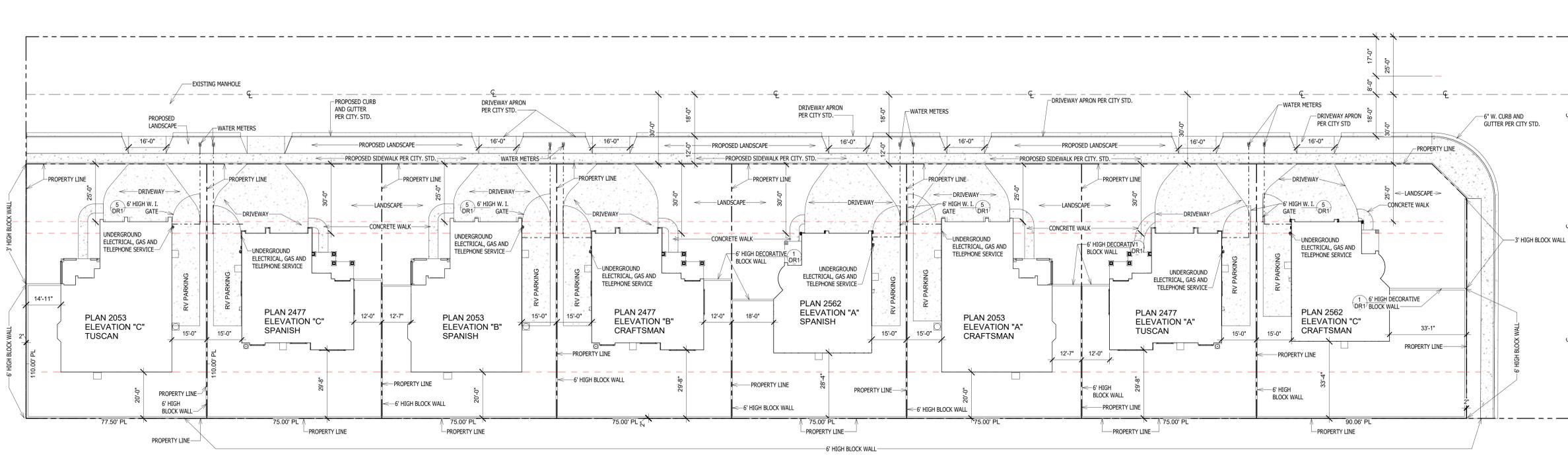


Proposed 8-Home Tract for:  
**Talat A. Dib & Shareef Awad**  
 Alice Ave. Rialto, CA 92376 / TTM No. 20086



C:\Users\AdrianaGomez\Andresen Architecture Inc\AAI\Firm Admin\ - Cloud\1. Projects 2010-2019\2017\17-2881 Alice Avenue 8-Homes Alice Ave (2019).rvt



**Project Information**

OWNER: 1231 N. CACTUS AVENUE RD. RIALTO, CA 92376  
 CONTACT: SHAREEF AWAD (909) 519-1355 shareefawad@abglobal.net  
 PROJECT ADDRESS: ALICE AVENUE, (TRACT NO. 20086) RIALTO, CA 92376

ARCHITECT: ANDRESEN ARCHITECTURE, INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688  
 CONTACT: DOUG ANDRESEN doug@tarchitect.com

CIVIL: S.D. ENGINEERING AND ASSOCIATES 242 E. AIRPORT DRIVE, STE. 212 SAN BERNARDINO, CA 92408 (909) 884-7090  
 CONTACT: SURESH DODDIAH suresh@sdengineering.net

SOILS ENGINEER: [Blank]

CONTACT: [Blank]

REPORT # [Blank]

DATE [Blank]

**Building Data**

APN: [Blank]

OCCUPANCY: GROUP R-3 / U  
 CONSTRUCTION: TYPE I-B REQUIRED  
 FIRE SPRINKLERS: LEGAL DESCRIPTION:  
 PROJECT DESCRIPTION: PROPOSED 8 SINGLE FAMILY HOMES

**Site Plan**  
 1" = 20'-0"

LOT AREA			
Gross Lot Area	A.C.	Net Lot Area	A.C. Net.
109,148 SF	2.51	67,821	1.56

9 LOTS: 1.56 AC

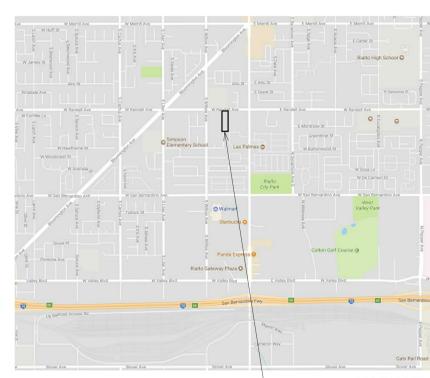
Lot Coverage Schedule					
Lot #	Plan Name	Elevation Type	Lot Area	Footprint	Lot Coverage (%)
1	PLAN 2562	ELEV. 'C'	8,798 SF	2,059 SF	21.62
2	PLAN 2477	ELEV. 'A' REVERSED	8,250 SF	2,133 SF	25.85
3	PLAN 2053	ELEV. 'A'	8,250 SF	2,825 SF	34.24
4	PLAN 2562	ELEV. 'C'	8,250 SF	2,059 SF	24.96
5	PLAN 2477	ELEV. 'B'	8,250 SF	2,118 SF	25.67
6	PLAN 2562	ELEV. 'A'	8,250 SF	2,562 SF	31.05
7	PLAN 2053	ELEV. 'B'	8,250 SF	2,059 SF	24.96
9	PLAN 2053	ELEV. 'C'	8,250 SF	2,825 SF	33.14
			67,821 SF		

Footprint Area Schedule		Footprint Area Schedule		Footprint Area Schedule	
Name	Area	Name	Area	Name	Area
Plan 2053		Plan 2477		Plan 2562	
1st Floor		1st Floor		1st Floor	
3 CAR GARAGE	624 SF	2 CAR GARAGE & HOBBY SHOP	590 SF	FIRST FLOOR	1,388 SF
PORCH	148 SF	PORCH	142 SF	3 CAR GARAGE	601 SF
FLOOR PLAN	2,053 SF	FIRST FLOOR	1,400 SF	PORCH	70 SF
Plan 2053	2,825 SF	Plan 2477	2,133 SF	Plan 2562	2,059 SF

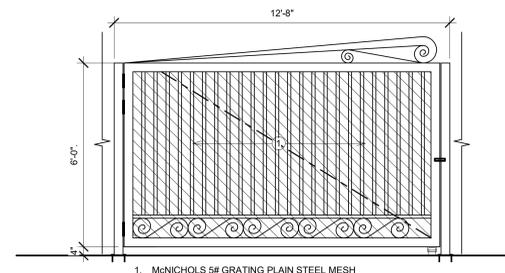
Sequence of Drawings DR	
Number	Description
DR1	Site Plan
DR2	Plan 2053 - Floor Plans
DR3	Plan 2053 - Elevations
DR4	Plan 2477 - Floor Plans
DR5	Plan 2477 - Elevations
DR6	Plan 2562 - Floor Plans
DR7	Plan 2562 - Elevations

General Notes	
Number	Comment
1	LUMBER SHALL BE GRADE STAMPED AND CONFORM TO THE FOLLOWING MINIMUM STANDARDS: A) STRUCTURAL LUMBER TO BE WEST COAST DOUG FIR NO. 2 OR BETTER (UNLESS NOTED OTHERWISE) THIS INCLUDES BEAMS, HEADERS, BLOCKING, DIAGONAL BRACES, PLATFORMS, STRINGERS, JOISTS, RAFTERS AND POSTS. (BEAMS 4 X 12 AND LARGER TO BE DOUG FIR #1 & BTR.) B) STUDS MAY BE "CONSTRUCTION GRADE" DOUGLAS FIR OR #1 & BETTER. C) TOP PLATES MAY BE "CONSTRUCTION GRADE" HEM FIR OR DOUGLAS FIR. D) SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED "WOLMANIZED" OR FOUNDATION GRADE REDWOOD. E) TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT DRILLED, NOTCHED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
2	STRUCTURAL CONNECTOR REFERENCES ARE TO "SIMPSON STRONG-TIE" CONNECTORS. I.C.C. APPROVED
3	NO STRUCTURAL MEMBER SHALL BE SERIOUSLY WEAKENED OR IMPAIRED BY CUTTING OR NOTCHING
4	CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MODIFIED VERSION (TITLE 24, 2016 EDITION) OF THE FOLLOWING CODES: 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA PLUMBING CODE. (2015 UPC) 2016 CALIFORNIA MECHANICAL CODE. (2015 UMC) 2016 CALIFORNIA ELECTRICAL CODE. (2015 NEC) 2016 CALIFORNIA FIRE CODE. (2015 IFC) 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS 2016 CALIFORNIA GREEN BUILDING CODE TITLE 24 ALL OTHER APPLICABLE LAWS AND REGULATIONS
5	DRAINAGE PIPING IN THE GROUND SHALL BE LAID ON A FIRM BED FOR ITS ENTIRE LENGTH AND BACKFILLED IN THIN LAYERS TO 12" ABOVE TOP OF PIPE WITH CLEAN EARTH, FREE FROM STONES AND BOULDERS. DRAIN PIPE SHALL BE A MINIMUM OF 3" DIAMETER WITH 2% MIN. SLOPE
6	OFFSET PLUMBING OUT OF BEARING FOOTINGS.
7	FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE CEC REGULATIONS.
8	FASTENERS FOR PRESERVATIVE TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55 MINIMUM.
9	THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
10	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 SYSTEMS MUST BE OBTAINED.
11	ALL STEEL REINFORCEMENT TO COMPLY WITH ASTM-615, GRADE 40 AND 60
12	SEPARATE REVIEW AND APPROVAL IS REQUIRED FOR GRADING, BLOCK WALLS, FENCES, POOLS, SPAS AND ACCESSORY STRUCTURES
13	FIRE SPRINKLERS AND ENGINEERED ROOF TRUSSES TO BE DEFERRED SUBMITTAL. PLANS AND CALCULATIONS TO BE REVIEWED AND APPROVED BY CITY OF RIALTO PRIOR TO START OF ANY INSTALLATION WORK

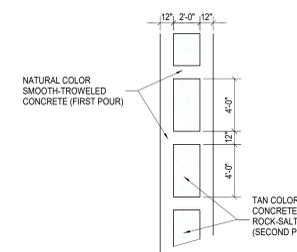
General Notes - CUP	
Number	Note
1	ELECTRICAL SERVICES SHALL BE RUN UNDER GROUND
2	CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MODIFIED VERSION (TITLE 24, 2016 EDITION) OF THE FOLLOWING CODES: 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA PLUMBING CODE. (2015 UPC) 2016 CALIFORNIA MECHANICAL CODE. (2015 UMC) 2016 CALIFORNIA ELECTRICAL CODE. (2015 NEC) 2016 CALIFORNIA FIRE CODE. (2015 IFC) 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS 2016 CALIFORNIA GREEN BUILDING CODE TITLE 24 ALL OTHER APPLICABLE LAWS AND REGULATIONS
3	FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE CEC REGULATIONS.
4	ALL DWELLINGS WILL HAVE FIRE SPRINKLERS INSTALLED



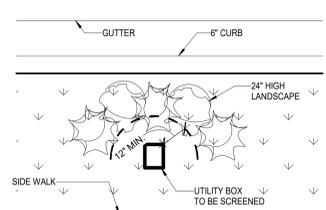
**Vicinity Map**



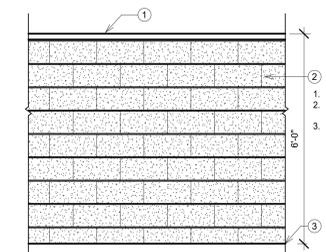
**5 Wrought Iron Gate**  
 3/8" = 1'-0"



**4 Patter Walk Way**  
 3/16" = 1'-0"



**2 Utility Screen**  
 1/2" = 1'-0"



**1 Wall Elevation (Decorative wall)**  
 1/2" = 1'-0"



**3 Outdoor Wall Luminaire**  
 1" = 1'-0"

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**Talat A. Dib & Shareef Awad**  
 Alice Ave. Rialto, CA 92376 / TTM No. 20086

10 July 2018

17-2881

**Site Plan**

**DR1**