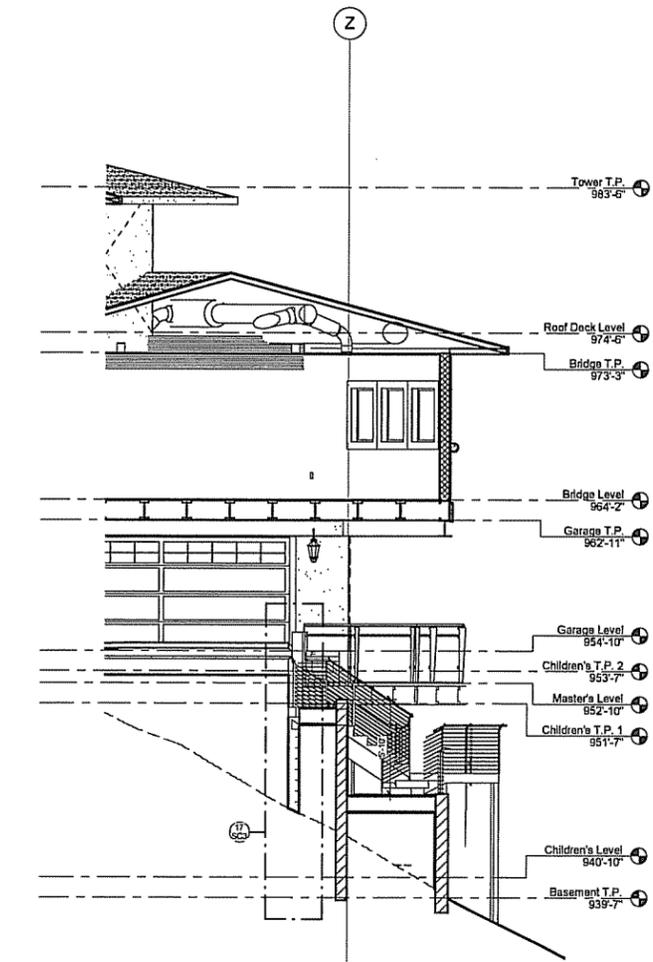


Key Plan
 1" = 20'-0"

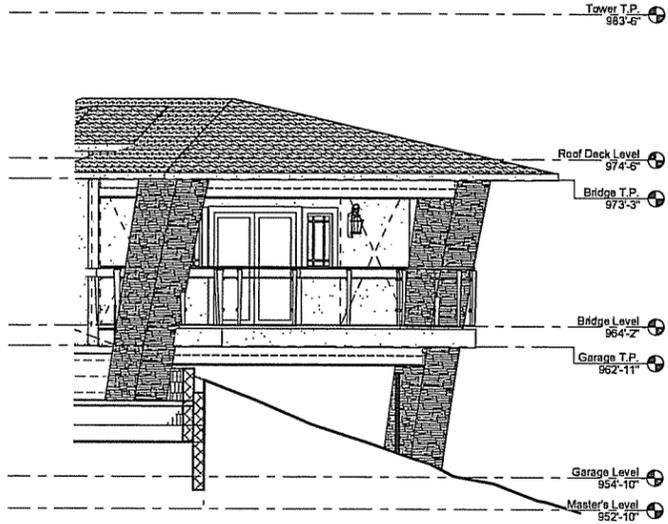
Proposed Custom Home For:		
Rim Fire Lane LLC		
22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	▲	
13-1676	▲	
Wall Section		S-16

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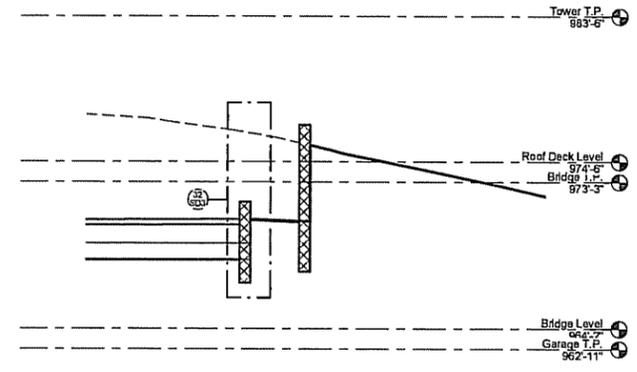
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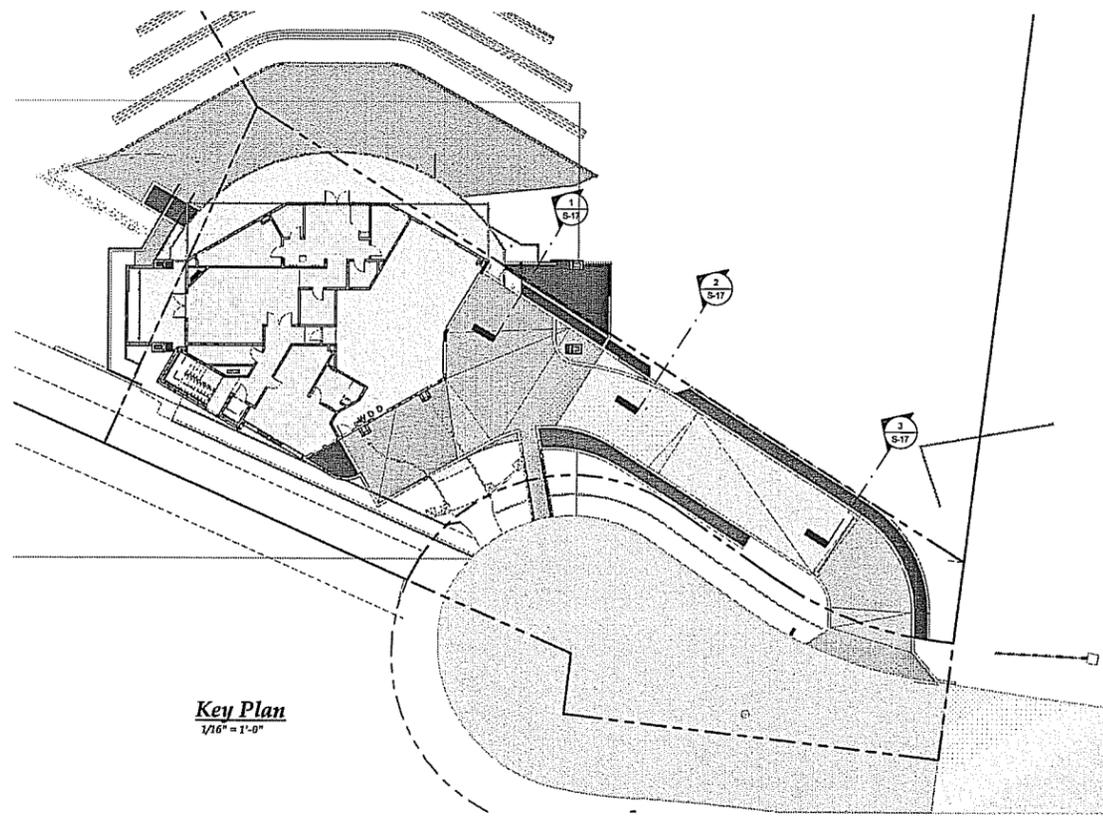
① **Ramp Section A**
 1/4" = 1'-0"



② **Ramp Section B**
 1/4" = 1'-0"



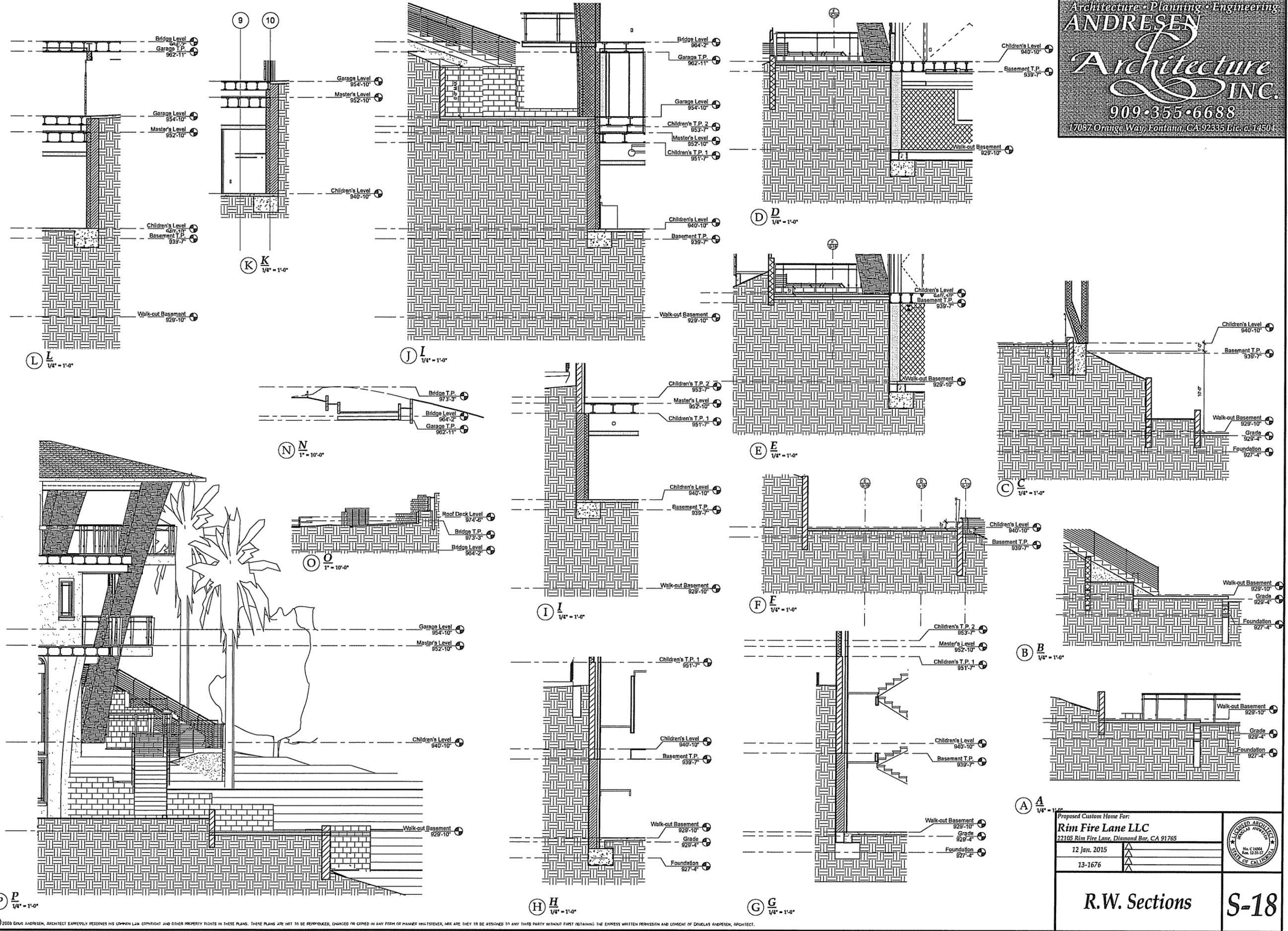
③ **Ramp Section C**
 1/4" = 1'-0"



Key Plan
 1/16" = 1'-0"

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12 Jan. 2015	▲	
13-1676	▲	
Wall Sections		S-17

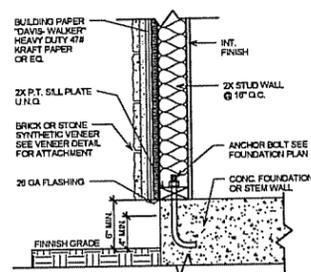


Proposed Custom Home For:

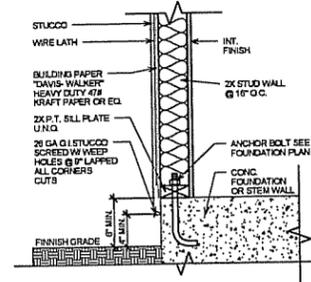
Rim Fire Lane LLC	
22105 Rim Fire Lane, Diamond Bar, CA 91765	
12 Jan. 2015	
13-1676	

R.W. Sections **S-18**

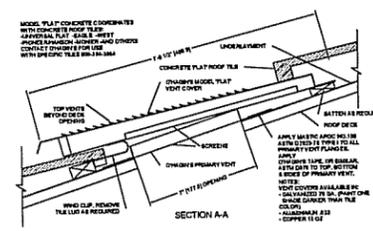
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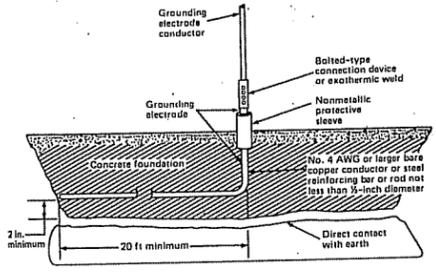
14 Wall Base (stone Veneer)
 1 1/2" x 1'-0"



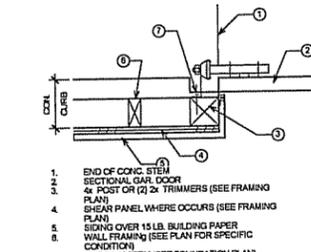
13 Wall Base (stucco)
 1 1/2" x 1'-0"



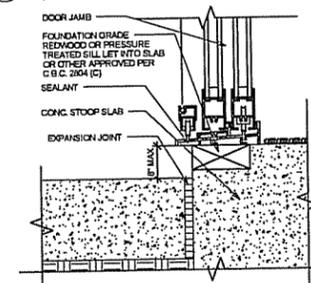
4 O'hagin's Roof Vent
 1" x 1'-0"



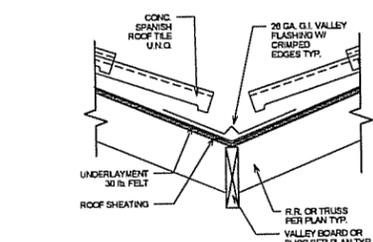
21 Grounding
 3/4" x 1'-0"



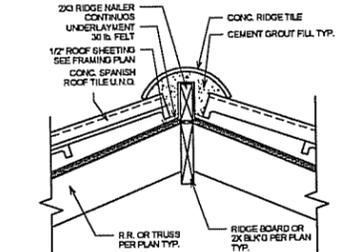
15 Garage Door Jamb
 1 1/2" x 1'-0"



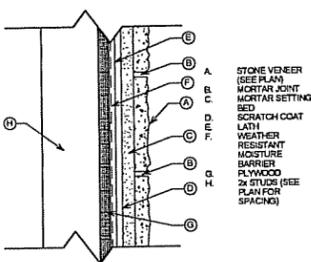
12 Sliding Glass Door Sill
 1 1/2" x 1'-0"



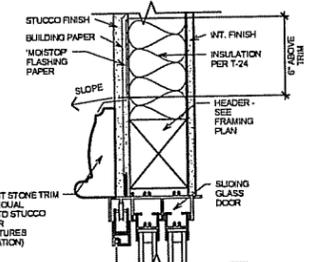
5 Roof Cal. Val. Flashing
 1 1/2" x 1'-0"



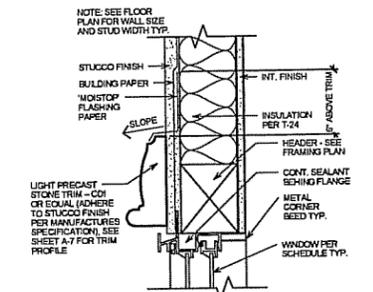
3 Ridge Ridge
 1 1/2" x 1'-0"



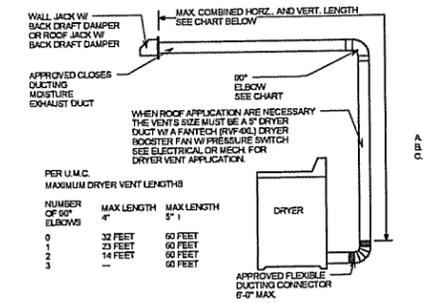
16 Stone Veneer
 3" x 1'-0"



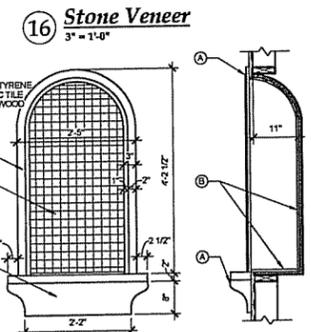
11 Sliding Glass Door Head
 3" x 1'-0"



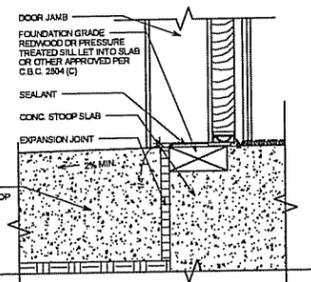
6 Window Head - Stucco
 3" x 1'-0"



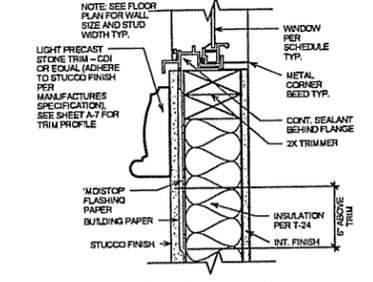
20 Dryer Detail
 1" x 1'-0"



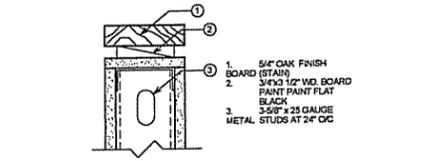
17 Niche Detail
 3/4" x 1'-0"



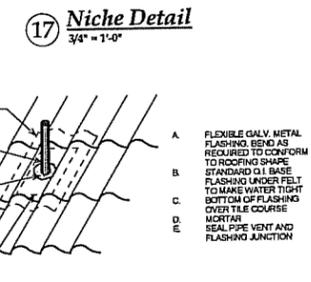
10 Door Threshold
 3" x 1'-0"



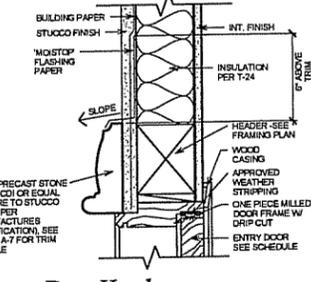
7 Window Jamb - Stucco
 3" x 1'-0"



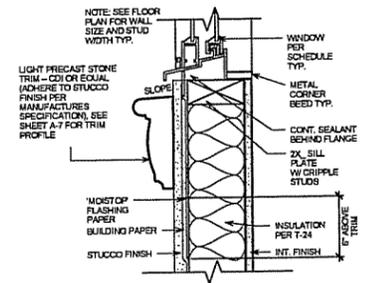
19 Low Wall Cap Detail
 3" x 1'-0"



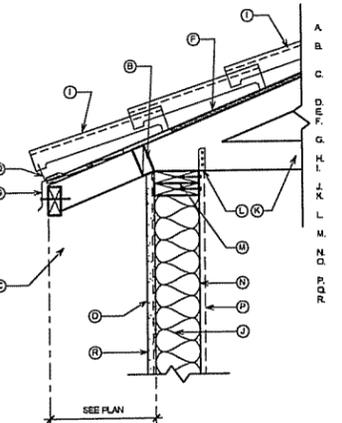
18 Plumbing Vent
 1/4" x 1'-0"



9 Door Head
 3" x 1'-0"



8 Window Sill - Stucco
 3" x 1'-0"



1 Roof Eave W/ Soffit
 1 1/2" x 1'-0"

Proposed Custom Home For:
Rim Fire Lane LLC
 22105 Rim Fire Lane, Diamond Bar, CA 91765

12 Jan. 2015
 13-1676

Details **D-1**

Construction requirements for combined FS3 and CBC Chapter 7A (new construction):

A. Roof covering: Roof coverings shall be either noncombustible or shall be fire resistant material not composed of organic fiber with a minimum Class A rating, as defined in the California Building Code. Tile shall be tight-fitting and the open ends of high-profile tile shall be capped with non-ignitable material to prevent bird's nests or other combustible material from accumulating. Gutters and downspouts shall be constructed of noncombustible material.

(1) Roof valley flashing, when provided, shall be of 26 gauge corrosion resistant metal 16" wide installed over a minimum 36" wide underlayment consisting of one layer of No. 72 ASTM exp sheet running the full length of the valley.

(2) Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in gutter.

B. Exterior walls and building separation: All exterior wall coverings shall be constructed of noncombustible materials or one hour fire resistant rated construction. (See page 8 of this handbook for one hour rated construction of one hour rated construction of Wood Sided Structures.) In addition, the following shall apply:

(1) All residential structures within the mountain region shall have interior side yard setbacks of twenty percent (20%) of the lot width. Interior side yards shall not be less than five feet (5') and need not exceed fifteen feet (15'). Eaves shall be permitted to project into the required setback no more than two feet (2'). No other projections into the mountain region shall be allowed into the interior side or rear yard less than five feet from the property line. In the valley region, no projection of any kind is allowed less than five feet (5') to a side or rear property line. Exterior wall separations shall not be less than ten feet (10') for all buildings, including those on adjoining parcels. Where building separations are less than ten feet (10'), additional mitigation measures may be required by the responsible fire authority.

C. Eaves: Eaves shall provide one-hour fire resistance-rated construction or equivalent. See page 6 for details. Fascia shall be two inches nominal solid wood or stucco or equivalent protection.

D. Exterior glazing: Exterior glazing shall comply with the provisions of the California Building Code and with the following additional requirements:

(1) Exterior windows, window walls and glazed doors, and windows within exterior doors, shall be multi-layered glass panels (dual- or triple-paneled with a minimum of one (1) tempered pane, or glass block), or other assemblies with a minimum of 20 min. fire resistance rating.

(2) Vinyl window frame assemblies shall be prohibited, except when they have all of the following characteristics:

- (a) Frame and sash are comprised of vinyl material with welded corners;
- (b) Metal reinforcement in the interlock area;
- (c) Glazed with insulated glass with at least one (1) tempered pane;
- (d) Frame and sash profiles are certified in American Architectural Manufacturing Association (AAMA) Linear Certification Program; and
- (e) Certified and labeled in accordance with American National Standards Institute structural requirements.

E. Exterior Doors and Exterior Door Assemblies: Exterior door assemblies shall meet standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1-3/8" thick with interior panel thickness no less than 1-1/4" thick, or shall have a fire resistance rating of not less than 20 minutes. For exterior doors with windows, refer to VI(D) above.

Noncombustible or exterior fire retardant treated wood vehicle access doors are not required to comply with this chapter.

F. Address Numbers: All new and existing non-necessary buildings shall have internally illuminated, noncombustible building address numbers legible from the street or road fronting the property. These numbers shall contrast with their background with a minimum of 4" high and 1/2" stroke numbers.

G. Structure openings: Louvers, ventilators, or openings in walls, roofs, eaves, and underfloor areas having clearroom less than four feet (4') in height which are not fitted with ash or doors, shall be covered with wire screen. The screen covering such openings shall be of corrosion-resistant metal or other approved material that offers equivalent protection and shall have a maximum mesh of one-eighth inch (1/8"). Eave vents and roof-mounted turbine vents are prohibited.

H. Insulation: Paper-faced insulation shall be allowed in attics or ventilated spaces only if the paper is not exposed to the side open space. Cellulose insulation is required to be fire retardant.

I. Setback from National Forest Boundary: All buildings on lots which abut a National Forest that were created between March 9, 1998 and April 11, 2007 shall be set back at least thirty feet (30') from the boundary of the San Bernardino National Forest. Each structure on a lot that was created after April 12, 2007 shall be set back at least 100' from the boundary.

J. Chimneys: Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used, shall be maintained with a spark arrester. An approved spark arrester shall mean a device constructed of stainless steel, copper or brass, woven galvanized wire mesh, twelve (12) gauge minimum of three-eighths inch (3/8") minimum to one-half inch (1/2") maximum openings, mounted in or over all outside the openings in a vertical and near vertical position, adequately supported to prevent movement and visible from the ground.

K. Fire hydrants: Fire hydrants shall be identified by a method specified by the Fire Authority.

L. Fuel tanks: Fuel tanks (e.g., liquefied petroleum tanks) shall be located at least ten (10) feet away from any structure and in accordance with the Uniform Fire Code, the Table of Projections and the Storage Standards specified by Fire Hazard Performance Standards in Chapters 5 and 9 in Division 7 of the Development Code. Such tanks shall be secured to the ground.

M. Water faucets: A minimum of two (2) three quarter inch (3/4") faucets with hose connections each served by a three quarter inch (3/4") waterline and installed prior to any pressure reducing device shall be available per habitable structure separated by at least one-third (1/3) of the perimeter of the structure. Such faucets should be on the side(s) of a structure facing fire hazardous areas whenever possible.

N. Decking surfaces, stair treads, risers, and landings of decks, porches and balconies where any portion of such surface is within ten feet (10') of the primary structure shall be constructed of ignition resistant materials conforming to SFM 12-7A-4, or heavy timber, or exterior fire retardant treated wood (factory applied) or approved noncombustible materials.

O. Piping: Exposed piping, except for plumbing vents above the roof, shall be noncombustible as defined in the California Building Code.

P. The undersides of cantilevered and over hanging appendages and all exposed floors shall be enclosed with noncombustible or ignition resistant or one hour fire resistive materials on the exposed surface. All exposed structural columns, beams and supporting walls shall be protected as required for exterior walls.

Q. Firewood Storage: All areas used for the storage of firewood, or other flammable materials shall either be at least thirty feet (30') away from all structures, or wholly enclosed within a structure.

R. Where wood or vinyl fencing is used, there shall be a minimum of five (5) foot separation between the wood or vinyl fencing and the wall of the nearest structure except on those properties where previous construction occurred pursuant to a previous code. Fencing within the five (5) foot separation area shall be of noncombustible material or modified one-hour fire-resistance-rated construction.

S. All fences or walls required adjacent to fuel modification areas or wildland areas as conditions of approval for a development project shall be constructed of noncombustible materials as defined in the California Building Code. All other fences, including those on the interior of such development project, are not subject to this requirement, except as required in IV(R) above.

T. Where side and rear yards are enclosed by fencing, gates shall be provided on both side yards for emergency access to the rear yard.

U. Prior to permit issuance, a certificate (Appendix F, attached) is required to be filled out and signed by the reviewing official signifying the structure as it is proposed to be built meets these standards. Prior to final approval, the responsible person shall sign Appendix F affirming the features were included in the construction of the structure.

V. A fuel modification plan may be required by the Fire Department. Contact the Fire Department having jurisdiction for more information.

W. Additional requirements: Dependent upon specific conditions of the site, such as fire flow, building separation, road conditions, slope, vegetation, etc., or combination thereof, the responsible fire authority may require any structures to meet more stringent construction standards as additional mitigation to the fire threat. Such standards include, but are not limited to, full perimeter exterior walls to be constructed to the modified or full one-hour construction standards, sprinklers, etc.

Construction requirements for additions, alterations, remodels and retrofits when the addition equals or exceeds 50%, or reopens of 25% or more (FS Overlay only):

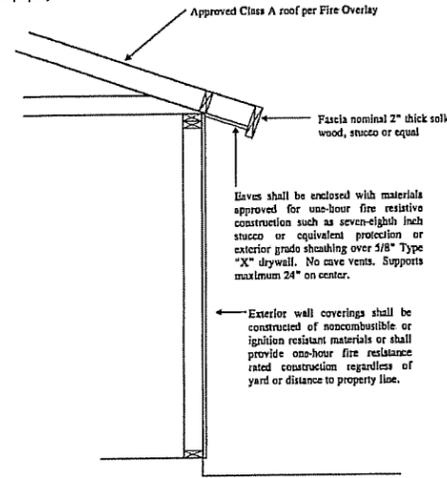
A. The following items from Section VI need not be done:

- 1. Dual pane glazing is acceptable without one pane tempered or 20 minute rating.
- 2. When roof valleys are flashed, the 26 gallon metal and cap sheet are not required.
- 3. Roof gutters do not need to be provided with a means to prevent accumulation of debris.
- 4. Garage doors may be of any material permitted by code.
- 5. Deck surfaces may be constructed of any species of wood provided it is at least 1-1/2" thick and meets all structural requirements.
- 6. A completed and signed Appendix F is not required except for manufactured homes when the Building and Safety Division was not the inspection agency.

All other features of Section VI that apply are required.

EAVE AND EXTERIOR WALL PROTECTION IN FS-3 FIRE HAZARD OVERLAY

Eaves may project not more than 2' into the required side yard except for the valley regions of FS-3. Projections of any kind in valley FS3 region are not allowed less than 3' to a side or rear property line. In the mountain region of FS-3 the eave overhang is the only permissible projection allowed less than 5' from the side property line.



The following options are suggested methods of construction for wood sided buildings subject to a modified one-hour exterior wall requirements as specified in the FS1, FS2 and FS3 areas.

A. PLYWOOD:

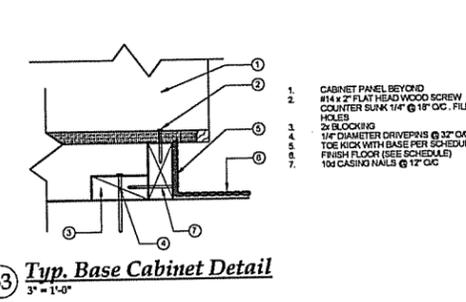
Exterior side-one layer 5/8" Type X gypsum sheathing, applied parallel to 2x4 or 2x6 wood studs, 16" on center with galvanized roofing nails, 1 3/4" long, 0.125" shank, 7/16" or 1/2" head, 7" on center in the field and at top and bottom plates, 4" on center at side perimeter. Exterior type plywood (3/8" minimum) to be attached over the gypsum sheathing to studs. Nailing and thickness of the plywood as required per manufacturer's specifications and Table 2306.4.1 of the California Building Code for plywood applied over gypsum sheathing as per engineer's specifications.* When Table 2306.4.1 is used it will usually result in 10d common nails or 10d galvanized box nails. Both of these 10d nails are 3" in length. Substitution with a shorter nail is not allowed.

B. DROP SIDING:

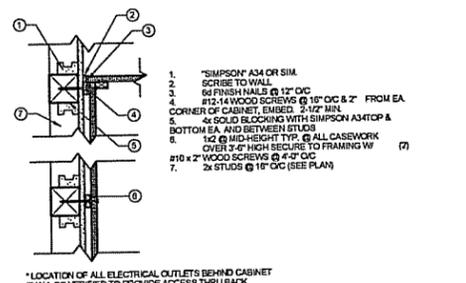
Exterior surface with 1/2" drop siding over 1/2" gypsum sheathing on 2x4 wood studs at 16" on center. Gypsum sheathing nailing with 1 1/4" by No. 11 gauge by 7/16" head galvanized nails at 8" on center. Siding nailed with galvanized smooth box nails of a size sufficient to penetrate a minimum of 1/4" into the framing members.*

C. Other methods may be acceptable provided they can be documented with a specific listing or approval.

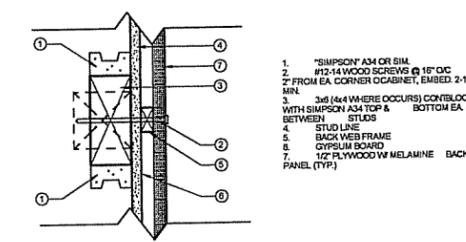
*The gypsum sheathing and siding are to be nailed independently of each other. The inspector is to be called for spot inspections to verify the nailing. Cooler or roofing nails shall not be used to nail the siding material, but may be used for the drywall only.



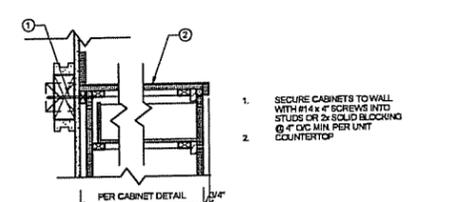
33 Typ. Base Cabinet Detail
3" = 1'-0"



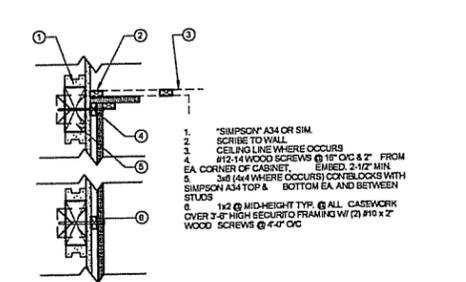
34 Typ. Casework Wall Anchorage
1 1/2\"/>



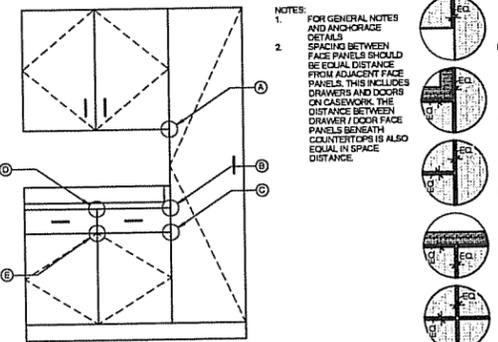
35 Typ. Casework Wall Anchorage
3\"/>



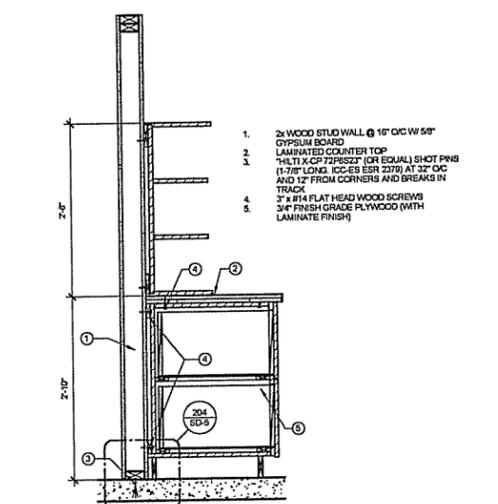
36 Typ. Countertop Anchorage
1 1/2\"/>



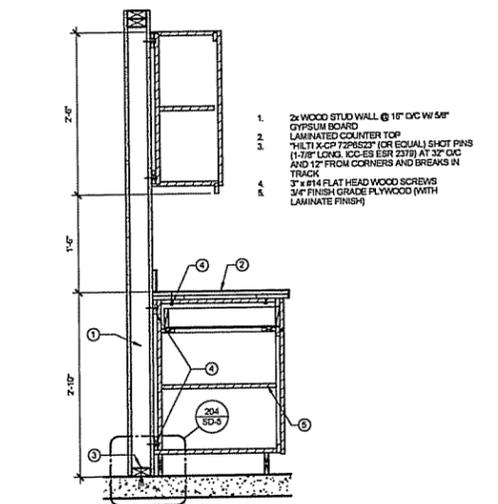
37 Typ. Upper Cabinet Wall Anchorage
1 1/2\"/>



32 Casework
3/4\"/>

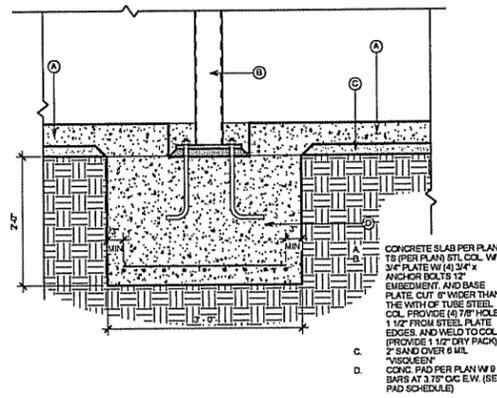


31 Cabinet Section
1\"/>

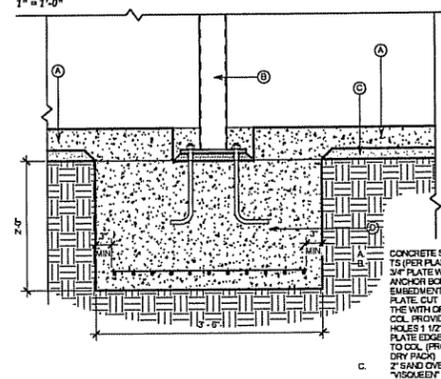


30 Cabinet Section
1\"/>

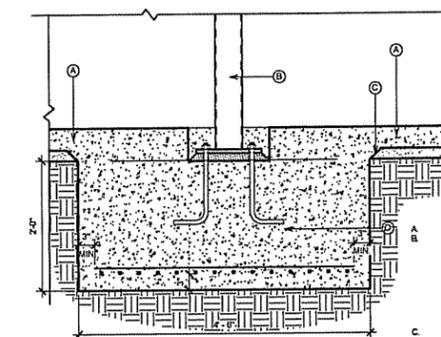
Proposed Custom Home For:		
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13-1676		
Details		D-2



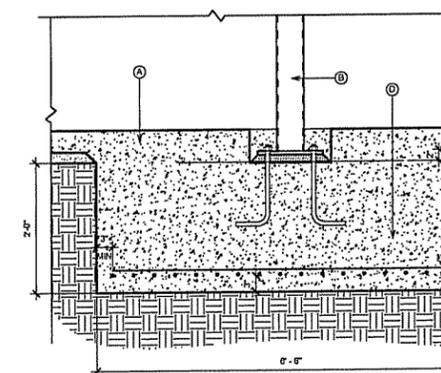
Pad Footing #3, #4, #9
 1" = 1'-0"



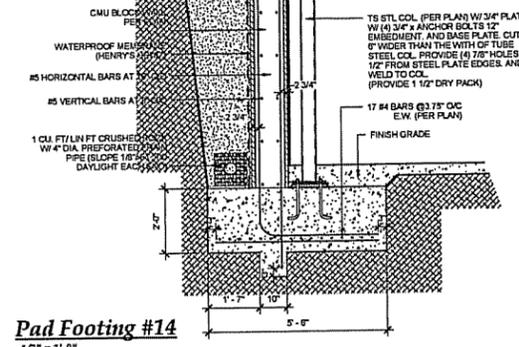
Pad Footing #15
 1" = 1'-0"



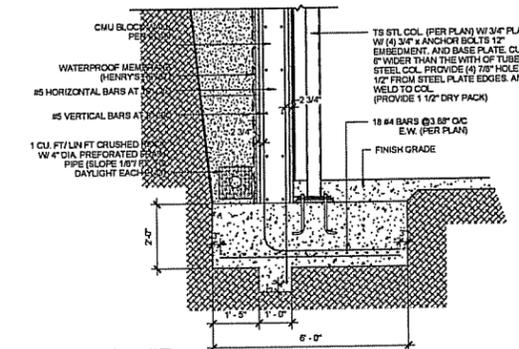
Pad Footing #6, #12
 1" = 1'-0"



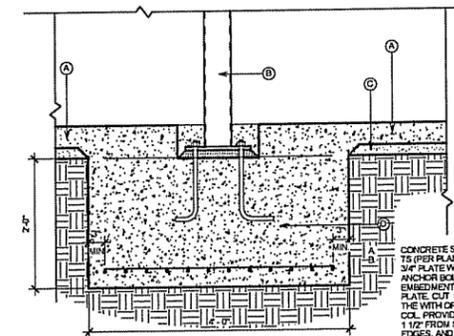
Pad Footing #13
 1" = 1'-0"



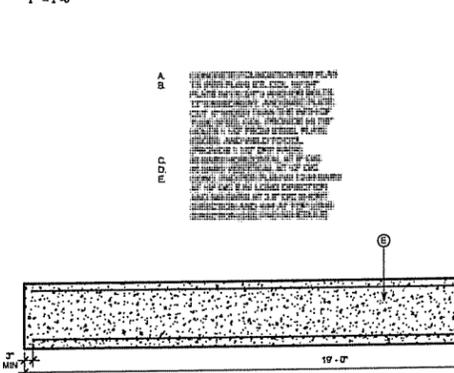
Pad Footing #14
 1/2" = 1'-0"



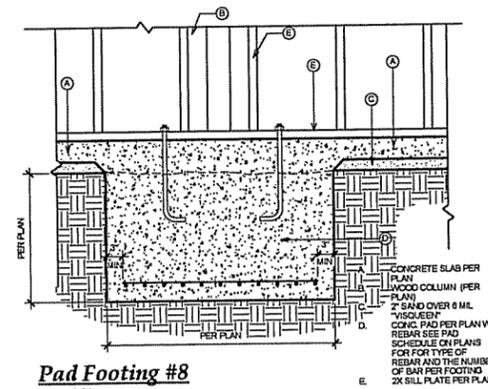
Pad Footing #7
 1/2" = 1'-0"



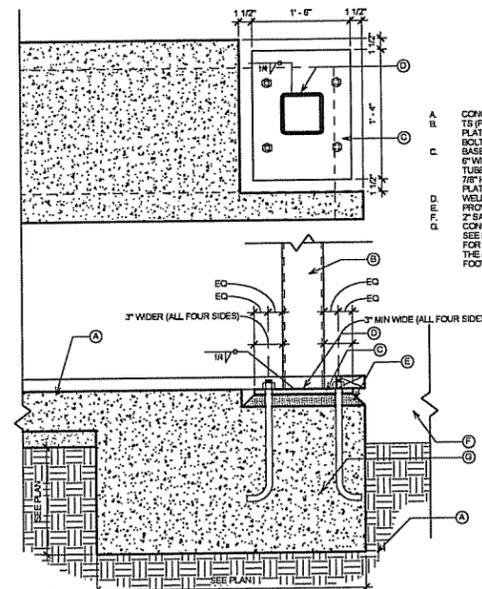
Pad Footing #10
 1" = 1'-0"



Pad Footing #2
 1/2" = 1'-0"



Pad Footing #8
 1" = 1'-0"

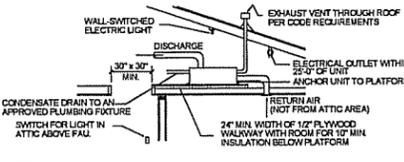


STL. Col. Pedestal
 1/2" = 1'-0"

A. CONCRETE SLAB PER PLAN
 B. (PER PLAN) STL. COL. W/ 3/4" PLATE W/ (4) 3/4" ANCHOR BOLTS 12" EMBEDMENT.
 C. BASE PLATE, CUT BASE PLATE 6" WIDER THAN THE WIDTH OF TUBE STEEL COL. PROVIDE (4) 7/8" HOLES 1 1/2" FROM STEEL PLATE EDGES. WELD TO COL. PROVIDE 1 1/2" DRY PACK.
 D. 2" SAND OVER 8 MIL "VISQUEEN"
 E. CONC. PAD PER PLAN W/ REBAR SEE PAD SCHEDULE ON PLANS FOR TYPE OF REBAR AND THE NUMBER OF BAR PER FOOTING

C:\Users\Afrina\Documents\1676-Diamond Bar 2016_dfrina@architect.com.rvt
 10/25/2016 9:21:54 AM
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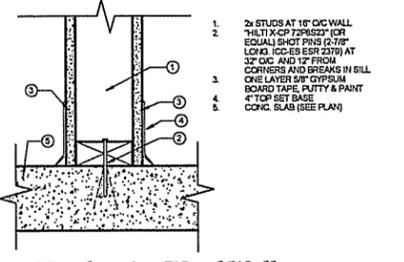
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13-1676		
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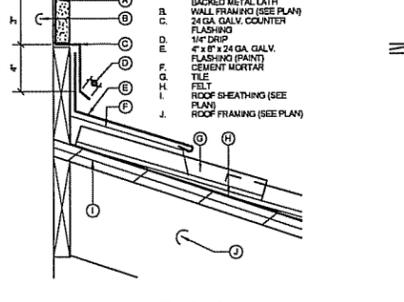
202 Drag Detail
 1" = 1'-0"

NOTE:
 1. ACCESS TO FURNACE MUST BE LARGE ENOUGH TO PERMIT THE REMOVAL OF THE LARGEST PIECE OF THE FURNACE WITH A MINIMUM OPENING SIZE OF 30"x30"
 2. SOLID FLOORED WALKWAY NOT LESS THAN 24" TO EXTEND FROM ATTIC ACCESS TO ATTIC FURNACE
 3. MAXIMUM DISTANCE FROM ATTIC ACCESS SHALL BE 30'-0"
 4. FURNACE MUST BE APPROVED FOR ATTIC INSTALLATION BY AN APPROVED TESTING LABORATORY
 5. CLEARANCES BETWEEN WOOD AND FURNACE TO CONFORM WITH TESTING AGENCY REQUIREMENTS ON LABEL
 6. OPENINGS PROVIDING OUTSIDE AIR FOR COMBUSTION MUST BE SCREENED WITH GALVANIZED WITH MESH
 7. FRESH AIR FOR COMBUSTION SHALL BE SUPPLIED IN QUANTITY SUFFICIENT FOR FURNACE DEMAND
 8. PROVIDE 30" MINIMUM WORKING SPACE IN FRONT FIREBOX

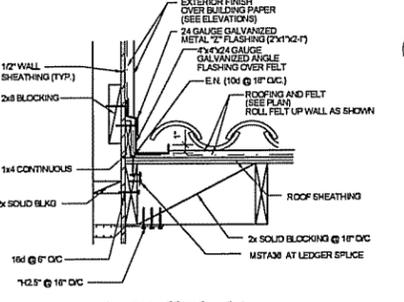
203 Fau In Attic
 3/4" = 1'-0"



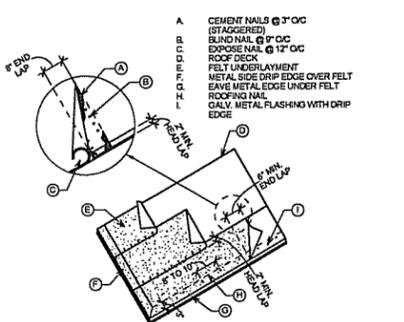
204 Non-bearing Wood Wall
 3" = 1'-0"



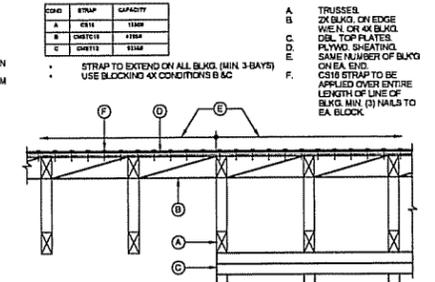
205 Roof To Wall Flashing
 3" = 1'-0"



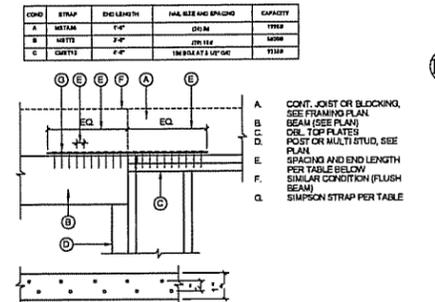
206 Rake Wall Flashing
 1 1/2" = 1'-0"



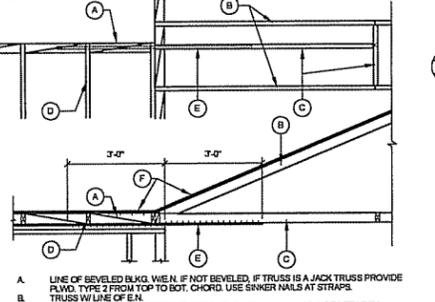
207 Felt Underlayment
 1/2" = 1'-0"



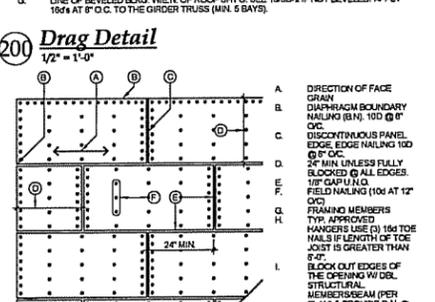
208 Trusses
 1" = 1'-0"



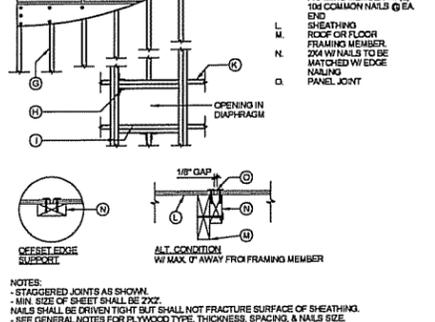
209 Drag Detail
 1" = 1'-0"



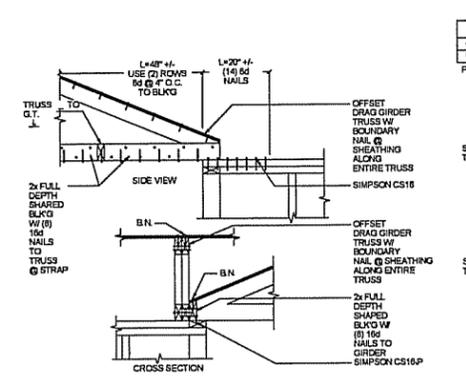
210 Drag Detail
 1" = 1'-0"



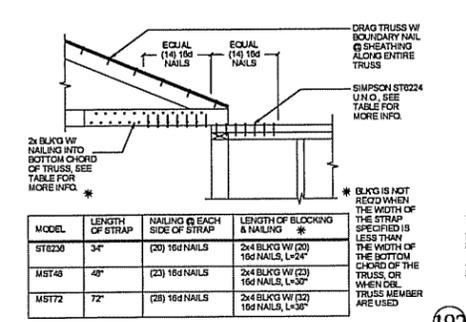
211 Drag Detail
 1" = 1'-0"



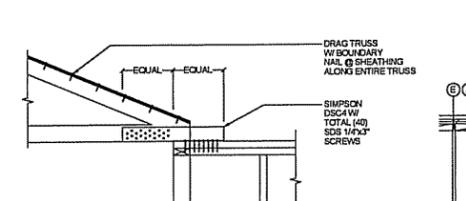
212 Sheathing Layout
 1/2" = 1'-0"



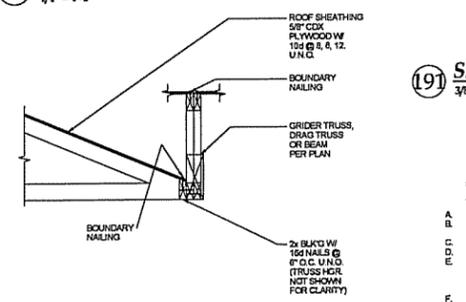
213 DRAG G.T.
 1/4" = 1'-0"



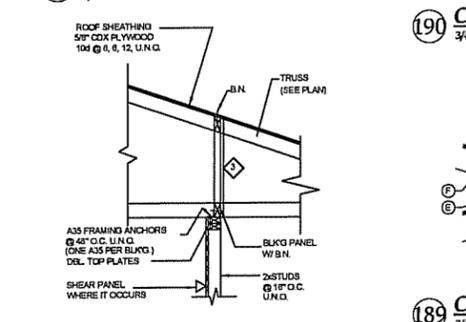
214 DRAG TRUSS
 1/4" = 1'-0"



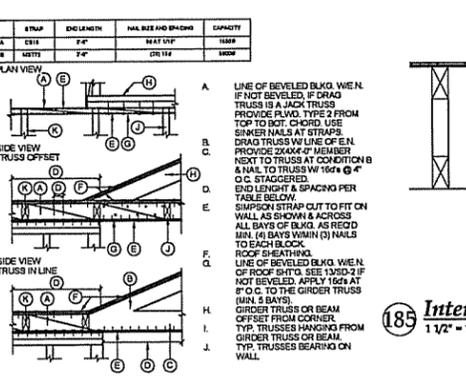
215 DRAG TRUSS COND #2
 1/4" = 1'-0"



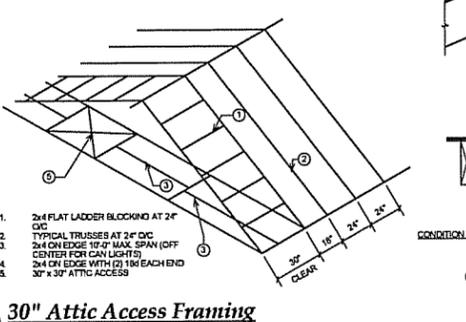
216 TRUSS TO G.T.
 1/4" = 1'-0"



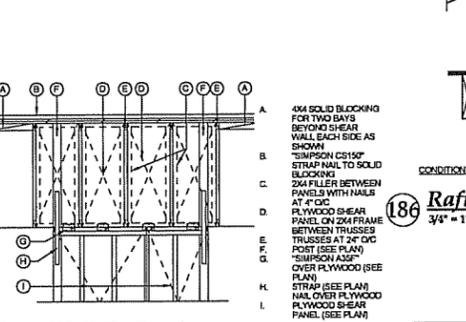
217 SHEAR TRANSFER W/ BLKG PAN.
 1/4" = 1'-0"



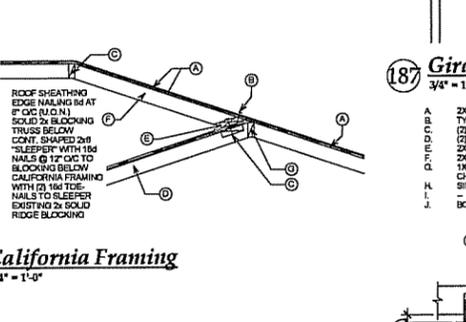
218 California Framing
 3/4" = 1'-0"



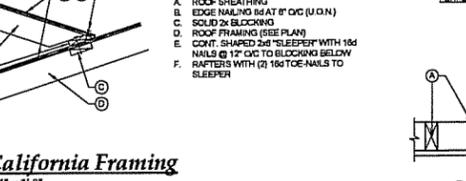
219 Shear Wall To Roof
 3/8" = 1'-0"



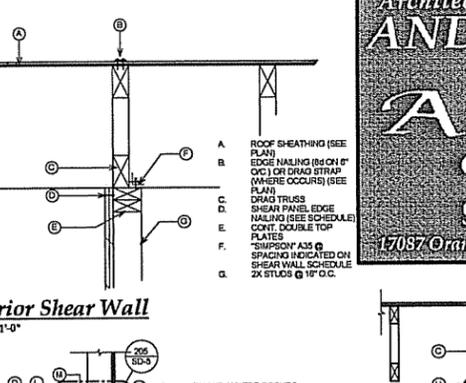
220 California Framing
 3/4" = 1'-0"



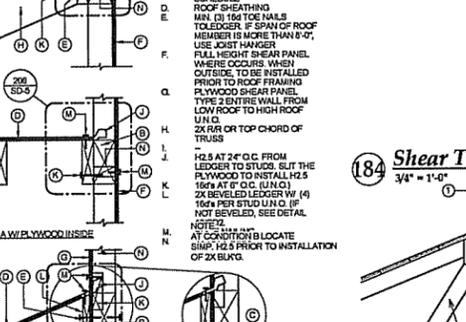
221 California Framing
 3/4" = 1'-0"



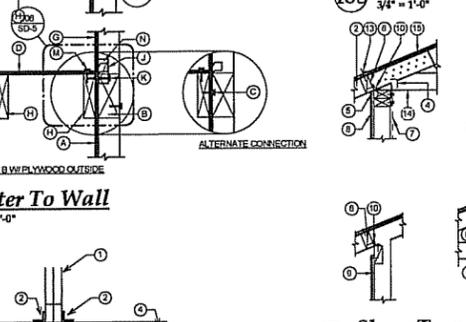
222 Non-bearing Wall Framing
 1 1/2" = 1'-0"



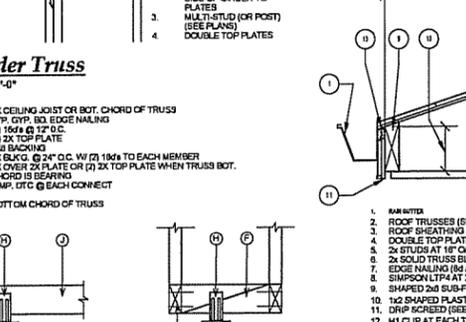
223 Interior Shear Wall
 1 1/2" = 1'-0"



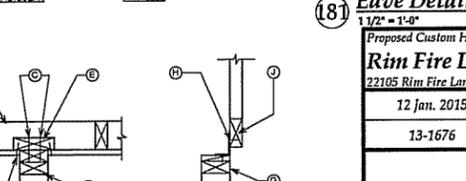
224 Shear Transfer
 3/4" = 1'-0"



225 Ridge Blocking
 3/4" = 1'-0"

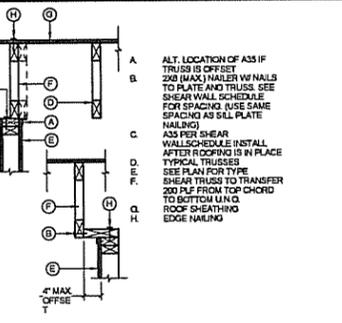


226 Girder Truss
 3/4" = 1'-0"

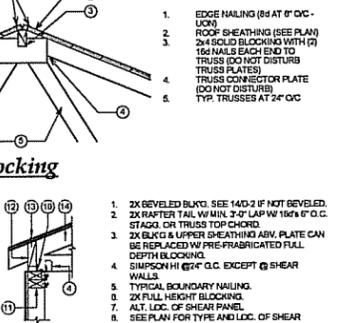


227 Eave Detail
 1 1/2" = 1'-0"

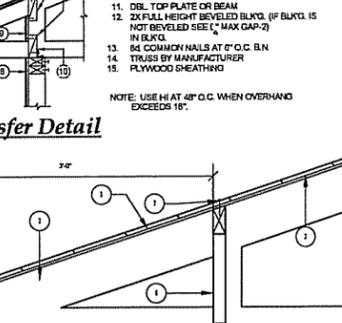
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 12 Jan. 2015
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228 Shear Transfer Detail
 3/4" = 1'-0"

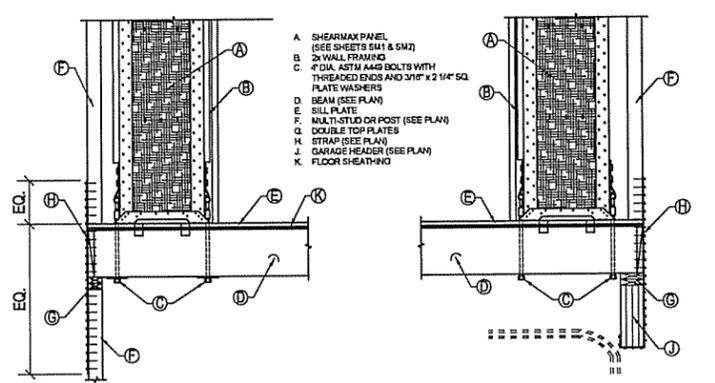


229 Shear Transfer
 3/4" = 1'-0"

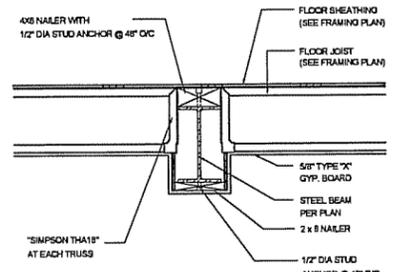


230 Shear Transfer Detail
 3/4" = 1'-0"

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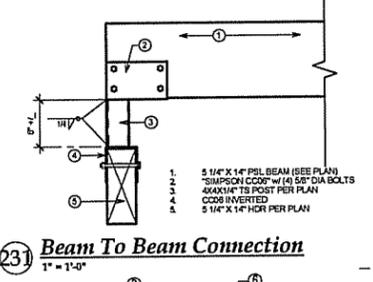


232 Shear Max To Beam
 3/4" = 1'-0"

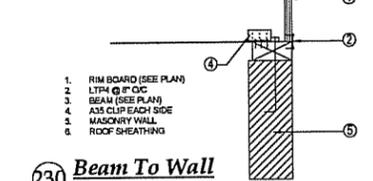


233 Beam Connection
 1" = 1'-0"

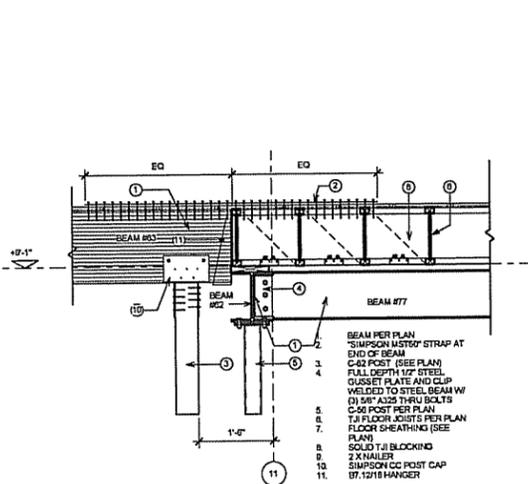
234 Steel BM to Wood BM Connection
 1/2" = 1'-0"



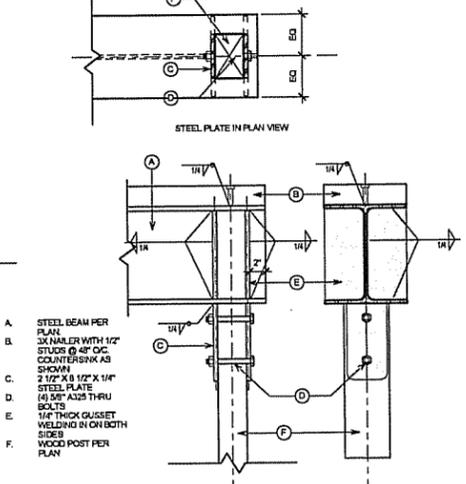
231 Beam To Beam Connection
 1" = 1'-0"



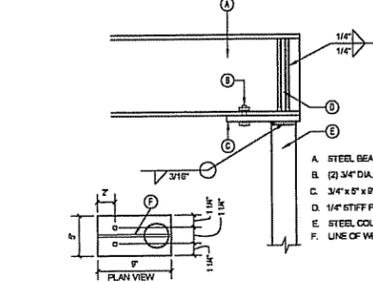
230 Beam To Wall
 1" = 1'-0"



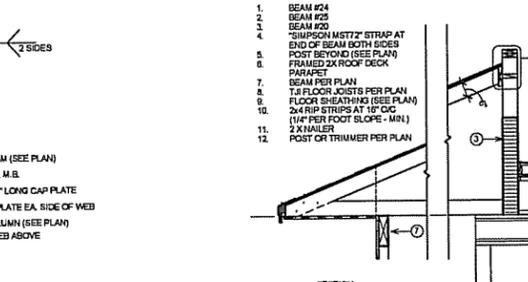
223 Beam Connection #3
 3/4" = 1'-0"



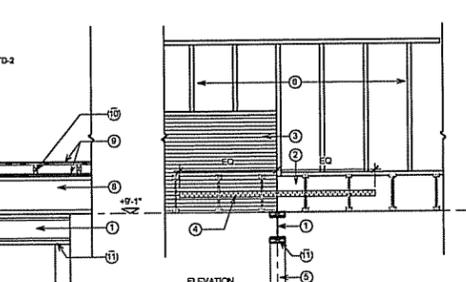
222 Steel Beam to Wood Post
 1 1/2" = 1'-0"



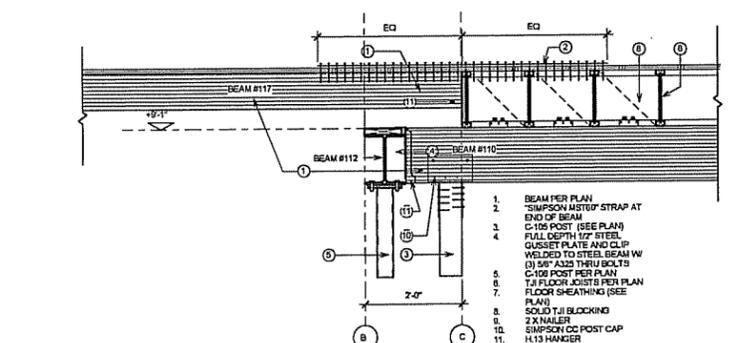
229 TS Col. To STL Beam
 1 1/2" = 1'-0"



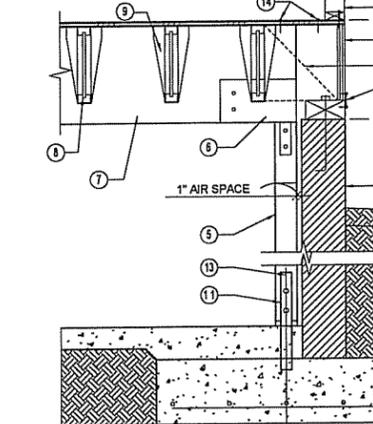
224 Beam Connection
 1/2" = 1'-0"



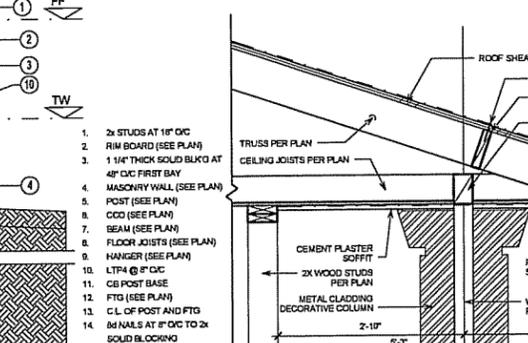
225 Column/Post Tie Detail
 1" = 1'-0"



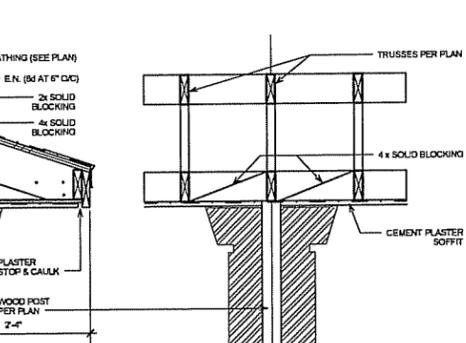
235 Beam Connection #6
 3/4" = 1'-0"



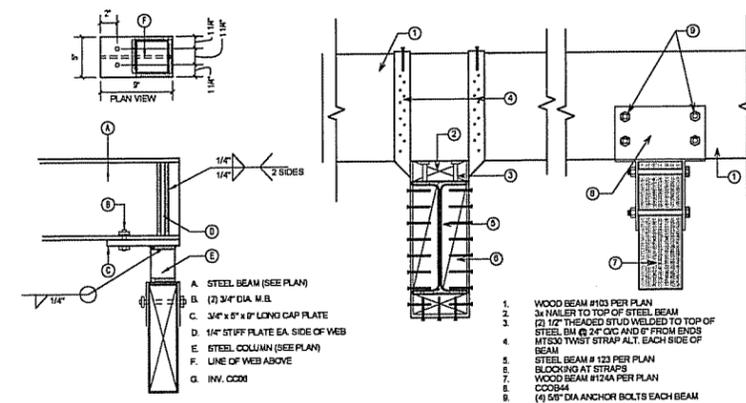
228 Beam Connection
 1" = 1'-0"



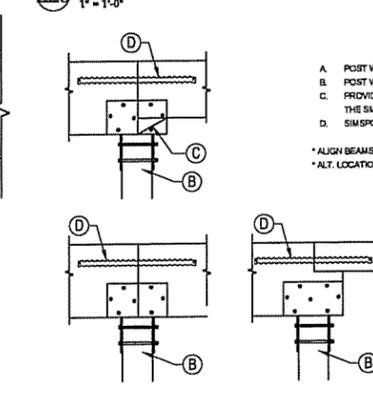
227 Beam To Post Connections
 1" = 1'-0"



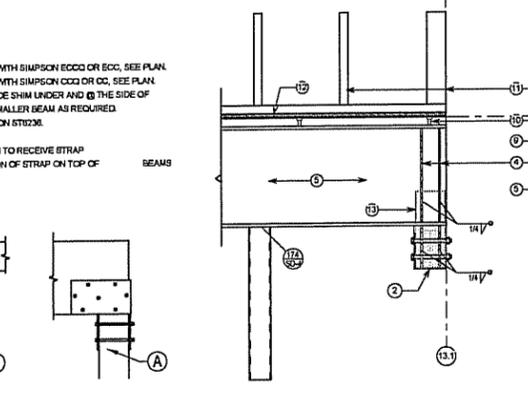
226 Beam Connection #4
 1" = 1'-0"



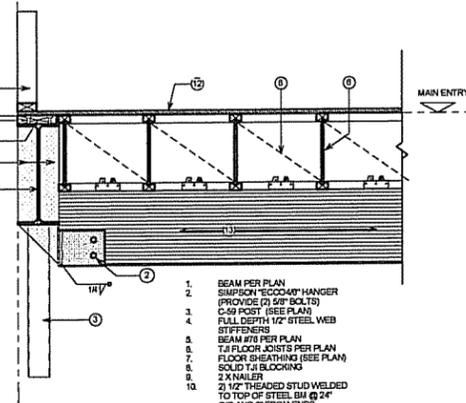
237 Steel Beam To Wood Beam
 1 1/2" = 1'-0"



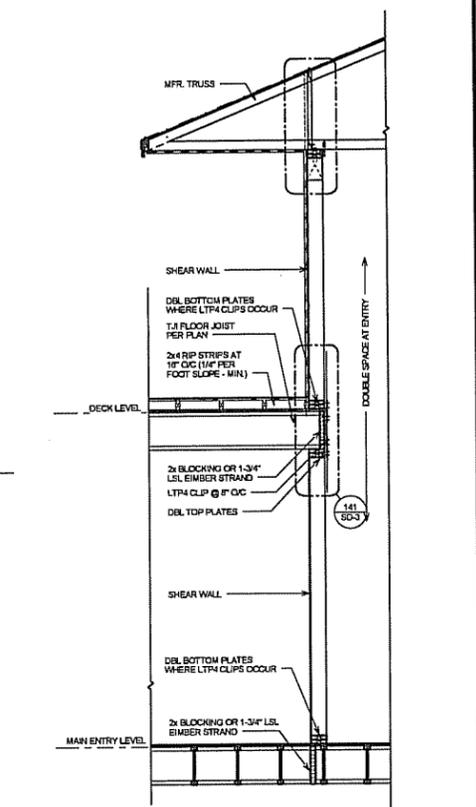
220 Dropped Beam
 3/4" = 1'-0"



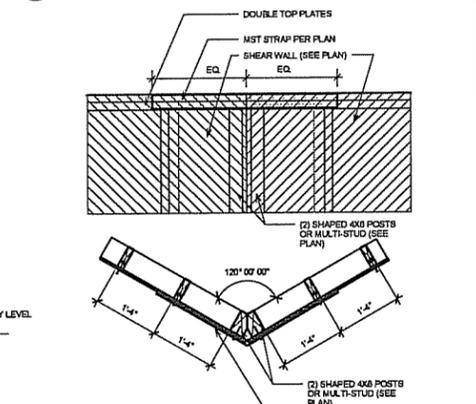
221 Section Through Double Height
 1/2" = 1'-0"



222 Section Through Double Height
 1/2" = 1'-0"



220 Section Through Double Height
 1/2" = 1'-0"

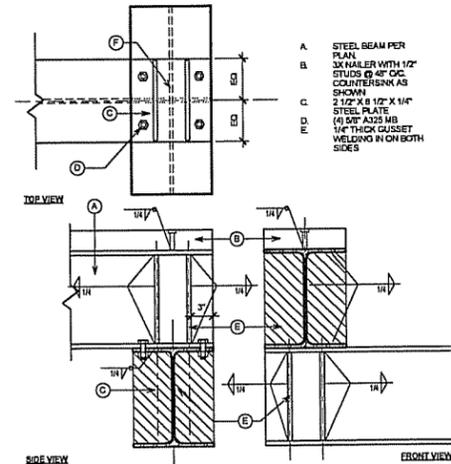


220 Dropped Beam
 3/4" = 1'-0"

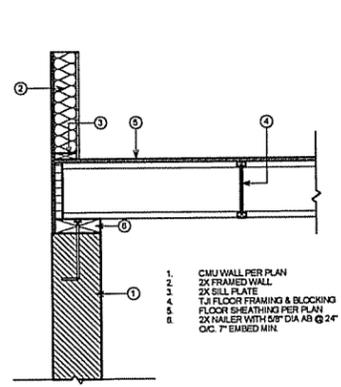
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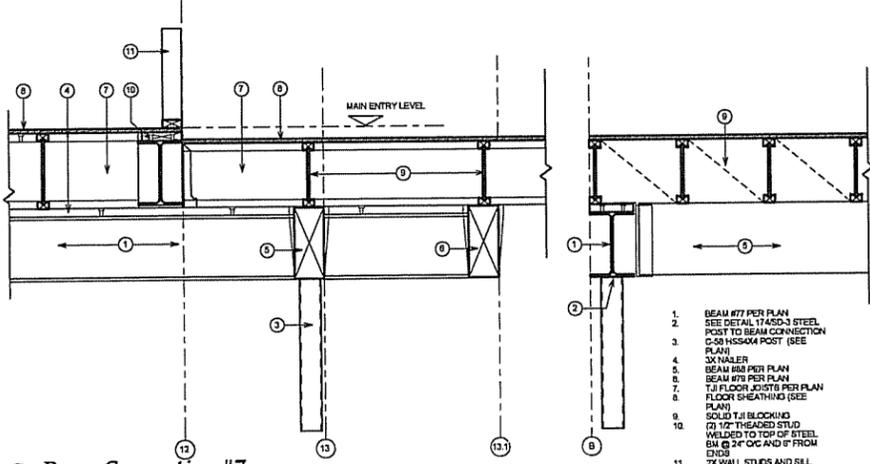
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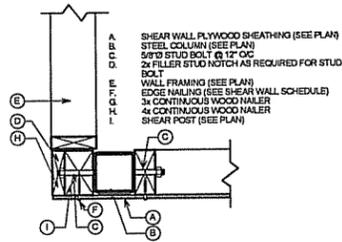
262 Steel Beam to Beam Connection
 1 1/2" = 1'-0"



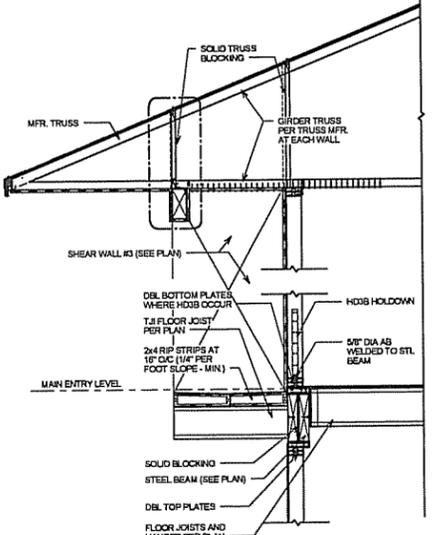
263 Wood Framing To Retaining Wall
 3/4" = 1'-0"



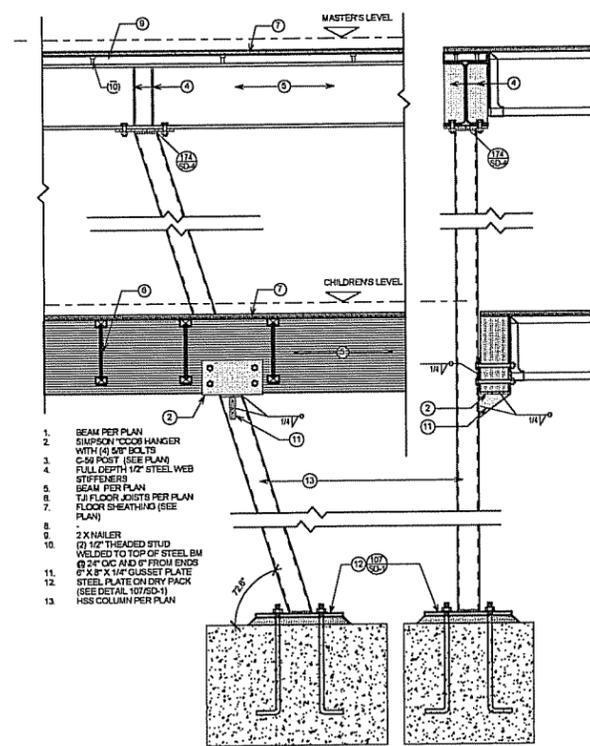
253 Beam Connection #7
 1" = 1'-0"



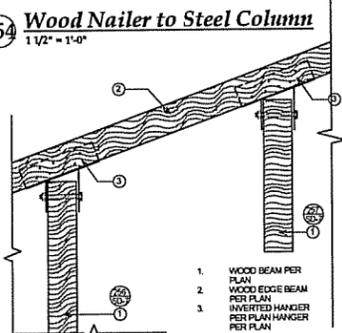
254 Wood Nailer to Steel Column
 1 1/2" = 1'-0"



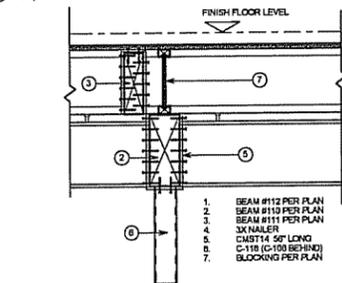
252 Section Through Living Balcony
 1/2" = 1'-0"



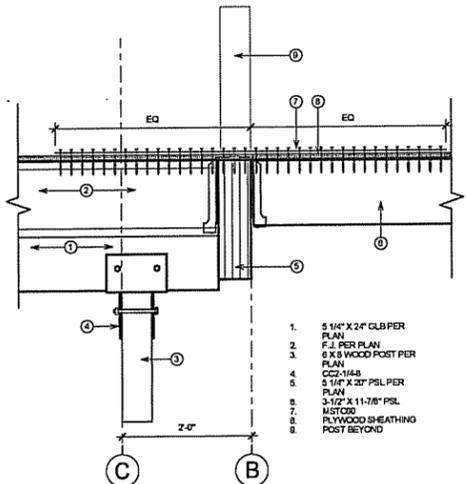
260 Beam Connection #8
 1" = 1'-0"



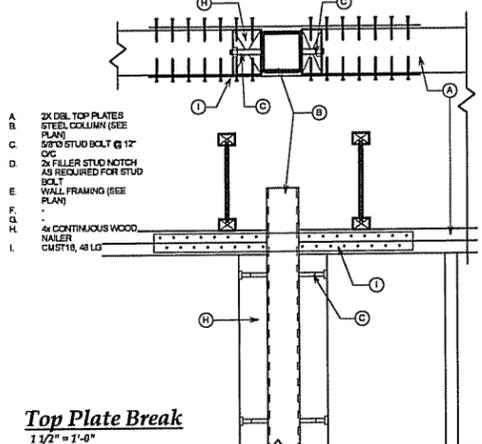
255 Wood BM to EDGE BM Connection
 1 1/2" = 1'-0"



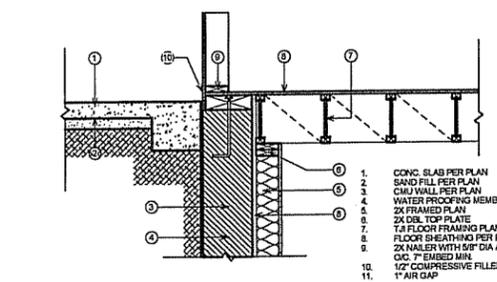
256 Beam Connection #9
 1" = 1'-0"



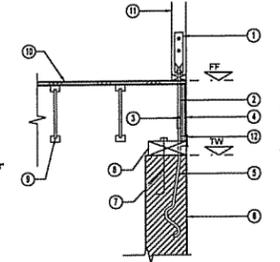
250 Beam To Beam Connection #7
 1" = 1'-0"



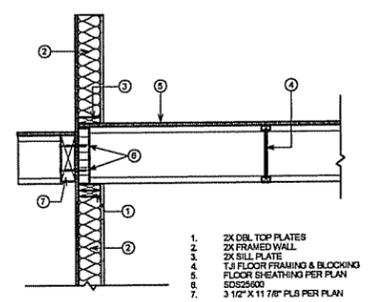
Top Plate Break
 1 1/2" = 1'-0"



259 Wood Joist To Retaining Wall
 3/4" = 1'-0"



258 Beam To Masonry Wall
 3/4" = 1'-0"



257 Wood BM To Framing Wall
 3/4" = 1'-0"

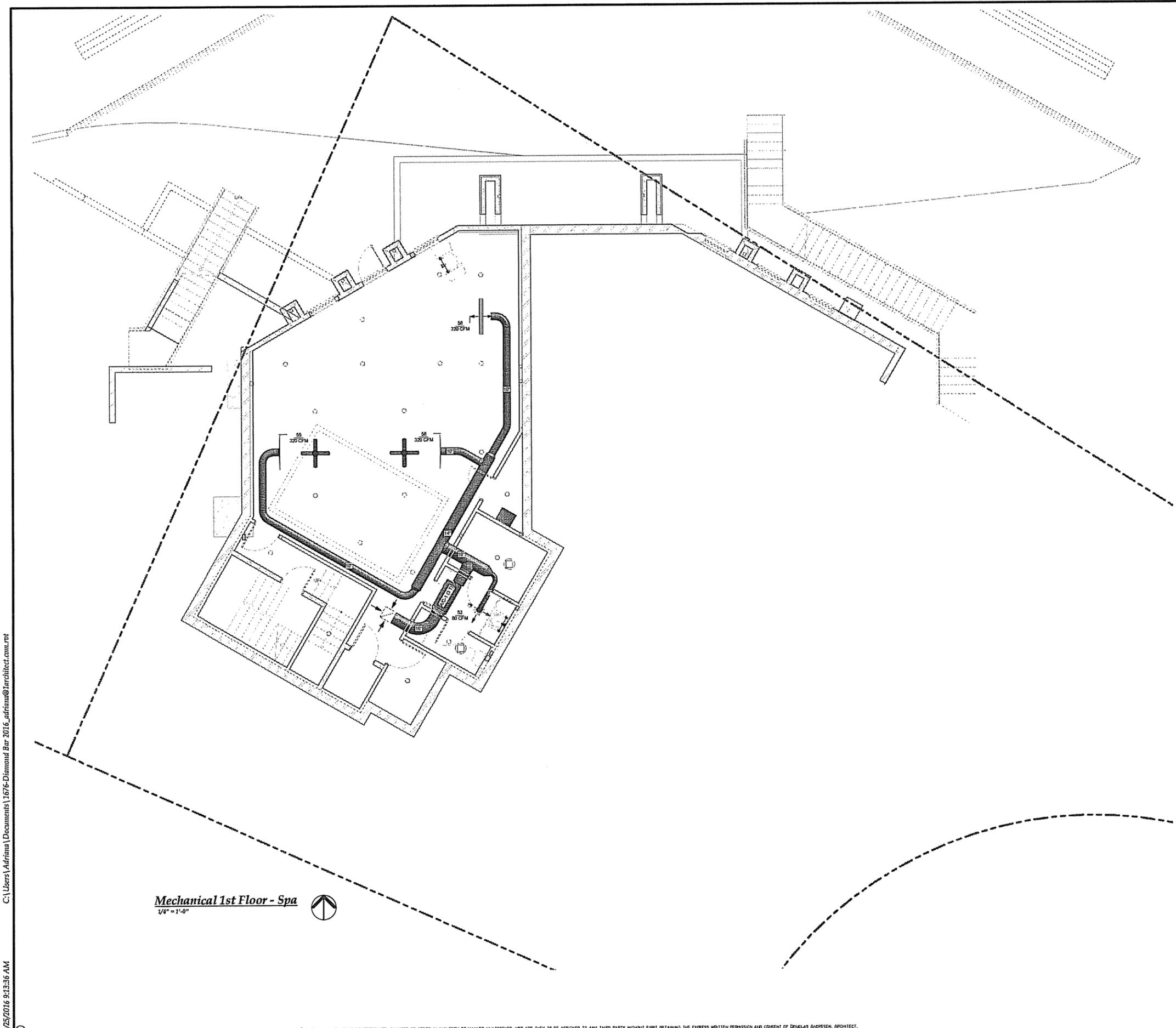
Proposed Custom Home For:
Rim Fire Lane LLC
 22105 Rim Fire Lane, Diamond Bar, CA 91765
 12 Jan. 2015
 13-1676

Details

SD-7

REGISTERED ARCHITECT
 ANDRESEN
 STATE OF CALIFORNIA
 No. C 15384
 Exp. 12-31-15

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Mechanical 1st Floor - Spa
 1/4" = 1'-0"

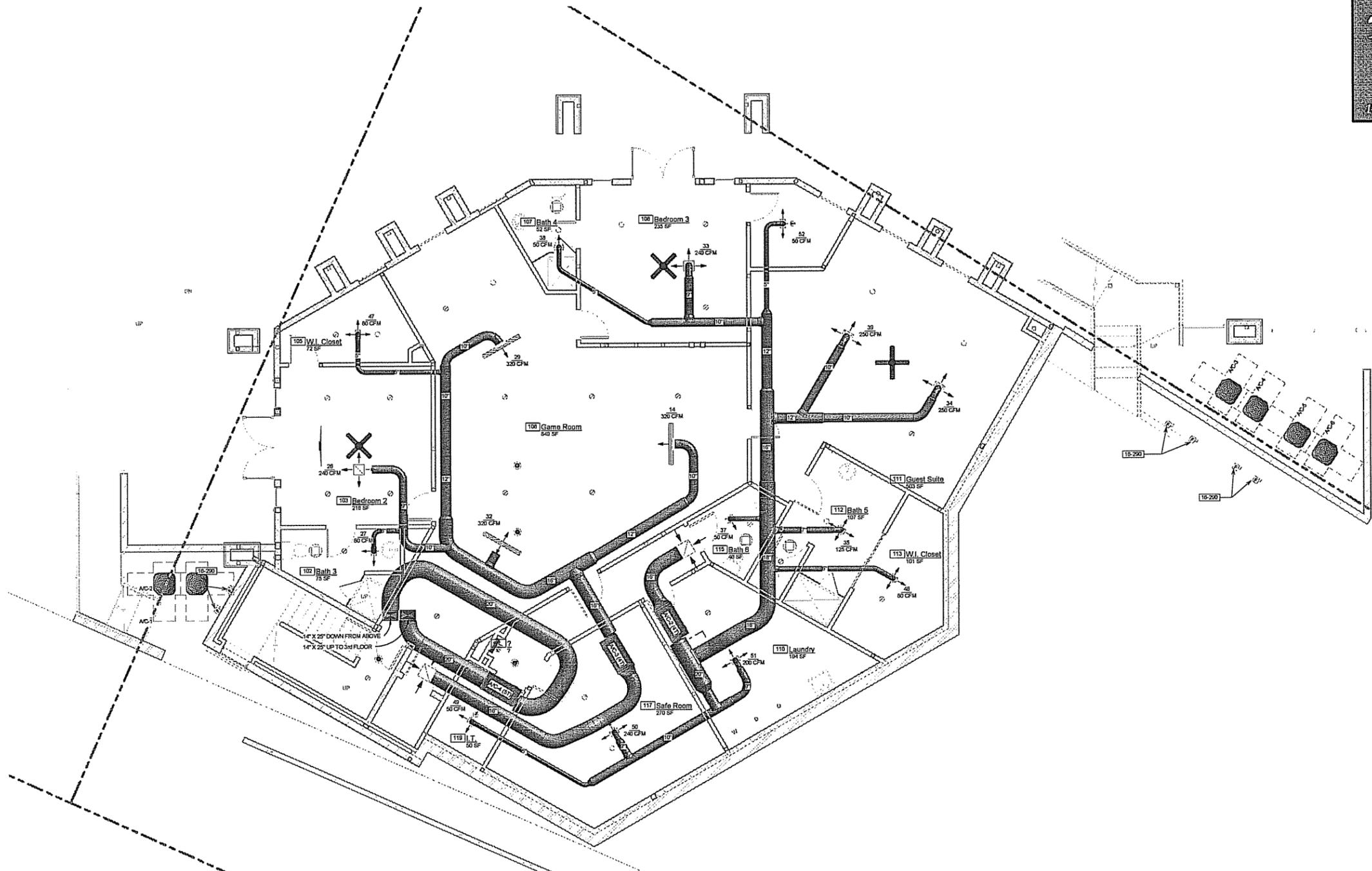
AGE-1 UNIT (3 TON)
 TOTAL COOLING LOAD REQUIRED 860 CFM
 TOTAL COOLING LOAD PROVIDED 1040 CFM

Proposed Custom Home For:

Rim Fire Lane LLC 22105 Rim Fire Lane, Diamond Bar, CA 91765	
12 Jan. 2015	
13-1676	

1st Floor Mechanical Plan	M-1
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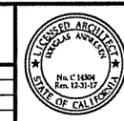


Duct Sizing Schedule	
Sizing	Maximum CFM
6"	150
8"	200
10"	250
12"	300
14"	350
16"	400
18"	450
20"	500

Mechanical 2nd Floor - Bedrooms Level
 1/4" = 1'-0"

AC-2 UNIT (4 TON)	TOTAL COOLING LOAD PROVIDED	1435 CFM
AC-3 UNIT (4 TON)	TOTAL COOLING LOAD PROVIDED	1350 CFM
AC-3 UNIT (4 TON)	TOTAL COOLING LOAD PROVIDED	1700 CFM

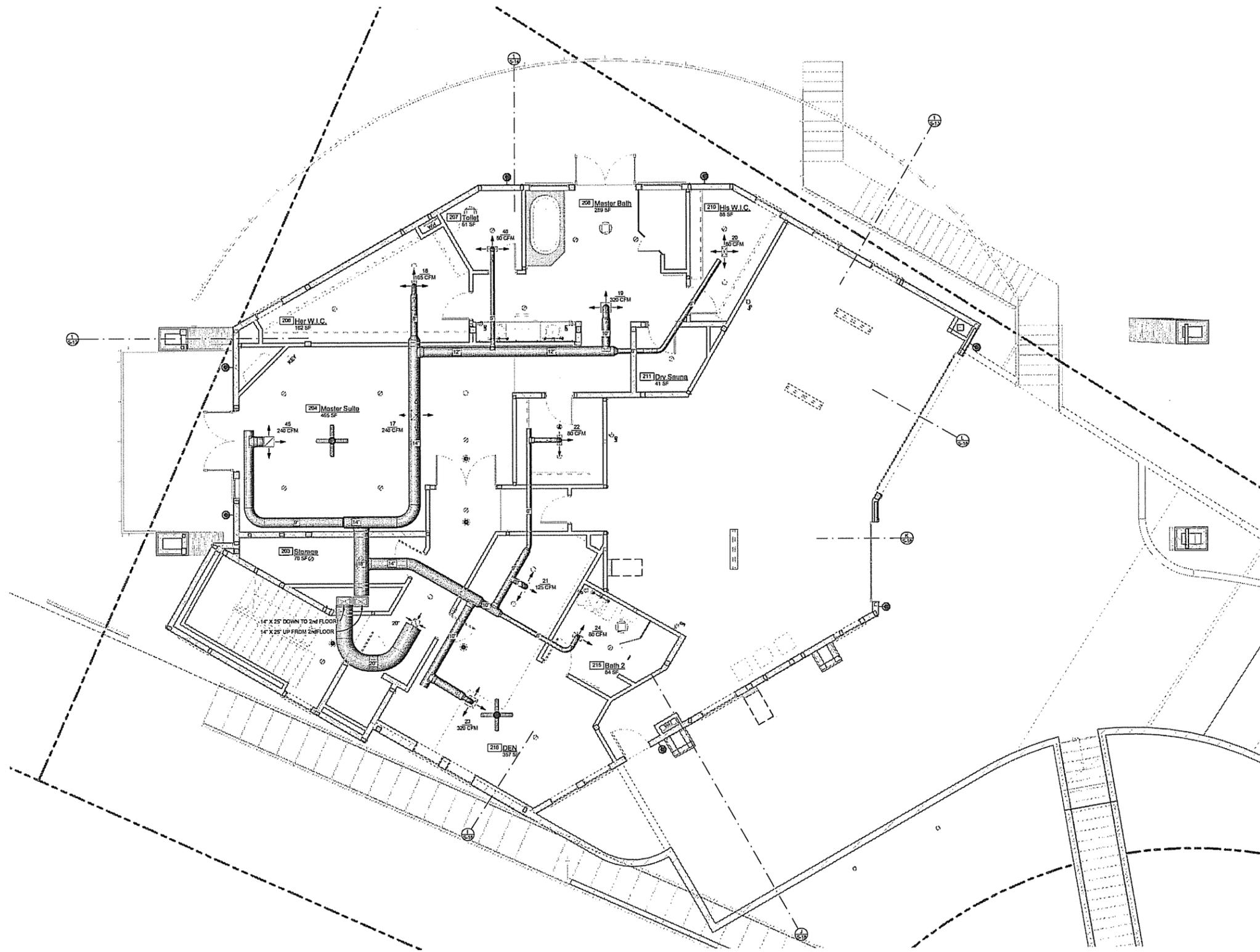
Proposed Custom Home For:	
Rim Fire Lane LLC	
22105 Rim Fire Lane, Diamond Bar, CA 91765	
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13-1676	▲



**2nd Floor
 Mechanical Plan**

M-2

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Duct Sizing Schedule	
Sizing	Maximum CFM
6"	60
6"	80
7"	125
8"	165
8"	240
10"	320
12"	500
14"	600
16"	1000
18"	1400
20"	2000

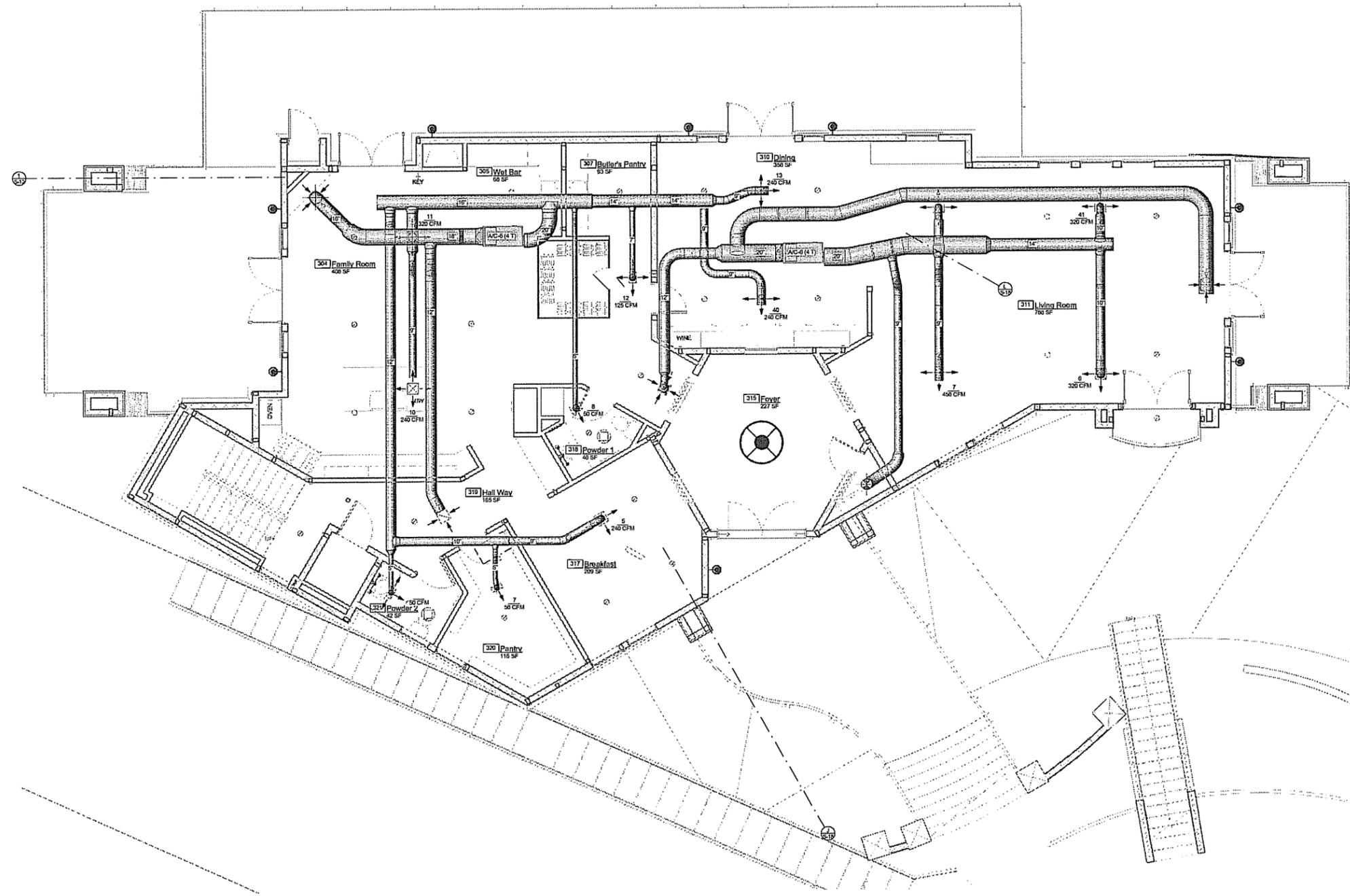
A/C UNIT IS TYPICAL 2ND FLOOR BELOW
 TOTAL COOLING LOAD PROVIDED 1700 CFM

Mechanical 3rd Floor - Garage Level
 1/4" = 1'-0"

Proposed Custom Home For:		
Rim Fire Lane LLC 22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	▲	
13-1676	▲	
3rd Floor Mechanical Plan		M-3

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Duct Sizing Schedule	
Sizing	Maximum CFM
6"	50
8"	80
10"	125
12"	165
14"	240
16"	320
18"	500
20"	600
24"	1000
30"	1400
36"	2000

2 UNITS 1500 CFM CAPACITY EACH
 TOTAL COOLING REQUIRED 2,971 CFM

UNIT #1:
 TOTAL COOLING LOAD REQUIRED 1,240 CFM
 TOTAL COOLING LOAD PROVIDED 1,400 CFM

UNIT #2:
 TOTAL COOLING LOAD REQUIRED 1,337 CFM
 TOTAL COOLING LOAD PROVIDED 1,405 CFM

WD-Mechanical 4 Living Area (4th Floor)
 1/4" = 1'-0"

Proposed Custom Home For:		
Rim Fire Lane LLC		
22105 Rim Fire Lane, Diamond Bar, CA 91765		
12 Jan. 2015	▲	
13-1676	▲	
4th Floor Mechanical Plan		M-4

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Plan Notes

15-540	EXHAUST FAN CAPABLE OF FIVE COMPLETE AIR CHANGES EVERY HOUR. DISCHARGE AIR TO OUTSIDE WITH POINT OF DISCHARGE A MINIMUM OF 3'-0" FROM ANY OPENING WHICH ALLOWS OUTSIDE AIR INTO THE BUILDING.
15-560	NEW SUPPLY AIR DIFFUSER (SEE MECHANICAL)
15-567	NEW RETURN AIR DUCT AND GRILLE
15-644	NEW 1/2" TSD COVINGTON HEAT PUMP AIR HANDLING UNIT ON FLYWOOD PLATFORM. PROVIDE DUCTWORK BETWEEN FLOOR JOISTS AS SHOWN. PROVIDE WATER TIGHT GALVANIZED PAN WITH 3/4" PVC CONDENSATE OVERFLOW TO DOWN ABOVE WINDOW.
15-200	220 V LINE VOLTAGE SWITCH (VERIFY CONDUCTOR SIZE AND FUSING WITH LOCAL CODES)
15-378	RECESSED INCANDESCENT (NON-VAPOR LIGHT FIXTURES WITH ADJUSTABLE TUBULAR TRIM) VAPOR RESISTANT. 7" FLUORESCENT, WHERE OCCURS USE TYPE IC ² FOR FIXTURES IN DIRECT CONTACT WITH INSULATION.
15-384	WALL MOUNTED LIGHT (HSP LUM)
15-439	FLUORESCENT MOUNTED FLUORESCENT PORCH LIGHT (HSP)
15-675	ALL NEW SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. HAVE A BATTERY BACKUP. EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. HAVE PERMANENT WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. BE WIRED SO THAT WHEN ONE IS ACTIVATED, ALL ARE ACTIVATED AND THE DETECTOR SHALL SOUND AN ALARM THAT IS AUDIBLE IN ALL SLEEPING AREAS.
16-735	CEILING FAN WITH LIGHT (AS SELECTED BY OWNER). PROVIDE METAL JUNCTION BOX LISTED FOR FAN SUPPORT SECURED TO SOLID 2" BLOCKING. PROVIDE SEPARATE SWITCHES FOR FAN AND LIGHT.

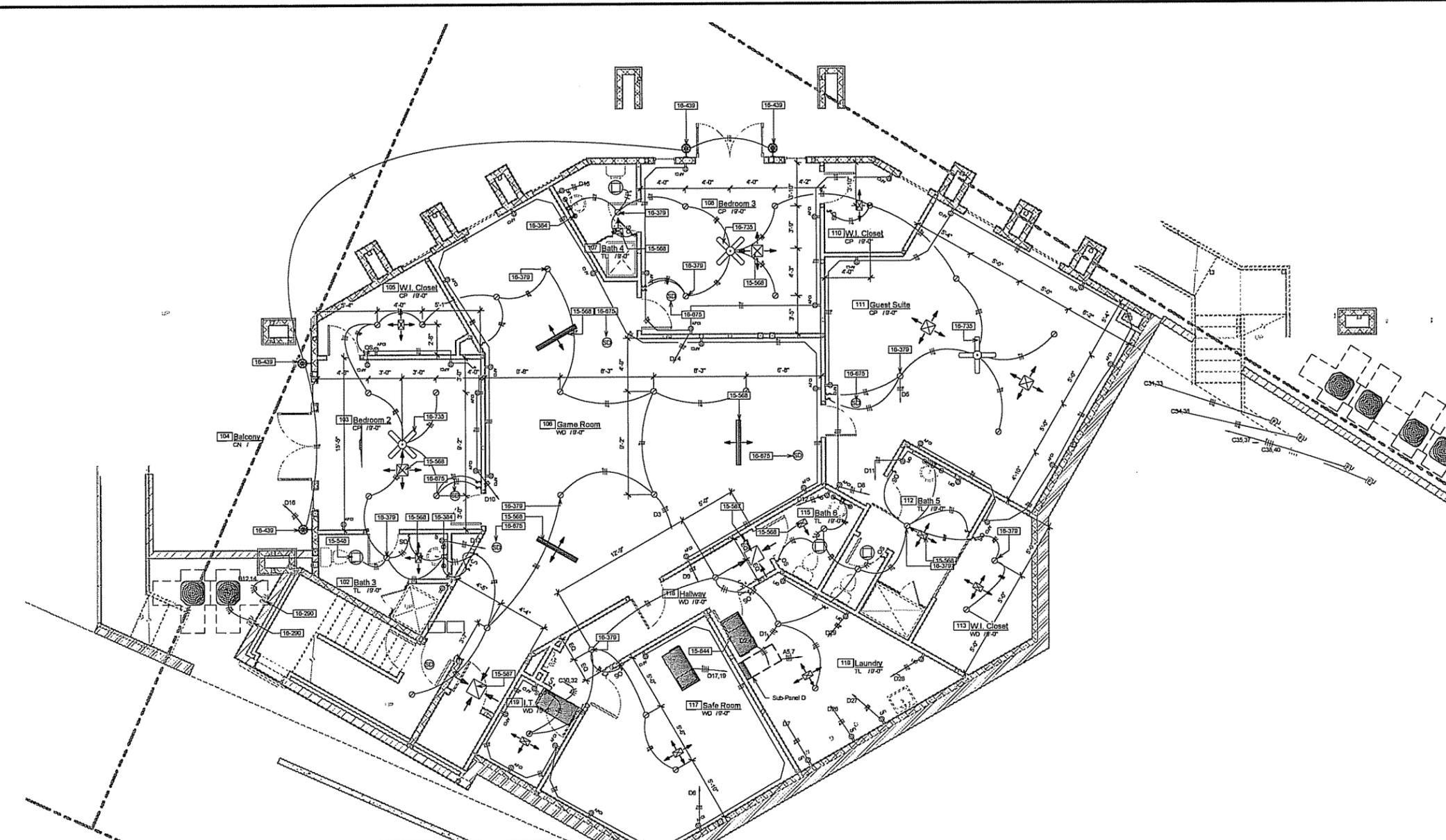
Electrical Legend

LIGHTING REQUIREMENTS:
 1. ALL LIGHTS IN KITCHEN, LAUNDRY ROOMS, BATHROOM, TO BE HIGH EFFICACY LIGHTING AND TO BE SWITCHED SEPARATELY FROM NON-HIGH EFFICACY LIGHTING.
 2. LIGHTING IN BATHROOM, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY OCCUPANT SENSOR.
 3. ANY OTHER ROOM MUST BE SWITCHED BY A OCCUPANT SENSOR OR DIMMER SWITCH (CLOSETS UNDER 50 FT ARE EXEMPT).
 4. ALL OUTDOOR LIGHTING TO HAVE A MOTION SENSOR SWITCH COMBINATION AND OR TIMER SWITCH ONLY (30 MIN MAX).
 5. ALL ROOMS TO HAVE LIGHTING TO HAVE A MOTION SENSOR SWITCH COMBINATION AND OR SWITCH ON A SEPARATE CIRCUIT FROM HIGH EFFICACY LIGHTING.
 6. OCCUPANCY FIXTURE SHALL HAVE NO MANUAL OVERRIDE AND HAVE A 30 MIN. MAX TIMER AND BE A HIGH EFFICACY FLUORESCENT OR PASSIVE INFARED TYPE.
 7. HIGH EFFICACY LUMINARIES MUST BE PIN BASED.

NOTES:
 1. ALL WIRE SIZING AND INSTALLATION FOR ALL OUTLET, FIXTURES AND SWITCHES TO BE DETERMINED AND THE SOLE RESPONSIBILITY OF LICENSED ELECTRICIAN ON THE JOB.
 2. IF ANY FIELD CHANGES NEED TO BE MADE THE LICENSED ELECTRICIAN HAS SOLE RESPONSIBILITY FOR ALL CHANGES. ALL CHANGES MUST BE APPROVED BY GENERAL CONTRACTOR AND MUST FOLLOW THE 2008 NEC.

LEGEND:
 ○ DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP.
 ○ DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP. WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTION FOR ALL OUTSIDE OUTLETS.
 ○ DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP.
 ○ FLOOR MOUNTED DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTION FOR ALL OUTSIDE OUTLETS.
 ○ RECEPTACLE: 20A-220V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 2" FLOOR FINISHED SLAB U.G.
 ○ CAN LIGHT: ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED. ALL LIGHTS TO BE HIGH EFFICACY (FLUORESCENT) U.N.O.
 ○ W/ VAPOR RESISTANT: W/ VAPOR RESISTANT IN SWITCH.
 ○ CEILING MOUNTED FIXTURE OR FAN BOX ALL LIGHTS TO BE HIGH EFFICACY (FLUORESCENT) U.N.O.
 ○ FLUORESCENT LIGHT, ALL LIGHTS TO BE HIGH EFFICACY (FLUORESCENT) U.N.O.
 ○ SMOKE DETECTORS AND COMBINED CARBON DIOXIDE DETECTOR - HARD WIRE TO POWER AND SECURITY SYSTEM W/ BATTERY BACK UP.
 ○ TOGGLE SWITCH, 20A-125V, FLUSH MOUNT AT 48" OR AS NOTED SUBSCRIPT AT SYMBOL. INDICATES THE FOLLOWING:
 3 - THREE WAY
 4 - FOUR WAY
 D - DIMMER
 OS - OCCUPANT SENSOR
 T - TIMER
 MS - MOTION SENSOR
 THERMOSTAT SEE FAN AND AC UNIT INSTALLATION MANUAL FOR DETAILS
 100 CFM EXHAUST FAN 3.5 SONES:
 • ALL BATHROOMS TO HAVE LIGHT THAT IS TO HAVE AT LEAST 40 LUMENS PER WATT.
 • ALL BATHROOMS W/ TUBS OR SHOWERS, WATER CLOSETS AND LAUNDRY ROOMS, W/ PROPER EXTERIOR GRABBLE VENTILATION SHALL USE A REGRULATING FAN FOR REMOVING COORDS BATHROOMS W/ TUBS OR SHOWERS AND LAUNDRY ROOMS, W/ NO EXTERIOR OPENINGS SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM THAT PROVIDE A MINIMUM OF 3 AIR CHANGES PER HOUR DIRECTLY VENTED TO THE OUTSIDE.
 • THE DISCHARGE POINT FOR THE EXHAUST AIR SHALL BE AT LEAST 3' FROM ALL EXTERIOR OPENINGS WHICH ALLOWS AIR ENTRY INTO THE OCCUPIED AREAS.

ABBREVIATIONS:
 F = FLUORESCENT
 V = VAPOR RESISTANT



WD-Electrical 2 Bedroom Level (2nd Floor)
 1/4" = 1'-0"

Branch Panel: D

Location: Laundry 119
 Supply From: Main Panel A 120 V/200A SP
 Mounting: SURFACE
 Enclosure: Type 1

Volt: 120/240V 1PH-3W
 Phase: 1
 Wires: 3

A.L.C. Rating: 10,000 AMP
 Main Type:
 Main Rating: 200 A
 MCB Rating:

CKT	Circuit Description	Tripe	Poles	A	B	Poles	Tripe	Circuit Description	CKT
D1	Childrens Fw Lighting - Laundry / Safe Room	20 A	1	1162 VA	720 VA	2	20 A	HVAC	D2
D3	Childrens Fw Lighting - Living Area	20 A	1	1239 VA	720 VA	1	20 A	Childrens Fw Receptacle - Sofa & IT Room	D6
D5	Childrens Fw Lighting - Guest & Bedroom #3	20 A	1	839 VA	1260 VA	1	20 A	Childrens Fw Receptacle - Guest Bedroom	D8
D7	Childrens Fw Receptacle - Laundry	20 A	1	180 VA	1081 VA	1	20 A	Childrens Fw Receptacle - Bedroom #2	D10
D9	Childrens Fw Receptacle - Living	20 A	1	1632 VA	1080 VA	1	20 A	Childrens Fw Receptacle - Bedroom #3	D12
D11	Childrens Fw Receptacle - Bathroom #3	20 A	1	360 VA	180 VA	1	20 A	Childrens Fw Receptacle - Bedroom #3	D14
D13	Childrens Fw Receptacle - Bathroom #3	20 A	1	180 VA	1080 VA	1	20 A	Childrens Fw Receptacle - Bathrooms	D16
D15	Childrens Fw Receptacle - Bathroom #4	20 A	1	180 VA	240 VA	1	20 A	HVAC	D18
D17	HVAC	20 A	2	720 VA	720 VA	2	20 A	HVAC	D20
D19	HVAC	20 A	2	720 VA	720 VA	2	20 A	HVAC	D22
D21	Walk out Basement Fw Lighting	20 A	1	1870 VA	180 VA	1	20 A	Walk out Basement Fw Receptacle - Machine Room	D24
D23	Walk out Basement Fw Receptacle - Dressing	20 A	1	180 VA	180 VA	1	20 A	Walk out Basement Fw Receptacle - Machine Room	D26
D25	Walk out Basement Fw Receptacle	20 A	1	1800 VA	180 VA	1	20 A	Childrens Fw Receptacle - Laundry	D28
D27	Childrens Fw Receptacle - Laundry	20 A	1	180 VA	180 VA	1	20 A	Childrens Fw Receptacle - Laundry	D30
D29	Childrens Fw Receptacle - Laundry	20 A	1	360 VA					D32
D31									D34
D33									D36
D35									D38
D37									D40
D39									D42
D41									D44
				Total Load:	13800 VA	6940 VA			
				Total Amps:	110 A	58 A			

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Other	81 VA	100.00%	81 VA	
Lighting	540 VA	100.00%	540 VA	Total Conn. Load: 20889 VA
HVAC	5688 VA	125.00%	7110 VA	Total Est. Demand: 21441 VA
Lighting - Dwelling Unit	3600 VA	69.17%	3210 VA	Total Conn. Current: 87 A
Receptacle	10980 VA	95.54%	10480 VA	Total Est. Demand Current: 89 A

Notes:

- GENERAL ELECTRICAL NOTES:**
- THE ELECTRICAL SYSTEM SHALL BE GROUNDED BY UFER W BONDS TO GAS & WATER PIPING.
 - PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. OTHER OUTLETS SHALL BE ON LAUNDRY CIRCUIT.
 - WHERE MOTOR LOADS, APPLIANCE, LIGHTING ARE IN COMBINATION, NO MORE THAN 50% OF CONDUCTOR RATING MAY BE USED.
 - GROUNDING ELECTRODE CONDUCTOR SHALL BE #8 COPPER FOR 100A & #4 FOR 200A AND #2 COPPER OF 400A.
 - EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE FIXTURE PROVIDING A MINIMUM OF ALLIENS PER WATT.
 - FLUORESCENT FIXTURES SHALL NOT CONTAIN MEDIUM BASE LAMP SOCKETS AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
 - ALL PROPOSED LIGHT FIXTURES SHALL BE LISTED FOR THE PROPOSED LOCATION. LIGHTING FIXTURES IN TUBS OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
 - OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTIVE RATED WALLS, PARTITIONS, FLOORS, OR CEILING SHALL BE FIRE STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTIVATING.
 - PROVIDE TWO MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES. (NEC 210-40)
 - ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 AMPS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. PROVIDE DISCONNECT (S) AT AC. DO NOT INSTALL DISCONNECTS BEHIND EQUIPMENT.
 - ALL LIGHTS IN BATHROOMS AND KITCHEN SHALL BE FLUORESCENT, COMPACT FLUORESCENT, OR APPROVED EQUAL.
 - SMOKE ALARM DETECTORS SHALL SOUND AUDIBLE IN ALL SLEEPING AREAS (SECTION 907.2.10).
 - PRODUCTS OF COMBUSTION DETECTORS ARE REQUIRED AT ALL OR CEILING OF CORRIDOR OR ROOM WHICH PROVIDES ACCESS TO SLEEPING ROOMS/CEILING ABOVE STAIRWAY TO SLEEPING ROOMS. USE GENERAL ELECTRIC NIOSX200 OR NO 6022 SINGLE STATION OR EQUAL. FIRE WARNING SYSTEM SMOKE DETECTORS TO COMPLY WITH SECTION 907.2 OF THE C.B.C. HARD WIRE TYPICAL W/ BATTERY BACK UP AND INTERCONNECTED SO THAT WHEN ONE SOUNDS, THEY ALL SOUND.
 - APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT INCLUDE APPROVAL FOR ANY TYPE OF ALARM SYSTEM THAT MAY BE SHOWN OR REQUIRED. SEPARATE APPROVALS FOR ANY ALARM SYSTEM MUST BE OBTAINED.
 - ALL BEDROOM BRANCH CIRCUITS SHALL BE ARC FAULT CIRCUIT PROTECTED. (NEC ART. 210-10(B))
 - ALL BATHROOM CIRCUITS SHALL CONFORM TO NEC ART. 210-11(C)(3). THE REQUIREMENTS ARE AS FOLLOWS:
 A. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
 B. AT LEAST ONE 20 AMP CIRCUIT FOR ALL BATHROOMS.
 C. ALL OUTLETS @ INT., BATH, GARAGE, & EXTERIOR, TO BE G.F.I. ELECTRICAL BOXES SHALL BE RATED & APPROVED AT FIREWALLS.
 18. ALL EXHAUST AIR FANS SHALL BE PROVIDED WITH BACK DRAFT DAMPERS. ALL APPLIANCES MUST MEET THE MINIMUM STANDARDS SET FORTH BY THE STATE ENERGY COMMISSION.
 IN ALL AREAS SPECIFIED IN 12052, ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. WIRING SHALL BE DISHED WITH MIN. 20 GA. MATERIALS AND TIGHTLY SEALED. VENTS AND DUCTS SHALL BE MIN. 20 GA. MATERIAL AND FIRE STOP AT FLOOR/CEILING LINES.
 21. ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED AND ALL LIGHTING ABOVE TUBS AND SHOWERS MUST BE APPROVED FOR WET PLACES.

Proposed Custom Home For:
Rim Fire Lane LLC
 22105 Rim Fire Lane, Diamond Bar, CA 91765

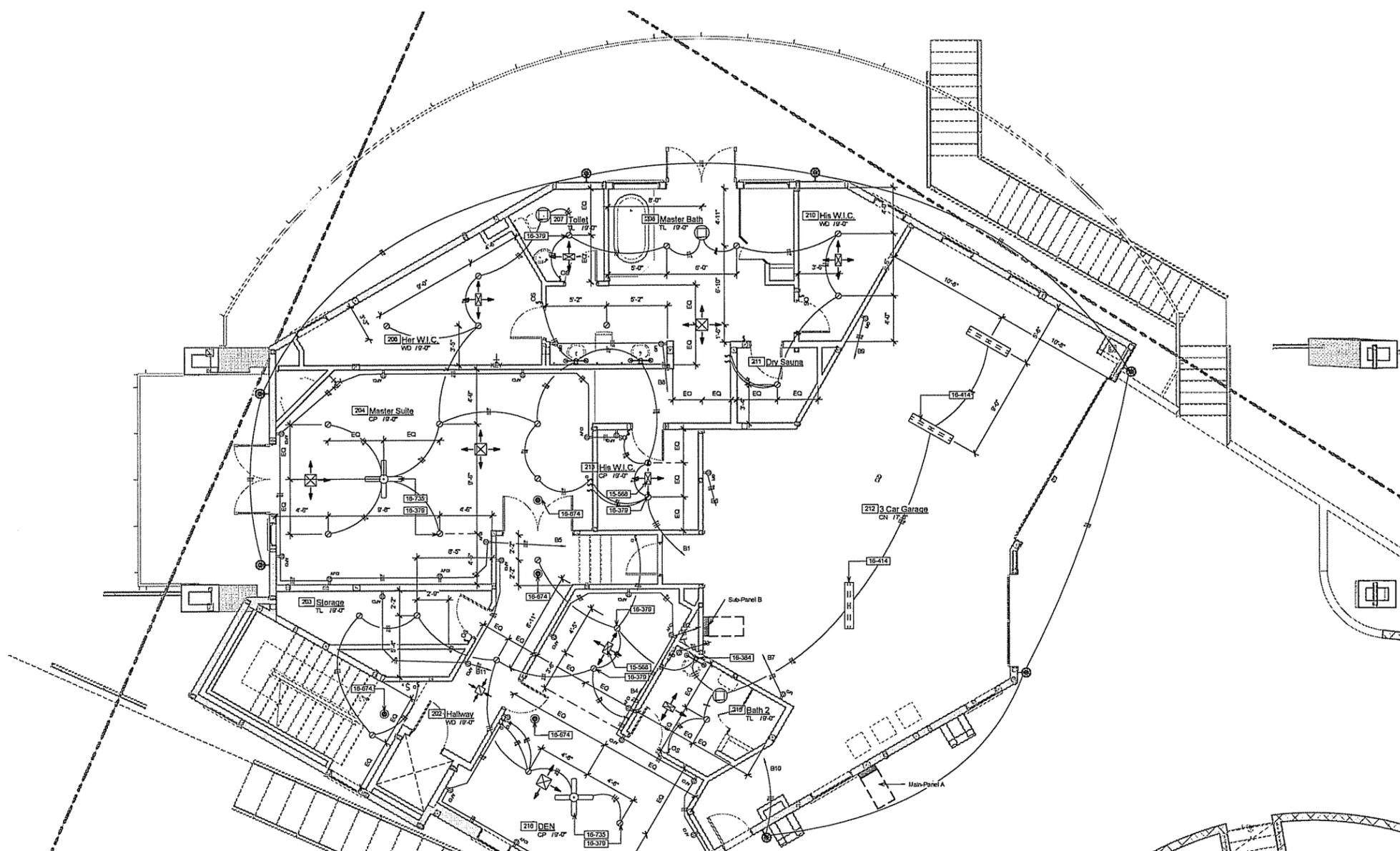
12 Jan, 2015

13-1676

2nd Floor Electrical Plan

E-2

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Plan Notes

- NEW SUPPLY AIR DIFFUSER (SEE MECHANICAL)
- RECESSED RECESSED (NON CAN LIGHT FIXTURE WITH ADJUSTABLE "EYEBALL" TRIM TYPE "A" FLUORESCENT, TYPE "B" FLUORESCENT, WHERE OCCURS) USE TYPE "C" FOR FIXTURES IN DIRECT CONTACT WITH INSULATION
- WALL SCONCE LIGHT (1/4" UG)
- 2-LEVEL TYPICAL FLUORESCENT STRIP FIXTURE
- ALL NEW COMBINATION SMOKE / CARBON MONOXIDE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. HAVE A BATTERY BACKUP. EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. HAVE PERMANENT WIRING WITH A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION, BE WIRED SO THAT WHEN ONE IS ACTIVATED, ALL ARE ACTIVATED AND THE DETECTOR SHALL SOUND AN ALARM THAT IS AUDIBLE IN ALL SLEEPING AREAS. ("FIRST ALERT" MODEL NO. SC91208, OR EQUAL)
- CEILING FAN WITH LIGHT (AS SELECTED BY OWNER). PROVIDE METAL JUNCTION BOX LISTED FOR FAN SUPPORT SECURED TO SOLID 2x BLOCKING. PROVIDE SEPARATE SWITCHES FOR FAN AND LIGHT.

Electrical Legend
 1/4" = 1'-0"

- LIGHTING REQUIREMENTS:**
- ALL LIGHTS IN KITCHEN, LAUNDRY ROOMS, BATHROOM, TO BE HIGH EFFICACY LIGHTING AND TO BE SWITCHED SEPARATELY FROM NON HIGH EFFICACY LIGHTING.
 - LIGHTING IN BATHROOM, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY A OCCUPANT SENSOR.
 - ANY OTHER ROOM MUST BE SWITCHED BY A OCCUPANT SENSOR OR DIMMER SWITCH. (CLOSETS UNDER 70 SQ FT ARE EXEMPT.)
 - ALL OUTDOOR LIGHTING TO HAVE A MOTION SENSOR SWITCH COMBINATION AND OR TIMER SWITCH ONLY (30 MIN MAX)
 - ALL ROOMS TO HAVE LIGHTING TO BE PLACED. NON HIGH EFFICACY LIGHTING SHALL BE SWITCHED ON A SEPARATE CIRCUIT FROM HIGH EFFICACY LIGHTING.
 - OCCUPANCY FIXTURE SHALL HAVE NO MANUAL OVERRIDE AND HAVE A 30 MIN. MAX TIMER AND BE A MICROWAVE ULTRASONIC OR PASSIVE INFRARED TYPE.
 - HIGH EFFICACY LUMINAIRES MUST BE PFM BASED.
- NOTES:**
- ALL WIRE SIZING AND INSTALLATION FOR ALL OUTLET, FIXTURES AND SWITCHES TO BE DETERMINED AND THE SOLE RESPONSIBILITY OF LICENSED ELECTRICIAN ON THE JOB.
 - IF ANY FIELD CHANGES NEED TO BE MADE THE LICENSED ELECTRICIAN HAS SOLE RESPONSIBILITY FOR ALL CHANGES. ALL CHANGES MUST BE APPROVED BY GENERAL CONTRACTOR AND MUST FOLLOW THE CODE NEC.
- LEGEND:**
- DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP
 - DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTER FOR ALL OUTSIDE OUTLETS
 - DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE ARC FAULT INTERRUPTER TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP
 - FLOOR MOUNTED DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTER FOR ALL OUTSIDE OUTLETS
 - RECEPTACLE: 20A-220V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 2" FLOOR FINISHED SLAB U/D
 - CAN LIGHT, ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED. ALL LIGHTS TO BE HIGH EFFICIENCY (FLUORESCENT) U.N.O.
 - WALL MOUNTED FIXTURE HIGH EFFICIENCY (FLUORESCENT) U.N.O.
 - M8 - MOTION SENSOR BUILT IN SWITCH
 - CEILING MOUNTED FIXTURE OR FAN BOX ALL LIGHTS TO BE HIGH EFFICIENCY (FLUORESCENT) U.N.O.
 - FLUORESCENT LIGHT, ALL LIGHTS TO BE HIGH EFFICIENCY (FLUORESCENT)
 - SMOKE DETECTORS AND COMBINED CARBON DIOXIDE DETECTOR - HARD WIRE TO POWER AND SECURITY SYSTEM W/ BATTERY BACK UP
 - TODGE SWITCH: 20A-125V, FLUSH MOUNT AT 48" OR AS NOTED SUBSCRIPT AT SYMBOL. INDICATES THE FOLLOWING:
 - 3 - THREE WAY
 - 4 - FOUR WAY
 - D - DIMMER
 - OS - OCCUPANT SENSOR
 - T - TIMER
 - M8 - MOTION SENSOR
 - THERMOSTAT SEE FAN AND AC UNIT INSTALLATION MANUAL FOR DETAILS
 - 100 CFM EXHAUST FAN 3 SONES
 - ALL WIRE-BONDING PENETRATIONS LIGHT TO NOT BE THE SAME AS LIGHT WIRE-BONDING PENETRATIONS. ALL WIRE-BONDING PENETRATIONS SHALL BE APPROVED BY THE GENERAL CONTRACTOR. ALL WIRE-BONDING PENETRATIONS SHALL BE APPROVED BY THE GENERAL CONTRACTOR.

Electrical 3rd Floor - Garage Level
 1/4" = 1'-0"

Branch Panel:
 Location: 3 Car Garage 2nd
 Supply From: Main Panel A, 120 V/240V, 3P-4W
 Metering: SURFACE
 Enclosure: Type 1

Volts: 120/240V 1PH 3W
 Phases: 1
 Wires: 3

A.I.C. Rating: 10,000 AMPS
 Main Type:
 Main Rating: 200 A
 MCB Rating:

Notes:

CKT	Circuit Description	Trips	Phase	A	B	Phase	Trips	Circuit Description	CKT	
B1	Garage-Master's Flr/Lighting - Master suite	20 A	1	1520 VA	1059 VA		1	20 A	B2	
B3	Garage-Master's Flr/Receptacle - Bathroom #2	20 A	1	180 VA	1800 VA		1	20 A	B4	
B5	Garage-Master's Flr/Receptacle - Master Suite	20 A	1	1620 VA	180 VA		1	20 A	B6	
B7	Garage-Master's Flr/Receptacle - Garage	20 A	1	180 VA	360 VA		1	20 A	B8	
B9	Garage-Master's Flr/Receptacle - Garage	20 A	1	180 VA	432 VA		1	20 A	B10	
B11	Garage-Master's Flr/Receptacle - Hallway - slg	20 A	1	540 VA	2000 VA		2	20 A	B12	
B13	Power	20 A	2	2000 VA	2000 VA				B14	
B15	Power	20 A	2	2000 VA	2000 VA				B16	
B17									B18	
B19									B20	
B21									B22	
B23									B24	
B25									B26	
B27									B28	
B29									B30	
B31									B32	
B33									B34	
B35									B36	
B37									B38	
B39									B40	
B41									B42	
				Total Load:	8879 VA	7240 VA				
				Total Amps:	75 A	60 A				

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Other	0 VA	0.00%	0 VA	
Power	8000 VA	100.00%	8000 VA	Total Conn. Load: 16244 VA
Lighting	723 VA	100.00%	723 VA	Total Est. Demand: 16418 VA
HVAC	684 VA	125.00%	855 VA	Total Conn. Current: 68 A
Lighting - Dwelling Unit	1620 VA	100.00%	1620 VA	Total Est. Demand Current: 68 A
Receptacle	5220 VA	100.00%	5220 VA	

Notes:

- GENERAL ELECTRICAL NOTES:**
- THE ELECTRICAL SYSTEM SHALL BE GROUNDED BY LFER W BONDS TO GAS & WATER PIPING
 - PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. NO OTHER OUTLETS SHALL BE ON LAUNDRY CIRCUIT.
 - WHERE MOTOR LOADS, APPLIANCES, LIGHTING ARE IN COMBINATION, NO MORE THAN 50% OF CONDUCTOR RATING MAY BE USED.
 - GROUNDED ELECTRODE CONDUCTOR SHALL BE #8 COPPER FOR 100A & #4 FOR 200A AND #2 COPPER OR 40A.
 - EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE FIXTURE PROVIDING A MINIMUM OF 40 LUMENS PER WATT.
 - FLUORESCENT FIXTURES SHALL NOT CONTAIN MEDIUM BASE LAMP SOCKETS AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
 - ALL PROPOSED LIGHT FIXTURES SHALL BE LISTED FOR THE PROPOSED LOCATION. LIGHTING FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATION".
 - OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTIVE LEVELS SHALL BE LABELED FOR THE FIRE RESISTIVE LEVEL.
 - PROVIDE TWO MINIMUM SEPARATE 20 AMP CIRCUITS TO KITCHEN APPLIANCES. (NEC 210-49)
 - ELECTRICAL EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS OF MORE THAN 50 AMPS SHALL HAVE A POSITIVE MEANS OF DISCONNECT ADJACENT TO AND IN SIGHT FROM THE EQUIPMENT SERVED. PROVIDE DISCONNECT (B) AT AC. DO NOT INSTALL DISCONNECTS BEHIND EQUIPMENT.
 - ALL LIGHTS IN BATHROOMS AND KITCHEN SHALL BE FLUORESCENT, COMPACT FLUORESCENT, OR APPROVED EQUAL.
 - SMOKE ALARM DETECTORS SHALL SOUND AUDIBLE IN ALL SLEEPING AREAS.
 - RECEPTACLES SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - 1. IN ALL SLEEPING AREAS.
 - 2. IN ALL BATHROOMS.
 - 3. IN ALL KITCHENS.
 - 4. IN ALL GARAGES.
 - 5. IN ALL LAUNDRY ROOMS.
 - 6. IN ALL UTILITY ROOMS.
 - 7. IN ALL CLOSETS UNDER 70 SQ FT.
 - 8. IN ALL HALLWAYS.
 - 9. IN ALL ENTRY AREAS.
 - 10. IN ALL PORCHES.
 - 11. IN ALL PATIOS.
 - 12. IN ALL TERRACES.
 - 13. IN ALL BALCONIES.
 - 14. IN ALL PERGOLAS.
 - 15. IN ALL SUNROOMS.
 - 16. IN ALL SCREENED PORCHES.
 - 17. IN ALL UNFINISHED ATTIC AREAS.
 - 18. IN ALL UNFINISHED CRAWL SPACES.
 - 19. IN ALL UNFINISHED GARAGES.
 - 20. IN ALL UNFINISHED PORCHES.
 - 21. IN ALL UNFINISHED PATIOS.
 - 22. IN ALL UNFINISHED TERRACES.
 - 23. IN ALL UNFINISHED BALCONIES.
 - 24. IN ALL UNFINISHED PERGOLAS.
 - 25. IN ALL UNFINISHED SUNROOMS.
 - 26. IN ALL UNFINISHED SCREENED PORCHES.
 - 27. IN ALL UNFINISHED CRAWL SPACES.
 - 28. IN ALL UNFINISHED GARAGES.
 - 29. IN ALL UNFINISHED PORCHES.
 - 30. IN ALL UNFINISHED PATIOS.
 - 31. IN ALL UNFINISHED TERRACES.
 - 32. IN ALL UNFINISHED BALCONIES.
 - 33. IN ALL UNFINISHED PERGOLAS.
 - 34. IN ALL UNFINISHED SUNROOMS.
 - 35. IN ALL UNFINISHED SCREENED PORCHES.
 - ALL BEDROOM BRANCH CIRCUITS SHALL BE ARC FAULT CIRCUIT PROTECTED (NEC ART. 210-12(B)).
 - ALL BATHROOM BRANCH CIRCUITS SHALL CONFORM TO NEC ART. 210-11(C)(3). THE REQUIREMENTS ARE AS FOLLOWS:
 - A. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
 - B. AT LEAST ONE 20 AMP CIRCUIT FOR ALL BATHROOMS.
 - C. ALL OUTLETS IN KIT, BATH, GARAGE, & EXTERIOR TO BE G.F.I.
 - D. ELECTRICAL BOXES SHALL BE RATED & APPROVED AT PRESSURE.
 - E. ALL EXHAUST AIR FANS SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
 - F. ALL APPLIANCES MUST MEET THE MINIMUM STANDARDS SET FORTH BY THE STATE ENERGY COMMISSION.
 - G. IN ALL AREAS SPECIFIED IN 210.52, ALL 120-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
 - H. WRING SHALL BE SHEATHED WITH MIN. 20 GA. MATERIAL AND FIRE STOP AT FLOOR/CILING LINES.
 - I. ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED AND ALL LIGHTING RECEPTACLES AND SWITCHES MUST BE APPROVED FOR MOUNTING.

Proposed by: **Rim Fire Line LLC**
 22105 Rim Fire Lane, Diamond Bar, CA 91765

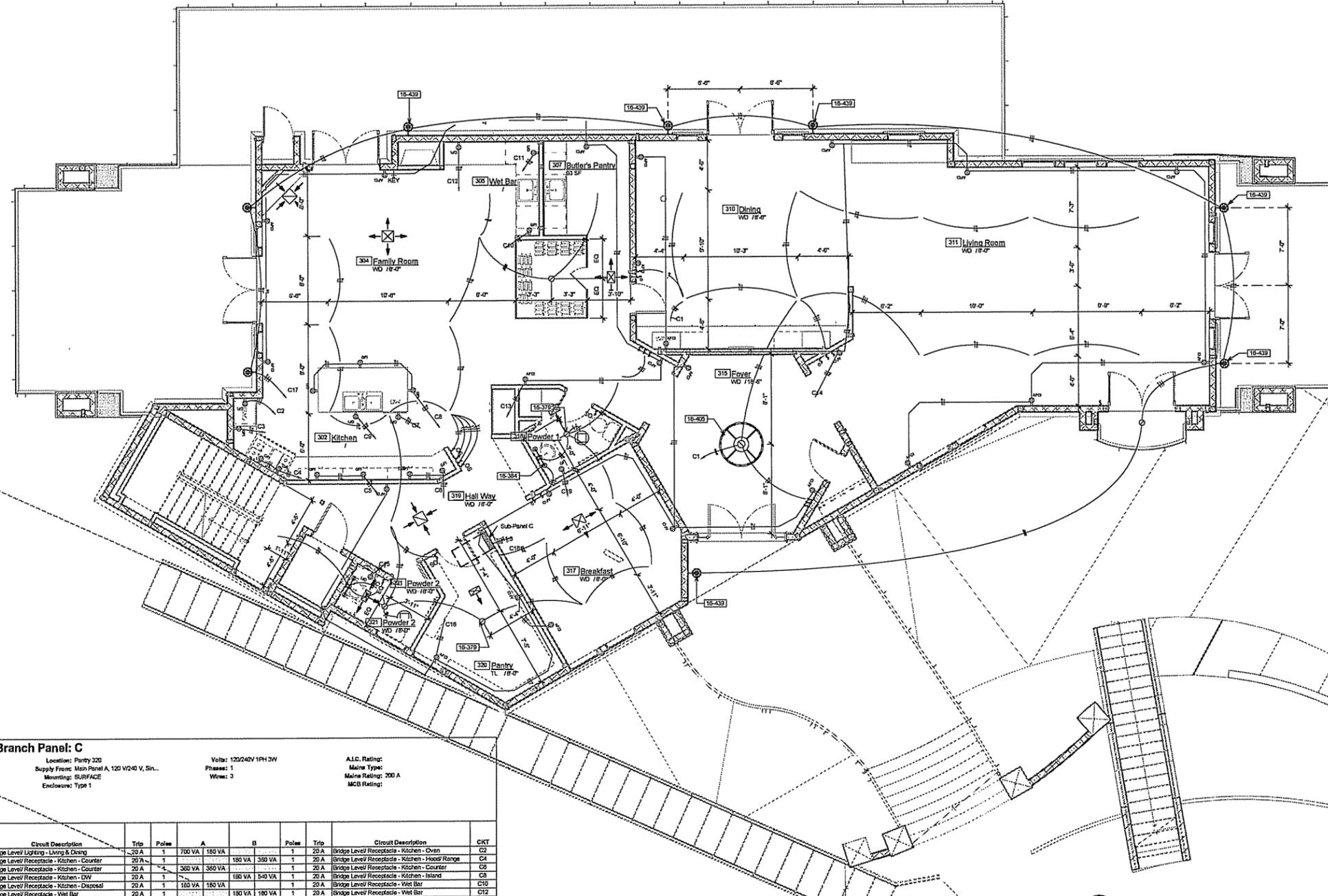
12 Jan. 2015

13-1676

3rd Floor Electrical Plan

E-3

Professional Engineer Seal: No. C 1554, Exp. 10/17, State of California



Plan Notes	
16-379	RECESSED INCANDESCENT (IC) CAN LIGHT FIXTURE WITH ADJUSTABLE 'EYEBALL' TRIM (F = VAPOR RESISTANT, F* = FLUORESCENT, WHERE OCCURS) USE 'TYPE IC' FOR FIXTURES IN DIRECT CONTACT WITH INSULATION
16-384	WALL SCONCE LIGHT (4x4 LIGHT)
16-405	SUSPENDED Foyer CHANDELIER (120V) 'PROGRESS' MODEL NO. P-4386-10
16-439	SURFACE MOUNTED FLUORESCENT PORCH LIGHT (4x4)

- ### Electrical Legend
- LIGHTING REQUIREMENTS:**
- ALL LIGHTS IN KITCHEN, LAUNDRY ROOMS, BATHROOM, TO BE HIGH EFFICACY LIGHTING AND TO BE SWITCHED SEPARATELY FROM NON HIGH EFFICACY LIGHTING.
 - LIGHTING IN BATHROOM, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS MUST BE CONTROLLED BY A OCCUPANT SENSOR.
 - ANY OTHER ROOM MUST BE SWITCHED BY A OCCUPANT SENSOR OR DIMMER SWITCH (CLOSETS UNDER 50 SQ FT ARE EXEMPT).
 - ALL OUTDOOR LIGHTING TO HAVE A MOTION SENSOR SWITCH COMBINATION AND OR TIMER SWITCH ONLY (30 MIN MAX).
 - ALL ROOMS TO HAVE LIGHTING TO BE PLACED, NON HIGH EFFICACY LIGHTING SHALL BE SWITCHED ON A SEPARATE CIRCUIT FROM HIGH EFFICACY LIGHTING.
 - OCCUPANCY FIXTURE SHALL HAVE NO MANUAL OVERRIDE AND HAVE A 30 MIN. MAX TIMER AND BE A MICROWAVE/ULTRASONIC OR PASSIVE INFRARED TYPE.
 - HIGH EFFICACY LUMINARIES MUST BE PIN BASED.
- NOTES:**
- ALL WIRE SIZING AND INSTALLATION FOR ALL OUTLET, FIXTURES AND SWITCHES TO BE DETERMINED AND THE SOLE RESPONSIBILITY OF LICENSED ELECTRICIAN ON THE JOB.
 - IF ANY FIELD CHANGES NEED TO BE MADE THE LICENSED ELECTRICIAN HAS SOLE RESPONSIBILITY FOR ALL CHANGES. ALL CHANGES MUST BE APPROVED BY GENERAL CONTRACTOR AND MUST FOLLOW THE 2005 NEC.
- LEGEND:**
- DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP
 - DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUND FAULT INTERRUPTION TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP, WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTION FOR ALL OUTSIDE OUTLETS
 - DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUND FAULT INTERRUPTION TYPE, TO BE INSTALLED 12" OFF SLAB AND 6" OFF FINISHED COUNTERTOP
 - FLOOR MOUNTED DUPLEX RECEPTACLE: 20A-125V-2P, 3-WIRE GROUNDING TYPE, WEATHERPROOF COVER W/ GROUND FAULT INTERRUPTION FOR ALL OUTSIDE OUTLETS
 - RECEPTACLE: 20A-220V-2P, 3-WIRE GROUNDING TYPE, TO BE INSTALLED 3" FLOOR FINISHED SLAB U.N.O.
 - CAN LIGHT, ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED, ALL LIGHTS TO BE HIGH EFFICIENCY (FLUORESCENT) U.N.O.
 - WALL MOUNTED FIXTURE HIGH EFFICIENCY (FLUORESCENT) U.N.O.
 - CEILING MOUNTED FIXTURE OR FAN BOX ALL LIGHTS TO BE HIGH EFFICIENCY (FLUORESCENT) U.N.O.
 - FLUORESCENT LIGHT, ALL LIGHTS TO BE HIGH EFFICIENCY (FLUORESCENT)
 - SMOKE DETECTORS AND COMBINED CARBON DIOXIDE DETECTOR - HARD WIRE TO POWER AND SECURITY SYSTEM W/ BATTERY BACK UP
 - TOGGLE SWITCH, 20A-125V, FLUSH MOUNT AT 48" OR AS NOTED SUBSCRIPT AT SYMBOL, INDICATES THE FOLLOWING:
 - 3 - THREE WAY
 - 4 - FOUR WAY
 - D - DIMMER
 - OS - OCCUPANT SENSOR
 - T - TIMER
 - MS - MOTION SENSOR
 - THERMOSTAT SEE FAU AND AC UNIT INSTALLATION MANUAL FOR DETAILS
 - 100 CFM EXHAUST FAN 3 SONES

Branch Panel: C
 Location: Party 320
 Supply From: Main Panel A, 120 V/240 V, Sin., Phase: 1
 Mounting: SURFACE
 Enclosure: Type 1

Voltage: 120/240V 1PH 3W
 Main Type: MCB Rating: 200 A
 Wires: 3

A.I.C. Rating:
 Main Rating: 200 A
 MCB Rating:

CKT	Circuit Description	Trips	Poles	A	B	Poles	Trips	Circuit Description	CKT
C1	Bridge Level Lighting - Living & Dining	20 A	1	700 VA	180 VA	1	20 A	Bridge Level Receptacle - Kitchen - Oven	C1
C3	Bridge Level Receptacle - Kitchen - Counter	20 A	1	180 VA	360 VA	1	20 A	Bridge Level Receptacle - Kitchen - Hood/Range	C4
C5	Bridge Level Receptacle - Kitchen - Counter	20 A	1	360 VA	360 VA	1	20 A	Bridge Level Receptacle - Kitchen - Counter	C8
C7	Bridge Level Receptacle - Kitchen - DW	20 A	1	180 VA	540 VA	1	20 A	Bridge Level Receptacle - Kitchen - Island	C9
C9	Bridge Level Receptacle - Kitchen - Disposal	20 A	1	180 VA	180 VA	1	20 A	Bridge Level Receptacle - Wet Bar	C10
C11	Bridge Level Receptacle - Wet Bar	20 A	1	180 VA	180 VA	1	20 A	Bridge Level Receptacle - Living & Dining	C14
C13	Bridge Level Receptacle - Family Room	20 A	1	1080 VA	1820 VA	1	20 A	Bridge Level Receptacle - Breakfast & Pantry	C18
C15	Bridge Level Receptacle - Powder Room #2	20 A	1	180 VA	1440 VA	1	20 A	Bridge Level Lighting - Kitchen & Breakfast	C18
C17	Bridge Level Lighting - Balconies	20 A	1	840 VA	1630 VA	1	20 A	Bridge Level Lighting - Kitchen & Breakfast	C18
C19	Bridge Level Receptacle - Powder Room #1	20 A	1	180 VA	720 VA	2	20 A	HVAC	C23
C21	HVAC	20 A	2	720 VA	720 VA	2	20 A	HVAC	C23
C23	HVAC	20 A	2	720 VA	760 VA	1	20 A	Roof Deck Level Lighting	C24
C25	Roof Deck Level Receptacle	20 A	1	360 VA	180 VA	1	20 A	Roof Deck Level Receptacle - Kitchen	C28
C27	Roof Deck Level Receptacle - Kitchen	20 A	1	180 VA	180 VA	1	20 A	Roof Deck Level Receptacle - Kitchen	C28
C29	Roof Deck Level Receptacle - Kitchen	20 A	1	180 VA	720 VA	2	20 A	HVAC	C30
C31	Power	20 A	2	2000 VA	2000 VA	2	20 A	HVAC	C32
C33	Power	20 A	2	2000 VA	2000 VA	2	20 A	Power	C34
C35	Power	20 A	2	2000 VA	2000 VA	2	20 A	Power	C38
C37	Power	20 A	2	2000 VA	2000 VA	2	20 A	Power	C39
C39	Power	20 A	2	2000 VA	2000 VA	2	20 A	Power	C40
C41									C42
Total Load:				17715 VA	14700 VA				
Total Amps:				148 A	122 A				

WD-Electrical 4 Living Area (4th Floor)
 1/4" = 1'-0"

- GENERAL ELECTRICAL NOTES:**
- THE ELECTRICAL SYSTEM SHALL BE GROUNDED BY UFER W BONDS TO GAS & WATER PIPING.
 - PROVIDE ONE MINIMUM SEPARATE 20 AMP CIRCUIT TO LAUNDRY APPLIANCES. NO OTHER OUTLETS SHALL BE ON LAUNDRY CIRCUIT.
 - WHERE MOTOR LOADS, APPLIANCE LIGHTING ARE IN COMBINATION, NO MORE THAN 50% OF CONDUCTOR RATING MAY BE USED.
 - GROUNDING ELECTRODE CONDUCTOR SHALL BE #6 COPPER FOR 100A & #4 FOR 200A AND #2 COPPER OR 40A.
 - EACH ROOM CONTAINING A WATER CLOSET SHALL HAVE AT LEAST ONE FLUORESCENT FIXTURES SHALL NOT CONTAIN MEDIUM BASE LAMP SOCKETS AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
 - ALL PROPOSED LIGHT FIXTURES SHALL BE LISTED FOR THE PROPOSED LOCATION. LIGHTING FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED "SUITABLE FOR DAMP LOCATIONS".
 - OPENINGS AROUND ELECTRICAL PENETRATIONS THROUGH FIRE RESISTIVE RATED WALLS, PARTITIONS, FLOORS, OR CEILING SHALL BE FIRED STOPPED USING APPROVED METHODS TO MAINTAIN THE FIRE RESISTIVITY.
 - PROVIDE THREE SEPARATE 20 AMP CIRCUITS FOR EACH BATHROOM: 1. GROUNDING ELECTRODE CONDUCTOR (GEC) SHALL BE #6 COPPER FOR 100A & #4 FOR 200A AND #2 COPPER OR 40A. 2. ALL OUTLETS IN BATHROOMS SHALL BE GFI. 3. ALL OUTLETS IN BATHROOMS SHALL BE GFI.
 - ALL BEDROOM BRANCH CIRCUITS SHALL BE AFCI CIRCUIT PROTECTED (NEC ART. 210-12(B)).
 - ALL BATHROOM CIRCUITS SHALL CONFORM TO NEC ART. 210-11(C)(3). THE REQUIREMENTS ARE AS FOLLOWS:
 - A - A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS.
 - B - AT LEAST ONE 20 AMP CIRCUIT FOR ALL BATHROOMS.
 - C - ALL OUTLETS IN BAT. BATH GARAGE & EXTERIOR, TO BE G.F.I.
 - ELECTRICAL BOXES SHALL BE RATED & APPROVED AT FIREWALLS.
 - ALL EXHAUST AIR FANS SHALL BE PROVIDED WITH BACK DRAFT DAMPERS. ALL APPLIANCES MUST MEET THE MINIMUM STANDARDS SET FORTH BY THE STATE ENERGY COMMISSION.
 - IN ALL AREAS SPECIFIED IN 210.52, ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.
 - WIRING SHALL BE SHEATHED WITH MIN. 20 GA. MATERIALS AND TIGHTLY SEALED. VENTS AND DUCTS SHALL BE MIN. 20 GA. MATERIAL AND FIRE STOP AT FLOOR/CEILING LINES.
 - ALL CAN LIGHTS ARE TO BE THERMALLY PROTECTED AND ALL LIGHTING ABOVE TUBS AND SHOWERS MUST BE APPROVED FOR WET PLACES.

Proposed Custom Home For:
Rim Fire Lane LLC
 22105 Rim Fire Lane, Diamond Bar, CA 91765

12 Jan, 2015

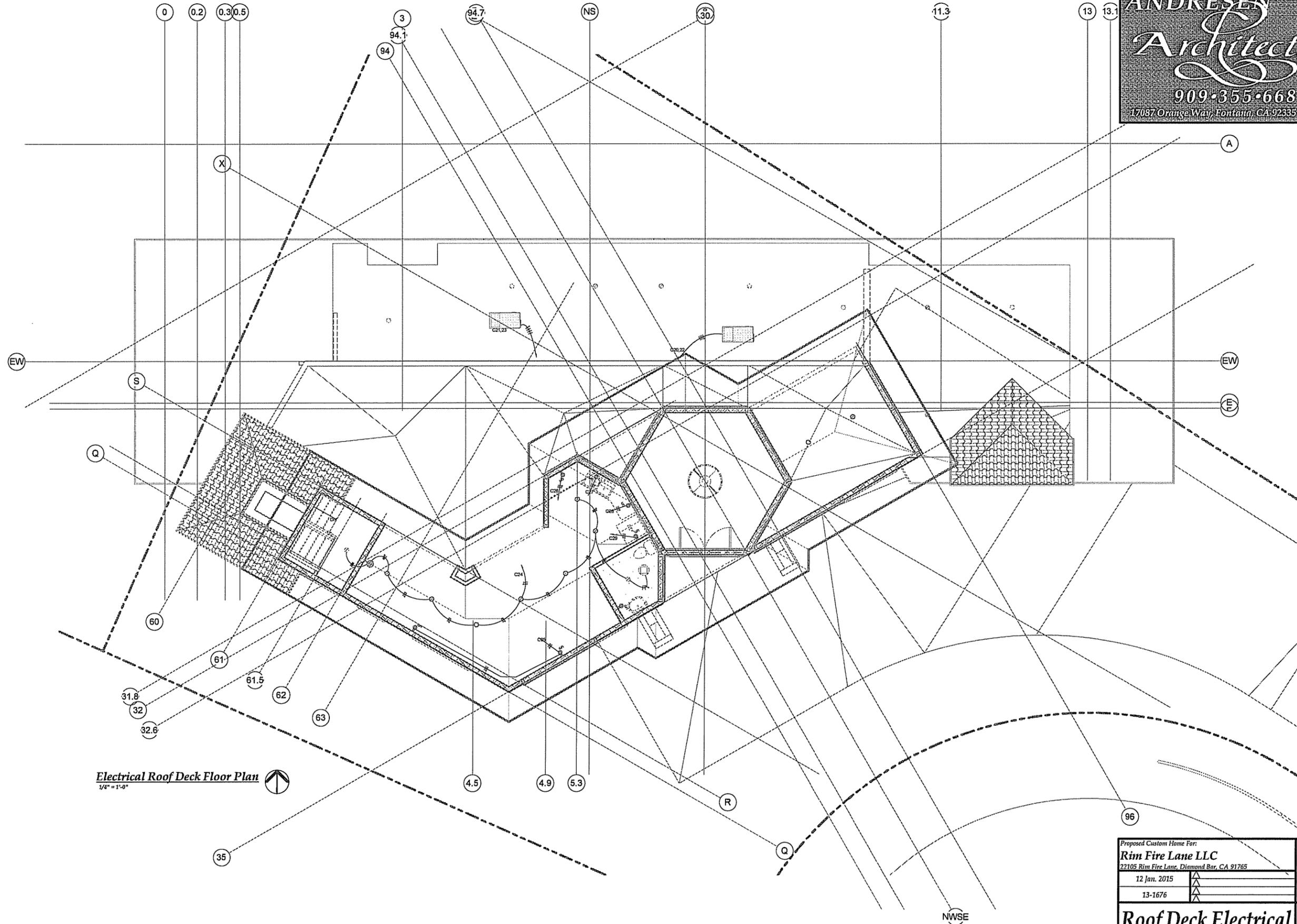
13-1676

4th Floor Electrical Plan

E-4

SEAL: ARCHITECT ANDRESEN INC. No. C 1884 Exp. 12-31-17 STATE OF CALIFORNIA

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Electrical Roof Deck Floor Plan
 1/4" = 1'-0"

Proposed Custom Home For:	
Rim Fire Lane LLC	
22105 Rim Fire Lane, Diamond Bar, CA 91765	
12 Jan. 2015	▲
13-1676	▲



**Roof Deck Electrical
 Plan**

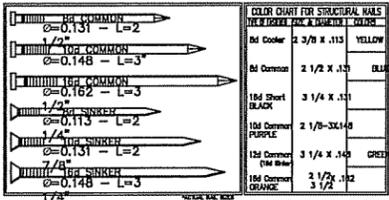
E-5

Division 6 (continued)
Wood

- B. Beams and joists.**
- Beams and joists supported on masonry or concrete shall have not less than 3" of bearing.
 - Beams and joists supported on wood shall have a bearing and bearing shall be comprised of one (1) solid post (or multi-stud) constructed in an approved manner over the bearing on masonry.
 - Beams. Provide 2 x 4 temporary bracing to all beams projecting 3'-0" beyond building line to prevent warpage.
- C. Roof and Ceiling Framing.**
- Roofing. Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board of least 2" nominal thickness at ridge and not less in depth than the out end of the rafter. At all valleys or hips there shall be a single valley or hip rafter not less than 2" nominal thickness and not less than the width of the rafters.
 - Rafters shall be nailed to an adjacent ceiling joist to form a continuous tie between exterior walls when such joists are parallel to the rafters. Where not parallel, rafters shall be tied to 2" x 4" (nominal) minimum size area truss. Rafters shall be spaced not more than 4' of center.
 - Joists to support roof loads may be installed to reduce the span of rafters within allowable limits and shall be supported by studs to bearing walls. The maximum span of 2" x 4" joists shall be 8'. In no case shall a joist be smaller than the supported rafter. The unbraced length of the 2 x 4 struts shall not exceed 8' (10'-0" for 2 x 6 struts) and the minimum slope of the struts shall not be less than 45 degrees above the horizontal.
 - Joists. Rafters more than 8' in depth shall be supported laterally at the ends and at each support by solid blocking not less than 2" in thickness and the full depth of the rafter unless nailed, hand or fire joint or to an adjacent wall or to an adjoining stud as required by Code. Provide 2x solid blocking at 10'-0" intervals for all rafters more than 8' deep.
 - Joists and Beams. Beams shall be seasoned materials, free of splinters and shall have a texture not so rough as to be injurious or irritating to the skin if located where it can be touched under normal living conditions. If there are any questions regarding the acceptability of any material, contact the Project Superintendent.
 - Joists. Rafters to be 2 x 6 Douglas Fir #2 or better rafters at 24" o.c. with a maximum span of 10'-0" typical.
 - Joists. Joist sheathing, development and other products covered in above standards, comply with recommendations of manufacturer of product involved for use intended.
 - Joists. Cut, slope, plane, level and turn all framing members to provide full bearing.
 - Protection from deterioration.
 - Securing. Where wood is near to earth, use treated or natural decay resistant wood unless separated by a 3" concrete slab with an impervious membrane between earth and concrete.
 - Embedment. Wood shall not be embedded in the ground or in direct contact with the earth and used for the support of permanent structures.
 - Slab. All foundation plates, sills and sleepers on a concrete or masonry slab shall contact with and be embedded in the slab to be treated wood of the same species and shall be marked or branded by an approved agency. As an alternate, use a 3" concrete slab with an impervious membrane between earth and concrete.
 - Exposure. Columns and posts located on concrete floors or decks exposed to weather or to water pipes and water pipes support permanent structures shall be supported by metal pedestals projecting at least 6" above exposed earth and at least 1" above each floor.
- D. Provide Fire-Stopping.** To cut off all concealed draft openings (both vertical and horizontal) and to form an effective barrier in specific locations, as follows:
- Walls At Floor/Ceilings. In exterior or interior stud walls, at ceilings and floor levels.
 - Stud openings. In all stud walls and partitions, including framed areas, so placed that the maximum dimensions of any concealed space is not over 10'-0".
 - Stairways. Between stair structures at top & bottom, between the studs in line with run of stair if wall below stair is unfinished.
 - Roof/Loose. Around top, bottom, sides and ends of sliding door pockets.
 - Vanals. In openings around vents, ducts, chimneys, fireplaces and similar openings fire stop material shall be applied in accordance with the manufacturer's instructions. A metal collar tightly fitted to the chimney and nailed to the wood framing may be used.
 - Thickness. Firestop of wood shall be 2" nominal thickness. If the width of the opening is such that more than one piece of lumber is necessary, there shall be 2 thickness of material with joints broken or a thickness of 3/4" Plywood.
 - Minimum Height. Firestop may also be gypsum wall board.
 - Double. In floor structures where neither exceeds 4'-1" fast, double board and trimmer members and support with metal anchors.
- E. Nailing and drilling of joists, rafters, and studs are permitted as detailed in standard details.**
- F. Vertical Assemblies.**
- Provide 2 x 4 studs at 16" O.C. for bearing and exterior walls on the top two stories and other 2 x 6 or 3 x 4 studs at 16" O.C. for bearing and exterior walls on the first two stories.
 - Outlets, inlets, and landing of studs is permitted in accordance with #15 above. Minimum distance between hole and edge of stud 3/8".
 - Clasp studs with wide dimension perpendicular to wall. Frame corners with 3 studs or where walls intersect back up studs may be used when adequate backing is provided for finish material. Minimum stud length for foundation wall is 14". Provide solid blocking where this length does not occur. Where foundation walls exceed 4' high frame or require for additional story.
 - All walls provide double top plates top corners and stagger splices minimum 4'-0". At all walls, provide single bottom plate except where lightweight concrete floor is used. Provide double bottom plate where floors are cut or bored to pass other work. Provide 1/2" x 1-1/2" metal strip each side with 4-16 nuts. All plates size 2x stud width min.
 - Edges of exterior walls shall meet cross walls at or near ends and at max 25'-0" intervals by approved method. Noer cripple walls as required for full height walls. Framing is responsible for installing temporary bracing to adequately support framing during construction. This bracing to remain in place until structural integrity has been achieved.
 - Quality walls shall be framed of studs not less in size than the stud above with a min. length of 24" or shall be framed of solid blocking. When exceeding 4'-0" in height, such walls shall be framed of studs having the size req'd for an odd story.
 - Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joints underneath it so spaced as to give proper clearance for the piping.
 - Blocking. (2 x 6 min) to be provided at all handrails and at all built up corners.
 - Timber. Douglas Fir-Larch 19% moisture content.
 - Lumber shall be free of heart center.
 - Blocking. All stud partitions walls with studs having a height-to-thickness ratio exceeding 30 shall have blocking not less than 2" in thickness and of the same width as the studs framed and nailed to provide adequate lateral support.
 - Walls. Walls 8'-0" in length or longer shall be doubled. All walls shall have a gypsum board stud u.n.c.
- G. Connections.**
- Roof/Joist. Provide positive connection between posts and beams to prevent uplift or lateral displacement and at beam splices to prevent separation.
 - Nails. May be common, hex or vinyl coated shanks unless specifically noted otherwise or required otherwise by the governing codes. Where necessary to prevent splitting, pre-drill pilot holes smaller than nail; provide maximum nailing per CBC 2304.8.1.
- H. All Ventilation.**
- Induce, extract, and exhaust rafter spaces shall have cross-ventilation for such spaces by ventilating openings protected against entrance of rain. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated. The openings shall be covered with corrosion resistant metal mesh openings of 1/4" in dimension. Do not block vents with insulation.
- I. Forming.**
- Slab walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 3/8" diameter x 6" A307 bolts at top, mid-height and bottom.
 - Structural information shown on framing plans for the main structural elements. Non-structural elements shall be constructed per approved code requirements.
 - Weight of the roof shall be considered as 10 psf max. (total roof dead load of 20 psf). If roofing material exceeds 10 psf, the load, the Framing Contractor should notify Andresen Architecture, Inc. in writing prior to construction.
 - All glass windows shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is ensured.

Division 6 (continued)
Wood

- Roofing. Rafters shall be framed directly opposite each other at the ridge. There shall be a ridge board of least 2" nominal thickness at ridge and not less in depth than the out end of the rafter. At all valleys or hips there shall be a single valley or hip rafter not less than 2" nominal thickness and not less than the width of the rafters.
 - Rafters shall be nailed to an adjacent ceiling joist to form a continuous tie between exterior walls when such joists are parallel to the rafters. Where not parallel, rafters shall be tied to 2" x 4" (nominal) minimum size area truss. Rafters shall be spaced not more than 4' of center.
 - Joists to support roof loads may be installed to reduce the span of rafters within allowable limits and shall be supported by studs to bearing walls. The maximum span of 2" x 4" joists shall be 8'. In no case shall a joist be smaller than the supported rafter. The unbraced length of the 2 x 4 struts shall not exceed 8' (10'-0" for 2 x 6 struts) and the minimum slope of the struts shall not be less than 45 degrees above the horizontal.
 - Joists. Rafters more than 8' in depth shall be supported laterally at the ends and at each support by solid blocking not less than 2" in thickness and the full depth of the rafter unless nailed, hand or fire joint or to an adjacent wall or to an adjoining stud as required by Code. Provide 2x solid blocking at 10'-0" intervals for all rafters more than 8' deep.
 - Joists and Beams. Beams shall be seasoned materials, free of splinters and shall have a texture not so rough as to be injurious or irritating to the skin if located where it can be touched under normal living conditions. If there are any questions regarding the acceptability of any material, contact the Project Superintendent.
 - Joists. Rafters to be 2 x 6 Douglas Fir #2 or better rafters at 24" o.c. with a maximum span of 10'-0" typical.
 - Joists. Joist sheathing, development and other products covered in above standards, comply with recommendations of manufacturer of product involved for use intended.
 - Joists. Cut, slope, plane, level and turn all framing members to provide full bearing.
 - Protection from deterioration.
 - Securing. Where wood is near to earth, use treated or natural decay resistant wood unless separated by a 3" concrete slab with an impervious membrane between earth and concrete.
 - Embedment. Wood shall not be embedded in the ground or in direct contact with the earth and used for the support of permanent structures.
 - Slab. All foundation plates, sills and sleepers on a concrete or masonry slab shall contact with and be embedded in the slab to be treated wood of the same species and shall be marked or branded by an approved agency. As an alternate, use a 3" concrete slab with an impervious membrane between earth and concrete.
 - Exposure. Columns and posts located on concrete floors or decks exposed to weather or to water pipes and water pipes support permanent structures shall be supported by metal pedestals projecting at least 6" above exposed earth and at least 1" above each floor.
- D. Provide Fire-Stopping.** To cut off all concealed draft openings (both vertical and horizontal) and to form an effective barrier in specific locations, as follows:
- Walls At Floor/Ceilings. In exterior or interior stud walls, at ceilings and floor levels.
 - Stud openings. In all stud walls and partitions, including framed areas, so placed that the maximum dimensions of any concealed space is not over 10'-0".
 - Stairways. Between stair structures at top & bottom, between the studs in line with run of stair if wall below stair is unfinished.
 - Roof/Loose. Around top, bottom, sides and ends of sliding door pockets.
 - Vanals. In openings around vents, ducts, chimneys, fireplaces and similar openings fire stop material shall be applied in accordance with the manufacturer's instructions. A metal collar tightly fitted to the chimney and nailed to the wood framing may be used.
 - Thickness. Firestop of wood shall be 2" nominal thickness. If the width of the opening is such that more than one piece of lumber is necessary, there shall be 2 thickness of material with joints broken or a thickness of 3/4" Plywood.
 - Minimum Height. Firestop may also be gypsum wall board.
 - Double. In floor structures where neither exceeds 4'-1" fast, double board and trimmer members and support with metal anchors.
- E. Nailing and drilling of joists, rafters, and studs are permitted as detailed in standard details.**
- F. Vertical Assemblies.**
- Provide 2 x 4 studs at 16" O.C. for bearing and exterior walls on the top two stories and other 2 x 6 or 3 x 4 studs at 16" O.C. for bearing and exterior walls on the first two stories.
 - Outlets, inlets, and landing of studs is permitted in accordance with #15 above. Minimum distance between hole and edge of stud 3/8".
 - Clasp studs with wide dimension perpendicular to wall. Frame corners with 3 studs or where walls intersect back up studs may be used when adequate backing is provided for finish material. Minimum stud length for foundation wall is 14". Provide solid blocking where this length does not occur. Where foundation walls exceed 4' high frame or require for additional story.
 - All walls provide double top plates top corners and stagger splices minimum 4'-0". At all walls, provide single bottom plate except where lightweight concrete floor is used. Provide double bottom plate where floors are cut or bored to pass other work. Provide 1/2" x 1-1/2" metal strip each side with 4-16 nuts. All plates size 2x stud width min.
 - Edges of exterior walls shall meet cross walls at or near ends and at max 25'-0" intervals by approved method. Noer cripple walls as required for full height walls. Framing is responsible for installing temporary bracing to adequately support framing during construction. This bracing to remain in place until structural integrity has been achieved.
 - Quality walls shall be framed of studs not less in size than the stud above with a min. length of 24" or shall be framed of solid blocking. When exceeding 4'-0" in height, such walls shall be framed of studs having the size req'd for an odd story.
 - Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joints underneath it so spaced as to give proper clearance for the piping.
 - Blocking. (2 x 6 min) to be provided at all handrails and at all built up corners.
 - Timber. Douglas Fir-Larch 19% moisture content.
 - Lumber shall be free of heart center.
 - Blocking. All stud partitions walls with studs having a height-to-thickness ratio exceeding 30 shall have blocking not less than 2" in thickness and of the same width as the studs framed and nailed to provide adequate lateral support.
 - Walls. Walls 8'-0" in length or longer shall be doubled. All walls shall have a gypsum board stud u.n.c.
- G. Connections.**
- Roof/Joist. Provide positive connection between posts and beams to prevent uplift or lateral displacement and at beam splices to prevent separation.
 - Nails. May be common, hex or vinyl coated shanks unless specifically noted otherwise or required otherwise by the governing codes. Where necessary to prevent splitting, pre-drill pilot holes smaller than nail; provide maximum nailing per CBC 2304.8.1.
- H. All Ventilation.**
- Induce, extract, and exhaust rafter spaces shall have cross-ventilation for such spaces by ventilating openings protected against entrance of rain. The net free ventilating area shall not be less than 1/150 of the area of the space ventilated. The openings shall be covered with corrosion resistant metal mesh openings of 1/4" in dimension. Do not block vents with insulation.
- I. Forming.**
- Slab walls perpendicular to a concrete or masonry wall shall be bolted to the concrete or masonry wall with 3/8" diameter x 6" A307 bolts at top, mid-height and bottom.
 - Structural information shown on framing plans for the main structural elements. Non-structural elements shall be constructed per approved code requirements.
 - Weight of the roof shall be considered as 10 psf max. (total roof dead load of 20 psf). If roofing material exceeds 10 psf, the load, the Framing Contractor should notify Andresen Architecture, Inc. in writing prior to construction.
 - All glass windows shall have continuous sheathing material from one end to the other and from plate to plate as specified on the drawings. Contractor shall coordinate framing such that continuity of shear panels is ensured.



STRUCTURAL GLUE-LAMINATED UNITS

- All fabrication and workmanship shall conform to the current edition of the American Institute of Woodworkers' Structural Glue-Laminated Douglas Fir (Coast Region) Lumber by the West Coast Lumbermen's Association and the current edition of Timber Construction.
 - All structural members shall be Douglas Fir Larch, with 1-1/2" outer and core laminations, combination 24F with waterproof resorcinol or phenol resorcinol glue conforming to Federal Specification MIL-17000, or combination 24F-V8 or 24F-V10 for conventional beams.
 - Comply with ANSI/AIAA A117.1 "Structural glue laminated timber."
 - Contract mark each piece of glue-laminated structural units with A117 Quality Inspected mark.
 - Contract mark each piece of glue-laminated structural units with A117 Quality Inspected mark.
 - Design. Where portions of final design for glue-laminated timber members are indicated as manufacturer's responsibility (any element of design consideration), comply with applicable provisions of AIAA 117-1 Designing, Standard specifications for structural glue-laminated timber of softwood species."
 - A certificate of inspection for each Glu-lam beam from an approved Testing Agency shall be submitted to, and approved by the local Building Department and the Architect.
- Material:**
- Provide glue-laminated timber members sized as shown on drawings that meet or exceed the following stress values for normal loading duration and condition of use:
Bending (F_b), 2400 psi.
Horizontal shear (F_v), 185 psi.
Compression perpendicular to grain (F_c-Axially loaded), 550 psi.
Compression parallel to grain (F_c-Non-axially loaded), 650 psi.
Modulus of elasticity (E), 1,800,000 psi.
Tension parallel to grain (F_t-Axially loaded), 1150 psi.
Tension perpendicular to grain (F_t-Axially loaded), 1850 psi.
 - ASTM D 2559 "Wet-use adhesive, unless otherwise indicated.
 - Use manufacturer's standard transparent, colorless wood sealer, effective in retarding the penetration of moisture at cross grain ends.
 - Use manufacturer's standard translucent penetrating wood sealer, which will not interfere with application of wood stain and preservative.
 - Moisture content of the lumber at the time of gluing shall not be more than 16% with a maximum variation of 5% in any beam.
- Execution:**
- Prepare lumber for fabrication of each member as shown on drawings and may be either straight or parallel to the member on option, if not shown, use standard member per manufacturer, and immediately after cutting each member to final length and width, apply wood preservative, or other protective coating, of end and sealer to ends and other cross-cut surfaces, keeping surfaces clean and free of sawdust for not less than 30 minutes. Beams shall be load wrapped for protection during shipping.
 - After fabrication and grading of each unit, and coat sealer, apply a heavy saturation coat of preservative sealer on each unit, except for treated wood which treatment has included a water repellent.
 - Each of the members shall be industrial appearance grade (unless otherwise noted) in conformance with Standard Appearance Grades of the A.L.T.C.

Division 7
Thermal & Moisture Protection

- ATTIC ACCESS**
- Provide attic access with insulation where indicated on plans.
- EXTERIOR WALL COVERINGS**
- Manufacturers. Provide one (1) layer of 80 pound asphalt saturated felt minimum under all exterior finishes.
 - Shelf. Walls and Horizontal Applications require a minimum of two (2) layers of grade "D" building paper.
- Waterfall:**
- Exterior materials shall conform to the requirements of the Uniform Building Code, applicable edition, and all State and Local codes.
- ROOFING AND MEMBRANES**
- Scope. Furnish and install roofing and waterproofing work including roof strips and incorporating other trades flashing, sleeves and joints.
 - Installation. Install roofing and wall corrosion resistant metal flashing per manufacturer's recommendations including the use of fasteners and anchoring devices for high wind areas, and per C.B.C. Chapter 1503, carefully incorporating flashing, cuppers, joints, sleeves, roof drains, soffits, etc. supplied by others.
 - Inspection. Owner shall provide a waterproofing specialist to review built-up roofing, waterproofing, foundation wall waterproofing and flashing details and provide continuous inspection during field installation of all waterproof and flashing surfaces and materials to insure adherence to manufacturer's specifications and the highest standards of construction practice.
- Special Conditions**
- Provide conditions of all vertical surfaces.
 - Provide details as indicated, and as necessary for proper water drainage and to redirect channelled or runoff water away from vertical surfaces.
- Material:** Refer to plans for type and manufacturer of roofing.
- BUILT-UP ROOFING**
- General:**
- Plywood Deck. This specification is applicable to built-up roofing systems applied to plywood substrate. Should any other substrate be encountered submit a written list of required modifications as recommended by standard reference specifications to the Architect for approval.
 - Standard reference specifications.
 - NRCA: "Roofing and Waterproofing Manual".
 - Published applications recommendations and instructions by manufacturer of products used.
 - CBC Chapter 15.
 - Coordinate with other trades to insure proper sequencing of each installation.
 - Manufacturer's guarantee/warranty. MFR's Standard 10-year guarantee.
 - Roofing warranty. Provide "Roofing Contractor's" standard 2-year roof guarantee. NRCA Form 1870A or equivalent form.
 - Testing. Each piece of felt, cement, and base-, ply-, combination or cop sheets shall bear the label of an approved testing laboratory having a service for inspection of materials and finished products during manufacture for such built-up roofing materials.
 - Roof Deck. Built-up roofing shall be applied to solid roof sheathing as specified in Division 5 of these general notes.
- Material:**
- Provide materials complying with governing regulations and NRCA roofing and waterproofing manual specifications. MFR's MADA diagram A, as follows:
 - Shanking system, single ply 5 lb. rain shed sheathing paper.
 - Shanking system, single ply 5 lb. rain shed sheathing paper.
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- Execution:**
- Weather. Proceed with roofing work only when existing and forecasted weather conditions will permit work to be performed in accordance with manufacturer's instructions and specifications.
 - Substrate. Corrosion. Examine substrate surface to receive built-up roofing systems and associated work and conditions thereof. Any other conditions specifically mentioned above, such as holes for pipes, shading, behind furring strips and similar pieces which could affect a passage for fumes.
 - Substrate. Surface. Verify that substrate is securely fastened with no projecting fasteners and no adjacent units in excess of 1/16" out of plane.
 - Protection. Protect other work from spillage of built-up roofing materials.
 - Heat and only minimum. In accordance with equipment temperature (EVT) method as recommended by NRCA.
 - Base sheets shall be nailed, using not less than one nailer each 1-1/3 square feet with note of the type required by the manufacturer for the type of deck. Successive layers shall be cemented to the base sheets with 20 pounds of hot asphalt for solid roofing (10 pounds for spot or slit-roofing) or not less than two gallons of cold bituminous compound in accordance with manufacturer's published specifications, or 30 pounds of hot coal pitch per roofing square.
 - Minimum Weight. Mineral aggregate surfaced roofs shall be surfaced with not less than 80 pounds of hot asphalt or other hot materials, in which is embedded not less than 400 pounds of gravel or other approved surfacing materials or other 400 pounds of crushed slag per roofing square.
 - Cop sheets shall be cemented to the base sheets using no less cementing material than that specified for solidly cemented base sheets.
 - Top joints of substrate to prevent penetration by roofing materials.
 - Shingle multiple piles of roofing unless otherwise required by full manufacturer's instructions.
 - On sloping substrates (sloping more than 3/8" for vertical shingles, 3/4" for asphalt with asbestos felt or 1/2" for asphalt with other felt) comply with NRCA "Roofing Manual" for nailing piles of BUR to substrate or to nailing in the substrate and comply with manufacturer roofing manufacturer's instructions for nailing composition roofing.
 - Not edges of roofing where possible (without coating latex), and not composition flashing to vertical surfaces of edges and penetrations of roofing.
- INSULATION**
- General:**
- Certificates. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer that the installation conforms with the requirements of Title 24, Part 6, and that the materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall include the Manufacturer's name and material identification, the installed R-value, and weight per square foot.
- Material:**
- Fiberglass blanket/batt insulation of inorganic non-oxide fibers formed into resilient batts. Semi-rigid type where required for self support.
- Execution:**
- Provide insulation at all exterior walls, walls between living space and unheated garage or storage room, between living and framing, ceilings with cold areas above, attic access panels, knee walls adjacent to heated spaces between combination rafter and ceiling joist (above open space above for ventilation) to receive (batt) insulation.
 - Insulation to be minimum of R-13 unless otherwise noted.
 - Flange. Do not. Unconditioned: to be minimum of R-19 unless otherwise noted.
 - See Energy Compliance. Sheet for California Energy Title 24 Requirements.
 - Installation. The following openings in the building envelope must be caulked, sealed, or weather stripped:
 - Exterior joints around window and door frames, between wall panels, wall and all plates.
 - Openings for plumbing, electrical and gas lines in exterior wall and interior walls to garage doors and other weather tight doors.
 - Openings in attic floor (such as where ceiling panels meet interior and exterior walls, and masonry fireplaces).
 - All other such openings in building envelope. (No gaps or voids will be accepted).
 - Alternative approved insulations may be used to meet the standard caulk/seal for exterior walls, including but not limited to, continuous stucco, building wraps, or rigid wall insulation.
- Relief and Deck Coating:**
- Exhausters or membranes. Deck coating shall be installed per manufacturer's specifications. Color and finish and detailing to be approved by Architect and/or Owner.

Division 7 (continued)
Thermal & Moisture Protection

- Waterfall:**
- Exterior materials shall conform to the requirements of the Uniform Building Code, applicable edition, and all State and Local codes.
- ROOFING AND MEMBRANES**
- Scope. Furnish and install roofing and waterproofing work including roof strips and incorporating other trades flashing, sleeves and joints.
 - Installation. Install roofing and wall corrosion resistant metal flashing per manufacturer's recommendations including the use of fasteners and anchoring devices for high wind areas, and per C.B.C. Chapter 1503, carefully incorporating flashing, cuppers, joints, sleeves, roof drains, soffits, etc. supplied by others.
 - Inspection. Owner shall provide a waterproofing specialist to review built-up roofing, waterproofing, foundation wall waterproofing and flashing details and provide continuous inspection during field installation of all waterproof and flashing surfaces and materials to insure adherence to manufacturer's specifications and the highest standards of construction practice.
- Special Conditions**
- Provide conditions of all vertical surfaces.
 - Provide details as indicated, and as necessary for proper water drainage and to redirect channelled or runoff water away from vertical surfaces.
- Material:** Refer to plans for type and manufacturer of roofing.
- BUILT-UP ROOFING**
- General:**
- Plywood Deck. This specification is applicable to built-up roofing systems applied to plywood substrate. Should any other substrate be encountered submit a written list of required modifications as recommended by standard reference specifications to the Architect for approval.
 - Standard reference specifications.
 - NRCA: "Roofing and Waterproofing Manual".
 - Published applications recommendations and instructions by manufacturer of products used.
 - CBC Chapter 15.
 - Coordinate with other trades to insure proper sequencing of each installation.
 - Manufacturer's guarantee/warranty. MFR's Standard 10-year guarantee.
 - Roofing warranty. Provide "Roofing Contractor's" standard 2-year roof guarantee. NRCA Form 1870A or equivalent form.
 - Testing. Each piece of felt, cement, and base-, ply-, combination or cop sheets shall bear the label of an approved testing laboratory having a service for inspection of materials and finished products during manufacture for such built-up roofing materials.
 - Roof Deck. Built-up roofing shall be applied to solid roof sheathing as specified in Division 5 of these general notes.
- Material:**
- Provide materials complying with governing regulations and NRCA roofing and waterproofing manual specifications. MFR's MADA diagram A, as follows:
 - Shanking system, single ply 5 lb. rain shed sheathing paper.
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 - Shanking system, single ply 5 lb. rain shed sheathing paper.
- Execution:**
- Weather. Proceed with roofing work only when existing and forecasted weather conditions will permit work to be performed in accordance with manufacturer's instructions and specifications.
 - Substrate. Corrosion. Examine substrate surface to receive built-up roofing systems and associated work and conditions thereof. Any other conditions specifically mentioned above, such as holes for pipes, shading, behind furring strips and similar pieces which could affect a passage for fumes.
 - Substrate. Surface. Verify that substrate is securely fastened with no projecting fasteners and no adjacent units in excess of 1/16" out of plane.
 - Protection. Protect other work from spillage of built-up roofing materials.
 - Heat and only minimum. In accordance with equipment temperature (EVT) method as recommended by NRCA.
 - Base sheets shall be nailed, using not less than one nailer each 1-1/3 square feet with note of the type required by the manufacturer for the type of deck. Successive layers shall be cemented to the base sheets with 20 pounds of hot asphalt for solid roofing (10 pounds for spot or slit-roofing) or not less than two gallons of cold bituminous compound in accordance with manufacturer's published specifications, or 30 pounds of hot coal pitch per roofing square.
 - Minimum Weight. Mineral aggregate surfaced roofs shall be surfaced with not less than 80 pounds of hot asphalt or other hot materials, in which is embedded not less than 400 pounds of gravel or other approved surfacing materials or other 400 pounds of crushed slag per roofing square.
 - Cop sheets shall be cemented to the base sheets using no less cementing material than that specified for solidly cemented base sheets.
 - Top joints of substrate to prevent penetration by roofing materials.
 - Shingle multiple piles of roofing unless otherwise required by full manufacturer's instructions.
 - On sloping substrates (sloping more than 3/8" for vertical shingles, 3/4" for asphalt with asbestos felt or 1/2" for asphalt with other felt) comply with NRCA "Roofing Manual" for nailing piles of BUR to substrate or to nailing in the substrate and comply with manufacturer roofing manufacturer's instructions for nailing composition roofing.
 - Not edges of roofing where possible (without coating latex), and not composition flashing to vertical surfaces of edges and penetrations of roofing.
- INSULATION**
- General:**
- Certificates. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer that the installation conforms with the requirements of Title 24, Part 6, and that the materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall include the Manufacturer's name and material identification, the installed R-value, and weight per square foot.
- Material:**
- Fiberglass blanket/batt insulation of inorganic non-oxide fibers formed into resilient batts. Semi-rigid type where required for self support.
- Execution:**
- Provide insulation at all exterior walls, walls between living space and unheated garage or storage room, between living and framing, ceilings with cold areas above, attic access panels, knee walls adjacent to heated spaces between combination rafter and ceiling joist (above open space above for ventilation) to receive (batt) insulation.
 - Insulation to be minimum of R-13 unless otherwise noted.
 - Flange. Do not. Unconditioned: to be minimum of R-19 unless otherwise noted.
 - See Energy Compliance. Sheet for California Energy Title 24 Requirements.
 - Installation. The following openings in the building envelope must be caulked, sealed, or weather stripped:
 - Exterior joints around window and door frames, between wall panels, wall and all plates.
 - Openings for plumbing, electrical and gas lines in exterior wall and interior walls to garage doors and other weather tight doors.
 - Openings in attic floor (such as where ceiling panels meet interior and exterior walls, and masonry fireplaces).
 - All other such openings in building envelope. (No gaps or voids will be accepted).
 - Alternative approved insulations may be used to meet the standard caulk/seal for exterior walls, including but not limited to, continuous stucco, building wraps, or rigid wall insulation.
- Relief and Deck Coating:**
- Exhausters or membranes. Deck coating shall be installed per manufacturer's specifications. Color and finish and detailing to be approved by Architect and/or Owner.

Division 9
Finishes

- GYPSUM BOARD**
- General:**
- Board. Board standard, ASTM C-840.
 - Comply with the following:
 - CBC, Chapter 20.
 - Fire resistant design manual, seventh edition, gypsum association.
 - All gypsum board to be installed in such a manner that there are no surface out of alignment with adjacent surfaces and the true plane of the wall is maintained.
- Material:**
- Water-resistant gypsum board, ASTM C-36.
 - Water-resistant gypsum board, ASTM C-630.
 - Sound. Sound reduction. Provide sounder board broad except at windows and doors.
 - Sound reduction. Provide shown on "resilient" cover manufacturer's specific type designed to reduce sound transmission type RC-1, acoustic, acoustic, non-drying, non-hardening, non-staining, non-bleeding, gypsum based for concealed section for exposed applications.
 - Sound. Attention. Block-in. Semi-rigid mineral fiber without membrane.
 - Joint lines & compound. GBC standard 47-8.
 - Emulsion. 50 color nails, except 60 color nails where necessary for structural or fire-retardant requirements. Other fasteners with 100-PS approval may be used.
- Execution:**
- Weather conditions. Install exterior aluminum sections when temperature is lower than the temperature range recommended by manufacturer for installation.
 - Joint. Joint surfaces and prime or seal as recommended by board manufacturer.
 - Support. Sealant from back with construction as shown or with joint filler or back rod.
 - Detail. Joint details. By proven methods which will ensure wetting of joint bond surfaces, without gaps or air pockets in seals, slightly concave on surface and slightly beveled adjoining surfaces, except from slight concave at vertical corner joints.
- FLASHING AND SHEET METAL**
- General:**
- General reference specifications.
 - Comply with "Architectural Sheet Metal Manual" by SMOA for each general category for work required.
 - NRCA: "Roofing and Waterproofing Manual".
 - CBC Chapter 15.
 - Published installation instructions by manufacturer of roofing material used.
 - Coordinate with other trades to insure proper sequencing of each installation.
- Material:**
- Zinc-coated, sheet, commercial quality, 20% copper, ASTM A-153, G 90 hot-dip galvanized, min. 28 gauge.
 - Aluminum. ASTM B-209, Alloy 3003, temper H 14, uncoated or bases annealed to match adjacent aluminum products min. 0.037" thick.
 - Solder. For steel 50, 50 lead/50 tin (ASTM B 33), with rosin flux.
 - Excess solder. 2-part non-corrosive metal seam cementing compound for non-ferrous joints.
 - Emulsion. Emulsion with metal being fastened.
 - Emulsion. Emulsion with metal being fastened.
 - Emulsion. Emulsion with metal being fastened.
 - Emulsion. Emulsion with metal being fastened.
- Execution:**
- Seams. Fabricate sheet metal with flat-lock seams; solder with type solder and flux recommended by manufacturer, except with aluminum seams with epoxy metal seam cement and where required for strength use lead and zinc.
 - Slips. Fabricate to greatest extent possible in accordance with applicable references and provide a permanently waterproof weather resistant installation provide for separation of non-compatible materials from all exposed edges.
 - Seams. Seams shall be secured in place using concealed fasteners where possible in a manner that will be true to line plumb and level where indicated with a minimum of joints.
 - Seal. Seal. Seal joints in full bed roofing cement.
 - Expansion. Provide for thermal expansion of running sheet metal.
 - Roof/Wall. Flash and counter flash at all roof to wall conditions. GI flash and cork wood beams and outlookers projecting through exterior walls or ceilings shall be flashed with roofing with unacceptability conditions have been corrected in a manner suitable to insure a weather tight seal.
 - Substrate. Surface. Verify that substrate is securely fastened with no projecting fasteners and no adjacent units in excess of 1/16" out of plane.
 - Protection. Protect other work from spillage of built-up roofing materials.
 - Heat and only minimum. In accordance with equipment temperature (EVT) method as recommended by NRCA.
 - Base sheets shall be nailed, using not less than one nailer each 1-1/3 square feet with note of the type required by the manufacturer for the type of deck. Successive layers shall be cemented to the base sheets with 20 pounds of hot asphalt for solid roofing (10 pounds for spot or slit-roofing) or not less than two gallons of cold bituminous compound in accordance with manufacturer's published specifications, or 30 pounds of hot coal pitch per roofing square.
 - Minimum Weight. Mineral aggregate surfaced roofs shall be surfaced with not less than 80 pounds of hot asphalt or other hot materials, in which is embedded not less than 400 pounds of gravel or other approved surfacing materials or other 400 pounds of crushed slag per roofing square.
 - Cop sheets shall be cemented to the base sheets using no less cementing material than that specified for solidly cemented base sheets.
 - Top joints of substrate to prevent penetration by roofing materials.
 - Shingle multiple piles of roofing unless otherwise required by full manufacturer's instructions.
 - On sloping substrates (sloping more than 3/8" for vertical shingles, 3/4" for asphalt with asbestos felt or 1/2" for asphalt with other felt) comply with NRCA "Roofing Manual" for nailing piles of BUR to substrate or to nailing in the substrate and comply with manufacturer roofing manufacturer's instructions for nailing composition roofing.
 - Not edges of roofing where possible (without coating latex), and not composition flashing to vertical surfaces of edges and penetrations of roofing.
- SKYLIGHTS**
- Skylights are to be constructed and installed as per manufacturer's specifications or Section 2310 of CBC
- Division 8
Doors and Windows**
- DOORS**
- General:**
- Standardize. Comply with requirements of ANS/AIAA L.S. 1 and Section 1300 of ANS "Architectural Woodwork Quality Standards".
 - Wood door standards. The requirements of ANS/AIAA L.S. 3-70 apply to the work.
 - Aluminum door standards. requirements of ANS/AIAA 402.9 and SIA 2005 apply to work.
- Material:**
- Exterior doors to be labeled and listed with rating required by a testing inspection agency acceptable to authority.
 - Door classification. Provide aluminum sliding glass doors of type SCD-BL (resistant).
- Execution:**
- Install doors to comply with manufacturer's instructions.
 - Maintain design contact as indicated (door size, member sizes, basic profiles, and operating units), modify only as necessary to meet performance requirements.
 - Install units with accurately aligned and tight joints manufacturer instructions. Apply hardware and adjust weather tight doors. Set all members in a full bed of sealants and gaskets.
 - Provide seals and keyless locking devices, lockable from inside only on each sliding panel.
 - Provide sealant and lubricant at all exterior swinging doors, including those to garage doors and other weather tight doors.
 - Visual. All main, or front entry doors shall be equipped with a wide angle view (180 degree) except where the occupant has a clear view into the area outside the door without opening the door.
 - Weather stripping. All sliding swinging doors and windows opening to the exterior or to unheated areas shall be weather tight, stripped, gasketed or otherwise treated to limit air infiltration.
- OVERHEAD DOOR SPRINGS**
- Springs must be contained with a restraint device to anchor the spring or any part thereof.
 - Both the spring and the restraint device must be identified as conforming to the requirements of the California Department of Housing and Community Development.

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General Notes N-2

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CONCEPTUAL GRADING PLAN

ABBREVIATIONS:

- AC Asphalt Concrete
- C/B Catch Basin
- CBW Conc. Block Wall
- CONC Concrete
- D/A Driveway Apron
- DMH Drainage Manhole
- DS Downspout
- DWY Driveway
- EP Edison Pole
- EX Existing
- FH Fire Hydrant
- FL Flow Line Elevation
- Hv Height of Wall
- GV Gas Valve
- INV. Invert Elevation
- LS Landscape Area
- P/A Planter Area
- P/L Property Boundary Line
- PVM.T. Pavement
- S/W Sidewalk
- SMH Sewer Manhole
- TC Top of Curb Elevation
- TG Top of Grate Elevation
- TW Top of Wall Elevation
- WM Water Meter
- WV Water Valve
- C&S Curb & Gutter
- UT Underground Transformer..To Remain
- ET Electrical Room

LEGEND:

- (100.25) Existing Elevation
- 101--- Ex. Ground Contour Line
- X-X- Chain Link Fence
- Wrought Iron Fence
- Ex. Structure
- Fire Hydrant
- Street Light
- Area Light
- Ex. Tree, Diameter 10"
- 4' MAX PLANTER WALL
- Prop. Flow Line for Swale
- Prop. Sheet Flow
- Ex. Flow
- Area Drain
- Sump Pump and Catch basin

AVERAGE SLOPE:

CALCULATING AVERAGE SLOPE:

$$\text{SLOPE} = \frac{0.002296 \times I L}{A}$$

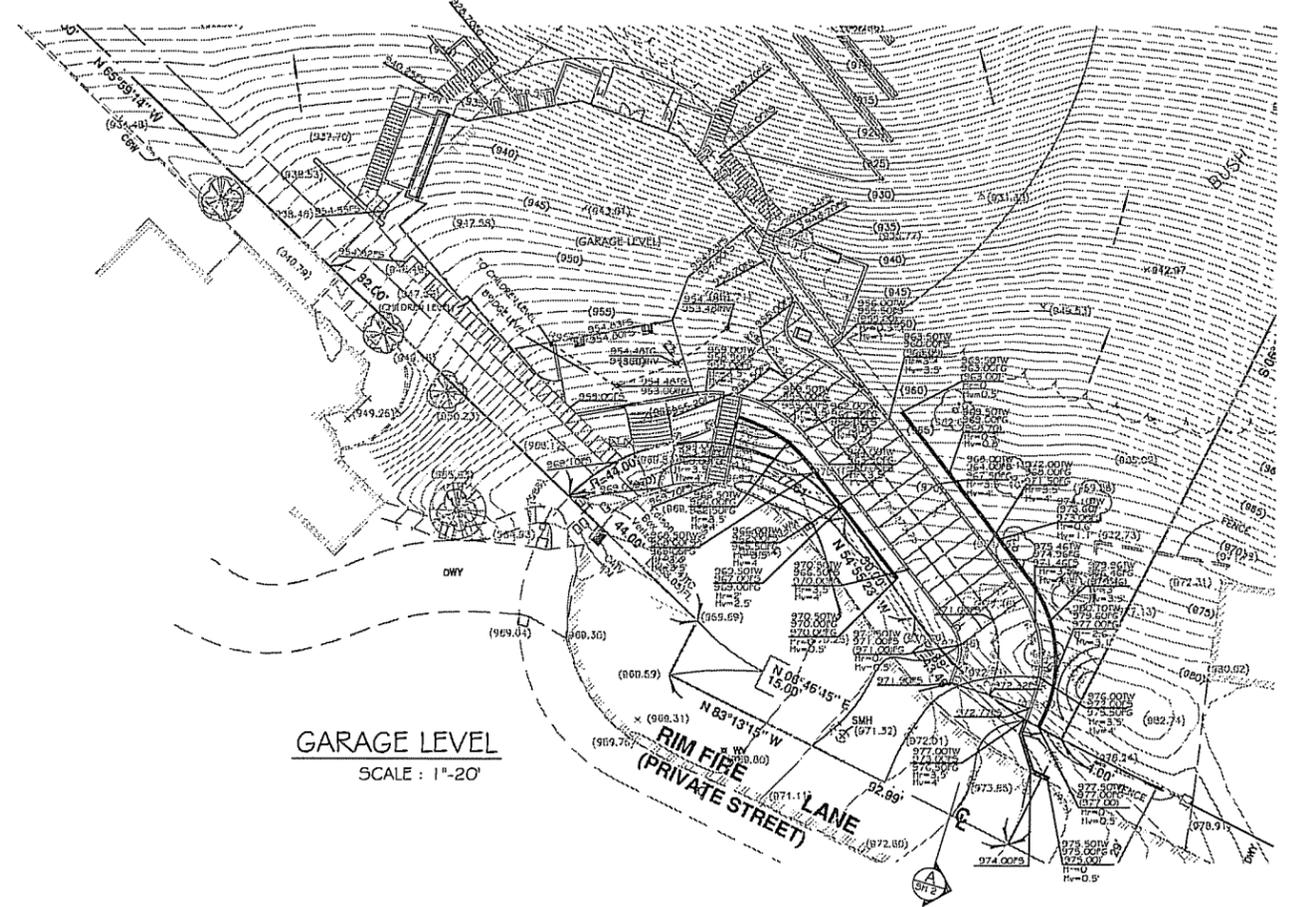
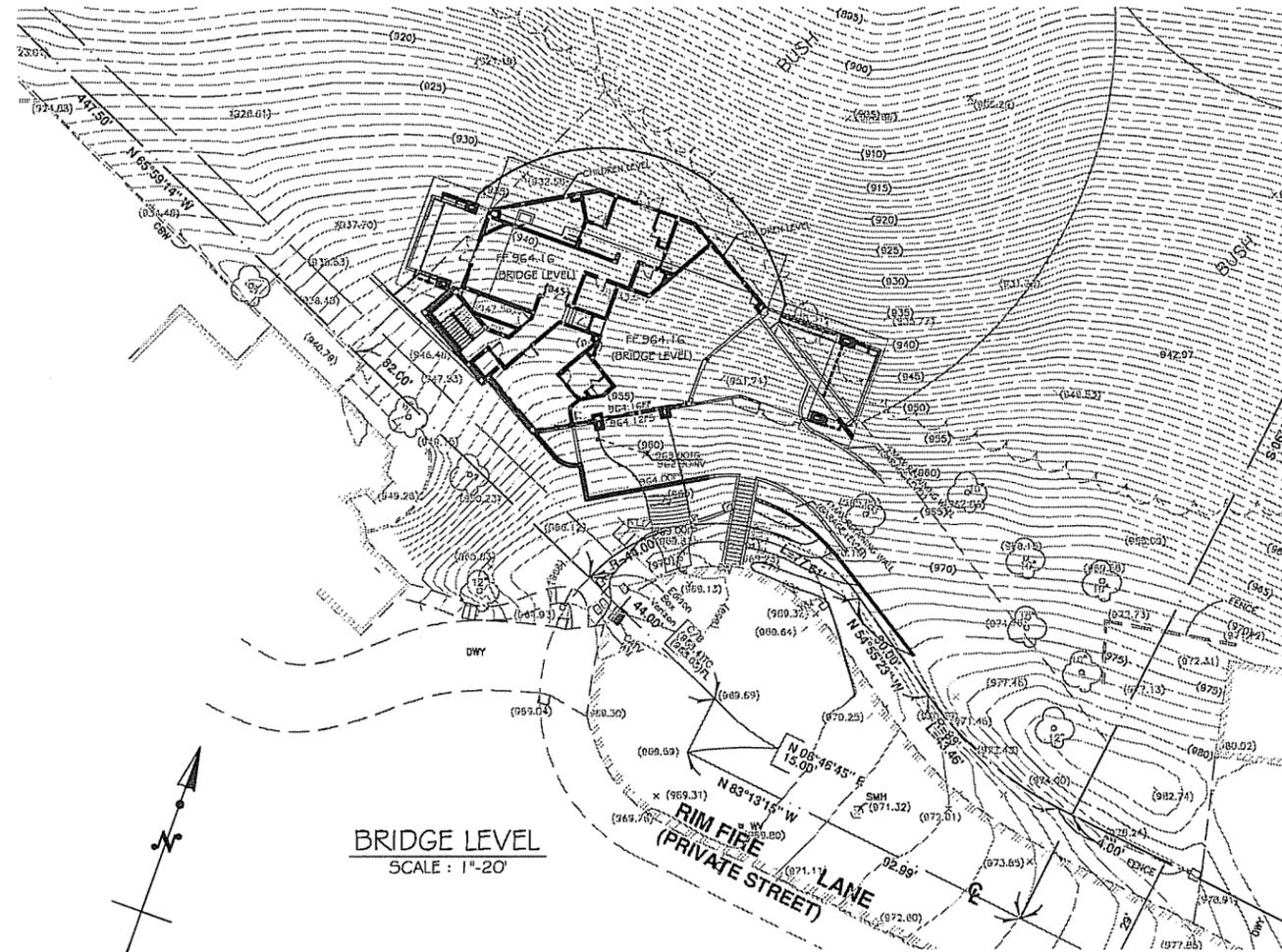
$$= \frac{0.002296 \times 5 \times 9,567.51}{2,503}$$

$$= 43.88\%$$

I = CONTOUR INTERVAL IN FEET

L = SUMMATION OF LENGTH OF ALL CONTOURS

A = AREA IN NET ACRES OF PARCEL BEING CONSIDERED



SCALE: 1"=20'

EARTHWORK QUANTITIES:
 CUT AND FILL AMOUNT IS ESTIMATED ONLY.
 ACTUALLY AMOUNT MAY VARY DUE TO
 OTHER UNKNOWN FACTORS. (SITE CONDITION,
 SOIL ENGINEER'S RECOMMENDATION)
 (INCLUDE OVEREXCAVATION: CUBIC YARDS.)
 CUT: 1,921 CUBIC YARDS, FILL: 1,608 CUBIC YARDS.
 TOTAL: 3,529 CUBIC YARDS, EXPORT: 313 CUBIC YARDS.

BENCH MARK

DATUM	NAVD 88
B.M. NUMBER	G 5075
QUAD (YEAR)	OTTERBEIN (2005)
ELEVATION	736.983
DESCRIPTION	DPW BM TAG IN W CB DIAMOND BAR BLVD 1M (3FT)N/O BCRONW COR FOUNTAIN SPRINGS RD



TRITECH ENGINEERING ASSOCIATES

SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN

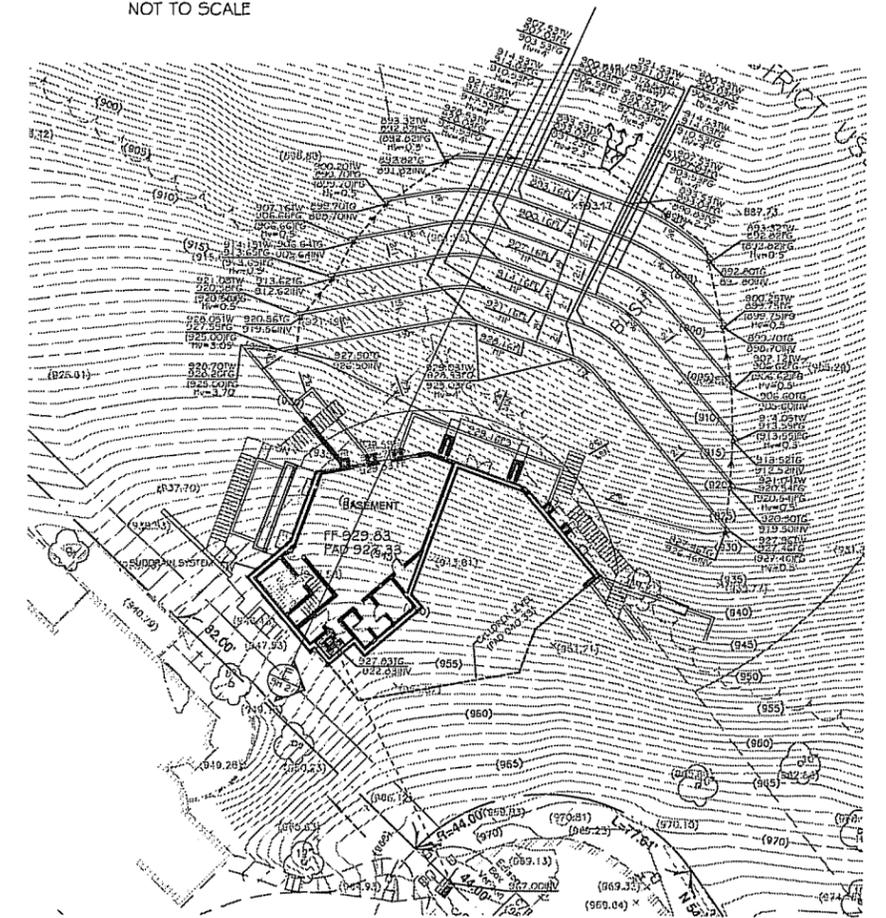
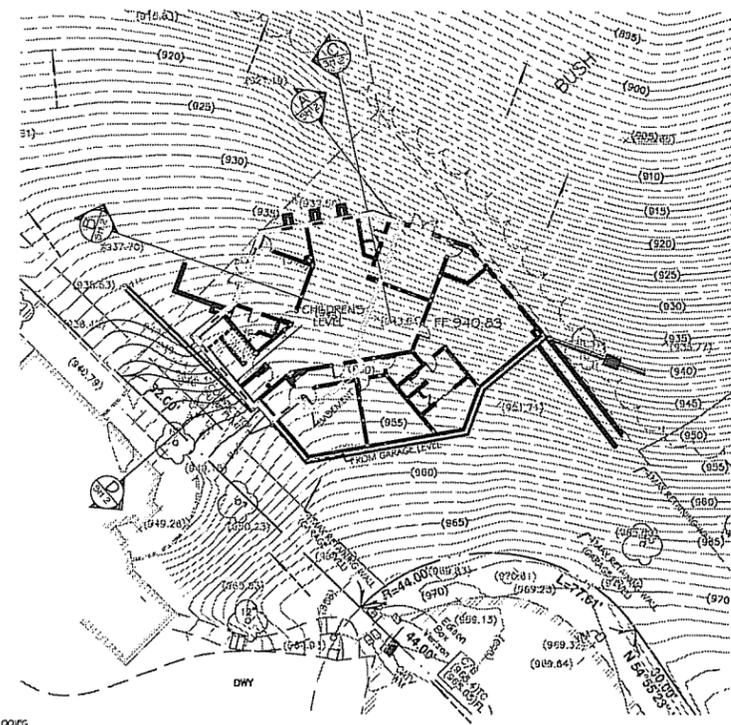
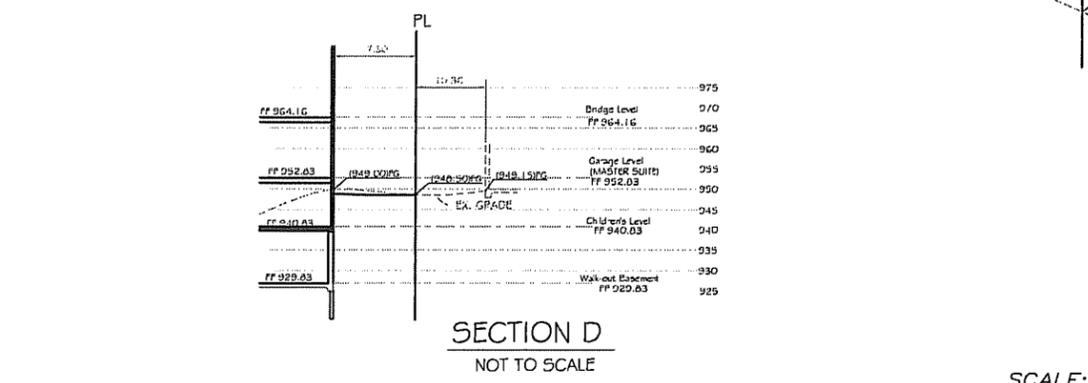
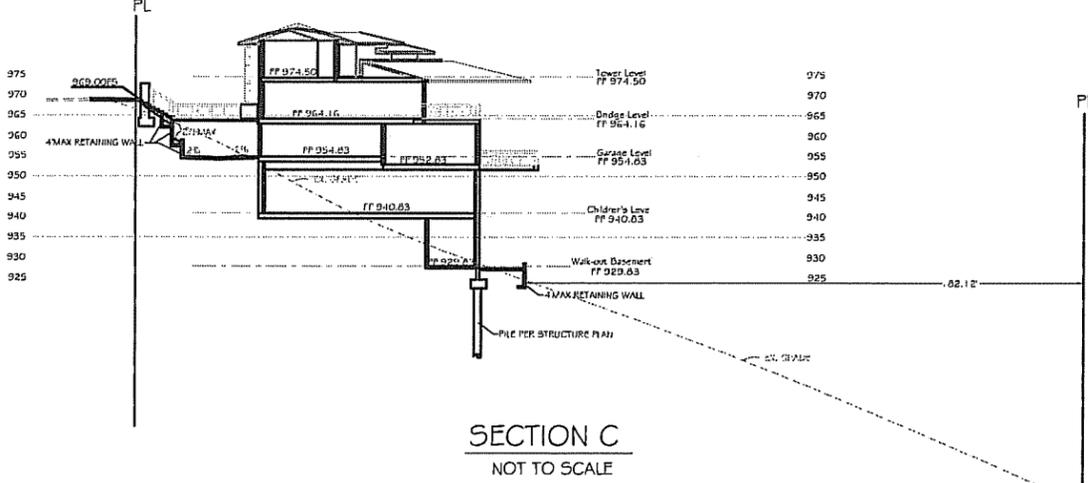
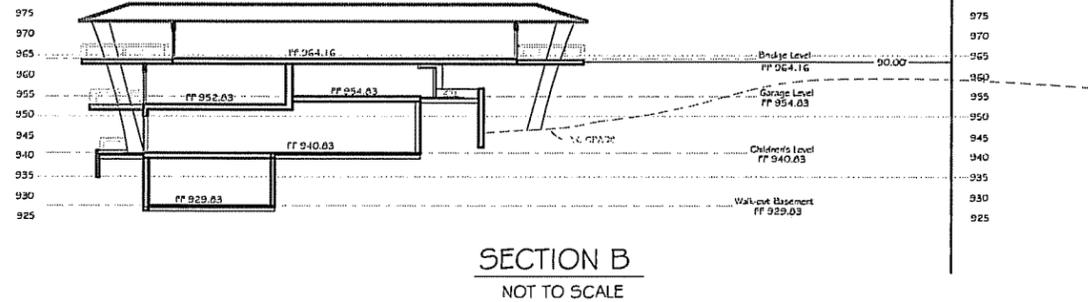
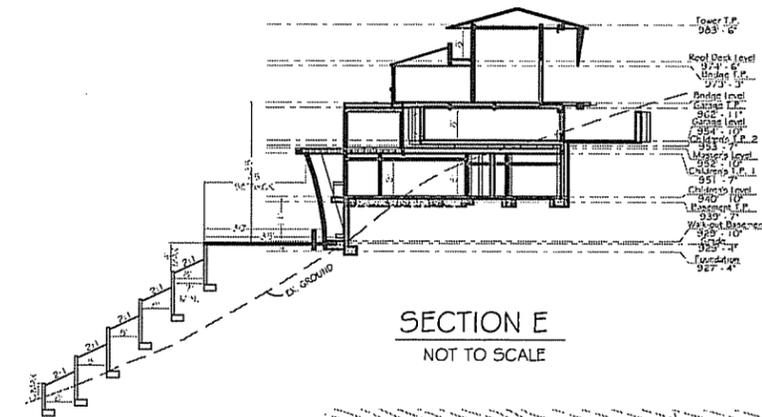
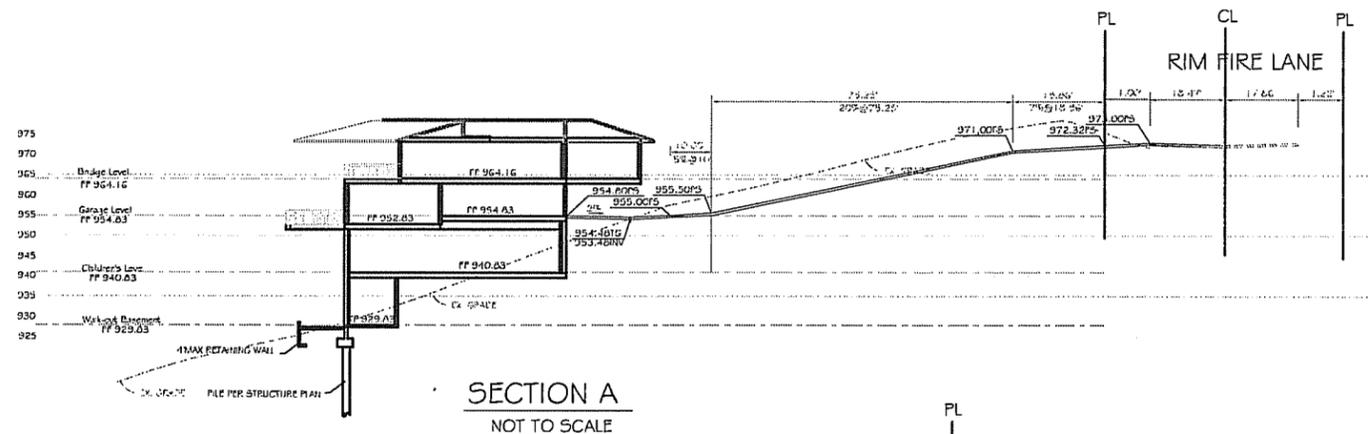
135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918
 EMAIL: info@tritechassociates.com

CITY OF DIAMOND BAR

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE		PLANS APPROVED BY:		LEGAL DESCRIPTION	
THIS PLAN HAS BEEN REVIEWED BY AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED PROJECT NO. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION THEREOF.		CITY OF DIAMOND BAR		LOT 36 OF TRACT NO. 30570, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 745 PAGES 1-25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
DAVID G. LIU CITY ENGINEER RCE 44053 DATE		DAVID G. LIU CITY ENGINEER RCE 44053 DATE		OWNER: JACK HALL	
HALL AND FOREMAN, INC. 17782 E. 17th St., Suite 200 Tustin, CA 92780 TEL: (714) 685-4500		HALL AND FOREMAN, INC. 17782 E. 17th St., Suite 200 Tustin, CA 92780 TEL: (714) 685-4500		TEL (760) 843-6719	
JON E. BOURGEOIS RCE 30242 DATE		JON E. BOURGEOIS RCE 30242 DATE		SITE ADDRESS: 22105 RIM FIRE LN, DIAMOND BAR, CA 91765	
SOIL ENGINEER RCE DATE		SOIL ENGINEER RCE DATE		CONCEPTUAL GRADING PLAN	
ENGINEER GEOLOGIST CEG DATE		ENGINEER GEOLOGIST CEG DATE		DRAWN BY: Y.C. CHECK BY: SCALE: 1"=20'	
GLIAN WANG RCE 79702 DATE		GLIAN WANG RCE 79702 DATE		DATE: 3/09/16 DRAWING NO. 1 OF 2	

APN: 8713-010-030

CONCEPTUAL GRADING PLAN



BENCH MARK
 DATUM: NAVD 88
 B.M. NUMBER: G 5075
 QUAD (YEAR): OTTERBEIN (2005)
 ELEVATION: 736.983
 DESCRIPTION: DPW BM TAG IN W CB DIAMOND BAR BLVD 1M (3FT)/O BORONW COR FOUNTAIN SPRINGS RD

SUBDIVISION LAND SURVEY CIVIL ENGINEERING & DESIGN
 135 N. SAN GABRIEL BLVD.
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918
 EMAIL: info@tritechassociates.com

CITY OF DIAMOND BAR

GEOTECHNICAL ENGINEER'S STATEMENT OF COMPLIANCE
 THIS PLAN HAS BEEN REVIEWED BY AND DEEMED TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN OUR REPORT(S) DATED PROJECT NO. REVIEW WAS LIMITED TO THE GEOTECHNICAL ASPECTS OF THE PLAN ONLY. WE MAKE NO REPRESENTATION AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION THEREOF.

PLANS APPROVED BY:
 CITY OF DIAMOND BAR:
 DAVID G. LIU CITY ENGINEER RCE 44053 DATE: (9/10/18)
 HALL AND FOREMAN, INC.
 17782 E. 17th St., suite 200
 Turley, CA 92780
 TEL: (714) 865-4500

JON E. BOURGEOIS RCE 30242 DATE: (9/10/18)
 SOIL ENGINEER RCE DATE: (9/10/18)
 GUAN WANG RCE 79702 DATE: (9/10/18)
 ENGINEER GEOLOGIST CEG DATE: (9/10/18)

LEGAL DESCRIPTION
 LOT 36 OF TRACT NO. 30578, IN THE CITY OF DIAMOND BAR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 705 PAGES 1-29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER: JACK HALL
 TEL: (760) 843-6719
 SITE ADDRESS: 22105 RIM FIRE LN, DIAMOND BAR, CA 91765

CONCEPTUAL GRADING PLAN
 DRAWN BY: Y.C. CHECK BY: Y.C. SCALE: 1"=20'
 DATE: 3/09/18 DRAWING NO. 2 OF 2

SCALE: 1"=20'

APN: 8713-010-030

Diamond Bar Residence

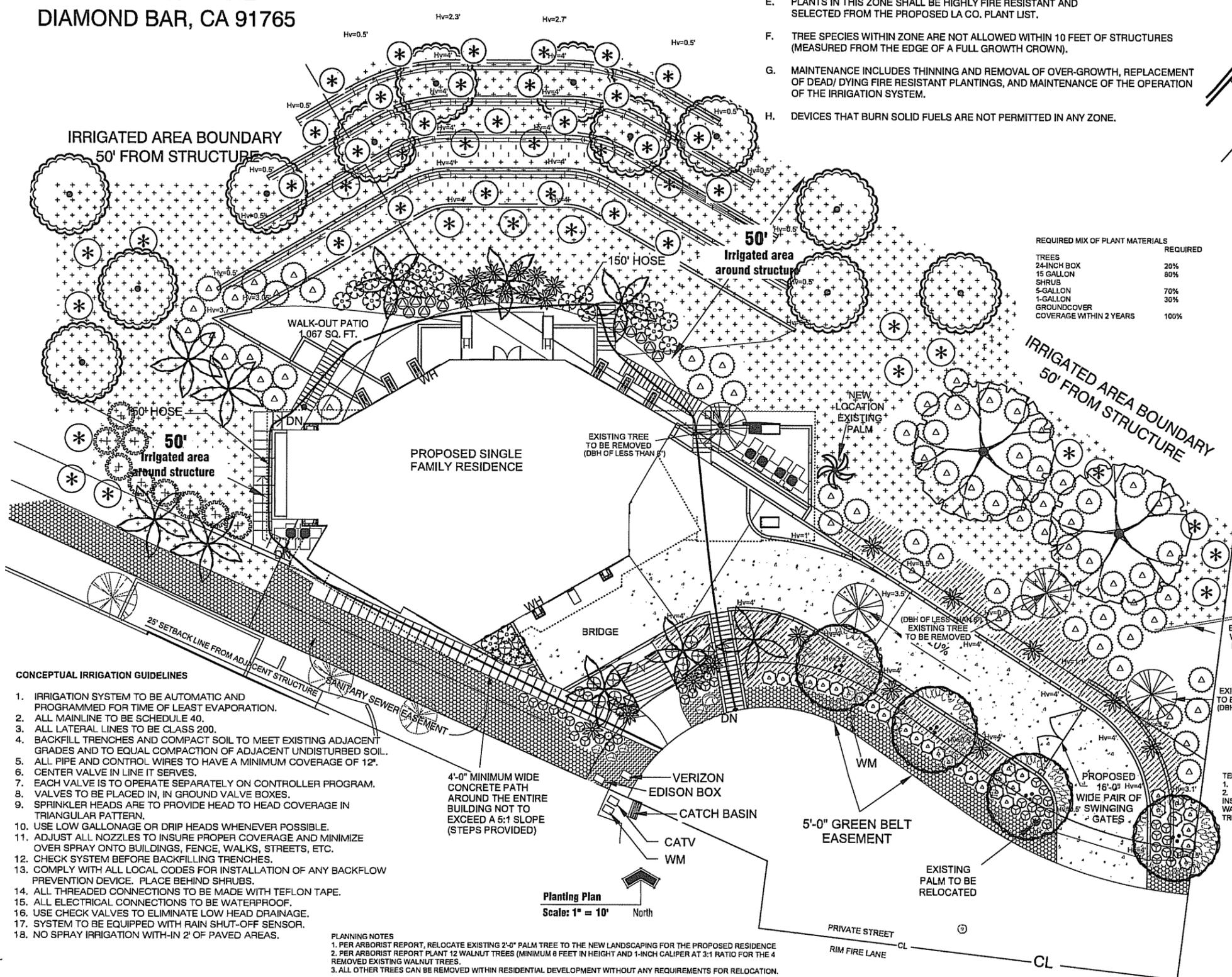
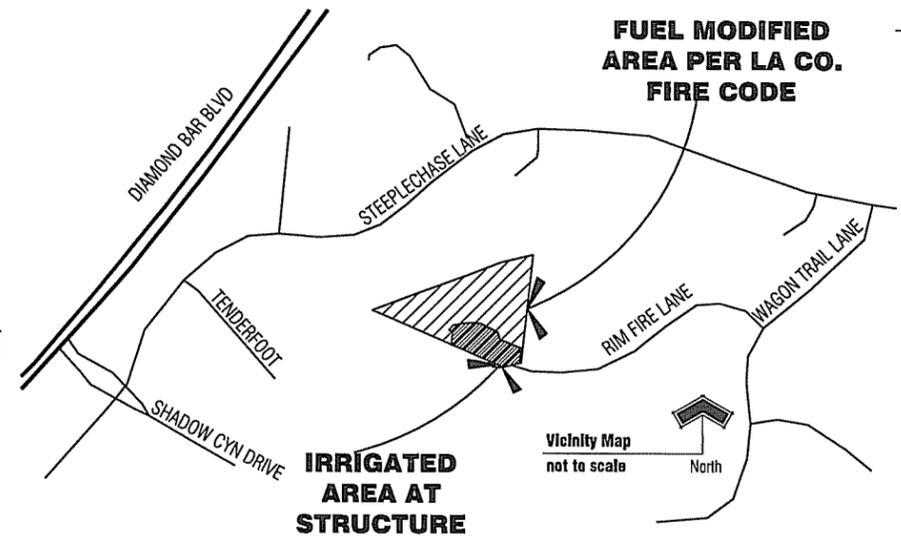
CONCEPTUAL LANDSCAPE PLAN

22105 RIM FIRE LANE
DIAMOND BAR, CA 91765

Applicant:
Rim Fire Lane LLC
15647 Village Driver
Victorville, CA 92394
909-380-2416

IRRIGATED LANDSCAPE NOTES:

- IRRIGATED ZONE IS 50 FEET IN WIDTH AND REQUIRES PERMANENT IRRIGATION.
- AUTOMATIC IRRIGATION SYSTEMS TO MAINTAIN HEALTHY VEGETATION WITH HIGH MOISTURE CONTENT AND BE REGULARLY IRRIGATED.
- PRUNING OF FOLIAGE TO REDUCE FUEL LOAD, MAINTAIN VERTICAL CONTINUITY, AND REMOVAL OF PLANT LITTER AND DEAD WOOD.
- COMPLETE REMOVAL OF UNDESIRABLE PLANT SPECIES. THERE IS ALSO MINIMAL ALLOWANCE FOR RETENTION OF SELECTED NATIVE VEGETATION.
- PLANTS IN THIS ZONE SHALL BE HIGHLY FIRE RESISTANT AND SELECTED FROM THE PROPOSED LA CO. PLANT LIST.
- TREE SPECIES WITHIN ZONE ARE NOT ALLOWED WITHIN 10 FEET OF STRUCTURES (MEASURED FROM THE EDGE OF A FULL GROWTH CROWN).
- MAINTENANCE INCLUDES THINNING AND REMOVAL OF OVER-GROWTH, REPLACEMENT OF DEAD/ DYING FIRE RESISTANT PLANTINGS, AND MAINTENANCE OF THE OPERATION OF THE IRRIGATION SYSTEM.
- DEVICES THAT BURN SOLID FUELS ARE NOT PERMITTED IN ANY ZONE.



REQUIRED MIX OF PLANT MATERIALS	REQUIRED	PROPOSED
TREES	20%	100%
24-INCH BOX	80%	0%
15 GALLON SHRUB		74%
5-GALLON	70%	26%
1-GALLON	30%	
GROUND COVER	100%	100%
COVERAGE WITHIN 2 YEARS		

CONCEPTUAL PLANTING LEGEND ALL PLANTS FROM LA CO. FIRE DESIRABLE PLANT LIST

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USAGE
	1	Existing	2' Palm		
	12	6' High, 1" caliper	Juglans californica	California Black Walnut	Low
	10	10' Bm Trunk	Syagrus romanzoffianum	Queen Palm	Mod
	2	24" Box	Quercus agrifolia	Coast Live oak	Mod
	4	24" Box	Arbutus 'Marina'	Marina Strawberry Tree	Low
	23	5 Gal.	Agave weberi	Weber's Agave	Mod
	69	1 Gal.	Ceanothus griseus 'Yankee Point'	Yankee Point Ceanothus	Low
	10	5 Gal.	Anigozanthus 'Big Red'	Big Red Kangaroo Paw	Low
	33	5 Gal.	Callistemon 'Little John'	Dwarf Bottlebrush	Low
	5	5 Gal.	Aloe siliata	Coral Aloe	Low
	42	5 Gal.	Nassella tenuissima	Mexican Feather Grass	Low
	6	5 Gal.	Dianella tasmanica 'Variegata'	Variegated Flax Lily	Mod
	9	5 Gal.	Lavatera assurgentiflora	Tree Mallow	Low
	23	5 Gal.	Phormium tenax 'Dark Delight'	Dark Red New Zealand Flax	Mod
	43	5 Gal.	Cistus 'Billiancy'	Billiancy Rockrose	Low
	1 Gal.	1000 Sq. Ft. 30" e.c.	Rosmarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	Low
	1 Gal.	1000 Sq. Ft. 30" e.c.	Myoporum parvifolium	Creeping Myoporum	Low
	4" Pots	122 Sq. Ft. 18" e.c.	Senecio mandraliscae	Blue Chalk Sticks	Low
	Plants	11,000 Sq. Ft. 18" e.c.	Aptenia cordifolia	Red Apple	Low
			3'-4" River Rock Boulders		

CONCEPTUAL IRRIGATION GUIDELINES

- IRRIGATION SYSTEM TO BE AUTOMATIC AND PROGRAMMED FOR TIME OF LEAST EVAPORATION.
- ALL MAINLINE TO BE SCHEDULE 40.
- ALL LATERAL LINES TO BE CLASS 200.
- BACKFILL TRENCHES AND COMPACT SOIL TO MEET EXISTING ADJACENT GRADES AND TO EQUAL COMPACTION OF ADJACENT UNDISTURBED SOIL.
- ALL PIPE AND CONTROL WIRES TO HAVE A MINIMUM COVERAGE OF 12".
- CENTER VALVE IN LINE IT SERVES.
- EACH VALVE IS TO OPERATE SEPARATELY ON CONTROLLER PROGRAM.
- VALVES TO BE PLACED IN, IN GROUND VALVE BOXES.
- SPRINKLER HEADS ARE TO PROVIDE HEAD TO HEAD COVERAGE IN TRIANGULAR PATTERN.
- USE LOW GALLONAGE OR DRIP HEADS WHENEVER POSSIBLE.
- ADJUST ALL NOZZLES TO INSURE PROPER COVERAGE AND MINIMIZE OVER SPRAY ONTO BUILDINGS, FENCE, WALKS, STREETS, ETC.
- CHECK SYSTEM BEFORE BACKFILLING TRENCHES.
- COMPLY WITH ALL LOCAL CODES FOR INSTALLATION OF ANY BACKFLOW PREVENTION DEVICE. PLACE BEHIND SHRUBS.
- ALL THREADED CONNECTIONS TO BE MADE WITH TEFLON TAPE.
- ALL ELECTRICAL CONNECTIONS TO BE WATERPROOF.
- USE CHECK VALVES TO ELIMINATE LOW HEAD DRAINAGE.
- SYSTEM TO BE EQUIPPED WITH RAIN SHUT-OFF SENSOR.
- NO SPRAY IRRIGATION WITH-IN 2' OF PAVED AREAS.

PLANNING NOTES

- PER ARBORIST REPORT, RELOCATE EXISTING 2'-0" PALM TREE TO THE NEW LANDSCAPING FOR THE PROPOSED RESIDENCE
- PER ARBORIST REPORT PLANT 12 WALNUT TREES (MINIMUM 6 FEET IN HEIGHT AND 1-INCH CALIPER AT 3:1 RATIO FOR THE 4 REMOVED EXISTING WALNUT TREES.
- ALL OTHER TREES CAN BE REMOVED WITHIN RESIDENTIAL DEVELOPMENT WITHOUT ANY REQUIREMENTS FOR RELOCATION.

TECHNICAL NOTES
1. THE LANDSCAPE PLANS SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPING REQUIREMENT PER ORDINANCE NO. 01 (2016)
2. A PERMANENT LANDSCAPE AND IRRIGATION SYSTEM, FOR PURPOSES OF ESTABLISHING AND MAINTAINING REQUIRED PLANTING, SHALL BE INSTALLED ON ALL SLOPES. WATER AND ENERGY CONSERVATION TECHNIQUES SHALL BE UTILIZED, INCLUDING DRIP IRRIGATION, RECLAIMED WATER AND XERISCAPE (DBMC SECTION 22.22.130 (A) (5)). SLOPES WITH REQUIRED PLANTING SHALL BE PLANTED WITH INFORMAL CLUSTERS OF TREES AND SHRUBS TO SOFTEN AND VARY THE SLOPE PLANE.



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www.richardpopeandassociates.com
Richard Pope, Landscape Architect CA# 2664

Job No. 14-71 GP_CKE
REVISIONS PER CITY 12-3-2015