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## Prospect Gardens

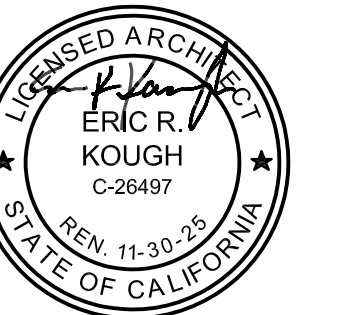
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



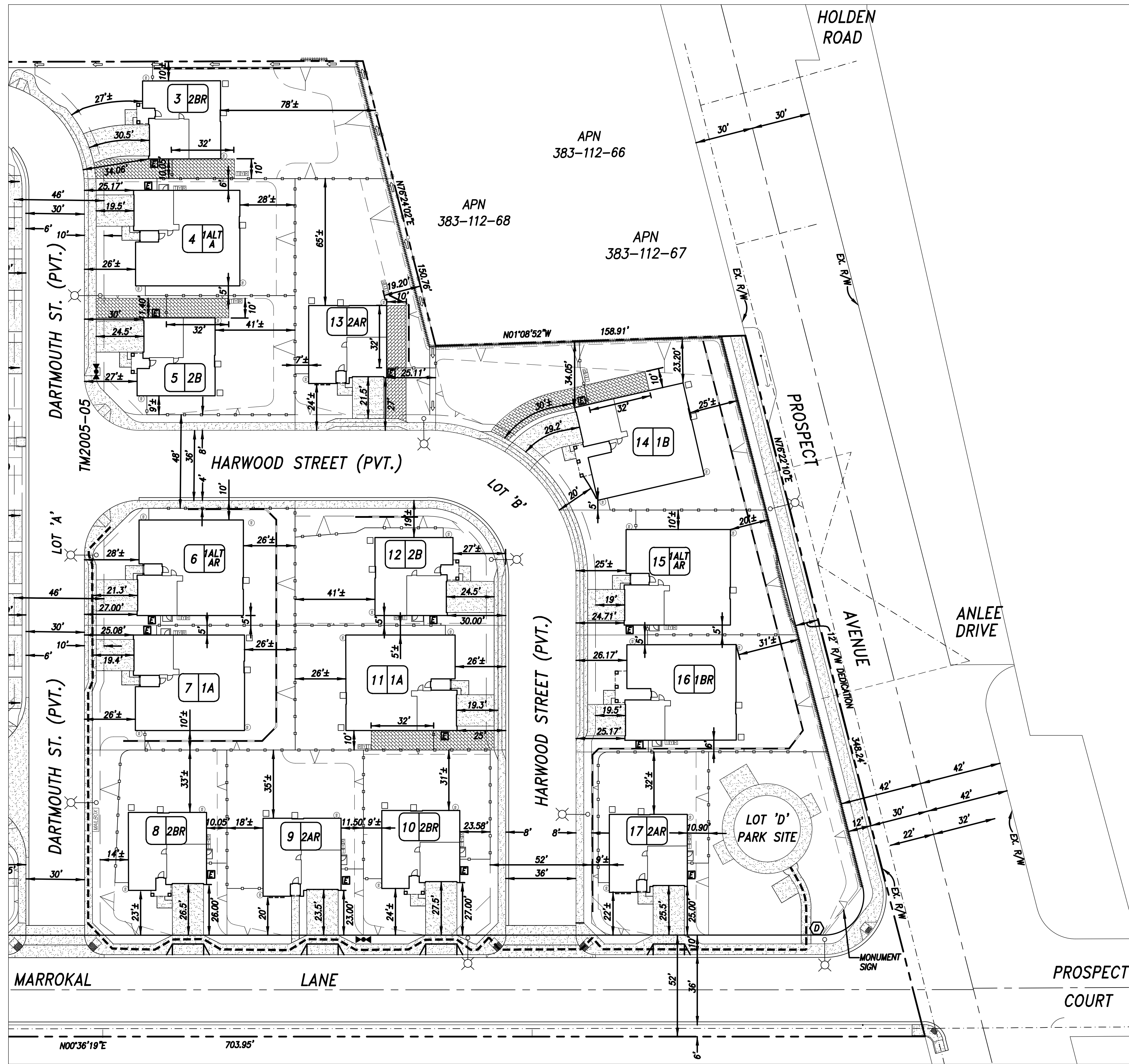
PLAN:  
**ALL PLANS**

SHEET:  
**TS.2**

SPEC. LEVEL 1  
**SANTEE**

# PROSPECT GARDENS SITE PLAN

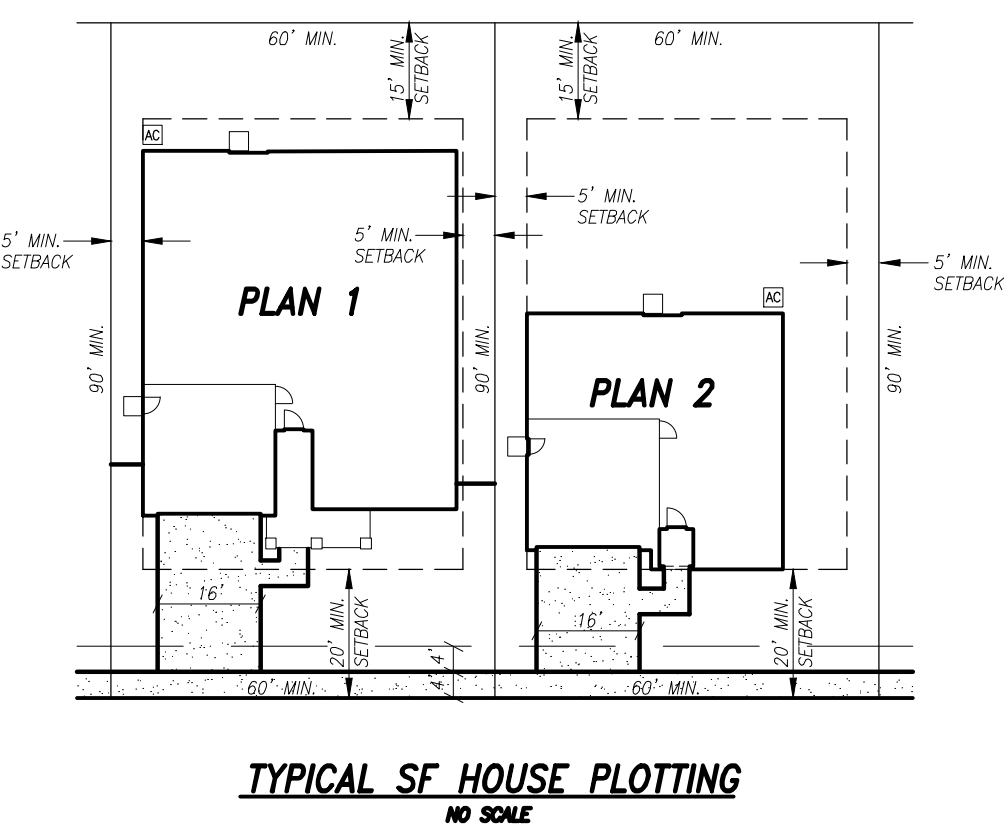
PROSPECT ESTATES PHASE 1 - TM2015-01



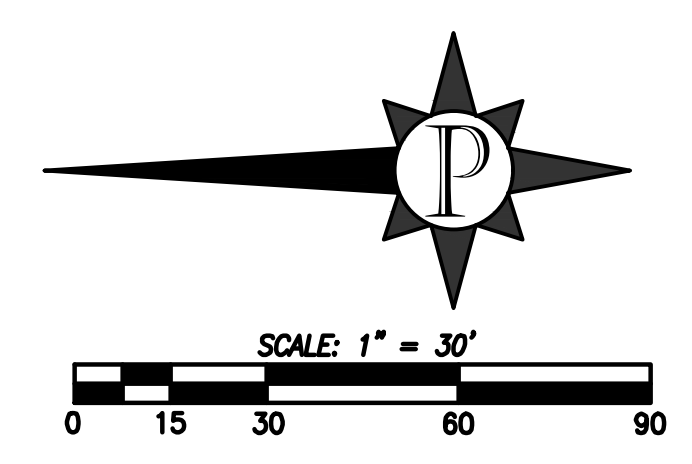
SYMBOL	DESCRIPTION
---	EXISTING RIGHT OF WAY
---	EXISTING LOT LINE
---	EXISTING EASEMENT
---	EXISTING CURB
---	EXISTING BUILDING
---	EXISTING FENCE
---	EXISTING FIRE HYDRANT
---	EXISTING POWER POLE
---	SUBDIVISION BOUNDARY
---	PROPOSED UNIT LINE
---	PROPOSED CURB
---	PROPOSED EASEMENT LINE
---	PROPOSED BUILDING
---	PROPOSED CONCRETE PAVING
---	PROPOSED BIOFILTRATION AREA
---	PROPOSED STREET LIGHT
---	PROPOSED FIRE HYDRANT
---	PROP. MASONRY RETAINING WALL
---	PROP. 6" HIGH MSNRY. SCREEN WALL
---	PROPOSED SLOPE (2:1 U.O.N.)
---	PROPOSED FCC BROW DITCH
---	ELECTRICAL SERVICE LOCATION
---	PROPOSED PARKING STALL-9' x 19' (6 TOTAL)
---	(3) TRASH BIN LOCATIONS
---	RAIN BARREL LOCATIONS
---	PROPOSED RV PARKING & DRIVEWAY (3" AC ON 10" A.B.)
---	PLAN TYPE & ELEVATION (R DENOTES A 'REVERSE' PLAN)
---	S.F. LOT NUMBER
---	PROPOSED ADA PATHWAY

### PLAN TYPE SUMMARY

SINGLE-FAMILY	4
PLAN 1	3
PLAN 1-ALT	8
PLAN 2	15
<b>TOTAL</b>	<b>30</b>



**Santee**  
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: B3Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



### LOT COVERAGE TABULATION

UNIT #	STREET #	STREET NAME	TYPE	CITY	ZIP CODE	PLAN	COVERAGE SF	LOT SIZE	COVERAGE	LOT	NOTES
3	8661	Dartmouth Street	Santee	92071	2BR	1,577	10,218	15.43			RV Parking Lot
4	8557	Dartmouth Street	Santee	92071	1ALT-A	2,630	6,580	39.97			
5	8553	Dartmouth Street	Santee	92071	2B	1,577	7,293	21.62			RV Parking Lot
6	8549	Dartmouth Street	Santee	92071	1ALT-A	2,630	6,744	39.00			
7	8541	Dartmouth Street	Santee	92071	1A	2,753	6,912	39.83			
8	8513	Marrokal Lane	Santee	92071	2BR	1,577	6,935	22.74			Sales Parking Lot
9	8509	Marrokal Lane	Santee	92071	2AR	1,542	6,650	23.19			Model / Temp Sales Office
10	8505	Marrokal Lane	Santee	92071	2BR	1,577	6,935	22.74			
11	8524	Harwood Street	Santee	92071	1A	2,753	6,912	39.83			RV Parking Lot
12	8530	Harwood Street	Santee	92071	2B	1,577	6,569	24.01			
13	8535	Harwood Street	Santee	92071	2AR	1,542	8,368	18.43			RV Parking Lot
14	8533	Harwood Street	Santee	92071	1B	2,860	11,916	24.00			COA - 1-Story Required & RV Parking
15	8527	Harwood Street	Santee	92071	1ALT-AR	2,630	6,864	38.32			COA - 1-Story Required
16	8521	Harwood Street	Santee	92071	1BR	2,860	7,292	39.22			COA - 1-Story Required
17	8501	Marrokal Lane	Santee	92071	2AR	1,542	6,392	24.12			

Total House SF Includes Livable, Garage, and Front Porch SF Total  
For 2-Story Houses Only 1st Floor Sq. Ft. Counted for Lot Coverage  
LOTS 4, 6, and 15 have their own different Arch Plan (Plan 1-ALT-A)



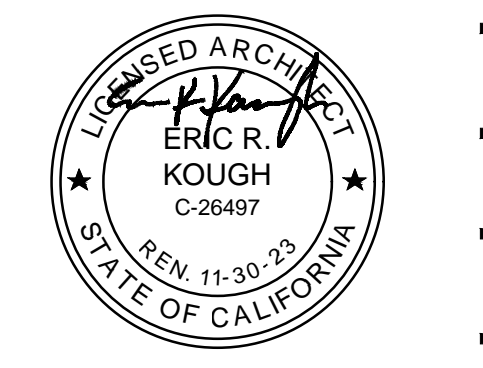
**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
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9915 MIRA MESA BLVD.  
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PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



PLAN:  
**ALL PLANS**

SHEET:  
**ASP.01**

SPEC. LEVEL 1  
**SANTEE**

**ARCHITECTURAL SITE PLAN**  
SCALE 1:30 (22"X34") - 1:60 (11"X17")

D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\405999 Prospect II (Santee)\01\_Prospect Gardens - Detached\00\_All Plans\Plot Sheets\002-ASP.dwg - Dec. 20, 2023 - 2:03:17 PM

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Conditions of Approval

RESOLUTION NO. 097-2019

Table with 4 columns: Item, Amount, Unit, and Fee. Includes items like Park-in-Lieu, Public Facilities, and RTICIP Fee.

31. Development Impact Fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit.

Fee Credits for one existing dwelling unit may be applied provided the applicant obtains demolition permit prior to removal, and receives Engineering approval prior to removal.

32. Address numbers shall be placed near the front door of each unit visible from the street or private drive.

33. All buildings shall be constructed with approved automatic residential fire sprinkler systems designed and installed by a State licensed fire sprinkler contractor.

34. Three (3) fire hydrants are required for the development. The locations shown on Marrokal Lane, adjacent to Lot 44, on Private Street "A" adjacent to Lot 23 and on Private Street "D" adjacent to Lot 4 are approved locations.

D. Prior to Grading Permit Issuance:

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1. All residential units located within 300 feet of the construction site shall be sent a notice regarding the construction schedule ten (10) days prior to grading.

E. During construction:

- 1. The sawing of roof tiles is prohibited on the roof. Roof tiles must be cut on the ground with a wet saw.
2. The developer shall protect the gas line located on the chain link fence along the west side of Marrokal Lane.

F. Prior to obtaining occupancy the following actions shall be taken:

1. Prior to occupancy of the first dwelling unit, the applicant shall submit a copy of the recorded CC&Rs pursuant to the conditions imposed for Tentative Map TM2016-3 and Development Review DR2016-4 to the Department of Development Services for approval by the City Attorney and the Director of Development Services to ensure consistency with City codes and applicable project permits and approved plans.

a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas and onsite drainage improvements as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.

2. The applicant shall complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.

3. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.

4. At the time of mid-construction, or Rough Fire Inspections, a digital CAD drawing of the site-plan shall be provided electronically or on digital media to the Fire Department for emergency response mapping.

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17. Six-foot decorative masonry screening wall shall be installed along the southern side of the project site along Prospect Avenue adjacent to the single-family residential development.

18. Six-foot high solid vinyl panel fencing shall be installed along the west side of Marrokal Lane (project's frontage) adjacent to the Mission Gorge Villas Mobile Home Park.

19. All private street lights shall be energy efficient models to be approved by the City Traffic Engineer.

20. The applicant shall install a 6-foot tall, black tubular metal fence around the detention basin (Lot "A"), per plans.

21. The applicant shall submit for approval of the Director of Development Services all materials, notices, wordings, etc. for the purposes of public disclosure to homeowners of any and all present or anticipated future assessment districts.

22. Provide a Construction and Demolition debris deposit as required by Chapter 13.38 SMC.

23. Submit a landscape plan that meets the requirements of the City Water Efficient Landscape Ordinance (Chapter 13.36 SMC).

24. The landscape plan shall include 33 coast live oaks (Quercus agrifolia) on the project site and/or elsewhere in the City at the applicant's expense. The applicant must coordinate with the Director of Community Services for replacement trees planted within the City.

25. The landscape plan shall provide details on the recreation area required in accordance with Section 13.10.040(F) of the SMC. The details of the common open space area in Lot "C" shall include the following:

- a. Details of the proposed play structure.
b. Details of the picnic table, bench, and trash receptacle.
c. Details of the bicycle racks in a 20-foot by 20-foot area.
d. Details of a pet waste station.

26. A model home complex and a construction trailer/office are authorized subject to prior review of the proposal by the City, applicable building/grading permits, and imposition of operating conditions by the Director of Development Services.

27. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services

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Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.

28. Plot Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of any building permits or start of construction of the street improvements. The plans shall be prepared at a scale of 1" = 20'. Plan format and content shall comply with Engineering Division standards.

a. Down spouts and HVAC systems are not permitted to be connected to the storm drain conveyance system. All non-storm water discharges must either drain to landscaped areas, or be plumbed to the sewer and shown on the plot plans accordingly.

Plot plans shall be one hundred percent complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. At the time of plan submittal, the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the grading plan submittal package:

- 1. Six sets of plans bound and stapled
2. Plan check fees
3. A cost estimate for the cost of construction

29. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of a rough grading report, which shall include a compaction report prepared by the geotechnical engineer, and a certification by the project civil engineer that all property corners, slopes, retaining walls, drainage devices and building pads are in conformance with the approved grading plans.

30. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees, are estimated to be as follows:

Table with 4 columns: Item, Amount, Unit, and Fee. Includes items like Drainage, Traffic, and Traffic Signal.

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units per acre. The project includes 15 single-family units with a density of 4.3 dwelling units per acre. The proposed development is compatible with existing single and multiple-family development in the area, which ranges from 3 to 20 units per acre compatible with the Development Review criteria contained in section 13.08.070 of the Municipal Code.

B. That the proposed development conforms to the Santee General Plan. The project provides a low-medium and medium-density product which has access to a collector street or larger. The project provides a density consistent with the R-2 and R-7 density in the Land Use Element of the General Plan and is located along Prospect Avenue, a designated collector street in the Circulation Element of the General Plan. The project is consistent with the Objective 5.0 of the Housing Element which encourages a wide range of housing.

SECTION 3: The Development Review Permit DR2016-4 consisting of a residential project with 38 condominiums and 15 single-family dwelling units located on Prospect Avenue at Marrokal Lane is hereby approved subject to the following conditions:

A. The applicant shall obtain approval of Tentative Map TM2016-3.

B. The applicant shall be responsible for complying with all the provisions of the Mitigation Monitoring and Reporting Program adopted by the City Council on October 9, 2019 and attached to Resolution No. 098-2019 as Exhibit "B". Each and every mitigation measure contained in the Mitigation Monitoring and Reporting Program is hereby expressly made a condition of project approval in accordance with State CEQA Guidelines, section 15074.1.

C. Prior to Building Permit Issuance:

- 1. Following project approval the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
2. The submitted building plans shall be in substantial conformance with the approvals and conditions of approval for Tentative Map 2016-3 and Development Review Permit DR2016-4.
3. Receive determination from the Federal Aviation Administration that the proposed maximum building height of the multiple-story units in the R-7 zone would not create a hazard to air navigation.

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4. The maximum building height for the condominiums shall not exceed 35 feet.

5. Each garage must provide 150 cubic feet of lockable, enclosed storage space in accordance with Section 13.10.040(H) of the Santee Municipal Code (SMC).

6. The garage for each dwelling unit shall be a minimum 20 feet by 20 feet unobstructed in accordance with Section 13.24.030(B)(1)(d) of the SMC.

7. Trash enclosures shall comply with the requirements in Section 13.10.040 I. of the SMC.

8. The applicant shall install a rainwater harvesting system for each dwelling unit, subject to review and approval by the Director of Development Services.

9. The applicant shall include a roof-mounted solar photo-voltaic system to the maximum feasible extent given roof space or as required by the current CA Code of Regulations Title 24 at the time of building permit issuance.

10. Each garage shall be pre-wired to support a Level 2 EV charging system.

11. The applicant shall provide an in-garage EV charging station for every homeowner who can show EV ownership at the time of purchase.

12. Units 50-52 along Prospect Avenue must remain single-story units. Refer to G.1.m.

13. The project shall provide and maintain 13 guest/visitor parking spaces evenly distributed throughout the site. These parking spaces shall be properly signed (i.e. stenciled signage) as guest/visitor parking and shall not be used by residents. Parking shall be allowed on the side where homes and driveways face the street. Street "A" shall be a minimum 30' curb to curb with parking allowed on one side of the street. The opposite side of the street shall be marked No Parking Fire lane as approved by the Fire Marshal and required to be enforced through the project CC&Rs.

14. The guest parking spaces at Lot "C" shall be removed and replaced with bicycle racks in a 20-foot by 20-foot area. The remaining areas shall be incorporated into the park.

15. Five-foot high vinyl (interior) fencing shall be installed along the rear and side yards of all single-family residential lots within the project site.

16. Five-foot concrete decorative solid masonry unit retaining walls shall be installed around the southern and eastern sides of the project site adjacent to the single-family residential development, as well as along the rear yards of units 42 and 43 and along the northern property boundary and around the biofiltration basin.

4

RESOLUTION NO. 097-2019

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA APPROVING DEVELOPMENT REVIEW PERMIT DR2016-4 FOR A RESIDENTIAL SUBDIVISION CONSISTING OF 38 ATTACHED CONDOMINIUMS AND 15 DETACHED SINGLE-FAMILY DWELLING UNITS LOCATED ON A 6.8-ACRE SITE ON PROSPECT AVENUE AT MARROKAL LANE

APPLICANT: PROSPECT ESTATES II, LLC. APNS: 383-112-32-00 AND 383-112-55-00

RELATED CASE FILES: TM2016-3, AEIS2016-8

WHEREAS, on April 2, 2019 Prospect Estates II, LLC submitted a complete application for a Tentative Map TM2016-3 and Development Review Permit DR2016-4 for a residential subdivision consisting of 38 attached dwelling units and 15 single-family dwelling units located on a 6.8-acre site on Prospect Avenue, at Marrokal Lane; and

WHEREAS, the subject site is located in Exhibit A and

WHEREAS, the development site is located in Airport Influence Area-2 (AIA-2) of the Gillespie Field Airport Land Use Element (LUE) of the City of Santee (CIP) which does not require a compatibility review by the San Diego County Airport Authority (SDCAA); and

WHEREAS, the project is conditioned to receive a determination from the Federal Aviation Administration that the project would not create a hazard to air navigation; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act ("CEQA"), an Initial Study (AEIS2016-6) was conducted for the project which includes a Tentative Map (TM2016-3) and Development Review permit (DR2016-4) that determined that all environmental impacts of the project would be less than significant with mitigation and a Mitigated Negative Declaration (State Clearinghouse Number 2018051040) was prepared and advertised for public review from June 28, 2019 to July 29, 2019; and

WHEREAS, the Mitigation Monitoring and Reporting Program prepared for the Project is attached to this Resolution as Exhibit "B" and made a condition of Project approval; and

WHEREAS, a portion of the development site is identified as Residential Site #16 (APN: 381-112-32) in the adopted City of Santee Housing Element 2013-2021 with a capacity to support 33 residential dwelling units; and

WHEREAS, the subject property is developed with one single-family residence; and

WHEREAS, the subject development will add 53 new residential units to the City's housing stock (a net of 52); and

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WHEREAS, on April 12, 2018 a proposed ordinance amending the City of Santee General Plan to require voter approval of development actions that would increase residential density or intensify land use over the currently permitted by the General Plan ("Proposed Initiative") was filed with the City Clerk, City of Santee; and

WHEREAS, the Proposed Initiative, if adopted, would require a public vote for any changes to the General Plan, Planned Residential Areas, or new Specific Plan Area if such changes intensify use by increasing residential density, changing the General Plan Land Use designations; or changing any residential land use designation to commercial/industrial and vice versa; and

WHEREAS, Section 4(c) of the Proposed Initiative includes a statement that provisions adopted by the Proposed Initiative shall prevail over any conflicting revisions to the General Plan adopted after April 6, 2018; and

WHEREAS, on September 26, 2019, the City Council continued the scheduled public hearing (at the applicant's request) on the project until October 9, 2019; and

WHEREAS, on October 9, 2019, the City Council held a duly advertised public hearing on Tentative Map TM2016-3 and Development Review Permit DR2016-4; and

WHEREAS, the City Council considered the Staff Report, the Initial Study/Mitigated Negative Declaration, all recommendations by staff, public testimony, and all other relevant information contained in the administrative record regarding the Project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, after considering the evidence presented at the public hearing, as follows:

SECTION 1: CEQA Compliance. On October 9, 2019, the City Council approved and adopted Mitigated Negative Declaration (State Clearinghouse Number 2018051040) and its associated Mitigation Monitoring and Reporting Program, which fully disclosed, evaluated and mitigated the environmental impacts of the proposed project, including the Development Review Permit contemplated in this Resolution. No further environmental review is required for the City to adopt this Resolution.

SECTION 2: The findings in accordance with Chapter 13.10 "Residential Districts" of the Santee Municipal Code for a Development Review Permit (Section 13.08.080) are made as follows:

A. That the proposed project as conditioned meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code because the site is planned and zoned R-7 (Medium Density Residential) and R-2 (Low Medium Density Residential). The northern parcel (APN 383-112-32) is zoned R-7 and allows a residential density of 7 to 14 dwelling units per acre. The project includes 38 multi-family units with a density of 11.4 dwelling units per acre. The southern parcel (APN 383-112-55) is zoned R-2 which allows a density of between 2 and 5

2

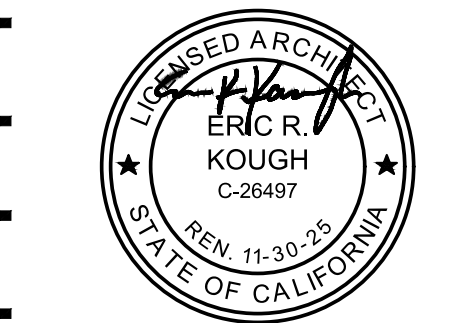


Prospect Gardens TRACT NO. 2016-03

KB HOME SOUTHERN CALIFORNIA ORANGE COUNTY / SAN DIEGO 9915 MIRA MESA BLVD. SAN DIEGO, CA 92131 949-790-9100 949-790-9119

ISSUE DATE: 09/11/2023 PROJECT No.: 405999 DIVISION MGR.: J.C. REVISIONS: 10/05/2023

PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.



PLAN: ALL PLANS SHEET: COA.1

SPEC. LEVEL 1 SANTEE

D:\DATA\ARCH\PROJECT\Co-Southern\San diego\405999 Prospect II (Santee)\01\_Prospect Gardens - Detached\00\_All Plans\Plot Sheets\003-COA.dwg - Feb. 23, 2024 - 8:50:03 AM

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Conditions of Approval (cont.)

RESOLUTION NO. 097-2019

B. Monitoring: The City will ensure that any reconstruction nesting surveys are conducted by the applicant as required. Responsibility: Applicant Inspection: City of Santee Department of Development Services - Planning Division Financial: Applicant

2. CULTURAL RESOURCES - ARCHAEOLOGY/PALEONTOLOGY:

A. Mitigation

Cultural Resources (CUL-1)

Prior to commencement of grading activities, the Project applicant or construction contractor shall implement an archaeological monitoring and recovery program consisting of the following:

- 1. The Project applicant or construction contractor shall be required to retain the services of a qualified archaeological monitor and a Kumeyaay cultural monitor to be present on-site during grading activities.
2. The archaeological monitor and the Kumeyaay cultural monitor will ensure that if any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and a qualified archaeologist and cultural monitor shall be consulted to assess the significance of the find according to CEQA Guidelines section 15064.5.

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RESOLUTION NO. 097-2019

nature of the find, Project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) will be instituted. Work may proceed on other parts of the Project site while mitigation for cultural resources is being carried out.

- 3. The qualified archaeological monitor and the Kumeyaay cultural monitor will attend the Project pre-construction meeting to discuss the grading plan with the grading and excavation contractor(s).
4. If human skeletal remains are uncovered during Project construction, the archaeological and Kumeyaay cultural monitor will direct the contractor or appropriate representative to halt work, contact the San Diego County Coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5(e)(1) of the CEQA Guidelines.

Paleontological Resources (PAL-1)

- 1. Monitoring Plan: Prior to any grading on any portion of the Project site, a qualified paleontologist shall be retained to prepare a Monitoring Plan that identifies the monitoring requirements for the Project as outlined below.
2. Pre-Grading Conference and Paleontological Monitor: a. A qualified paleontological monitor shall be present at a pregrading conference.

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RESOLUTION NO. 097-2019

EXHIBIT "A"

Legal Description

PARCEL 1:

That portion of Lot 14, Block "C" of Anita Rancho, in the City of Santee, County of San Diego, State of California, according to Revised Map No. 888 of a part of said Rancho, filed in the Recorder's Office, October 22, 1891, lying Southwesterly of a line drawn at right angles Westerly from a point in the Easterly line of said Lot 14, which point is 892 feet Southwesterly from the Northeast Corner of Lot 3 in said Block "C".

Excepting therefrom that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 14; thence in a Southwesterly direction along the Southeastwesterly line of said Lot 14, a distance of 494 feet; thence Northerly along a line which is parallel with the Easterly line of said Lot, a distance of 393 feet; thence in an Easterly direction, a distance of 483 feet to a point on the East line of said lot which is distant therealong 335 feet Northerly from the Southeast corner thereof; thence Southerly along the East line of said lot, a distance of 336 feet to the point of beginning.

PARCEL 2:

An easement and right of way road purposes over the Westerly 20 feet of Lots 3 and 14 in said Block "C". Excepting therefrom and portion thereof lying within the first above described parcel.

PARCEL 3:

Parcel "D", as shown on Certificate of Compliance, as evidenced by document recorded April 22, 1994 as Instrument No. 81-271857, of Official Records, being more particularly described in the document as follows:

That portion of Lot 14 in Block "C" of Anita Rancho, in the County of San Diego, State of California, according to Map filed No. 888, filed in the Office of the County Recorder of said County, October 22, 1891, described as follows:

Beginning at a point in the Southerly line of said Lot 14 distant thereof South 76° 02' 45" West 494.00 feet from the Southeast corner thereof; thence North 0° 17' 36" East parallel with the East line of said Lot 14 393.00 feet; thence North 82° 36' 43" East 483.14 feet to a point in the East line of said Lot 14; thence 0° 17' 36" West along said East line 176.00 feet to the Northeast corner of the Southerly 180.00 feet of said Lot 14, said 180.00 feet being measured along the East line of said Lot 14; thence South 76° 02' 45" West 150.79 feet; thence South 1° 27' 18" East 158.84 feet to a point in the Southerly line of said Lot 14, thence along said Southerly line, Westerly to the true point of beginning.

(End of Legal Description)

APN: 353-112-32-00; 353-112-55-00

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RESOLUTION NO. 097-2019

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM FOR TENTATIVE MAP TM2016-3 / DEVELOPMENT REVIEW PERMIT DR2016-4

Section 21081.6 of the Public Resources Code requires that public agencies "adopt a reporting or monitoring program for the changes which it has adopted or made a condition of Project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designated to ensure compliance with during project implementation."

Non-compliance with any of these conditions, as identified by City staff or a designated monitor, shall result in the issuance of a Cease and Desist Order for all construction activities. The order shall remain in effect until compliance is assured.

1. BIOLOGY

A. Mitigation:

BIO-1 (Preconstruction Nest Surveys)

In order to protect and avoid impacts to potential wildlife nursery sites, standard seasonal restrictions on clearing and grading shall be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, will not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year.

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RESOLUTION NO. 097-2019

- 3. All groundcover installed pursuant to an approved landscape plan shall provide 100 percent coverage within 9 months of planting or additional landscaping, to be approved by the Director, shall be required in order to meet this standard.
4. All storm water best management practices (BMPs) outlined in the Storm Water Management Plan must be installed and operational to the satisfaction of the Director of Development Services.
5. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to the requirements of Title 13 of the Santee Municipal Code.

SECTION 4: The terms and conditions of this Development Review Permit DR2016-4 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit DR2016-4 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Development Review Permit DR2016-4 expires on October 9, 2022 at 5:00 p.m. unless prior to that date a Final Map has been recorded pursuant to Tentative Map TM2016-3, or unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance.

SECTION 6: Pursuant to Government Code Section 66020, the 90-day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exaction imposed pursuant to this approval, shall begin on October 9, 2019.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval.

SECTION 8: The City of Santee hereby notifies the applicant that State Law (AB3158), effective January 1, 1991, requires certain projects to pay fees for purposes of funding the California Department of Fish and Wildlife. In order to comply with State Law, the applicant should remit to the City of Santee Department of Development Services, within two (2) working days of the effective date of this approval (the "effective date" being the end of the appeal period, if applicable), a certified check payable to the "County of San

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RESOLUTION NO. 097-2019

Diego" in the amount of \$2,354.75. This fee includes an authorized County administrative fee of \$50. Failure to remit the required fee in full within the time specified above will result in notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code.

SECTION 9: The documents and materials that constitute the record of proceedings on which these findings have been based are located with the City Clerk at the City of Santee City Clerk's office at 10601 Magnolia Avenue, Building #3, Santee, CA 92071.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 9th day of October 2019, by the following roll call vote to wit:

AYES: HALL, HOULAHAN, KOVAL, MCNELIS, MINTO
NOES: NONE
ABSENT: NONE

APPROVED:

JOHN W. MINTO, MAYOR

ATTEST:

ANNETTE ORTIZ, MBA, CMC, CITY CLERK

Attachment: Exhibit A - Legal Description
Exhibit B - Mitigation Monitoring and Reporting Program (MMRP)

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RESOLUTION NO. 097-2019

- for exact details to be submitted for your project.
5. The applicant shall obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services.
6. Provide two print copies and a digital copy of both the final approved Storm Water Quality Management Plan and the Operation and Maintenance Plan.
7. Submit a print and digital copy of the BMP Certification package.
8. Prior to issuance of the final permit, the applicant shall execute a contract with a qualified site preparation contractor to provide and a copy of the SWQMP provided to the consultant and the Director of Development Services.

G. The following conditions apply to the project approved under TM2016-3 and DR2016-4 and shall be memorialized by recording a "Notice of Restrictions" on the property. This notice shall be prepared to the satisfaction of the Director of Development Services:

- 1. The development's Covenants, Conditions, and Restrictions (CC&Rs) shall include, but are not limited to, the following:
a. Prohibition on parking boats, recreational vehicles, etc. on driveways and streets.
b. Statement that accessory structure standards such as carports, patio covers, gazebos, etc., internal setbacks / building separations, individual lot coverage limitations shall comply with the development standards as required by Table 13.10.040A for R2 and R7 districts.
c. Maintenance of private roads, water and sewer lines, and storm water facilities.
d. Maintenance of a minimum of 13 parking spaces for visitors and guests, including signage.
e. The statement that all garages shall be kept clear so that two cars can be parked in the garage at all times.

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RESOLUTION NO. 097-2019

- f. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping, drainage, and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
g. The statement that the City has the right, but not the obligation, to provide for the maintenance of all drainage improvements and landscaping if the homeowner association fails to perform its maintenance obligation by the City, cost for such service shall become a lien upon the property and/or each unit, as appropriate.
h. A statement that the entitlements contain an approved Landscaping and Fencing Plan pursuant to DR2016-4 and that revisions to the perimeter fence plan shall require approval from the Director of Development Services.
i. A statement that the Homeowners' Association and/or property owners shall bear legal and financial responsibility for compliance with the approved Stormwater Management Plan and all applicable stormwater regulations, that this obligation shall transfer to all future property owners, and that it shall be disclosed to property owners prior to each new sale.
j. Prohibition on adding a second story to Units 50-52 along Prospect Avenue.
k. Maintenance of a rain-harvesting system for each unit.
2. The Medium Density Residential (R-7) development standards shall apply to the multi-family development (383-112-32) and the Low-Medium Density (R-2) development standards shall apply to the single-family development. Prospect Avenue is a Circulation Element street requiring a 25-foot setback for buildings from the ultimate right-of-way line.
H. Upon establishment of the use pursuant to this Development Review Permit the following conditions shall apply:
1. All required landscaping shall be adequately watered and maintained in a healthy and thriving condition, free from weeds, trash, and debris.
2. The parking areas and driveways shall be well maintained.

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Prospect Gardens

TRACT NO. 2016-03

KB HOME
SOUTHERN CALIFORNIA
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.
SAN DIEGO, CA 92131
949-790-9100
949-790-9119

ISSUE DATE: 09/11/2023
PROJECT No.: 405999
DIVISION MGR.: J.C.
REVISIONS: 10/05/2023

PLAN CHECK COMMENTS
10/05/2023 - V.P.B.S.



PLAN: ALL PLANS
SHEET: COA.2

SPEC. LEVEL 1
SANTEE

Conditions of Approval (cont.)

RESOLUTION NO. 097-2019

and residents to contact the job superintendent. In the event that the City received a complaint regarding construction noise, appropriate corrective actions shall be implemented and a report of the action provided to the reporting party.

**NOI-2 (HVAC Units)**

The Project Applicant or agent thereof, shall construct a noise barrier between any HVAC unit located within 52 feet of the property line of an adjacent residential property. Where HVAC units would be located at least 10 feet from the nearest property line, the height of the sound wall shall be at least 4 feet above grade; where HVAC units would be located between 7 and 10 feet from the nearest property line, the height of the sound wall shall be at least 5 feet above grade; where the HVAC units would be between 6 and 7 feet from the nearest property line, the height of the sound wall shall be at least 6 feet above grade; HVAC units shall not be located at or within 5 feet of the nearest property line. Sound walls shall be constructed of a material with a minimum weight of two pounds per square foot and shall be free from gaps or perforations. Prior to issuance of Permit to Occupy proposed residences, the Project Applicant shall demonstrate to the City staff that sound walls meeting the criteria stated above have been constructed.

If available, a sound enclosure may be substituted for sound walls if the sound power level of the HVAC units with the enclosure is 65dB(A) or less (equates to a sound pressure level of 55 dB(A) at 1 meter (3.3 feet) and the HVAC unit is located beyond 20 feet from the nearest property line.

**B. Monitoring:** Responsibility: Applicant  
 Inspection: City of Santee  
 Department of Development Services –  
 Planning Division  
 Financial: Applicant



RESOLUTION NO. 097-2019

adequate knowledge and experience with fossilized remains likely to be present to identify them in the field and is adequately experienced to remove the resources for further study.

b. A paleontologist or designate shall be present during grading as determined at the pre-grading conference. The monitor shall have the authority to temporarily direct, divert or halt grading to allow recovery of fossil remains. At the discretion of the monitor, recovery may include washing and picking of soil samples for micro-vertebrate bone and teeth. The developer shall authorize the deposit of any resources found on the Project site in an institution staffed by qualified paleontologists as may be determined by the Director or his/her designee. The contractor shall be aware of the random nature of fossil occurrences and the possibility of a discovery of remains of such scientific and/or educational importance which might warrant a long term salvage operation or preservation. Any conflicts regarding the role of the paleontologist or his/her designee shall be resolved by the Director or his/her designee.

**3. Fossil Recovery and Duration**

a. If fossils are discovered, the paleontologist (or paleontological monitor) shall recover the fossils as soon as possible. This fossil salvage can be completed in a short period of time. However, some fossil specimens (such as complete large mammal skeleton) may require an extended salvage period. In these instances the paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovery of small fossil remains, such as isolated mammal teeth, it may be necessary in certain instances, to set up a screen-washing operation on the site.

b. Fossil remains collected during the monitoring and salvage portion of the mitigation program shall be cleaned, repaired, sorted, and cataloged.

c. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, shall either be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the San Diego Natural History Museum or retained by the City and displayed to the public at an appropriate location such as a library or City Hall.

RESOLUTION NO. 097-2019

**4. Monitoring Report**

Prior to issuance of a permit for occupancy of any buildings, a paleontological monitoring report shall be submitted to the Planning Director. This report shall describe all the materials recovered and provide a tabulation of the number of hours spent by paleontological monitors on the site.

**B. Monitoring:** Responsibility: Applicant  
 Inspection: City of Santee  
 Department of Development Services –  
 Planning Division  
 Financial: Applicant

**3. NOISE**

**A. Mitigation:**

**NOI-1**

Prior to issuance of any grading permit(s) for the project, the project applicant or its contractors shall ensure that:

1. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.
2. Construction noise reduction methods such as shutting off idling equipment, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible.
3. During construction, stationary construction equipment shall be placed such that emitted noise is directed away from or shielded from sensitive noise receivers.
4. During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors.
5. The project shall be in compliance with the City's Noise Abatement and Control Ordinance such that construction shall occur on the weekdays (Monday through Friday) and Saturday between the hours of 7:00 a.m. to 7:00 p.m. Construction hours, allowable workdays and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow surrounding property owners



Prospect Gardens

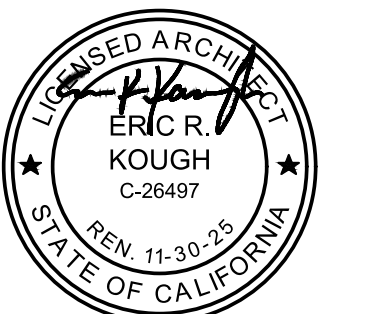
TRACT NO. 2016-03

KB HOME  
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ISSUE DATE: 09/11/2023  
 PROJECT No.: 405999  
 DIVISION MGR.: J.C.  
 REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
 10/05/2023 - V.P.B.S.



PLAN:  
**ALL PLANS**  
 SHEET:  
**COA.3**

SPEC. LEVEL 1  
 SANTEE



THERMAL & MOISTURE PROTECTION (continued)

- 17. ROOF VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING SHINGLES. VALLEY LININGS OF THE FOLLOWING TYPES SHALL BE PERMITTED: CRC SEC. R405.2.B.2. 1. FOR OPEN VALLEYS (VALLEY LINING EXPOSED) LINED WITH METAL...

ROOFING MATERIALS

- 1. ROOFING MATERIAL SHALL BE CLASS "A" UNLESS OTHERWISE APPROVED BY OWNER/BUILDER. 2. THE QUALITY AND DESIGN OF ROOFING MATERIALS AND THEIR FASTENINGS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN CRC SEC. R405.3 (FOR CLAY & CONCRETE TILE)...

EXTERIOR WALL COVERINGS

- 1. SEE FINISHES IN THESE GENERAL NOTES FOR EXTERIOR PLASTER. 2. ALL EXTERIOR MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE AND ALL STATE AND LOCAL CODES...

THERMAL & MOISTURE PROTECTION (continued)

INSULATION

- 1. INSULATING MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION...

CEILING MATERIALS

- 1. CEILING MATERIALS SHALL BE CLASS "A" UNLESS OTHERWISE APPROVED BY OWNER/BUILDER. 2. THE QUALITY AND DESIGN OF CEILING MATERIALS AND THEIR FASTENINGS SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN CRC SEC. R405.3 (FOR PLASTER & CONCRETE TILE)...

DOORS & WINDOWS

- 1. SEE FLOOR PLANS AND ELEVATIONS FOR SIZES AND TYPES OF DOORS AND WINDOWS AND FOR ANY DIVIDED LITE PATTERNS. COLORS SHALL BE APPROVED BY THE OWNER/BUILDER AND ARCHITECT. 2. EGRESS DOORS, NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT...

DOORS & WINDOWS (continued)

- 12. HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR...

FINISHES

- GYPSUM BOARD 1. GYPSUM HALBOARD SHALL BE INSTALLED IN CONFORMANCE WITH THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL STATE AND LOCAL BUILDING CODES. 2. GYPSUM HALBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED...

FINISHES (continued)

- 6. CEMENT PLASTER MATERIALS SHALL CONFORM TO ASTM C 91. (TYPE M, S OR N); C 150 (TYPE I, II AND III); C 545 (TYPE IP, I (FM), IS AND I (SM)); C 843. (TYPE C 826, C 828, C 1082, C 1047 AND C 1028) AND SHALL BE INSTALLED OR APPLIED IN CONFORMANCE WITH ASTM C 1063. PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH...



Prospect Gardens

TRACT NO. 2016-03 KB HOME SOUTHERN CALIFORNIA ORANGE COUNTY / SAN DIEGO 9915 MIRA MESA BLVD. SAN DIEGO, CA 92131 949-790-9100 949-790-9119

MECHANICAL & PLUMBING

MECHANICAL

- 1. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE 2022 EDITION OF THE CALIFORNIA MECHANICAL CODE. 2. ALL EQUIPMENT INSTALLED IN THIS PROJECT SHALL BE IN COMPLIANCE WITH THE STANDARDS LISTED IN THE CALIFORNIA MECHANICAL CODE...



ISSUE DATE: 09/11/2023 PROJECT NO.: 405999 DIVISION MGR.: J.C. REVISIONS: 10/05/2023

PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.

Santee Building Standard Codex logo and text: PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA HOUSING LAW...

Approved 03/06/2024 Plan Review: BDivision Permit: B-RN23-03-0006 REV Plan-Approved



PLAN: ALL PLANS

SHEET: GN.2

SPEC. LEVEL 1

SANTEE







C.R.C. R337 MATERIALS AND CONSTRUCTION METHODS FOR EXTERIOR WILDFIRE EXPOSURE

2024 CBS

SECTION R337.5 ROOFING

R337.5.1 General. Roofs shall comply with the requirements of Sections R337 and R402. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

Refer notes on exterior elevations

R337.5.2 Roof coverings. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be firestopped with approved materials or have one layer of minimum 72 pound mineral-surfaced nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. Refer to Details 5, 6 & 8 on Sheet AD1

R337.5.3 Roof valleys. Where valley flashing is installed, the flashing shall be not less than 0.019-inch No. 26 gage galvanized sheet corrosion-resistant metal installed over not less than one layer of minimum 72-pound mineral-surfaced nonperforated cap sheet complying with ASTM D 3909, at least 36-inch-wide running the full length of the valley. Refer to Detail 2/AD1

R337.5.4 Roof gutters. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. Refer notes on exterior elevations

SECTION R337.6 VENTS

R337.6.1 General. Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall be in accordance with Section 1202 of the California Building Code and Sections R337.6.1 through R337.6.2 of this section to resist building ignition from the intrusion of burning embers and flame through the ventilation openings. Refer notes on exterior elevations

R337.6.2 Requirements. Ventilation openings shall be fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or NW vents tested to ASTM E2886 and listed, by complying with all of the following requirements:

- 1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test. Refer notes on exterior elevations
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. Refer notes on exterior elevations
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C). Refer notes on exterior elevations

R337.6.2.1 Off ridge and ridge vents. Vents that are installed on a sloped roof, such as dormer vents, shall comply with all the following:

- 1. Vents shall be covered with a mesh where the dimensions of the mesh therein shall be a minimum of 1/16 inch (1.6 mm) and shall not exceed 1/8 inch (3.2 mm) in diameter.
2. The mesh material shall be noncombustible.
3. The mesh material shall be corrosion resistant.

SECTION R337.7 EXTERIOR COVERING

R337.7.1 Scope. The provisions of this section shall govern the materials and construction methods used to resist building ignition and/or safeguard against the intrusion of flames resulting from small ember and short-term direct flame contact exposure.

R337.7.2 General. The following exterior covering materials and/or assemblies shall comply with this section:

- 1. Exterior wall coverings Refer to exterior elevations
2. Exterior wall assemblies Refer to exterior elevations
3. Exterior exposed underside of roof eave overhangs Refer to exterior elevations
4. Exterior exposed underside of roof eave soffits Refer to exterior elevations
5. Exposed underside of exterior porch ceilings Refer to exterior elevations
6. Exterior exposed underside of floor projections Refer to exterior elevations
7. Exterior underfloor areas n/a

Exceptions: 1. Exterior wall architectural trim, embellishments, fascias, and gutters
2. Roof or wall top cornice projections and similar assemblies
3. Deck walking surfaces shall comply with Section R337.9 only

R337.7.3 Exterior walls coverings. The exterior wall covering shall comply with one or more of the following requirements, except as permitted for exterior wall assemblies complying with Section R337.7.4:

- 1. Noncombustible material n/a
2. Ignition-resistant material Refer to exterior elevations
3. Fire-retardant-treated wood n/a

Exceptions: Any of the following shall be deemed to meet the assembly performance criteria and intent of this section:

- 1. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
2. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

R337.7.3.1 Extent of exterior wall covering. Exterior wall coverings shall extend from the top of the foundation to the roof, and terminate at 2 inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure.

R337.7.5 Open roof eaves. The exposed roof deck on the underside of unclosed roof eaves shall consist of one of the following:

- 1. Noncombustible material n/a
2. Ignition-resistant material Refer to Details 5/ADI & 17/ADI
3. Fire-retardant-treated wood n/a
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side n/a
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck n/a
6. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual n/a

Exceptions: The following materials do not require protection: 1. Fascia and other architectural trim boards

R337.7.6 Enclosed roof eaves and roof eave soffits. The exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside, or sloping rafter tails with an exterior covering applied to the underside of the rafter tails, shall be protected by one or more of the following:

- 1. Noncombustible material n/a
2. Ignition-resistant material n/a
3. Fire-retardant-treated wood n/a
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side n/a
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit n/a
6. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the rafter tails or soffit including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual n/a
7. Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3 or ASTM E2457 n/a
8. Boxed-in roof eave soffit assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3 n/a

Exceptions: The following materials do not require protection: 1. Fascia and other architectural trim boards

R337.7.7 Exterior porch ceilings. The exposed underside of exterior porch ceilings shall be protected by one or more of the following:

- 1. Noncombustible material n/a
2. Ignition-resistant material Refer to exterior elevations
3. Fire-retardant-treated wood n/a
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side n/a
5. One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling n/a
6. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual n/a
7. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3 n/a
8. Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3. n/a

Exception: Architectural trim boards do not require protection.

R337.7.8 Floor projections. The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the following:

- 1. Noncombustible material n/a
2. Ignition-resistant material Refer to exterior elevations
3. Fire-retardant-treated wood n/a
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side n/a
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection n/a
6. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor projection including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual n/a
7. The underside of a floor assembly that meets the performance criteria in Section R337.7.11 when tested in accordance with the test procedures set forth in ASTM E2457. n/a
8. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3. n/a

Exception: Architectural trim boards do not require protection.

R337.7.4 Underfloor protection. The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one or more of the following:

- 1. Noncombustible material n/a
2. Ignition-resistant material n/a
3. Fire-retardant-treated wood n/a
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side n/a
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection n/a
6. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual n/a
7. The underside of a floor assembly that meets the performance criteria in Section R337.7.11 when tested in accordance with the test procedures set forth in ASTM E2457. n/a
8. The underside of a floor assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3. n/a

Exception: Structural columns and beams do not require protection when they are constructed with sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.

R337.7.10 Underside of appendages. When required by the enforcing agency the underside of overhanging appendages shall be enclosed to grade in accordance with the requirements of this chapter or the underside of the exposed underfloor shall consist of one of the following:

- 1. Noncombustible material n/a
2. Ignition-resistant material n/a
3. Fire-retardant-treated wood n/a
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side n/a
5. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection n/a
6. The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the floor including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual n/a
7. The underside of an appendage assembly that meets the performance criteria in Section R337.7.11 when tested in accordance with the test procedures set forth in ASTM E2457. n/a
8. The underside of an appendage assembly that meets the performance criteria in accordance with the test procedures set forth in SFM Standard 12-TA-3. n/a

Exception: Structural columns and beams do not require protection when they are constructed with sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks shall be splined, tongue-and-groove, or set close together and well spiked.

SECTION R337.8 EXTERIOR WINDOWS AND DOORS

R337.8.1 General.

R337.8.2 Exterior glazing. The following exterior glazing materials and/or assemblies shall comply with this section:

- 1. Exterior windows Refer to fenestration notes on floor plans
2. Exterior glazed doors Refer to fenestration notes on floor plans
3. Glazed openings within exterior doors n/a
4. Glazed openings within exterior garage doors n/a
5. Exterior structural glass veneer n/a

R337.8.2.1 Exterior windows and exterior glazed door assembly requirements. Exterior windows and exterior glazed door assemblies shall comply with one of the following requirements:

- 1. Be constructed of multilane glazing with a minimum of one tempered pane meeting the requirements of Section R308 Safety Glazing, or Refer to fenestration notes on floor plans
2. Be constructed of glass block units, or n/a
3. Have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 257, or n/a
4. Be tested to meet the performance requirements of SFM Standard 12-TA-2. n/a

R337.8.2.3 Structural glass veneer. The wall assembly behind structural glass veneer shall comply with Section R337.3 Exterior walls. n/a

R337.8.3 Exterior doors. Exterior doors shall comply with one of the following:

- 1. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or n/a
2. Shall be constructed of solid core wood that comply with the following requirements: Refer to general plan notes on floor plans
2.1. Stiles and rails shall not be less than 1-3/8 inches thick
2.2. Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick.
3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252. n/a
4. Shall be tested to meet the performance requirements of Section R337.7.3.1 when tested in accordance with ASTM E2707. n/a
5. Shall be tested to meet the performance requirements of SFM Standard 12-TA-1. n/a

R337.8.3.1 Exterior door glazing. Glazing in exterior doors shall comply with Section R337.8.2.1.

R337.8.4 Garage door perimeter gaps. Garage doors shall resist the intrusion of embers from entering existing gaps between doors and door openings, at the bottom, sides or top of doors, from exceeding 1/8 inch. Gaps between doors and door openings shall be controlled by one of the following methods:

- 1. Weather stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D668
2. Door overlaps onto jams and headers.
3. Garage door jams and headers covered with metal flashing. Refer to Floor Plan Notes (keynote '64') on floor plan sheets

SECTION R337.9 DECKING

R337.9.1 General. The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section. noted - see below

R337.9.2 Where required. The walking surface material of decks, porches, balconies and stairs shall comply with the requirements of this section when any portion of such surface is within 10 feet (3048 mm) of the building. noted - see below

R337.9.3 Decking surfaces. The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials: Decks to be finished with Polycoat Deck Covering System (ESR-2785)

- 1. Material that complies with the performance requirements of Section R337.9.4 when tested in accordance with both ASTM E2632 and ASTM E2726
2. Ignition-resistant material that complies with the performance requirements of Section R337.9.4
3. Material that complies with the performance requirements of both SFM Standard 12-TA-4 and Section R337.4.3
4. Exterior fire retardant treated wood
5. Noncombustible material
6. Any material that complies with the performance requirements of SFM Standard 12-TA-4A when attached exterior wall covering is also either noncombustible or ignition-resistant material

Exception: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread index.

SECTION R337.10 ACCESSORY BUILDING AND MISCELLANEOUS STRUCTURES

R337.10.1 General. Group U occupancy accessory buildings and miscellaneous structures that have the potential to pose a significant exterior fire exposure hazard during wildfires shall be constructed to conform to the ignition-resistance requirements of this section. n/a

R337.10.2 Applicability. Unless otherwise addressed by the exceptions of Section R337.1.3, the provisions of this section shall apply to buildings accessory to an applicable building on the same lot. This section shall also apply to attached and detached miscellaneous structures that require a building permit, including but not limited to: trellises, arbors, patio covers, gazebos and similar structures. n/a

- Exceptions: 1. Decks shall comply with the requirements of Section R337.9.
2. Awnings and canopies shall comply with the requirements of Section 3105 of the California Building Code.
3. Exterior wall architectural trim, embellishments and fascia.

R337.10.3 Where required. Accessory structures shall comply with the requirements of this section. n/a

R337.10.3.1 Attached accessory structures shall comply with the requirements of this section. n/a

R337.10.3.2 When required by the enforcing agency, detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section. n/a

R337.10.4 Roof Construction. When required by the enforcing agency accessory structures shall be constructed of noncombustible or ignition-resistant materials. n/a



Prospect Gardens

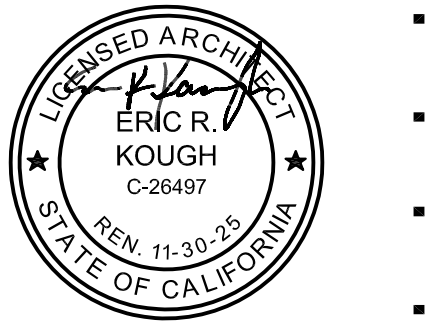
TRACT NO. 2016-03

KB HOME SOUTHERN CALIFORNIA ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD. SAN DIEGO, CA 92131 949-790-9100 949-790-9119

ISSUE DATE: 09/11/2023 PROJECT No.: 405999 DIVISION MGR.: J.C. REVISIONS: 10/05/2023

PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.



PLAN: ALL PLANS

SHEET: R337

SPEC. LEVEL 1 SANTEE

D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\05999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 1 - 2267-149\Plot Sheets\PLAN-1\_2267-01\_BASE.dwg - Feb. 23, 2024 - 11:38:03 AM

ALL SHOWER AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.  
AIR DOOR TEST AND HERS TESTING IS REQUIRED  
WASHER ALWAYS LOCATED LEFT OF DRYER  
NOTE: MAXIMUM FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:  
A. WATER CLOSETS: 128 GPF  
B. SHOWERHEADS: 18 GPM  
C. KITCHEN FAUCETS: 18 GPM  
D. LAVATORY FAUCETS: 12 GPM

STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE TWO (2) LAYERS OF GRADE 'D' BUILDING PAPER  
EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING: CRC 310.11  
A. MINIMUM OPENING SIZE OF 5.7 (5.0 AT GRADE LEVEL) SQUARE FEET, WITH:  
1. A 20-INCH MINIMUM NET CLEAR OPENING WIDTH AND  
2. A 24-INCH MINIMUM NET CLEAR OPENING HEIGHT AND  
3. A SILL HEIGHT NO HIGHER THAN 44 INCHES ABOVE THE FLOOR. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.

NO SECOND FLOOR WINDOW SILL SHALL BE LOCATED LOWER THAN 24" A.F.F. WITHOUT FALL PROTECTION (R312.2)

FENESTRATION

WINDOW TYPE	U-VALUE	SHGC
SLIDER	0.28	0.22
FIXED	0.28	0.22
SINGLE HUNG	0.28	0.22
PATIO DOOR	0.28	0.22

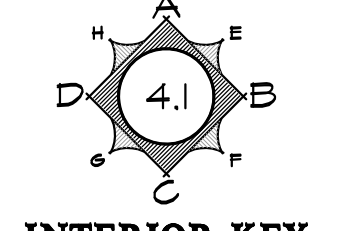
NOTES:  
1. REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.  
2. ALL LOTS WITHIN THE PROJECT REQUIRE WINDOW AND SLIDING GLASS DOORS WITH WELL FITTED, WELL WEATHER-STRIPPED ASSEMBLIES AND A MINIMUM SOUND TRANSMISSION CLASS (STC) RATING OF 26 PER THE FINAL NOISE IMPACT ANALYSIS PREPARED BY URBAN CROSSROADS (DATED DECEMBER 11, 2020)

INSULATION COMPONENTS

TYPE	R-VALUE
EXTERIOR WALLS (2x6) AT STUCCO	R-21 (BATT) + R-4.2 (RIGID FOAM)
EXTERIOR WALLS (2x6) AT SIDING	R-21 (BATT) + R-0 (NO RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-21
ENTRY DOOR	R-1
FLOOR (ABOVE GARAGE)	R-19
ATTIC AT FURNACE	--
ATTIC INSULATION (UNVENTED ATTIC)	R-33 SPRAY FOAM BELOW ROOF DECK
RADIANT BARRIER	--
DUCT INSULATION	R-6

ENERGY COMPLIANCE REQUIREMENTS: PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):  
WINDOW SHGC'S AND U-VALUES  
FURNACE EFFICIENCIES AND COOLING BEERS' ENVELOPE  
INSULATION R-VALUES  
ALL MANDATORY MEASURES LISTED ON SHEET T24-NM

NOTES:  
1. REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.  
2. R-4 INSULATION AT EXTERIOR WALLS IS A RIGID FOAM INSULATION BOARD USED IN CONJUNCTION WITH THE ONE-COAT STUCCO APPLICATION



INTERIOR KEY

SQUARE FOOTAGE

PLAN 149.2267	
FLOOR AREA	2267 SQ. FT.
TOTAL AREA	2267 SQ. FT.
GARAGE AREA	426 SQ. FT.
PORCH AREA(S)	60 SQ. FT.

PLATE NOTES

8'-1" PLATE NOTES

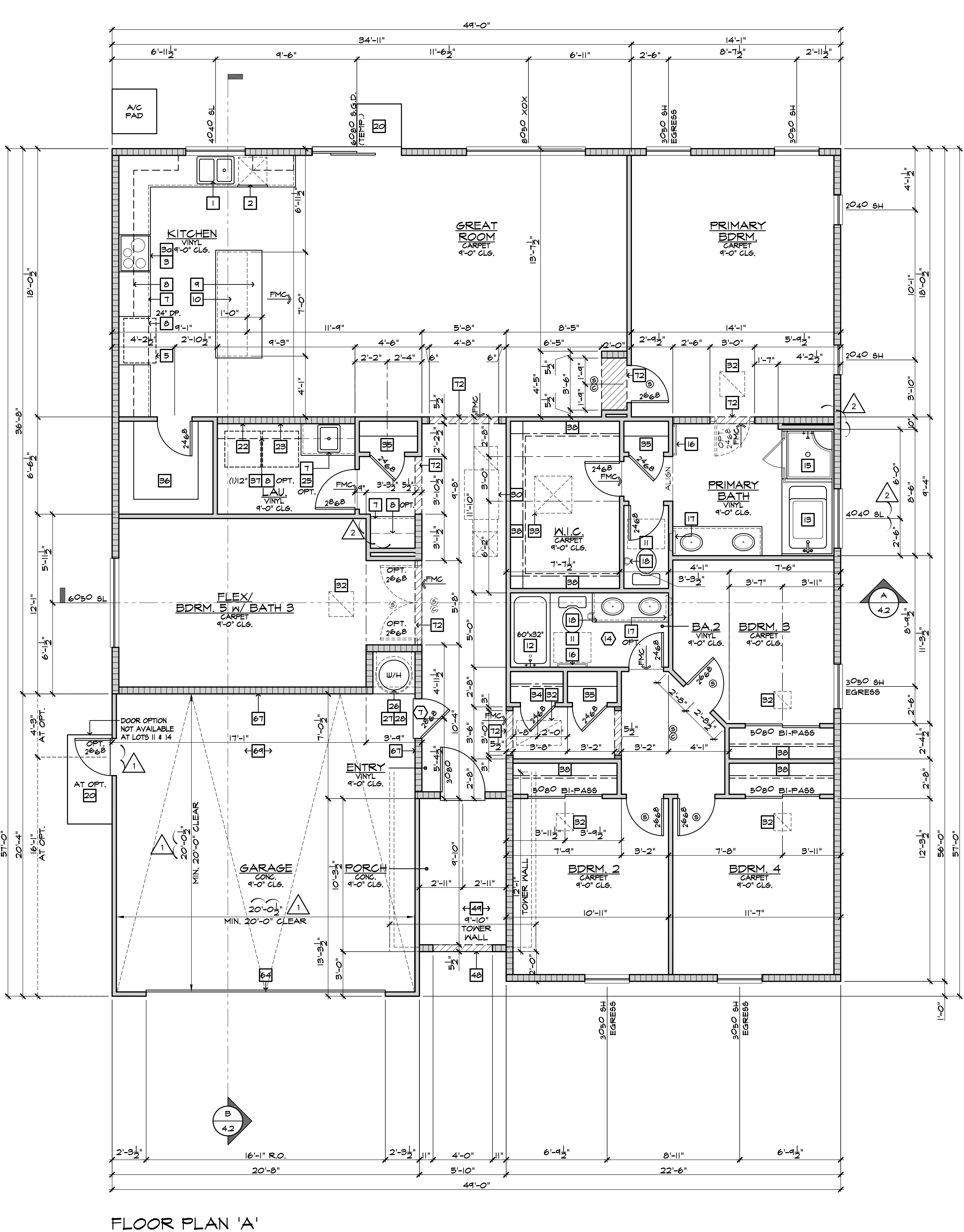
- 1st FLOOR WINDOW HEADER HEIGHT: 6'-8" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- GARAGE DOOR HEIGHT: 7'-0"
- SLIDING GLASS DOOR HEIGHT: 6'-8"
- INTERIOR SOFFIT HEIGHT: 7'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELVE: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

9'-1" PLATE NOTES

- 1st FLOOR WINDOW HEADER HEIGHT: 7'-6" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 8'-0" U.N.O.
- GARAGE DOOR HEIGHT: 8'-0"
- SLIDING GLASS DOOR HEIGHT: 8'-0"
- INTERIOR SOFFIT HEIGHT: 8'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELVE: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

WALL TYPE LEGEND

[Solid line]	2x4 FULL HEIGHT STUD WALL
[Dashed line]	2x4 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
[Dotted line]	2x4 STUD WALL BELOW OR HIDDEN
[Double solid line]	DOUBLE 2x4 FULL HEIGHT STUD WALL
[Solid line with dots]	2x6 FULL HEIGHT STUD WALL
[Dashed line with dots]	2x6 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
[Dotted line with dots]	2x6 STUD WALL BELOW OR HIDDEN
[Thick solid line]	1 HOUR RATED WALL



FLOOR PLAN 'A'  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

- FLOOR PLAN NOTES
- 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
  - 30" FREE-STANDING RANGE/OVEN COMBINATION
  - 30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
  - 30" COOKTOP WITH 30" SINGLE OVEN BULL
  - 30" MICROWAVE / VENTED HOOD COMBINATION
  - 39" CLEAR REFRIGERATOR SPACE
  - FAUX CABINET PANEL
  - OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - BREAKFAST BAR - SEE INTERIOR ELEVATIONS
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - 24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
  - FIBERGLASS TUB-SHOOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
  - FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (107"x44") W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
  - SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
  - FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
  - TOILET BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
  - RECESSED MEDICINE CABINET (MIRROR)
  - TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
  - 14"x36" CONCRETE STOOP. U.N.O. - SLOPE MIN. 1/4" PER FOOT
  - 36" SQUARE CONCRETE STOOP. U.N.O. - SLOPE MIN. 1/4" PER FOOT
  - RECESSED LAVATORY
  - PROVIDE WATER LINE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN DRYER VENT (2) 80" ELBOW (2) 90" ELBOW) TO WASHING MACHINE W/ 2 FEET PER EL.
  - PROVIDE 2" MIN. CLEARANCE BELOW W/ WASHER OR WATER
  - LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - HYBRID WATER HEATER - LOCATE ON 2nd PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PUMP DRAIN TO EXTERIOR - DETAIL 18/AD6
  - WATER HEATER - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" x 4" MIN. 6" ABV. GRADE POINT END DOWN)
  - 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 2" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
  - FAU. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
  - DUCT CHASE - REFER TO MECH. PLAN
  - RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
  - 30"x30" OR LESS THAN 20"x30" ATTIC ACCESS - DETAIL 18/AD6
  - COATS WITH SHELF 4 POLE - DETAIL 10/AD6
  - LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
  - PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
  - SHELF-REFER TO SPEC. FOR MATL. & QTY.
  - WARDROBE W/ SHELF 4 POLE - REFER TO SPEC. FOR MATL. & QTY.
  - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
  - 2x6 WALL
  - DOUBLE 2x4 WALL
  - LOW WALL - REFER TO PLAN FOR HEIGHT
  - CRIPPLE WALL BELOW
  - EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
  - STUCCO POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
  - ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
  - STUCCO CEILING PER - REFER TO ELEVATIONS
  - OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
  - 1/2" 33" ELECTRIC FIRE RACE TESTED IN ACCORDANCE WITH ILL 1021 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
  - RESERVED
  - HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
  - FIREPLACE VENT
  - VENT TO OUTSIDE AIR
  - TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
  - MEDIA - SEE INTERIOR ELEVATIONS
  - MEDIA - DESIGN BY OTHERS
  - 15 RISERS AT 8" PLATE, 6 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
  - GUARD WALL 42" U.N.O. - DETAIL 108/AD6
  - 34" (38" MAX.) HIGH CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DETL. 103/AD6
  - WOOD BALUSTERS 4" x 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD FONY WALL - REFER TO DETAIL 106/AD6
  - 1" x 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALLS)
  - COMBUSTION AIR VENT
  - 6010 SECTIONAL GARAGE DOOR
  - 8010 SECTIONAL GARAGE DOOR
  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
  - FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
  - RESERVED
  - RESERVED
  - INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
  - WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
  - UNANSOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
  - 2" THICK STONE VENEER - REFER TO DETAIL 15/AD4
  - 2" THICK BRICK VENEER - REFER TO DETAIL 15/AD4 S.M.
  - RESERVED
  - 42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - HOP MAPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2x2 CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE

- GENERAL PLAN NOTES
- SEE CF-R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
  - APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2
  - ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
  - ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
  - ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
  - ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, W/ WEATHER-STRIPPING (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
  - HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
  - ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
  - ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
  - ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
  - PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 20" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
  - REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
  - ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
  - BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9155 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1. PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.  
2. MODEL WALK REVISIONS  
01/31/2024

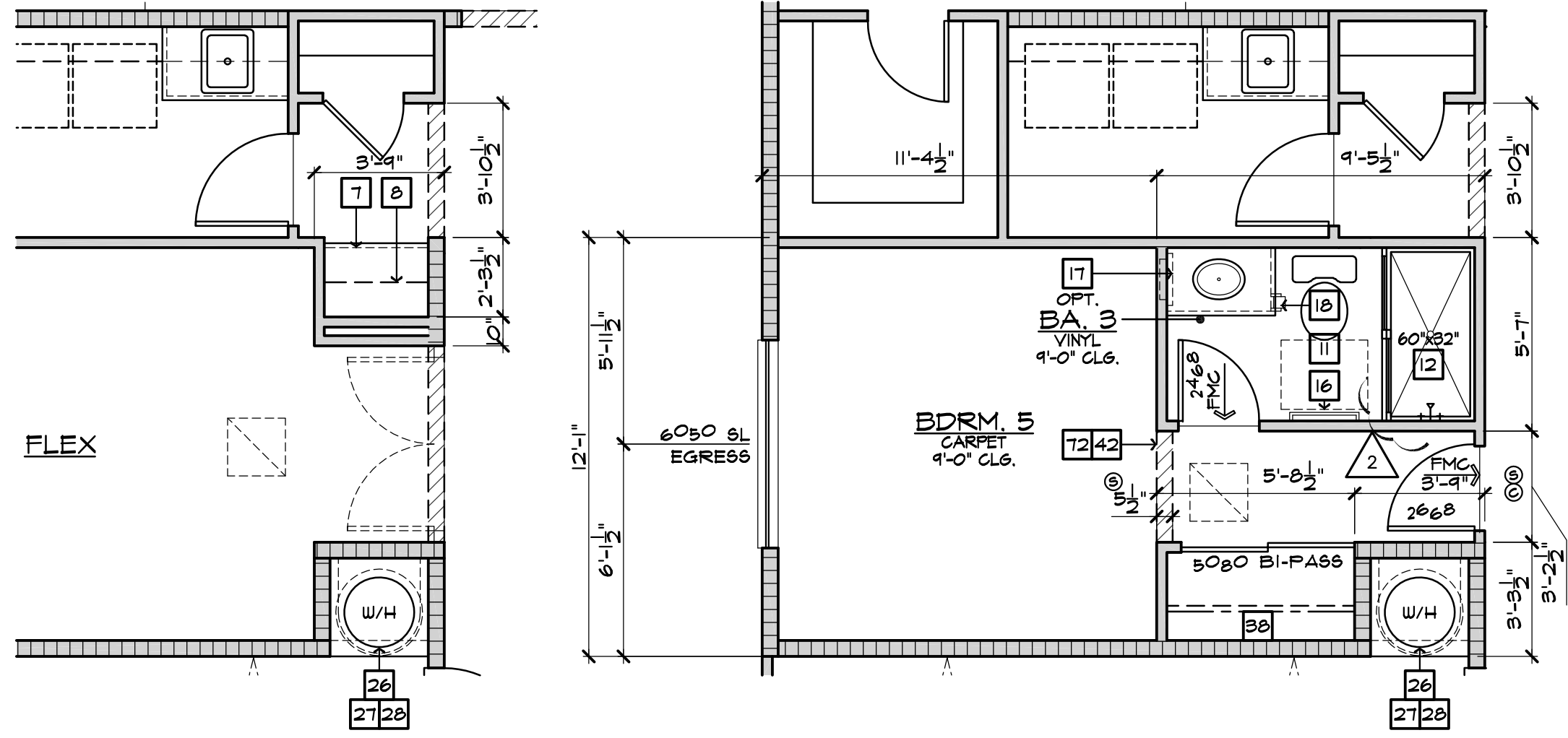
Santee  
PLANS APPROVED BY THE CITY OF SANTEE  
BUILDING INSPECTION DIVISION SUBJECT  
TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping and watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standards Code  
Approved 03/06/2024  
Plan Reviewer: E.D. Division  
Permit: B-RNH-23-0006 REV  
Plan-Approved



PLAN:  
149.2267  
SHEET:  
1.1

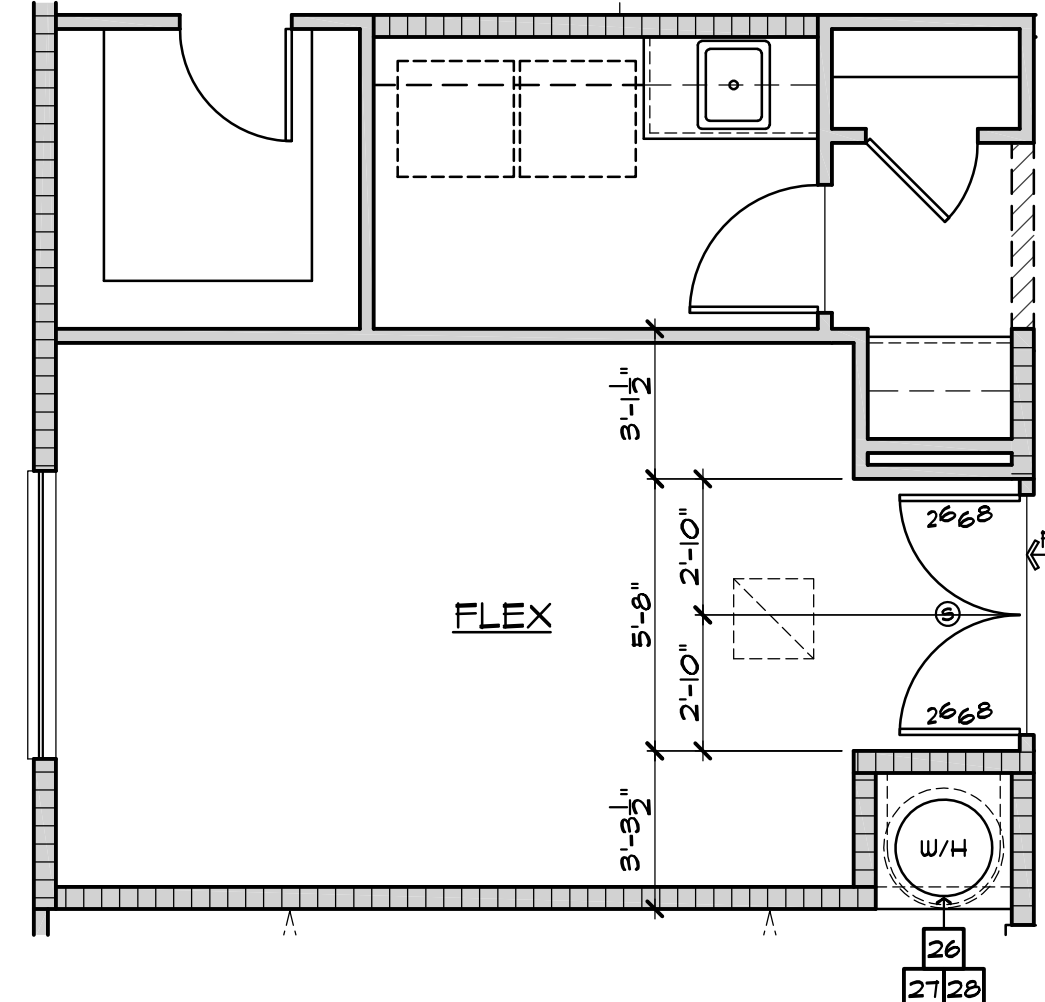
SPEC. LEVEL 1  
SANTEE  
PLAN 1

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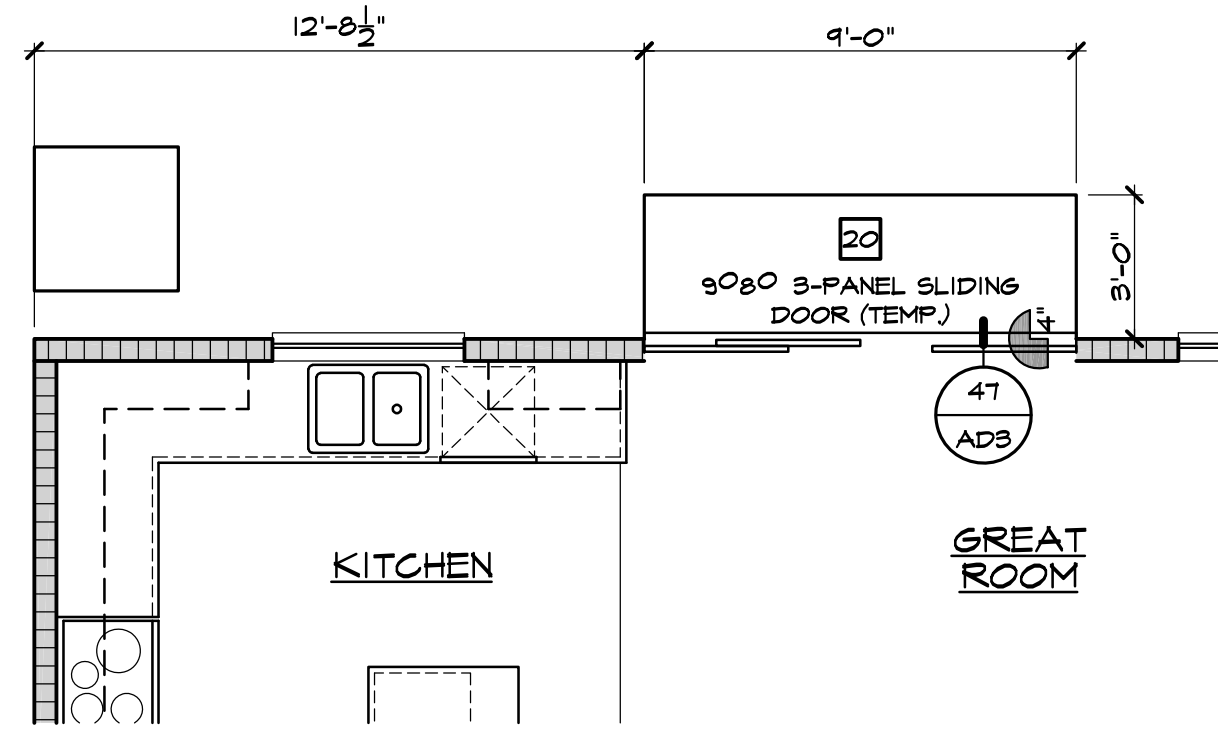


Upper Cabs. at Drop Zone  
AT HALLWAY

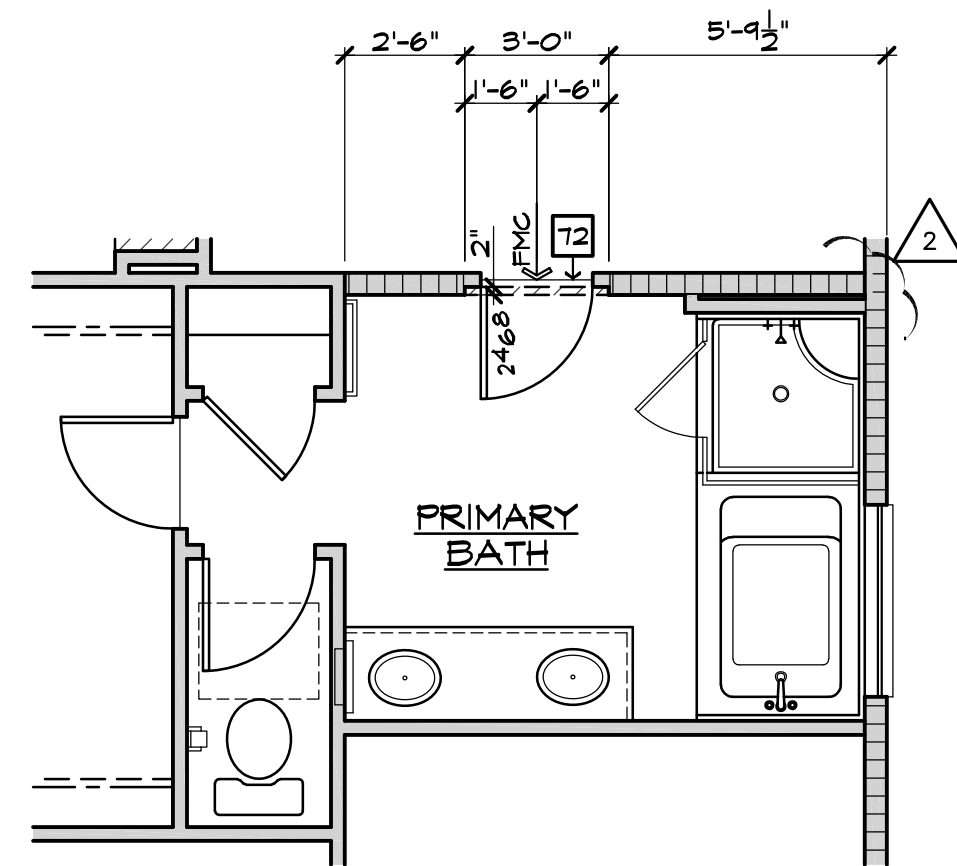
Bdrm. 5 w/ Bath 3  
AT FLEX



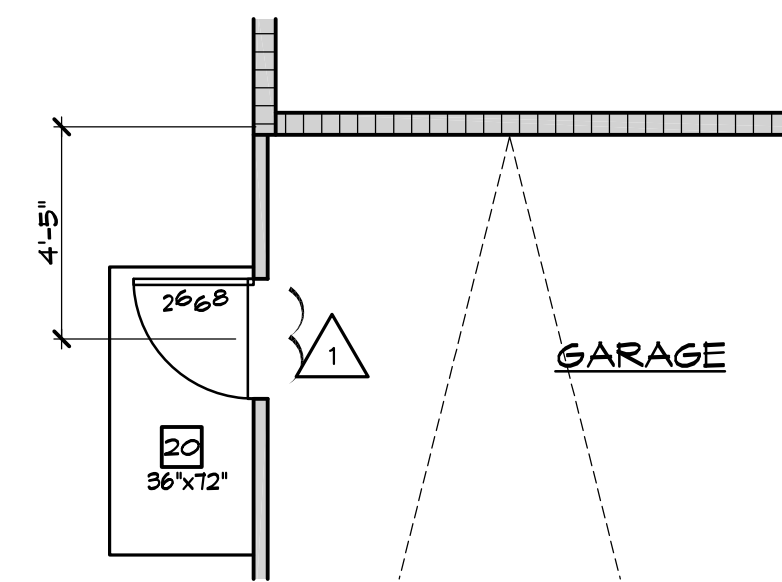
Double Doors  
AT FLEX



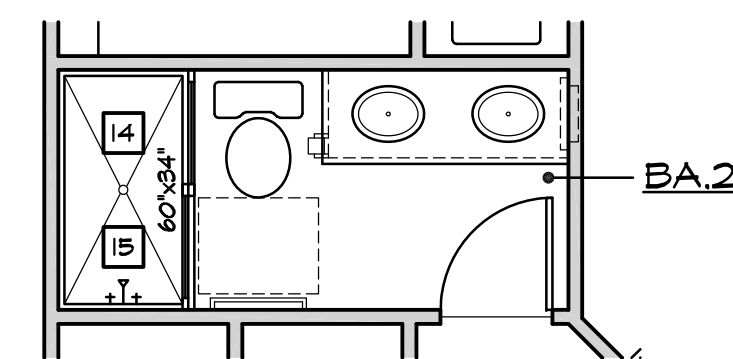
3-Panel Sliding Door  
AT GREAT ROOM



Door  
AT PRIMARY BATH



Service Door  
AT GARAGE



Shower I.L.O. Tub  
AT BATH 2

FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROVAPE / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (107"x42") W/ GLUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFG'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR - RING & PROVIDE 2X SOLID BACKING AND INSTALL 48" AFF. RECESSED MEDICINE CABINET (MIRRORED)
17.	RECESSED MEDICINE CABINET (MIRRORED)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" AFF. 14"x36" CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
19.	36" SQUARE CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	21. PRESETAL LAVATORY
21.	PROVIDE WATER WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 80' ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW
22.	PROVIDE 1/2" DIA. PIPING BELOW W/ WASHER OR WATER HEATER OR DRAIN TO OUTSIDE AIR (MAX LENGTH 14' W/ ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW)
23.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
24.	HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH P/DRAIN TO EXTERIOR - DETAIL 10/AD6
25.	WATER HEATER - REFER TO PLAN FOR P/DRAIN
26.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" 4 MIN. 6" ABV. GRADE POINT END DOWN)
27.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
28.	FA.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
29.	DUCT CHASE - REFER TO MECH. PLAN
30.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
31.	30"x30" OR LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
32.	COATS WITH SHELF & POLE - DETAIL 10/AD6
33.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
34.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
35.	SELF-REFER TO SPEC. FOR MATL. & QTY.
36.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
37.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
38.	2x6 WALL
39.	DOUBLE 2x4 WALL
40.	LOW WALL - REFER TO PLAN FOR HEIGHT
41.	CRIPPLE WALL BELOW
42.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
43.	STUCCO POT-SHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
44.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE - DETAIL 10/AD6
45.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
46.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
47.	STUCCO CEILING PER - REFER TO ELEVATIONS
48.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
49.	1/2" 33" ELECTRIC FREESTAND TESTED IN ACCORDANCE WITH IBC 1021 AND CSA C222 NO. 46-M198 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
50.	RESERVED
51.	RESERVED
52.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
53.	FIREPLACE VENT
54.	VENT TO OUTSIDE AIR
55.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
56.	MEDIA - SEE INTERIOR ELEVATIONS
57.	MEDIA - DESIGN BY OTHERS
58.	5 RISERS AT 8' PLATE, 16 RISERS AT 9' PLATE - REFER TO DETAILS 101 & 102/AD6
59.	GUARD WALL 42" U.N.O. - DETAIL 108/AD6
60.	34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 103/AD6
61.	WOOD BALUSTERS 4" 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 06/AD6
62.	14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALLS)
63.	COMBUSTION AIR VENT
64.	8070 SECTIONAL GARAGE DOOR
65.	8070 SECTIONAL GARAGE DOOR
66.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
67.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
68.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
69.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 148/AD8
77.	WANSLOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD8
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 81M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MOPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2x2 CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE

GENERAL PLAN NOTES	
1.	SEE CF-IR FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2.	APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2.
3.	ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
4.	ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
5.	ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
6.	ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF-CLOSING & SELF-LATCHING, W/ WEATHER-STRIPPING (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
7.	HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
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10.	ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
11.	PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 12" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
12.	REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
13.	ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
14.	BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1. PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2. MODEL WALK REVISIONS 01/31/2024

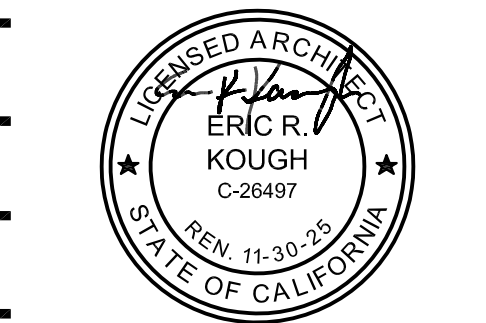
**Santee** BUILDING DEPARTMENT

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:

Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

2022 California Building Standards Codes

**Approved** 03/06/2024  
Plan Reviewer: EDWISON  
Permit: B-RNV-23-0006 REV  
Plan-Approved



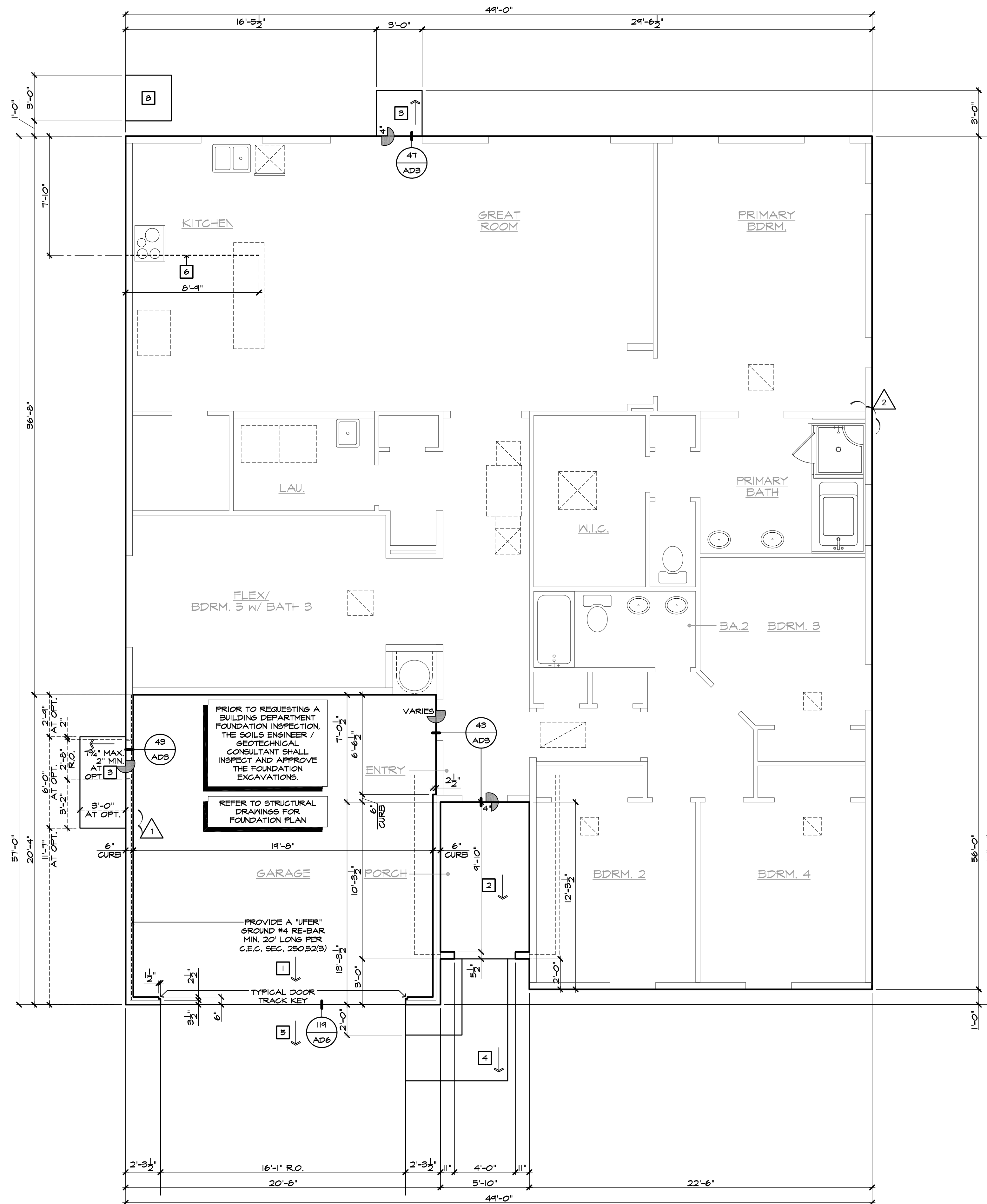
PLAN: 149.2267  
SHEET: 1.2

SPEC. LEVEL 1  
SANTEE  
PLAN 1

FLOOR PLAN OPTIONS  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

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D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\405999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 1 - 2267\_149\Plot Sheets\PLAN-1\_2267\_02\_SLAB.dwg - Feb. 22, 2024 - 6:24:36 PM



SLAB NOTES	
1.	CONCRETE GARAGE SLAB - SLOPE MIN. 2%
2.	CONCRETE FLAT WORK - SLOPE MIN. 1/4" PER FOOT
3.	36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
4.	36" WIDE CONCRETE WALKWAY - SLOPE MIN. 1/4" PER FOOT
5.	CONCRETE DRIVEWAY - SLOPE MIN. 1/4" PER FOOT
6.	PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7.	EDGE OF SLAB AT DECK OPTION
8.	36" SQUARE BY 4" DEEP CONCRETE A/C CONDENSOR PAD
9.	5" LEDGE AT BRICK VENEER
10.	ADD STEP PER PRECISE GRADING PLAN (FIELD VERIFY)
11.	STEP NOT TO EXCEED 8" NOR LESS THAN 4" IN HEIGHT
12.	EDGE OF SLAB AT FIREPLACE/MEDIA OPTION
13.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH
* PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES	

SLAB PLAN NOTES	
41	SLAB ELEVATION CHANGES IN INCHES



**Prospect Gardens**  
 TRACT NO. 2016-03  
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 2 MODEL WALK REVISIONS 01/31/2024



PLAN: 149.2267  
 SHEET: 2.1

SPEC. LEVEL 1  
 SANTEE  
 PLAN 1

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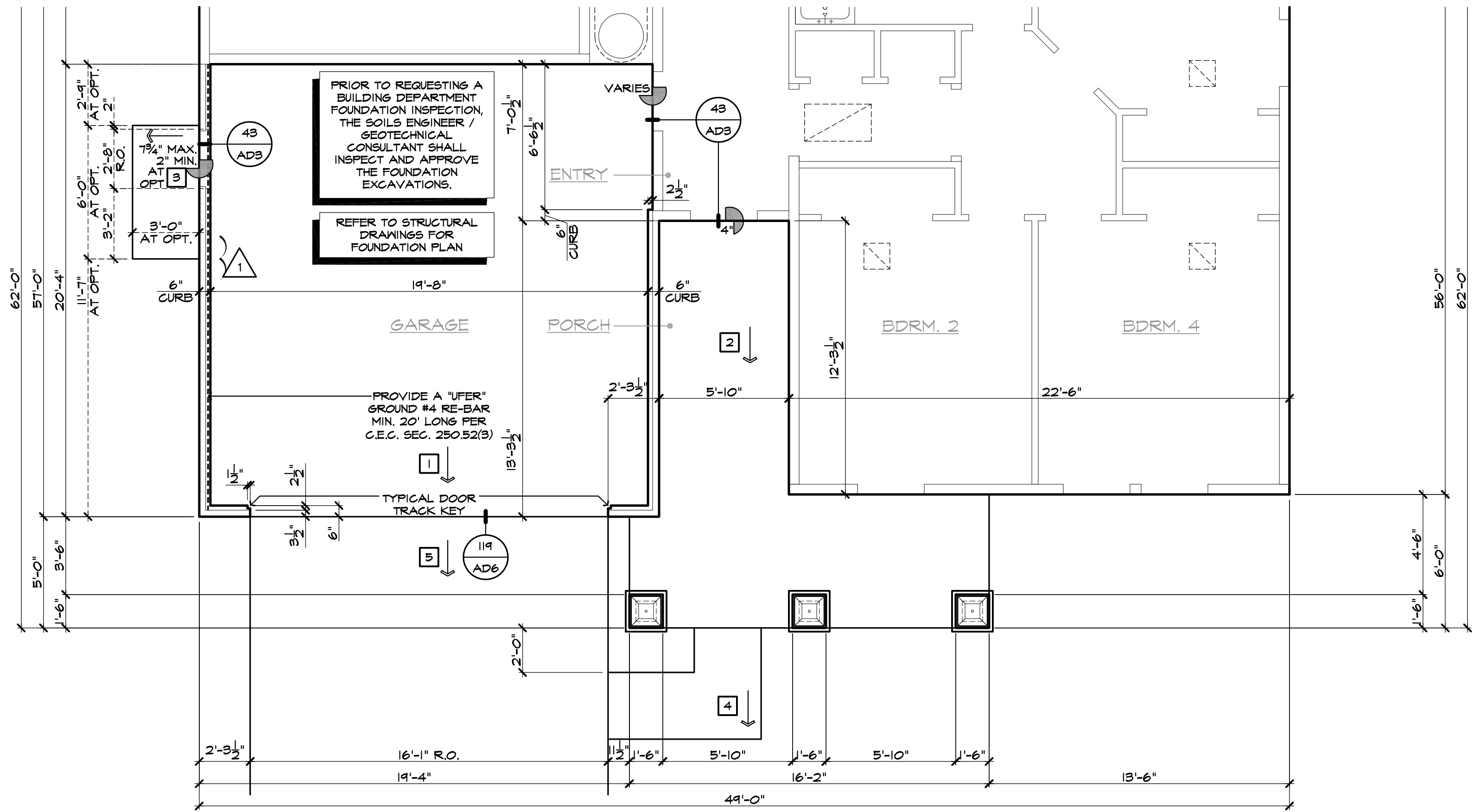
SLAB PLAN NOTES	
4)	SLAB ELEVATION CHANGES IN INCHES



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**PARTIAL SLAB INTERFACE PLAN 'B'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

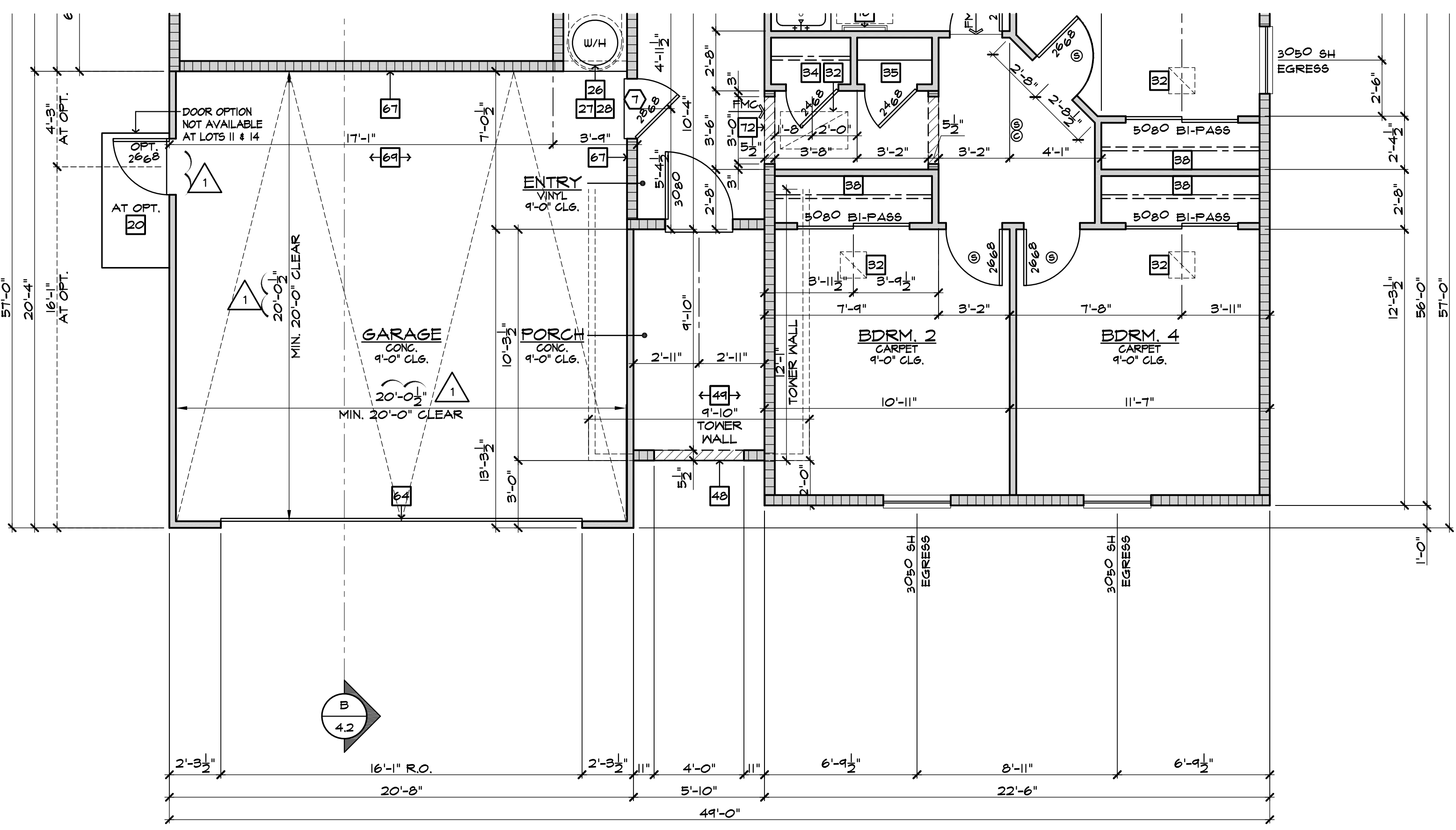


PLAN: 149.2267  
SHEET: 2.2

SPEC. LEVEL 1  
SANTEE  
PLAN 1

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FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROWAVE / VENTED HOOD COMBINATION
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5a.	FAUX CABINET PANEL
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8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLED WASTE AND VENT SYSTEM AND 7" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'3") W/ GLED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 7" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" AFF.
17.	RECESSED MEDICINE CABINET (MIRRORED)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" AFF.
19.	14"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
21.	PRESTAL LAVATOR
22.	PROVIDE WATER SUPPLY LINE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 90° ELBOW TO OUTSIDE AIR (MAX. LENGTH 14' W/ 2 FEET PER ELBOW)
23.	PROVIDE 2" DIA. CONCRETE FILLER BELOW W/ WASH OR WATER BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 10/AD6
24.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" MIN. 6" ADV. GRADE POINT END DOWN)
25.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 2" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
26.	FA.U.I. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
27.	DUCT CHASE - REFER TO MECH. PLAN
28.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
29.	30"x30" OR LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
30.	COATS WITH SHELF & POLE - DETAIL 10/AD6
31.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
32.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
33.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
34.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
35.	2x6 WALL
36.	DOUBLE 2x4 WALL
37.	LOW WALL - REFER TO PLAN FOR HEIGHT
38.	CRIPPLE WALL BELOW
39.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
40.	STUCCO POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
41.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE
42.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
43.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
44.	STUCCO CEILING PER - REFER TO ELEVATIONS
45.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
46.	1/2" 33" ELECTRIC FIREPLACE TESTED IN ACCORDANCE WITH IBC 707 AND CSA C227 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
47.	RESERVED
48.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
49.	FIREPLACE VENT
50.	VENT TO OUTSIDE AIR
51.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
52.	MEDIA - SEE INTERIOR ELEVATIONS
53.	MEDIA - DESIGN BY OTHERS
54.	15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
55.	GUARD WALL 42" U.N.O. - DETAIL 108/AD6
56.	34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DETL. 103/AD6
57.	WOOD BALUSTERS 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 06/AD6
58.	14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (4" OUT OF SHEAR WALL/S)
59.	COMBUSTION AIR VENT
60.	1620 SECTIONAL GARAGE DOOR
61.	8070 SECTIONAL GARAGE DOOR
62.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
63.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
64.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
65.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LATER OF 5/8" TYPE "X" GYPSUM BOARD
66.	RESERVED
67.	RESERVED
68.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
69.	LINE OF FLOOR ABOVE
70.	LINE OF FLOOR BELOW
71.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
72.	WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
73.	WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
74.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
75.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 S.M.
76.	RESERVED
77.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
78.	HOP MAPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2"x2" CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE



PARTIAL FLOOR PLAN 'A'  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



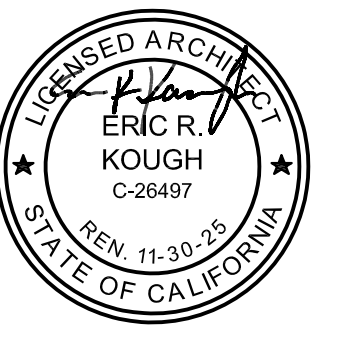
Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
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REVISIONS: 10/05/2023

PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.

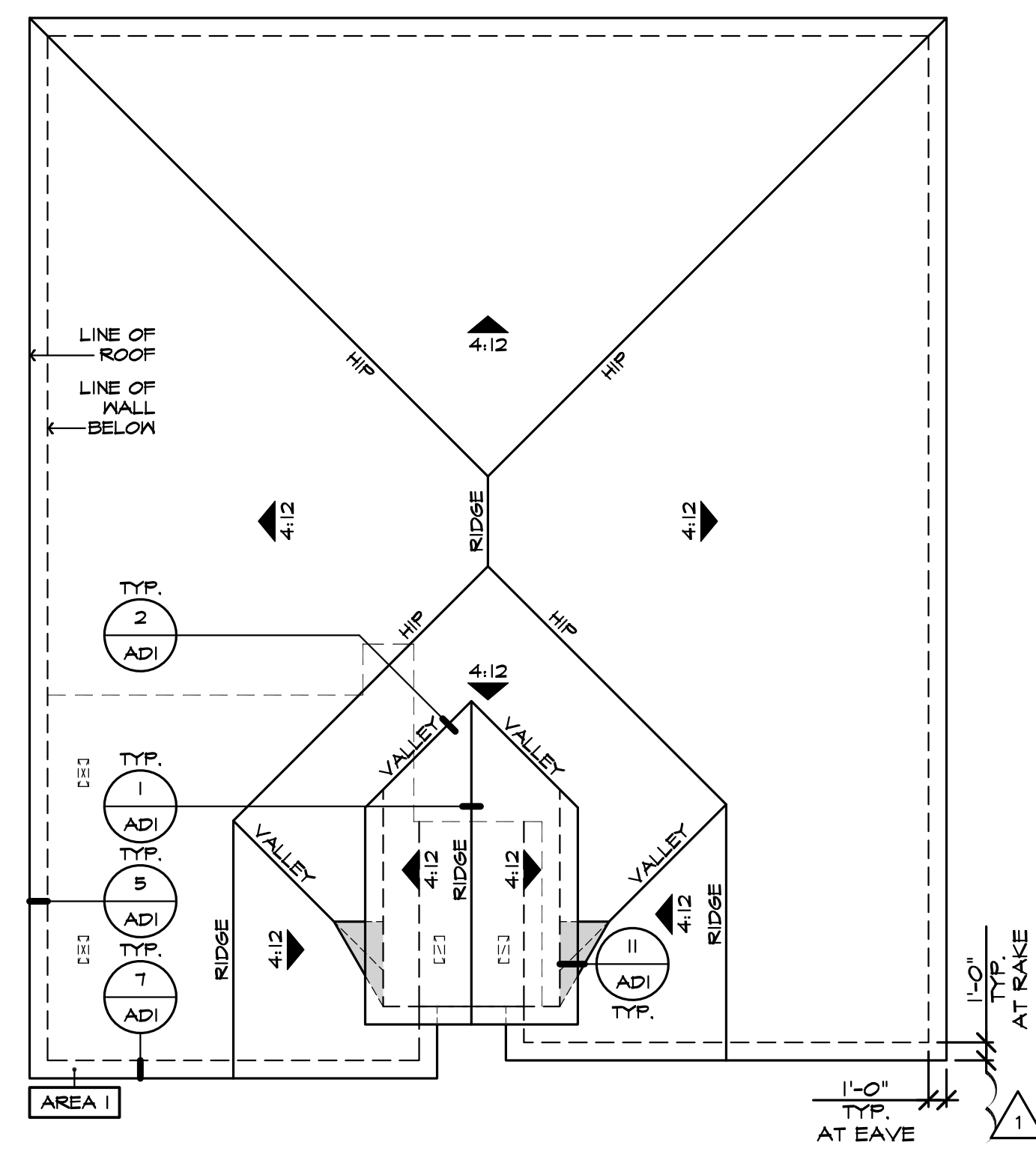


PLAN: 149.2267  
SHEET: 3.A1

SPEC. LEVEL 1  
SANTEE  
PLAN 1

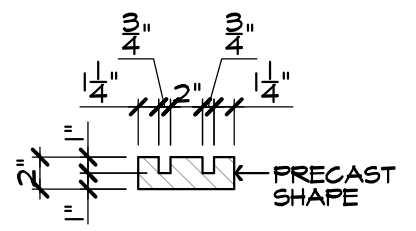


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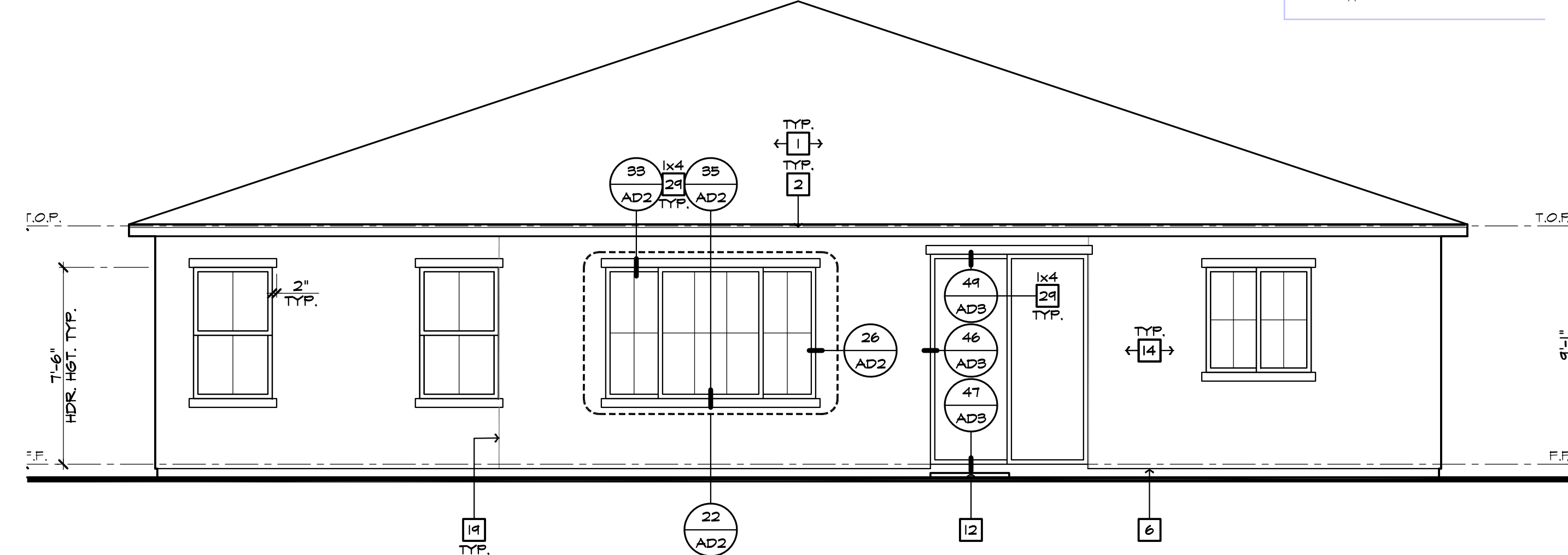


**ROOF PLAN 'A'**  
SCALE: 1/8"=1'-0" (22'x34') - 1/16"=1'-0" (11'x17')

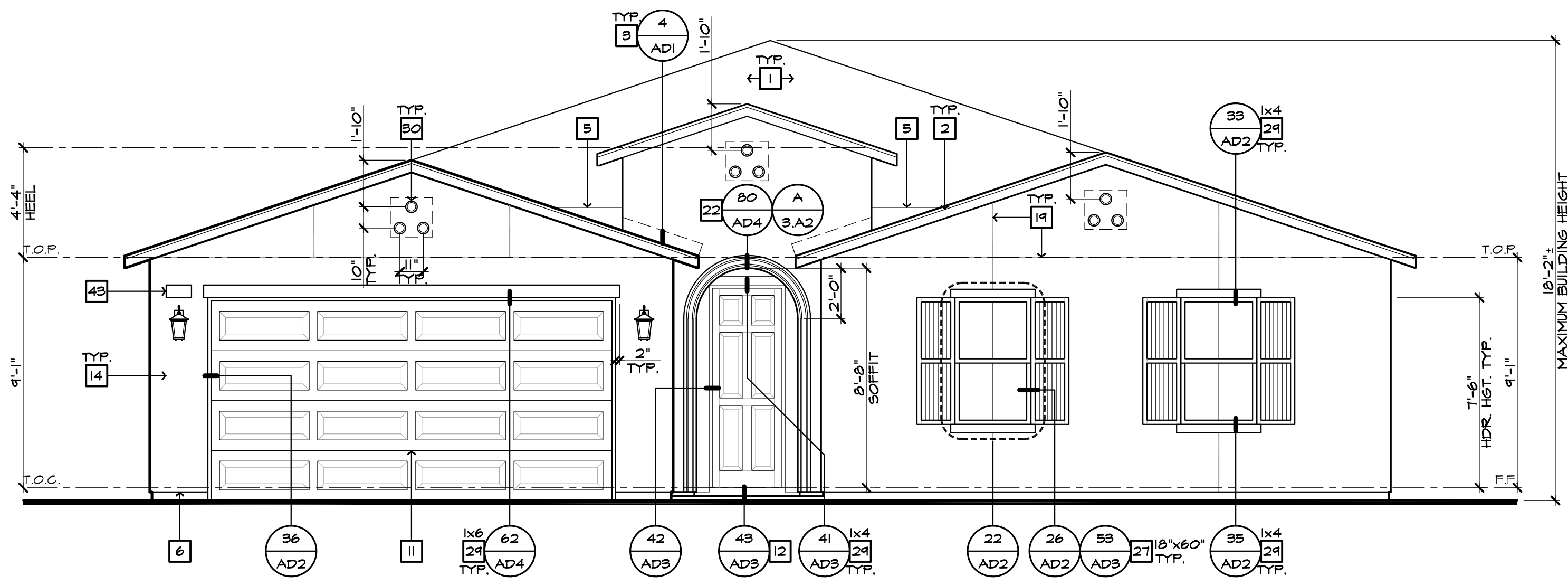
- HIGH FIRE AREA NOTES**
- ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN SECTION B05.2 OF THE CALIFORNIA BUILDING CODE. WOOD-SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED IN VERY HIGH FIRE HAZARD SEVERITY ZONES, REGARDLESS OF CLASSIFICATION. (FIRE CODE 4905.2)
  - ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 15 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4905.2)
  - ROOF GUTTERS SHALL BE NON-COMBUSTIBLE AND BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (FIRE CODE 4905.2)
  - ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/8-INCH OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (FIRE CODE 4905.2)
  - EAVES AND SOFFITS SHALL MEET ONE OF THE FOLLOWING:
    - A. NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE OR PROTECTED BY IGNITION-RESISTANT MATERIALS OR
    - B. PROTECTED BY 1/2-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 15 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE EAVE OR CORNICE. (FIRE CODE 4905.2)
    - C. MEET THE REQUIREMENTS OF 8FM 12-1A-3 (FIRE CODE 4905.2)
  - WOOD BURNING FIREPLACES ARE NOT PERMITTED.
  - ROOF INSTALLATION SHALL COMPLY WITH UES REPORT NUMBER: 412 CLASS 'A' ROOF COVERING AND SECTION R301 OF THE 2022 C.R.C. AND CHAPTER 1A 2022 C.B.C.
  - ADDRESS NUMBERS MUST BE A MINIMUM OF 4" TALL, NON-COMBUSTIBLE, AUTOMATICALLY ILLUMINATED AND CONTRAST WITH THE BACKGROUND.
  - "BIRD STOP" IS REQUIRED ON THE STARTER COURSES OF ALL 'S' ROOF TILE.
  - INSULATION INSTALLED IN VENTILATED SPACES MUST BE UN-FACED AND NON-COMBUSTIBLE.



**SECTION**  
SCALE 1"=1'-0"  
**DETAIL A**  
SCALE 1/2"=1'-0" PRECAST TRIM SURROUND



**REAR ELEVATION 'A'**  
SCALE: 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



**FRONT ELEVATION 'A'**  
SCALE: 1/4"=1'-0" (22'x34') - 1/8"=1'-0" (11'x17')



ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4"x4" G.I. SCREENED & LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
10.	LINE OF VOLUME CEILING - FITCH 22 U.N.O.
11.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12.	CONCRETE STUCCO/PORCH - REFER TO SLAB INTERFACE PLAN
13.	OPTIONAL DOOR/WINDOW - REFER TO FLOOR PLAN
14.	EXTERIOR FLASTER - SEE SPEC5.
15.	BRICK VENEER
16.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17.	SHANGOOT - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
18.	DECORATIVE WROUGHT IRON
19.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
20.	2" RECESSED ELEMENT U.N.O. - REFER TO ELEVATION FOR SIZE
21.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
22.	ARCHED STUCCO SOFFIT
23.	WOOD SOFFIT
24.	STUCCO COLUMN
25.	STUCCO POT/SHELF - SLOPE TO DRAIN 1" PER FOOT - SEE DETAIL 31/AD2
26.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28.	DECORATIVE 6" WOOD TRIM
29.	EXTERIOR FLASTER
30.	6" DIA. DECORATIVE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 14/AD2
31.	EXTERIOR FLASTER
32.	WOOD TRIM
33.	FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
34.	FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
35.	TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING)
36.	FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1/2" FIBER CEMENT TRIM AT 18" O.C. (U.N.O.) - REFER TO DETAILS '3' AND '4' ON SHEET AD4
37.	KNEE BRACE - REFER TO DETAIL 20/ADI U.N.O.
38.	1"x2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACE
39.	WOOD BEAM UNWRAPPED WITH 1/4" REBAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
40.	ROUGH SAWN WOOD POST MIN. 6x6 U.N.O. - SEE STRUCT. PLANS FOR SIZE
41.	PORCH RAIL - REFER TO ELEVATION
42.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND
43.	REFER TO C.R.C. SECTION R403
44.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45.	ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" FAST OVERHANG
46.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 32/AD5

BASIC PLAN ROOF PLAN NOTES 'A'	
INDICATES ROOF SLOPE AND DIRECTION, U.N.O.	4:12
ROOF MATERIAL: CONCRETE 'S' TILE (1/4" W/ES ER-412) CLASS 'A' ROOF COVERING	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
**ANY ROOF GUTTER SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.	

ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALL ANGLE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING), C.R.C. SEC. 806.2 EXCEPTION 2.	
* CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.	
<b>NOTES:</b>	
1. OPENINGS SHALL HAVE 1/16" MIN. - 1/4" MAX. CORROSION RESISTANT METAL MESH COVERINGS, PER C.R.C. 806.1	
2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.	

AREA I:	
<b>VENTILATION REQUIRED:</b>	
ATTIC AREA = 441	50. FT. / 500 = 166 SQ. FT.
	X 144 = 239 SQ. IN.
	TOTAL HIGH AND LOW = 294 SQ. IN.
	X 50% = 147 SQ. IN.
<b>VENTILATION PROVIDED:</b>	
HIGH	
(2) O'HASIN VENTS) AT 45	50. IN. EA. = 190 SQ. IN.
LOW	
(2) O'HASIN VENTS) AT 45	50. IN. EA. = 190 SQ. IN.
	TOTAL = 380 SQ. IN.
O'HASIN LOW VENT	ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 15 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HASIN PRODUCTS (ICC-ES SECCI-14650A)
O'HASIN HIGH VENT	

ROOF FINISH NOTES	
CONCRETE ROOF TILES, SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE 'S' TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRG); LICENSED SELLER ID NUMBER: 29142 RATED PRODUCT ID NUMBER: 0076 & 0011 REFER TO SHEETS RF-1 & RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES	

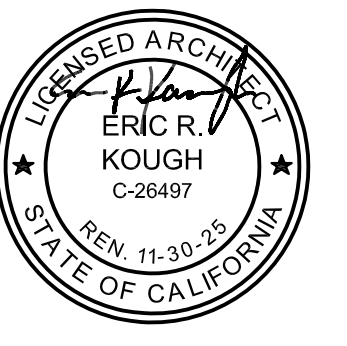
  

ROOF INSTALLATION NOTES	
FOR CONCRETE ROOF TILE COVERINGS WITH SLOPES FROM (2:12) UP TO (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R405.3.3. (C.R.C. SECTION R405.3.2)	



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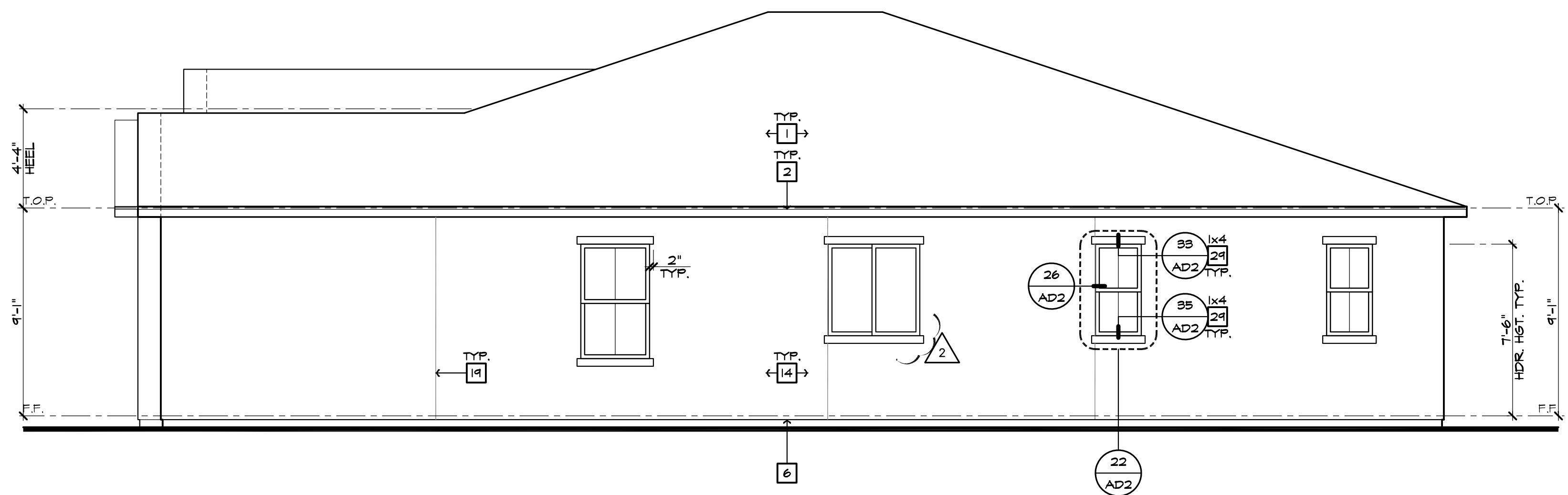


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SHEET: 3.A2

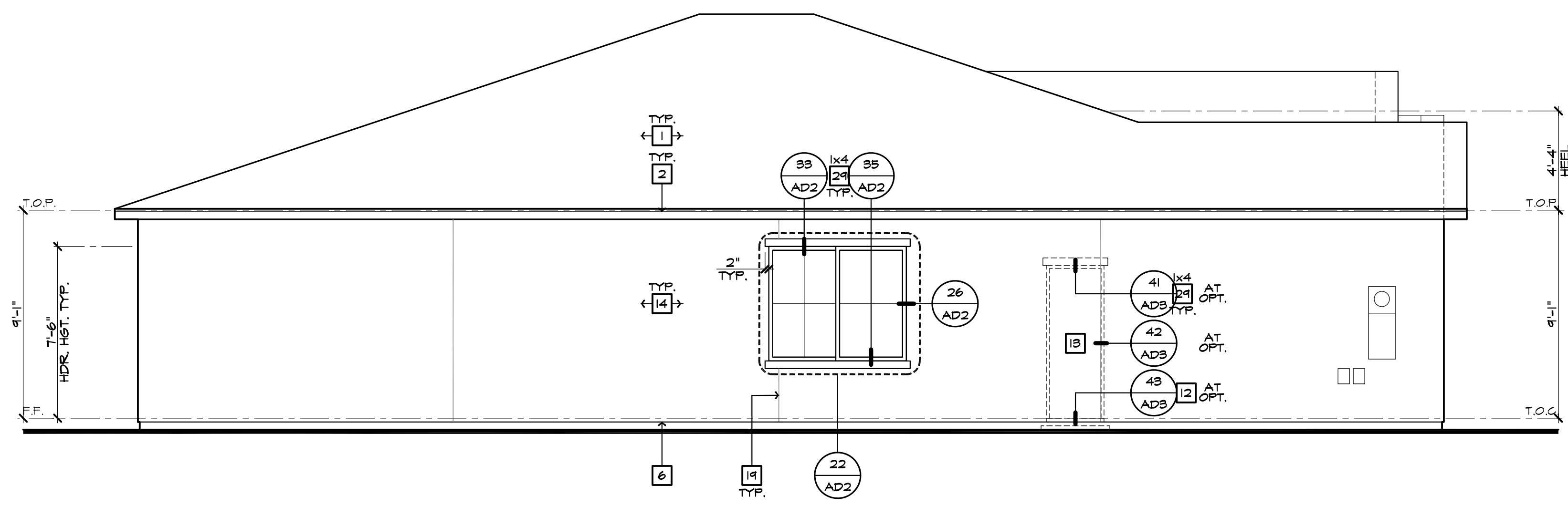
SPEC. LEVEL 1  
SANTEE  
PLAN 1

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**RIGHT ELEVATION 'A'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



**LEFT ELEVATION 'A'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4"x4" G.I. SCREENED + LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
10.	LINE OF VOLUME CEILING - FITCH 212 U.N.O.
11.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12.	CONCRETE STOOFF/PORCH - REFER TO SLAB INTERFACE PLAN
13.	OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
14.	EXTERIOR PLASTER - SEE SPECS.
15.	BRICK VENEER
16.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17.	SIANSKOT - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
18.	DECORATIVE WROUGHT IRON
19.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
20.	2" RECESSED ELEMENT U.N.O. - REFER TO ELEVATION FOR SIZE
21.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
22.	ARCHED STUCCO SOFFIT
23.	WOOD SOFFIT
24.	STUCCO COLUMN
25.	STUCCO POTSHIELD - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28.	DECORATIVE VENT PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 10/AD2
29.	EXTERIOR PLASTER - REFER TO DETAIL 10/AD2
30.	6" DIA. DECORATIVE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 10/AD2
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32.	WOOD TRIM
33.	FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
34.	FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
35.	FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
36.	TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING WHEN TRIM IS ADJACENT TO STUCCO FINISH)
37.	FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1/2" FIBER CEMENT TRIM AT 18" O.C. (U.N.O.) - REFER TO DETAILS '3' AND '4' ON SHEET AD4
38.	KNEE BRACE - REFER TO DETAIL 20/ADI U.N.O.
39.	1X2 FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACING
40.	WOOD BEAM WRAPPED WITH 1X REBAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
41.	ROUGH SAWN WOOD POST MIN. 4x6 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42.	PORCH RAIL - REFER TO ELEVATION
43.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND
44.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45.	ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" FAST OVERHANG
46.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 82/AD5

**NOTE:**  
\* ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

**EXTERIOR STUCCO FINISH**  
OMEGA DIAMOND WALL PLASTER SYSTEM CGRR-0461, EPS TO BE USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.

**Santee**  
BUILDING DEPARTMENT

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:

Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

2022 California Building Standard Codes

**Approved** 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



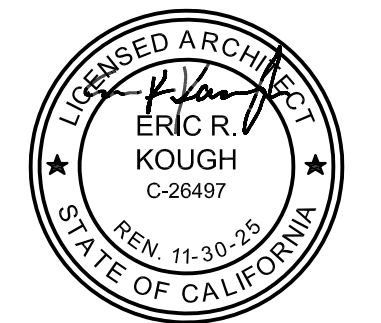
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1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.  
2 MODEL WALK REVISIONS 01/31/2024

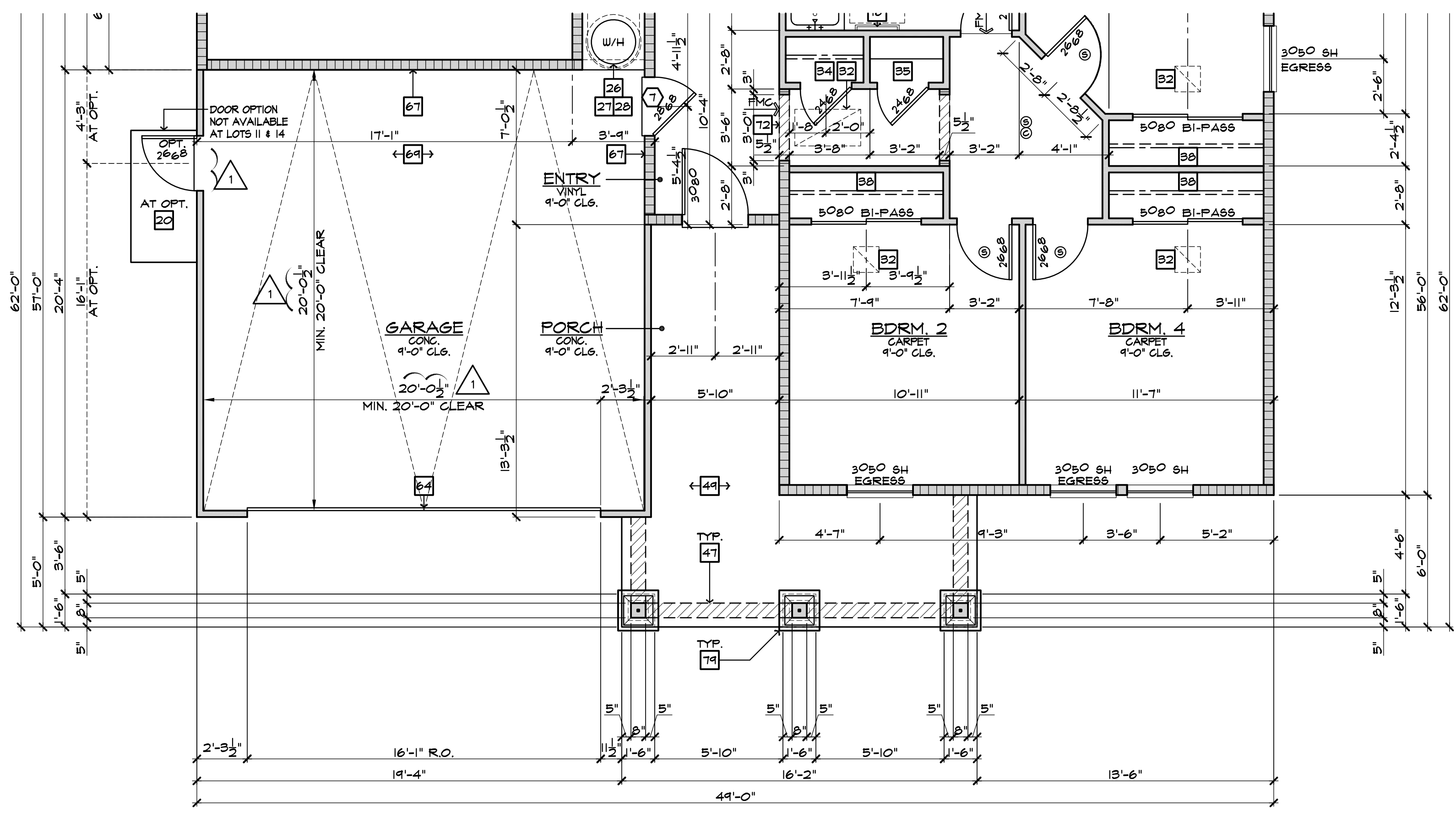


PLAN: 149.2267  
SHEET: 3.A3

SPEC. LEVEL 1  
SANTEE  
PLAN 1

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FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROVAPE / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'3") W/ GLUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 10'24 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" AFF.
17.	RECESSED MEDICINE CABINET (MIRRORED)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" AFF.
19.	14"x36" CONCRETE STOOP. U.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP. U.O. - SLOPE MIN. 1/4" PER FOOT
21.	PRESET LAVATOR
22.	PROVIDE WATER SUPPLY LINE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN DRYER VENT (2) 80" ELBOW (2) 90" ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW
23.	PROVIDE 2" DIA. VENT WITH 1/2" DRIP PAN BELOW AT WASHER OR WATER HEATER. REFER TO DETAIL 206/AD3
24.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
25.	HYBRID WATER HEATER - LOCATE ON A 2" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVP DRAIN TO EXTERIOR - DETAIL 104/AD6
26.	WATER HEATER VENT
27.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" & MIN. 6" ABV. GRADE. POINT END DOWN)
28.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 2" EMBEDMENT INTO CONCRETE - SEE DETAIL 104/AD6
29.	FALL IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 104/AD6
30.	DUCT CHASE - REFER TO MECH. PLAN
31.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
32.	30"x30" (NO LESS THAN 22"x30") ATTIC ACCESS - DETAIL 104/AD6
33.	COATS WITH SHELF & POLE - DETAIL 104/AD6
34.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
35.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
36.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
37.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
38.	2x6 WALL
39.	DOUBLE 2x4 WALL
40.	LOW WALL - REFER TO PLAN FOR HEIGHT
41.	CRIPPLE WALL BELOW
42.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
43.	STUCCO POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
44.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE
45.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
46.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
47.	STUCCO CEILING PER - REFER TO ELEVATIONS
48.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
49.	1/2" 33" ELECTRIC FIREPLACE TESTED IN ACCORDANCE WITH IBC 707 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
50.	RESERVED
51.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
52.	FIREPLACE VENT
53.	VENT TO OUTSIDE AIR
54.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
55.	MEDIA - SEE INTERIOR ELEVATIONS
56.	MEDIA - DESIGN BY OTHERS
57.	15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
58.	GUARD WALL 42" U.O. - DETAIL 108/AD6
59.	34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DETL. 103/AD6
60.	WOOD BALUSTERS 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 06/AD6
61.	14" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALLS)
62.	COMBUSTION AIR VENT
63.	16'0" SECTIONAL GARAGE DOOR
64.	8'0" SECTIONAL GARAGE DOOR
65.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
66.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
67.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
68.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LATER OF 5/8" TYPE "X" GYPSUM BOARD
69.	RESERVED
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
77.	WANSICOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 S.M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MOPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2"x2" CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE



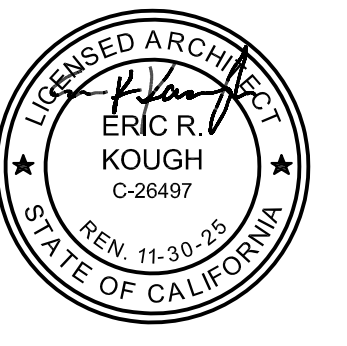
PARTIAL FLOOR PLAN 'B'  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



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REVISIONS: 10/05/2023

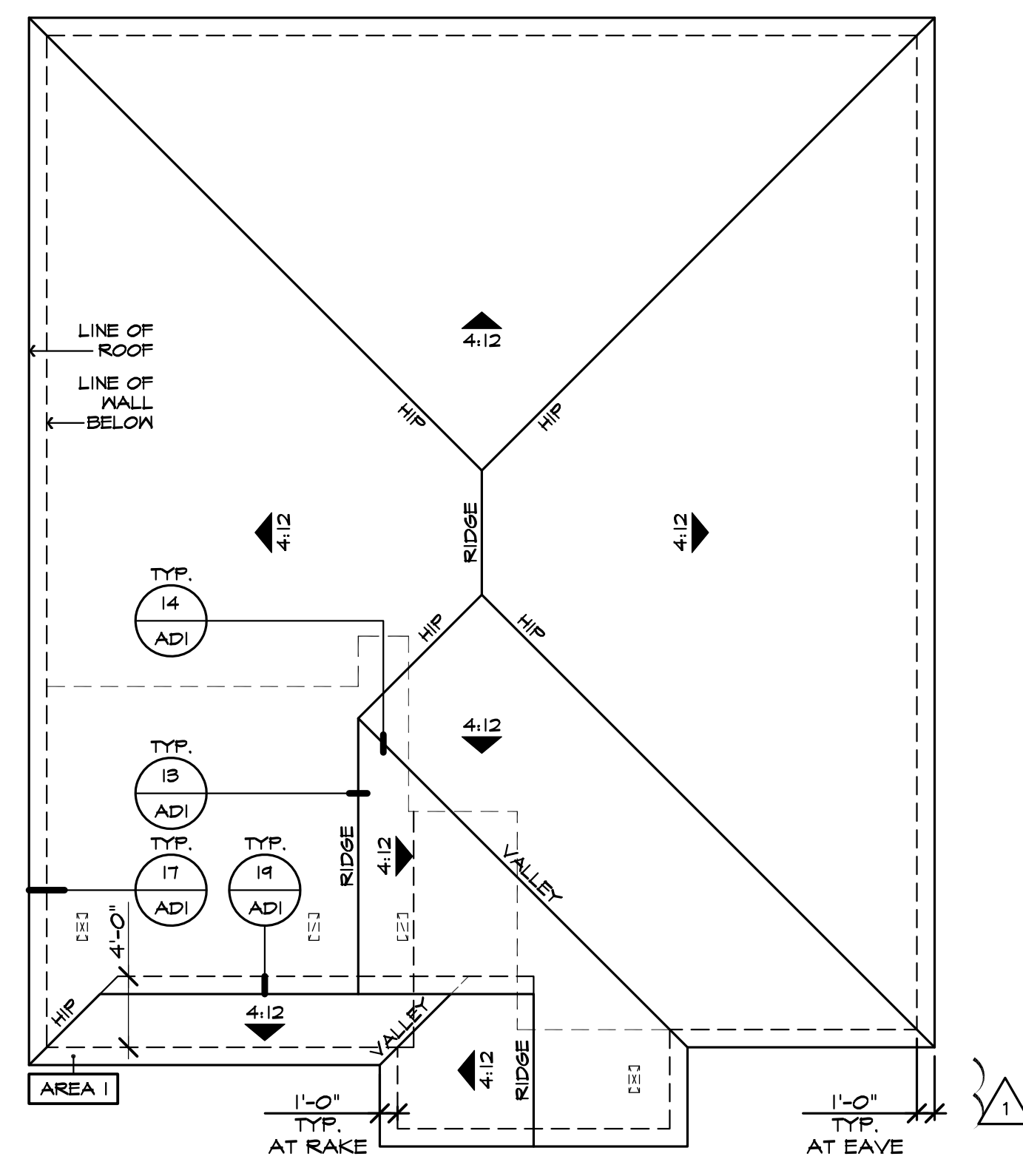
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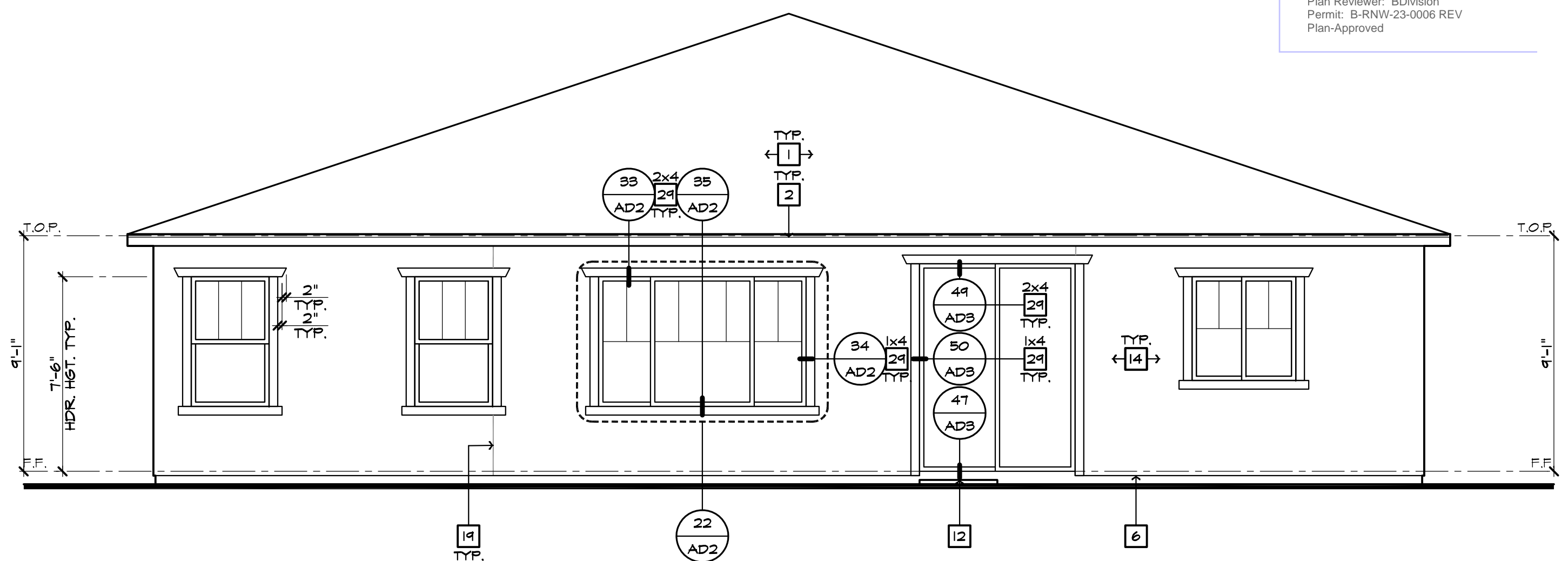
PLAN: 149.2267  
SHEET: 3.B1

SPEC. LEVEL 1  
SANTEE  
PLAN 1

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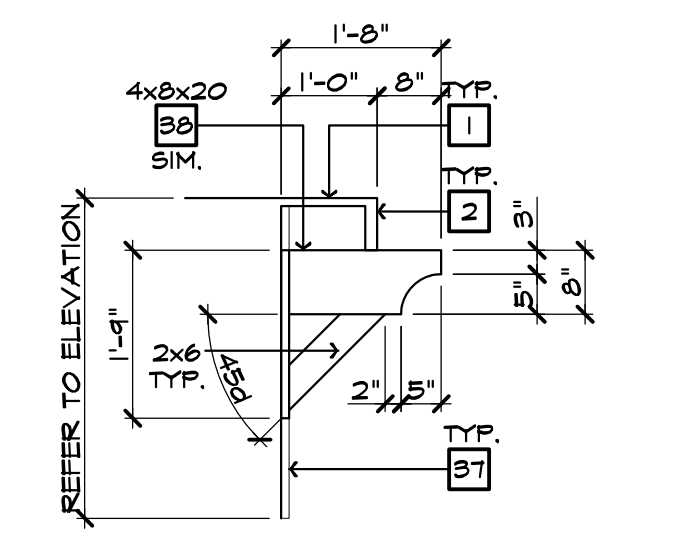


**ROOF PLAN 'B'**  
SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17")

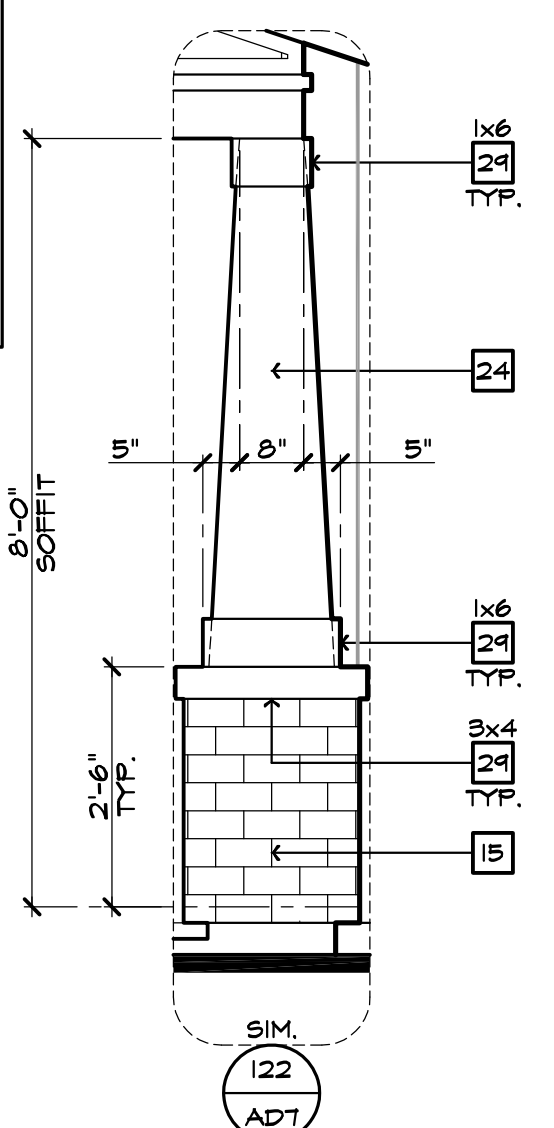


**REAR ELEVATION 'B'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

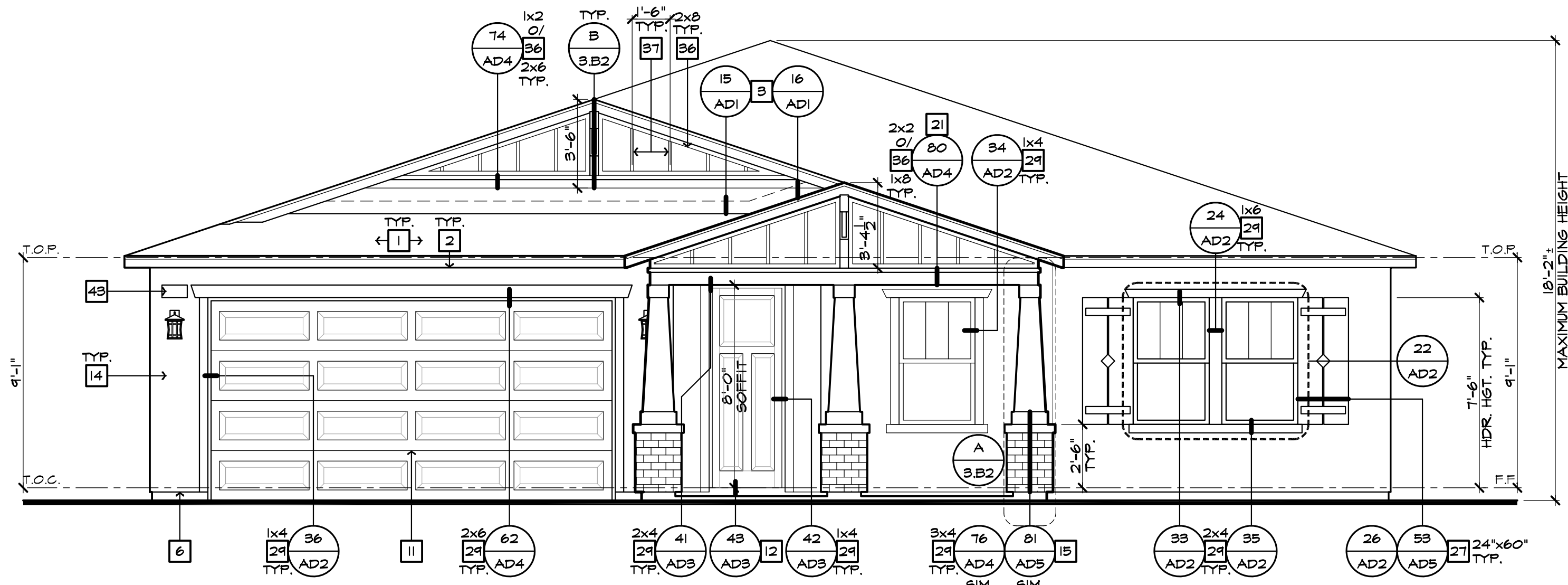
- HIGH FIRE AREA NOTES**
- ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN SECTION B05.2 OF THE CALIFORNIA BUILDING CODE. WOOD-SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED IN VERY HIGH FIRE HAZARD SEVERITY ZONES, REGARDLESS OF CLASSIFICATION. (FIRE CODE 4905.2)
  - ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 3/8-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 15 ASTH CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4905.2)
  - ROOF GUTTERS SHALL BE NON-COMBUSTIBLE AND BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (FIRE CODE 4905.2)
  - ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/8-INCH OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (FIRE CODE 4905.2)
  - EAVES AND SOFFITS SHALL MEET ONE OF THE FOLLOWING:
    - NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE OR PROTECTED BY IGNITION-RESISTANT MATERIALS OR
    - MEET THE REQUIREMENTS OF 8FM 12-1A-3 (FIRE CODE 4905.2)
  - WOOD BURNING FIREPLACES ARE NOT PERMITTED.



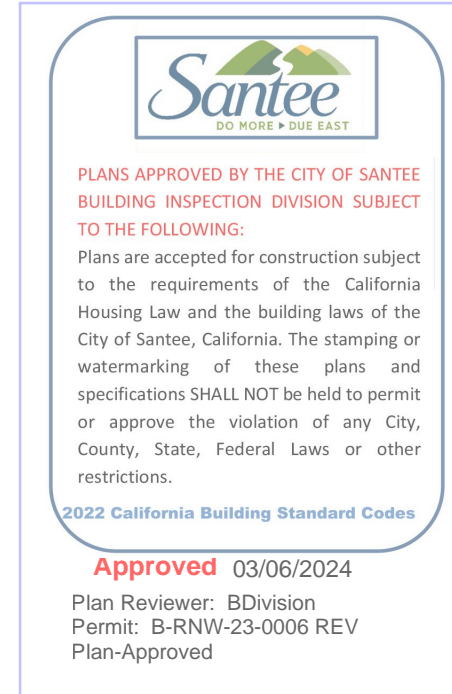
**DETAIL B**  
SCALE 1/2"=1'-0" KNEE BRACE



**DETAIL A**  
SCALE 1/2"=1'-0" TAPERED STUCCO VENEER W/ BRICK VENEER



**FRONT ELEVATION 'B'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



**ELEVATION NOTES**

- ROOF MATERIAL - REFER TO ROOF NOTES
- 2x6 FASCIA/BARGE BOARD
- G.I. FLASHING
- G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
- G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
- G.I. DRIP SCREED - SEE DETAIL 84/ADS
- DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
- 1/4" x 1/4" G.I. SCREENED & LOUVERED AIR VENT
- FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
- LINE OF VOLUME CEILING - FITCH 20 U.N.O.
- SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
- CONCRETE STUCCO/PORCH - REFER TO SLAB INTERFACE PLAN
- OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
- EXTERIOR FLASTER - SEE SPEC'S
- BRICK VENEER
- 2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/ADS
- SHANGHAI - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/ADS
- DECORATIVE WROUGHT IRON
- 1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/ADS
- 2" RECESSED ELEMENT U.N.O. - REFER TO ELEVATION FOR SIZE
- FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
- ARCHED STUCCO SOFFIT
- WOOD SOFFIT
- STUCCO COLUMN
- STUCCO POTSHIELD - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
- POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
- PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
- DECORATIVE FOAM TRIM
- EXTERIOR FLASTER WEST
- WOOD TRIM
- WOOD TRIM
- FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
- FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
- TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING WHEN APPLICABLE TO STUCCO FINISH)
- FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1/2" FIBER CEMENT TRIM AT 18" O.C. (U.N.O.) - REFER TO DETAILS '3' AND '4' ON SHEET AD4
- KNEE BRACE - REFER TO DETAIL 20/ADI U.N.O.
- 1x2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACE
- WOOD BEAM WRAPPED WITH 1x4 REBAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
- ROUGH SAWN WOOD POST MIN. 6x6 U.N.O. - SEE STRUCT. PLANS FOR SIZE
- PORCH RAIL - REFER TO ELEVATION
- ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND
- POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
- ROUGH SAWN 3x6 BARGE BOARD EXTEND 6" FAST OVERHANG
- 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 33/ADS

**NOTE:**

- ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

**EXTERIOR STUCCO FINISH**

OMEGA DIAMOND WALL PLASTER SYSTEM (CRR-0461, EPS TO BE USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.

**BASIC PLAN ROOF PLAN NOTES 'B'**

INDICATES ROOF SLOPE AND DIRECTION, U.N.O.

ROOF MATERIAL: CONCRETE FLAT TILE (1/4" O.C. U.N.O.) CLASS 'A' ROOF COVERING

12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.

12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.

\*\*ANY ROOF GUTTER SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

**ATTIC VENT CALCULATIONS**

PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALL ANGLE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING), C.R.C. SEC. 806.2 EXCEPTION 2.

\* CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.

**NOTES:**

- OPENINGS SHALL HAVE 1/16" MIN. - 1/4" MAX. CORROSION RESISTANT METAL MESH COVERINGS, PER C.R.C. 806.1
- EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.

**AREA 1:**

**VENTILATION REQUIRED:**

ATTIC AREA = 505	50. FT. / 500	1.04 SQ. FT.
	x 144	= 280 SQ. IN.
	x 50%	= 140 SQ. IN.

**VENTILATION PROVIDED:**

HIGH	(2) OHASIN VENTS AT 15	50. IN. EA. = 150 SQ. IN.
LOW	(2) OHASIN VENTS AT 15	50. IN. EA. = 150 SQ. IN.
		TOTAL = 300 SQ. IN.

ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 15 SQ. IN. NET FREE VENT AREA AS PROVIDED BY OHASIN PRODUCTS (ICC-ES ESR-14650A)

**ROOF FINISH NOTES**

CONCRETE ROOF TILES, SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE 'S' TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRG); LICENSED SELLER ID NUMBER: 29142 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0017 REFER TO SHEETS RF-1 & RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES

**ROOF INSTALLATION NOTES**

FOR CONCRETE ROOF TILE COVERINGS WITH SLOPES FROM (2:12) UP TO (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R405.3.3. (C.R.C. SECTION R405.3.2)



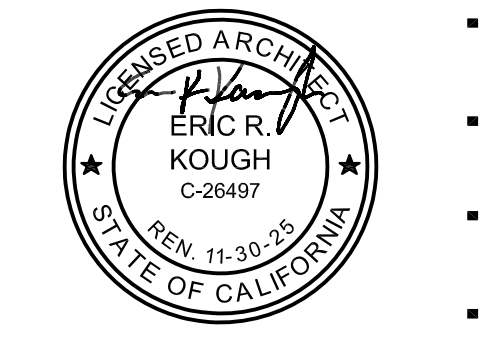
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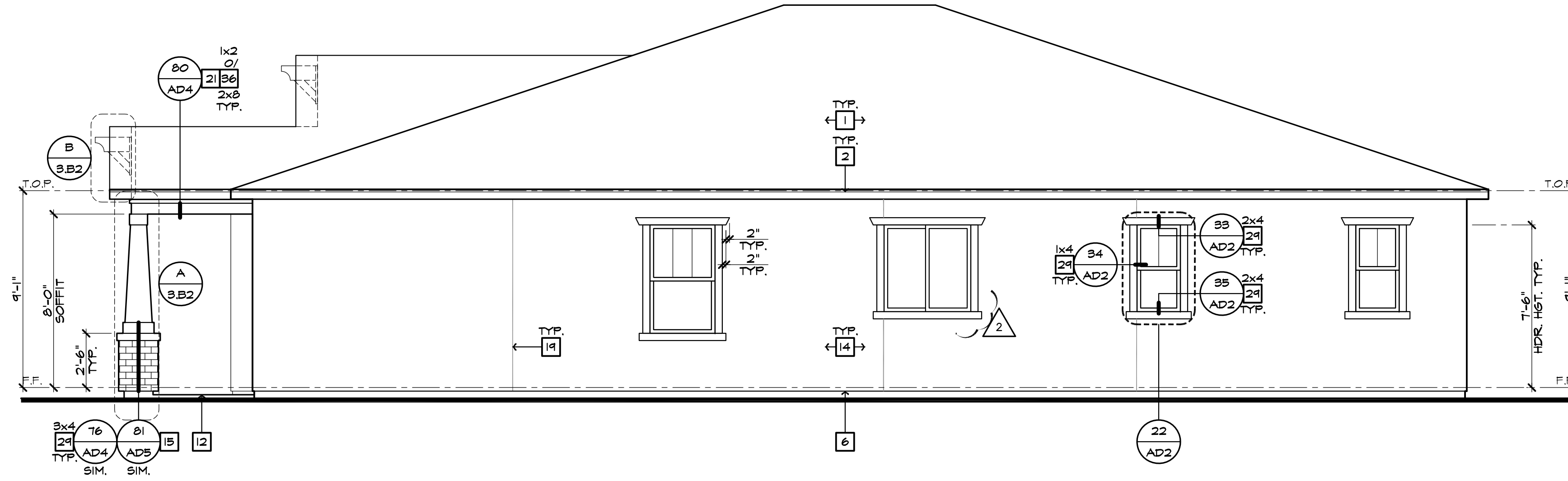


PLAN: 149.2267  
SHEET: 3.B2

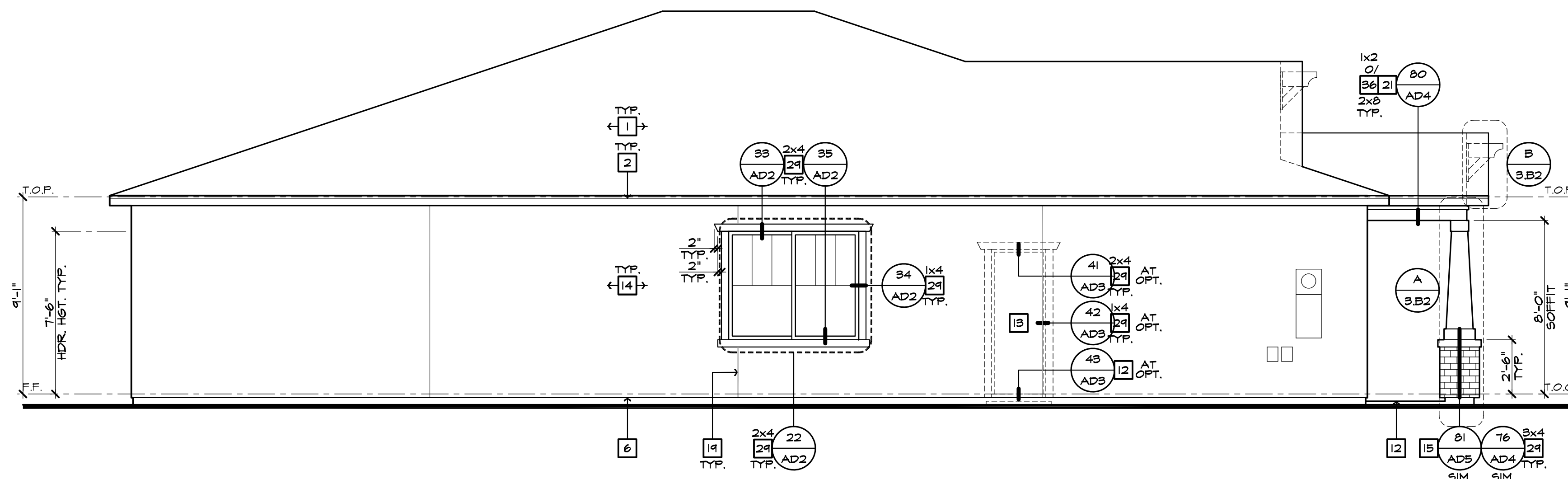
SPEC. LEVEL 1  
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**RIGHT ELEVATION 'B'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



**LEFT ELEVATION 'B'**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4"X4" G.I. SCREENED + LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
10.	LINE OF VOLUPE CEILING - FITCH 210 UNO.
11.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12.	CONCRETE STOOD/PORCH - REFER TO SLAB INTERFACE PLAN
13.	OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
14.	EXTERIOR FLASTER - SEE SPEC'S.
15.	BRICK VENEER
16.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17.	SIANSCOT - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
18.	DECORATIVE WROUGHT IRON
19.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
20.	2" RECESSED ELEMENT UNO. - REFER TO ELEVATION FOR SIZE
21.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
22.	ARCHED STUCCO SOFFIT
23.	WOOD SOFFIT
24.	STUCCO COLUMN
25.	STUCCO POTWELL - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28.	DECORATIVE FLASTER - REFER TO ELEVATION
29.	EXTERIOR FLASTER WEST
30.	6" DIA. DECORATIVE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 18/AD4
31.	EXTERIOR FLASTER WEST
32.	WOOD TRIM
33.	WOOD TRIM
34.	FIBER CEMENT VERTICAL SIDING 8" EXPOSURE UNO. (W/ TEXTURED FINISH)
35.	FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
36.	FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
37.	TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING)
38.	KNEE BRACE - REFER TO DETAIL 20/ADI UNO.
39.	1/2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACING
40.	WOOD BEAM WRAPPED WITH 1/4" REBAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
41.	ROUGH SAWN WOOD POST MIN. 4x6 UNO. - SEE STRUCT. PLANS FOR SIZE
42.	PORCH RAIL - REFER TO ELEVATION
43.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR), IN CONTRAST WITH THEIR BACKGROUND
44.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45.	ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" FAST OVERHANG
46.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 33/AD5

NOTE:  
\* ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

EXTERIOR STUCCO FINISH

OMEGA DIAMOND WALL PLASTER SYSTEM CGRR-0461, EPS TO BE USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.

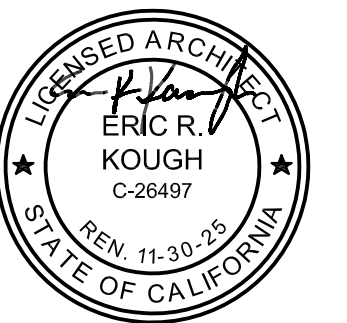


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- 1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2 MODEL WALK REVISIONS 01/31/2024



PLAN: 149.2267  
SHEET: 3.B3

SPEC. LEVEL 1  
SANTEE  
PLAN 1

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# Prospect Gardens

TRACT NO. 2016-03

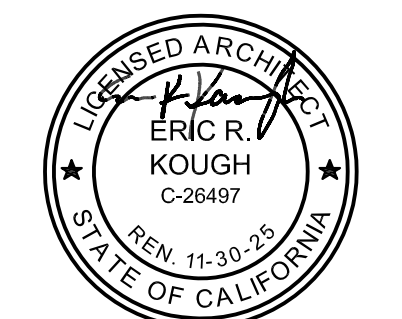
KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1. PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2. MODEL WALK REVISIONS 01/31/2024

**Santee**  
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-18NW-23-0006 REV  
Plan-Approved



PLAN: 149.2267  
SHEET: 4.1

SPEC. LEVEL 1  
SANTEE  
PLAN 1

### SECTION R327 ASING-IN-PLACE DESIGN AND FALL PREVENTION

R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

#### EXCEPTIONS:

1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

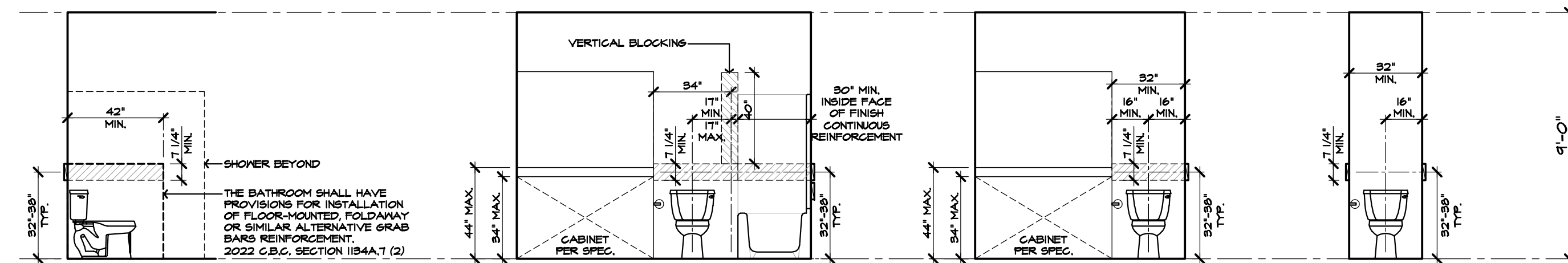
R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

#### EXCEPTIONS:

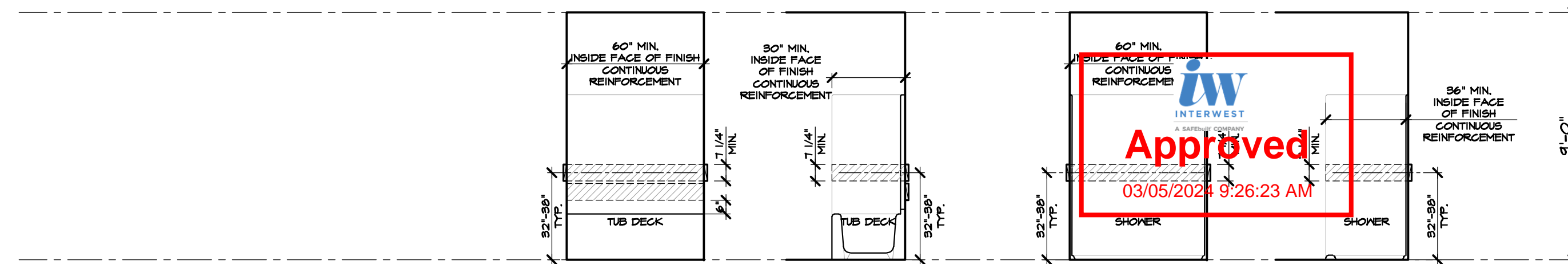
1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.



R327.1.4 DOORBELL BUTTONS, DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

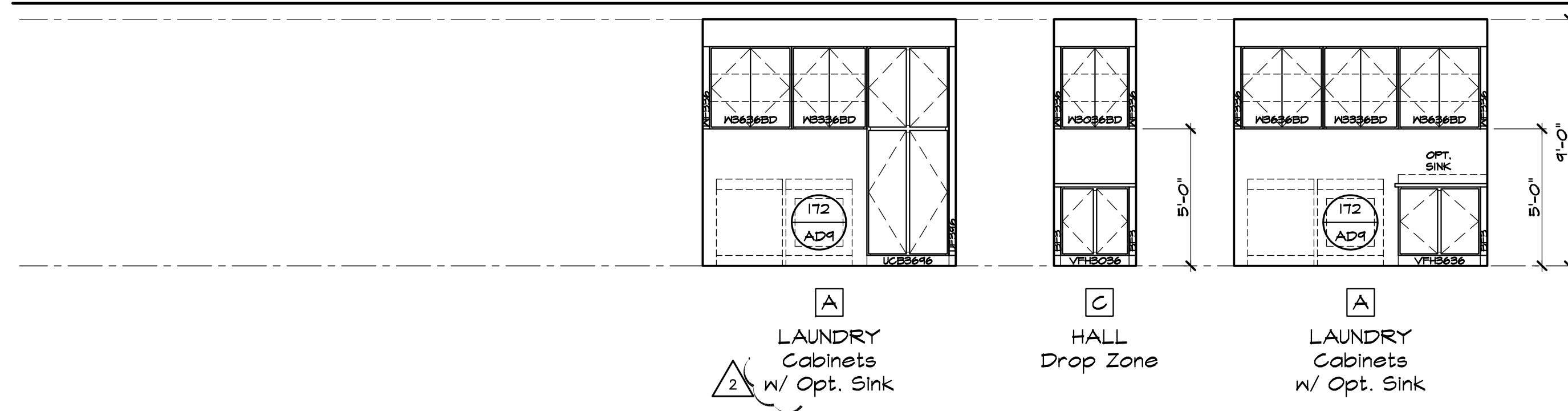


REPRESENT 2"x8" MIN. BACKING LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.



REPRESENT 2"x8" MIN. BACKING LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.

### AGING-IN PLACE DESIGN AND FALL PREVENTION (C.R.C. R327) TOILET



### MISC. ELEVATIONS



### BATH CABINETS

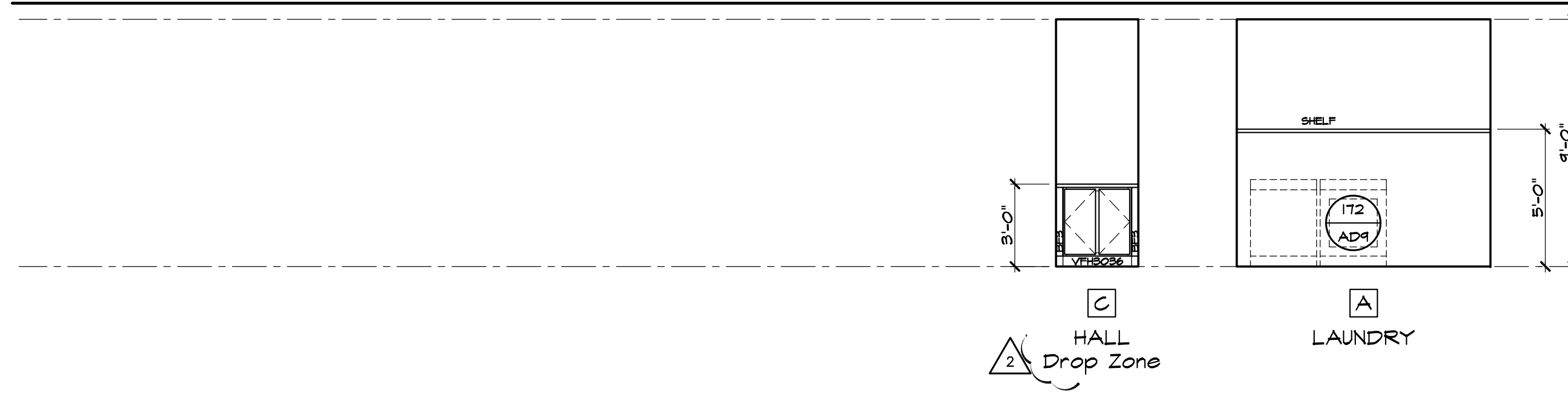


### KITCHEN CABINETS

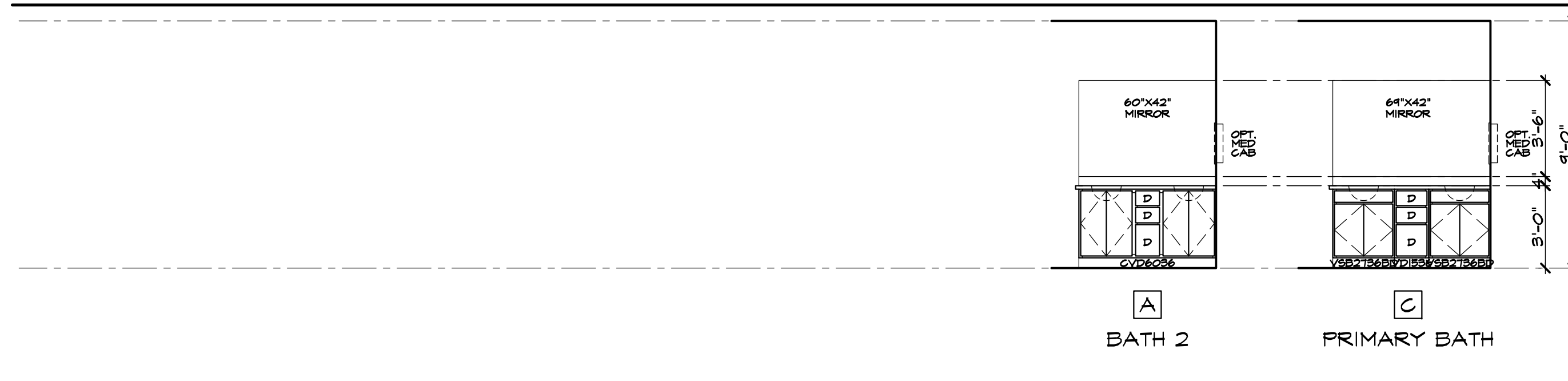
### OPTIONAL INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

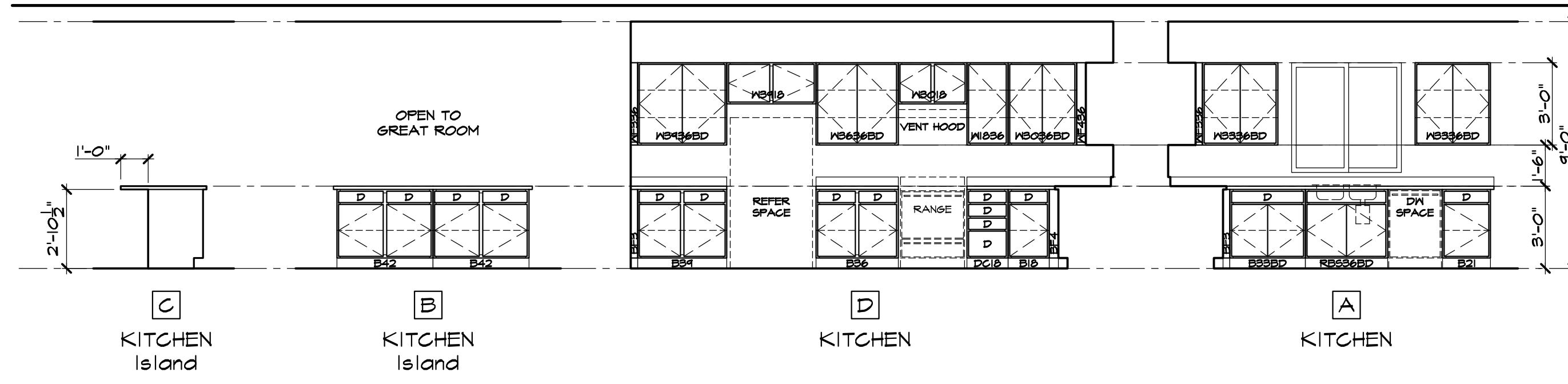
### AGING-IN PLACE DESIGN AND FALL PREVENTION (C.R.C. R327) TUB/SHOWER



### MISC. ELEVATIONS



### BATH CABINETS



### KITCHEN CABINETS

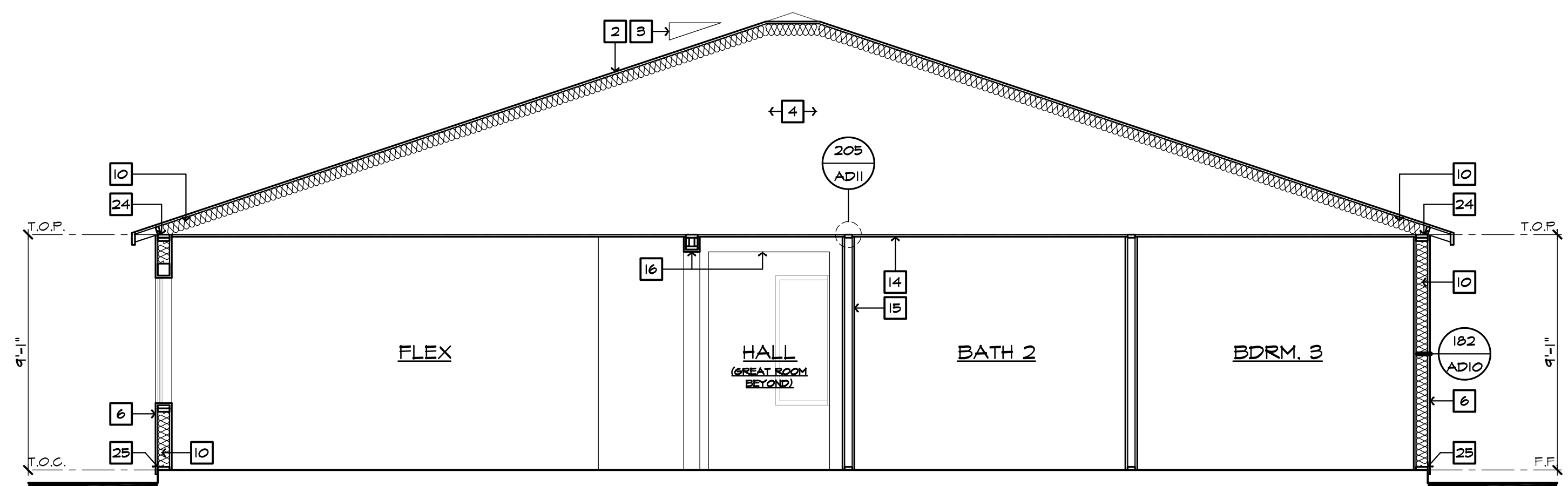
### STANDARD INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

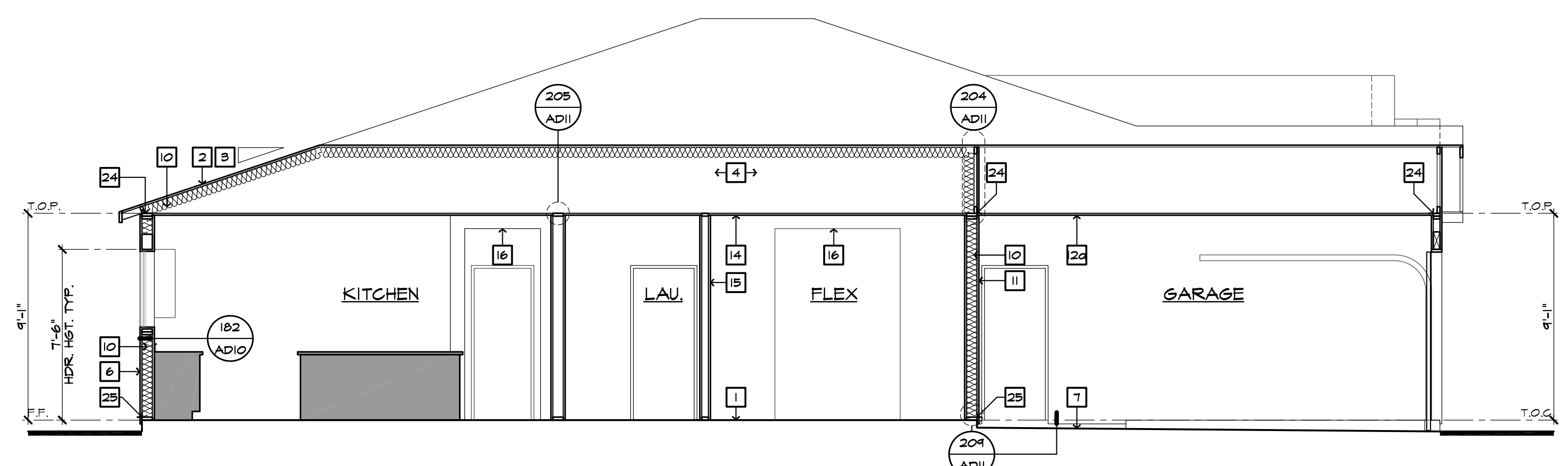
D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\405999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 1 - 2267\_149\Plot Sheets\PLAN-1\_2267\_04\_SECT.dwg - Feb. 23, 2024 - 11:37:53 AM

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**SECTION 'A'**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



**SECTION 'B'**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

**SECTION NOTES**

- FLOOR SYSTEM - REFER TO STRUCTURAL
- ROOFING MATERIAL - REFER TO ROOF NOTES
- ROOF PITCH - REFER TO ROOF NOTE
- PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
- GYP. WALLBOARD TO ROOF SHEATHING
- EXTERIOR FINISH - SEE ELEVATION
- CONCRETE GARAGE SLAB - SLOPE 2" MIN.
- 2x4 CRIPPLE STUDS AT 16" O.C.
- 2x6 BALLOON FRAMING
- INSULATION - REFER TO INSULATION COMPONENT NOTES
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYP. BOARD
- FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 1/2" GYP. BOARD
- FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYP. BOARD PER AT GARAGE WITH ATTIC ABOVE
- PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING
- 1/2" HIGH DENSITY OR 3/8" GYP. BOARD AT CEILING U.N.O.
- 1/2" GYP. BOARD TYPICAL U.N.O.
- SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
- VOLUME CEILING - 2:12 PITCH
- 1/2" GYP. BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
- STAIR TREADS AND RISERS, MIN. 10" TREADS & 1 3/4" MAX. RISERS
- 34"-38" HIGH CONTINUOUS WALL-MOUNTED HANDRAIL DTL. 103/AD6
- GUARDWALL 42" U.N.O. - REFER TO DETAIL 108/AD6
- WOOD BALLUSTERS AT 4' O.C. W/ HARDWOOD CAP ON 3" HIGH
- WOOD BALLUSTERS AT 4' O.C. W/ METAL 106/AD6
- WHEN THERE IS A FLOOR ABOVE AND BELOW THE CONCEALED IN FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE INTEREST CONCEALED SPACE DOES NOT EXCEED 100% OF THE INTEREST CONCEALED SPACE. THE CEILING SHALL BE APPROXIMATELY EQUAL AREAS.
- DOUBLE 2x OF PLATE AT EXTERIOR & BEARING WALLS
- 2x PT.D.F. SILL PLATE
- FIRE RESISTANT SHALL BE INSTALLED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

**FENESTRATION**

WINDOW TYPE	U-VALUE	SHGC
SLIDER	0.28	0.22
FIXED	0.28	0.22
SINGLE HUNG	0.28	0.22
PATIO DOOR	0.28	0.22

**NOTES:**

- REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-IR'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.
- ALL LOTS WITHIN THE PROJECT REQUIRE WINDOW AND SLIDING GLASS DOORS WITH WELL FITTED, WELL WEATHER-STRIPPED ASSEMBLIES AND A MINIMUM SOUND TRANSMISSION CLASS (STC) RATING OF 26 PER THE FINAL NOISE IMPACT ANALYSIS PREPARED BY URBAN CROSSROADS (DATED DECEMBER 11, 2020)

**INSULATION COMPONENTS**

TYPE	R-VALUE
EXTERIOR WALLS (2x6) AT STUCCO	R-21 (BATT) + R-4.2 (RIGID FOAM)
EXTERIOR WALLS (2x6) AT SIDING	R-21 (BATT) + R-0 (NO RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-21
ENTRY DOOR	R-1
FLOOR (ABOVE GARAGE)	R-18
ATTIC AT FURNACE	--
ATTIC INSULATION (UNVENTED ATTIC)	R-33 SPRAY FOAM BELOW ROOF DECK
RADIANT BARRIER	--
DUCT INSULATION	R-6

**ENERGY COMPLIANCE REQUIREMENTS:** PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):  
 WINDOW SHGC'S AND U-VALUES  
 FURNACE EFFICIENCIES AND COOLING SEER'S ENVELOPE  
 INSULATION R-VALUES  
 ALL MANDATORY MEASURES LISTED ON SHEET T24-MM

**NOTES:**

- REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-IR'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.
- R-4 INSULATION AT EXTERIOR WALLS IS A RIGID FOAM INSULATION BOARD USED IN CONJUNCTION WITH THE ONE-COAT STUCCO APPLICATION

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 REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.  
 2 MODEL WALK REVISIONS 01/31/2024



PLAN: 149.2267  
 SHEET: 4.2

SPEC. LEVEL 1  
**SANTEE**  
**PLAN 1**

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ALL SHOWER AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.

AIR DOOR TEST AND HERS TESTING IS REQUIRED

WASHER ALWAYS LOCATED LEFT OF DRYER

NOTE: MAXIMUM FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:

A. WATER CLOSETS:	128 GPF
B. SHOWERHEADS:	18 GPM
C. KITCHEN FAUCETS:	18 GPM
D. LAVATORY FAUCETS:	12 GPM

STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE TWO (2) LAYERS OF GRADE 'D' BUILDING PAPER

EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING: CRC 310.11

A. MINIMUM OPENING SIZE OF 5.7 (5.0 AT GRADE LEVEL) SQUARE FEET, WITH:

- A 20-INCH MINIMUM NET CLEAR OPENING WIDTH AND
- A 24-INCH MINIMUM NET CLEAR OPENING HEIGHT AND
- A SILL HEIGHT NO HIGHER THAN 44 INCHES ABOVE THE FLOOR, THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E300.

NO SECOND FLOOR WINDOW SILLS SHALL BE LOCATED LOWER THAN 24" A.F.F. WITHOUT FALL PROTECTION (R312.2)

FENESTRATION

WINDOW TYPE	U-VALUE	SHGC
SLIDER	0.28	0.22
FIXED	0.28	0.22
SINGLE HUNG	0.28	0.22
PATIO DOOR	0.28	0.22

NOTES:

- REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.
- ALL LOTS WITHIN THE PROJECT REQUIRE WINDOW AND SLIDING GLASS DOORS WITH WELL FILLED, WELL WEATHER-STRIPPED ASSEMBLIES AND A MINIMUM SOUND TRANSMISSION CLASS (STC) RATING OF 26 PER THE FINAL NOISE IMPACT ANALYSIS PREPARED BY URBAN CROSSROADS (DATED DECEMBER 11, 2020)

INSULATION COMPONENTS

TYPE	R-VALUE
EXTERIOR WALLS (2x6) AT STUCCO	R-21 (BATT) + R-4.2 (RIGID FOAM)
EXTERIOR WALLS (2x6) AT SIDING	R-21 (BATT) + R-0 (NO RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-21
ENTRY DOOR	R-1
FLOOR (ABOVE GARAGE)	R-19
ATTIC AT FURNACE	--
ATTIC INSULATION (UNVENTED ATTIC)	R-33 SPRAY FOAM BELOW ROOF DECK
RADIANT BARRIER	--
DUCT INSULATION	R-6

ENERGY COMPLIANCE REQUIREMENTS: PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):

WINDOW SHGC'S AND U-VALUES

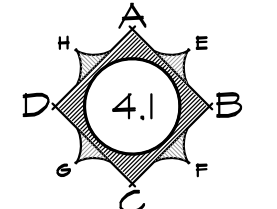
FURNACE EFFICIENCIES AND COOLING SEER'S ENVELOPE

INSULATION R-VALUES

ALL MANDATORY MEASURES LISTED ON SHEET T24-NM

NOTES:

- REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.
- R-4 INSULATION AT EXTERIOR WALLS IS A RIGID FOAM INSULATION BOARD USED IN CONJUNCTION WITH THE ONE-COAT STUCCO APPLICATION



INTERIOR KEY

SQUARE FOOTAGE	
PLAN 149.2144	
FLOOR AREA	2144 SQ. FT.
<b>TOTAL AREA</b>	<b>2144 SQ. FT.</b>
GARAGE AREA	426 SQ. FT.
PORCH AREA	60 SQ. FT.

PLATE NOTES

8'-1" PLATE NOTES

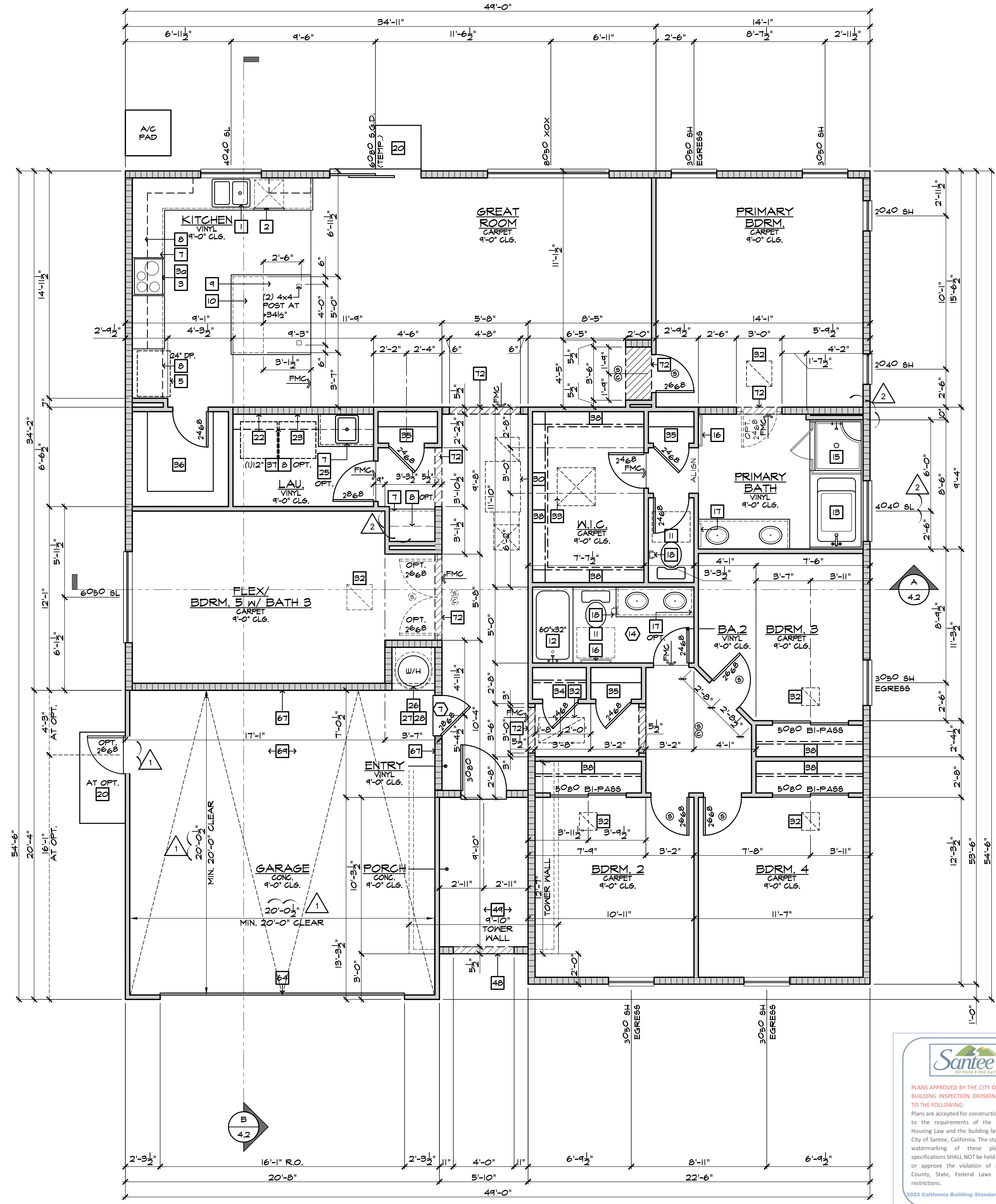
- 1st FLOOR WINDOW HEADER HEIGHT: 6'-8" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- GARAGE DOOR HEIGHT: 7'-0" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR SOFFIT HEIGHT: 7'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELVE: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

9'-1" PLATE NOTES

- 1st FLOOR WINDOW HEADER HEIGHT: 7'-6" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 8'-0" U.N.O.
- GARAGE DOOR HEIGHT: 8'-0" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 7'-6" U.N.O.
- INTERIOR SOFFIT HEIGHT: 8'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELVE: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

WALL TYPE LEGEND

- 2x4 FULL HEIGHT STUD WALL
- 2x4 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
- 2x4 STUD WALL BELOW OR HIDDEN
- DOUBLE 2x4 FULL HEIGHT STUD WALL
- 2x6 FULL HEIGHT STUD WALL
- 2x6 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
- 2x6 STUD WALL BELOW OR HIDDEN
- 1 HOUR RATED WALL



FLOOR PLAN 'A'

SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

AT LOTS 4, 6 & 15

**FLOOR PLAN NOTES**

- 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
- DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
- 30" FREE-STANDING RANGE/OVEN COMBINATION
- 30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
- 30" COOKTOP WITH 30" SINGLE OVEN BULL
- 30" MICROVAULT / VENTED HOOD COMBINATION
- 39" CLEAR REFRIGERATOR SPACE
- FAUX CABINET PANEL
- OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
- BASE CABINETS - REFER TO INTERIOR ELEVATIONS
- UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
- BREAKFAST BAR - SEE INTERIOR ELEVATIONS
- ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
- 24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
- FIBERGLASS TUB-SHOOWER COMBINATION W/ GLEED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
- FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'x2') W/ GLEED WASTE AND VENT SYSTEM - VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 2" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
- FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
- SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
- TOILET BAR W/ RING AND BACKING AND INSTALL 48" A.F.F.
- RECESSED MEDICINE CABINET (MIRROR)
- TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" A.F.F.
- 14"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
- 36" SQUARE CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
- RECESSED LAVATORY
- PROVIDE WATER SINK FOR WASHER (WASHER CONTROL VALVES)
- DRYER VENT (RECESSED IN EXTERIOR WALL) TO OUTSIDE AIR (MAX LENGTH 14' W/ 1/2" ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW)
- PROVIDE 2" CLEARANCE BELOW TUB/WASHER OR WATER HEATER TO ALLOW FOR UTILITY PLANT ACCESS
- LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
- HYBRID WATER HEATER - LOCATE ON A 2" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 10/AD6
- WATER HEATER - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" x 1/2" MIN. 6" ABV. GRADE POINT END DOWN)
- 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
- FAU. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
- DUCT CHASE - REFER TO MECH. PLAN
- RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
- 30"x30" OR LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
- COATS WITH SHELF 4 POLE - DETAIL 10/AD6
- LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. 4 QTY.
- PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. 4 QTY.
- SHELF-REFER TO SPEC. FOR MATL. 4 QTY.
- WARDROBE W/ SHELF 4 POLE - REFER TO SPEC. FOR MATL. 4 QTY.
- INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
- 2x6 WALL
- DOUBLE 2x4 WALL
- LOW WALL - REFER TO PLAN FOR HEIGHT
- CRIPPLE WALL BELOW
- EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
- STUCCO POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
- LOCATION OF PLUMBING WASTE DROP FROM ABOVE (DETAIL 10/AD6)
- FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
- ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
- STUCCO CEILING PER - REFER TO ELEVATIONS
- OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
- 33" ELECTRIC FIREPLACE TESTED IN ACCORDANCE WITH UL 1021 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
- RESERVED
- HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
- FIREPLACE VENT
- VENT TO OUTSIDE AIR
- TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
- MEDIA - SEE INTERIOR ELEVATIONS
- MEDIA - DESIGN BY OTHERS
- 15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
- GUARD WALL 42" U.N.O. - DETAIL 108/AD6
- 34" (38" MAX.) HIGH CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 103/AD6
- WOOD BALUSTERS - 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD FONY WALL - REFER TO DETAIL 106/AD6
- 4" x 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALLS)
- COMBUSTION AIR VENT
- 16'0" SECTIONAL GARAGE DOOR
- 8'0" SECTIONAL GARAGE DOOR
- 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY A WALL NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
- GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
- FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
- RESERVED
- RESERVED
- INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
- LINE OF FLOOR ABOVE
- LINE OF FLOOR BELOW
- DECORATIVE BROUGHT IRON RAIL - SEE EXT. ELEVATIONS
- WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
- WANSOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
- 2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
- 2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 S.M.
- RESERVED
- 42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
- HOP MOPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2x2 CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE

**GENERAL PLAN NOTES**

- SEE CF-R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
- APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2
- ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
- ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
- ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
- ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, W/ WEATHER-STRIPPING REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
- HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
- ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
- ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
- ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
- PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 2' OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 2' OF THE ENCLOSURE.
- REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
- ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS
- BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



Prospect Gardens

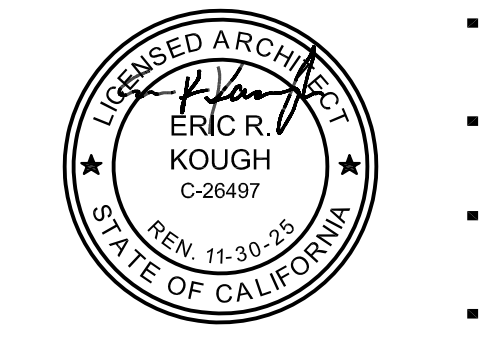
TRACT NO. 2016-03

KB HOME SOUTHERN CALIFORNIA ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD. SAN DIEGO, CA 92131 949-790-9100 949-790-9119

ISSUE DATE: 09/11/2023 PROJECT No.: 405999 DIVISION MGR.: J.C. REVISIONS: 10/05/2023

- 1. PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2. MODEL WALK REVISIONS 01/31/2024



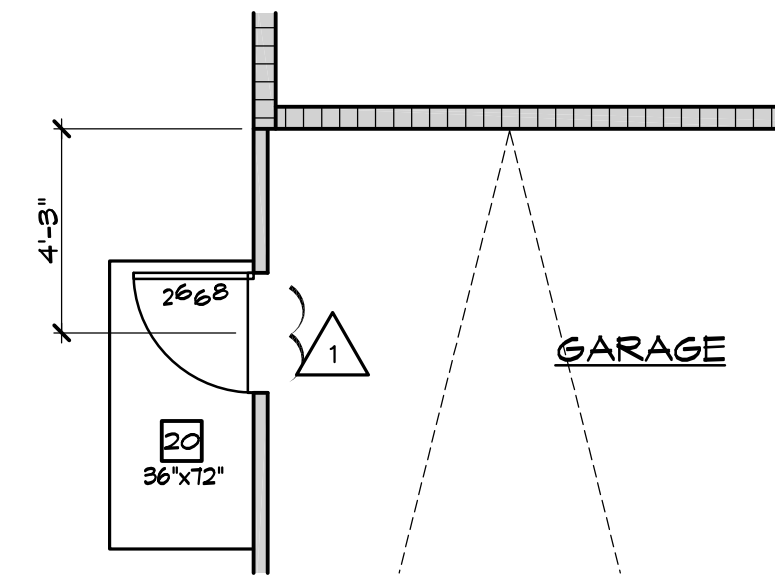
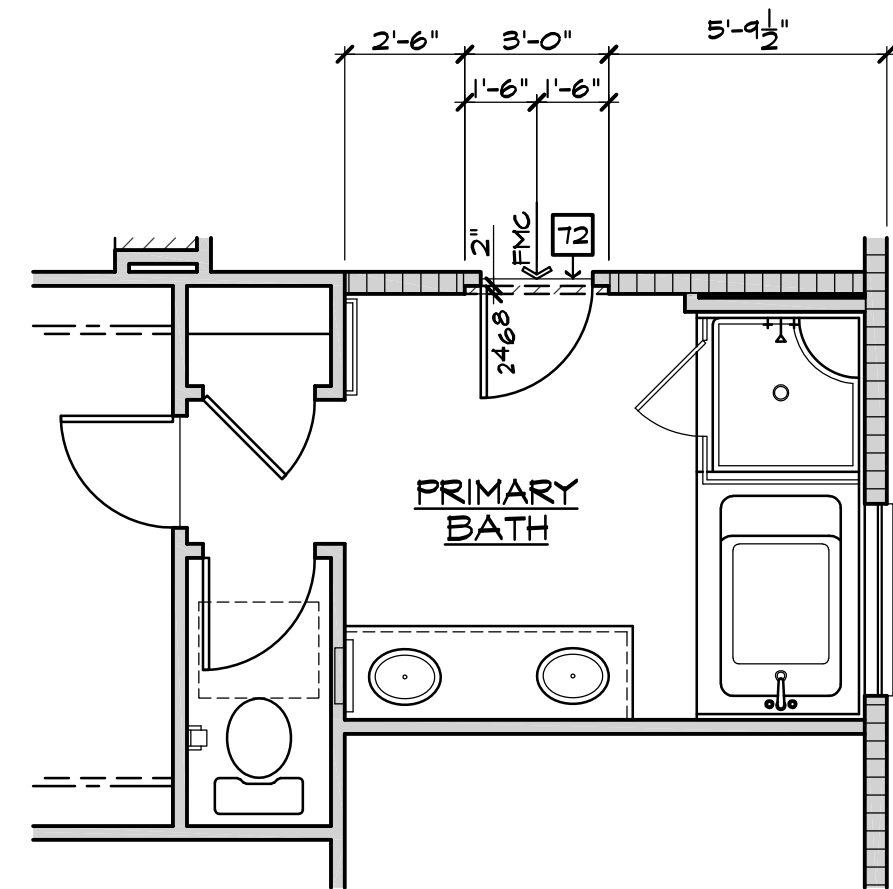
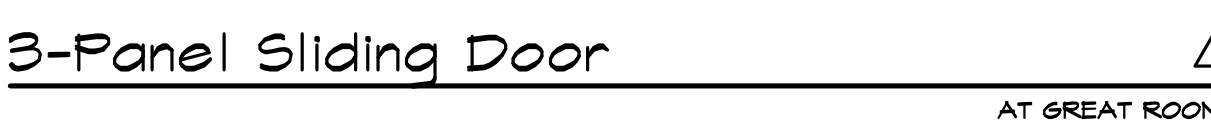
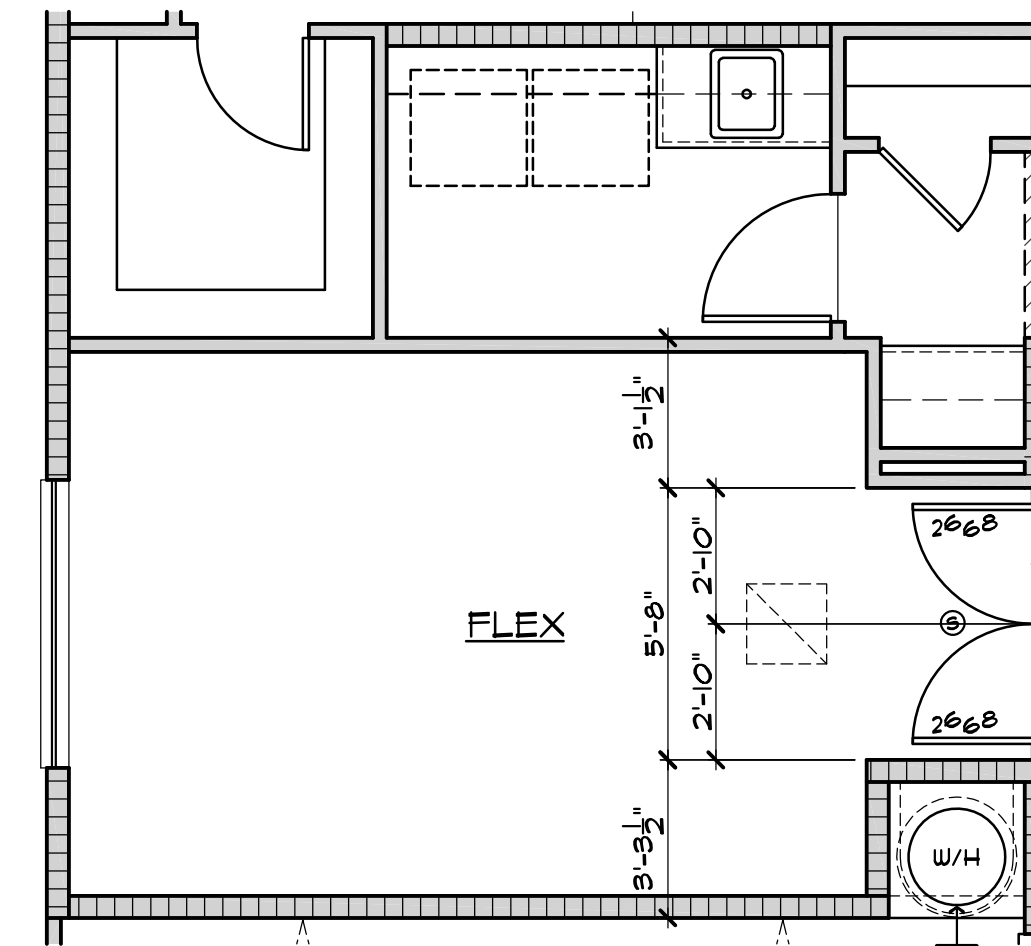
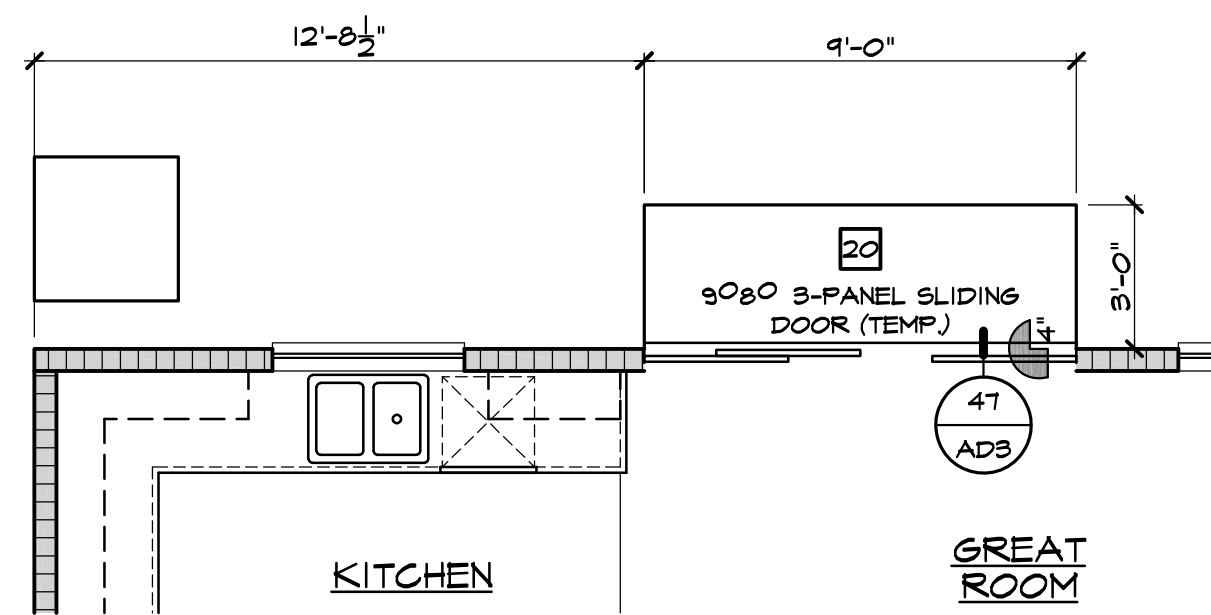
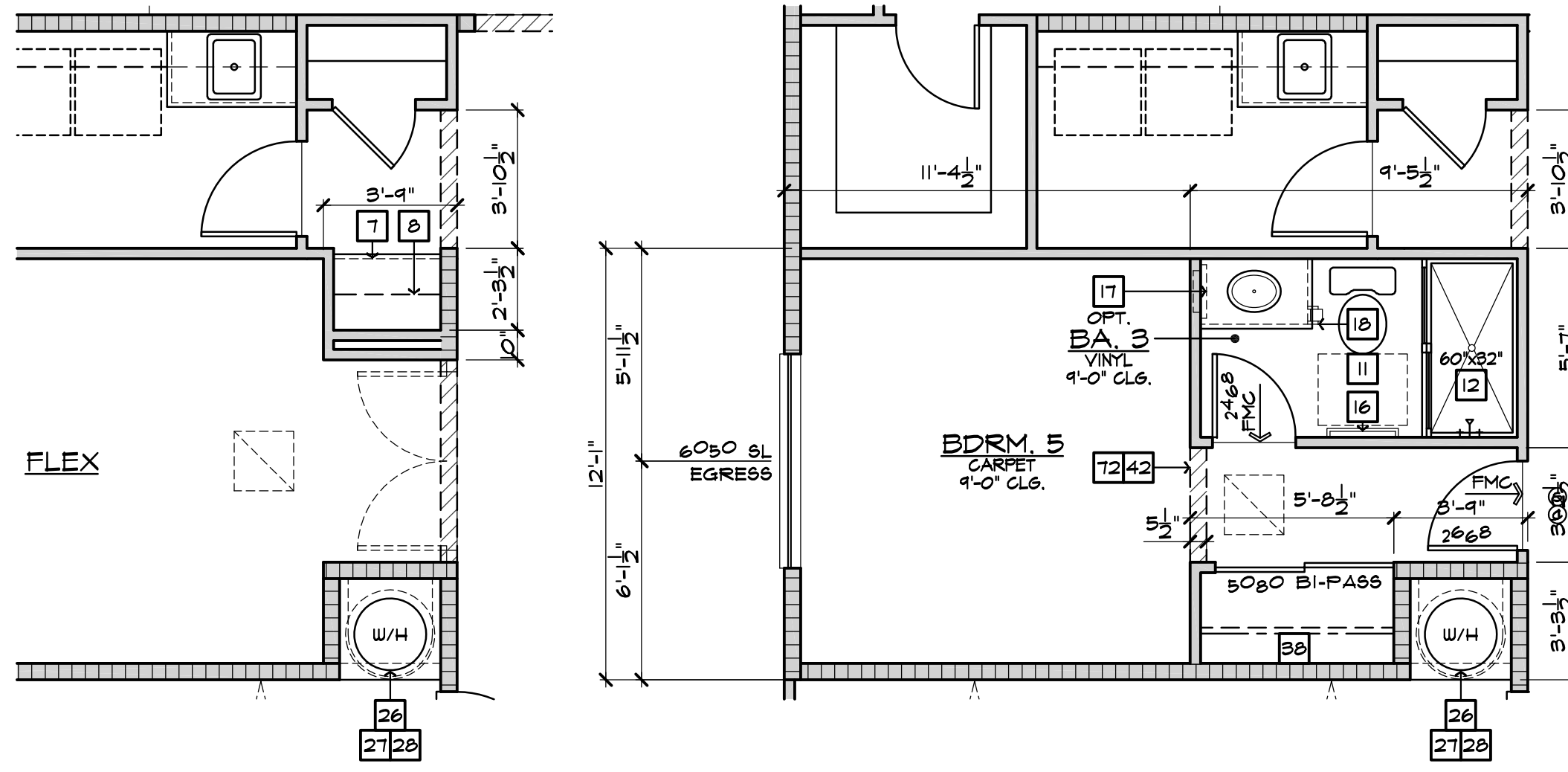
PLAN: LOTS 4, 6 & 15 149.2144 SHEET: 1.1

SPEC. LEVEL 1 SANTEE PLAN 1-ALT

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FLOOR PLAN OPTIONS  
SCALE 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROVAULT / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLEUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'3") W/ GLEUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 10'24 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR W/ RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" AFF.
17.	RECESSED MEDICINE CABINET (MIRRORED)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" AFF.
19.	44"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
21.	RECESSED LAVATORY
22.	PROVIDE WATER WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT)
23.	DRYER VENT (2) 80" ELBOW (2) 90" ELBOW) 2 FEET PER ELBOW
24.	PROVIDE 2" DIA. DRAIN BELOW W/ WASHER OR WATER HEATER
25.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
26.	HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 10/AD6
27.	WATER HEATER VENT
28.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" & MIN. 6" ABV. GRADE. POINT END DOWN)
29.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
30.	F.A.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
31.	DUCT CHASE - REFER TO MECH. PLAN
32.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
33.	30"x30" AND LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
34.	COATS WITH SHELF & POLE - DETAIL 10/AD6
35.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
36.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
37.	SHELF-REFER TO SPEC. FOR MATL. & QTY.
38.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
39.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
40.	2x6 WALL
41.	DOUBLE 2x4 WALL
42.	LOW WALL - REFER TO PLAN FOR HEIGHT
43.	CRIPPLE WALL BELOW
44.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
45.	STUCCO POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
46.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE
47.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
48.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
49.	STUCCO CEILING PER - REFER TO ELEVATIONS
50.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
51.	1HP 33" ELECTRIC FREEZE TESTED IN ACCORDANCE WITH ILL. 1021 AND CSA C222 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
52.	RESERVED
53.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
54.	FIREPLACE VENT
55.	VENT TO OUTSIDE AIR
56.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
57a.	MEDIA - SEE INTERIOR ELEVATIONS
57b.	MEDIA - DESIGN BY OTHERS
58.	15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 10/1 & 10/AD6
59.	GUARD WALL 42" U.N.O. - DETAIL 10/AD6
60.	34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DETL. 10/AD6
61.	WOOD BALUSTERS 4" & 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 06/AD6
62.	4" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALL/S)
63.	COMBUSTION AIR VENT
64.	16'0" SECTIONAL GARAGE DOOR
65.	8'0" SECTIONAL GARAGE DOOR
66.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
67.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
68.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
69.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 14/AD6
77.	WANSICOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 51M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MAPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2"x2" CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE

GENERAL PLAN NOTES	
1.	SEE CF-IR FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2.	APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2
3.	ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
4.	ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
5.	ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
6.	ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, W/ WEATHER-STRIPING (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
7.	HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
8.	ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
9.	ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
10.	ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
11.	PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 12" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
12.	REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
13.	ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
14.	BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



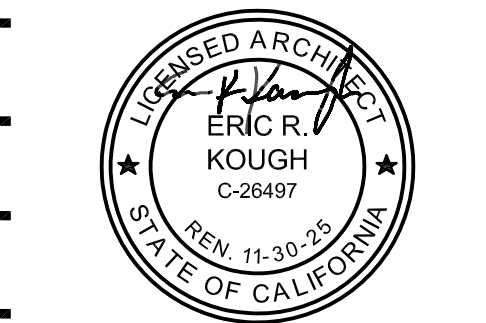
Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.  
2 MODEL WALK REVISIONS  
01/31/2024

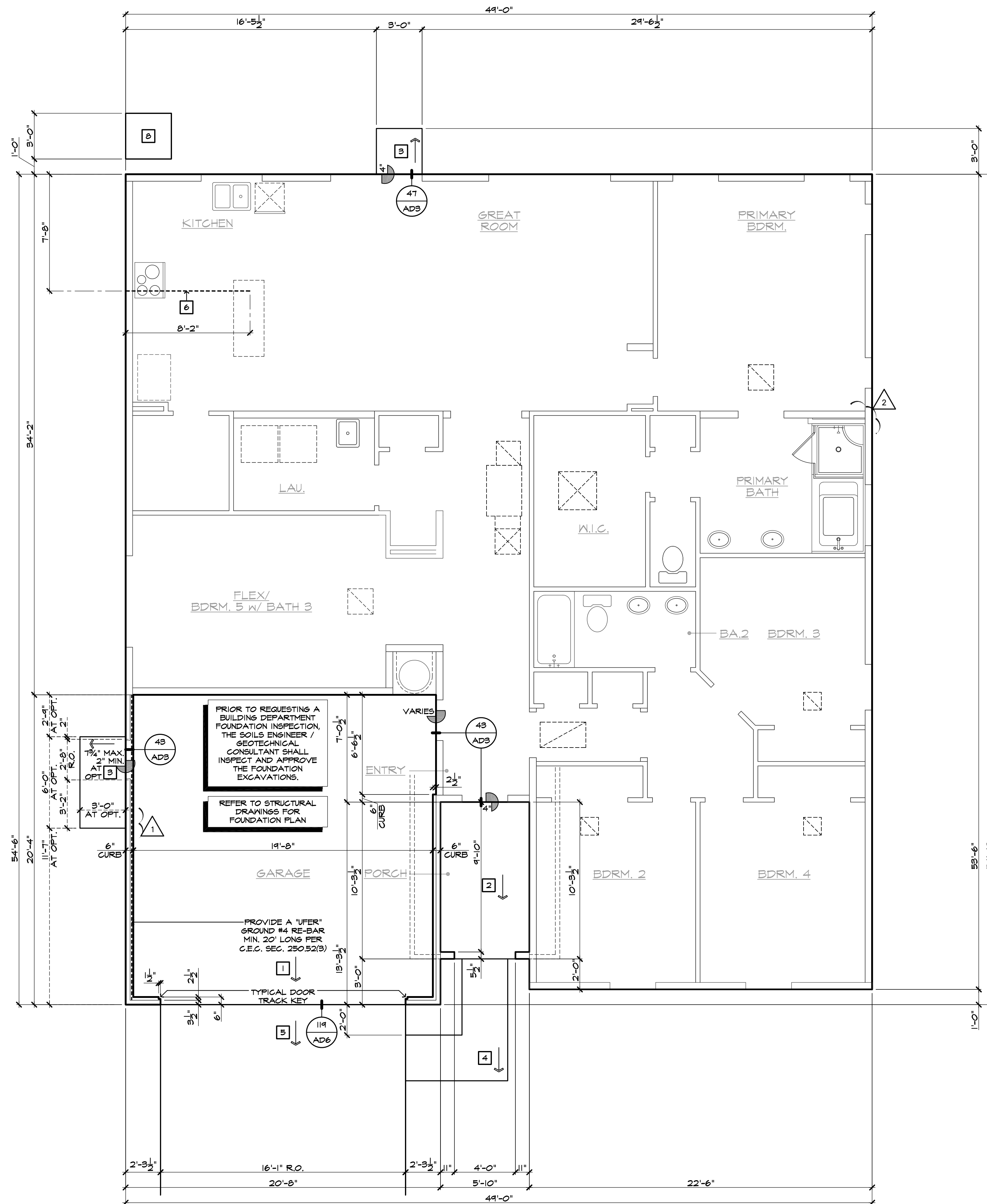


PLAN: LOTS 4, 6 & 15  
149.2144  
SHEET:  
1.2

SPEC. LEVEL 1  
SANTEE  
PLAN 1-ALT

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D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\405999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 1A - 2144\_149\Plot Sheets\PLAN-1A\_2144\_02\_SLAB.dwg - Feb. 22, 2024 - 6:26:36 PM



SLAB NOTES	
1.	CONCRETE GARAGE SLAB - SLOPE MIN. 2%
2.	CONCRETE FLAT WORK - SLOPE MIN. 1/4" PER FOOT
3.	36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
4.	36" WIDE CONCRETE WALKWAY - SLOPE MIN. 1/4" PER FOOT
5.	CONCRETE DRIVEWAY - SLOPE MIN. 1/4" PER FOOT
6.	PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7.	EDGE OF SLAB AT DECK OPTION
8.	36" SQUARE BY 4" DEEP CONCRETE A/C CONDENSOR PAD
9.	5" LEDGE AT BRICK VENEER
10.	ADD STEP PER PRECISE GRADING PLAN (FIELD VERIFY)
11.	STEP NOT TO EXCEED 8" NOR LESS THAN 4" IN HEIGHT
12.	EDGE OF SLAB AT FIREPLACE/MEDIA OPTION
13.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH
* PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES	

SLAB PLAN NOTES	
41	SLAB ELEVATION CHANGES IN INCHES



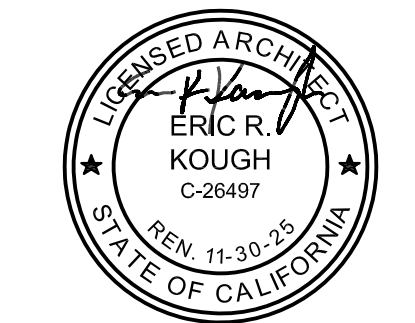
**Prospect Gardens**  
 TRACT NO. 2016-03

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 SAN DIEGO, CA 92131  
 949-790-9100  
 949-790-9119

ISSUE DATE: 09/11/2023  
 PROJECT No.: 405999  
 DIVISION MGR.: J.C.  
 REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
 10/05/2023 - V.P.B.S.  
 2 MODEL WALK REVISIONS  
 01/31/2024

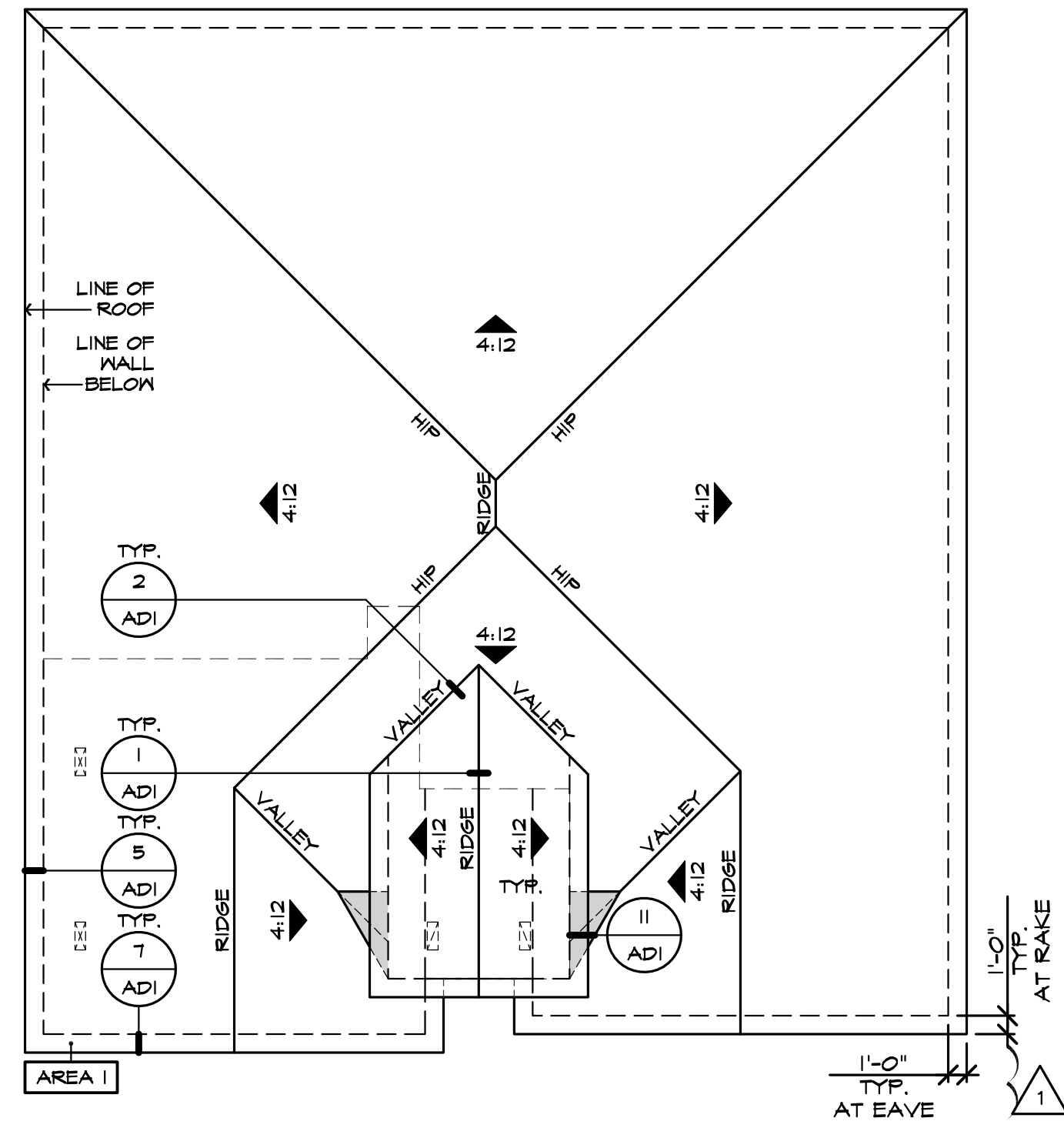


PLAN: LOTS 4, 6 & 15  
**149.2144**  
 SHEET:  
**2.1**

SPEC. LEVEL 1  
 SANTEE  
**PLAN 1-ALT**

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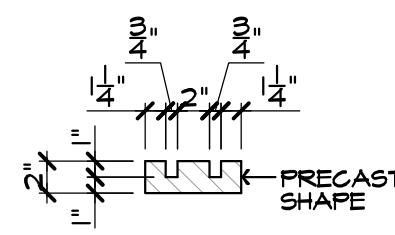


**ROOF PLAN 'A'**

SCALE: 1/8"=1'-0" (22"x34") - 1/16"=1'-0" (11"x17") AT LOTS 4, 6 & 15

**HIGH FIRE AREA NOTES**

- ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN SECTION B05.2 OF THE CALIFORNIA BUILDING CODE. WOOD-SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED IN VERY HIGH FIRE HAZARD SEVERITY ZONES, REGARDLESS OF CLASSIFICATION. (FIRE CODE 4905.2)
- ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.03-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 15 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4905.2)
- ROOF GUTTERS SHALL BE NON-COMBUSTIBLE AND BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (FIRE CODE 4905.2)
- ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NON-COMBUSTIBLE WIRE MESH WITH 1/8-INCH OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (FIRE CODE 4905.2)
- EAVES AND SOFFITS SHALL MEET ONE OF THE FOLLOWING:
  - NON-COMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE OR PROTECTED BY IGNITION-RESISTANT MATERIALS OR
  - MEET THE REQUIREMENTS OF 8FM 12-1A-3 (FIRE CODE 4905.2)
- WOOD BURNING FIREPLACES ARE NOT PERMITTED.
- ROOF INSTALLATION SHALL COMPLY WITH UES REPORT NUMBER: 412 CLASS 'A' ROOF COVERING AND SECTION R301 OF THE 2022 C.R.C. AND CHAPTER 1A 2022 C.B.C.
- ADDRESSES MUST BE A MINIMUM OF 4" TALL, NON-COMBUSTIBLE, AUTOMATICALLY ILLUMINATED AND CONTRAST WITH THE BACKGROUND.
- 'BIRD STOP' IS REQUIRED ON THE STARTER COURSES OF ALL 'S' ROOF TILE.
- INSULATION INSTALLED IN VENTILATED SPACES MUST BE UN-FACED AND NON-COMBUSTIBLE.

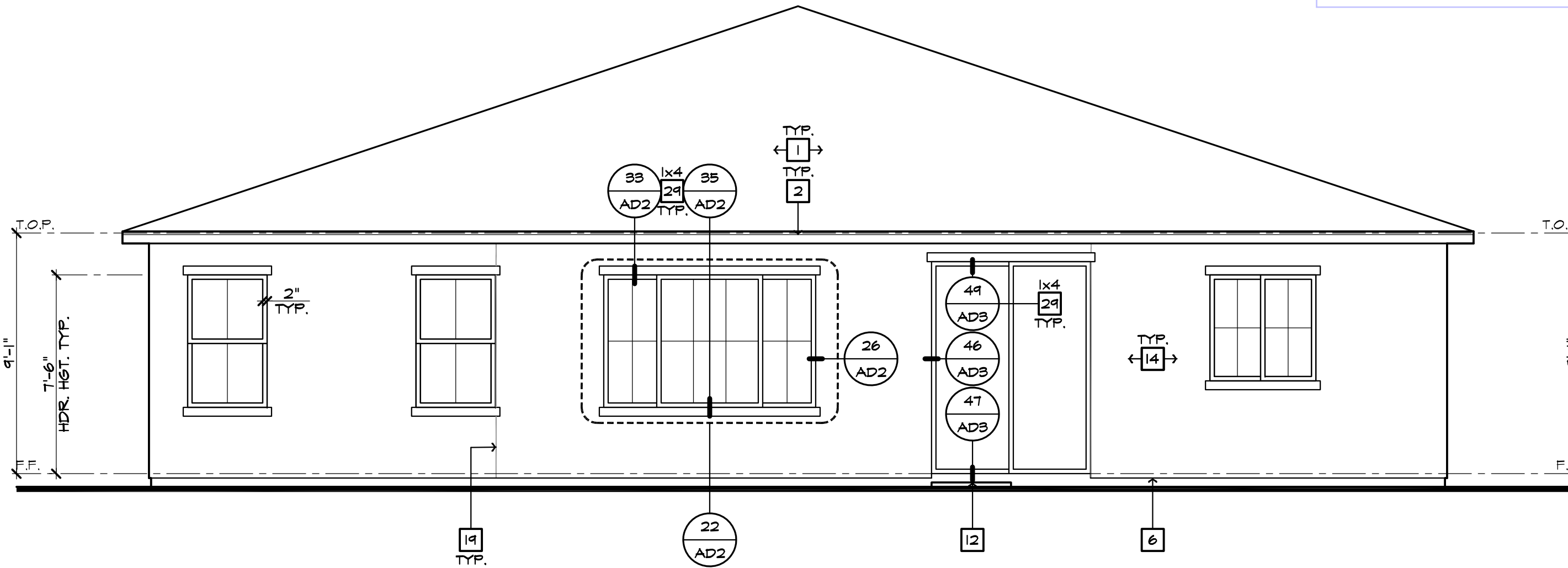


**SECTION**

SCALE 1"=1'-0"

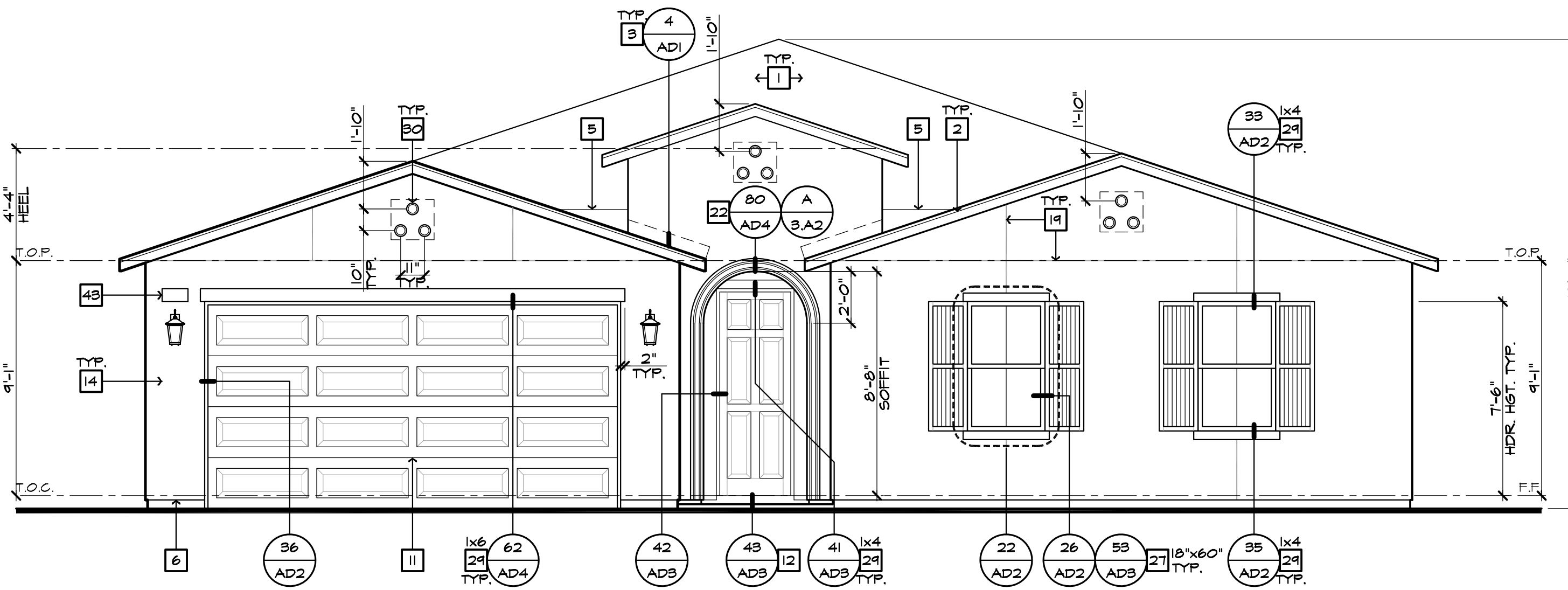
**DETAIL A**

SCALE 1/2"=1'-0" PRECAST TRIM SURROUND



**REAR ELEVATION 'A'**

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17") AT LOTS 4, 6 & 15



**FRONT ELEVATION 'A'**

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17") AT LOTS 4, 6 & 15



ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4" x 4" G.I. SCREENED & LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
10.	LINE OF VOLUME CEILING - FITCH 22 U.N.O.
11.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12.	CONCRETE STUCCO/PORCH - REFER TO SLAB INTERFACE PLAN
13.	OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
14.	EXTERIOR FLASTER - SEE SPECS.
15.	BRICK VENEER
16.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17.	SHANGHAI - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
18.	DECORATIVE WROUGHT IRON
19.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
20.	2" RECESSED ELEMENT U.N.O. - REFER TO ELEVATION FOR SIZE
21.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
22.	ARCHED STUCCO SOFFIT
23.	WOOD SOFFIT
24.	STUCCO COLUMN
25.	STUCCO POTSHIELD - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28.	DECORATIVE 6" x 6" ELEVATION
29.	EXTERIOR FLASTER WEST
30.	6" DIA. DECORATIVE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 14
31.	EXTERIOR FLASTER WEST
32.	WOOD TRIM
33.	FIBER CEMENT VERTICAL SIDING 8" EXPOSURE U.N.O. (W/ TEXTURED FINISH)
34.	FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
35.	FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
36.	TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING WHEN FINISH IS ADJACENT TO STUCCO FINISH)
37.	FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1/2" FIBER CEMENT TRIM AT 18" O.C. (U.N.O.) - REFER TO DETAILS '3' AND '4' ON SHEET AD4
38.	KNEE BRACE - REFER TO DETAIL 20/ADI U.N.O.
39.	1X2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACE
40.	WOOD BEAM WRAPPED WITH 1x4 REBAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
41.	ROUGH SAWN WOOD POST MIN. 6x6 U.N.O. - SEE STRUCT. PLANS FOR SIZE
42.	PORCH RAIL - REFER TO ELEVATION
43.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND
44.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45.	ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" FAST OVERHANG
46.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 32/AD5
NOTE: * ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.	
EXTERIOR STUCCO FINISH	
OMEGA DIAMOND WALL PLASTER SYSTEM (CGR-0461, EPS TO USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.	
LOT 15 ROOF PLAN NOTES 'A'	
INDICATES ROOF SLOPE AND DIRECTION U.N.O. 4:12	
ROOF MATERIAL: CONCRETE 'S' TILE (1/4" O.C. ER-412) CLASS 'A' ROOF COVERING	
12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, U.N.O.	
12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, U.N.O.	
**ANY ROOF GUTTER SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.	
ATTIC VENT CALCULATIONS	
PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY WITH THE BALL ANGLE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING), C.R.C. SEC. 806.2 EXCEPTION 2. * CALCULATION BY 1/50, HIGH/LOW VENTING NOT REQUIRED.	
NOTES: 1. OPENINGS SHALL HAVE 1/16" MIN. - 1/4" MAX. CORROSION RESISTANT METAL MESH COVERINGS. PER C.R.C. 806.1 2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.	
AREA 1: VENTILATION REQUIRED: ATTIC AREA = 507 50. FT. / 500 1.64 SQ. FT. X 144 = 249 SQ. IN. TOTAL HIGH AND LOW = 249 SQ. IN. X 50% = 122 SQ. IN.	
VENTILATION PROVIDED: HIGH (2) O'HASIN VENTS AT 45 50. IN. EA. = 190 SQ. IN. TOTAL = 380 SQ. IN. LOW (2) O'HASIN VENTS AT 45 50. IN. EA. = 190 SQ. IN. TOTAL = 380 SQ. IN.	
O'HASIN LOW VENT ABOVE ARE BASED ON VENTS WITH 15 SQ. IN. NET FREE VENT AREA AS PROVIDED BY O'HASIN PRODUCTS (ICC-ES SECCI-4650A)	
O'HASIN HIGH VENT	
ROOF FINISH NOTES	
CONCRETE ROOF TILES, SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE 'S' TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC); LICENSED SELLER ID NUMBER: 29142 RATED PRODUCT ID NUMBERS: 0075, 0076 & 0011 REFER TO SHEETS RF-1 & RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES	
ROOF INSTALLATION NOTES	
FOR CONCRETE ROOF TILE COVERINGS WITH SLOPES FROM (2:12) UP TO (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R405.3.3. (C.R.C. SECTION R405.3.2)	



**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO  
9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.

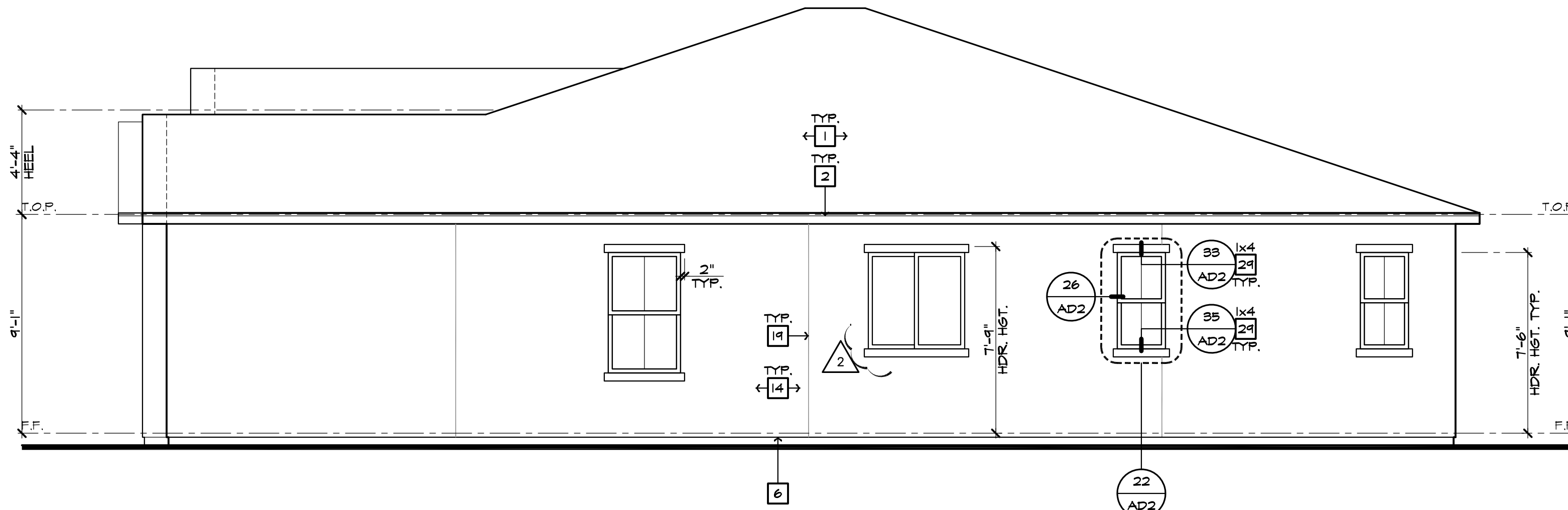


PLAN: LOTS 4, 6 & 15  
**149.2144**  
SHEET:  
**3.A2**

SPEC. LEVEL 1  
**SANTEE**  
**PLAN 1-ALT**

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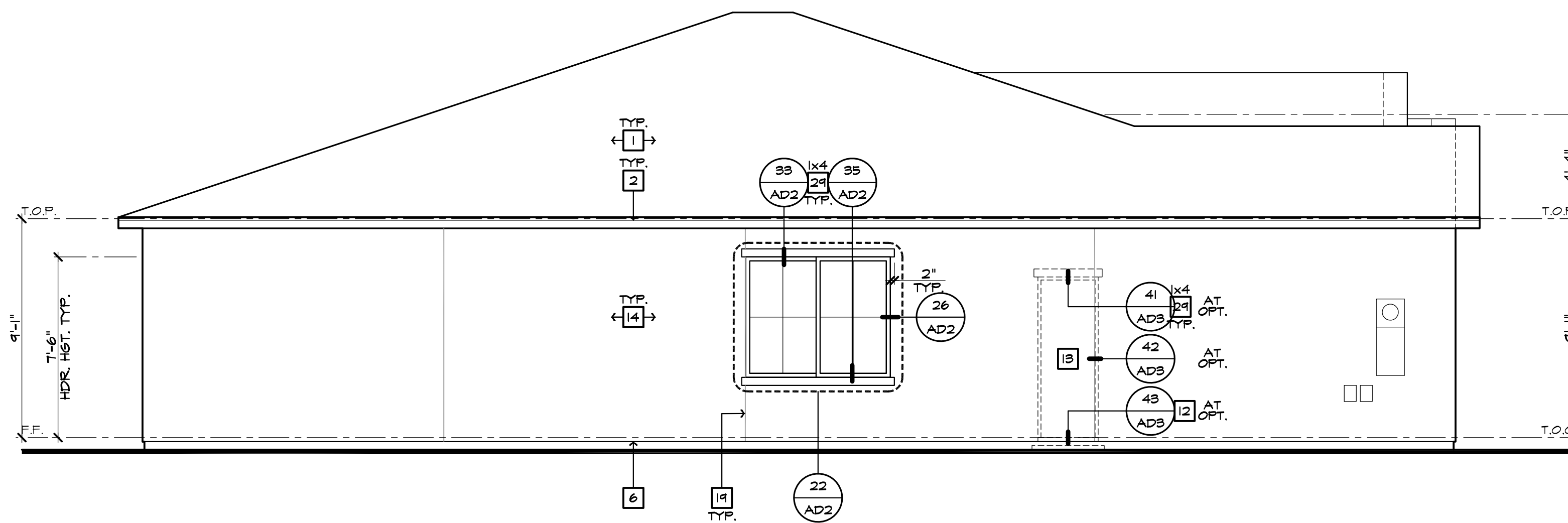
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**RIGHT ELEVATION 'A'**

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

AT LOTS 4, 6 & 15



**LEFT ELEVATION 'A'**

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

AT LOTS 4, 6 & 15

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4"x4" G.I. SCREENED + LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY. LINE OF VOLUME CEILING - FITCH 212 U.N.O.
10.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
11.	CONCRETE STOOFF/PORCH - REFER TO SLAB INTERFACE PLAN
12.	OPTIONAL DOOR WINDOW - REFER TO FLOOR PLAN
13.	EXTERIOR FLASTER - SEE SPEC'S
14.	BRICK VENEER
15.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
16.	SIANSCOT - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
17.	DECORATIVE WROUGHT IRON
18.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
19.	2" RECESSED ELEMENT U.N.O. - REFER TO ELEVATION FOR SIZE
20.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
21.	ARCHED STUCCO SOFFIT
22.	WOOD SOFFIT
23.	STUCCO COLUMN
24.	STUCCO POTSHIELD - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
25.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
26.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
27.	DECORATIVE 6" DIA. TRIM PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 20/ADI
28.	EXTERIOR FLASTER
29.	EXTERIOR FLASTER
30.	EXTERIOR FLASTER
31.	WOOD TRIM
32.	WOOD TRIM
33.	WOOD TRIM
34.	FIBER CEMENT VERTICAL SIDING 8" EXPOSURE U.N.O. (W/ TEXTURED FINISH)
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39.	KNEE BRACE - REFER TO DETAIL 20/ADI U.N.O.
40.	1x2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACING
41.	WOOD BEAM WRAPPED WITH 1x RESAUN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
42.	ROUGH SAWN WOOD POST MIN. 6x6 U.N.O. - SEE STRUCT. PLANS FOR SIZE
43.	PORCH RAIL - REFER TO ELEVATION
44.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND
45.	REFER TO C.R.C. SECTION (R3B)
46.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
47.	ROUGH SAWN 3x6 BARGE BOARD EXTEND 6" FAST OVERHANG
48.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 32/AD5

NOTE:

\* ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.

EXTERIOR STUCCO FINISH

OMEGA DIAMOND WALL PLASTER SYSTEM CGRR-0461, EPS TO BE USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.



**Prospect Gardens**

TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2 MODEL WALK REVISIONS 01/31/2024



PLAN: LOTS 4, 6 & 15  
**149.2144**  
SHEET:  
**3.A3**

SPEC. LEVEL 1  
SANTEE  
**PLAN 1-ALT**

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Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

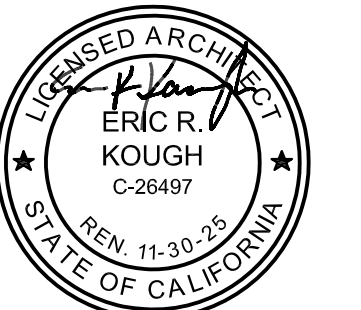
9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
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ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2 MODEL WALK REVISIONS 01/31/2024



Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



PLAN: LOTS 4, 6 & 15  
149.2144  
SHEET:  
4.1

SPEC. LEVEL 1  
SANTEE  
PLAN 1-ALT

SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

- R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
- REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
  - REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 6 INCH OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
  - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
  - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
  - BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

EXCEPTIONS:

- WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
- SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

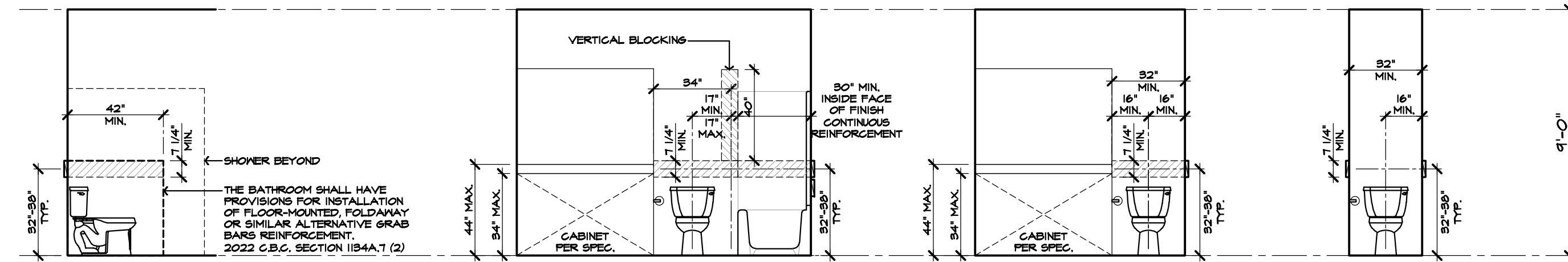
R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

EXCEPTIONS:

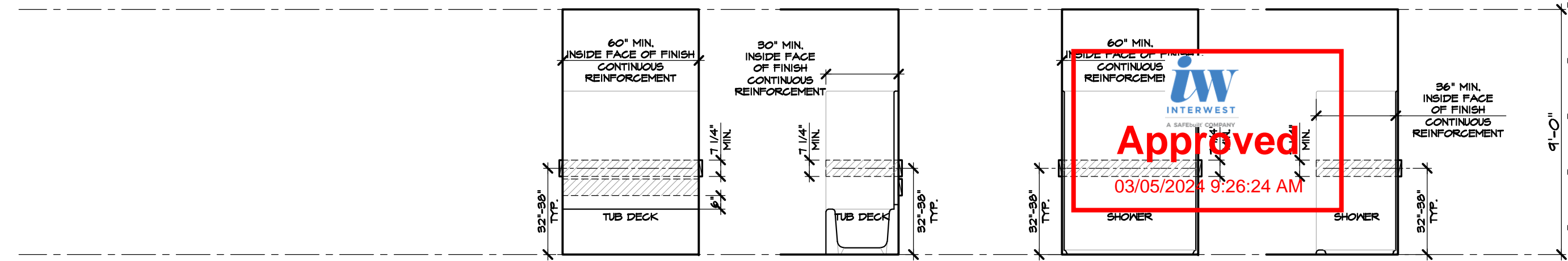
- DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
- RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.



R327.1.4 DOORBELL BUTTONS, DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

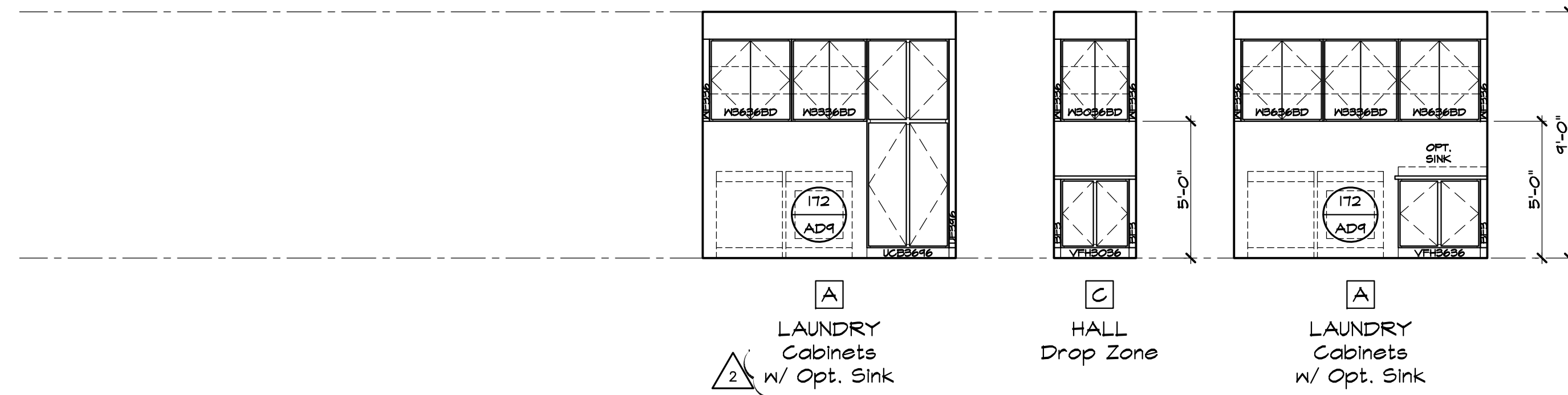


REPRESENT 2"x8" MIN. BACKING LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.



REPRESENT 2"x8" MIN. BACKING LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.

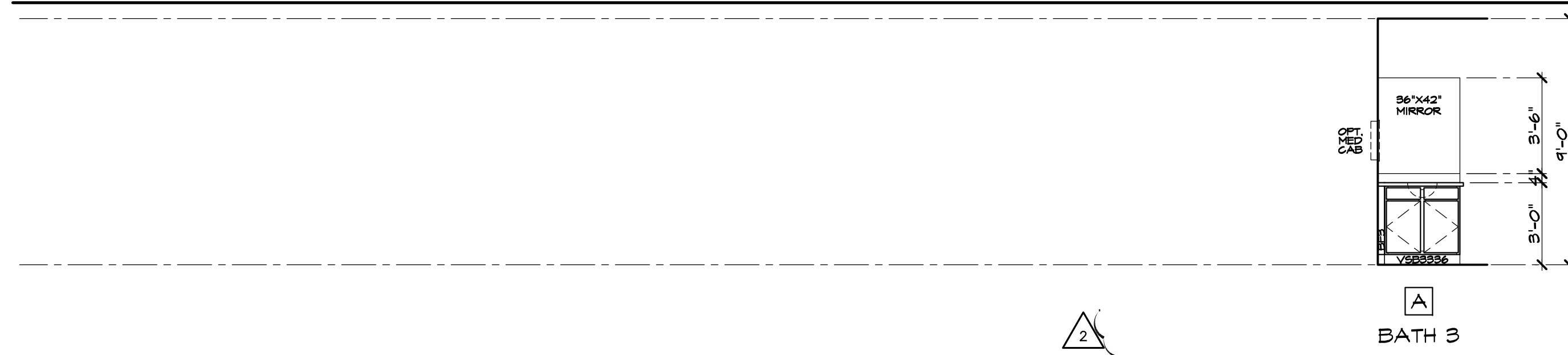
AGING-IN PLACE DESIGN AND FALL PREVENTION (C.R.C. R327) TOILET



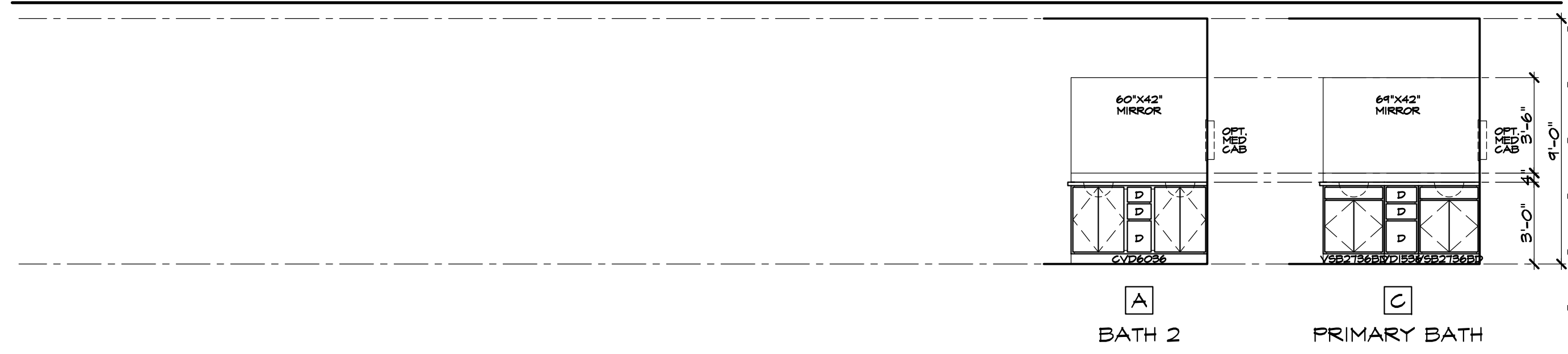
AGING-IN PLACE DESIGN AND FALL PREVENTION (C.R.C. R327) TUB/SHOWER



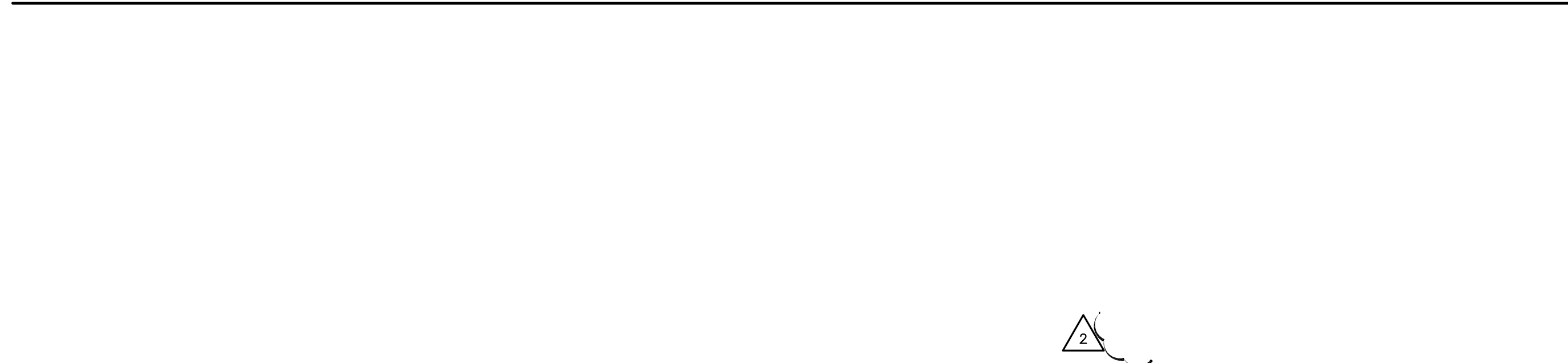
MISC. ELEVATIONS



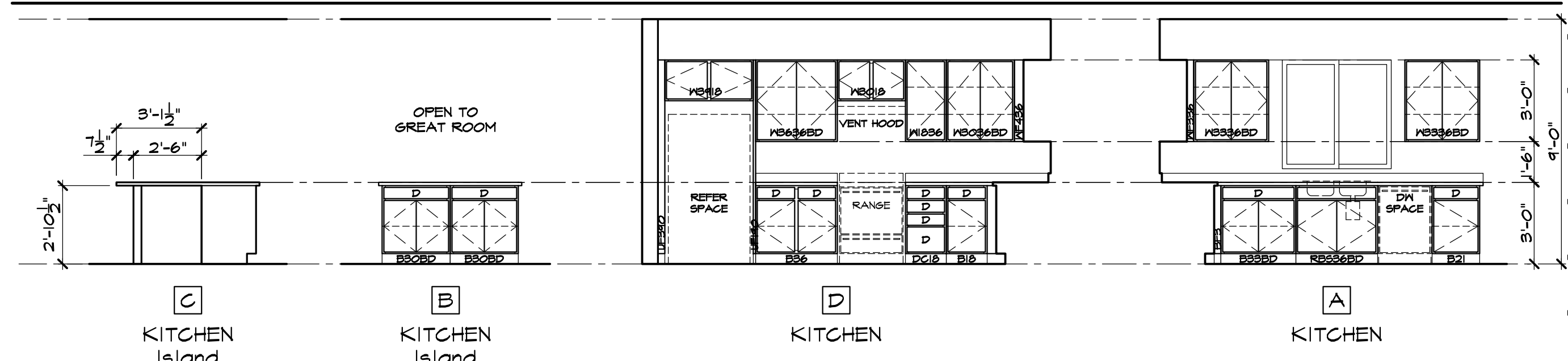
MISC. ELEVATIONS



BATH CABINETS



BATH CABINETS



KITCHEN CABINETS

OPTIONAL INTERIOR ELEVATIONS

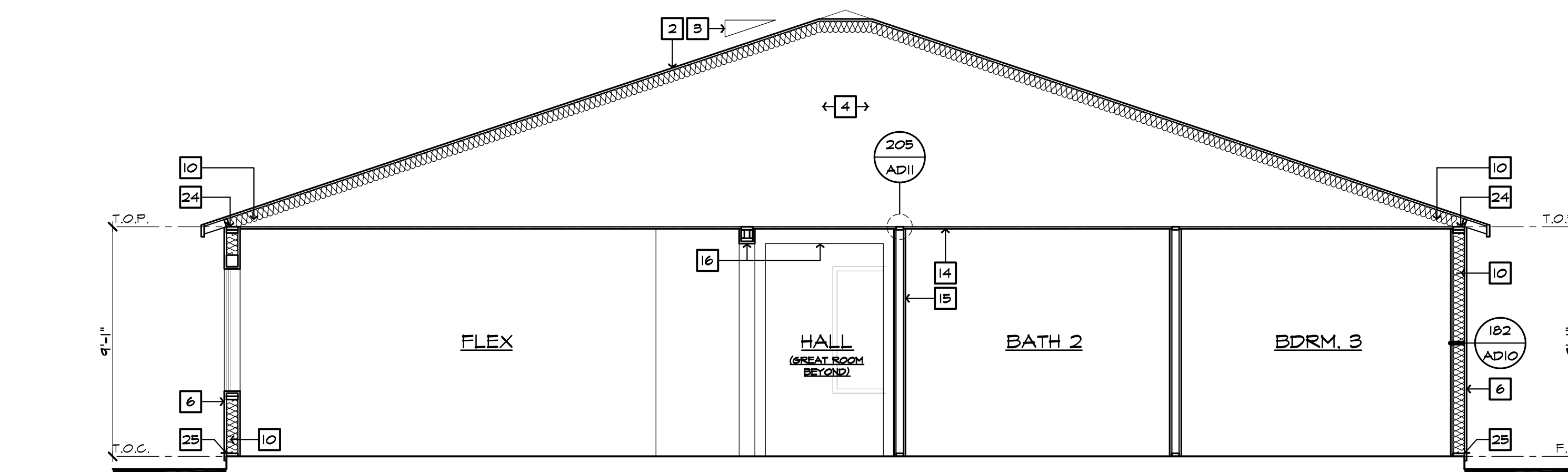
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

KITCHEN CABINETS

STANDARD INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

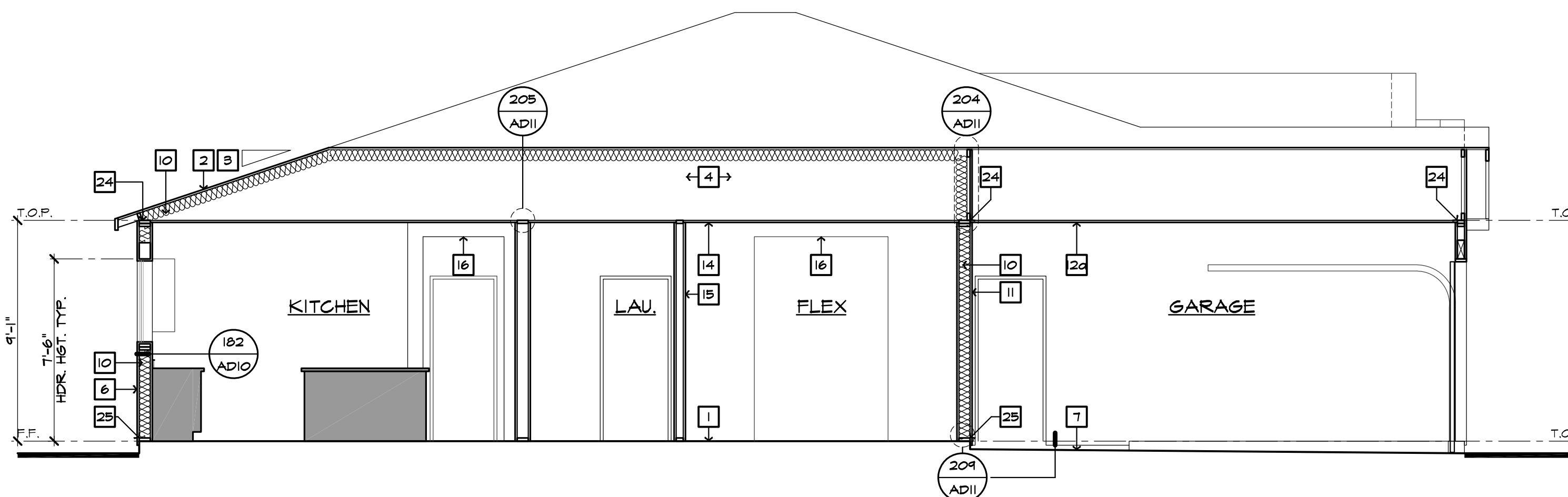
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**SECTION 'A'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

AT LOTS 4, 6 & 15



**SECTION 'B'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

AT LOTS 4, 6 & 15

**SECTION NOTES**

- FLOOR SYSTEM - REFER TO STRUCTURAL
- ROOFING MATERIAL - REFER TO ROOF NOTES
- ROOF PITCH - REFER TO ROOF NOTE
- PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
- GYP. WALLBOARD TO ROOF SHEATHING
- EXTERIOR FINISH - SEE ELEVATION
- CONCRETE GARAGE SLAB - SLOPE 2" MIN.
- 2x4 CRIPPLE STUDS AT 16" O.C.
- 2x6 BALLOON FRAMING
- INSULATION - REFER TO INSULATION COMPONENT NOTES
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYP. BOARD.
- FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD.
- FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYP. BOARD PER AT GARAGE WITH ATTIC ABOVE
- PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYP. BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING
- 1/2" HIGH DENSITY OR 3/8" GYP. BOARD AT CEILING U.N.O.
- 1/2" GYP. BOARD TYPICAL U.N.O.
- SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
- VOLUME CEILING - 2x2 PITCH
- 1/2" GYP. BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
- STAIR TREADS AND RISERS, MIN. 10" TREADS & 1 3/4" MAX. RISERS
- 34"-38" HIGH CONTINUOUS WALL-MOUNTED HANDRAIL DTL. 103/AD6
- GUARDWALL 42" U.N.O. - REFER TO DETAIL 108/AD6
- WOOD BALLUSTERS AT 4' O.C. W/ HARDWOOD CAP ON 3" HIGH
- WOOD BALLUSTERS AT 4' O.C. W/ METAL 106/AD6
- WHEN THERE IS AN INTEREST IN CONCEALED SPACE ABOVE AND BELOW THE FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 100% OF THE TOTAL VOLUME OF THE SPACE. THE CEILING SHALL BE APPROXIMATELY EQUAL AREAS.
- DOUBLE 2x4 OF PLATE AT EXTERIOR & BEARING WALLS
- 2x PT.D.F. SILL PLATE
- FIRE RESISTANT WALLS IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

**FENESTRATION**

WINDOW TYPE	U-VALUE	SHGC
SLIDER	0.28	0.22
FIXED	0.28	0.22
SINGLE HUNG	0.28	0.22
PATIO DOOR	0.28	0.22

**NOTES:**

- REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-IR'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.
- ALL LOTS WITHIN THE PROJECT REQUIRE WINDOW AND SLIDING GLASS DOORS WITH WELL FITTED, WELL WEATHER-STRIPPED ASSEMBLIES AND A MINIMUM SOUND TRANSMISSION CLASS (STC) RATING OF 26 PER THE FINAL NOISE IMPACT ANALYSIS PREPARED BY URBAN CROSSROADS (DATED DECEMBER 11, 2020)

**INSULATION COMPONENTS**

TYPE	R-VALUE
EXTERIOR WALLS (2x6) AT STUCCO	R-21 (BATT) + R-4.2 (RIGID FOAM)
EXTERIOR WALLS (2x6) AT SIDING	R-21 (BATT) + R-0 (NO RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-21
ENTRY DOOR	R-1
FLOOR (ABOVE GARAGE)	R-18
ATTIC AT FURNACE	--
ATTIC INSULATION (UNVENTED ATTIC)	R-33 SPRAY FOAM BELOW ROOF DECK
RADIANT BARRIER	--
DUCT INSULATION	R-6

**ENERGY COMPLIANCE REQUIREMENTS:** PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):  
 WINDOW SHGC'S AND U-VALUES  
 FURNACE EFFICIENCIES AND COOLING SEER'S ENVELOPE  
 INSULATION R-VALUES  
 ALL MANDATORY MEASURES LISTED ON SHEET T24-MM

**NOTES:**

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- R-4 INSULATION AT EXTERIOR WALLS IS A RIGID FOAM INSULATION BOARD USED IN CONJUNCTION WITH THE ONE-COAT STUCCO APPLICATION

**Santee**  
 PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
 Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
 2022 California Building Standard Codes  
 Approved 03/06/2024  
 Plan Reviewer: BD/Division  
 Permit: B-RNW-23-0006 REV  
 Plan-Approved

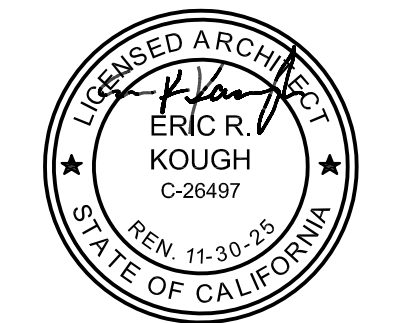


**Prospect Gardens**  
 TRACT NO. 2016-03

KB HOME  
 SOUTHERN CALIFORNIA  
 ORANGE COUNTY / SAN DIEGO  
 9915 MIRA MESA BLVD.  
 SAN DIEGO, CA 92131  
 949-790-9100  
 949-790-9119

ISSUE DATE: 09/11/2023  
 PROJECT No.: 405999  
 DIVISION MGR.: J.C.  
 REVISIONS: 10/05/2023

- 1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2 MODEL WALK REVISIONS 01/31/2024



PLAN: LOTS 4, 6 & 15  
**149.2144**  
 SHEET:  
**4.2**

SPEC. LEVEL 1  
 SANTEE  
**PLAN 1-ALT**

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D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\405999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 2 - 2528\_240\Plot Sheets\PLAN\_2\_2528\_01\_BASE.dwg - Feb. 23, 2024 - 12:31:13 PM

ALL SHOWER AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.

AIR DOOR TEST AND HERB TESTING IS REQUIRED

WASHER ALWAYS LOCATED LEFT OF DRYER

NOTE: MAXIMUM FLOW RATE STANDARDS SET BY CALIFORNIA ENERGY COMMISSION:

A. WATER CLOSETS:	128 GPF
B. SHOWERHEADS:	18 GPM
C. KITCHEN FAUCETS:	18 GPM
D. LAVATORY FAUCETS:	12 GPM

STUCCO APPLIED OVER WOOD SHEATHING SHALL INCLUDE TWO (2) LAYERS OF GRADE 'D' BUILDING PAPER

EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING: CRC 310.11

A. MINIMUM OPENING SIZE OF 5.7 (5.0 AT GRADE LEVEL) SQUARE FEET, WITH:

- A 20-INCH MINIMUM NET CLEAR OPENING WIDTH AND
- A 24-INCH MINIMUM NET CLEAR OPENING HEIGHT AND
- A SILL HEIGHT NO HIGHER THAN 44 INCHES ABOVE THE FLOOR. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E580.

NO SECOND FLOOR WINDOW SILL SHALL BE LOCATED LOWER THAN 24" A.F.F. WITHOUT FALL PROTECTION (R312.2)

FENESTRATION

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INSULATION R-VALUES

ALL MANDATORY MEASURES LISTED ON SHEET T24-NM

NOTES:

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SQUARE FOOTAGE

PLAN 240.2556

FIRST FLOOR AREA - ELEVATION 'A'	1076	SQ. FT.
SECOND FLOOR AREA - ELEVATION 'A'	1481	SQ. FT.
<b>TOTAL AREA - ELEV. 'A'</b>	<b>2556</b>	<b>SQ. FT.</b>
FIRST FLOOR AREA - ELEVATION 'B'	1076	SQ. FT.
SECOND FLOOR AREA - ELEVATION 'B'	1455	SQ. FT.
<b>TOTAL AREA - ELEV. 'B'</b>	<b>2530</b>	<b>SQ. FT.</b>
GARAGE AREA	420	SQ. FT.
WATER HEATER CLOSET	4	SQ. FT.
PORCH AREA(S) ELEVATION 'A'	31	SQ. FT.
ELEVATION 'B'	12	SQ. FT.

STAIR DATA

AT 8'-0" PLATE HEIGHT:

- 1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 8 TREADS AT 10" EACH
- 16 RISERS AT 7" EACH

AT 9'-0" PLATE HEIGHT:

- 1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.
- 8 TREADS AT 10" EACH
- 11 RISERS AT 7-1/4" EACH

NOTE: THE DIFFERENCE BETWEEN THE LARGEST AND SMALLEST RUN & RISER SHALL NOT EXCEED 3/8".

PLATE NOTES

8'-1" PLATE NOTES

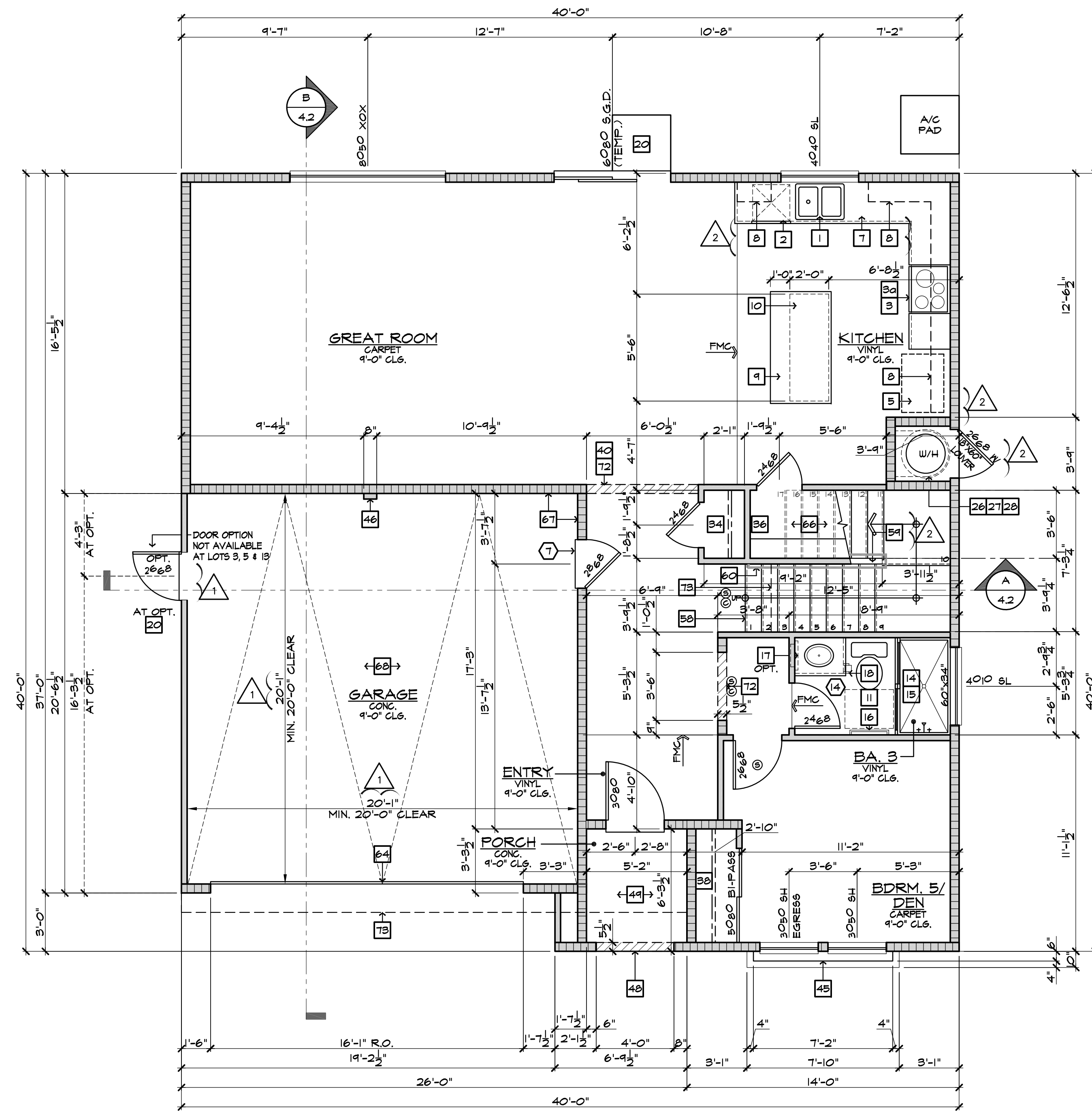
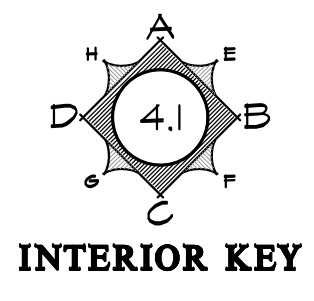
- 1st FLOOR WINDOW HEADER HEIGHT: 6'-8" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- GARAGE DOOR HEIGHT: 7'-0" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR SOFFIT HEIGHT: 7'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELFS: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

9'-1" PLATE NOTES

- 1st FLOOR WINDOW HEADER HEIGHT: 7'-6" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 8'-0" U.N.O.
- GARAGE DOOR HEIGHT: 8'-0" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 8'-0" U.N.O.
- INTERIOR SOFFIT HEIGHT: 8'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELFS: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

WALL TYPE LEGEND

[Symbol]	2x4 FULL HEIGHT STUD WALL
[Symbol]	2x4 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
[Symbol]	2x4 STUD WALL BELOW OR HIDDEN
[Symbol]	DOUBLE 2x4 FULL HEIGHT STUD WALL
[Symbol]	2x6 FULL HEIGHT STUD WALL
[Symbol]	2x6 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
[Symbol]	2x6 STUD WALL BELOW OR HIDDEN
[Symbol]	1 HOUR RATED WALL



FIRST FLOOR PLAN 'A'

SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



- FLOOR PLAN NOTES
- 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
  - DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
  - 30" FREE-STANDING RANGE/OVEN COMBINATION
  - 30" HOOD w/ LIGHT & FAN (VENT TO OUTSIDE AIR)
  - 30" COOKTOP WITH 30" SINGLE OVEN BULL
  - 30" MICROWAVE / VENTED HOOD COMBINATION
  - 39" CLEAR REFRIGERATOR SPACE
  - FAUX CABINET PANEL
  - OVEN CABINET w/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
  - BASE CABINETS - REFER TO INTERIOR ELEVATIONS
  - UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
  - BREAKFAST BAR - SEE INTERIOR ELEVATIONS
  - ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
  - 24'-30" CLEARANCE REQUIRED FOR WATER CLOSET
  - FIBERGLASS TUB-SHOOWER COMBINATION w/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
  - FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'x4") w/ GLUED WASTE AND VENT SYSTEM VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 2" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
  - FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
  - SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE w/ TOILET BAR
  - TOILET BAR w/ RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
  - RECESSED MEDICINE CABINET (MIRROR)
  - TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
  - 44"x36" CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
  - 36" SQUARE CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
  - RECESSED LAVATORY
  - PROVIDE WATER CONTROL VALVE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN DRYER VENT (2) 90° ELBOW (2) 90° ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW
  - PROVIDE 30" MINIMUM CLEARANCE BELOW W/ WASHER OR WATER HEATER
  - LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - HYBRID WATER HEATER - LOCATE ON A 2" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 10/AD6
  - WATER HEATER VENT
  - PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" x 4" MIN. 6" ABV. GRADE POINT END DOWN)
  - 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 2" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
  - FA.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
  - DUCT CHASE - REFER TO MECH. PLAN
  - RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
  - 30"x30" OR LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
  - COATS WITH SHELF & POLE - DETAIL 10/AD6
  - LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
  - PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
  - SHELF-REFER TO SPEC. FOR MATL. & QTY.
  - WARDROBE w/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
  - INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
  - 2x6 WALL
  - DOUBLE 2x4 WALL
  - LOW WALL - REFER TO PLAN FOR HEIGHT
  - CRIPPLE WALL BELOW
  - EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
  - STUCCO POT-SHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
  - LOCATION OF PLUMBING WASTE DROP FROM ABOVE
  - FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
  - ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
  - STUCCO CEILING PER - REFER TO ELEVATIONS
  - OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
  - HP 33' ELECTRIC FIRE RACE TESTED IN ACCORDANCE WITH ILL 1021 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
  - RESERVED
  - HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
  - FIREPLACE VENT
  - VENT TO OUTSIDE AIR
  - TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
  - MEDIA - SEE INTERIOR ELEVATIONS
  - MEDIA - DESIGN BY OTHERS
  - 5" RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
  - GUARD WALL 42" U.N.O. - DETAIL 10/AD6
  - 34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DETL. 103/AD6
  - WOOD BALUSTERS 4" x 4" O.C. w/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD FONY WALL - REFER TO DETAIL 06/AD6
  - 1'4" x 6' G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALL/S)
  - COMBUSTION AIR VENT
  - 1600 SECTIONAL GARAGE DOOR
  - 8070 SECTIONAL GARAGE DOOR
  - 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
  - THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
  - GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
  - FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
  - RESERVED
  - RESERVED
  - INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
  - LINE OF FLOOR ABOVE
  - LINE OF FLOOR BELOW
  - DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
  - WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
  - WANSOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
  - 2" THICK STONE VENEER - REFER TO DETAIL 15/AD4
  - 2" THICK BRICK VENEER - REFER TO DETAIL 15/AD4 S.M.
  - RESERVED
  - 42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
  - HP MOPPED SHOWER FLOOR WITH "UEDI SYSTEM" ON WALLS AND WET SET 2x2 CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE
- GENERAL PLAN NOTES
- SEE CF-R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
  - APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2.
  - ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS U.N.O.
  - ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
  - ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
  - ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, w/ WEATHER-STRIPPING (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
  - HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
  - ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
  - ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
  - ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
  - PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 12" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
  - REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
  - ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
  - BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



Prospect Gardens

TRACT NO. 2016-03

KB HOME

SOUTHERN CALIFORNIA

ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.

SAN DIEGO, CA 92131

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PLAN: 240.2528

SHEET: 1.1

SPEC. LEVEL 1

SANTEE

PLAN 2

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ATTIC INSULATION (UNVENTED ATTIC)	R-33 SPRAY FOAM BELOW ROOF DECK
RADIANT BARRIER	--
DUCT INSULATION	R-6

ENERGY COMPLIANCE REQUIREMENTS: PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):  
WINDOW SHGC'S AND U-VALUES  
FURNACE EFFICIENCIES AND COOLING BEERS ENVELOPE  
INSULATION R-VALUES  
ALL MANDATORY MEASURES LISTED ON SHEET T24-NM

NOTES:  
1. REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.  
2. R-4 INSULATION AT EXTERIOR WALLS IS A RIGID FOAM INSULATION BOARD USED IN CONJUNCTION WITH THE ONE-COAT STUCCO APPLICATION

SQUARE FOOTAGE

PLAN 240.2556		
FIRST FLOOR AREA - ELEVATION 'A'	1076	SQ. FT.
SECOND FLOOR AREA - ELEVATION 'A'	1481	SQ. FT.
<b>TOTAL AREA - ELEV. 'A'</b>	<b>2556</b>	<b>SQ. FT.</b>
FIRST FLOOR AREA - ELEVATION 'B'	1076	SQ. FT.
SECOND FLOOR AREA - ELEVATION 'B'	1455	SQ. FT.
<b>TOTAL AREA - ELEV. 'B'</b>	<b>2530</b>	<b>SQ. FT.</b>
GARAGE AREA	420	SQ. FT.
WATER HEATER CLOSET	4	SQ. FT.
PORCH AREA(S) ELEVATION 'A'	31	SQ. FT.
PORCH AREA(S) ELEVATION 'B'	12	SQ. FT.

STAIR DATA

AT 8'-0" PLATE HEIGHT:  
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.  
• 1/2" TREADS AT 10" EACH  
• 1/2" RISERS AT 11" EACH

AT 9'-0" PLATE HEIGHT:  
1'-2" DEEP FLOOR JOIST w/ 3/4" T&G DECKING.  
• 1/2" TREADS AT 10" EACH  
• 1/2" RISERS AT 11" EACH

NOTE: THE DIFFERENCE BETWEEN THE LARGEST AND SMALLEST RUN RISER SHALL NOT EXCEED 3/8".

PLATE NOTES

8'-1" PLATE NOTES

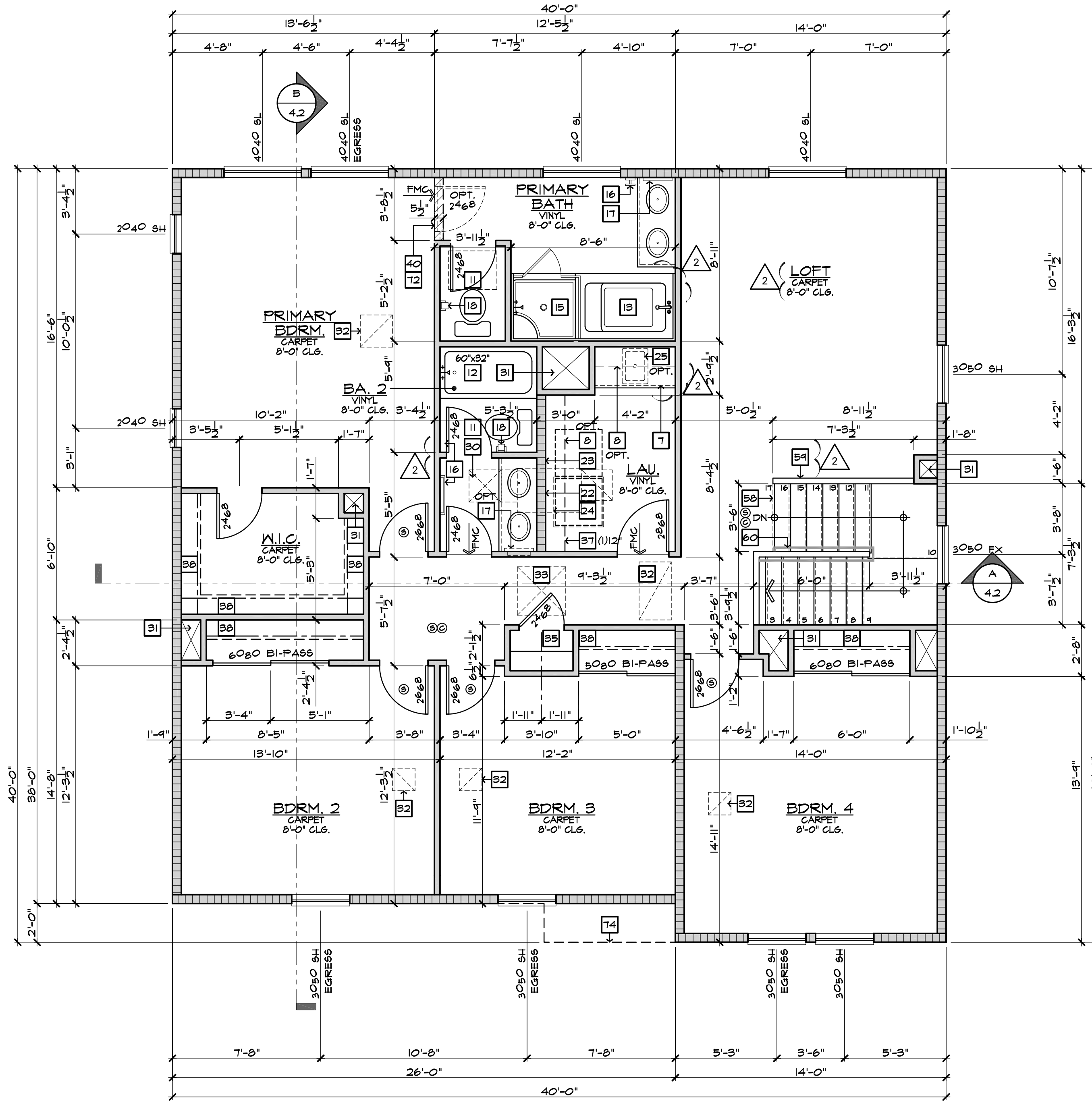
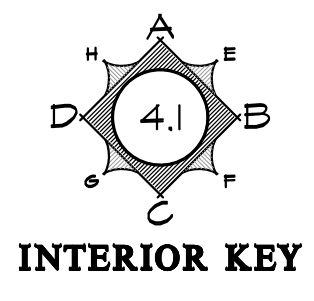
- 1st FLOOR WINDOW HEADER HEIGHT: 6'-8" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 6'-8" U.N.O.
- GARAGE DOOR HEIGHT: 8'-0" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 6'-3" U.N.O.
- INTERIOR SOFFIT HEIGHT: 7'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELFS: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

9'-1" PLATE NOTES

- 1st FLOOR WINDOW HEADER HEIGHT: 7'-6" U.N.O.
- 2nd FLOOR WINDOW HEADER HEIGHT: 7'-0" U.N.O.
- ENTRY DOOR HEIGHT: 8'-0" U.N.O.
- GARAGE DOOR HEIGHT: 8'-0" U.N.O.
- SLIDING GLASS DOOR HEIGHT: 8'-0" U.N.O.
- INTERIOR SOFFIT HEIGHT: 8'-6" U.N.O.
- INTERIOR DOOR HEIGHT: 6'-8" U.N.O.
- INTERIOR WINDOW SHELFS: 4" BELOW SILL U.N.O.
- INTERIOR WINDOW SOFFIT: 4" ABV. HDR. U.N.O.

WALL TYPE LEGEND

[Symbol]	2x4 FULL HEIGHT STUD WALL
[Symbol]	2x4 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
[Symbol]	2x4 STUD WALL BELOW OR HIDDEN
[Symbol]	DOUBLE 2x4 FULL HEIGHT STUD WALL
[Symbol]	2x6 FULL HEIGHT STUD WALL
[Symbol]	2x6 PARTIAL HEIGHT STUD WALL - HEIGHT AS NOTED
[Symbol]	2x6 STUD WALL BELOW OR HIDDEN
[Symbol]	1 HOUR RATED WALL



SECOND FLOOR PLAN 'A'  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



FLOOR PLAN NOTES

- 36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
- DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
- 30" FREE-STANDING RANGE/OVEN COMBINATION
- 30" HOOD w/ LIGHT & FAN (VENT TO OUTSIDE AIR)
- 30" COOKTOP WITH 30" SINGLE OVEN BULL
- 30" MICROWAVE / VENTED HOOD COMBINATION
- 39" CLEAR REFRIGERATOR SPACE
- FAUX CABINET PANEL
- OVEN CABINET w/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
- BASE CABINETS - REFER TO INTERIOR ELEVATIONS
- UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
- BREAKFAST BAR - SEE INTERIOR ELEVATIONS
- ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
- 24"X30" CLEARANCE REQUIRED FOR WATER CLOSET
- FIBERGLASS TUB-SHOOWER COMBINATION w/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
- FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'4") w/ GLUED WASTE AND VENT SYSTEM VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 2" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
- FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
- SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE w/ TOILET BAR
- TOILET BAR + RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
- RECESSED MEDICINE CABINET (MIRROR)
- TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" A.F.F.
- 14"x36" CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
- 36" SQUARE CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
- RECESSED LAVATORY
- PROVIDE WATER CONTROL VALVE FOR WASHER (WASHER CONTROL VALVES) RECESSED IN DRYER VENT (2) 80' ELBOW (2) 90' ELBOW ALL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW
- PROVIDE 30" MINIMUM CLEARANCE BELOW TUB/WASHER OR WATER HEATER
- LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
- HYBRID WATER HEATER - LOCATE ON A 2" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PIVOT DRAIN TO EXTERIOR - DETAIL 10/AD6
- WATER HEATER VENT
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" x 4" MIN. 6" ABV. GRADE POINT END DOWN)
- 3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 2" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
- FAU. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
- DUCT CHASE - REFER TO MECH. PLAN
- RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
- 30"x30" OR LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
- COATS WITH SHELF & POLE - DETAIL 10/AD6
- LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
- PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
- SHELF-REFER TO SPEC. FOR MATL. & QTY.
- WARDROBE w/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
- INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
- 2x6 WALL
- DOUBLE 2x4 WALL
- LOW WALL - REFER TO PLAN FOR HEIGHT
- CRIPPLE WALL BELOW
- EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
- STUCCO POT-SHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
- LOCATION OF PLUMBING WASTE DROP FROM ABOVE
- FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
- ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
- STUCCO CEILING PER - REFER TO ELEVATIONS
- OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
- 1# 33' ELECTRIC FIRE WIRE TESTED IN ACCORDANCE WITH UL 1071 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
- RESERVED
- HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
- FIREPLACE VENT
- VENT TO OUTSIDE AIR
- TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
- MEDIA - SEE INTERIOR ELEVATIONS
- MEDIA - DESIGN BY OTHERS
- 5" RISERS AT 8" PLATE, 1/2" RISERS AT 9" PLATE - REFER TO DETAILS 10/1 & 10/AD5
- RESERVED
- GUARD WALL 42" U.N.O. - DETAIL 10/AD6
- 34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 103/AD6
- WOOD BALUSTERS 4" x 4" O.C. w/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD FONY WALL REFER TO DETAIL 06/AD6
- 1" x 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALL/S)
- COMBUSTION AIR VENT
- 16010 SECTIONAL GARAGE DOOR
- 8070 SECTIONAL GARAGE DOOR
- 1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
- GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
- FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
- RESERVED
- RESERVED
- RESERVED
- INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
- LINE OF FLOOR ABOVE
- LINE OF FLOOR BELOW
- DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
- WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
- WANSOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
- 2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
- 2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 81M.
- RESERVED
- 42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
- HOP MAPPED SHOWER FLOOR WITH 'WEDI' SYSTEM ON WALLS AND WET SET 2x2 CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE.

GENERAL PLAN NOTES

- SEE CF-R FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
- APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2.
- ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
- ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
- ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
- ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, w/ WEATHER-STRIPPING (REFER TO PLAN FOR SIZE) DOORS TO BE GASKETED TO LIMIT AIR MOVEMENT
- HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
- ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
- ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
- ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
- PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 12" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
- REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
- ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
- BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO  
9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1. PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.  
2. MODEL WALK REVISIONS  
01/31/2024



PLAN:  
240.2528  
SHEET:  
1.2

SPEC. LEVEL 1  
SANTEE  
PLAN 2

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D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\05999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 2 - 2528\_240\Plot Sheets\PLAN\_2\_2528\_01\_BASE.dwg - Feb. 23, 2024 - 12:31:30 PM

**Santee**  
OF HOME + ONE EAST

PLANS APPROVED BY THE CITY OF SANTEE  
BUILDING INSPECTION DIVISION SUBJECT  
TO THE FOLLOWING:  
Plans are accepted for construction subject  
to the requirements of the California  
Housing Law and the building laws of the  
City of Santee, California. The stamping or  
watermarking of these plans and  
specifications SHALL NOT be held to permit  
or approve the violation of any City,  
County, State, Federal Law or other  
restrictions.

2022 California Building Standard Codes

Approved 03/06/2024  
Plan Reviewed: BD/Division  
Permit: B-RNIV-23-0006 REV  
Plan-Approved

FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BULL
4a.	30" MICROWAVE / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'3") W/ GLUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 10'24 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
17.	RECESSED MEDICINE CABINET (MIRRORED)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 42" A.F.F.
19.	44"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP U.N.O. - SLOPE MIN. 1/4" PER FOOT
21.	PRESET LAVATOR
22.	PROVIDE WATER WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 80' ELBOW (2) 90' ELBOW (2) FEET PER ELBOW)
23.	PROVIDE 1/2" DIA. VENT PIPE BELOW W/ WASH OR WATER W/ WASH HEATER - REFER TO DETAIL 104/AD6
24.	PROVIDE 1/2" DIA. VENT PIPE BELOW W/ WASH OR WATER W/ WASH HEATER - REFER TO DETAIL 104/AD6
25.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
26.	HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 104/AD6
27.	WATER HEATER VENT
28.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" x 4" MIN. 6" ABV. GRADE POINT END DOWN)
29.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 104/AD6
30.	FA.U. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 104/AD6
31.	DUCT CHASE - REFER TO MECH. PLAN
32.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
33.	30"x30" (NO LESS THAN 22"x30") ATTIC ACCESS - DETAIL 104/AD6
34.	COATS WITH SHELF & POLE - DETAIL 104/AD6
35.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
36.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
37.	SHelf-REFER TO SPEC. FOR MATL. & QTY.
38.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
39.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
40.	2x6 WALL
41.	DOUBLE 2x4 WALL
42.	LOW WALL - REFER TO PLAN FOR HEIGHT
43.	CRIPPLE WALL BELOW
44.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
45.	STUCCO POTSHelf - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
46.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE - REFER TO DETAIL 106/AD1
47.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
48.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
49.	STUCCO CEILING PER - REFER TO ELEVATIONS
50.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
51.	1/2" 33" ELECTRIC FREEZE TESTED IN ACCORDANCE WITH IBC 1021 AND CSA C223 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
52.	RESERVED
53.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
54.	FIREPLACE VENT
55.	VENT TO OUTSIDE AIR
56.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
57a.	MEDIA - SEE INTERIOR ELEVATIONS
57b.	MEDIA - DESIGN BY OTHERS
58.	15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
59.	GUARD WALL 42" U.N.O. - DETAIL 108/AD6
60.	34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 103/AD6
61.	WOOD BALUSTERS 4" 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62.	4" x 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALLS)
63.	COMBUSTION AIR VENT
64.	16'0" SECTIONAL GARAGE DOOR
65.	8'0" SECTIONAL GARAGE DOOR
66.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
67.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
68.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
69.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
77.	WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 81M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MOPPED SHOWER FLOOR WITH "WED" SYSTEM ON WALLS AND WET SET 2"x2" CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE



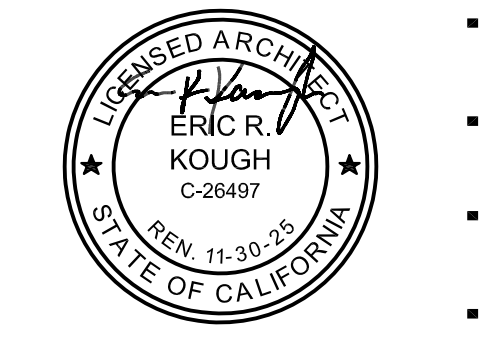
**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
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949-790-9100  
949-790-9119

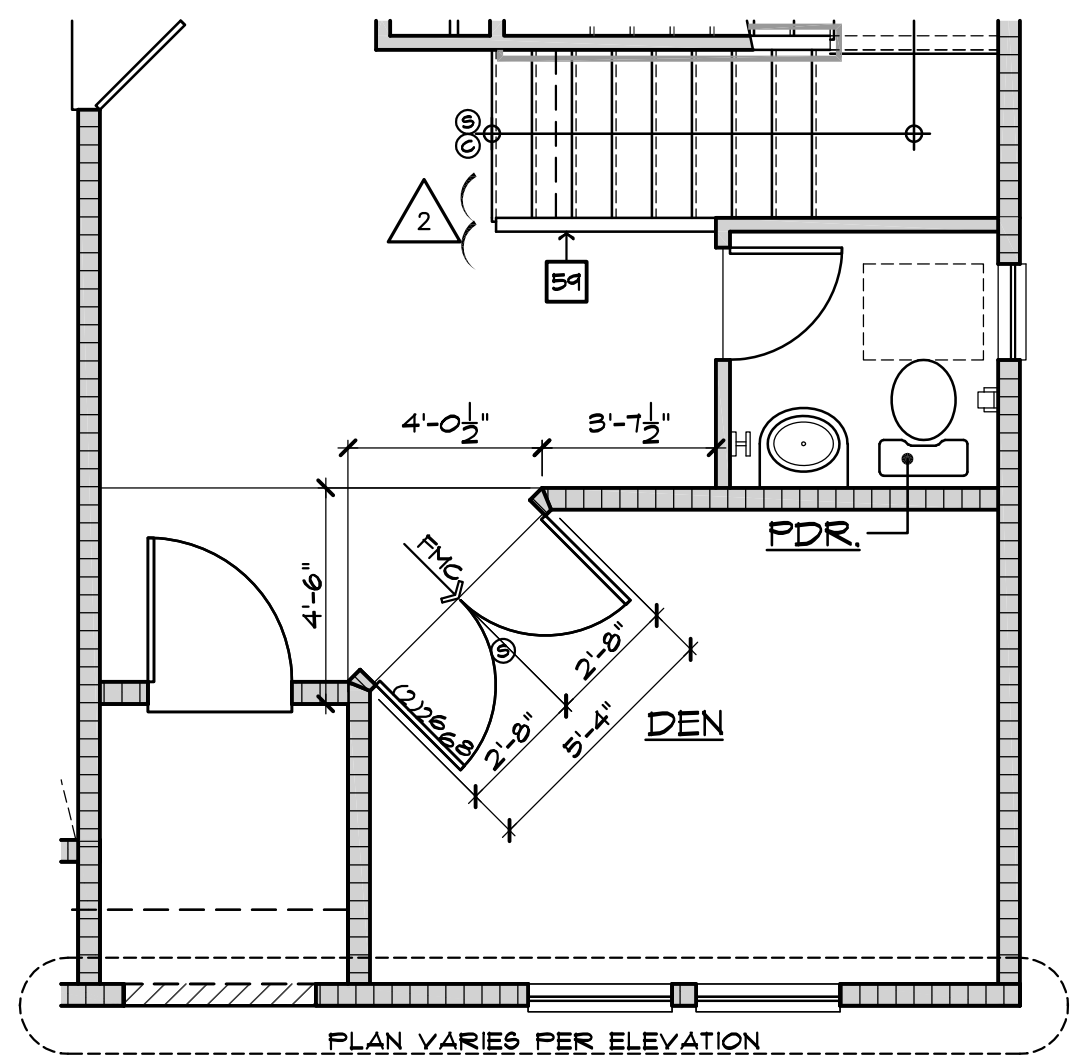
ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



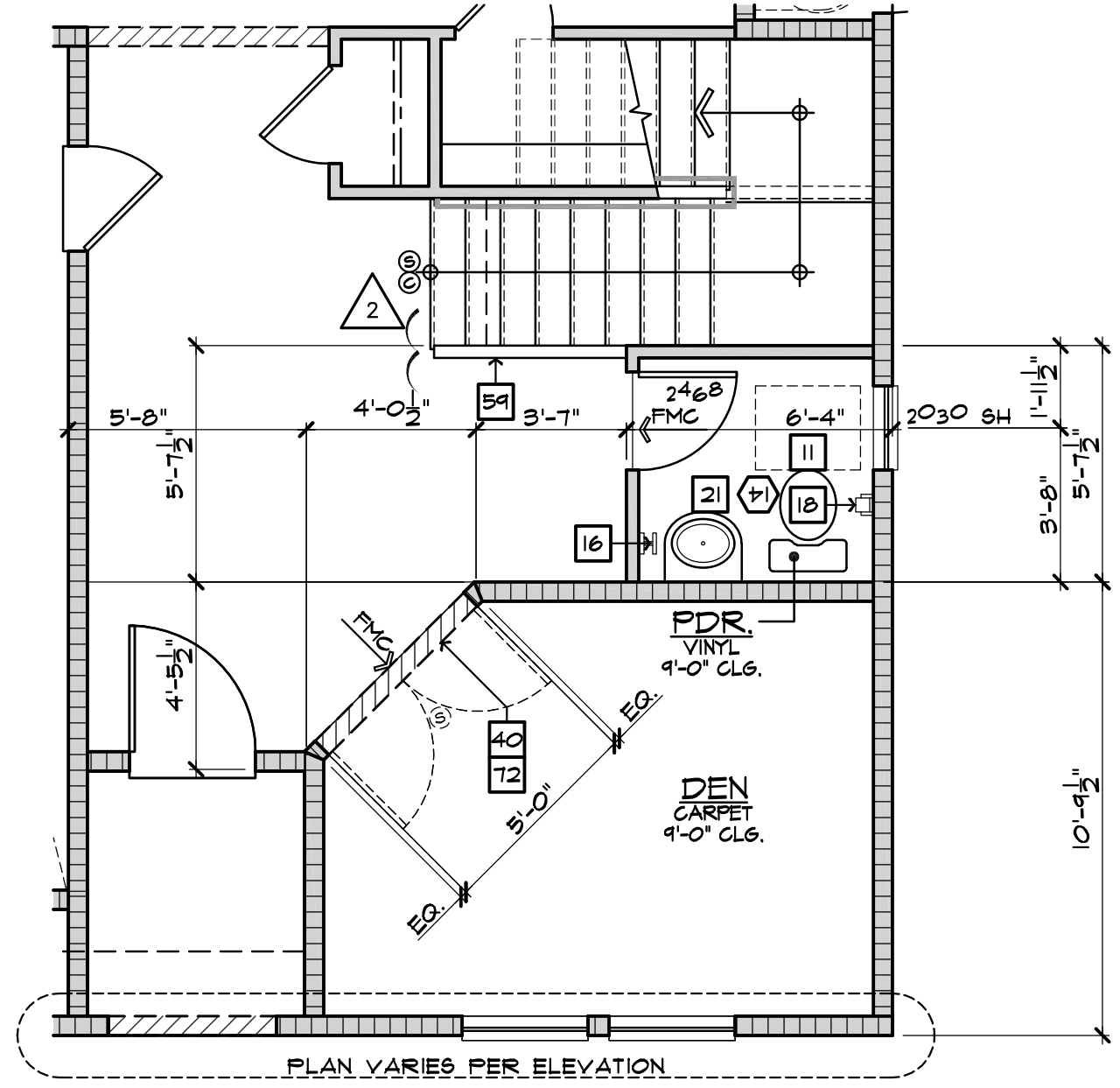
PLAN: 240.2528  
SHEET: 1.3

SPEC. LEVEL 1  
**SANTEE**  
**PLAN 2**



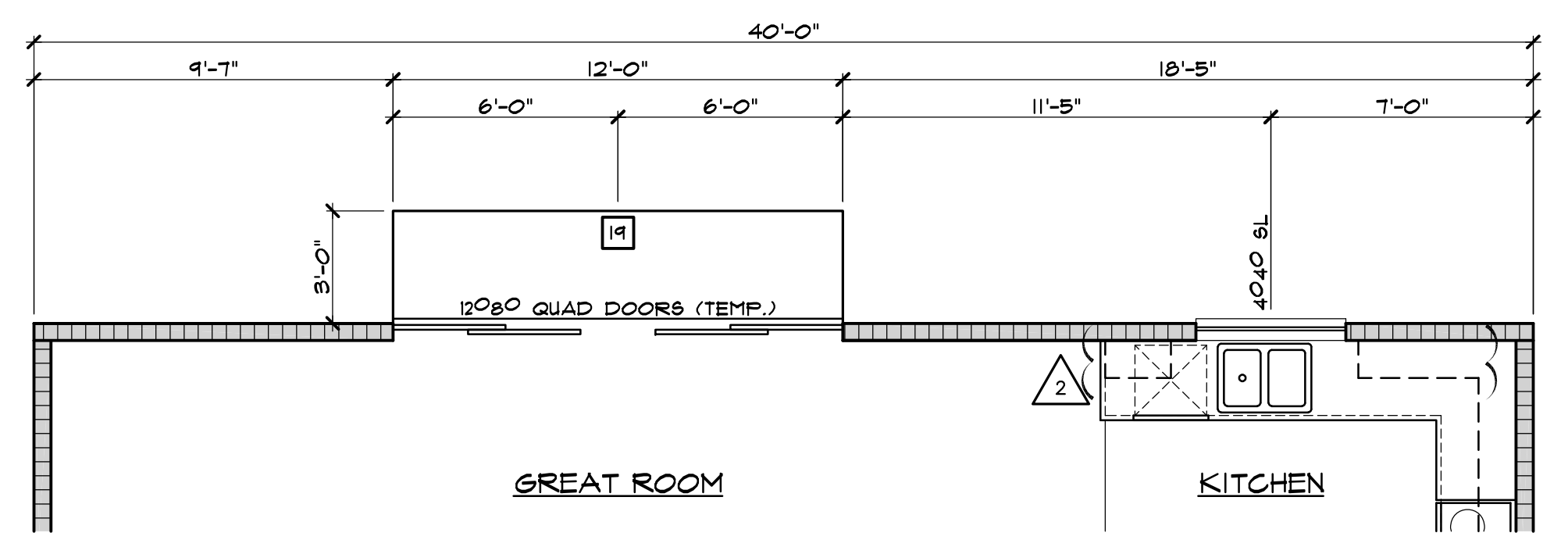
Double Doors

AT DEN



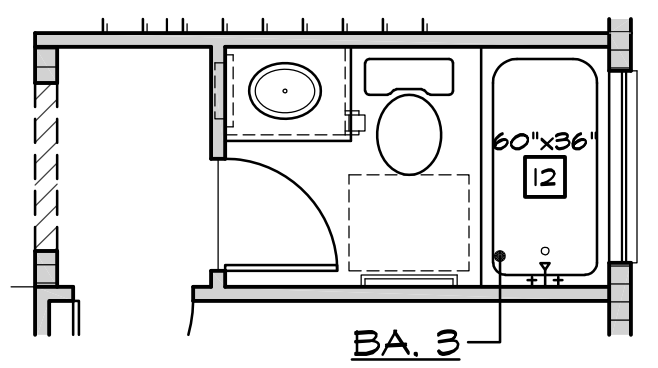
Den w/ Powder

AT BDRM. 5 W/ BATH 3



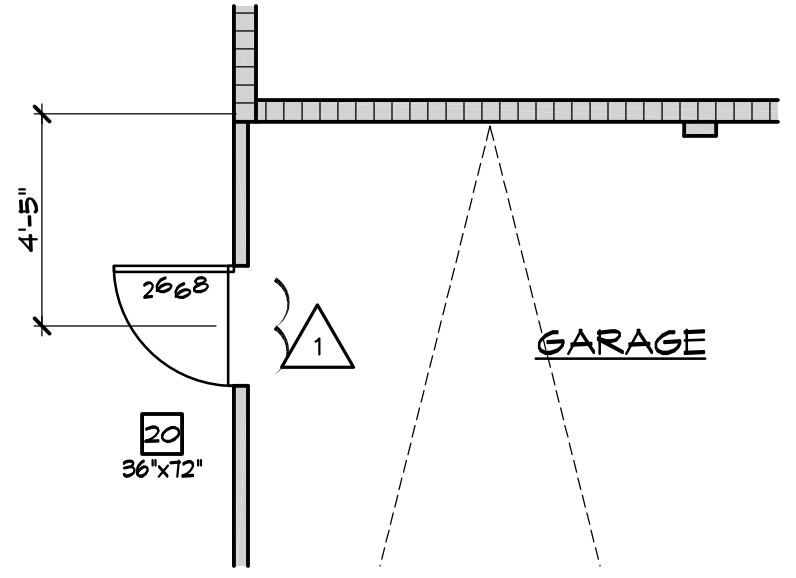
Quad Doors

AT GREAT ROOM



Tub I.L.O. Shower

AT BATH 3



Service Door

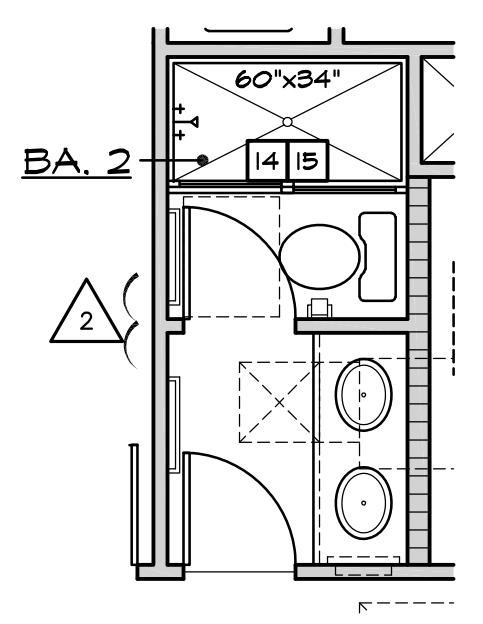
AT GARAGE

**FIRST FLOOR PLAN OPTIONS**  
SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")

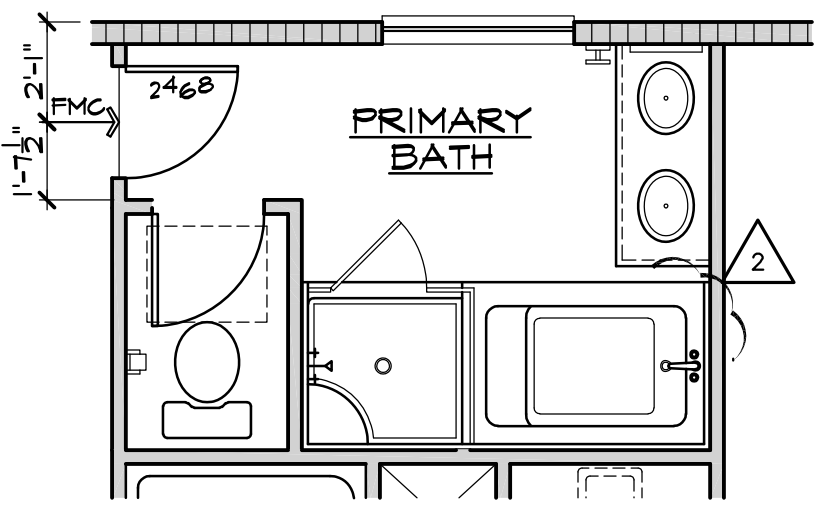
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D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\05999 Prospect II (Santee)\01\_Prospect Gardens - Detached\Plan 2 - 2528\_240\Plot Sheets\PLAN\_2\_2528\_01\_BASE.dwg - Feb. 23, 2024 - 12:31:40 PM

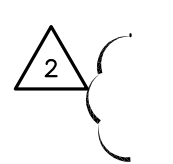
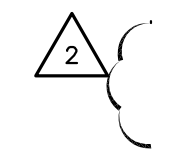
FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROWAVE / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (107"x42") W/ GLUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFG'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
17.	RECESSED MEDICINE CABINET (MIRRORED)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 48" A.F.F.
19.	44"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
21.	PEDESTAL LAVATOR
22.	PROVIDE WATER WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 80" ELBOW 2 FEET PER ELBOW
23.	PROVIDE WATER WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 80" ELBOW 2 FEET PER ELBOW
24.	PROVIDE WATER WASTE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 80" ELBOW 2 FEET PER ELBOW
25.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
26.	HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 10/AD6
27.	WATER HEATER VENT
28.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX 24" & MIN. 6" ABV. GRADE. POINT END DOWN)
29.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
30.	FA.U.I. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
31.	DUCT CHASE - REFER TO MECH. PLAN
32.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
33.	30"x30" OR LESS THAN 22"x30" ATTIC ACCESS - DETAIL 10/AD6
34.	COATS WITH SHELF & POLE - DETAIL 10/AD6
35.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
36.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
37.	SHelf-REFER TO SPEC. FOR MATL. & QTY.
38.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
39.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
40.	2x6 WALL
41.	DOUBLE 2x4 WALL
42.	LOW WALL - REFER TO PLAN FOR HEIGHT
43.	CRIPPLE WALL BELOW
44.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
45.	STUCCO POTSHelf - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
46.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE
47.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
48.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
49.	STUCCO CEILING PER - REFER TO ELEVATIONS
50.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
51.	1HP 33" ELECTRIC REFR. TESTED IN ACCORDANCE WITH ILL. 1021 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
52.	RESERVED
53.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
54.	FIREPLACE VENT
55.	VENT TO OUTSIDE AIR
56.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
57a.	MEDIA - SEE INTERIOR ELEVATIONS
57b.	MEDIA - DESIGN BY OTHERS
58.	15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
59.	GUARD WALL 42" U.N.O. - DETAIL 108/AD6
60.	34" (38" MAX.) HIGH CONTINUOUS WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 103/AD6
61.	WOOD BALUSTERS 4" & 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD PONY WALL - REFER TO DETAIL 106/AD6
62.	4" X 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT & OUT OF SHEAR WALL(S)
63.	COMBUSTION AIR VENT
64.	1670 SECTIONAL GARAGE DOOR
65.	8070 SECTIONAL GARAGE DOOR
66.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
67.	THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.
68.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY. THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
69.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LATER OF 5/8" TYPE "X" GYPSUM BOARD
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 148/AD5
77.	WAINSCOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 51M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MOPPED SHOWER FLOOR WITH "UEDI SYSTEM" ON WALLS AND WET SET 2"x2" CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE



Shower I.L.O. Tub  
AT BATH 2



Door  
AT PRIMARY BATH



SECOND FLOOR PLAN OPTIONS

SCALE: 1/4"=1'-0" (22"x34") - 1/8"=1'-0" (11"x17")



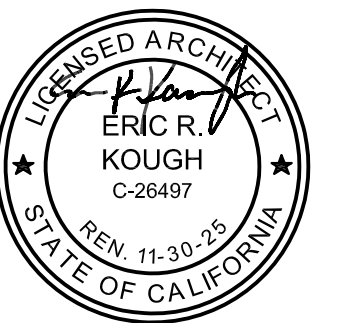
Prospect Gardens  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1. PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2. MODEL WALK REVISIONS 01/31/2024

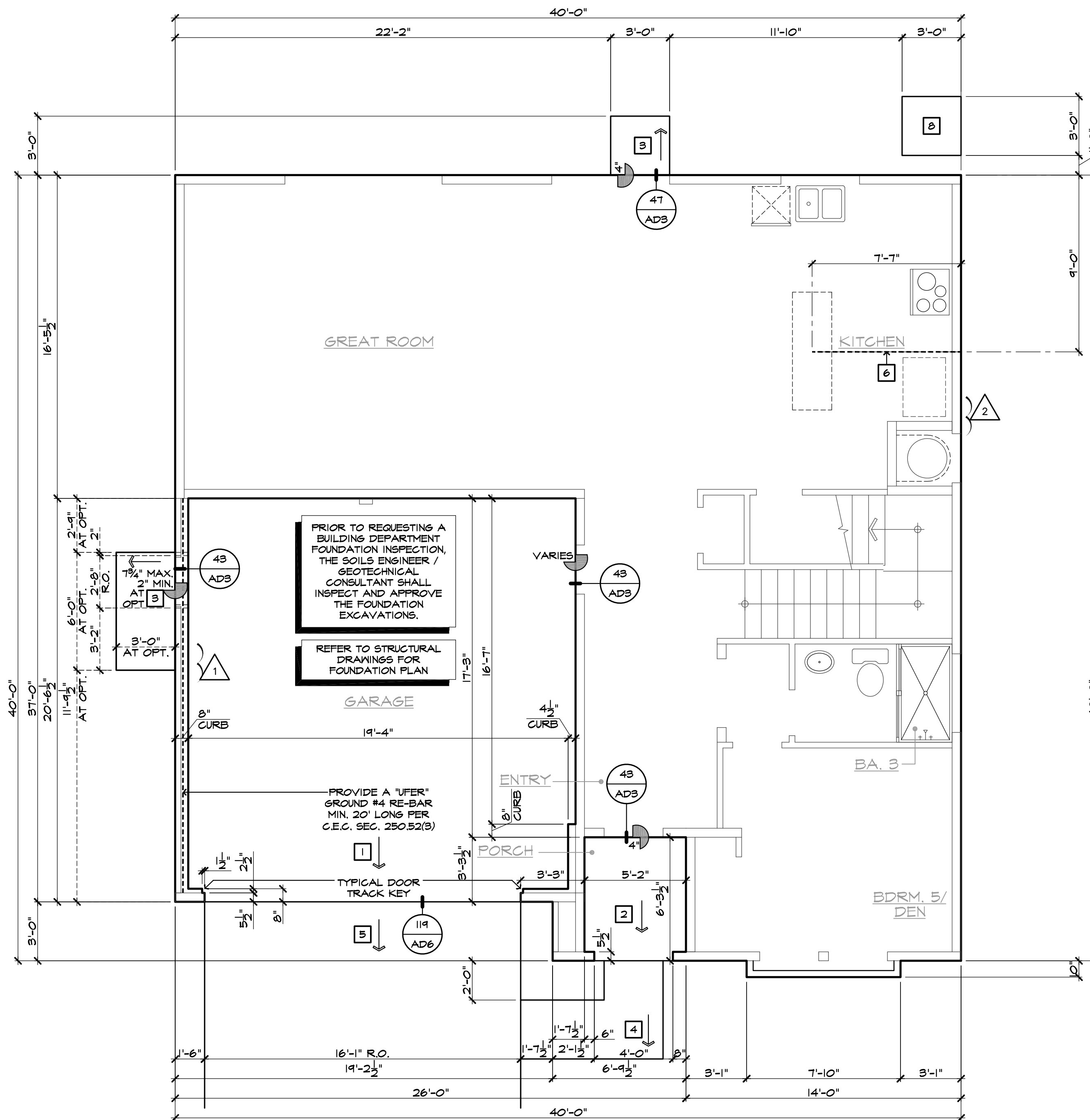


PLAN: 240.2528  
SHEET: 1.4

SPEC. LEVEL 1  
SANTEE  
PLAN 2

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SLAB NOTES	
1.	CONCRETE GARAGE SLAB - SLOPE MIN. 1/4"
2.	CONCRETE FLAT WORK - SLOPE MIN. 1/4" PER FOOT
3.	36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
4.	36" WIDE CONCRETE WALKWAY - SLOPE MIN. 1/4" PER FOOT
5.	CONCRETE DRIVEWAY - SLOPE MIN. 1/4" PER FOOT
6.	PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7.	EDGE OF SLAB AT DECK OPTION
8.	36" SQUARE BY 4" DEEP CONCRETE A/C CONDENSOR PAD
9.	5" LEDGE AT BRICK VENEER
10.	ADD STEP PER PRECISE GRADING PLAN (FIELD VERIFY)
STEP NOT TO EXCEED 8" NOR LESS THAN 4" IN HEIGHT	
11.	EDGE OF SLAB AT FIREPLACE MEDIA OPTION
12.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH
* PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES	
SLAB PLAN NOTES	
41	SLAB ELEVATION CHANGES IN INCHES



**Prospect Gardens**

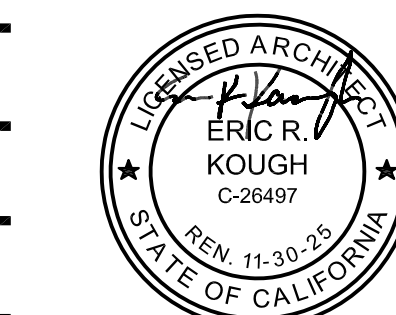
TRACT NO. 2016-03

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SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

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SAN DIEGO, CA 92131  
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ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2 MODEL WALK REVISIONS 01/31/2024



PLAN:  
**240.2528**  
SHEET:  
**2.1**

SPEC. LEVEL 1  
**SANTEE**  
**PLAN 2**

**SLAB INTERFACE PLAN 'A'**  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

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SLAB NOTES	
1.	CONCRETE GARAGE SLAB - SLOPE MIN. 2%
2.	CONCRETE FLAT WORK - SLOPE MIN. 1/4" PER FOOT
3.	36" SQUARE CONCRETE STOOP - SLOPE MIN. 1/4" PER FOOT
4.	36" WIDE CONCRETE WALKWAY - SLOPE MIN. 1/4" PER FOOT
5.	CONCRETE DRIVEWAY - SLOPE MIN. 1/4" PER FOOT
6.	PROVIDE ELECTRICAL CONDUIT UNDER SLAB
7.	EDGE OF SLAB AT DECK OPTION
8.	36" SQUARE BY 4" DEEP CONCRETE A/C CONDENSOR PAD
9.	5" LEDGE AT BRICK VENEER
10.	ADD STEP PER PRECISE GRADING PLAN (FIELD VERIFY)
11.	STEP NOT TO EXCEED 8" NOR LESS THAN 4" IN HEIGHT
12.	EDGE OF SLAB AT FIREPLACE/MEDIA OPTION
13.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH
* PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES	

SLAB PLAN NOTES	
4'	SLAB ELEVATION CHANGES IN INCHES



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TRACT NO. 2016-03

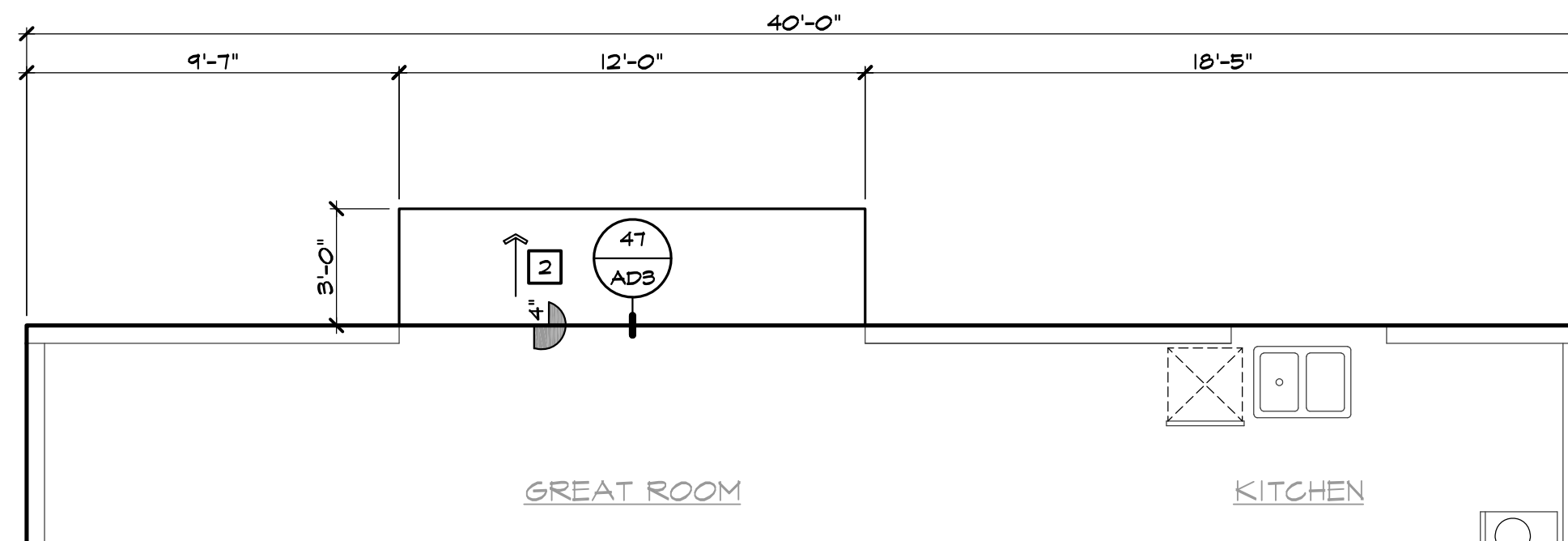
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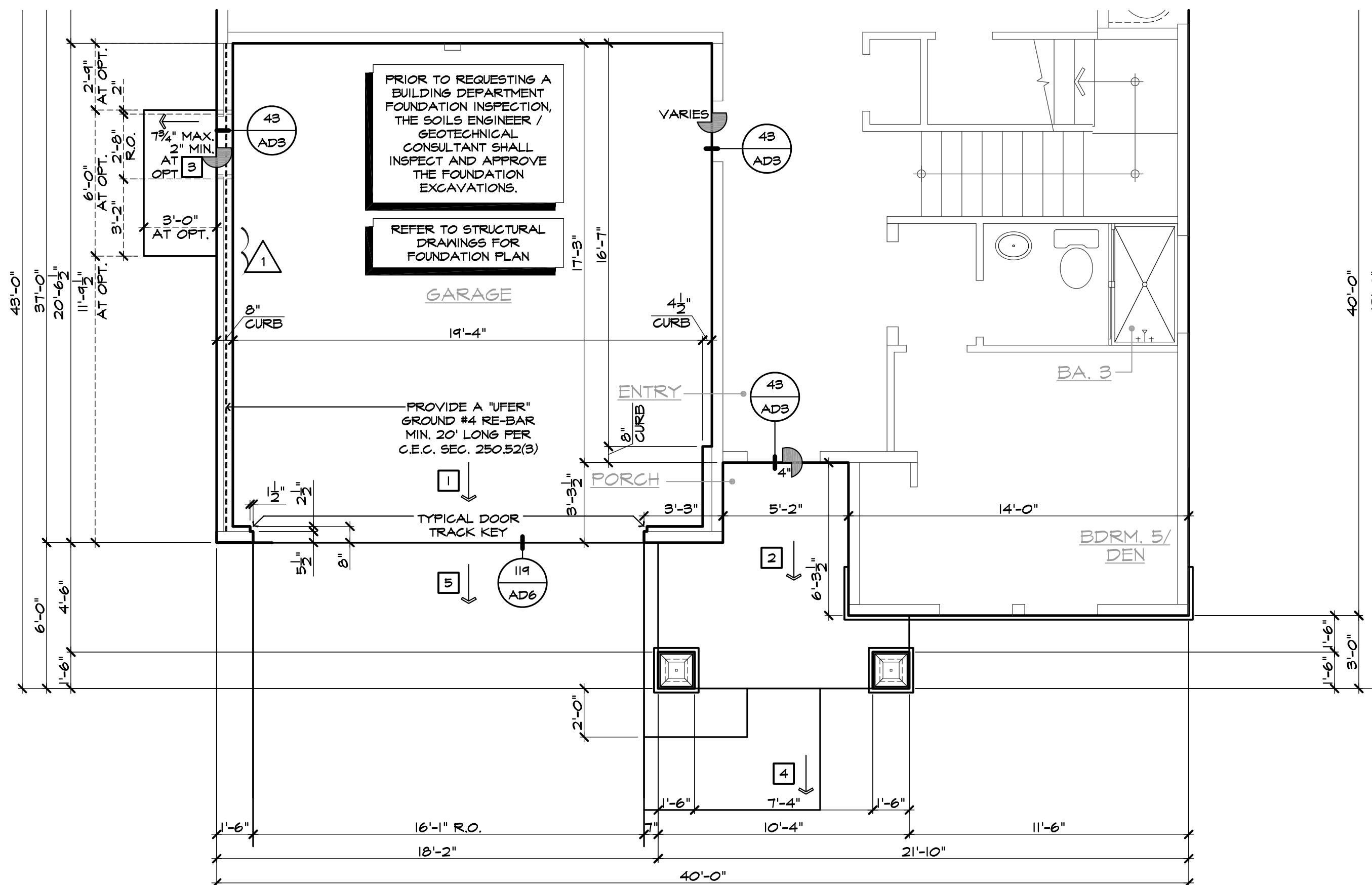
ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.

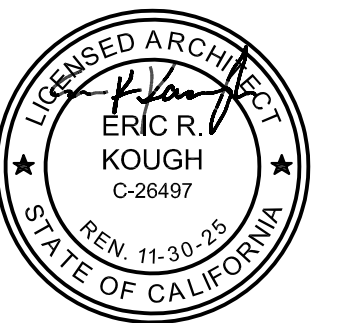


**PARTIAL SLAB INTERFACE PLAN 'A' ('B' SIM.)**  
SCALE: 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17") AT GUAD DOORS

**PARTIAL SLAB INTERFACE PLAN OPTIONS**  
SCALE: 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17") (22'x34") - 1/8"=1'-0" (11'x17")



**PARTIAL SLAB INTERFACE PLAN 'B'**  
SCALE: 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

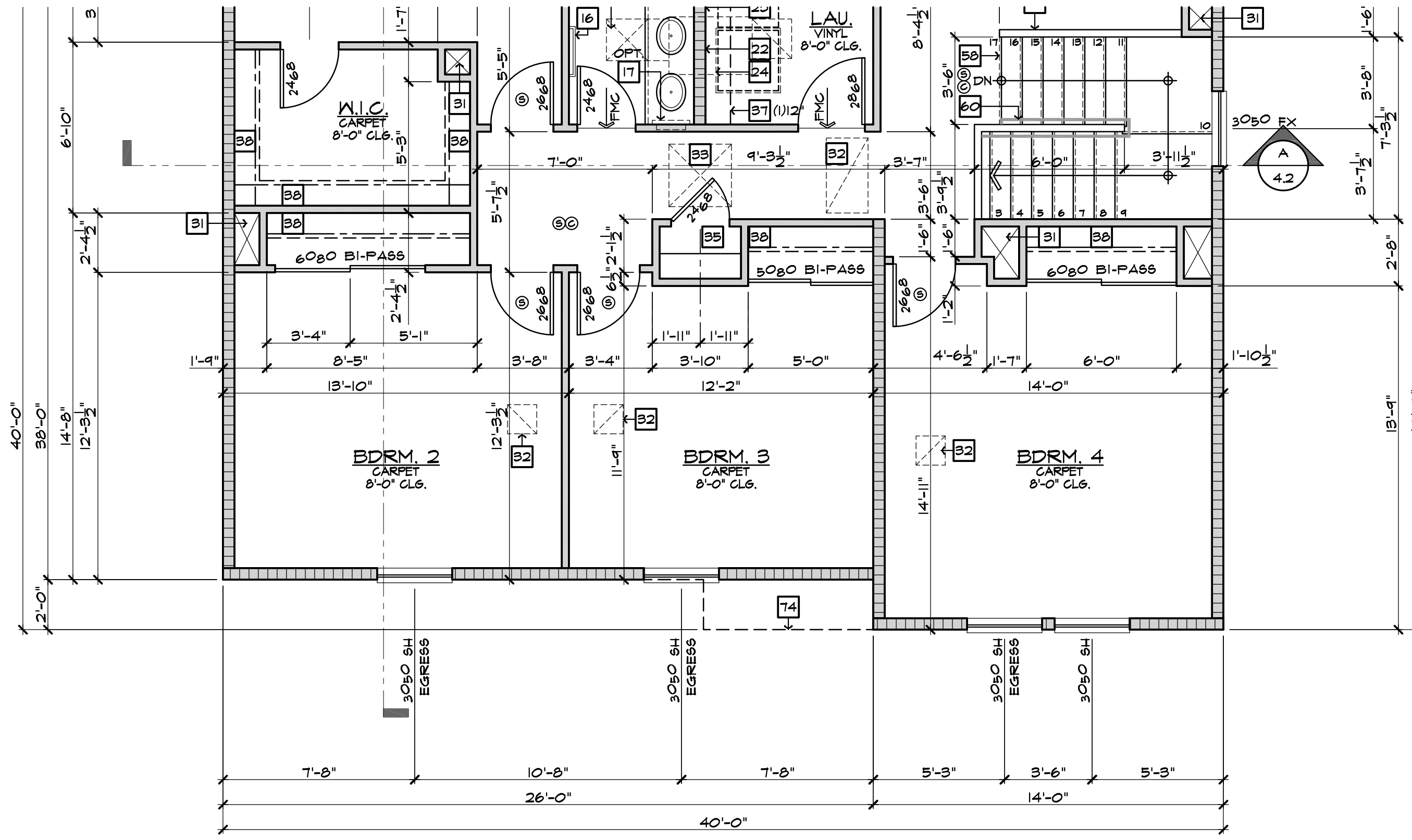


PLAN: 240.2528  
SHEET: 2.2

SPEC. LEVEL 1  
SANTEE  
PLAN 2

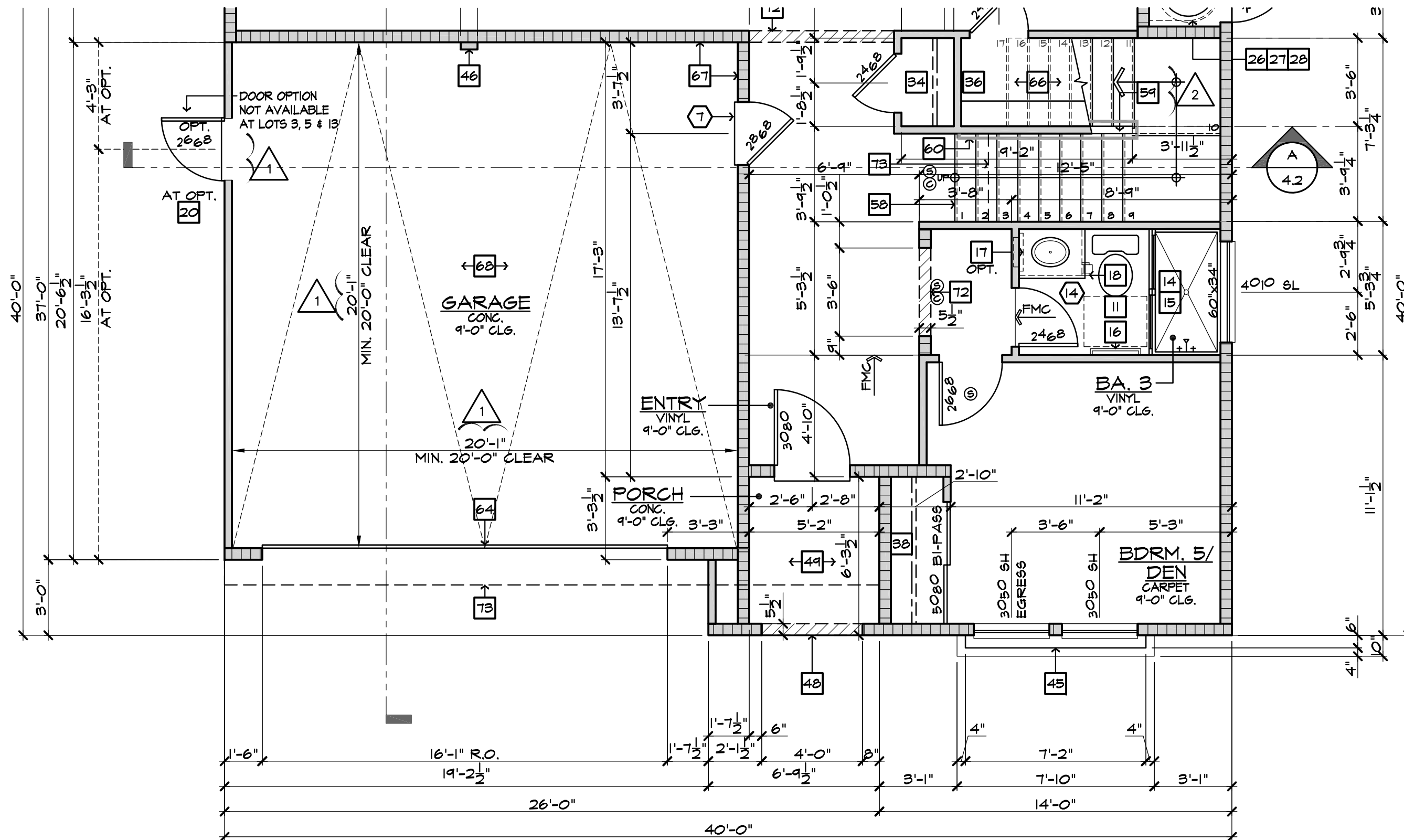
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PARTIAL SECOND FLOOR PLAN 'A'

SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



PARTIAL FIRST FLOOR PLAN 'A'

SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROWAVE / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'x7") W/ GLUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 2" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR / RING - PROVIDE 2X SOLID BACKING AND INSTALL 1/4" AFF.
17.	RECESSED MEDICINE CABINET (MIRROR)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 1/4" AFF.
19.	14"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
21.	RESIDENTIAL LAUNDRY
22.	PROVIDE WATER HEATER FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) (2) 80' ELBOW (2) 90' ELBOW REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW
23.	PROVIDE 2" DIA. VENT PIPE BELOW W/ WASHER OR WATER HEATER - REFER TO DETAIL 206/AD6
24.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
25.	HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 19/AD6
26.	WATER HEATER VENT
27.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" MIN. 6" ABV. GRADE POINT END DOWN)
28.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
29.	FA.U.I. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
30.	DUCT CHASE - REFER TO MECH. PLAN
31.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
32.	30"x30" OR LESS THAN 20"x20" ATTIC ACCESS - DETAIL 14/AD6
33.	COATS WITH SHELF & POLE - DETAIL 10/AD6
34.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
35.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
36.	WARDROBE W/ SHELF & POLE - REFER TO SPEC. FOR MATL. & QTY.
37.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
38.	2x6 WALL
39.	DOUBLE 2x4 WALL
40.	LOW WALL - REFER TO PLAN FOR HEIGHT
41.	CRIPPLE WALL BELOW
42.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
43.	STUCCO POTSH-ELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
44.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE (DETAIL 206/AD6)
45.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
46.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
47.	STUCCO CEILING PER - REFER TO ELEVATIONS
48.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
49.	1# 33' ELECTRIC FIREPLACE TESTED IN ACCORDANCE WITH IBC 707 AND CSA C22 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
50.	RESERVED
51.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
52.	FIREPLACE VENT
53.	VENT TO OUTSIDE AIR
54.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
55.	MEDIA - SEE INTERIOR ELEVATIONS
56.	MEDIA - DESIGN BY OTHERS
57.	15 RISERS AT 8" PLATE, 16 RISERS AT 9" PLATE - REFER TO DETAILS 101 & 102/AD6
58.	GUARD WALL 42" U.N.O. - DETAIL 108/AD6
59.	34" (38" MAX.) HIGH CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 103/AD6
60.	WOOD BALUSTERS 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD FONY WALL - REFER TO DETAIL 106/AD6
61.	1' x 6' G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALL(S))
62.	COMBUSTION AIR VENT
63.	16'0" SECTIONAL GARAGE DOOR
64.	8'0" SECTIONAL GARAGE DOOR
65.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
66.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
67.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
68.	RESERVED
69.	RESERVED
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 148/AD6
77.	WANSICOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 81M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MAPPED SHOWER FLOOR WITH 'MEDI SYSTEM' ON WALLS AND WET SET 2x2 CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE
GENERAL PLAN NOTES	
1.	SEE CF-IR FORMS, SHEET 1-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2.	APPLY WEATHER PROOFING AT WINDOWS AND DOORS PER DETAIL 21/AD2.
3.	ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
4.	ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
5.	ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
6.	ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, W/ WEATHER-STRIPPING (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
7.	HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
8.	ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
9.	ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
10.	ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
11.	PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 12" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
12.	REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
13.	ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
14.	BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



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- 1. PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2. MODEL WALK REVISIONS 01/31/2024



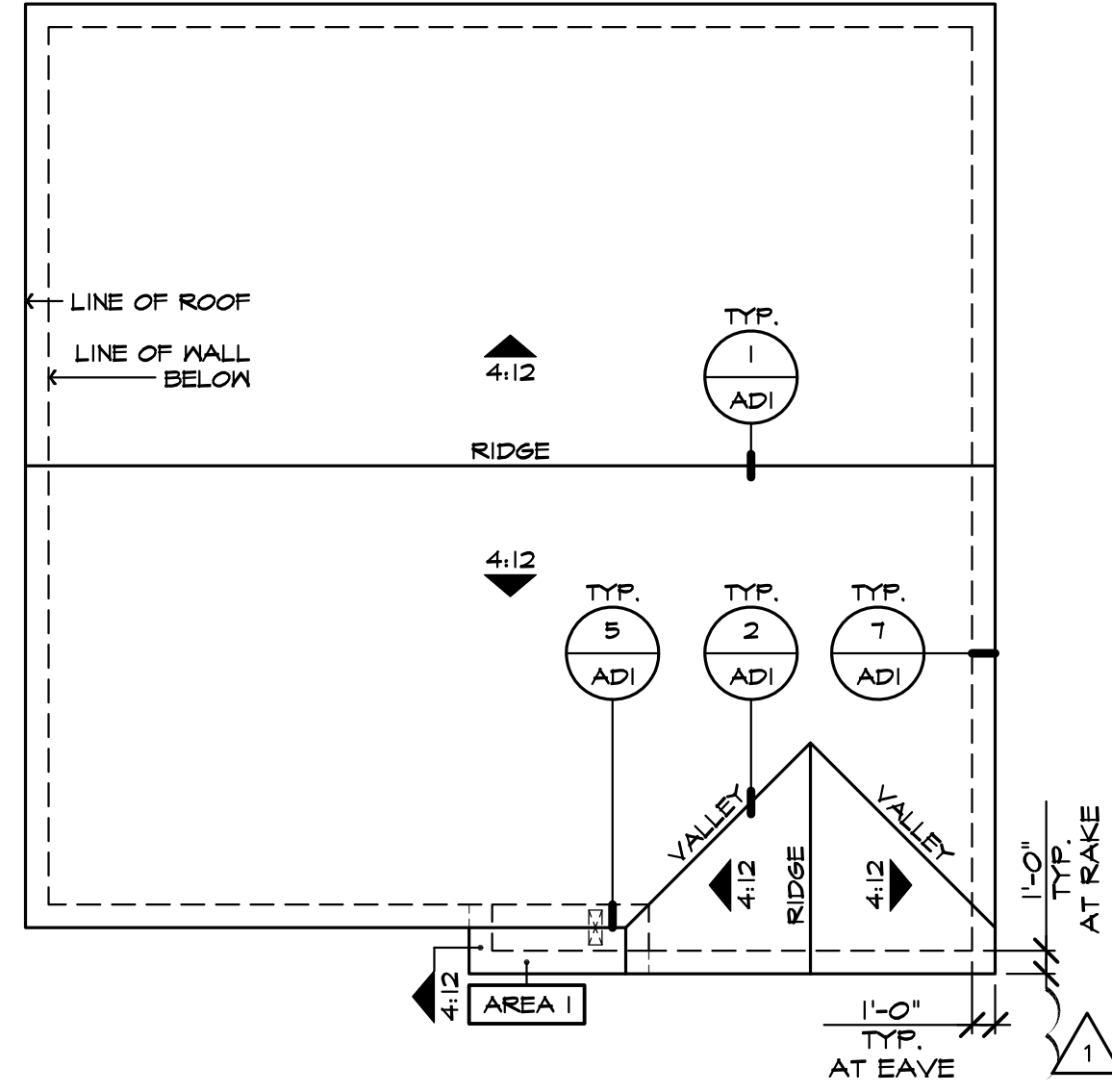
PLAN: 240.2528  
SHEET: 3.A1

SPEC. LEVEL 1  
SANTEE  
PLAN 2

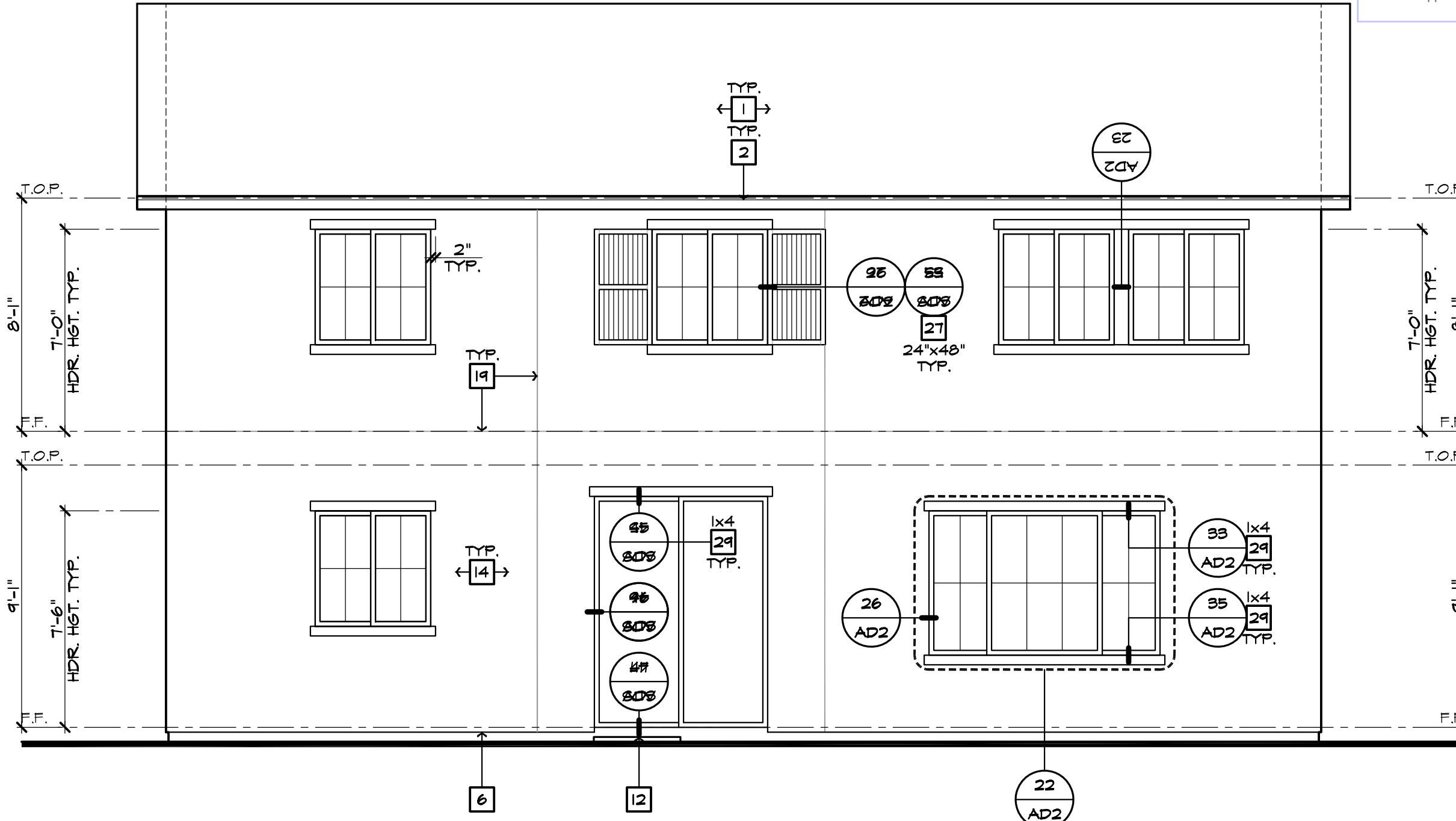
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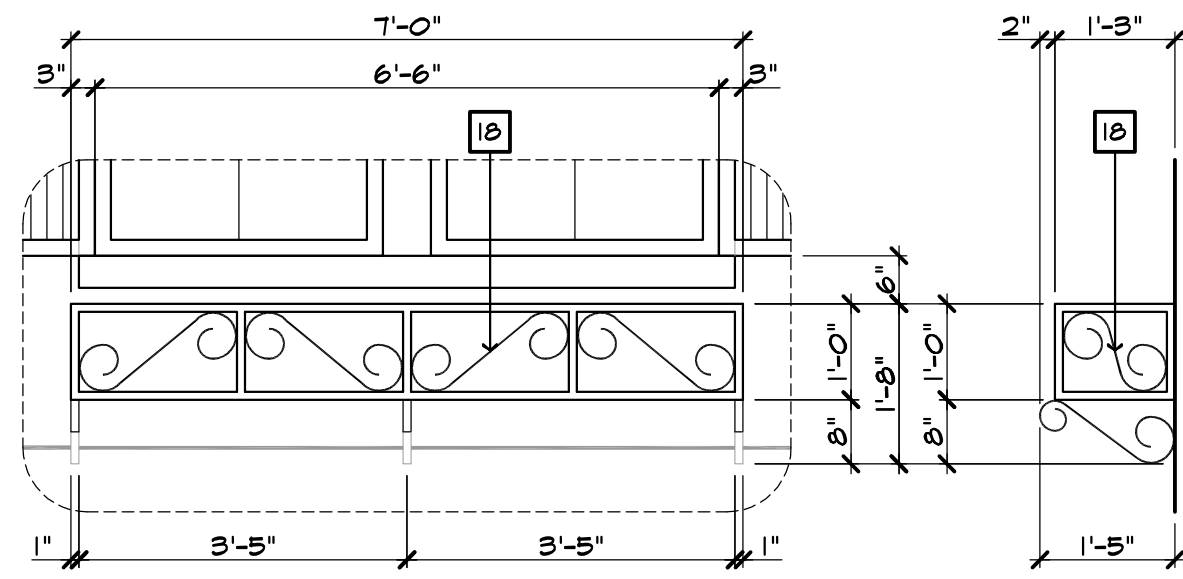
HIGH FIRE AREA NOTES	
1. ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN SECTION B05.2 OF THE CALIFORNIA BUILDING CODE. WOOD-SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED IN VERY HIGH FIRE HAZARD SEVERITY ZONES, REGARDLESS OF CLASSIFICATION. (FIRE CODE 4905.2)	5. EAVES AND BOFFITS SHALL MEET ONE OF THE FOLLOWING: A. NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE OR B. PROTECTED BY IGNITION-RESISTANT MATERIALS OR C. MEET THE REQUIREMENTS OF 5M1 D-1A-3 (FIRE CODE 4905.2)
2. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 17 ASPH. CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY. (FIRE CODE 4905.2)	6. WOOD BURNING FIREPLACES ARE NOT PERMITTED.
3. ROOF GUTTERS SHALL BE NON-COMBUSTIBLE AND BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (FIRE CODE 4905.2)	7. ROOF INSTALLATION SHALL COMPLY WITH UES REPORT NUMBER: 412 CLASS 'A' ROOF COVERING AND SECTION R331 OF THE 2022 C.R.C. AND CHAPTER 1A 2022 C.B.C.
4. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/8-INCH OPENINGS. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (FIRE CODE 4905.2)	8. ADDRESS NUMBERS MUST BE A MINIMUM OF 4" TALL, NON-COMBUSTIBLE, AUTOMATICALLY ILLUMINATED AND CONTRAST WITH THE BACKGROUND.
	9. "BIRD STOP" IS REQUIRED ON THE STARTER COURSES OF ALL 'S' ROOF TILE.
	10. INSULATION INSTALLED IN VENTILATED SPACES MUST BE UN-FACED AND NON-COMBUSTIBLE.



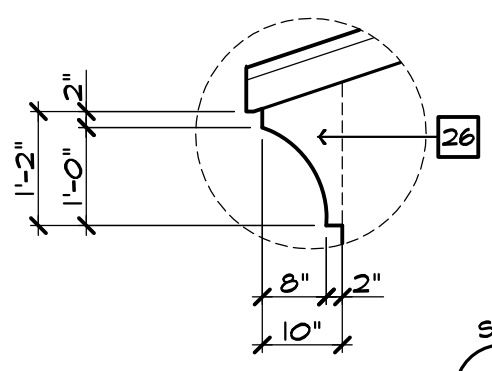
**ROOF PLAN 'A'**  
SCALE 1/8"=1'-0" (22"X34") - 1/16"=1'-0" (11"X17")



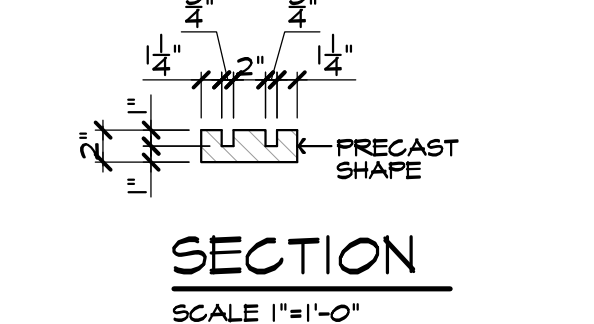
**REAR ELEVATION 'A'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



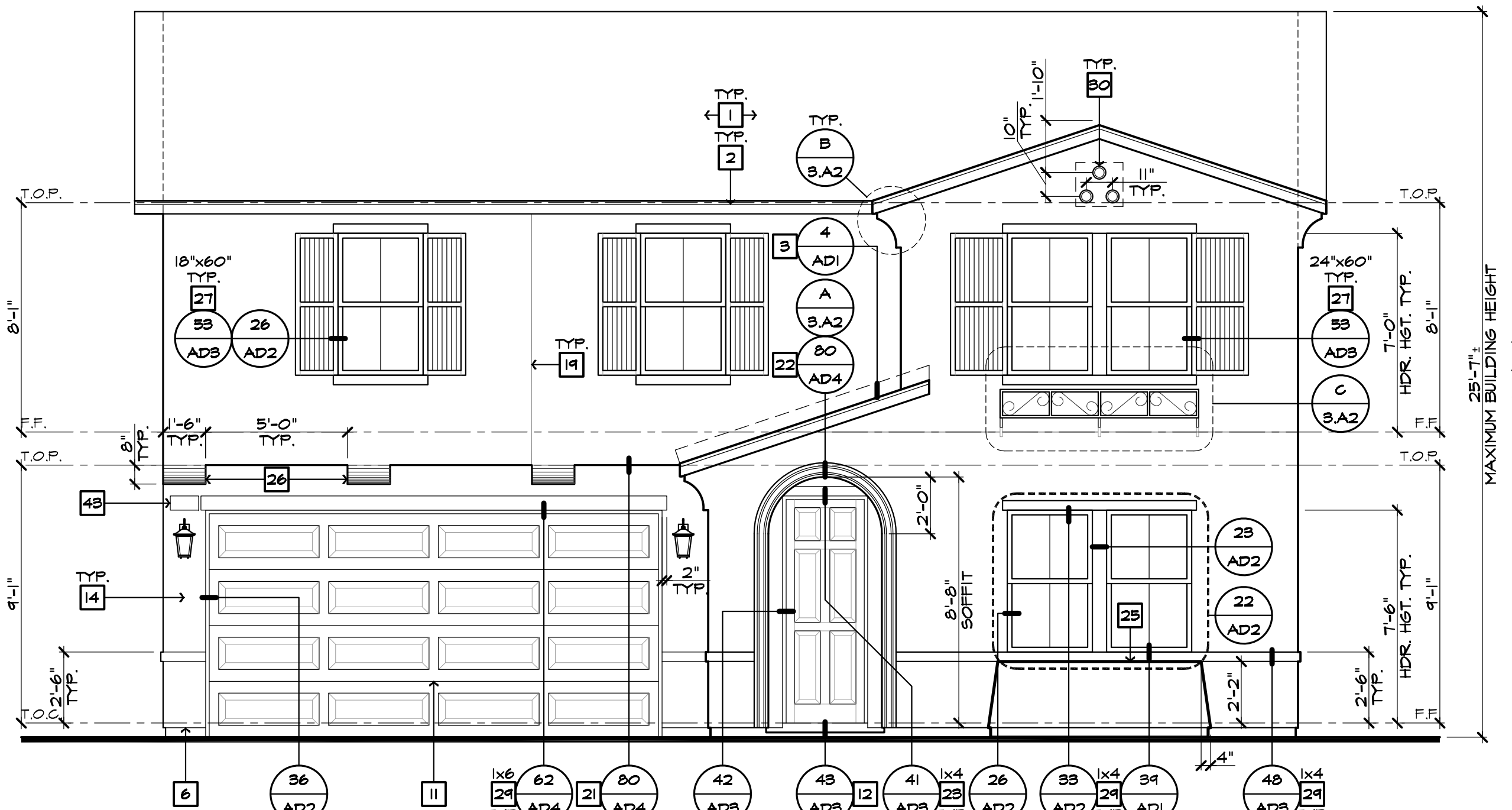
**DETAIL C**  
SCALE 1/2"=1'-0" WROUGHT IRON SHELF



**DETAIL B**  
SCALE 1/2"=1'-0" STUCCO FOAM CORBEL



**DETAIL A**  
SCALE 1/2"=1'-0" PRECAST TRIM SURROUND



**FRONT ELEVATION 'A'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



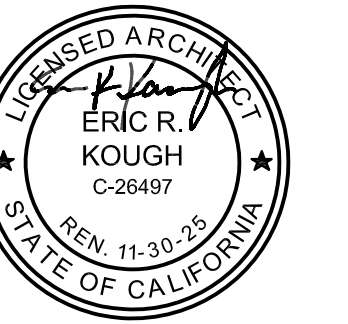
ELEVATION NOTES	
1. ROOF MATERIAL - REFER TO ROOF NOTES	2. 2x6 FASCIA/BARGE BOARD
3. G.I. FLASHING	4. G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5. G.I. CRICKET TO DRAIN - REFER TO DETAIL 1/ADI	6. G.I. DRIP SCREED - SEE DETAIL 84/AD5
7. DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE	8. 1/2" x 1/2" G.I. SCREENED & LOUVERED AIR VENT
9. FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.	10. LINE OF VOLUME CEILING - FINISH UNO.
11. SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION	12. CONCRETE STUCCO/PORCH - REFER TO SLAB INTERFACE PLAN
13. OPTIONAL DOOR/WINDOW - REFER TO FLOOR PLAN	14. EXTERIOR FLASTER - REFER TO FLOOR PLAN
15. BRICK VENEER	16. 2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17. STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5	18. DECORATIVE WROUGHT IRON
19. 1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5	20. 2" RECESSED ELEMENT UNO. - REFER TO ELEVATION FOR SIZE
21. FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4	22. ARCHED STUCCO SOFFIT
23. WOOD SOFFIT	24. STUCCO COLUMN
25. STUCCO POTSHIELD - SLOPE TO DRAIN, 1" PER FOOT - SEE DETAIL 31/AD2	26. POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27. PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE	28. DECORATIVE FOAM TRIM
29. EXTERIOR FLASTER	30. EXTERIOR FLASTER
31. EXTERIOR FLASTER	32. WOOD TRIM
33. FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL	34. FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
35. FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL	36. TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING)
37. FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1/2" FIBER CEMENT TRIM AT 18" O.C. (UNO.) - REFER TO DETAILS '3' AND '4' ON SHEET AD4	38. KNEE BRACE - REFER TO DETAIL 20/ADI UNO.
39. 1x2 FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPOKING	40. WOOD BEAM WRAPPED WITH 1x4 REBRAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
41. ROUGH SAWN WOOD POST MIN. 6x6 UNO. - SEE STRUCT. PLANS FOR SIZE	42. PORCH RAIL - REFER TO ELEVATION
43. ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND (REFER TO C.R.C. SECTION R33)	44. POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45. ROUGH SAWN 3x6 BARGE BOARD EXTEND 6" FAST OVERHANG	46. 1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 32/AD5
<b>NOTE:</b> * ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.	
<b>EXTERIOR STUCCO FINISH</b> OMEGA DIAMOND WALL PLASTER SYSTEM CGRR-0461, EPS TO BE USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.	
<b>BASIC PLAN ROOF PLAN NOTES 'A'</b>	
INDICATES ROOF SLOPE AND DIRECTION UNO. 4:12	
ROOF MATERIAL: CONCRETE 'S' TILE (IAMPO UES ER-412) CLASS 'A' ROOF COVERING 12" (INCHES) TYPICAL ROOF OVERHANGS AT RAKE, UNO. 12" (INCHES) TYPICAL ROOF OVERHANGS AT EAVE, UNO. **ANY ROOF GUTTER SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.	
<b>ATTIC VENT CALCULATIONS</b> PROVIDE 1 SQ. IN. OF VENTILATION PER 300 SQ. IN. OF ATTIC SPACE, PROVIDE NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS (LOW VENTING), C.R.C. SEC. 806.2 EXCEPTION 2. * CALCULATION BY 1/150, HIGH/LOW VENTING NOT REQUIRED.	
<b>NOTES:</b> 1. OPENINGS SHALL HAVE 1/16" MIN. - 1/4" MAX. CORROSION RESISTANT METAL MESH COVERINGS, PER CRC 806.1 2. EAVE VENTS TO BE INSTALLED CLEAR OF ANY SHEAR WALLS.	
<b>AREA 1:</b> VENTILATION REQUIRED: ATTIC AREA = 14 SQ. FT. / 150 0.09 SQ. FT. X 144 = 13 SQ. IN. TOTAL HIGH AND LOW = 13 SQ. IN. VENTILATION PROVIDED: (1) 0'HASIN VENT(S) AT 45 SQ. IN. EA. = 45 SQ. IN. TOTAL = 45 SQ. IN. ALL VENTILATION CALCULATIONS ABOVE ARE BASED ON VENTS WITH 45 SQ. IN. NET FREE VENT AREA AS PROVIDED BY 0'HASIN PRODUCTS (ICC-ES ESR-2014-1650A)	
<b>ROOF FINISH NOTES</b> CONCRETE ROOF TILES, SHALL BE CLASS 'A' BORAL ROOFING - CONCRETE 'S' TILES PER UNIFORM EVALUATION SERVICE (UES) REPORT NUMBER: 412 COOL ROOF RATED COUNCIL (CRRC); LICENSED SELLER ID NUMBER: 0142; RATED PRODUCT ID NUMBER: 0076; GOIT REFER TO SHEETS RF-1 AND RF-2 FOR SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES	
<b>ROOF INSTALLATION NOTES</b> FOR CONCRETE ROOF TILE COVERINGS WITH SLOPES FROM (2:12) UP TO (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R05.3.3. (C.R.C. SECTION R405.3.2)	



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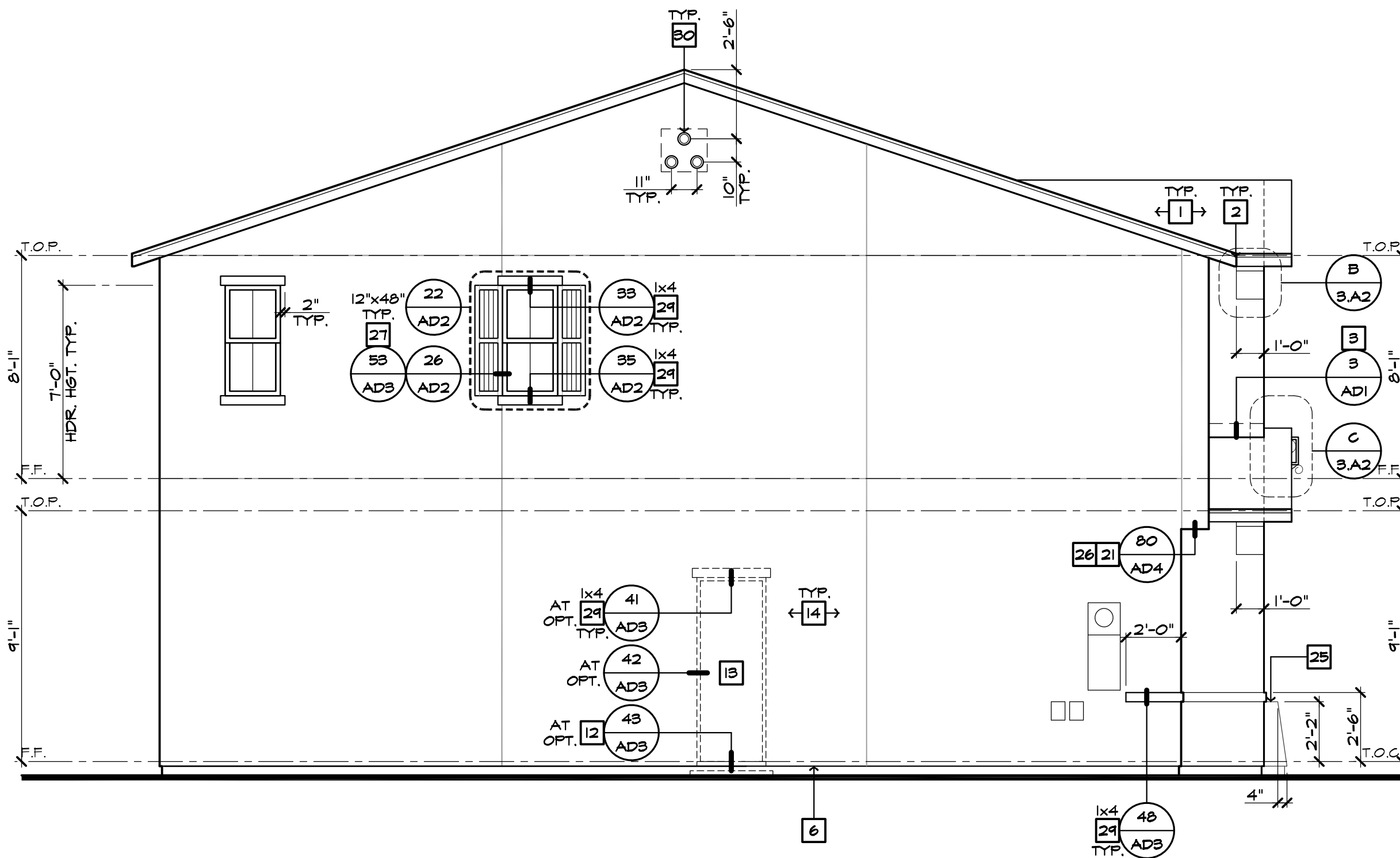


PLAN: 240.2528  
SHEET: 3.A2

SPEC. LEVEL 1  
SANTEE  
PLAN 2

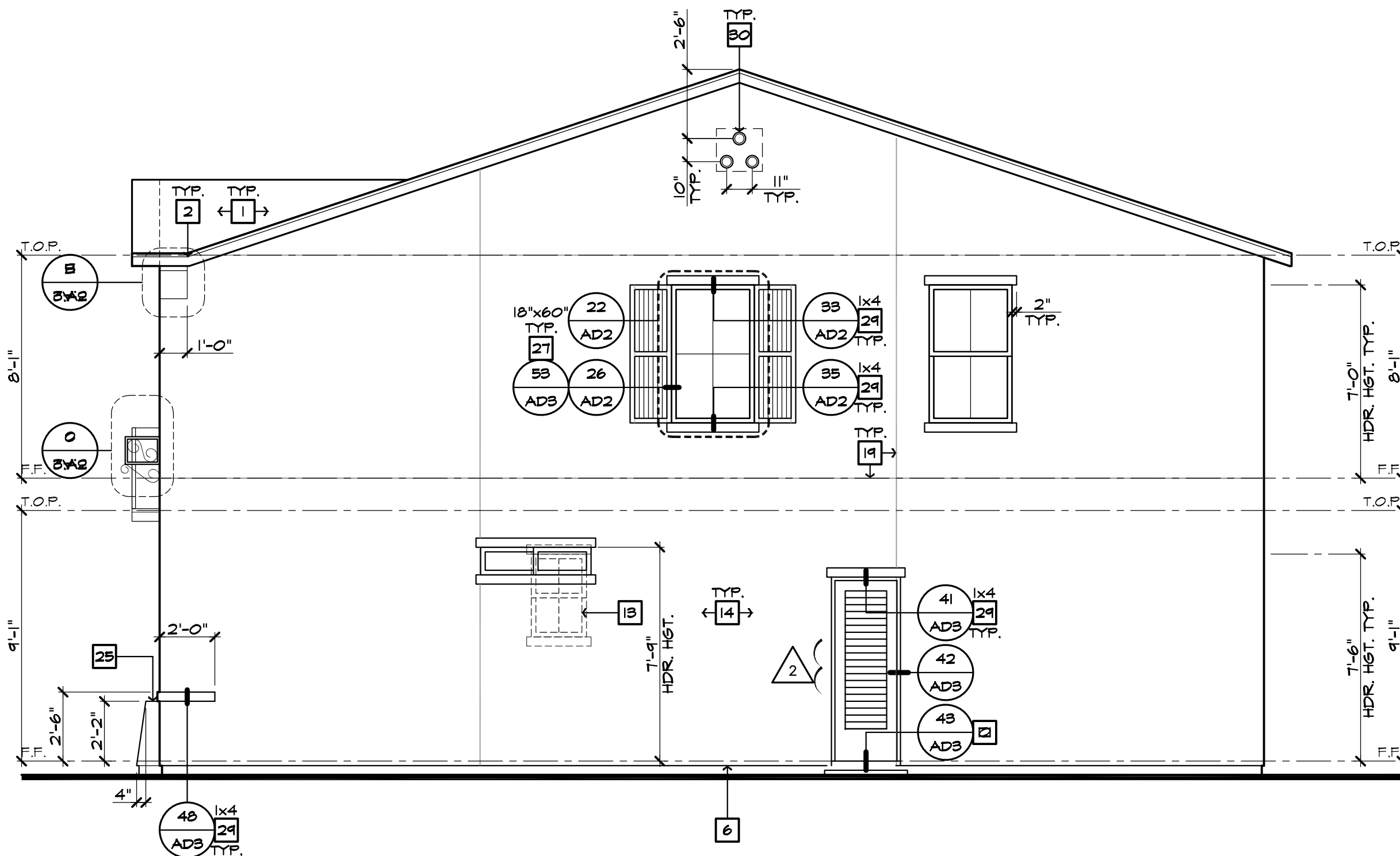
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**LEFT ELEVATION 'A'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



**RIGHT ELEVATION 'A'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



**REAR ELEVATION 'A'**

SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

AT QUAD DOORS



ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/ADI
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/ADI
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4" G.I. SCREENED + LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
10.	LINE OF VOLUME CEILING - FITCH 20 UNO.
11.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12.	CONCRETE STOO/PORCH - REFER TO SLAB INTERFACE PLAN
13.	OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
14.	EXTERIOR FLASTER - SEE SPEC5.
15.	BRICK VENEER
16.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17.	SHANGHAI STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
18.	DECORATIVE WROUGHT IRON
19.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
20.	2" RECESSED ELEMENT UNO. - REFER TO ELEVATION FOR SIZE
21.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
22.	ARCHED STUCCO SOFFIT
23.	WOOD SOFFIT
24.	STUCCO COLUMN
25.	STUCCO POTSHIELD - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
26.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28.	DECORATIVE FOAM TRIM
29.	EXTERIOR FLASTER
30.	6" DIA. DECORATIVE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 10/AD2
31.	EXTERIOR FLASTER
32.	WOOD TRIM
33.	FIBER CEMENT TRIM
34.	FIBER CEMENT TRIM WITH 8" EXPOSURE UNO. (W/ TEXTURED FINISH)
35.	FIBER CEMENT TRIM WITH STRAIGHT EDGE NOTCHED PANEL
36.	FIBER CEMENT TRIM WITH STAGGERED EDGE NOTCHED PANEL
37.	FIBER CEMENT TRIM WITH 1/2" PLYWOOD BACKING
38.	FIBER CEMENT TRIM WITH 1/2" FIBER CEMENT TRIM AT 18" O.C. (UNO.) - REFER TO DETAILS 'D3' AND 'D4' ON SHEET AD4
39.	1/2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACING
40.	WOOD BEAM WRAPPED WITH 1x REBAIN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
41.	ROUGH SAWN WOOD POST MIN. 6x6 UNO. - SEE STRUCT. PLANS FOR SIZE
42.	PORCH RAIL - REFER TO ELEVATION
43.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR), IN CONTRAST WITH THEIR BACKGROUND
44.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45.	ROUGH SAWN 3X6 BARGE BOARD EXTEND 6" FAST OVERHANG
46.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 83/AD5

**NOTE:**  
 \* ALL UTILITY METERS, BOXES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACE THEY ARE ADJACENT TO.  
**EXTERIOR STUCCO FINISH**  
 OMEGA DIAMOND WALL PLASTER SYSTEM CRR-0461, EPS TO BE USED IN THIS SYSTEM MIN. THICKNESS 1", MIN. DENSITY 15 PCF AND INSULATION VALUE R-4.

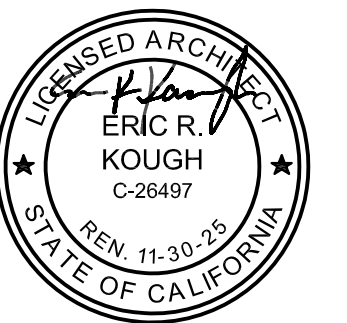


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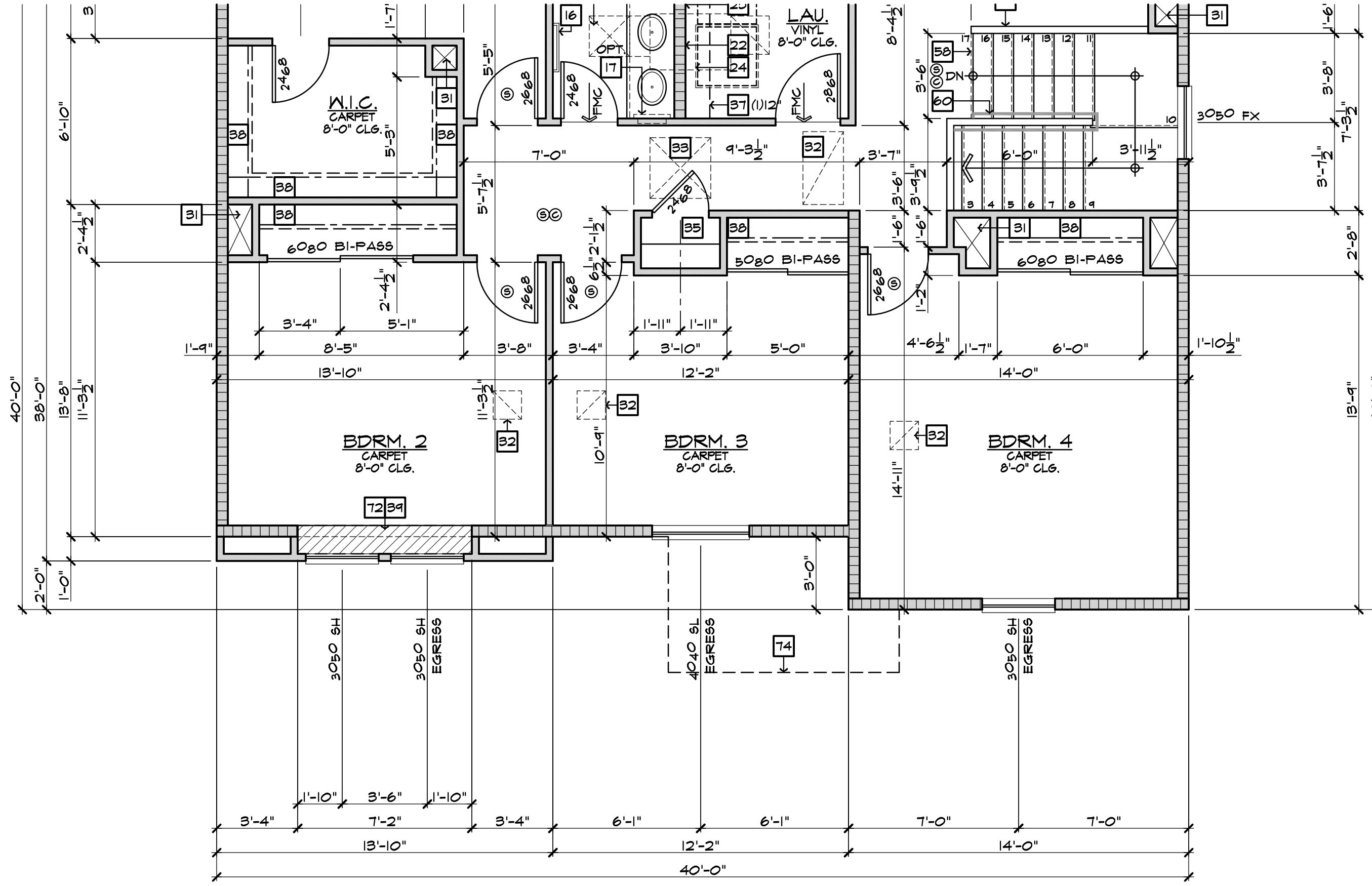
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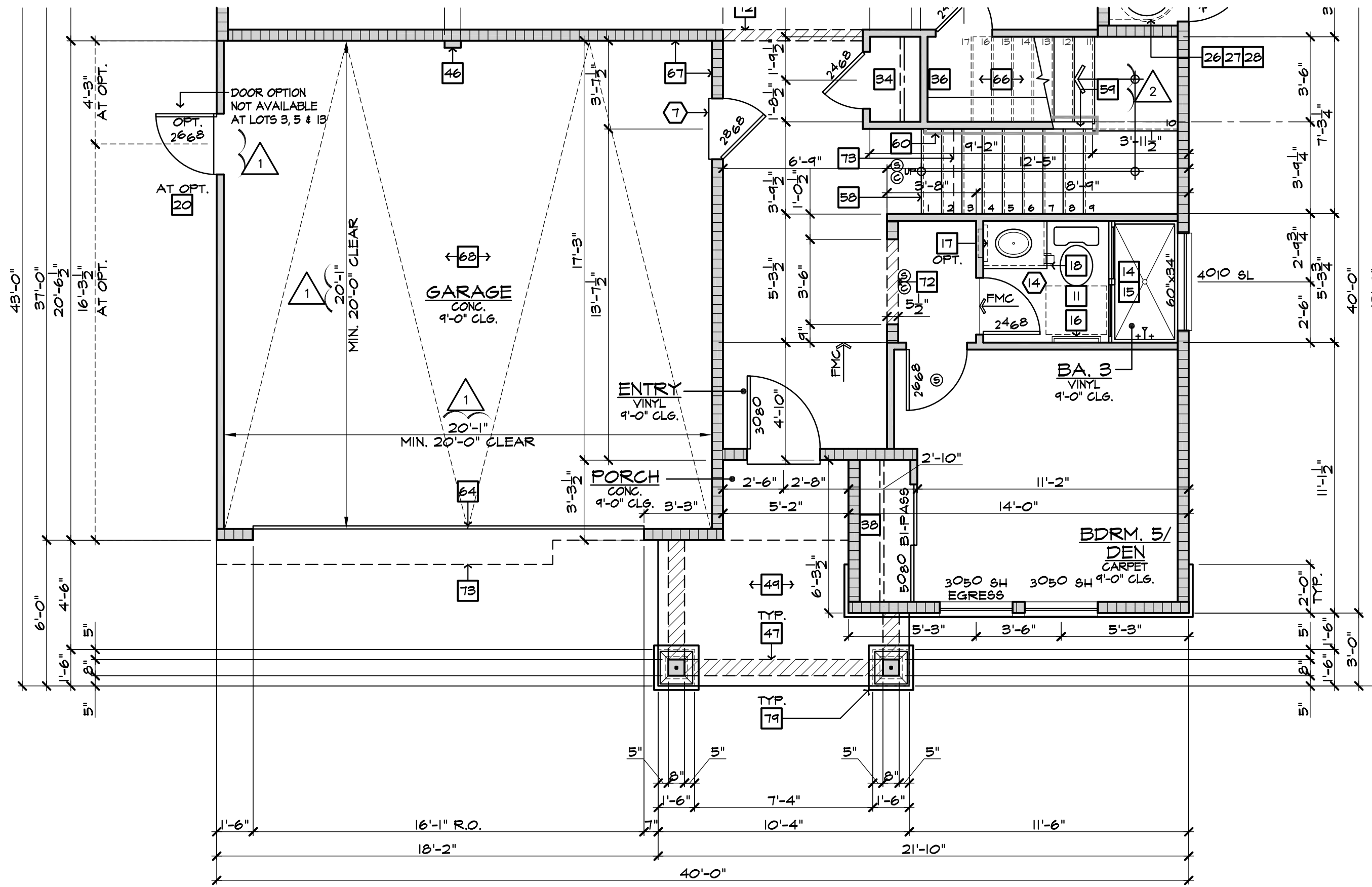
SPEC. LEVEL 1  
 SANTEE  
 PLAN 2

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**PARTIAL SECOND FLOOR PLAN 'B'**

SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



**PARTIAL FIRST FLOOR PLAN 'B'**

SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

FLOOR PLAN NOTES	
1.	36" DOUBLE SINK STD. GARBAGE DISPOSAL - VERIFY MFR. SPEC'S
2.	DISHWASHER - PROVIDE SURFACE MOUNT AIR GAP - VERIFY MFR. SPEC'S
3.	30" FREE-STANDING RANGE/OVEN COMBINATION
3a.	30" HOOD W/ LIGHT & FAN (VENT TO OUTSIDE AIR)
4.	30" COOKTOP WITH 30" SINGLE OVEN BUILT
4a.	30" MICROWAVE / VENTED HOOD COMBINATION
5.	39" CLEAR REFRIGERATOR SPACE
5a.	FAUX CABINET PANEL
6.	OVEN CABINET W/ MICROWAVE ABOVE AND 33" SINGLE OVEN BELOW
7.	BASE CABINETS - REFER TO INTERIOR ELEVATIONS
8.	UPPER CABINETS - REFER TO INTERIOR ELEVATIONS
9.	BREAKFAST BAR - SEE INTERIOR ELEVATIONS
10.	ISLAND CABINET - REFER TO INTERIOR ELEVATIONS
11.	24"x30" CLEARANCE REQUIRED FOR WATER CLOSET
12.	FIBERGLASS TUB/SHOWER COMBINATION W/ GLUED WASTE AND VENT SYSTEM AND 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
13.	FIBERGLASS RECTANGULAR TUB AND SEPARATE SHOWER (10'x4'x2') W/ GLUED WASTE AND VENT SYSTEM. VERIFY DIMENSIONS WITH MFR'S SPEC'S. SHOWER TO PROVIDE 30" MINIMUM CLEAR SPACE. SHOWER SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES. SHOWER DOOR SHALL HAVE A 2" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS.
14.	FIBERGLASS SHOWER WITH 12" H. TEXTURED WALLS - VERIFY MFR. SPEC'S
15.	SHATTERPROOF (TEMPERED) GLASS SHOWER ENCLOSURE W/ TOILET BAR
16.	TOILET BAR + RING - PROVIDE 2X SOLID BACKING AND INSTALL 48" AFF.
17.	RECESSED MEDICINE CABINET (MIRROR)
18.	TOILET PAPER HOLDER - PROVIDE 2X SOLID BACKING AND INSTALL 48" AFF.
19.	14"x36" CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
20.	36" SQUARE CONCRETE STOOP, U.N.O. - SLOPE MIN. 1/4" PER FOOT
21.	RECREATIONAL LAUNDRY
22.	PROVIDE WASTE WATER LINE FOR WASHER (WASHER CONTROL VALVES) (RECESSED IN DRYER VENT) TO OUTSIDE AIR (MAX. LENGTH 14' W/ 1/2" R/D ELBOW) ALL ELBOWS REDUCE ALLOWABLE VENT LENGTH BY 2 FEET PER ELBOW
23.	PROVIDE 30" CLEARANCE BELOW W/ WASHER OR WATER HEATER TO ACCESS TOILET BAR
24.	LAUNDRY SINK - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
25.	HYBRID WATER HEATER - LOCATE ON A 12" PLATFORM. PROVIDE SEISMIC BRACING AND DRAIN PAN WITH PVD DRAIN TO EXTERIOR - DETAIL 10/AD6
26.	WATER HEATER VENT
27.	PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER - DRAIN TO EXTERIOR (MAX. 24" MIN. 6" ABV. GRADE. POINT END DOWN)
28.	3" DIA. CONCRETE FILLED PIPE BOLLARD 36" HIGH WITH MIN. 1" EMBEDMENT INTO CONCRETE - SEE DETAIL 10/AD6
29.	FAU. IN ATTIC - REFER TO UTILITY PLAN AND DETAIL 10/AD6
30.	DUCT CHASE - REFER TO MECH. PLAN
31.	RETURN AIR GRILL (R.A.G.) - REFER TO MECHANICAL PLAN
32.	30"x30" OR LESS THAN 20"x20" ATTIC ACCESS - DETAIL 10/AD6
33.	COATS WITH SHELF + POLE - DETAIL 10/AD6
34.	LINEN - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
35.	PANTRY - WITH SHELF - REFER TO SPEC. FOR MATL. & QTY.
36.	WARDROBE W/ SHELF + POLE - REFER TO SPEC. FOR MATL. & QTY.
37.	INTERIOR SHELF - REFER TO PLAN FOR HEIGHT
38.	2x6 WALL
39.	DOUBLE 2x4 WALL
40.	LOW WALL - REFER TO PLAN FOR HEIGHT
41.	CRIPPLE WALL BELOW
42.	EXTERIOR LOW WALL - SLOPE TO DRAIN: 1" PER FOOT
43.	STUCCO POTSHELF - SLOPE TO DRAIN: 1" PER FOOT - SEE DETAIL 31/AD2
44.	LOCATION OF PLUMBING WASTE DROP FROM ABOVE (DETAIL 10/AD6)
45.	FLAT STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
46.	ARCHED STUCCO SOFFIT - REFER TO ELEVATION FOR HEIGHT
47.	STUCCO CEILING PER - REFER TO ELEVATIONS
48.	OPEN TO ROOF SHEATHING ABOVE - PROVIDE LATERAL CROSS BRACING
49.	1/2" 33" ELECTRIC FREESTANDING TESTED IN ACCORDANCE WITH ILL. 1021 AND CSA C22.2 NO. 46-M98 STANDARDS FOR FIXED AND LOCATION DEDICATED ELECTRIC ROOM HEATERS - SEE DETAIL 60/AD3
50.	RESERVED
51.	RESERVED
52.	HEARTH - REFER TO SPEC. LIST FOR SIZE AND MATL.
53.	FIREPLACE VENT
54.	VENT TO OUTSIDE AIR
55.	TRASH COLLECTION AREA WITH MINIMUM 50% DEDICATED TO RECYCLING
56.	MEDIA - SEE INTERIOR ELEVATIONS
57.	MEDIA - DESIGN BY OTHERS
58.	1/2" RISERS AT 8" PLATE, 1/2" RISERS AT 9" PLATE - REFER TO DETAILS 10/1 & 10/2/AD6
59.	GUARD WALL 42" U.N.O. - DETAIL 10/8/AD6
60.	34" (38" MAX.) HIGH CONTINUOUS, WALL-MOUNTED HANDRAIL AT STAIRS WITH (4) OR MORE RISERS - DTL. 10/3/AD6
61.	WOOD BALUSTERS 4" 4" O.C. W/ HARDWOOD CAP ON 3" HIGH GYPSUM BOARD FONY WALL - REFER TO DETAIL 10/6/AD6
62.	4" x 6" G.I. SCREENED AND LOUVERED EXHAUST VENT - LOCATE ABOVE GARAGE CURB HEIGHT (OUT OF SHEAR WALLS)
63.	COMBUSTION AIR VENT
64.	1620 SECTIONAL GARAGE DOOR
65.	8070 SECTIONAL GARAGE DOOR
66.	1/2" GYPSUM BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
67.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.
68.	FIRE SEPARATION AT CEILING OF SINGLE STORY GARAGE TO BE (1) LAYER OF 5/8" TYPE "X" GYPSUM BOARD
69.	RESERVED
70.	RESERVED
71.	RESERVED
72.	INTERIOR SOFFIT - REFER TO PLAN FOR HEIGHT
73.	LINE OF FLOOR ABOVE
74.	LINE OF FLOOR BELOW
75.	DECORATIVE WROUGHT IRON RAIL - SEE EXT. ELEVATIONS
76.	WOOD PORCH RAIL - REFER TO DETAIL 14/8/AD6
77.	WANSICOT - STUCCO OVER FLAT 2x - REFER TO DETAIL 86/AD5
78.	2" THICK STONE VENEER - REFER TO DETAIL 75/AD4
79.	2" THICK BRICK VENEER - REFER TO DETAIL 75/AD4 51M.
80.	RESERVED
81.	42"x60" ACRYLIC DROP IN TUB - VERIFY DIMENSIONS WITH MANUFACTURER SPEC'S
82.	HOP MAPPED SHOWER FLOOR WITH "UEDI" SYSTEM ON WALLS AND WET SET 2"x2" CERAMIC TILE ON FLOOR AND 6"x6" CERAMIC TILE ON WALLS. PROVIDE 30" MINIMUM CLEAR SPACE

GENERAL PLAN NOTES	
1.	SEE CF-IR FORMS, SHEET T-24 FOR ANY SPECIAL GLAZING OR SHADING REQUIREMENTS.
2.	APPLY WEATHER PROOFINGS AT WINDOWS AND DOORS PER DETAIL 21/AD2.
3.	ALL CEILING HEIGHTS PER SECTION AND ELEVATION PLATE HEIGHTS, U.N.O.
4.	ALL INTERIOR DOORS TO BE HOLLOW CORE 1 3/4" THICK, U.N.O. (REFER TO PLAN FOR SIZE)
5.	ALL GARAGE SERVICE DOORS TO BE HOLLOW CORE 1 3/8" THICK EXTERIOR GRADE (REFER TO PLAN FOR SIZE)
6.	ALL HOUSE TO GARAGE DOORS TO BE TIGHT FITTING, SOLID WOOD CORE 1 3/8" SELF CLOSING & SELF LATCHING, W/ WEATHER-STRIPPING (REFER TO PLAN FOR SIZE) DOOR TO BE GASKETED TO LIMIT AIR MOVEMENT
7.	HOUSE TO GARAGE DOORS SHALL HAVE A FIRE PROTECTIVE RATING NO LESS THAN 20 MINUTES.
8.	ALL ENTRY DOORS TO BE SOLID CORE 1 3/4" THICK (REFER TO PLAN FOR SIZE)
9.	ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS, U.N.O.
10.	ALL SHELF HEIGHTS ARE FROM FINISHED FLOOR ELEVATION.
11.	PROVIDE (2) 6"x8" GRILLS IN THE FIXED OPEN POSITION FOR COMBUSTION AIR AT BOTH SIDES OF WALL (1) WITHIN THE UPPER 12" OF THE ENCLOSURE AND THE OTHER ONE WITHIN THE LOWER 12" OF THE ENCLOSURE.
12.	REFER TO SP SHEETS FOR TYPICAL SITE PLAN FOR INTERIOR AND EXTERIOR OPENING PROTECTION REQUIREMENTS FOR WALLS CLOSER TO 5'-0" FROM PROPERTY LINE.
13.	ALL DUCT PENETRATIONS BETWEEN HOUSE AND GARAGE TO BE 26 GAUGE CONTINUOUS.
14.	BATHROOM TO COMPLY WITH CRC SECTION R321 AGING-IN-PLACE DESIGN AND FALL PROTECTION. REFER TO SHEET 41 FOR DESIGN REQUIREMENTS.



**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

- 1. PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.
- 2. MODEL WALK REVISIONS 01/31/2024



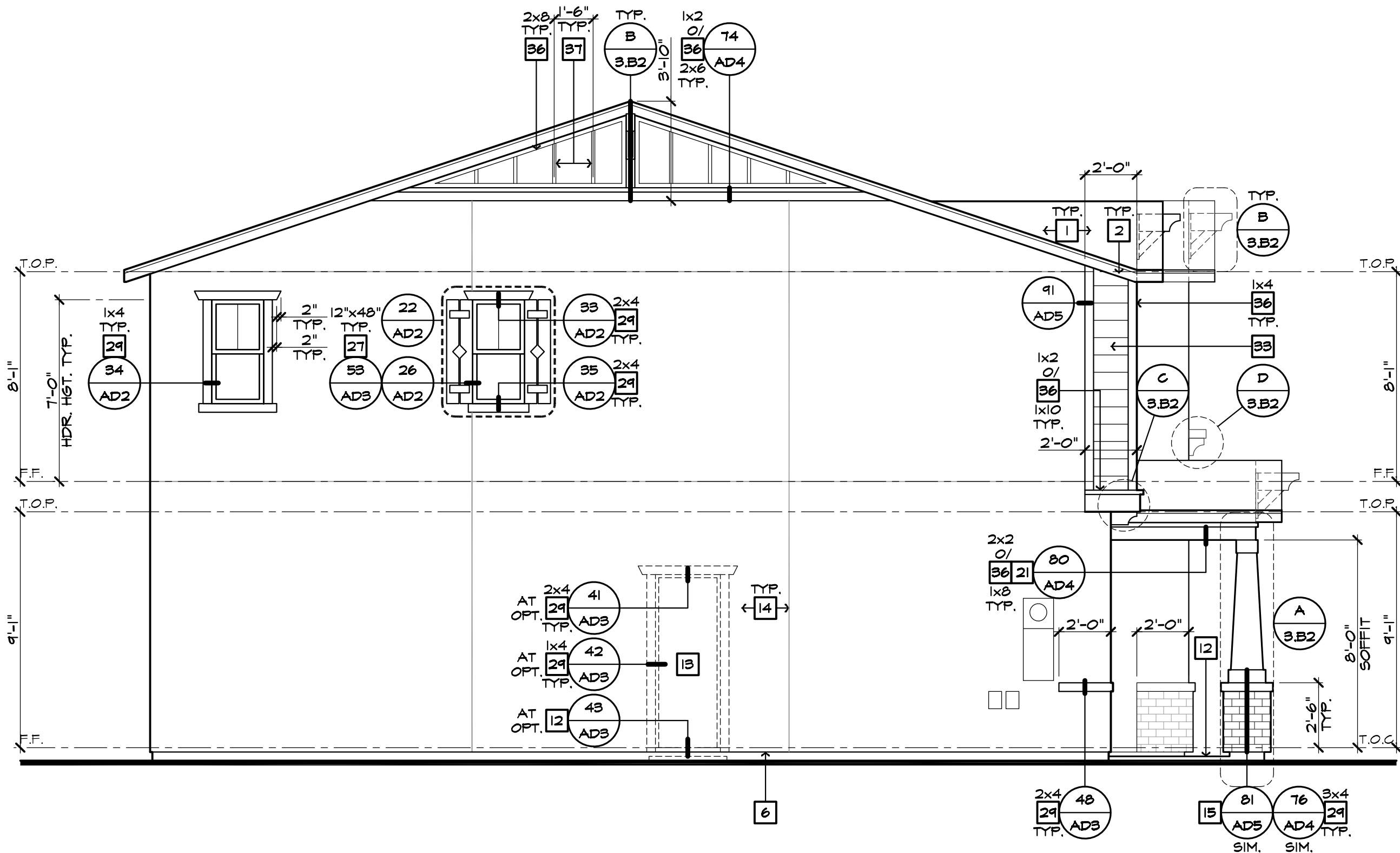
PLAN:  
**240.2528**  
SHEET:  
**3.B1**

SPEC. LEVEL 1  
**SANTEE**  
**PLAN 2**

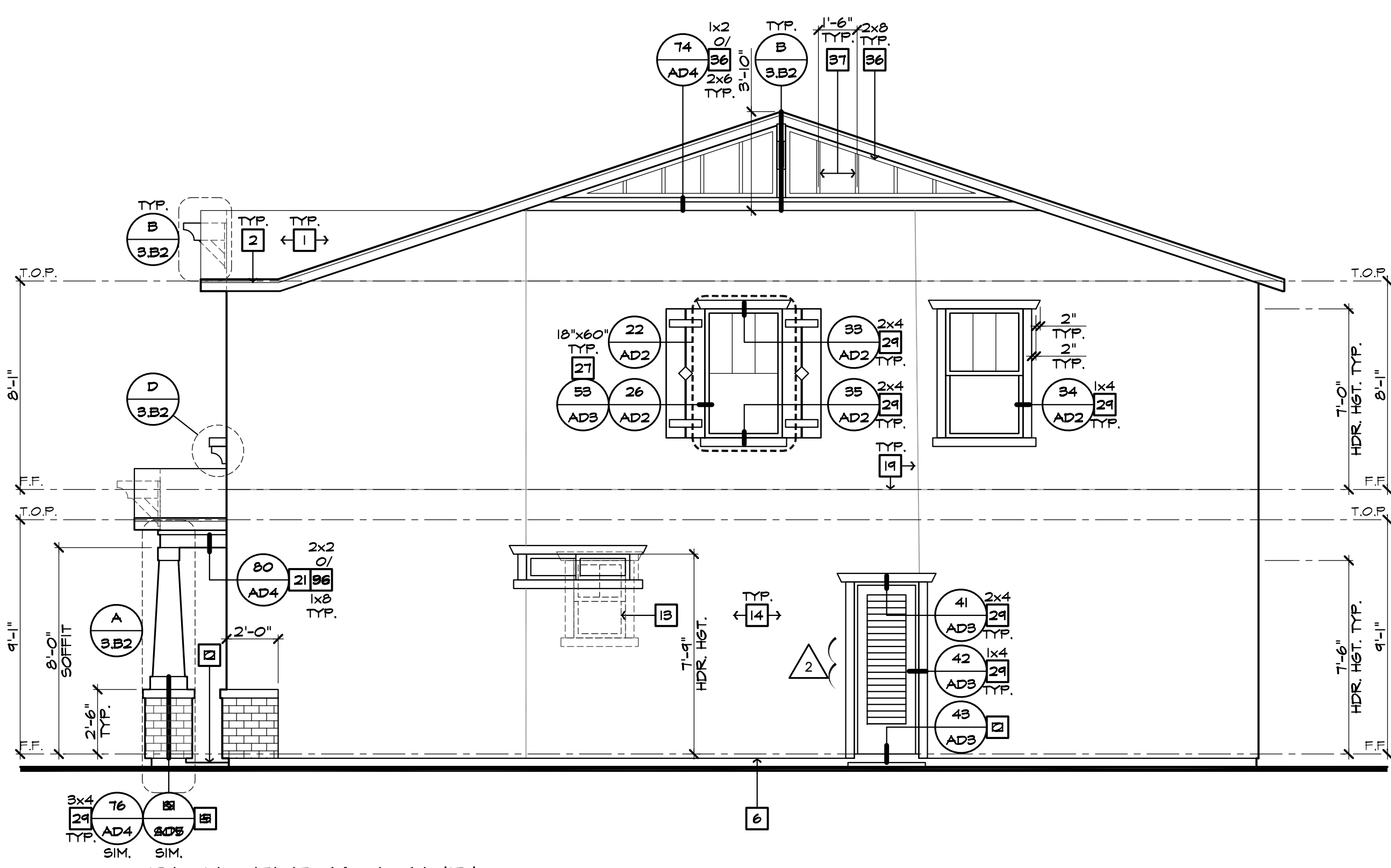




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**LEFT ELEVATION 'B'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



**RIGHT ELEVATION 'B'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")



**REAR ELEVATION 'B'**  
SCALE 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

AT QUAD DOORS

ELEVATION NOTES	
1.	ROOF MATERIAL - REFER TO ROOF NOTES
2.	2x6 FASCIA/BARGE BOARD
3.	G.I. FLASHING
4.	G.I. SADDLE FLASHING - REFER TO DETAIL 3/AD1
5.	G.I. CRICKET TO DRAIN - REFER TO DETAIL 11/AD1
6.	G.I. DRIP SCREED - SEE DETAIL 84/AD5
7.	DECORATIVE LOUVERED ATTIC VENT - REFER TO ELEVATION FOR SIZE
8.	1/4" G.I. SCREENED + LOUVERED AIR VENT
9.	FIREPLACE CHIMNEY, CHIMNEY SHALL EXTEND A MIN. OF 2'-0" ABOVE ANY PORTION OF THE HOUSE WITHIN 10'. PROVIDE AN APPROVED SPARK ARRESTOR ON TOP OF CHIMNEY.
10.	LINE OF VOLUME CEILING - FITCH 20 UNO.
11.	SECTIONAL GARAGE DOOR - VERIFY WINDOW OPTION
12.	CONCRETE STOOFF/PORCH - REFER TO SLAB INTERFACE PLAN
13.	OPTIONAL DOOR/ WINDOW - REFER TO FLOOR PLAN
14.	EXTERIOR FLASTER - SEE SPEC'S
15.	BRICK VENEER
16.	2" THICK SYNTHETIC STONE VENEER - SEE DETAIL 81/AD5
17.	SHANGHAI - STUCCO OVER FLAT 2x FRAMING - SEE DETAIL 86/AD5
18.	DECORATIVE WROUGHT IRON
19.	1/2" STUCCO CONTROL JOINT - REFER TO DETAIL 88/AD5
20.	2" RECESSED ELEMENT UNO. - REFER TO ELEVATION FOR SIZE
21.	FLAT STUCCO SOFFIT - REFER TO DETAIL 80/AD4
22.	ARCHED STUCCO SOFFIT
23.	WOOD SOFFIT
24.	STUCCO COLUMN
25.	STUCCO POTSHIELD - SLOPE TO DRAIN, 1" PER FOOT - SEE DETAIL 31/AD2
26.	POLYURETHANE FOAM OR WOOD CORBEL - REFER TO ELEVATION
27.	PRE-MANUFACTURED SHUTTER PER AMERICAN TILE OR EQUAL - REFER TO ELEVATION FOR SIZE
28.	DECORATIVE STUCCO FINISH
29.	EXTERIOR FLASTER
30.	6" DIA. DECORATIVE VENTS PER AMERICAN TILE OR EQUAL - REFER TO DETAIL 10/AD1
31.	EXTERIOR FLASTER
32.	WOOD TRIM
33.	WOOD TRIM
34.	FIBER CEMENT SIDING STRAIGHT EDGE NOTCHED PANEL
35.	FIBER CEMENT SIDING STAGGERED EDGE NOTCHED PANEL
36.	TRIM AT SIDING - 5/4" FIBER CEMENT (PROVIDE 1/2" PLYWOOD BACKING)
37.	FIBER CEMENT VERTICAL SIDING (TEXTURED) WITH 1/2" FIBER CEMENT TRIM AT 8' O.C. (UNO.) - REFER TO DETAILS '3' AND '4' ON SHEET AD4
38.	KNEE BRACE - REFER TO DETAIL 20/AD1 UNO.
39.	1x2" FOAM BATTENS WITH SAND FINISH EXTERIOR STUCCO - REFER TO ELEVATION FOR SPACING
40.	WOOD BEAM WRAPPED WITH 1x RESAWN WOOD TRIM - SEE STRUCTURAL PLANS FOR SIZE
41.	ROUGH SAWN WOOD POST MIN. 6x6 UNO. - SEE STRUCT. PLANS FOR SIZE
42.	PORCH RAIL - REFER TO ELEVATION
43.	ILLUMINATED ADDRESS PER CITY REQUIREMENTS, NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR) IN CONTRAST WITH THEIR BACKGROUND
44.	POLYURETHANE TRUSS TAIL COVER - REFER TO ELEVATION FOR SIZE
45.	ROUGH SAWN 3x6 BARGE BOARD EXTEND 6" FAST OVERHANG
46.	1 1/2" WIDE STUCCO CHANNEL - REFER TO DETAIL 83/AD5



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2 MODEL WALK REVISIONS 01/31/2024



PLAN: 240.2528  
SHEET: 3.B3

SPEC. LEVEL 1  
SANTEE  
PLAN 2

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# Prospect Gardens

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PLAN:  
**240.2528**

SHEET:  
**4.1**

SPEC. LEVEL 1  
SANTEE  
PLAN 2

### SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

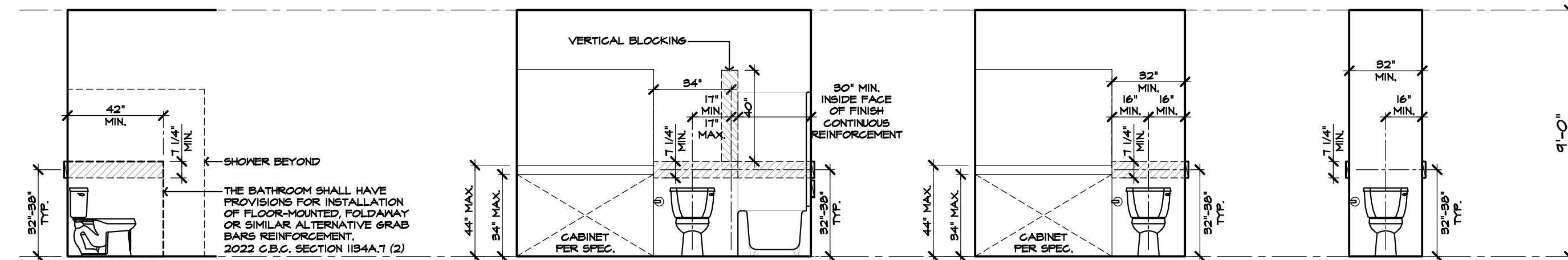
R327.1.1 REINFORCEMENT FOR GRAB BARS, AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.

1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
  2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 34 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
  3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
  4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
  5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
- EXCEPTIONS:
1. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
  2. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
  3. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
  4. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
  5. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

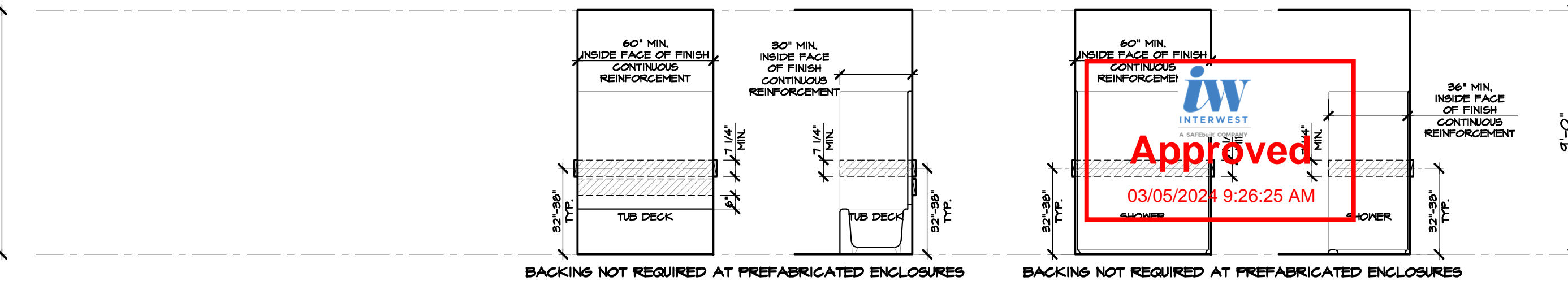
R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

- EXCEPTIONS:
1. DESIGNATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
  2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

1 R327.1.4 DOORBELL BUTTONS, DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

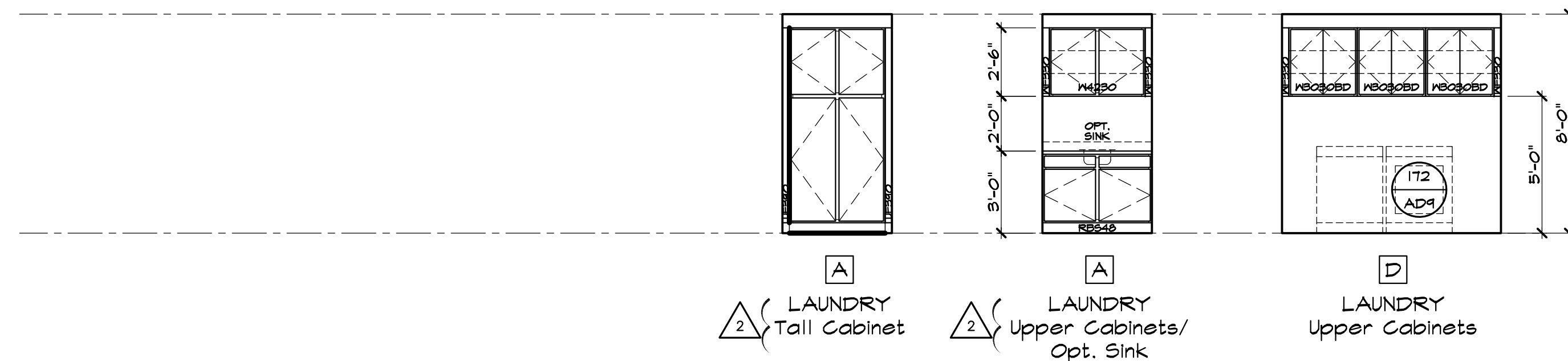


REPRESENT 2"x8" MIN. BACKINGS LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.

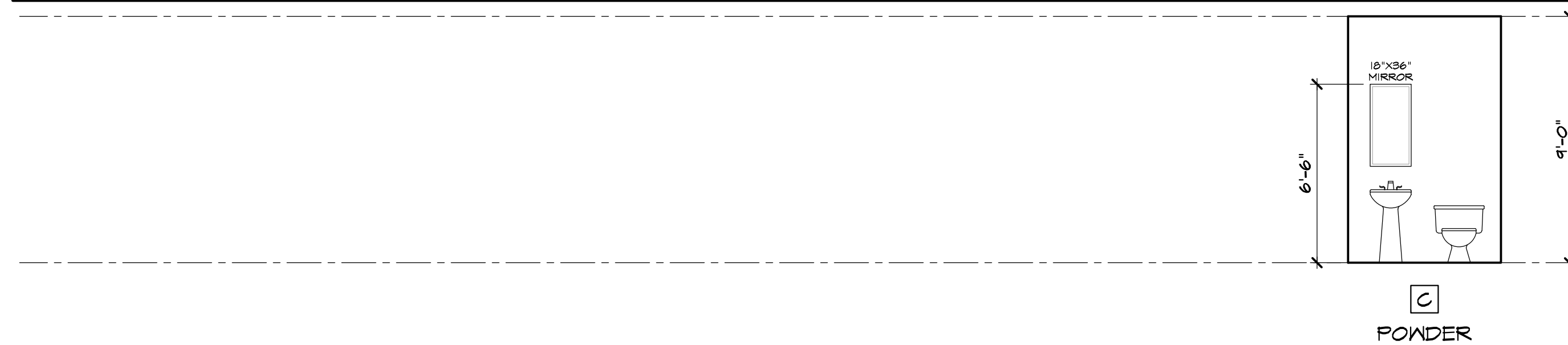


REPRESENT 2"x8" MIN. BACKINGS LOCATED BETWEEN 32"-34 1/4" A.F.F. FOR FUTURE MOUNTED GRAB BAR PER C.R.C. SEC. R327 & R327.1.1.

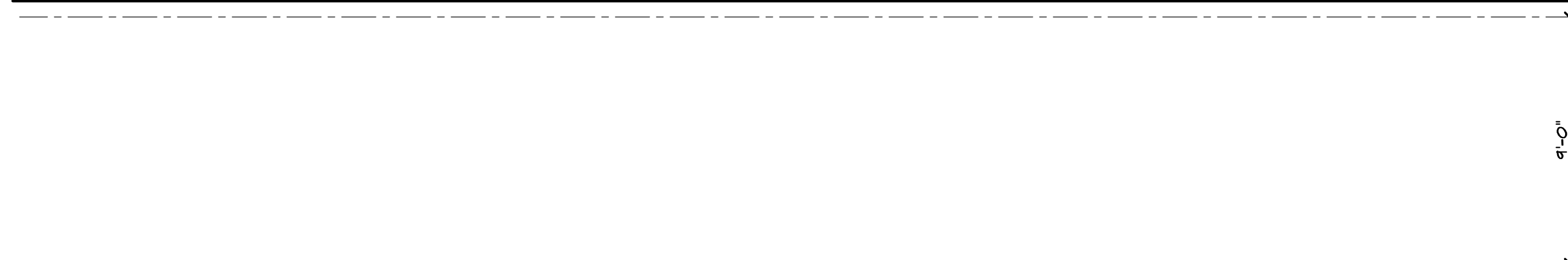
### AGING-IN PLACE DESIGN AND FALL PREVENTION (C.R.C. R327) TOILET



### MISC. ELEVATIONS



### BATH CABINETS

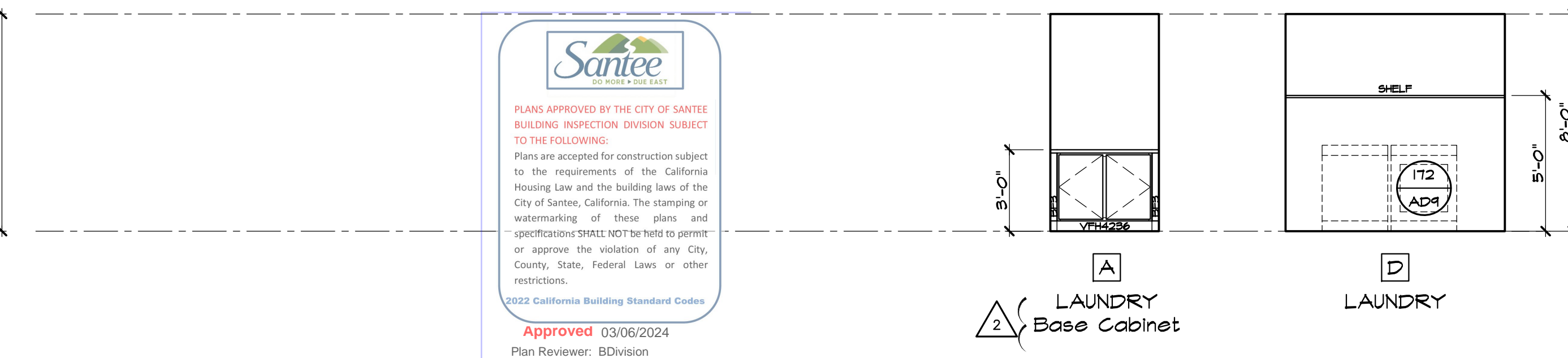


### KITCHEN CABINETS

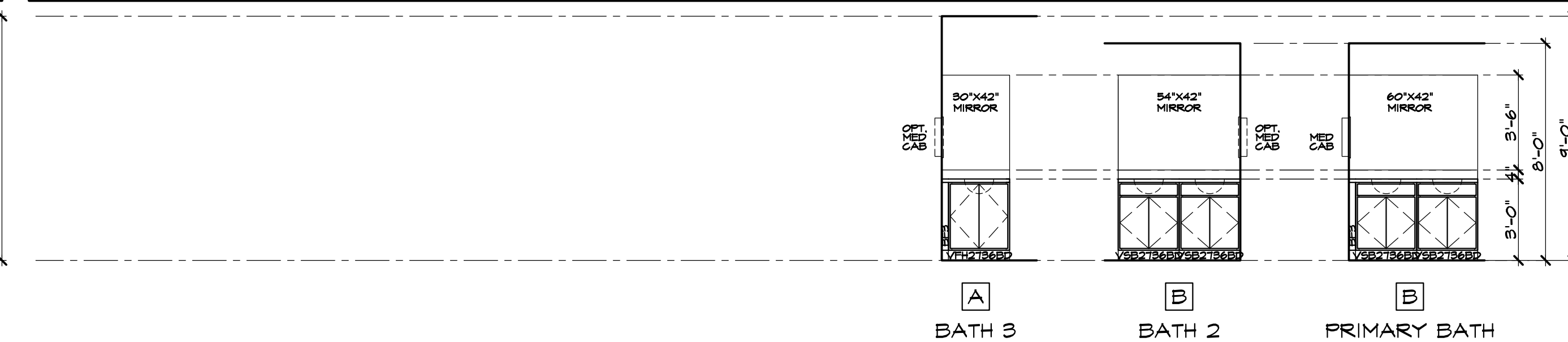
### OPTIONAL INTERIOR ELEVATIONS

SCALE: 1/4"=1'-0" (22"X34") - 1/8"=1'-0" (11"X17")

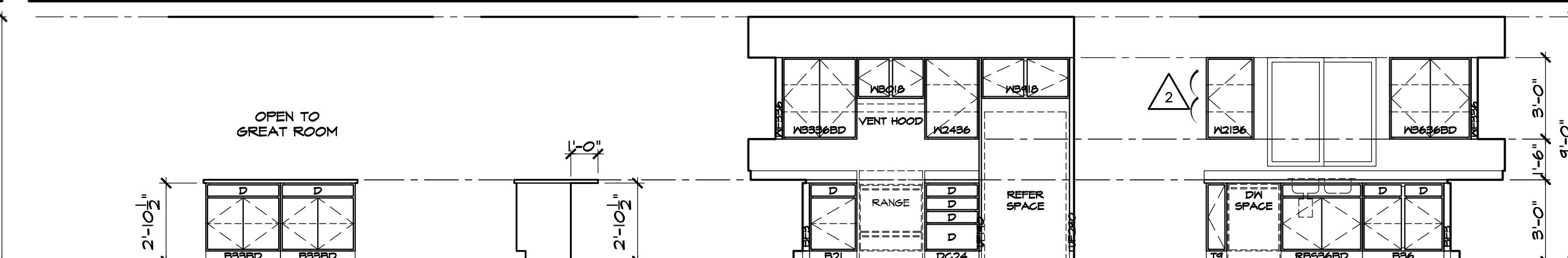
### AGING-IN PLACE DESIGN AND FALL PREVENTION (C.R.C. R327) TUB/SHOWER



### MISC. ELEVATIONS



### BATH CABINETS



### KITCHEN CABINETS

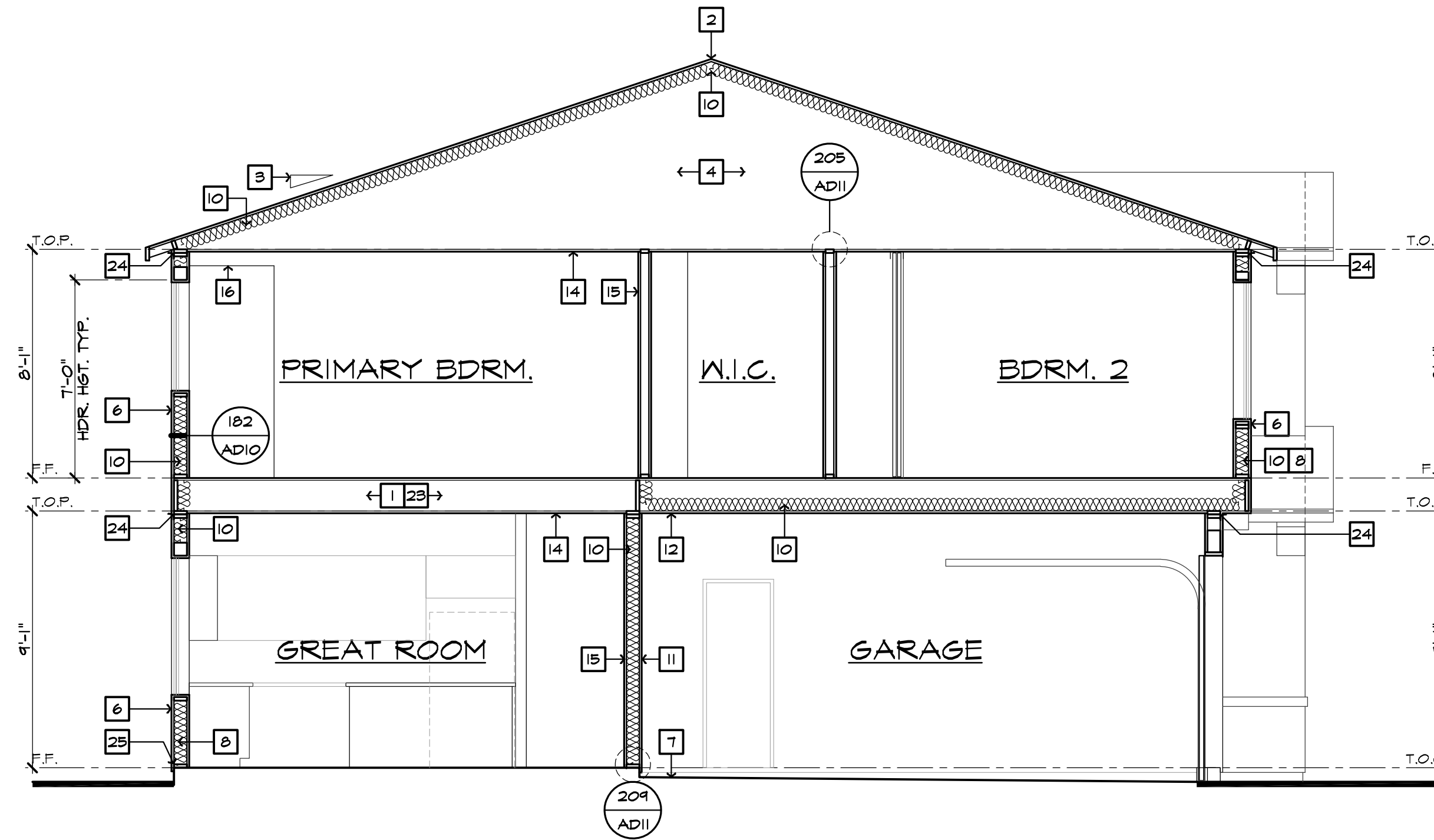
### STANDARD INTERIOR ELEVATIONS

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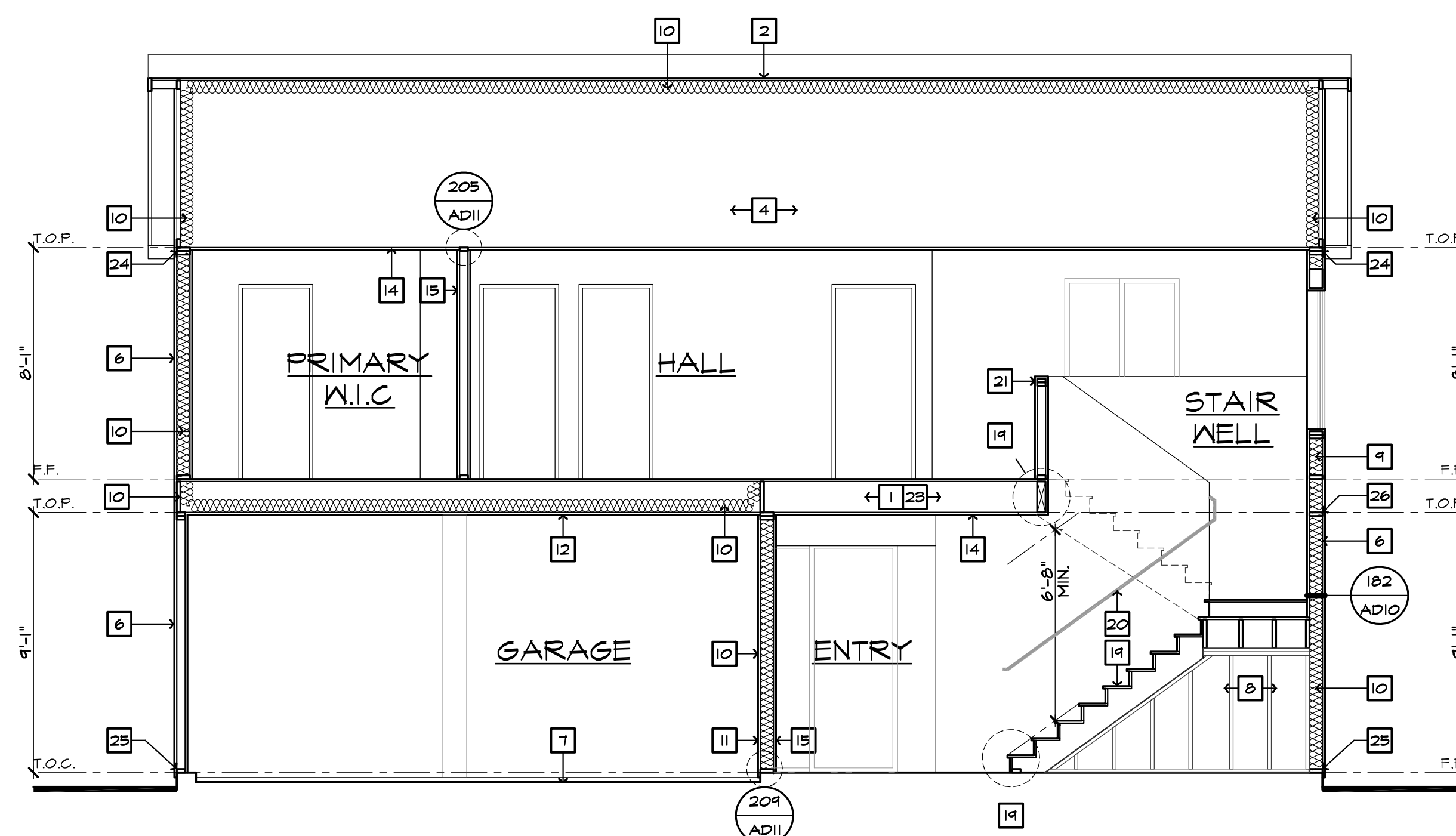
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SECTION 'B'  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")



SECTION 'A'  
SCALE 1/4"=1'-0" (22'x34") - 1/8"=1'-0" (11'x17")

**SECTION NOTES**

- FLOOR SYSTEM - REFER TO STRUCTURAL
- ROOFING MATERIAL - REFER TO ROOF NOTES
- ROOF PITCH - REFER TO ROOF NOTE
- PRE-MANUFACTURED WOOD ROOF TRUSS SYSTEM - REFER TO STRUCTURAL AND TRUSS CALCULATIONS
- GYP. WALLBOARD TO ROOF SHEATHING
- EXTERIOR FINISH - SEE ELEVATION
- CONCRETE GARAGE SLAB - SLOPE 2" MIN.
- 2x4 CRIPPLE STUDS AT 16" O.C.
- 2x6 BALLOON FRAMING
- INSULATION - REFER TO INSULATION COMPONENT NOTES
- FIRE SEPARATION BETWEEN HOUSE AND GARAGE WALLS: PROVIDE (1) LAYER OF 1/2" GYP. BOARD
- FIRE SEPARATION BETWEEN SECOND FLOOR AND GARAGE CEILING AND WALLS SUPPORTING SECOND FLOOR: PROVIDE (1) LAYER OF 5/8" TYPE 'X' GYP. BOARD
- FIRE SEPARATION AT GARAGE CEILING PROVIDE (1) LAYER OF 1/2" GYP. BOARD PER AT GARAGE WITH ATTIC ABOVE
- PROVIDE (1) LAYERS OF 5/8" TYPE 'X' GYP. BOARD AT FACE OF TRUSS FROM CEILING TO ROOF SHEATHING
- 1/2" HIGH DENSITY OR 3/8" GYP. BOARD AT CEILING U.N.O.
- 1/2" GYP. BOARD TYPICAL U.N.O.
- SOFFIT - SEE PLAN/ELEVATION FOR HEIGHT
- VOLUME CEILING - 2x2 PITCH
- 1/2" GYP. BOARD ON CEILING AND WALLS AT USABLE SPACE UNDER STAIRS.
- STAIR TREADS AND RISERS, MIN. 10" TREADS & 1 3/4" MAX. RISERS
- 34"X38" HIGH CONTIGUOUS WALL-MOUNTED HANDRAIL DTL. 103/AD6
- GUARDWALL 42" U.N.O. - REFER TO DETAIL 103/AD6
- WOOD BALLUSTERS AT 4' O.C. W/ HARDWOOD CAP ON 3" HIGH
- CONCEALED 6" FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DRAFT STOPS SHALL BE INSTALLED SO THAT THE INTEREST: CONCEALED SPACE DOES NOT EXCEED 600. IT SHALL DIVIDE THE CEILING INTO APPROXIMATELY EQUAL AREAS.
- DOUBLE 2x4 OF PLATE AT EXTERIOR & BEARING WALLS
- 2x PT.D.F. SILL PLATE
- FIRE-RESISTANT CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

**FENESTRATION**

WINDOW TYPE	U-VALUE	SHGC
SLIDER	0.28	0.22
FIXED	0.28	0.22
SINGLE HUNG	0.28	0.22
PATIO DOOR	0.28	0.22

NOTES:  
1. REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-1R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.  
2. ALL LOTS WITHIN THE PROJECT REQUIRE WINDOW AND SLIDING GLASS DOORS WITH WELL FITTED, WELL WEATHER-STRIPPED ASSEMBLIES AND A MINIMUM SOUND TRANSMISSION CLASS (STC) RATING OF 26 PER THE FINAL NOISE IMPACT ANALYSIS PREPARED BY URBAN CROSSROADS (DATED DECEMBER 11, 2020)

**INSULATION COMPONENTS**

TYPE	R-VALUE
EXTERIOR WALLS (2x6) AT STUCCO	R-21 (BATT) + R-4.2 (RIGID FOAM)
EXTERIOR WALLS (2x6) AT SIDING	R-21 (BATT) + R-0 (NO RIGID FOAM)
HOUSE/GARAGE WALLS (2x6)	R-21
ENTRY DOOR	R-1
FLOOR (ABOVE GARAGE)	R-18
ATTIC AT FURNACE	--
ATTIC INSULATION (UNVENTED ATTIC)	R-33 SPRAY FOAM BELOW ROOF DECK
RADIANT BARRIER	--
DUCT INSULATION	R-6

ENERGY COMPLIANCE REQUIREMENTS: PROVIDE ALL ITEMS AND EQUIPMENT TO MATCH THE SPECIFICATIONS LISTED ON THE ENERGY COMPLIANCE DOCUMENTS INCORPORATED INTO THESE PLANS (INCLUDING THE FOLLOWING):  
WINDOW SHGC'S AND U-VALUES  
FURNACE EFFICIENCIES AND COOLING SEER'S ENVELOPE  
INSULATION R-VALUES  
ALL MANDATORY MEASURES LISTED ON SHEET T24-MM

NOTES:  
1. REFER TO THE CERTIFICATES OF COMPLIANCE (FORM CF-1R'S) LOCATED ON THE T24-X SHEETS FOR ADDITIONAL INFORMATION.  
2. R-4 INSULATION AT EXTERIOR WALLS IS A RIGID FOAM INSULATION BOARD USED IN CONJUNCTION WITH THE ONE-COAT STUCCO APPLICATION

**Santee**  
DO NOT SCALE

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal laws or other restrictions.

2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS 10/05/2023 - V.P.B.S.  
2 MODEL WALK REVISIONS 01/31/2024



PLAN: 240.2528  
SHEET: 4.2

SPEC. LEVEL 1  
SANTEE  
PLAN 2

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# Prospect Gardens

TRACT NO. 2016-03

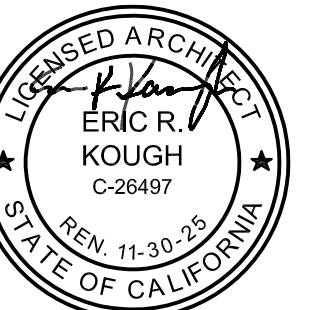
KB HOME  
SOUTHERN CALIFORNIA  
ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT NO.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

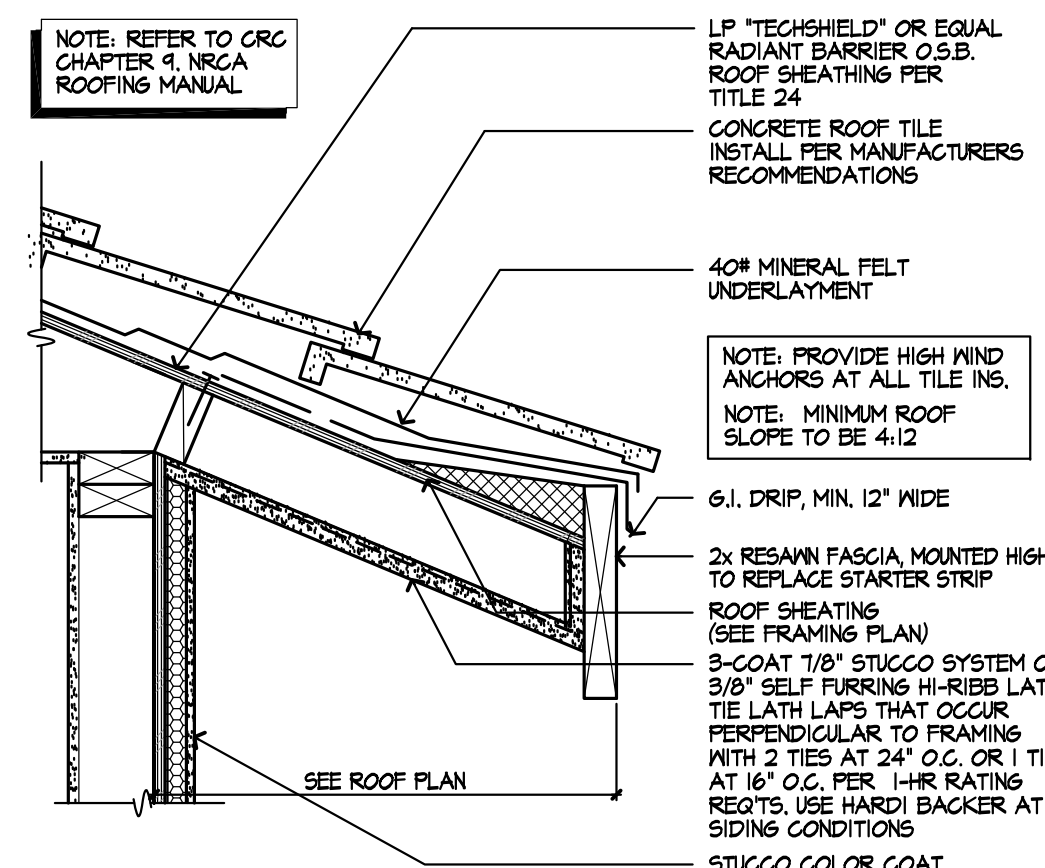
PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
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2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-006 REV  
Plan-Approved



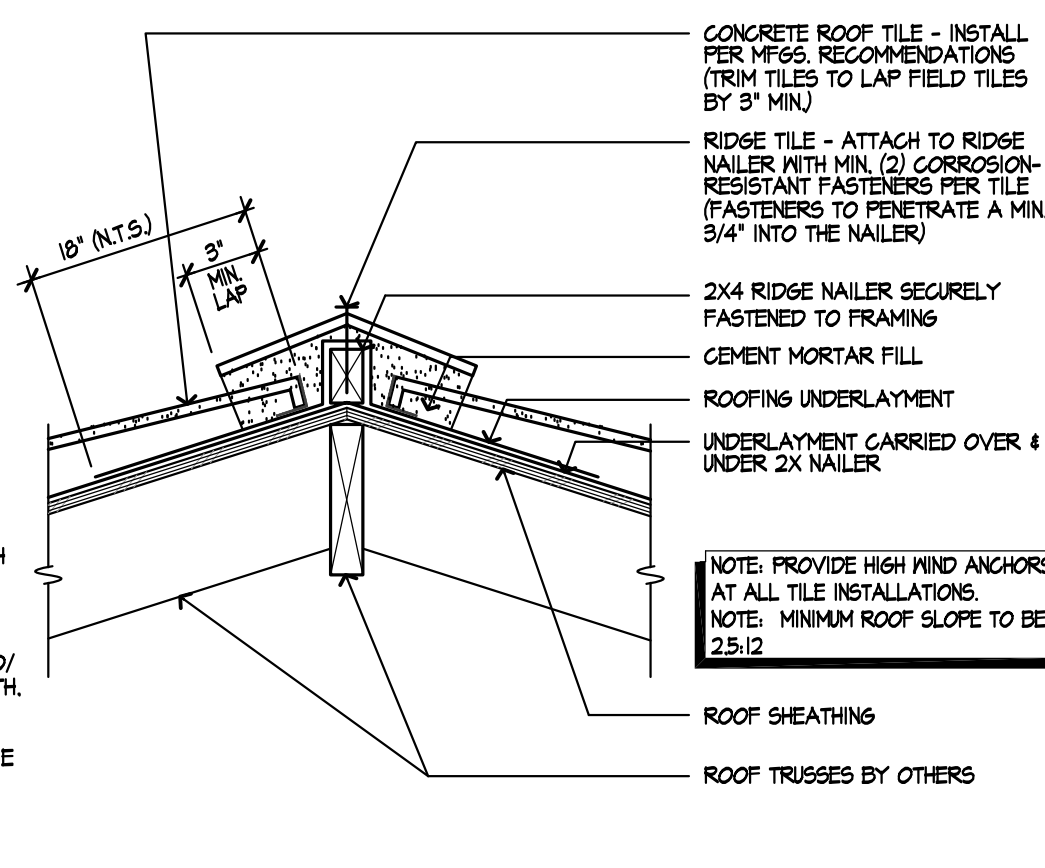
PLAN:  
**ALL PLANS**  
SHEET:  
**AD1**

SPEC. LEVEL 1  
**SANTEE**



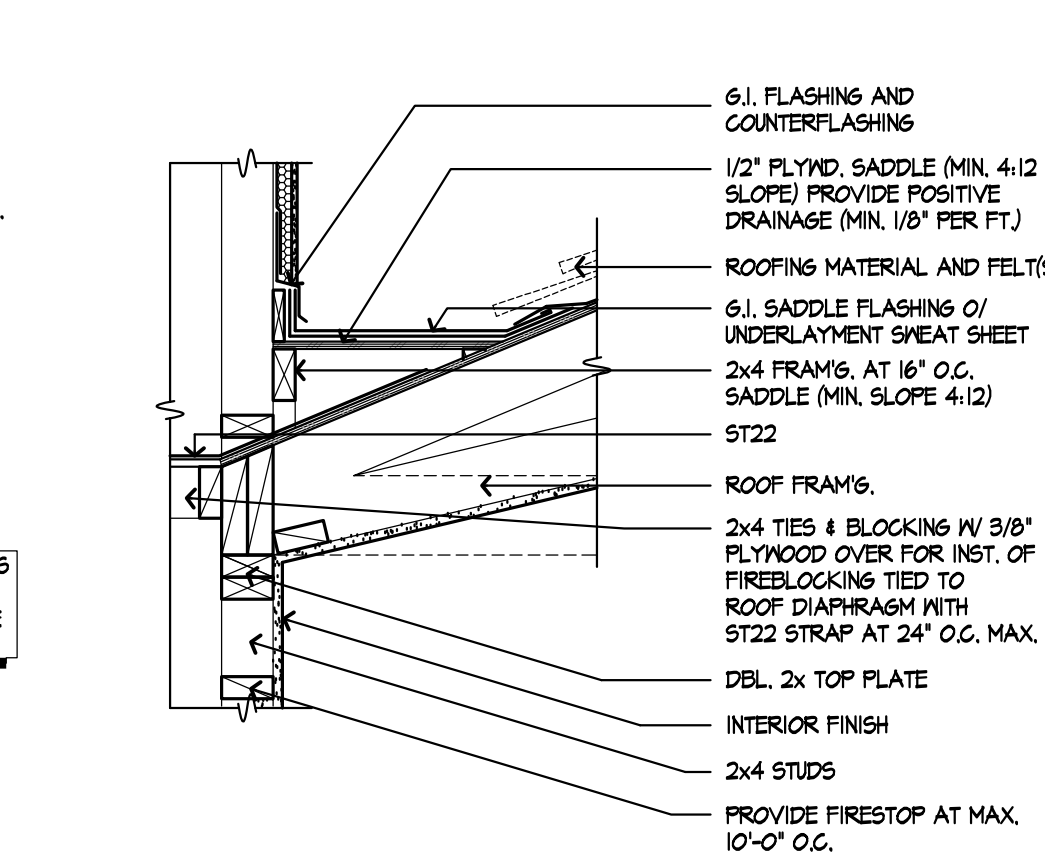
### EAVE - FLAT TILE

SCALE: 1/2"=1'-0" ONE HOUR EXTERIOR ROO-01TB



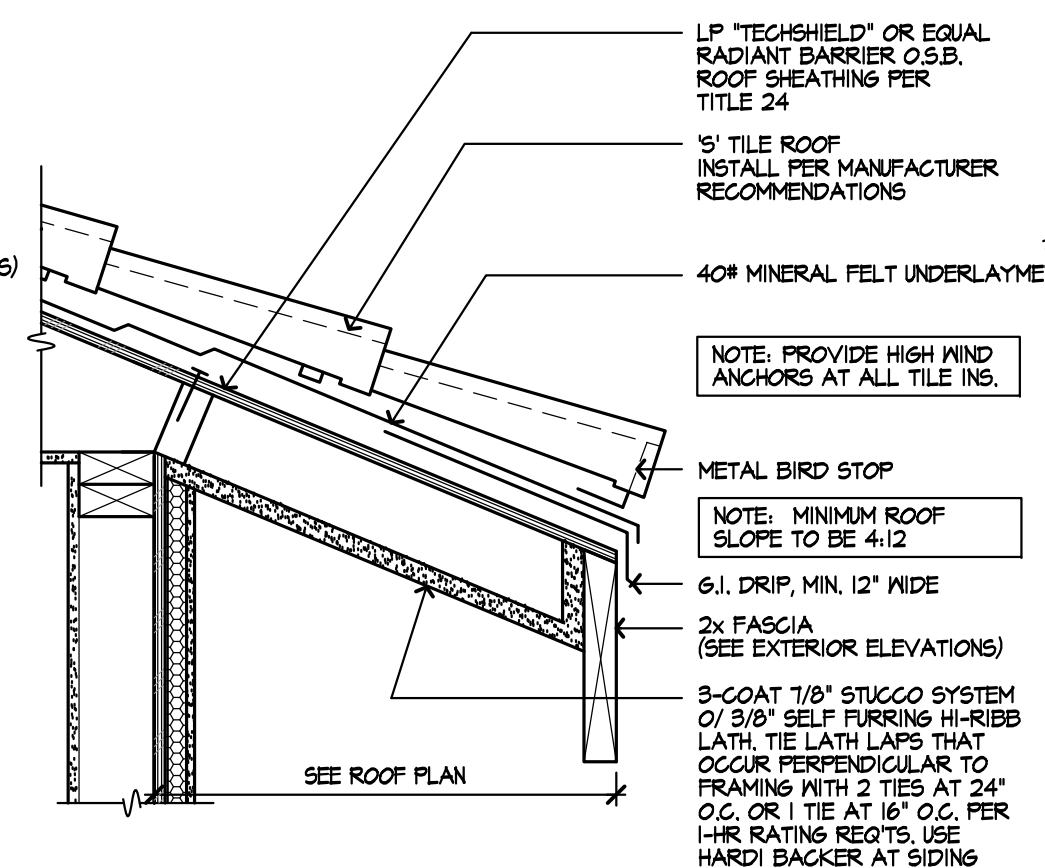
### RIDGE / HIP - FLAT TILE

SCALE: 1/2"=1'-0" ROO-01BA



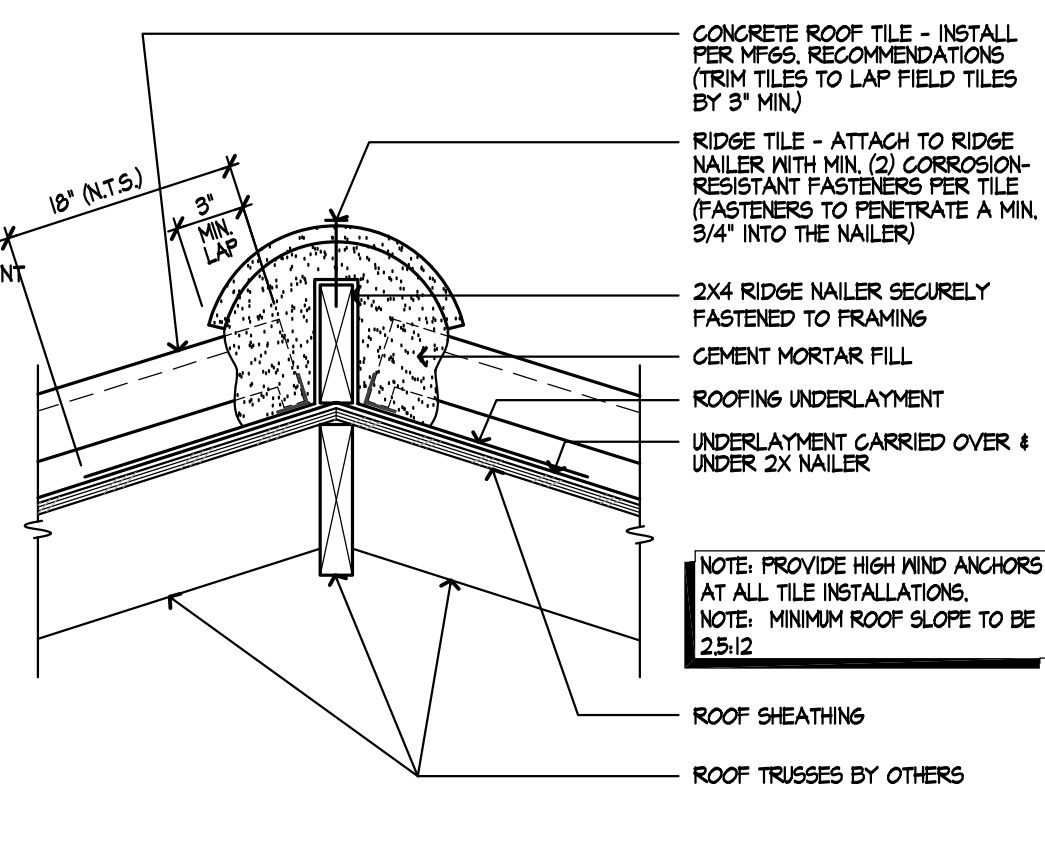
### SADDLE FLASHING

SCALE: 1"=1'-0" SAC-01B2-00a



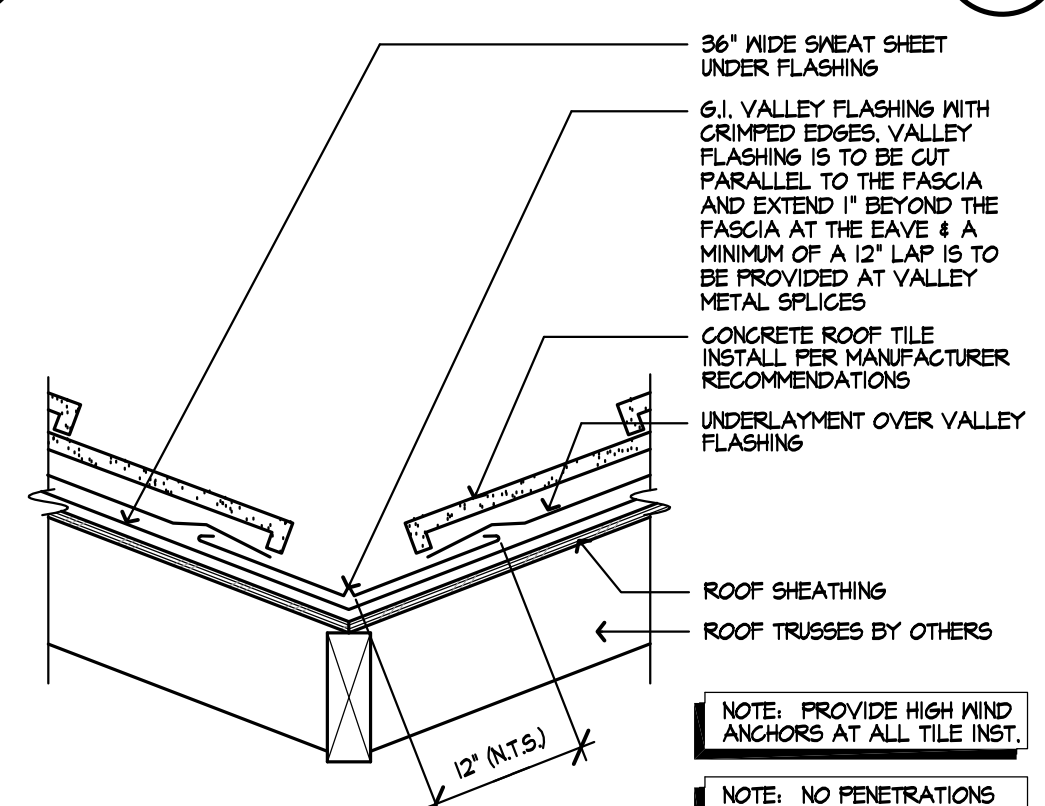
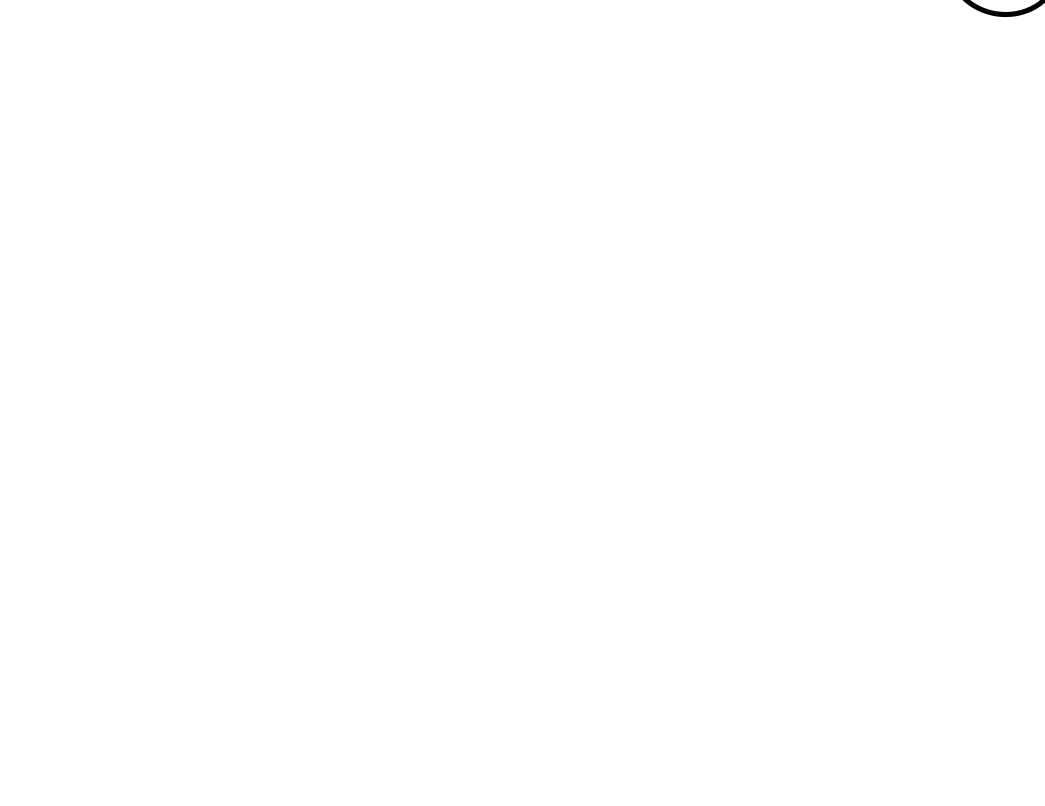
### EAVE - 'S' TILE

SCALE: 1/2"=1'-0" ONE HOUR EXTERIOR WALL ROO-00BB



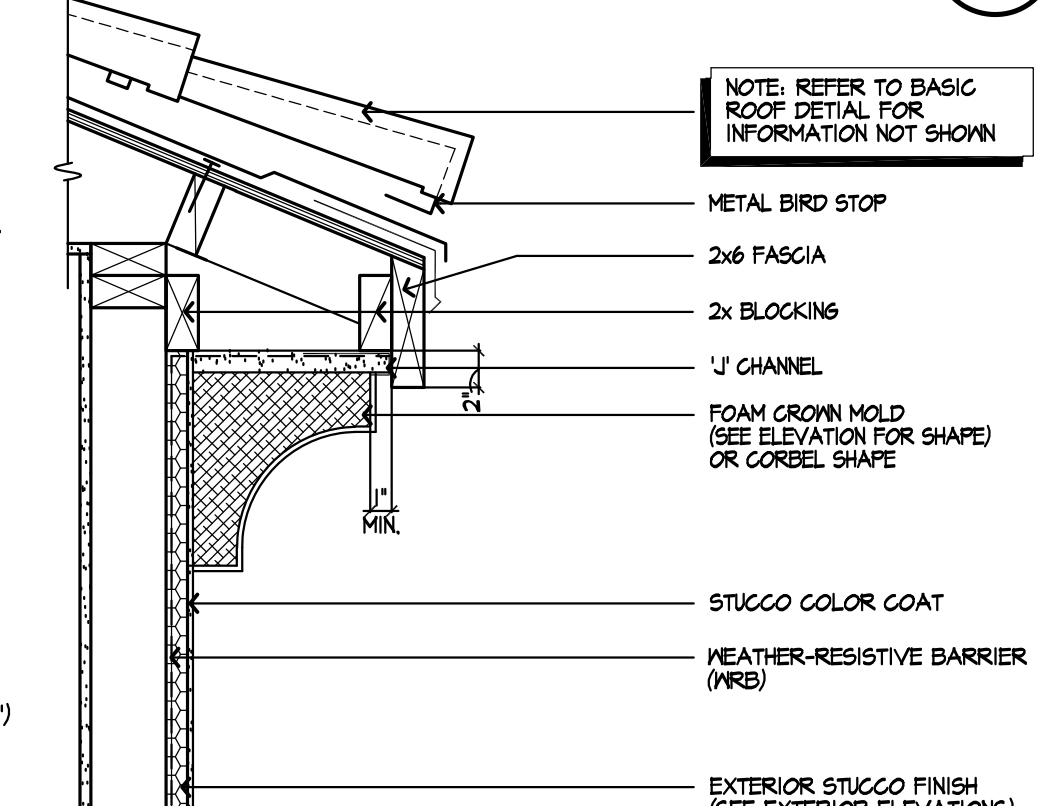
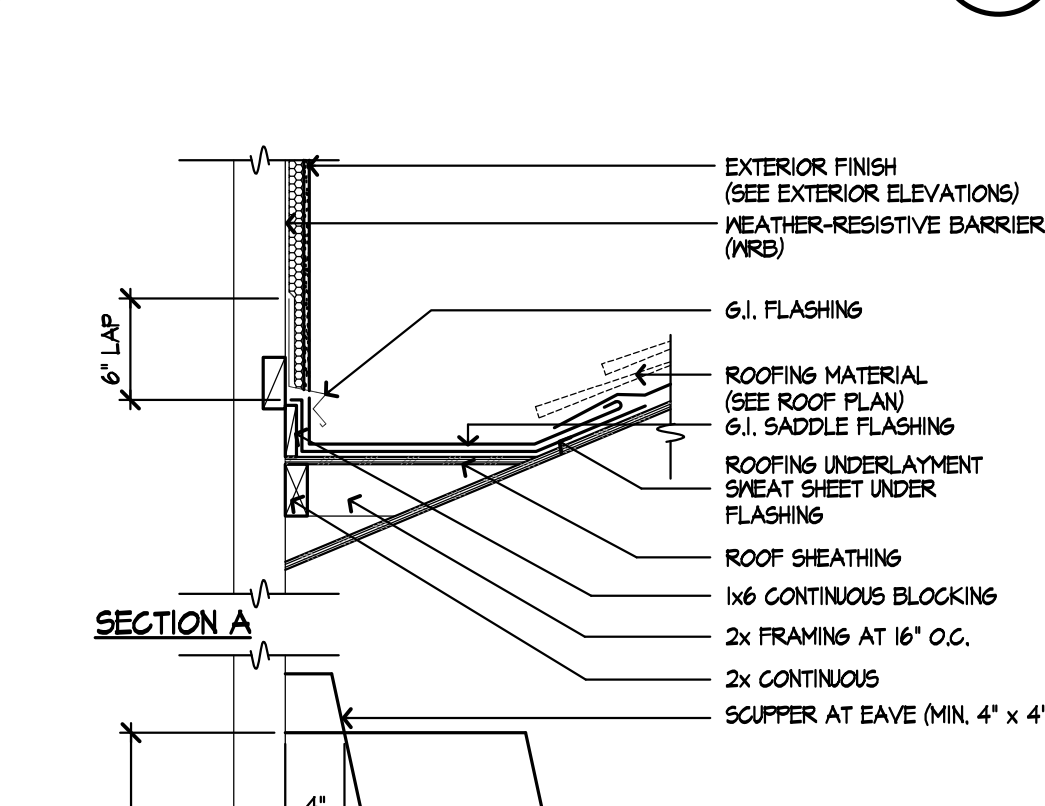
### RIDGE / HIP - 'S' TILE

SCALE: 1/2"=1'-0" ROO-001A



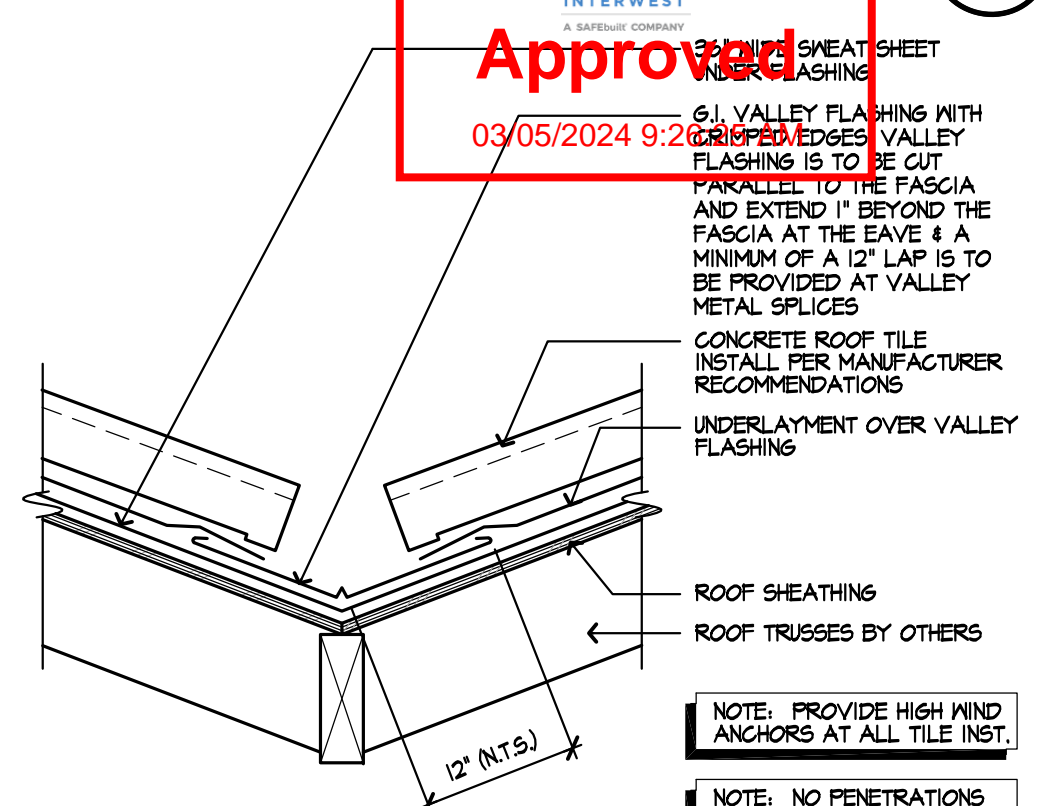
### VALLEY - FLAT TILE

SCALE: 1/2"=1'-0" ROO-014A



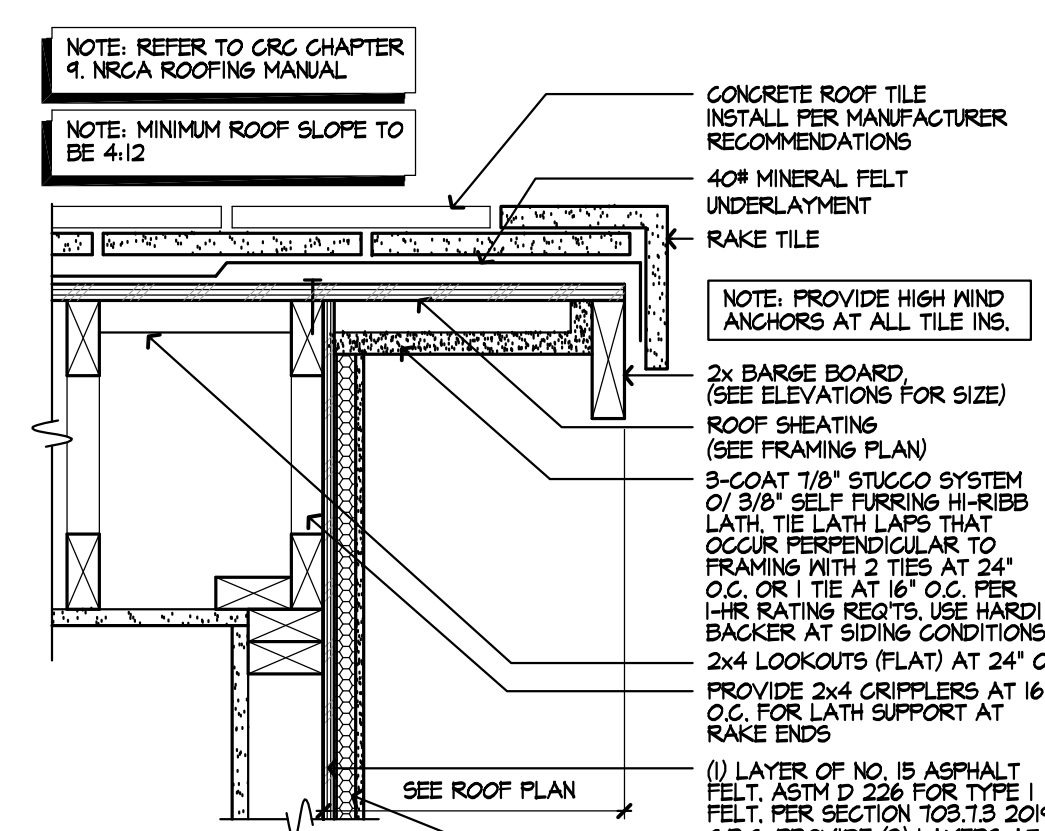
### CROWN/CORBEL AT EAVE

SCALE: 1/2"=1'-0" ROO-008A



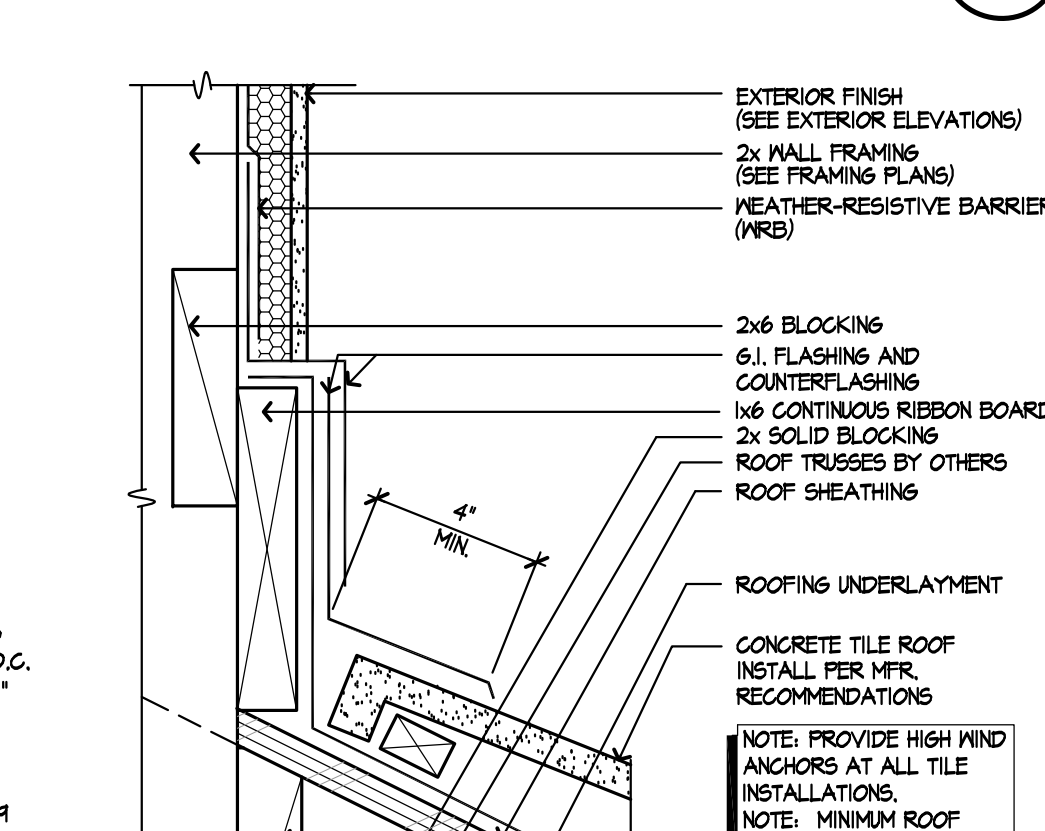
### VALLEY - 'S' TILE

SCALE: 1/2"=1'-0" ROO-002A



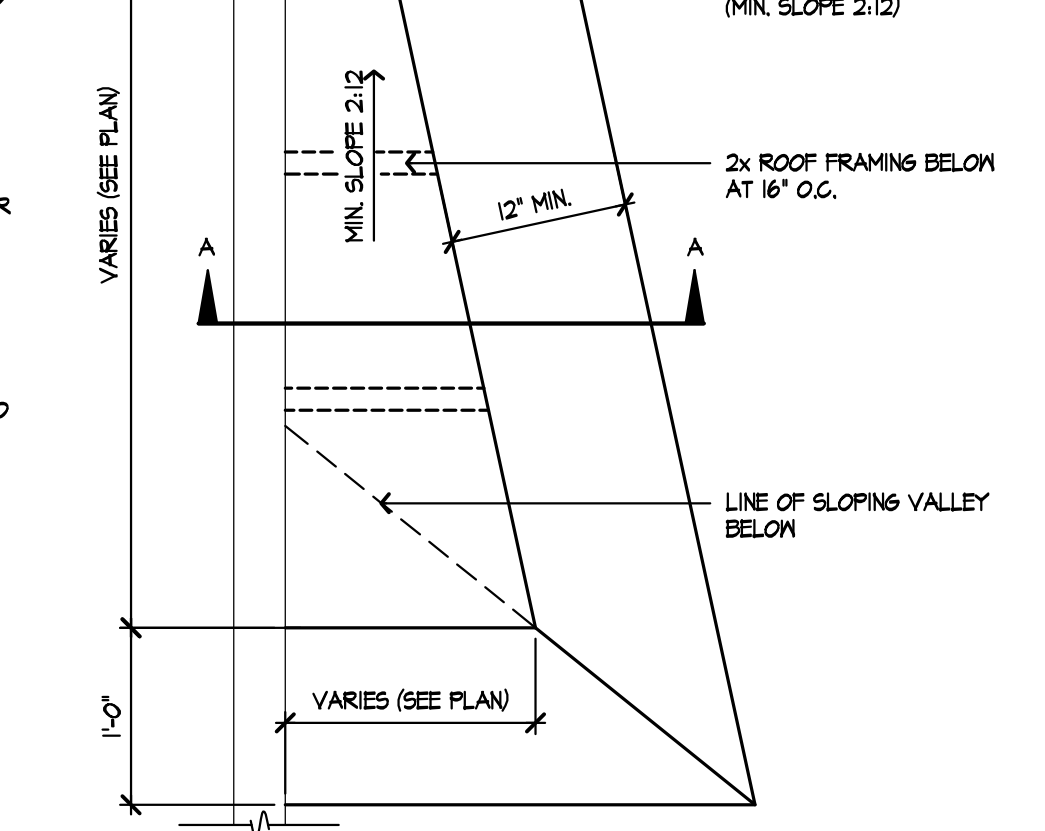
### RAKE - FLAT TILE

SCALE: 1/2"=1'-0" ONE HOUR EXTERIOR ROO-019B



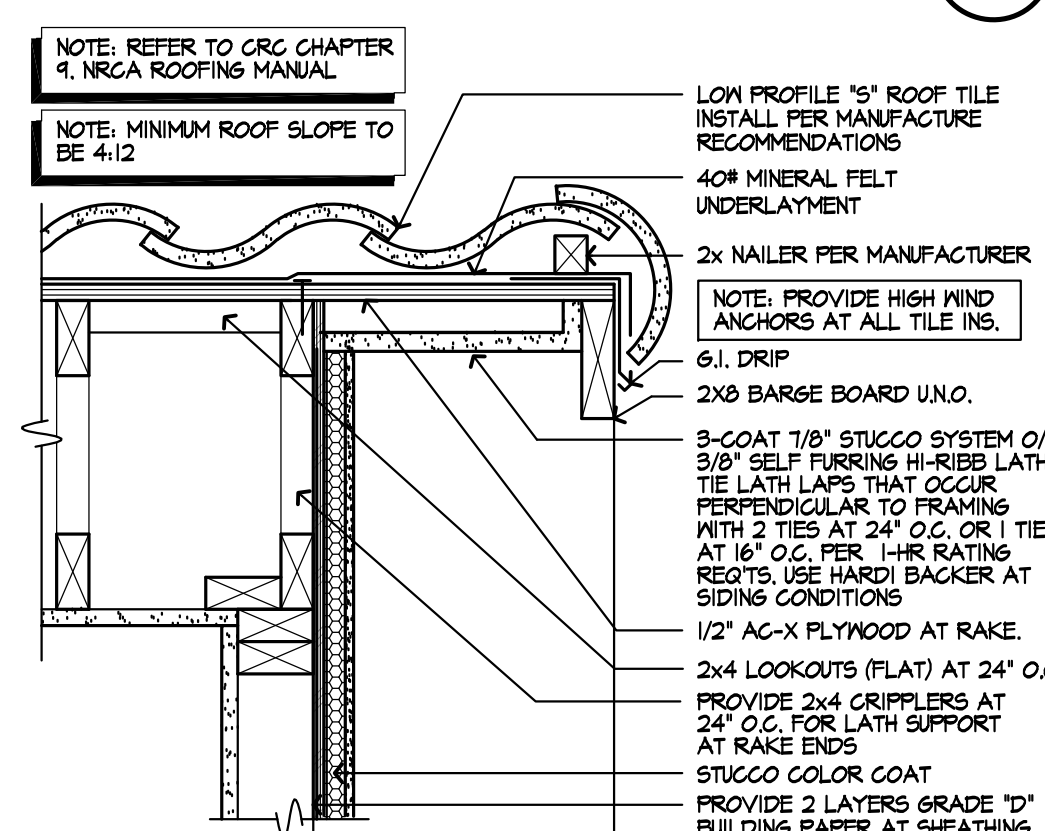
### ROOF TO WALL - FLAT TILE

SCALE: 3"=1'-0" REFER TO 220/AD1 FOR APPLICATION



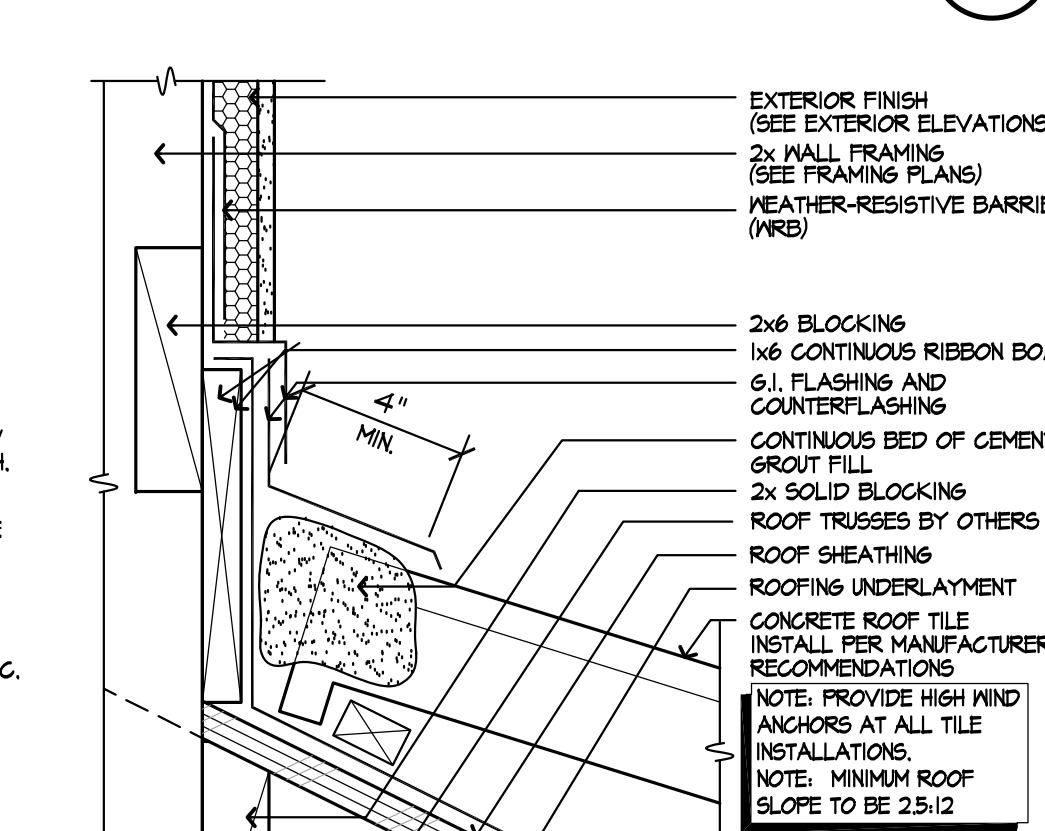
### CRICKET

SCALE: 1"=1'-0" SAC-01B2-00a



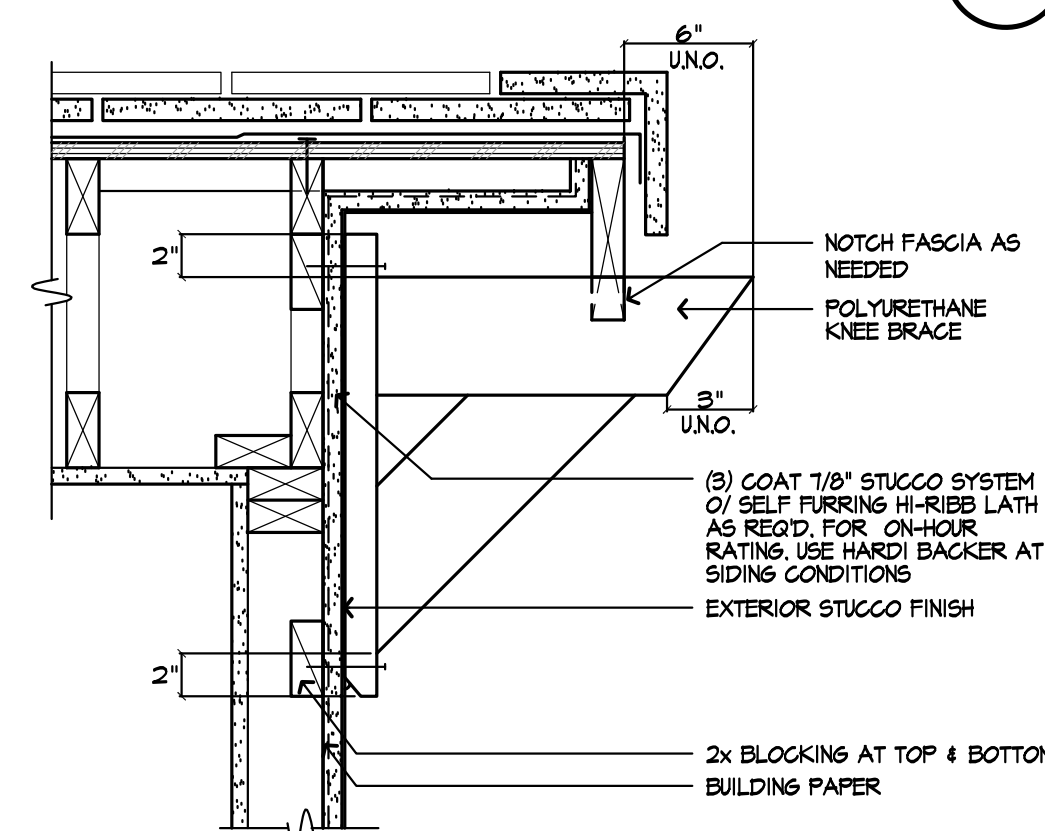
### RAKE - 'S' TILE

SCALE: 1/2"=1'-0" ONE HOUR EXTERIOR WALL ROO-007B



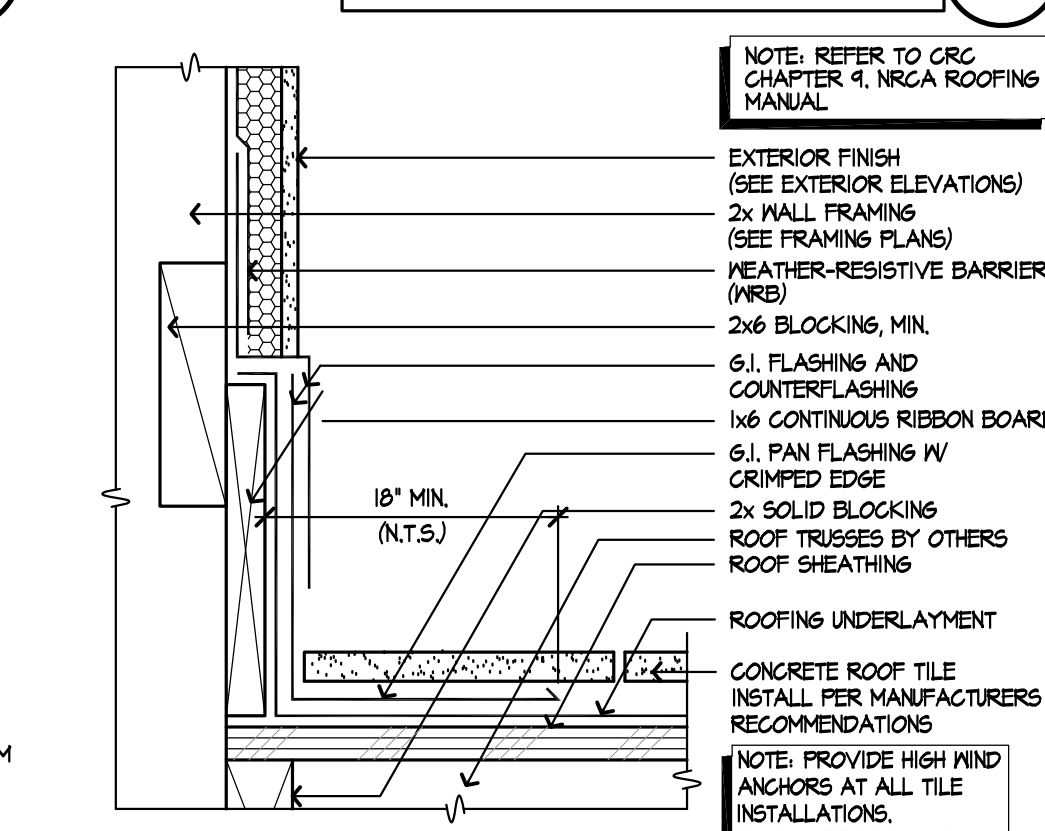
### ROOF TO WALL - 'S' TILE

SCALE: 3"=1'-0" REFER TO 220/AD1 FOR APPLICATION



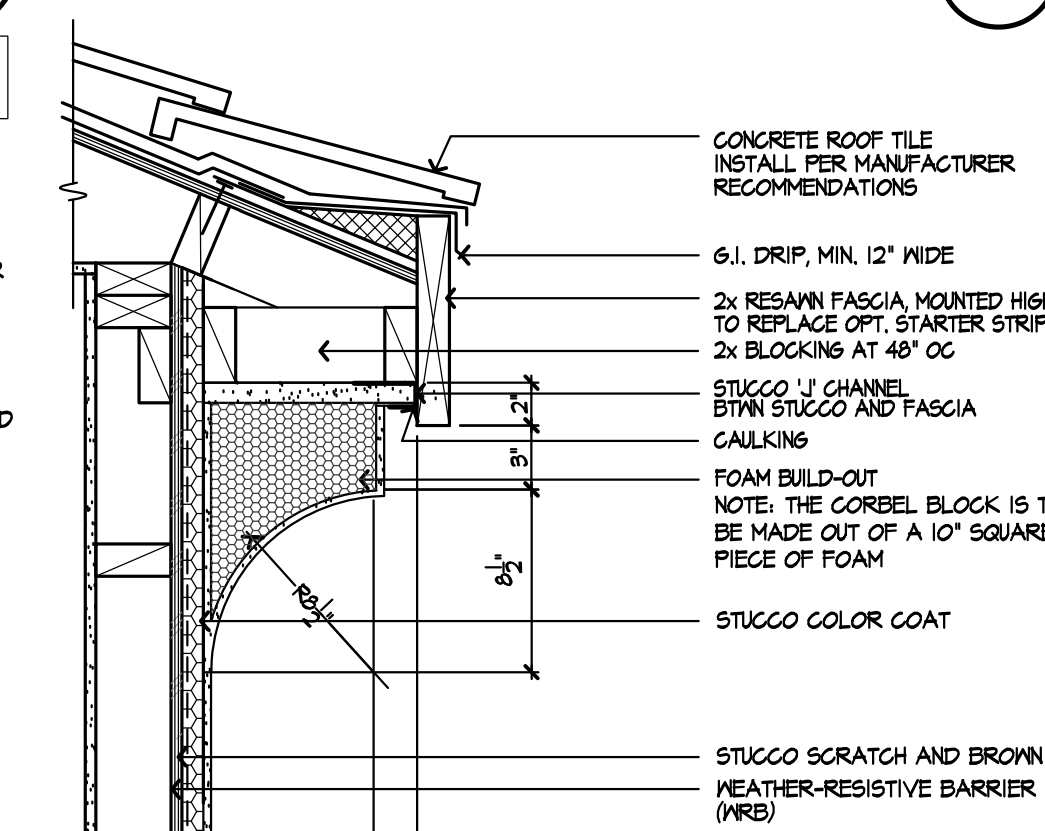
### KNEE BRACE AT RAKE

SCALE: 1/2"=1'-0" ONE HOUR EXTERIOR WALL ROO-020A



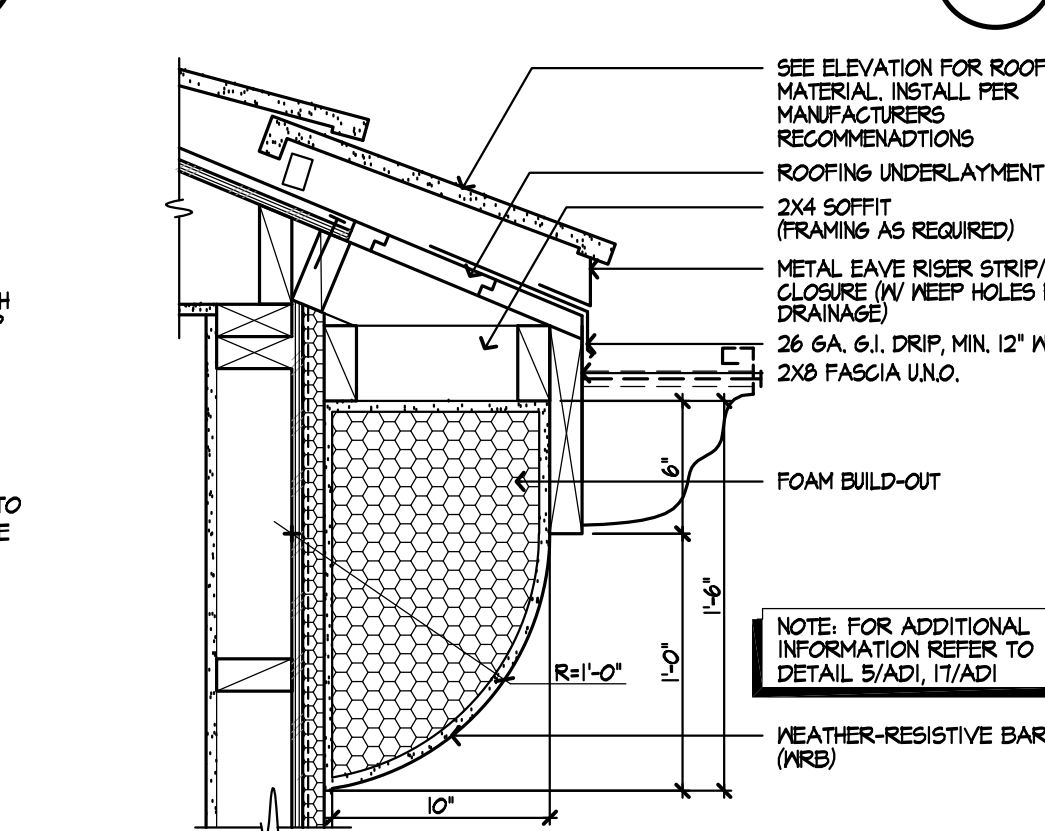
### ROOF TO WALL - FLAT TILE

SCALE: 3"=1'-0" REFER TO 214/AD1 FOR APPLICATION REFER TO 218/AD1 FOR KICKOUT CONDITION



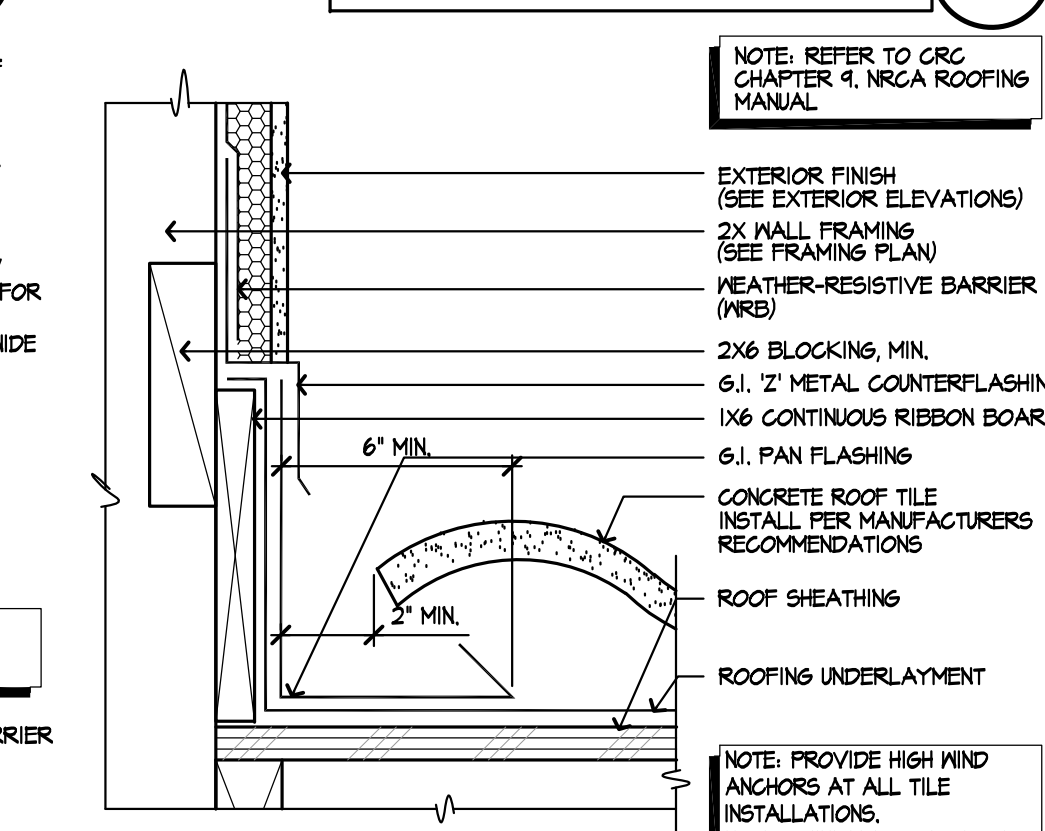
### CORBEL @ EAVE

SCALE: 1/2"=1'-0" ROO-012A



### CORBEL @ EAVE

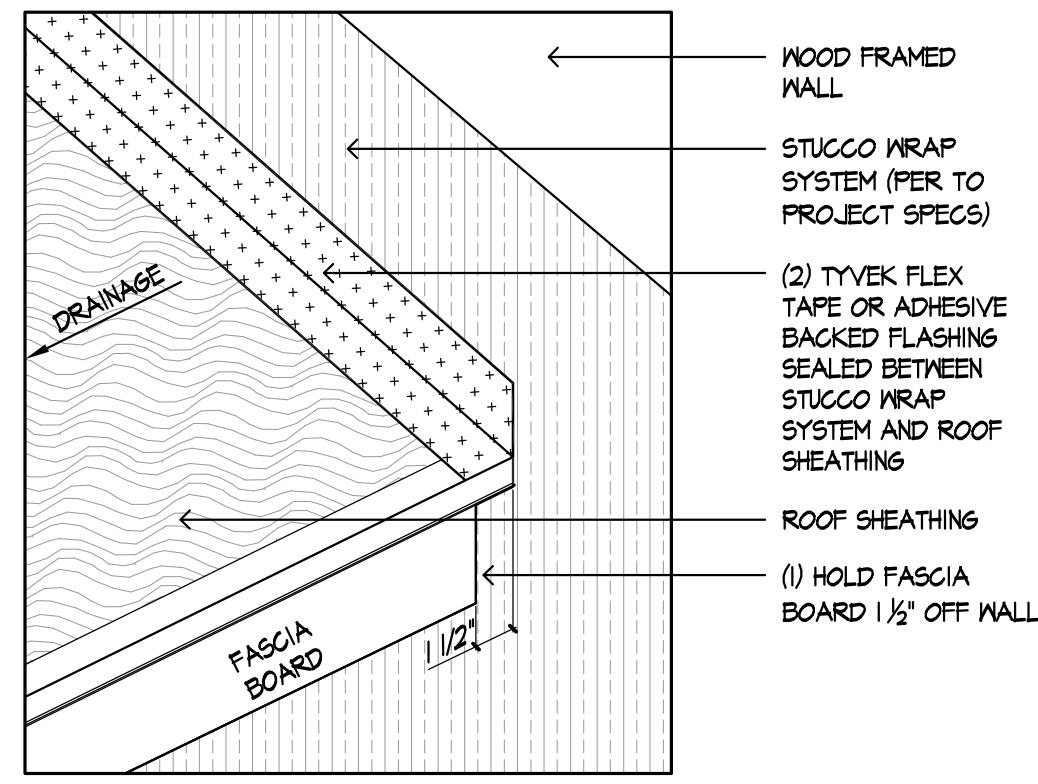
SCALE: 1/2"=1'-0" SAC-01B2-144a



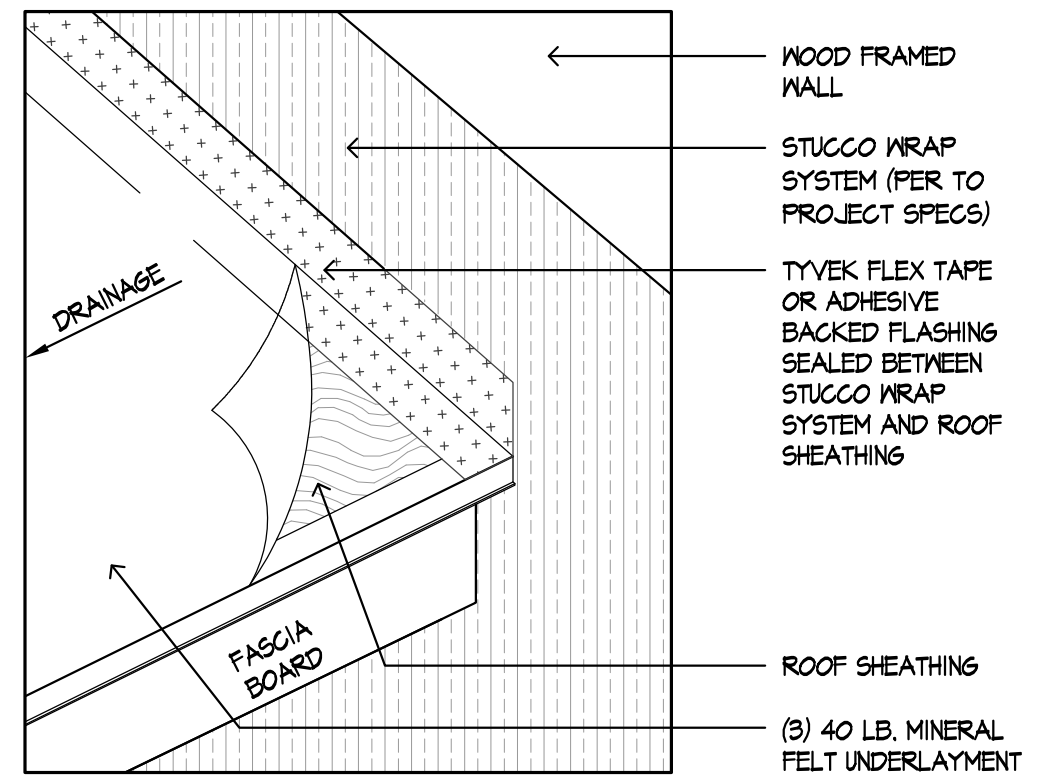
### ROOF TO WALL - 'S' TILE

SCALE: 3"=1'-0" REFER TO 214/AD1 FOR APPLICATION REFER TO 218/AD1 FOR KICKOUT CONDITION

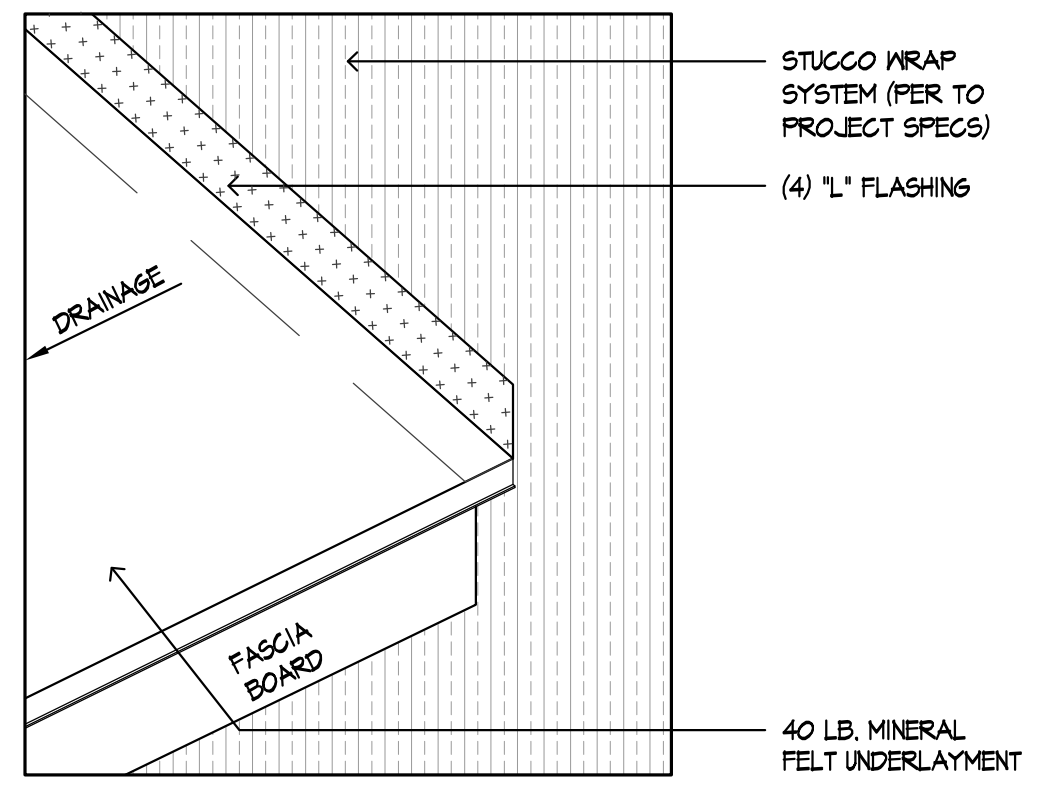
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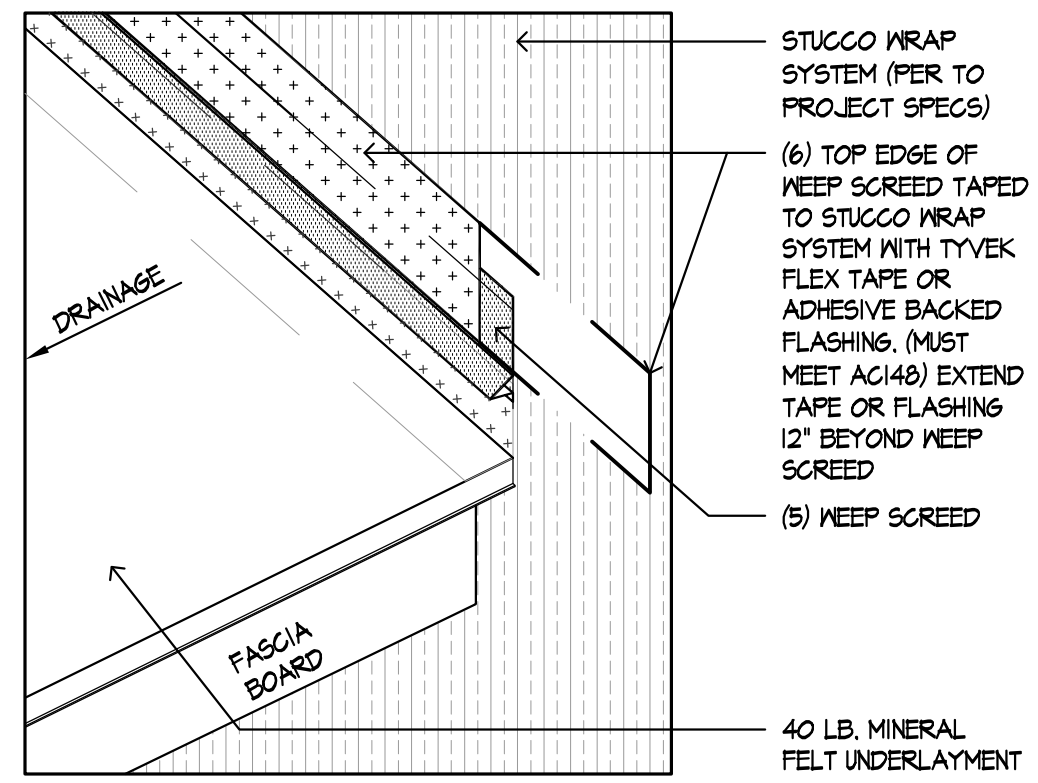
STEP 1



STEP 2



STEP 3

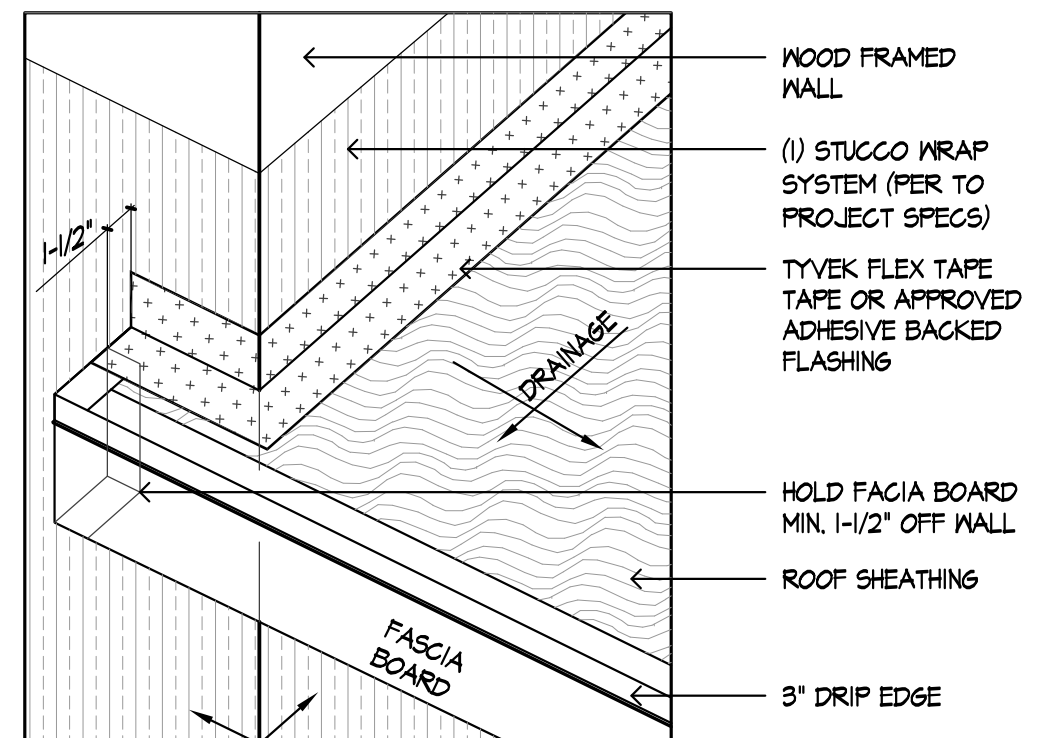


STEP 4

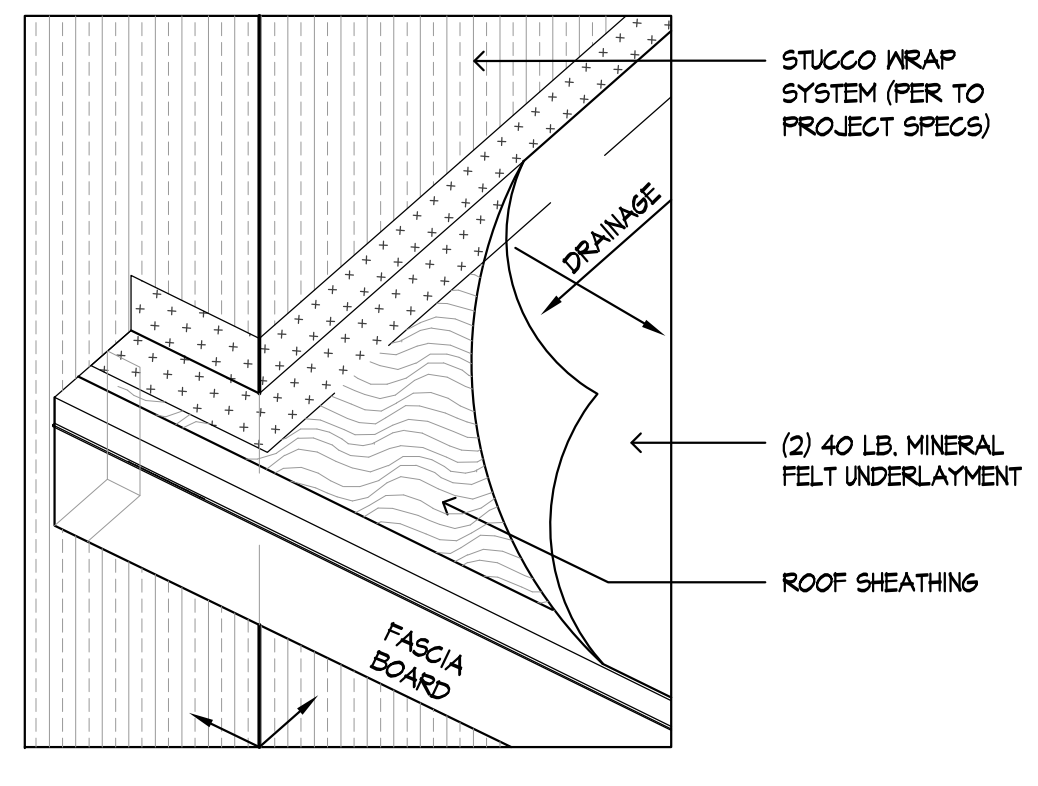
Roof To Wall Detail

SCALE 1/2" = 1'-0"

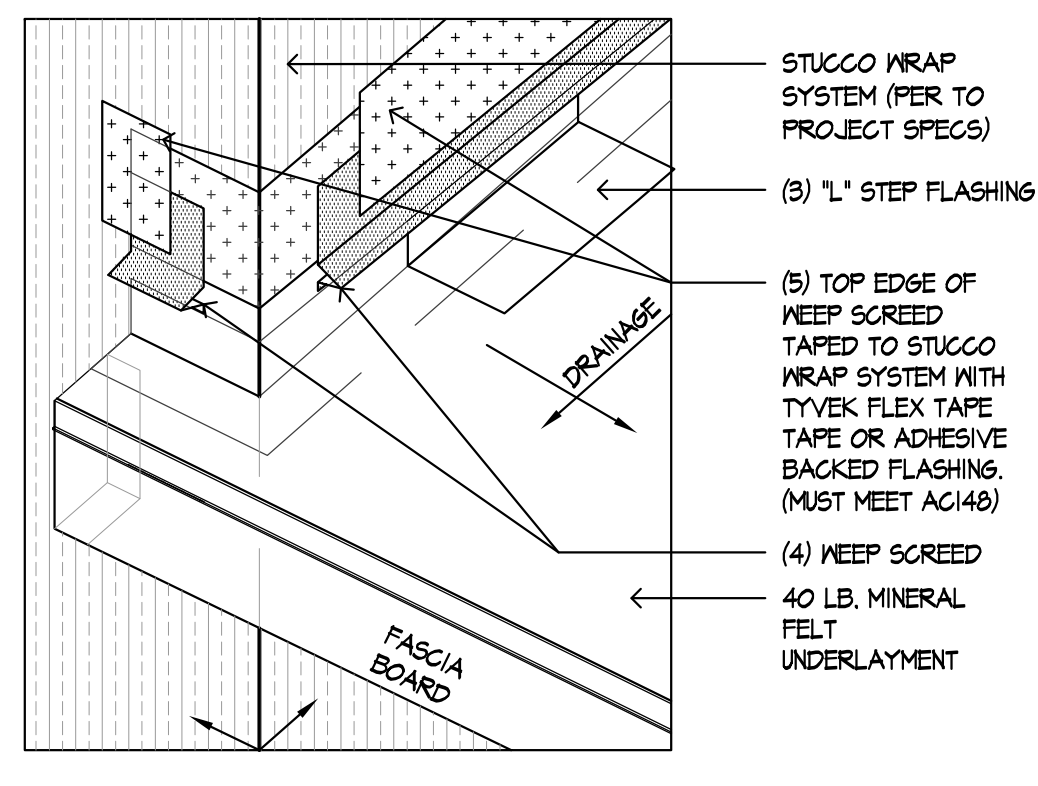
(SK14) 220



STEP 1



STEP 2

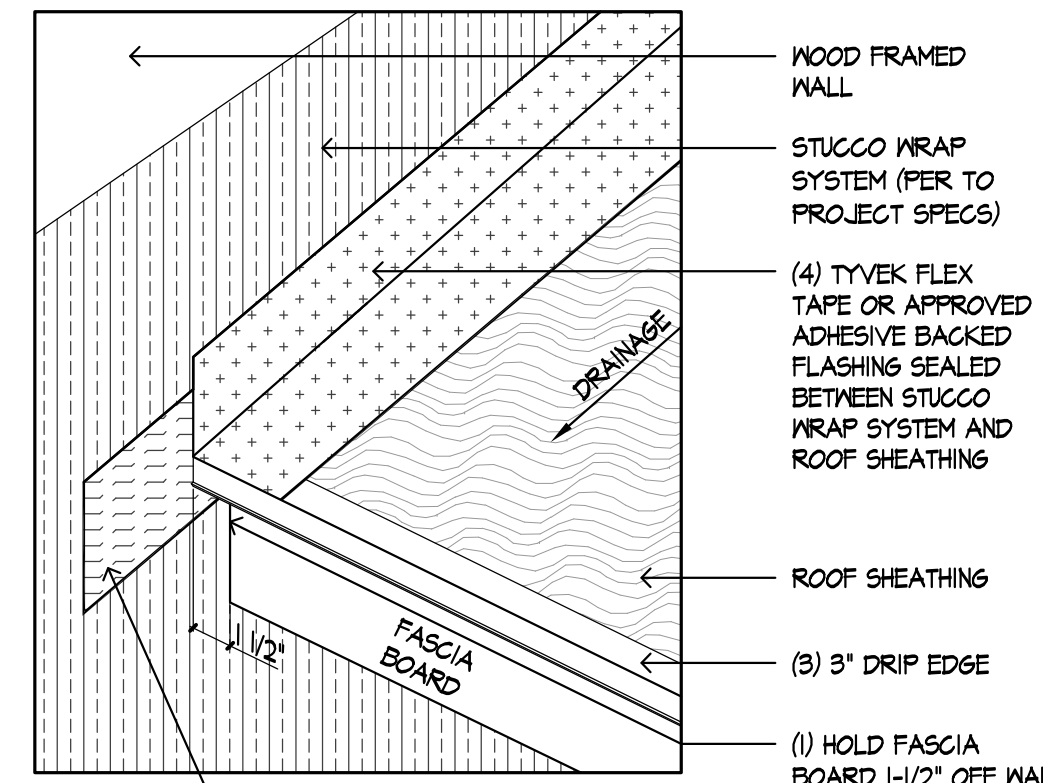


STEP 3

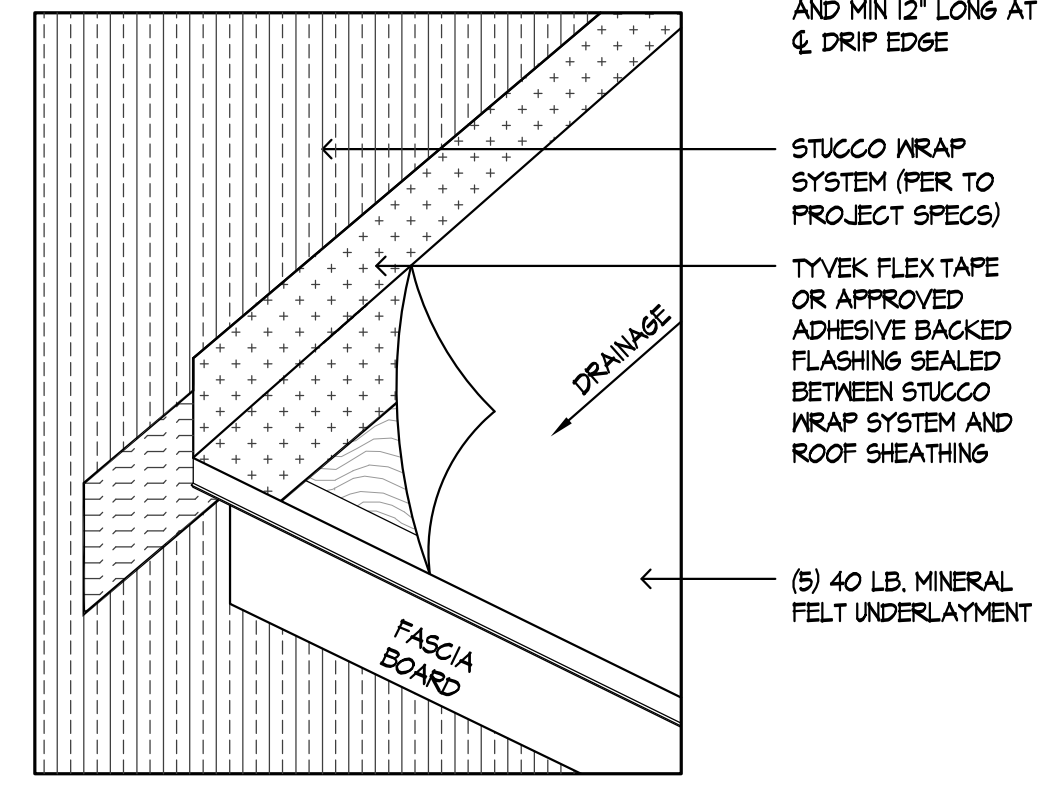
Corner Roof Overhang Detail

SCALE 1/2" = 1'-0"

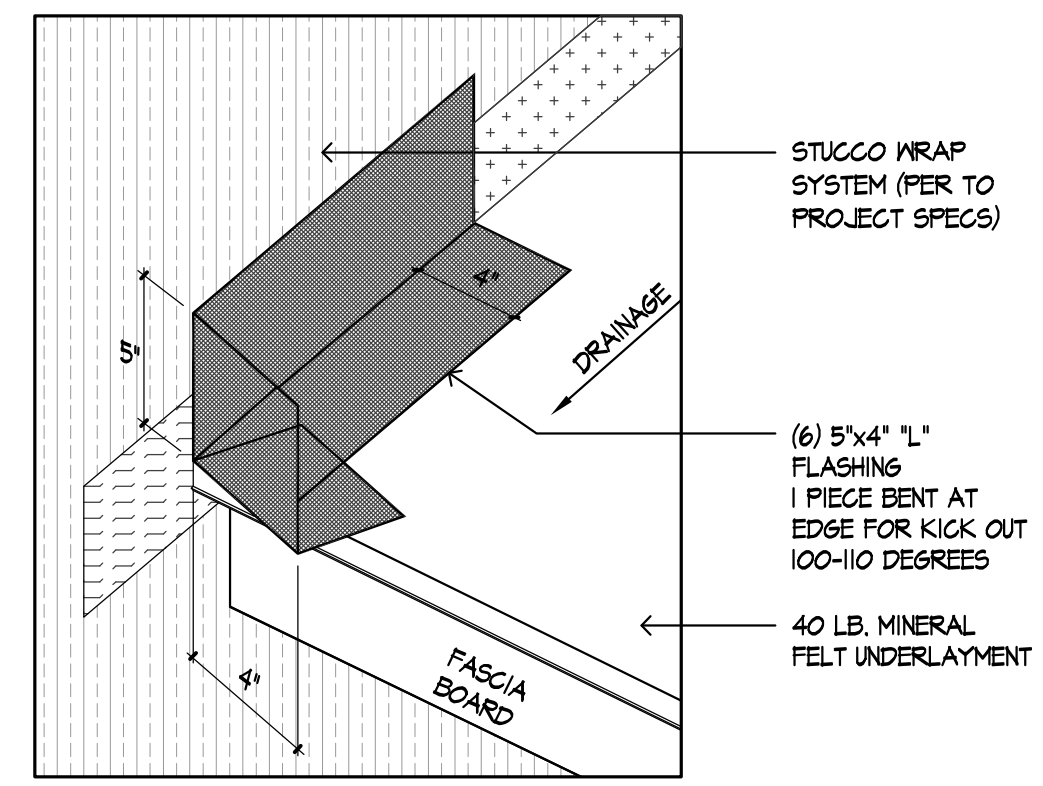
(SK13) 219



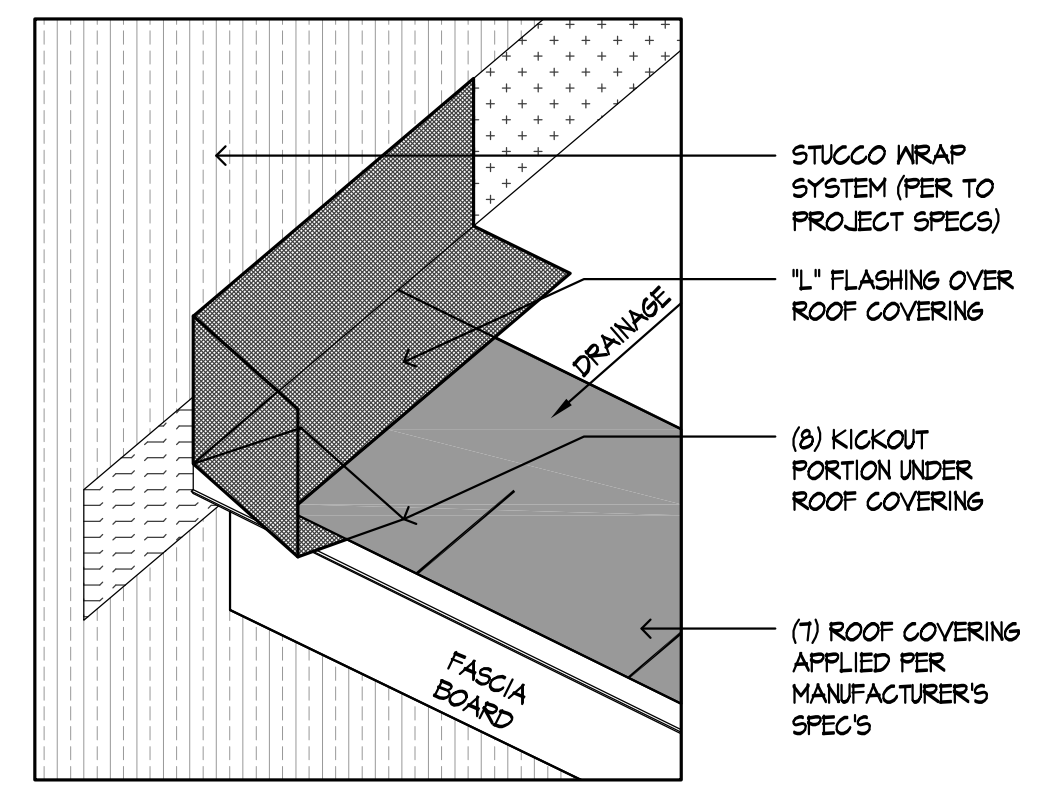
STEP 1



STEP 2



STEP 3

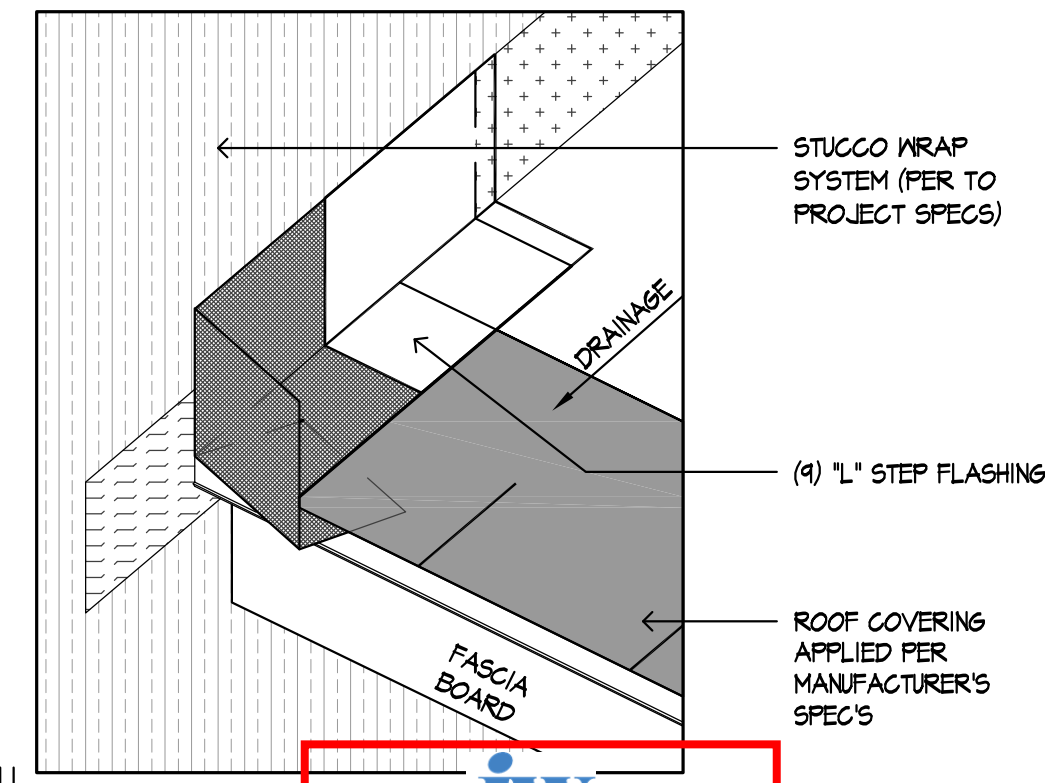


STEP 4

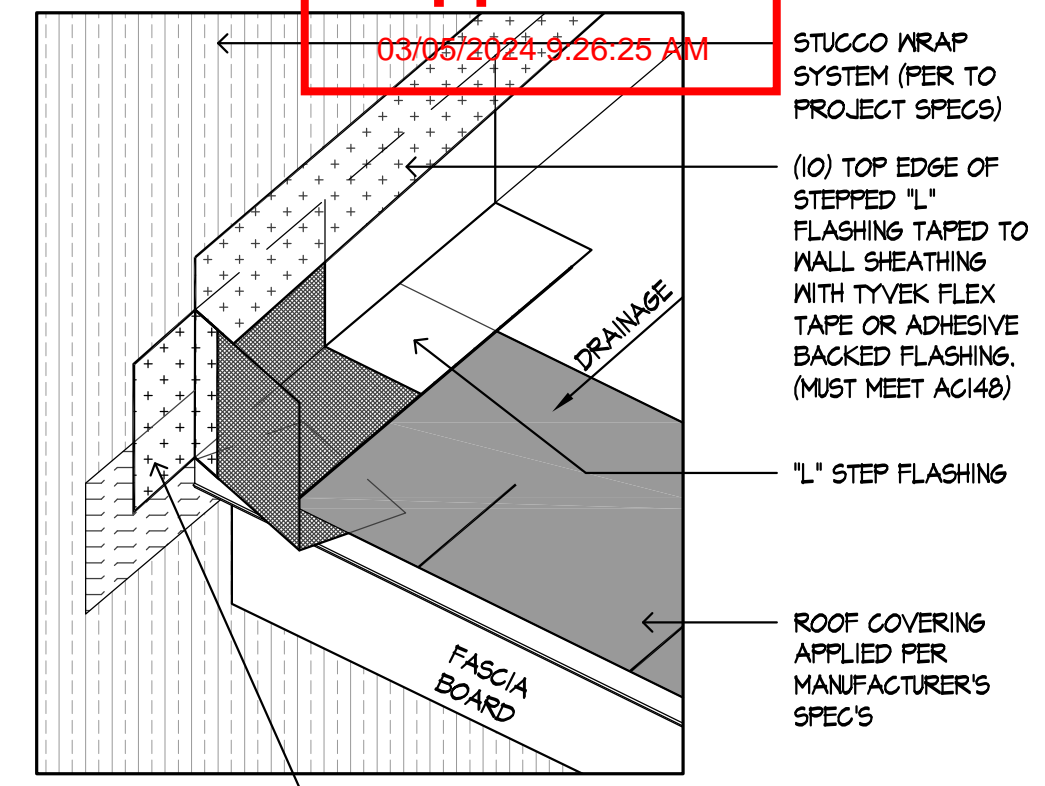
Roof Kickout Detail

SCALE 1/2" = 1'-0"

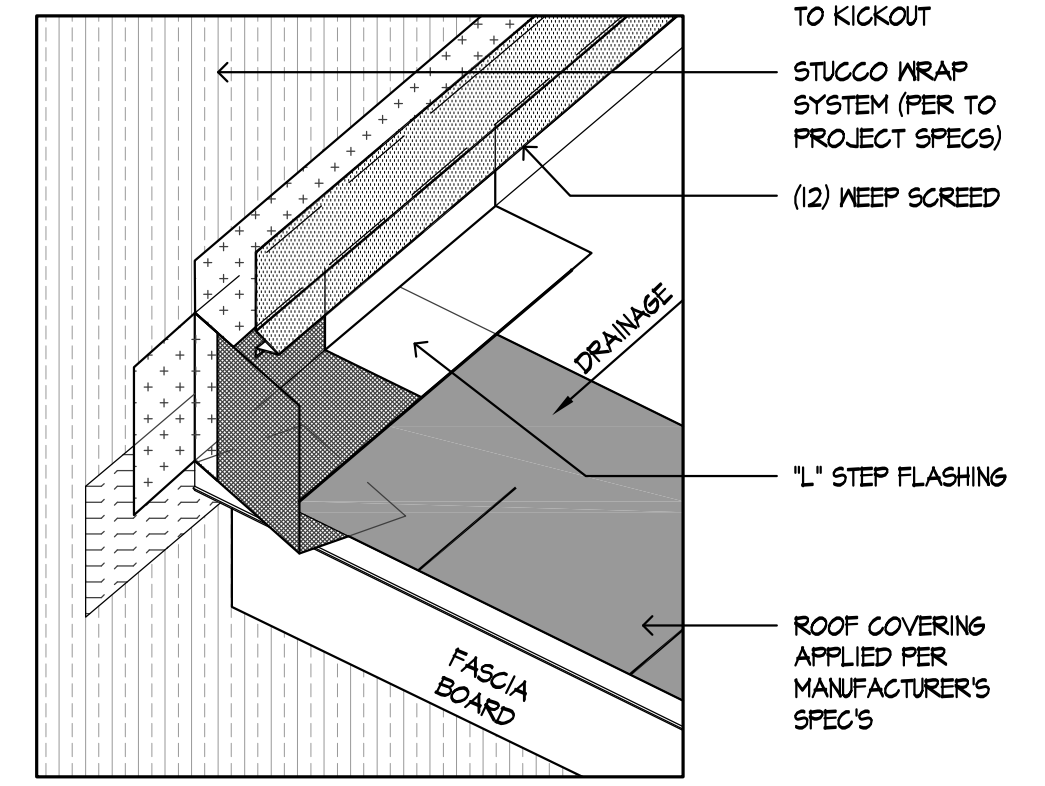
(SK12) 218



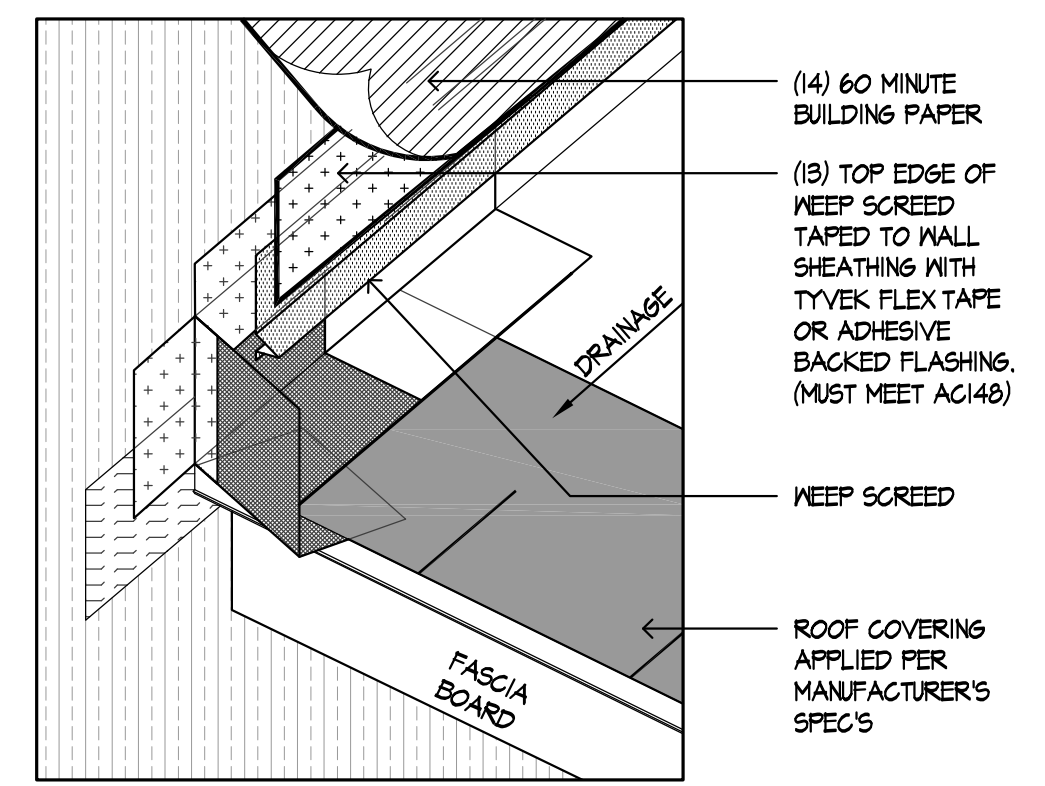
STEP 5



STEP 6



STEP 7



STEP 8

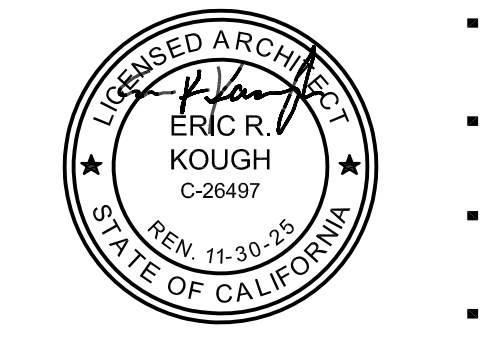


Prospect Gardens

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PLAN CHECK COMMENTS  
 10/05/2023 - V.P.B.S.

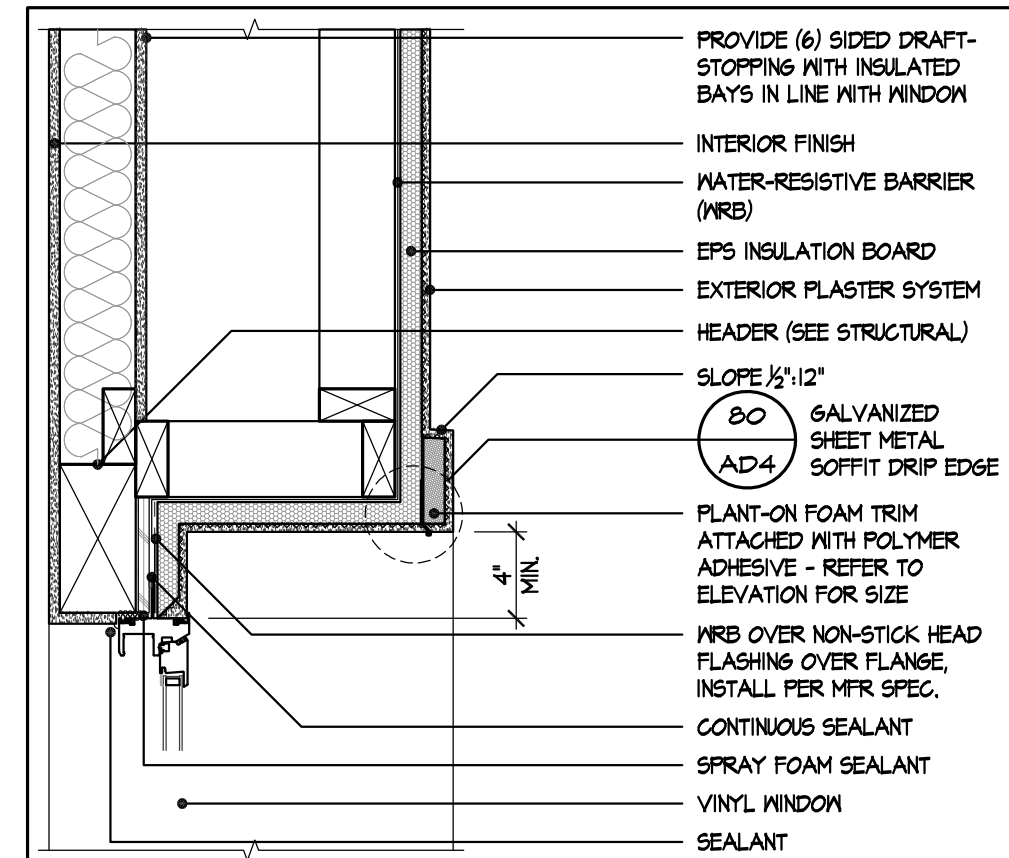


PLAN:  
**ALL PLANS**  
 SHEET:  
**AD1.1**

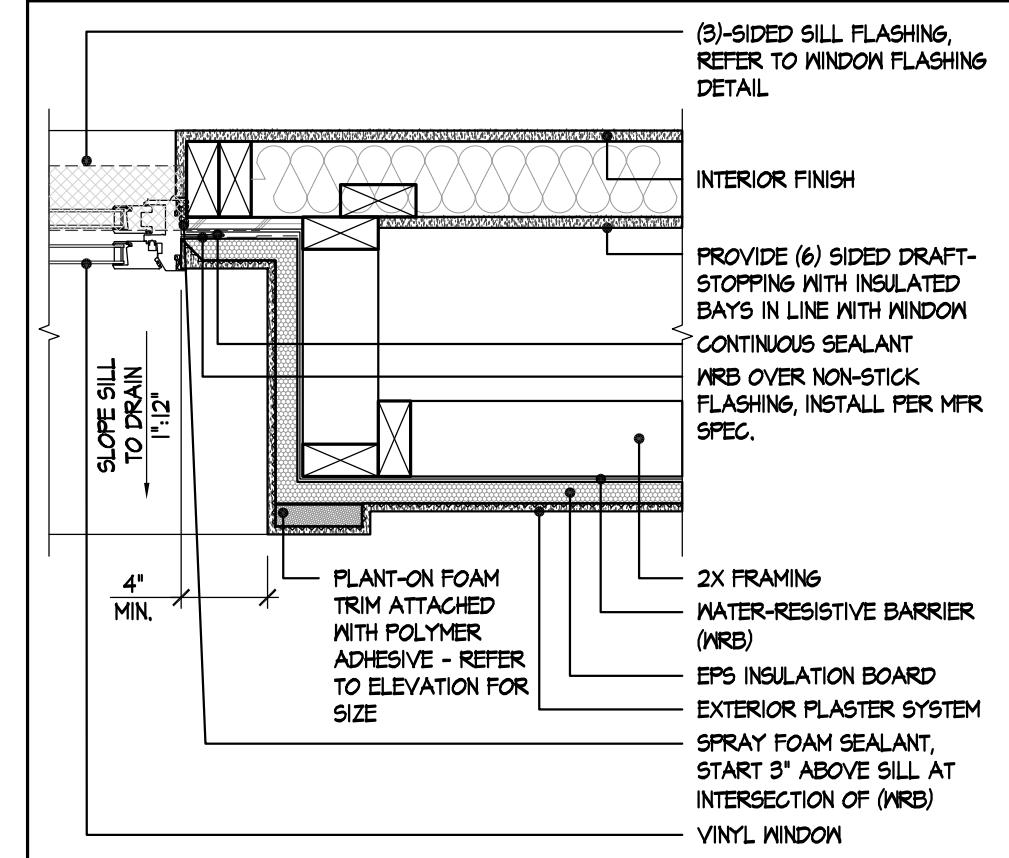
SPEC. LEVEL 1  
 SANTEE

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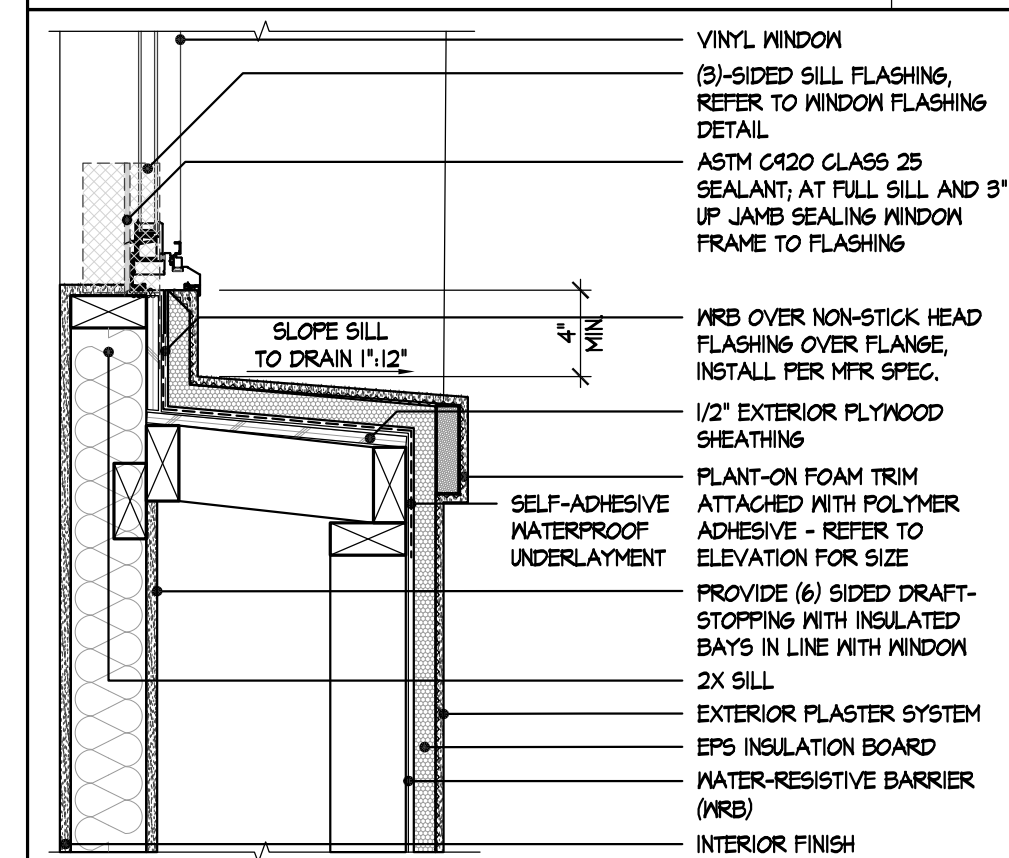
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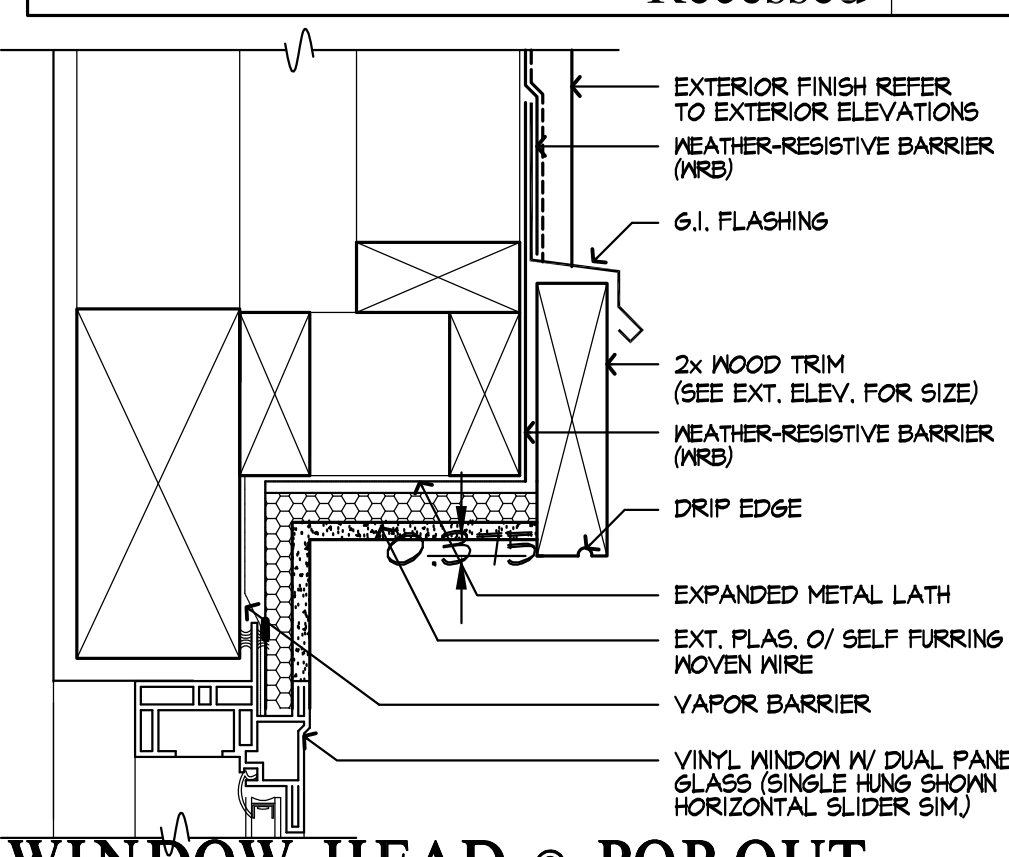
Window Head - Exterior Plaster Recessed 37  
SCALE: 1 1/2"=1'-0"



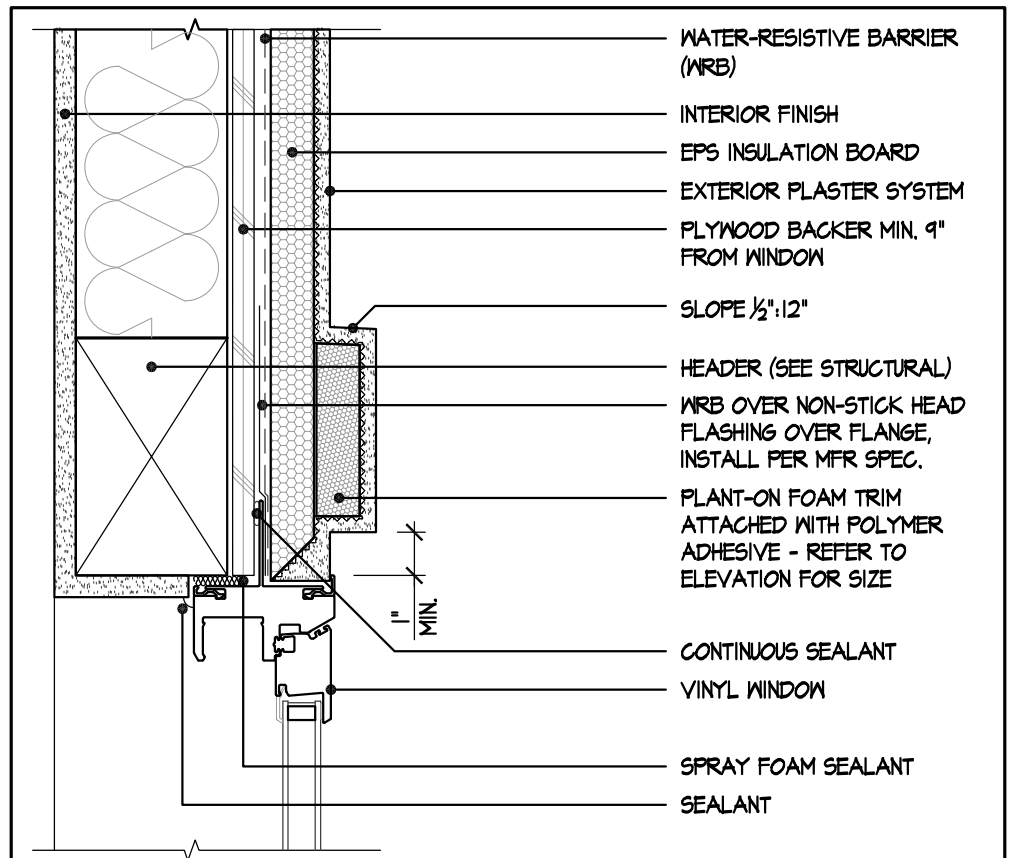
Window Jamb - Exterior Plaster Recessed 38  
SCALE: 1 1/2"=1'-0"



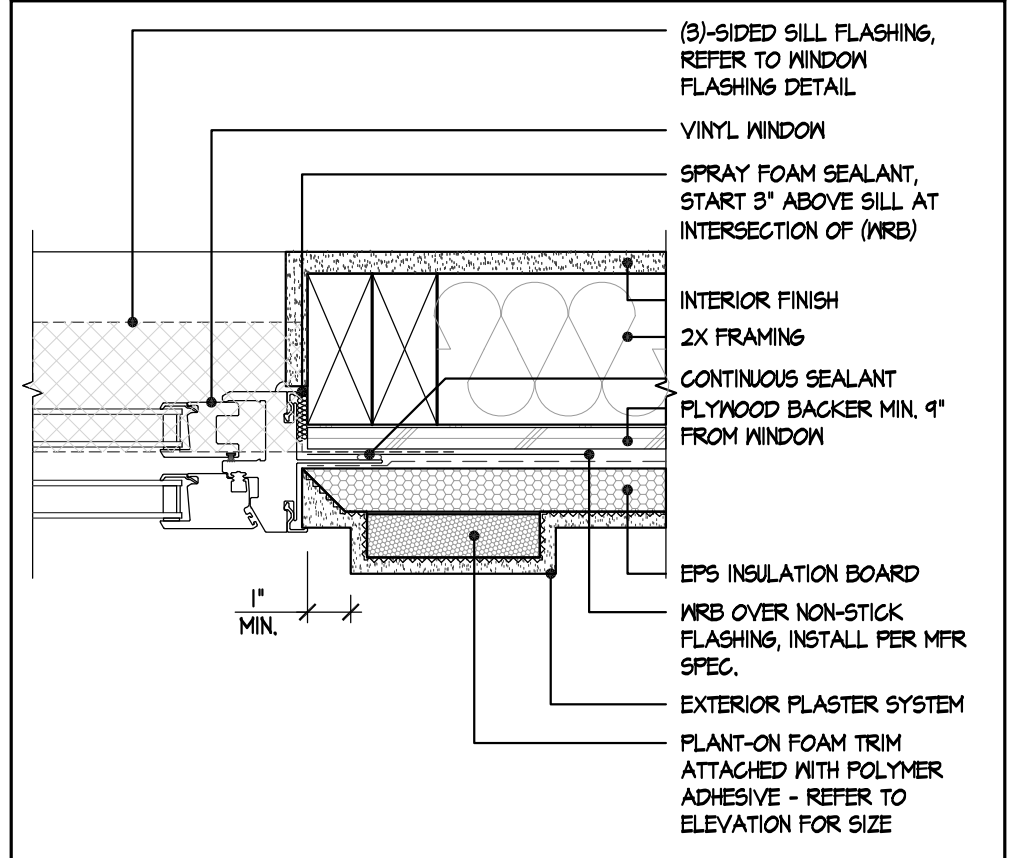
Window Sill - Exterior Plaster Recessed 39  
SCALE: 1 1/2"=1'-0"



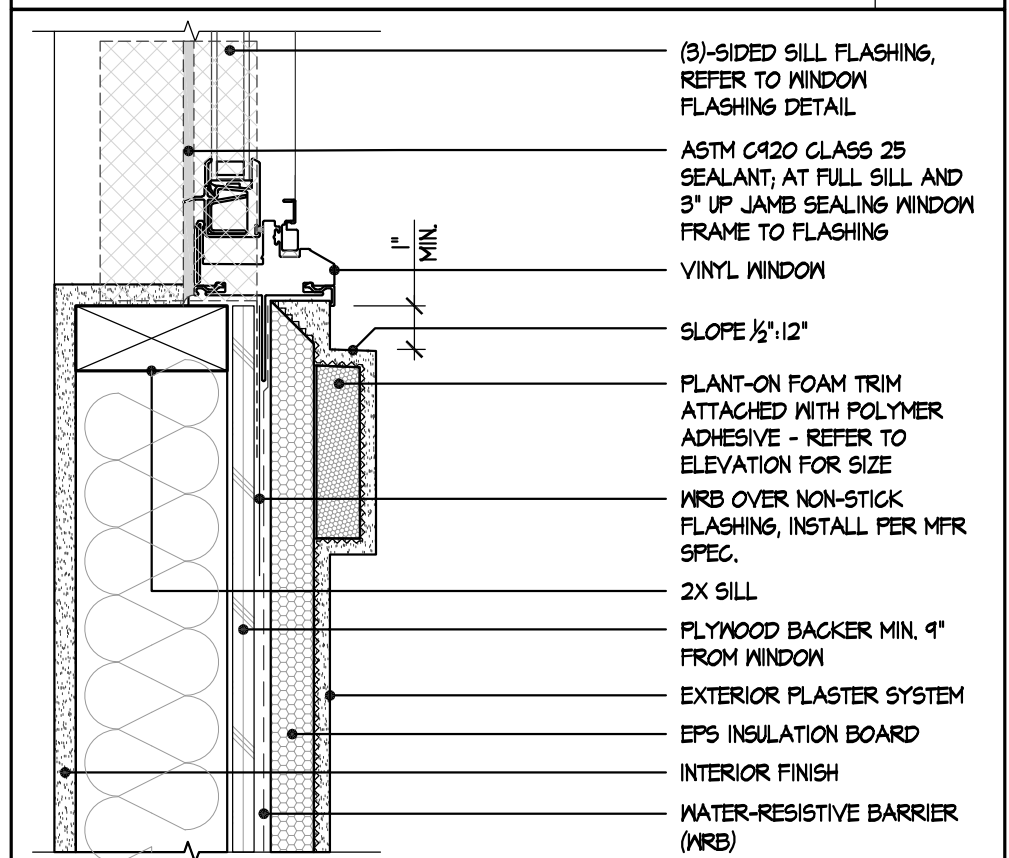
WINDOW HEAD @ POP-OUT W/ WOOD TRIM 40  
SCALE: 3/4"=1'-0"



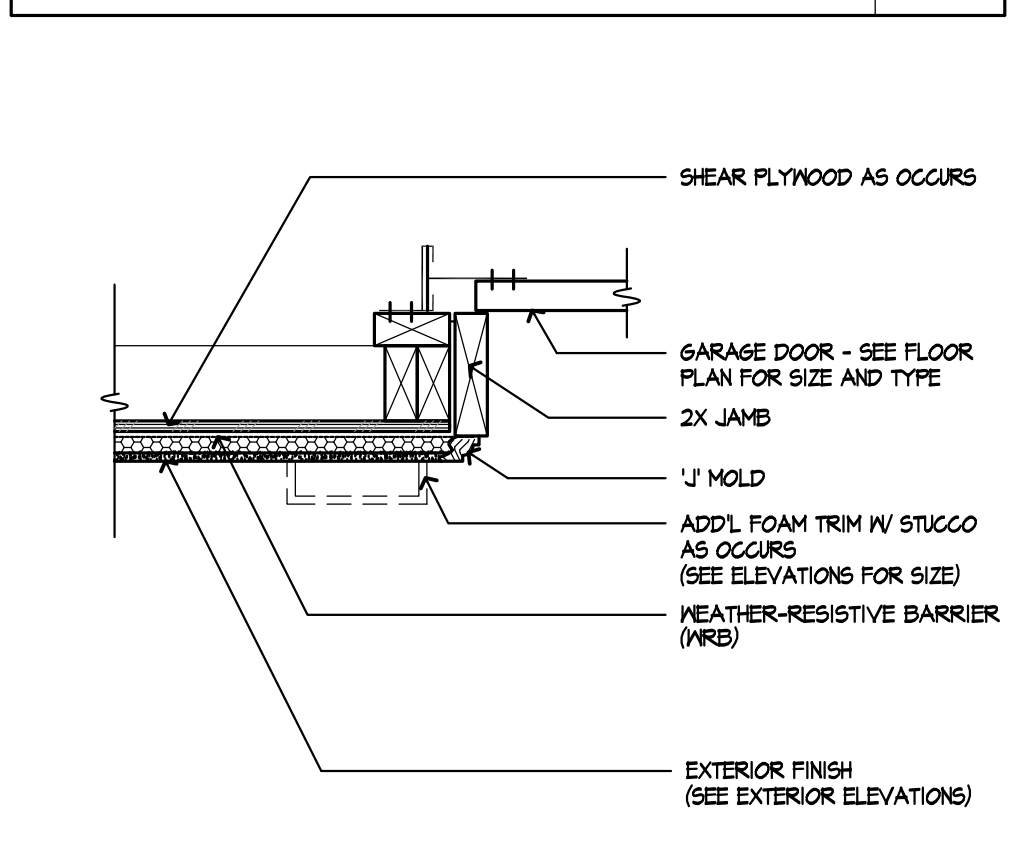
Window Head - Exterior Plaster 33  
SCALE: 3"=1'-0"



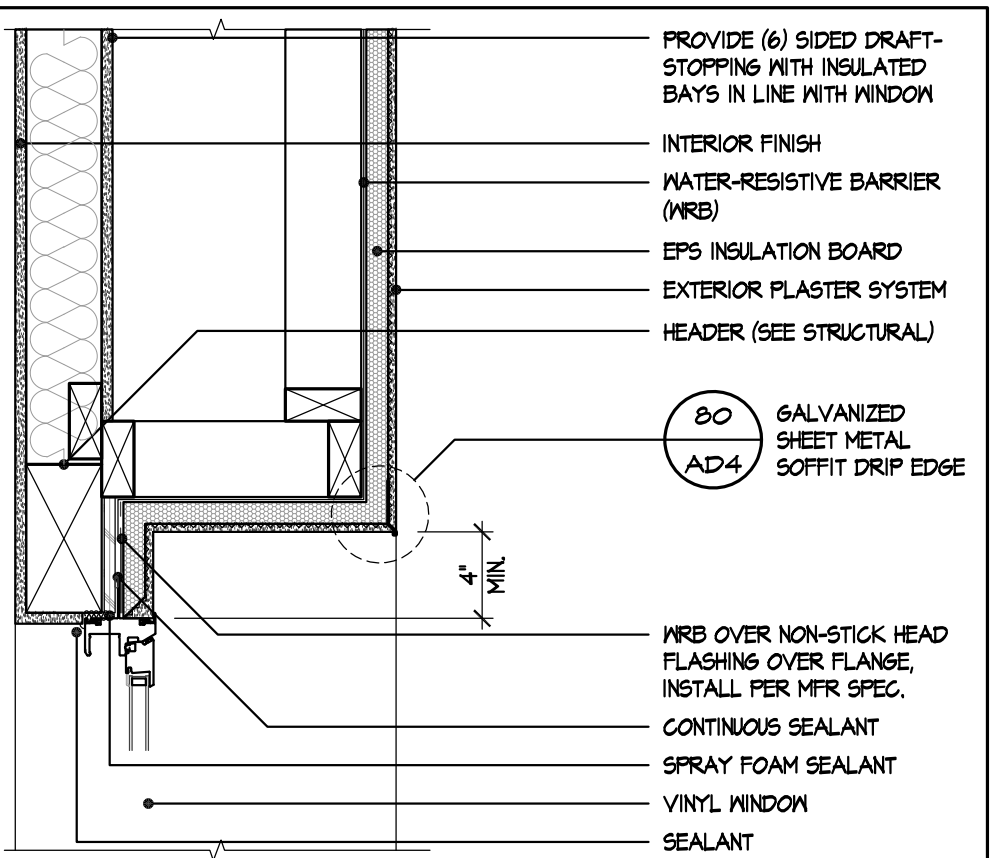
Window Sill - Exterior Plaster 35  
SCALE: 3"=1'-0"



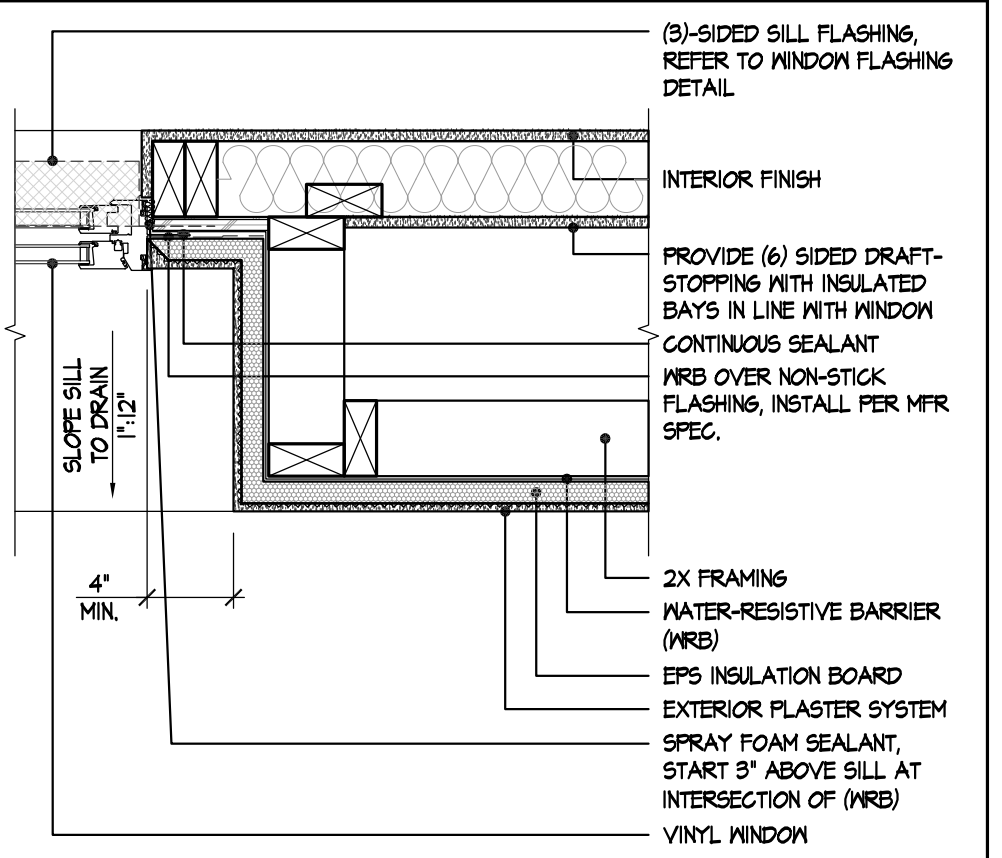
Window Sill - Exterior Plaster 35  
SCALE: 3"=1'-0"



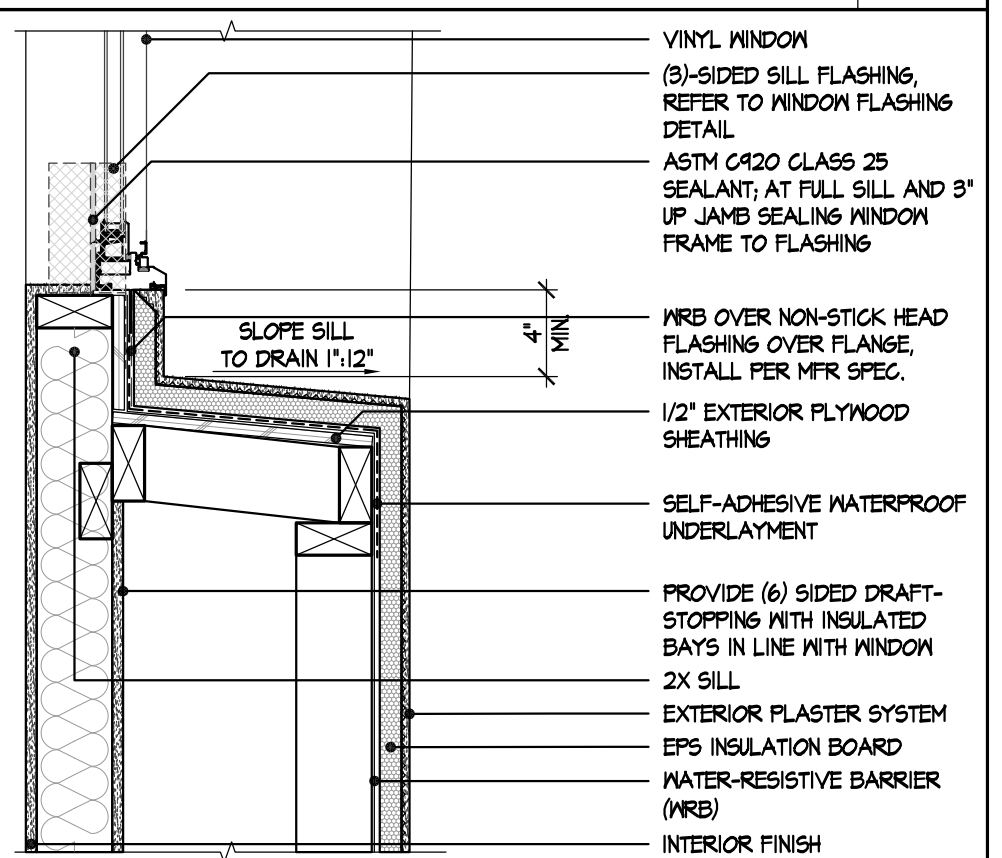
GARAGE DOOR JAMB 36  
SCALE: 1 1/2"=1'-0"



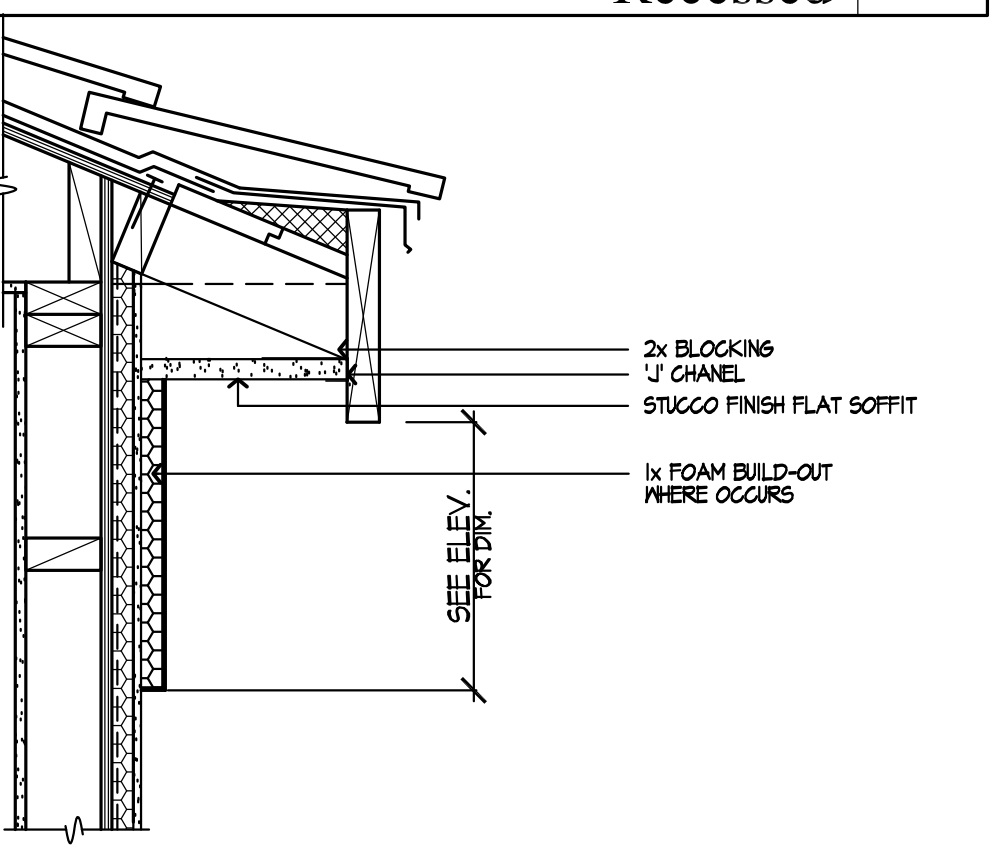
Window Head - Exterior Plaster Recessed 29  
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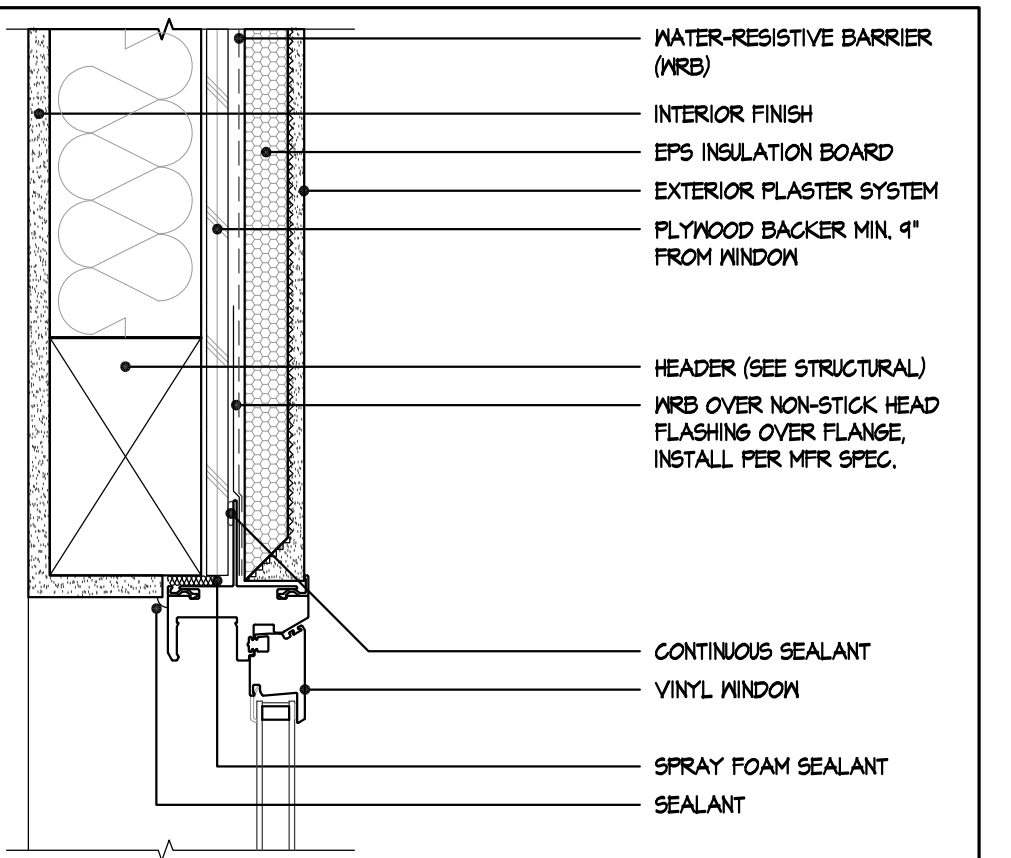
Window Sill - Exterior Plaster Recessed 31  
SCALE: 1 1/2"=1'-0"



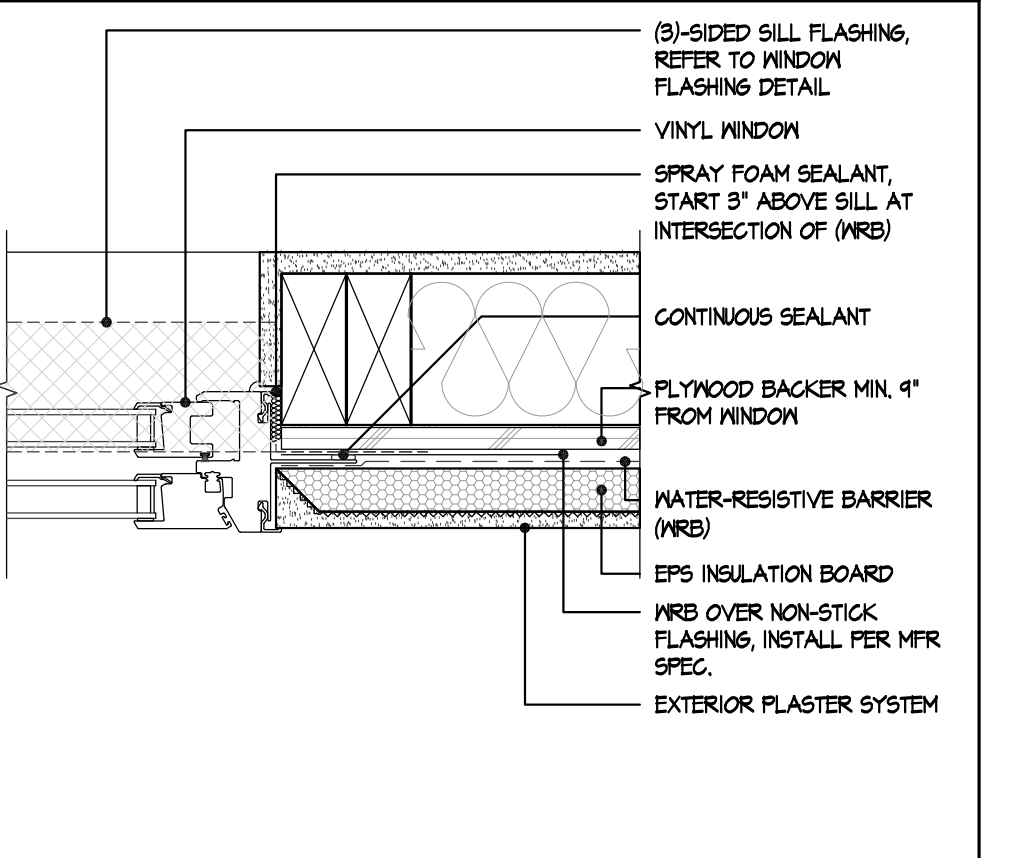
Window Sill - Exterior Plaster Recessed 31  
SCALE: 1 1/2"=1'-0"



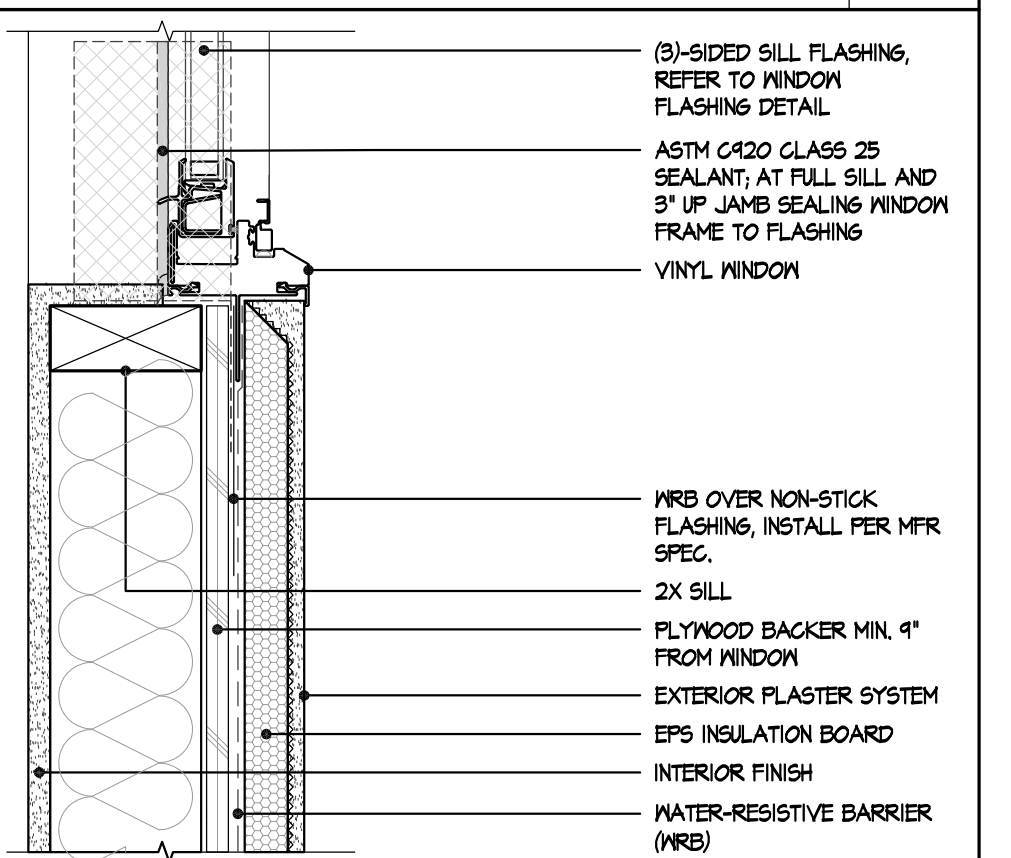
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Window Head - Exterior Plaster 25  
SCALE: 3"=1'-0"



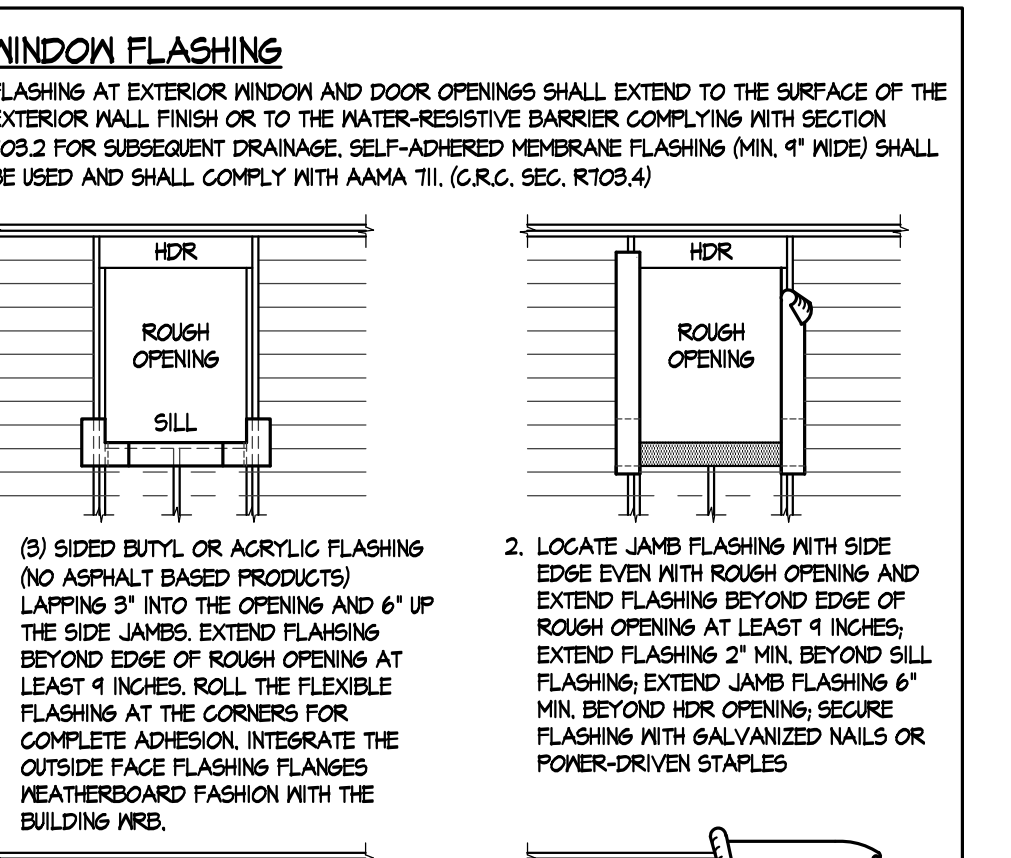
Window Sill - Exterior Plaster 27  
SCALE: 3"=1'-0"



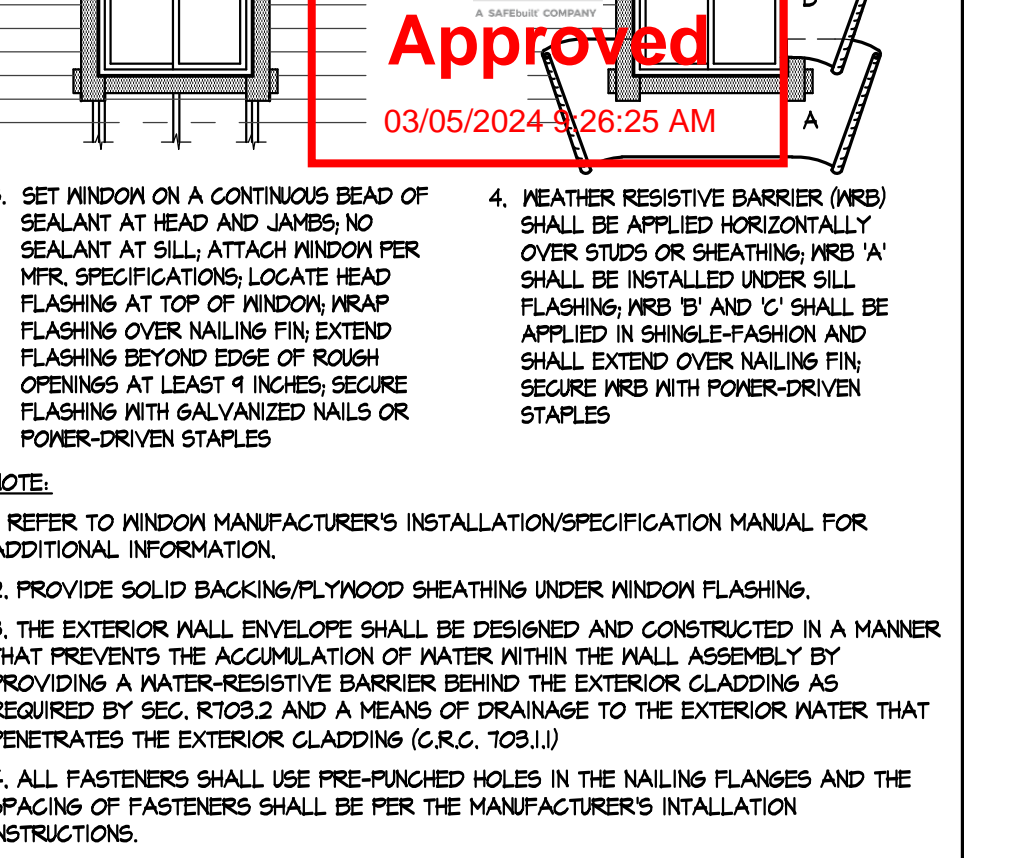
Window Sill - Exterior Plaster 27  
SCALE: 3"=1'-0"



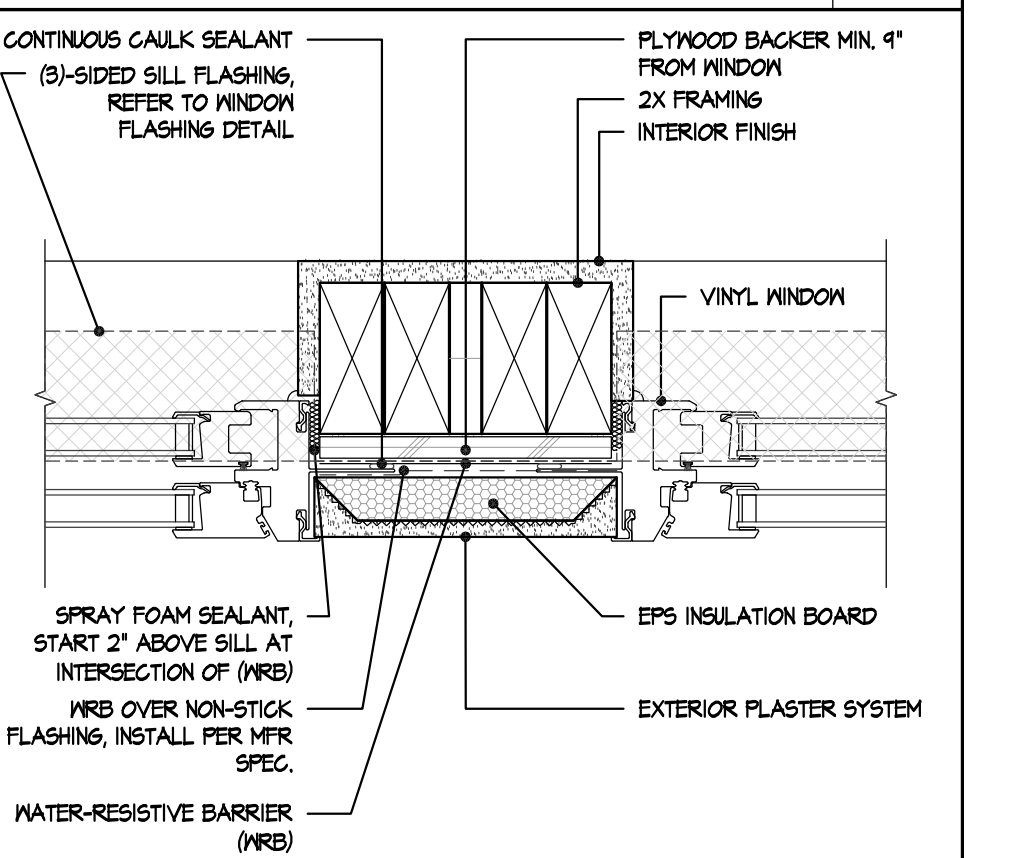
Window Mullion - Exterior Plaster 24  
SCALE: 3"=1'-0"



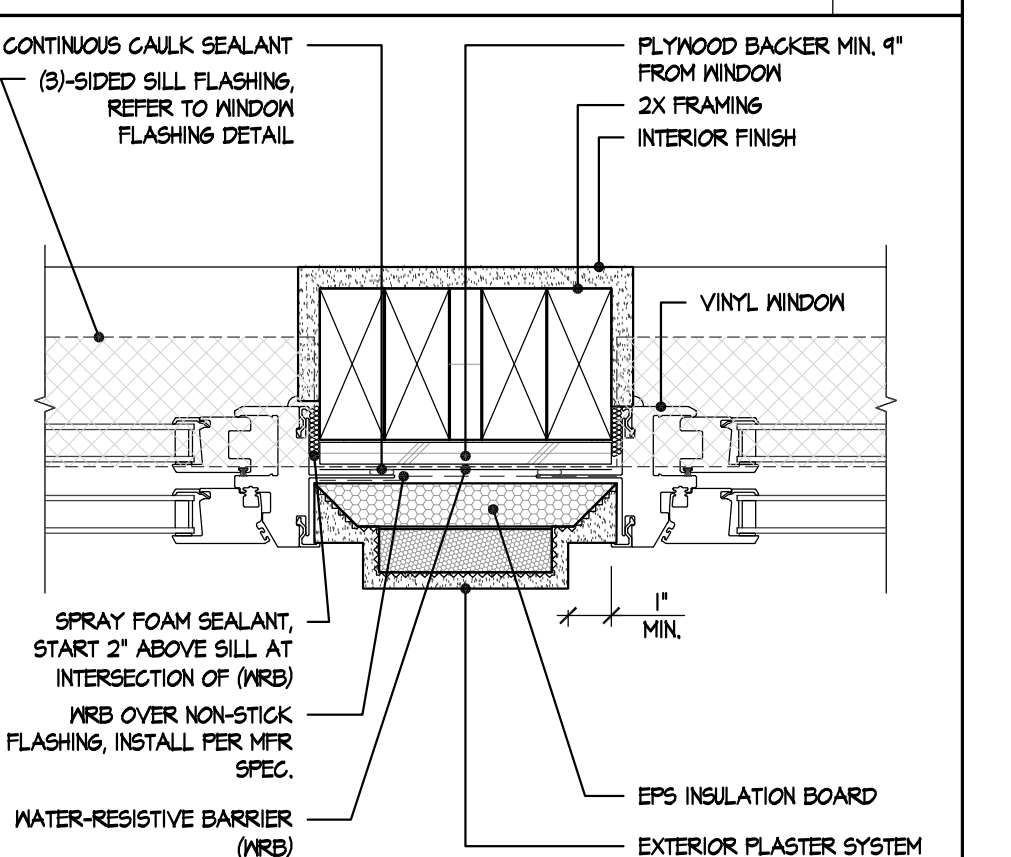
Window Flashing 22  
SCALE: 3"=1'-0"



Window Mullion - Exterior Plaster 23  
SCALE: 3"=1'-0"



Window Mullion - Exterior Plaster 24  
SCALE: 3"=1'-0"



Window Mullion - Exterior Plaster 24  
SCALE: 3"=1'-0"

Window Mullion - Exterior Plaster 24  
SCALE: 3"=1'-0"



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949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



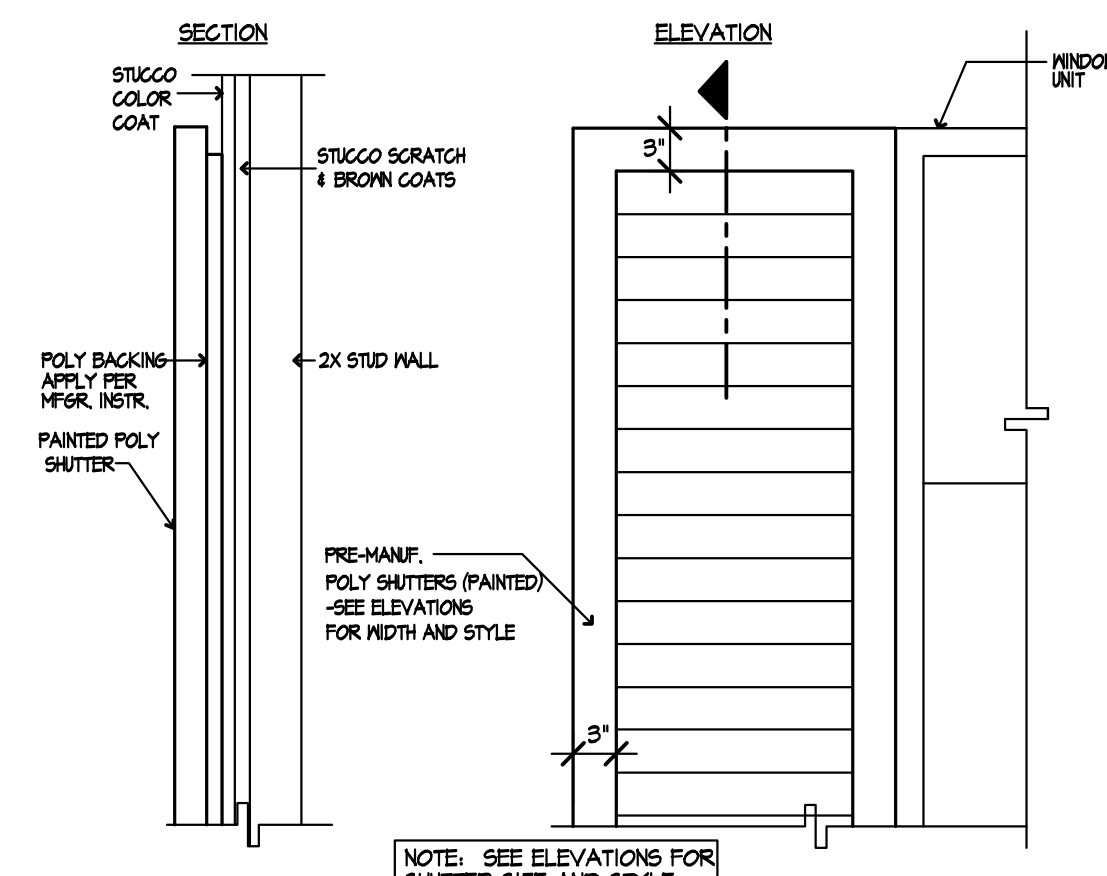
PLAN:  
ALL PLANS  
SHEET:  
AD2

SPEC. LEVEL 1  
SANTEE

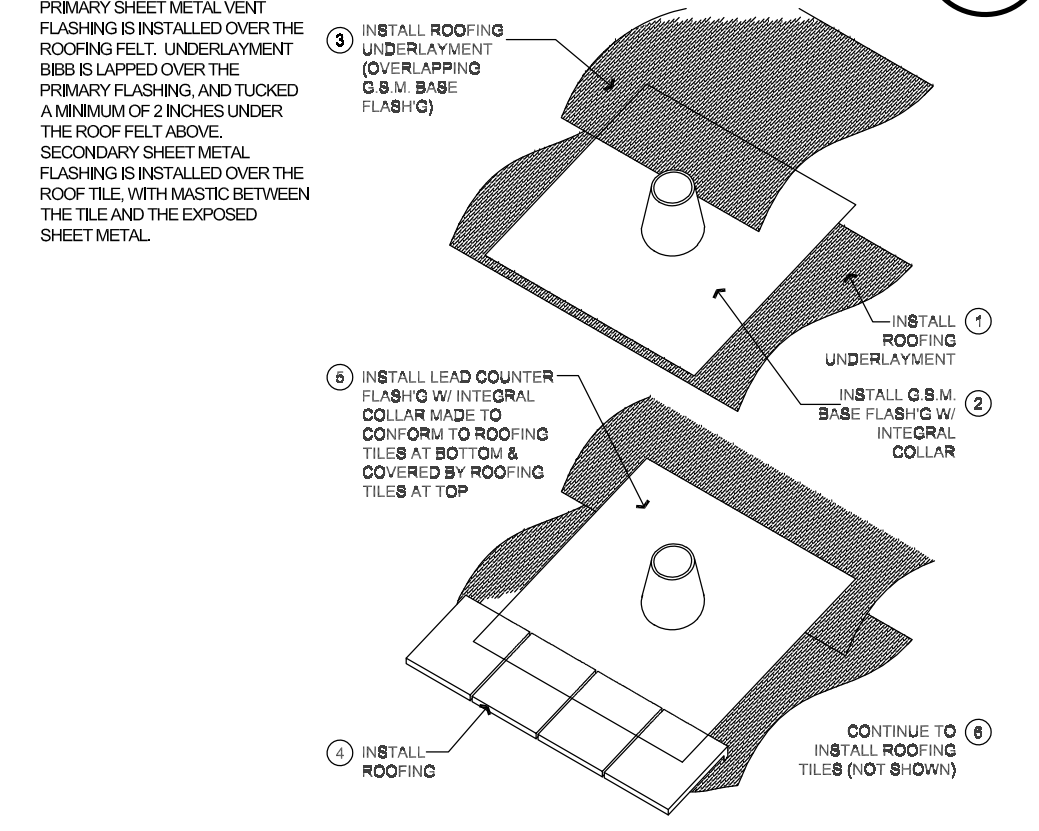
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D:\DATA\ARCH\PROJECT\Co-Southern\San Diego\05999 Prospect II (Santee)\01\_Prospect Gardens - Detached\00\_All Plans\Plot Sheets\09-DETAILS.dwg - Feb. 23, 2024 - 9:47:49 AM

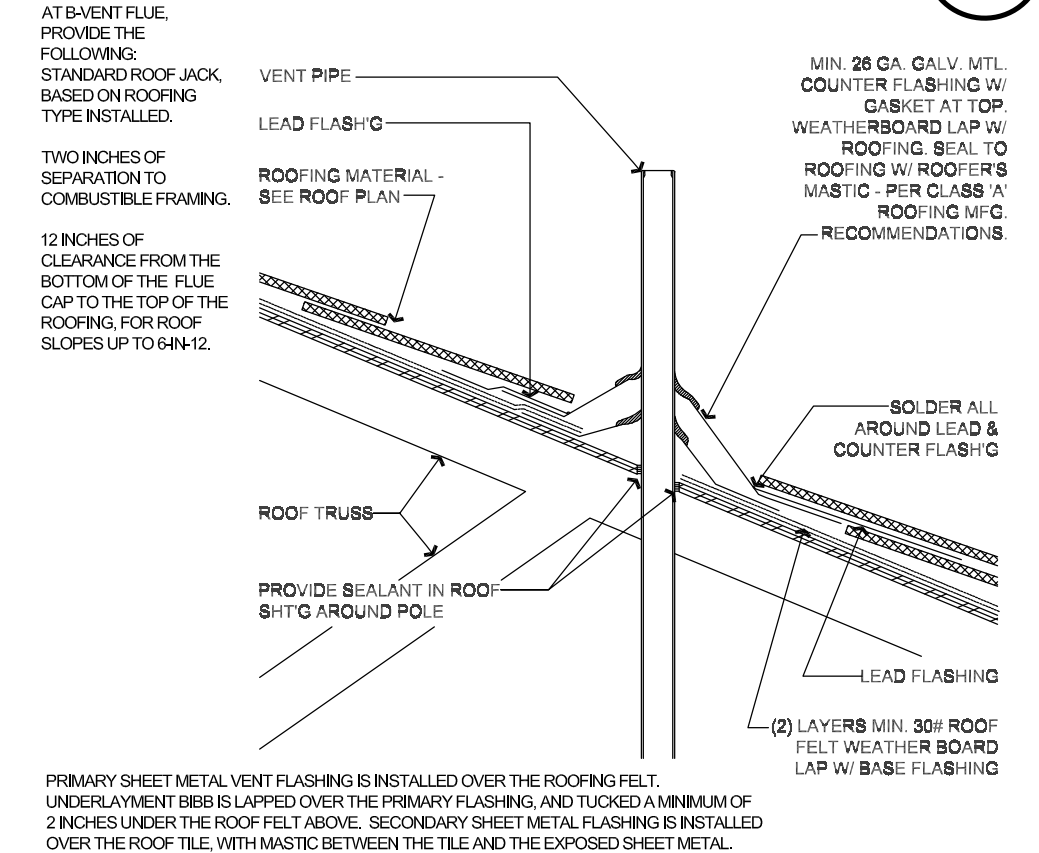
**Santee**  
 PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
 Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Law or other restrictions.  
 2022 California Building Standard Codes  
 Approved 03/06/2024  
 Plan Review: BDDivision  
 Permit: B-RNW-23-0006 REV  
 Plan-Approved



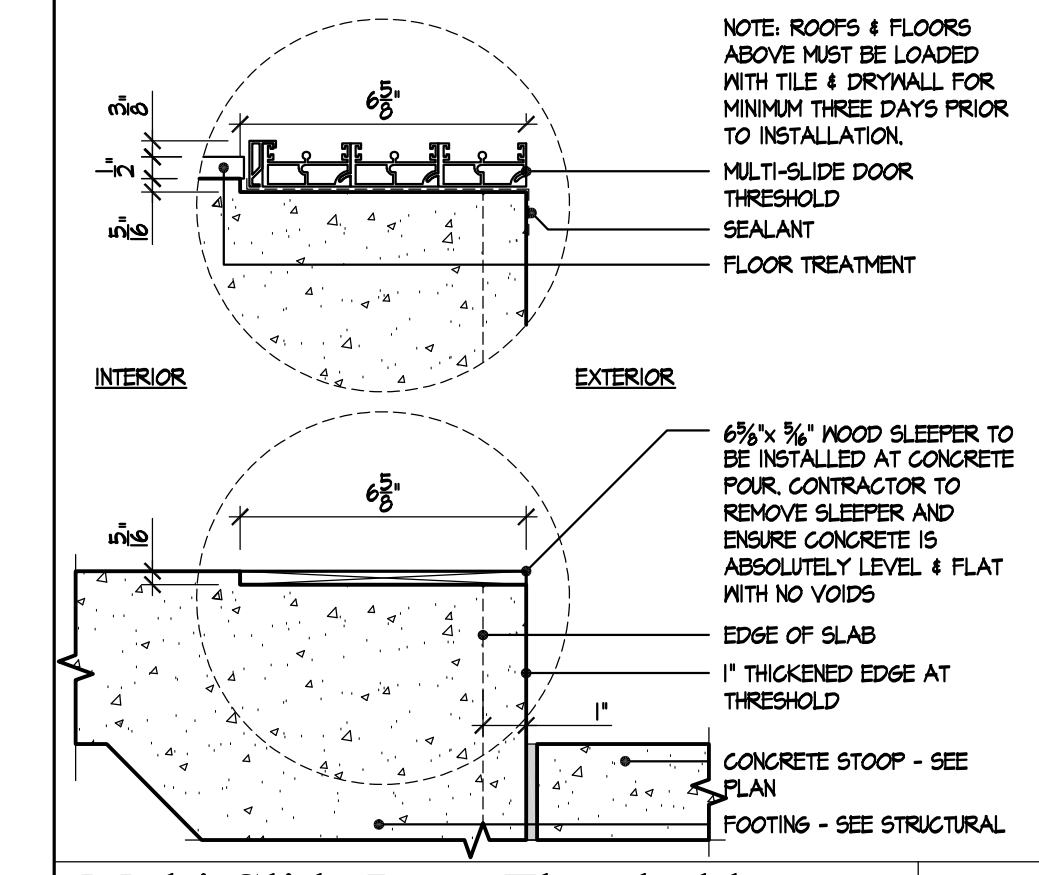
**POLYURTHANE SHUTTER**  
 SCALE 1 1/2"=1'-0"  
 MIN-020A (53)



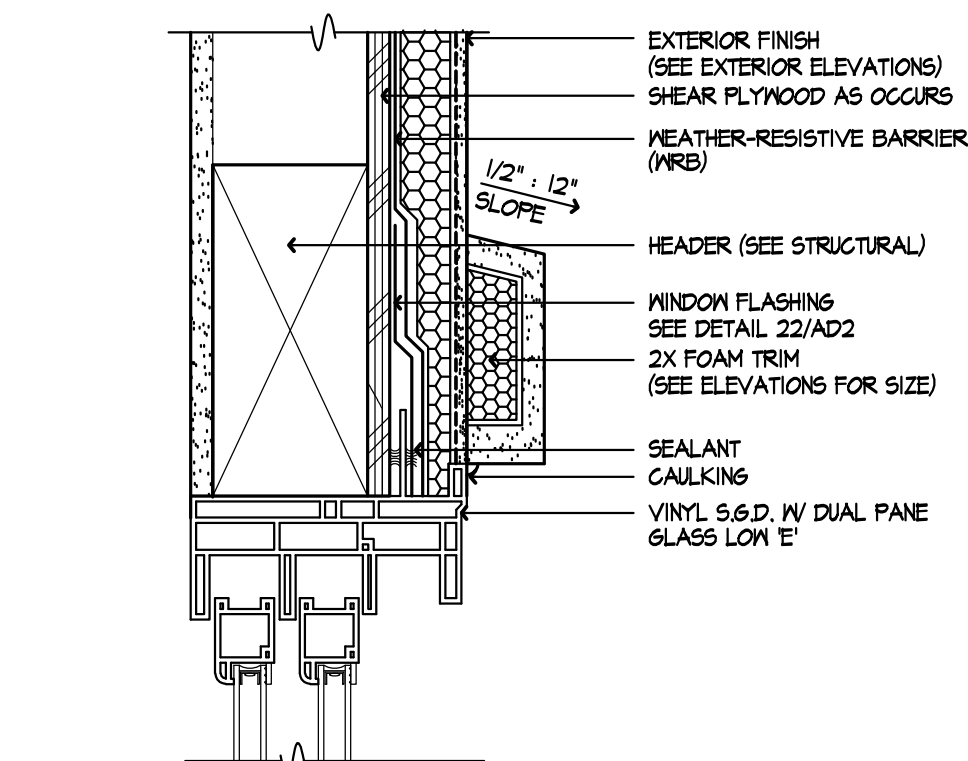
**Roof Penetration**  
 SCALE: 1 1/2"=1'-0"  
 (54)



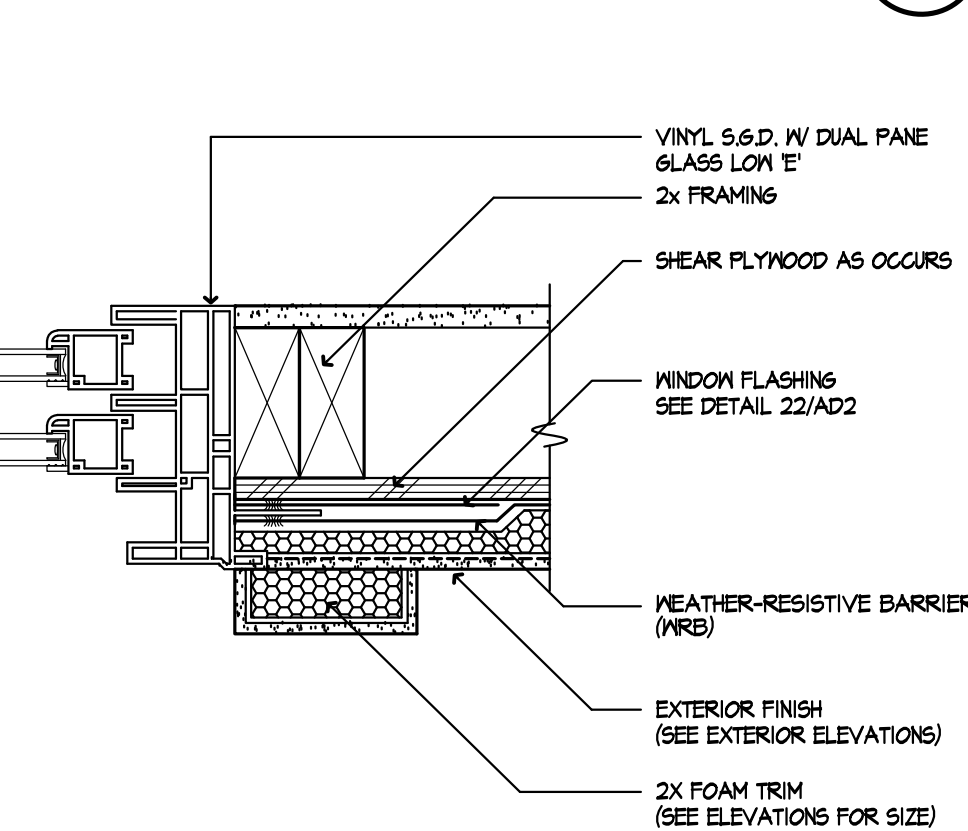
**Vent Through Roof**  
 SCALE: 1 1/2"=1'-0"  
 (53)



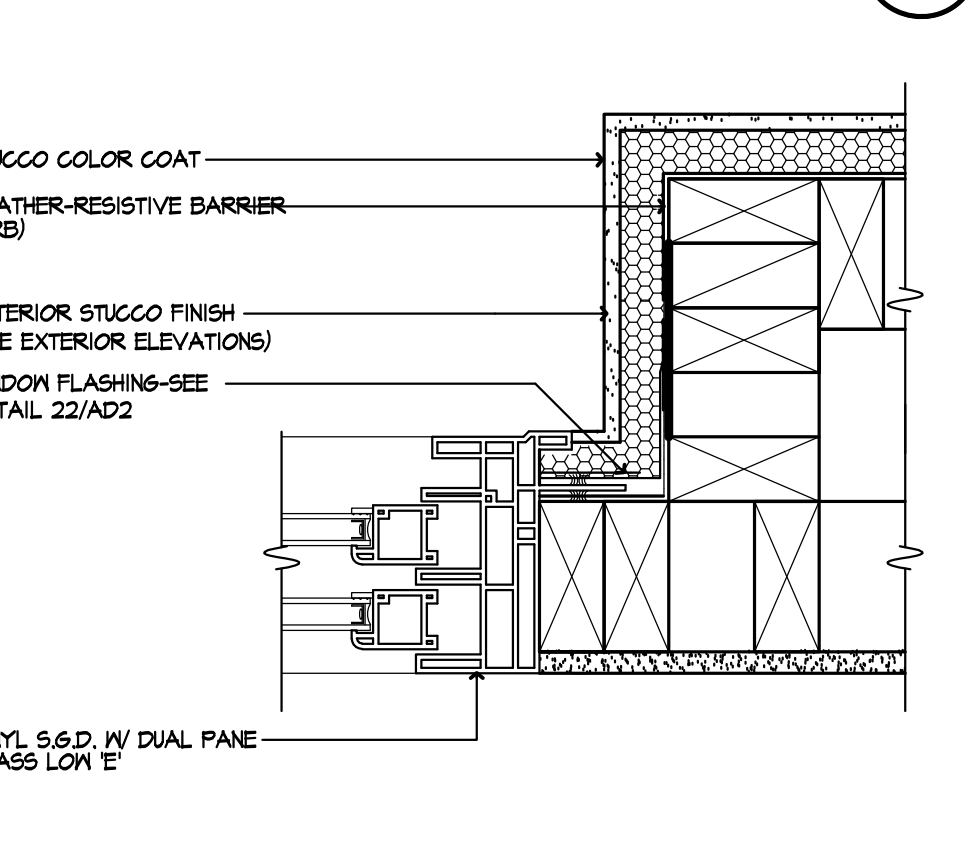
**Multi-Slide Door Threshold**  
 SCALE: 3"=1'-0"  
 (56)



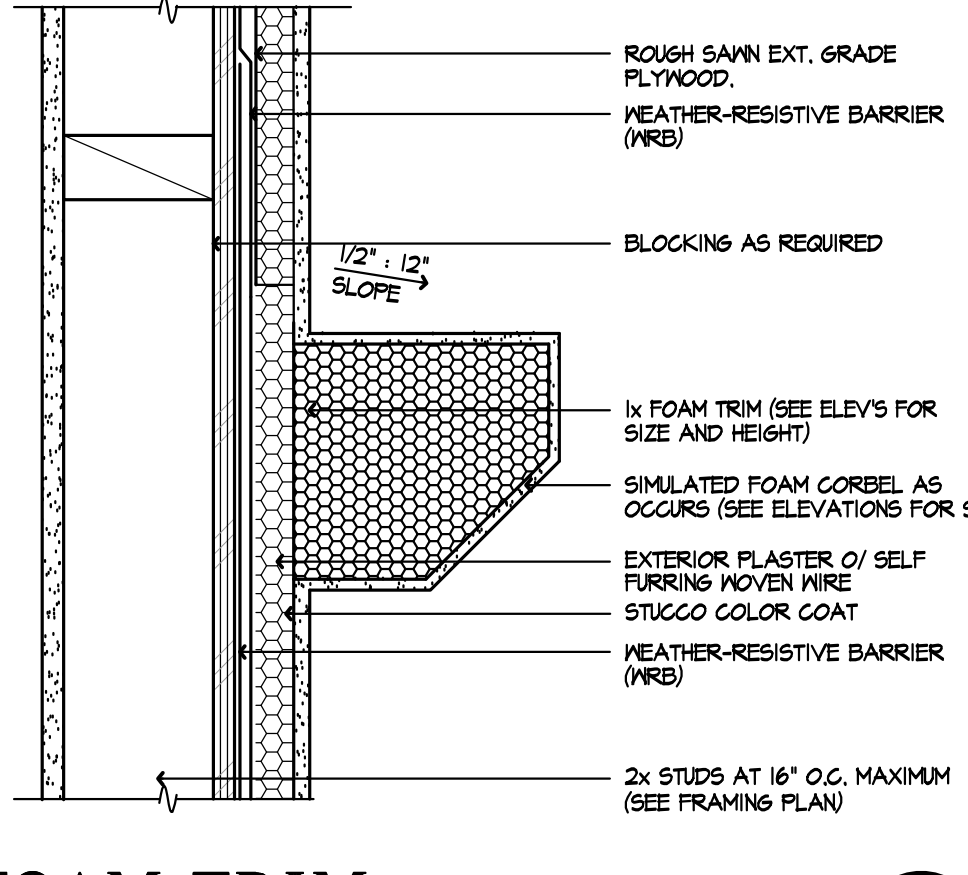
**SLIDING DOOR HEAD**  
 SCALE 3"=1'-0"  
 SAC-07B2-45a (49)



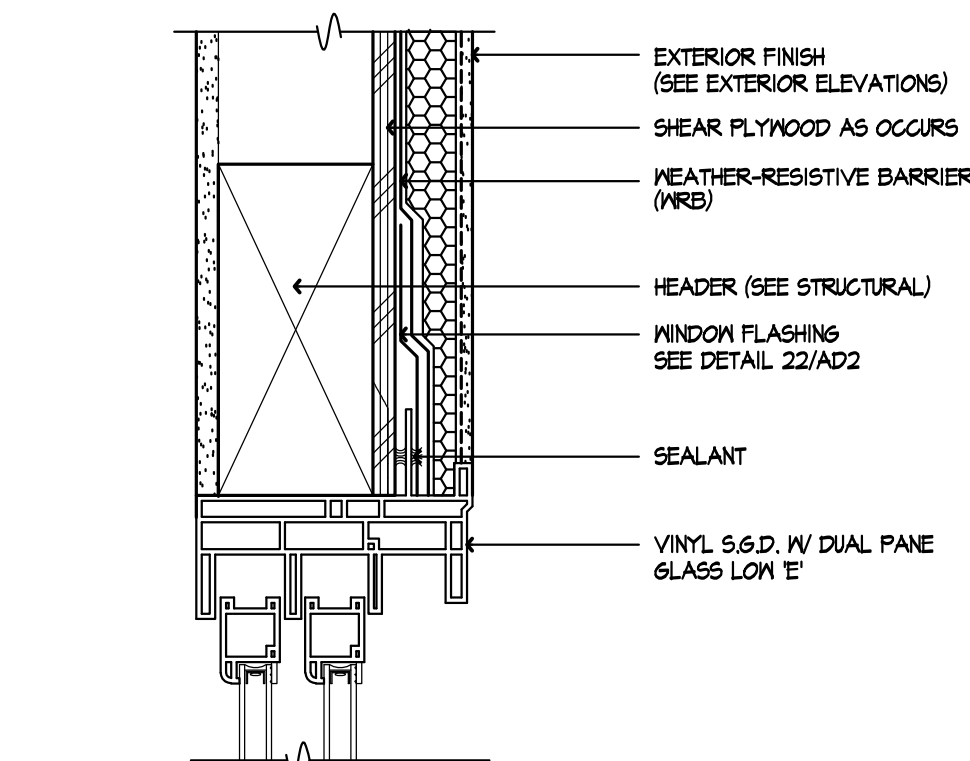
**SLIDING DOOR JAMB**  
 SCALE 3"=1'-0"  
 SAC-07B2-46a (50)



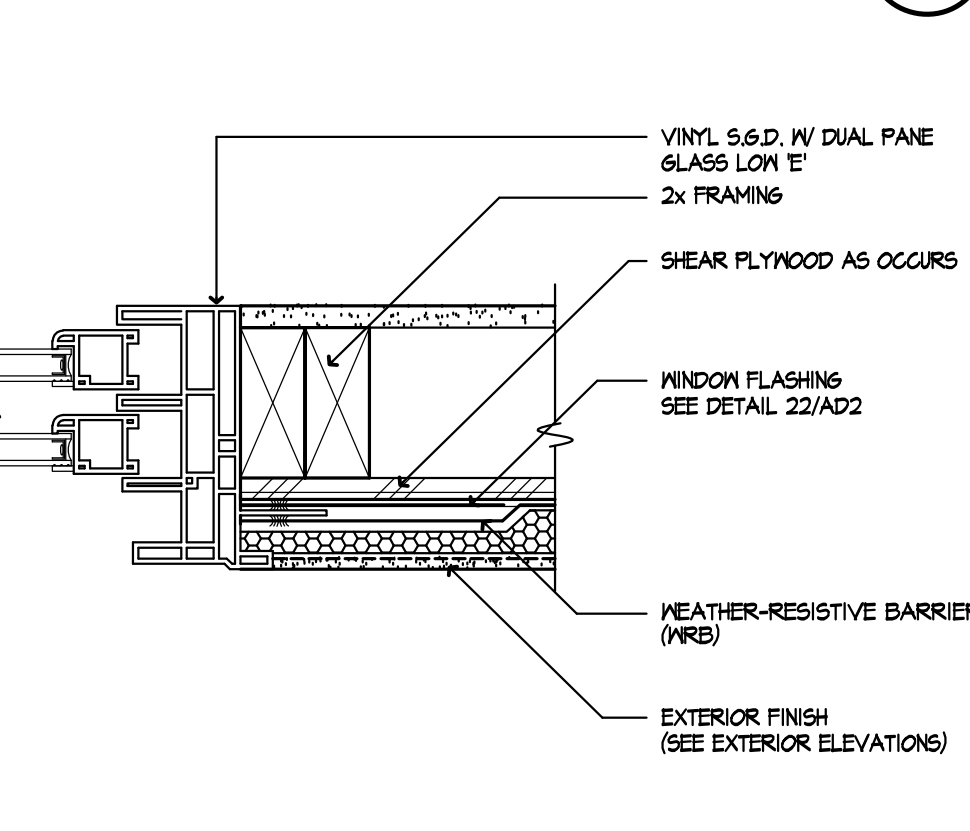
**SLDG. DR. JAMB - SOFFIT**  
 SCALE 3"=1'-0"  
 DOO-004C (51)



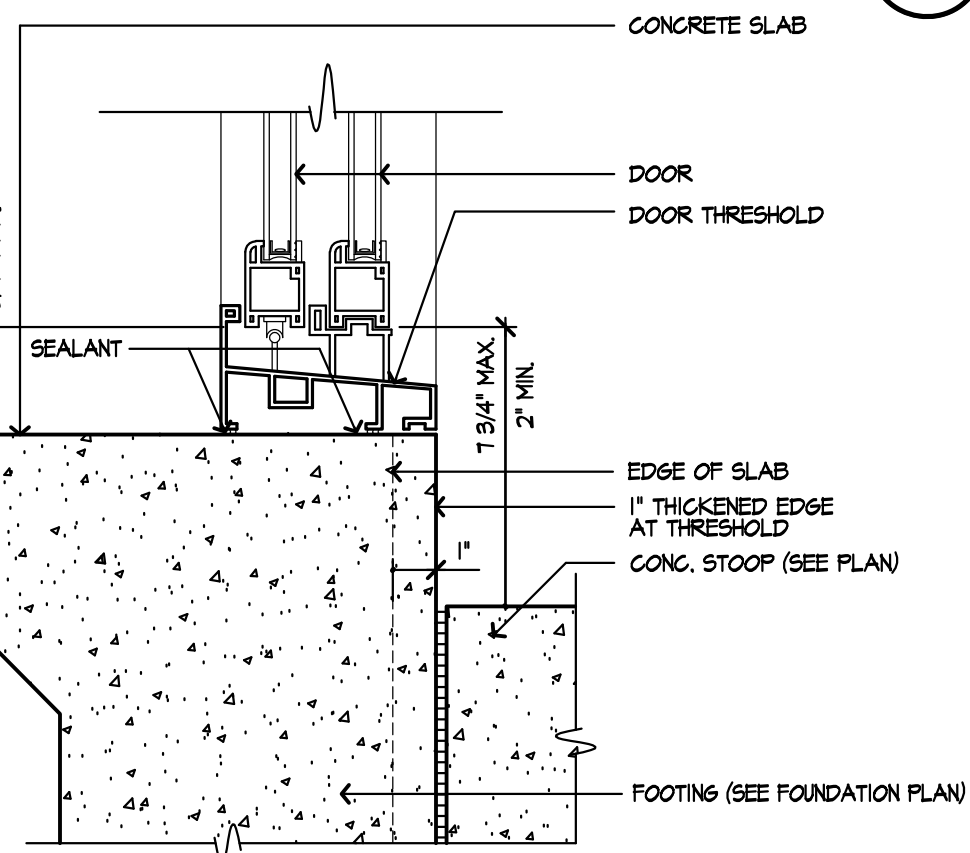
**FOAM TRIM**  
 SCALE 3"=1'-0"  
 TRI-002A (52)



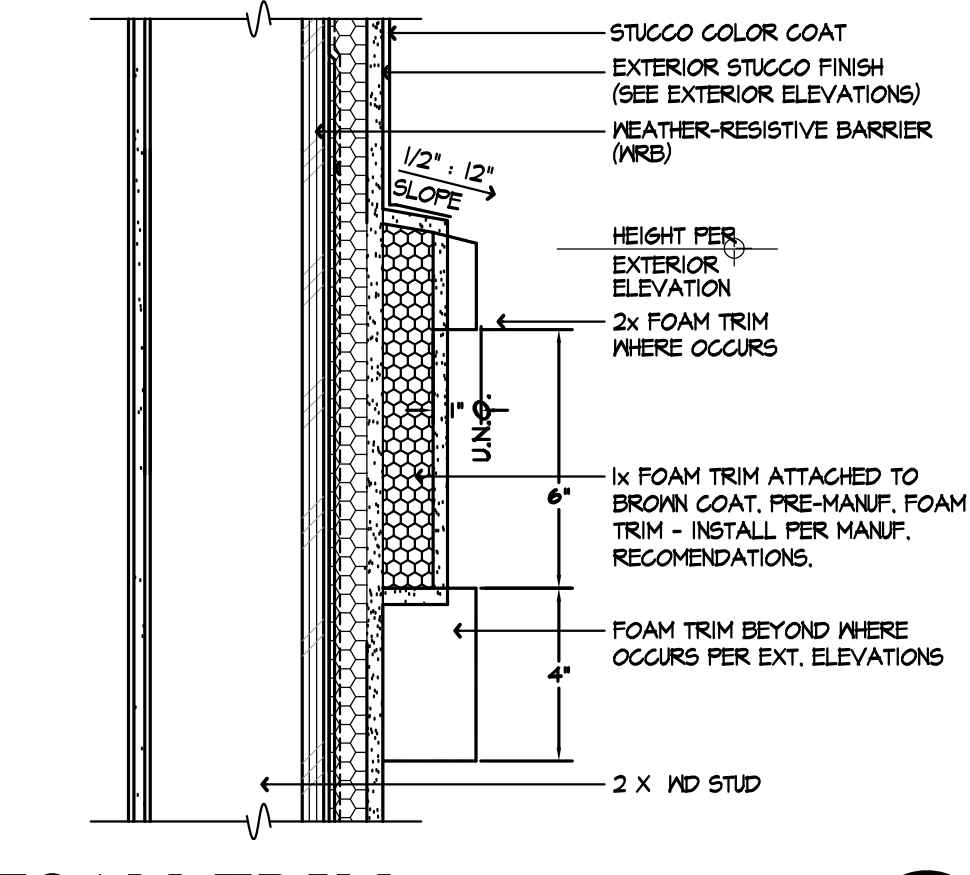
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 SCALE 3"=1'-0"  
 SAC-07B2-45a (45)



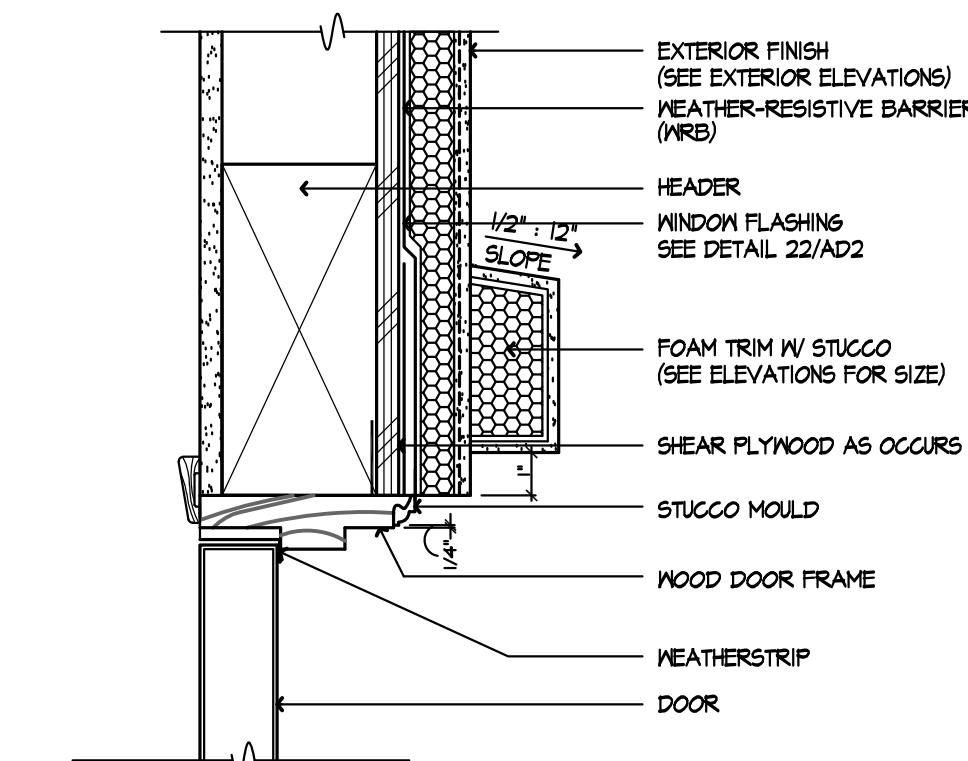
**SLIDING DOOR JAMB**  
 SCALE 3"=1'-0"  
 SAC-07B2-46a (46)



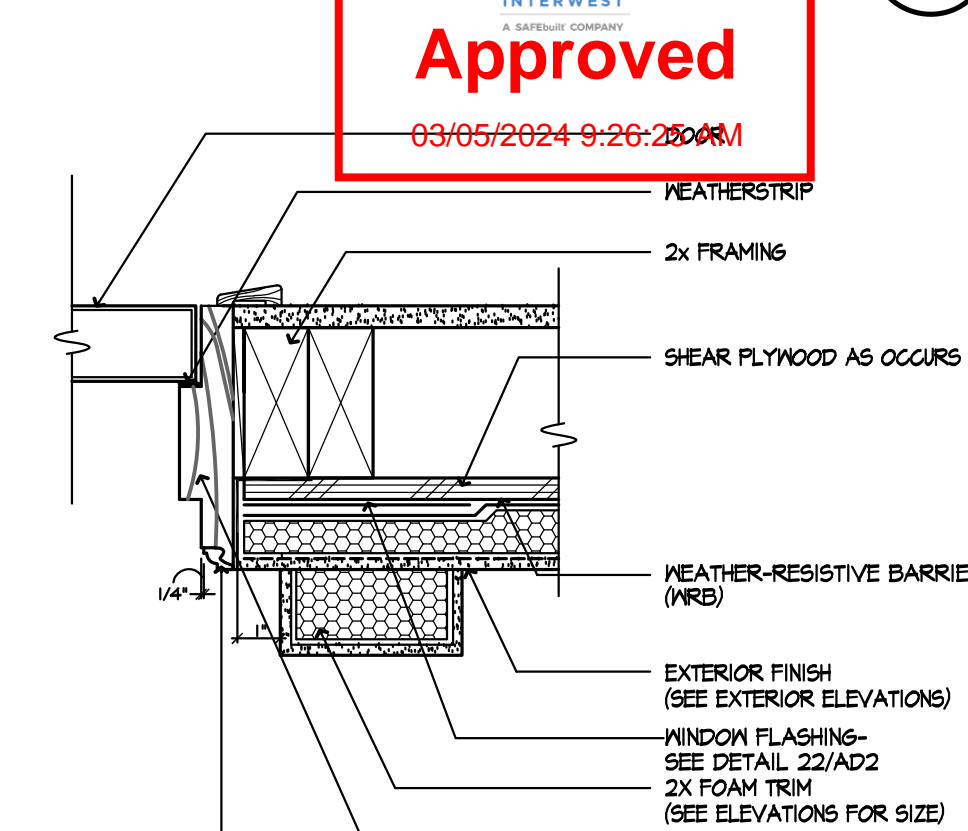
**SLIDING GLASS DOOR**  
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 DOO-005A (47)



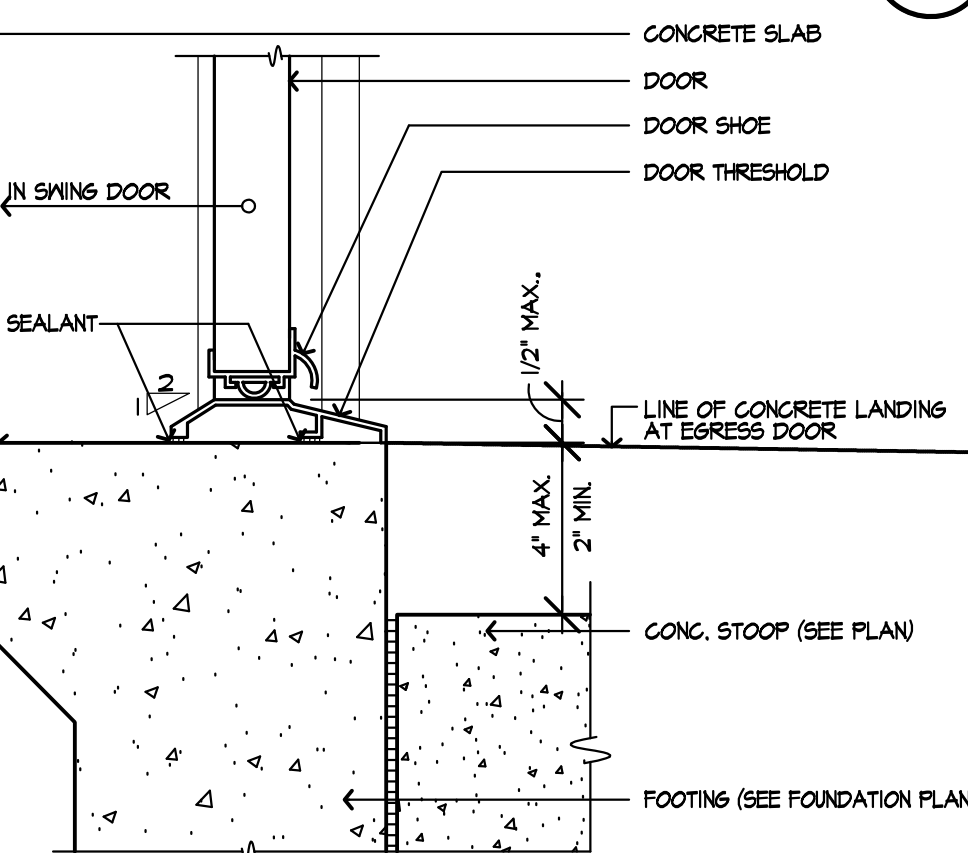
**FOAM TRIM**  
 SCALE 3"=1'-0"  
 TRI-021A (48)



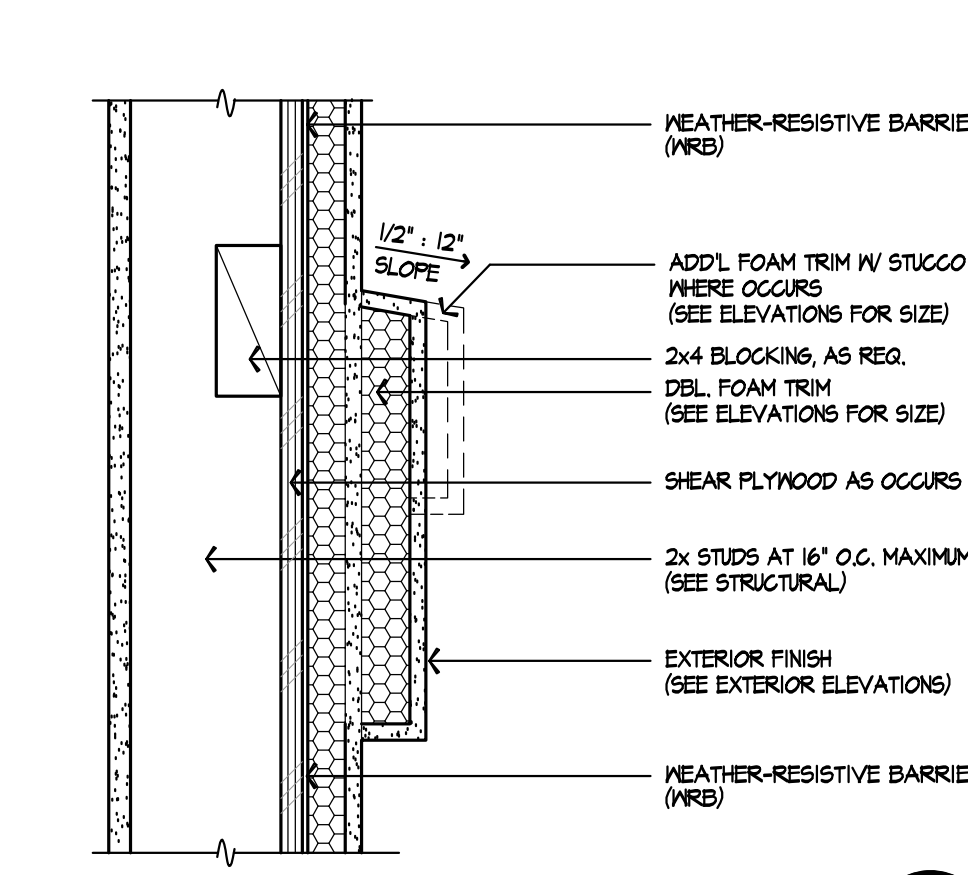
**DOOR HEAD**  
 SCALE 3"=1'-0"  
 SAC-07B2-44a (41)



**DOOR JAMB**  
 SCALE 3"=1'-0"  
 SAC-07B2-42a (42)



**SWING DOOR**  
 SCALE 3"=1'-0"  
 DOO-006A (43)



**FOAM BELLYBAND**  
 SCALE 3"=1'-0"  
 FE-0120-07 (44)



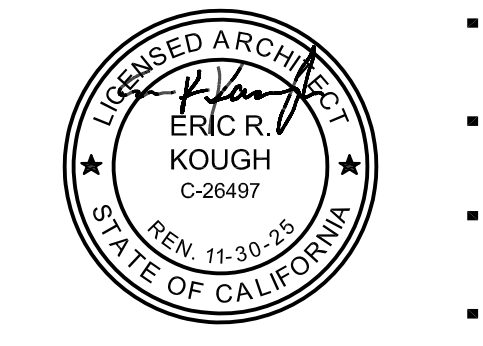
**Prospect Gardens**  
 TRACT NO. 2016-03

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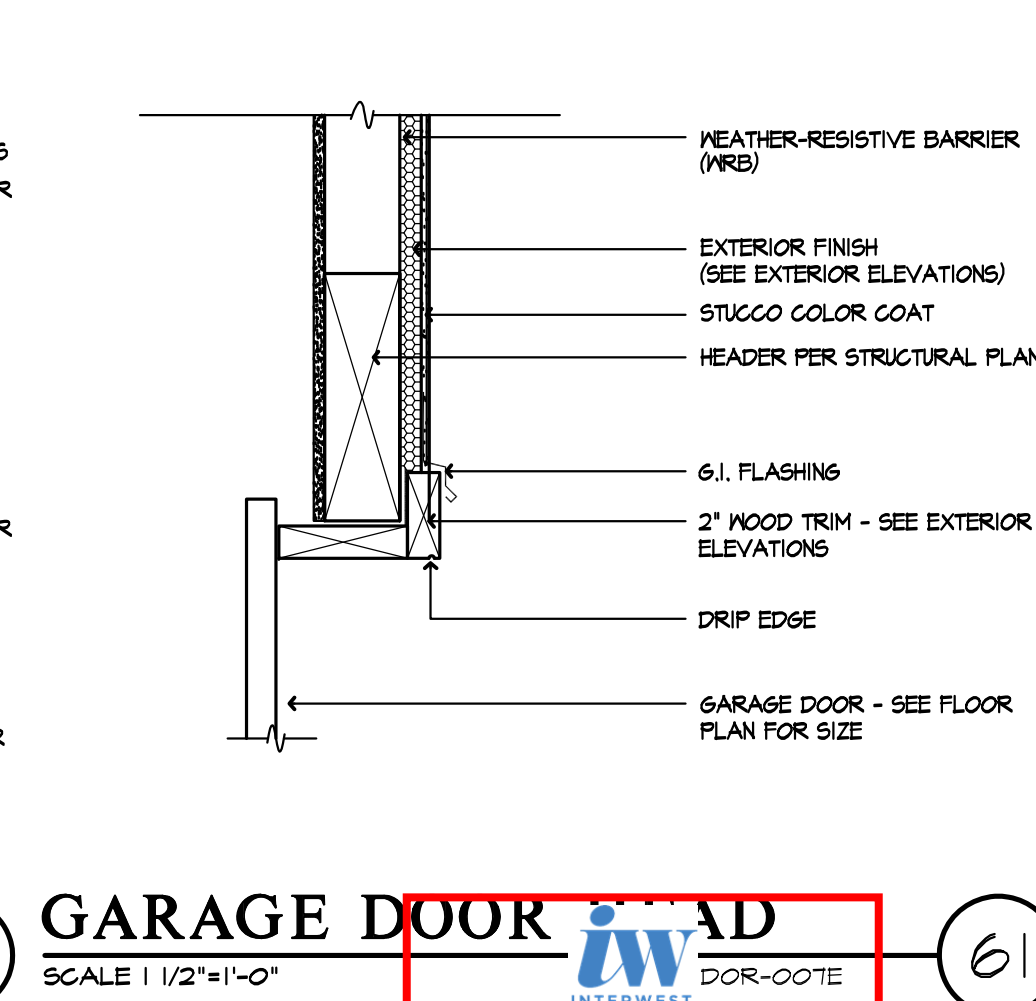
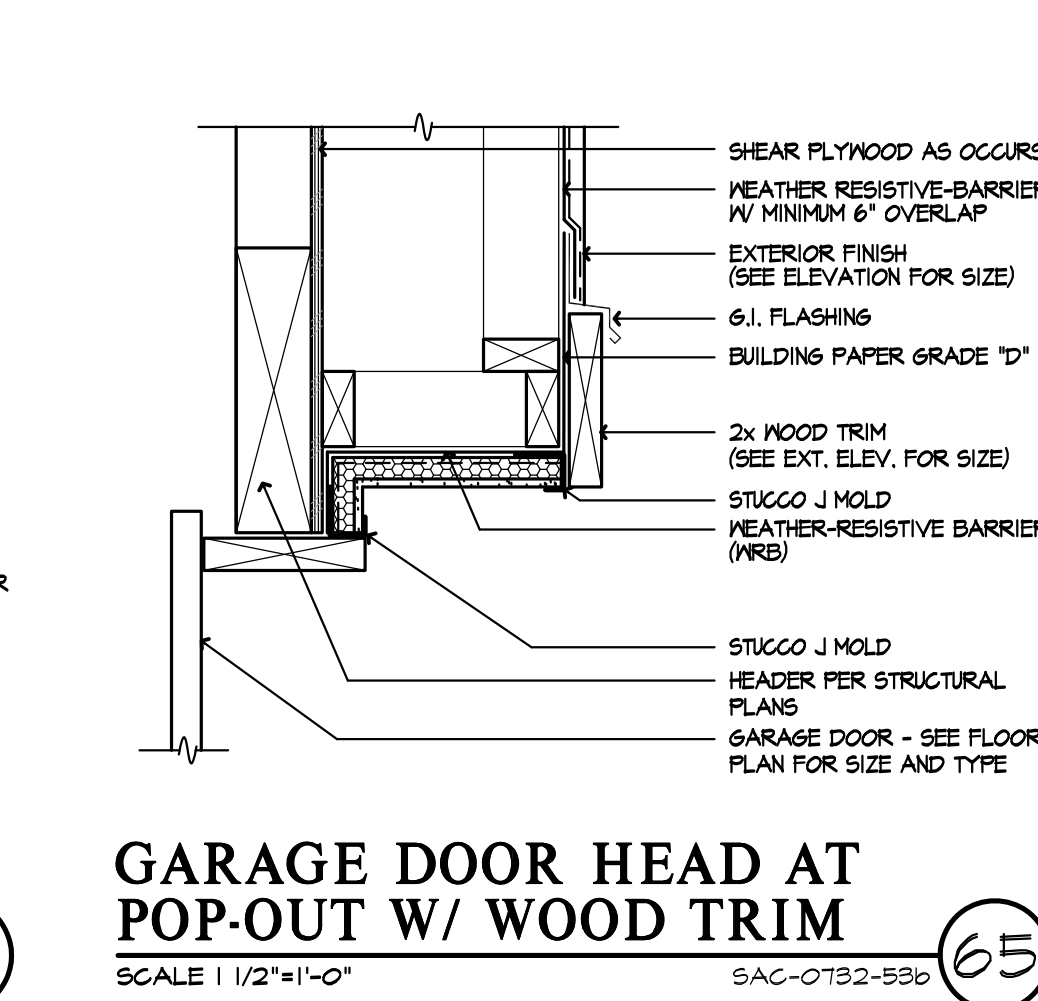
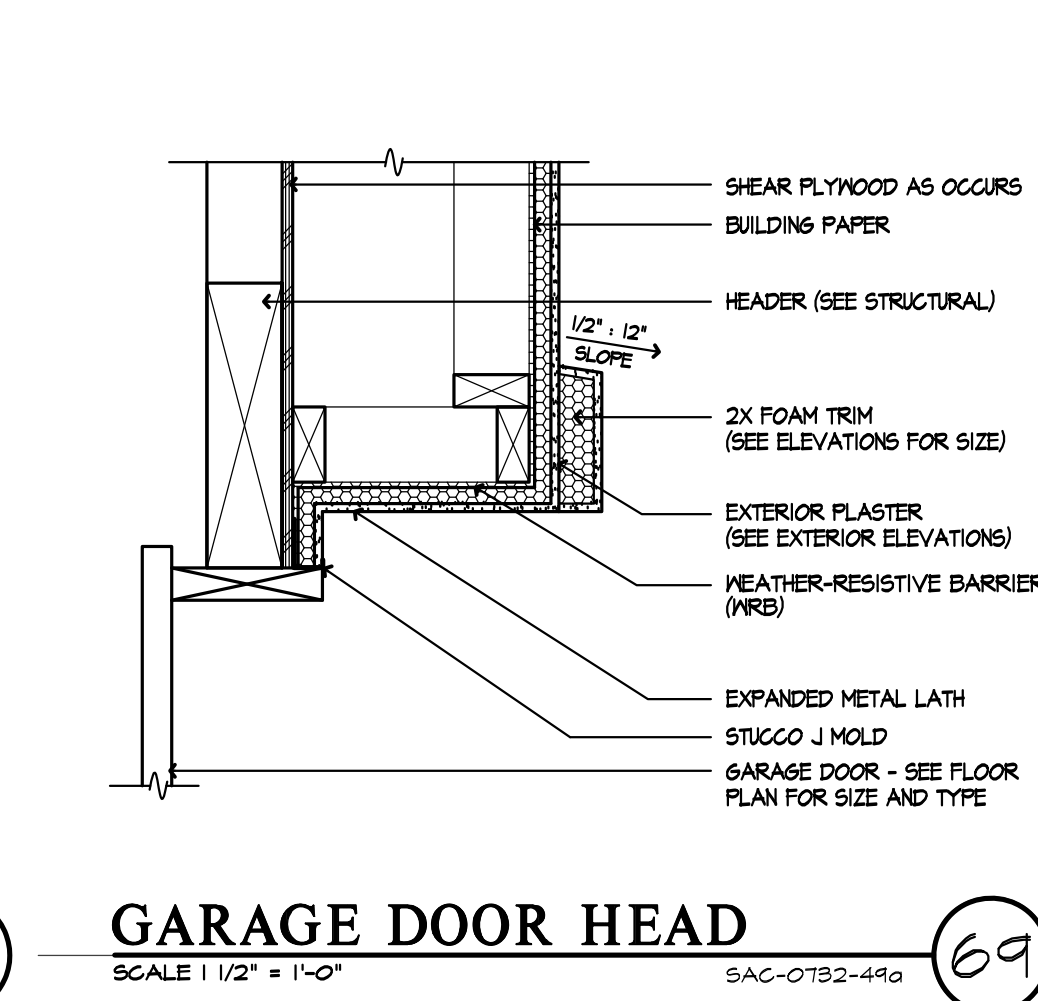
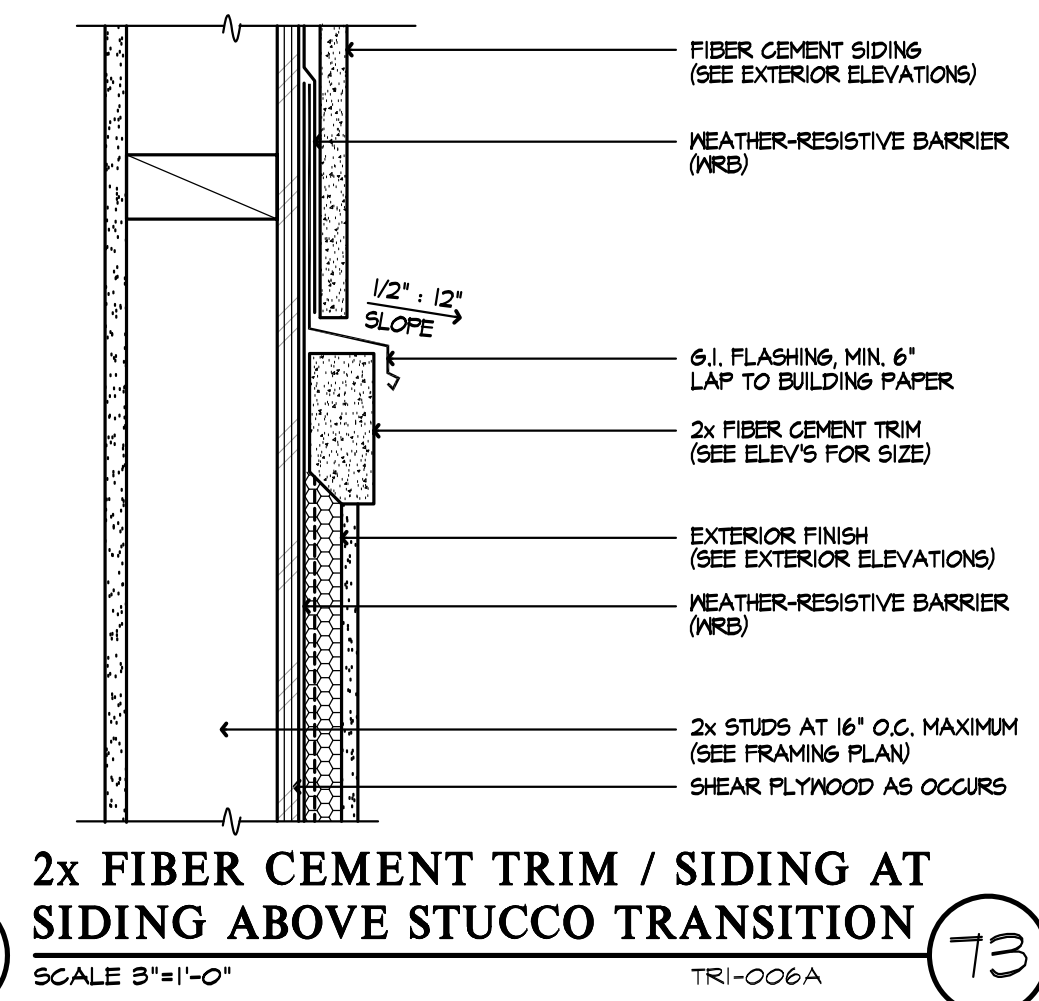
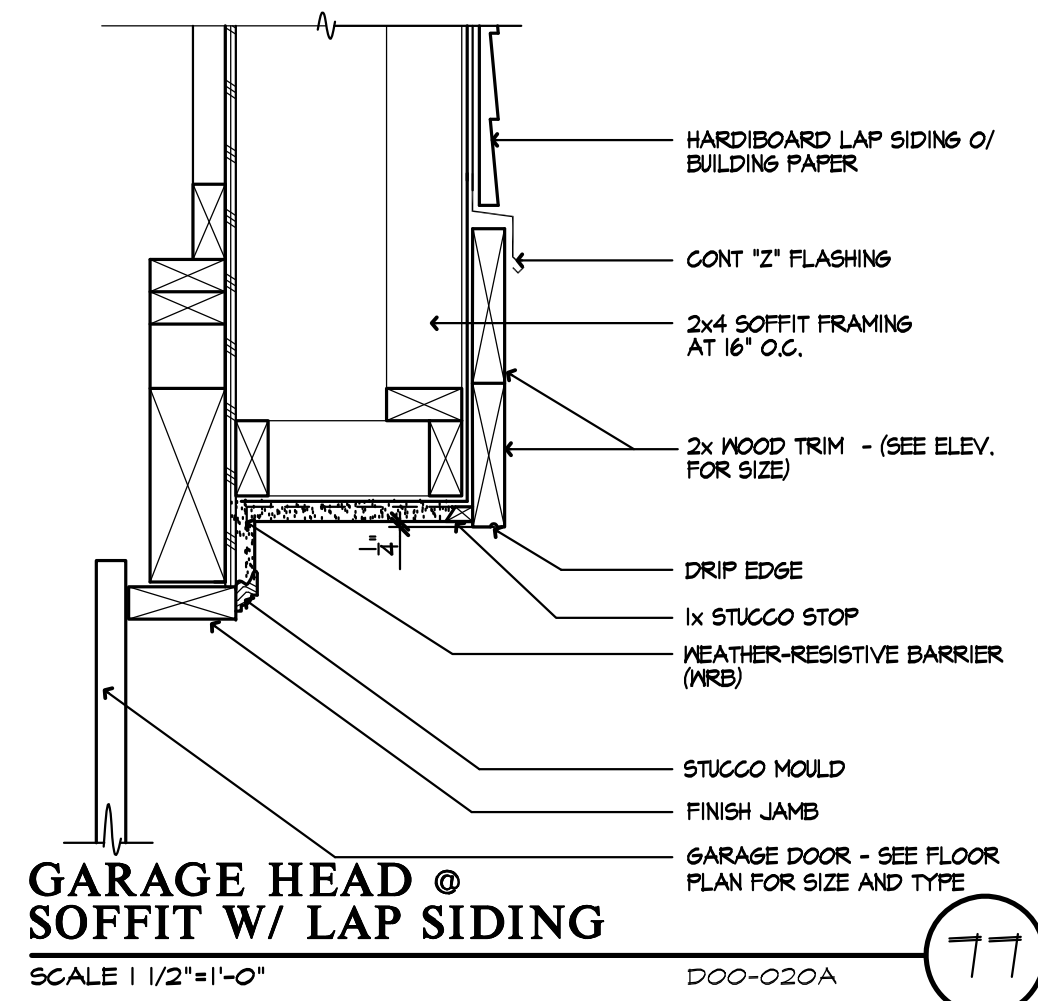


PLAN:  
**ALL PLANS**  
 SHEET:  
**AD3**

SPEC. LEVEL 1  
**SANTEE**

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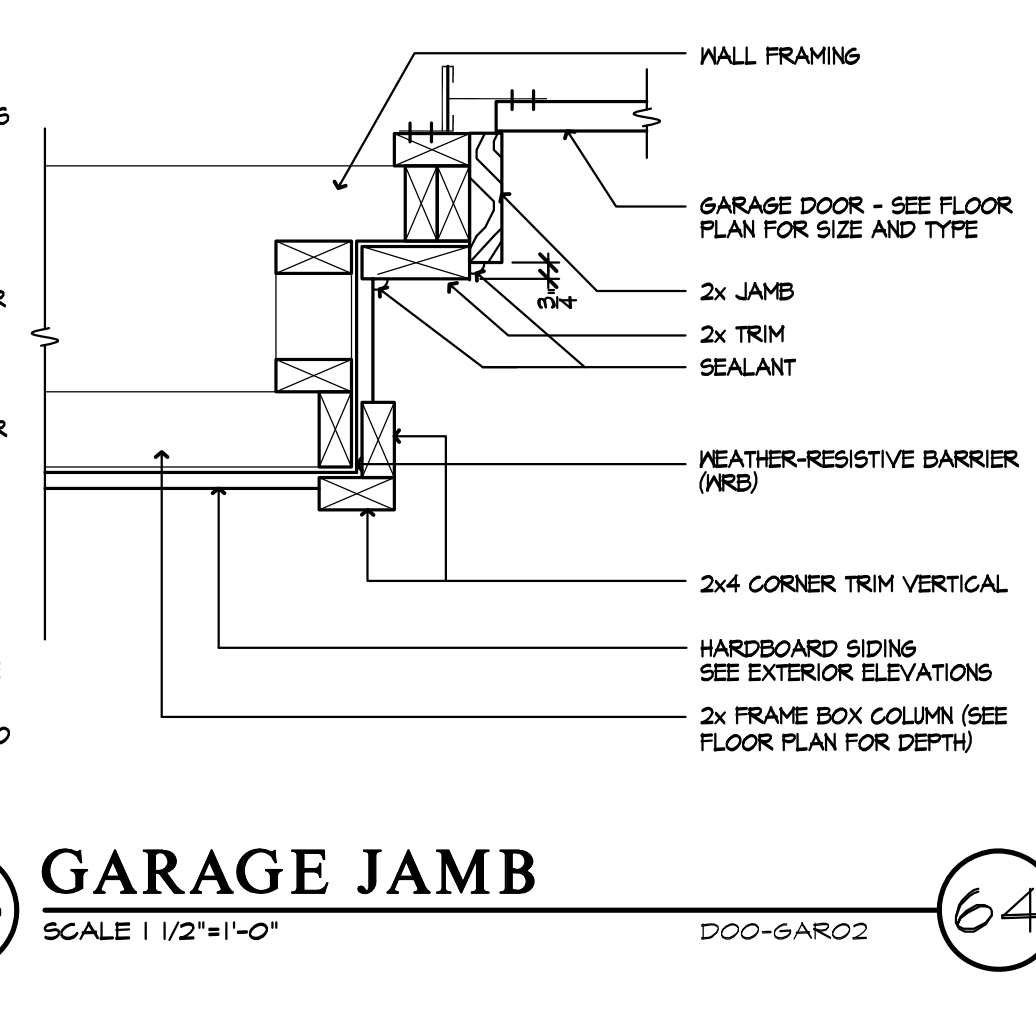
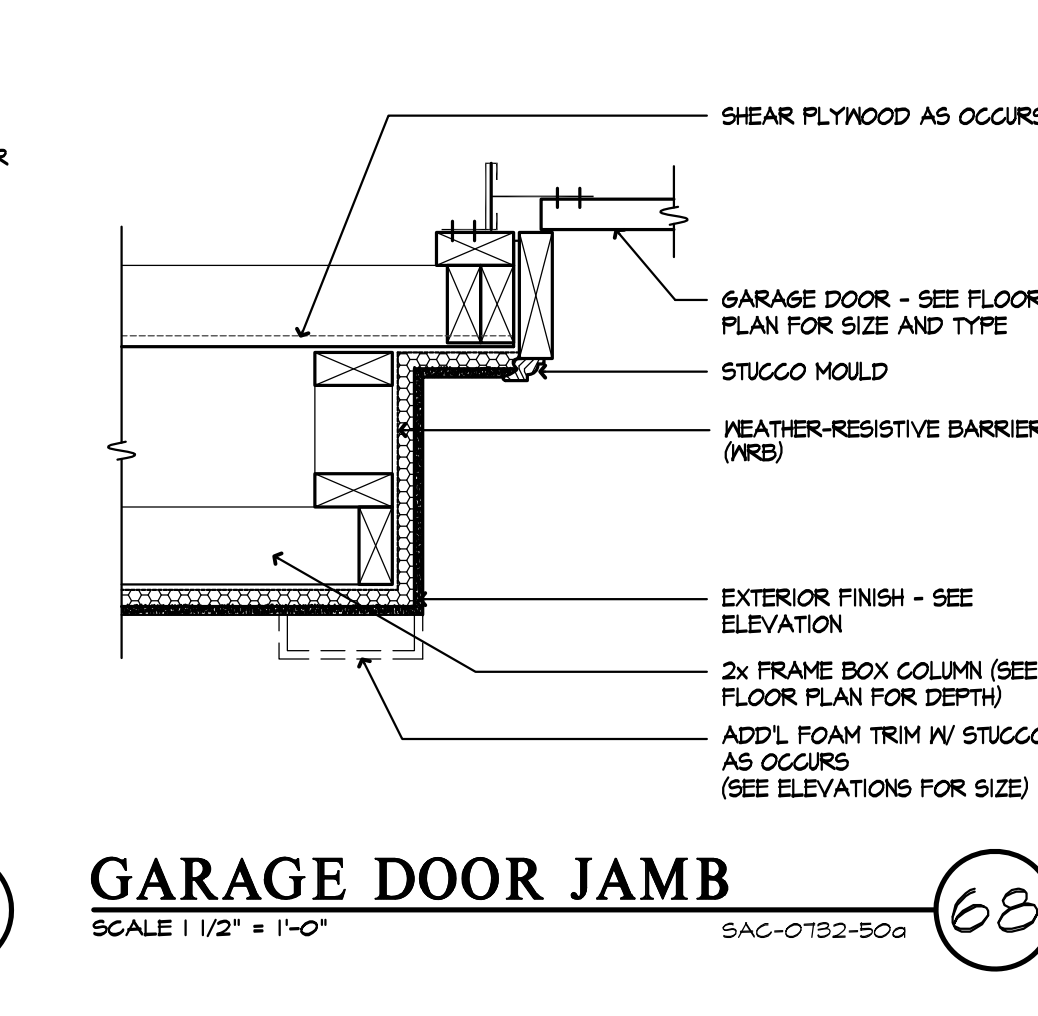
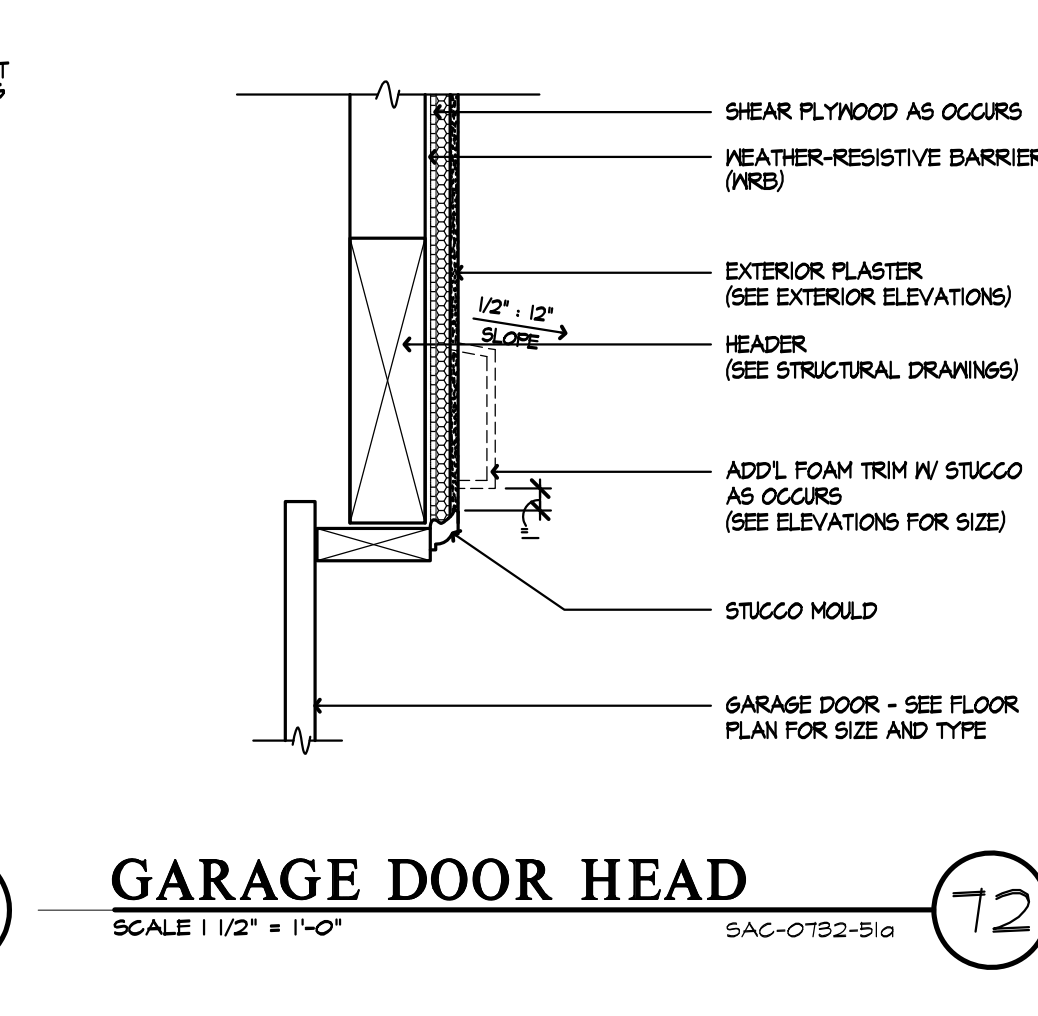
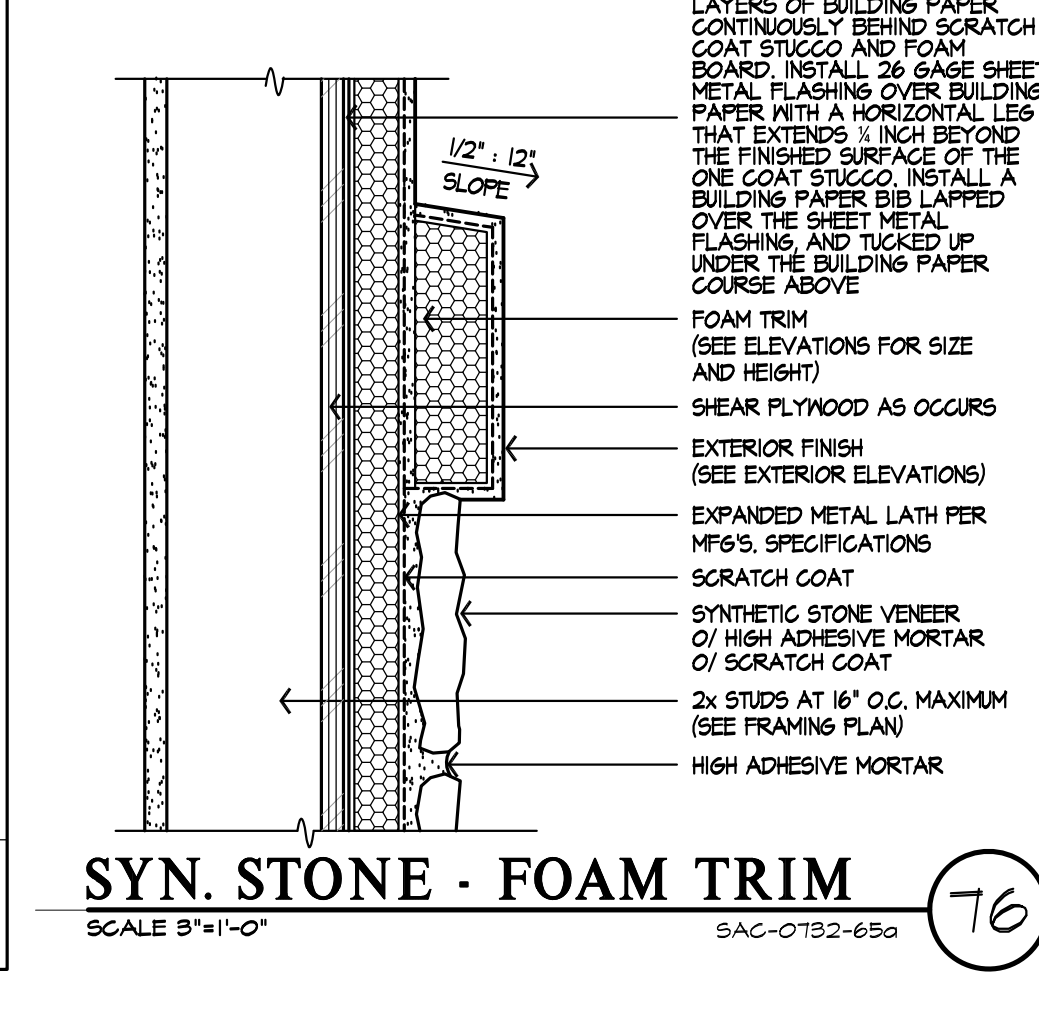
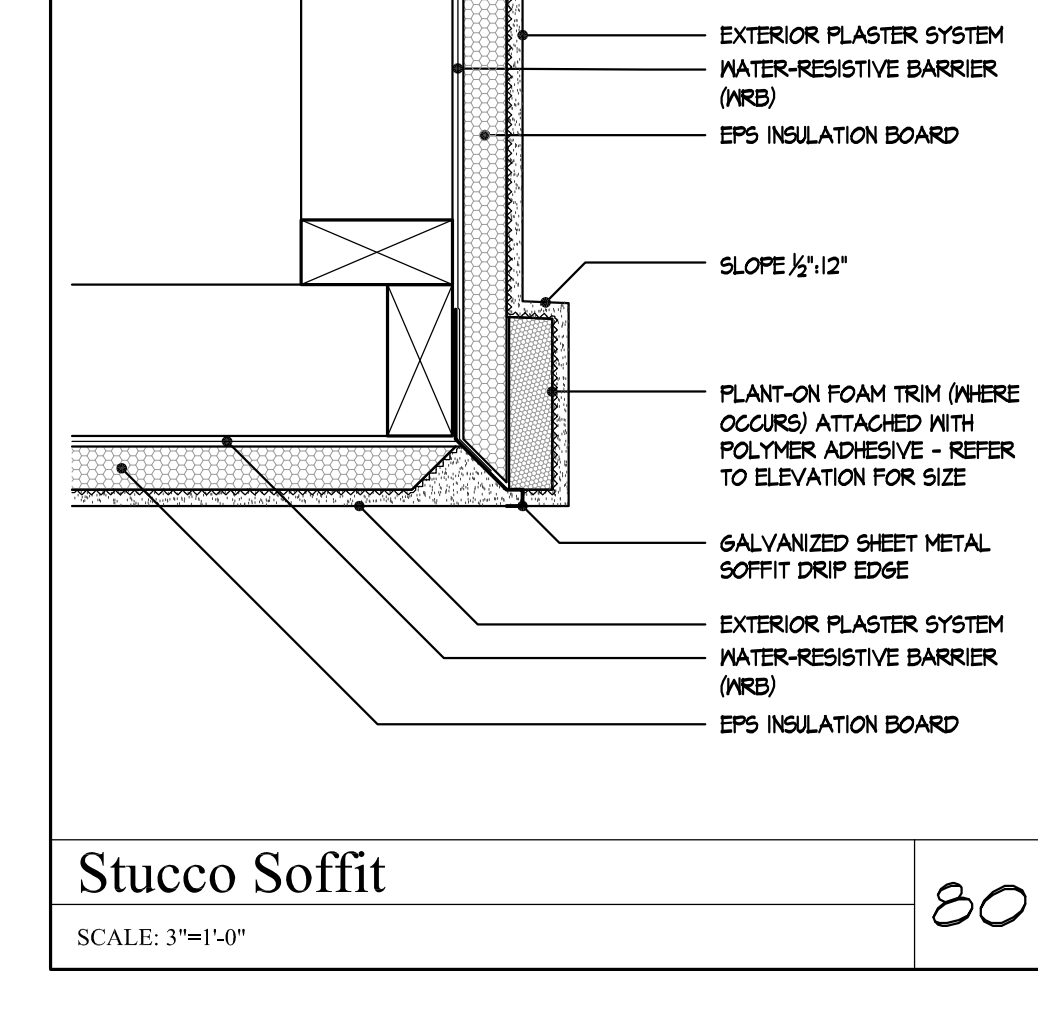
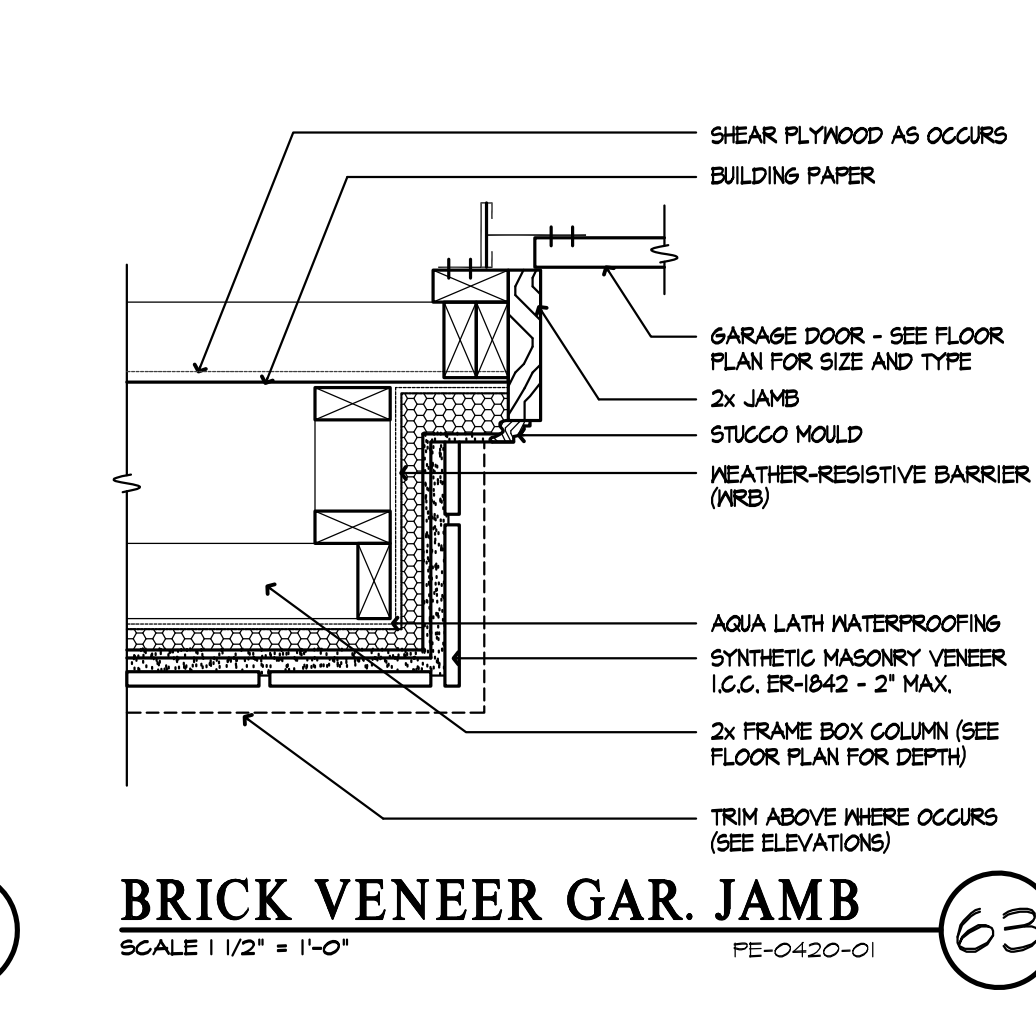
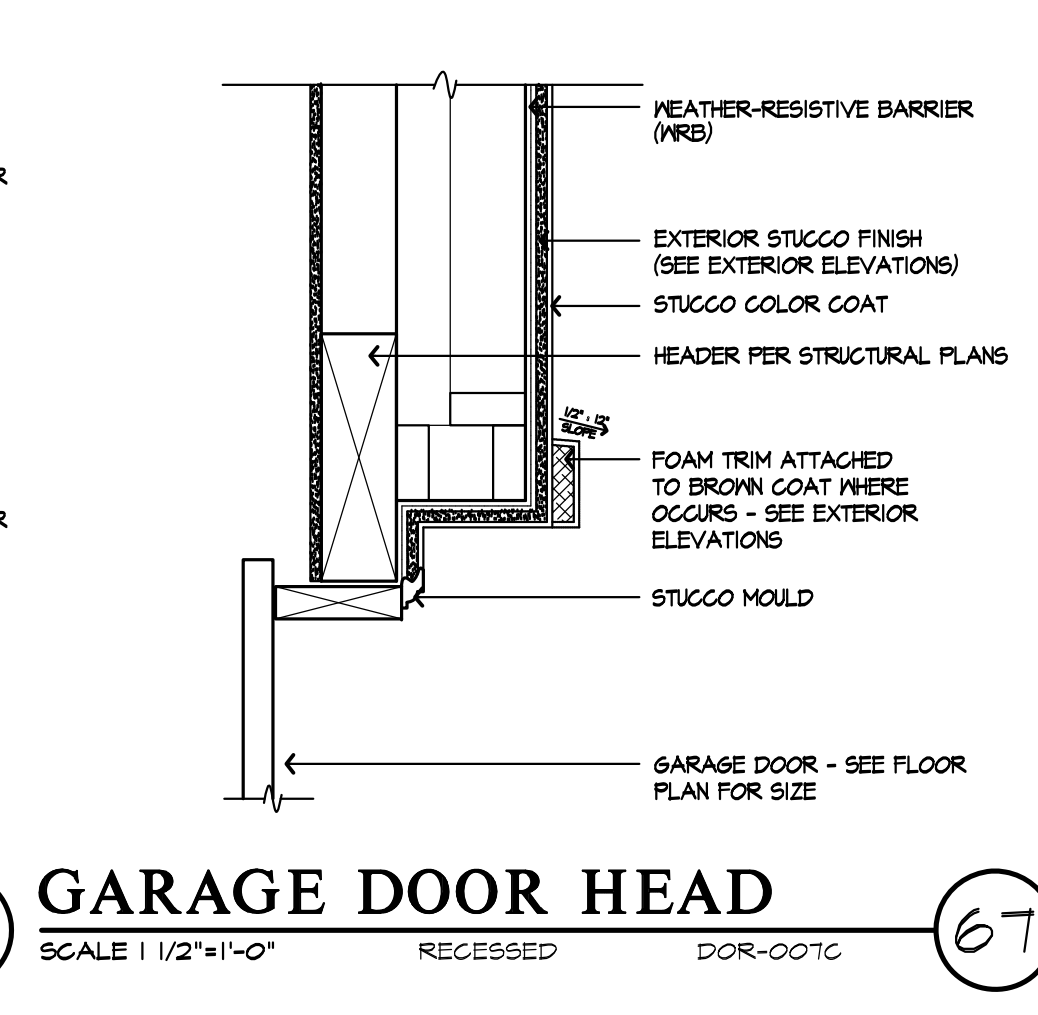
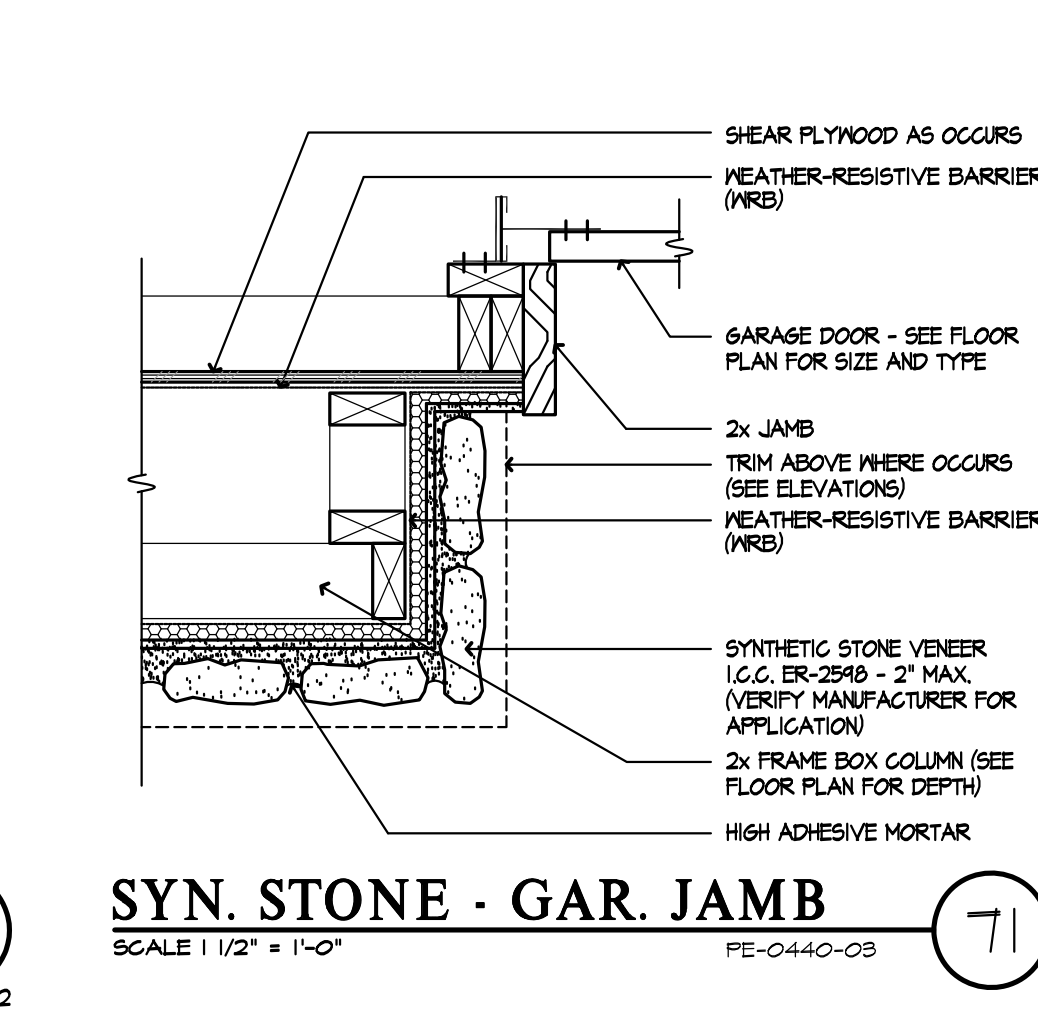
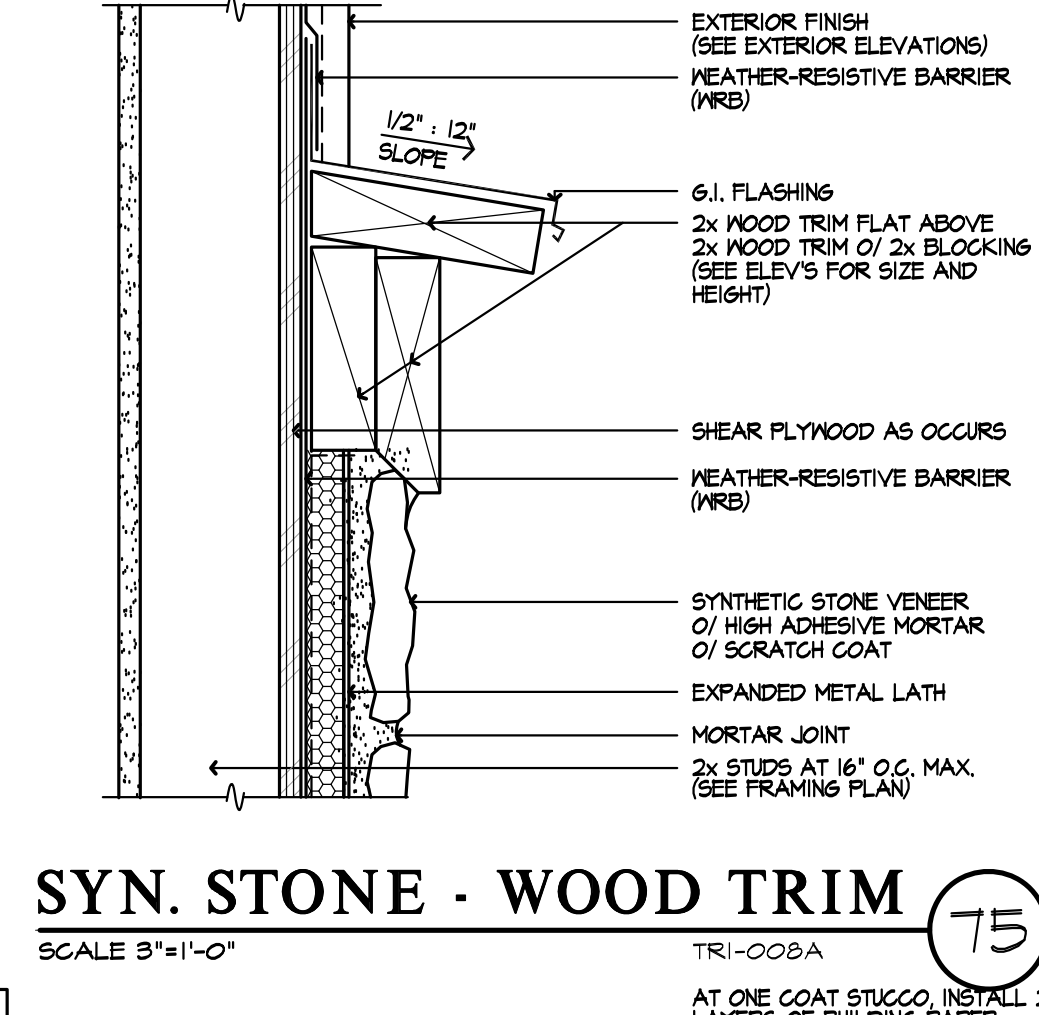
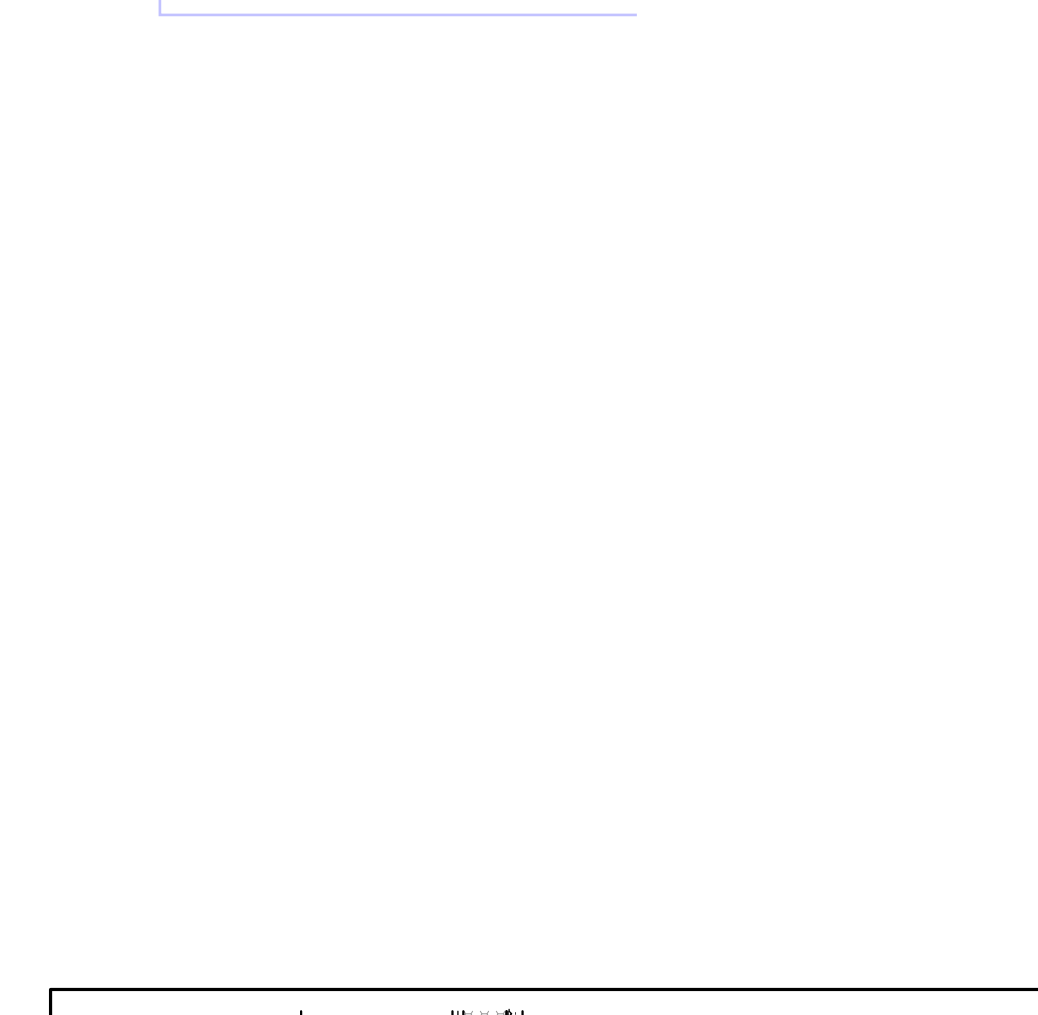
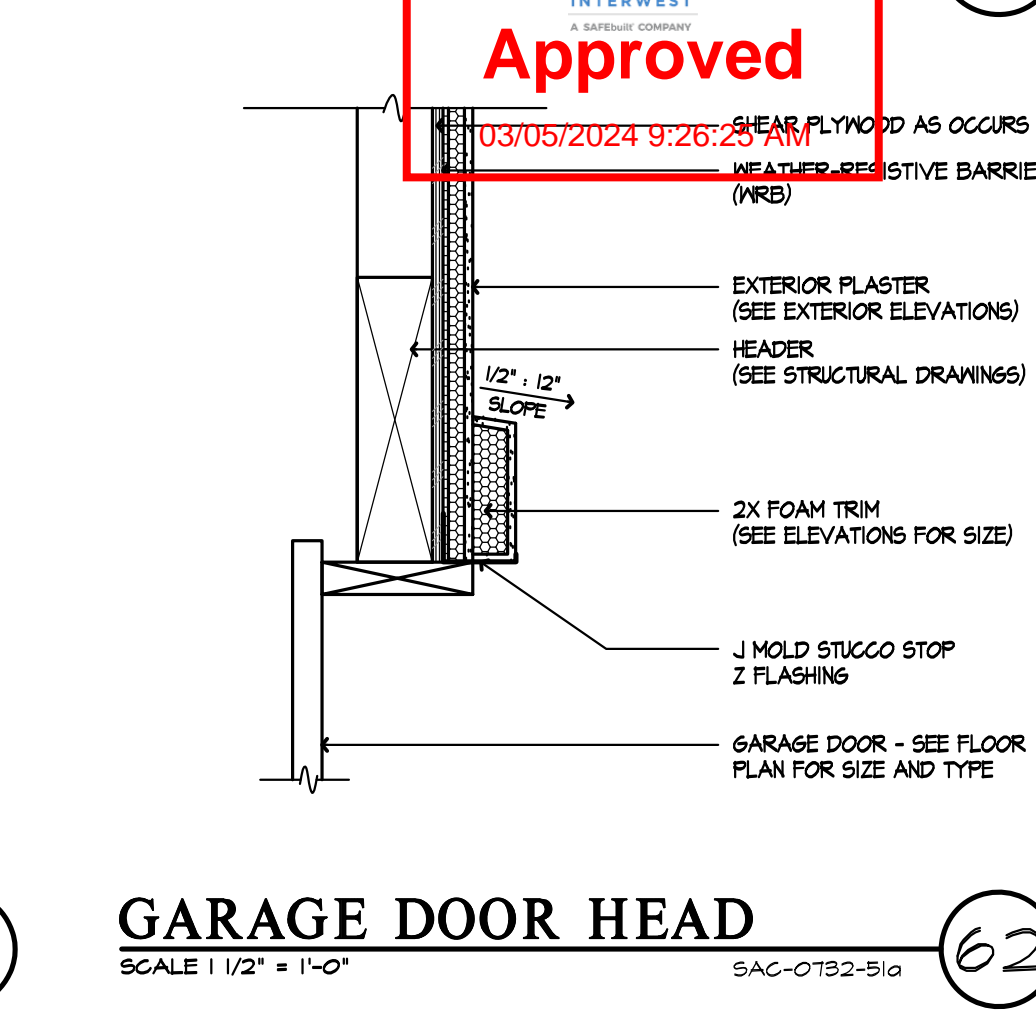
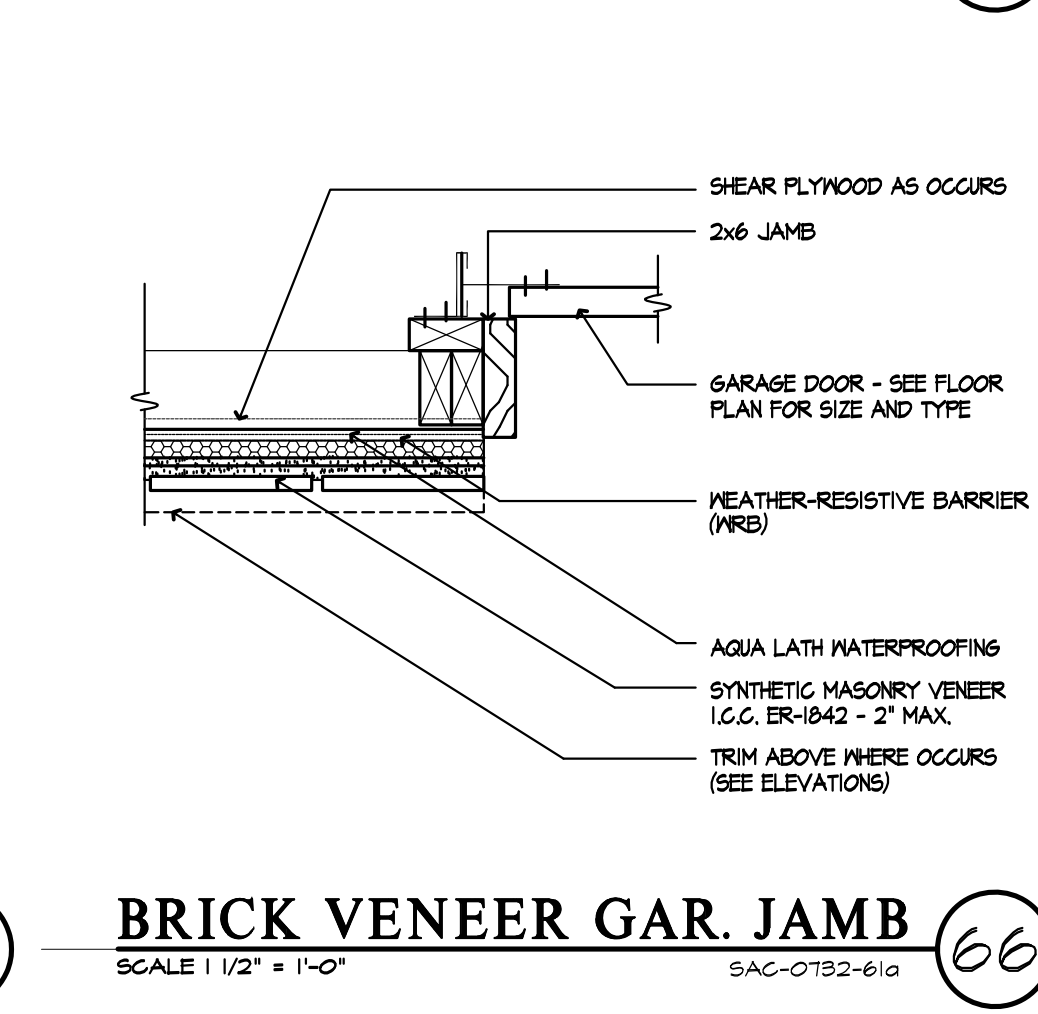
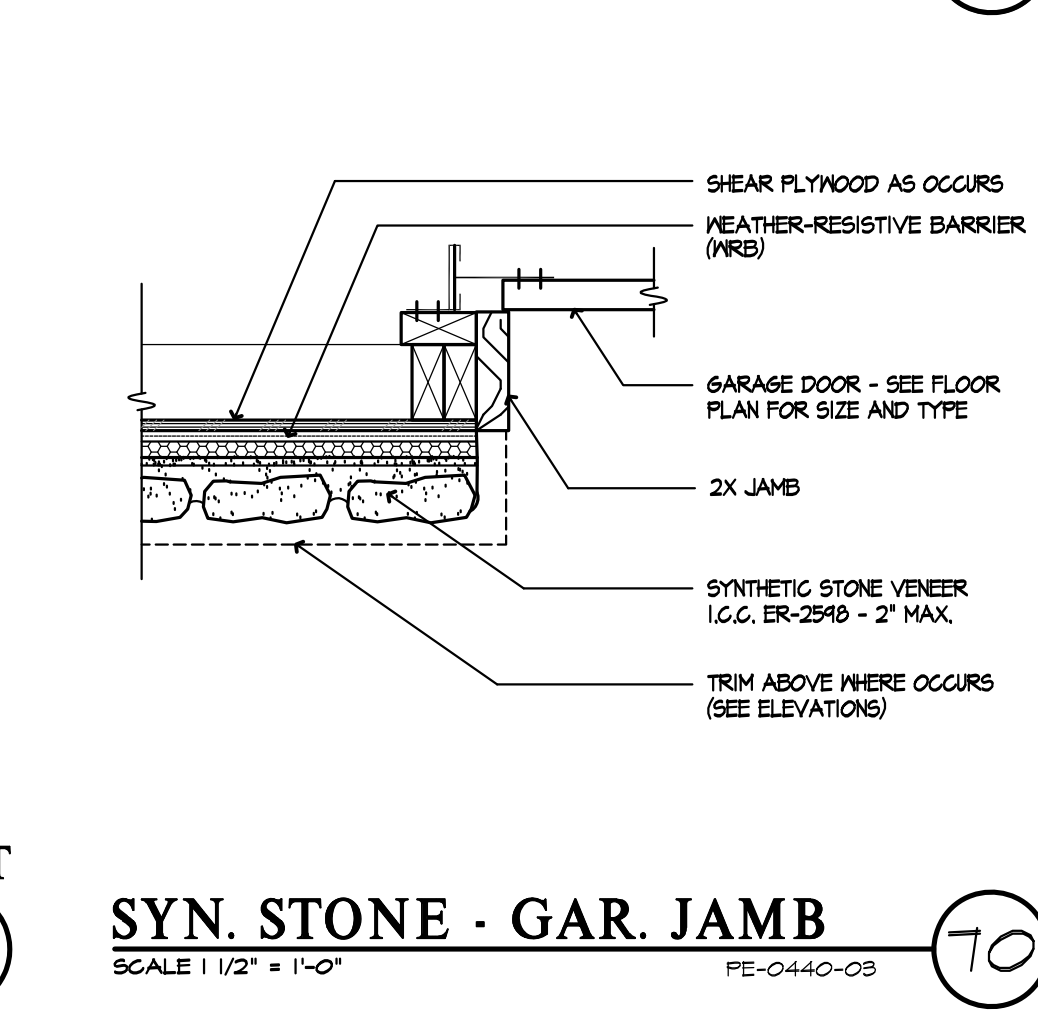
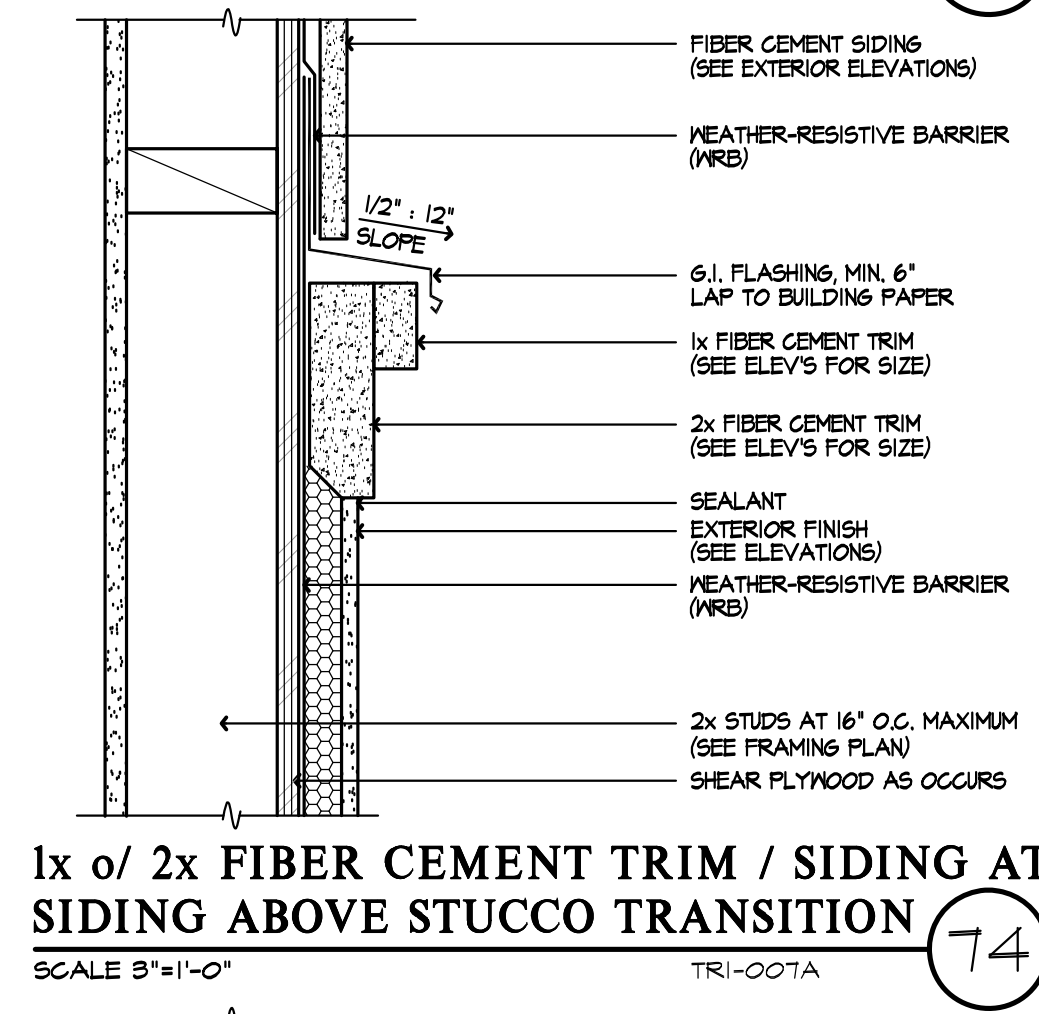
**Garage Head @ Soffit w/ Lap Siding**  
SCALE 1 1/2"=1'-0" DOO-020A

**2x Fiber Cement Trim / Siding at Siding Above Stucco Transition**  
SCALE 3"=1'-0" TRI-006A

**Garage Door Head**  
SCALE 1 1/2"=1'-0" SAC-0732-49a

**Garage Door Head at Pop-out w/ Wood Trim**  
SCALE 1 1/2"=1'-0" SAC-0732-59b

**Garage Door Head**  
SCALE 1 1/2"=1'-0" SAC-0732-51a



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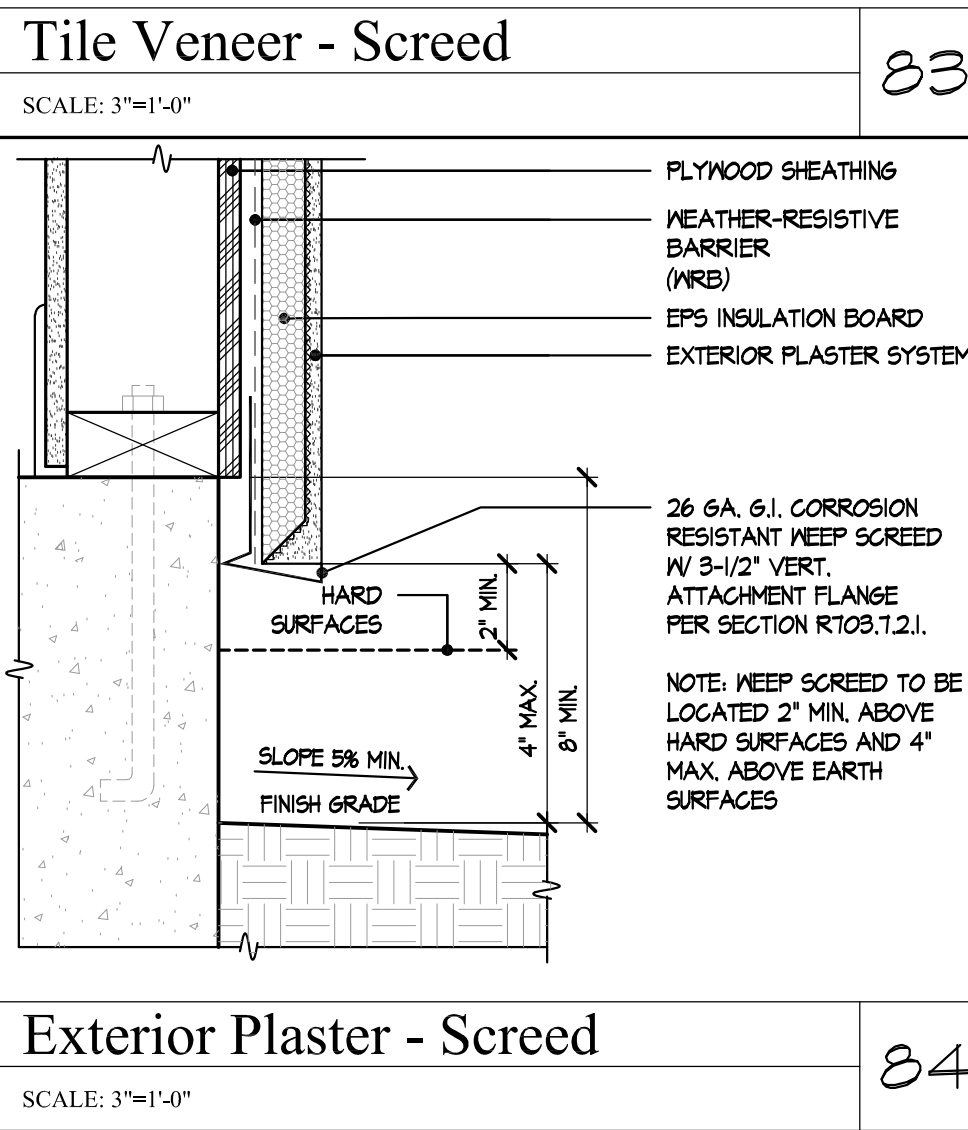
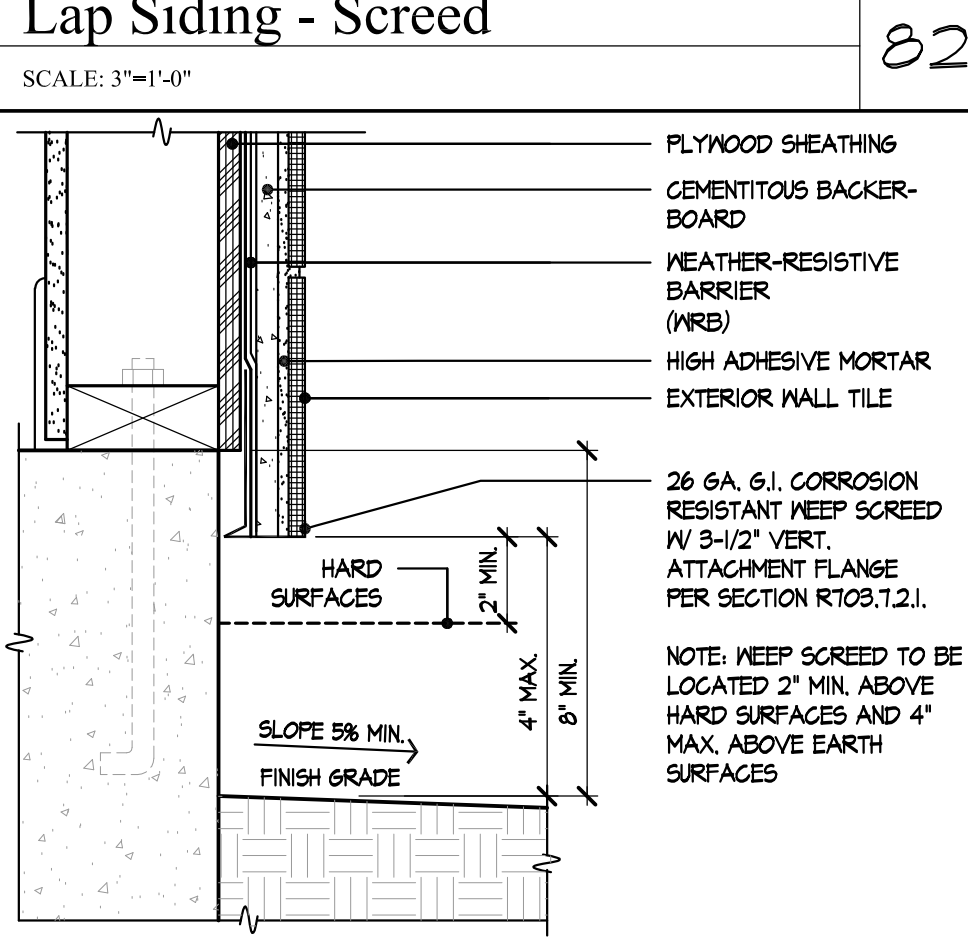
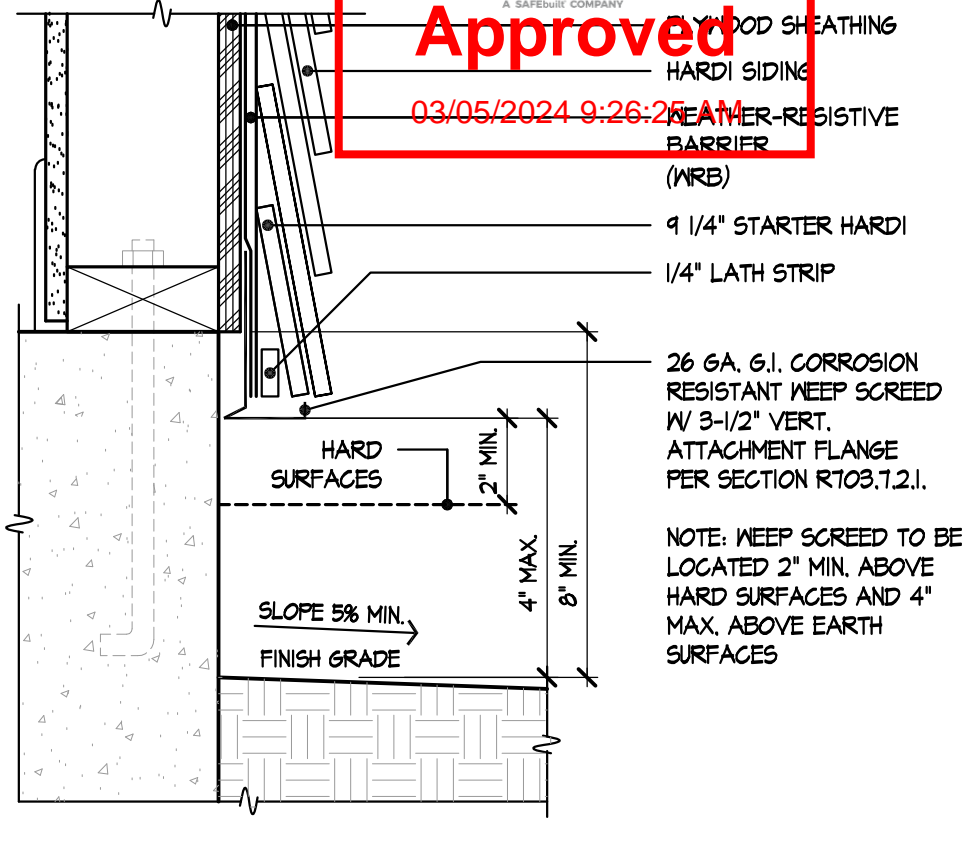
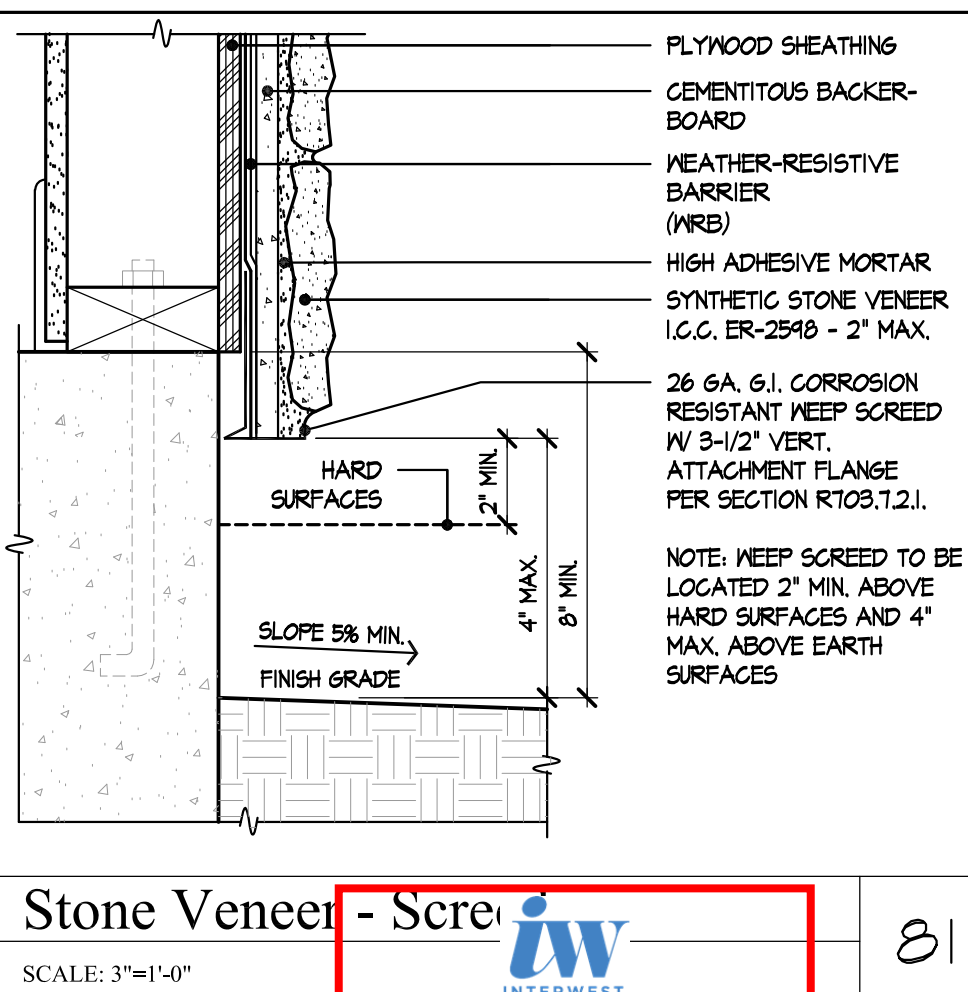
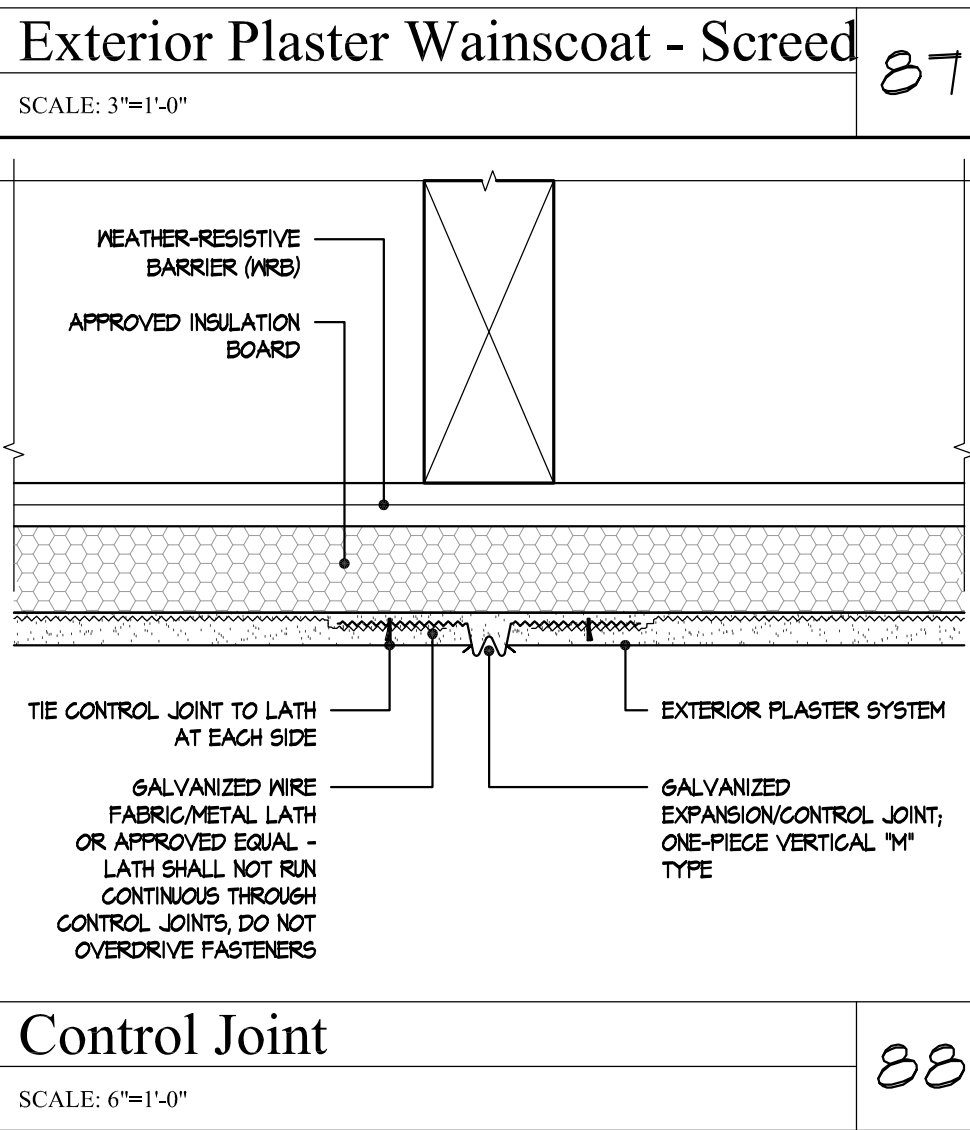
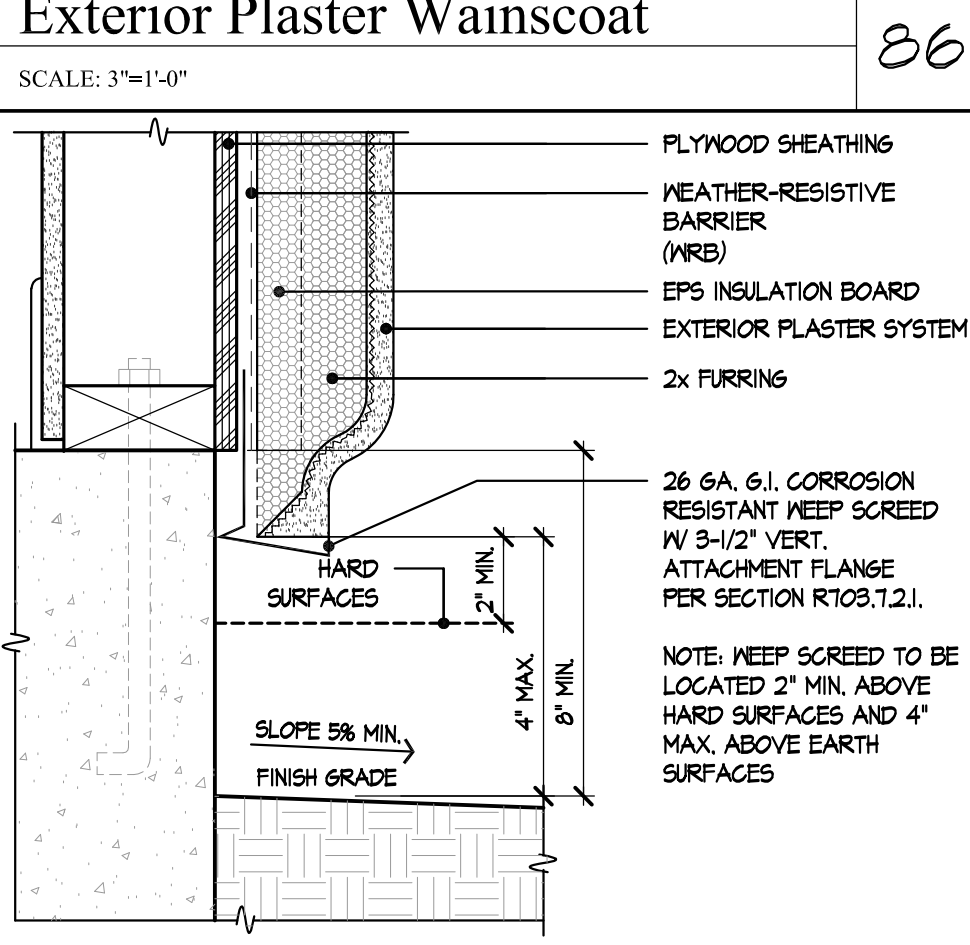
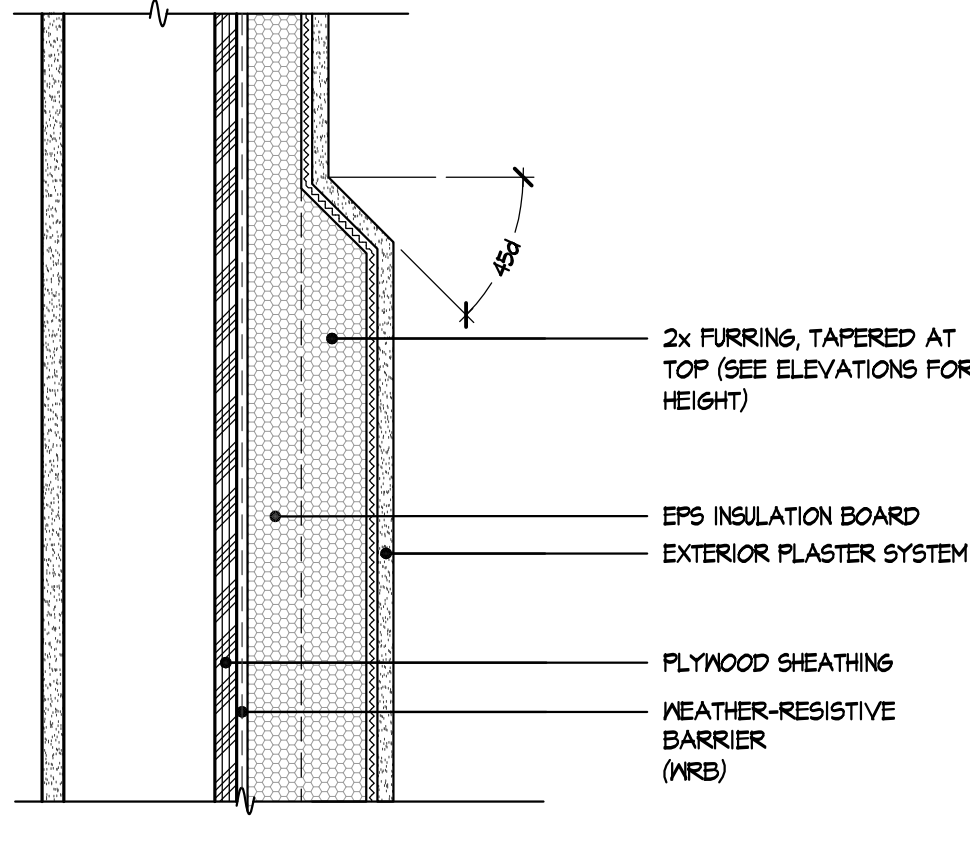
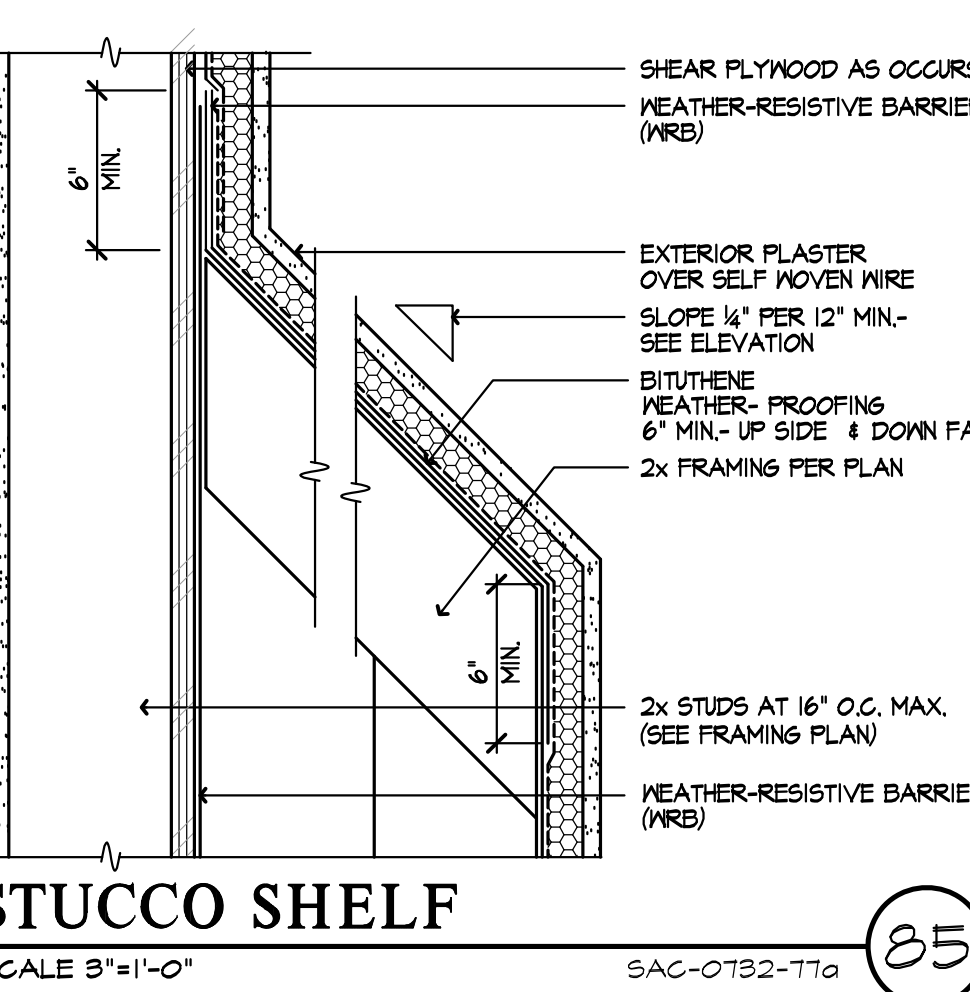
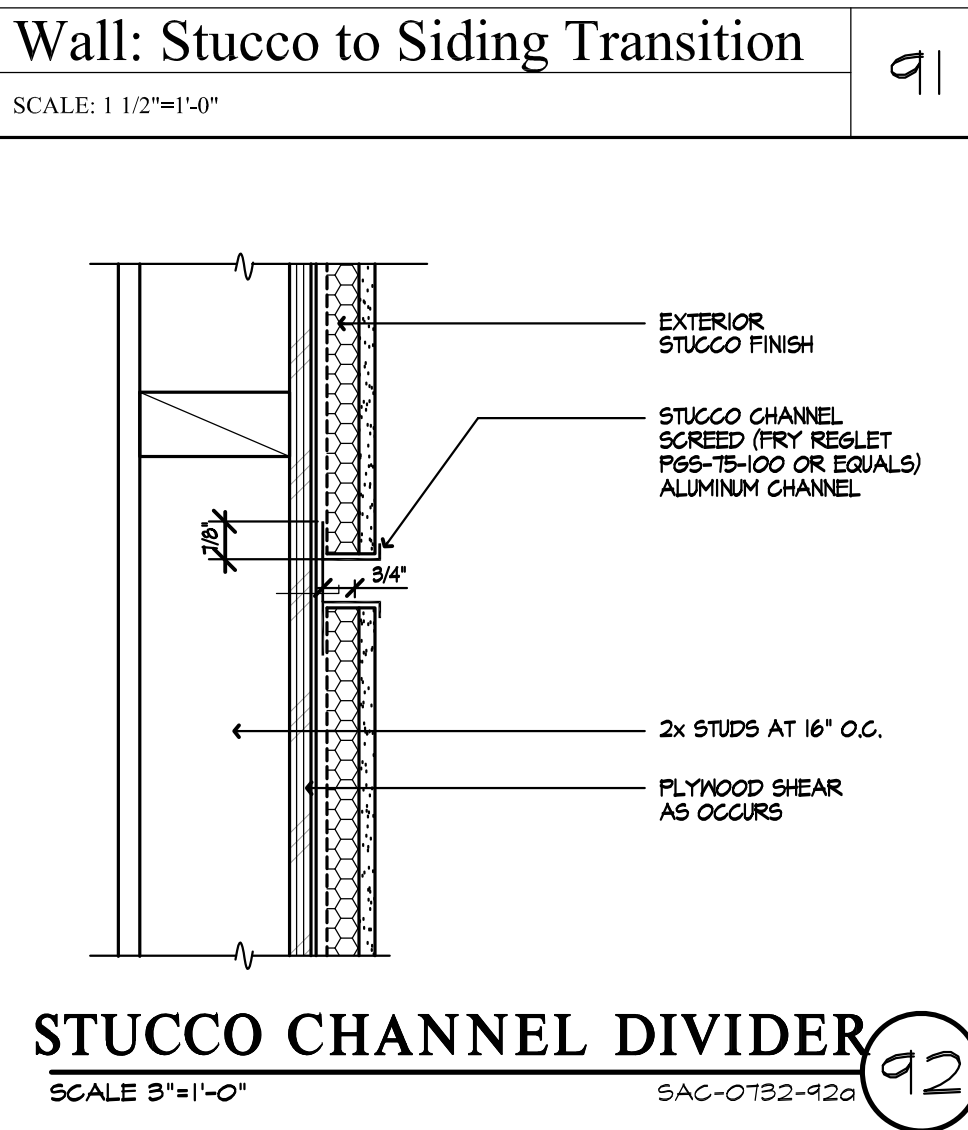
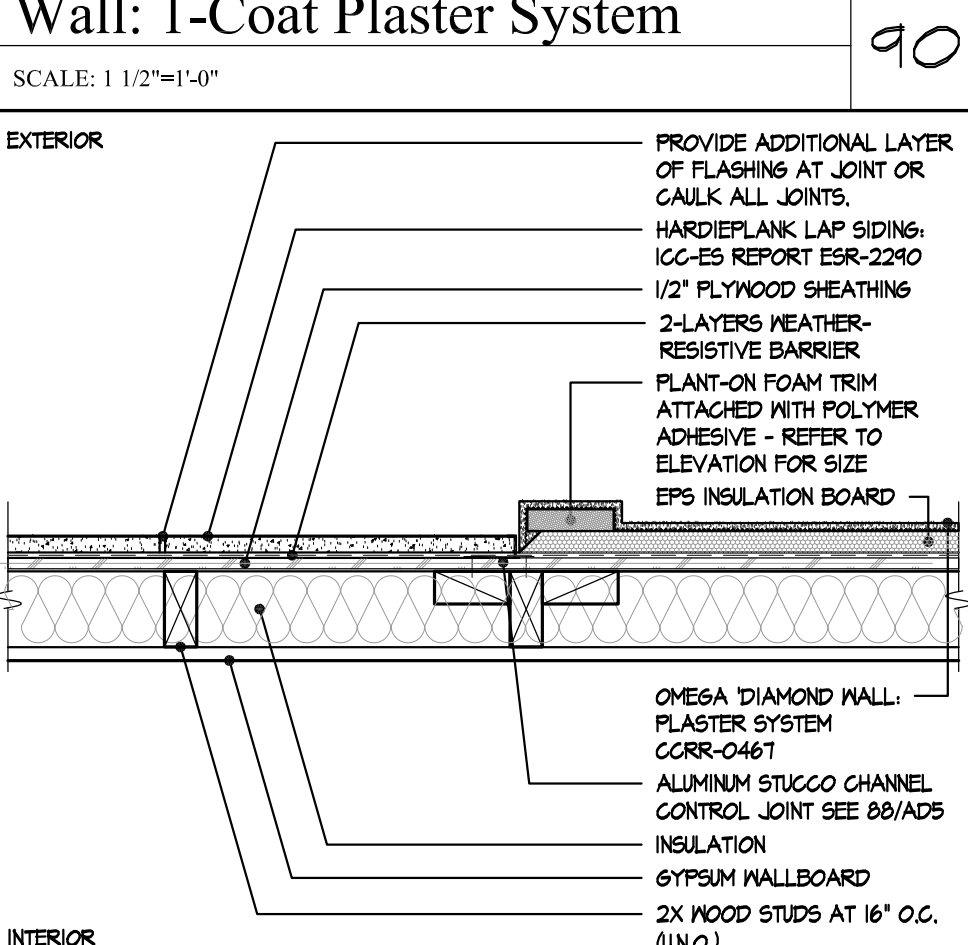
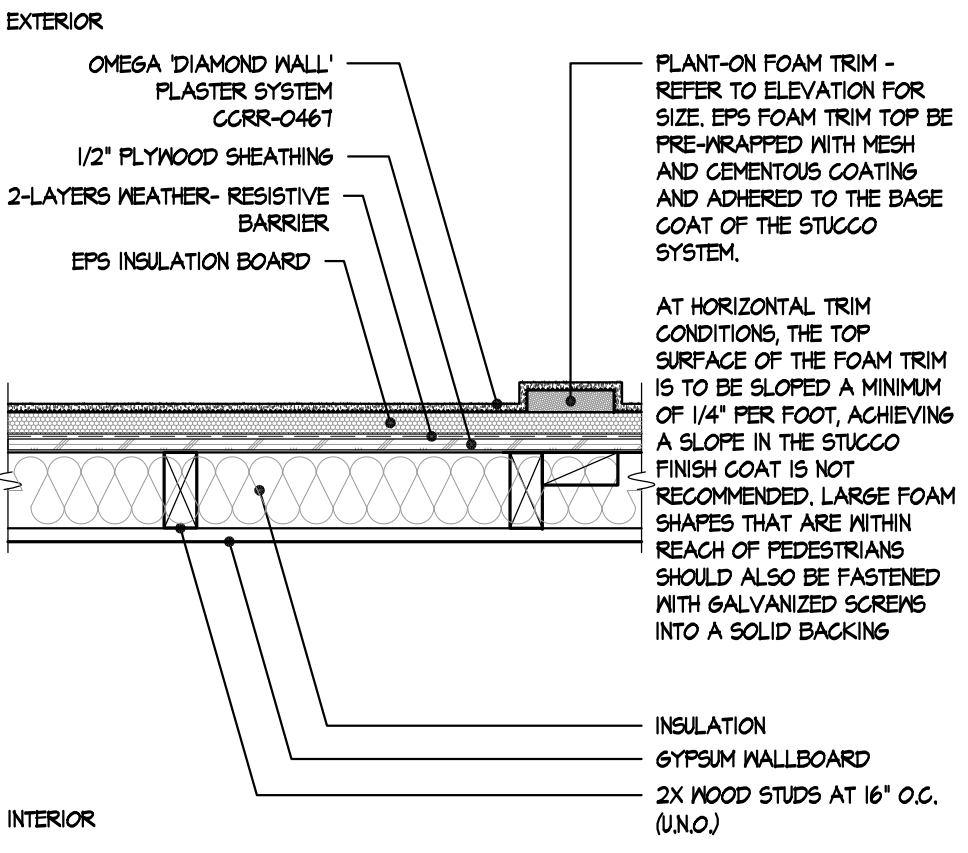
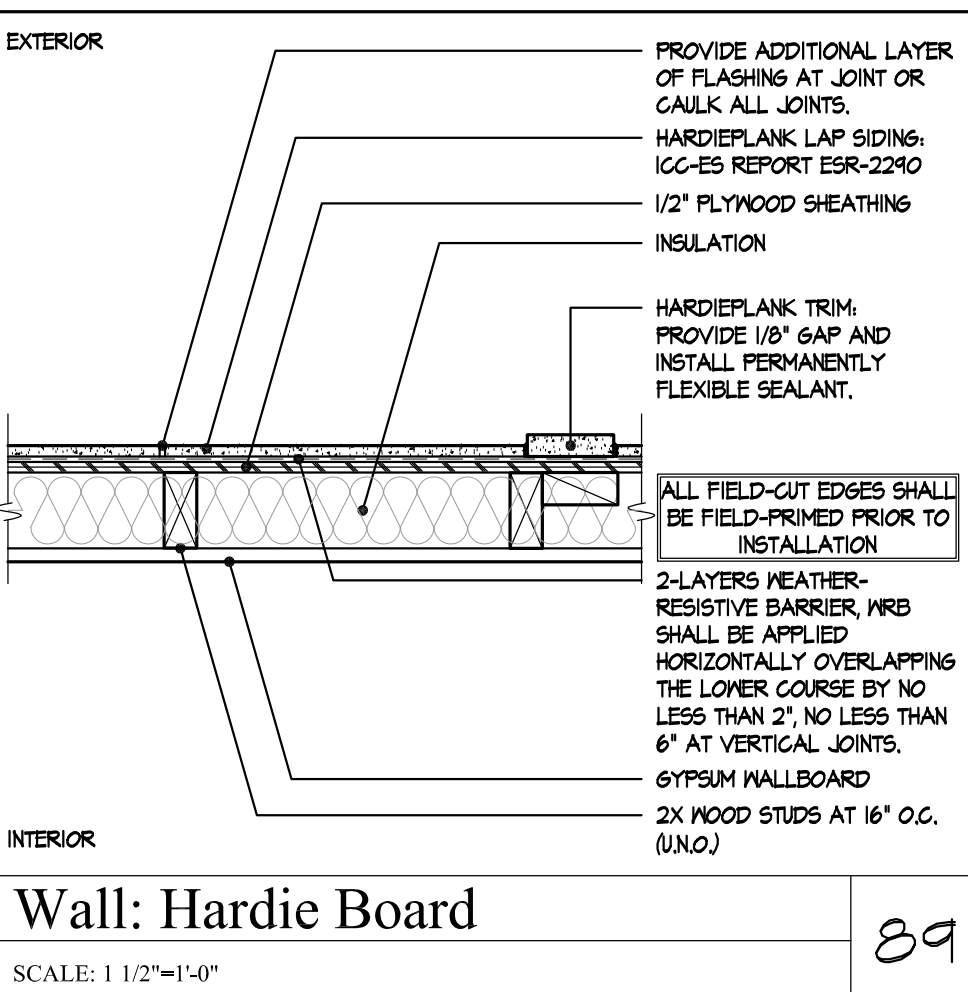
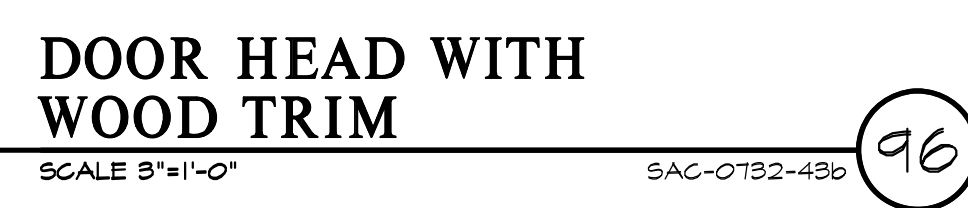
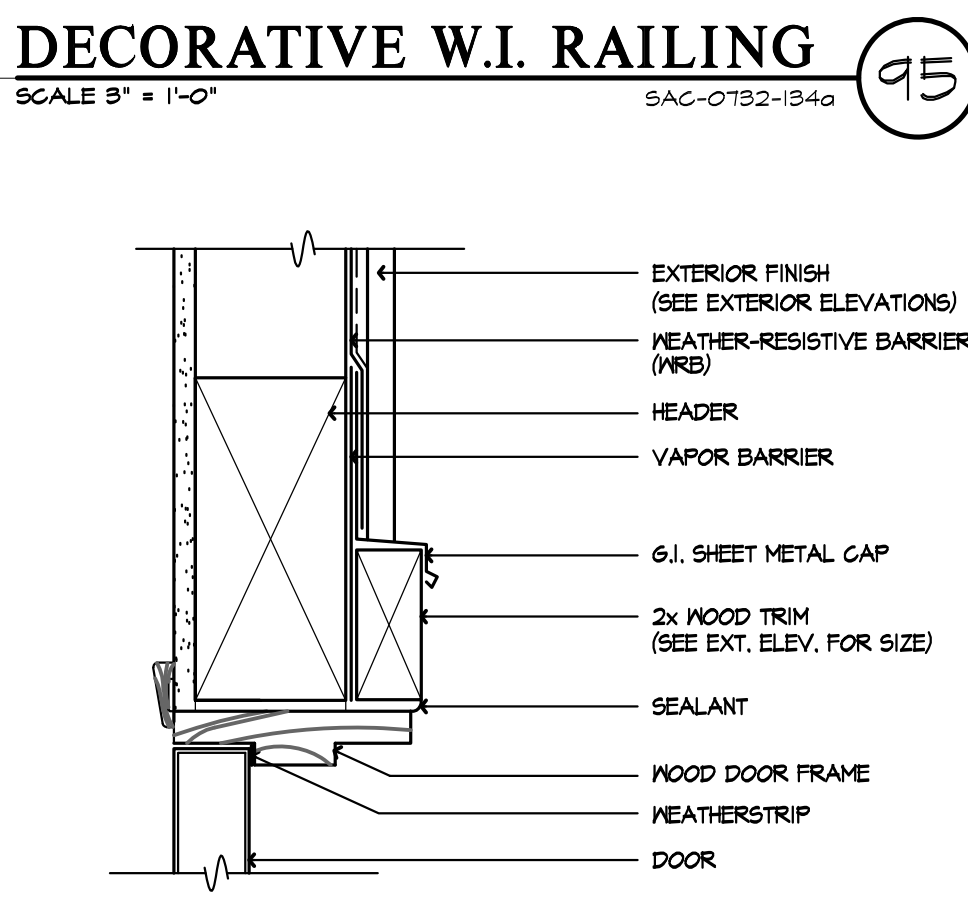
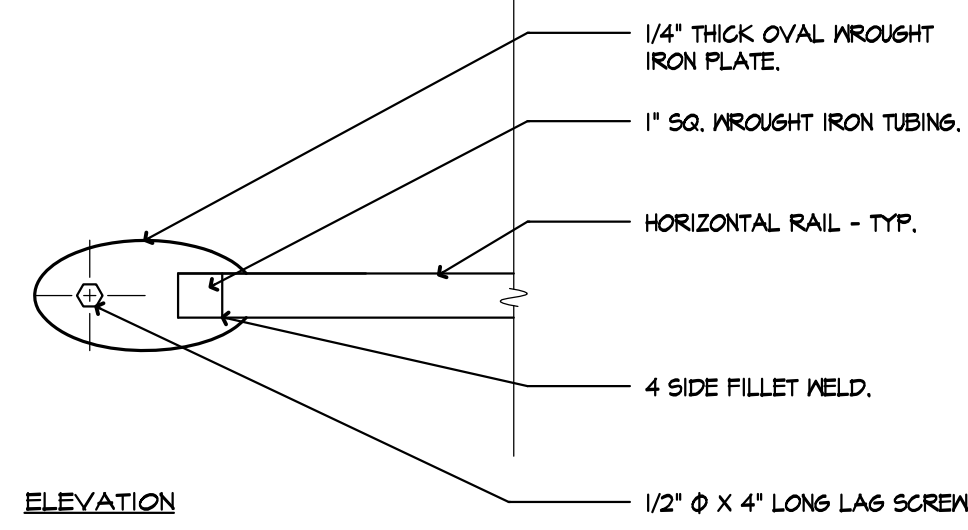
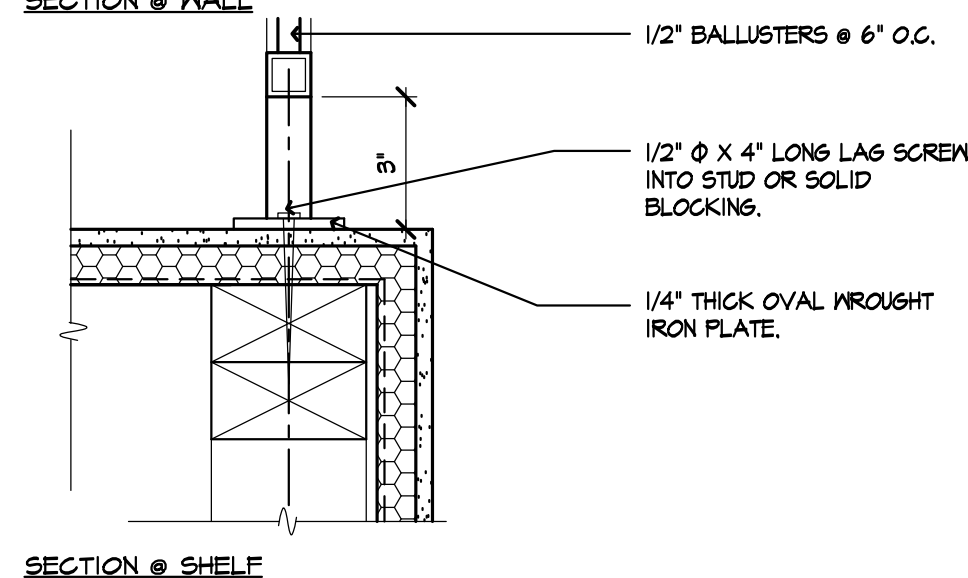
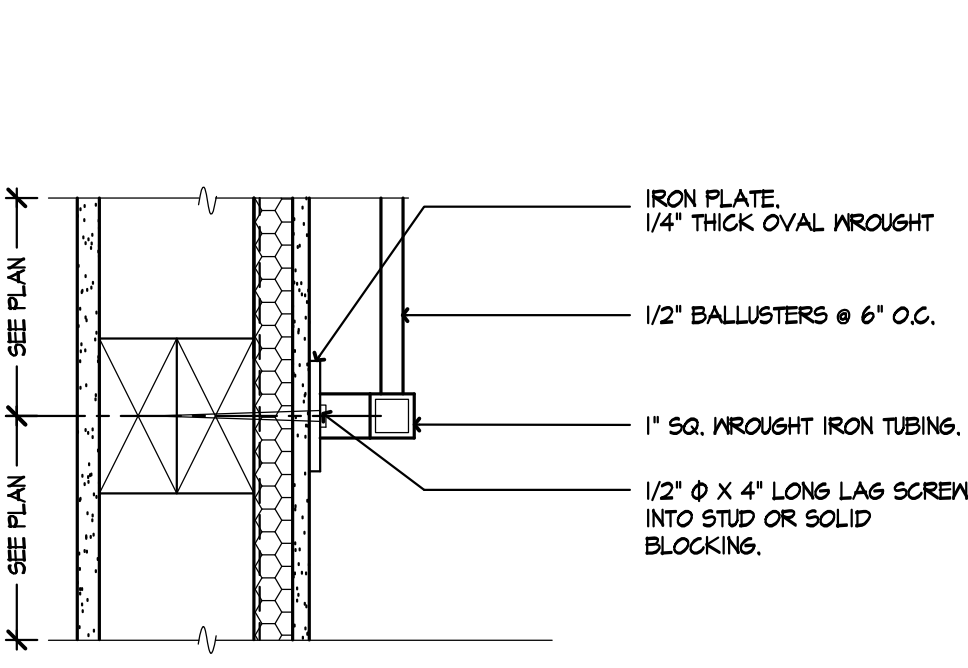
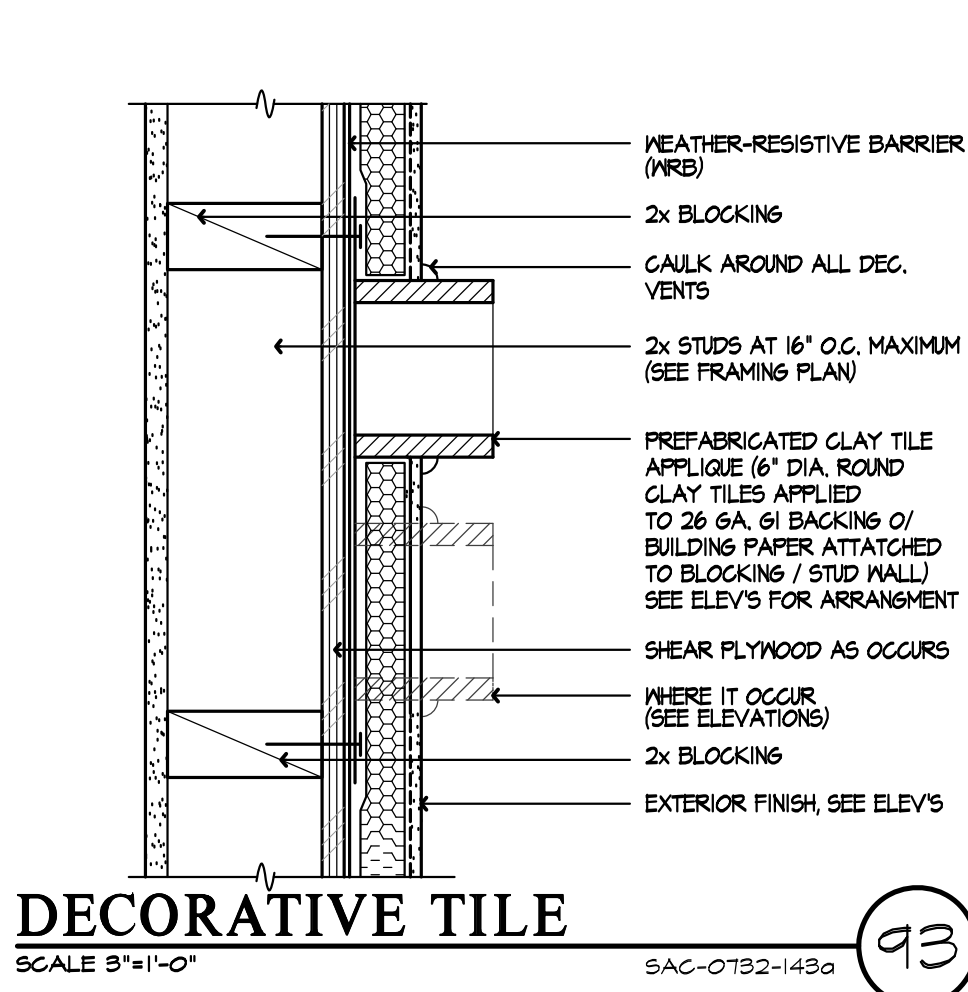
PLAN:  
**ALL PLANS**  
SHEET:  
**AD4**

SPEC. LEVEL 1  
**SANTEE**

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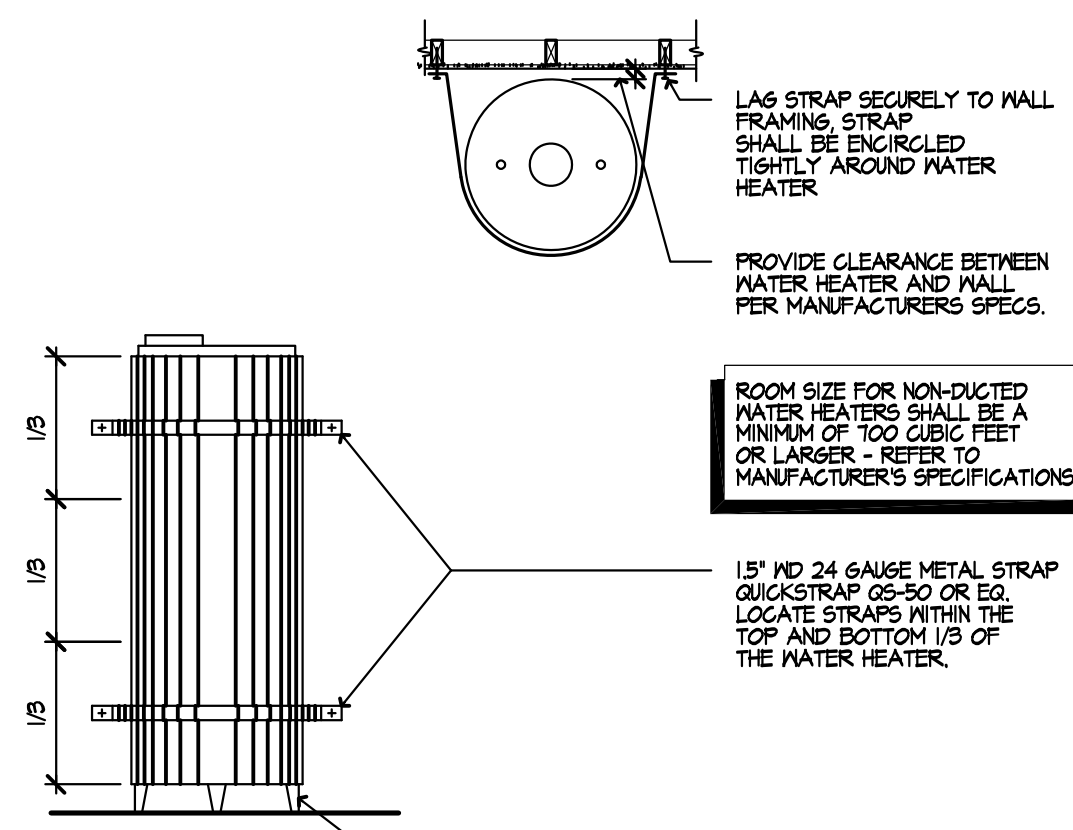
PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



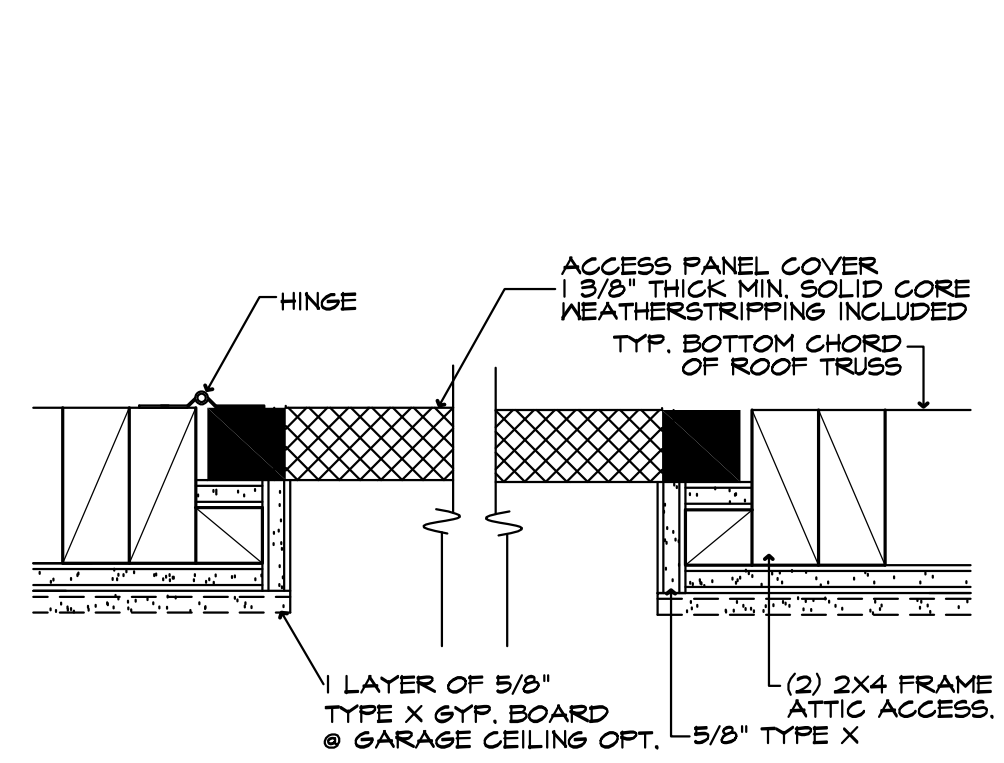
PLAN:  
**ALL PLANS**  
SHEET:  
**AD5**

SPEC. LEVEL 1  
**SANTEE**

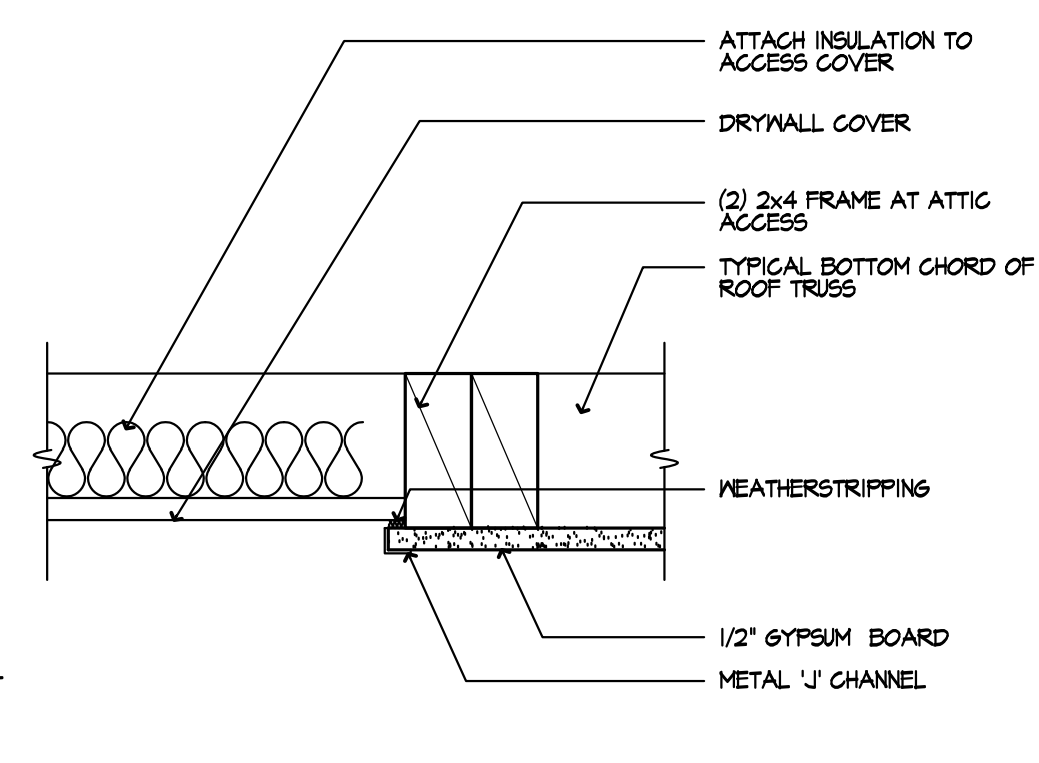
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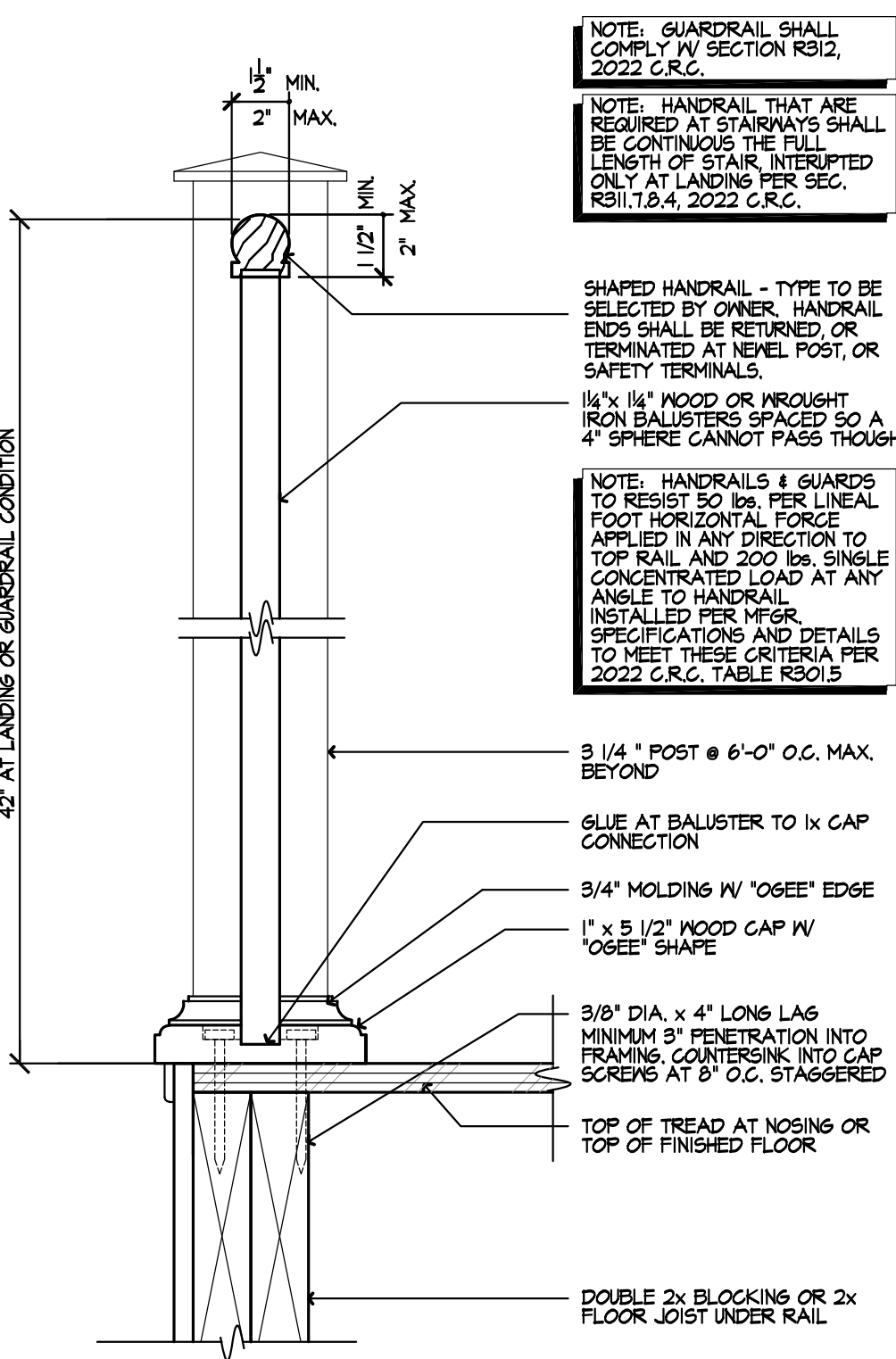
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HVA-002B  
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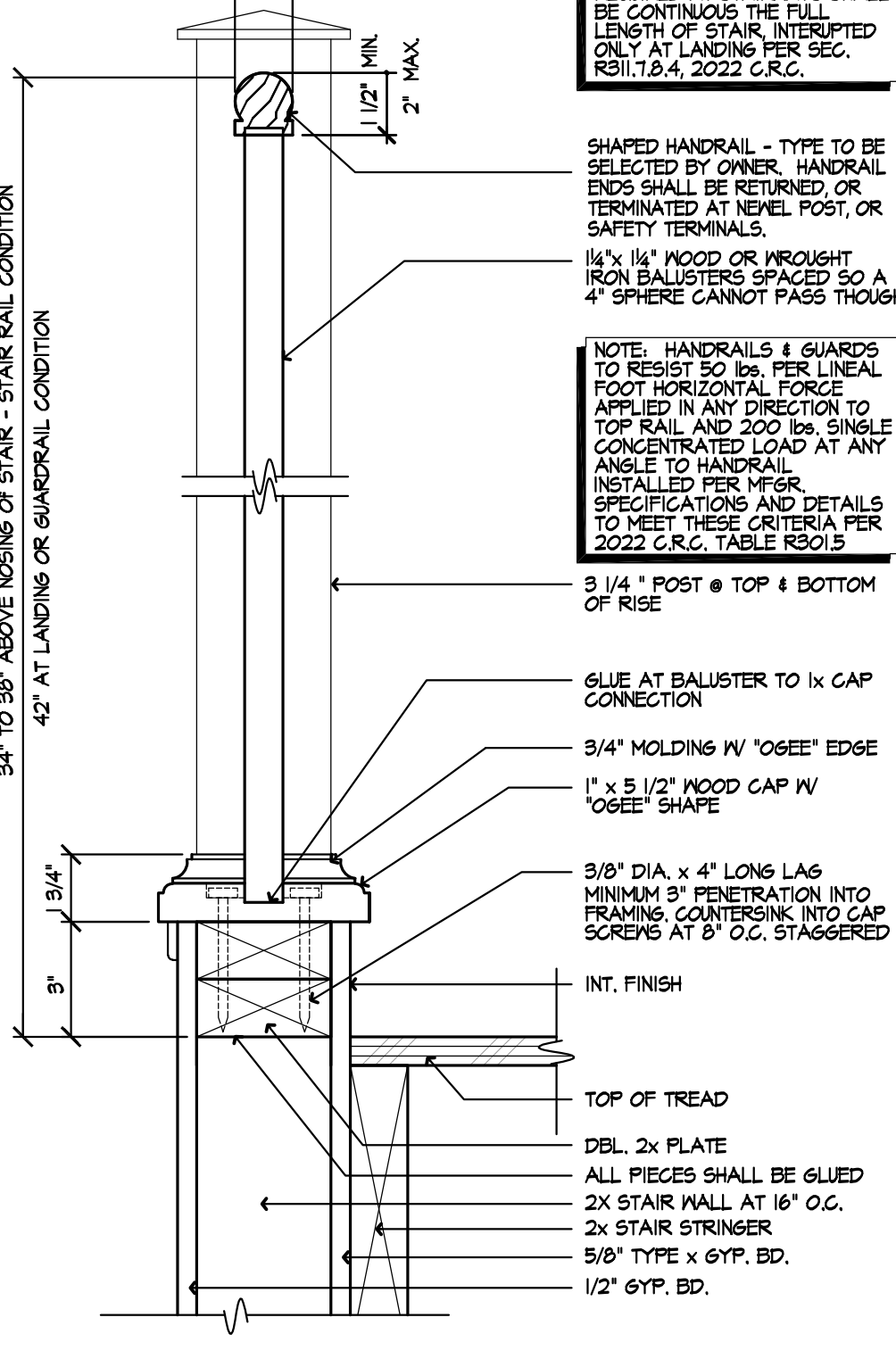
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SCALE 3/4"=1'-0"  
ATTIC ACCESS



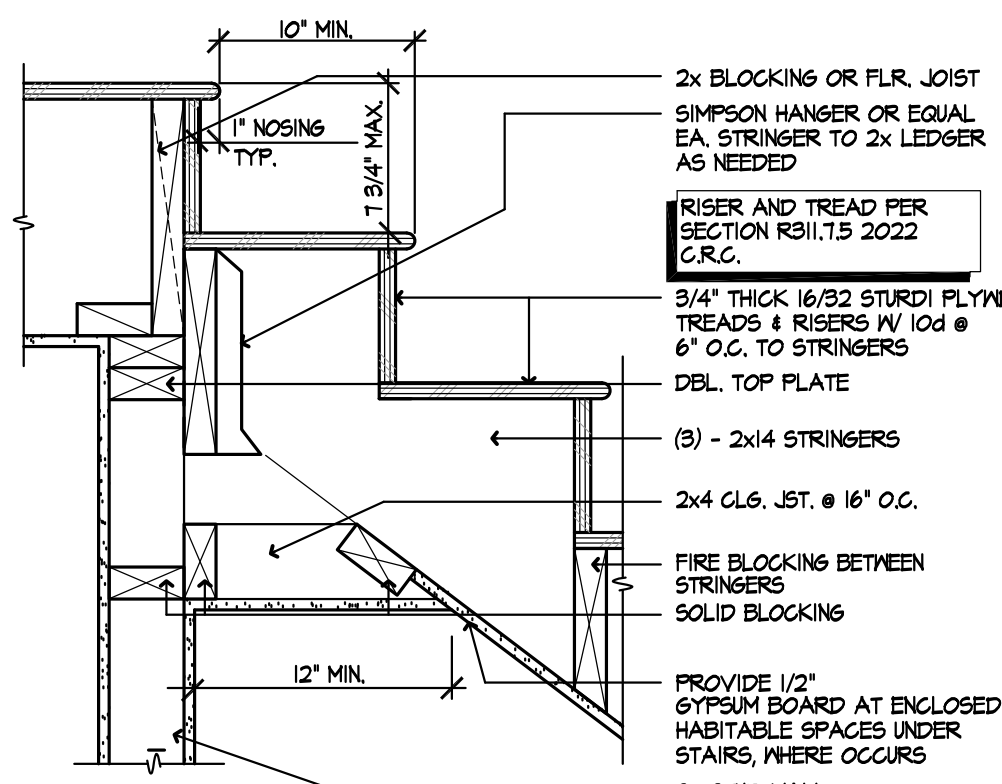
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ATTIC ACCESS B



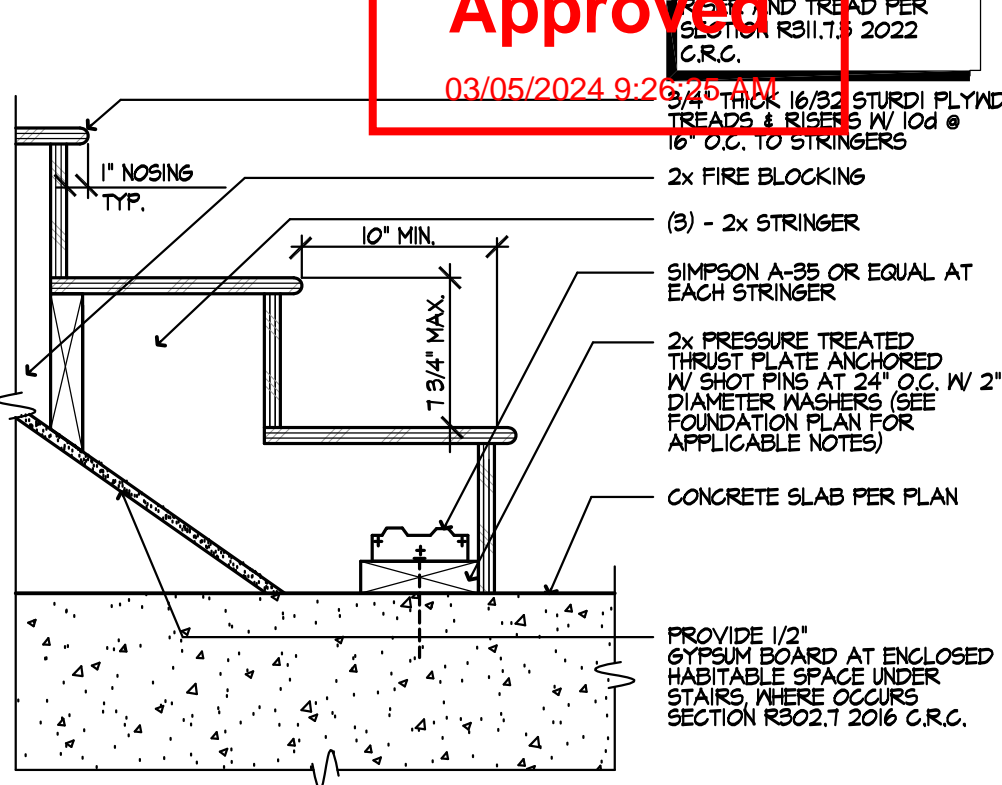
**GUARDRAIL**  
SCALE 3/4"=1'-0"  
RAI-005B



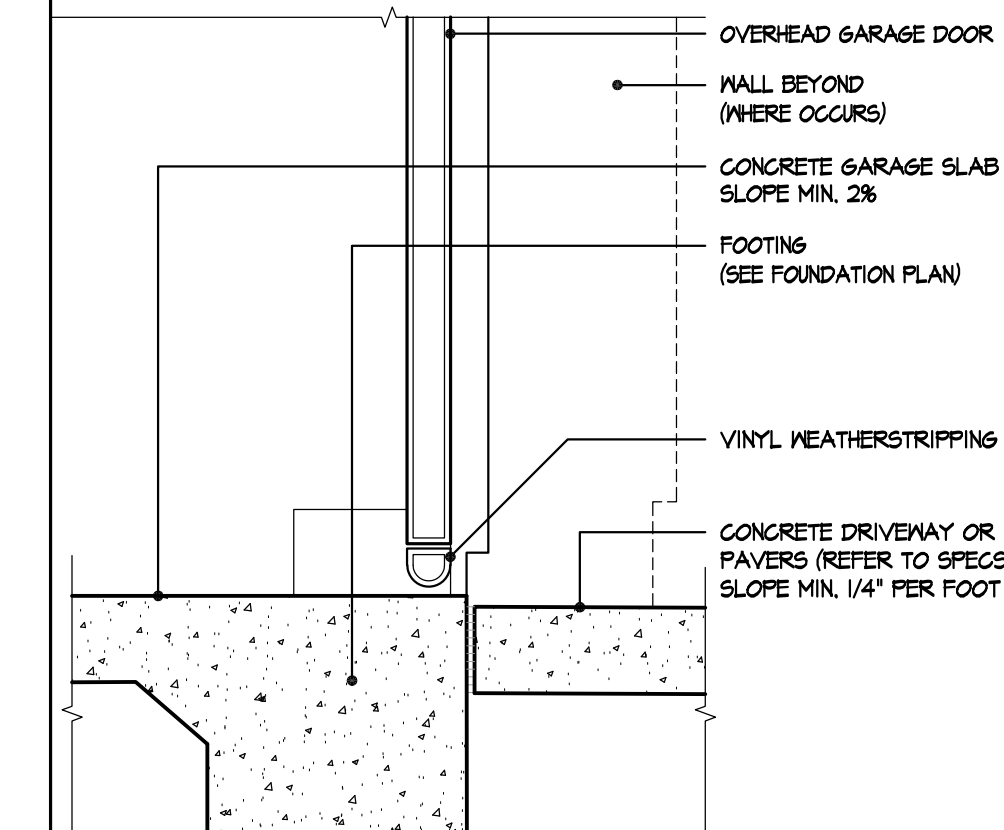
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SCALE 3/4"=1'-0"  
RAI-005A



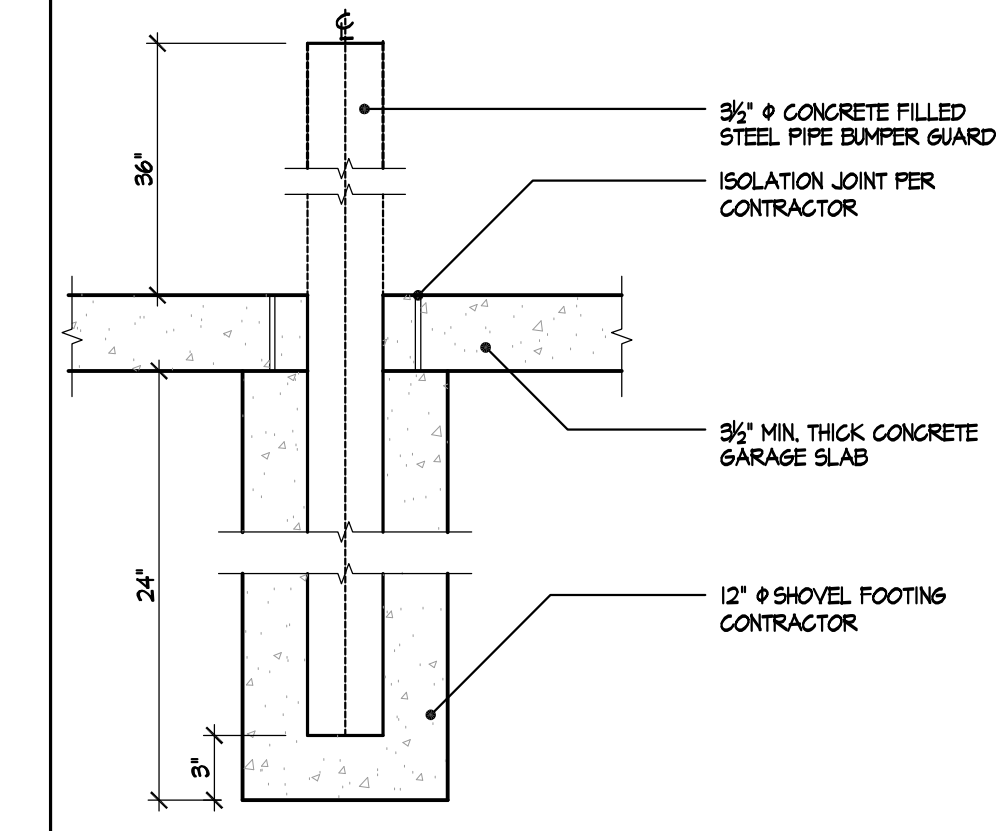
**STAIR AT TOP/LANDING**  
SCALE 1/2"=1'-0"  
STA-001A



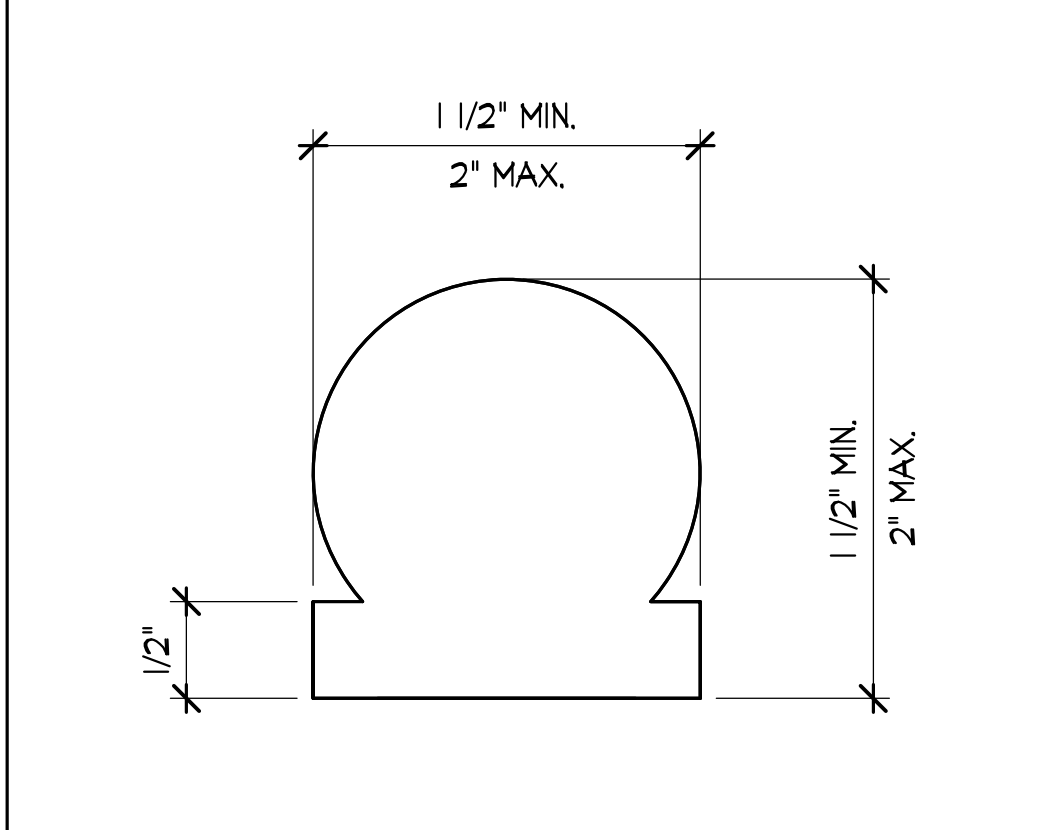
**STAIR AT CONC. FLOOR**  
SCALE 1/2"=1'-0"  
STA-002A



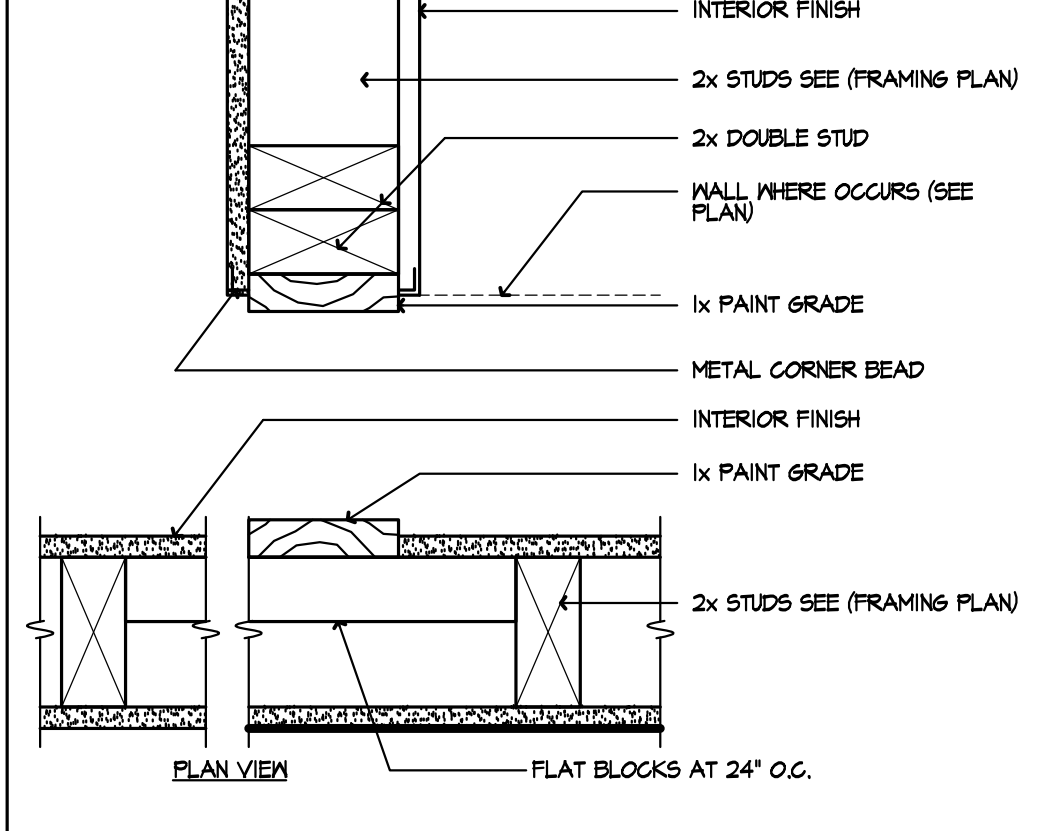
**Garage Threshold**  
SCALE: 1 1/2"=1'-0"



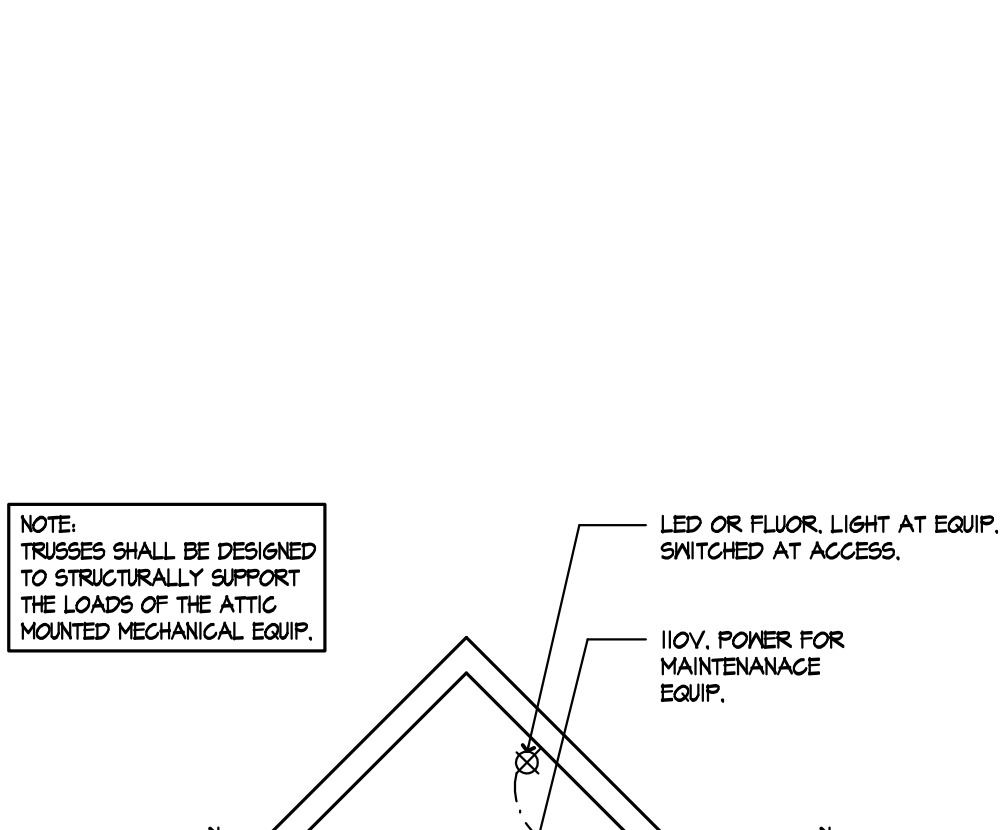
**Pipe Bollard**  
SCALE: 1 1/2"=1'-0"



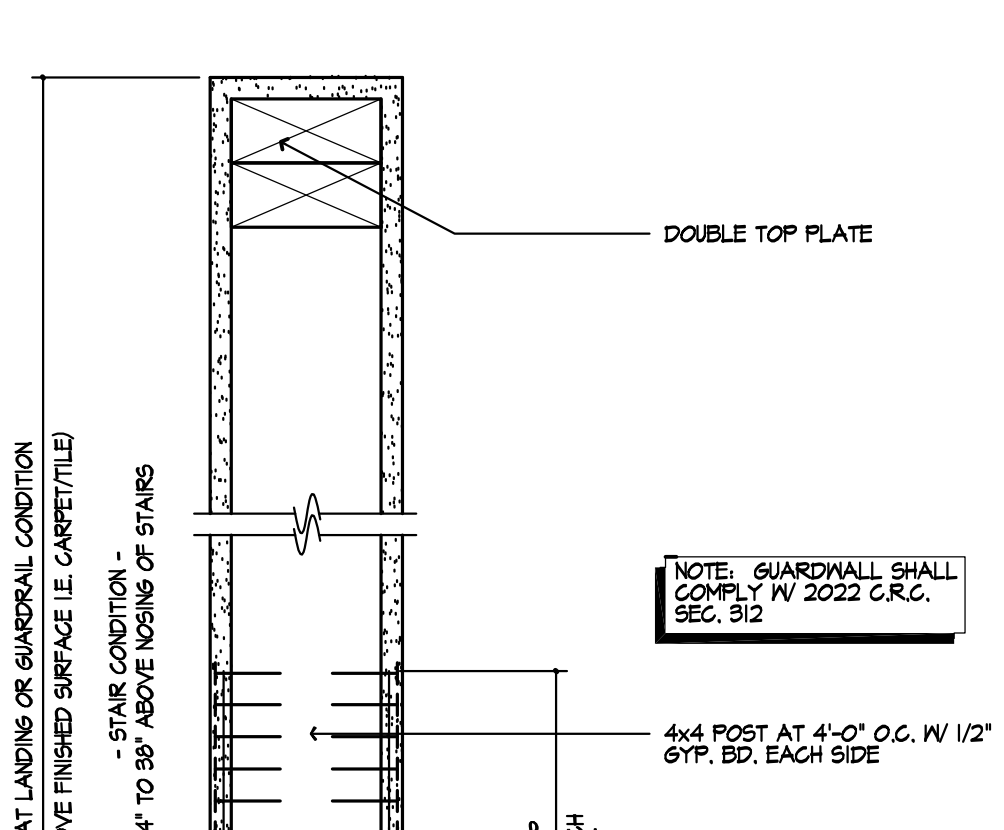
**HANDRAIL DETAIL**  
SCALE: NTS  
STA-010A



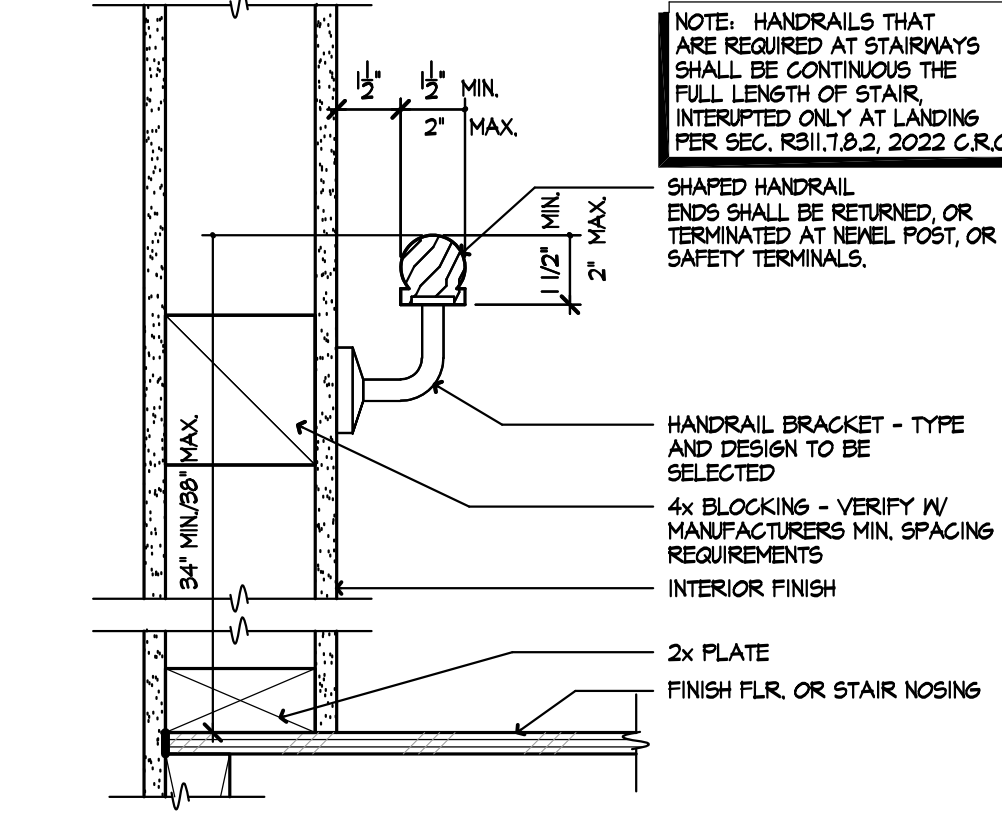
**WARDROBE DOOR JAMB**  
SCALE 3/4"=1'-0"  
DOO-023A



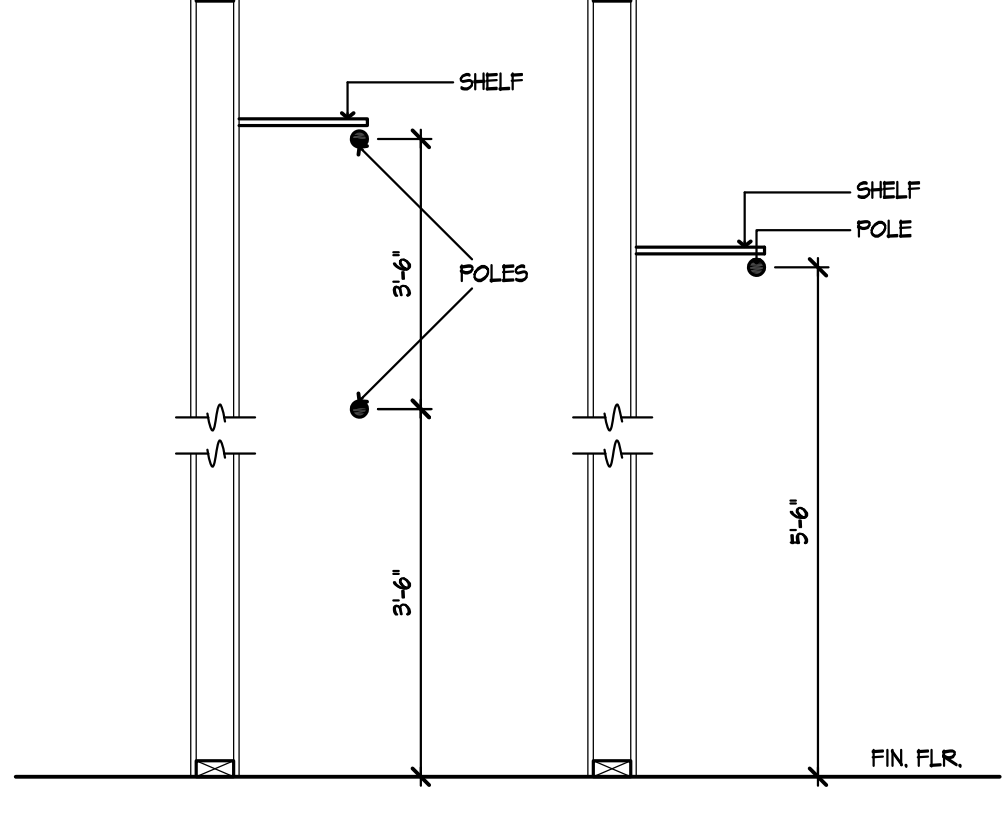
**AIR HANDLING UNIT IN ATTIC**  
SCALE 1 1/2"=1'-0"  
HVA-001A



**GUARDWALL**  
SCALE 3/4"=1'-0"  
STA-008A



**HANDRAIL AT WALL**  
SCALE 3/4"=1'-0"  
STA-008A



**DBL./SGL. POLE & SHELF**  
SCALE 3/4"=1'-0"  
ACG-001A



**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
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ORANGE COUNTY / SAN DIEGO

9915 MIRA MESA BLVD.  
SAN DIEGO, CA 92131  
949-790-9100  
949-790-9119

ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



PLAN:  
**ALL PLANS**  
SHEET:  
**AD6**

SPEC. LEVEL 1  
**SANTEE**

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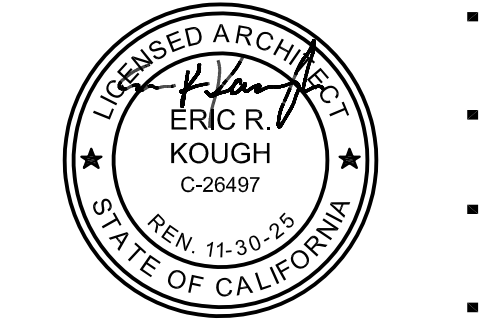
**Prospect Gardens**  
TRACT NO. 2016-03

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ORANGE COUNTY / SAN DIEGO

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ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

1. PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



PLAN:  
**ALL PLANS**

SHEET:  
**AD7**

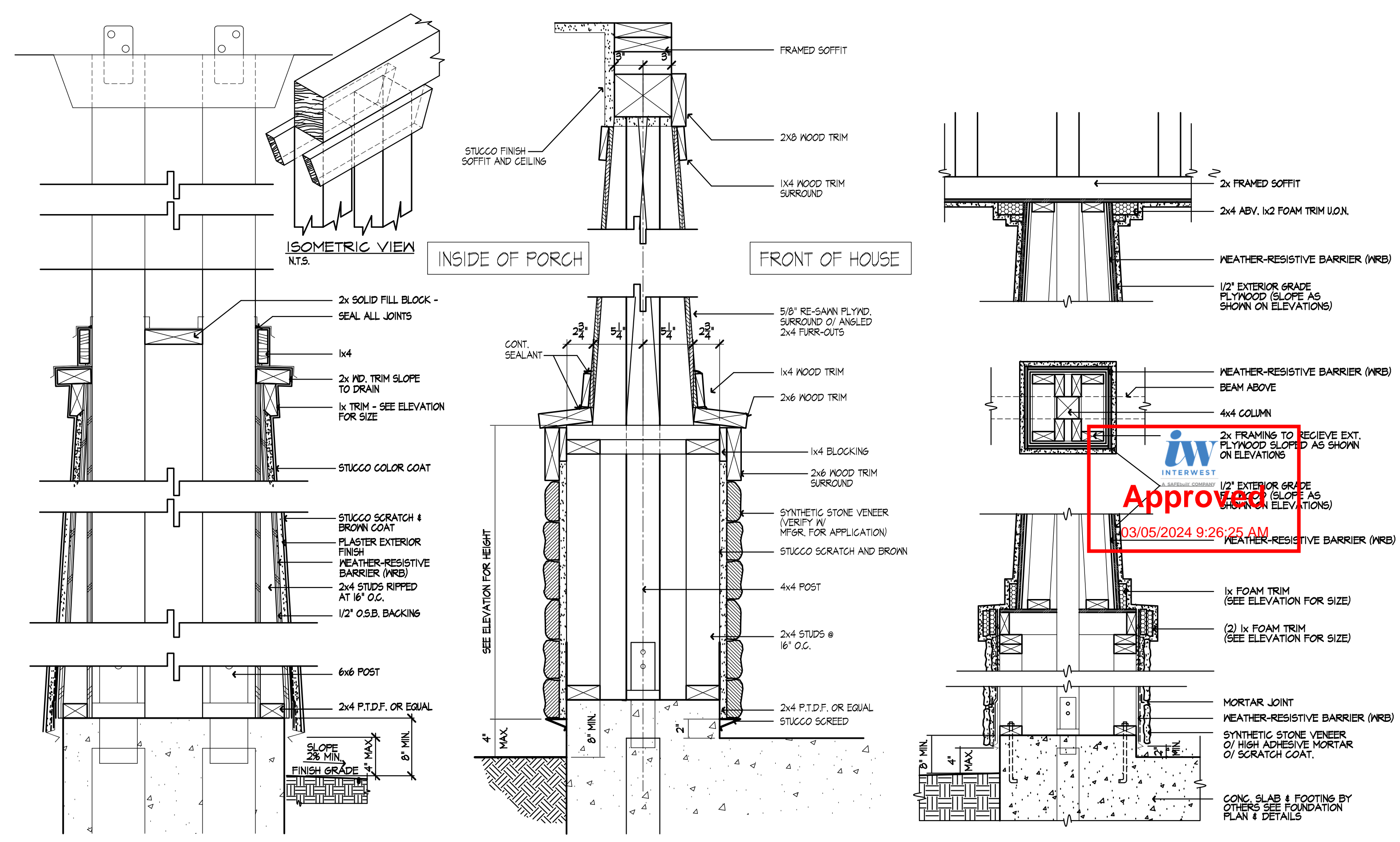
SPEC. LEVEL 1  
**SANTEE**

**Santee**  
BUILDING INSPECTION DIVISION

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

2022 California Building Standard Codes

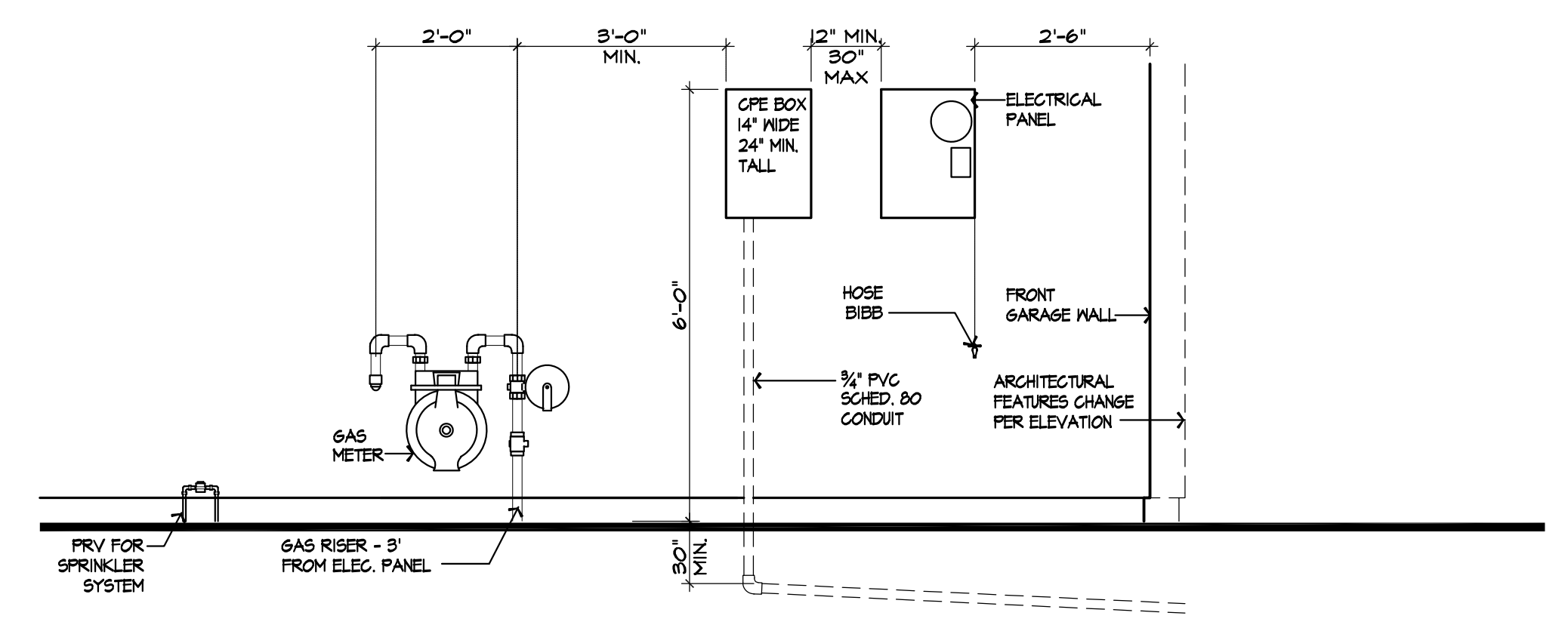
**Approved** 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



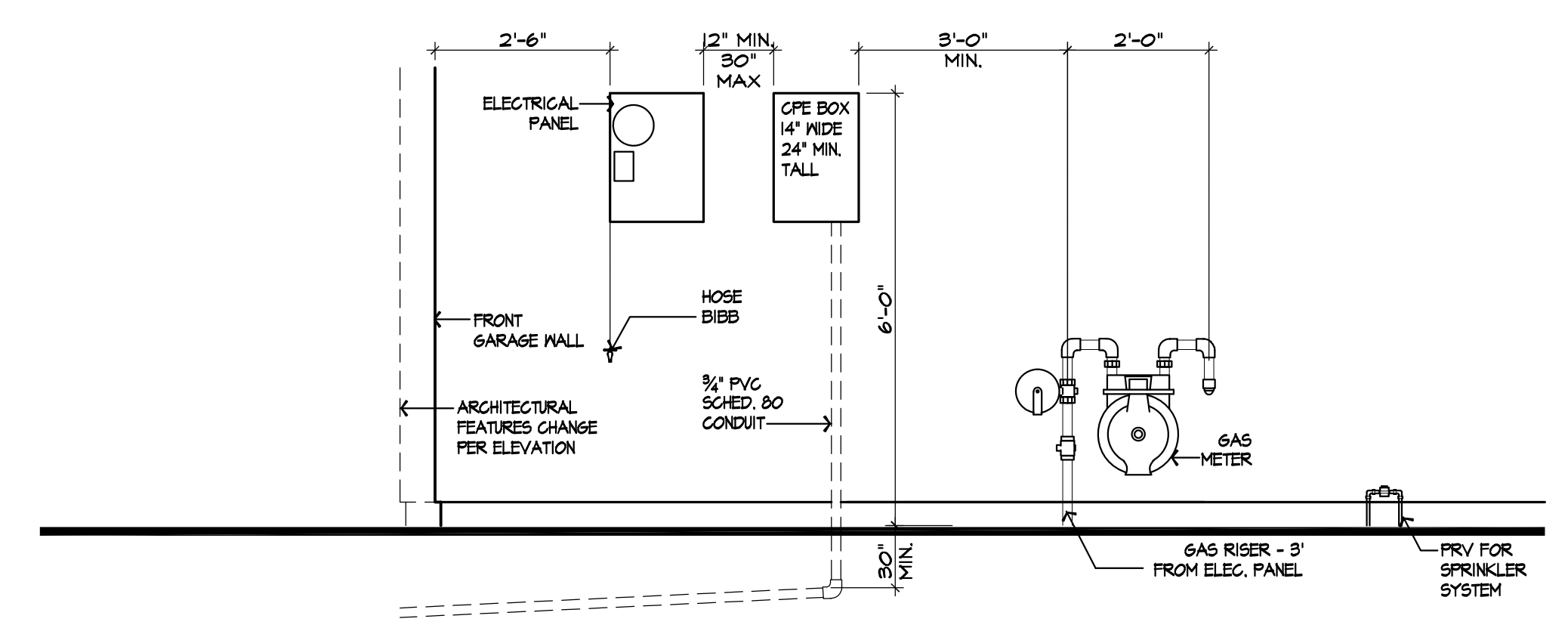
**TAPERED STUCCO COLUMN**  
SCALE 1/2"=1'-0"

**TAPERED WOOD COLUMN AT SYNTHETIC STONE VENEER**  
SCALE 1/2"=1'-0"

**TAPERED STUCCO COLUMN W/ STONE VENEER**  
SCALE 1"=1'-0"



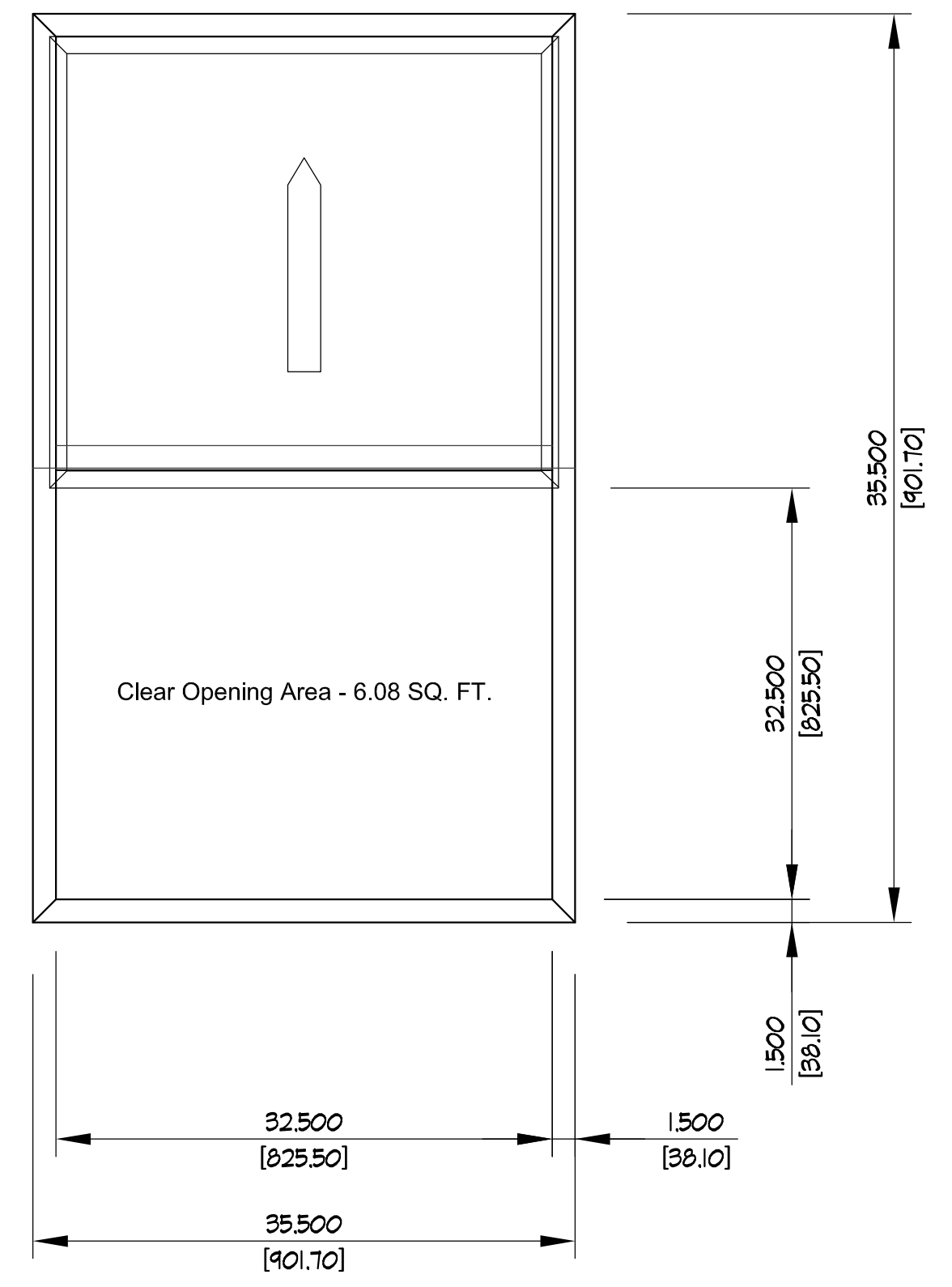
**UTILITY LOCATIONS (EXTERIOR GARAGE WALL - LEFT)**  
SCALE: N.T.S.



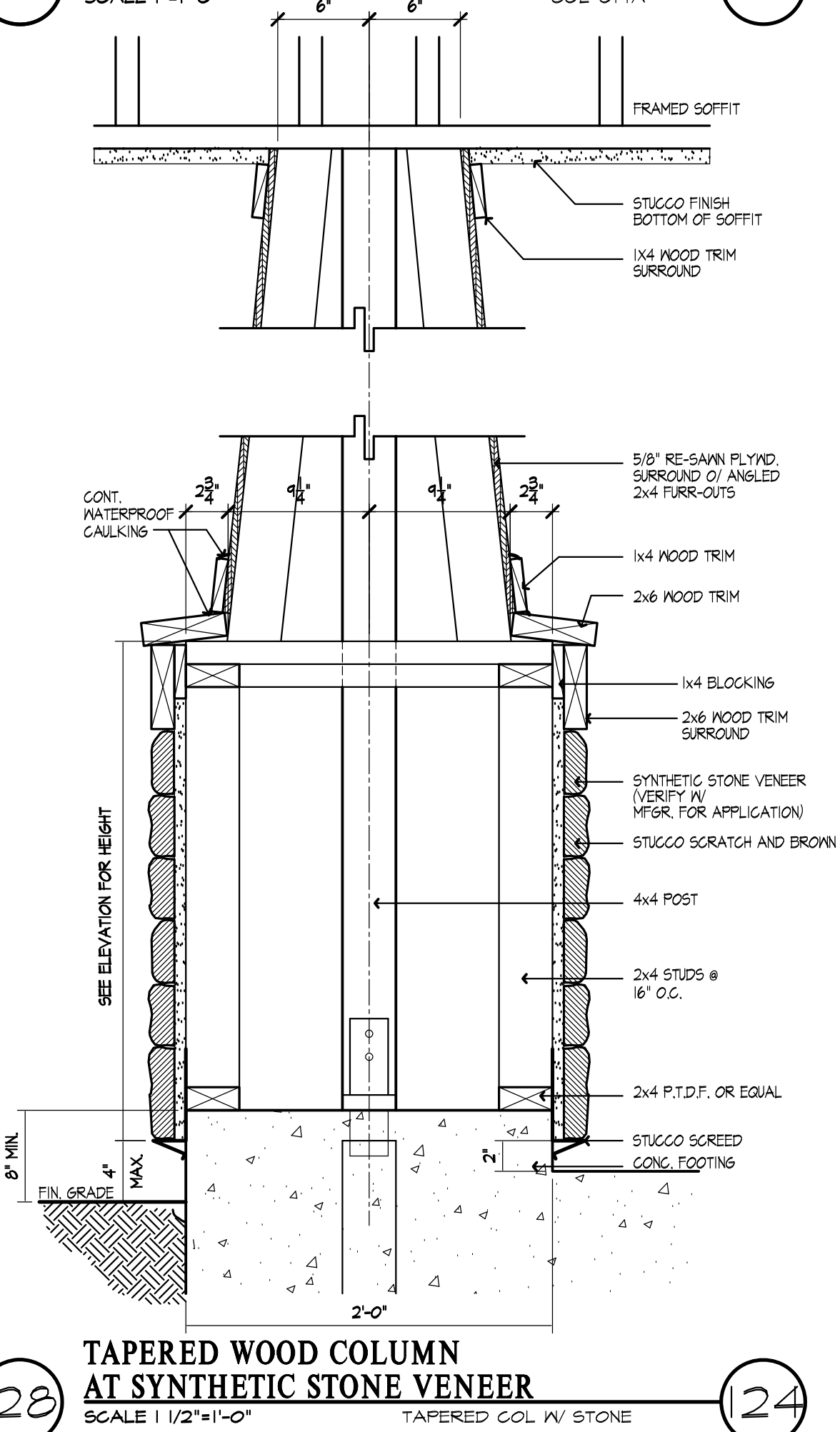
**UTILITY LOCATIONS (EXTERIOR GARAGE WALL - RIGHT)**  
SCALE: N.T.S.

**Platinum 2000-3050SH**

NOTE:  
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY ESCAPE OR RESCUE THAT OPENS DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. THE EMERGENCY DOOR OR WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET, 5.0 SQUARE FEET FOR GROUND FLOOR OPENINGS. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20". THE BOTTOM OF THE CLEAR OPENING SHALL BE NO MORE THAN 44" MEASURED FROM THE FLOOR. SECTION R310 2022 IRC



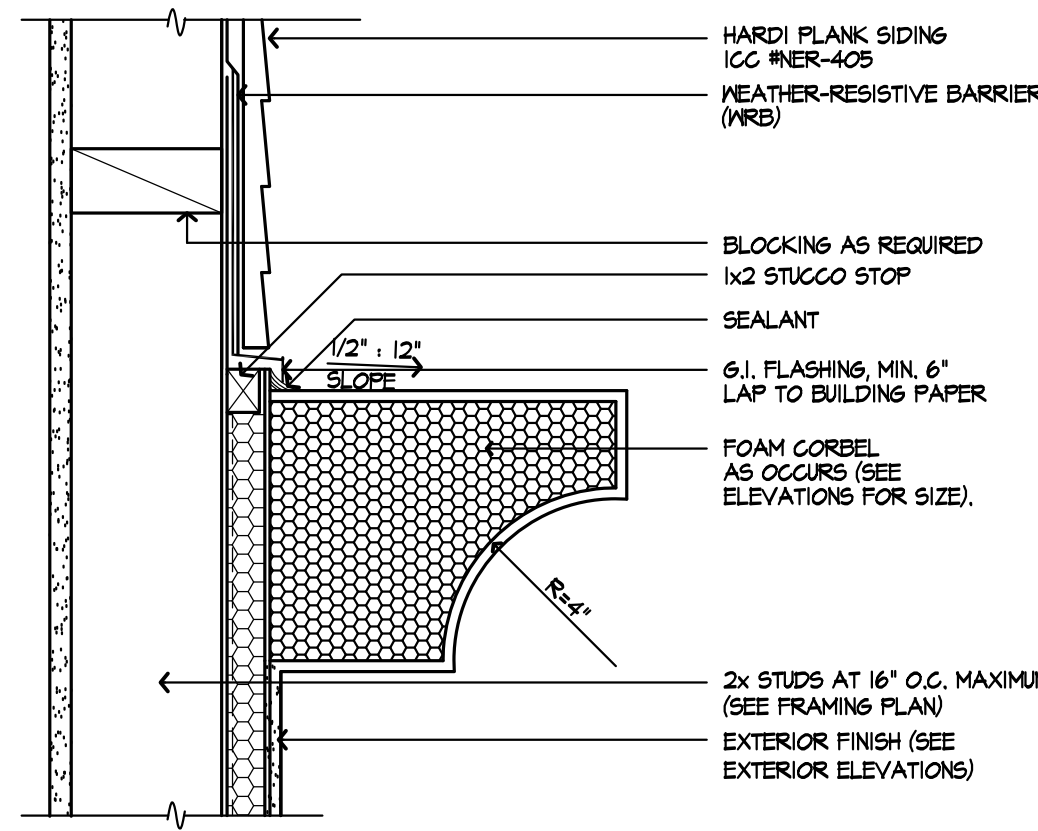
**3050 EGRESS WINDOW DIMENSIONS**  
SCALE: N.T.S.



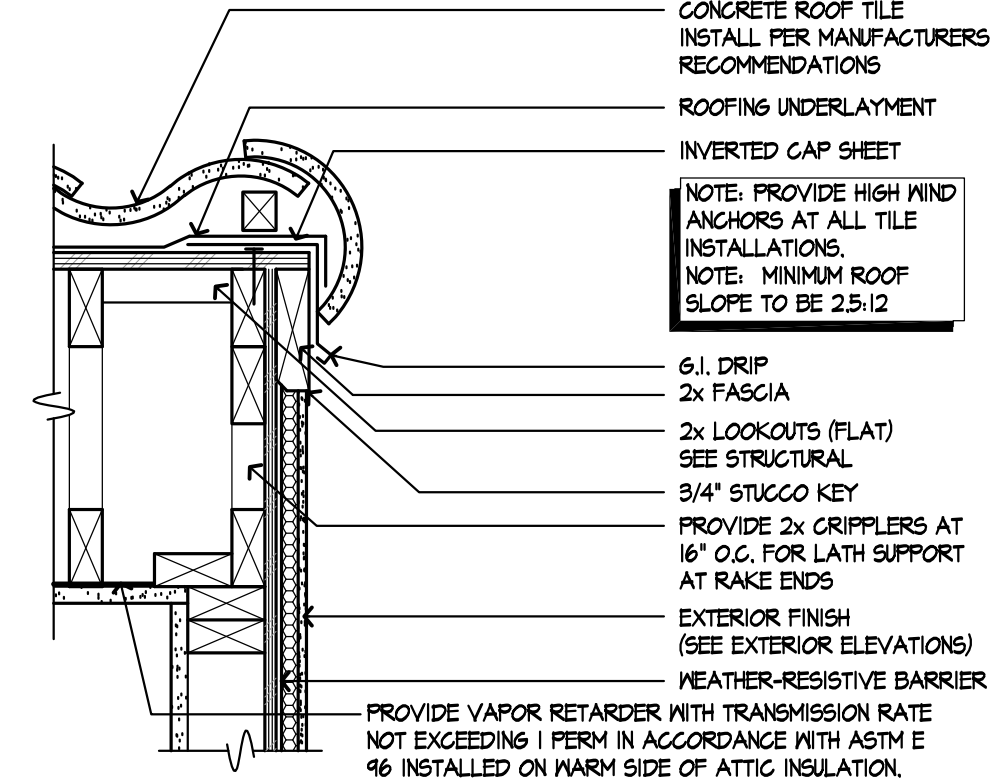
**TAPERED WOOD COLUMN AT SYNTHETIC STONE VENEER**  
SCALE 1/2"=1'-0"

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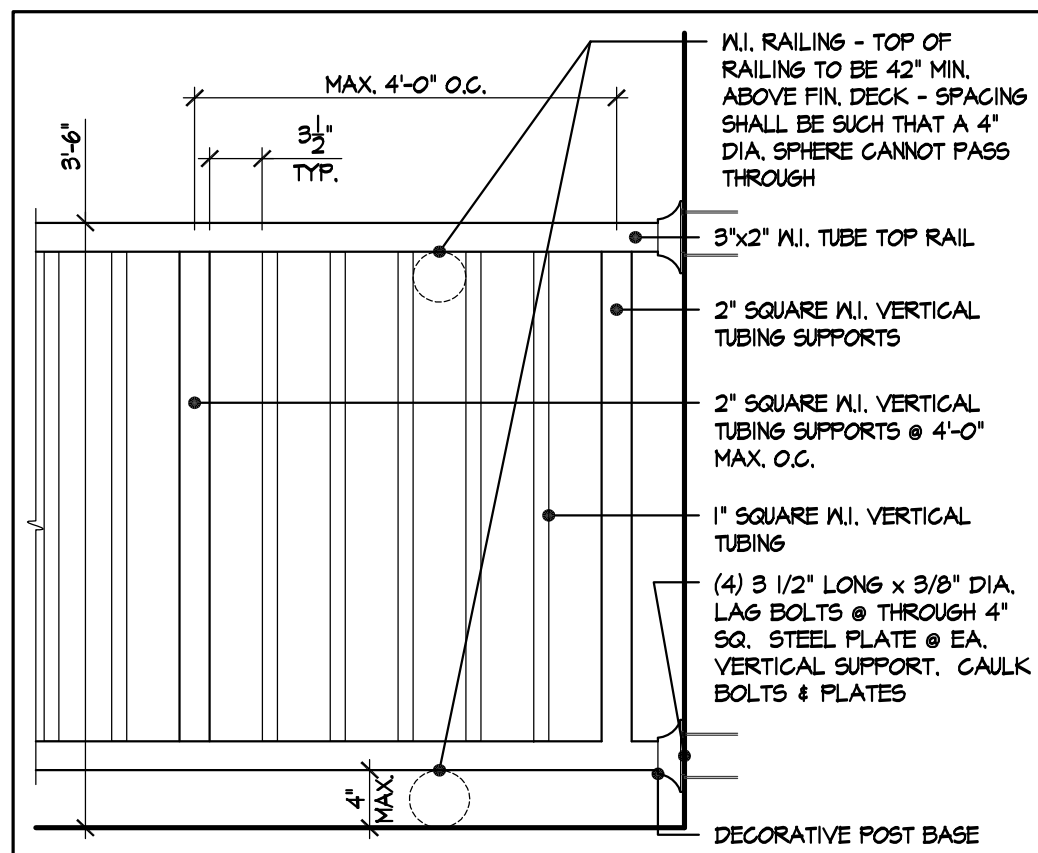
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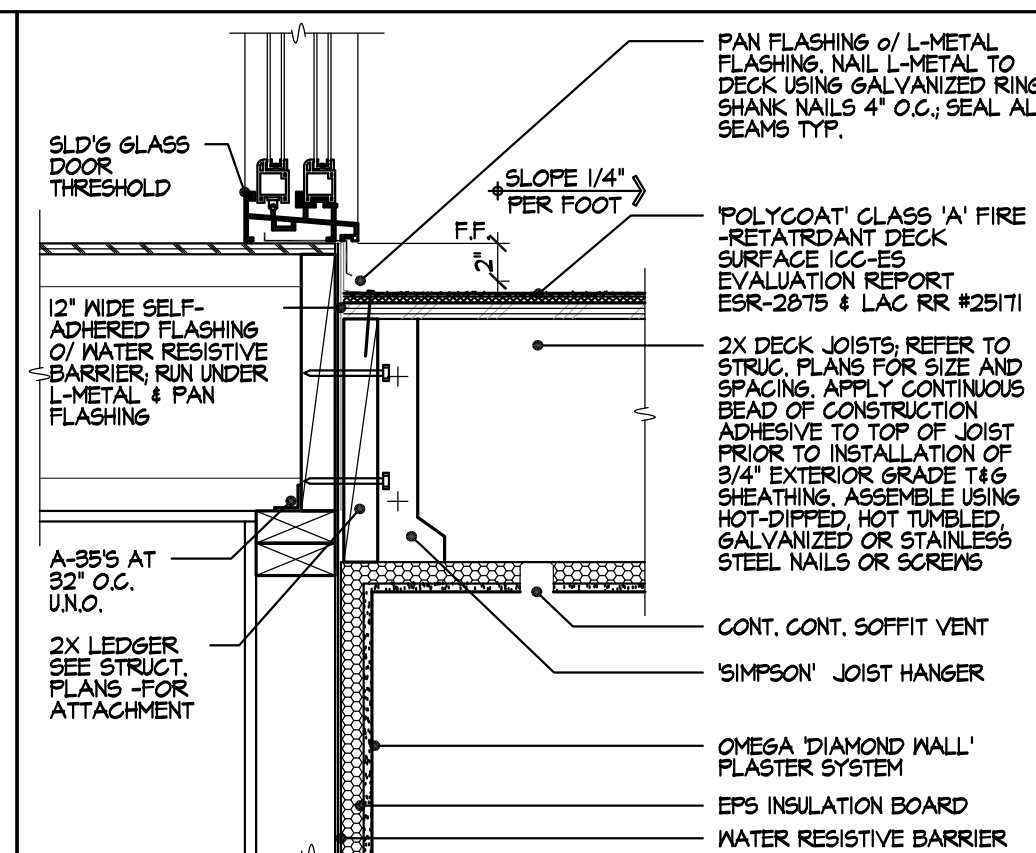
**FOAM TRIM/ CORBEL**  
SCALE 3/4"=1'-0" TRI-027C 50



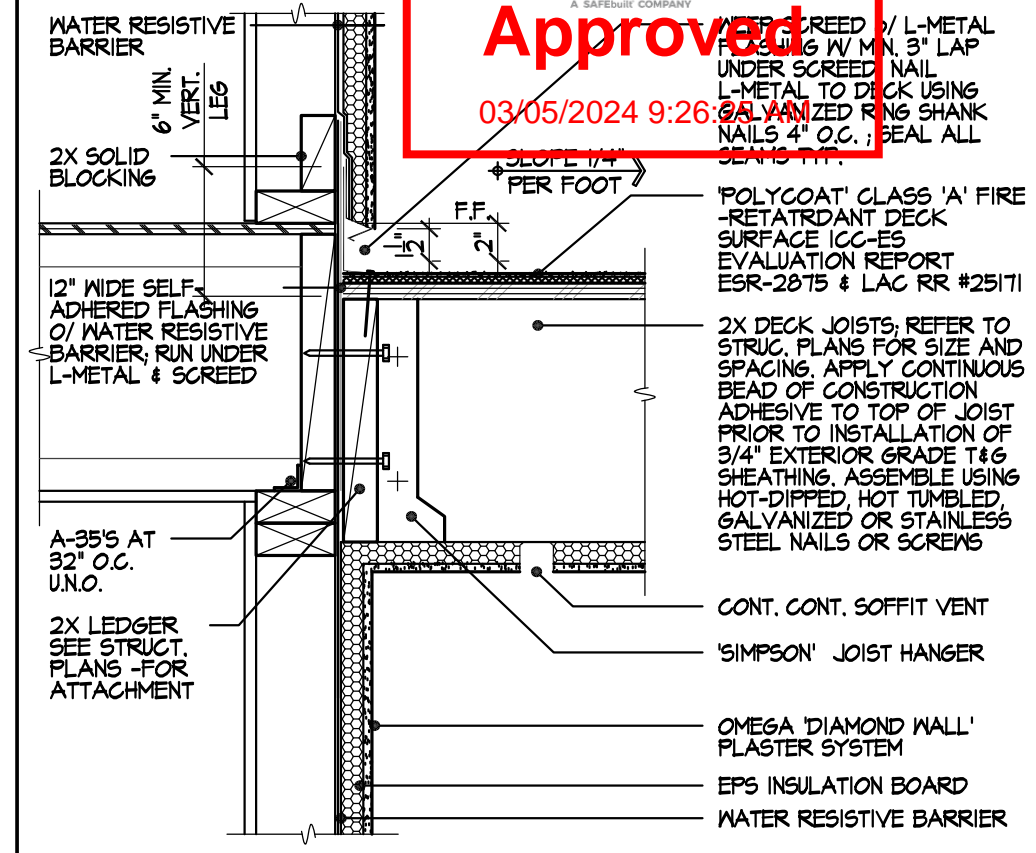
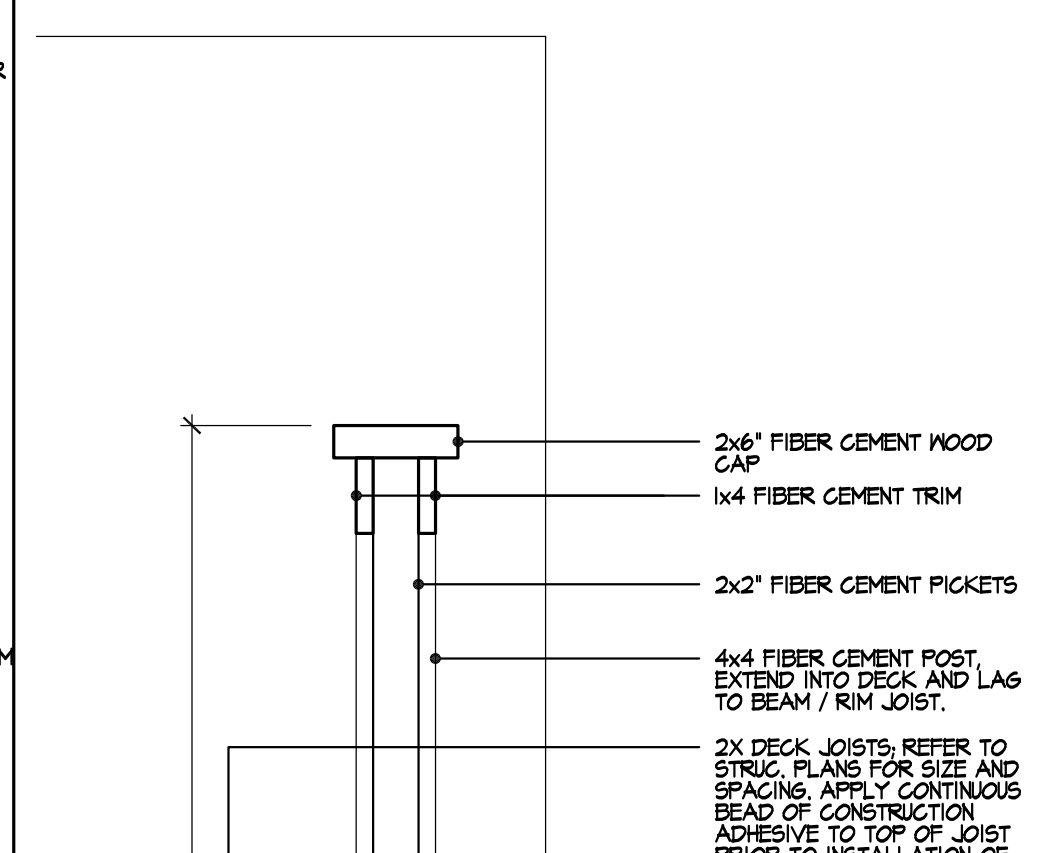
**RAKE - "S" TILE**  
SCALE 1/2"=1'-0" SAC-0732-19a 53



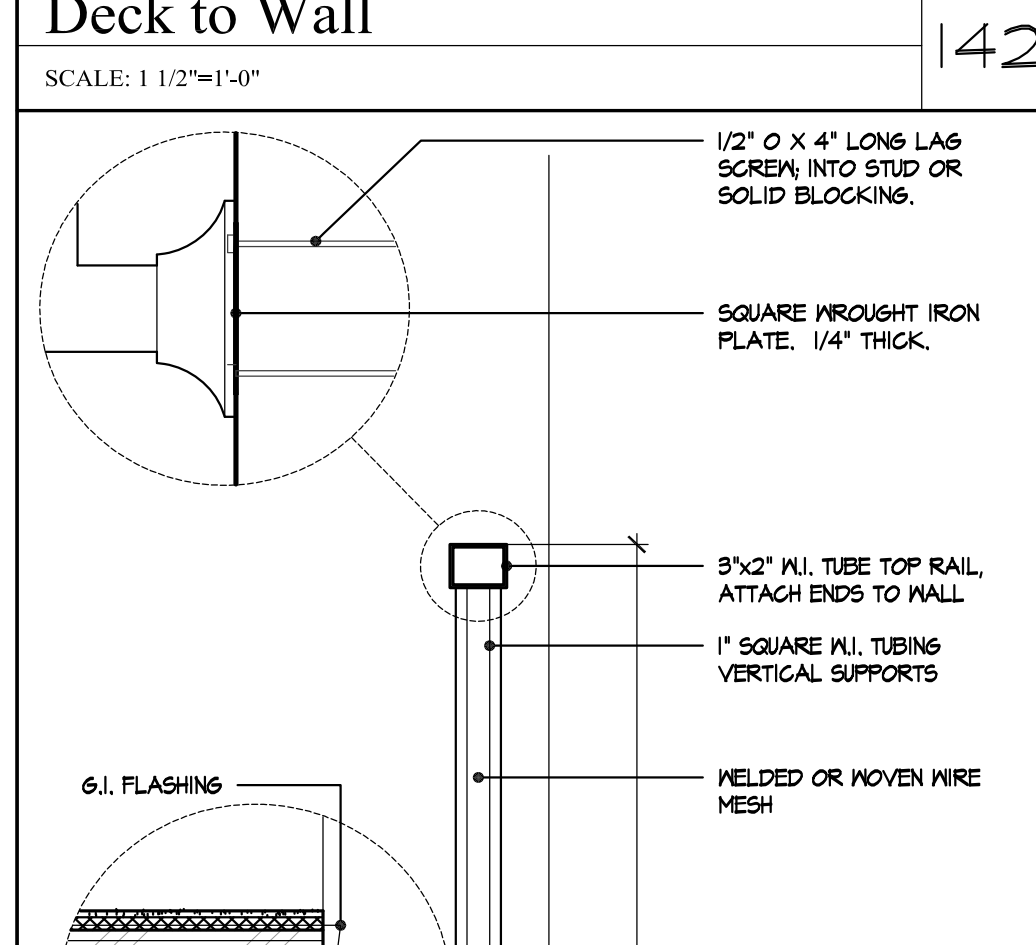
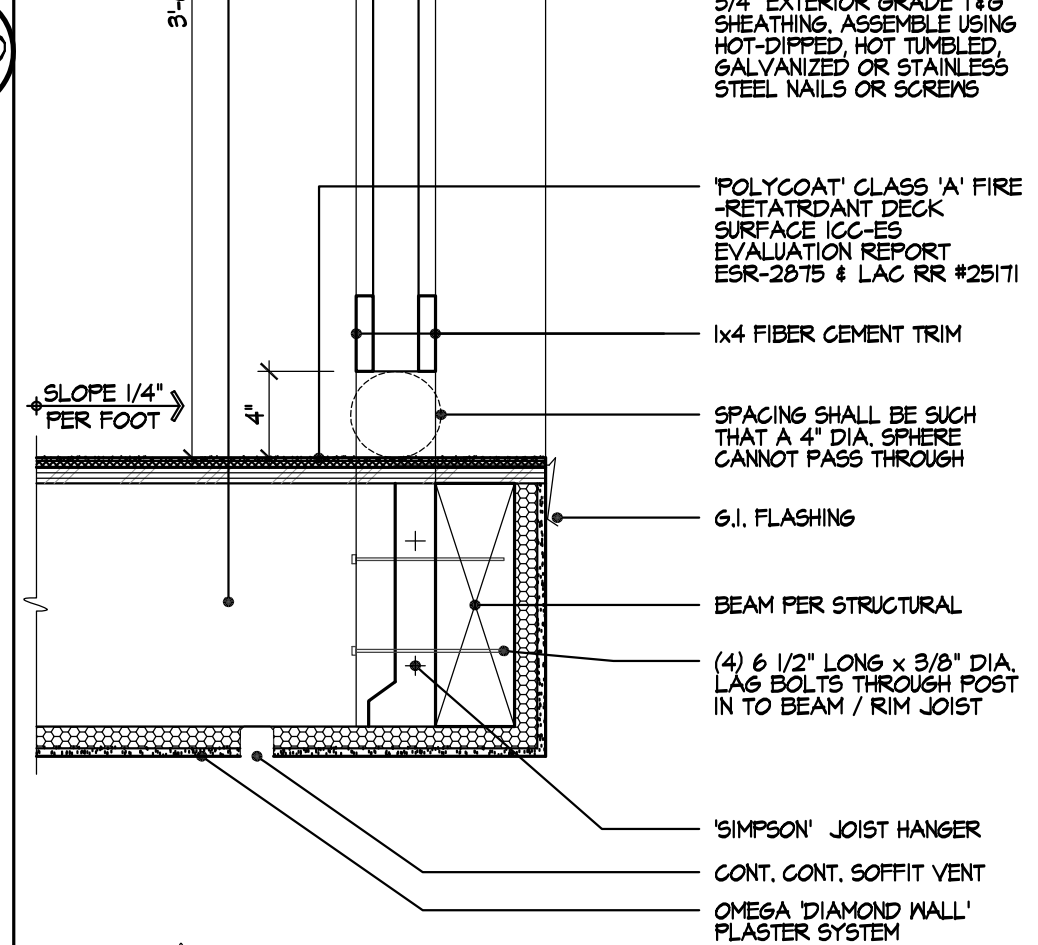
**W.I. Porch / Balcony Guardrail**  
SCALE: 1"=1'-0" 145



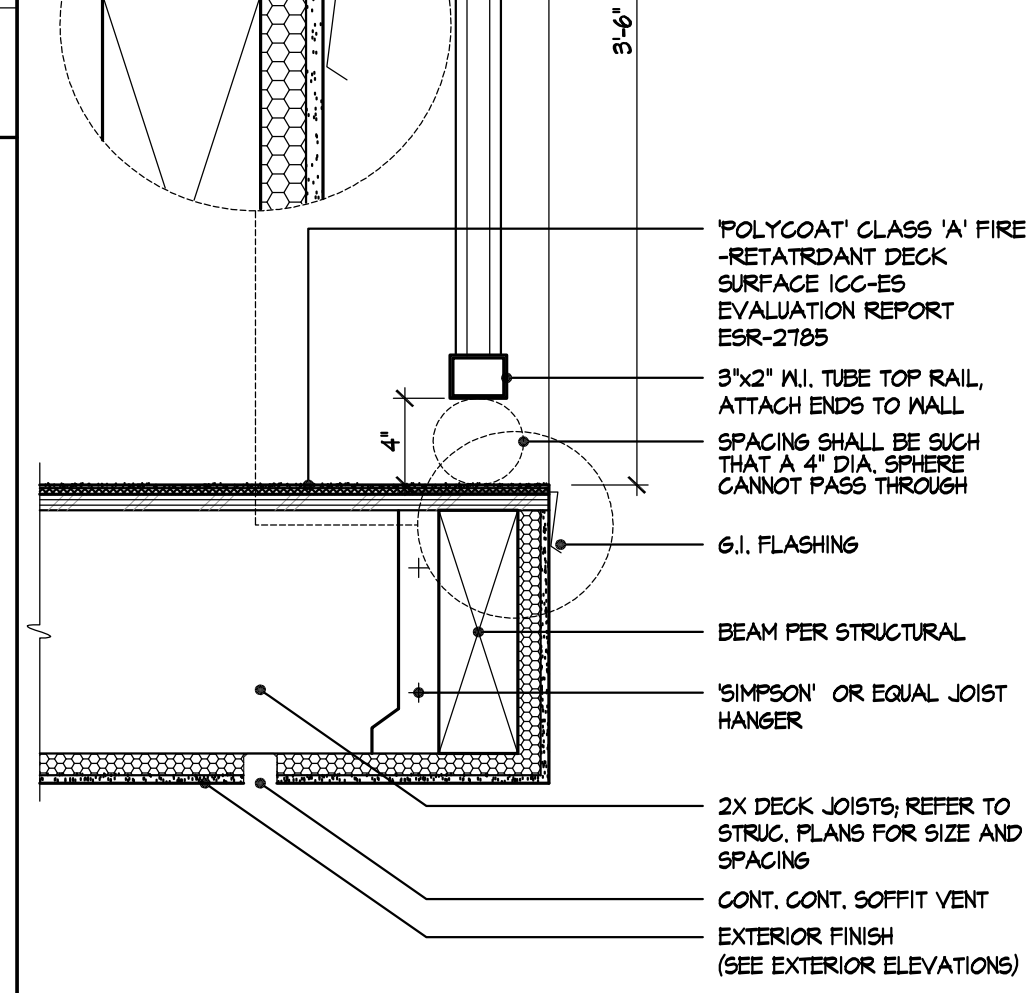
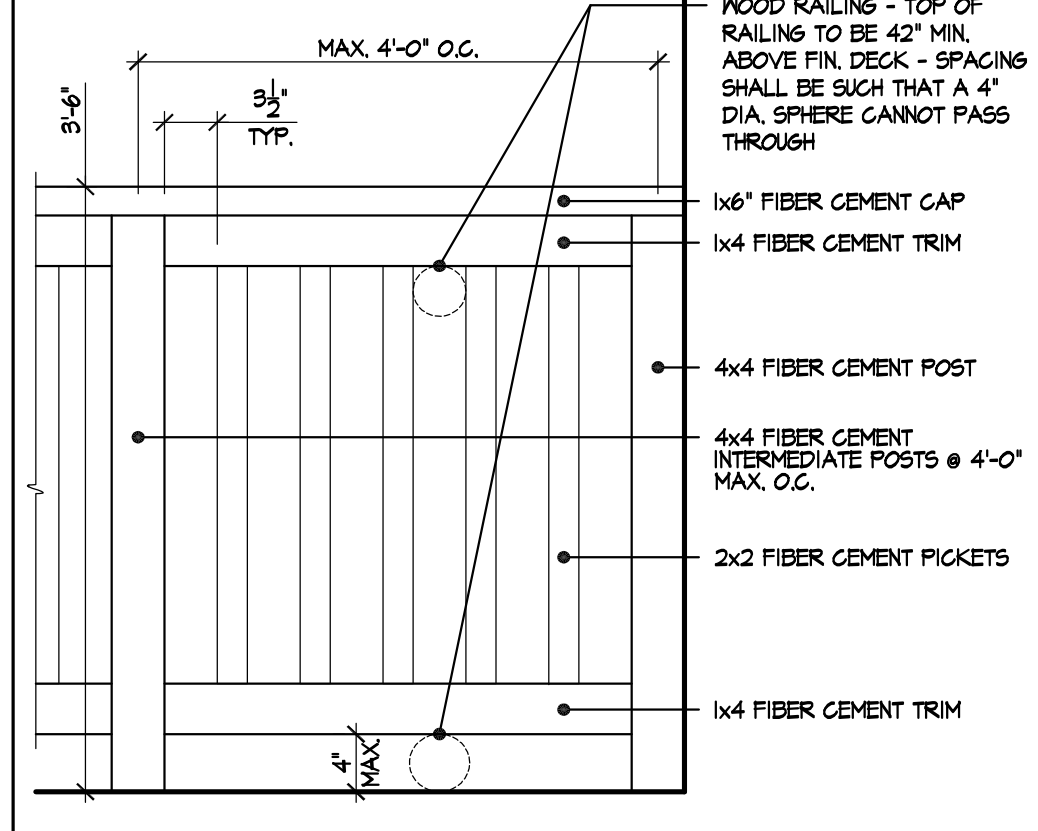
**S.G.D. Threshold at I**  
SCALE: 1 1/2"=1'-0" 141



**Deck to Wall**  
SCALE: 1 1/2"=1'-0" 142



**Fiber Cement Deck Guardrail Attachment 'B'**  
SCALE: 1 1/2"=1'-0" 147



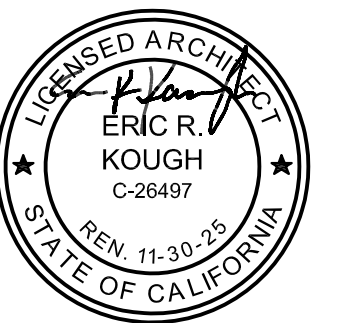
**Fiber Cement Balcony Guardrail 'B'**  
SCALE: 1"=1'-0" 148

**W.I. Deck Guardrail Attachment 'A'**  
SCALE: 1 1/2"=1'-0" 144



**Prospect Gardens**  
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10/05/2023 - V.P.B.S.

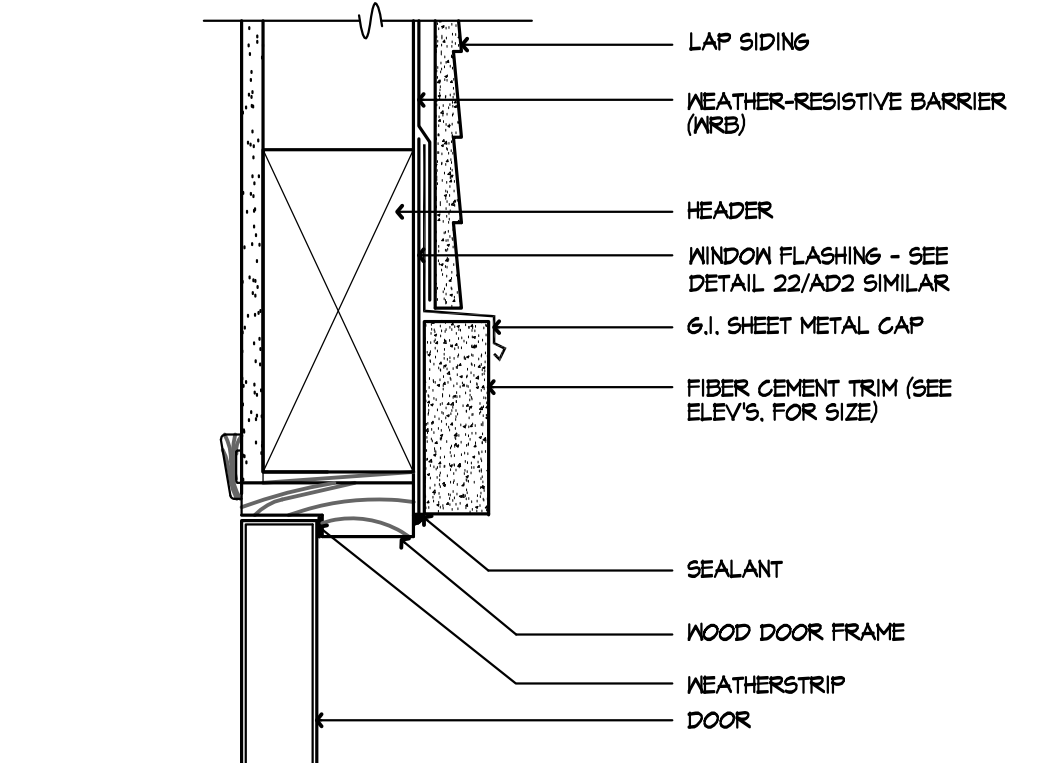


PLAN:  
**ALL PLANS**  
SHEET:  
**AD8**

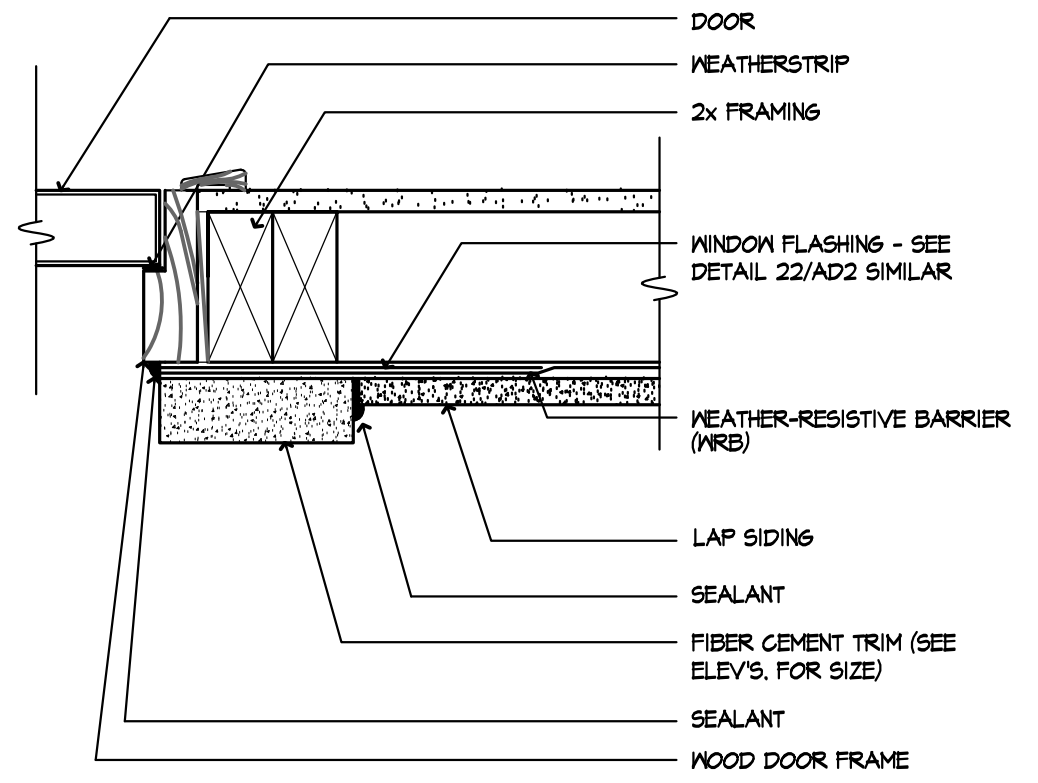
SPEC. LEVEL 1  
**SANTEE**

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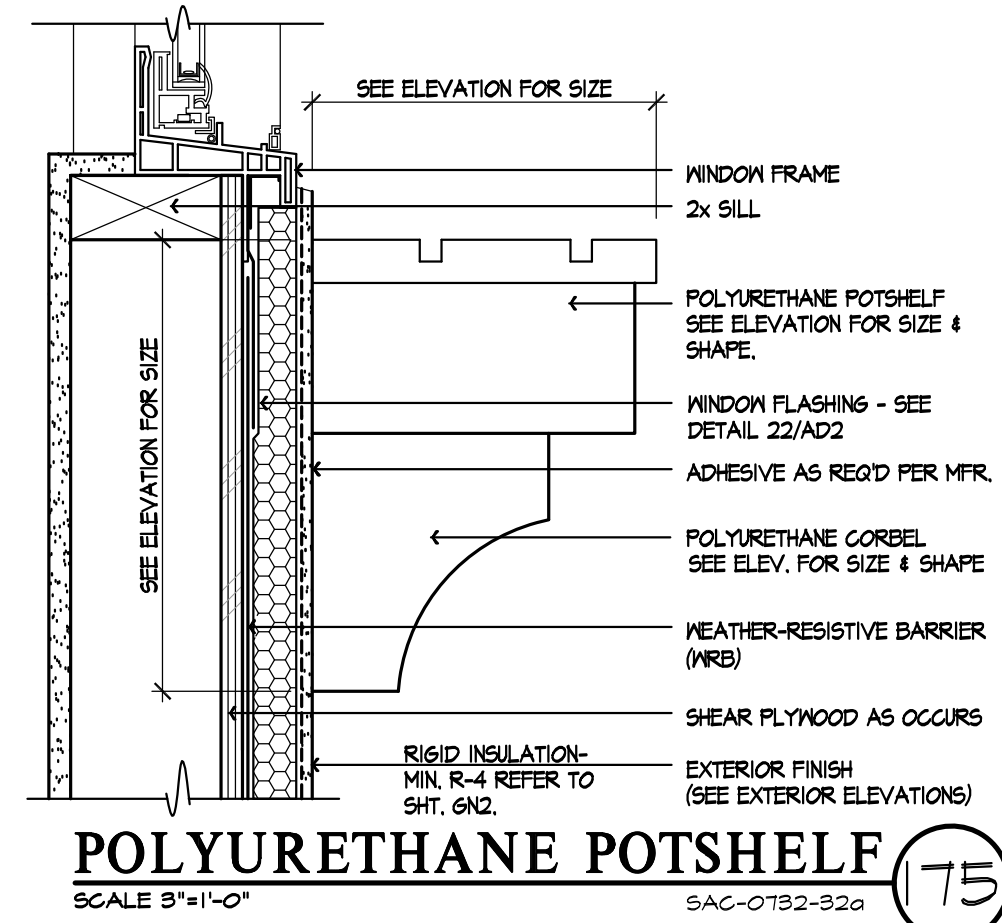
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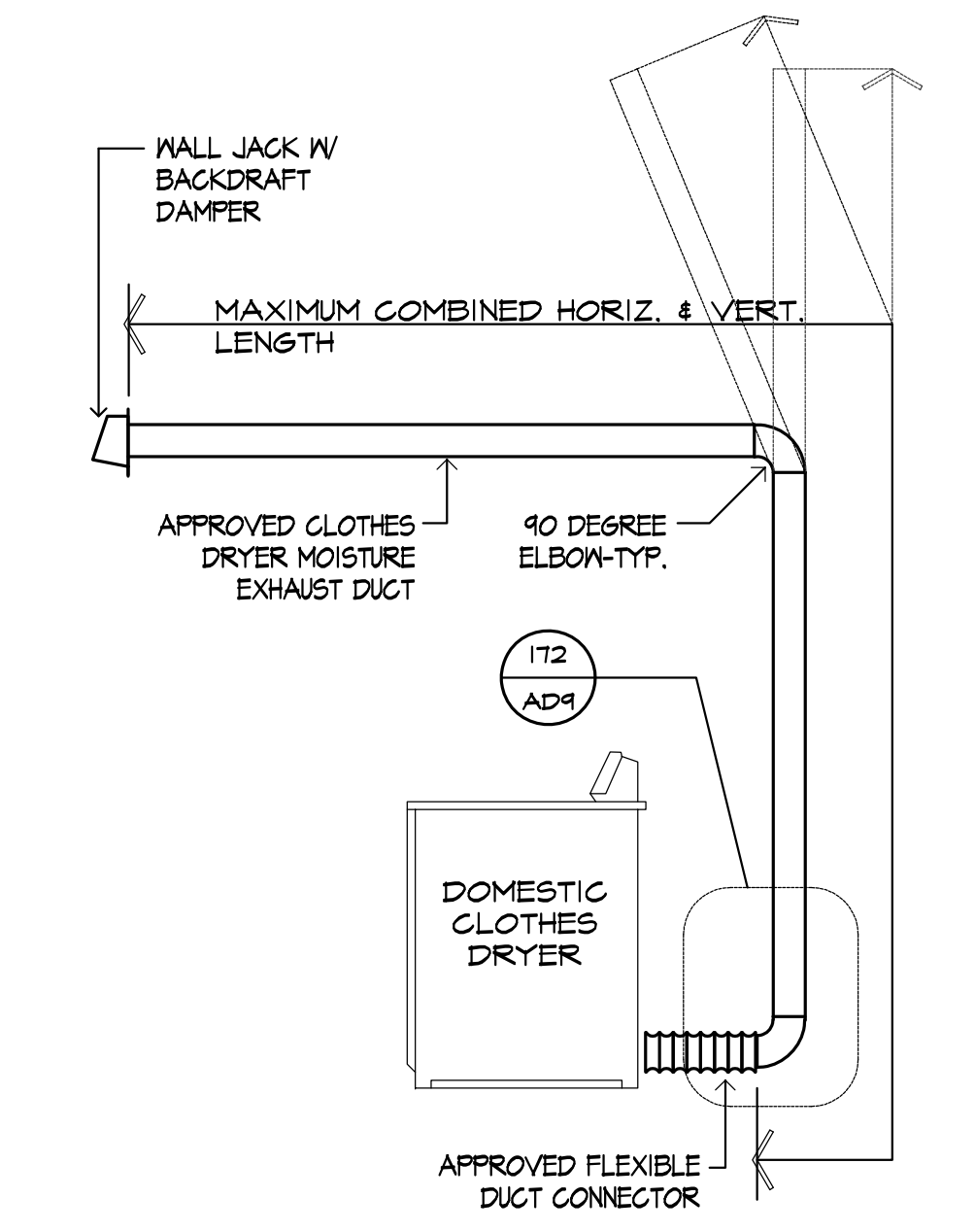
**EXTERIOR DOOR HEAD @ LAP SIDING**  
SCALE 3/4"=1'-0"  
DOO-038A (177)



**EXTERIOR DOOR JAMB @ LAP SIDING**  
SCALE 3/4"=1'-0"  
DOO-039A (78)

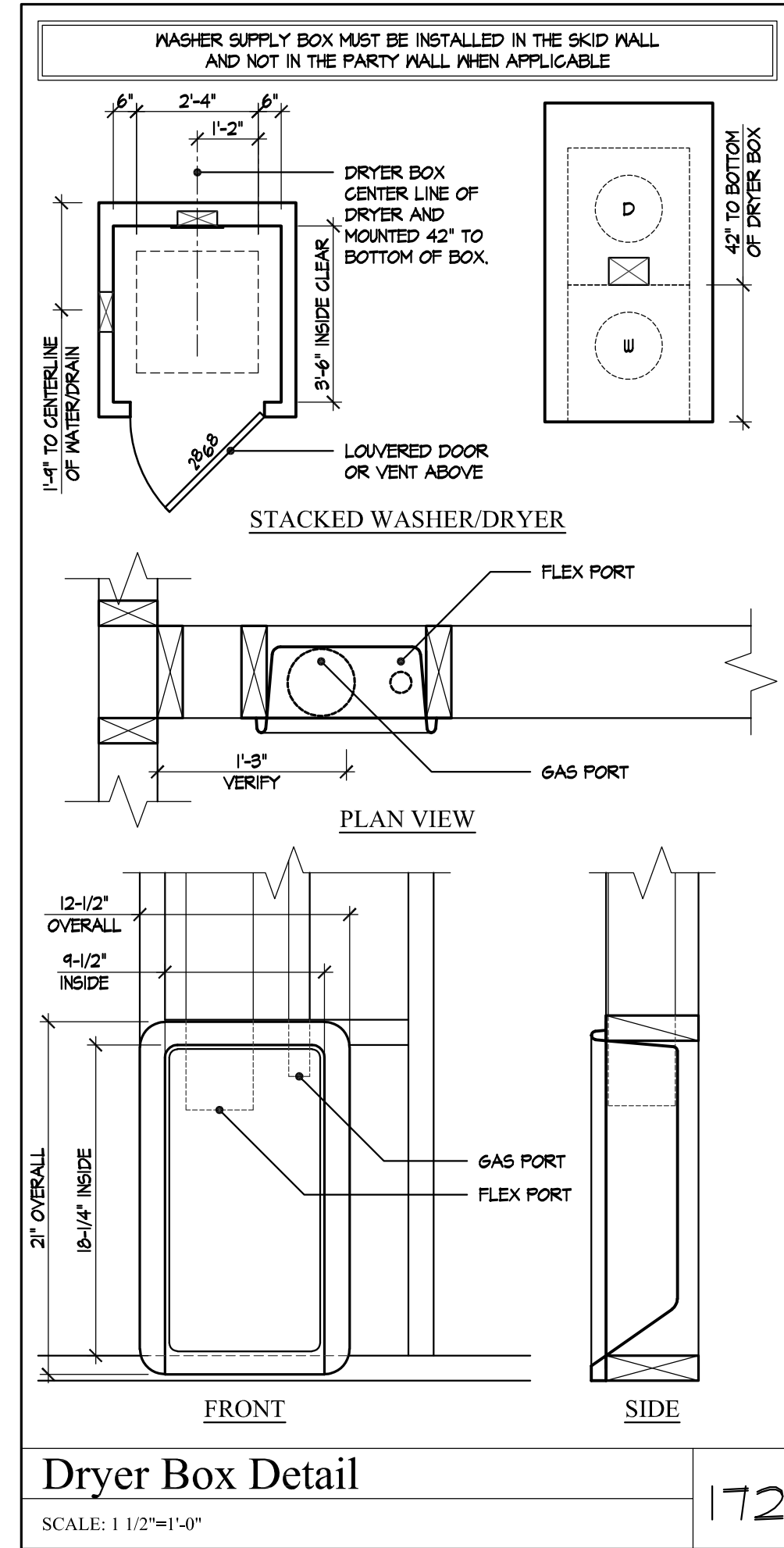


**POLYURETHANE POTSHLEFF**  
SCALE 3/4"=1'-0"  
SAC-0192-92a (175)

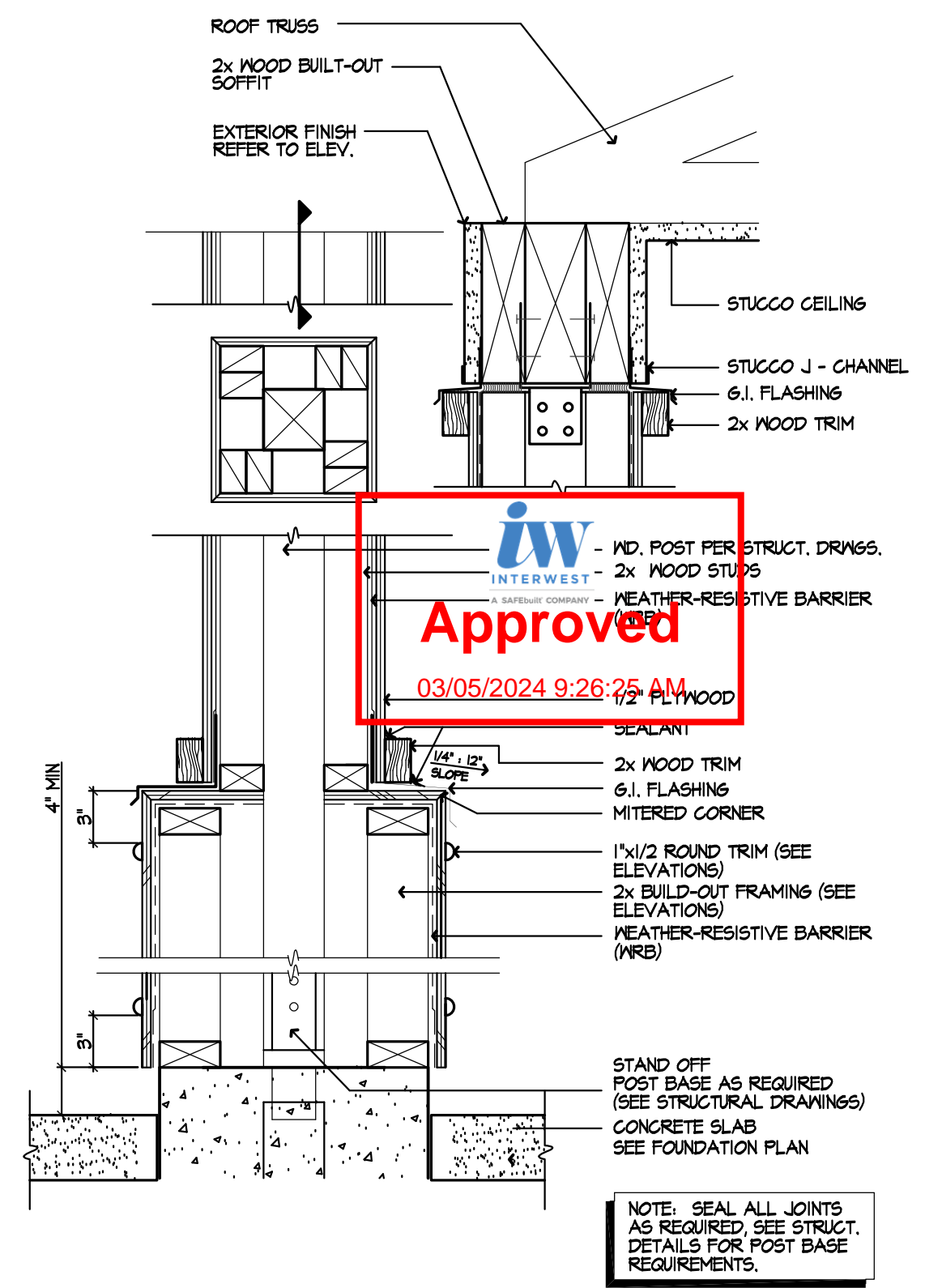


NOTE: DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET (2022 C.M.C. SECTION 504.4)

**ABV. GRADE DRYER VENT**  
SCALE: N.T.S. DRYER (170)

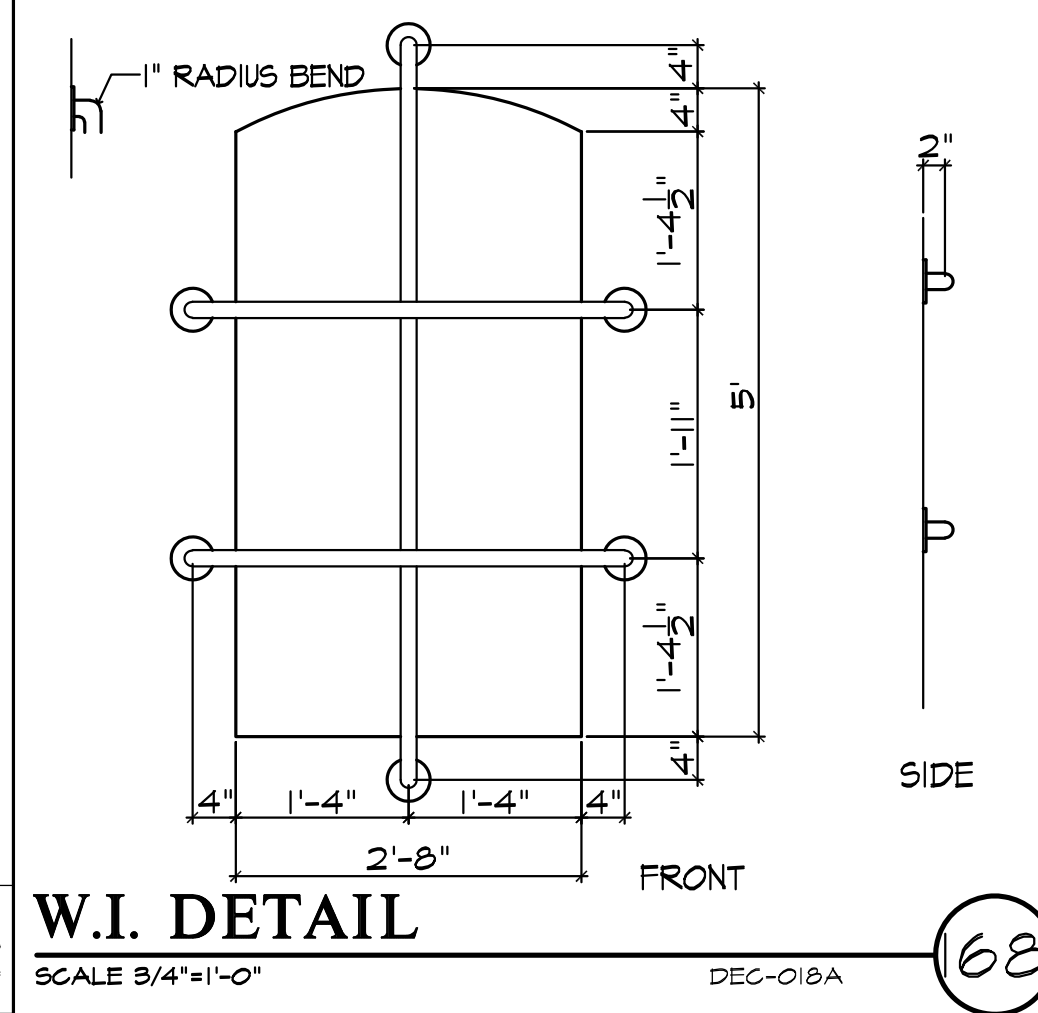


**Dryer Box Detail**  
SCALE: 1 1/2"=1'-0" (172)



**COLUMN BASE**  
SCALE 1 1/2"=1'-0" COL-012B (62)

**Santee**  
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
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2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



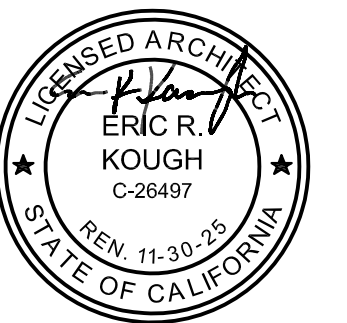
**W.I. DETAIL**  
SCALE 3/4"=1'-0" DEC-018A (68)



**Prospect Gardens**  
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ISSUE DATE: 09/11/2023  
PROJECT No.: 405999  
DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.

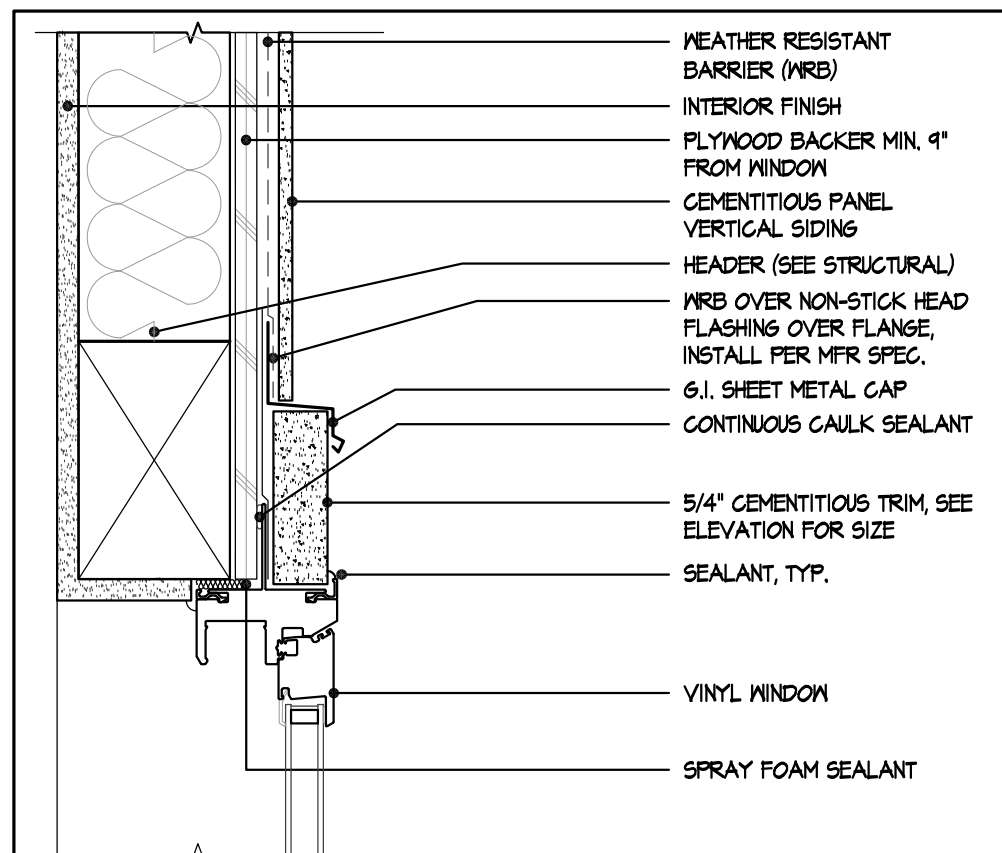


PLAN:  
**ALL PLANS**  
SHEET:  
**AD9**

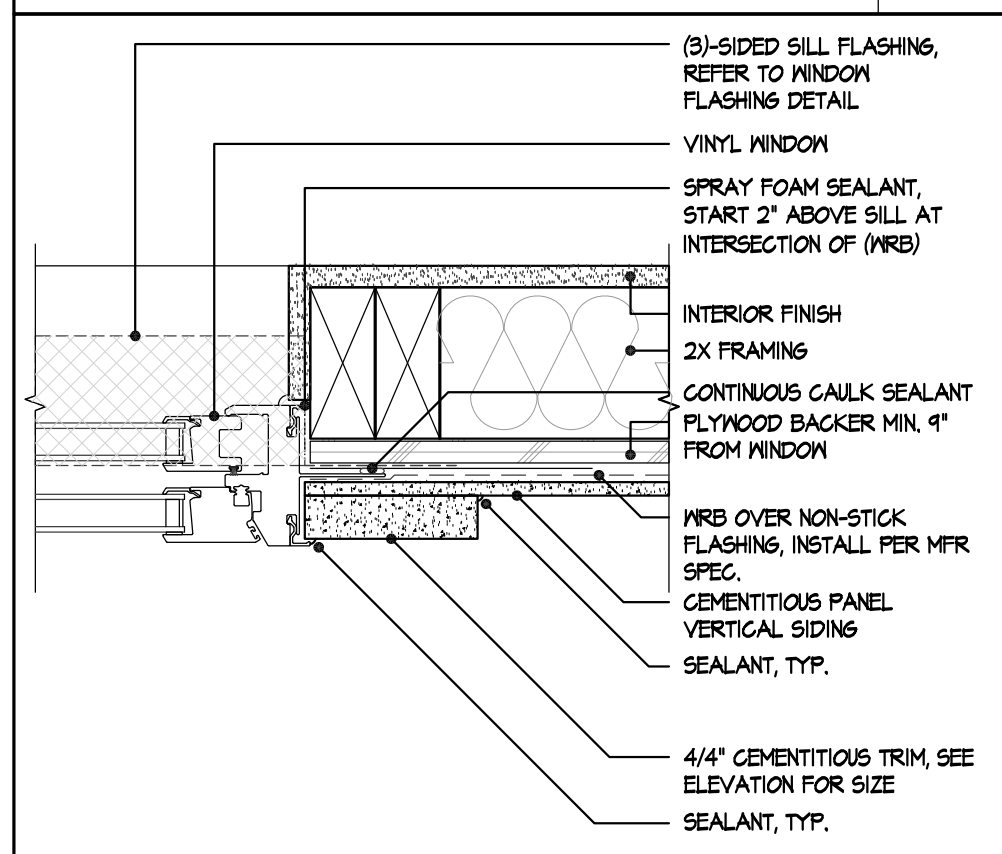
SPEC. LEVEL 1  
**SANTEE**

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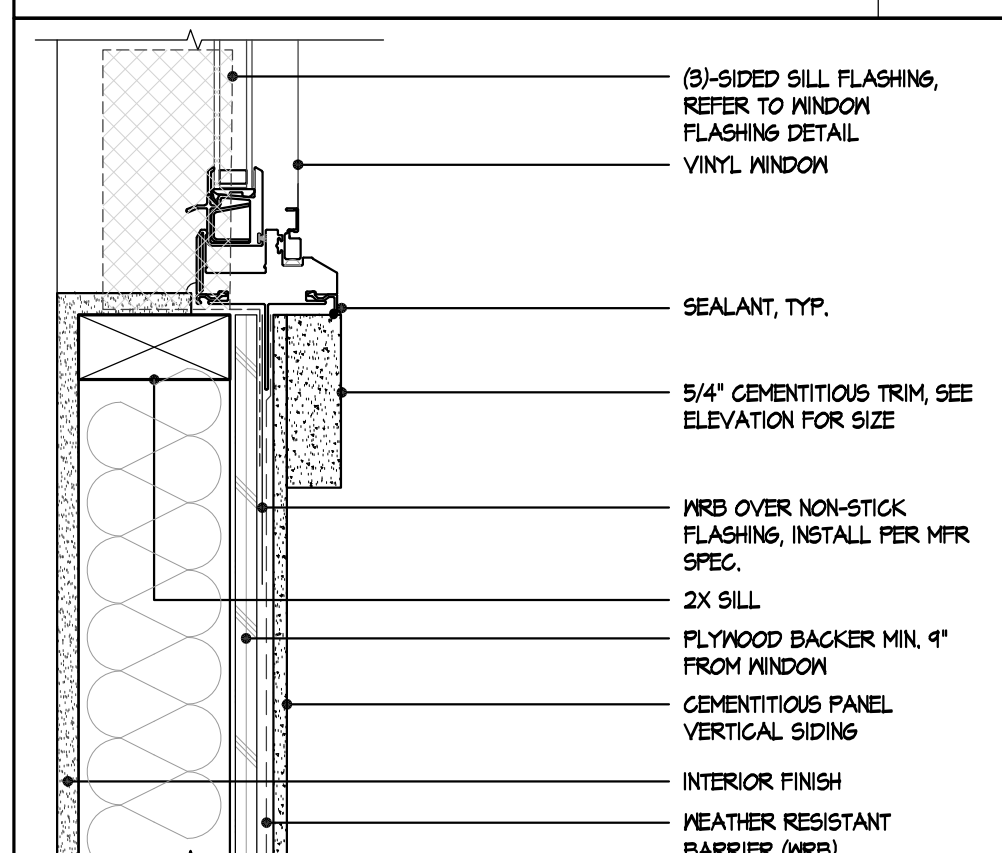
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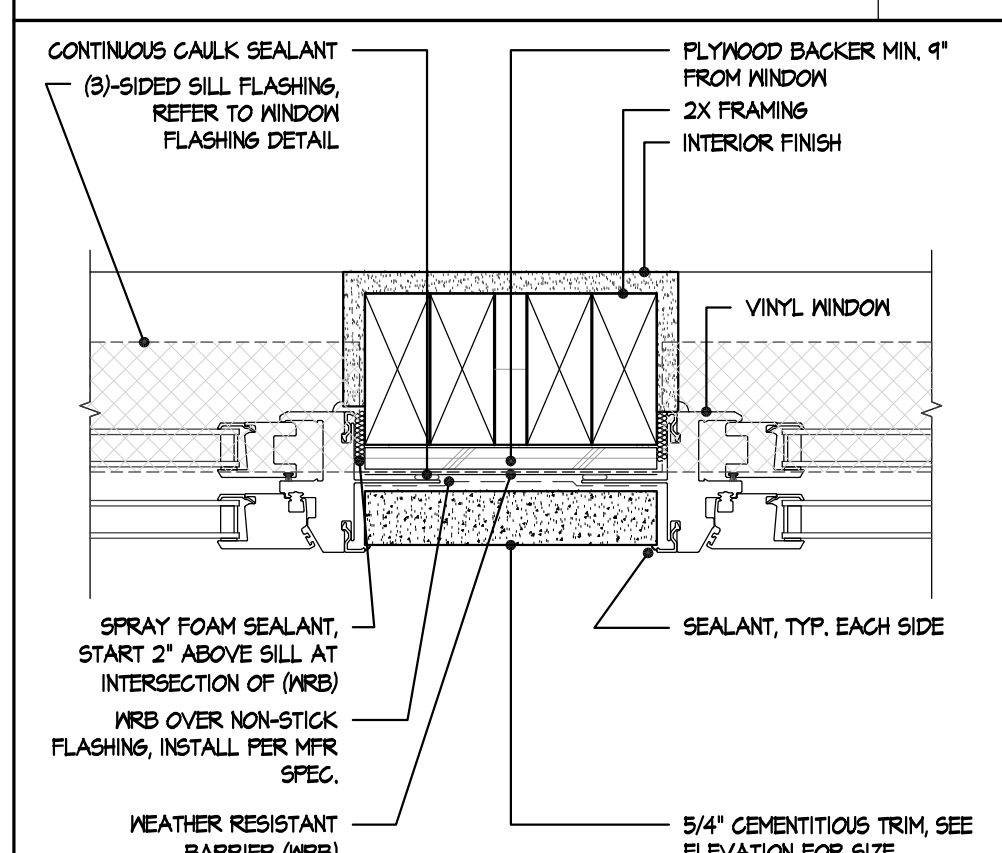
**Window Head - B&B Siding** 196  
SCALE: 3/8"=1'-0"



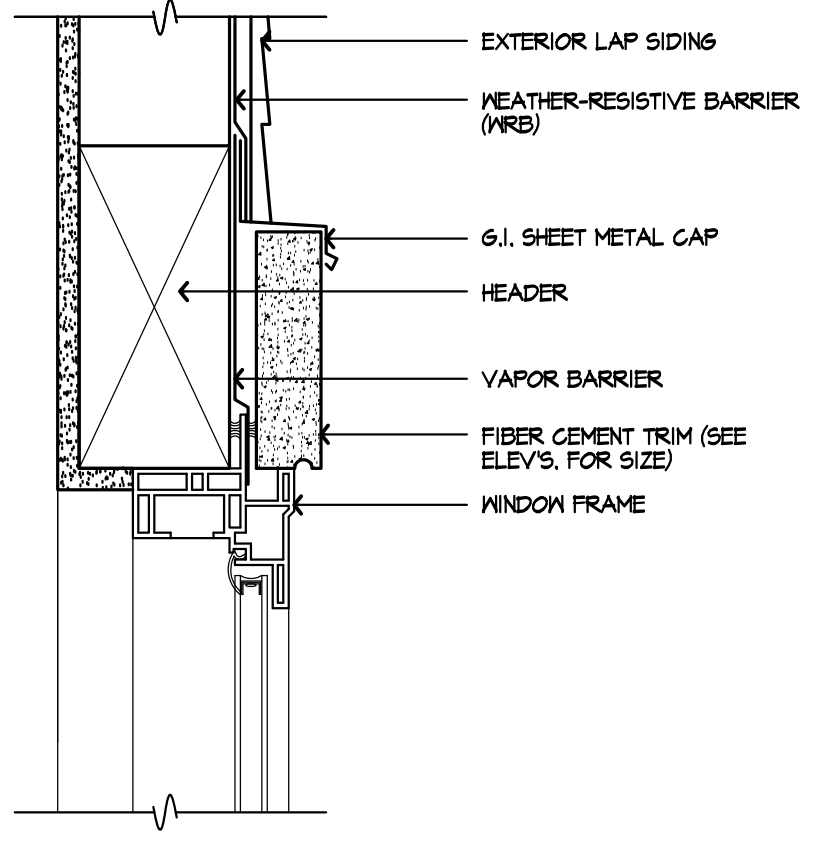
**Window Jamb - B&B Siding** 197  
SCALE: 3/8"=1'-0"



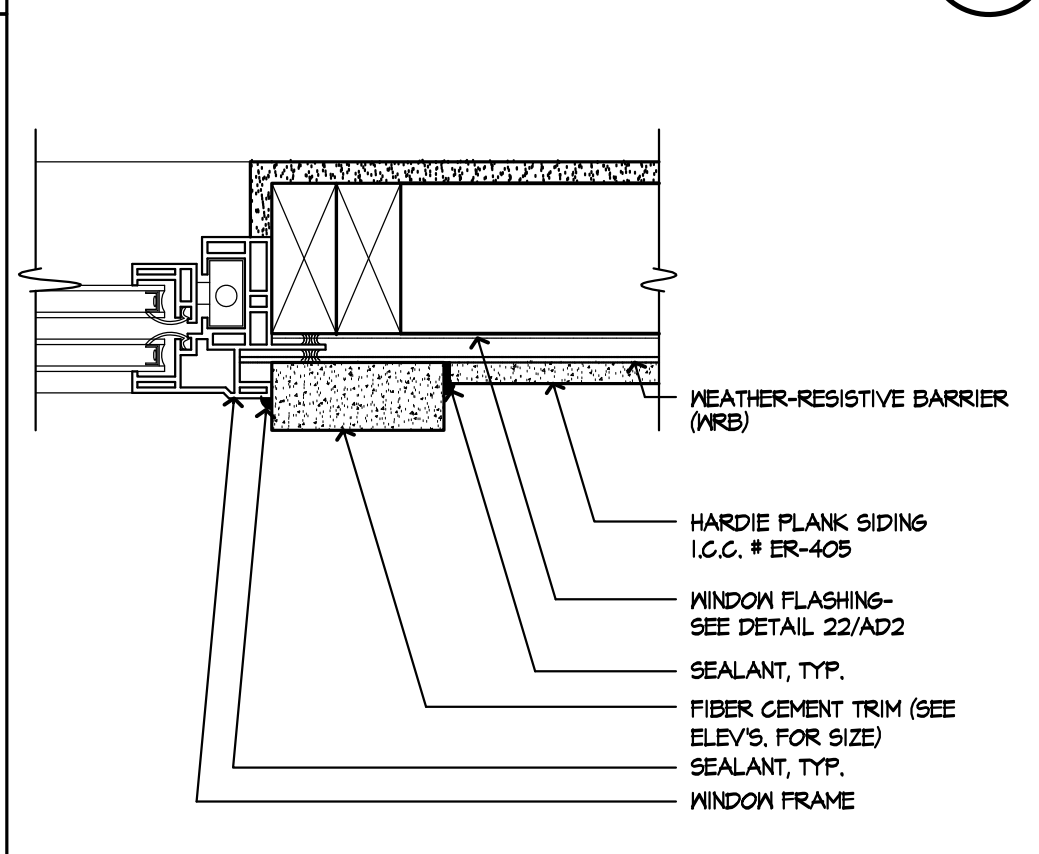
**Window Sill - B&B Siding** 198  
SCALE: 3/8"=1'-0"



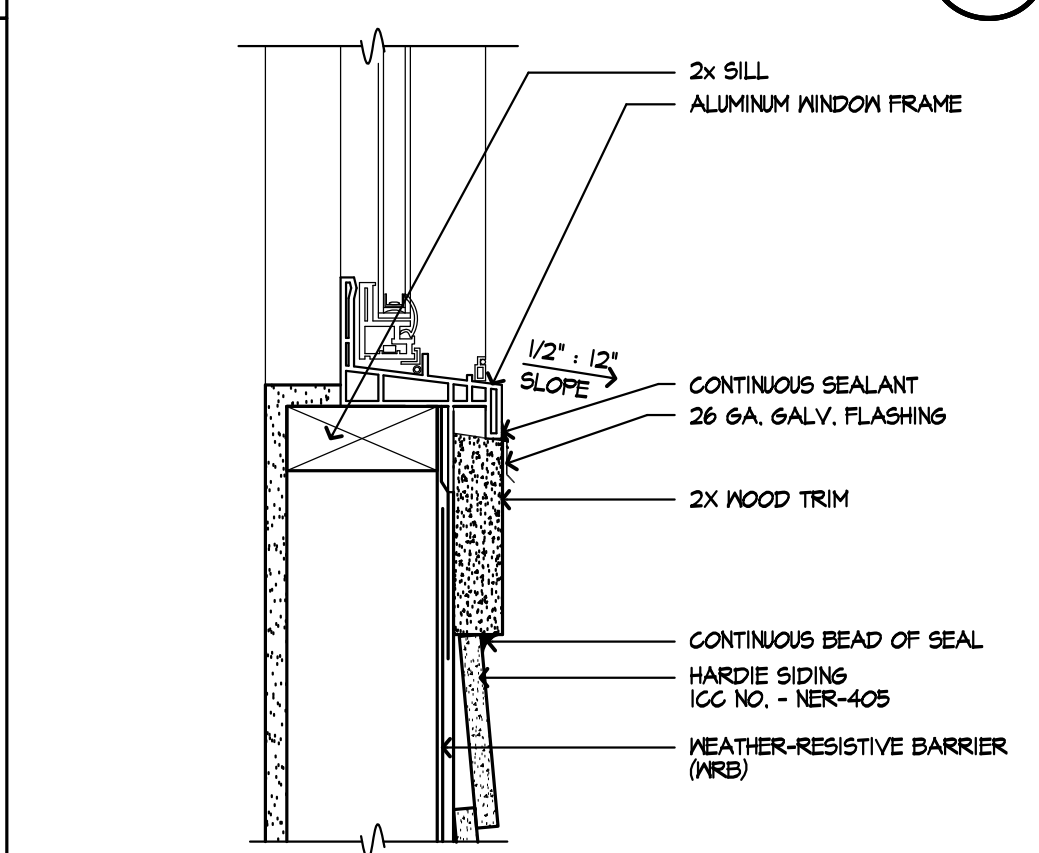
**Window Mullion - Siding** 199  
SCALE: 3/8"=1'-0"



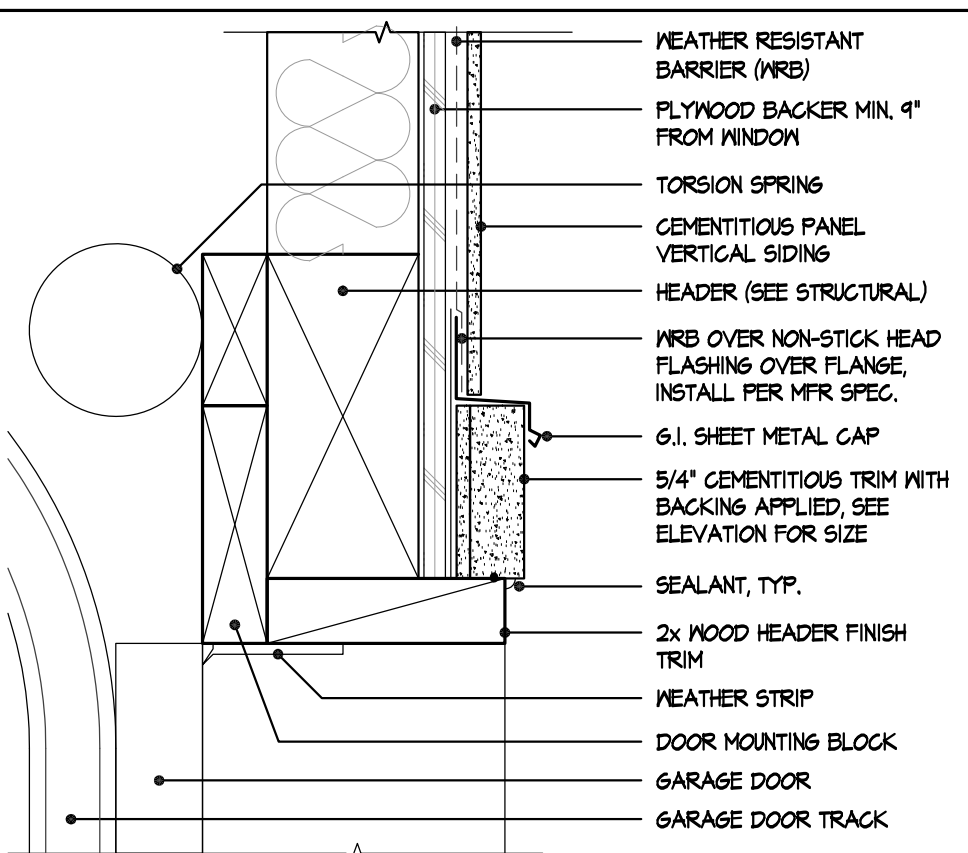
**Window Head - Lap Siding** 192  
SCALE: 3/8"=1'-0"



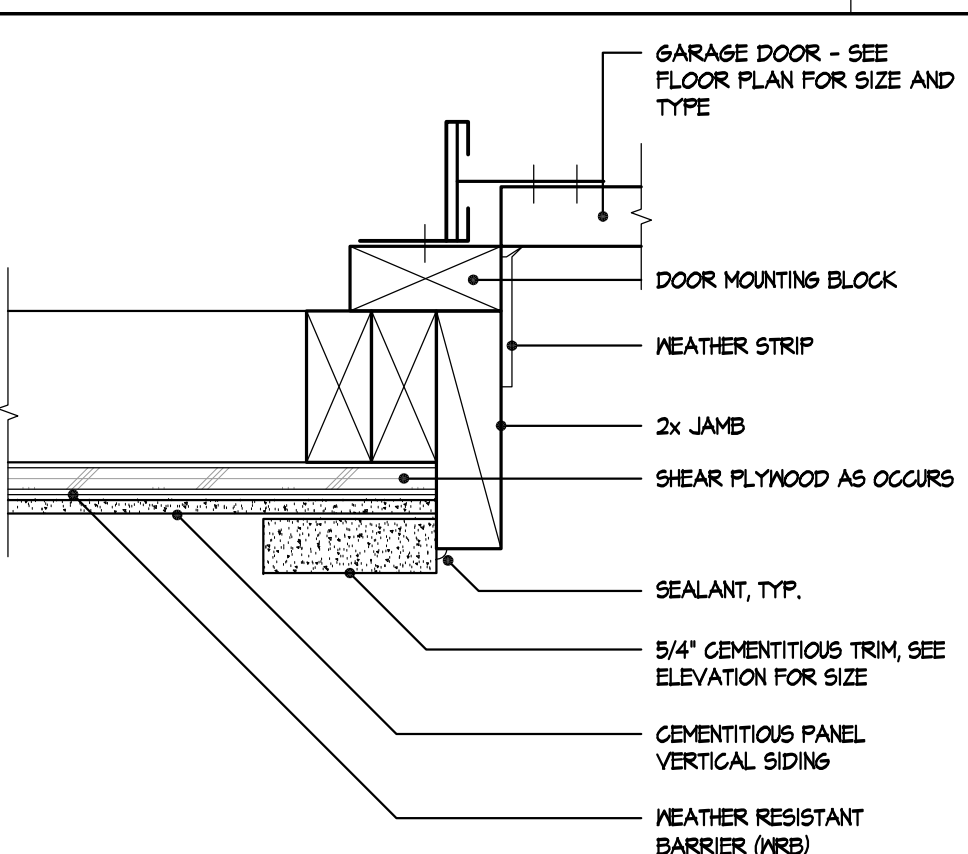
**Window Jamb - Lap Siding** 193  
SCALE: 3/8"=1'-0"



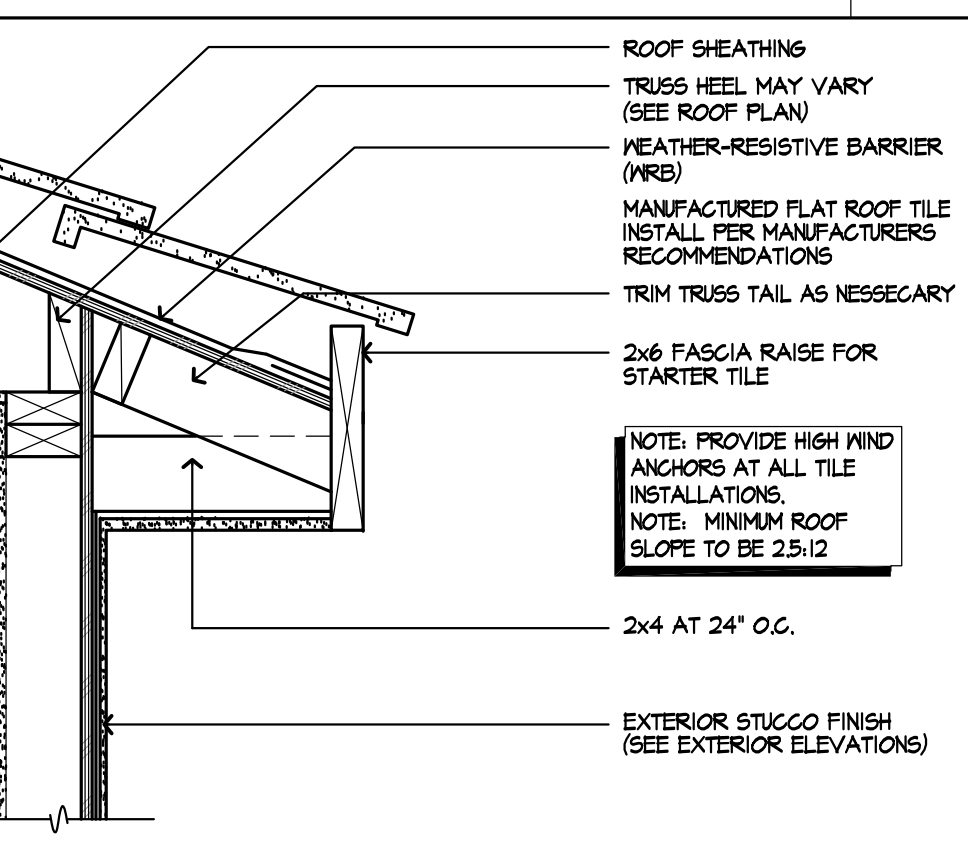
**Window Sill - Lap Siding** 194  
SCALE: 3/8"=1'-0"



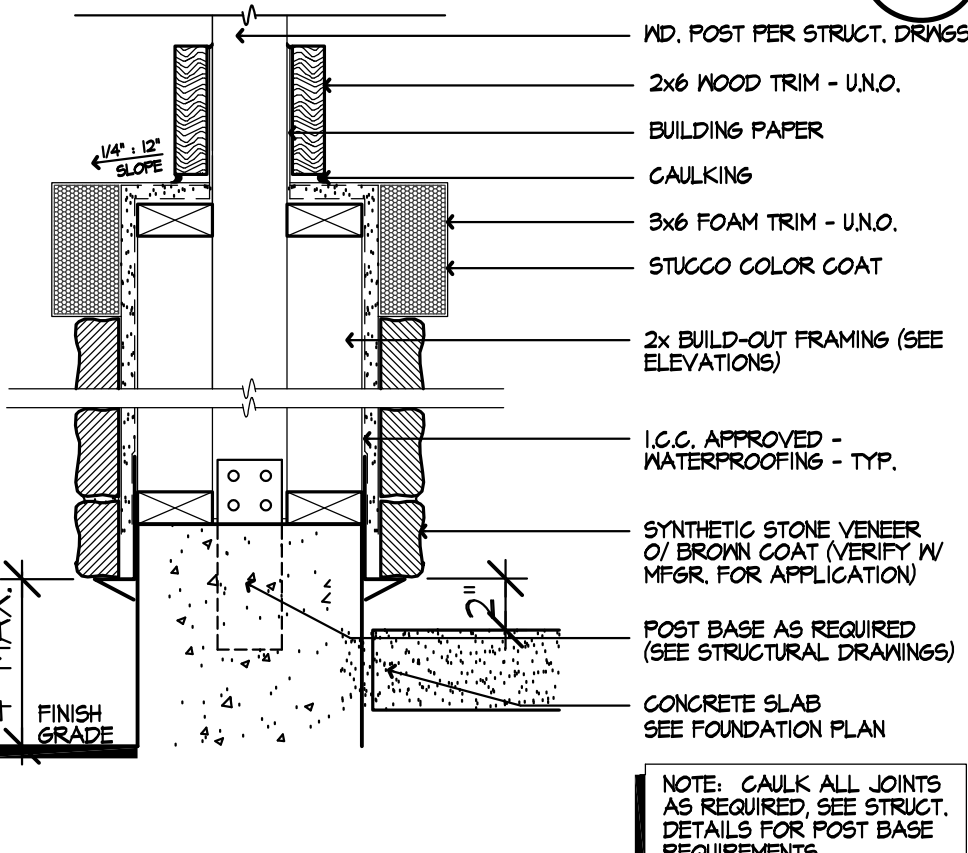
**Garage Door Head - B&B Siding** 188  
SCALE: 3/8"=1'-0"



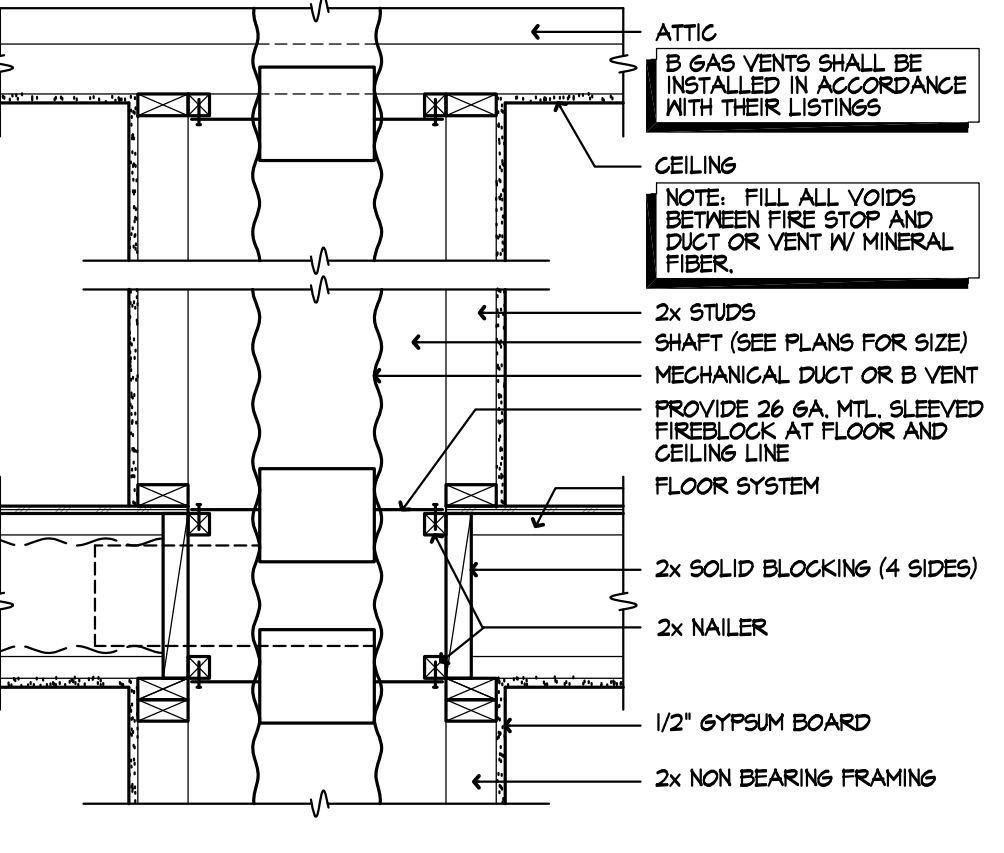
**Garage Door Jamb - B&B Siding** 189  
SCALE: 3/8"=1'-0"



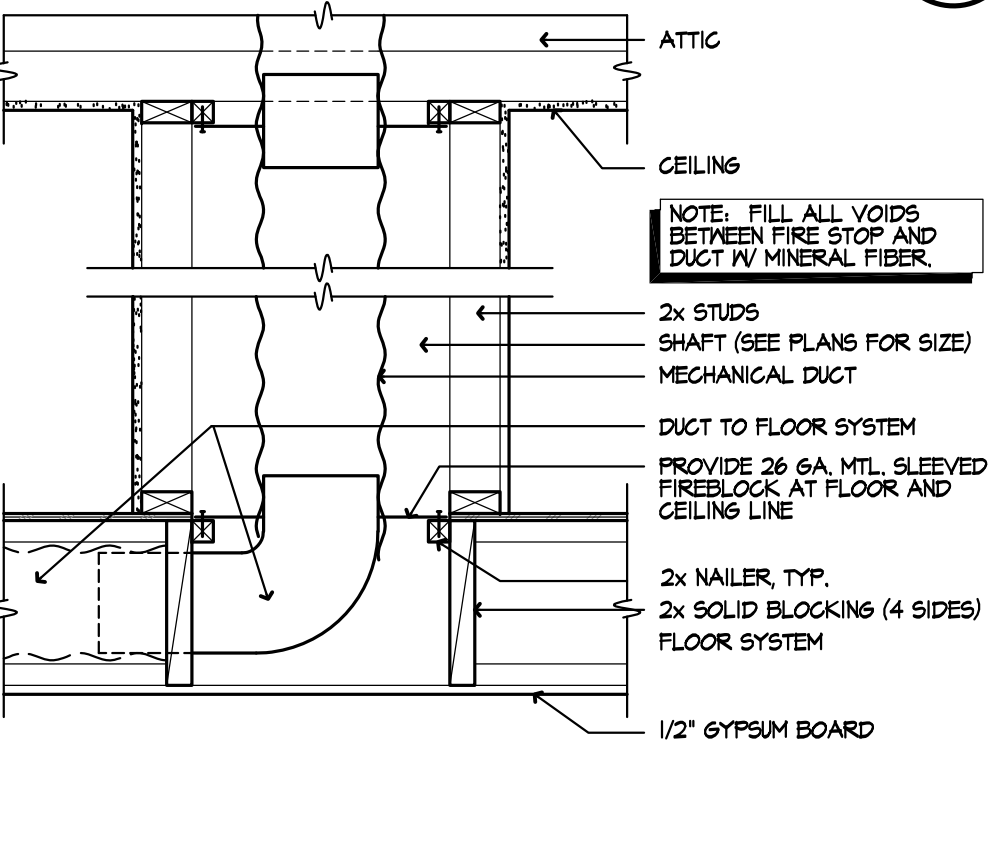
**STUCCO EAVE** 190  
SCALE: 1/2"=1'-0"



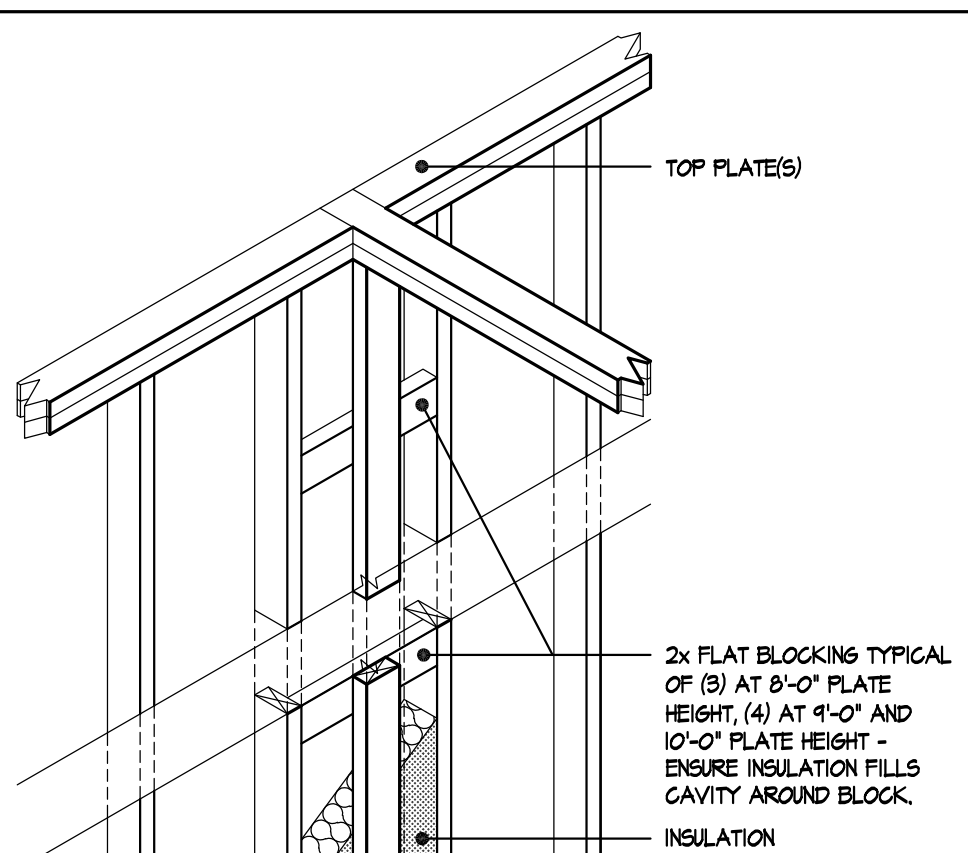
**POST W/ STONE BASE** 191  
SCALE: 1/2"=1'-0"



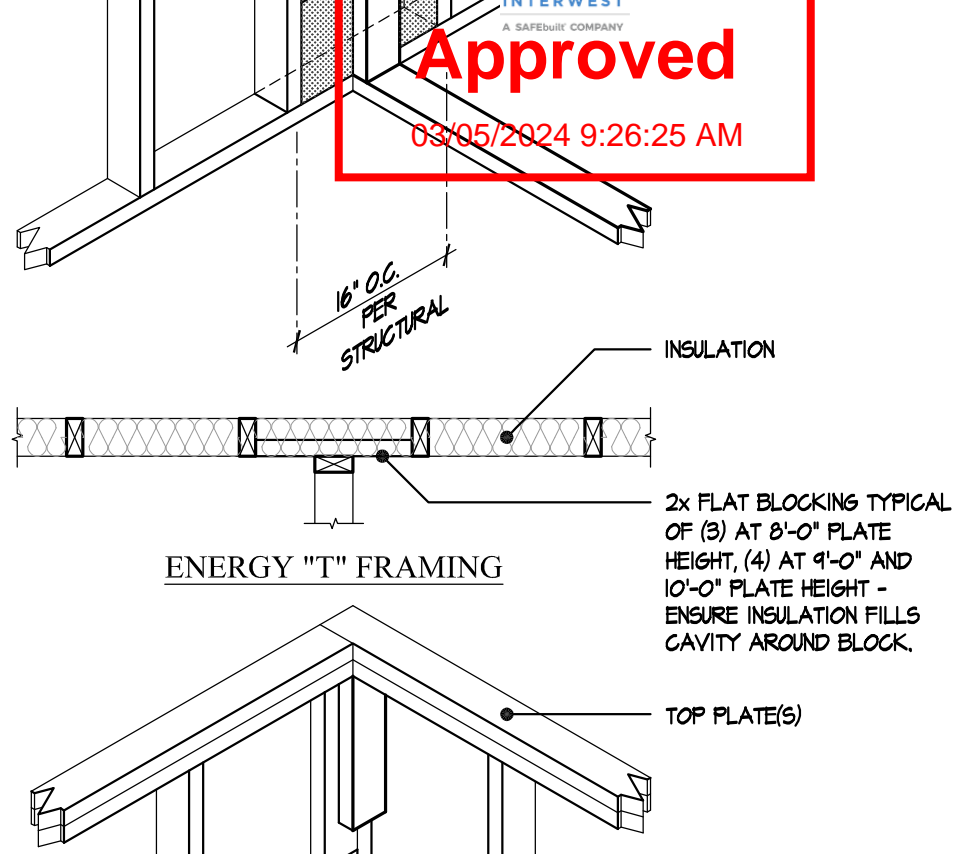
**TYP. SHAFT AT 2nd FLR.** 184  
SCALE: 1"=1'-0"



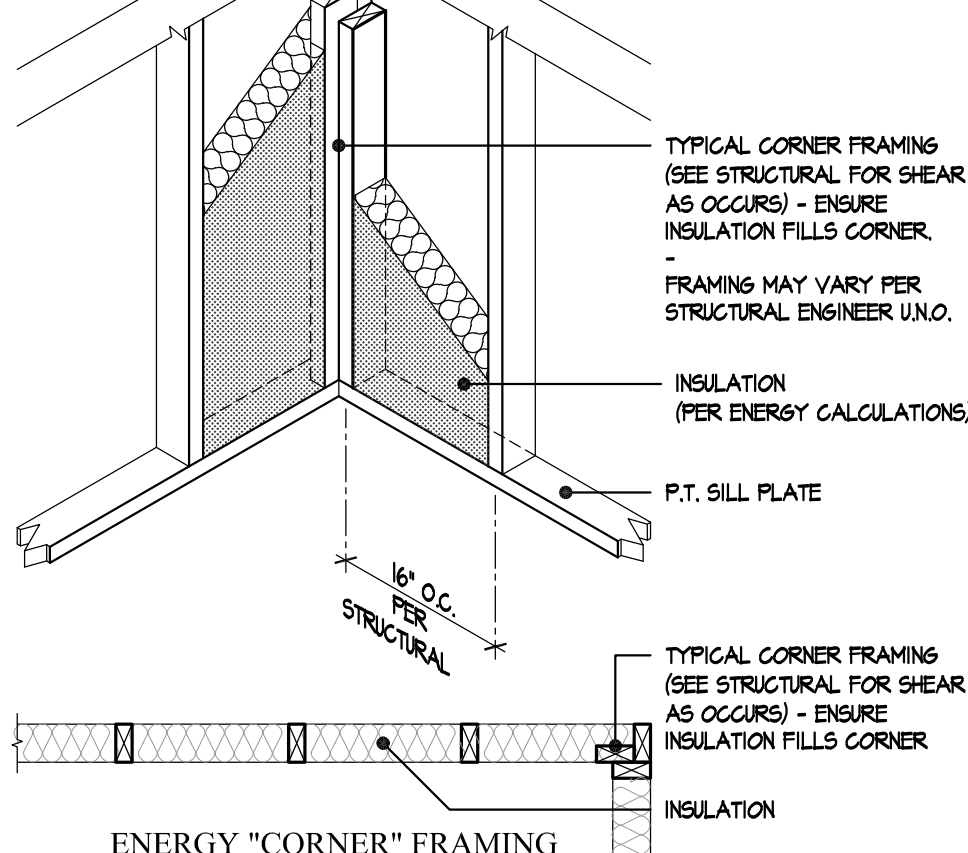
**TYP. SHAFT AT 2nd FLR.** 185  
SCALE: 1"=1'-0"



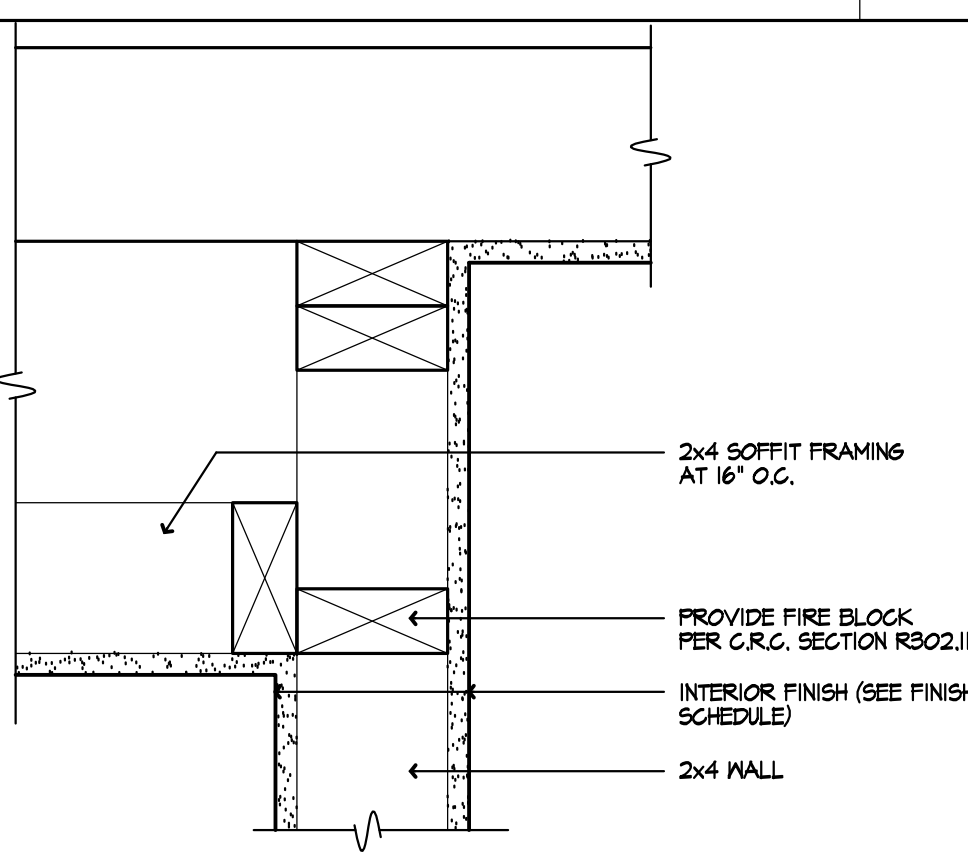
**Energy 'T' Framing** 186



**Energy 'Corner' Framing** 187



**Energy Framing** 182  
SCALE: 3/4"=1'-0"



**FIRE BLOCK AT SOFFIT** 183  
SCALE: 3/8"=1'-0"



**Prospect Gardens**  
TRACT NO. 2016-03

KB HOME  
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ISSUE DATE: 09/11/2023  
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DIVISION MGR.: J.C.  
REVISIONS: 10/05/2023

PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.

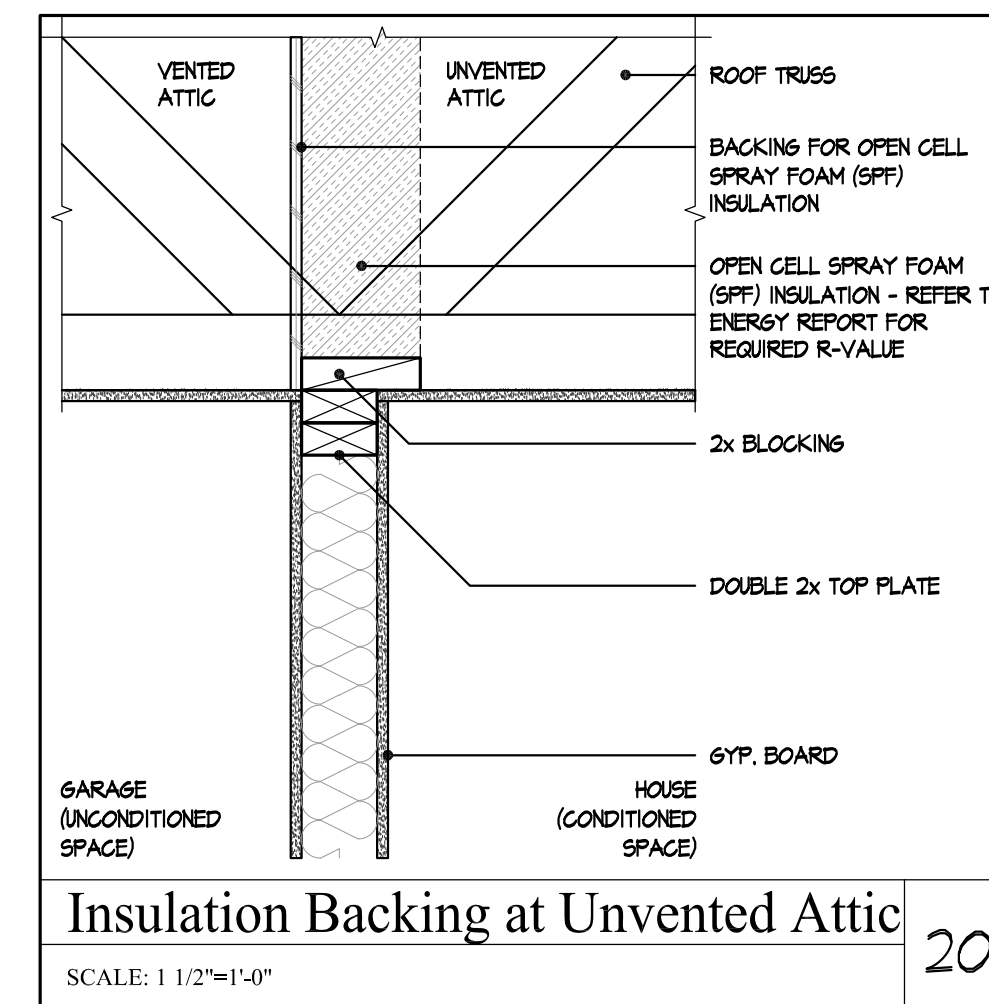
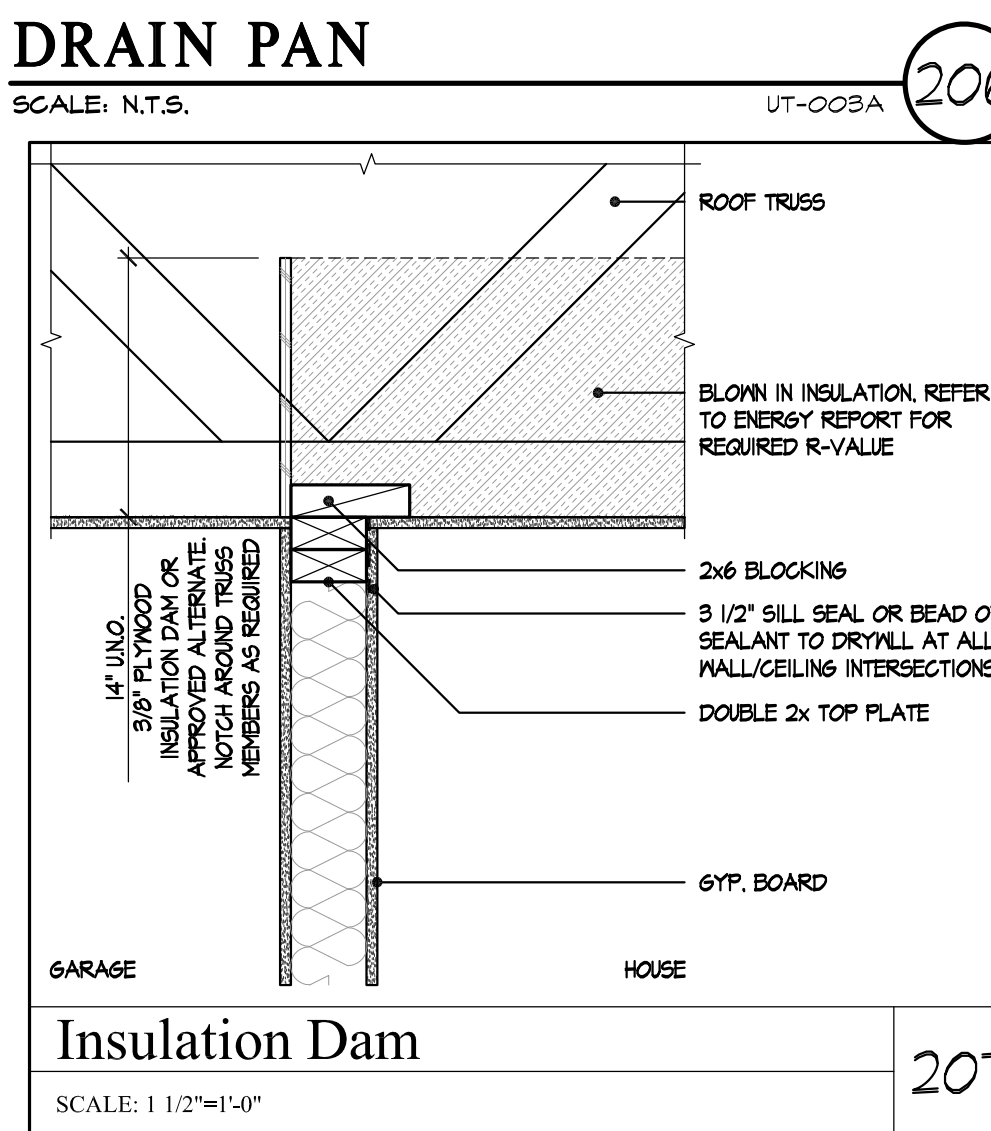
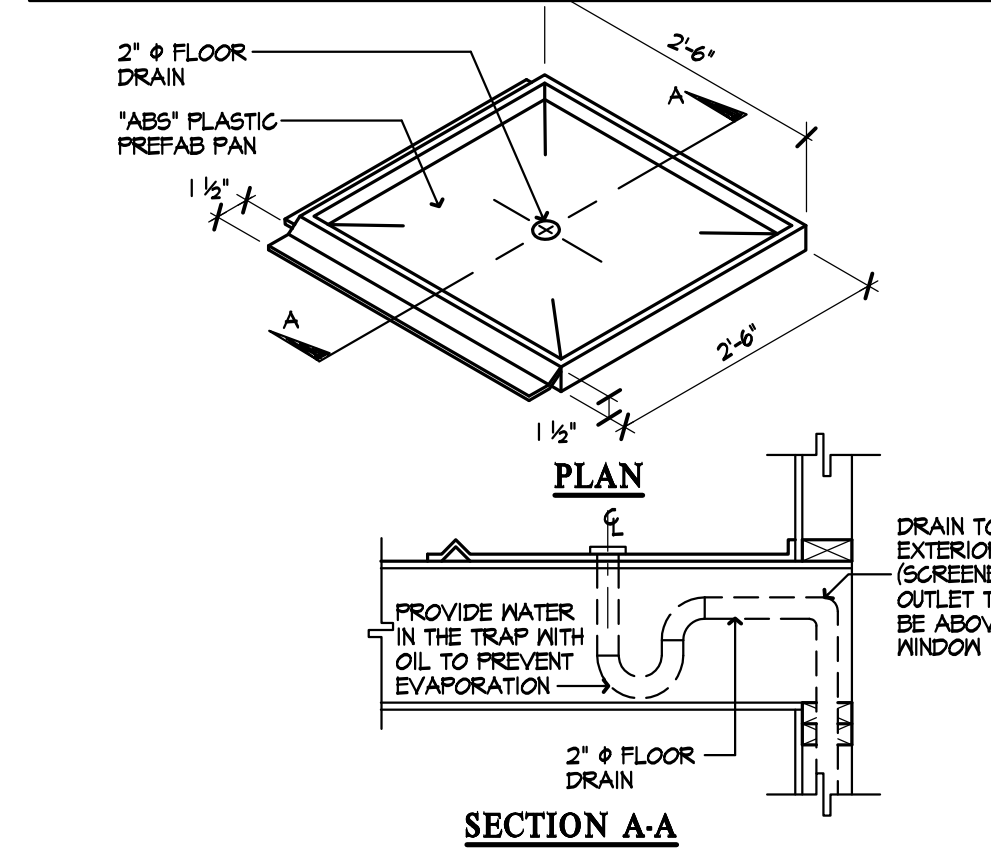
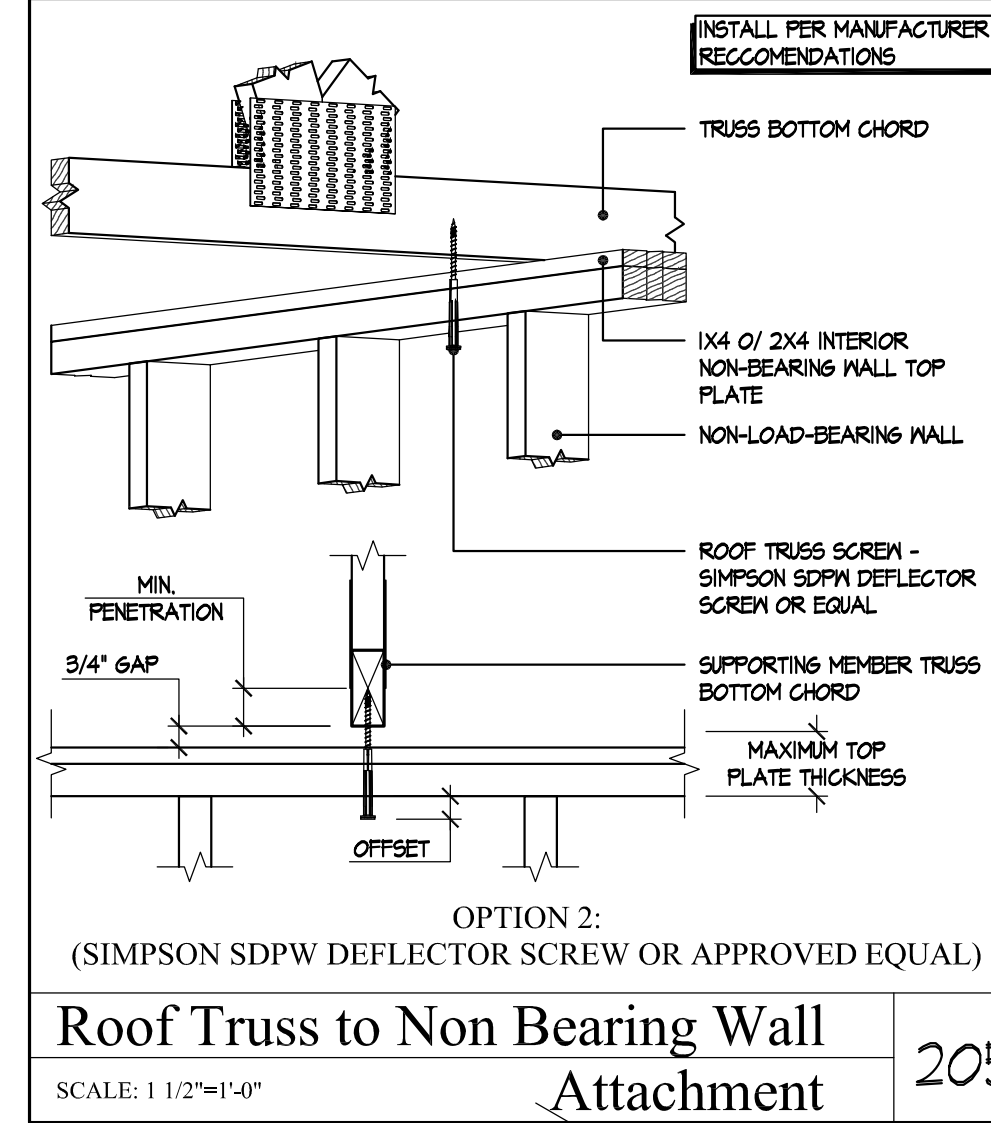
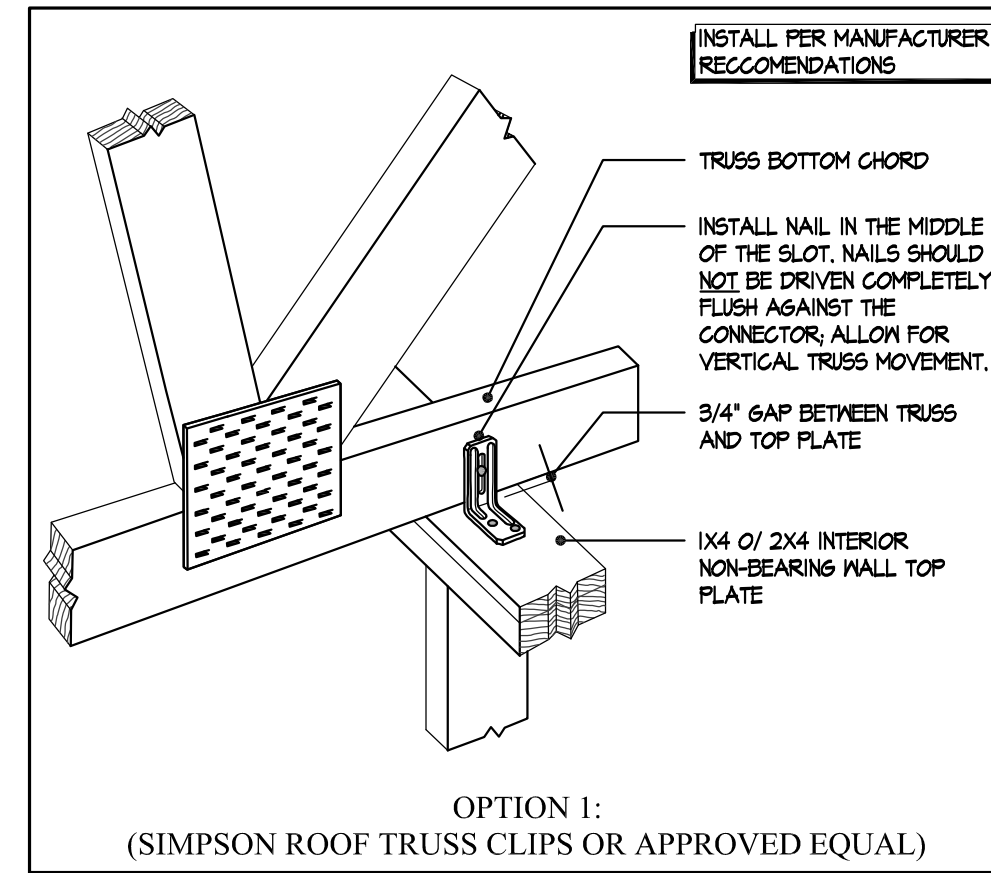
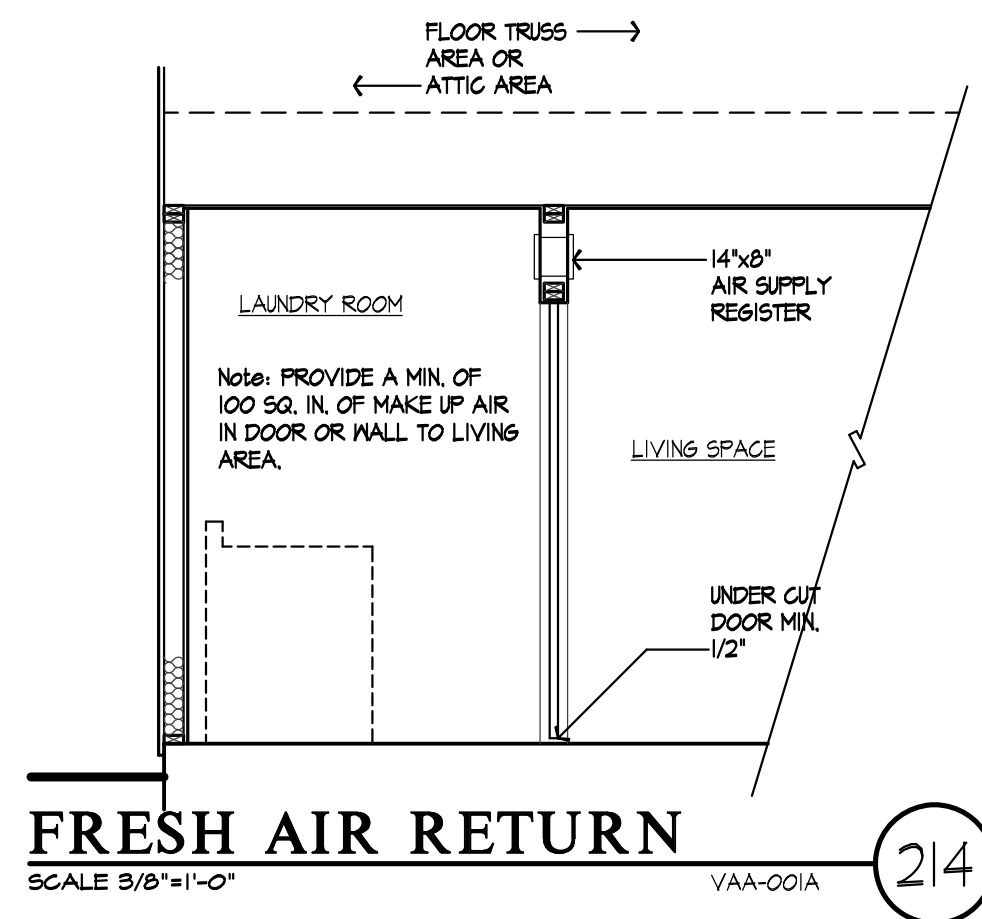
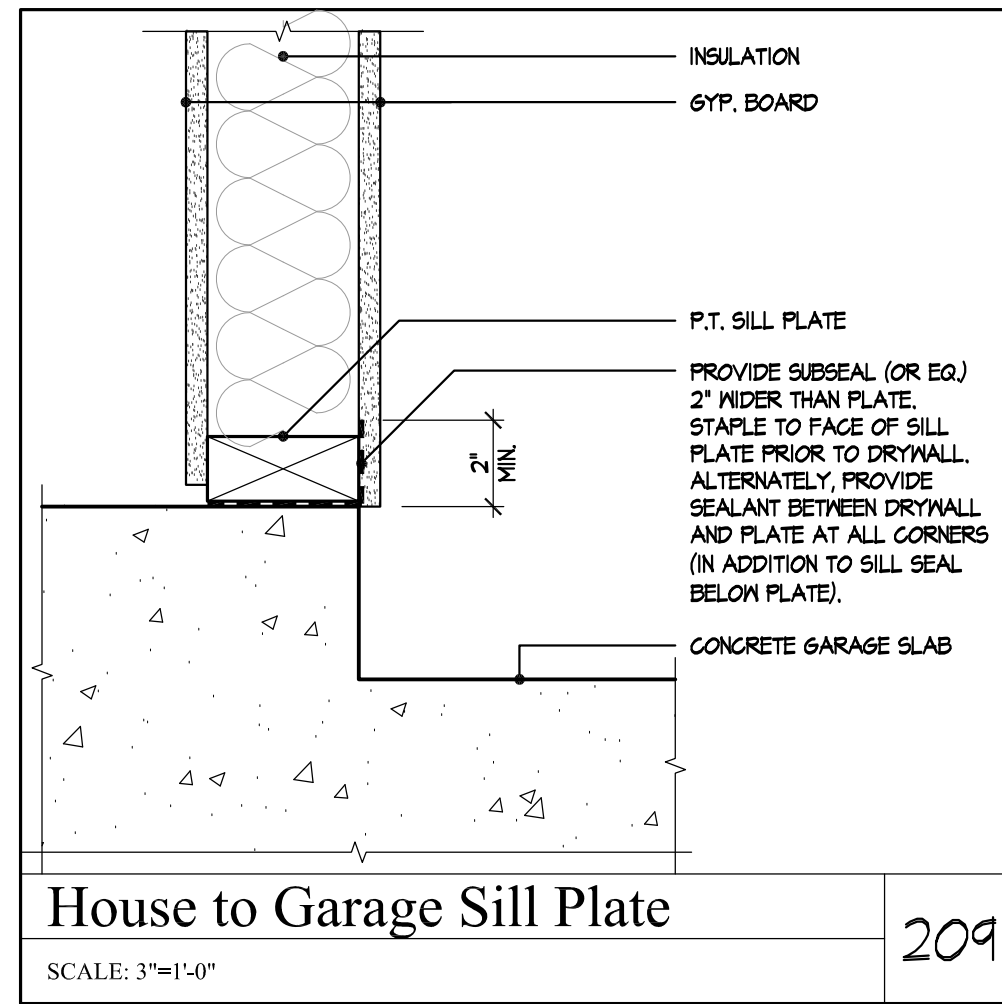


PLAN:  
**ALL PLANS**  
SHEET:  
**AD10**

SPEC. LEVEL 1  
**SANTEE**

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Prospect Gardens

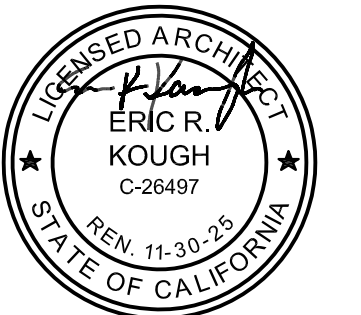
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REVISIONS: 10/05/2023

1 PLAN CHECK COMMENTS  
10/05/2023 - V.P.B.S.



PLAN:  
ALL PLANS  
SHEET:  
AD11

SPEC. LEVEL 1  
SANTEE

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FOUNDATION NOTES

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL FLOOR PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE GENERAL CONDITIONS, SPECIFICATIONS, GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE FOUNDATION.
- SUB-GRADE PREPARATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- FOOTINGS ARE TO BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS/GEOLOGY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- ANY DISCREPANCIES OR UPDATES OF SOIL INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- ALL SHEAR WALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
- REFER TO DETAILS 24 - 29 ON SHEET SD-1 FOR GENERAL POST-TENSION FOUNDATION CONSTRUCTION REQUIREMENTS.
- PROVIDE MINIMUM #3X24" LONG DOWELS AT 24" O.C. MAX. & 12" FROM CORNERS AT ALL CONCRETE STOOPS, PORCHES, PATIOS, AND OTHER ATTACHMENTS WHEN CAST INDEPENDENT OF POST TENSIONING SLAB, UNLESS OTHERWISE NOTED.
- ALL TENDON TRANSITION SHALL BE MADE WITH A 1:6 SLOPE MAX.
- REFER TO DETAILS 17 & 18 ON SD-1 FOR REINFORCEMENT REQUIREMENTS AT POP-OUT & CORNER CONDITIONS.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SUBMITTER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
  - THE BUILDING PLANS WERE PREPARED IN ACCORDANCE WITH THE SOILS REPORT,
  - THE UTILITIES WERE PROPERLY BACKFILLED AND COMPACTED,
  - THE FOUNDATION CONFORMS TO THE SOILS EXPANSIVE CHARACTERISTICS, AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.

**P.T. FOOTING & SLAB SCHEDULE**

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
1' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOT. OF FTG.
	INTERIOR	26"	
1' MIN. FTG. EMBED.	PERIMETER	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
1" MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	INTERIOR	12"	MIN. U.N.O.
FTG. REINF. IF BEAM TENDON NOT SHOWN	PERIMETER	2-#5 (B)	SEE NUMBER OF BEAM ARROWS ON PLAN WHERE BEAM TENDON OCCURS
	INTERIOR	2-#5 (B)	
TIE BEAM	12"W X18"D W/ 2-#5 (T&B)		
1" MIN. SLAB THICKNESS		4.5"	
MOISTURE BARRIER	MIN 10-MIL. ASTM-1745 CLASS C PER SOILS REPORT BY SA GEOTECHNICAL		

\* SEE SOILS REPORT FOR SUB-GRADE PREPARATION & MOISTURE PROTECTION REQUIREMENTS.

LEGEND

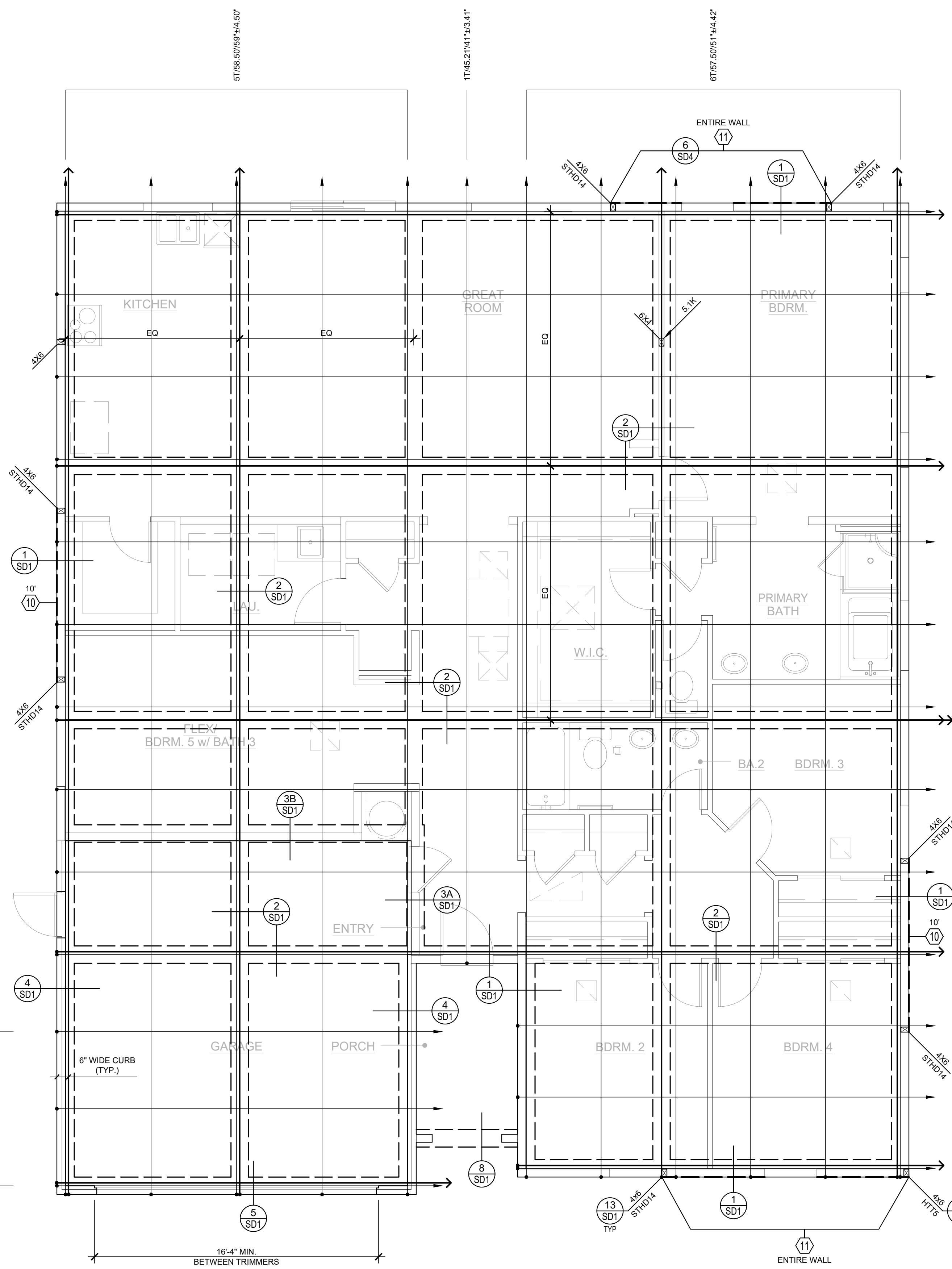
- INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO ANCHOR BOLT SCHEDULE ON THIS SHEET FOR SPACING OF ANCHOR BOLTS.
- INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL. INSTALL ANCHOR BOLTS PER ANCHOR BOLTS SCH. FOR ENTIRE LENGTH OF WALL.
- INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. SEE DETAILS 13 AND 15 ON SHEET SD1 FOR TYPE OF BOLT & EMBEDMENT REQUIREMENTS. REFER TO MANUFACTURER'S MANUAL FOR ADDITIONAL REQUIREMENTS. ALL HOLD-DOWNS MUST BE PROPERLY TIED IN PLACE PRIOR TO POURING CONCRETE. PROVIDE MIN. 12"X12"X3" DEEP FTG. BELOW BOTTOM OF HOLD-DOWN ANCHORS.
- INDICATES POST WITH SIMPSON BASE TO FOUNDATION.
- SLAB & BEAM TENDON ELONGATION  
SLAB TENDON SPACING  
TOTAL LENGTH OF SLAB & BEAM TENDON FROM EDGE TO EDGE OF SLAB + 18" (+36" FOR TWO STRESSED ENDS)  
NUMBER OF SLAB TENDONS (BEAM TENDONS SHOWN SEPARATE SEE ITEM #7 BELOW)
- SLAB TENDON STRESSED END  
DEAD END  
NOTE: STRESSED AND DEAD ENDS MAY BE REVERSED.  
NOTE: WHERE TENDON LENGTH > 120', STRESS TENDON AT EACH END.
- NUMBER OF ARROWS INDICATES NUMBER OF BEAM TENDONS, BEAM TENDON STRESSED END  
DEADEND

ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" O.C.	MASA @ 36" O.C.	2X
11	5/8" A.B. @ 36" O.C.	MASA @ 28" O.C.	2X
12	5/8" A.B. @ 24" O.C.	MASA @ 20" O.C.	2X
13	5/8" A.B. @ 20" O.C.	MASA @ 16" O.C.	2X
13-13	5/8" A.B. @ 12" O.C.	N/A	3X

\* FOR A.B. CONSTRUCTION:  
 - FOR EXTERIOR NON-SHEAR WALL USE 1/2" A.B. @ 48" O.C. MAX. (5/8" A.B. @ 48" O.C. MAX. AT SEISMIC DESIGN CATEGORY E. SEE SHEET SD-0 FOR SEIS. DESIGN CATEGORY TYPE)  
 - FOR INTERIOR NON-SHEAR WALL USE 0.145" DIA. SHOT PINS @ 24" O.C. MIN.  
 - USE MIN. 3X3X0.229" SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS (REQ'D AT SHEAR WALLS ONLY). THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1.54" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING (NOTE THAT THIS MAY REQUIRE LARGER SQUARE PLATE WASHERS AT 2X6 SILL PLATES WITH SHEATHING ON ONE OR BOTH SIDES.)

\*\* FOR ALTERNATE SIMPSON MASA CONSTRUCTION:  
 - FOR EXTERIOR NON-SHEAR WALL USE MASA @ 48" O.C. MIN.  
 - FOR INTERIOR NON-SHEAR WALL USE 0.145" DIA. SHOT PINS @ 24" O.C. MIN.  
 - FOR INTERIOR SHEAR WALL, MASA IS NOT ALLOWED. INSTALL ANCHOR BOLTS PER DETAILS ON SHEET SD-1.  
 - MASA LEGS SHALL BE INSTALLED DIRECTLY TO THE FRAMING ON THE STRUCTURAL SHEATHING SIDE ONLY. MASA MAY NOT BE INSTALLED OVER STRUCTURAL SHEATHING.  
 - NOT MORE THAN 20% (1 IN 5) OF MASA CONNECTORS SHALL BE INSTALLED WITH ONE LEG UP ATTACHED TO STUD AT SHEARWALL LOCATIONS.  
 - PLACE MASA ANCHOR NOT MORE THAN 1'-0" FROM END OF EACH SILL PLATE PER CODE AND MASA MANUFACTURER'S INSTALLATION PROCEDURES.  
 - MINIMUM CONCRETE END DISTANCE FOR MASA IS 4".  
 - MASA INSTALLATION PROCEDURES MUST BE IN ACCORDANCE WITH ICC-ES ESR-2555 AND THE MOST CURRENT SIMPSON CATALOG.



FOUNDATION PLAN - A

SCALE: 1/4" = 1'-0"

- NOTE:
- DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.
  - ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
  - ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.

CONSTRUCTION KEY NOTES

- INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, OR 4/SD-5.
- INSTALL MSTA36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
- POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4/SD-4.
- ALIGN POST W/ POST ABOVE OR BELOW, AND PROVIDE SILD BLOCKING AT FLOOR.
- ALIGN SHEARWALL WITH SHEARWALL ABOVE OR BELOW.
- INSTALL PLUMBING IN NON-STRUCTURAL WALL.
- FULL HEIGHT BALLOON FRAMED WALL WITH 2X6 (U.N.O.) STUDS @ 16" O.C. PER DET. 8/SD-4.
- STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/164 @ 3" O.C. STAGG.
- INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5 @ THE ROOF & DET. 8/SD-5 @ THE FLOOR.
- INSTALL 4-A35LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
- STITCH NAIL SMUG, FULL-DEPTH 1.34" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 164 STAGG.
- INSTALL 2-HTS20 STRAPS (U.N.O.) FROM BEAM/HEADER TO POST
- A 10" SQ. HOLE MAY BE CUT IN SHEAR PANEL FOR VENT @ OPT. F.P. INSTALL 4X BLKG. W/ COIL STRAP @ 18" OF OPENING, 2" PAST OPENING EA. SIDE (SM. TO DET. 8/SD-4)
- DO NOT INSTALL VENTS/UTILITIES IN SHEAR PANEL.
- TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)



10T/50.50/56"±1.3.87"

3T/24.00/49"±1.60"

3T/22.17/53"±1.43"

Table with 2 columns: Issue Number, Description. Includes revision symbols like triangles and circles.



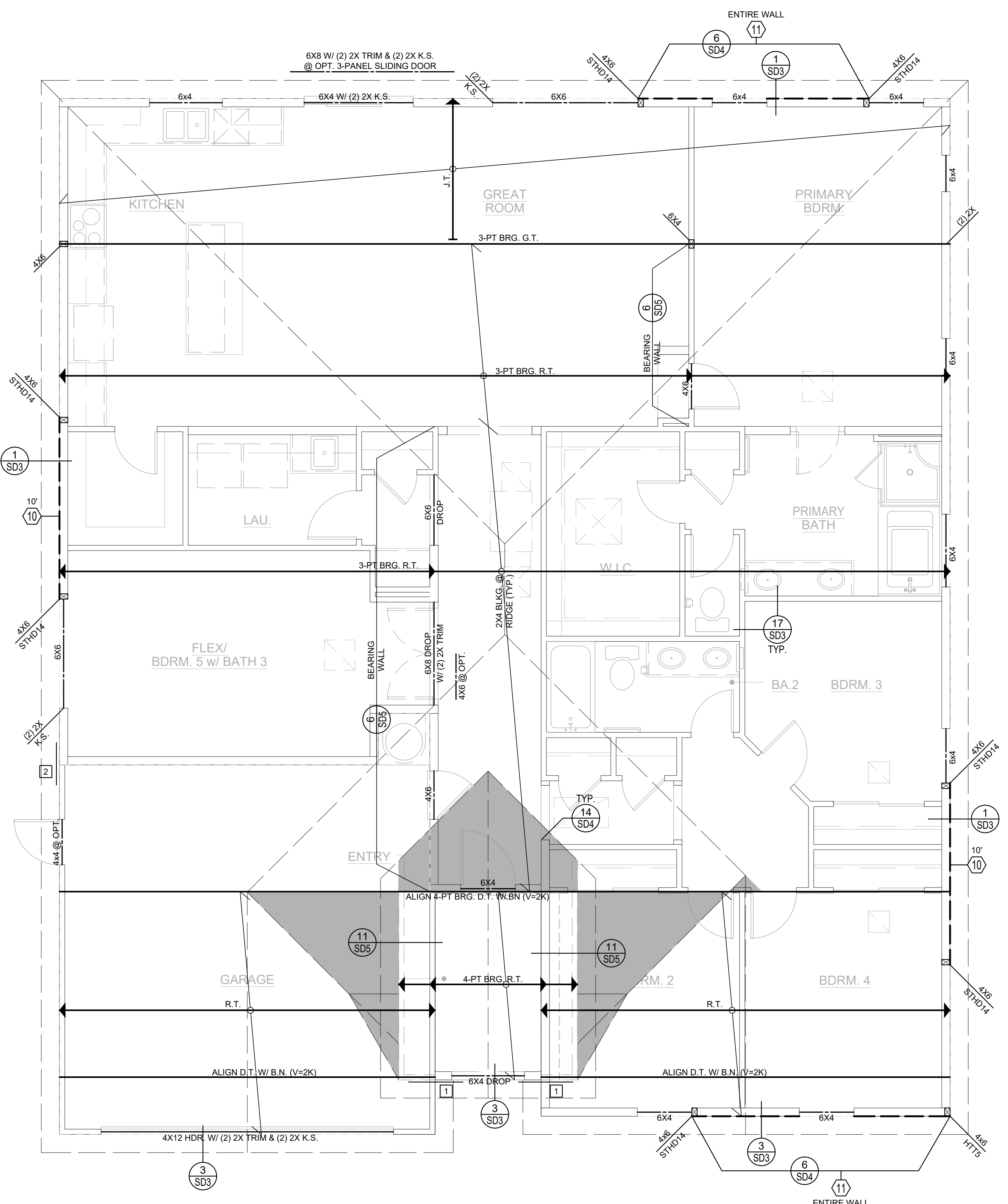
- ROOF FRAMING NOTES
1. THE GENERAL CONDITIONS, SPECIFICATIONS AND GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE ROOF FRAMING.
2. CONTRACTOR SHALL CHECK ROOF FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPANCIES BEFORE STARTING WORK.
... 26. AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

- FRAMING LEGEND
1. R.T. INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
2. D.T. W/ B.N. (V=2.0k) INDICATES DRAG TRUSS TO BE DESIGNED TO RESIST THE SPECIFIED LATERAL LOAD APPLIED UNIFORMLY ALONG TOP CHORD OF TRUSS & TRANSFERRED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
... 6. CONT. INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

I-JOIST/BEAM SUBSTITUTION TABLE
Table with columns: SHEAR WALL NO., CONSTRUCTION, FOUNDATION SILL PLATE, 2X SOLE PLATE NAILING (16d SINKERS), SHEAR CONNECTION AT TOP PLATE (AS1/SS01H) (16d SINKERS) / (LTP4), R/C.

SHEAR WALL SCHEDULE
Table with columns: SHEAR WALL NO., CONSTRUCTION, FOUNDATION SILL PLATE, 2X SOLE PLATE NAILING (16d SINKERS), SHEAR CONNECTION AT TOP PLATE (AS1/SS01H) (16d SINKERS) / (LTP4), R/C.

- CONSTRUCTION KEY NOTES
1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, OR 4/SD-5.
2. INSTALL MSTA36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
3. POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4/SD-4.
... 14. TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)



ROOF FRAMING PLAN - A

SCALE: 1/4" = 1'-0"

- NOTE:
1. DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.
2. ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
3. ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.



DRAWN BY: A.V./T.D.
CHECKED BY: M.V.G./R.S.
PROJECT NO.: 10-12072
ISSUE DATE: 09/05/2023
PLOT DATE: 02/27/2024
SHEET NO.:

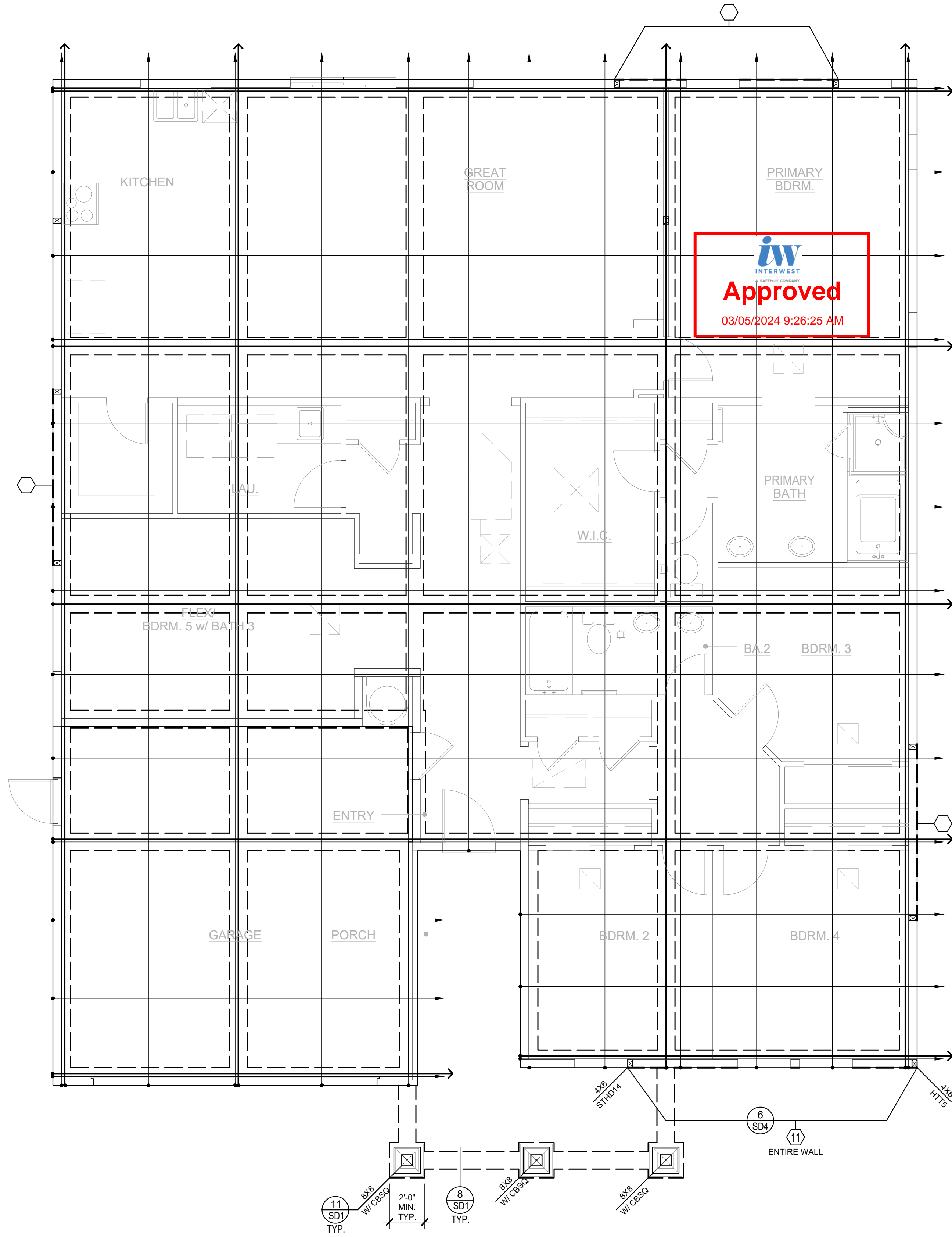
ISSUES & REVISIONS



**Santee**  
NO MORE • NO EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes

**Approved** 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



FOUNDATION PLAN - B  
SCALE: 1/4" = 1'-0"

NOTE:  
1. REFER TO SHEET S-1.1  
FOR ADDITIONAL STRUCTURAL INFORMATION  
NOT SHOWN HERE.

**KB HOME  
PROSPECT GARDENS  
SANTEE, CA  
TRACT NO. 2016-3**

**PLAN 1 - PARTIAL FOUNDATION PLANS**

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12072
ISSUE DATE	09/05/2023
PLOT DATE	02/27/2024
SHEET NO.	

ISSUES & REVISIONS

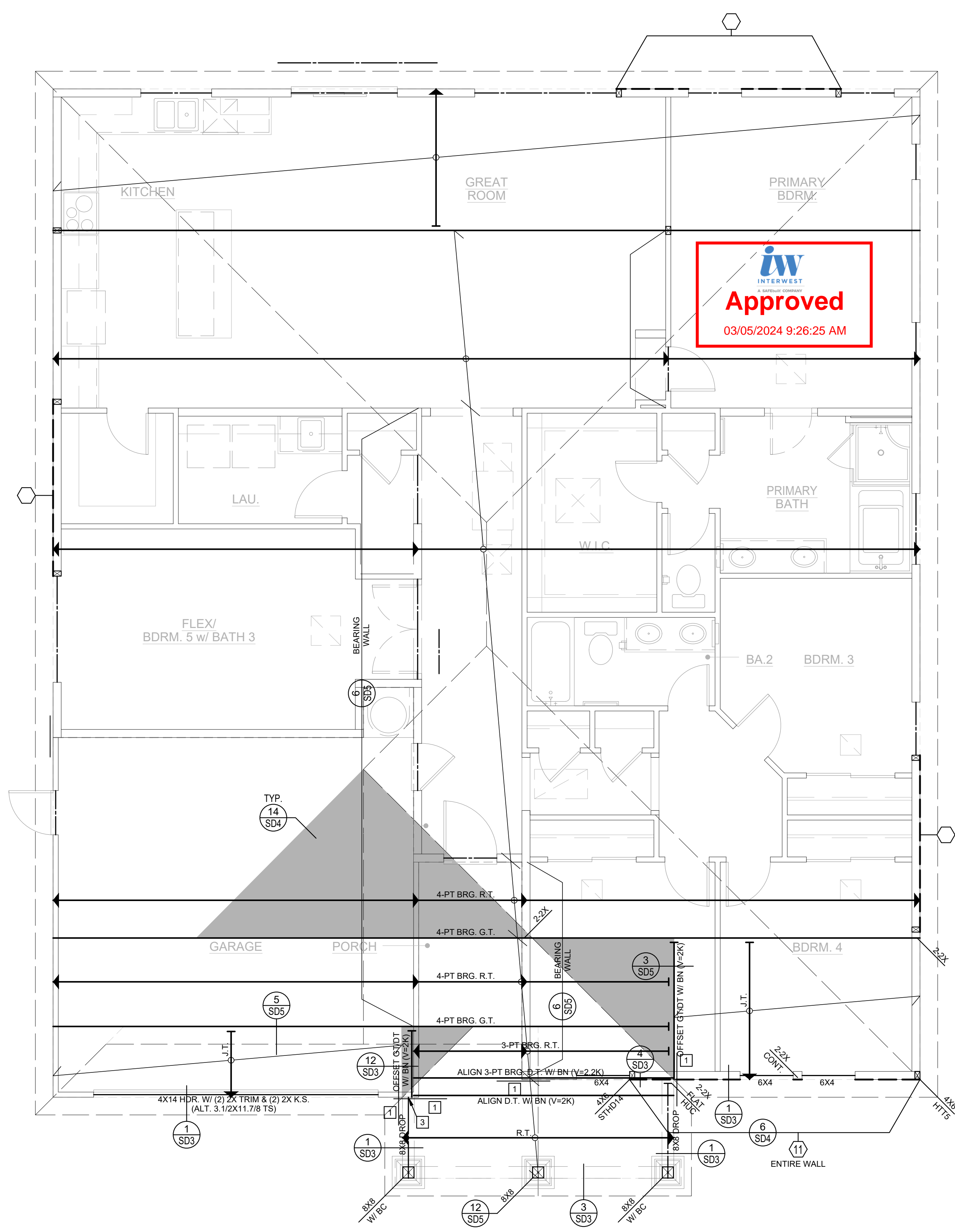

SEAL / SIGNATURE



**Santee**  
DO MORE • DO IT EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

2022 California Building Standard Codes  
**Approved 03/06/2024**  
Plan Reviewer: BDIVISION  
Permit: B-RNW-23-0006 REV  
Plan-Approved

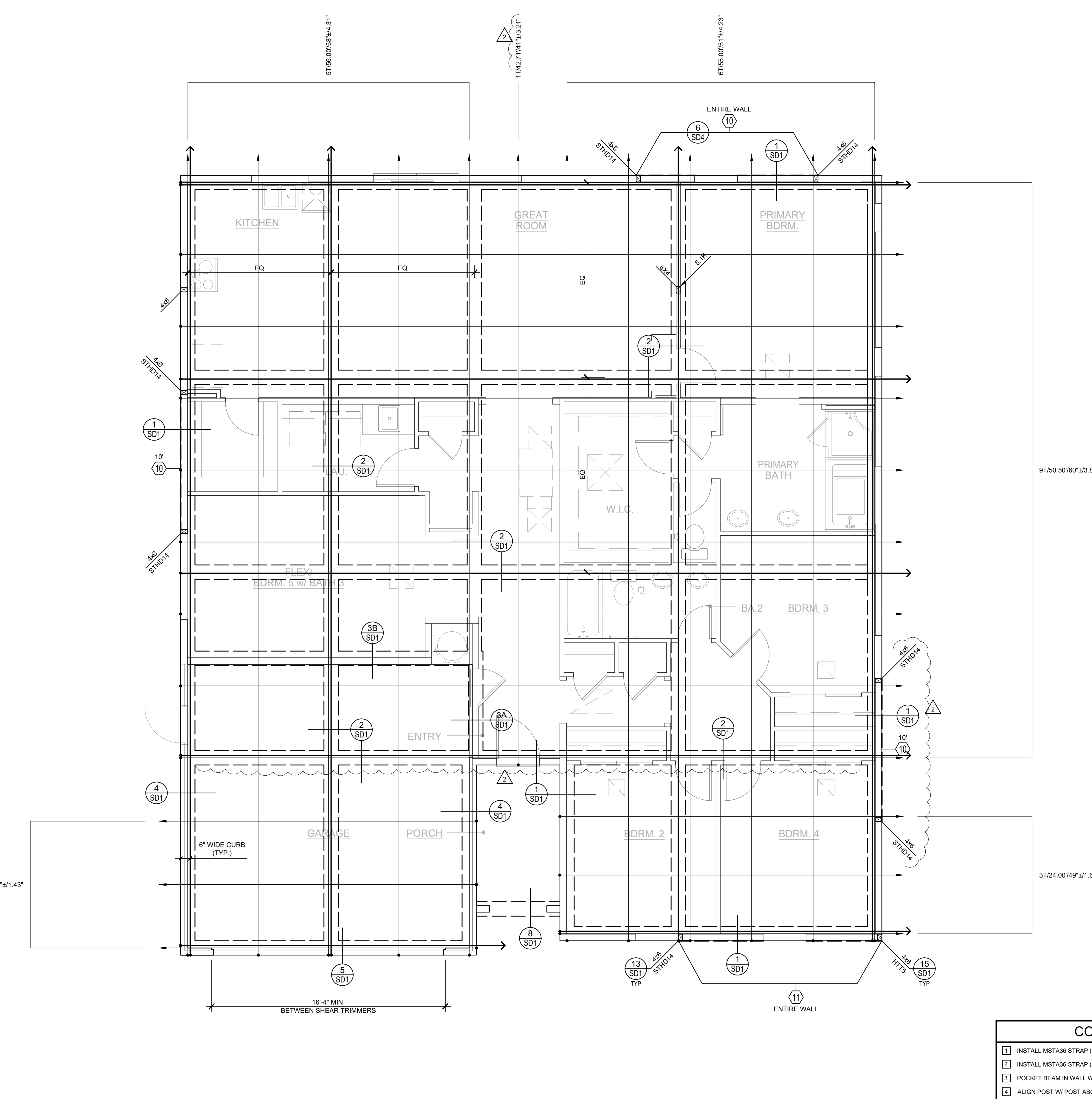


NOTE:  
1. REFER TO SHEET S-1.2 FOR ADDITIONAL STRUCTURAL INFORMATION NOT SHOWN HERE.

**ROOF FRAMING PLAN - B**  
SCALE: 1/4" = 1'-0"

**KB HOME PROSPECT GARDENS SANTEE, CA TRACT NO. 2016-3**  
**PLAN 1B - PARTIAL ROOF FRAMING PLAN**

DRAWN BY: A.V./T.D.  
CHECKED BY: M.V.G./R.S.  
PROJECT NO.: 10-12072  
ISSUE DATE: 09/05/2023  
PLOT DATE: 02/27/2024  
SHEET NO.:



### FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE:  
 1. DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.  
 2. ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.  
 3. ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.



### CONSTRUCTION KEY NOTES

1. INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, OR 4/SD-5.
2. INSTALL MSTA36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
3. POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4/SD-4.
4. ALIGN POST W/ POST ABOVE OR BELOW, AND PROVIDE SLOD BLOCKING AT FLOOR.
5. ALIGN SHEARWALL WITH SHEARWALL ABOVE OR BELOW.
6. INSTALL PLUMBING IN NON-STRUCTURAL WALL.
7. FULL HEIGHT BALLOON FRAMED WALL WITH 2X6 (U.N.O.) STUDS @ 16" O.C. PER DET. 8/SD-4.
8. STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/164 @ 3" O.C. STAGG.
9. INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5 @ THE ROOF & DET. 8/SD-5 @ THE FLOOR.
10. INSTALL 4-A35LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
11. STITCH NAIL SMUG, FULL-DEPTH 1.34" T.S. B.L.G. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 164 STAGG.
12. INSTALL 2-HTS20 STRAPS (U.N.O.) FROM BEAM/HEADER TO POST.
13. A 10" SQ. HOLE MAY BE CUT IN SHEAR PANEL FOR VENT @ OPT. F.P. INSTALL 4X B.L.G. W/ COIL STRAP @ 18" OF OPENING, 2" PAST OPENING EA. SIDE (S.M. TO DET. 8/SD-4).
14. DO NOT INSTALL VENTS/UTILITIES IN SHEAR PANEL.
15. TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)

### FOUNDATION NOTES

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL FLOOR PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. THE GENERAL CONDITIONS, SPECIFICATIONS, GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE FOUNDATION.
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4. FOOTINGS ARE TO BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS/GEOLOGY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
5. ANY DISCREPANCIES OR UPDATES OF SOIL INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
6. ALL SHEAR WALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
7. REFER TO DETAILS 24 - 29 ON SHEET SD-1 FOR GENERAL POST-TENSION FOUNDATION CONSTRUCTION REQUIREMENTS.
8. PROVIDE MINIMUM #3X24" LONG DOWELS AT 24" O.C. MAX. & 12" FROM CORNERS AT ALL CONCRETE STOOPS, PORCHES, PATIOS, AND OTHER ATTACHMENTS WHEN CAST INDEPENDENT OF POST TENSIONING SLAB, UNLESS OTHERWISE NOTED.
9. ALL TENDON TRANSITION SHALL BE MADE WITH A 1:6 SLOPE MAX.
10. REFER TO DETAILS 17 & 18 ON SD-1 FOR REINFORCEMENT REQUIREMENTS AT POP-OUT & CORNER CONDITIONS.
11. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SCHEMATIC ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
  - a) THE BUILDING PLAN IS PREPARED IN ACCORDANCE WITH THE SOILS REPORT,
  - b) THE UTILITIES ARE PROPERLY BACKFILLED AND COMPACTED,
  - c) THE FOUNDATION CONFORMS TO THE SOILS CAPACITY CHARACTERISTICS, AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.

### P.T. FOOTING & SLAB SCHEDULE

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
1' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOT. OF FTG.
	INTERIOR	26"	
1' MIN. FTG. EMBED.	PERIMETER	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
1/2" MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	INTERIOR	12"	MIN. U.N.O.
FTG. REINF. IF BEAM TENDON NOT SHOWN	PERIMETER	2-#5 (B)	SEE NUMBER OF BEAM ARROWS ON PLAN WHERE BEAM TENDON OCCURS
	INTERIOR	2-#5 (B)	
TIE BEAM		12"W X18"D W/ 2-#5 (T&B)	
1" MIN. SLAB THICKNESS		4.5"	
MOISTURE BARRIER		MIN. 10-MIL. ASTM-1745 CLASS C PER SOILS REPORT BY SA GEOTECHNICAL	

\* SEE SOILS REPORT FOR SUB-GRADE PREPARATION & MOISTURE PROTECTION REQUIREMENTS.

### LEGEND

1. INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO ANCHOR BOLT SCHEDULE ON THIS SHEET FOR SPACING OF ANCHOR BOLTS.
2. INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL. INSTALL ANCHOR BOLTS PER ANCHOR BOLTS SCH. FOR ENTIRE LENGTH OF WALL.
3. INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. SEE DETAILS 13 AND 15 ON SHEET SD1 FOR TYPE OF BOLT & EMBEDMENT REQUIREMENTS. REFER TO MANUFACTURER'S MANUAL FOR ADDITIONAL REQUIREMENTS. ALL HOLD-DOWNS MUST BE PROPERLY TIED IN PLACE PRIOR TO POURING CONCRETE. PROVIDE MIN. 12"X12"X3" DEEP FTG. BELOW BOTTOM OF HOLD-DOWN ANCHORS.
4. INDICATES POST WITH SIMPSON BASE TO FOUNDATION.
5. SLAB & BEAM TENDON ELONGATION  
 SLAB TENDON SPACING  
 TOTAL LENGTH OF SLAB & BEAM TENDON FROM EDGE TO EDGE OF SLAB + 18" (+36" FOR TWO STRESSED ENDS)  
 NUMBER OF SLAB TENDONS (BEAM TENDONS SHOWN SEPARATE SEE ITEM #7 BELOW)
6. SLAB TENDON STRESSED END  
 DEAD END  
 NOTE: STRESSED AND DEAD ENDS MAY BE REVERSED.  
 NOTE: WHERE TENDON LENGTH > 120', STRESS TENDON AT EACH END.
7. NUMBER OF ARROWS INDICATES NUMBER OF BEAM TENDONS, BEAM TENDON STRESSED END  
 DEADEND

### ANCHOR BOLT SCHEDULE

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" O.C.	MASA @ 36" O.C.	2X
11	5/8" A.B. @ 36" O.C.	MASA @ 28" O.C.	2X
12	5/8" A.B. @ 24" O.C.	MASA @ 20" O.C.	2X
13	5/8" A.B. @ 20" O.C.	MASA @ 16" O.C.	2X
13-13	5/8" A.B. @ 12" O.C.	N/A	3X

\* FOR A.B. CONSTRUCTION:  
 - FOR EXTERIOR NON-SHEAR WALL USE 1/2" A.B. @ 48" O.C. MAX. (5/8" A.B. @ 48" O.C. MAX. AT SEISMIC DESIGN CATEGORY E. SEE SHEET SD-0 FOR SEIS. DESIGN CATEGORY TYPE)  
 - FOR INTERIOR NON-SHEAR WALL USE 0.145" DIA. SHOT PINS @ 24" O.C. MIN.  
 - USE MIN. 3X3X0.229" SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS (REG'D AT SHEAR WALLS ONLY).  
 - THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1.34" PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING (NOTE THAT THIS MAY REQUIRE LARGER SQUARE PLATE WASHERS AT 2X6 SILL PLATES WITH SHEATHING ON ONE OR BOTH SIDES.)

\*\* FOR ALTERNATE SIMPSON MASA CONSTRUCTION:  
 - FOR EXTERIOR NON-SHEAR WALL USE MASA @ 48" O.C. MIN.  
 - FOR INTERIOR NON-SHEAR WALL USE 0.145" DIA. SHOT PINS @ 24" O.C. MIN.  
 - FOR INTERIOR SHEAR WALL, MASA IS NOT ALLOWED. INSTALL ANCHOR BOLTS PER DETAILS ON SHEET SD-1.  
 - MASA LEGS SHALL BE INSTALLED DIRECTLY TO THE FRAMING ON THE STRUCTURAL SHEATHING SIDE ONLY. MASA MAY NOT BE INSTALLED OVER STRUCTURAL SHEATHING.  
 - NOT MORE THAN 20% (1 IN 5) OF MASA CONNECTORS SHALL BE INSTALLED WITH ONE LEG UP ATTACHED TO STUD AT SHEARWALL LOCATIONS.  
 - PLACE MASA ANCHOR NOT MORE THAN 1'-0" FROM END OF EACH SILL PLATE PER CODE AND MASA NAILS NO CLOSER THAN 1.12" FROM END OF PLATE.  
 - MINIMUM CONCRETE END DISTANCE FOR MASA IS 4".  
 - MASA INSTALLATION PROCEDURES MUST BE IN ACCORDANCE WITH ICC-ES ESR-2555 AND THE MOST CURRENT SIMPSON CATALOG.



ISSUES & REVISIONS

P.C.C.	R.S.
11-06-2023	
FRAME WALK REVS.	R.S.
02-27-2024	



KB HOME  
 PROSPECT GARDENS  
 SANTEE, CA  
 TRACT NO. 2016-3  
 PLAN 1ALT-A - FOUNDATION PLAN

DRAWN BY: A.V./T.D.  
 CHECKED BY: M.V.G./R.S.  
 PROJECT NO.: 10-12072  
 ISSUE DATE: 09/05/2023  
 PLOT DATE: 02/27/2024  
 SHEET NO.:



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ISSUES & REVISIONS

△ FRAME WALK REVS.  
2 02-27-2024 R.S.

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SEAL / SIGNATURE



KB HOME  
PROSPECT GARDENS  
SANTÉE, CA  
TRACT NO. 2016-3  
PLAN 1ALT-A - ROOF FRAMING PLAN

DRAWN BY A.V./T.D.  
CHECKED BY M.V.G./R.S.  
PROJECT NO. 10-12072  
ISSUE DATE 09/05/2023  
PLOT DATE 02/27/2024  
SHEET NO.

S-1.2A

149.2147

### ROOF FRAMING NOTES

- THE GENERAL CONDITIONS, SPECIFICATIONS AND GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE ROOF FRAMING.
- CONTRACTOR SHALL CHECK ROOF FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPANCIES BEFORE STARTING WORK.
- ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
- HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.N.
- HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMERS CONTINUOUS TO THE SILL PLATE AND 2-2X KING STUDS, U.N.O.
- ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
- ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
- INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
- GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
- JT = JACK TRUSS @ 24" O.C.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:  
DL: 15 PSF @ TOP CHORD FOR TILE ROOF  
6 PSF @ BOTTOM CHORD  
LL: 20 PSF @ TOP CHORD  
10 PSF @ BOTTOM CHORD (NON-CONCURRENT W/ TOP CHORD LIVE LOAD)
- U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 pcf. ALONG FULL LENGTH OF THE TRUSS. REFER TO ARCHITECTURAL PLAN FOR THE LOCATION OF THE TRUSS. REFER TO SHEET SD-0 FOR THE USE OF STUCCO.
- TRUSS SUPPLIER SHALL PROVIDE TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL AND FABRICATION.
- SEE DETAIL 14 FOR CALIFORNIA FRAMING REQUIREMENTS.
- TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE AS SPECIFIED BY THE TRUSS MANUFACTURER.
- BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
- ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
- FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
- USE MST36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
- SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
- INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"x30" ATTIC ACCESS OCCURS.
- REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
- ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
- DO NOT INSTALL PLUMBING IN SHEARWALLS.
- AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

### FRAMING LEGEND

- R.T. INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
- D.T. W/ B.N. (V=2.0k) INDICATES DRAG TRUSS TO BE DESIGNED TO RESIST THE SPECIFIED LATERAL LOAD APPLIED UNIFORMLY ALONG TOP CHORD OF TRUSS & TRANSFERRED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
- INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
- INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL INCLUDING ABOVE AND BELOW OPENINGS PER DETAIL 6/SD-4. ALL BOUNDARY EDGES OF PLYWOOD MUST BE NAILED TO BLOCKING.
- POST HOLD-DOWN INDICATES POST AND SIMPSON STRAP OR HOLD-DOWN ANCHOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 9 TO 12 ON SHEET SD-4, OR 13 & 14 ON SHEET SD-1.
- POST CONT. INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

### I-JOIST/BEAM SUBSTITUTION TABLE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)	SHEAR CONNECTION AT TOP PLATE (AS51/SS01H) / LTP4	R/C
10	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	6"	2 @ 12"	16" 12"
11	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10" 8"
12	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 6"	2 @ 6"	8" 6"
13	15/32" APA STRUCT RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 5"	2 @ 5"	6" 4"
13	15/32" APA STRUCT RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2 @ 6" 2 @ 4"

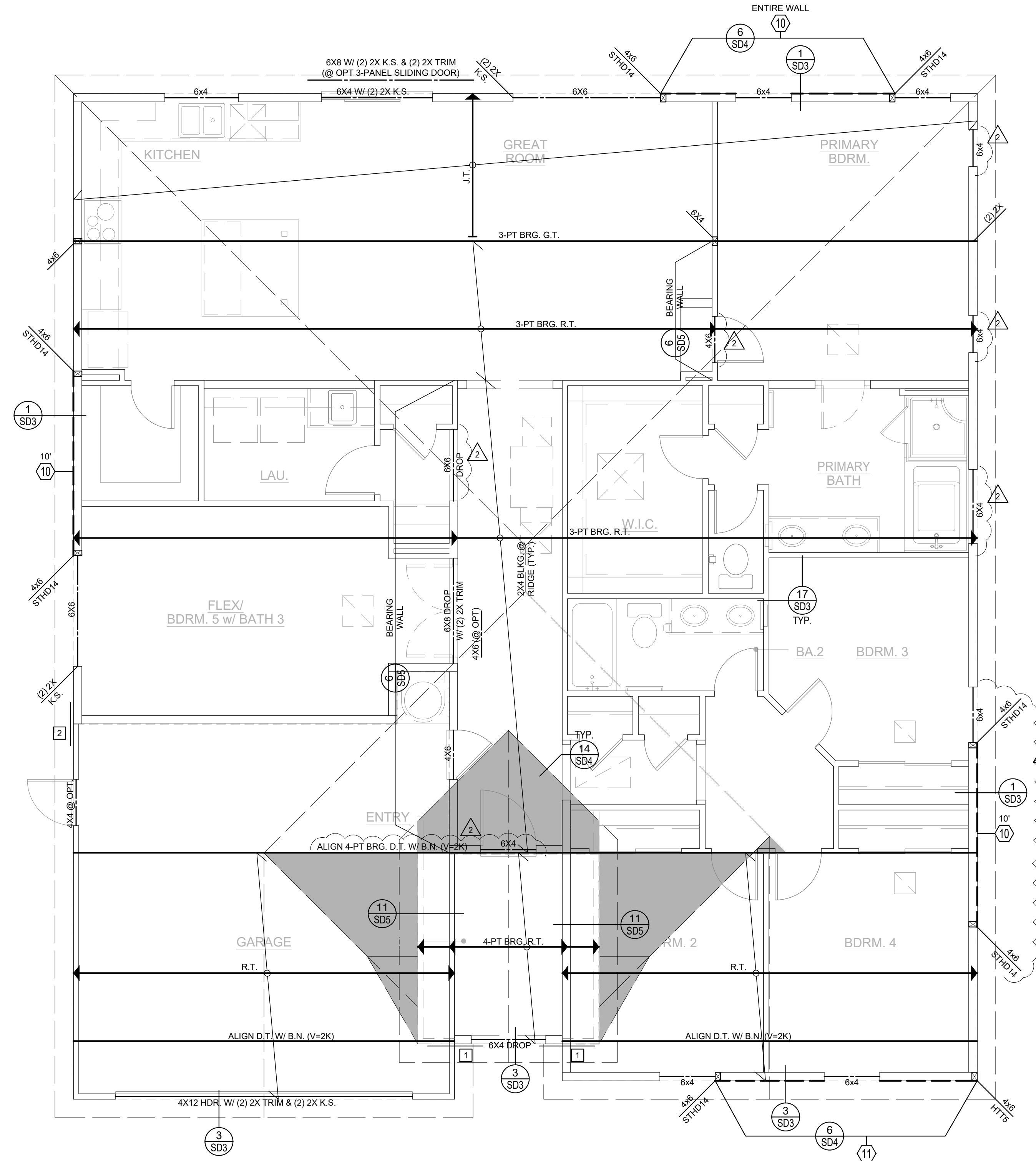
### SHEAR WALL SCHEDULE

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)	SHEAR CONNECTION AT TOP PLATE (AS51/SS01H) / LTP4	R/C
10	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	6"	2 @ 12"	16" 12"
11	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10" 8"
12	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 6"	2 @ 6"	8" 6"
13	15/32" APA STRUCT RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 5"	2 @ 5"	6" 4"
13	15/32" APA STRUCT RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2 @ 6" 2 @ 4"

### CONSTRUCTION KEY NOTES

- INSTALL MST36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, OR 4/SD-5.
- INSTALL MST36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
- POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4/SD-4.
- ALIGN POST W/ POST ABOVE OR BELOW, AND PROVIDE SOLID BLOCKING AT FLOOR.
- ALIGN SHEARWALL WITH SHEARWALL ABOVE OR BELOW.
- INSTALL PLUMBING IN NON-STRUCTURAL WALL.
- FULL HEIGHT BALLOON FRAMED WALL WITH 2X6 (U.N.O.) STUDS @ 16" O.C. PER DET. 8/SD-4.
- STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/ 16d @ 3" O.C. STAGG.
- INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5 @ THE ROOF & DET. 8/SD-5 @ THE FLOOR.
- INSTALL 4-AS51LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
- STITCH NAIL S.M.G. FULL-DEPTH 1.34" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.
- INSTALL 2-HTS20 STRAPS (U.N.O.) FROM BEAM/HEADER TO POST.
- A 10" SQ. HOLE MAY BE CUT IN SHEAR PANEL FOR VENT @ OPT. F.P. INSTALL 4X BLKG. W/ COIL STRAP @ T&B OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/SD-4)
- DO NOT INSTALL VENTS/UTILITIES IN SHEAR PANEL.
- TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)

- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL MEMBERS FASTENED TOGETHER WITH STAGGERED 16d NAILS SPACED IN ACCORDANCE WITH COLUMN ENTITLED "16d SINKER" MAY BE USED AT SINGLE SIDED SHEAR WALL CONDITION. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- NAILS MUST BE STAGGERED 1/2" INTO JOIST, RIM OR BLOCKING BELOW. AT MULTIPLE ROWS OF NAILING, ROWS MUST BE OFFSET AT LEAST 1/2" AND ROWS MUST BE STAGGERED INTO JOIST OR BLOCKING BELOW. (SEE DETAILS 1/SD-2 & 2/SD-2 FOR ADDITIONAL BLOCKING REQUIREMENTS AT 1.14" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
- WHEN BLOCKING IS USED BELOW SHEAR WALL, BLOCKING MUST BE 1.34" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST BLOCKING. WHEN CONTINUOUS MEMBER IS USED BELOW SHEAR WALL, MEMBER MUST BE (MIN.) 1.14" WIDE TIMBERSTRAND AT EXTERIOR WALL CONDITION & 1.34" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST AT INTERIOR WALL CONDITION.
- WHEN BLOCKING OR CONTINUOUS MEMBER IS USED ABOVE OR BELOW SHEAR WALL, USE 3 1/2" WIDE TIMBERSTRAND. INSTALL ONE ROW OF SHEAR CONNECTORS EACH SIDE OF BEAM TO TOP PLATE.
- LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



### ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE:  
1. DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.  
2. ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.  
3. ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.





**FOUNDATION NOTES**

- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL FLOOR PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- THE GENERAL CONDITIONS, SPECIFICATIONS, GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE FOUNDATION.
- SUB-GRADE PREPARATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE SOILS REPORT AND SHALL BE PERFORMED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- FOOTINGS ARE TO BE EXAMINED AND CERTIFIED IN WRITING BY THE PROJECT SOILS/GEOLOGY ENGINEER PRIOR TO PLACEMENT OF CONCRETE.
- ANY DISCREPANCIES OR UPDATES OF SOIL INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- ALL SHEAR WALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
- REFER TO DETAILS 24 - 29 ON SHEET SD-1 FOR GENERAL POST-TENSION FOUNDATION CONSTRUCTION REQUIREMENTS.
- PROVIDE MINIMUM #3X24" LONG DOWELS AT 24" O.C. MAX. & 12" FROM CORNERS AT ALL CONCRETE STOOPS, PORCHES, PATIOS, AND OTHER ATTACHMENTS WHEN CAST INDEPENDENT OF POST TENSIONING SLAB, UNLESS OTHERWISE NOTED.
- ALL TENDON TRANSITION SHALL BE MADE WITH A 1:6 SLOPE MAX.
- REFER TO DETAILS 17 & 18 ON SD-1 FOR REINFORCEMENT REQUIREMENTS AT POP-OUT & CORNER CONDITIONS.
- PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
  - THE BUILDING PLAN IS PREPARED IN ACCORDANCE WITH THE SOILS REPORT,
  - THE UTILIZATION OF MASA IS PROPERLY BACKFILLED AND COMPACTED,
  - THE FOUNDATION SHALL CONFORM TO THE SOILS EXPANSIVE CHARACTERISTICS, AND BEARING CAPACITY COORDINATE TO THE SOILS REPORT.



**P.T. FOOTING & SLAB SCHEDULE**

POST-TENSION FOUNDATION	FOOTING LOCATION	HIGH TO VERY HIGH EXP. SOIL (E.I. ≥ 91)	
4' MIN. FTG. HT.	PERIMETER	26"	TOP OF SLAB TO BOT. OF FTG.
	INTERIOR	26"	
1' MIN. FTG. EMBED.	PERIMETER	18"	BELOW FIN. GRADE
	INTERIOR	18"	BELOW FIN. GRADE
4" MIN. FTG. WIDTH	PERIMETER	12"	MIN. U.N.O.
	INTERIOR	12"	MIN. U.N.O.
FTG. REINF. IF BEAM TENDON NOT SHOWN	PERIMETER	2-#5 (B)	SEE NUMBER OF BEAM ARROWS ON PLAN WHERE BEAM TENDON OCCURS
	INTERIOR	2-#5 (B)	
TIE BEAM	12"W X 18"D W/ 2-#5 (T&B)		
1" MIN. SLAB THICKNESS		4.5"	
MOISTURE BARRIER	MIN. 10-MIL. ASTM-1745 CLASS C PER SOILS REPORT BY SA GEOTECHNICAL		

\* SEE SOILS REPORT FOR SUB-GRADE PREPARATION & MOISTURE PROTECTION REQUIREMENTS.

**LEGEND**

- INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO ANCHOR BOLT SCHEDULE ON THIS SHEET FOR SPACING OF ANCHOR BOLTS.
- INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL. INSTALL ANCHOR BOLTS PER ANCHOR BOLTS SCH. FOR ENTIRE LENGTH OF WALL.
- INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. SEE DETAILS 13 AND 15 ON SHEET SD1 FOR TYPE OF BOLT & EMBEDMENT REQUIREMENTS. REFER TO MANUFACTURER'S MANUAL FOR ADDITIONAL REQUIREMENTS. ALL HOLD-DOWNS MUST BE PROPERLY TIED IN PLACE PRIOR TO POURING CONCRETE. PROVIDE MIN. 12"X12"X3" DEEP FTG. BELOW BOTTOM OF HOLD-DOWN ANCHORS.
- INDICATES POST WITH SIMPSON BASE TO FOUNDATION.
- SLAB & BEAM TENDON ELONGATION  
 SLAB TENDON SPACING  
 TOTAL LENGTH OF SLAB & BEAM TENDON FROM EDGE TO EDGE OF SLAB + 18" (+36" FOR TWO STRESSED ENDS)  
 NUMBER OF SLAB TENDONS (BEAM TENDONS SHOWN SEPARATE SEE ITEM #7 BELOW)
- SLAB TENDON STRESSED END  
 DEAD END  
 NOTE: STRESSED AND DEAD ENDS MAY BE REVERSED.  
 NOTE: WHERE TENDON LENGTH > 120", STRESS TENDON AT EACH END.
- NUMBER OF ARROWS INDICATES NUMBER OF BEAM TENDONS, BEAM TENDON STRESSED END  
 DEADEND

**ANCHOR BOLT SCHEDULE**

SHEAR WALL SCH. NO.	A.B. CONSTRUCTION *	ALTERNATE SIMPSON MASA CONSTRUCTION **	SILL PLATE
10	5/8" A.B. @ 48" O.C.	MASA @ 36" O.C.	2X
11	5/8" A.B. @ 36" O.C.	MASA @ 28" O.C.	2X
12	5/8" A.B. @ 24" O.C.	MASA @ 20" O.C.	2X
13	5/8" A.B. @ 20" O.C.	MASA @ 16" O.C.	2X
13-13	5/8" A.B. @ 12" O.C.	N/A	3X

\* FOR A.B. CONSTRUCTION:  
 - FOR EXTERIOR NON-SHEAR WALL USE 1/2" A.B. @ 48" O.C. MAX. (5/8" A.B. @ 48" O.C. MAX. AT SEISMIC DESIGN CATEGORY E. SEE SHEET SD-0 FOR SEIS. DESIGN CATEGORY TYPE)  
 - FOR INTERIOR NON-SHEAR WALL USE 0.145" DIA. SHOT PINS @ 24" O.C. MIN.  
 - USE MIN. 3X30X229" SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS (REG'D AT SHEAR WALLS ONLY).  
 - THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1.34". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN 2" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING (NOTE THAT THIS MAY REQUIRE LARGER SQUARE PLATE WASHERS AT 2X6 SILL PLATES WITH SHEATHING ON ONE OR BOTH SIDES.)

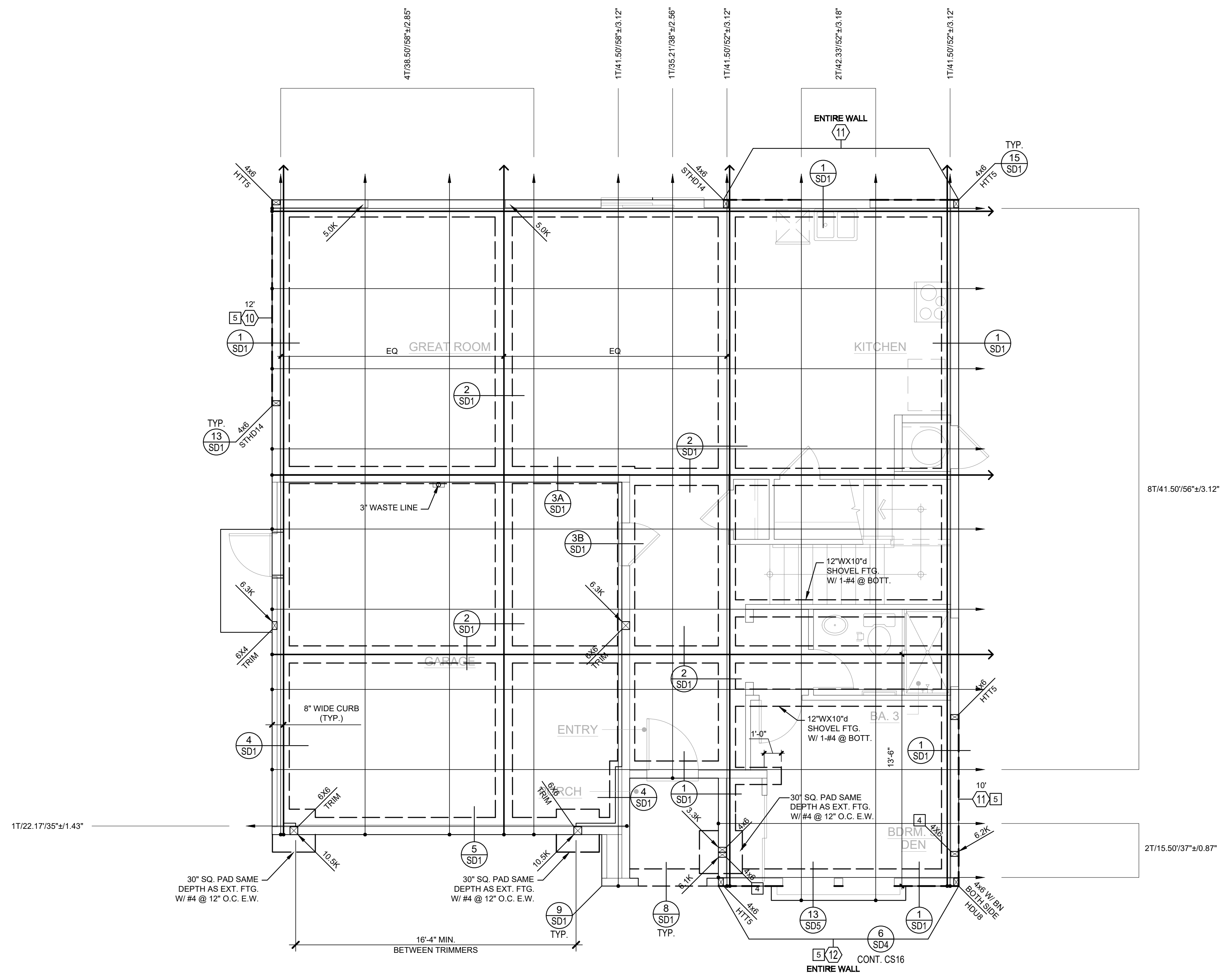
\*\* FOR ALTERNATE SIMPSON MASA CONSTRUCTION:  
 - FOR EXTERIOR NON-SHEAR WALL USE MASA @ 48" O.C. MIN.  
 - FOR INTERIOR NON-SHEAR WALL USE 0.145" DIA. SHOT PINS @ 24" O.C. MIN.  
 - FOR INTERIOR SHEAR WALL, MASA IS NOT ALLOWED. INSTALL ANCHOR BOLTS PER DETAILS ON SHEET SD-1.  
 - MASA LEGS SHALL BE INSTALLED DIRECTLY TO THE FRAMING ON THE STRUCTURAL SHEATHING SIDE ONLY. MASA MAY NOT BE INSTALLED OVER STRUCTURAL SHEATHING.  
 - NOT MORE THAN 20% (1 IN 5) OF MASA CONNECTORS SHALL BE INSTALLED WITH ONE LEG UP ATTACHED TO STUD AT SHEARWALL LOCATIONS.  
 - PLACE MASA ANCHOR NOT MORE THAN 1'-0" FROM END OF EACH SILL PLATE PER CODE AND MASA NAILS NO CLOSER THAN 1.12" FROM END OF PLATE.  
 - MINIMUM CONCRETE END DISTANCE FOR MASA IS 4".  
 - MASA INSTALLATION PROCEDURES MUST BE IN ACCORDANCE WITH ICC-ES ESR-2555 AND THE MOST CURRENT SIMPSON CATALOG.

**CONSTRUCTION KEY NOTES**

- INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, OR 4/SD-5.
- INSTALL MSTA36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
- POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4/SD-4.
- ALIGN POST W/ POST ABOVE OR BELOW, AND PROVIDE SILD BLOCKING AT FLOOR.
- ALIGN SHEARWALL WITH SHEARWALL ABOVE OR BELOW.
- INSTALL PLUMBING IN NON-STRUCTURAL WALL.
- FULL HEIGHT BALLOON FRAMED WALL WITH 2X6 (U.N.O.) STUDS @ 16" O.C. PER DET. 8/SD-4.
- STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/164 @ 3" O.C. STAGG.
- INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5 @ THE ROOF & DET. 8/SD-5 @ THE FLOOR.
- INSTALL 4-A35LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
- STITCH NAIL SMUG. FULL-DEPTH 1.34" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 164 STAGG.
- INSTALL 2-HTS20 STRAPS (U.N.O.) FROM BEAM/HEADER TO POST.
- A 10" SQ. HOLE MAY BE CUT IN SHEAR PANEL FOR VENT @ OPT. F.P. INSTALL 4X BLKG. W/ COIL STRAP @ 18" OF OPENING, 2" PAST OPENING EA. SIDE (S.M. TO DET. 8/SD-4)
- DO NOT INSTALL VENTS/UTILITIES IN SHEAR PANEL.
- TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)

**FOUNDATION PLAN - A**

SCALE: 1/4" = 1'-0"



NOTE:  
 1. DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.  
 2. ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.  
 3. ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.



ISSUES & REVISIONS

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SEAL / SIGNATURE



KB HOME PROSPECT GARDENS Santee, CA TRACT NO. 2016-3  
 PLAN 2A - FLOOR FRAMING PLAN

**SECOND FLOOR FRAMING NOTES**

- THE GENERAL CONDITIONS, SPECIFICATIONS, GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE SECOND FLOOR FRAMING.
- CONTRACTOR SHALL CHECK FLOOR FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPANCIES BEFORE STARTING WORK.
- ALL WALLS AT THIS LEVEL ARE TO BE 2X4 STUDS @ 16" O.C. U.N.O.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X8 PLUMBING WALLS.
- BEARING HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMER CONTINUOUS TO THE SILL PLATE, U.N.O.
- ALL SHEAR CONNECTORS AND BLOCKING MUST BE INSTALLED PRIOR TO THE INSTALLATION OF FLOOR SHEATHING.
- USE SIMPSON ITS OR IUS HANGER FOR FLOOR JOIST TO FLUSH BEAM CONNECTION, U.N.O.
- USE SIMPSON FULL DEPTH HU-HANGER (MAX - FILL ALL HOLES INCLUDING TRIANGLE HOLES) FOR BEAM TO BEAM CONNECTIONS, U.N.O.
- USE TJI BLOCKING TO BLOCK JOISTS AT BEARING OR SHEAR WALLS, U.N.O.
- CARRY ALL MULTIPLE STUDS OR POSTS FROM SECOND FLOOR DOWN TO FIRST FLOOR OR BEAM BELOW. PROVIDE 4X SOLID BLOCKING @ FLOOR LEVEL.
- BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
- G.T. = GIRDER TRUSS. PROVIDE MIN. 2-2X @ SUPPORT, U.N.O.
- J.T. = JACK TRUSS @ 24" O.C.
- M.L. = MICROLLAM (U.N.O. ON PLANS)
- P.L. = PARALLAM (U.N.O. ON PLANS)
- T.S. RIM = 1.1/4X1.1/8 INTEREST RAND (U.N.O. ON PLANS)
- T.S. = 1.1/2X1.1/8 T.S. D BEAM (U.N.O. ON PLANS)
- SHEAR PANELS MUST BE INSTALLED ON EITHER SIDE OF THE WALL.
- ALL SHEAR WALLS MUST BE INSTALLED AS SHOWN (SEE ARCHITECTURAL PLAN FOR ACTUAL WALL LENGTHS).
- DO NOT INSTALL PLUMBING IN SHEARWALLS.
- ALL BEAMS TO BE SUPPORTED WITH FULL BEARING MULTI-STUD OR POST, U.N.O. ON PLANS.

**FRAMING LEGEND**

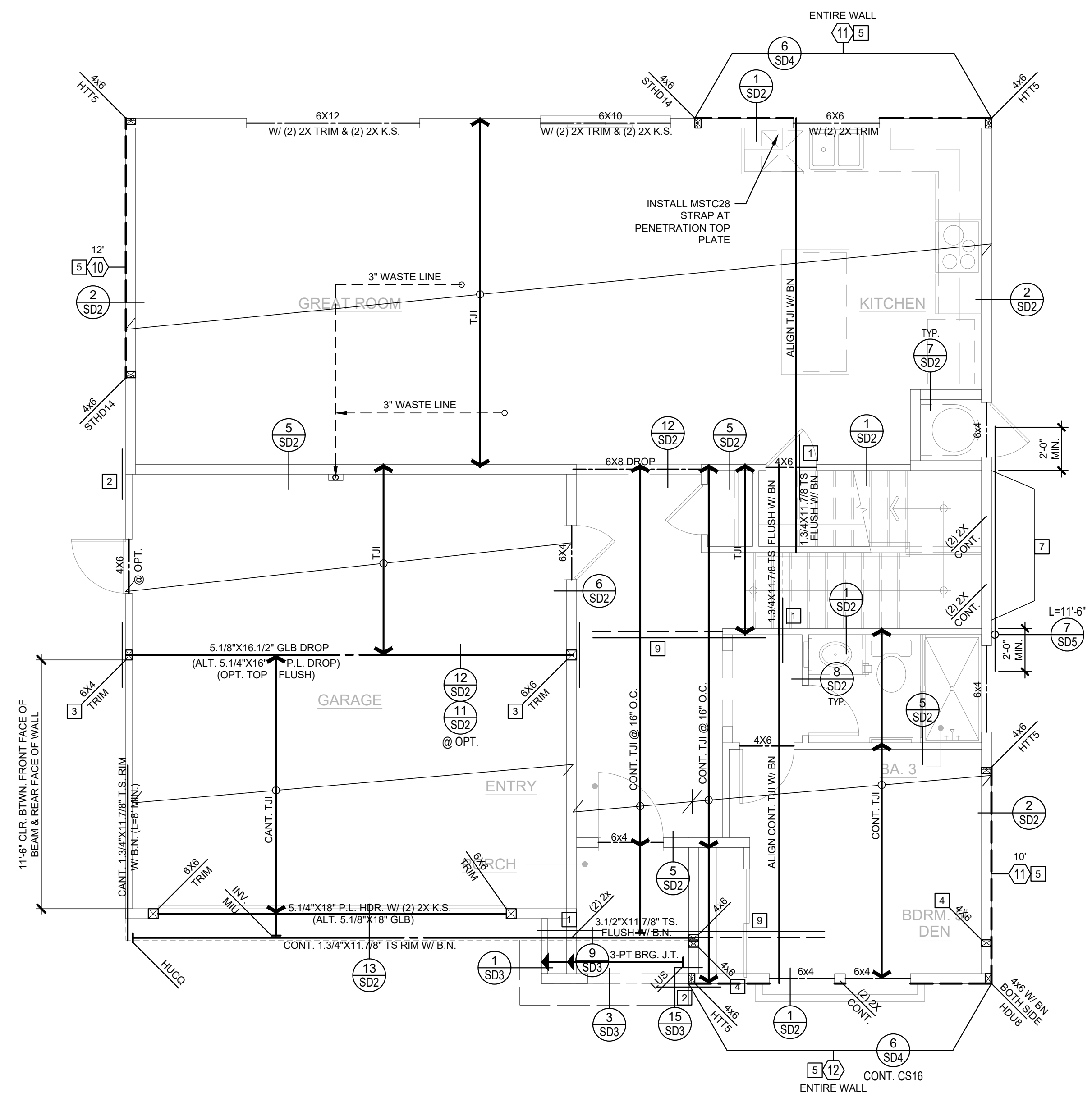
- TJI → INDICATES 11.7/8" TJI 110 SERIES @ 19.2" O.C. MAX U.N.O. ON PLANS WITH 2X3/2" THICK FLOOR SHEATHING AS SPECIFIED ON SHEET SD-0.
- ← TJI → INDICATES 11.7/8" TJI 110 SERIES FLOOR JOISTS, CANTILEVERED @ 19.2" O.C. MAX. U.N.O.
- D.J. → 2X10 DECK JOIST @ 16" O.C. U.N.O.
- # INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE FOR CONSTRUCTION AND NAILING REQUIREMENTS.
- # INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL INCLUDING ABOVE AND BELOW OPENINGS PER DETAIL 6SD-4. ALL BOUNDARY EDGES OF PLYWOOD MUST BE NAILED TO BLOCKING.
- POST HOLD-DOWN INDICATES POST AND SIMPSON HOLD-DOWN ANCHOR. INSTALL HOLD-DOWN ANCHOR PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 13SD-1 AND 15SD-1.
- POST CONT. INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.

**I-JOIST/BEAM SUBSTITUTION TABLE**

MANUFACTURER: I-LEVEL BY WEYERHAEUSER (WHERE CURRENTLY SPECIFIED ON PLANS)	MANUFACTURER: BOISE (MAY BE USED AS AN ALTERNATE)
PARALLAM PSL 2.0 E WS SERIES (3.1/2", 5.1/4" & 7" WIDE BEAMS)	VERSA-LAM LVL 2.1 E 3100 SERIES (3.1/2", 5.1/4" & 7" WIDE BEAMS)
TIMBERSTRAND LSL 1.55 E WS SERIES (1.3/4" WIDE BEAMS)	VERSA-LAM LVL 1.8 E 2400 SERIES (1.3/4" WIDE BEAMS)
TIMBERSTRAND LSL 1.55 E WS SERIES (3.1/2" WIDE BEAMS)	VERSA-LAM LVL 1.8 E 2650 SERIES (3.1/2" WIDE BEAMS)
TIMBERSTRAND LSL 1.3 E WS SERIES (1.1/4" WIDE RIMBOARD)	VERSA-LAM LVL 1.5 E 1800 SERIES (1.5/16" WIDE RIMBOARD)
TJI 110 SERIES I-JOIST	BCI 5000 1.7 SERIES I-JOIST
TJI 210 SERIES I-JOIST	BCI 6000 1.8 SERIES I-JOIST
TJI 230 SERIES I-JOIST	BCI 6500 1.8 SERIES I-JOIST
TJI 360 SERIES I-JOIST	BCI 60 2.0 SERIES I-JOIST
TJI 560 SERIES I-JOIST	BCI 90 2.0 SERIES I-JOIST

**SHEAR WALL SCHEDULE**

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE NAILING (16d SINKERS)	SHEAR CONNECTION AT TOP PLATE		
				16d SINKER	K35/L55(H)/LTP4	RBC
10	3/8" APA RATED SHEATHING W/ 8d NAILS @ 4" O.C. EDGE AND 12" O.C. FIELD	2X	6"	2 @ 12"	16"	12"
11	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"	8"
12	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 6"	2 @ 6"	8"	6"
13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 5"	2 @ 5"	6"	4"
13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2 @ 6"	2 @ 4"



**SECOND FLOOR FRAMING PLAN - A**

NOTE:  
 1. DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.  
 2. ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.  
 3. ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.

**CONSTRUCTION KEY NOTES**

- INSTALL MSTA36 STRAP (U.N.O.) PER DETAIL 19SD-3, 16SD-4, OR 4SD-5.
- INSTALL MSTA36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
- POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4SD-4.
- ALIGN POST W/ POST ABOVE OR BELOW, AND PROVIDE SOLID BLOCKING AT FLOOR.
- ALIGN SHEARWALL WITH SHEARWALL ABOVE OR BELOW.
- INSTALL PLUMBING IN NON-STRUCTURAL WALL.
- FULL HEIGHT BALLOON FRAMED WALL WITH 2X8 (U.N.O.) STUDS @ 16" O.C. PER DET. 8SD-4.
- STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/16d @ 3" O.C. STAGG.
- INSTALL CS16 STRAP (U.N.O.) PER DET. 1SD-5 @ THE ROOF & DET. 8SD-5 @ THE FLOOR.
- INSTALL 4-A35LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
- STITCH NAIL SMUG, FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.
- INSTALL 2-HTS20 STRAPS (U.N.O.) FROM BEAM/HEADER TO POST
- A 10" SQ. HOLE MAY BE CUT IN SHEAR PANEL FOR VENT @ OPT. F.P. INSTALL 4X BLKG. W/ COIL STRAP @ 1/8" OF OPENING, 2" PAST OPENING EA. SIDE (SIM. TO DET. 8SD-4)
- DO NOT INSTALL VENTS/UTILITIES IN SHEAR PANEL.
- TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)

- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL MEMBERS OR WIDER (OR 2-2X NOMINAL MEMBERS FASTENED TOGETHER WITH STAGGERED 16d NAILS SPACED IN ACCORDANCE WITH COLUMN ENTITLED "16d SINKER" MAY BE USED AT SINGLE SIDED SHEAR WALL CONDITION). WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- NAILS MUST BE STAGGERED 12" INTO JOIST. RIM OR BLOCKING BELOW, AT MULTIPLE ROWS OF NAILING, ROWS MUST BE OFFSET AT LEAST 12" AND ROWS MUST BE STAGGERED INTO JOIST OR BLOCKING BELOW. (SEE DETAILS 1SD-2 & 2SD-2 FOR ADDITIONAL BLOCKING REQUIREMENTS AT 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
- WHEN BLOCKING IS USED BELOW SHEAR WALL, BLOCKING MUST BE 1.3/4" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST BLOCKING. WHEN BLOCKING MEMBER IS USED BELOW SHEAR WALL, MEMBER MUST BE (MIN. 1.1/4" WIDE TIMBERSTRAND AT EXTERIOR WALL CONDITION & 1.3/4" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST AT INTERIOR WALL CONDITION).
- WHEN BLOCKING OR CONTINUOUS MEMBER IS USED ABOVE OR BELOW SHEAR WALL, USE 3.1/2" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST BLOCKING. WHEN BLOCKING MEMBER IS USED ABOVE OR BELOW SHEAR WALL, MEMBER MUST BE (MIN. 1.1/4" WIDE TIMBERSTRAND AT EXTERIOR WALL CONDITION & 1.3/4" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST AT INTERIOR WALL CONDITION).
- LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.

DRAWN BY: A.V./T.D.  
 CHECKED BY: M.V.G./R.S.  
 PROJECT NO.: 10-12072  
 ISSUE DATE: 09/05/2023  
 PLOT DATE: 02/27/2024  
 SHEET NO.:

**S-2.2**  
 240.2556






**KB HOME PROSPECT GARDENS**  
**SANTEE, CA**  
**TRACT NO. 2016-3**  
**PLAN 2A - ROOF FRAMING PLAN**

DRAWN BY: A.V./T.D.

CHECKED BY: M.V.G./R.S.

PROJECT NO. 10-12072

ISSUE DATE 09/05/2023

PLOT DATE 02/27/2024

SHEET NO.

**ROOF FRAMING NOTES**

- THE GENERAL CONDITIONS, SPECIFICATIONS AND GENERAL NOTES ON SHEET SD-0, GENERAL STRUCTURAL DETAILS AND THE FOLLOWING APPLY TO THE WORK OF THE ROOF FRAMING.
- CONTRACTOR SHALL CHECK ROOF FRAMING DIMENSIONS AGAINST THE ARCHITECTURAL PLAN AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY OMISSIONS AND/OR DISCREPANCIES BEFORE STARTING WORK.
- ALL WALLS ARE TO BE 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- SEE ARCHITECTURAL PLANS FOR LOCATIONS OF 2X6 PLUMBING WALLS.
- HEADERS SUPPORTING ROOF LOADS SHALL HAVE AT LEAST ONE 2X TRIMMER CONTINUOUS TO THE SILL PLATE U.O.
- HEADERS SPANNING 6'-0" OR MORE SHALL HAVE AT LEAST 2-2X TRIMMERS CONTINUOUS TO THE SILL PLATE AND 2-2X KING STUDS, U.N.O.
- ALL SHEAR CONNECTORS AND BLOCKING AT PLATE LEVEL MUST BE INSTALLED PRIOR TO THE INSTALLATION OF ROOF SHEATHING.
- ROOF SHEATHING SHALL BE AS SPECIFIED ON SHEET SD-0.
- INTERIOR NON-BEARING WALL TOP PLATE MAY BE 1X4 OVER 2X4.
- GT = GIRDER TRUSS W/ 2-2X @ SUPPORTS (U.N.O. ON PLANS)
- JT = JACK TRUSS @ 24" O.C.
- ROOF TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS:  
DL: 15 PSF @ TOP CHORD FOR TILE ROOF  
6 PSF @ BOTTOM CHORD  
LL: 20 PSF @ TOP CHORD  
10 PSF @ BOTTOM CHORD (NON-CONCURRENT W/ TOP CHORD LIVE LOAD)
- U.N.O. ALL GABLE END TRUSS SHALL BE DESIGNED TO CARRY 180 pcf ALONG FULL LENGTH OF THE TRUSS. REFER TO SHEET SD-0 FOR THE USE OF STUCCO.
- TRUSS SUPPLIER SHALL PROVIDE TRUSS DESIGN AND SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR APPROVAL AND SPECIFIED BY THE TRUSS MANUFACTURER.
- SEE DETAIL 14 FOR CALIFORNIA FRAMING REQUIREMENTS.
- TRUSS TO TRUSS CONNECTIONS AND TRUSS TO GIRDER CONNECTIONS AND OTHER RELATED CONNECTIONS SHALL BE AS DETAIL 14 AND SPECIFIED BY THE TRUSS MANUFACTURER.
- BALLOON FRAME INDICATES WALL CONTINUOUS FROM SILL PLATE TO TOP PLATE DIRECTLY BELOW BOTTOM CHORD OF TRUSS.
- ALL WALLS TO BE FRAMED W/ CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSSES U.N.O.
- FOR ALL CS COILED STRAPS USE 8d NAILS ON EVERY OTHER NAIL HOLE.
- USE MST36 TO CONNECT TOP PLATES AT ALL PLATE BREAKS U.N.O. AND 12-16d NAILS PER DETAIL 15/SD4 AT TOP PLATE SPLICES.
- SHEAR PANELS MAY BE INSTALLED ON EITHER SIDE OF THE WALL.
- INSTALL 2X4 LADDER BLOCKING @ T&B CHORD OF TRUSSES @ 24" O.C. IF 30"X30" ATTIC ACCESS OCCURS.
- REFER TO DETAILS 17/SD-2 AND 18/SD-2 FOR EAVE BLOCK DETAILS.
- ALL SHEARWALL LENGTHS ARE MINIMUM. REFER TO ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.
- DO NOT INSTALL PLUMBING IN SHEARWALLS.
- AT EXTERIOR WALL LOCATIONS, INSTALL SIMPSON H1A AT EVERY SINGLE-PLY TRUSS (OR SIMPSON H2.5A AT EVERY MULTI-PLY TRUSS).

**FRAMING LEGEND**

- INDICATES MANUFACTURED ROOF TRUSS @ 24" O.C. U.N.O.
- INDICATES DRAG TRUSS TO BE DESIGNED TO RESIST THE SPECIFIED LATERAL LOAD APPLIED UNIFORMLY ALONG TOP CHORD OF TRUSS & TRANSFERRED TO SHEAR WALL OR DRAG STRAP BELOW. BOUNDARY NAILING TO BE INSTALLED AT ROOF SHEATHING ACROSS FULL LENGTH OF TRUSS.
- INDICATES SHEAR WALL TYPE AND LOCATION. REFER TO SHEAR WALL SCHEDULE BELOW FOR CONSTRUCTION & NAILING REQMT.
- INDICATES SHEAR PANEL APPLIED TO ENTIRE WALL INCLUDING ABOVE AND BELOW OPENINGS PER DETAIL 6/SD-4. ALL BOUNDARY EDGES OF PLYWOOD MUST BE NAILED TO BLOCKING.
- INDICATES POST AND SIMPSON STRAP OR HOLD-DOWN ANCHOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS 9 TO 12 ON SHEET SD-4, OR 13 & 15 ON SHEET SD-1.
- INDICATES CONTINUOUS POST FROM SILL PLATE TO TOP PLATE.

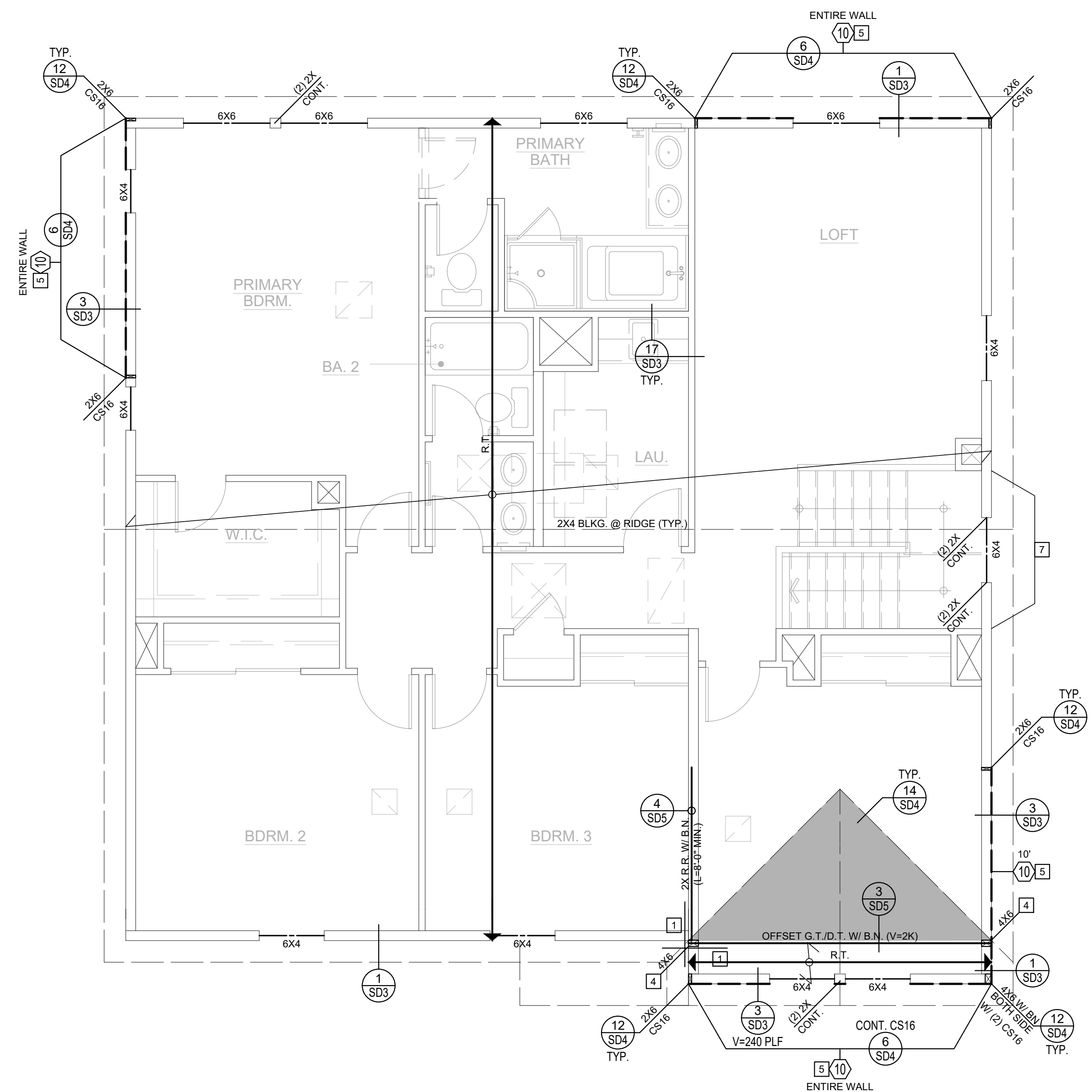
**I-JOIST/BEAM SUBSTITUTION TABLE**

MANUFACTURER: I-LEVEL BY WEYERHAEUSER (WHERE CURRENTLY SPECIFIED ON PLANS)	MANUFACTURER: BOISE (MAY BE USED AS AN ALTERNATE)
PARALLAM PSL 2.0 E WS SERIES (3.1/2", 5.1/4" & 7" WIDE BEAMS)	VERSA-LAM LVL 2.1 E 3100 SERIES (3.1/2", 5.1/4" & 7" WIDE BEAMS)
TIMBERSTRAND LSL 1.55 E WS SERIES (1.3/4" WIDE BEAMS)	VERSA-LAM LVL 1.8 E 2400 SERIES (1.3/4" WIDE BEAMS)
TIMBERSTRAND LSL 1.55 E WS SERIES (3.1/2" WIDE BEAMS)	VERSA-LAM LVL 1.8 E 2650 SERIES (3.1/2" WIDE BEAMS)
TIMBERSTRAND LSL 1.3 E WS SERIES (1.1/4" WIDE RIMBOARD)	VERSA-LAM LVL 1.5 E 1800 SERIES (1.5/16" WIDE RIMBOARD)
TJI 110 SERIES I-JOIST	BCI 5000 1.7 SERIES I-JOIST
TJI 210 SERIES I-JOIST	BCI 6000 1.8 SERIES I-JOIST
TJI 230 SERIES I-JOIST	BCI 6500 1.8 SERIES I-JOIST
TJI 360 SERIES I-JOIST	BCI 60 2.0 SERIES I-JOIST
TJI 560 SERIES I-JOIST	BCI 90 2.0 SERIES I-JOIST

**SHEAR WALL SCHEDULE**

SHEAR WALL NO.	CONSTRUCTION	FOUNDATION SILL PLATE	2X SOLE PLATE (16d SINKERS)	SHEAR CONNECTION AT TOP PLATE	
				16d SINKER	1/4"X3"X1/4" RBC
10	3/8" APA RATED SHEATHING W/ 8d NAILS @ 4" O.C. EDGE AND 12" O.C. FIELD	2X	6"	2 @ 12"	16"
11	3/8" APA RATED SHEATHING W/ 8d NAILS @ 3" O.C. EDGE AND 12" O.C. FIELD	2X	4"	2 @ 8"	10"
12	3/8" APA RATED SHEATHING W/ 8d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 6"	2 @ 6"	8"
13	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD	2X	2 @ 5"	2 @ 5"	6"
13.5	15/32" APA STRUCT 1 RATED SHEATHING W/ 10d NAILS @ 2" O.C. EDGE AND 12" O.C. FIELD @ EA. SIDE OF WALL	3X	3 @ 4"	N/A	2 @ 6"

- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL MEMBERS OR WIDER (OR 2-2X NOMINAL MEMBERS FASTENED TOGETHER WITH STAGGERED 16d NAILS SPACED IN ACCORDANCE WITH COLUMN ENTITLED "16d SINKER" MAY BE USED AT SINGLE SIDED SHEAR WALL CONDITION). WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- NAILS MUST BE STAGGERED 12" INTO JOIST, RIM OR BLOCKING BELOW. AT MULTIPLE ROWS OF NAILING, ROWS MUST BE OFFSET AT LEAST 1/2" AND ROWS MUST BE STAGGERED INTO JOIST OR BLOCKING BELOW. (SEE DETAILS 15SD-4 & 23SD-2 FOR ADDITIONAL BLOCKING REQUIREMENTS AT 1.1/4" WIDE TIMBERSTRAND RIM CONDITION WHERE MULTIPLE ROWS OF NAILING ARE REQUIRED).
- WHEN BLOCKING IS USED BELOW SHEAR WALL, BLOCKING MUST BE 1.3/4" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST BLOCKING. WHEN CONTINUOUS MEMBER IS USED BELOW SHEAR WALL, MEMBER MUST BE (MIN.) 1.1/4" WIDE TIMBERSTRAND AT EXTERIOR WALL CONDITION & 1.3/4" WIDE TIMBERSTRAND OR 2" WIDE I-JOIST AT INTERIOR WALL CONDITION.
- WHEN BLOCKING OR CONTINUOUS MEMBER IS USED ABOVE OR BELOW SHEAR WALL, USE 3.1/2" WIDE TIMBERSTRAND. INSTALL ONE ROW OF SHEAR CONNECTORS EACH SIDE OF BEAM TO TOP PLATE.
- LTP4 REQUIRES 0.131"x2.1/2" NAILS WHEN INSTALLED OVER SHEATHING.



**ROOF FRAMING PLAN - A**  
SCALE: 1/4" = 1'-0"

NOTE:  
1. DO NOT INSTALL PLUMBING IN PLYWOOD SHEAR WALLS.  
2. ALL SHEAR WALL LENGTHS ARE MINIMUM. CHECK ARCHITECTURAL FLOOR PLANS FOR ACTUAL WALL LENGTHS.  
3. ALL SHEAR PANELS ARE TO RUN CONTINUOUS THROUGH PERPENDICULAR WALLS WHERE OCCURS.

**CONSTRUCTION KEY NOTES**

- INSTALL MST36 STRAP (U.N.O.) PER DETAIL 19/SD-3, 16/SD-4, OR 4/SD-5.
- INSTALL MST36 STRAP (U.N.O.) AT PLATE BREAK (IF OCCURS).
- POCKET BEAM IN WALL WITH 2-2X TRIM (U.N.O.) AND 2X K.S. EACH SIDE PER DET. 4/SD-4.
- ALIGN POST W/ POST ABOVE OR BELOW, AND PROVIDE SOLID BLOCKING AT FLOOR.
- ALIGN SHEARWALL WITH SHEARWALL ABOVE OR BELOW.
- INSTALL PLUMBING IN NON-STRUCTURAL WALL.
- FULL HEIGHT BALLOON FRAMED WALL WITH 2X6 (U.N.O.) STUDS @ 16" O.C. PER DET. 8/SD-4.
- STITCH NAIL 2X AT END OF SHEARWALL TO ADJACENT POST W/16d @ 3" O.C. STAGG.
- INSTALL CS16 STRAP (U.N.O.) PER DET. 1/SD-5 @ THE ROOF & DET. 8/SD-5 @ THE FLOOR.
- INSTALL 4-A35LTP4 (U.N.O.) FROM D.T./JOIST/BEAM TO TOP PLATE.
- STITCH NAIL SMUG. FULL-DEPTH 1.3/4" T.S. BLKG. AT BEARING LOCATION (MIN. 1'-0" LONG) TO SIDE OF BEAM WITH 28 (MIN.) 16d STAGG.
- INSTALL 2-HTS20 STRAPS (U.N.O.) FROM BEAM/HEADER TO POST
- A 10" SQ. HOLE MAY BE CUT IN SHEAR PANEL FOR VENT @ OPT. F.P. INSTALL 4X BLKG. W/ COIL STRAP @ T&B OF OPENING. 2" PAST OPENING EA. SIDE (SIM. TO DET. 6/SD-4)
- DO NOT INSTALL VENTS/UTILITIES IN SHEAR PANEL.
- TRIM BM. TO MATCH ROOF SLOPE, MIN. 4" HEEL HEIGHT (U.N.O.)

ISSUES & REVISIONS


SEAL / SIGNATURE



**KB HOME**  
**PROSPECT GARDENS**  
**SANTEE, CA**  
**TRACT NO. 2016-3**  
**PLAN 2B - PARTIAL FOUNDATION PLANS**

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12072
ISSUE DATE	09/05/2023
PLOT DATE	02/27/2024
SHEET NO.	

**S-2.4**

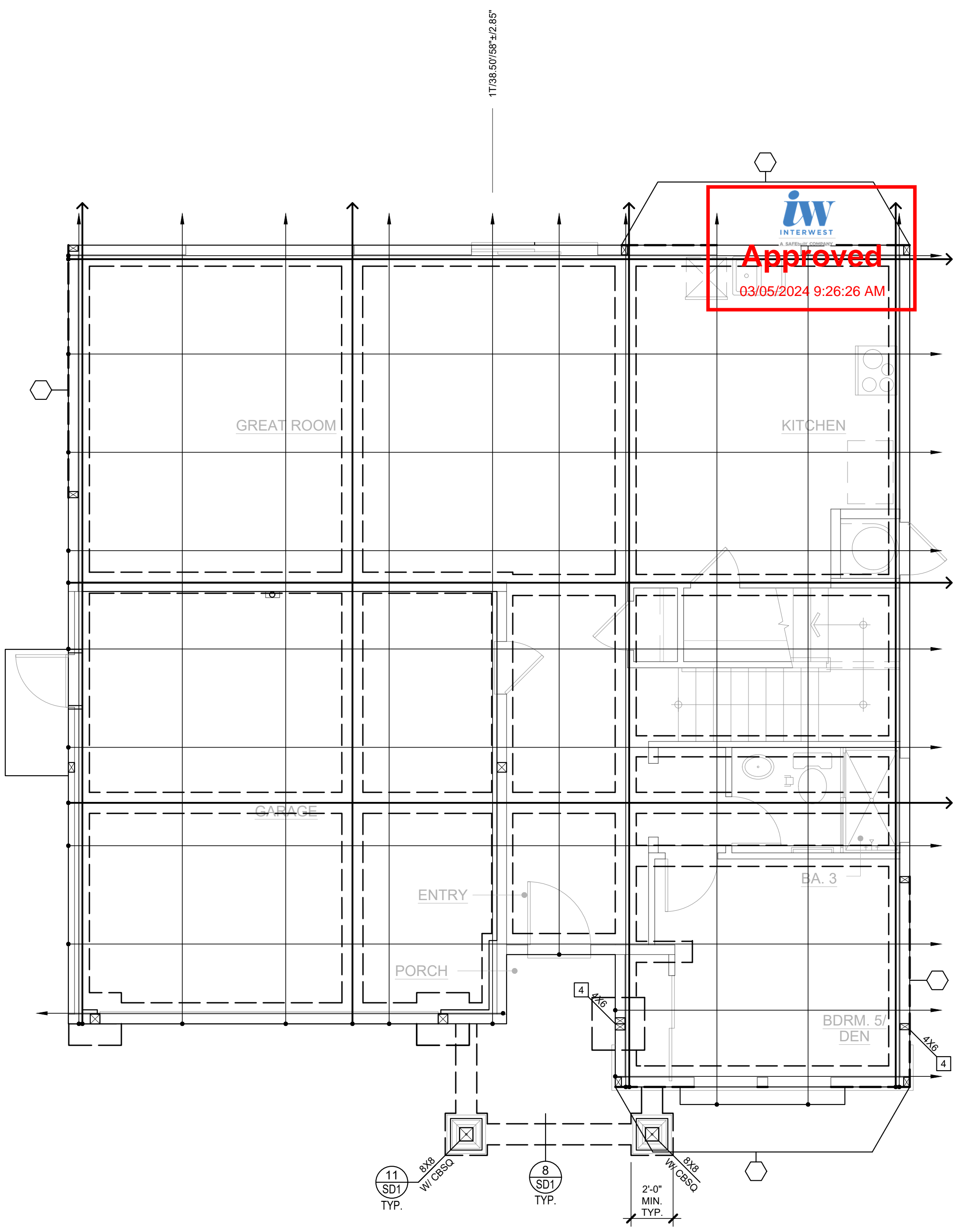
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**Santee**  
SD RORN • SDI EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

2022 California Building Standard Codes

**Approved** 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



NOTE:  
1. REFER TO SHEET S-2.1  
FOR ADDITIONAL STRUCTURAL INFORMATION  
NOT SHOWN HERE.

**POST-TENSION PLAN - B**  
SCALE: 1/4" = 1'-0"



**Structural**  
1845 W. Orangewood Ave., Suite 200  
Orange, CA 92668 (714) 978-9780  
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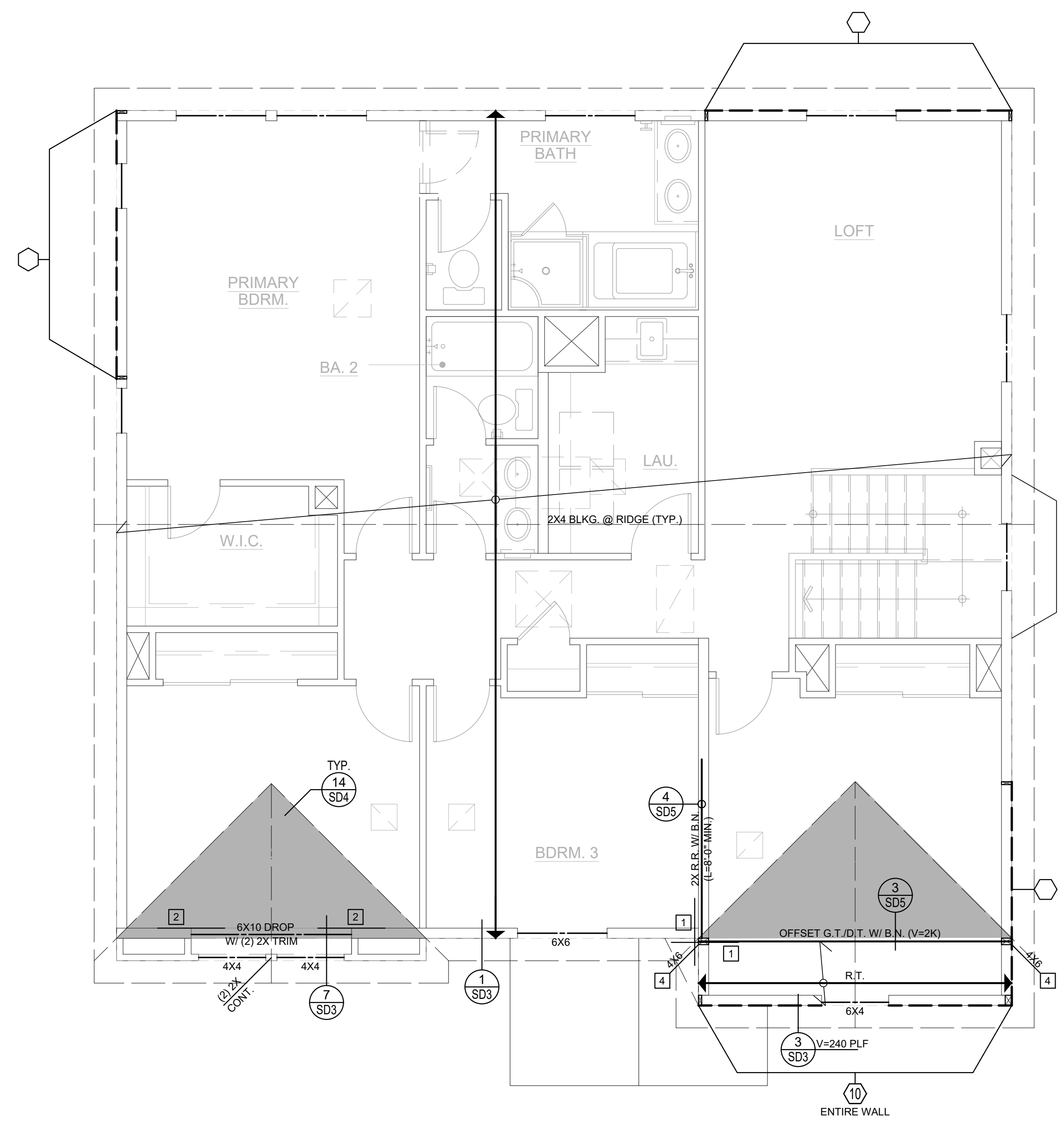
**Santee**  
BUILDING DEPARTMENT

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:

Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.

2022 California Building Standard Codes

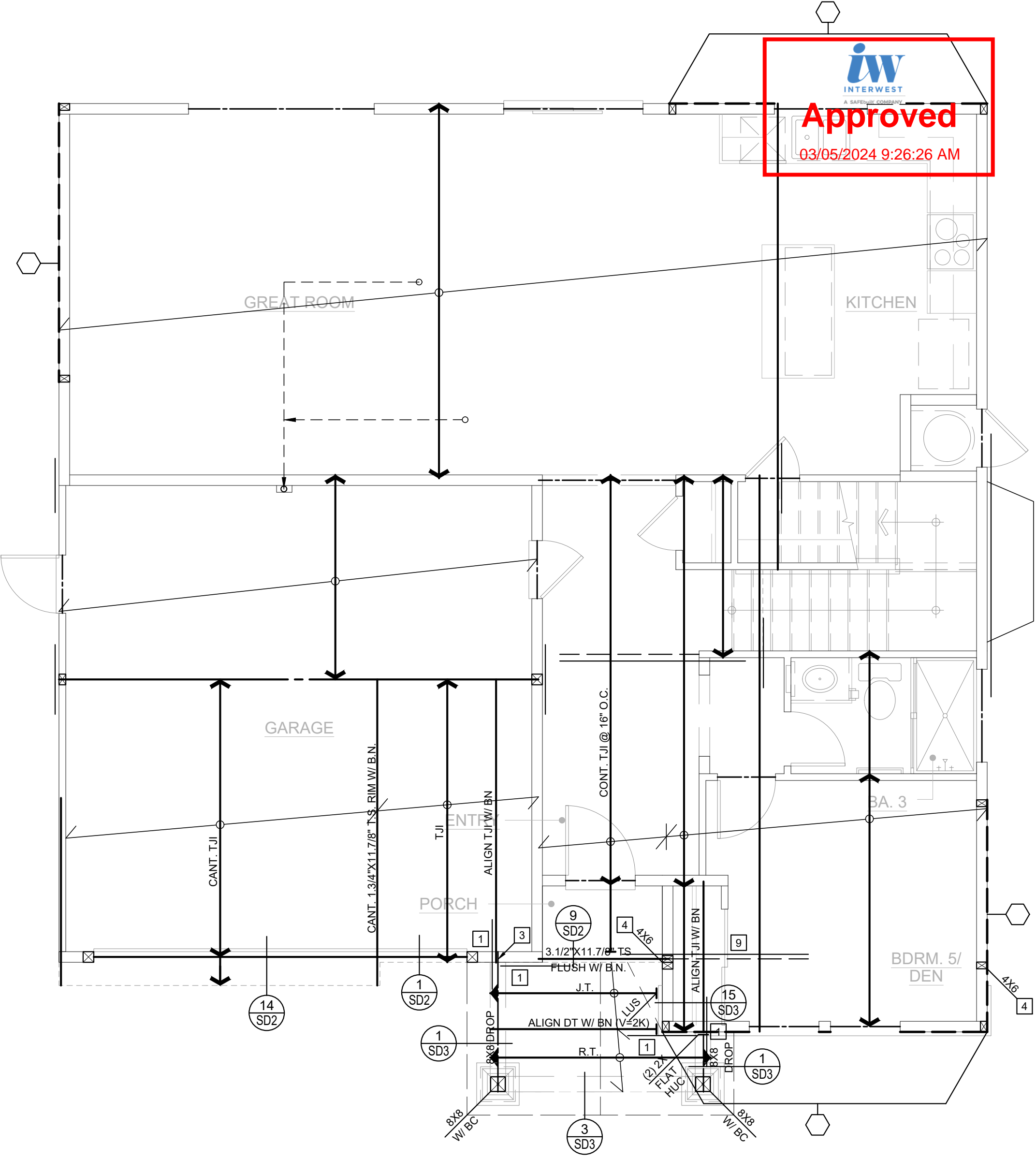
**Approved** 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RN-W-23-0006 REV  
Plan-Approved



**ROOF FRAMING PLAN - B**

SCALE: 1/4" = 1'-0"

NOTE:  
1. REFER TO SHEET S-2.3 FOR ADDITIONAL STRUCTURAL INFORMATION NOT SHOWN HERE.



**SECOND FLOOR FRAMING PLAN - B**

SCALE: 1/4" = 1'-0"

NOTE:  
1. REFER TO SHEET S-2.2 FOR ADDITIONAL STRUCTURAL INFORMATION NOT SHOWN HERE.

ISSUES & REVISIONS




**KB HOME PROSPECT GARDENS Santee, CA TRACT NO. 2016-3**

**PLAN 2B - PARTIAL FRAMING PLANS**

DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12072
ISSUE DATE	09/05/2023
PLOT DATE	02/27/2024
SHEET NO.	

**S-2.5**

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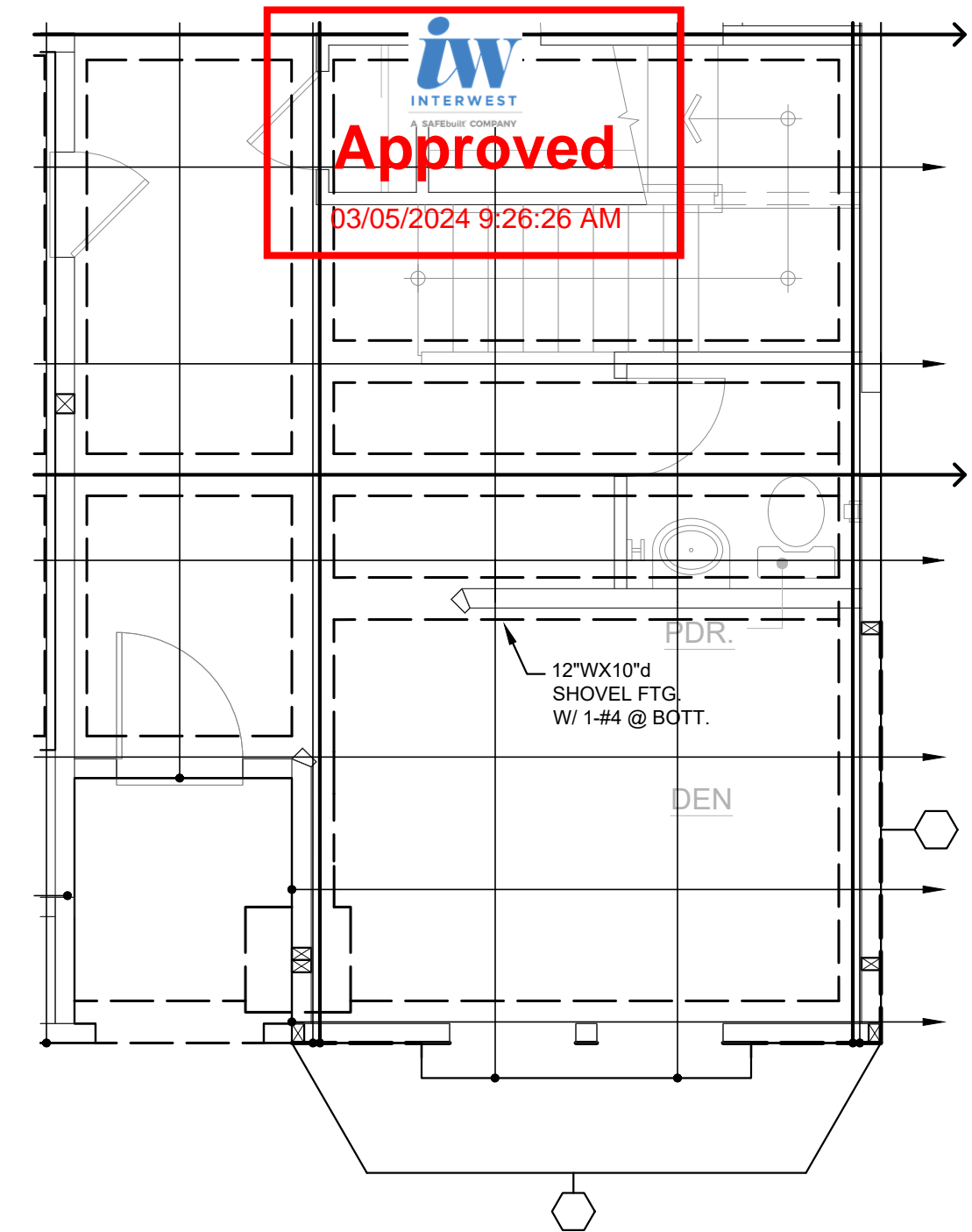
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**KB HOME PROSPECT GARDENS Santee, CA TRACT NO. 2016-3**  
**PLAN 2 - PARTIAL OPT. FOUNDATION PLANS**

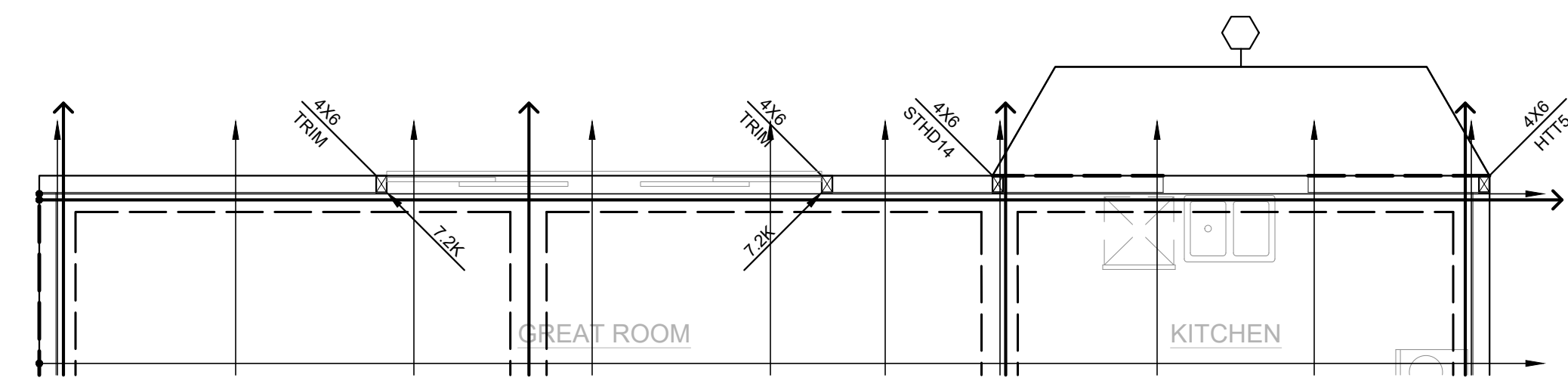
DRAWN BY	A.V./T.D.
CHECKED BY	M.V.G./R.S.
PROJECT NO.	10-12072
ISSUE DATE	09/05/2023
PLOT DATE	02/27/2024
SHEET NO.	

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes  
**Approved** 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0096 REV  
Plan-Approved



**POST-TENSION PLAN  
OPT. DEN WITH POWDER**  
SCALE: 1/4" = 1'-0"

NOTE:  
1. REFER TO SHEET S-2.1 FOR ADDITIONAL STRUCTURAL INFORMATION NOT SHOWN HERE.



**POST-TENSION PLAN  
OPT. QUAD DOORS**  
SCALE: 1/4" = 1'-0"

NOTE:  
1. REFER TO SHEET S-2.1 FOR ADDITIONAL STRUCTURAL INFORMATION NOT SHOWN HERE.

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SEAL / SIGNATURE



KB HOME  
PROSPECT GARDENS  
SANTEE, CA  
TRACT NO. 2016-3  
PLAN 5 - PARTIAL OPT. FRAMING PLANS

DRAWN BY

A.V./T.D.

CHECKED BY

M.V.G./R.S.

PROJECT NO.

10-12072

ISSUE DATE

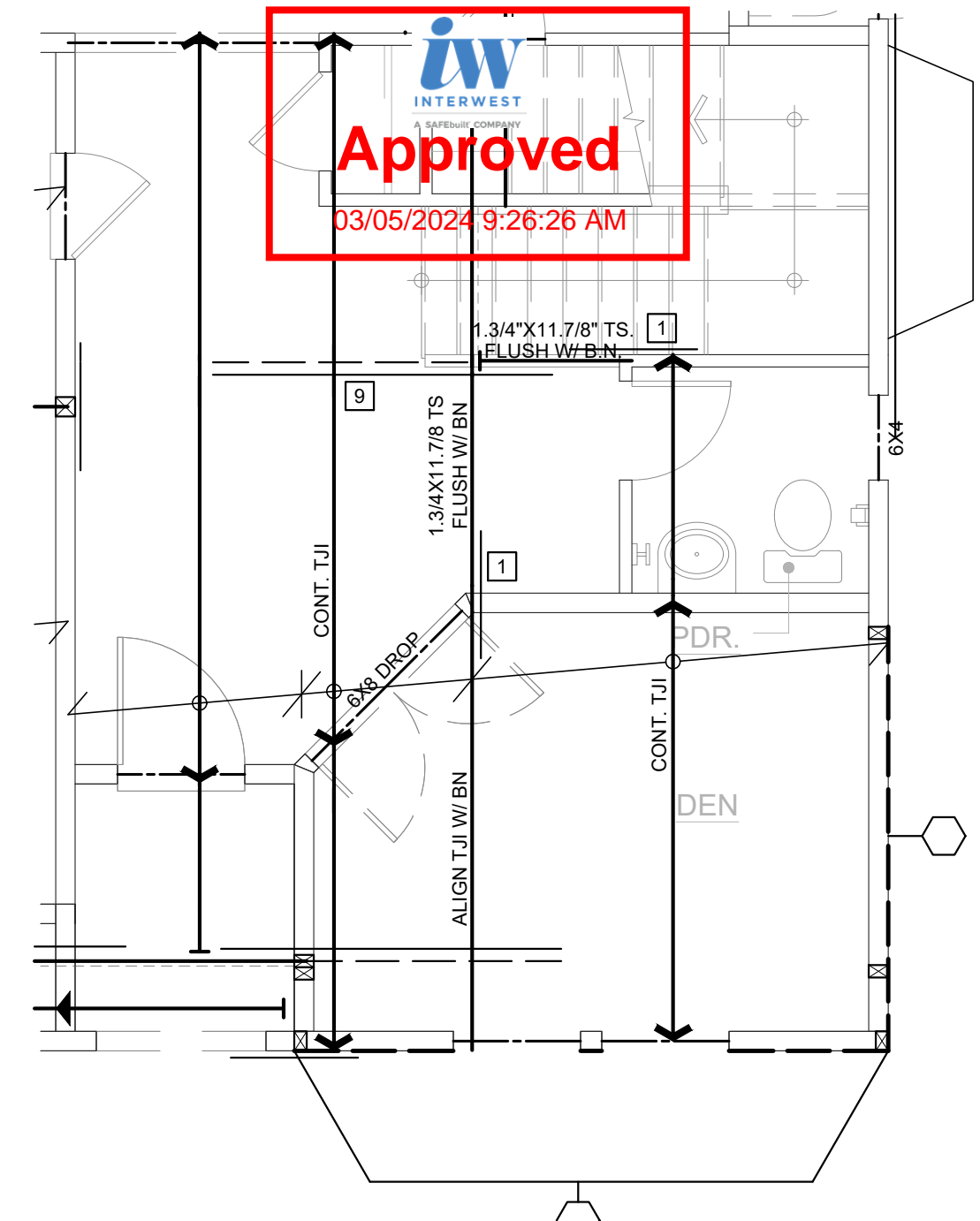
09/05/2023

PLOT DATE

02/27/2024

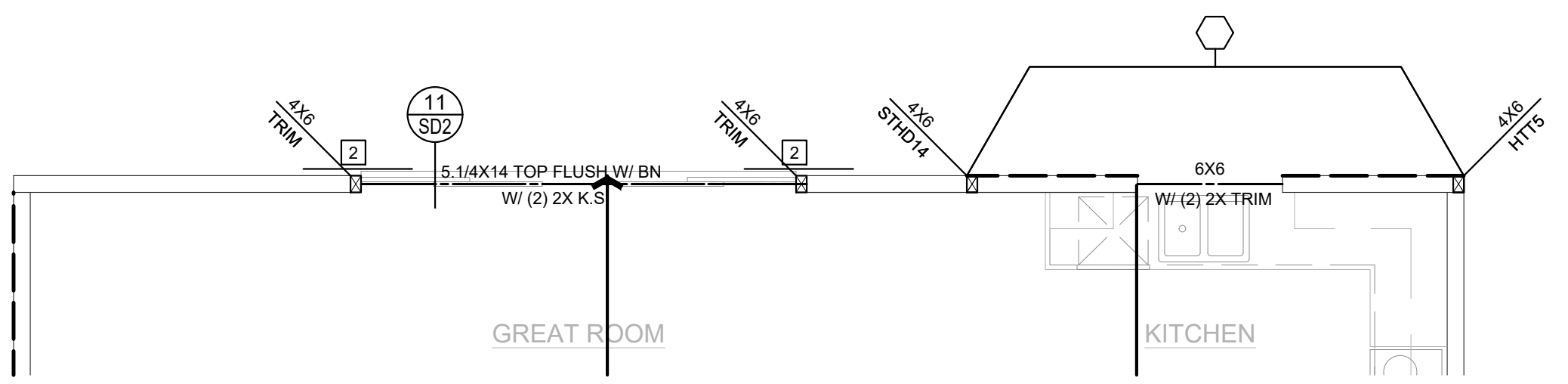
SHEET NO.

S-2.7



SECOND FLOOR FRAMING PLAN  
OPT. DEN WITH POWDER  
SCALE: 1/4" = 1'-0"

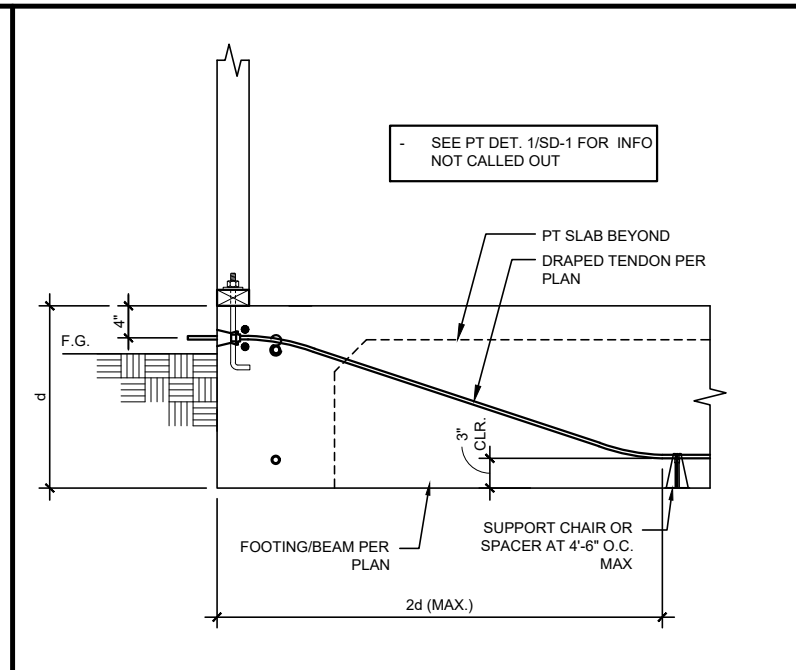
NOTE:  
1. REFER TO SHEET S-2.2  
FOR ADDITIONAL STRUCTURAL  
INFORMATION NOT SHOWN HERE.



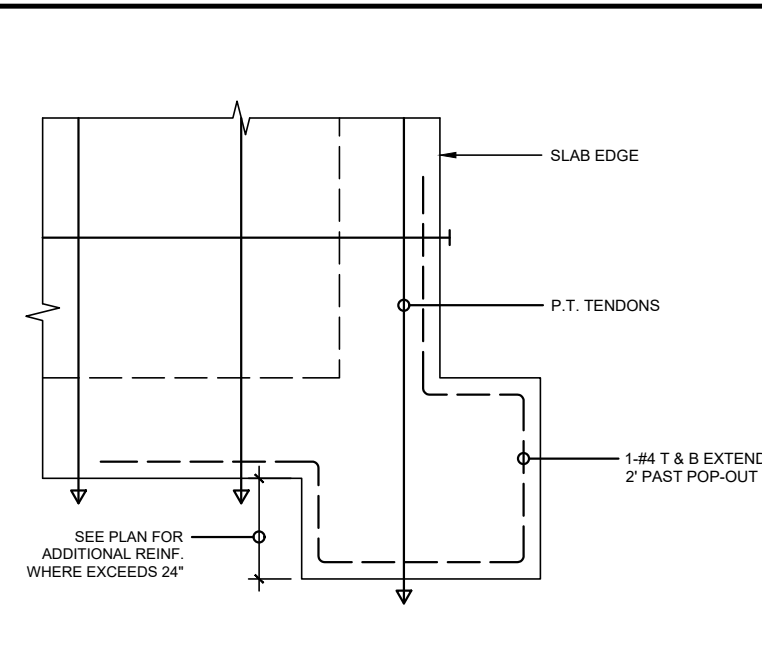
SECOND FLOOR FRAMING PLAN  
OPT. QUAD DOORS  
SCALE: 1/4" = 1'-0"

NOTE:  
1. REFER TO SHEET S-2.2  
FOR ADDITIONAL STRUCTURAL  
INFORMATION NOT SHOWN HERE.

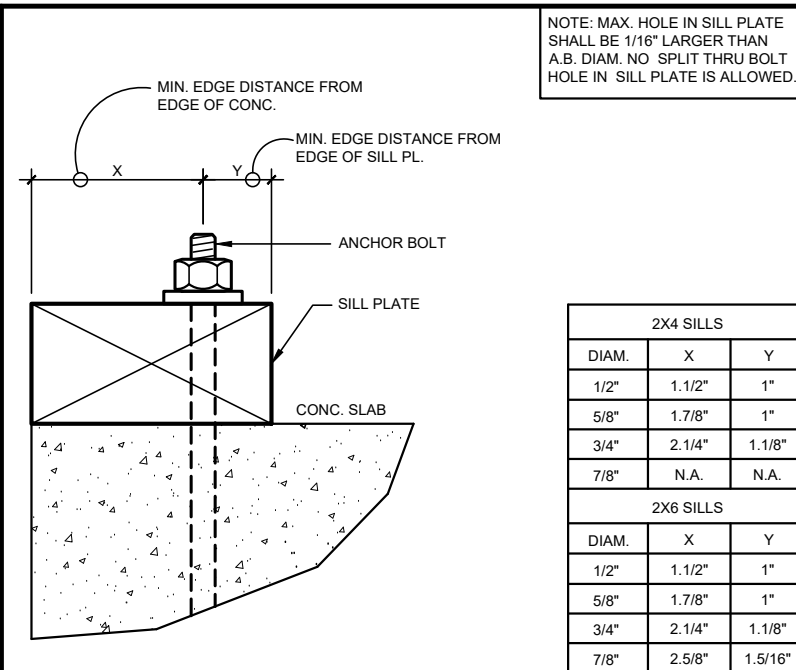




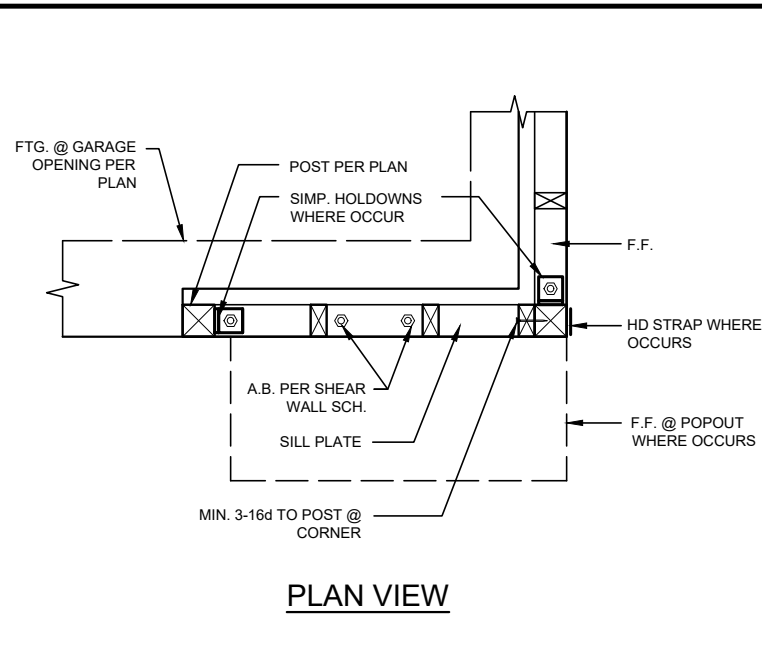
30 DRAPED TENDON AT STRESSING END



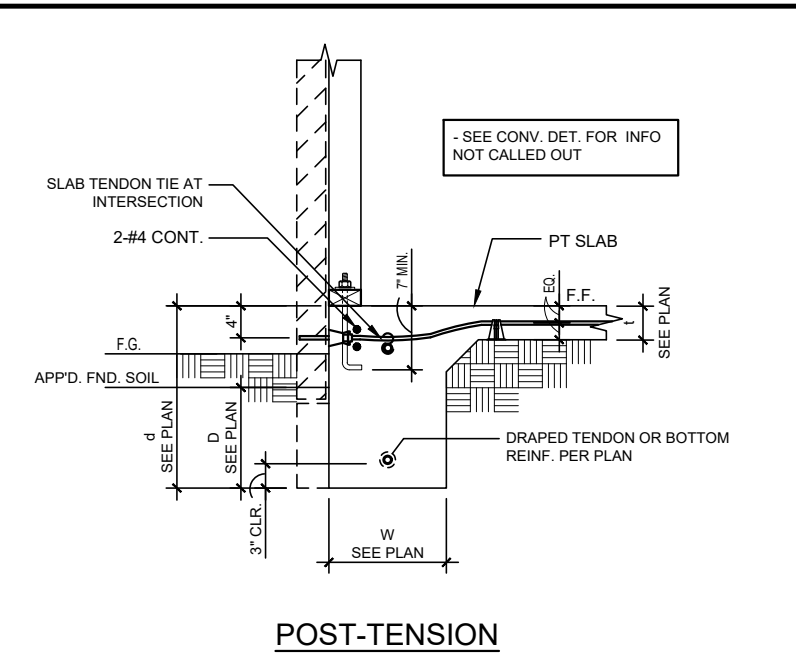
24 TYP. REINF. AT POP-OUTS



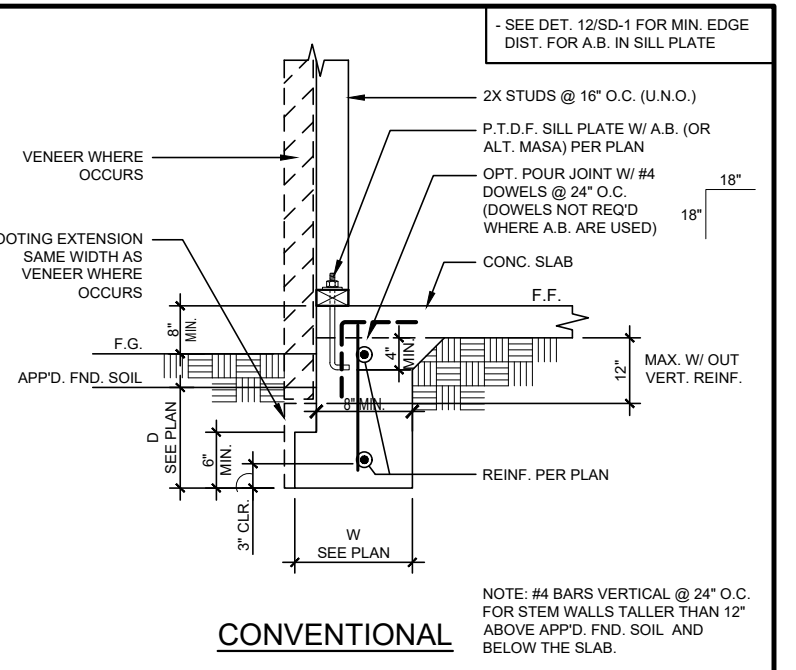
18 EDGE DISTANCE DETAIL



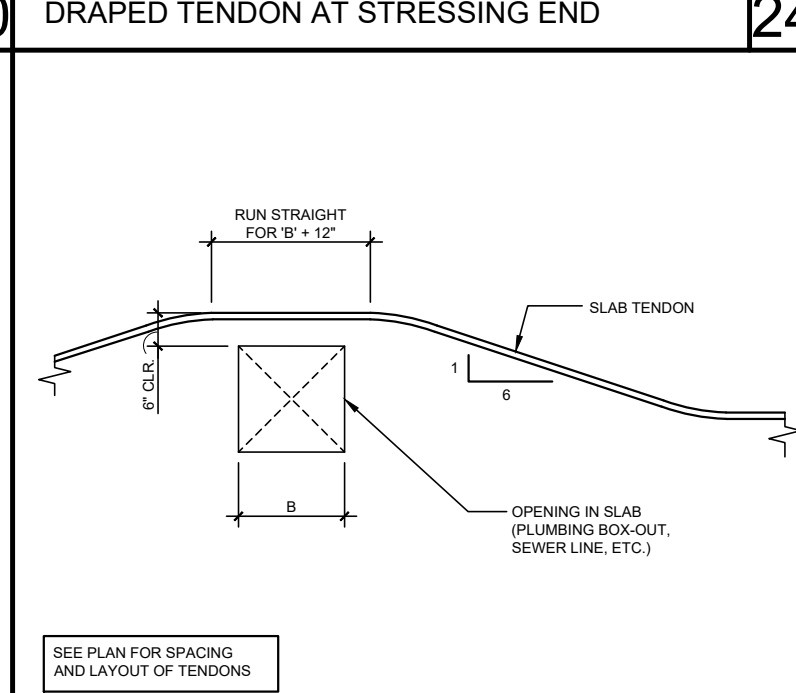
12 PLAN VIEW



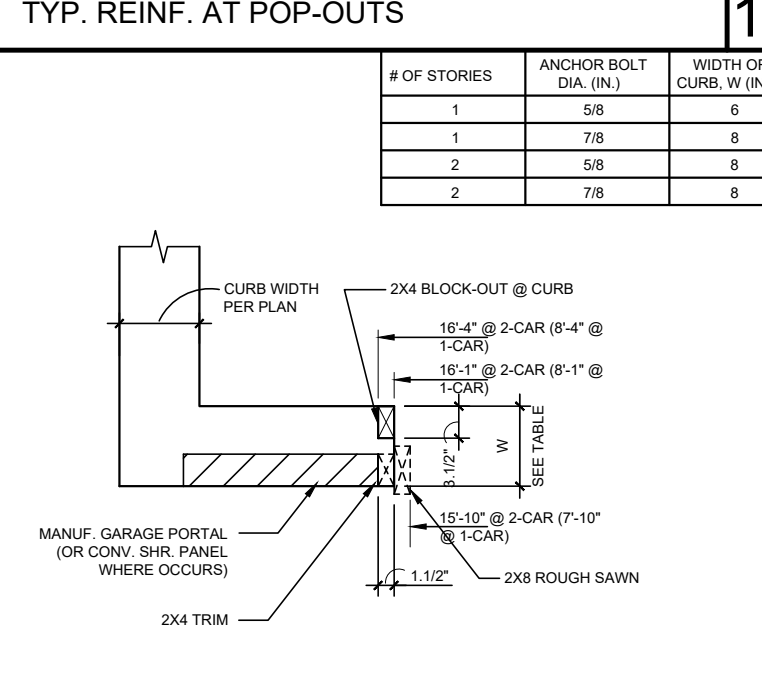
POST-TENSION



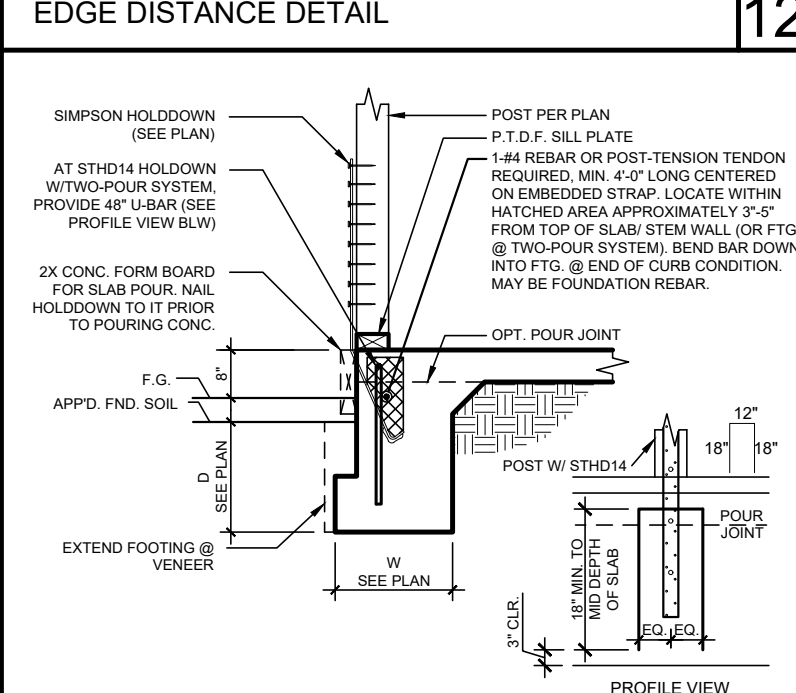
CONVENTIONAL



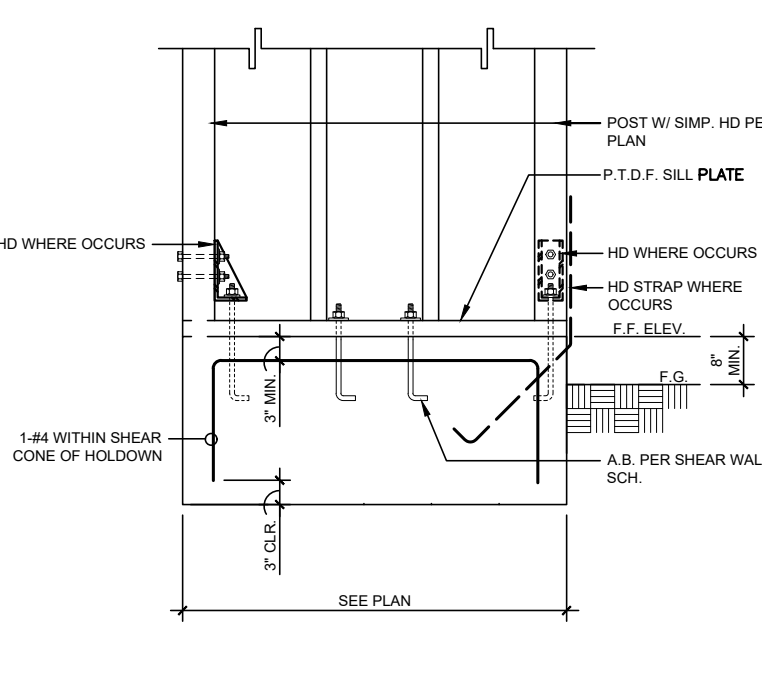
31 TENDON AROUND OPENING



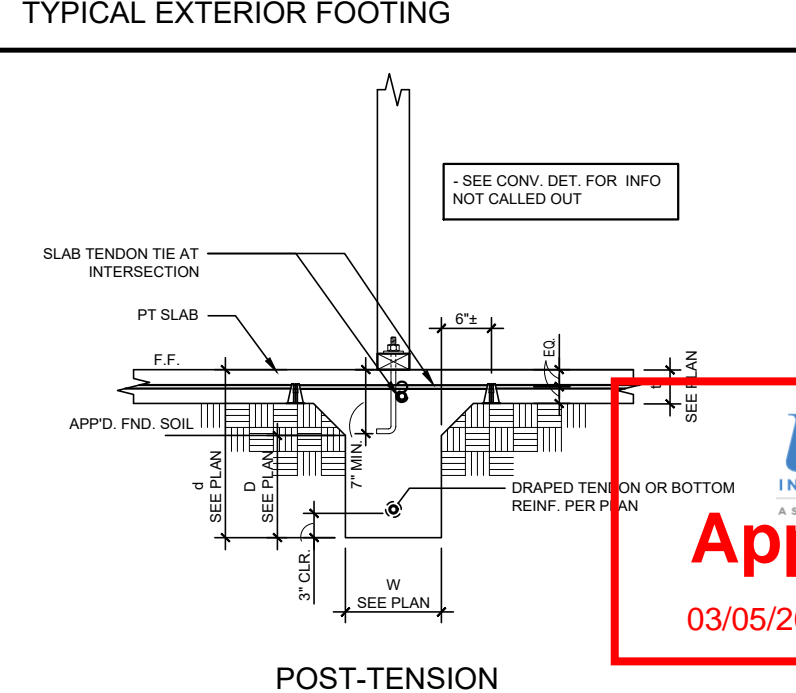
25 GARAGE CURB DETAIL



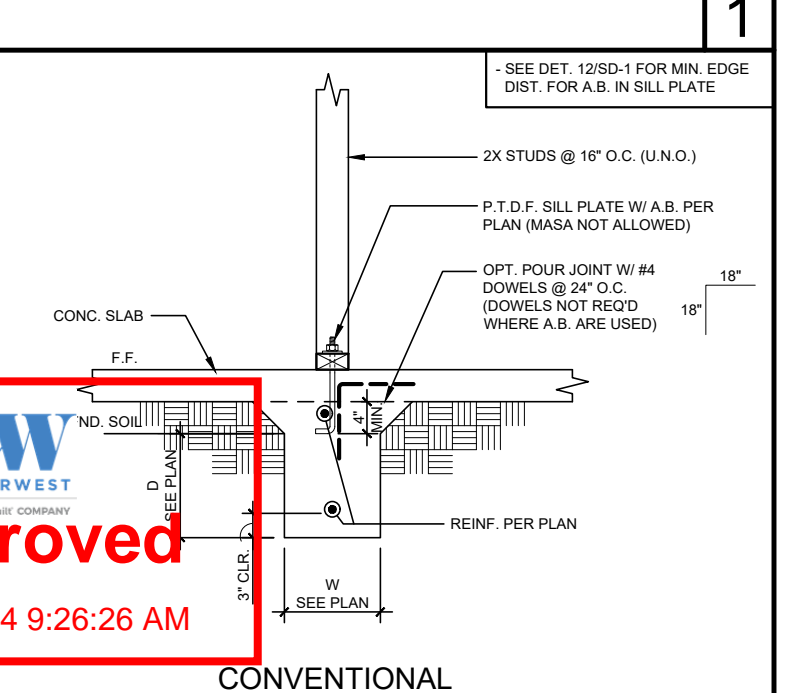
19 HOLD DOWN DETAIL



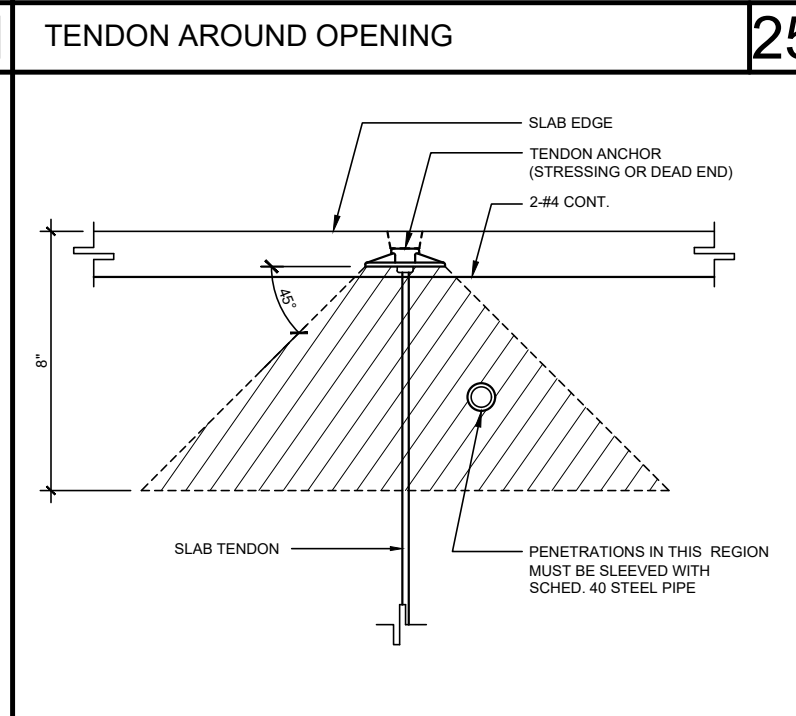
13 SHEARWALL AT GARAGE



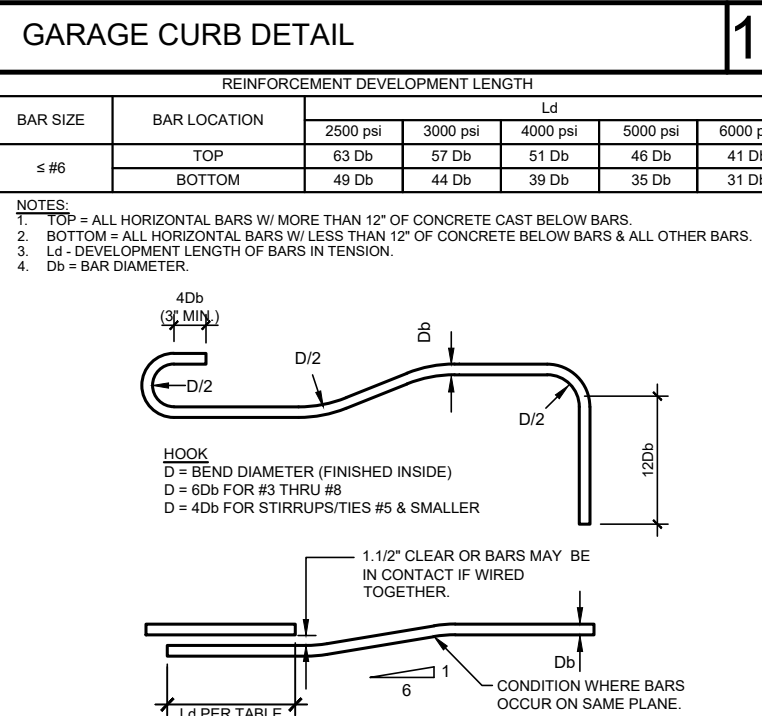
TYPICAL EXTERIOR FOOTING



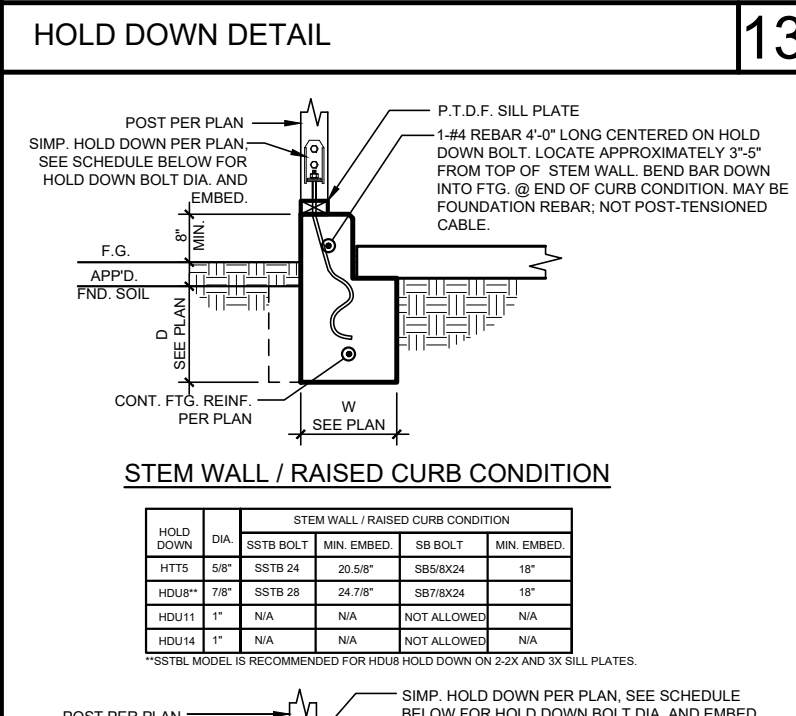
CONVENTIONAL



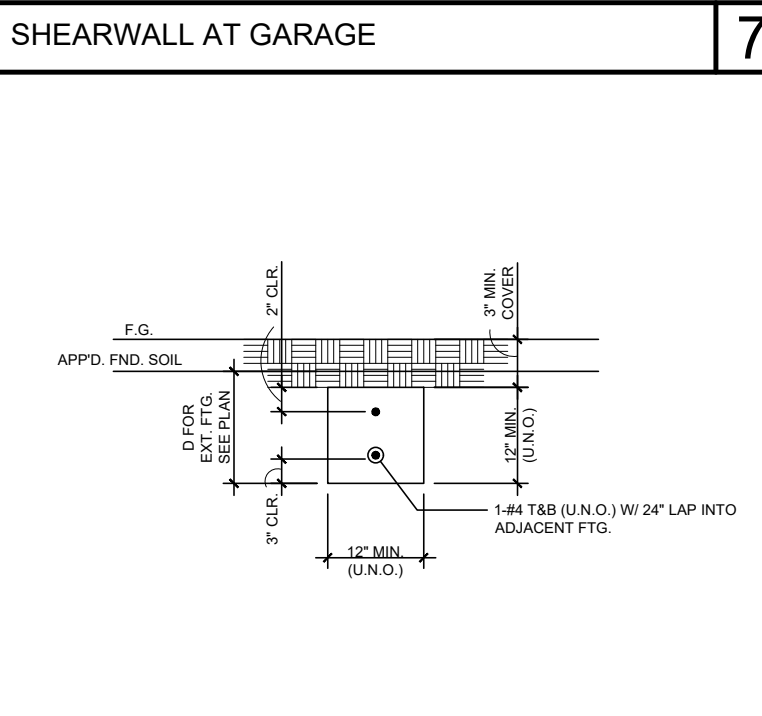
32 PENETRATIONS NEAR TENDON ANCHOR ZONE



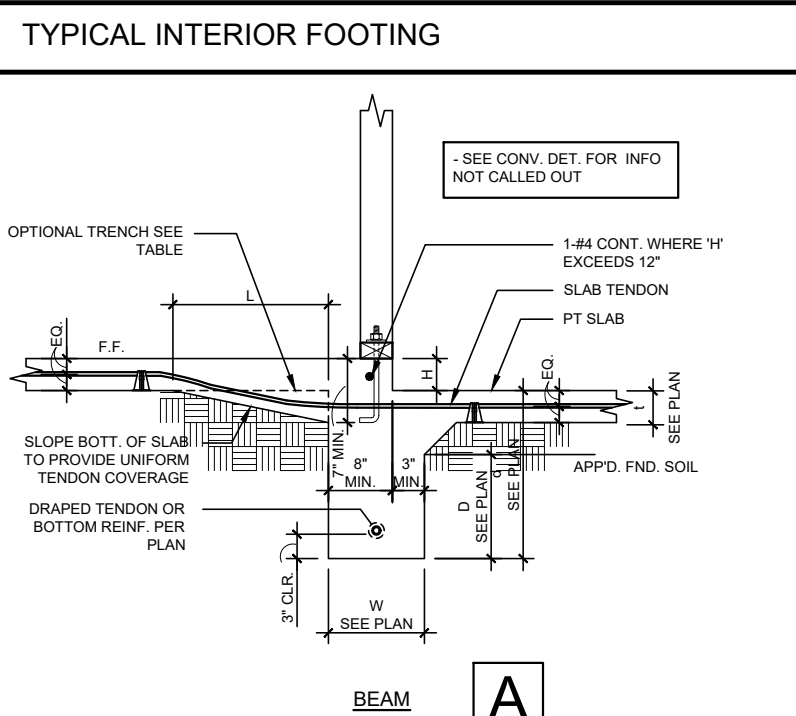
26 REINF. HOOKS AND BENDS



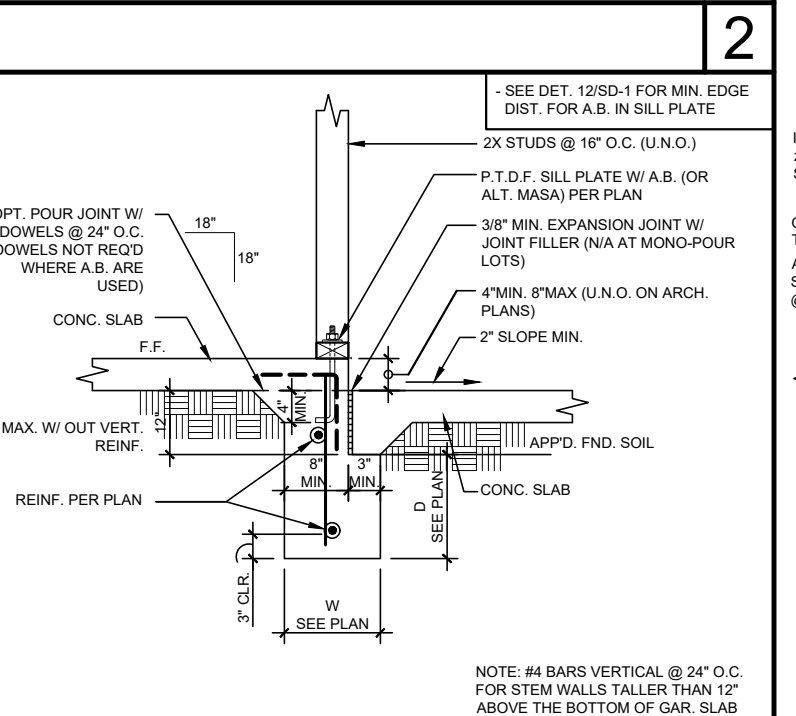
20 STEM WALL / RAISED CURB CONDITION



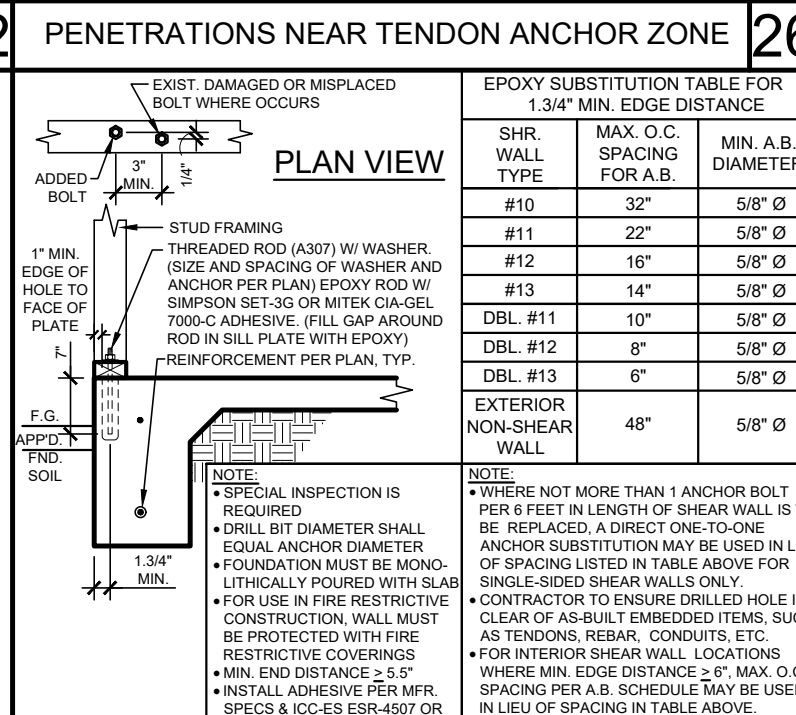
8 TYPICAL EXTERIOR TIE BEAM



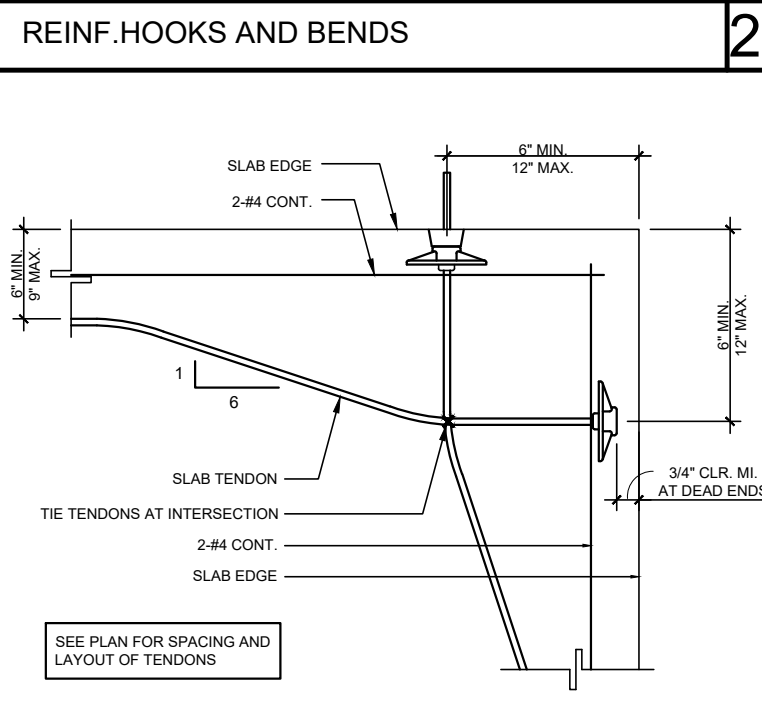
TYPICAL INTERIOR FOOTING



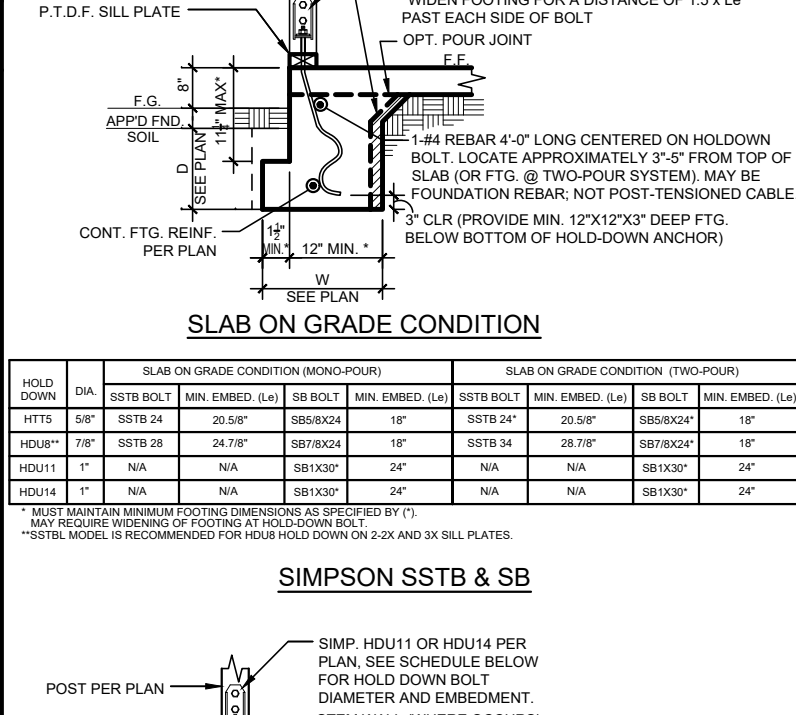
CONVENTIONAL



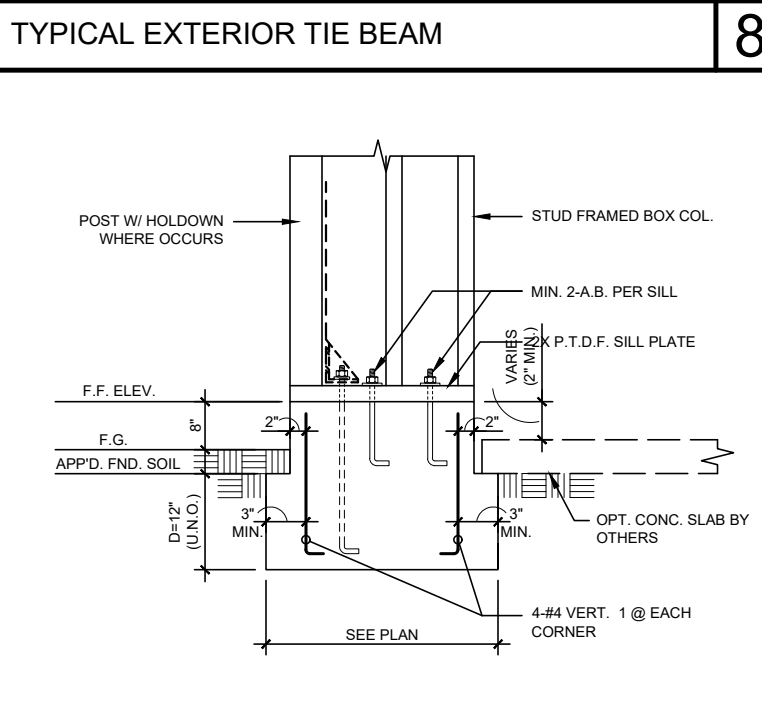
33 ADDITION OF ANCHOR BOLTS IN FIELD



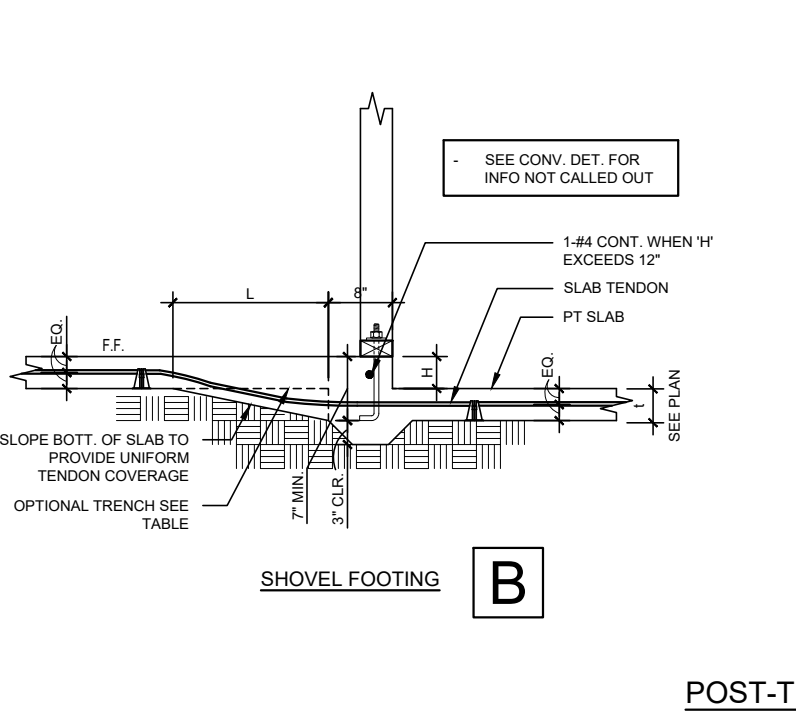
27 TENDON AT CORNER



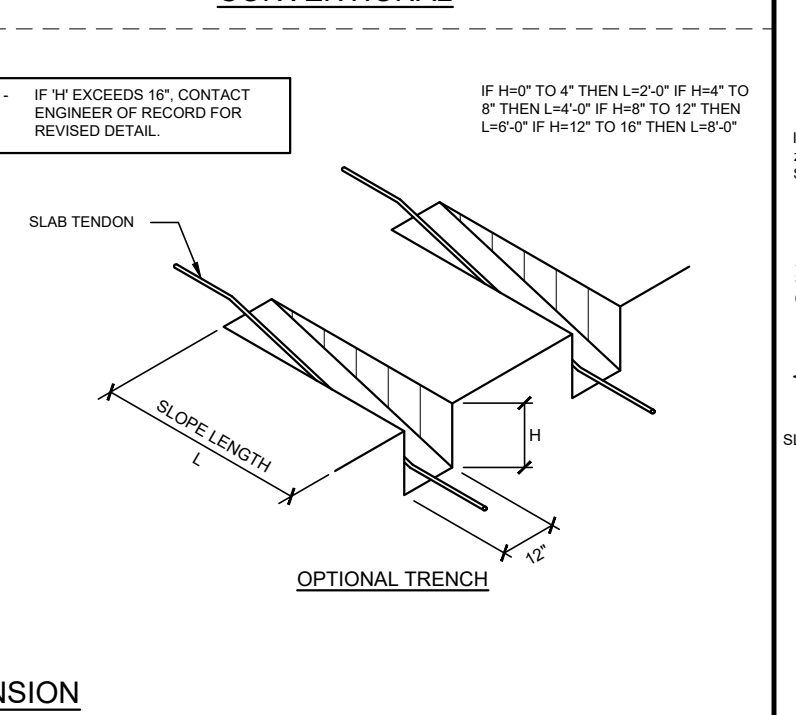
21 HOLD DOWN DETAIL



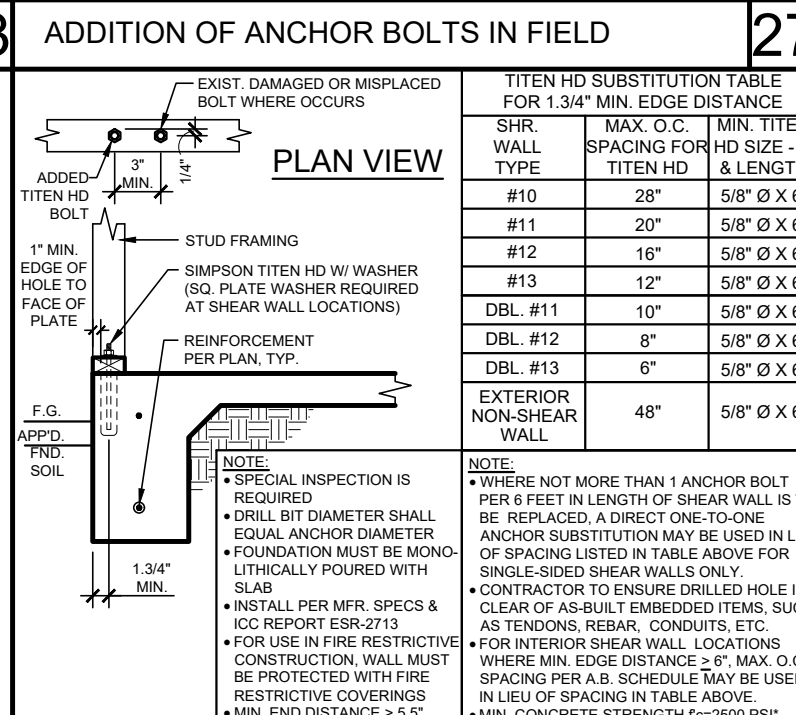
9 BOXED COL. AT PORCH



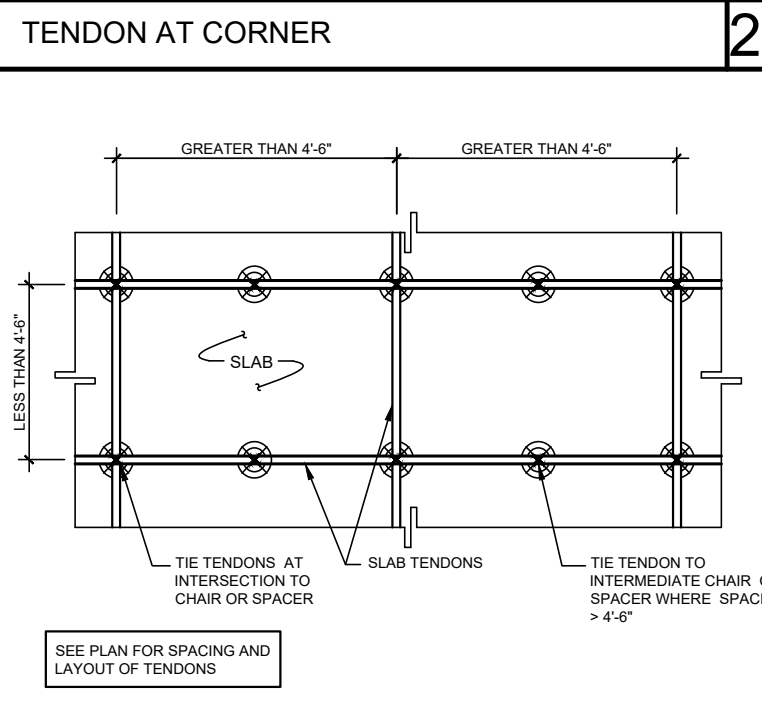
TYPICAL STEP AT SLAB



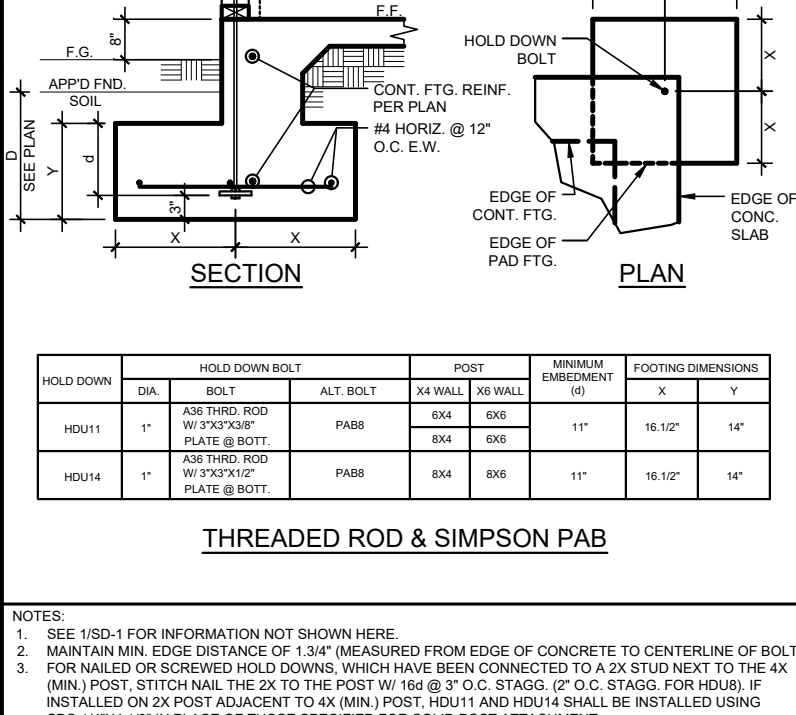
CONVENTIONAL



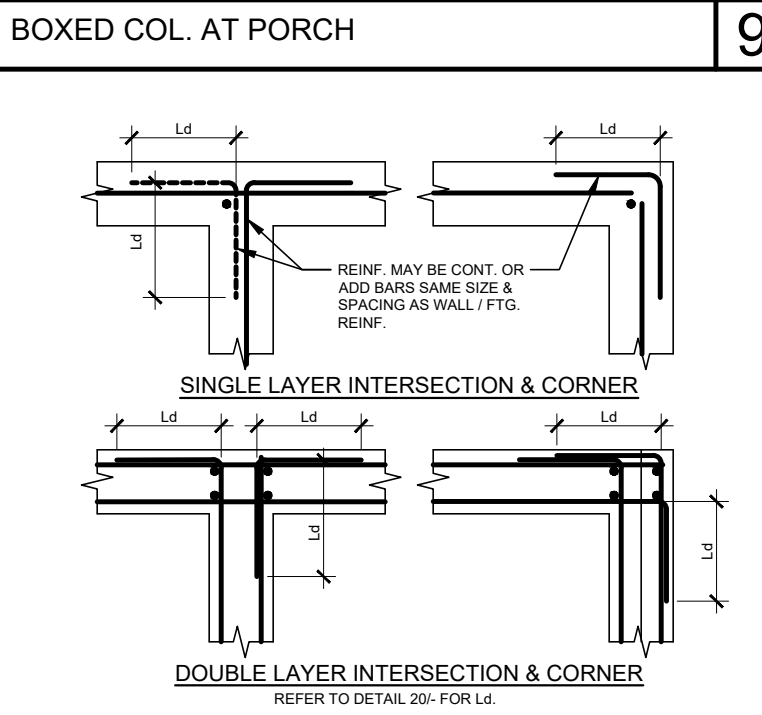
34 FIX FOR MISSING A.B. USING TITEN HD



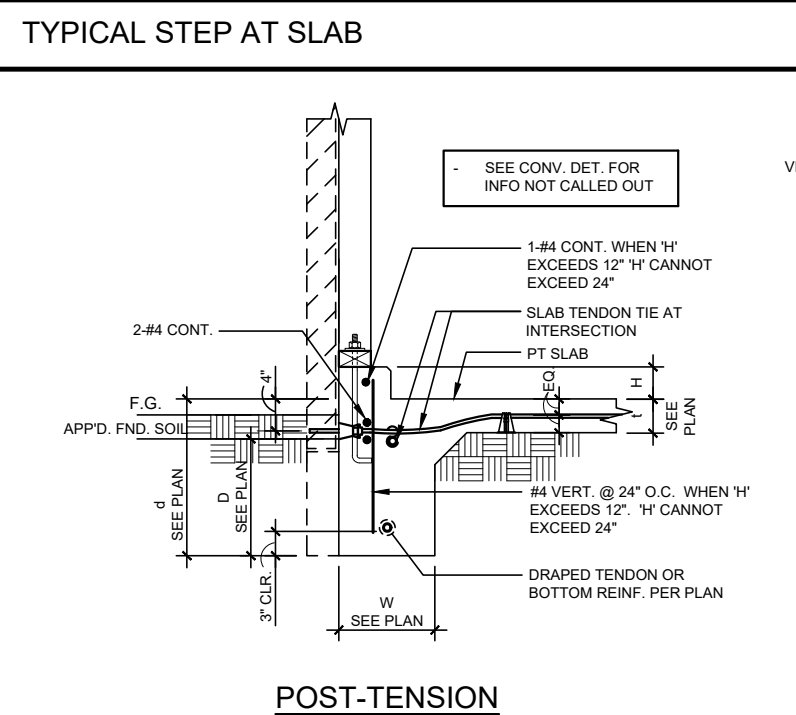
28 SLAB TENDON SUPPORT



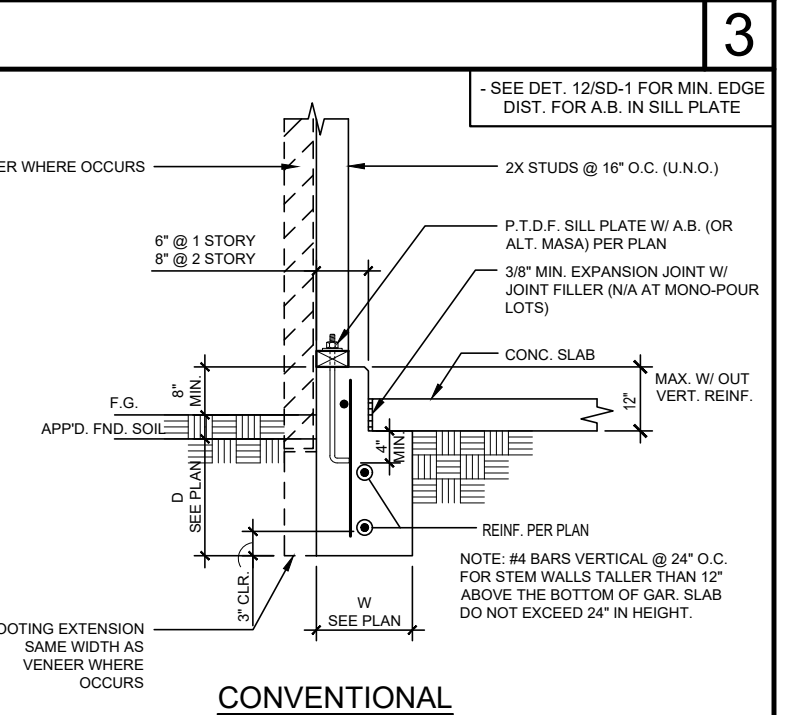
22 HOLD DOWN DETAIL



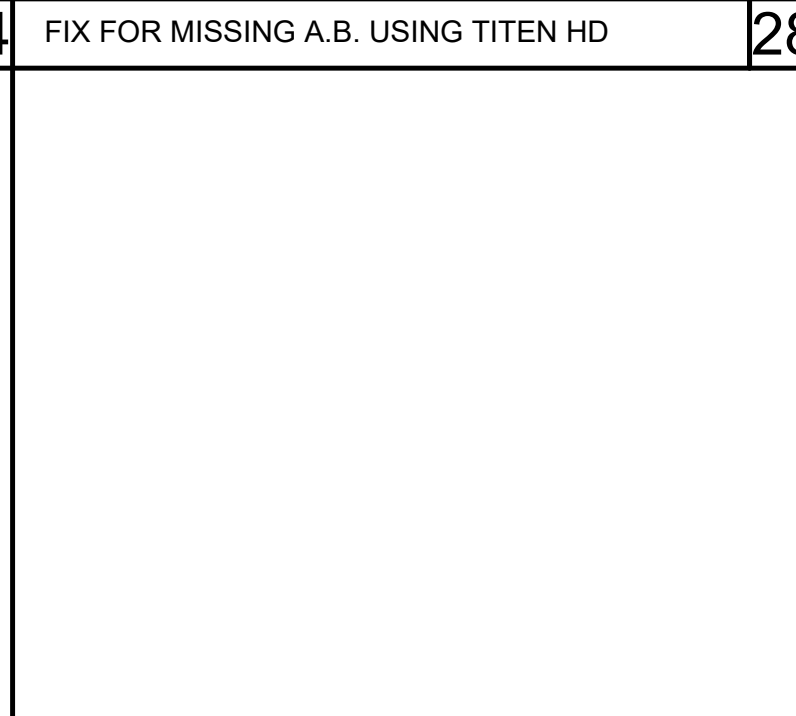
15 REINF. AT INTER. & CORNER



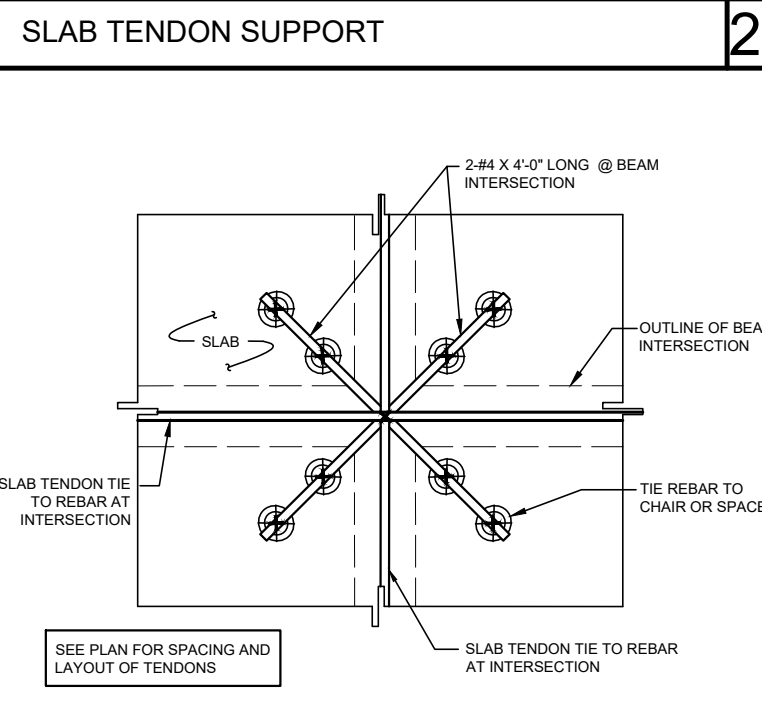
10 TYPICAL EXTERIOR CURB FOOTING



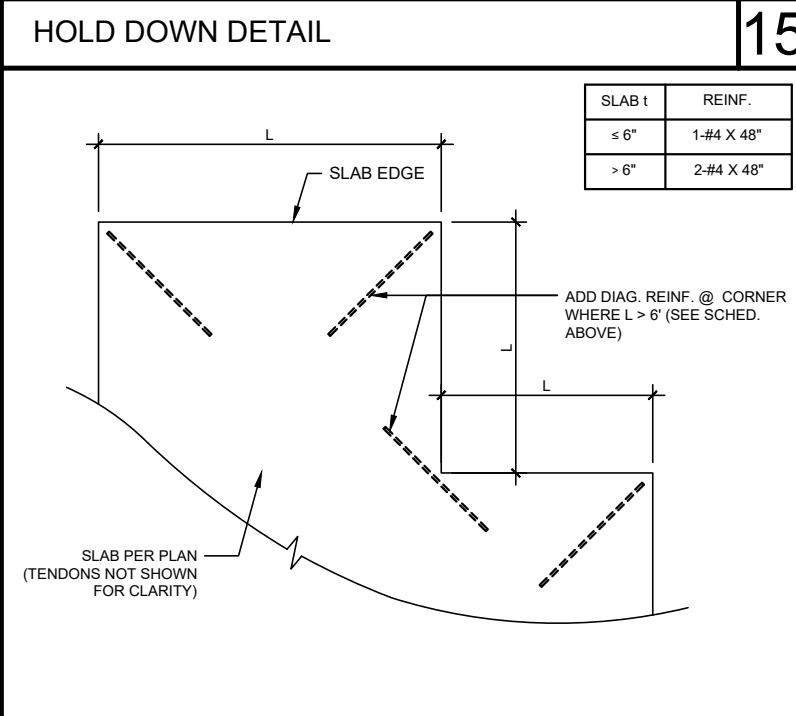
CONVENTIONAL



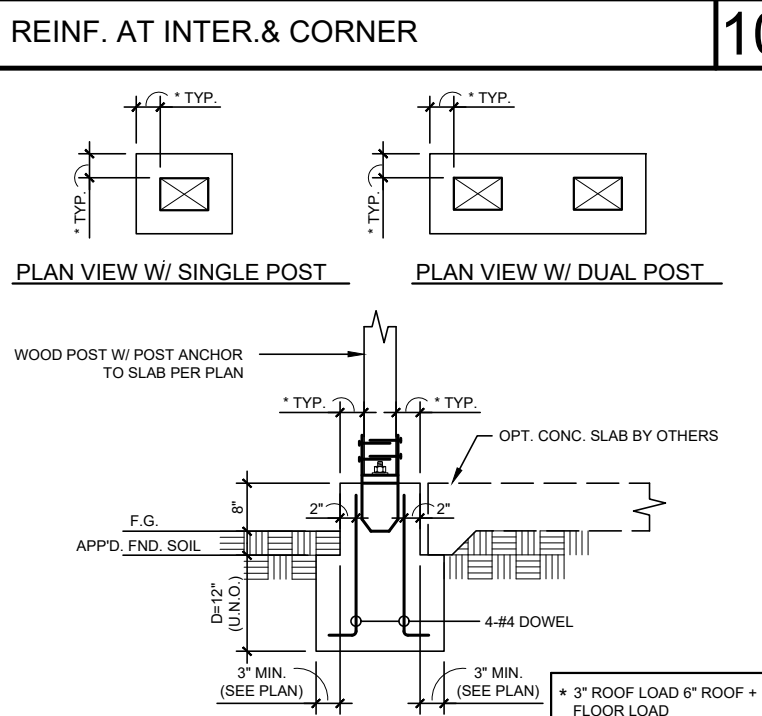
35 TENDON SUPPRT AT BEAMS



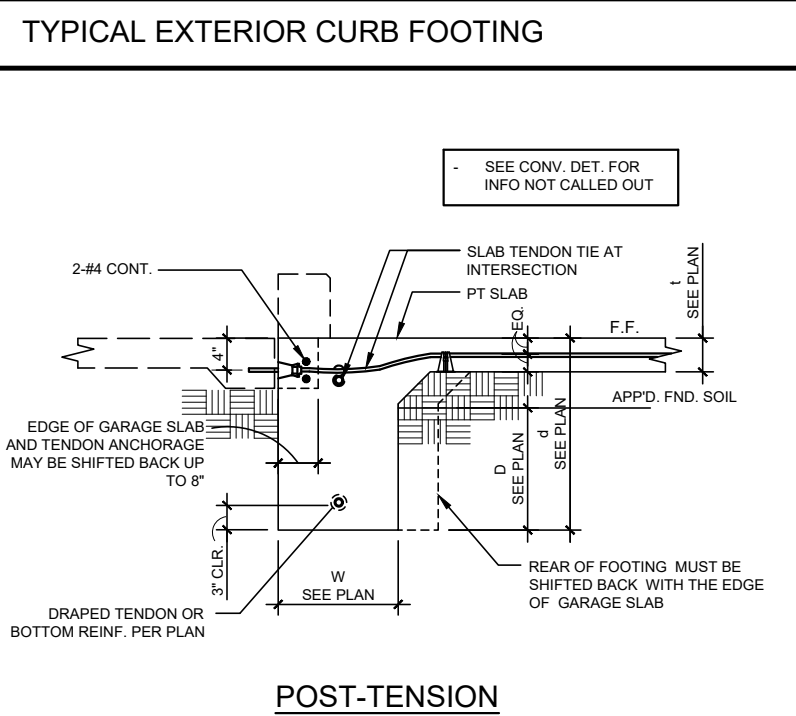
29 TENDON SUPPRT AT BEAMS



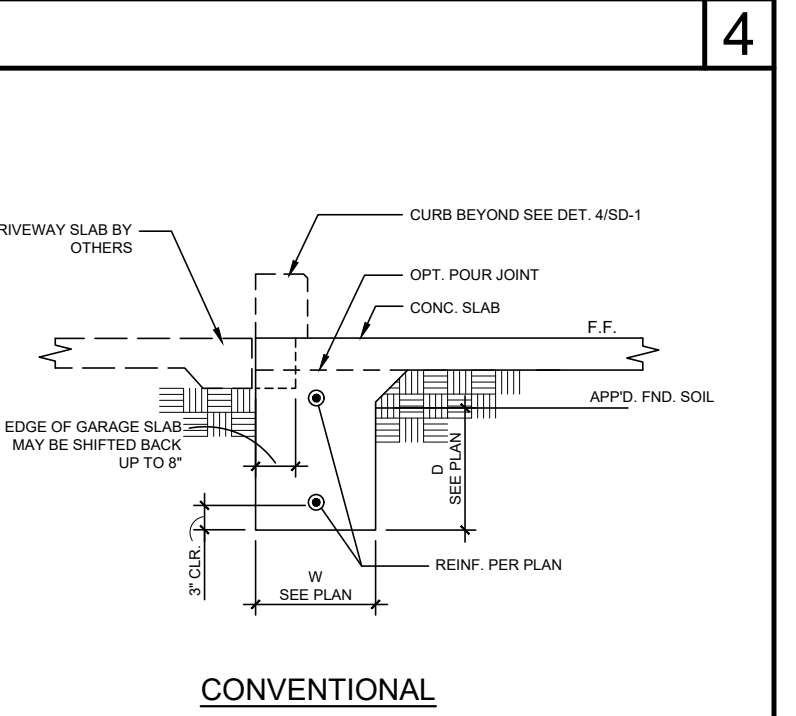
23 DIAG. REINF. AT CORNER



17 POST AT PORCH



TYPICAL FOOTING AT GARAGE OPENING



CONVENTIONAL



PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
 Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping and watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal laws or other restrictions.  
 2022 California Building Standard Code  
 Approved 03/06/2024  
 Plan Reviewer: BDIVISION  
 Permit: B-RNW-23-0006 REV  
 Plan Approved

ISSUES & REVISIONS


SEAL / SIGNATURE

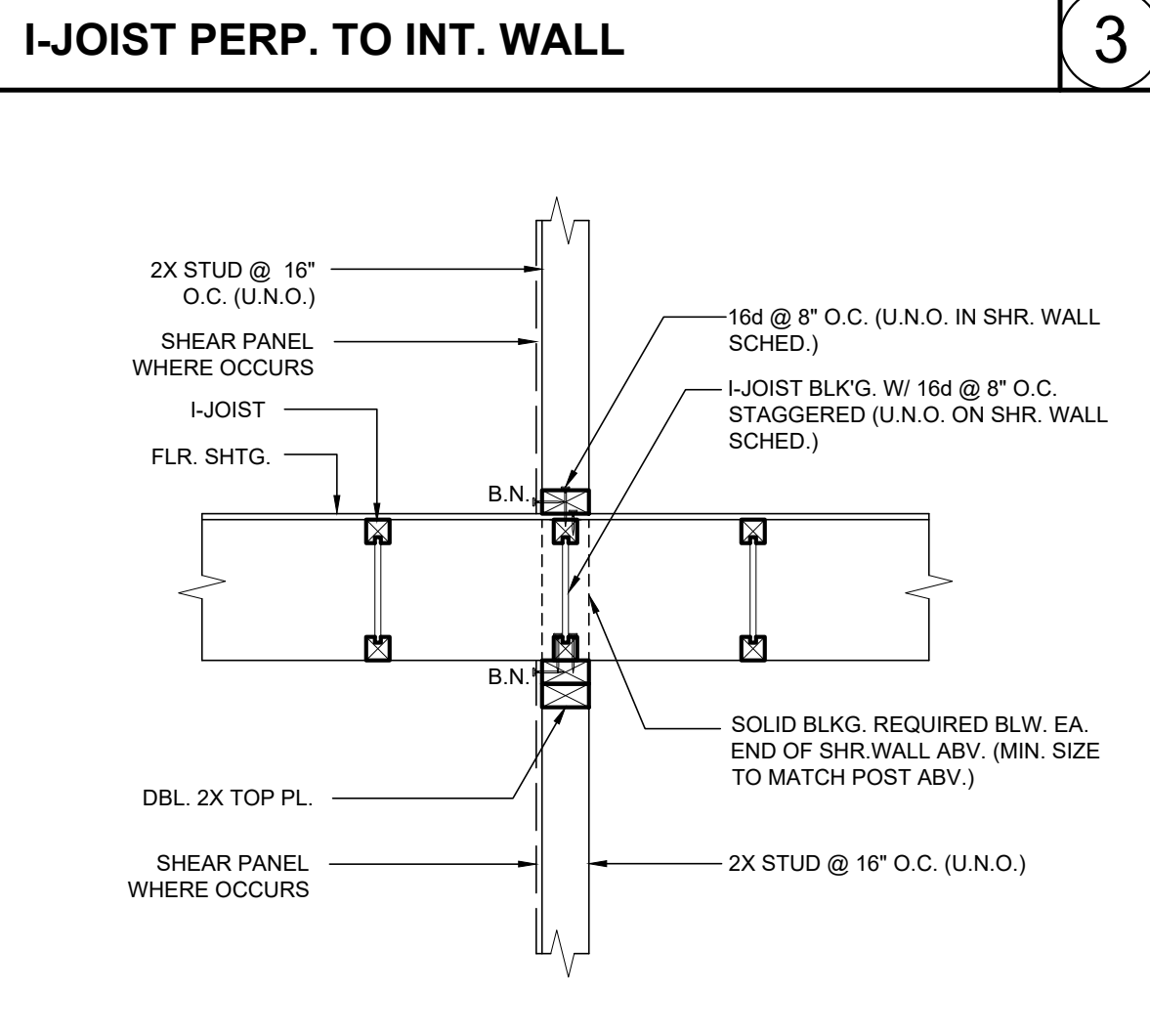
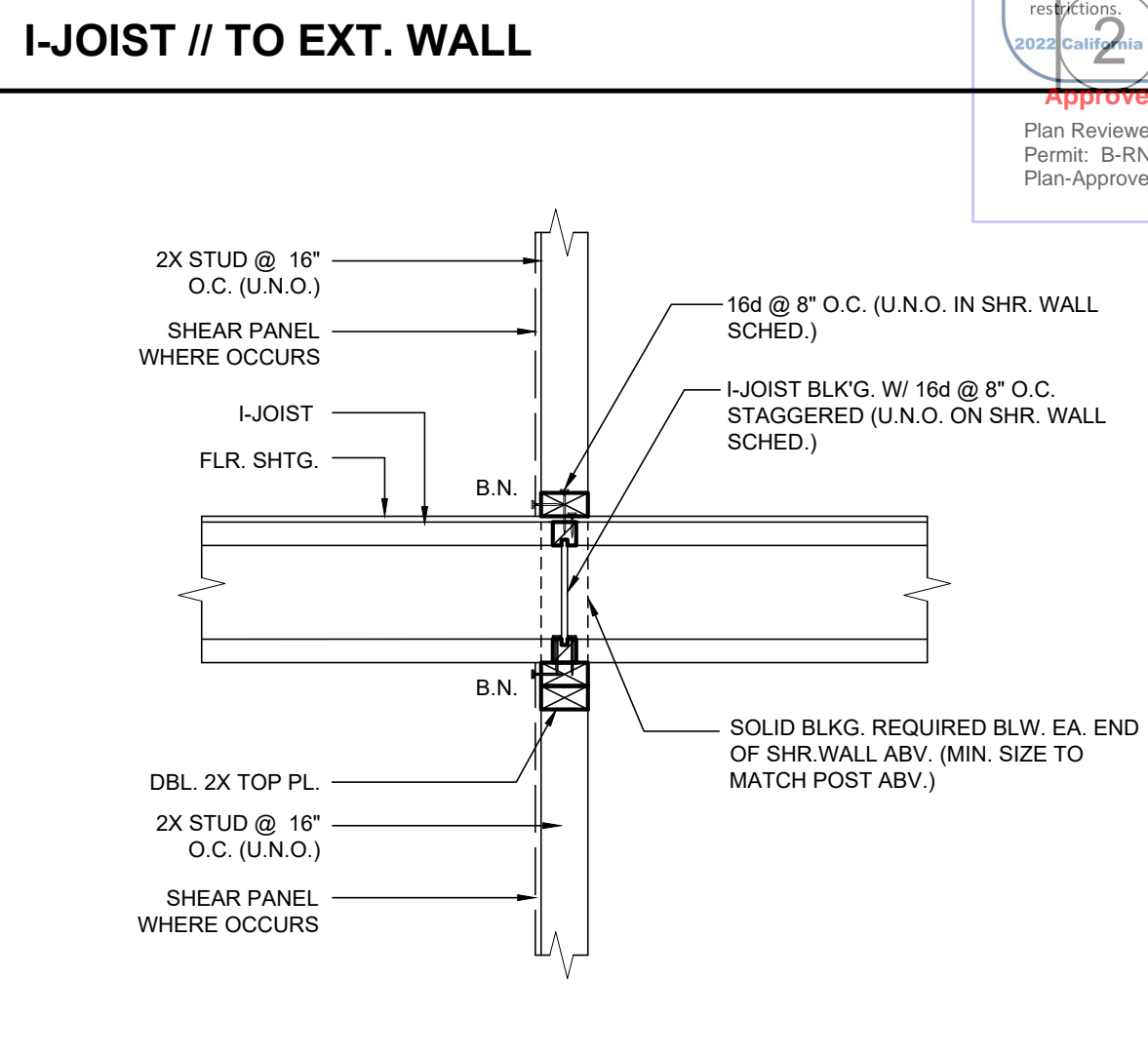
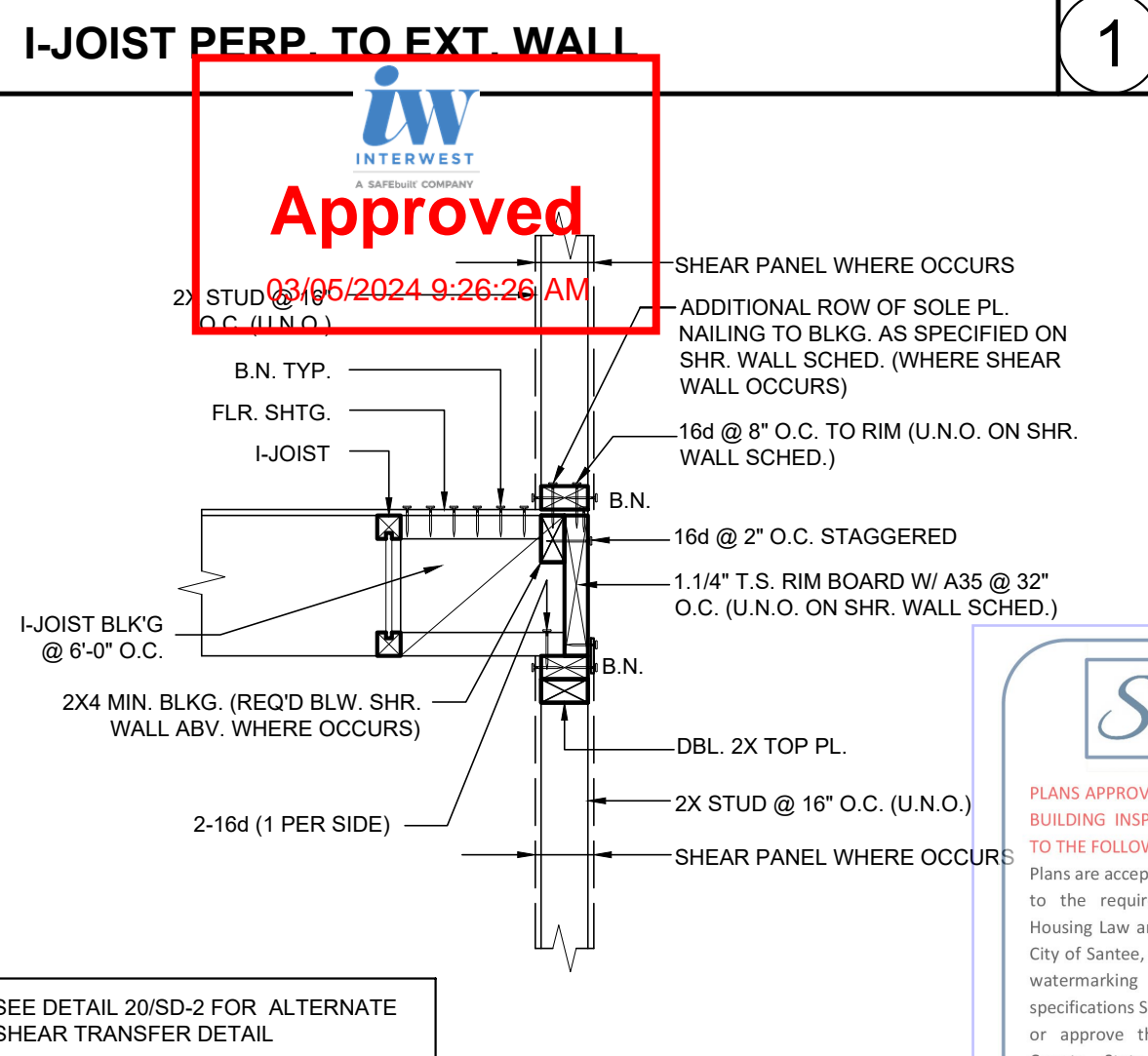
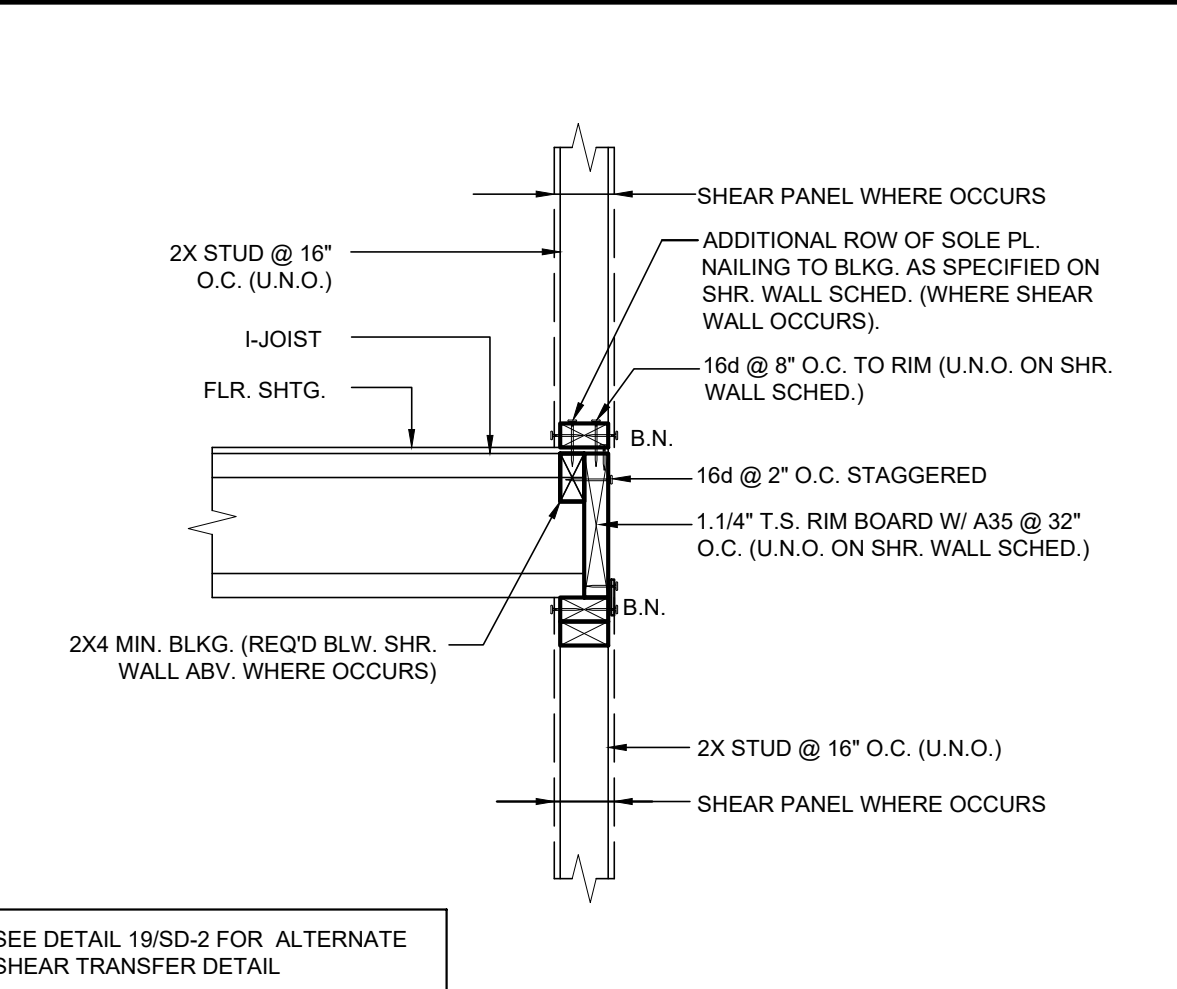
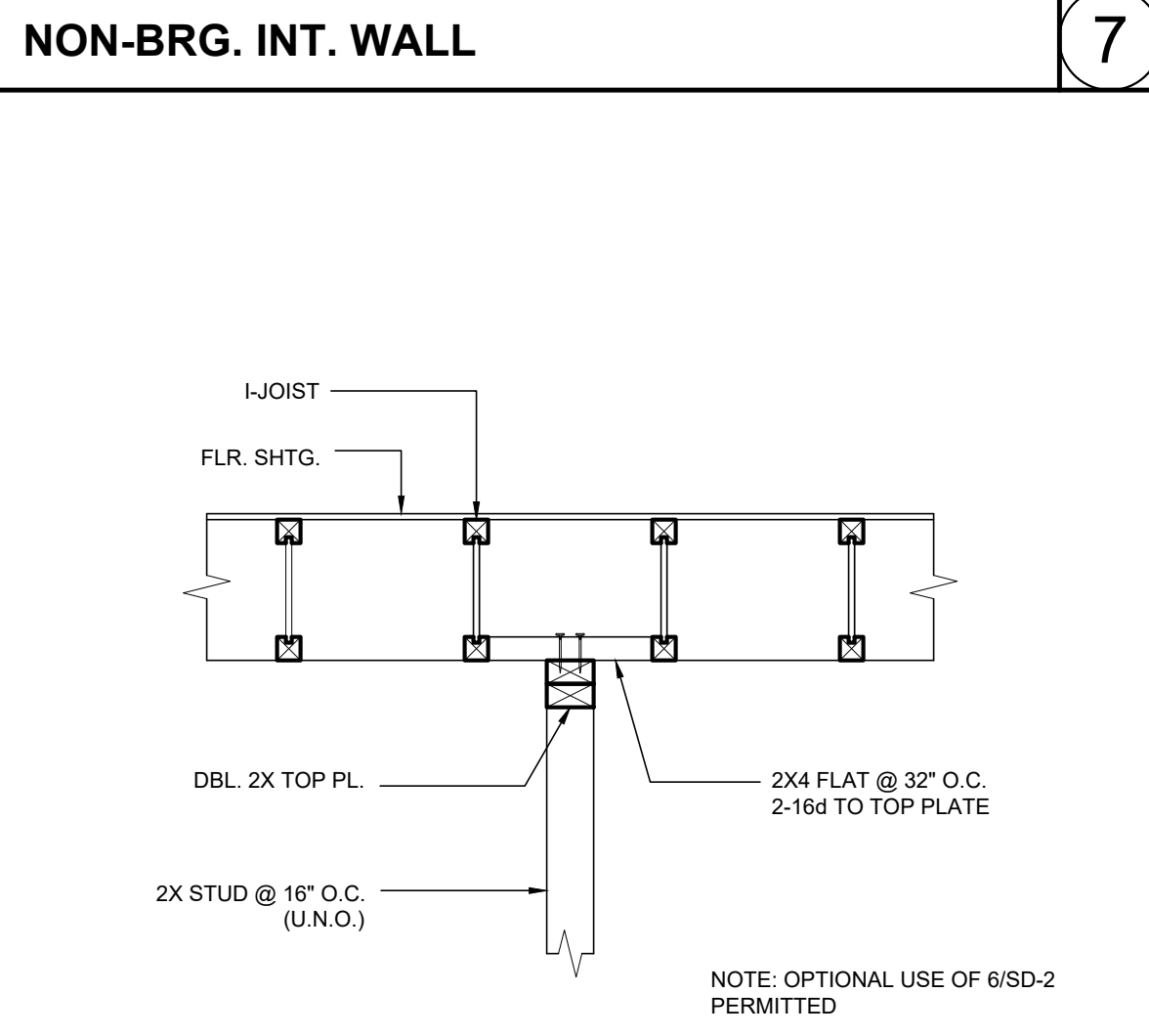
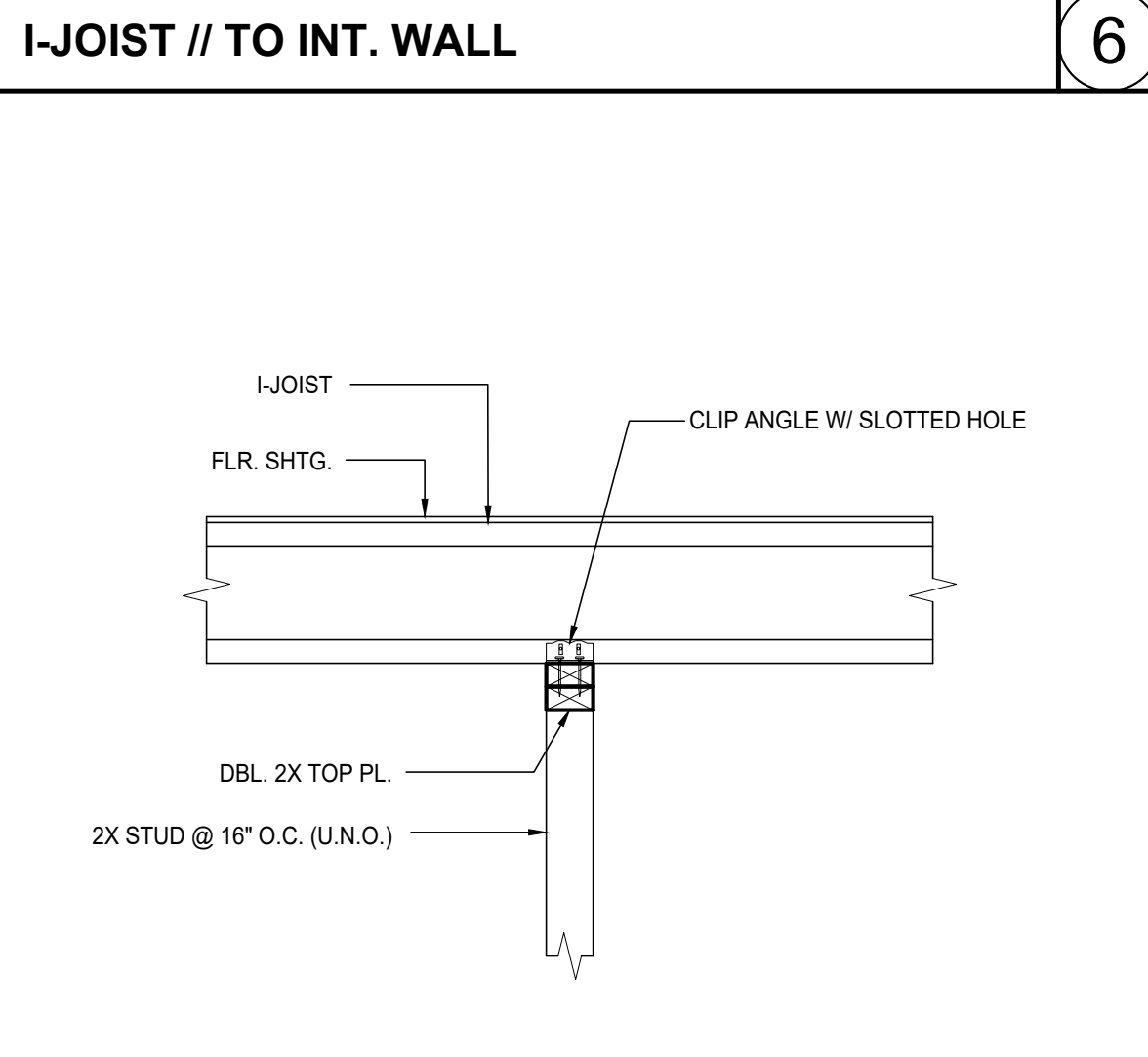
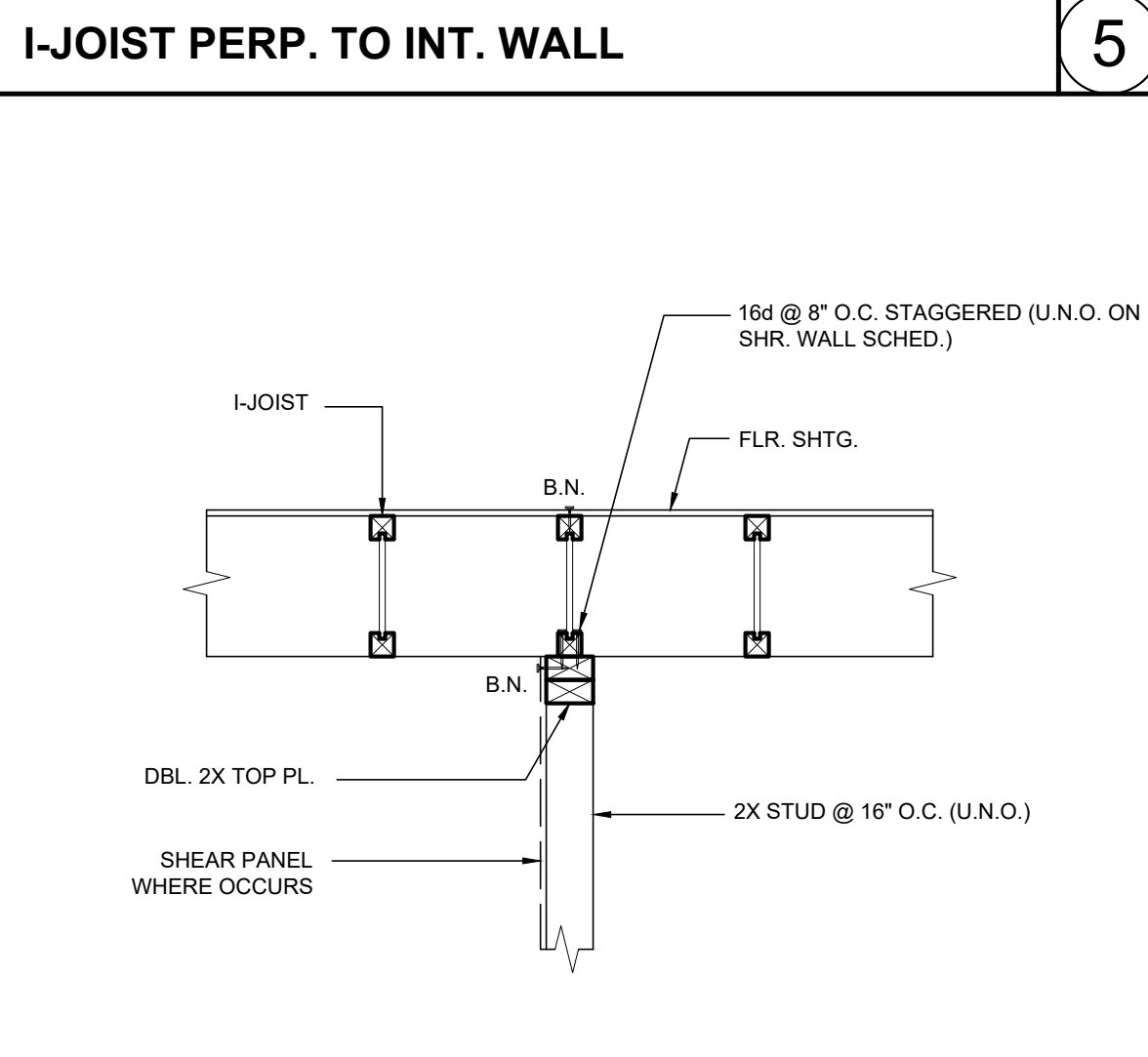
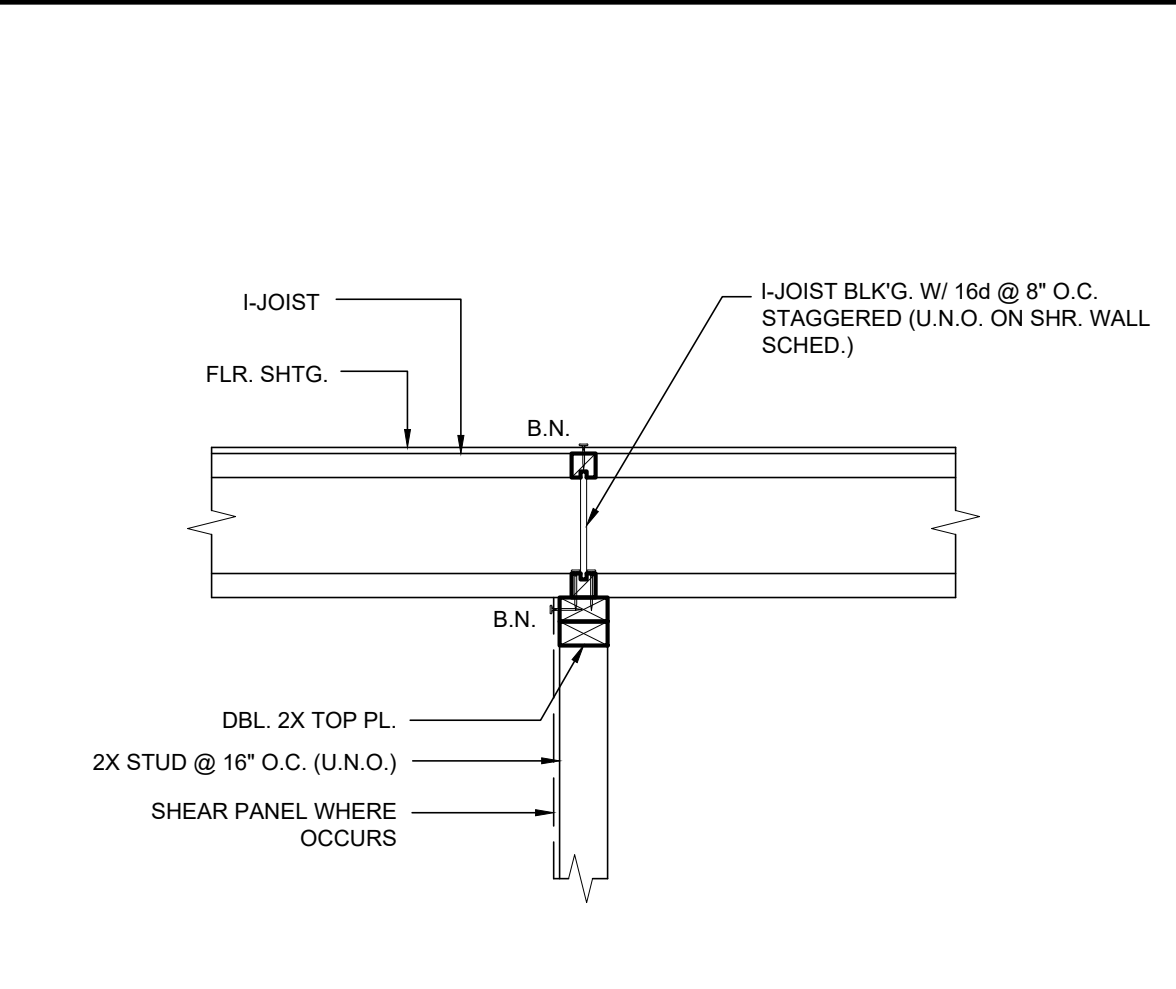
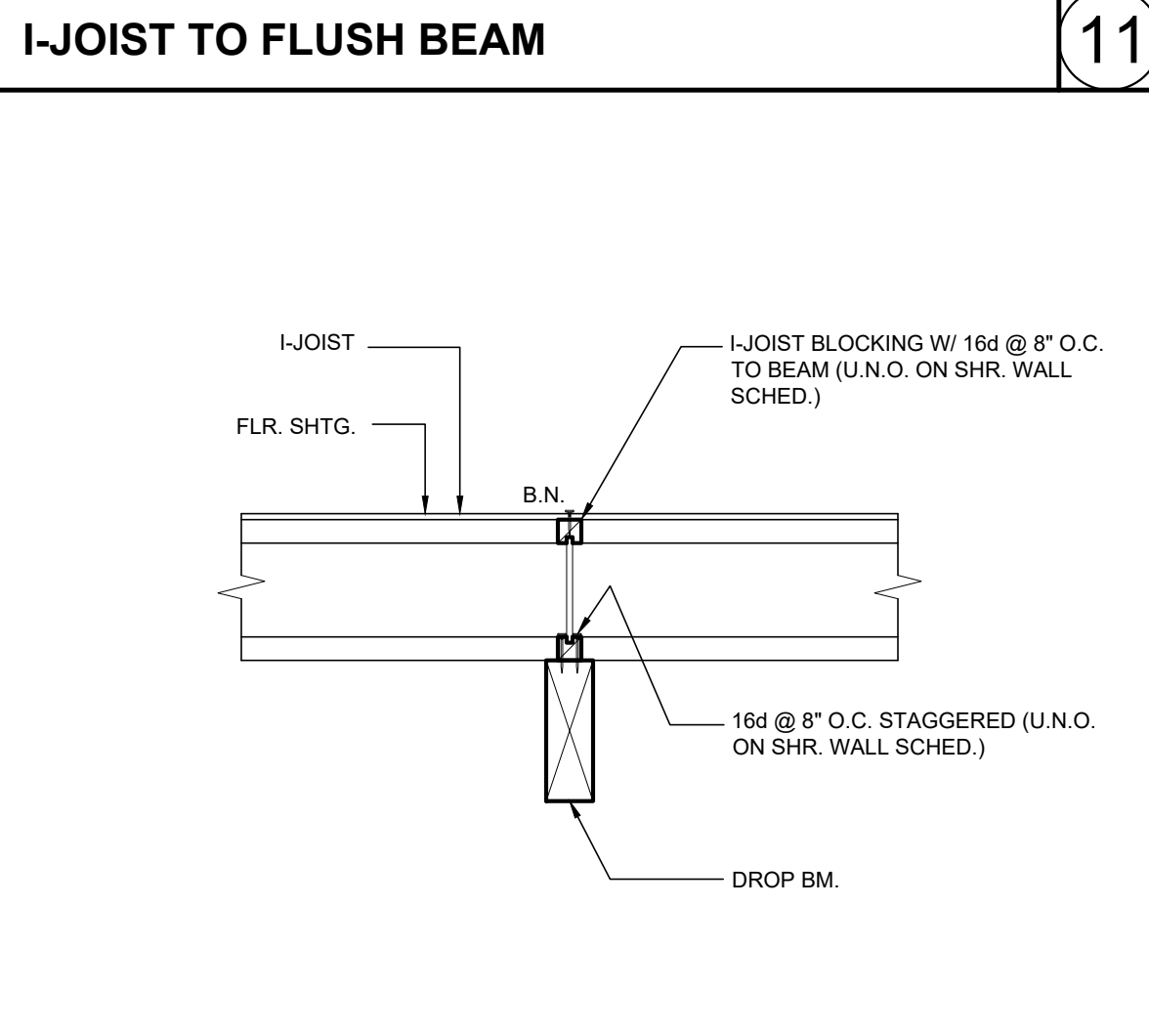
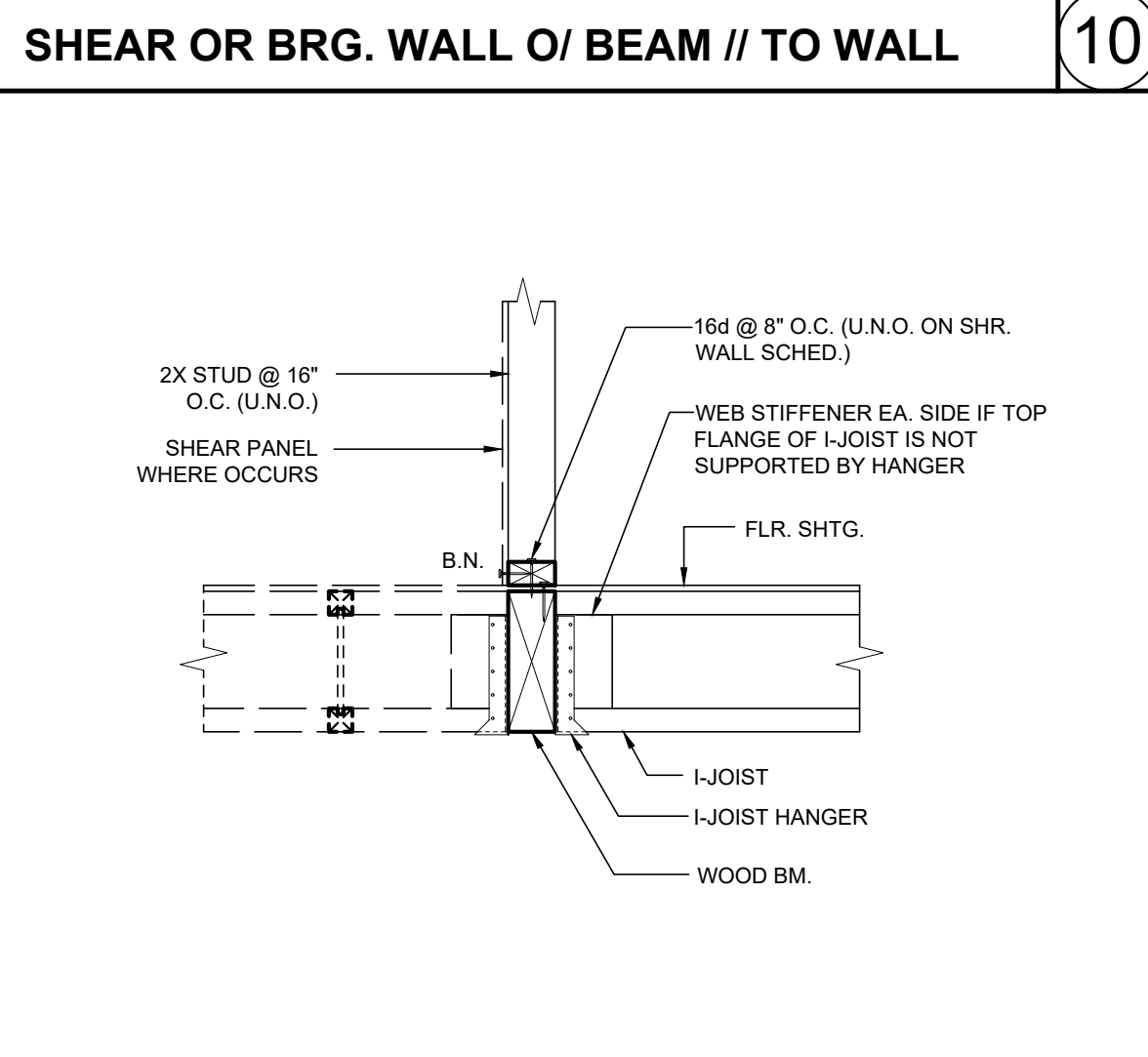
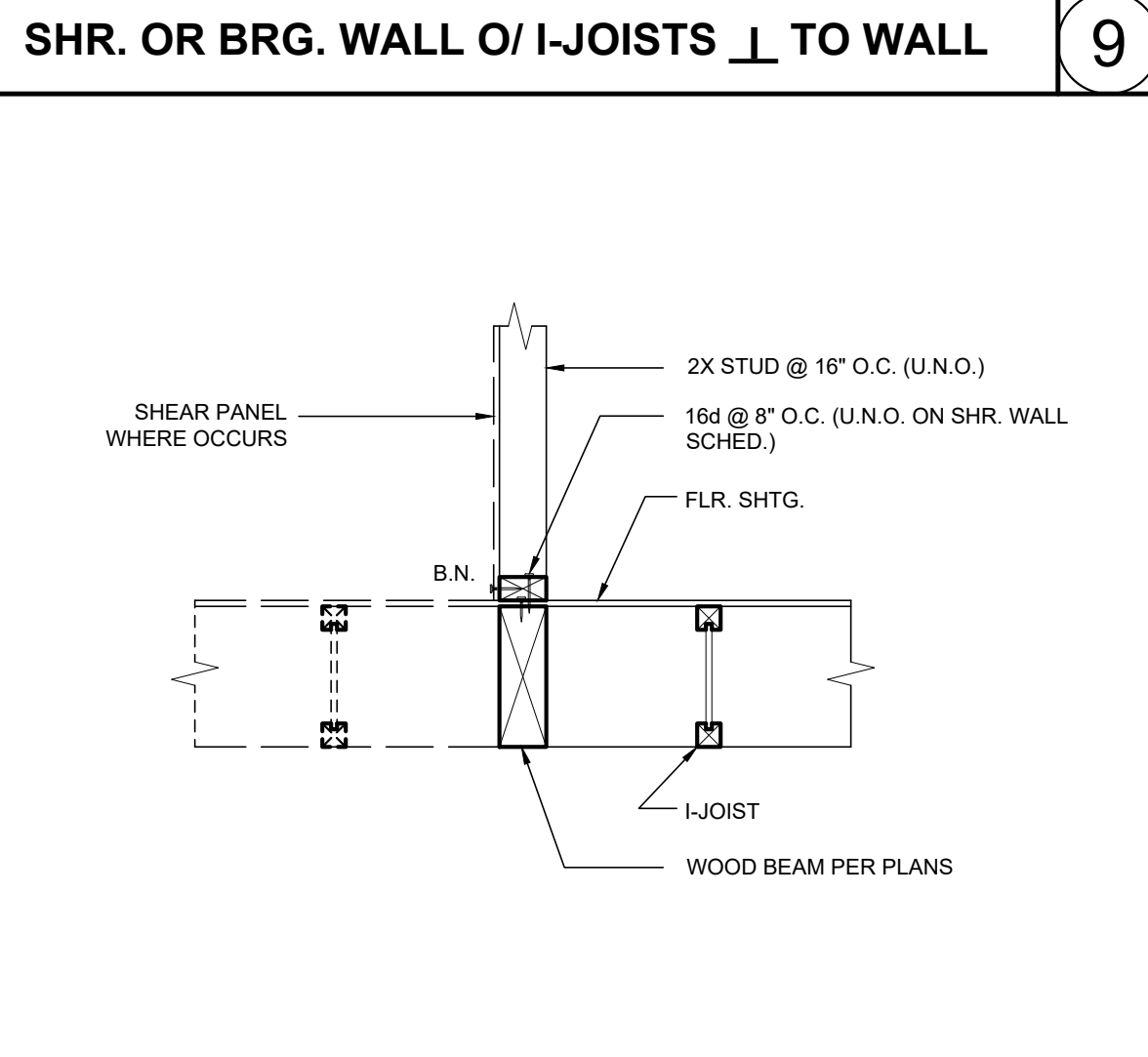
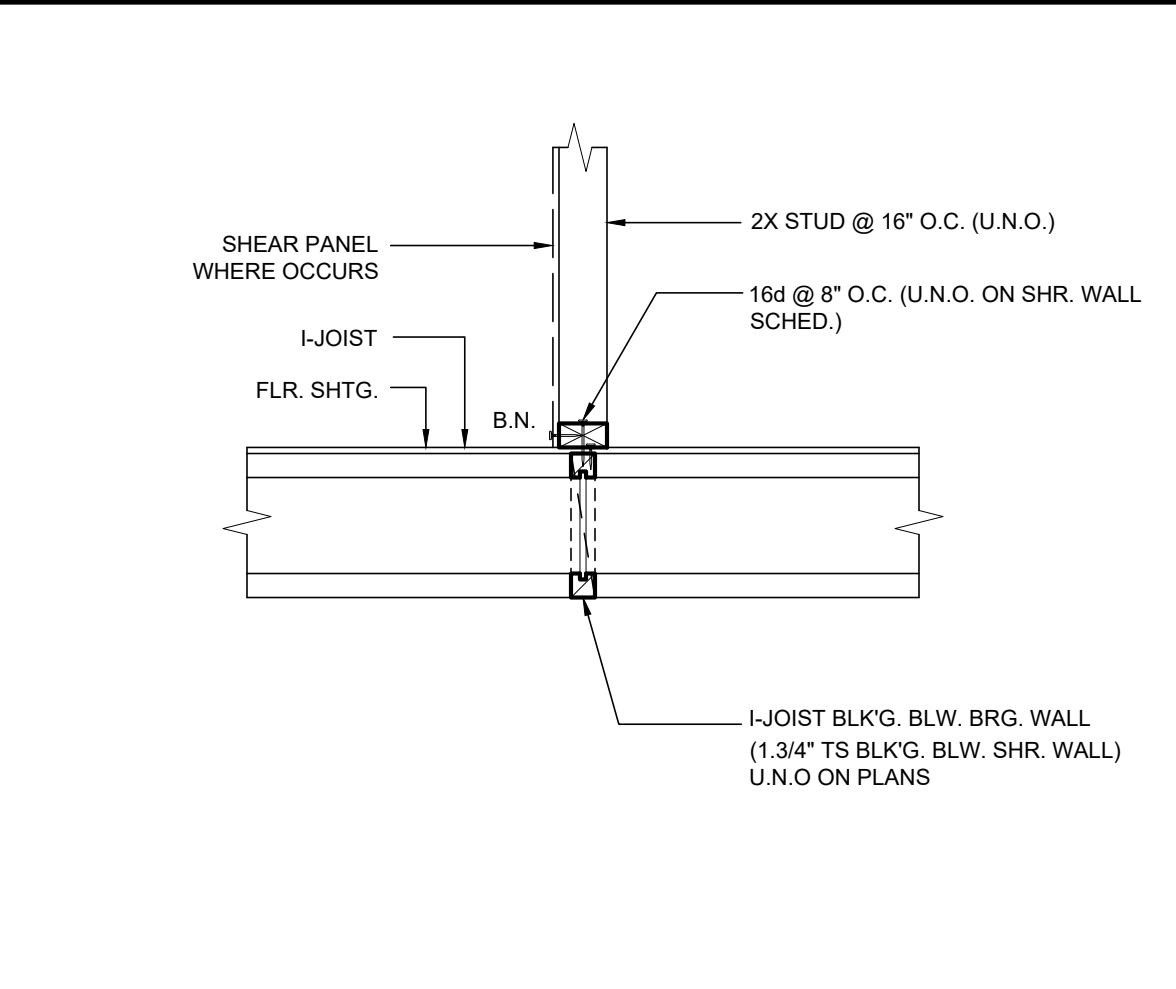
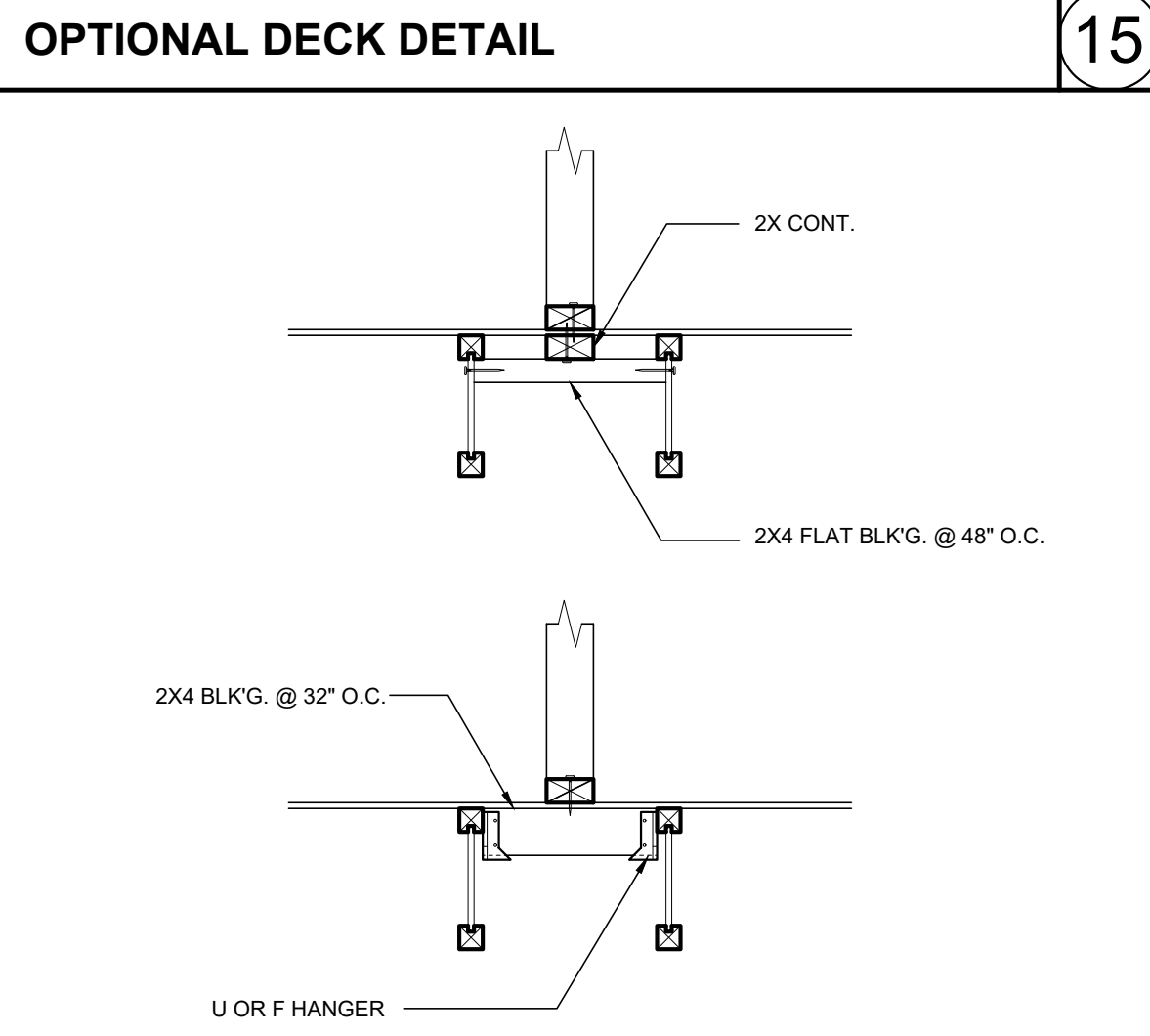
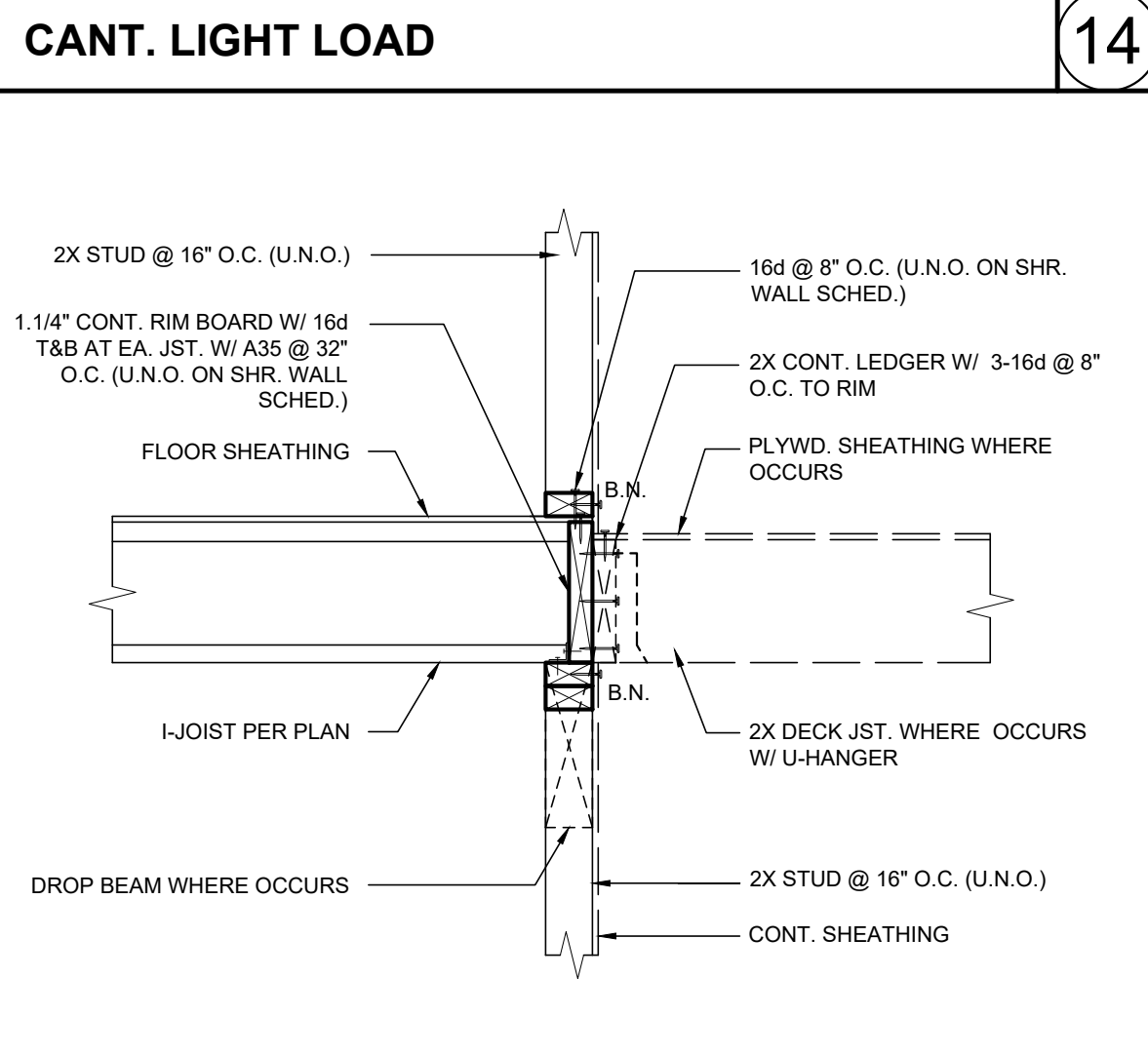
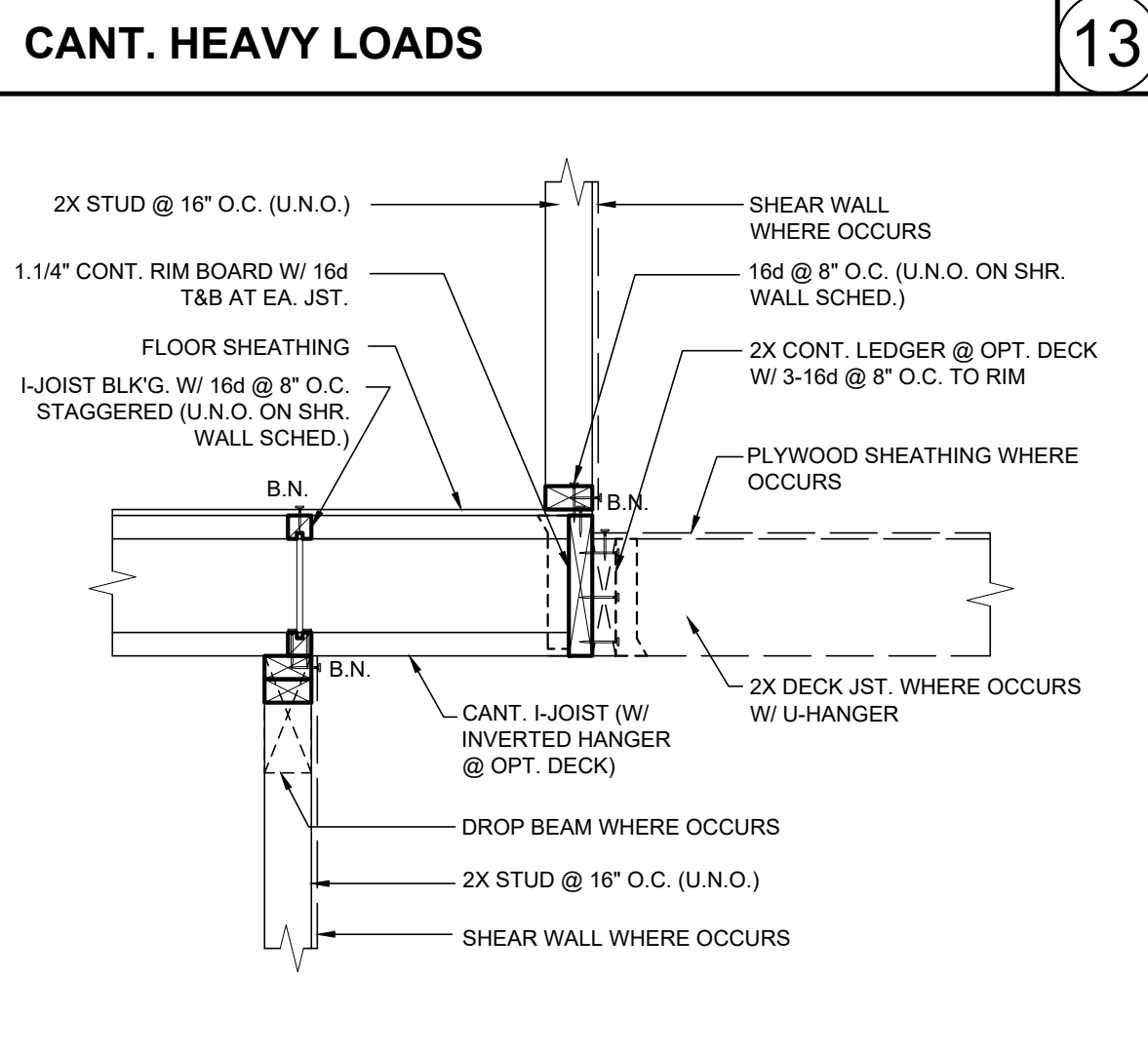
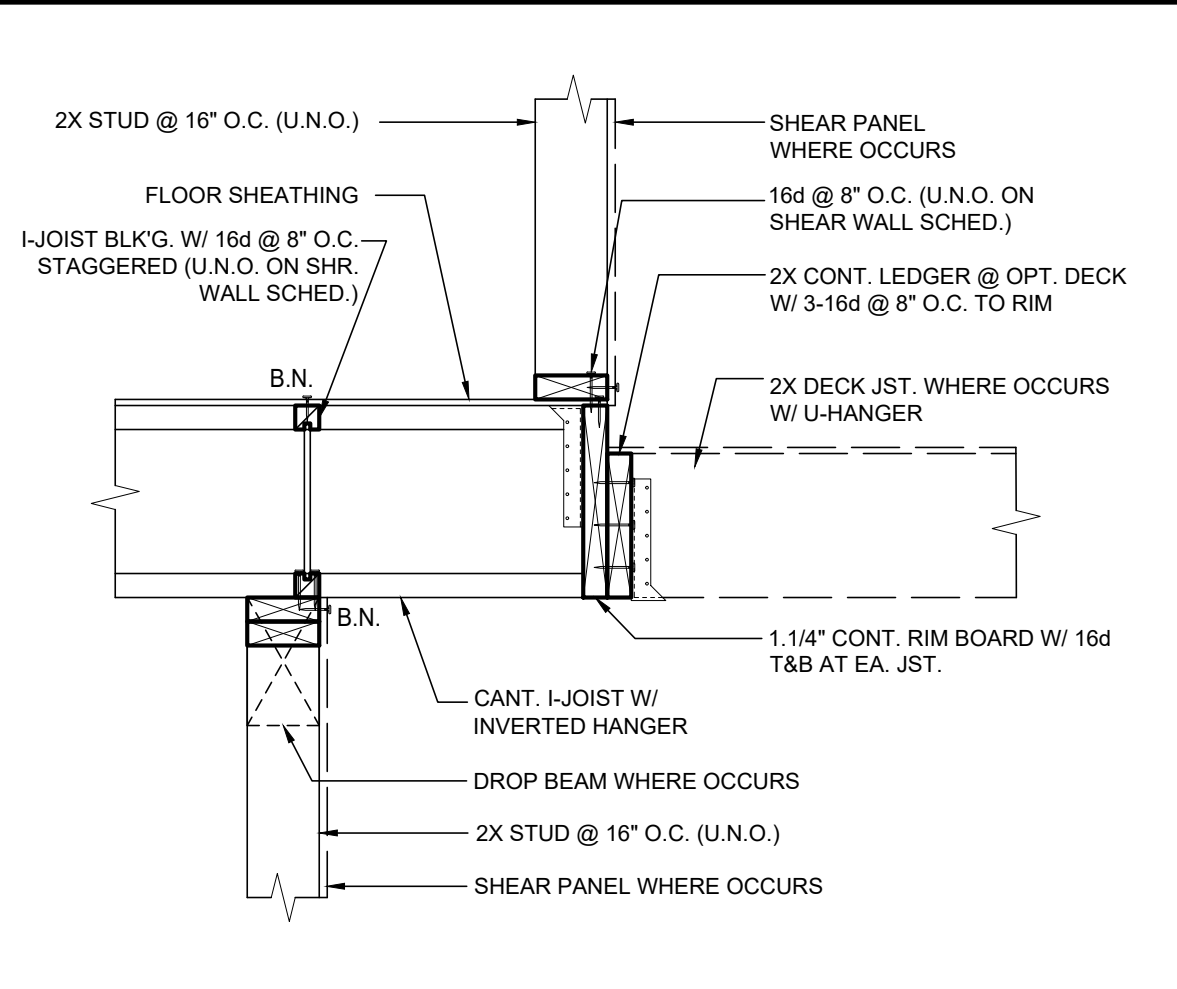
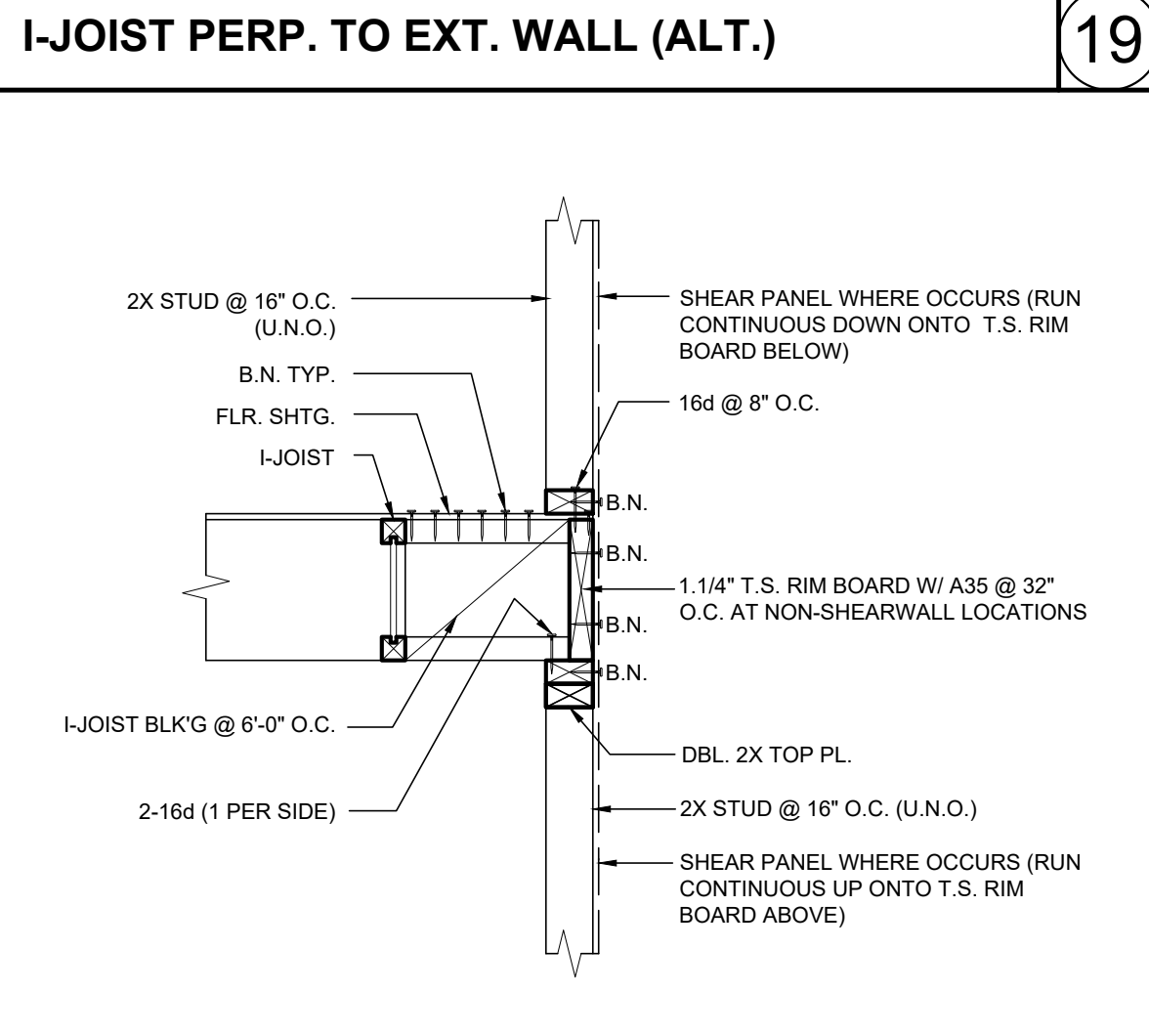
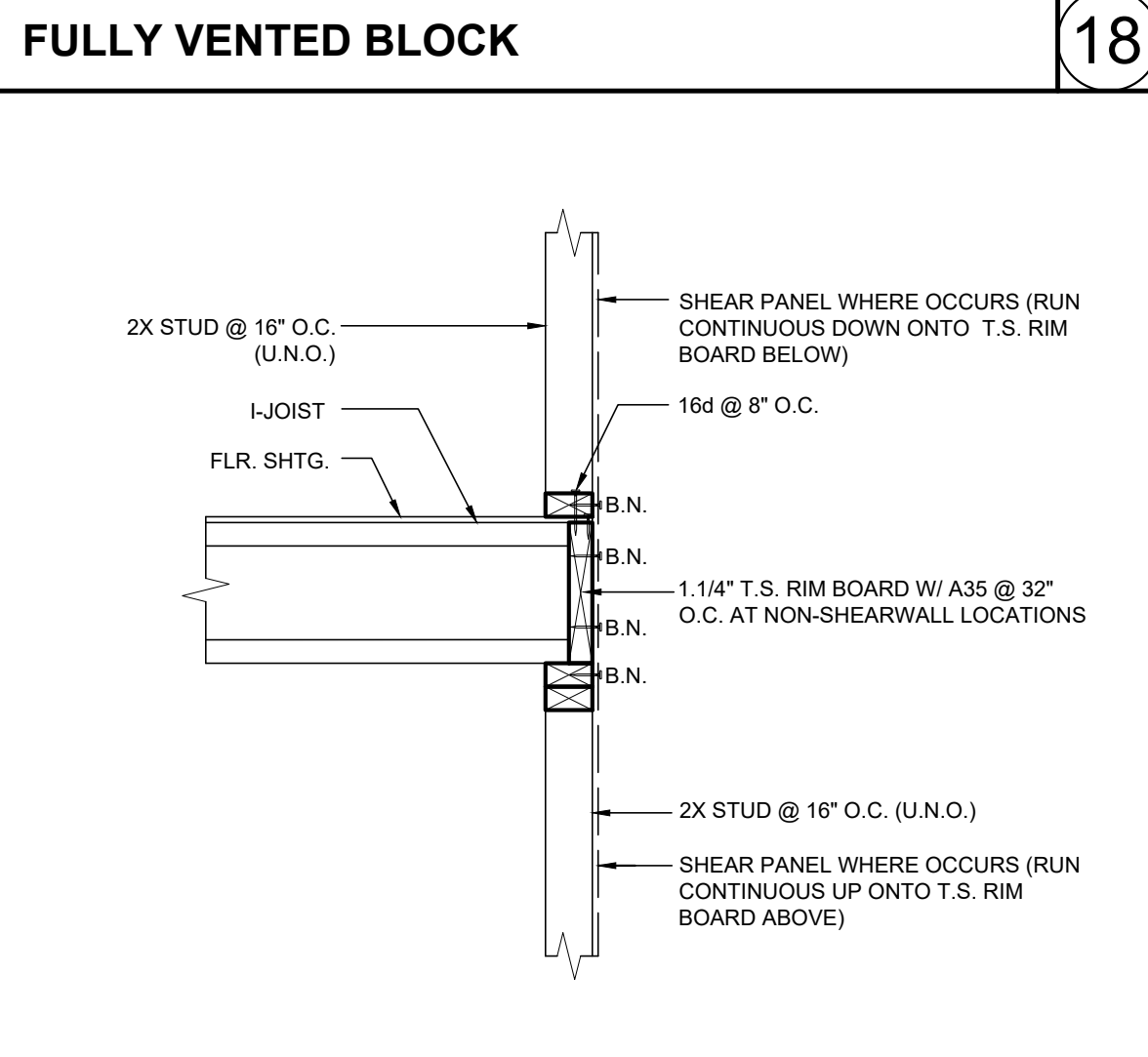
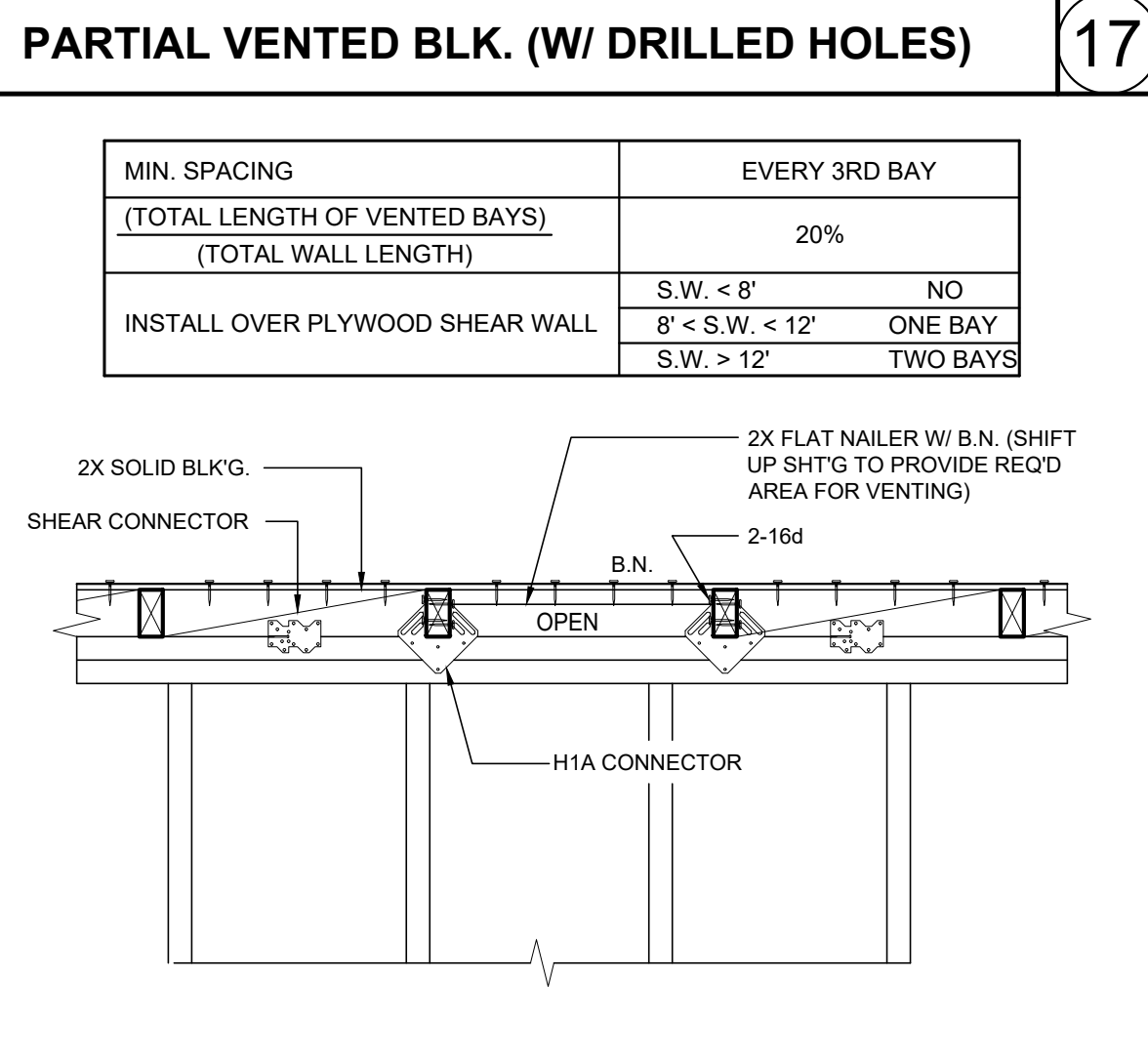
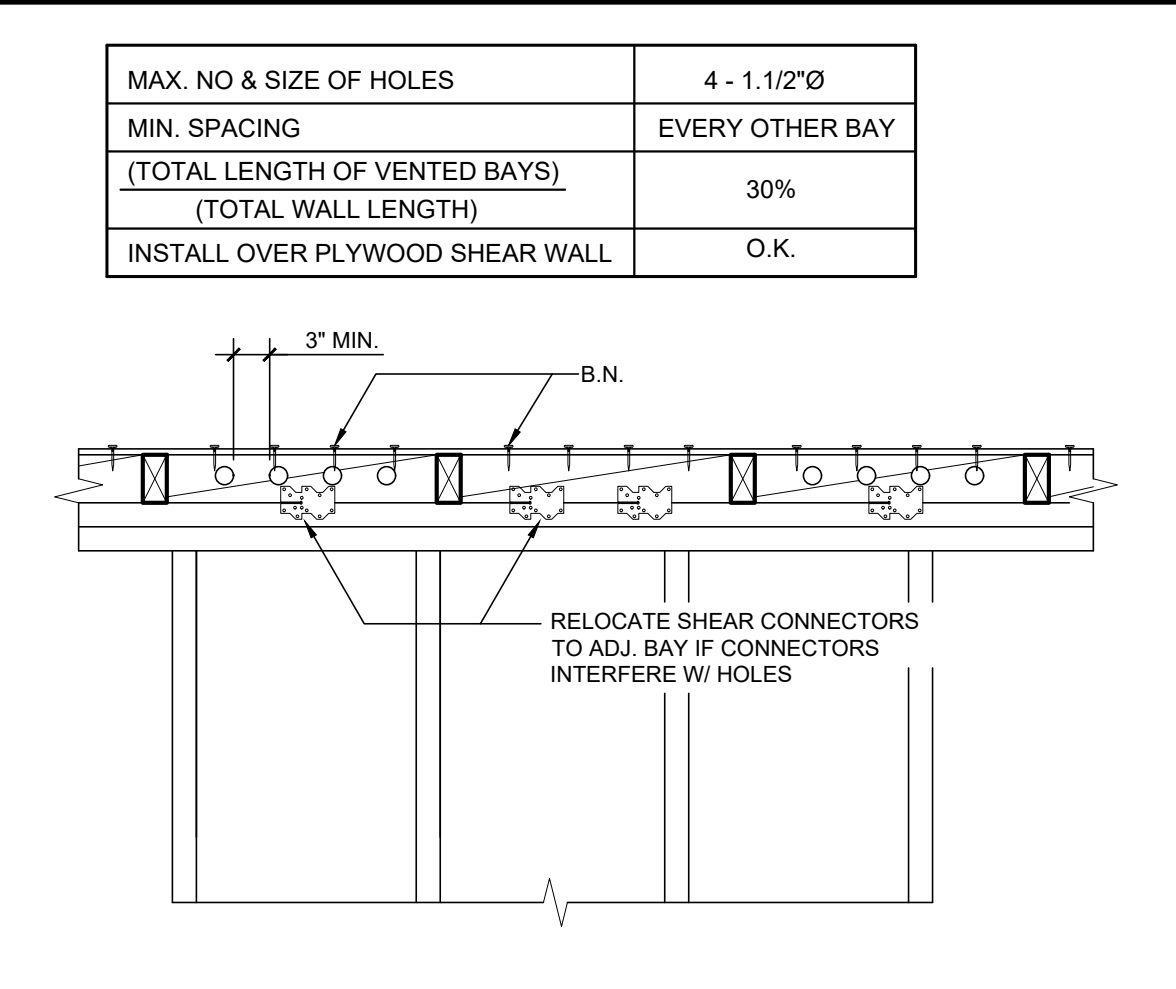
**Santee**  
 Building Inspection Division  
 Plans approved by the City of Santee Building Inspection Division subject to the requirements of the California Building Code and the building laws of the City of Santee, California. This stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal laws or other regulations.  
 2022 California Building Standard Codes

Approved 03/06/2024 9:26:26 AM  
 B.N. TYP.  
 Plan Reviewed BD/Division  
 Permit: B3RN/23-0906 REV  
 Plan-Approved

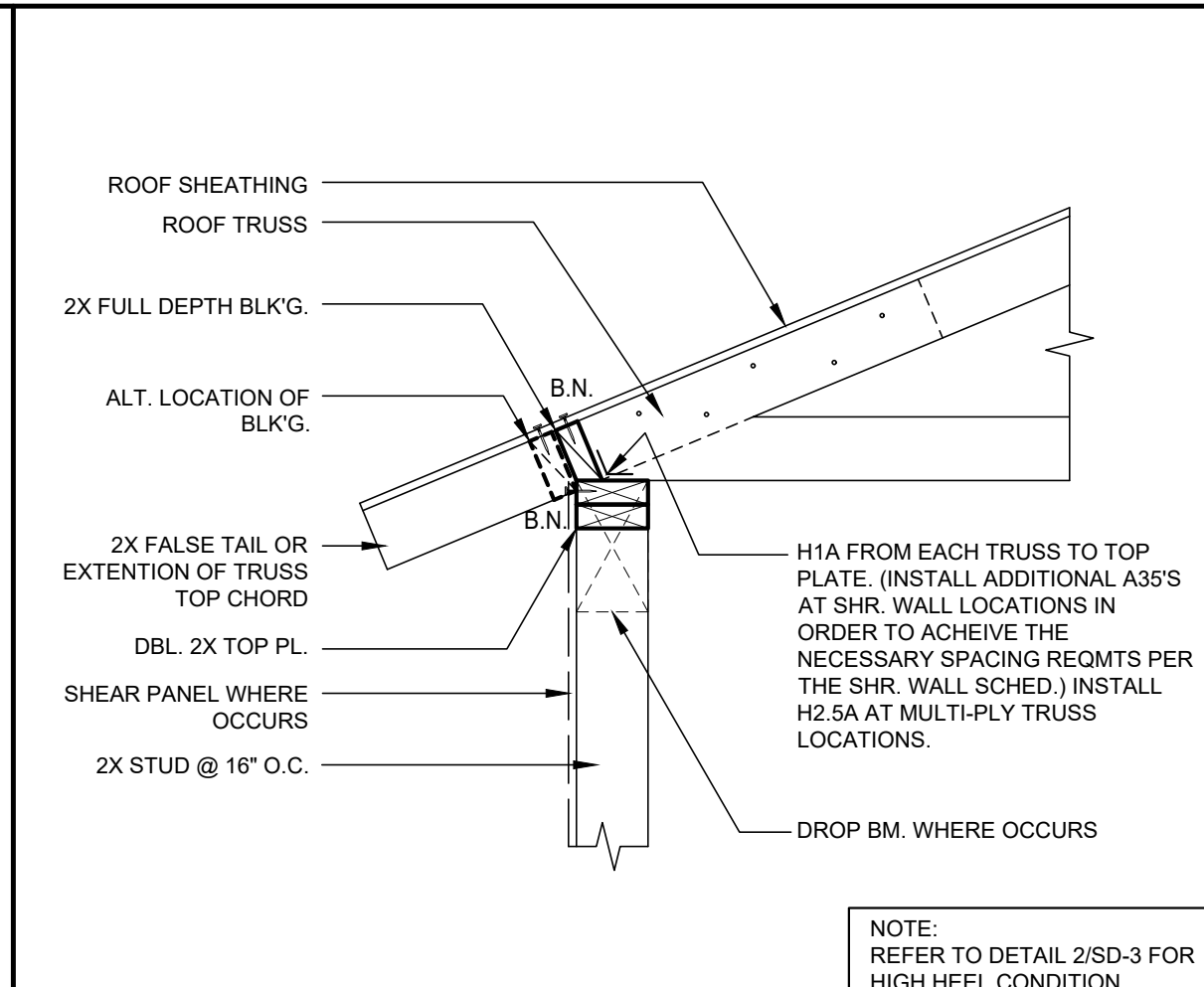
**KB HOME PROSPECT GARDENS Santee, CA TRACT NO. 2016-3**  
**STRUCTURAL DETAILS**

DRAWN BY: A.V./T.D.  
 CHECKED BY: M.V.G./R.S.  
 PROJECT NO.: 10-12072  
 ISSUE DATE: 09/05/2023  
 PLOT DATE: 02/27/2024  
 SHEET NO.:

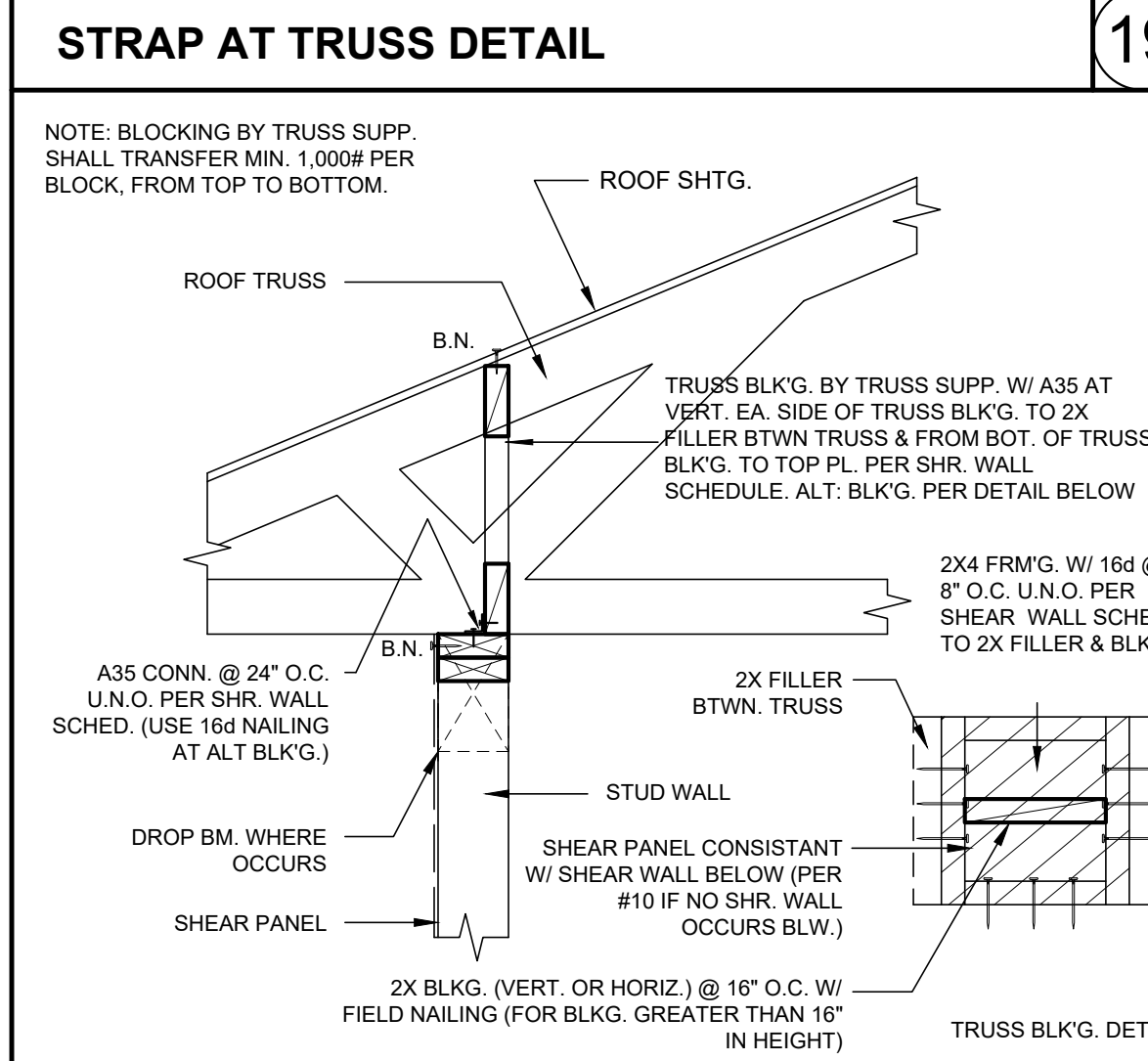
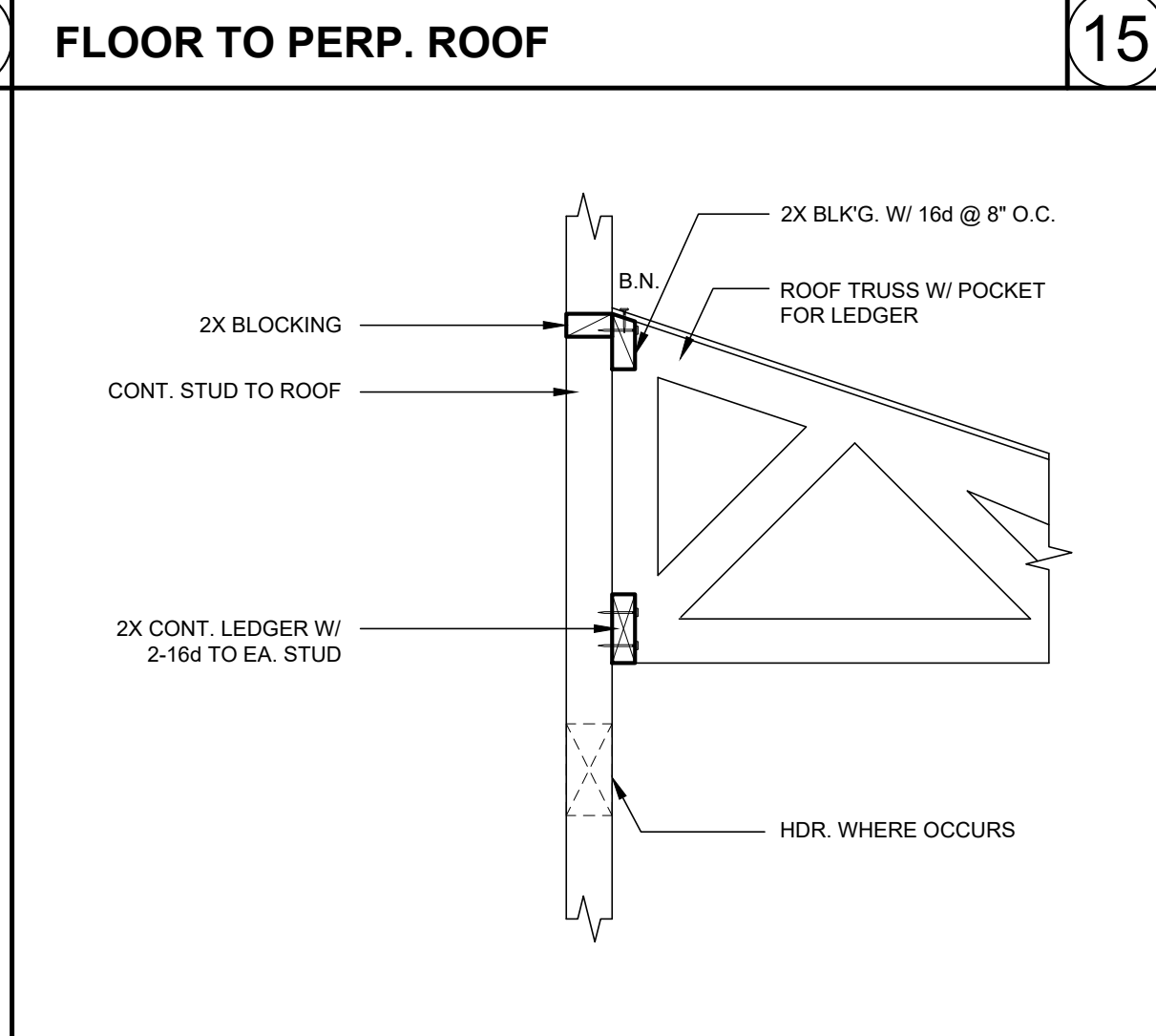
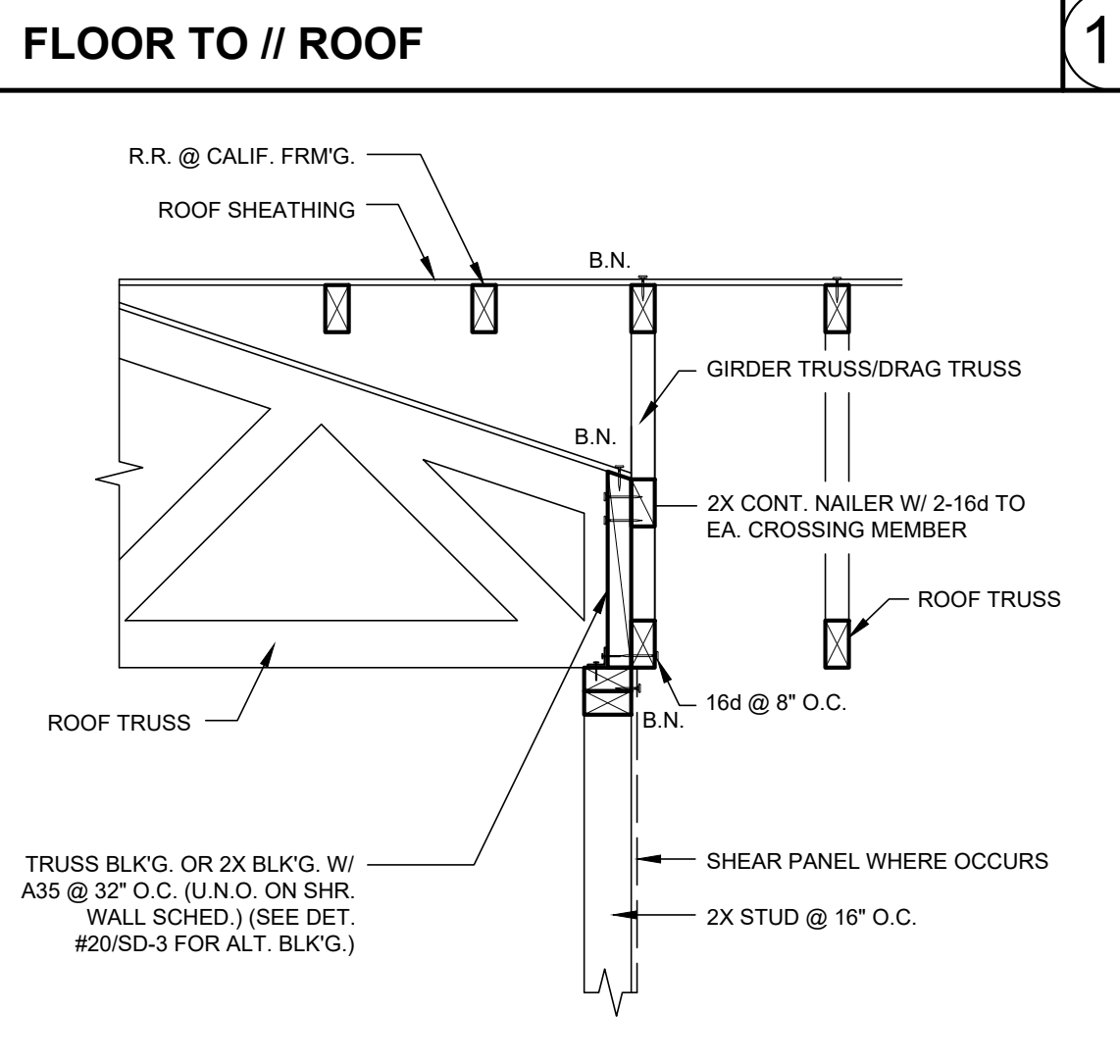
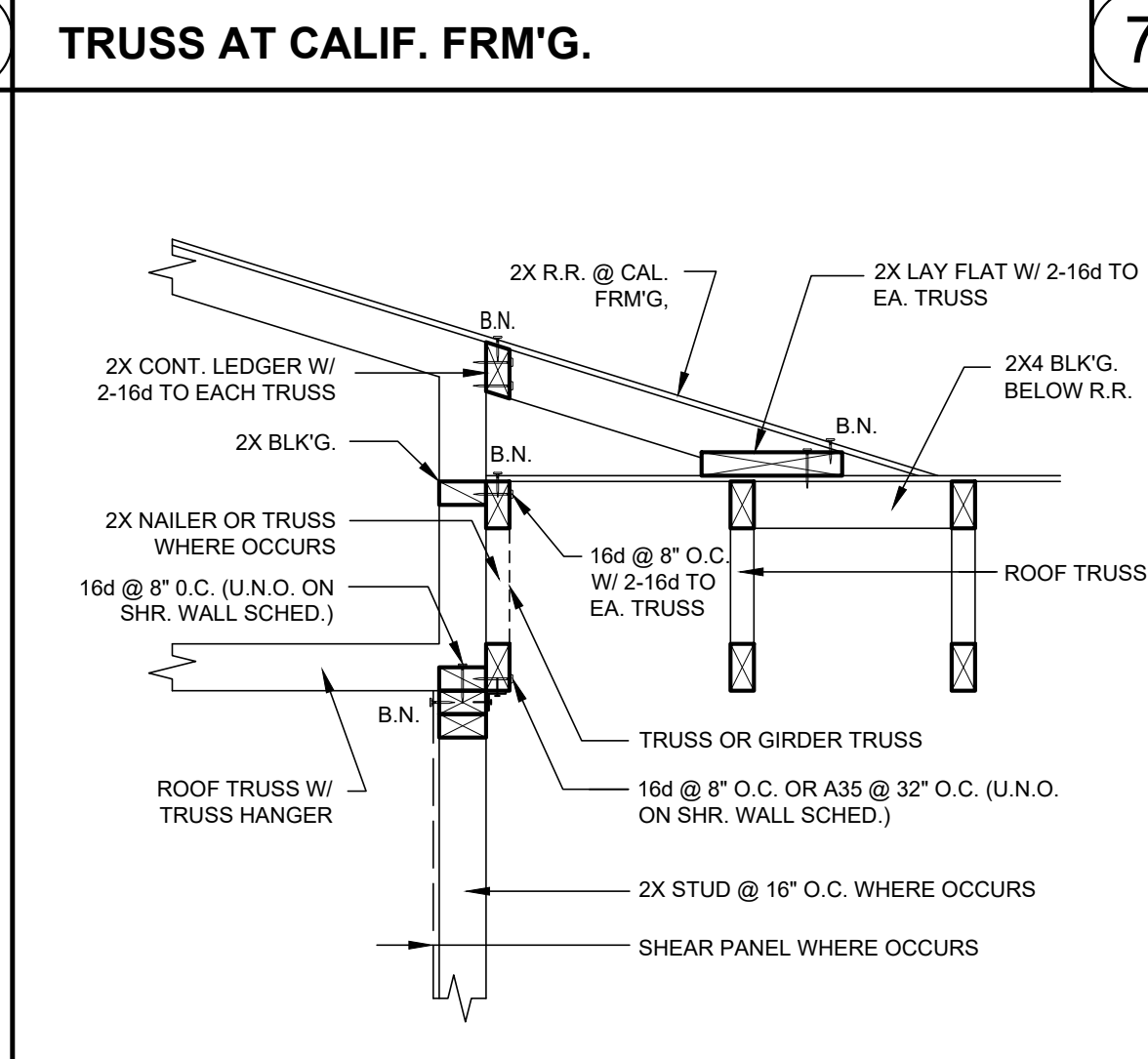
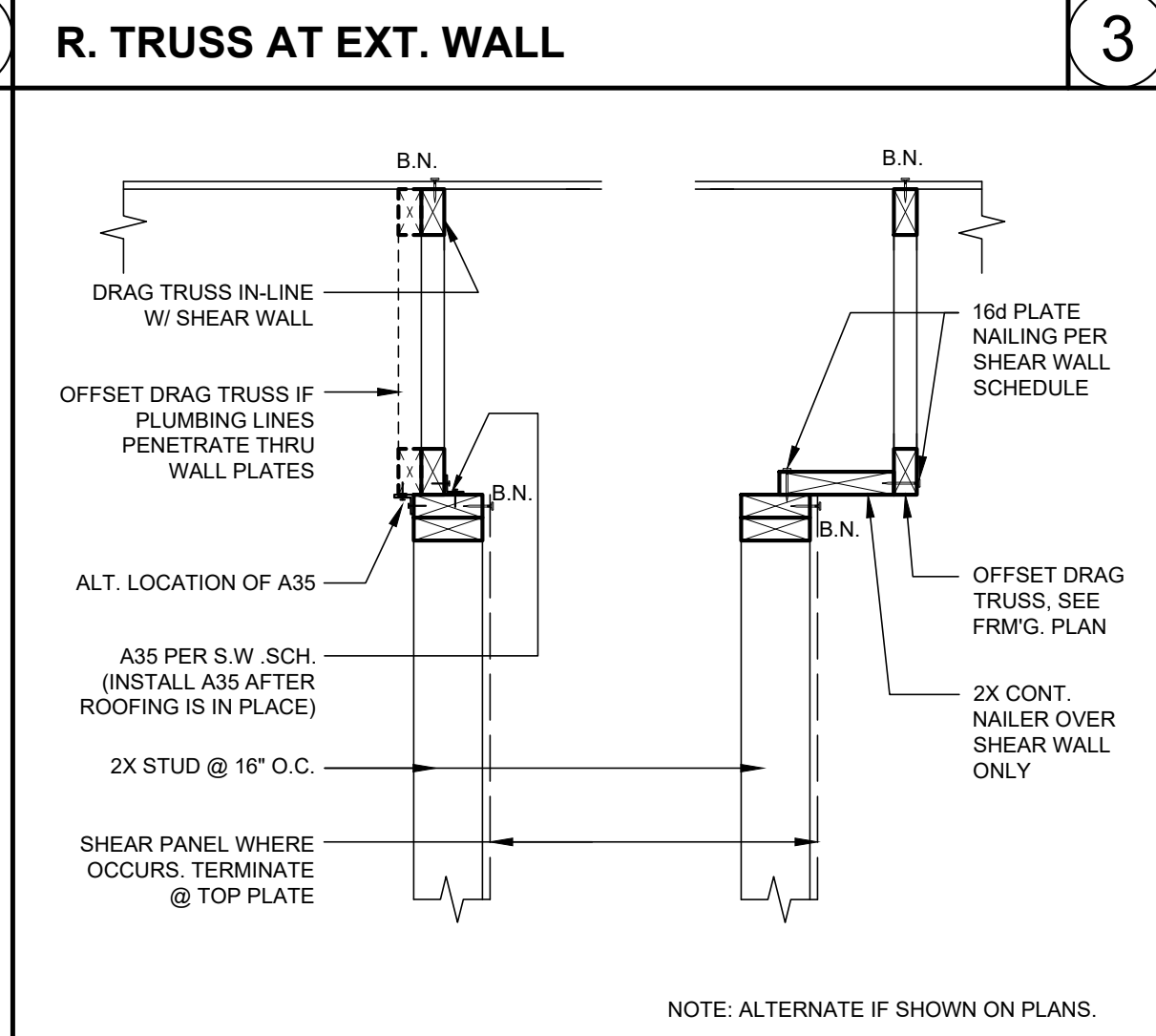
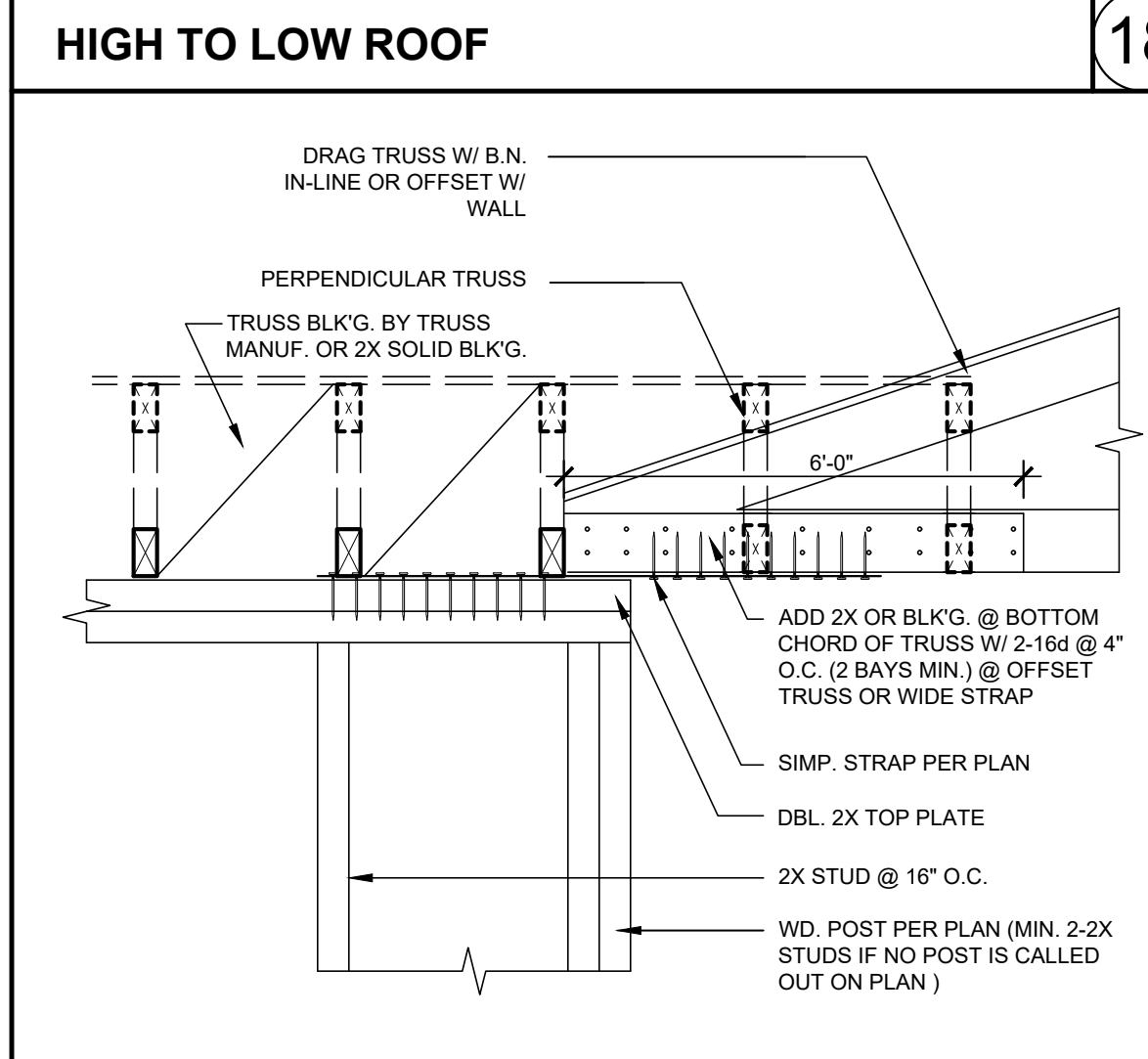
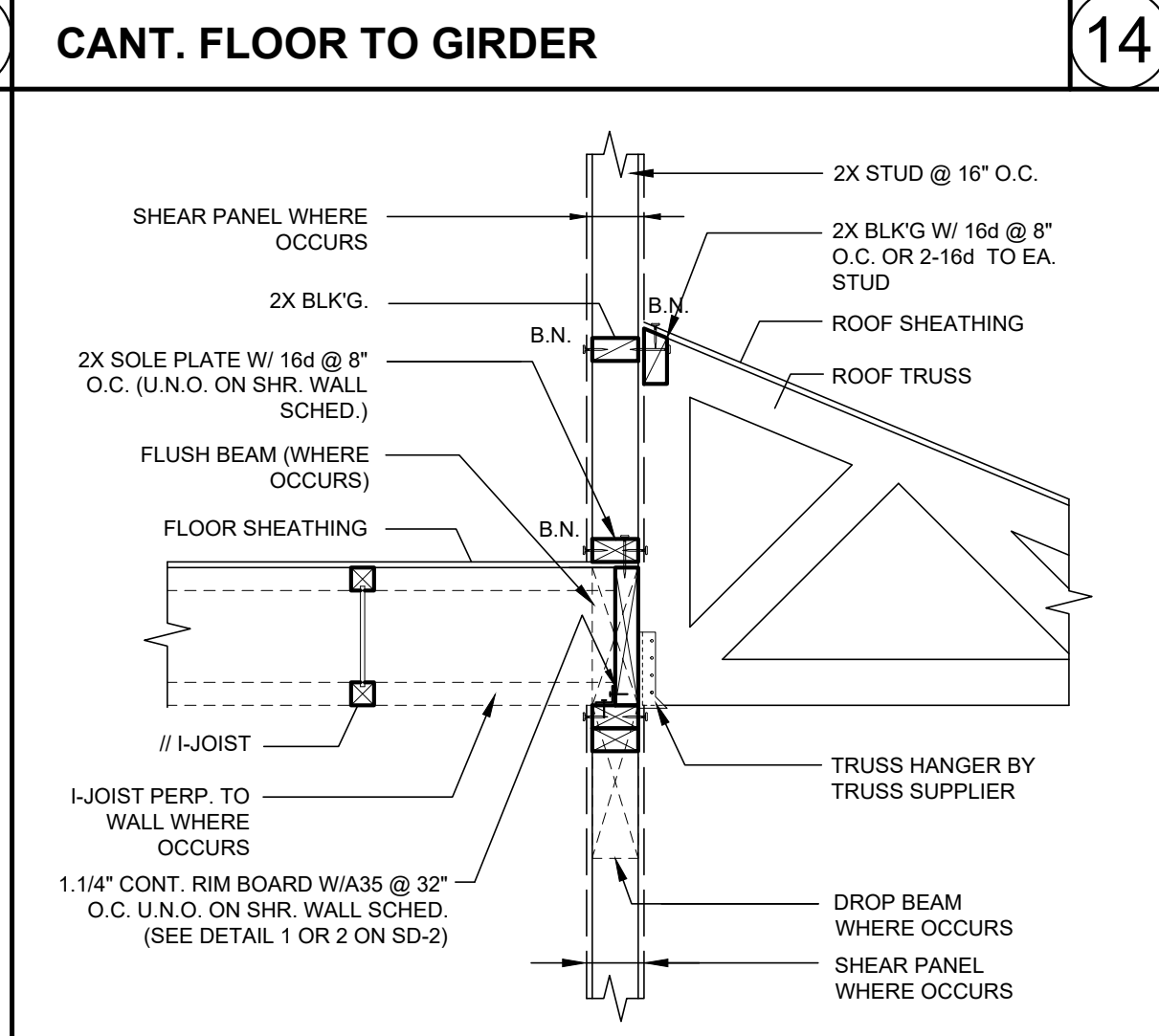
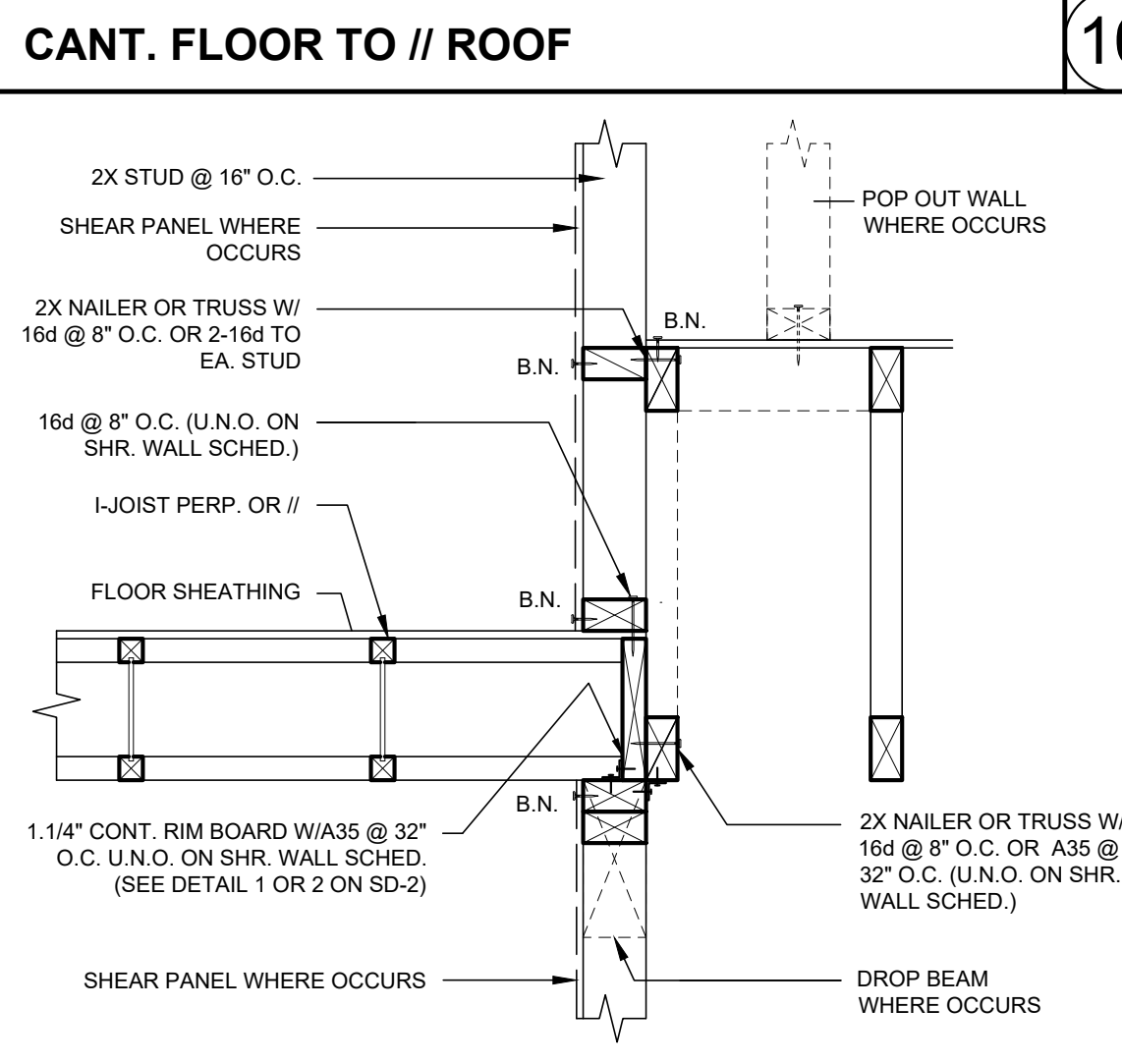
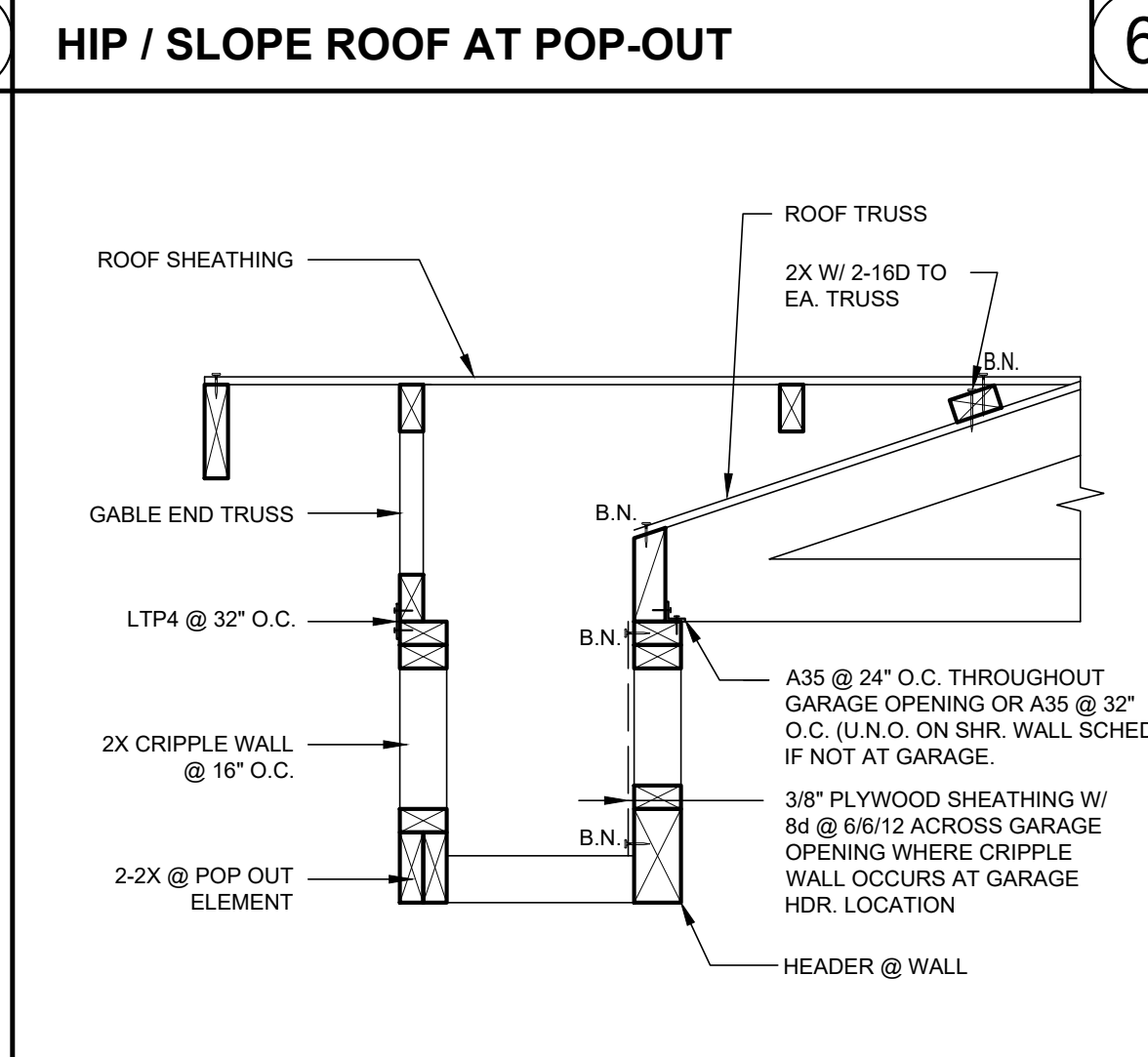
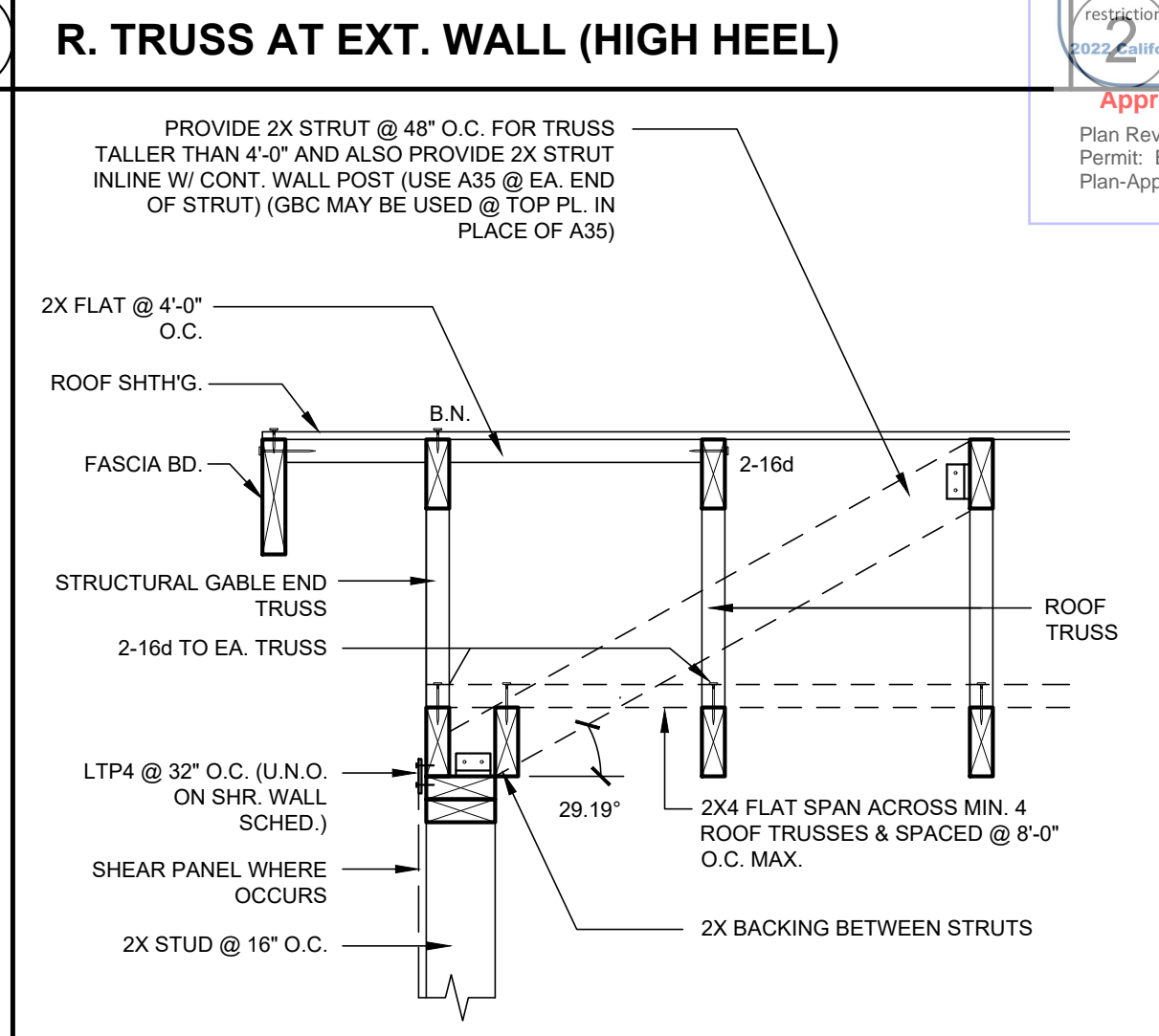
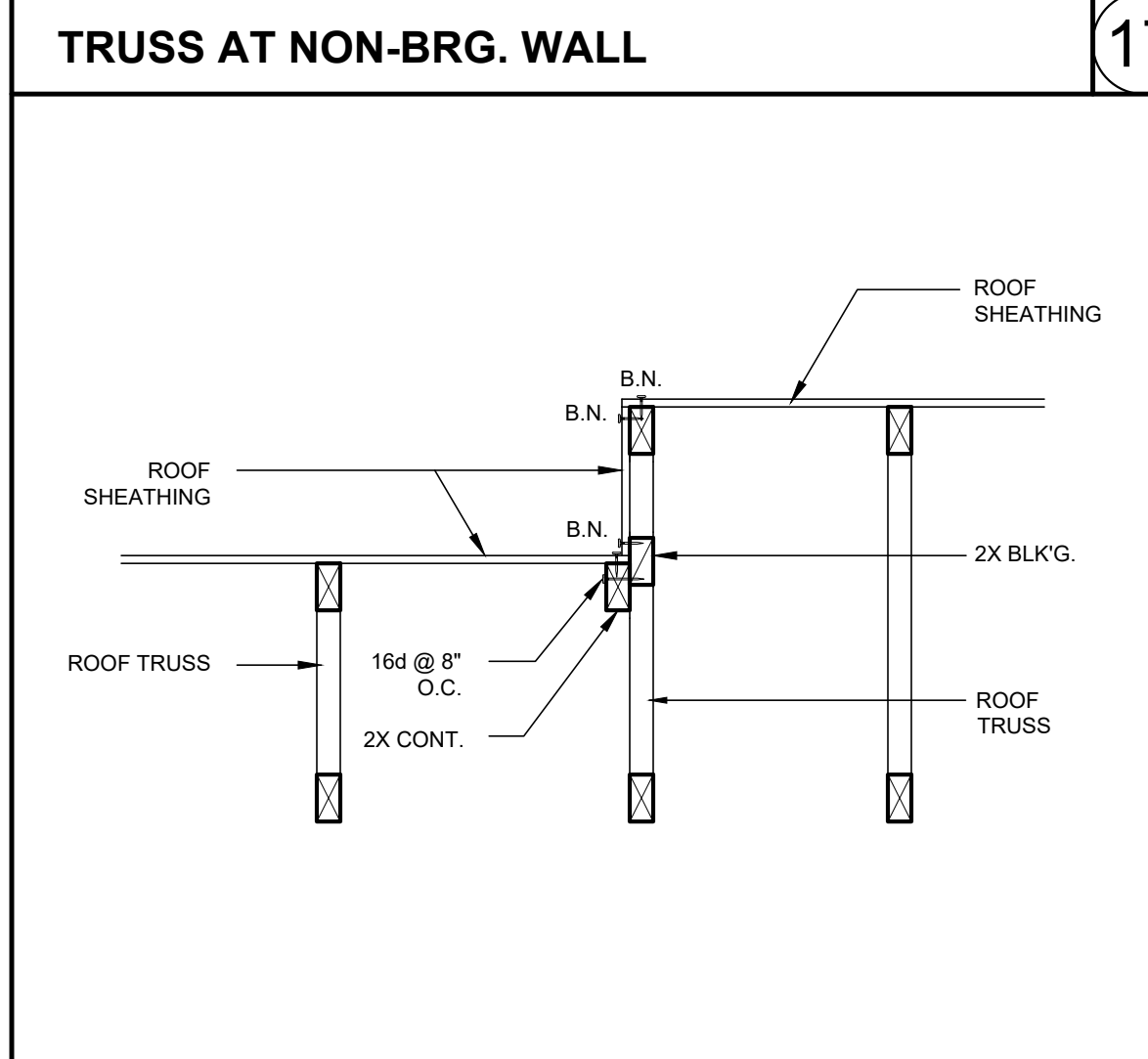
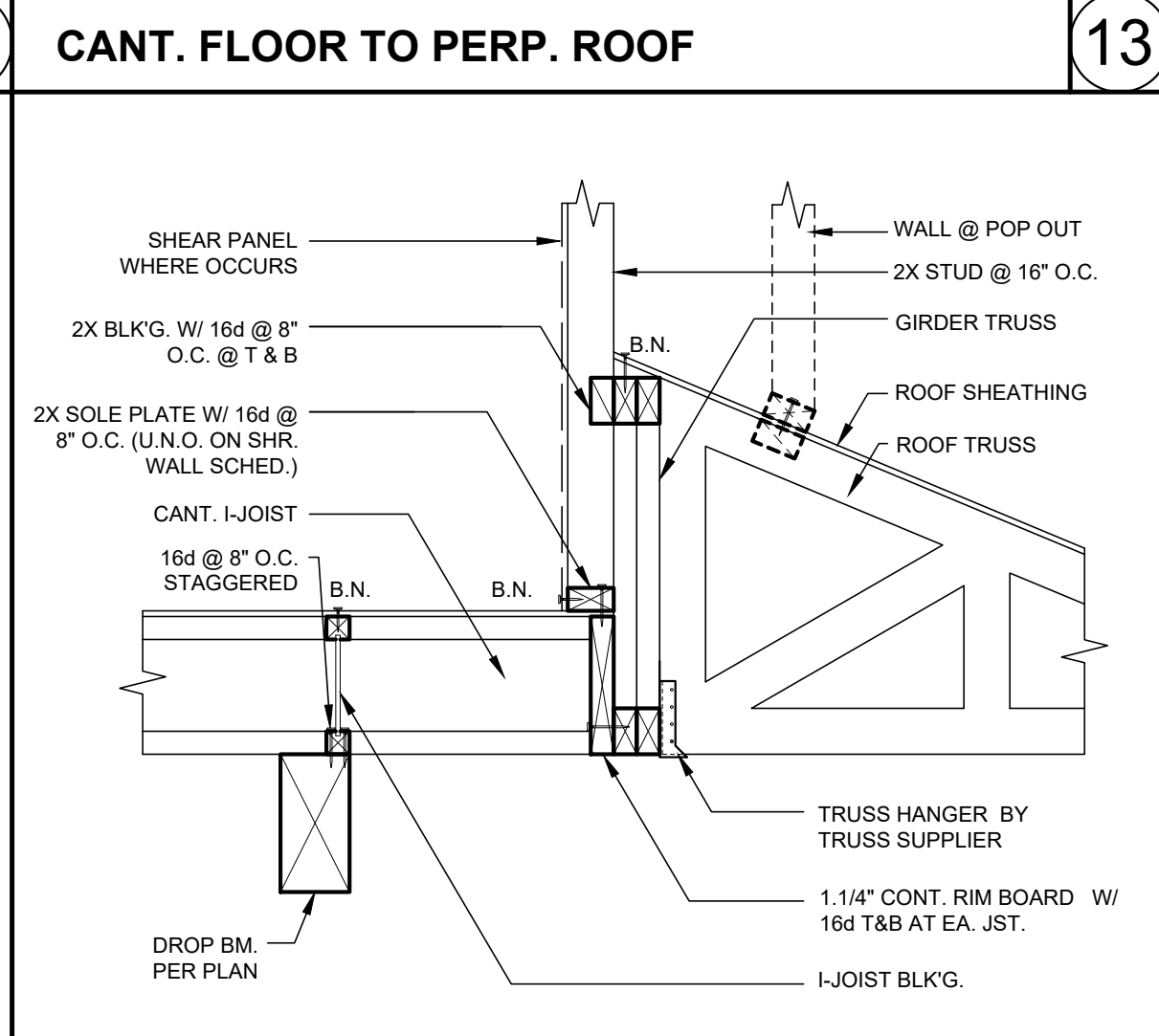
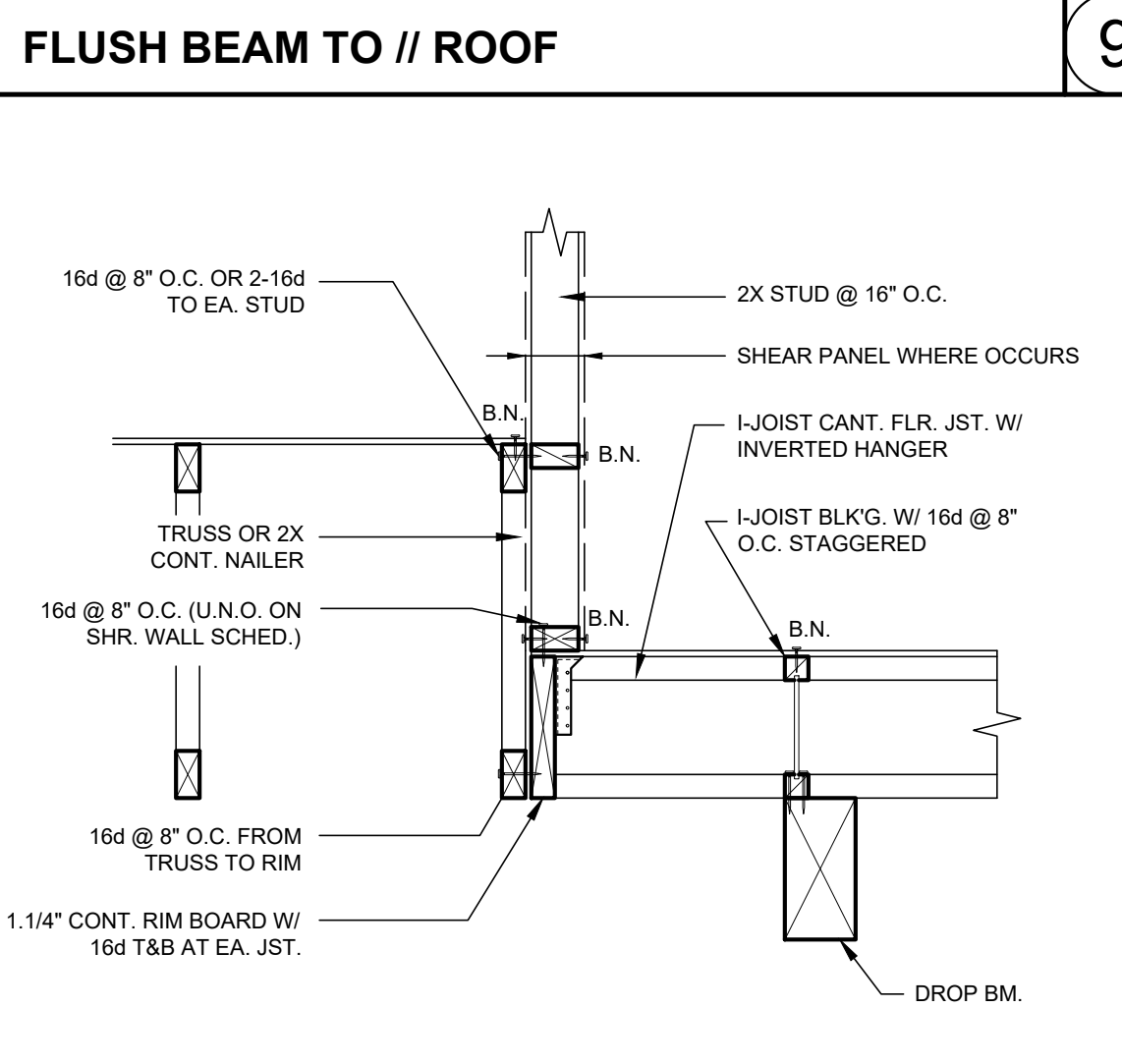
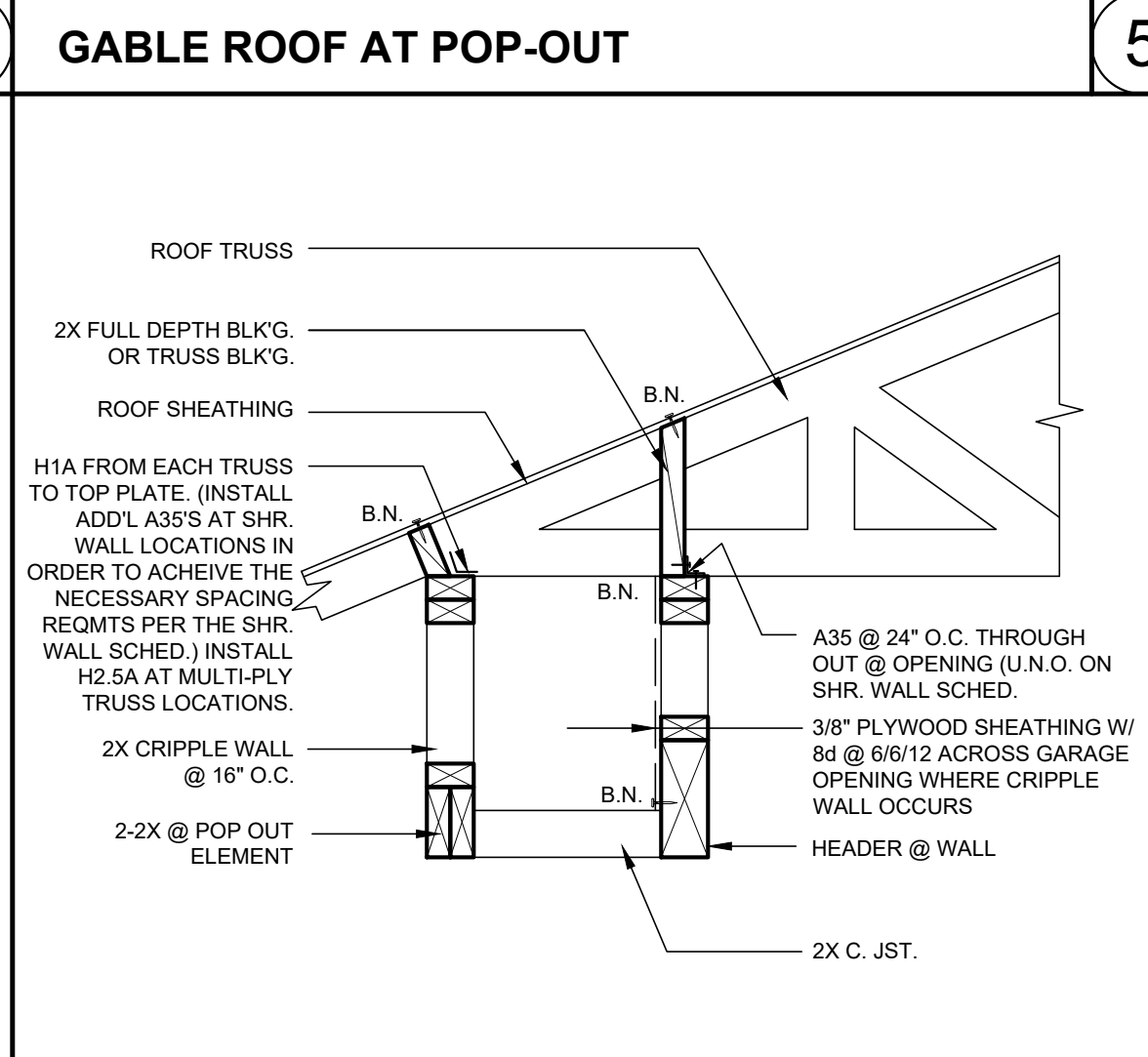
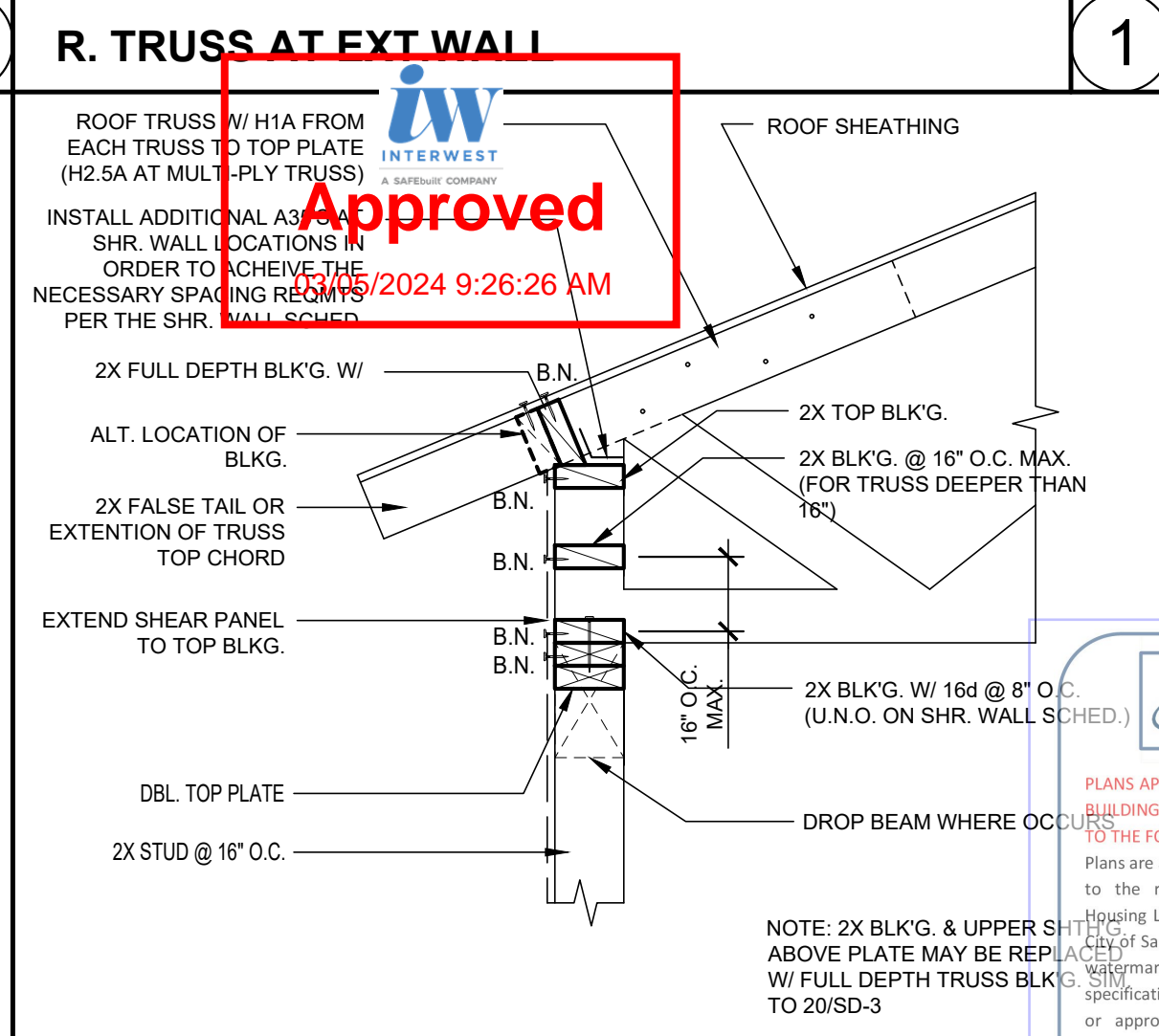
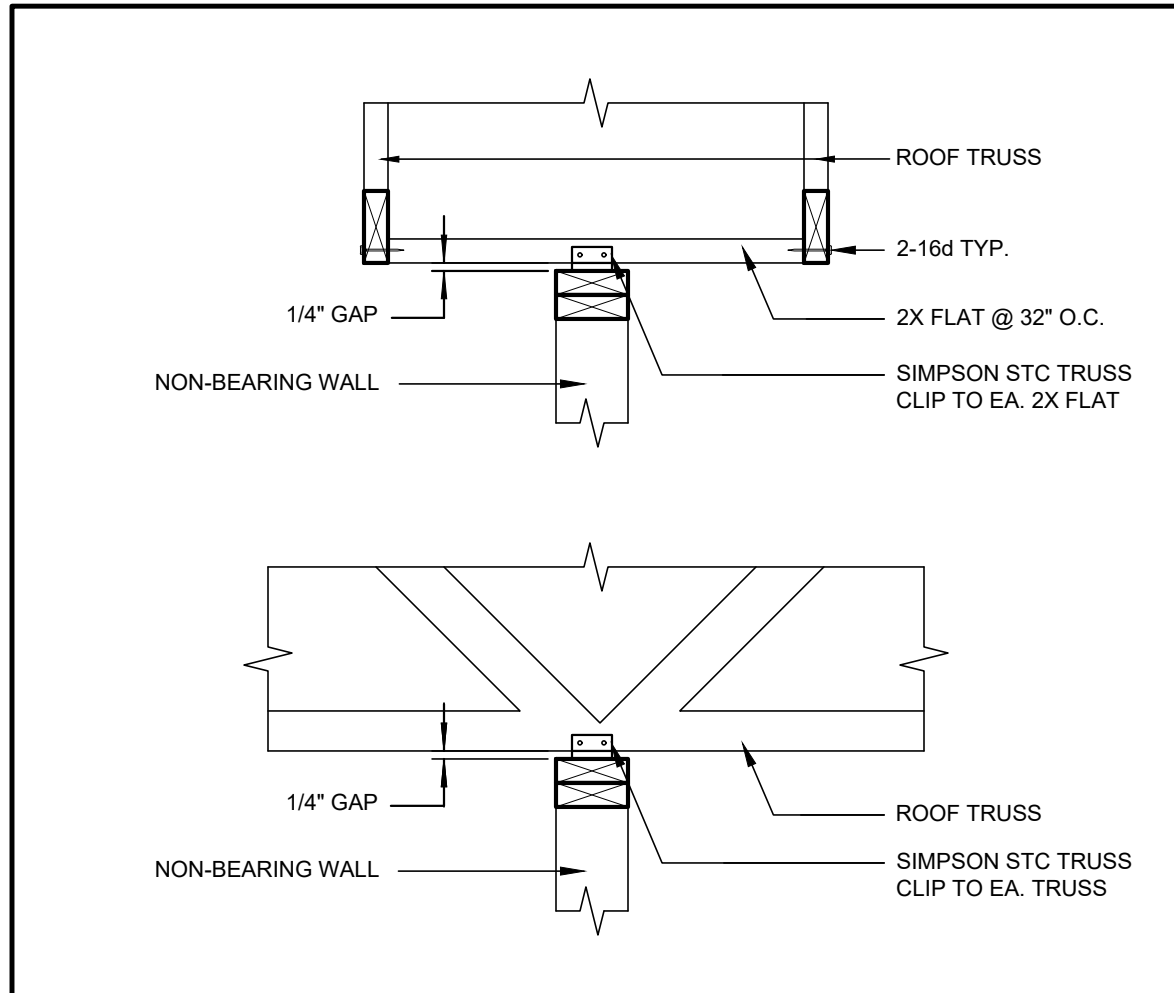
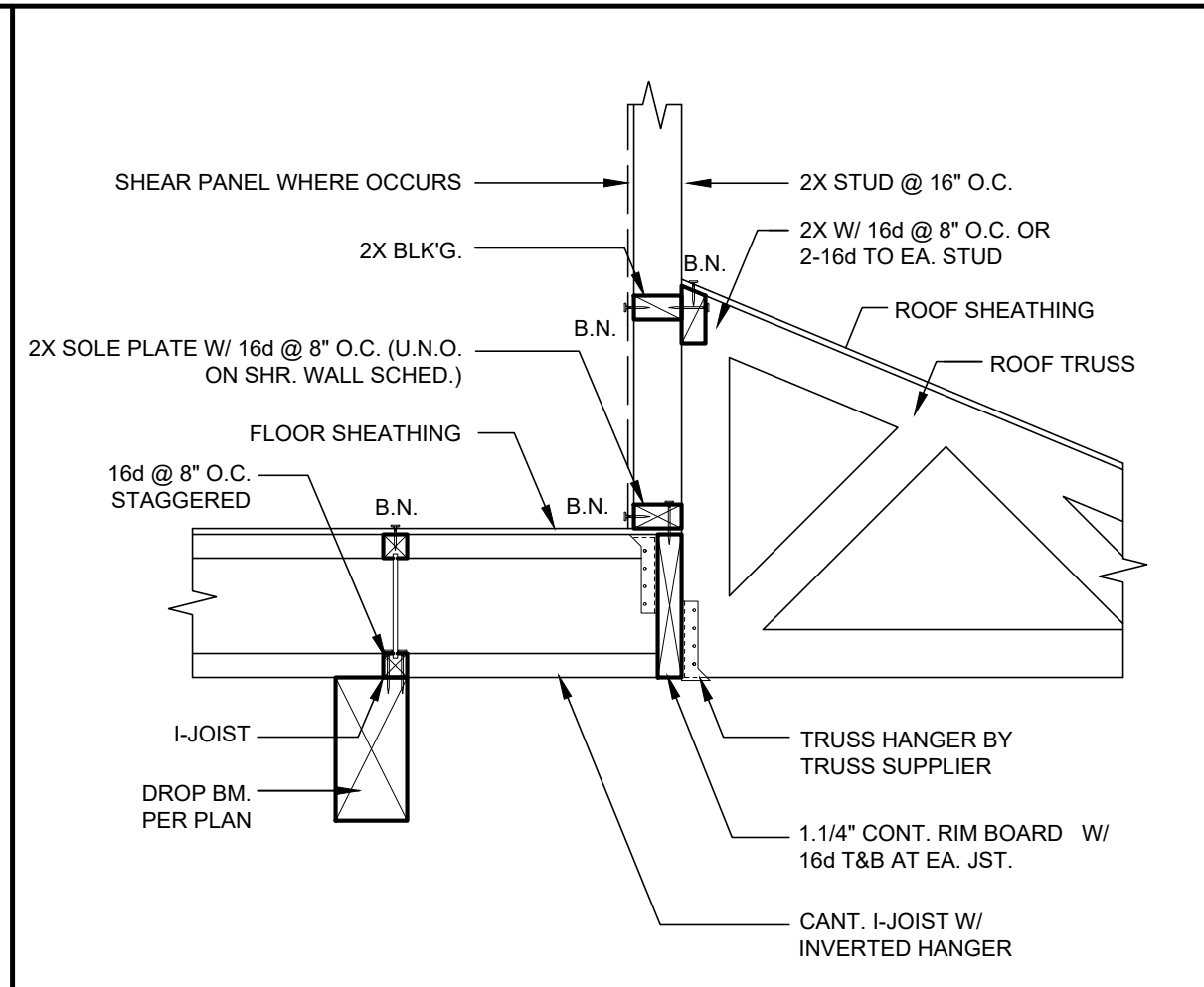
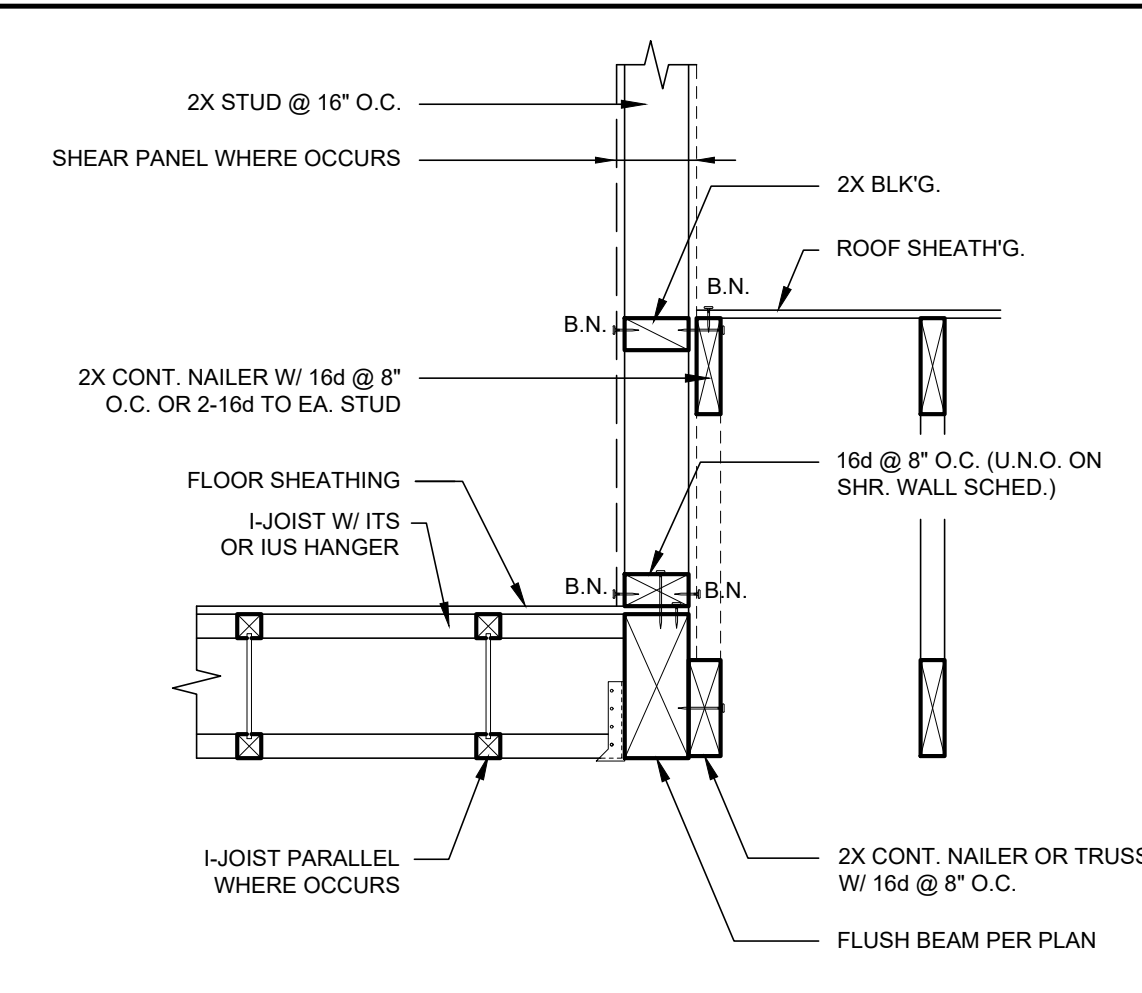
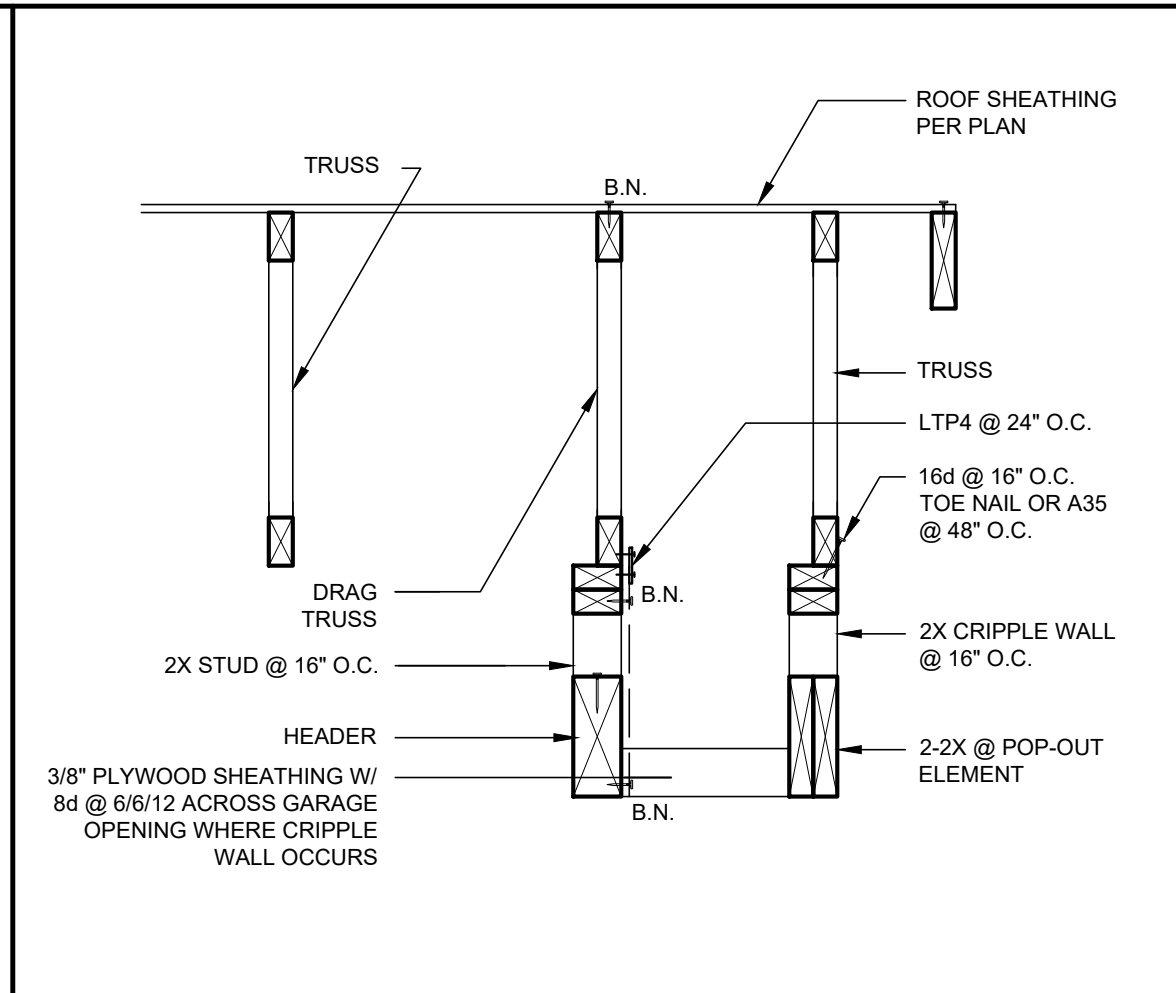
**SD-2**







NOTE: REFER TO DETAIL 2/SD-3 FOR HIGH HEEL CONDITION



INT. SHR. WALL AT R. TRUSS 4

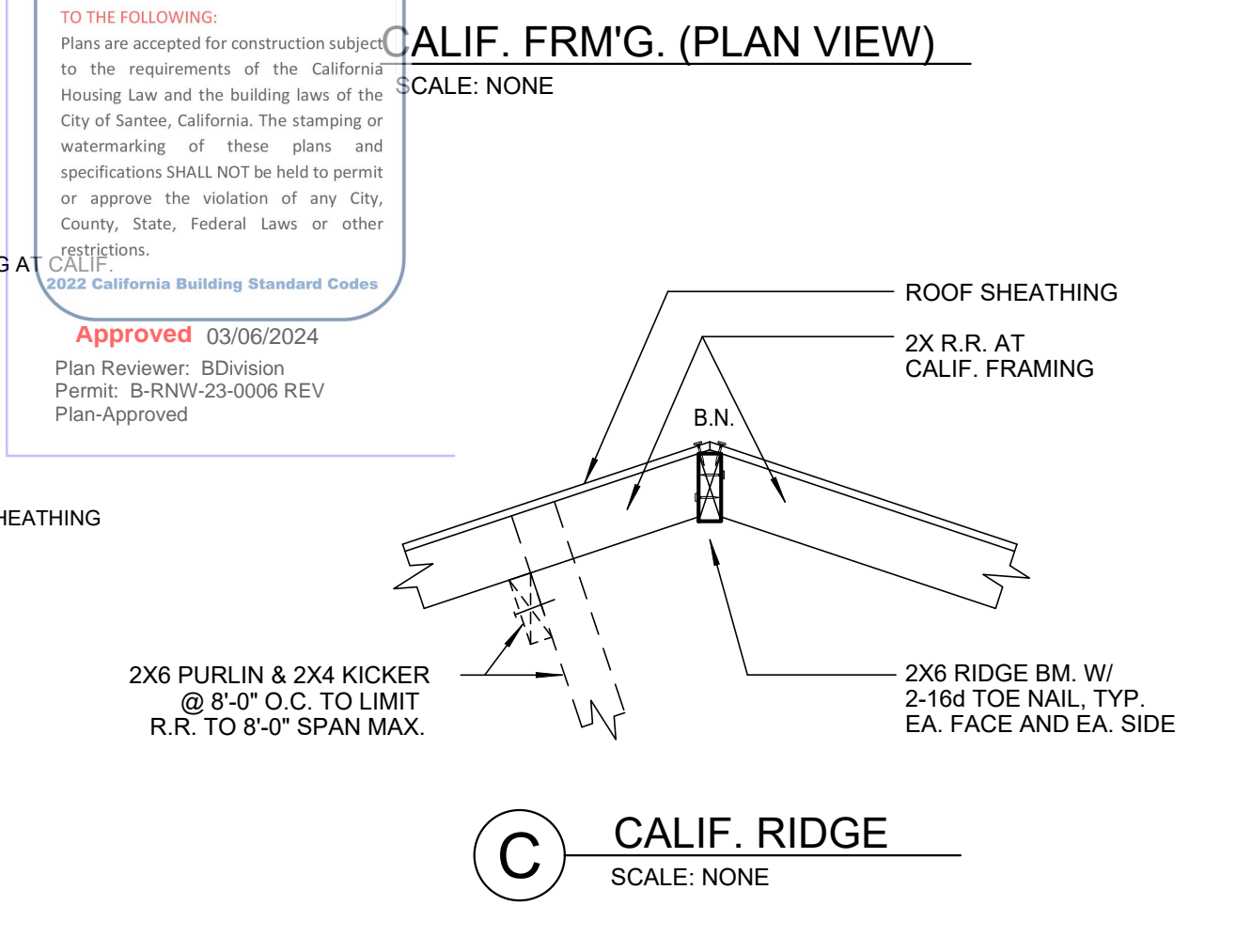
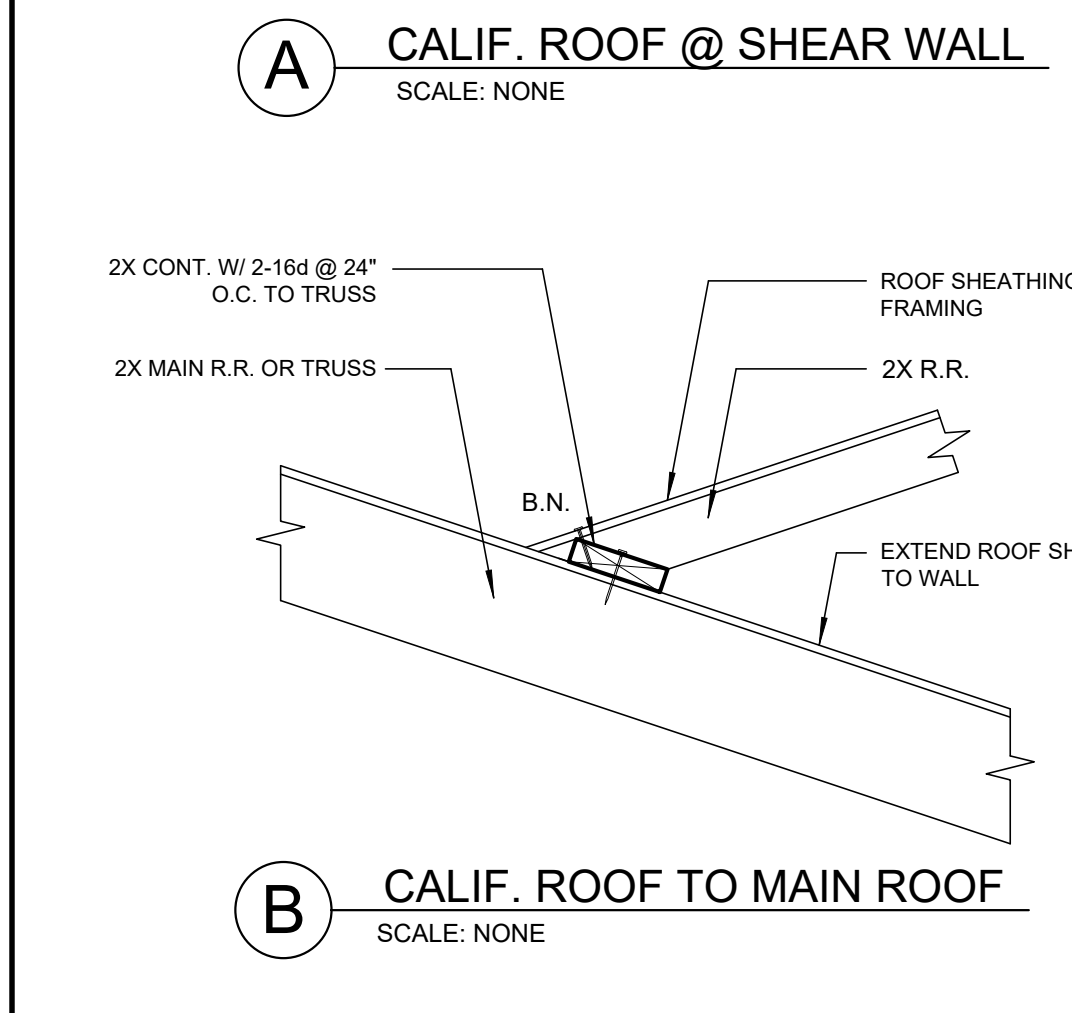
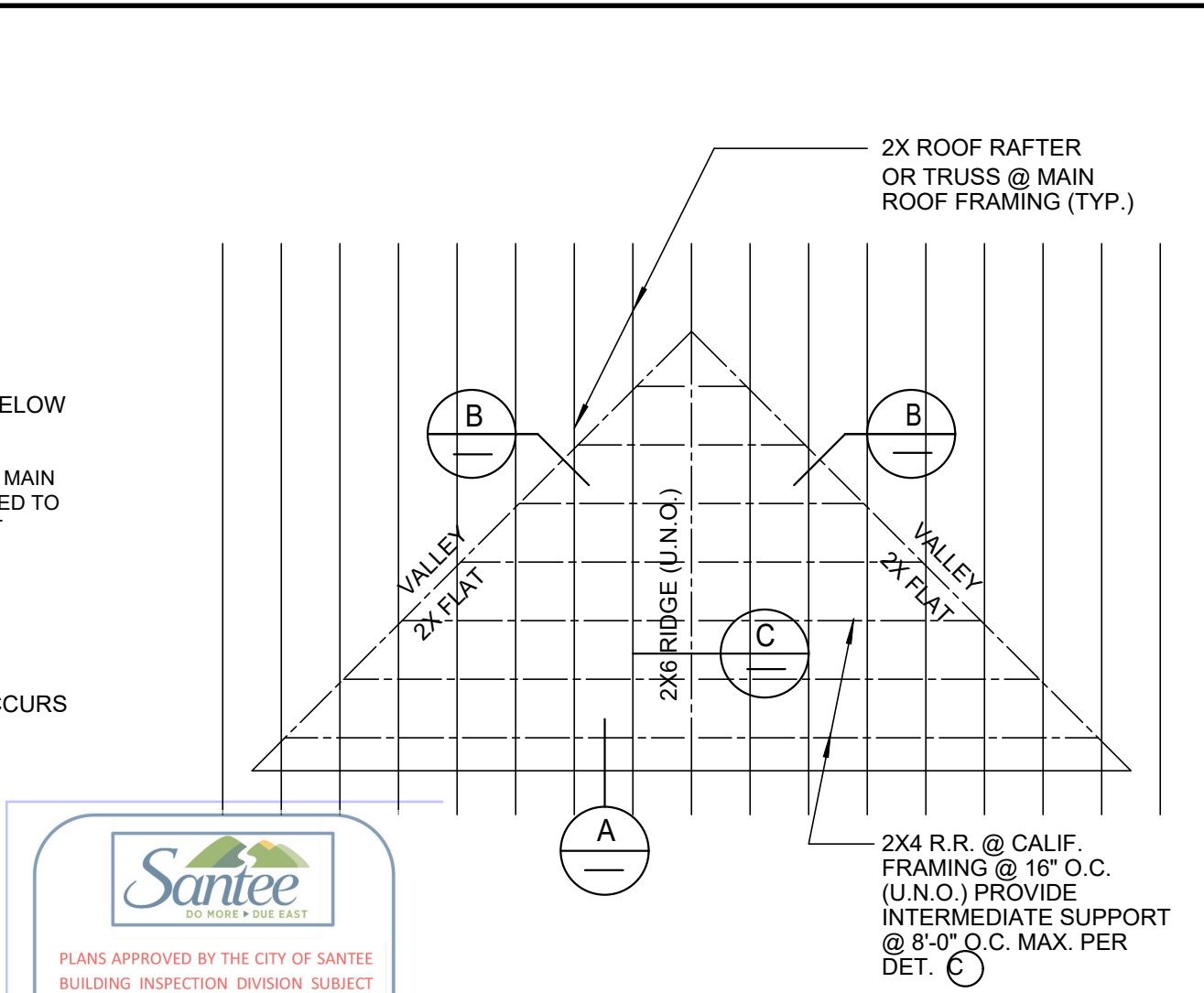
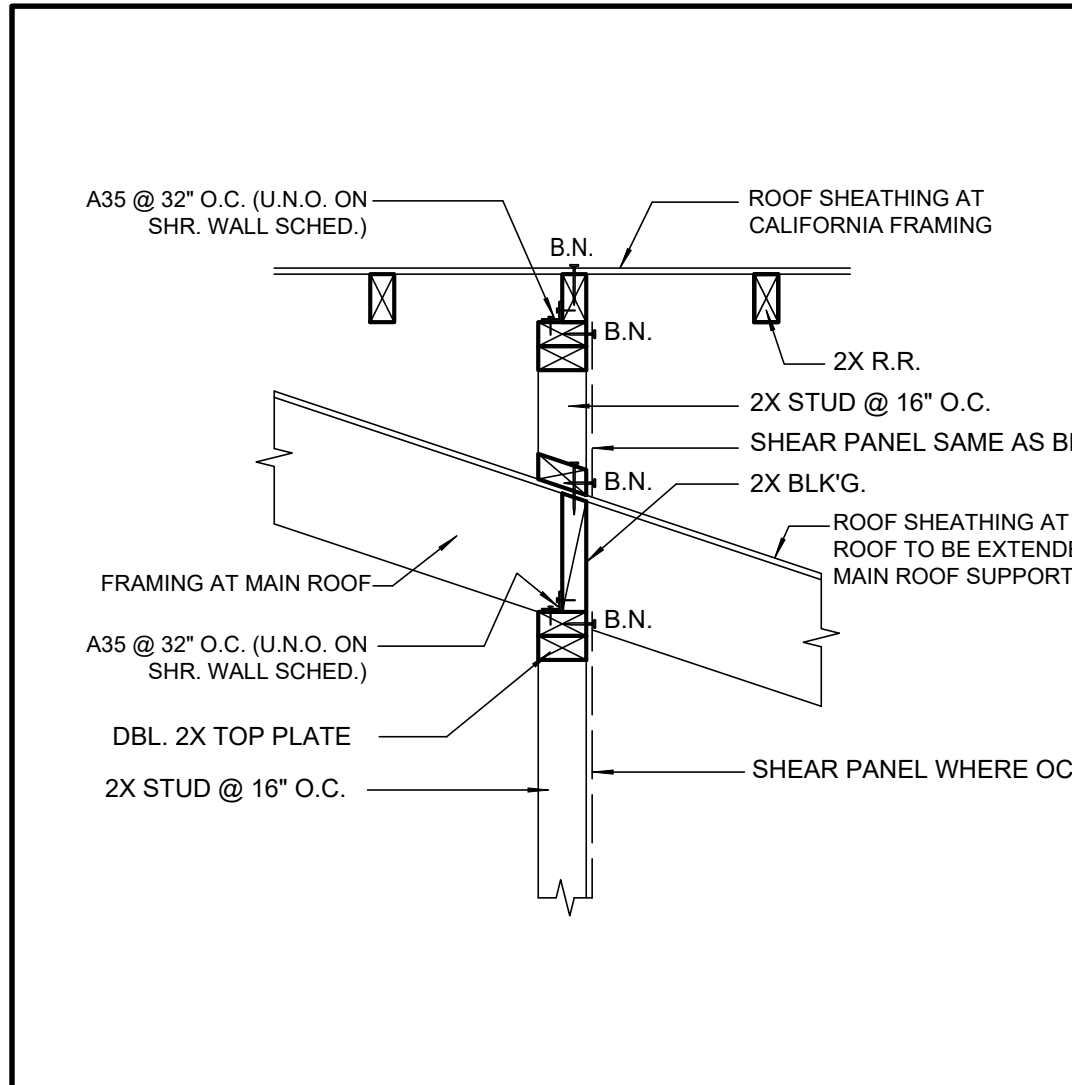
TRUSS AT CALIF. FRM'G. 8

TRUSS AT CALIF. FRM'G. 12

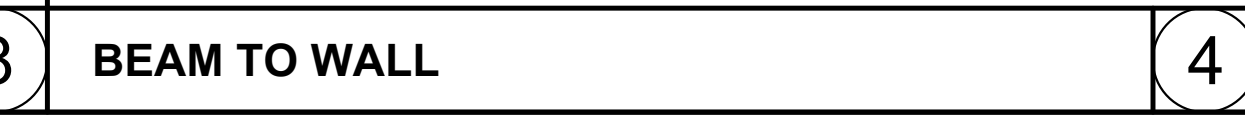
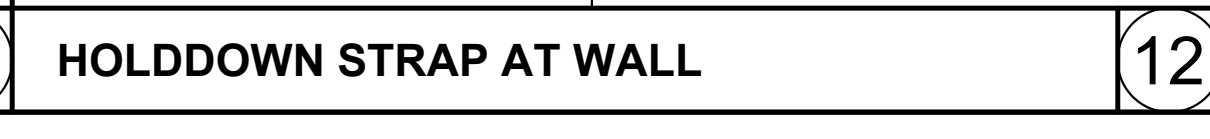
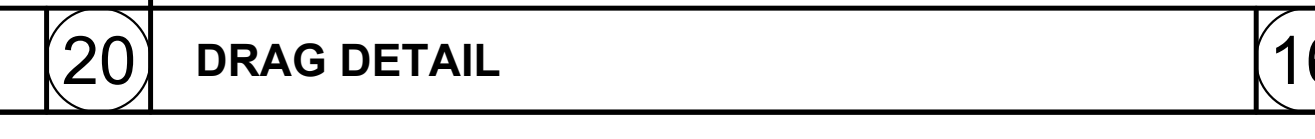
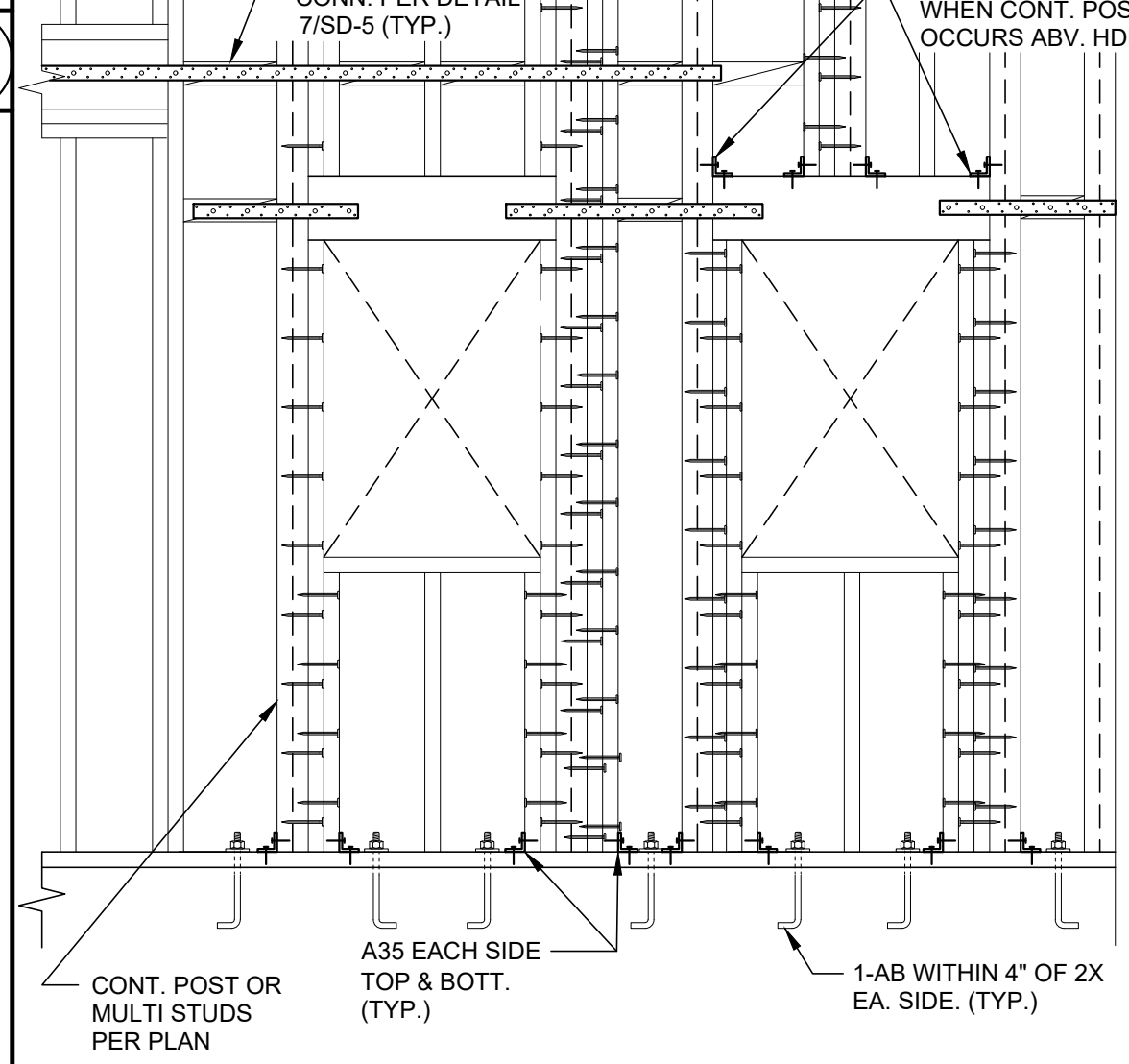
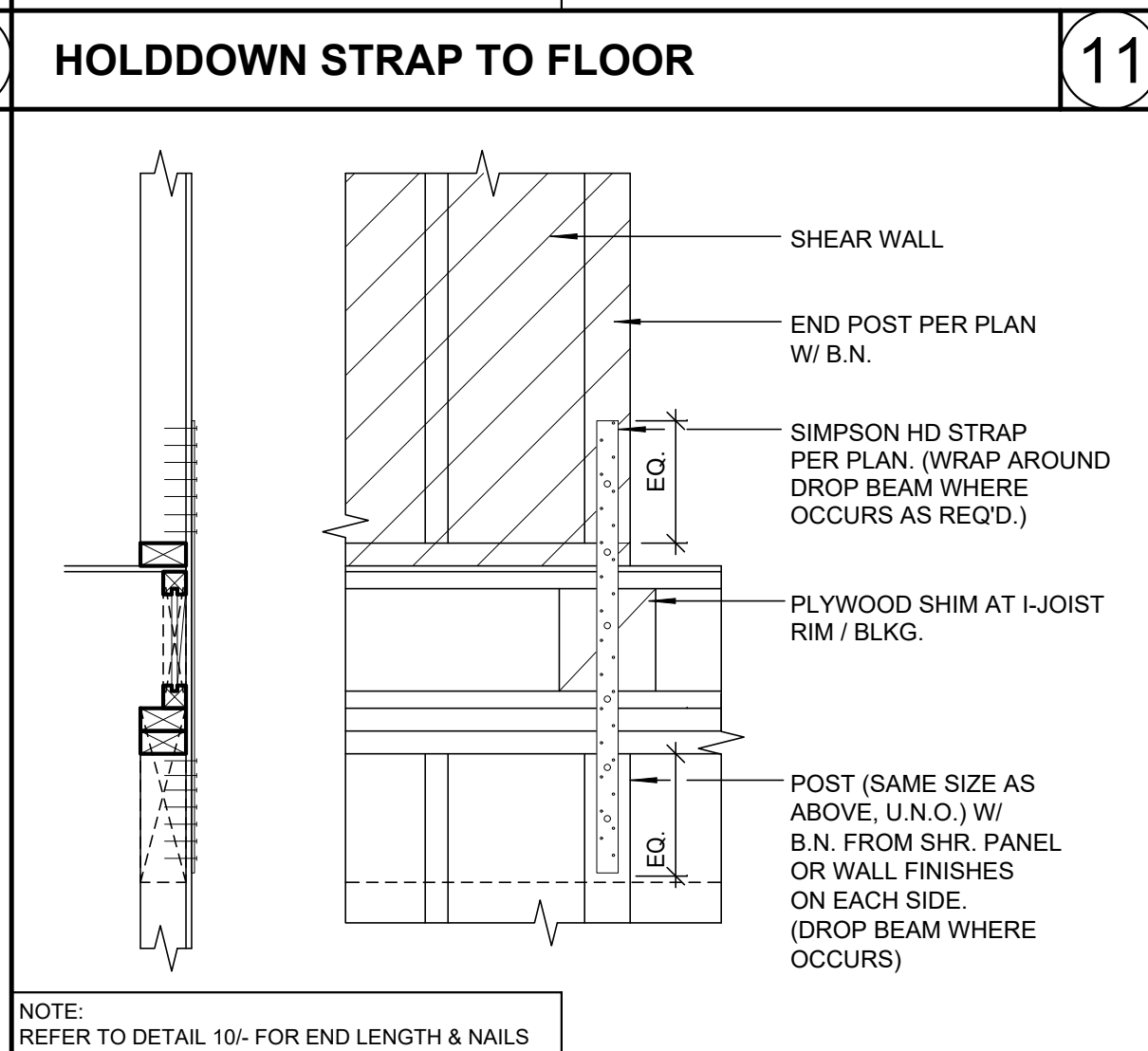
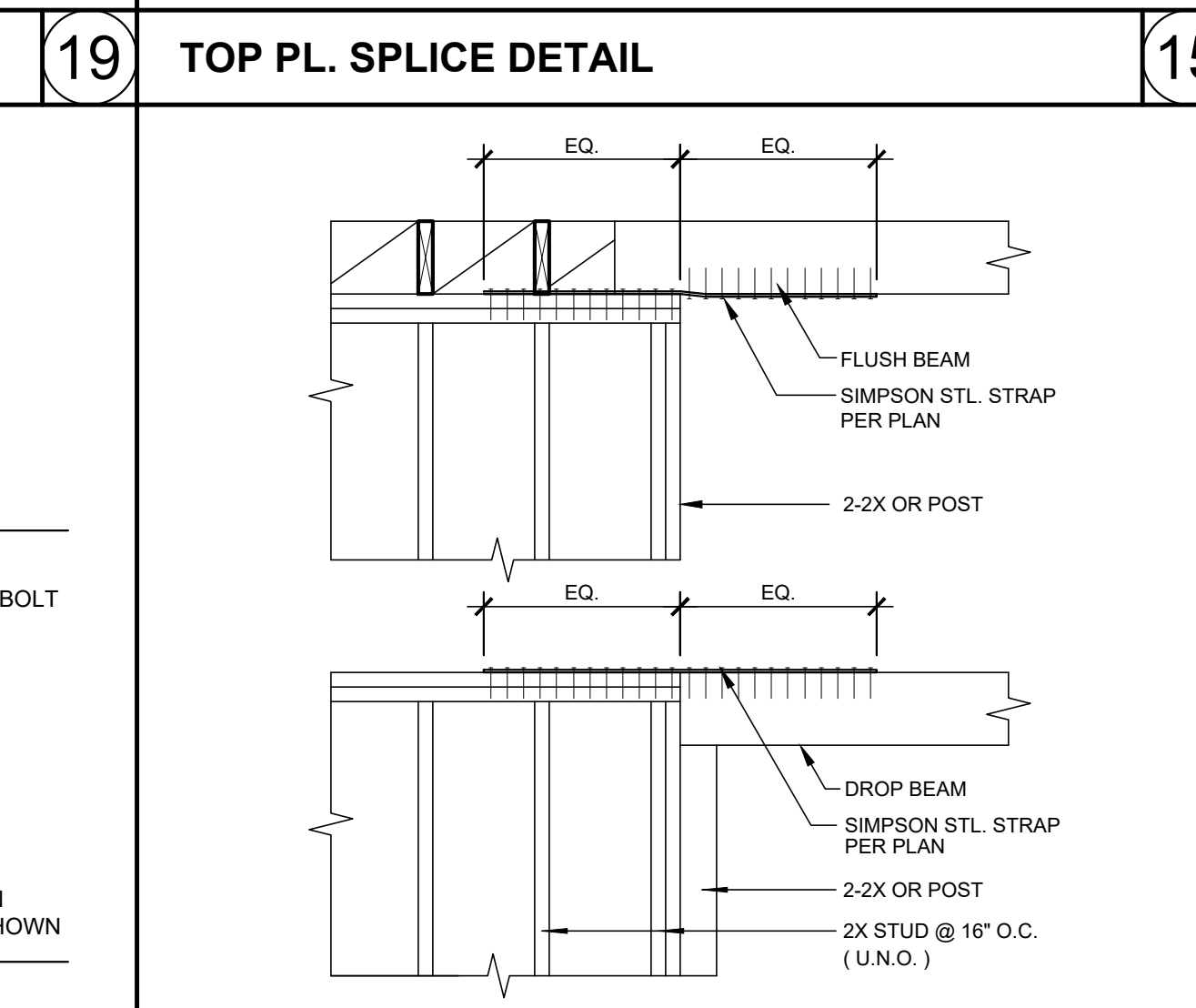
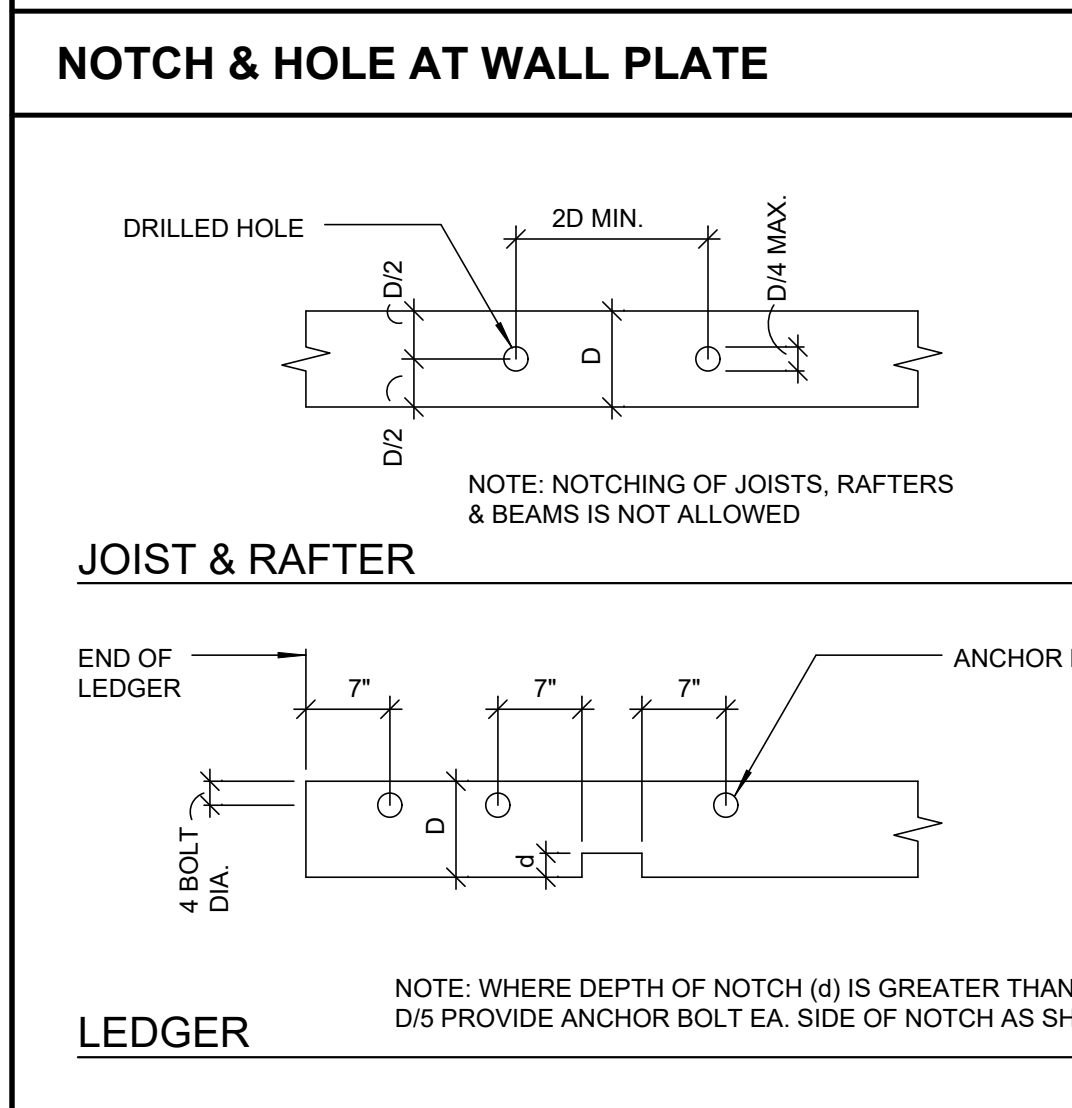
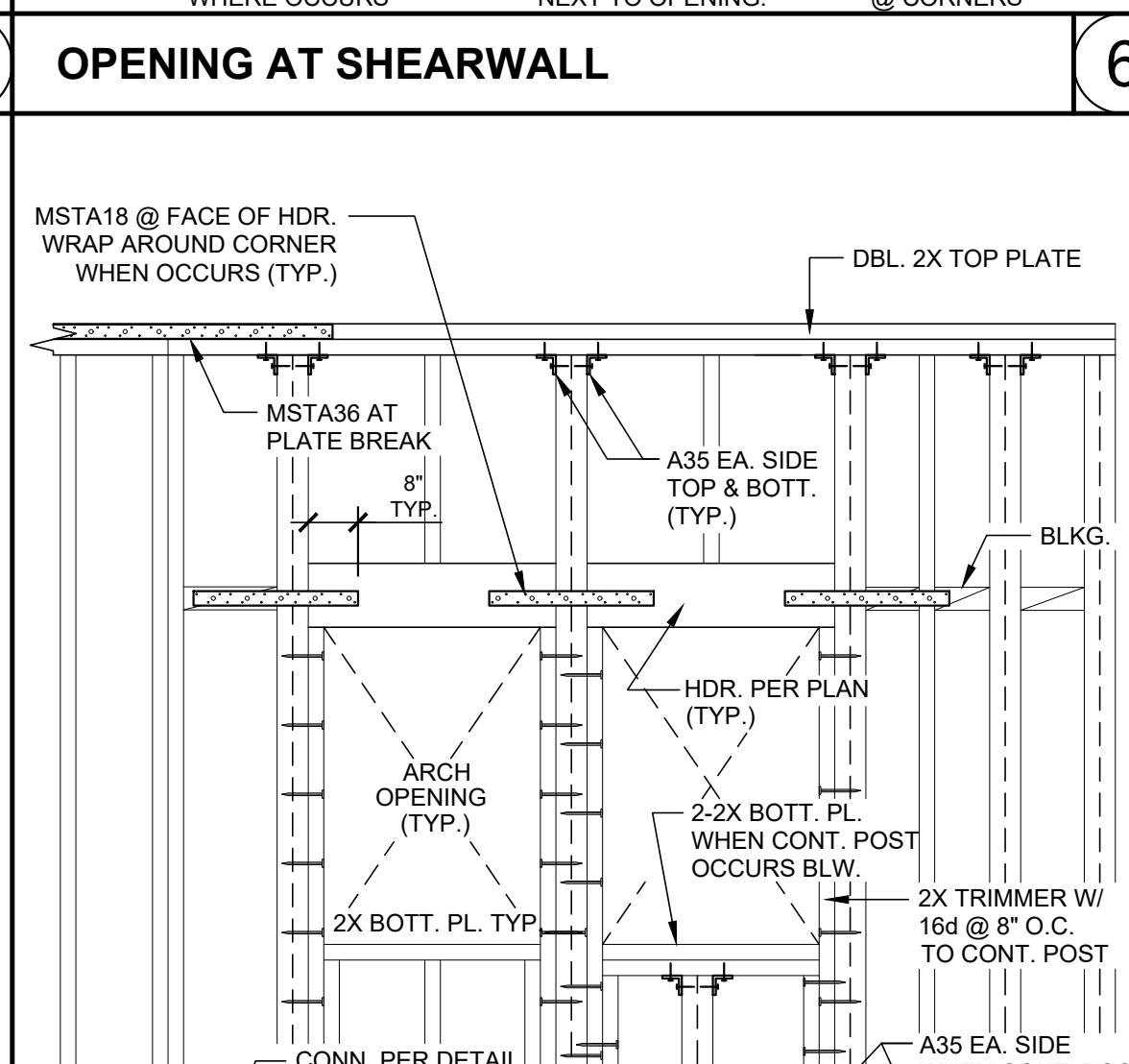
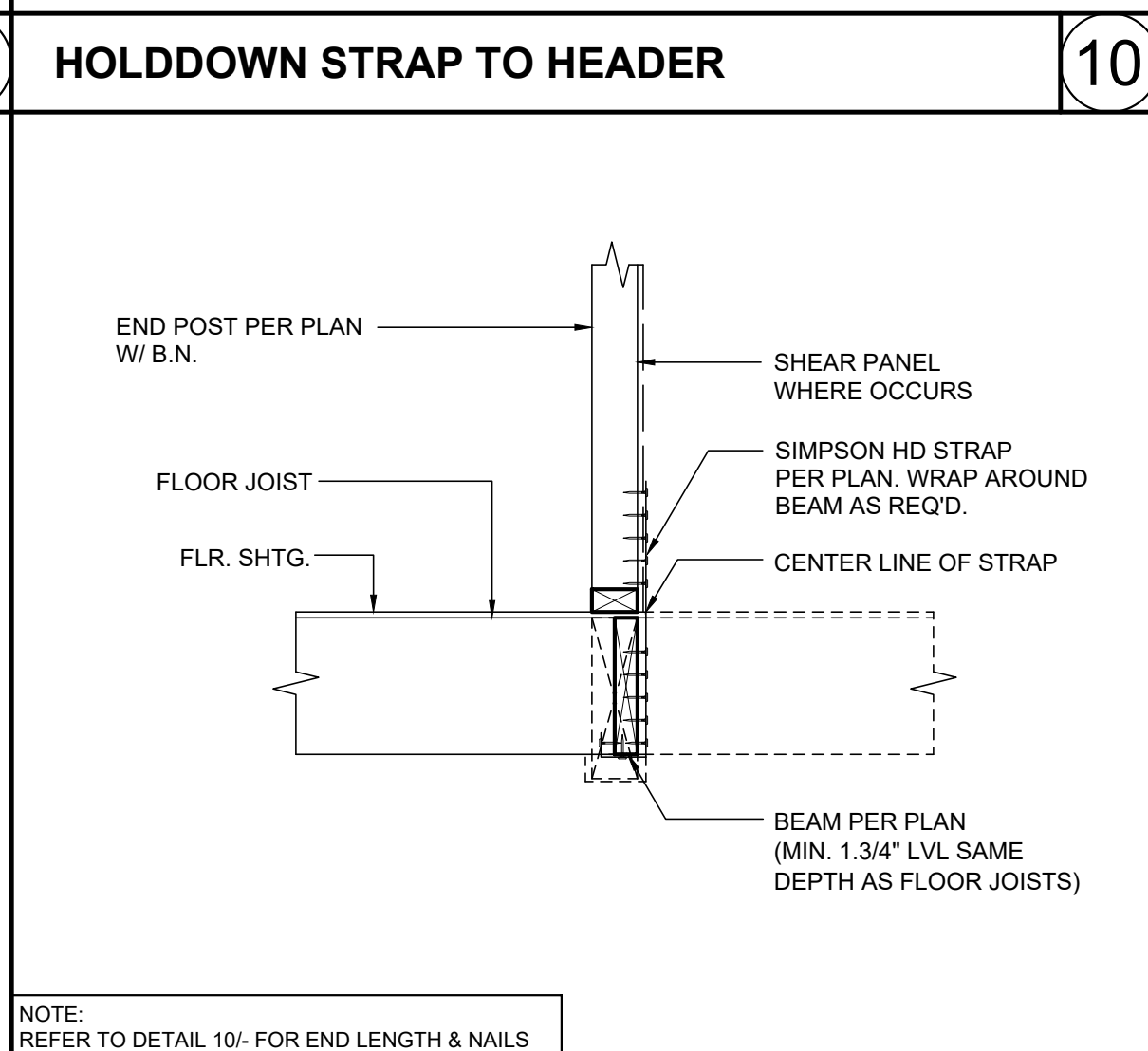
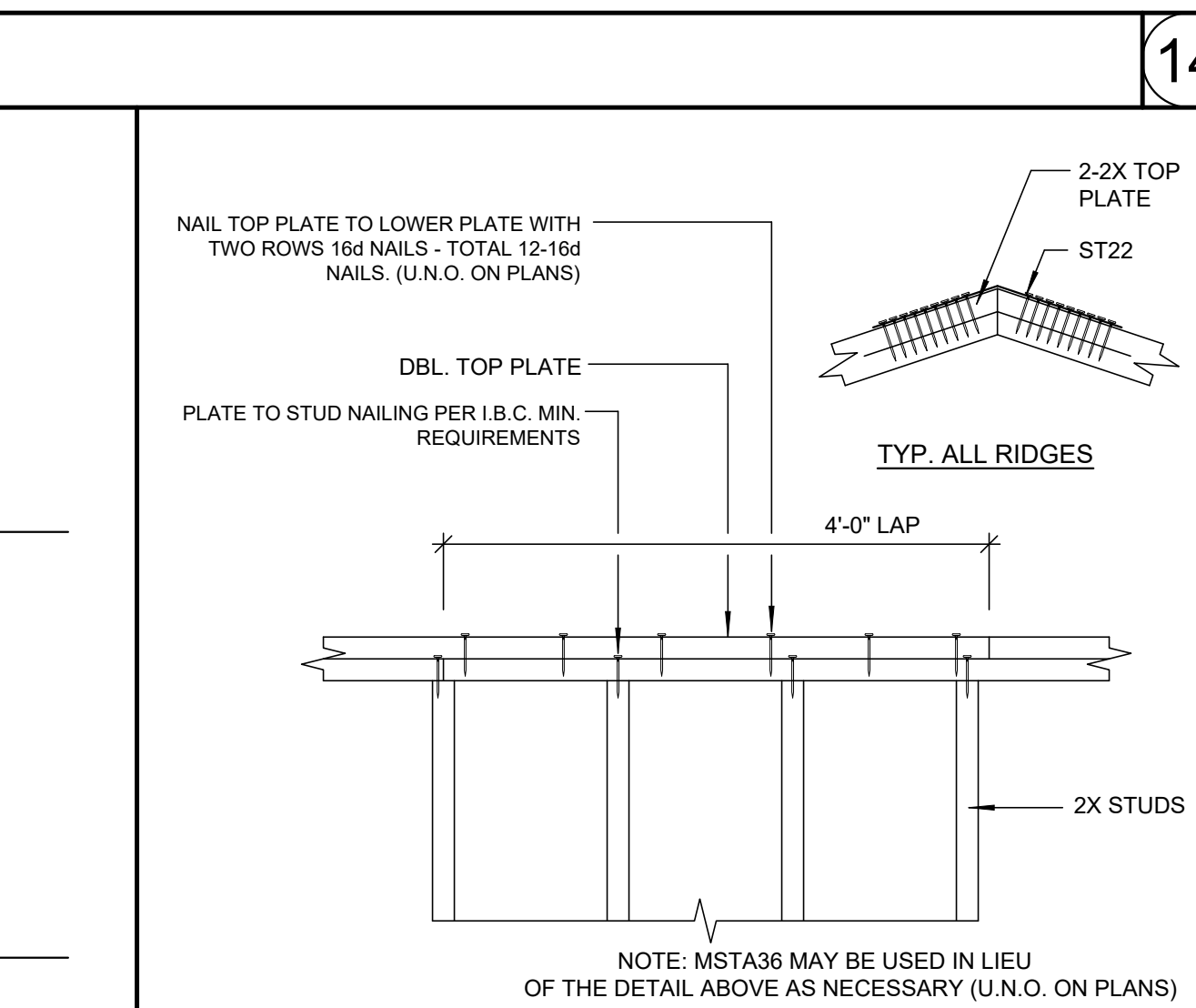
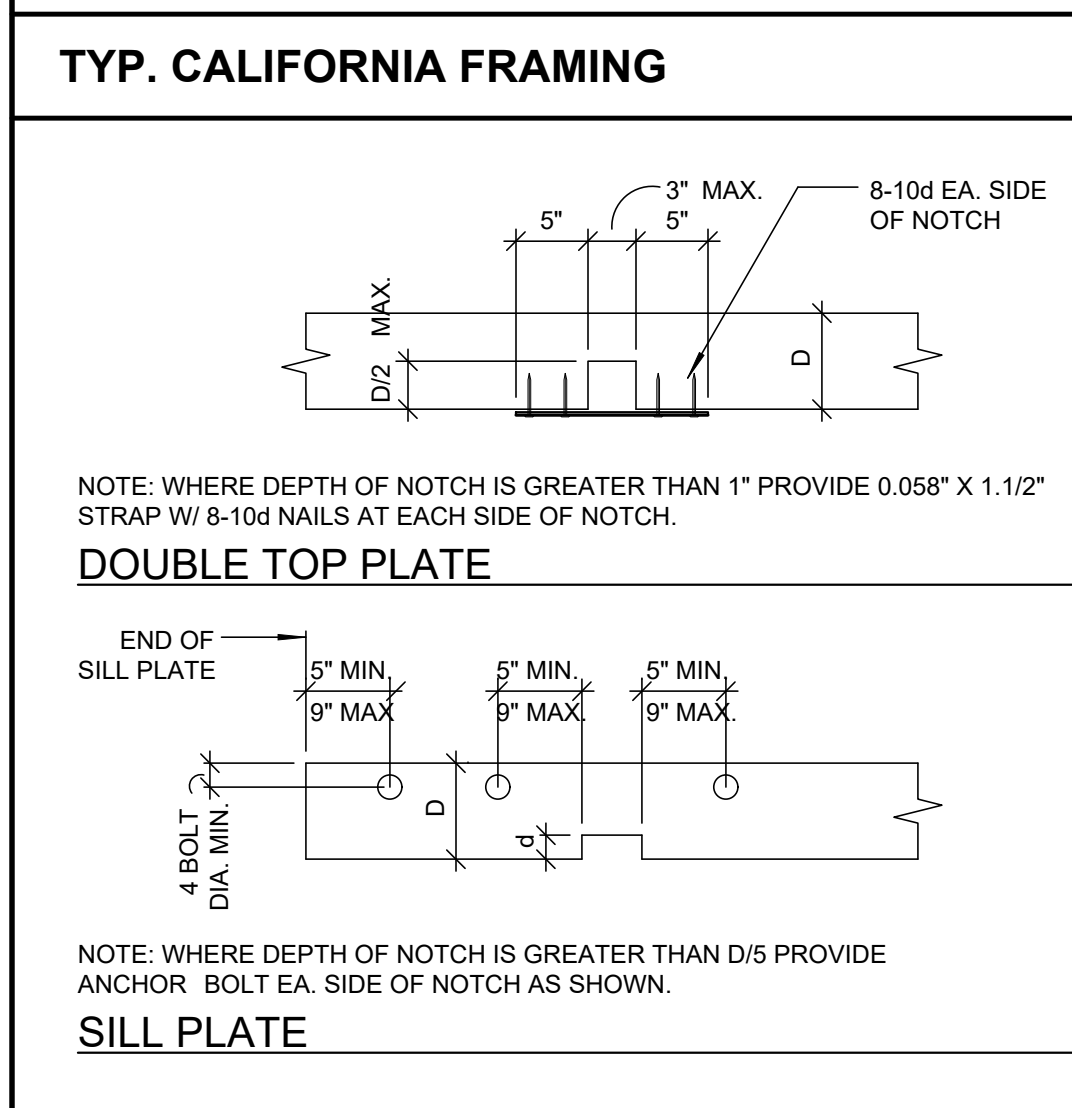
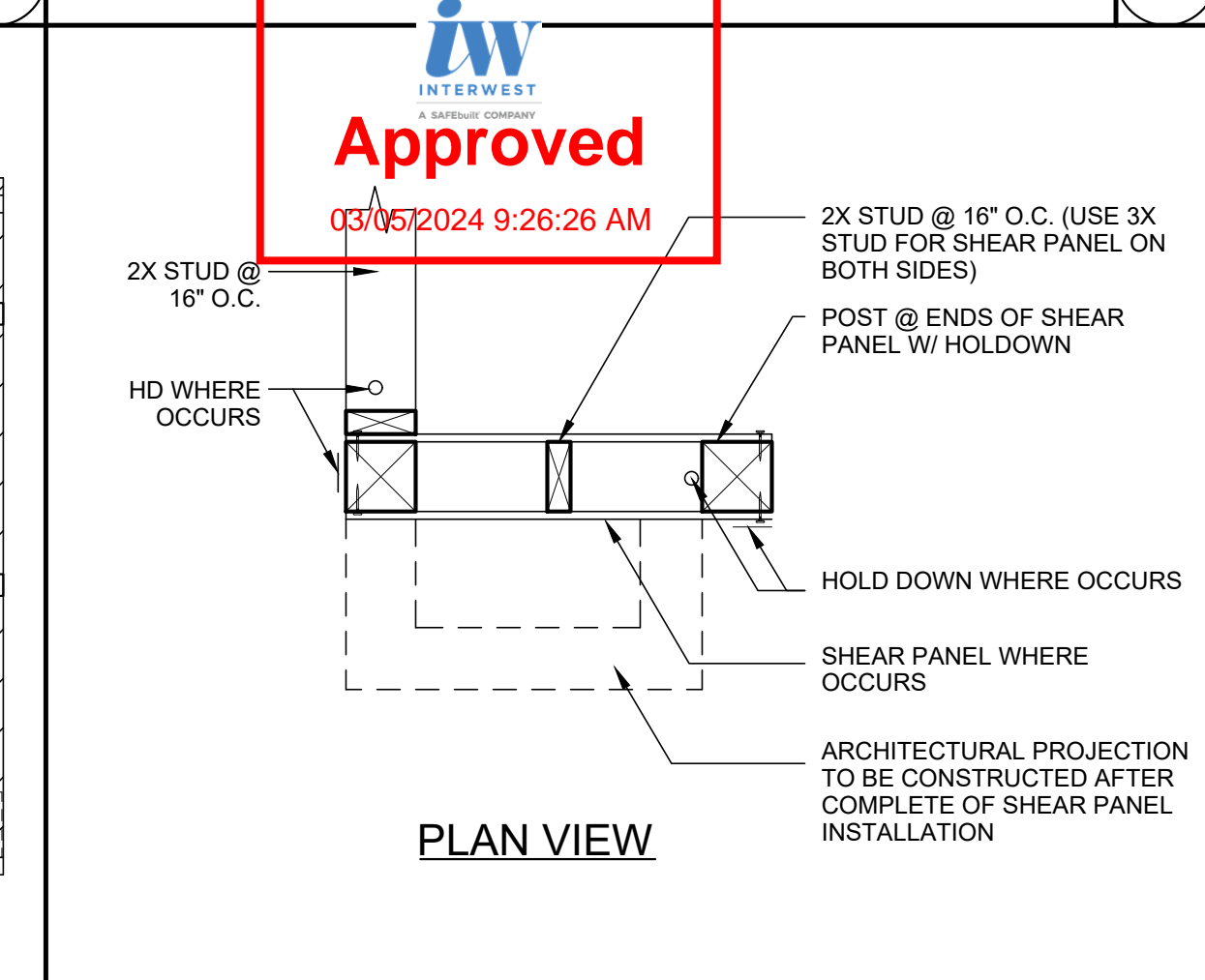
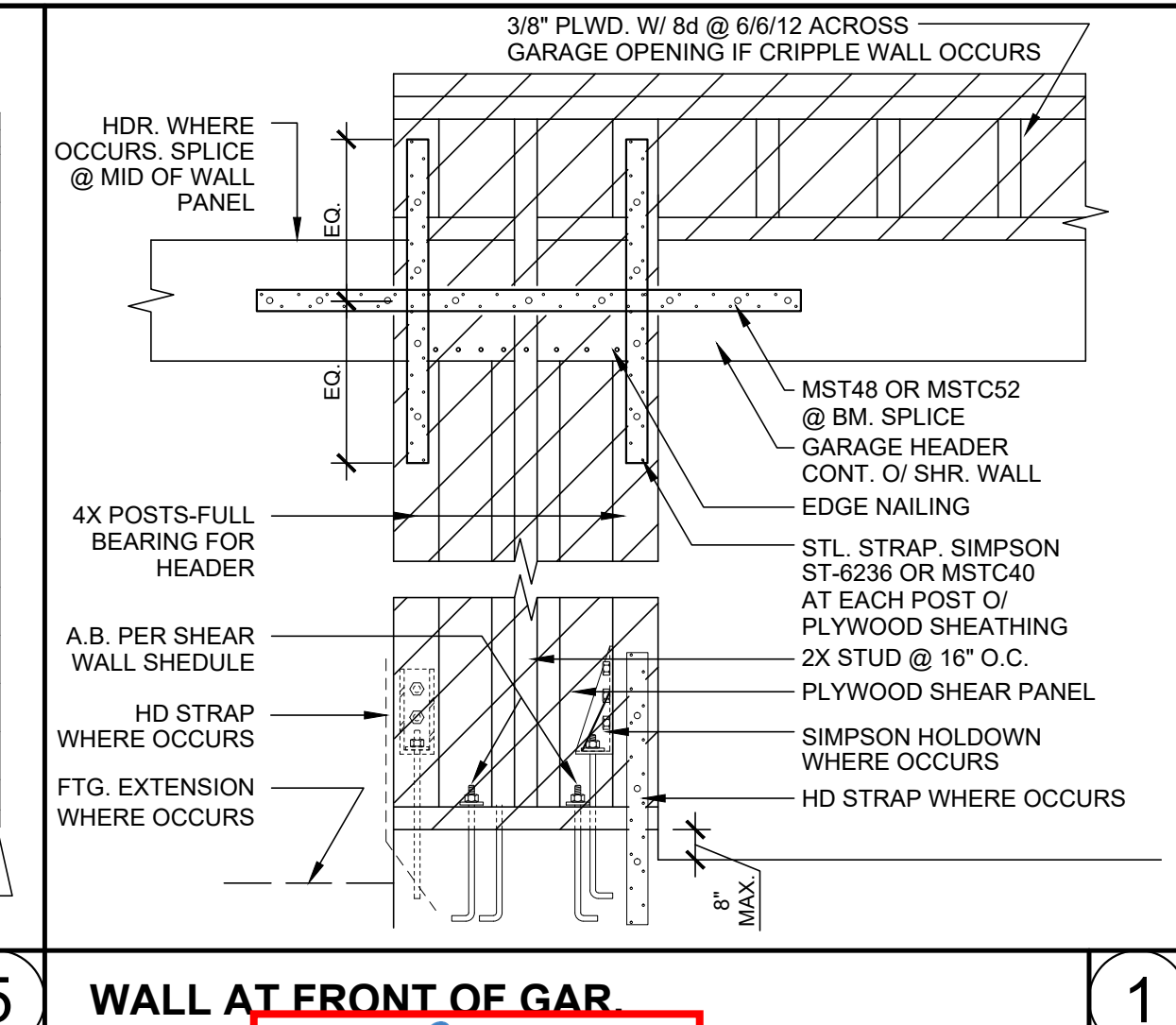
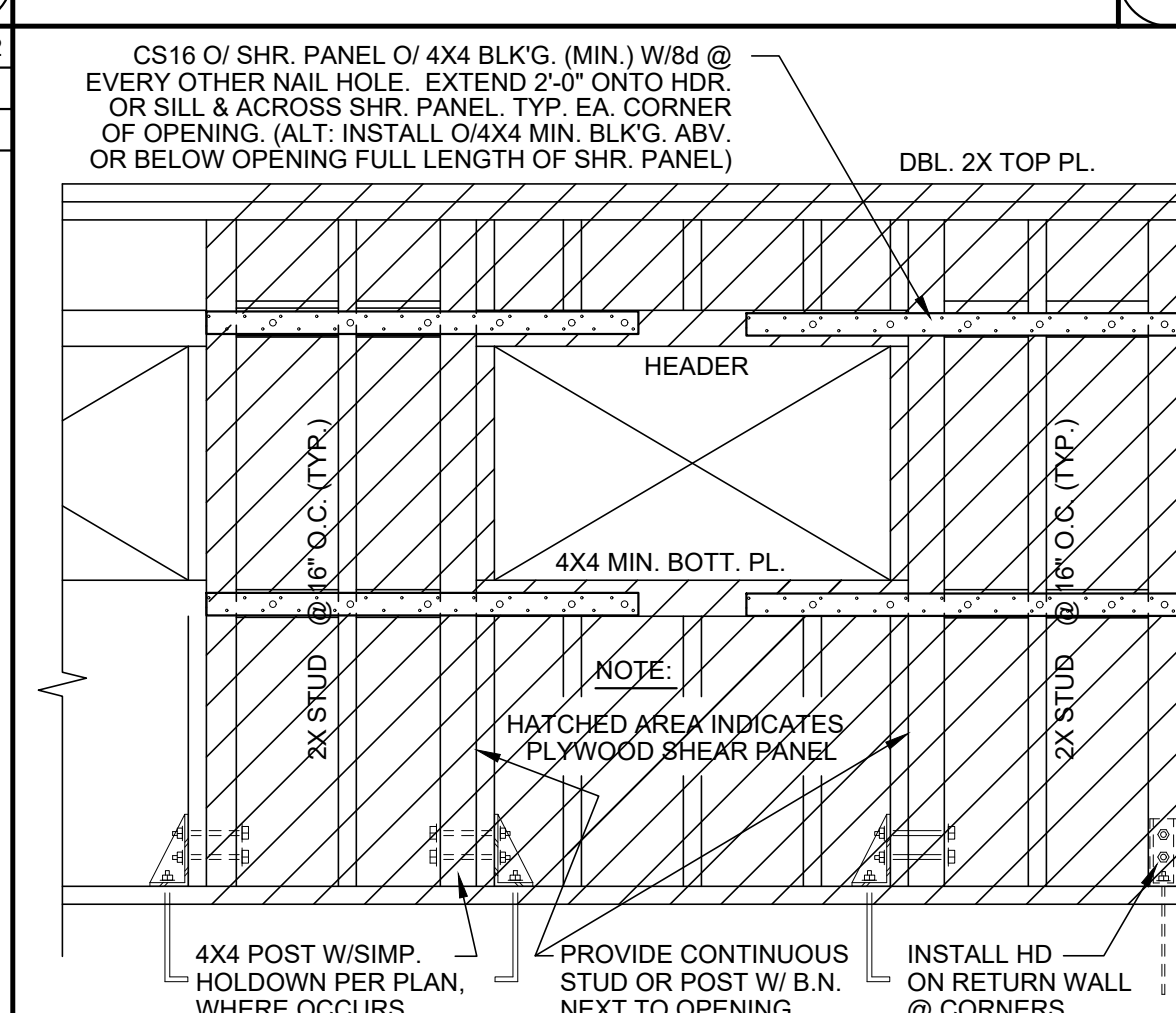
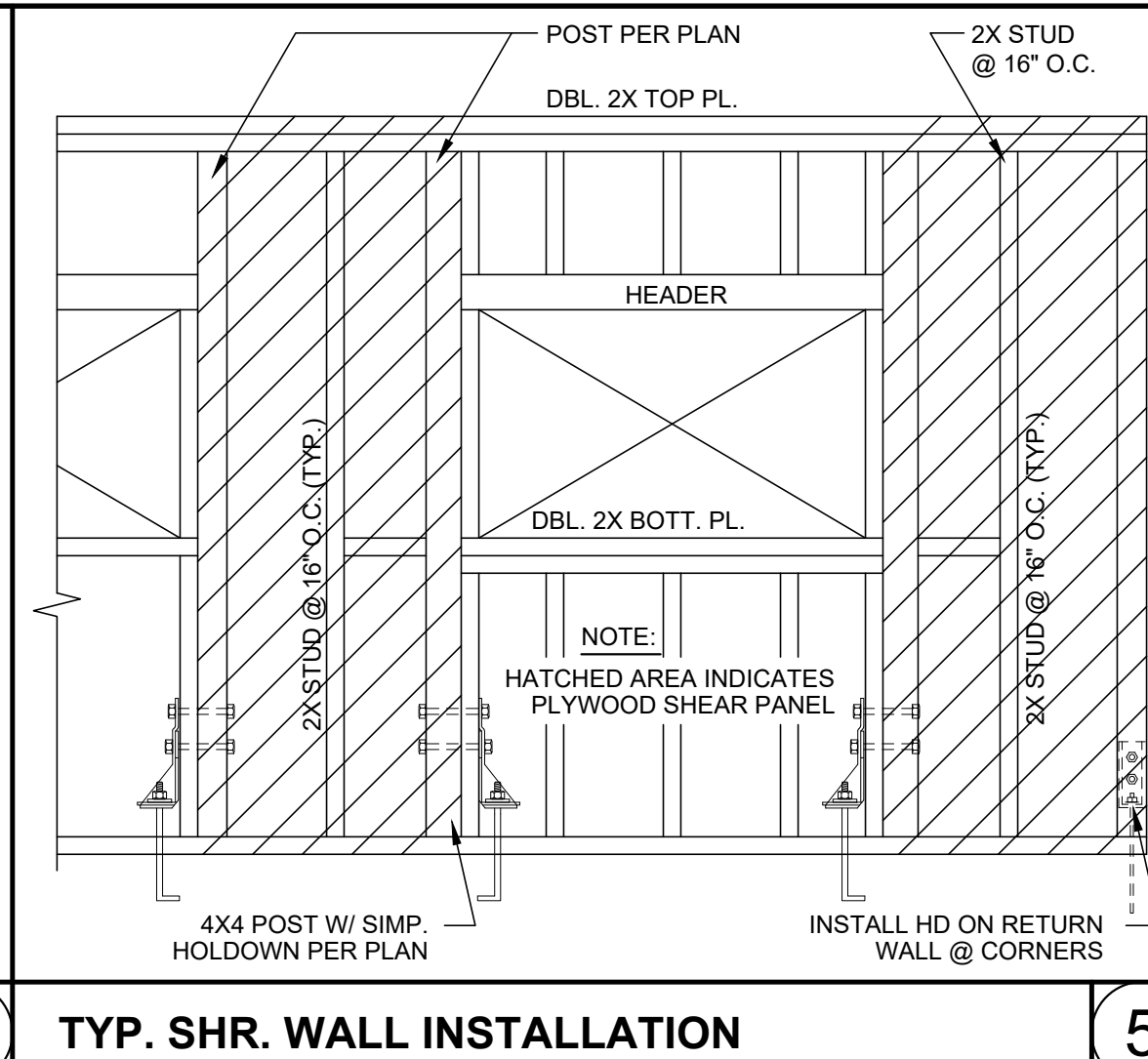
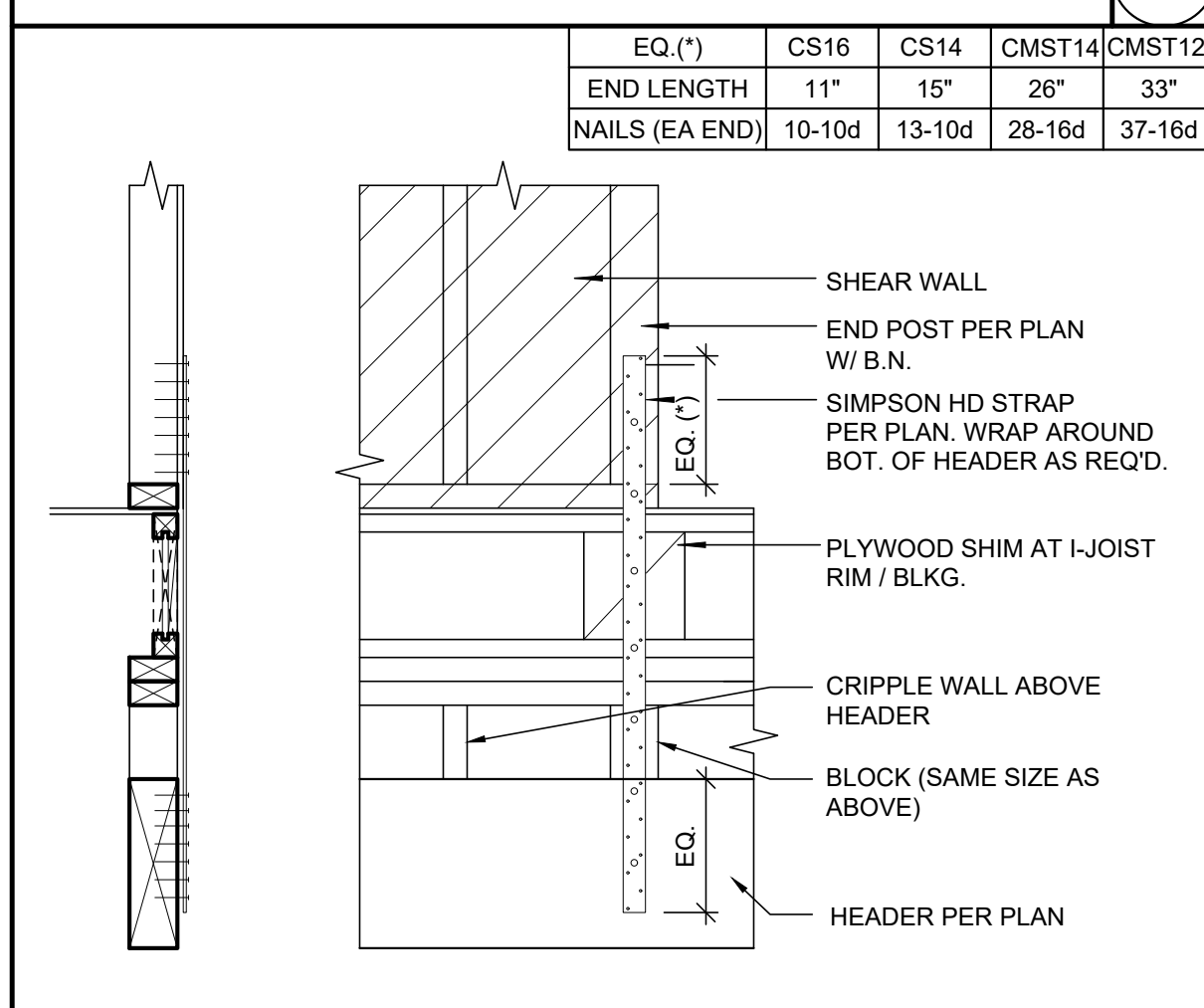
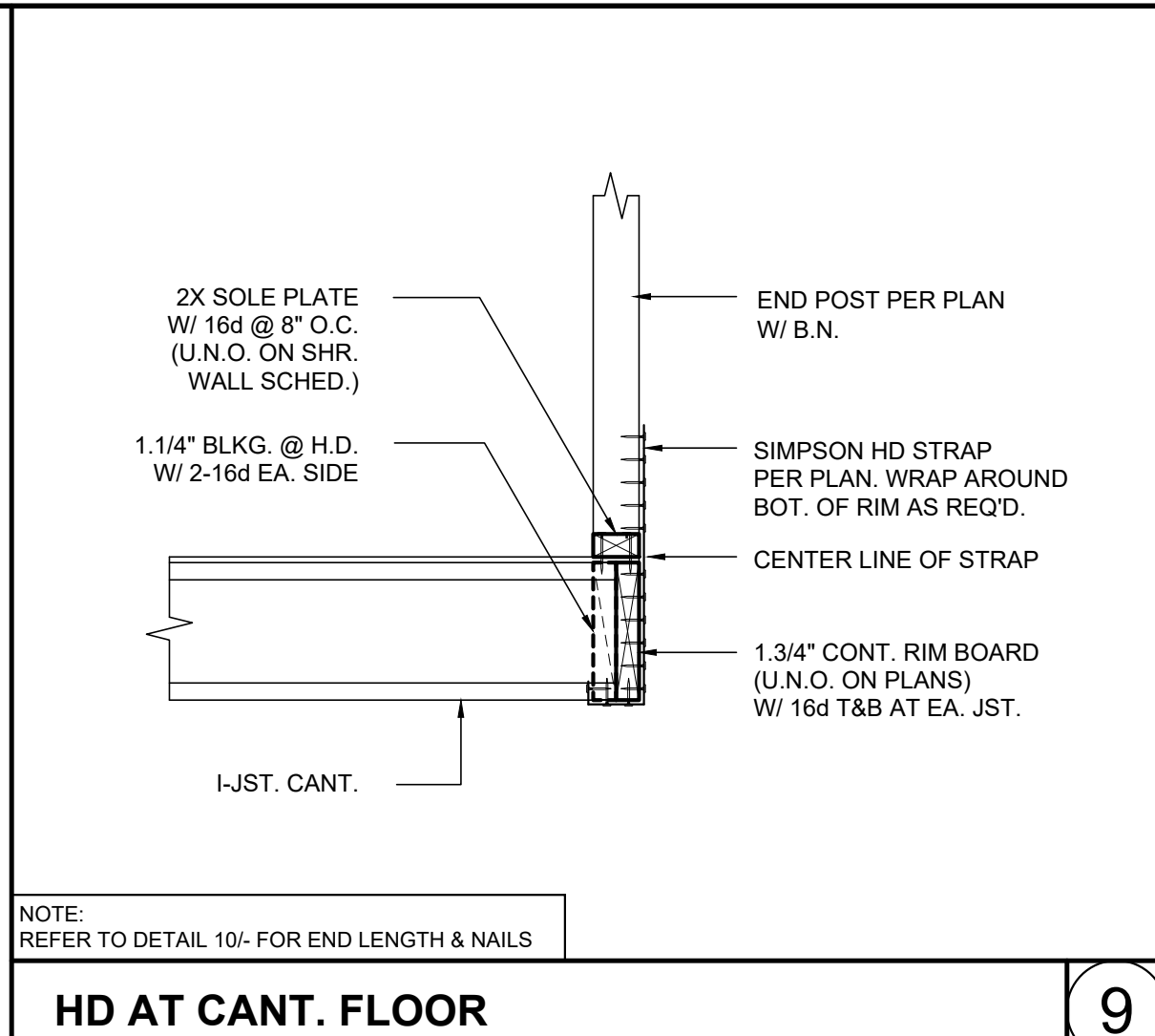
TRUSS AT EXT. WALL 16

R. TRUSS AT SHEAR WALL 20

NOTE: 2X BLKG. & UPPER SHEAR ABOVE PLATE MAY BE REPLACED BY FULL DEPTH TRUSS BLKG TO 2/SD-3



**Santee**  
 PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
 Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other regulations.  
 Approved 03/06/2024  
 Plan Reviewer: BD/Division  
 Permit: B-RNW-23-0006 REV  
 Plan-Approved



**VCA Structural**  
 1845 W. Orangewood Ave., Suite 200  
 Orange, CA 92668 (714) 978-9780  
 100% Structural and the design, including the acceptance for use or reproduction in part or in whole without the express permission in writing by VCA Structural

ISSUES & REVISIONS

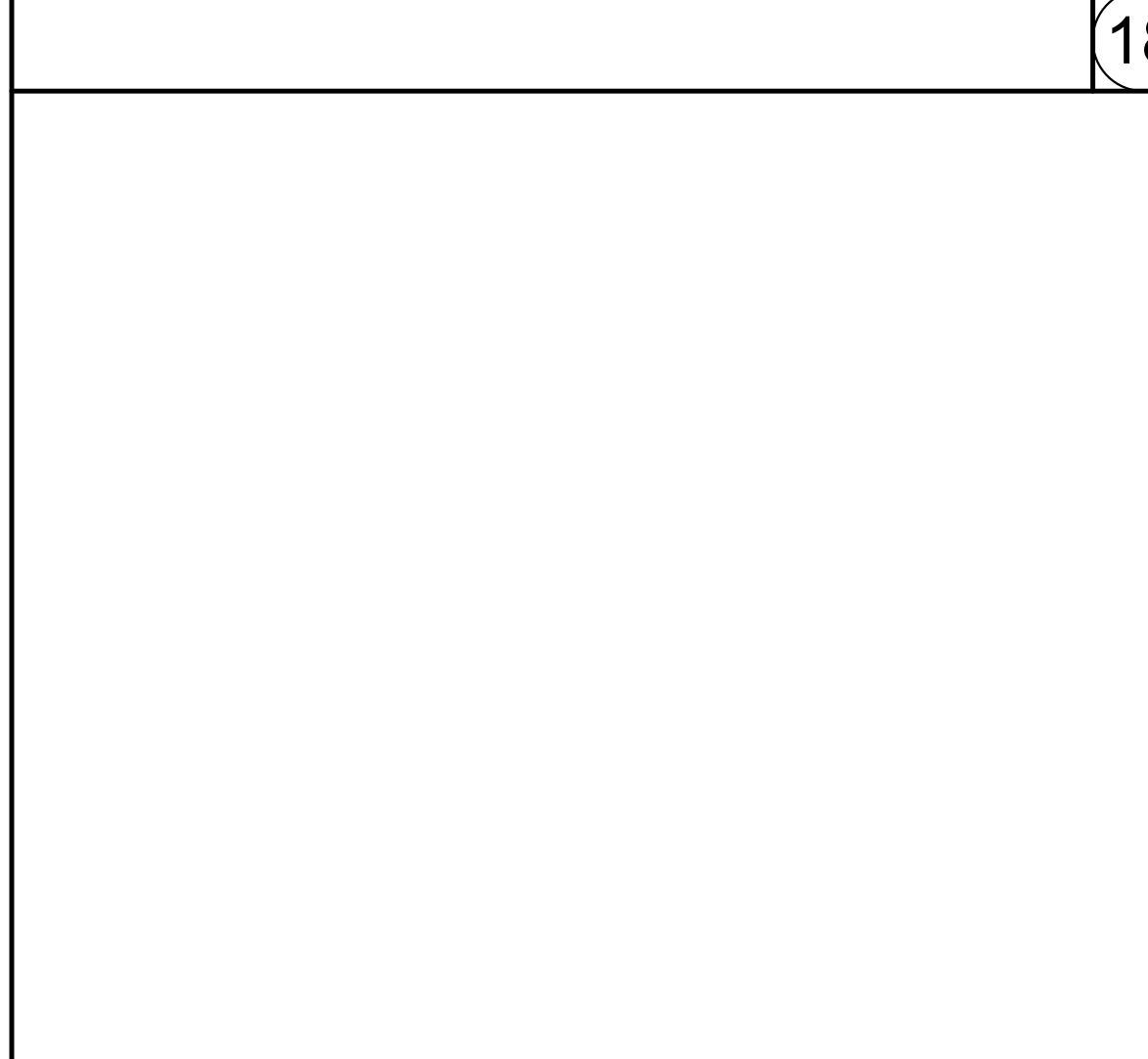
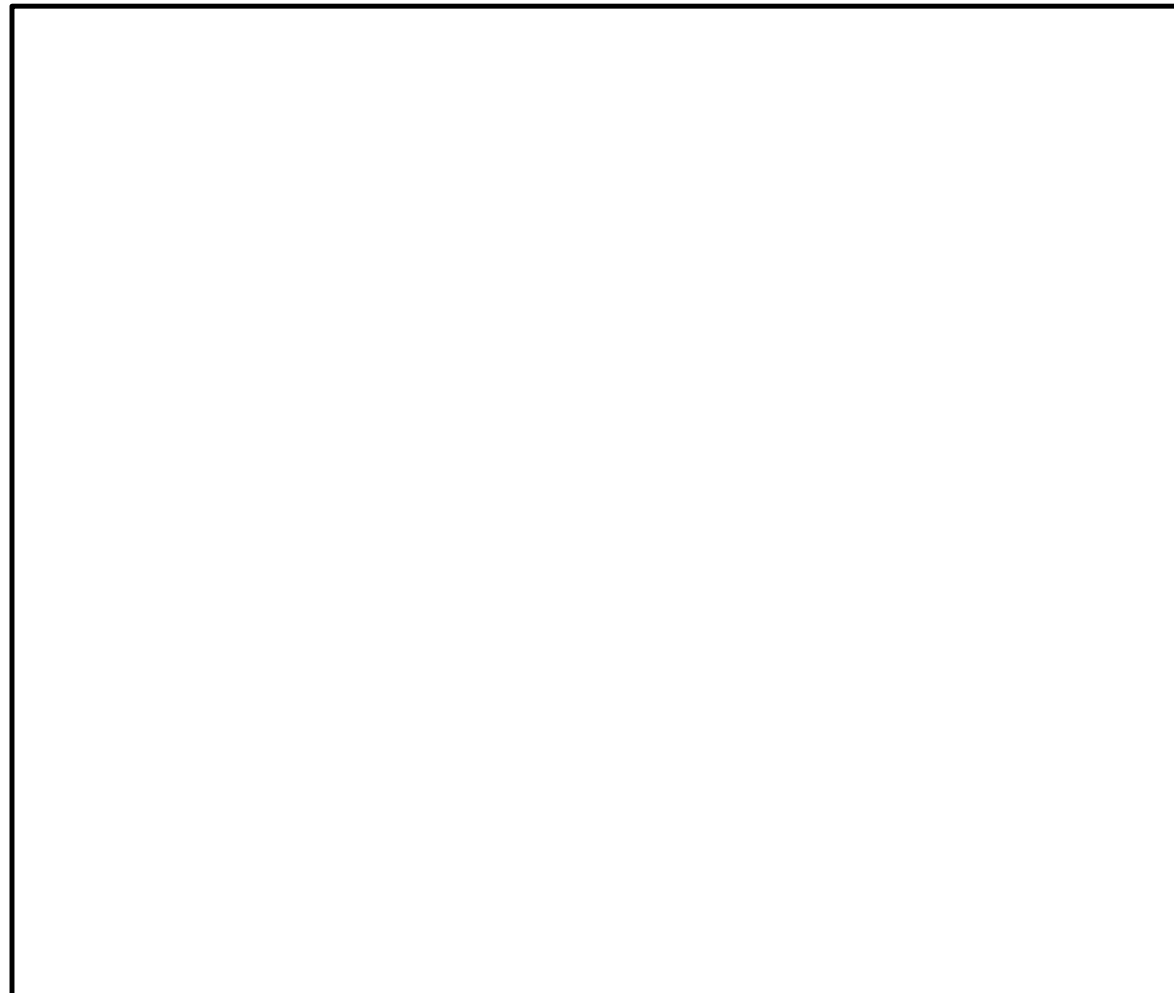
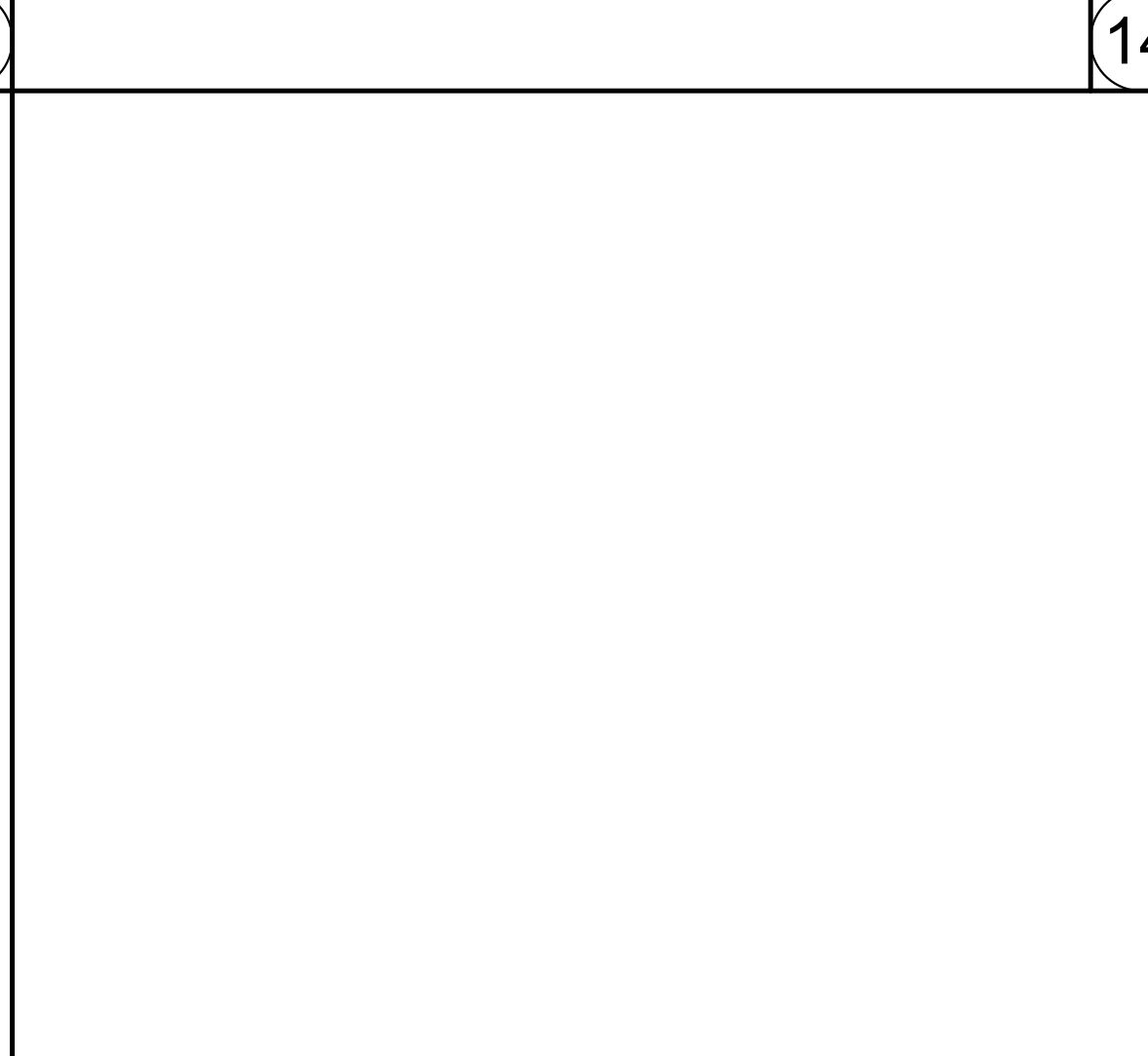
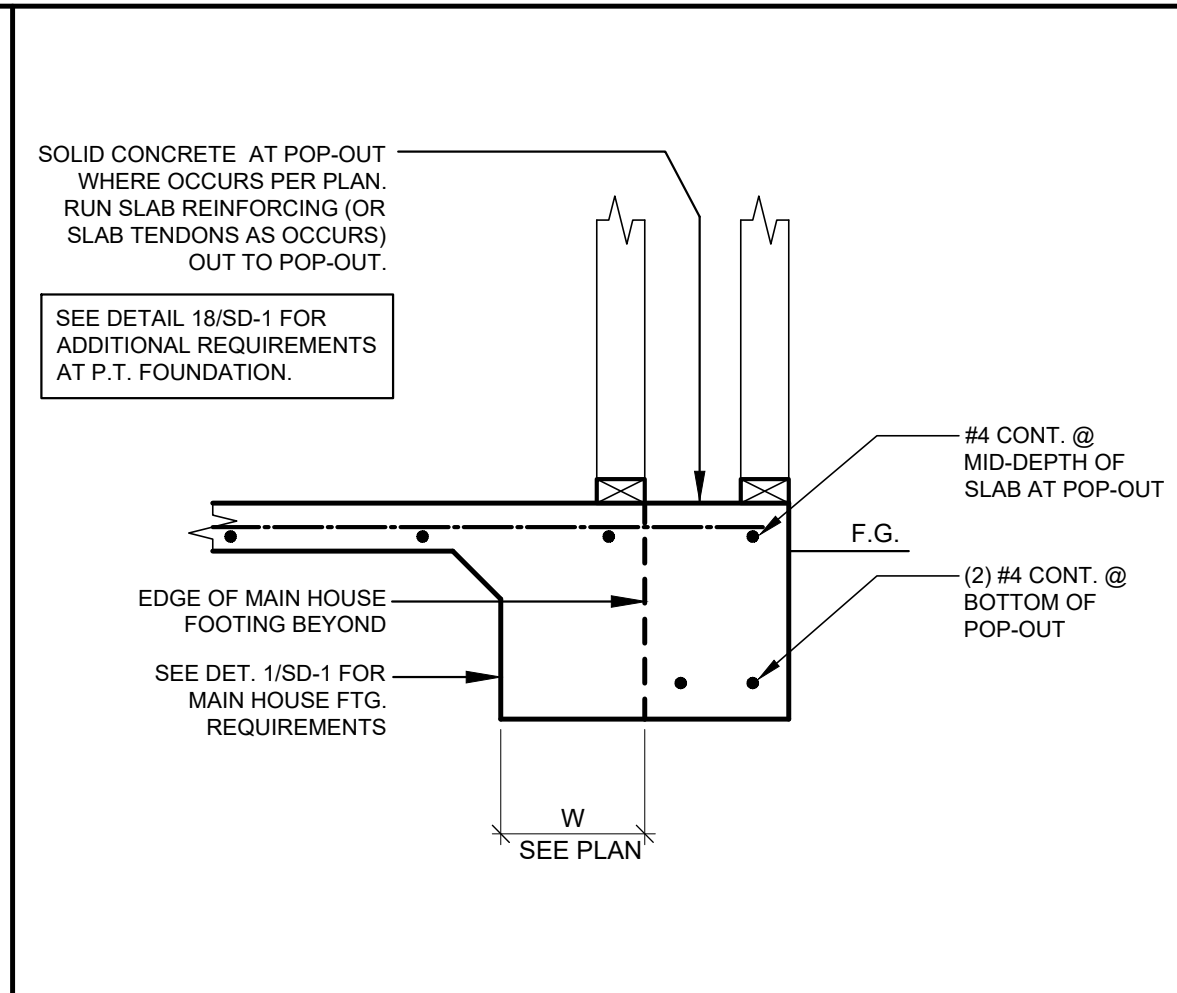
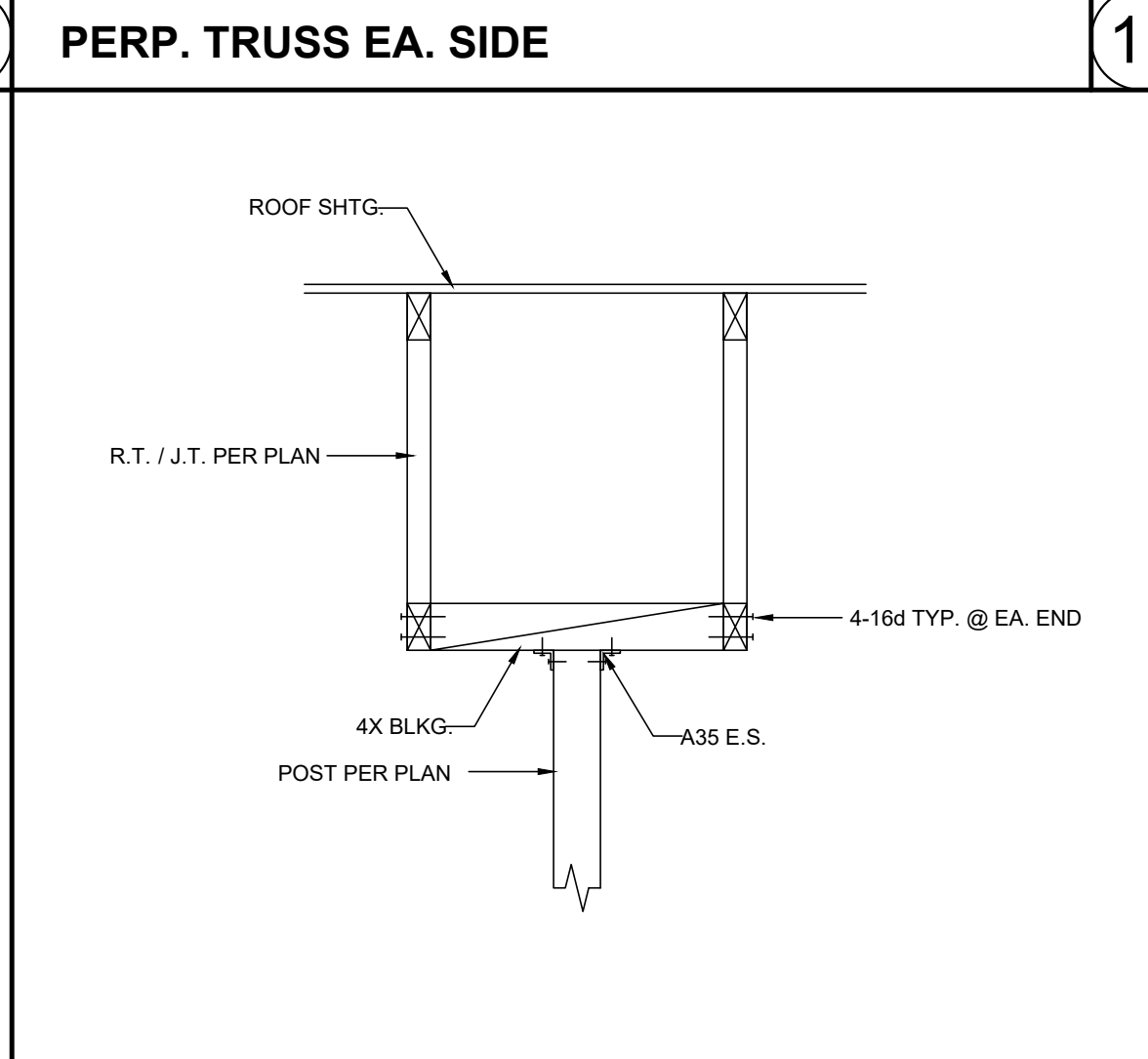
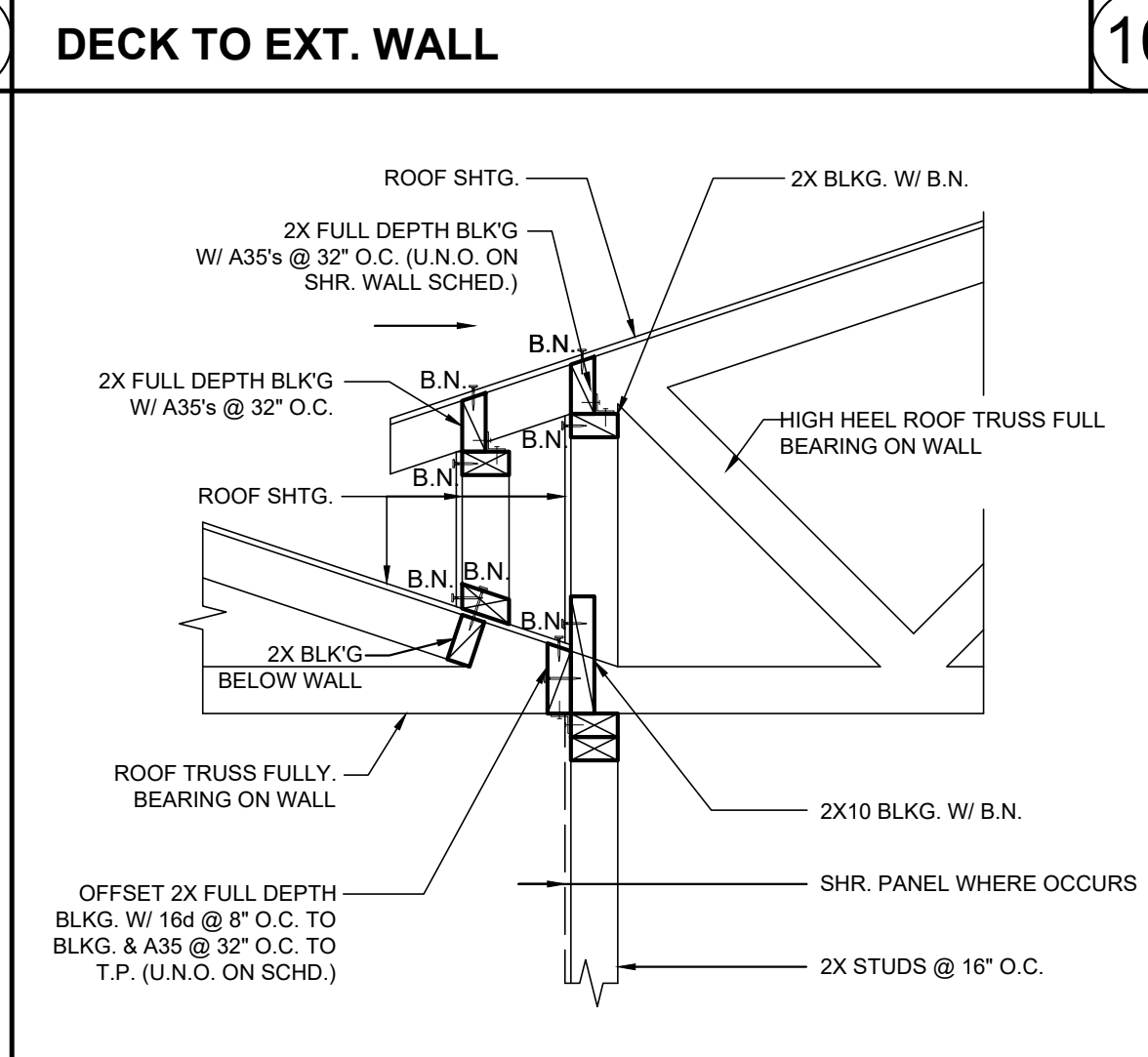
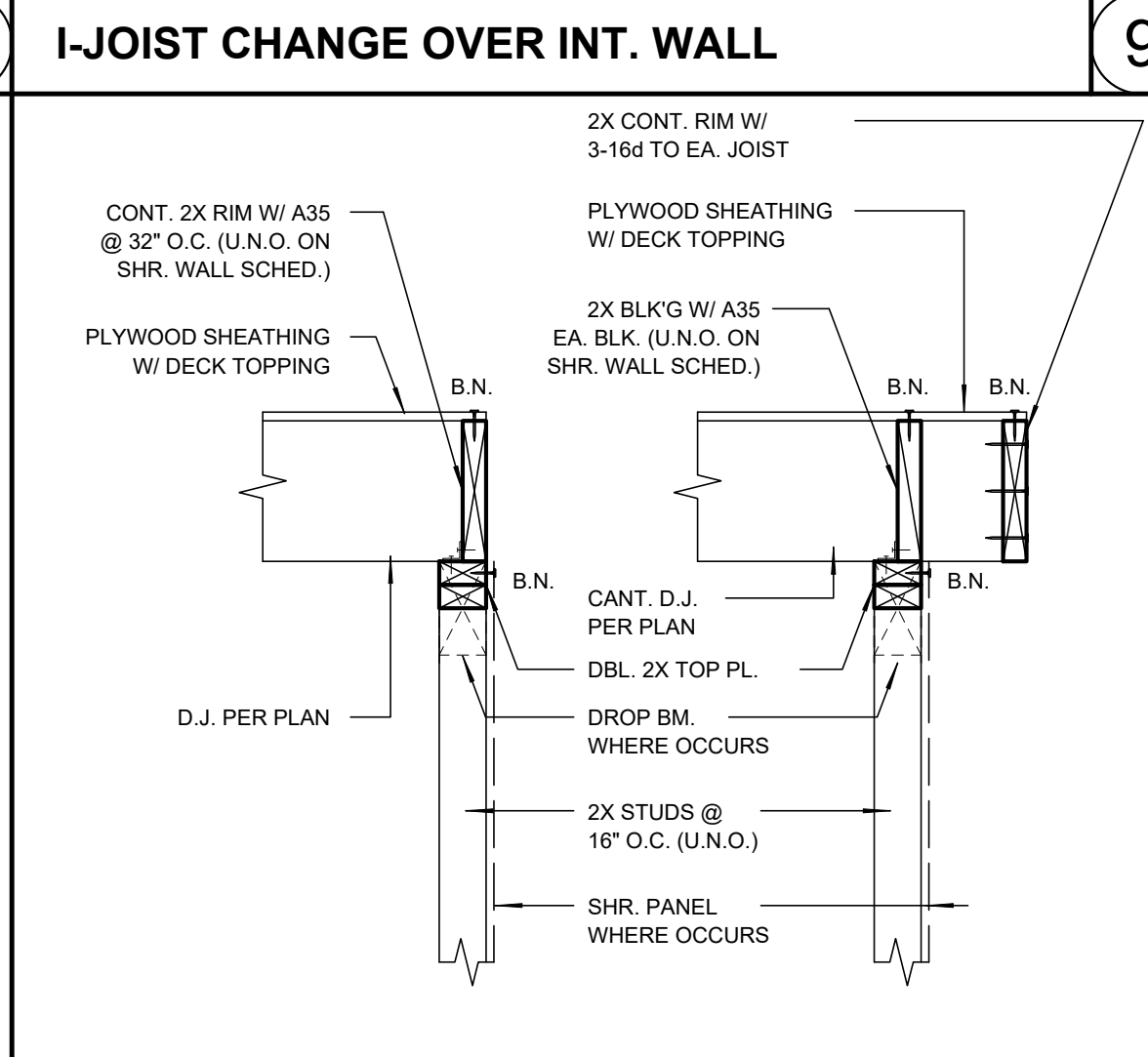
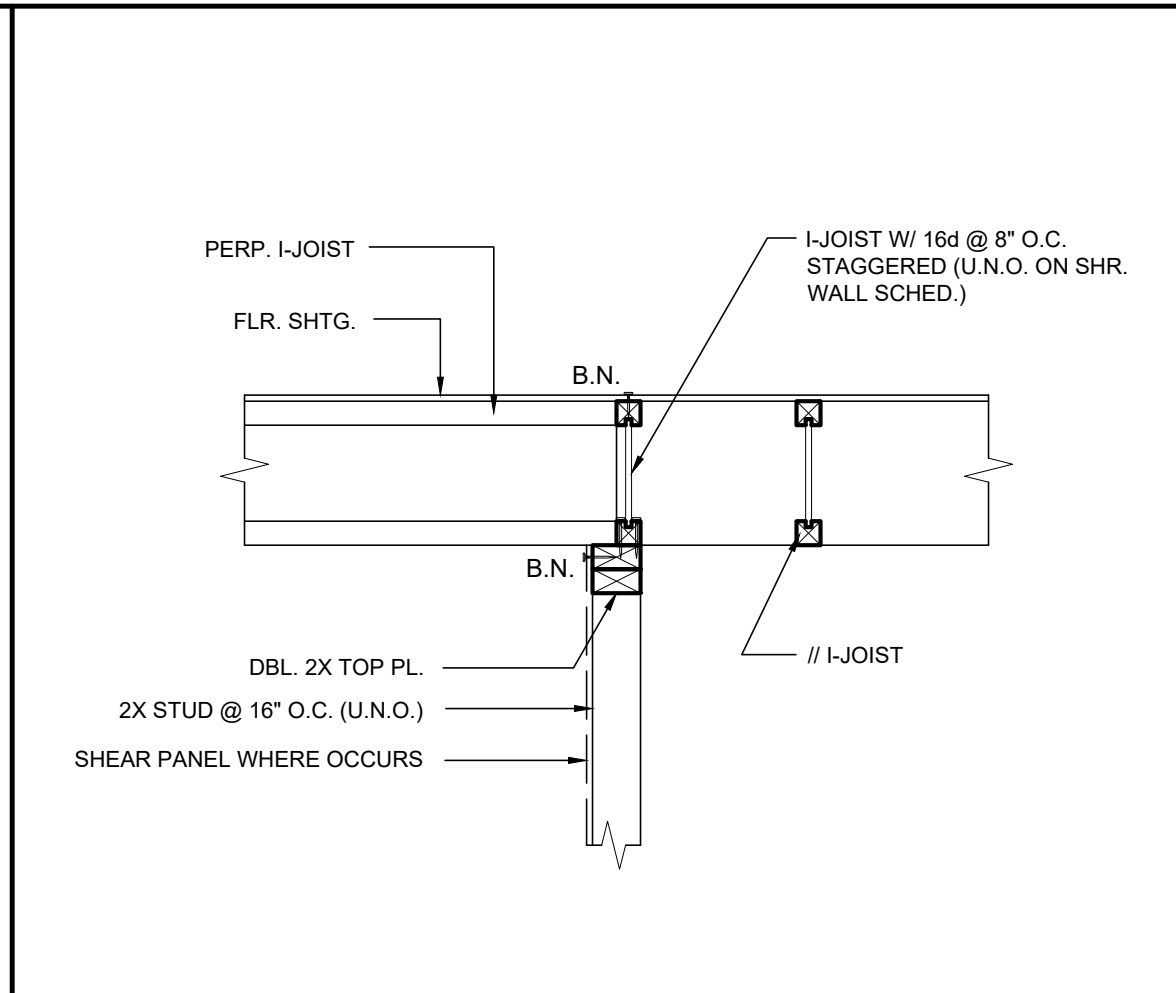
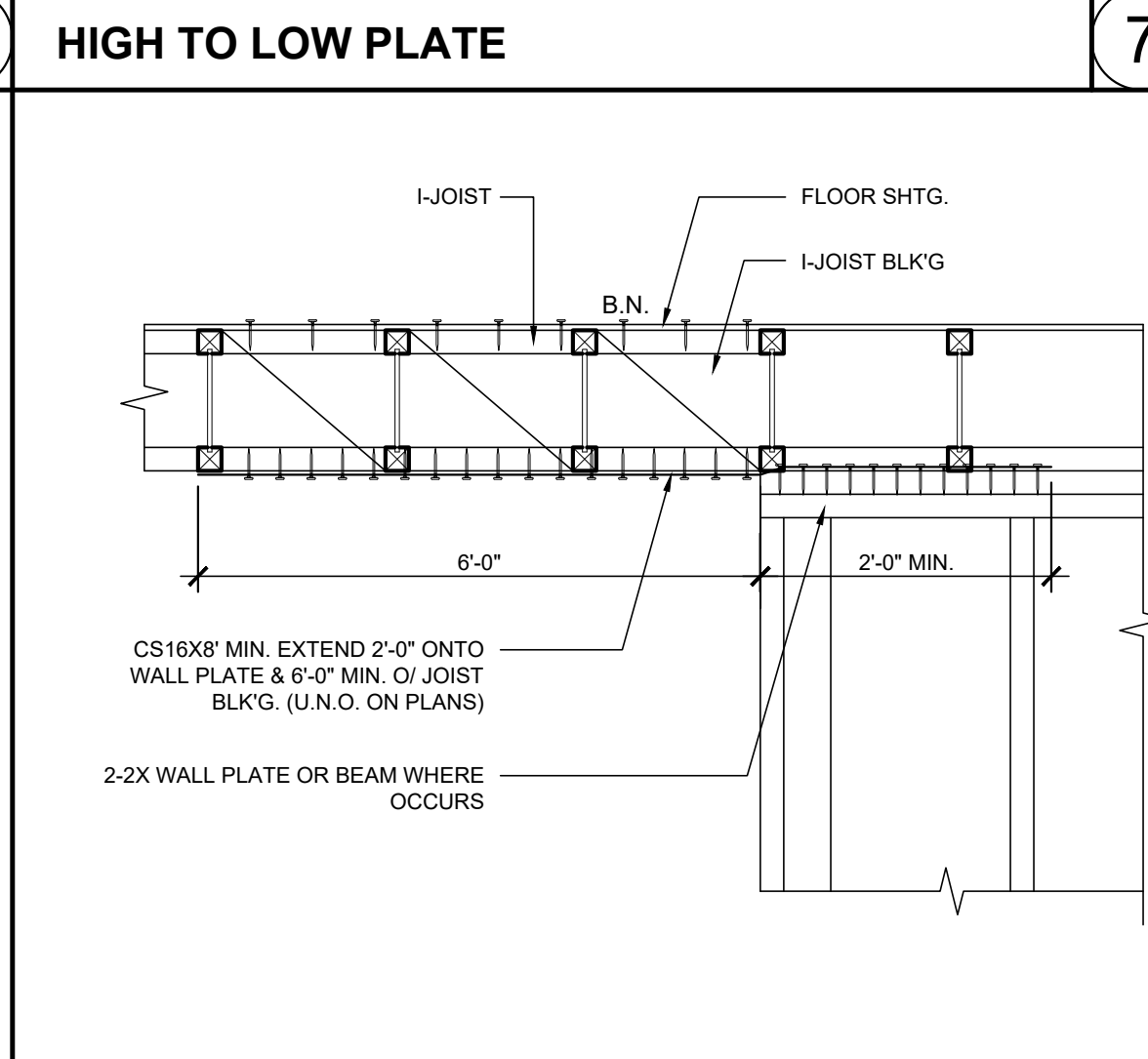
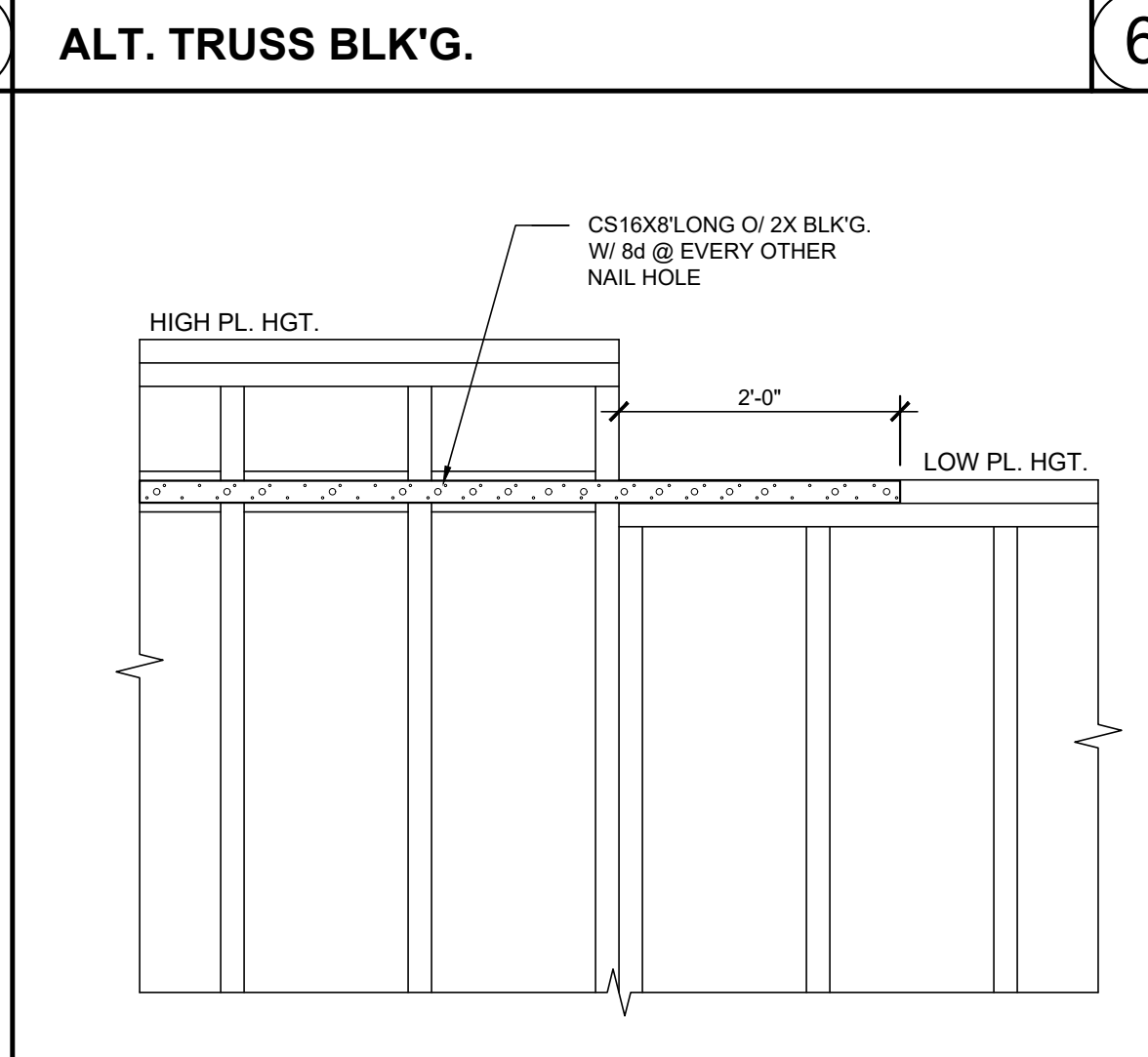
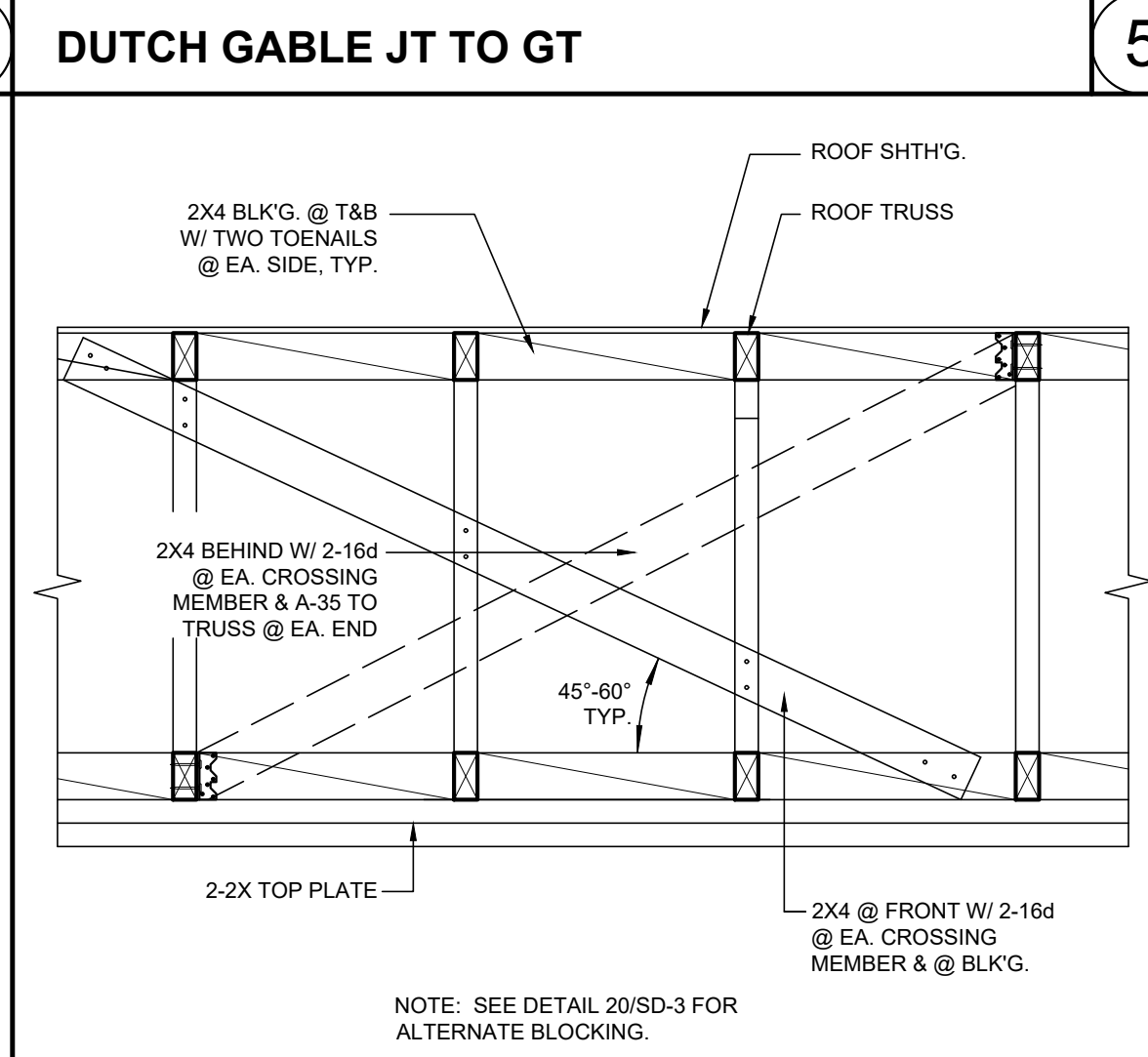
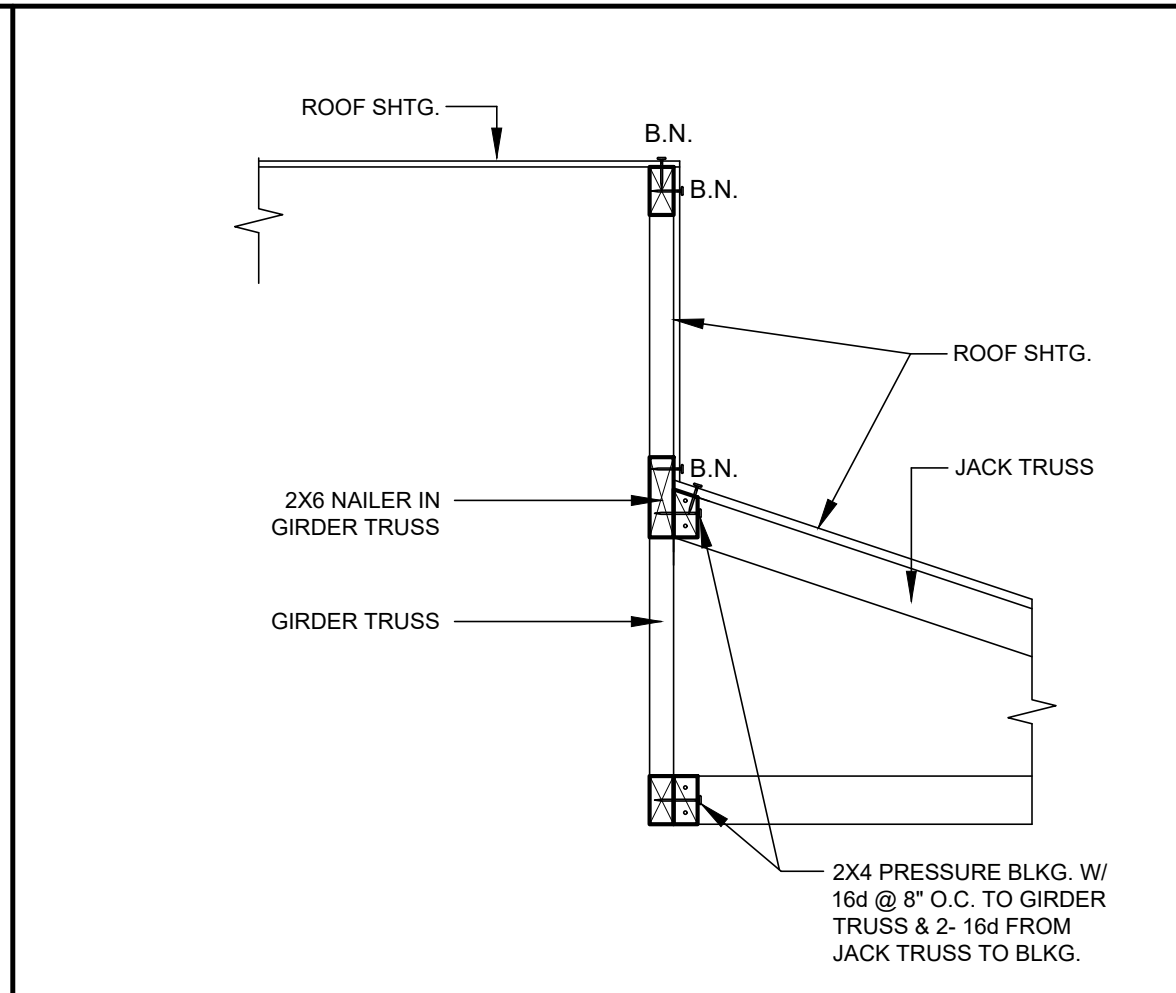
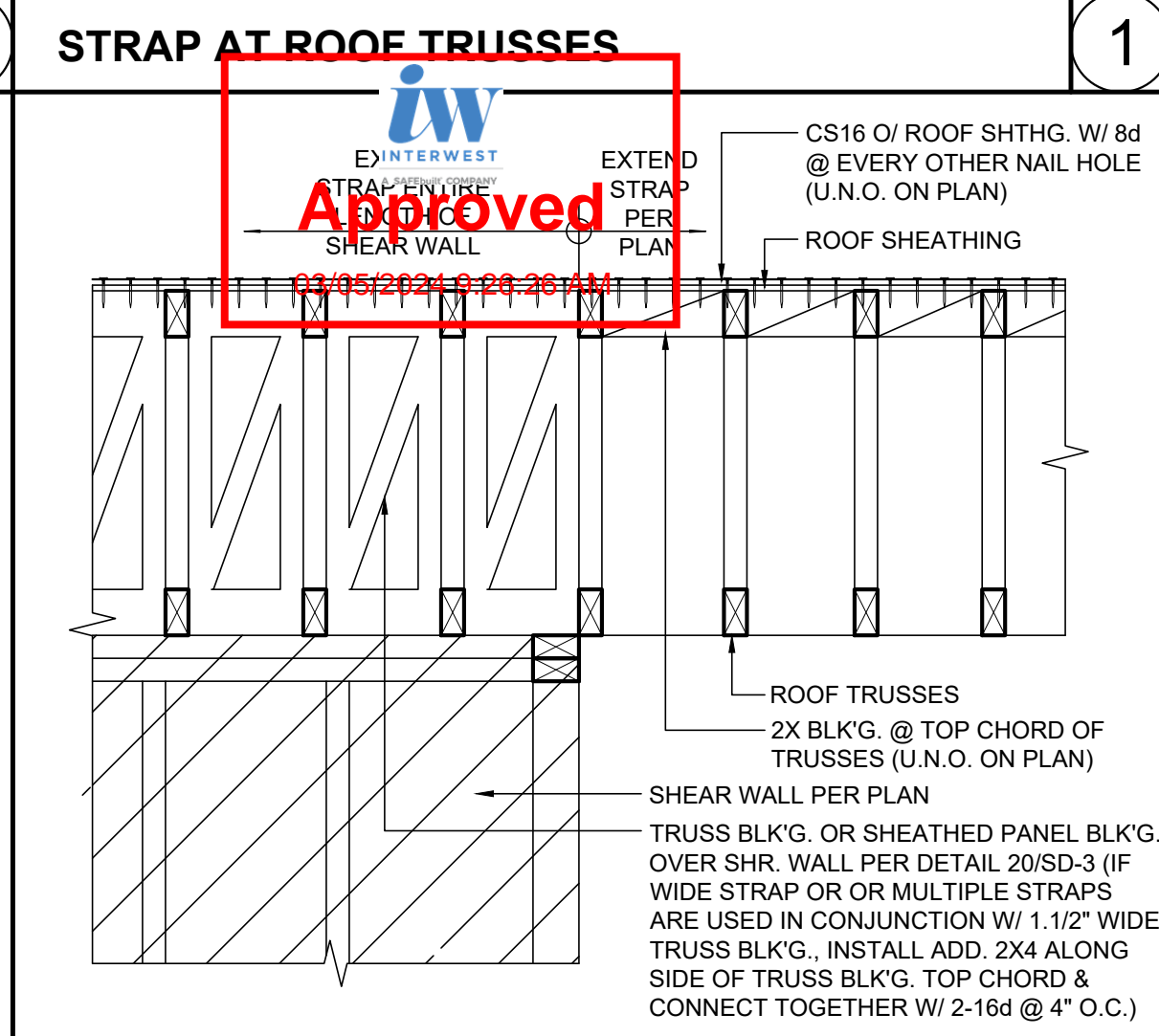
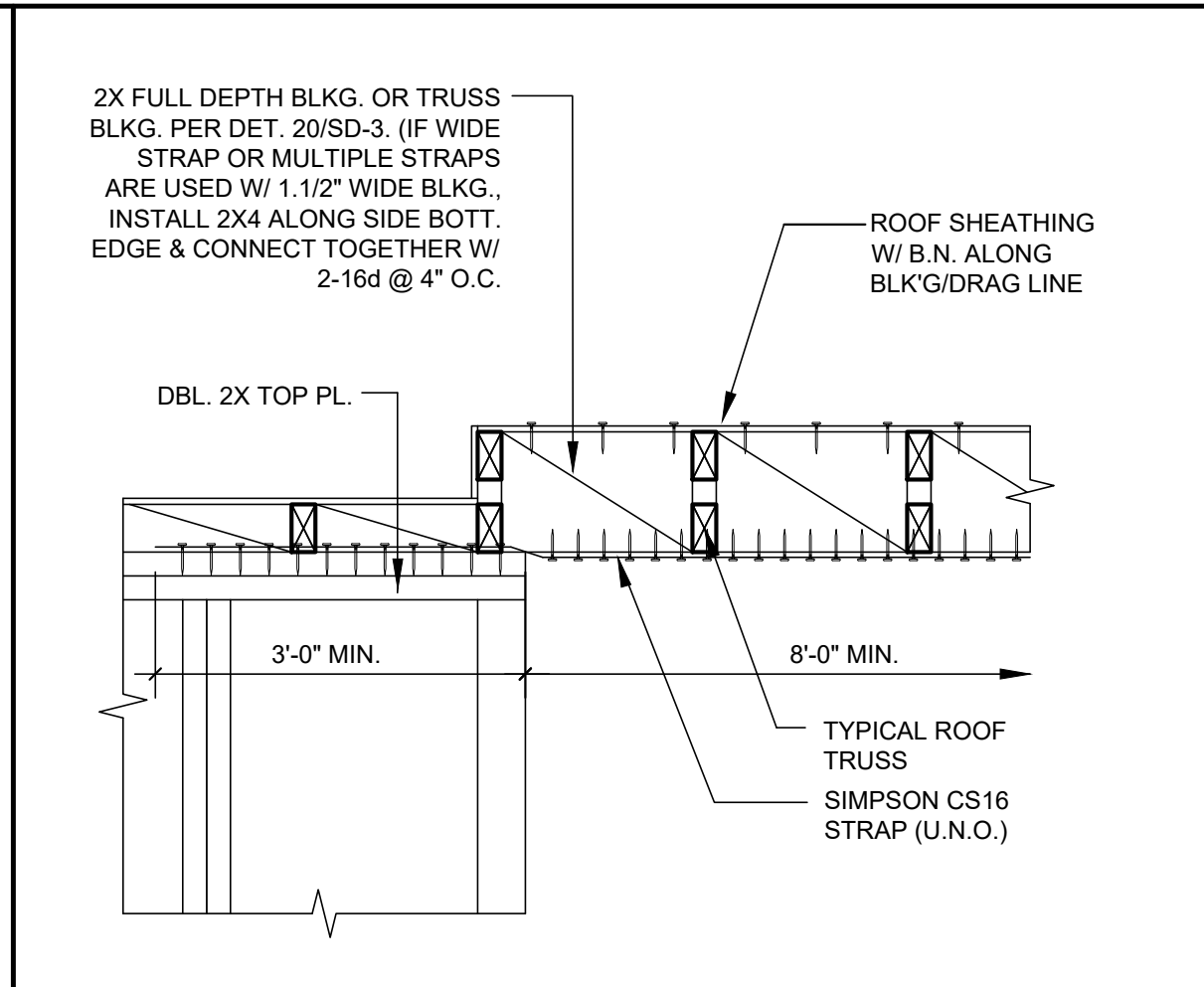
SEAL / SIGNATURE

**REGISTERED PROFESSIONAL ENGINEER**  
 MARK A. VAN GALE  
 No. 58880  
 STATE OF CALIFORNIA

**KB HOME PROSPECT GARDENS**  
 PROSPECT GARDENS  
 Santee, CA  
 TRACT NO. 2016-3  
 STRUCTURAL DETAILS

DRAWN BY: A.V./T.D.  
 CHECKED BY: M.V.G./R.S.  
 PROJECT NO.: 10-12072  
 ISSUE DATE: 09/05/2023  
 PLOT DATE: 02/27/2024  
 SHEET NO.:

**SD-4**



STANDARD NOTES AND SPECIFICATIONS

3.3 VENTILATION AND EXHAUST DUCTS

- 1. GENERAL REQUIREMENTS:
1.1. VENT ROUTING SHOWN ON PLANS ARE SCHEMATIC AND REPRESENT THE GENERAL INTENT OF INSTALLATION. PRIOR TO EQUIVALENT CAPACITY AND AIRFLOW PERFORMANCE AS COMPARED TO THE DESIGNED CONDITION AND SHALL MEET OR EXCEED ALL PLAN-SPECIFIED CRITERIA.

Table with columns: DUCT SIZE, DUCT TYPE, DUCT LENGTH, and DUCT SIZING OPTIONS. Includes notes on double door openings and ducting options.

- 3.13. VENTS SHALL NOT BE ASSEMBLED W/ FASTENERS THAT EXTEND INTO VENT & ARE CAPABLE OF CATCHING LIMP.
3.14. DUCTS IN CRAWL SPACES OR ATTICS TO BE INSULATED WITH 1-INCH, 3/4-ROUND FIBERGLASS DUCT WRAP.

Table with columns: DUCT NUMBER, DUCT TYPE, and LENGTH. Lists various duct configurations and their lengths.

- 3.16. EQUIVALENT LENGTH IS BASED ON VENT ROUTING SHOWN ON PLANS, WHERE ROUTING IS ADJUSTED CONTRACTOR TO VERIFY EQUIVALENT LENGTH DOES NOT EXCEED 24'-0" OR PROVIDE ALTERNATE SIZING CALCULATIONS TO HARRIS & SLOAN PRIOR TO CONSTRUCTION.

3.4 SUPPLY AND RETURN DUCTS

- 1. GENERAL REQUIREMENTS:
1.1. DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC AND REPRESENT THE GENERAL INTENT OF INSTALLATION. PRIOR TO INSTALLATION VERIFY FIELD CONDITIONS AND COORDINATE WITH ALL OTHER TRADES.

Table with columns: DUCT #, CONNECTION MATERIAL, and REQUIREMENTS & NOTES. Lists various duct types and their installation requirements.

- 2. MATERIALS:
2.1. ALL MATERIALS MUST HAVE A MIN PERFORMANCE TEMPERATURE RATING AND CONFORM TO THE REQUIREMENTS IN THE TABLE BELOW.



PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:
1. PLANS ARE NOT TO BE USED FOR CONSTRUCTION SUBJECT TO THE REQUIREMENTS OF THE CALIFORNIA HOUSING LAW AND THE BUILDING LAWS OF THE CITY OF SANTEE, CALIFORNIA.

2.5 VENTILATION AND EXHAUST FANS

- 1. GENERAL REQUIREMENTS:
1.1. UNLESS NOTED OTHERWISE ON THE PLANS, MECHANICAL EXHAUST & VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING TABLE:

Table with columns: ROOM TYPE, FLOOR AREA (SF), and FAN TYPE. Lists fan requirements for various rooms like kitchen, bathroom, and bedroom.

- 1.2. SWITCHING LOCATIONS PER UTILITY PLANS UNDO.
1.3. EQUIPMENT & CONSTRUCTION REQUIREMENTS:
1.3.1. BATHROOM: MECHANICAL BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING PER CALGREEN SECTION 4.506.1.

2.6 THERMOSTATS

- 1. GENERAL REQUIREMENTS:
1.1. THERMOSTATS SHALL BE PROGRAMMABLE SET BACK TYPE AND HAVE THE CAPABILITY OF TERMINATING COOLING AT 78° F AND HEATING AT 70° F.

2.7 WHOLE HOUSE FAN

- 1. GENERAL REQUIREMENTS:
1.1. CFM CAPABILITIES AS NOTED ON WHOLE HOUSE FAN SCHEDULE ARE CEC CERTIFIED CFM VALUES RATED FOR THE ENTIRE ASSEMBLY.

3.1 SUPPLY AND RETURN GRILLES

- 1. GENERAL REQUIREMENTS:
1.1. SUPPLY, RETURN, & TRANSFER GRILLES SHALL BE OF THE SIZE, LOCATION, TYPE, AND BLOW PATTERN INDICATED ON PLAN. PROVIDE SMOKE GRILLES PER TABLE BELOW (OR AS SPECIFIED, WHERE NOT SPECIFIED ON AT RESIDENTIAL).

Table with columns: LOCATION, SUPPLY REGISTER, TRANSFER GRILLE, & RETURN AIR GRILLE SPECIFICATIONS. Lists grille types and their specifications.

- 1.2. EXHAUST GRILLES, WHERE USED, SHALL BE TITUS #50 OR EQUAL.
1.3. WHERE STAIRWELL FACE RETURNS ARE USED IN PLACE OF RETURN AIR GRILLE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AN EQUIVALENT GROSS EFFECTIVE AREA.

3.2 INTAKE DUCTS

- 1. GENERAL REQUIREMENTS:
1.1. ELECTRICAL CONTRACTOR WILL FURNISH A SEPARATE DISCONNECT SWITCHING DEVICE AND INSTALL ALL COMPONENTS FOR THIS IN THE SAME LOCATION AS THE WHOLE BUILDING VENTILATION SYSTEM.

1.5 SYSTEM ALTERNATES & MODIFICATIONS

- 1. GENERAL REQUIREMENTS:
1.1. EQUIPMENT SUBSTITUTIONS, LAYOUT MODIFICATIONS, AND ALTERNATE INSTALLATIONS MUST PROVIDE SYSTEM-WIDE EQUIVALENT CAPACITY AND AIRFLOW PERFORMANCE AS COMPARED TO THE DESIGNED CONDITION AND SHALL MEET OR EXCEED ALL PLAN-SPECIFIED CRITERIA.

2.1 FORCED AIR UNIT (FAU) & FAN COIL (FC)

- 1. GENERAL REQUIREMENTS:
1.1. PROVIDE MIN 22"x20" ACCESS LARGE ENOUGH TO ACCOMMODATE THE REMOVAL OF THE LARGEST COMPONENT OF EQUIPMENT. LOCATE ACCESS MAX 20'-0" FROM EQUIPMENT LOCATION DOES NOT NEGATIVELY IMPACT THE CONTINUOUS SLOPE FLOORING NOT LESS THAN 24" WIDE FROM ACCESS TO EQUIPMENT.

2.2 CONDENSER (CU) & HEAT PUMP (HP)

- 1. GENERAL REQUIREMENTS:
1.1. WATERPROOF GFI EQUIPMENT OUTLET REQUIRED WITHIN 48"-60" HX DISTANCE FROM UNIT.

2.3 DUCTLESS SYSTEM COMPONENTS

- 1. GENERAL REQUIREMENTS:
1.1. PROVIDE ACCESS PER MANUFACTURER REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO CLEARANCES & ACCESS PANEL ACCESSORIES.

2.4 DAMPERS

- 1. GENERAL REQUIREMENTS:
1.1. DAMPERS TO BE ACCESSIBLE FOR ADJUSTMENT AND MAINTENANCE, WHERE NOT ACCESSIBLE THROUGH ATTIC BEHIND CEILING MOUNTED FAN/GRILLE PROVIDE 1/4"X1/4" WALL/CELING ACCESS PANEL TO HAVE SAME FIRE RATING AS WALL/CELING, WHERE REQUIRED, SEE ARCHITECTURAL PLANS FOR FIRE RATING SPECIFICATIONS.

1.1 DESIGN CRITERIA

- 1. GENERAL PROJECT INFORMATION:
1.1. PROJECT SHALL CONFORM TO THE 2022 CEC, ITS REFERENCED STANDARDS, AND APPLICABLE LOCAL BUILDING DEPARTMENT STANDARDS.

Table with columns: PLAN, HEATING, COOLING, WHOLE BUILDING VENTILATION, RETURN AIR, ZONING, and DAMPER STOP. Lists design criteria for different plans and zones.

1.2 GENERAL NOTES

- 1. SCOPE:
1.1. THE PROJECT DOCUMENTS MAY BE MORE DETAILED THAN THAT DESIGNATED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL BY THE ENGINEER.

1.3 TYPICAL ABBREVIATIONS

Table with columns: ABBREVIATION, DESCRIPTION, and UNIT. Lists various abbreviations used in the drawings.

1.4 GENERAL MECHANICAL SYSTEM REQUIREMENTS

- 1. SYSTEM DESIGN:
1.1. HVAC SYSTEM DESIGNED PER ASHRAE MANUALS J (HEAT LOSS AND GAIN), D (DUCT SIZING), AND S (EQUIPMENT SIZING).

FOR JURISDICTION USE

Structural Mechanical Electrical Plumbing
2295 Gateway Oaks Dr.
Sacramento, CA 95833

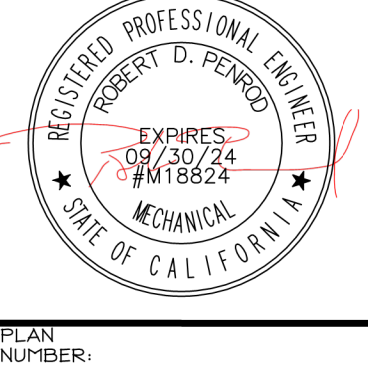
PROSPECT GARDENS
SANTEE, CA 92071
KB HOME - COASTAL
9815 MIRA MESSA BLVD SUITE 100
SAN DIEGO, CA 92131

PROJECT MANAGER: KL
DESIGNER: VF
DRAWN BY: AL
CHECKED BY: KL

ISSUE DATE: 09-15-2023
REVISIONS:

1 CLIENT REV 11-08-2023
2 FW & CLIENT REV 02-23-2024

STAMP:



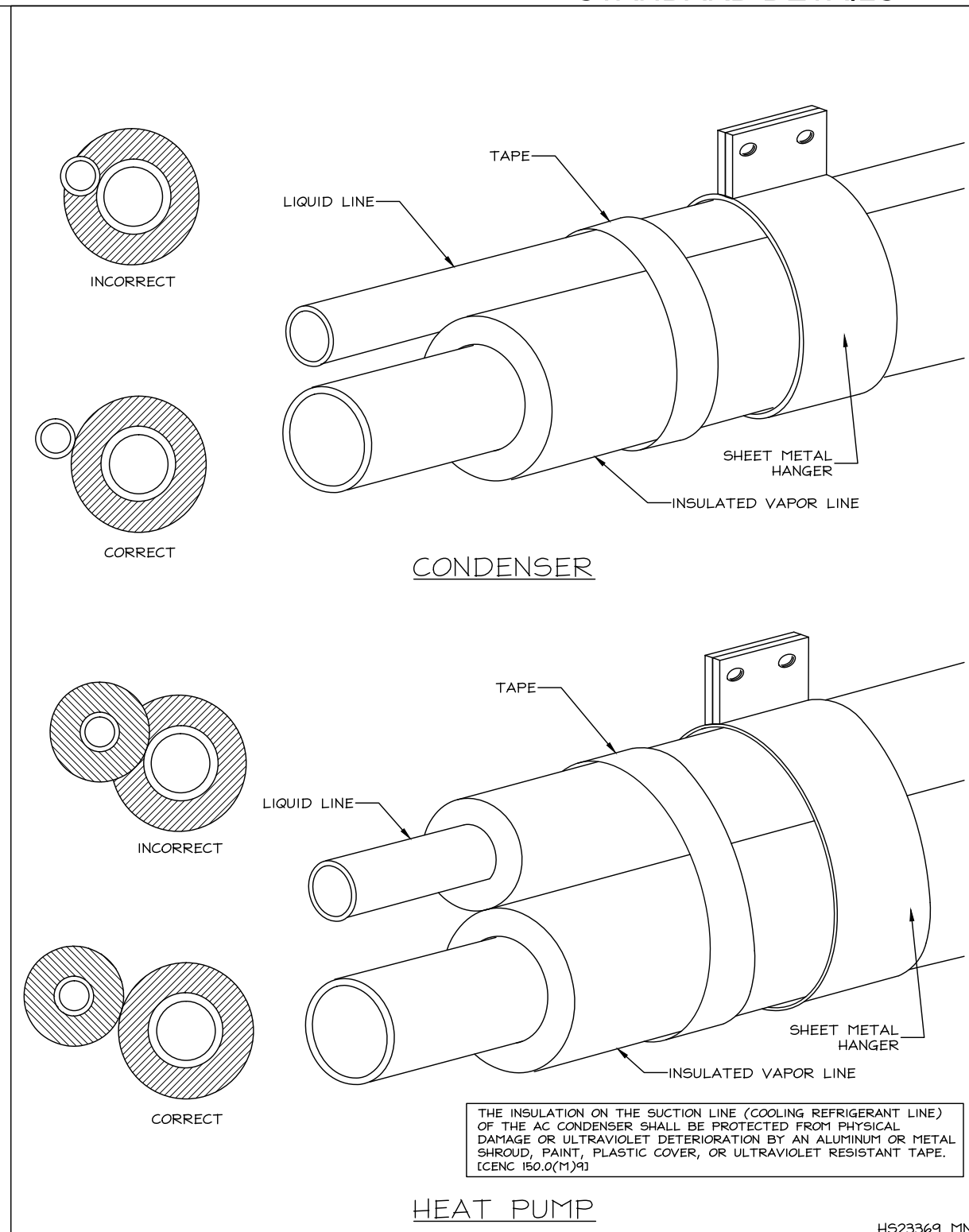
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SCALE: 1/4" = 1'-0"

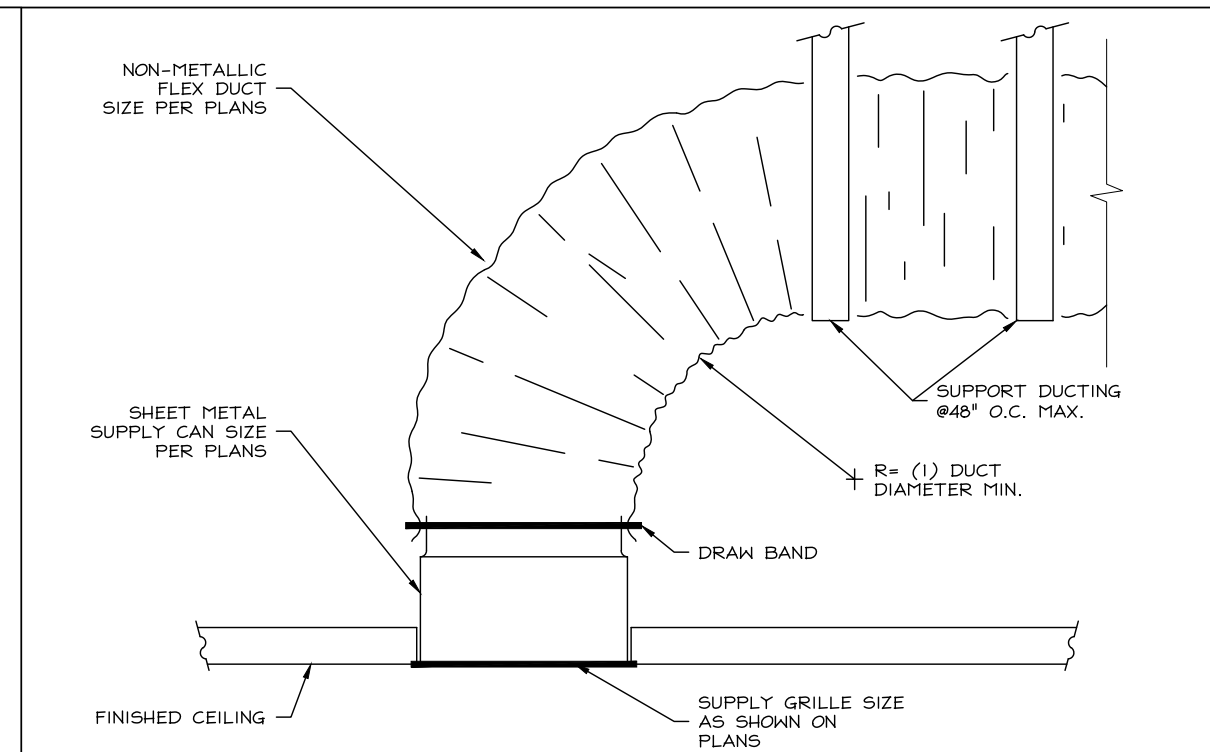
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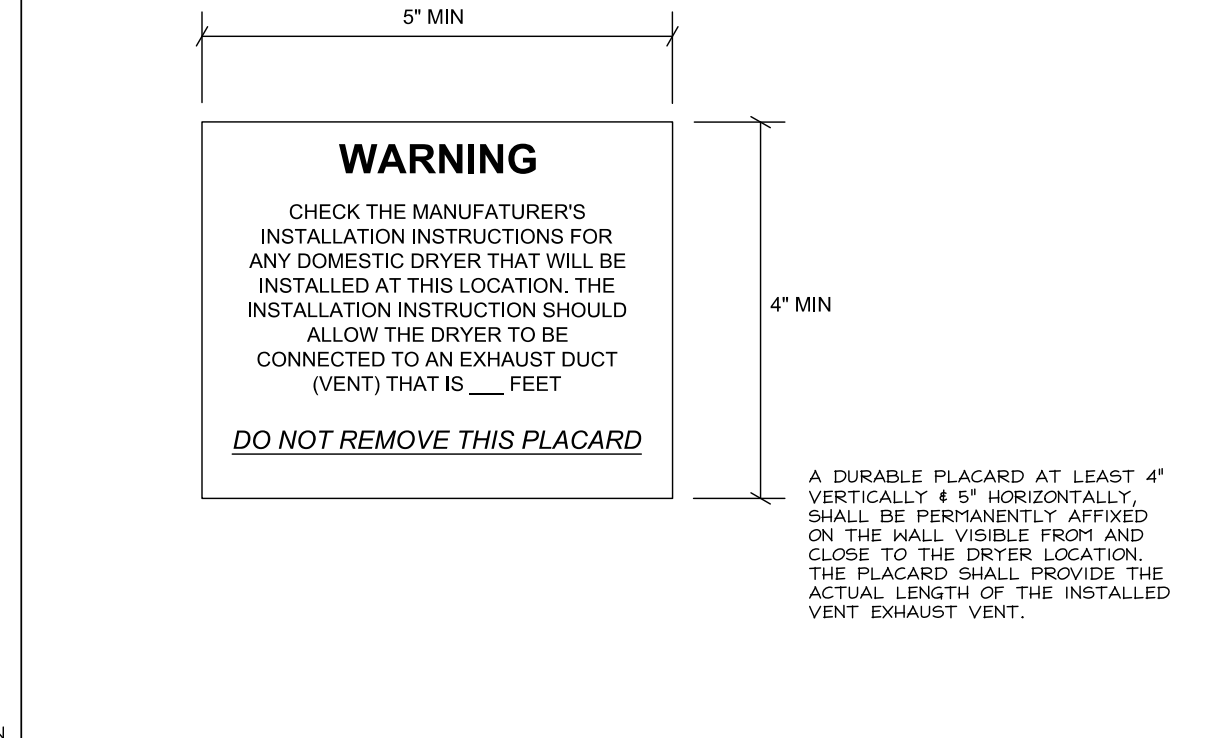
STANDARD DETAILS



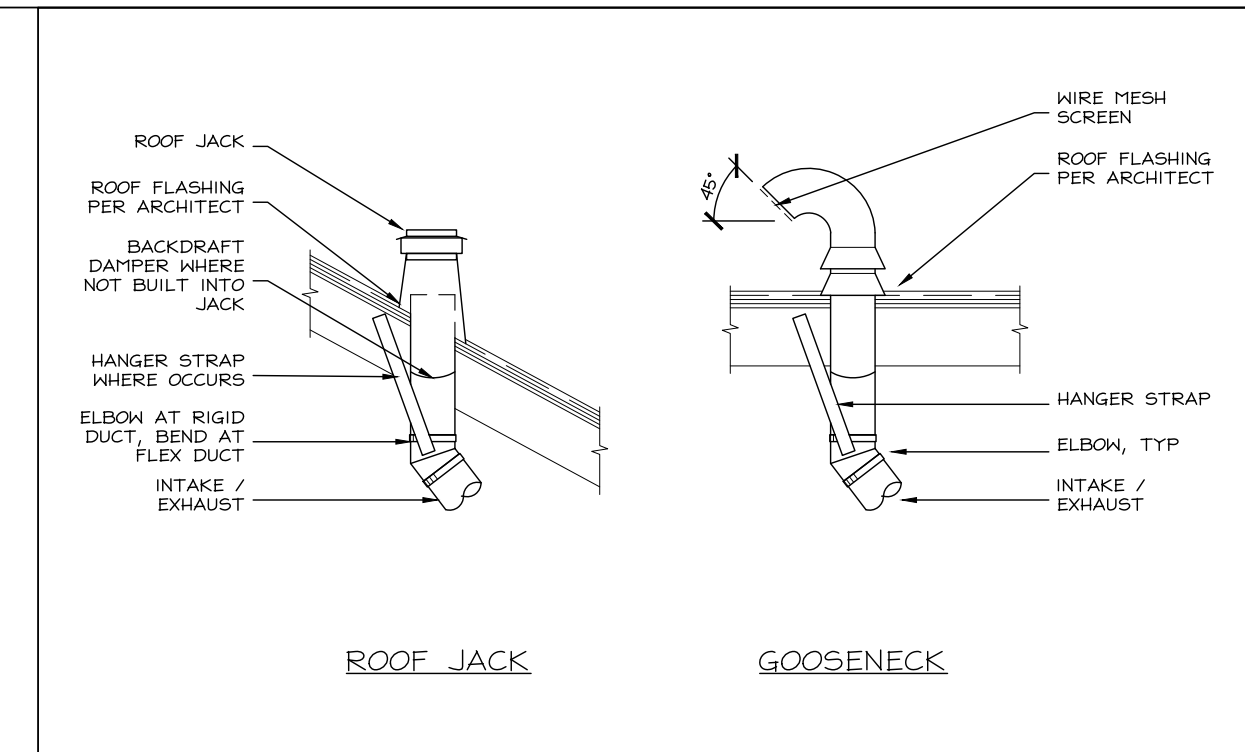
H | LINESSET SUPPORT - CONDENSER



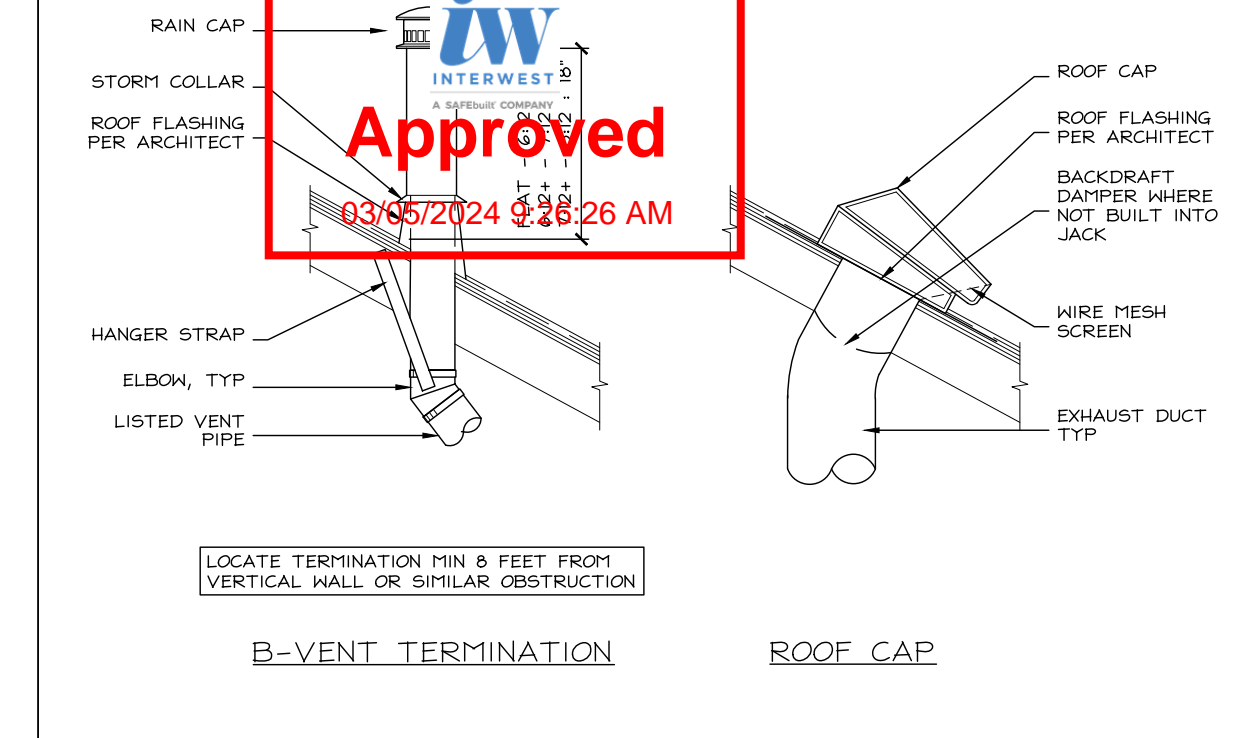
D | CONNECTION OF FLEXIBLE DUCT TO REGISTER



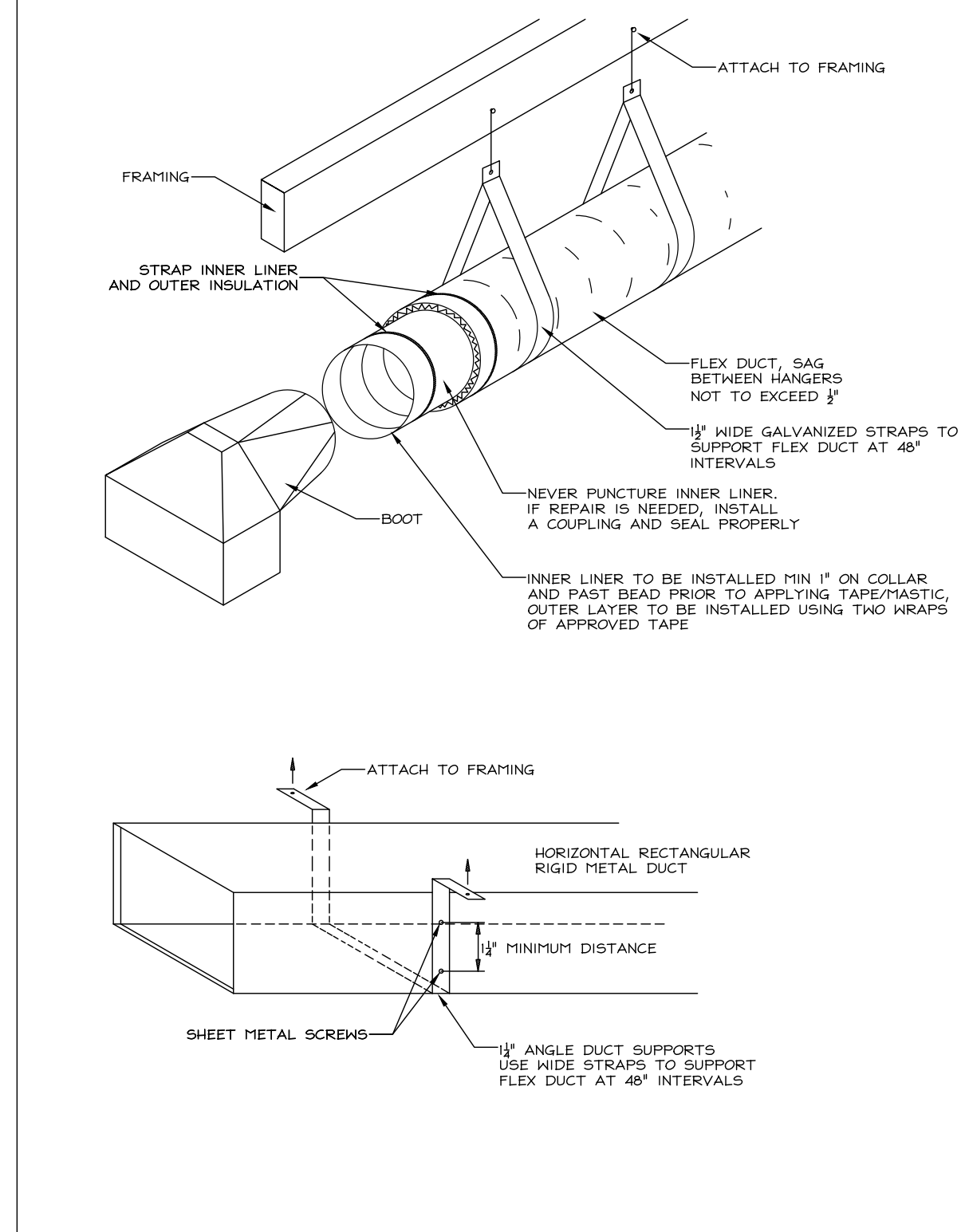
F | DRYER VENT PLACARD



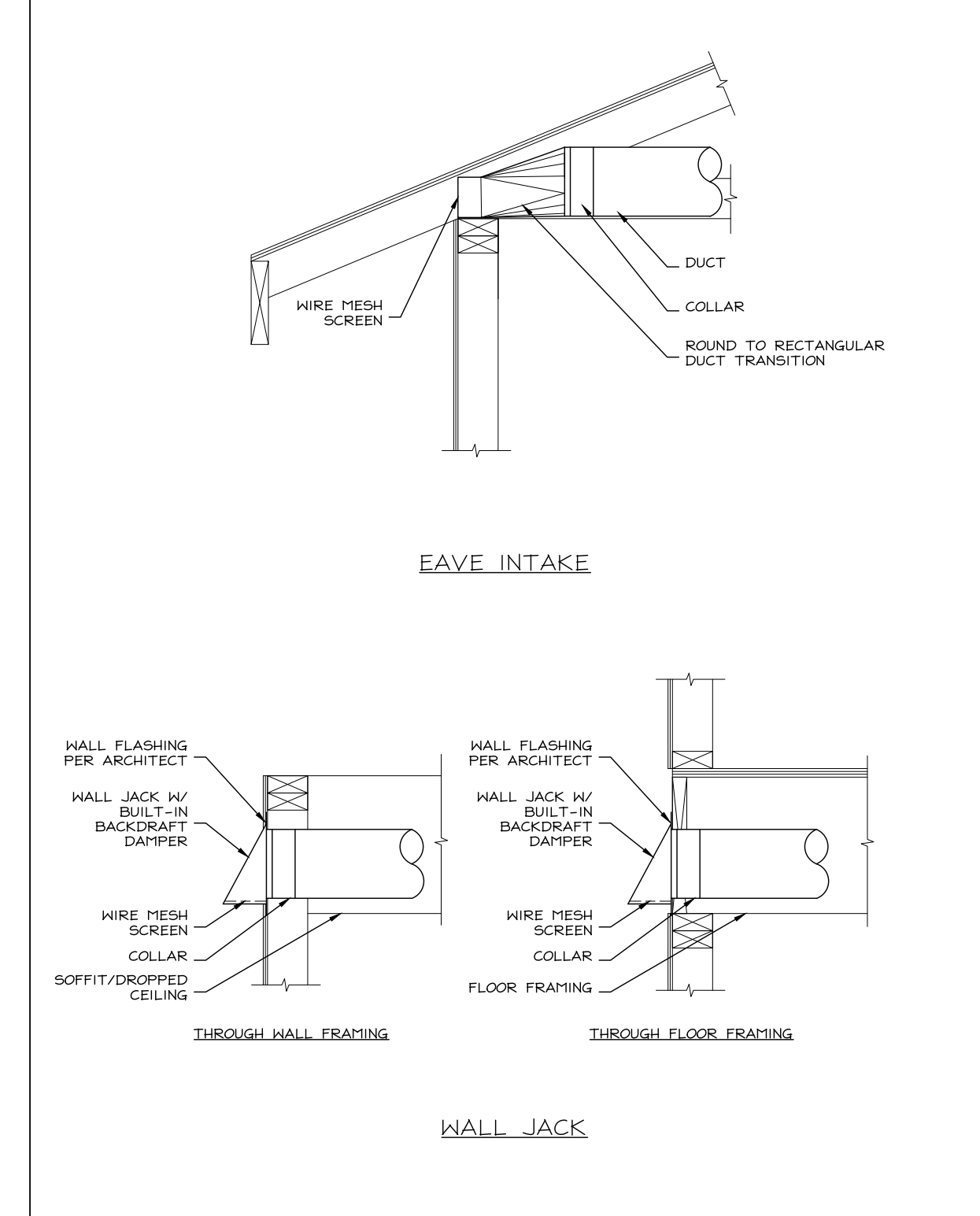
A | TYPICAL ROOF TERMINATIONS



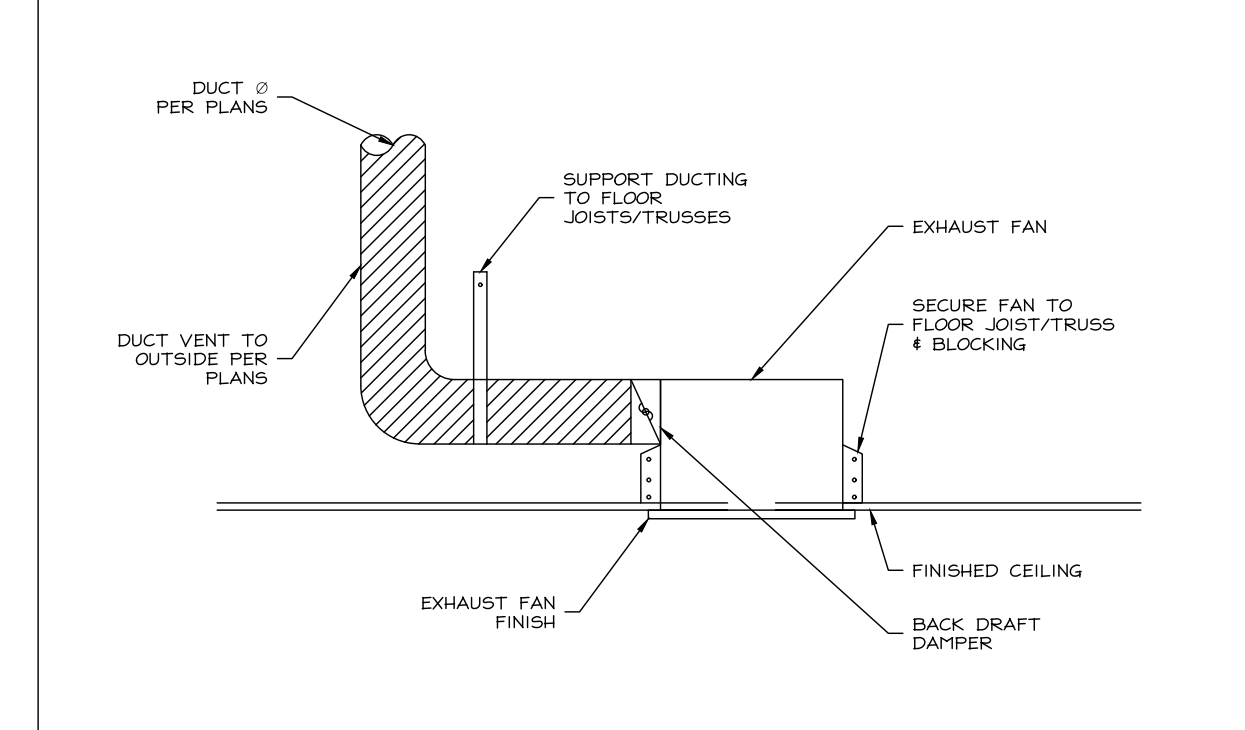
B | TYPICAL WALL TERMINATIONS



G | DUCT HANGERS



B | TYPICAL WALL TERMINATIONS



C | TYPICAL EXHAUST FAN CONNECTION

FOR JURISDICTION USE:

Structural Mechanical Electrical Plumbing

2295 Gateway Oaks Dr. Sacramento, CA 95833

tel 916.921.2800 fax 916.921.2878

www.harrisandsloan.com

harris & sloan

PROJECT: PROSPECT GARDENS

CLIENT: KB HOME - COASTAL

PROJECT MANAGER: K.L.

DESIGNER: V.F.

DRAWN BY: A.L.

CHECKED BY: K.L.

ISSUE DATE: 09-15-2023

REVISIONS:

1 CLIENT REV 11-08-2023

2 FIN & CLIENT REVS 02-23-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER ROBERT D. FENWICK 1115824 EXPIRES 08/30/24 STATE OF CALIFORNIA MECHANICAL

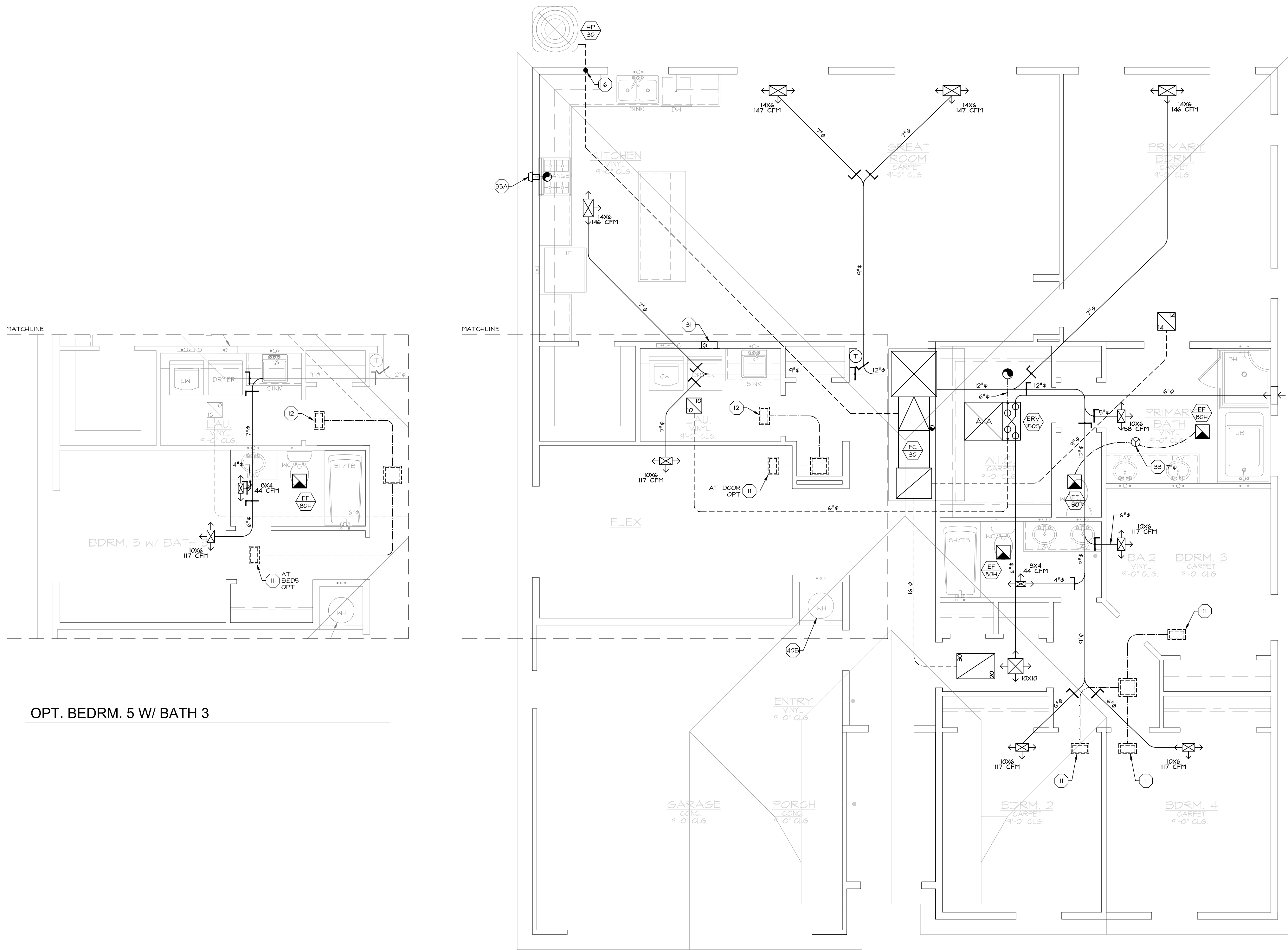
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SHEET TITLE: STANDARD DETAILS

SCALE: 1/4" = 1'-0"

SHEET NUMBER: MN.2

JOB NUMBER: H52336A



- ### KEYNOTES
- 6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
  - 11 DUCTED AIR TRANSFER SYSTEM, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE PN.I, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES.
  - 12 DUCTED AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE PN.I, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES.
  - 31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1.
  - 33 EXHAUST VENT WYE, SIZE AS NOTED ON PLANS. ROUTE SINGLE VENT TO ROOF, UNO.
  - 33A VENT THROUGH WALL FRAMING, DO NOT CUT STUDS. PROVIDE BLOCKING ABOVE & BELOW VENT AS REQUIRED PER ARCHITECTURAL OR STRUCTURAL PLANS.
  - 40B TANKED HEAT PUMP WATER HEATER PER PLUMBING PLANS. DUCTED VENTILATION NOT REQUIRED WHEN INSTALLED IN GARAGE OR CLOSET W/ FULLY LOUVERED DOOR.

- ### GENERAL NOTES
1. IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
  2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.
- ### PROJECT SPECIFICATIONS
- MECHANICAL EQUIPMENT:**
- INDOOR UNITS:**  
FAN COIL (FC) LOCATED IN ATTIC, ATTACHED TO PLATFORM. SEE DETAIL 2/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/PN.I FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/PN.I FOR PROJECT DESIGN REQUIREMENTS.
- OUTDOOR UNITS:**  
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 100/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/PN.I FOR EQUIPMENT SPECIFICATIONS.
- SUPPLY/RETURN:**  
DUCTS TO BE FLEXIBLE, UNO ON PLANS. 90 DEGREE ELBOWS FOR ALL DUCTS 8" OR LARGER TO BE RIGID. PROVIDE MIN R6 INSULATION AT ALL DUCTS. SEE PN.I SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE 2" DEEP PERV 13 AIR FILTER AT RETURN GRILLES, SEE PN.I SECTION 1.1. FOR LABELING REQUIREMENTS SEE PN.I SECTION 1.4.
- EXHAUST:**  
EXHAUST BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.
- OTHER EXHAUST FANS:** SEE SECTION 2.5/PN.I FOR FAN SPECIFICATIONS, SECTION 3.3/PN.I FOR DUCT REQUIREMENTS, AND SECTION 3.1/PN.I FOR GRILLE SPECIFICATIONS.
- SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.

**iw**  
INTEREST  
**Approved**  
03/05/2024 9:26:26 AM

**Santee**  
SAN DIEGO, CA

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes

Approved 03/06/2024  
Plan Reviewer: BDIVISION  
Permit: B-RNW-23-0008 REV  
Plan-Approved

- ### SYMBOLS LEGEND
- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - DENOTES DETAIL REFERENCE.
  - REFER TO DENOTED SHEET #.
  - DENOTES EQUIPMENT SPECIFICATION. REFER TO SCHEDULES ON THIS SHEET.
  - SUPPLY DUCT
  - D — SUPPLY DUCT (DROPPED CEILING)
  - — — — — RETURN DUCT
  - — — — — RETURN DUCT (DROPPED CEILING)
  - — — — — EXHAUST VENT/JUMP DUCT
  - — — — — EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
  - — — — — LINESET
  - FORCED AIR UNIT, HORIZONTAL
  - CONDENSER
  - XXXXX XXX CFM (XXX CFM) SUPPLY GRILLE, SEE PN.I, SECTION 2.3  
→ = DIRECTION OF AIRFLOW  
XXXXX = GRILLE SIZE  
XXX CFM = AIRFLOW (ALL ZONES OPERATING)  
(XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
  - XXXXX XXX CFM (XXX CFM) RETURN GRILLE, SEE PN.I, SECTION 2.3  
→ = DIRECTION OF AIRFLOW  
XXXXX = GRILLE SIZE
  - AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE PN.I, SECTION 2.3
  - EXHAUST FAN
  - MOTORIZED BAROMETRIC
  - MANUAL DAMPERS, SEE PN.I, SECTION 2.5
  - THERMOSTAT, SEE PN.I, SECTION 2.6
  - SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR S/C-COMBO DETECTOR
  - WHOLE HOUSE FAN
  - TO ABOVE
  - FROM BELOW
  - ABOVE/BELOW
  - WYE
  - WALL CAP
  - DRYER VENT
  - ROUND RISER
  - OVAL RISER
  - WYE
  - TANKLESS
  - TANKED
  - ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

#### RECOVERY VENTILATION FAN SCHEDULE 1

TYPE	MAKE	MODEL	COMMENTS
ERV 1505	BROAN	B1505T5WS	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS.

1. SEE PN.I FOR T24 CFM REQUIREMENTS.

#### FAN SCHEDULE 1

TYPE	MAKE	MODEL	FAN TYPE	SONES	CFM <sup>2</sup>	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN	A80	CEILING MOUNTED EXHAUST	2.0	67	43.1	12"x12"
EF 80H	BROAN	QTXE1105	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE PN.I SECTION 2.4 FOR SPECIFICATIONS, SEE DETAIL C/PN.2 FOR TYPICAL EXHAUST FAN CONNECTION.  
2. BASE MODEL LISTED. USE FAN/LIGHT MODEL WHERE REQUIRED PER UTILITY PLANS.  
3. VALUES BASED ON 0.25" STATIC PRESSURE.

#### FAN COIL SCHEDULE

TYPE	FAN COIL MAKE	HEAT STRIP MAKE	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MODEL	UNIT HEIGHT (LBS)
FC 30	CARRIER FV4CN09SL	CARRIER KFCEH050IN05	1,200	208/230V 1PH-35A/35A	175

#### HEAT PUMP SCHEDULE

TYPE	MAKE	MODEL	HSPF2	SEER2	EER2	ELECTRICAL VOLTS PH-MODEL	UNIT HEIGHT (LBS)
HP 30	CARRIER	G47TAN436	8.1	16.5	12.5	208/230V 1PH-40A	225

OPT. BEDRM. 5 W/ BATH 3

ELEVATION A  
(ELEV B SIM)

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

www.harrisandsloan.com

**harris & sloan**

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

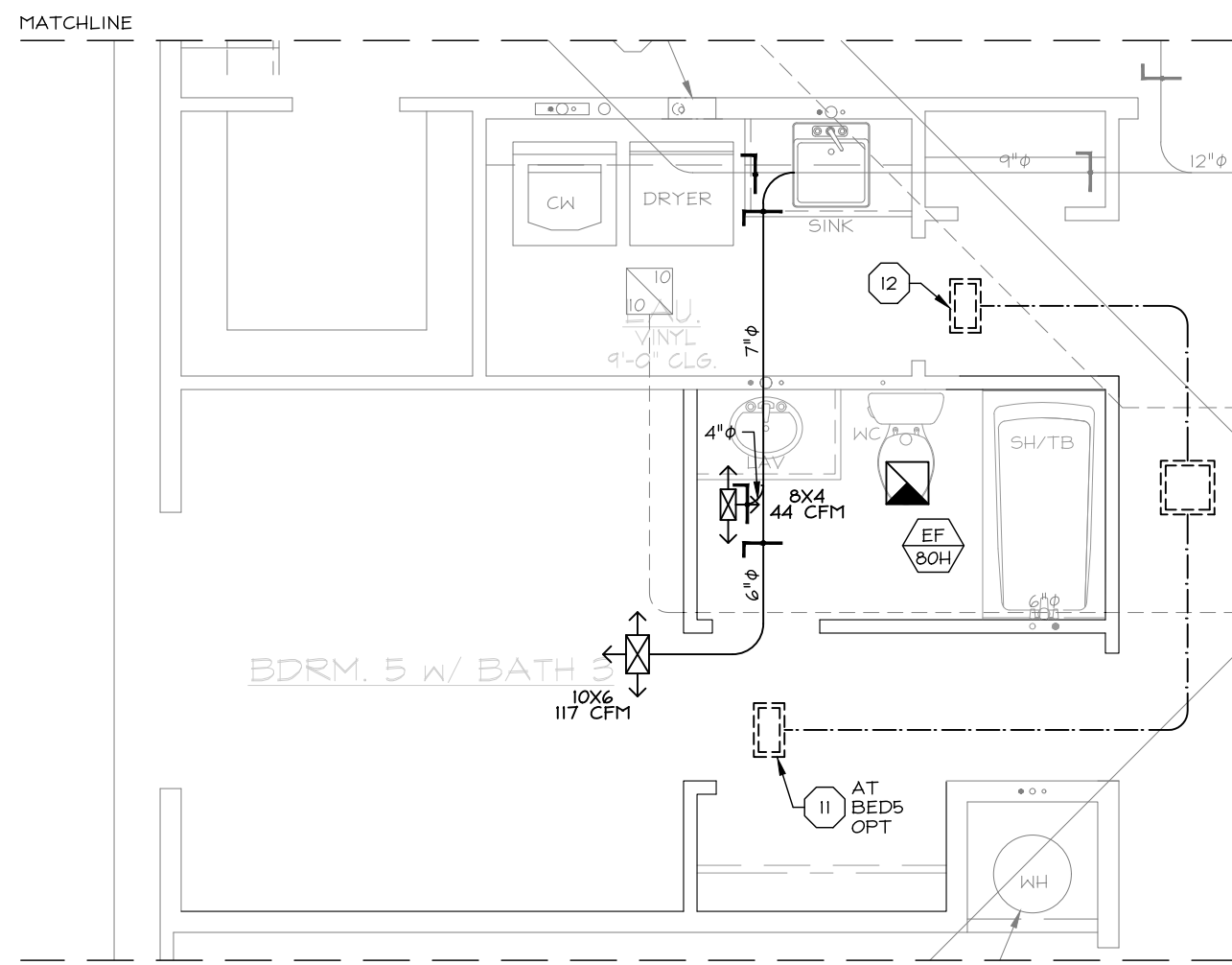
ISSUE DATE: 09-15-2023

REVISIONS:

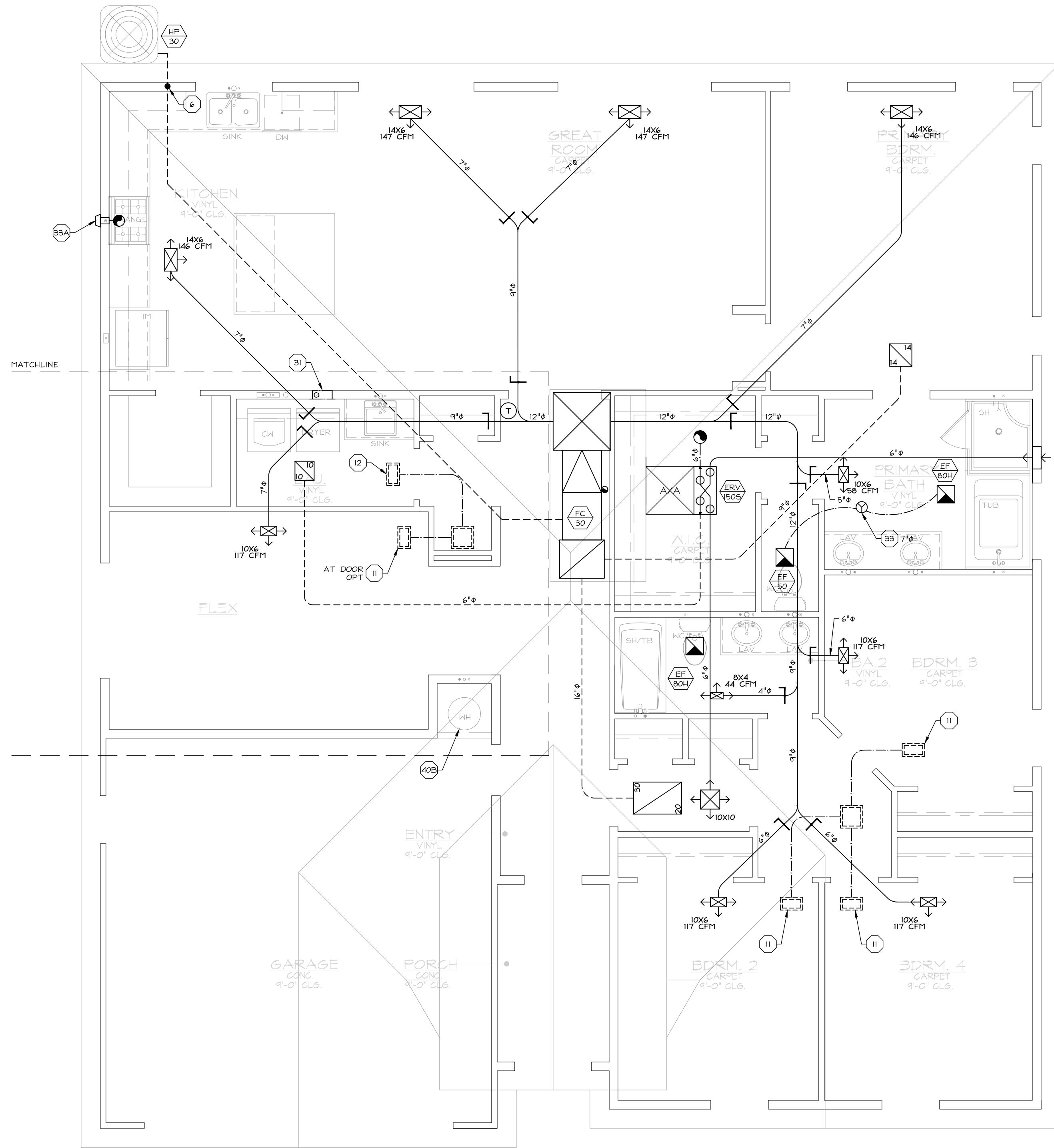
1 CLIENT REV 11-08-2023  
2 FN & CLIENT REVS 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENWICK  
EXPIRES 08/30/24  
9415624  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 1  
SHEET TITLE: LEVEL 1 PLAN (MECHANICAL LAYOUT) ELEVATION A & OPTION  
SCALE: 1/4" = 1'-0"  
SHEET NUMBER: M1.1  
JOB NUMBER: HS2336A



OPT. BEDRM. 5 W/ BATH 3



ELEVATION A  
(ELEV B SIM)

- ### KEYNOTES
- 6 BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
  - 11 DUCTED AIR TRANSFER SYSTEM, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE PN.I, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES.
  - 12 DUCTED AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE PN.I, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES.
  - 31 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1.
  - 33 EXHAUST VENT WYE, SIZE AS NOTED ON PLANS. ROUTE SINGLE VENT TO ROOF, UNO.
  - 33A VENT THROUGH WALL FRAMING, DO NOT CUT STUDS. PROVIDE BLOCKING ABOVE & BELOW VENT AS REQUIRED PER ARCHITECTURAL OR STRUCTURAL PLANS.
  - 40B TANKED HEAT PUMP WATER HEATER PER PLUMBING PLANS. DUCTED VENTILATION NOT REQUIRED WHEN INSTALLED IN GARAGE OR CLOSET W/FULLY LOUVERED DOOR.

- ### GENERAL NOTES
1. IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
  2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.
- ### PROJECT SPECIFICATIONS
- MECHANICAL EQUIPMENT.**
- INDOOR UNITS**  
FAN COIL (FC) LOCATED IN ATTIC, ATTACHED TO PLATFORM. SEE DETAIL 2/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/PN.I FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/PN.I FOR PROJECT DESIGN REQUIREMENTS.
- OUTDOOR UNITS**  
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 007/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/PN.I FOR EQUIPMENT SPECIFICATIONS.
- SUPPLY/RETURN:**  
DUCTS TO BE FLEXIBLE, UNO ON PLANS. 90 DEGREE ELBOWS FOR ALL DUCTS 8" OR LARGER TO BE RIGID. PROVIDE MIN R6 INSULATION AT ALL DUCTS. SEE PN.I SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE 2" DEEP PERY 13 AIR FILTER AT RETURN GRILLES, SEE PN.I SECTION 1.1. FOR LABELING REQUIREMENTS SEE PN.I SECTION 1.4.
- EXHAUST:**  
EXHAUST BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.
- OTHER EXHAUST FANS,** SEE SECTION 2.5/PN.I FOR FAN SPECIFICATIONS, SECTION 3.3/PN.I FOR DUCT REQUIREMENTS, AND SECTION 3.4/PN.I FOR GRILLE SPECIFICATIONS.
- SOLAR PANELS** PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

**iw**  
INTEREST  
**Approved**  
03/05/2024 9:26:26 AM

**Santee**  
BUILDING INSPECTION DIVISION

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes

Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved

- ### SYMBOLS LEGEND
- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - DENOTES DETAIL REFERENCE.
  - REFER TO DENOTED SHEET #.
  - DENOTES EQUIPMENT SPECIFICATION. REFER TO SCHEDULES ON THIS SHEET.
  - D — SUPPLY DUCT (DROPPED CEILING)
  - - - D - - - RETURN DUCT (DROPPED CEILING)
  - - - D - - - EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
  - - - D - - - EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
  - LINESET
  - FORCED AIR UNIT, HORIZONTAL
  - CONDENSER
  - XXXXX XXX CFM (XXX CFM) CEILING → SUPPLY GRILLE, SEE PN.I, SECTION 2.3  
→ = DIRECTION OF AIRFLOW  
XXXXX = GRILLE SIZE  
XXX CFM = AIRFLOW (ALL ZONES OPERATING)  
□ XXXXX XXX CFM (XXX CFM) WALL → AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
  - XXXXX XXX CFM (XXX CFM) CEILING → RETURN GRILLE, SEE PN.I, SECTION 2.3  
→ = DIRECTION OF AIRFLOW  
XXXXX = GRILLE SIZE
  - XXXXX XXX CFM (XXX CFM) WALL → AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE PN.I, SECTION 2.3
  - EXHAUST FAN
  - MOTORIZED BAROMETRIC
  - MANUAL
  - THERMOSTAT, SEE PN.I, SECTION 2.6
  - SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR S/C-COMBO DETECTOR
  - WHOLE HOUSE FAN
  - TO ABOVE
  - FROM BELOW
  - ABOVE/BELW
  - WYE
  - WALL CAP
  - DRYER VENT
  - ROUND RISER
  - OVAL RISER
  - WYE
  - TANKLESS
  - TANKED
  - ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

#### RECOVERY VENTILATION FAN SCHEDULE 1

TYPE	MAKE	MODEL	COMMENTS
ERV 505	BROAN	B1507SWS	INSTALL WALL CONTROL W/ FID PER CCC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS.

1. SEE PN.I FOR T24 CFM REQUIREMENTS.

#### FAN SCHEDULE 1

TYPE	MAKE	MODEL	FAN TYPE	SONES	CFM <sup>2</sup>	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN	A80	CEILING MOUNTED EXHAUST	2.0	67	43.1	12"x12"
EF 80H	BROAN	QTXE105	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE PN.I SECTION 2.4 FOR SPECIFICATIONS, SEE DETAIL C/PN.2 FOR TYPICAL EXHAUST FAN CONNECTION.  
2. BASE MODEL LISTED, USE FAN/LIGHT MODEL WHERE REQUIRED PER UTILITY PLANS.  
3. VALUES BASED ON 0.25" STATIC PRESSURE.

#### FAN COIL SCHEDULE

TYPE	FAN COIL MAKE	HEAT STRIP MAKE	DESIGN AIRFLOW (CFM)	ELECTRICAL VOLTS PH-MODEL	UNIT HEIGHT (LBS)
FC 30	CARRIER FV4CN09L	CARRIER KFCEH050N05	1,200	208/230V 1PH-35A/35A	175

#### HEAT PUMP SCHEDULE

TYPE	MAKE	MODEL	HSPF2	SEER2	EER2	ELECTRICAL VOLTS PH-MODEL	UNIT HEIGHT (LBS)
HP 30	CARRIER	G47TAN436	8.1	16.5	12.5	208/230V 1PH-40A	225

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

harris & sloan  
www.harrisandsloan.com

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

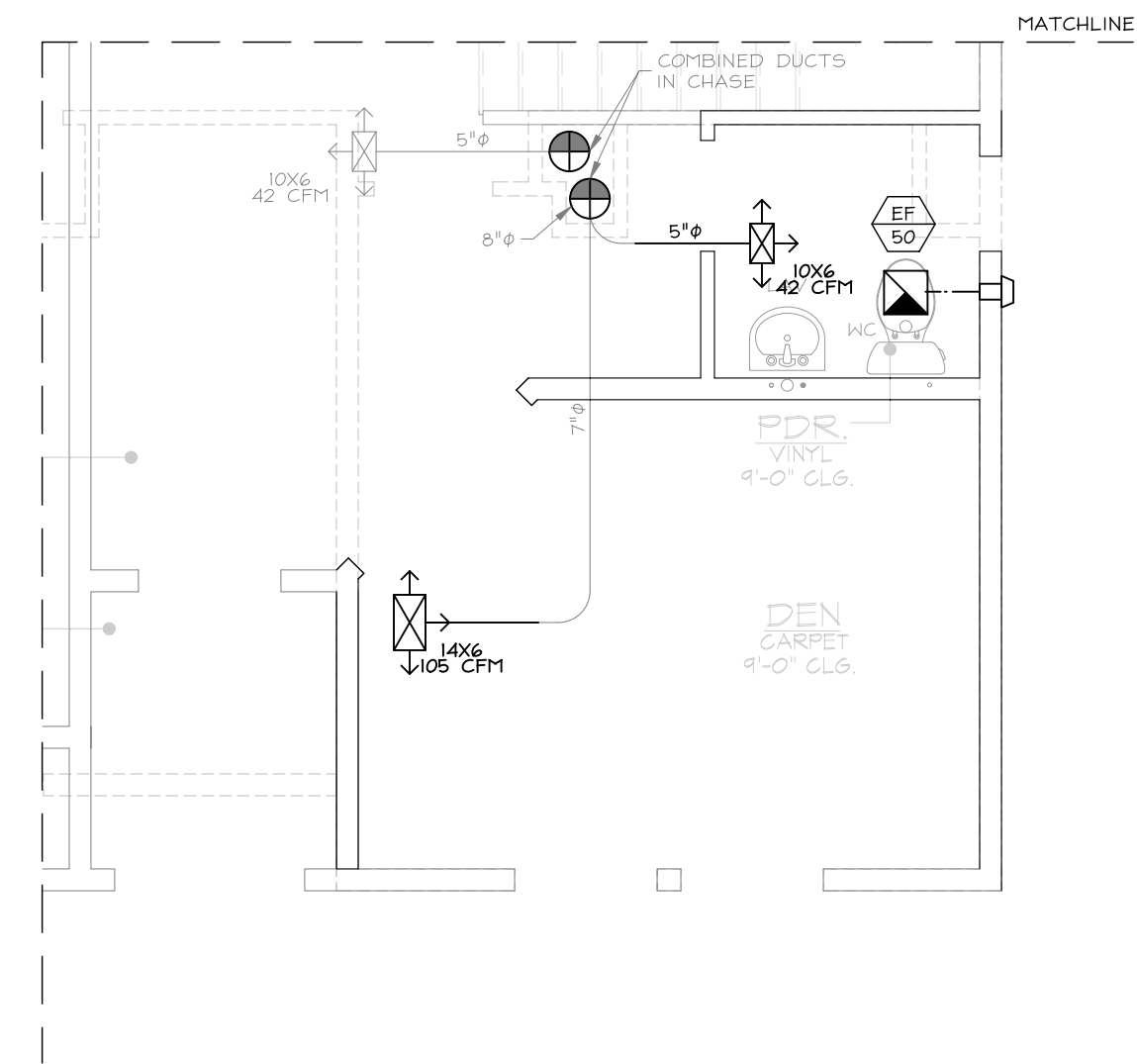
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DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023  
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 FN & CLIENT REVS 02-23-2024

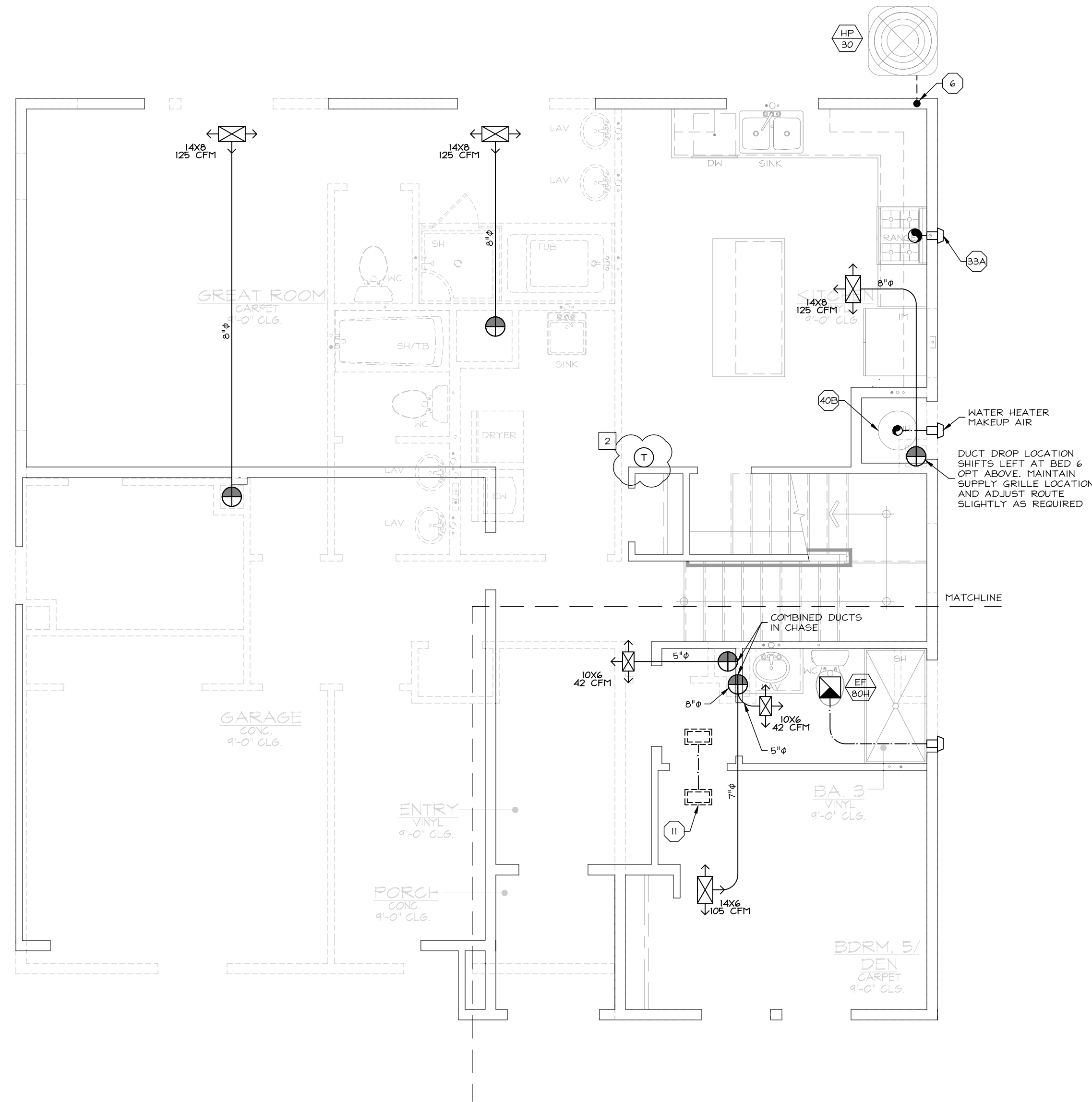
STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENWICK  
EXPIRES 08/30/24  
M15824  
STATE OF CALIFORNIA  
MECHANICAL

PLAN NUMBER: PLAN 1ALT-A  
SHEET TITLE: LEVEL 1 PLAN MECHANICAL LAYOUT ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"  
SHEET NUMBER: M1A.1  
JOB NUMBER: HS2336A



OPT. DEN W/ POWDER



ELEVATION A  
(ELEV B SIM)

### KEYNOTES

- BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- DUCTED AIR TRANSFER SYSTEM, SEE DETAIL 200/MD.1. MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT FLOOR. SEE PN.1, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES.
- DUCTED AIR TRANSFER FOR DRYER MAKE UP AIR. SEE DETAIL 200/MD.1. SEE PN.1, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES.
- 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1.
- EXHAUST VENT WYE, SIZE AS NOTED ON PLANS. ROUTE SINGLE VENT TO ROOF, UNO.
- VENT THROUGH WALL FRAMING, DO NOT CUT STUDS. PROVIDE BLOCKING ABOVE & BELOW VENT AS REQUIRED PER ARCHITECTURAL OR STRUCTURAL PLANS.
- TANKED HEAT PUMP WATER HEATER PER PLUMBING PLANS. DUCTED VENTILATION NOT REQUIRED WHEN INSTALLED IN GARAGE OR CLOSET W/ FULLY LOUVERED DOOR.

### GENERAL NOTES

- IT IS THE CONTRACTORS/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

### PROJECT SPECIFICATIONS

**MECHANICAL EQUIPMENT:**

**INDOOR UNITS:**  
FAN COIL (FC) LOCATED IN ATTIC. ATTACHED TO PLATFORM. SEE DETAIL 2/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/PN.1 FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/PN.1 FOR PROJECT DESIGN REQUIREMENTS.

**OUTDOOR UNITS:**  
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 00/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/PN.1 FOR EQUIPMENT SPECIFICATIONS.

**SUPPLY/RETURN:**  
DUCTS TO BE FLEXIBLE, UNO ON PLANS. 90 DEGREE ELBOWS FOR ALL DUCTS 8" OR LARGER TO BE RIGID. PROVIDE RIN R& INSULATION AT ALL DUCTS. SEE PN.1 SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP MERV 13 AIR FILTER AT RETURN GRILLES, SEE PN.1 SECTION 1.1. FOR LABELING REQUIREMENTS SEE PN.1 SECTION 1.4.

**EXHAUST:**  
WHOLE BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. ON PLANS FOR SPECIFICATIONS.

OTHER EXHAUST FANS, SEE SECTION 2.5/PN.1 FOR FAN SPECIFICATIONS, SECTION 3.3/PN.1 FOR DUCT REQUIREMENTS, AND SECTION 3.4/PN.1 FOR GRILLE SPECIFICATIONS.

**SOLAR PANELS:** PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.



### RECOVERY VENTILATION FAN SCHEDULE 1

TYPE	MAKE	MODEL	COMMENTS
ERV 1505	BROAN	B1505T5NS	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS.

1. SEE PN.1 FOR T24 CFM REQUIREMENTS.

### FAN SCHEDULE 1

TYPE	MAKE	MODEL	FAN TYPE	SONES	CFM <sup>2</sup>	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN	A80	CEILING MOUNTED EXHAUST	2.0	67	43.1	12"x12"
EF 80H	BROAN	GTXE1105	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE PN.1 SECTION 2.4 FOR SPECIFICATIONS, SEE DETAIL C/PN.2 FOR TYPICAL EXHAUST FAN CONNECTION.  
2. BASE MODEL LISTED, USE FAN/LIGHT MODEL WHERE REQUIRED PER UTILITY PLANS.  
3. VALUES BASED ON 0.25" STATIC PRESSURE.

### FAN COIL SCHEDULE

TYPE	FAN COIL MAKE	HEAT STRIP MAKE	DESIGN AIRFLOW (CFM)	DESIGN VOLTS	ELECTRICAL PH-MODEL	UNIT HEIGHT (LBS)	
FC 30	CARRIER	FV4CNF09L	CARRIER	KFCEH050IN05	1,200	208/230V 1PH-35A/35A	175

### HEAT PUMP SCHEDULE

TYPE	MAKE	MODEL	HSPF2	SEER2	EER2	ELECTRICAL VOLTS	UNIT HEIGHT (LBS)
HP 30	CARRIER	G47TAN436	8.1	16.5	12.5	208/230V 1PH-40A	225

### SYMBOLS LEGEND

- → DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- → DENOTES DETAIL REFERENCE.
- → REFER TO DENOTED SHEET #.
- → DENOTES EQUIPMENT SPECIFICATION. REFER TO SCHEDULES ON THIS SHEET.
- → SUPPLY DUCT
- → SUPPLY DUCT (DROPPED CEILING)
- → RETURN DUCT
- → RETURN DUCT (DROPPED CEILING)
- → EXHAUST VENT/AJMP DUCT
- → EXHAUST VENT/AJMP DUCT (DROPPED CEILING)
- → LINESET
- → FORCED AIR UNIT, HORIZONTAL
- → CONDENSER
- → CEILING: XXXXX XXX CFM (XXX CFM)
- → WALL: XXXXX XXX CFM (XXX CFM)
- → CEILING: XXXXX HALL
- → HALL: XXXXX HALL
- → RETURN GRILLE, SEE PN.1, SECTION 2.3. XXXX = GRILLE SIZE. → = DIRECTION OF AIRFLOW (ALL ZONES OPERATING). (XXX CFM) = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- → AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE PN.1, SECTION 2.3
- → EXHAUST FAN
- → MOTORIZED
- → BAROMETRIC
- → MANUAL
- → DAMPERS, SEE PN.1, SECTION 2.5
- → THERMOSTAT, SEE PN.1, SECTION 2.6
- → SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR, C=CARBON MONOXIDE DETECTOR, S/C=COPEBO DETECTOR
- → WHOLE HOUSE FAN
- → TO ABOVE
- → FROM BELOW
- → ABOVE/BELONG
- → WYE
- → WALL CAP
- → DRYER VENT
- → ROUND RISER
- → OVAL RISER
- → WYE
- → TANKLESS
- → TANKED
- → WATER HEATER, SEE PN.1, SECTION 3.3
- → ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL  
SANTÉE, CA 92071  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

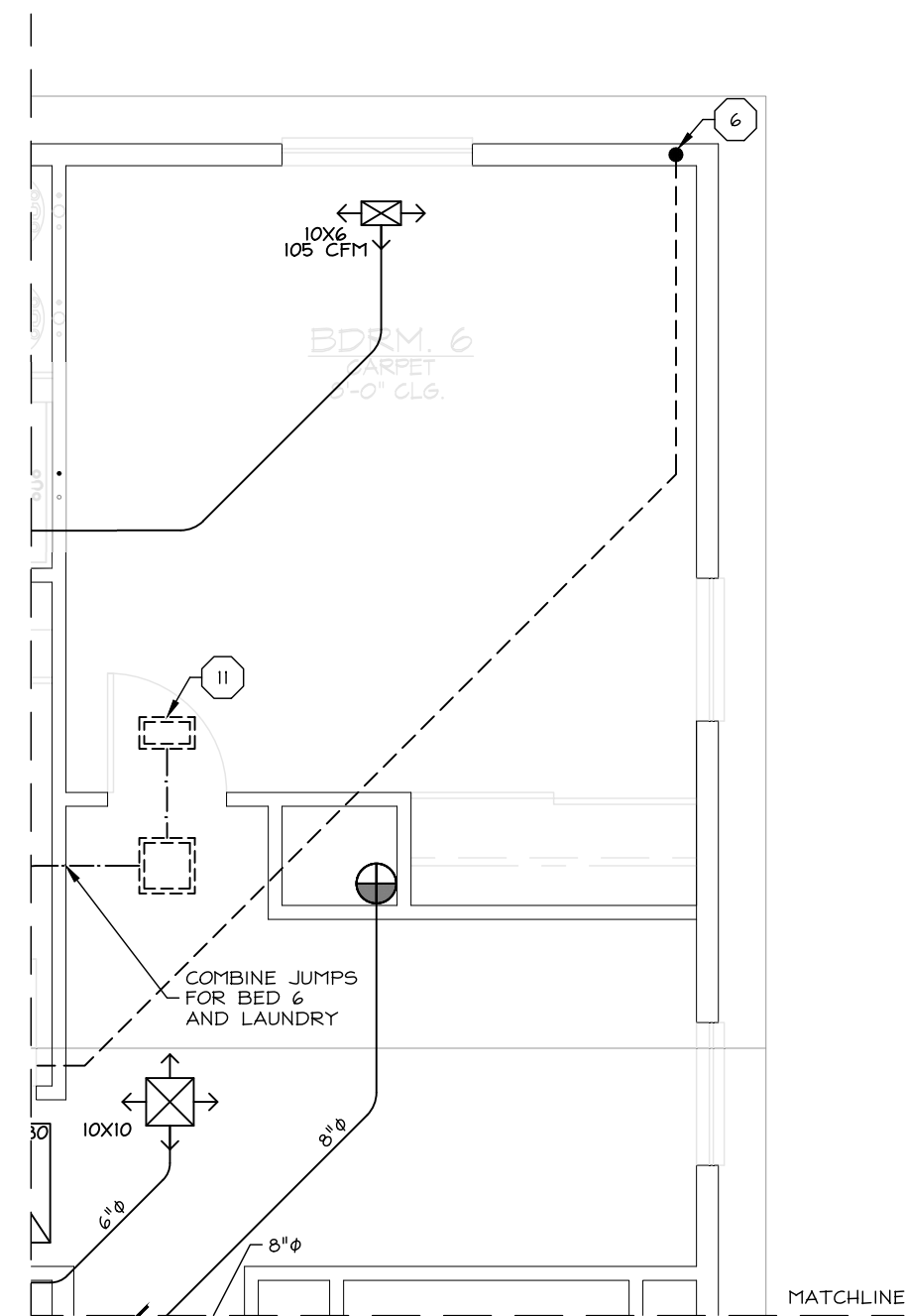
ISSUE DATE: 09-15-2023  
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 FN & CLIENT REVS 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENWICK  
EXPIRES 08/30/24  
M15824  
MECHANICAL  
STATE OF CALIFORNIA

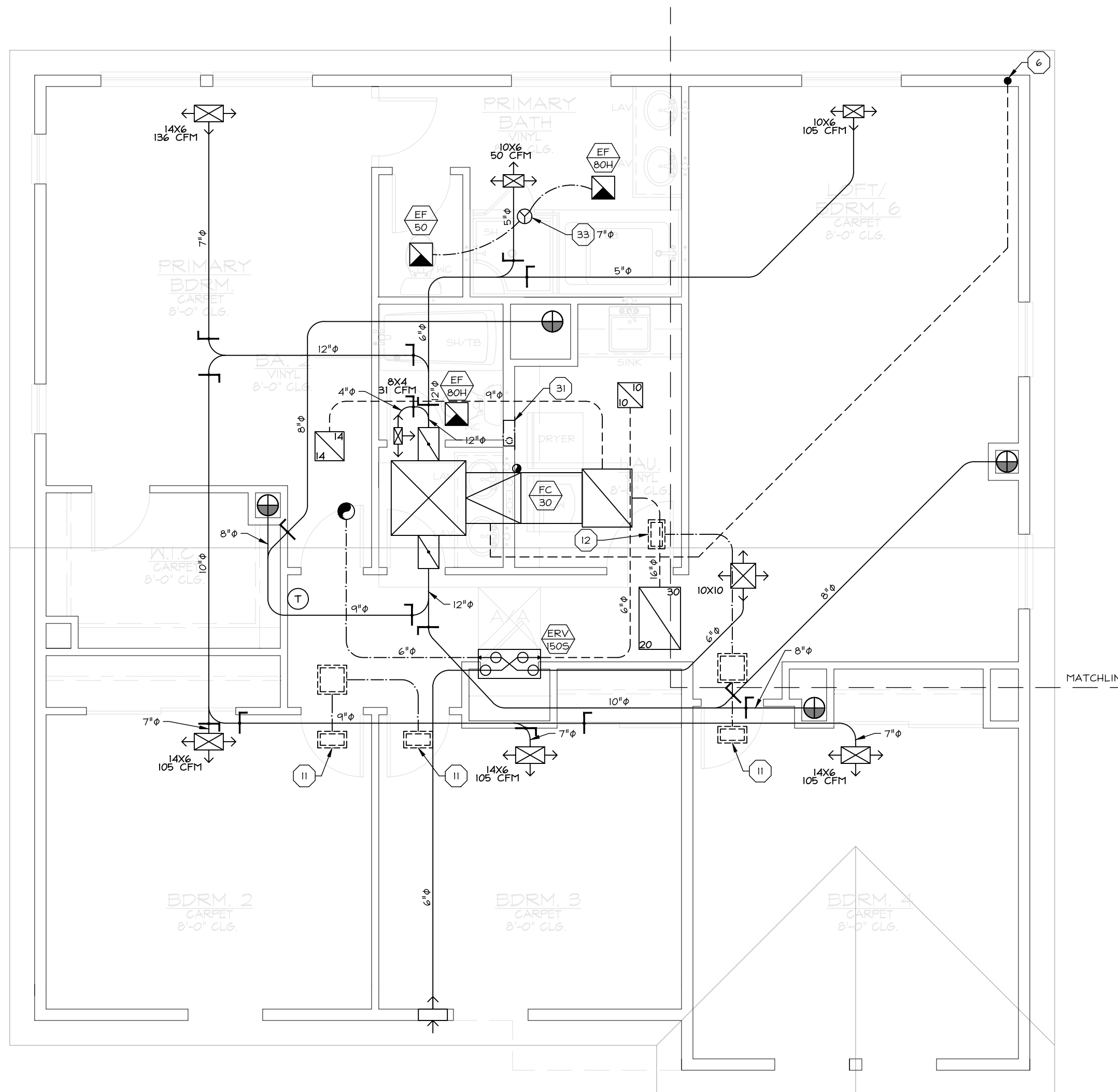
PLAN NUMBER: PLAN 2  
SHEET TITLE: LEVEL 1 PLAN (MECHANICAL LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"  
SHEET NUMBER: M2.1  
JOB NUMBER: HS2336A





OPT. BED 6



ELEVATION A

(ELEV B SIM)

### KEYNOTES

- BORE/NOTCH WALL TOP PLATES PER STRUCTURAL PLANS TO PASS AC LINESET.
- DUCTED AIR TRANSFER SYSTEM, SEE DETAIL 200/MD.1, MAY BE OMITTED WHERE DOOR IS NOT INSTALLED AT ROOM. SEE MN.I, SECTION 1.5 FOR SPECIFICATIONS AND ALTERNATES.
- DUCTED AIR TRANSFER FOR DRYER TAKE UP AIR. SEE DETAIL 200/MD.1. SEE MN.I, SECTION 3.3 FOR SPECIFICATIONS AND ALTERNATES.
- 4" DIA DRYER VENT. ROUTE TO ROOF, UNO. SEE DETAIL 300/MD.1.
- EXHAUST VENT WYE, SIZE AS NOTED ON PLANS. ROUTE SINGLE VENT TO ROOF, UNO.
- VENT THROUGH WALL FRAMING, DO NOT CUT STUDS. PROVIDE BLOCKING ABOVE & BELOW VENT AS REQUIRED PER ARCHITECTURAL OR STRUCTURAL PLANS.
- TANKED HEAT PUMP WATER HEATER PER PLUMBING PLANS. DUCTED VENTILATION NOT REQUIRED WHEN INSTALLED IN GARAGE OR CLOSET W/FULLY LOUVERED DOOR.

### GENERAL NOTES

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE MN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

### PROJECT SPECIFICATIONS

**MECHANICAL EQUIPMENT:**

**INDOOR UNITS:**  
FAN COIL (FC) LOCATED IN ATTIC, ATTACHED TO PLATFORM. SEE DETAIL 2/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.1/MN.I FOR EQUIPMENT SPECIFICATIONS. SEE SECTION 1.1/MN.I FOR PROJECT DESIGN REQUIREMENTS.

**OUTDOOR UNITS:**  
HEAT PUMP (HP) LOCATED ON GROUND, ADJACENT TO EXTERIOR WALL OF UNIT. SEE DETAIL 100/MD.1 FOR INSTALLATION REQUIREMENTS & SECTION 2.2/MN.I FOR EQUIPMENT SPECIFICATIONS.

**SUPPLY/RETURN:**  
DUCTS TO BE FLEXIBLE, UNO ON PLANS. 90 DEGREE ELBOWS FOR ALL DUCTS 8" OR LARGER TO BE RIGID. PROVIDE MIN R6 INSULATION AT ALL DUCTS. SEE MN.I SECTION 3.4 FOR ADDITIONAL REQUIREMENTS.

PROVIDE 2" DEEP PERV 13 AIR FILTER AT RETURN GRILLES, SEE MN.I SECTION 1.1. FOR LABELING REQUIREMENTS SEE MN.I SECTION 1.4.

**EXHAUST:**  
EXHAUST BUILDING VENTILATION, DESIGNATED AS "ERV" ON PLANS, PROVIDED BY CONTINUOUSLY RUNNING BALANCED ERV SYSTEM. ERV SCHEDULE ON PLANS FOR SPECIFICATIONS.

**OTHER EXHAUST FANS:** SEE SECTION 2.5/MN.I FOR FAN SPECIFICATIONS, SECTION 3.3/MN.I FOR DUCT REQUIREMENTS, AND SECTION 3.1/MN.I FOR GRILLE SPECIFICATIONS.

SOLAR PANELS PROVIDED ON ROOF, LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE, SEE PLANS PROVIDED BY OTHERS.



**Santee**  
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes  
Approved 03/05/2024  
Plan Reviewer: BDW/son  
Permit: B-RNW-23-006 REV  
Plan-Approved

### SYMBOLS LEGEND

- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
- DENOTES DETAIL REFERENCE.
- REFER TO DENOTED SHEET #.
- DENOTES EQUIPMENT SPECIFICATION. REFER TO SCHEDULES ON THIS SHEET.
- SUPPLY DUCT
- D — SUPPLY DUCT (DROPPED CEILING)
- - - - - RETURN DUCT
- - - - - RETURN DUCT (DROPPED CEILING)
- - - - - EXHAUST VENT/JUMP DUCT
- - - - - EXHAUST VENT/JUMP DUCT (DROPPED CEILING)
- LINESET
- FORCED AIR UNIT, HORIZONTAL
- CONDENSER
- SUPPLY GRILLE, SEE MN.I, SECTION 2.3  
XXXX = GRILLE SIZE  
→ = DIRECTION OF AIRFLOW  
XXX CFM = AIRFLOW (ALL ZONES OPERATING)  
XXX CFM = AIRFLOW (ONE ZONE OPERATING, WHERE OCCURS)
- RETURN GRILLE, SEE MN.I, SECTION 2.3  
→ = DIRECTION OF AIRFLOW  
XXXX = GRILLE SIZE
- AIR TRANSFER GRILLE, SAME SIZE AS SUPPLY GRILLE IN ROOM, SEE MN.I, SECTION 2.3
- EXHAUST FAN
- MOTORIZED
- BAROMETRIC
- MANUAL
- DAMPERS, SEE MN.I, SECTION 2.5
- THERMOSTAT, SEE MN.I, SECTION 2.6
- SMOKE AND CARBON MONOXIDE DETECTORS, S=SMOKE DETECTOR S/C-COMBO DETECTOR
- WHOLE HOUSE FAN
- TO ABOVE
- FROM BELOW
- ABOVE/BELOW
- WYE
- WALL CAP
- DRYER VENT
- ROUND RISER
- OVAL RISER
- WYE
- TANKLESS
- TANKED
- WATER HEATER, SEE MN.I, SECTION 3.3
- ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

### RECOVERY FAN SCHEDULE 1

TYPE	MAKE	MODEL	COMMENTS
ERV 1505	BROAN	B1505T5NS	INSTALL WALL CONTROL W/ FID PER CEC REQUIREMENTS. SEE DETAIL 370/MD.1 FOR ROUTING REQUIREMENTS.

1. SEE MN.I FOR T24 CFM REQUIREMENTS.

### FAN SCHEDULE 1

TYPE	MAKE	MODEL	FAN TYPE	SONES	CFM <sup>2</sup>	ENERGY USE (WATTS)	GRILLE SIZE
EF 50	BROAN	A80	CEILING MOUNTED EXHAUST	2.0	67	43.1	12"x12"
EF 30	BROAN	QTXE1105	CEILING MOUNTED EXHAUST	0.7	86	31.4	13"x14"

1. SEE MN.I SECTION 2.4 FOR SPECIFICATIONS, SEE DETAIL C/PN.2 FOR TYPICAL EXHAUST FAN CONNECTION.  
2. BASE MODEL LISTED. USE FAN/LIGHT MODEL WHERE REQUIRED PER UTILITY PLANS.  
3. VALUES BASED ON 0.25" STATIC PRESSURE.

### FAN COIL SCHEDULE

TYPE	FAN COIL MAKE MODEL	HEAT STRIP MAKE MODEL	DESIGN AIRFLOW (CFM)	DESIGN ELECTRICAL VOLTS (PH-MOCP)	UNIT HEIGHT (LBS)
FC 30	CARRIER FV4CN09SL	KFCEH050IN05	1,200	208/230V 1PH-35A/35A	175

### HEAT PUMP SCHEDULE

TYPE	MAKE MODEL	HSPF2	SEER2 EER2	ELECTRICAL VOLTS (PH-MOCP)	UNIT HEIGHT (LBS)
HP 30	CARRIER GH7TAN436	8.1	16.5 12.5	208/230V 1PH-40A	225

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

www.harrisandsloan.com

**harris & sloan**

PROJECT: PROSPECT GARDENS  
CLIENT: SANTEE, CA 92071  
PROJECT MANAGER: KL

DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023  
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 FN & CLIENT REVS 02-23-2024

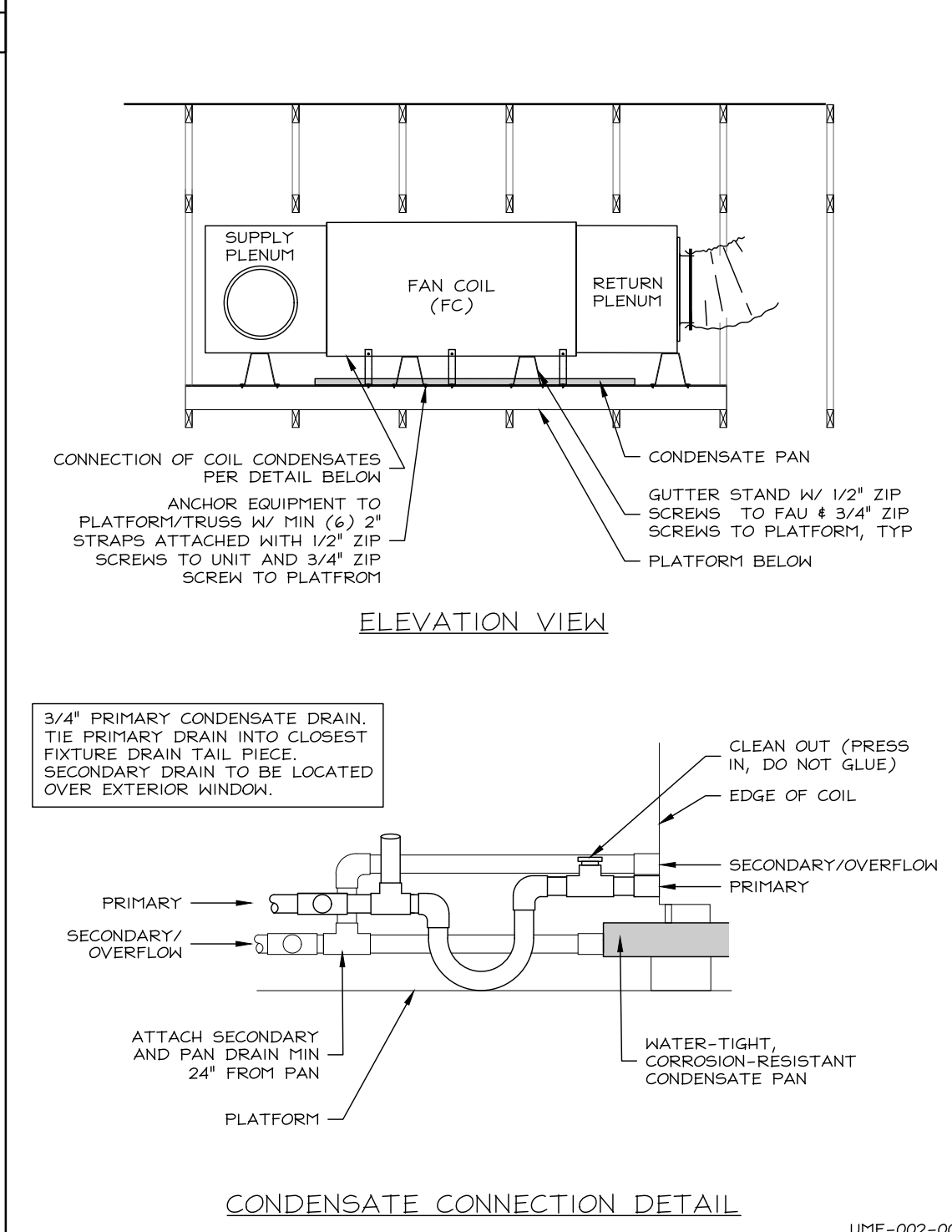
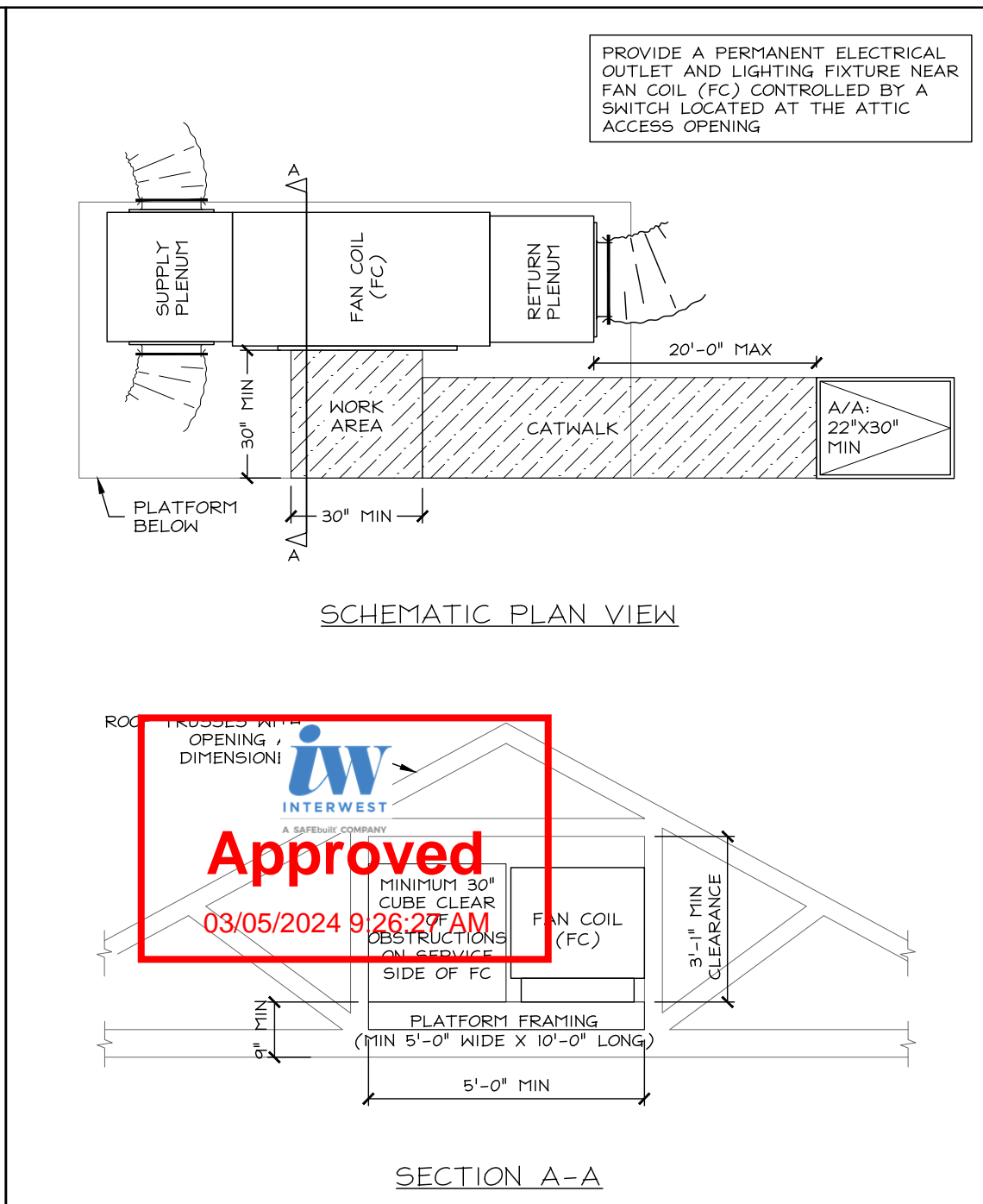
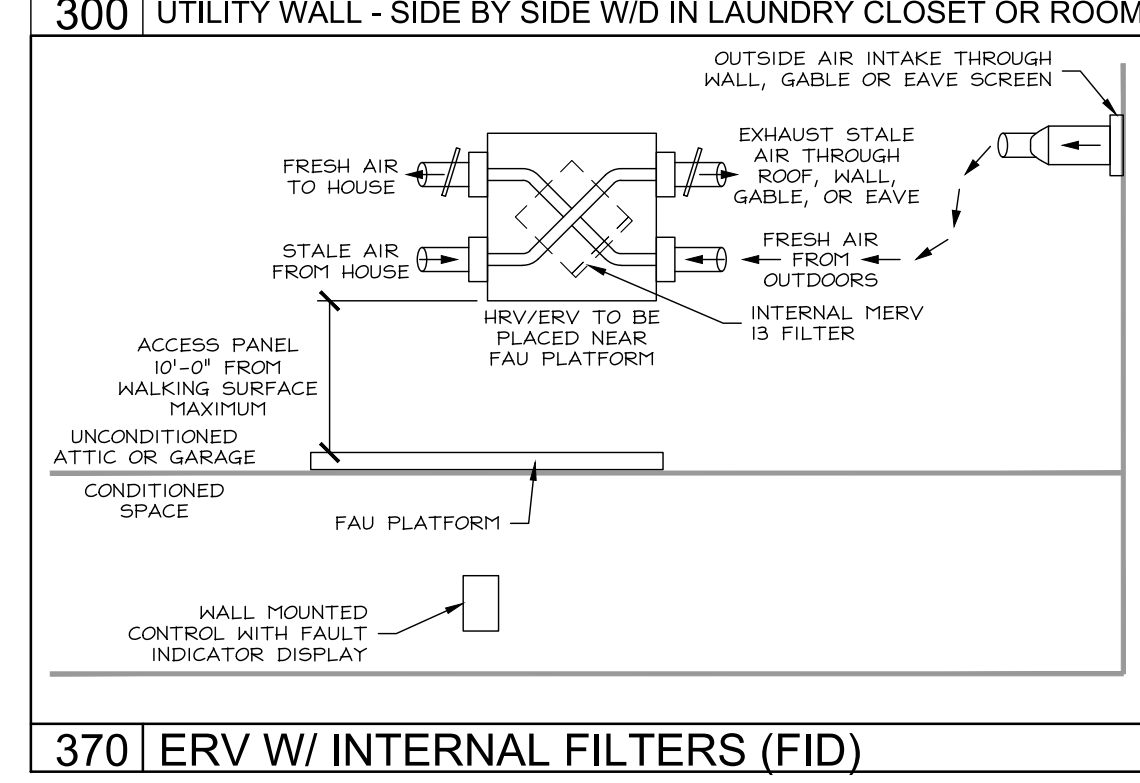
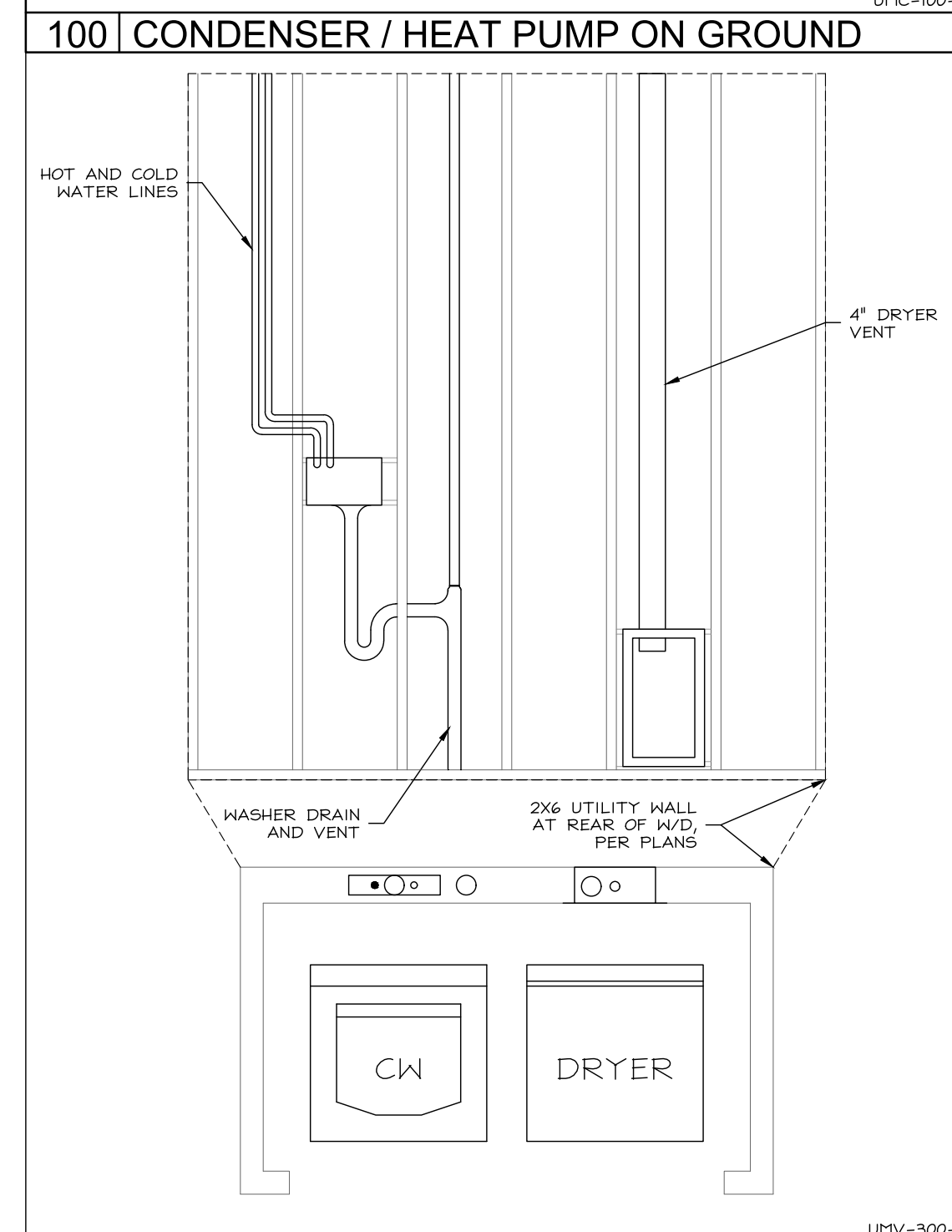
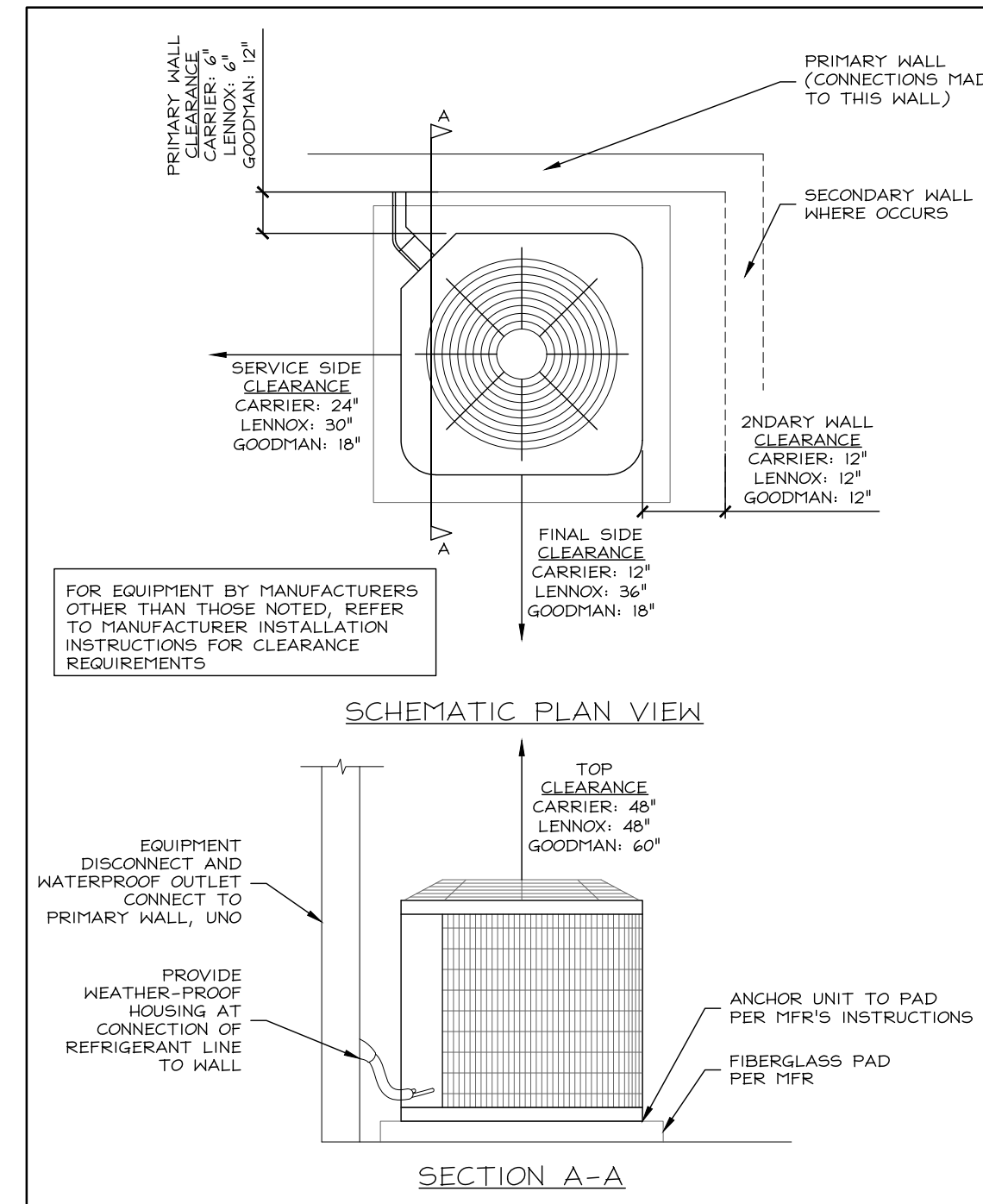
STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENWICK  
EXPIRES 08/30/24  
M15824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 2  
SHEET TITLE: LEVEL 2 PLAN (MECHANICAL LAYOUT) ELEVATION A & OPTION  
SCALE: 1/4" = 1'-0"  
SHEET NUMBER: M2.2  
JOB NUMBER: HS2336A

**Santee**  
CITY OF SANTEE

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes

**Approved** 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

www.harrisandsloan.com

**harris & sloan**

PROJECT: **PROSPECT GARDENS**  
CLIENT: **KB HOME - COASTAL**  
SANTÉE, CA 92071  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL  
ISSUE DATE: 09-15-2023

REVISIONS:

1	CLIENT REV	11-08-2023
2	FIX & CLIENT REVS	02-23-2024

STAMP:

REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENWICK  
EXPIRES 08/30/24  
#115824  
STATE OF CALIFORNIA  
MECHANICAL

PLAN NUMBER:  
SHEET TITLE:  
**MECHANICAL DETAILS**

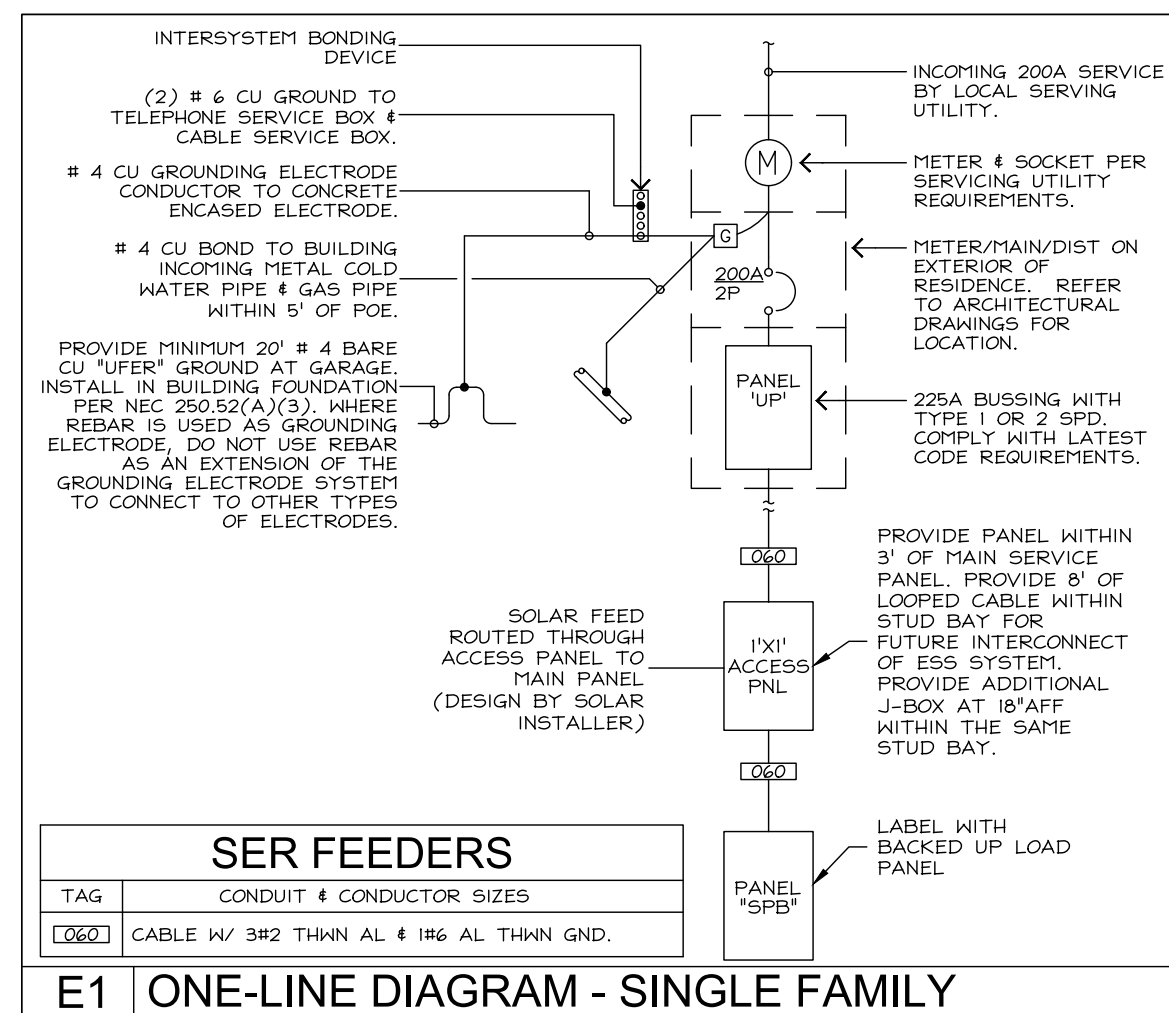
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SHEET NUMBER:  
**MD.1**  
JOB NUMBER: H52336A

CALCULATIONS AND ONE-LINE

Table with columns for DWELLING INFORMATION, SINGLE FAMILY 1A, SINGLE FAMILY 2, and SINGLE FAMILY 2.556 SF. Rows include various electrical loads like Dishwasher, Dryer, Water Heater, and Feeder Type.

UNIT LOAD/FEEDER CALCULATIONS

Table with columns for DWELLING INFORMATION, SINGLE FAMILY 1A, SINGLE FAMILY 2, and SINGLE FAMILY 2.556 SF. Rows include Feeder Type, Demand Load, and Major Loads.



STANDARD NOTES AND SPECIFICATIONS

1.5 ELECTRICAL NOTES (CONTINUED)

- 1.5 ELECTRICAL NOTES (CONTINUED). A. ALL 120-VOLT, SINGLE PHASE, 15 & 20 AMPERE BRANCH CIRCUITS THAT SUPPLY OUTLETS OR DEVICES INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, AND SIMILAR AREAS...

1.1 DESIGN CRITERIA

- 1.1 DESIGN CRITERIA. 1. GENERAL PROJECT INFORMATION. 1.1. PROJECT SHALL CONFORM TO THE 2022 CEC, 2022 CEC, 2022 CEC, 2022 CEC REFERENCED STANDARDS, AND APPLICABLE LOCAL BUILDING DEPARTMENT STANDARDS.

1.2 GENERAL NOTES

- 1.2 GENERAL NOTES. 1. SCOPE. 1.1. THE PROJECT DOCUMENTS MAY NOT BE USED IN A LOCATION OTHER THAN THAT DESIGNATED ON THE DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER.

1.3 TYPICAL ABBREVIATIONS

Table of abbreviations for electrical components. Columns include Abbreviation, Description, and Notes. Includes terms like ADA, AFF, AHU, etc.

1.4 GENERAL ELECTRICAL NOTES

- 1.4 GENERAL ELECTRICAL NOTES. A. CONTRACTOR SHALL PROVIDE A COMPLETE INSTALLATION INCLUDING ALL WORK REQUIRED TO PROVIDE A COMPLETE AND OPERATING SYSTEM FOR THE IMPROVEMENTS INDICATED.

1.5 ELECTRICAL NOTES

- 1.5 ELECTRICAL NOTES. ELECTRICAL EQUIPMENT. A. MINIMUM AVAILABLE FAULT CURRENT (AFC) SHALL BE LEGIBLY MARKED IN THE FIELD ON ALL SERVICE EQUIPMENT (IN OTHER THAN DWELLING UNITS), AND SHALL INCLUDE DATE THE AFC CALCULATION WAS PERFORMED PER CODE.

Santee Building Division logo and text: PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING: Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California.

Project information sidebar including: PROJECT: PROSPECT GARDENS, CLIENT: KB HOME - COASTAL, PROJECT MANAGER: AS, DESIGNER: NN, DRAWN BY: SAF, CHECKED BY: AS, ISSUE DATE: 09-15-2023, SHEET TITLE: STANDARD NOTES, DETAILS AND LOAD CALCULATIONS, SHEET NUMBER: EN.1

**SCHEDULES**

NEW		EXISTING		120/240V 1Φ 3W		<b>UP-1A</b>												AIC: 10KAIC (FIELD VERIFY)		MAIN: MCB	
BUS:		225A		MOUNTING: SEMI-FLUSH				LOCATION: EXTERIOR				LOAD DESCRIPTION				CT					
CKT	LOAD DESCRIPTION	VOLT-AMPERES		CB	BUS	CB	VOLT-AMPERES		LOAD DESCRIPTION	CT											
		ΦA	ΦB	T	P	A	B	T	P	ΦA	ΦB										
1	SPD (TYPE 1 OR 2)			20	2	●	20	1		SPARE	2										
3	BATHROOM GFCCI	180		20	1	●	40	2	3,250	OVEN	4										
5	MASTER BATHROOM GFCCI		360	20	1	●	50	2	5,000	COOKTOP	6										
7	SPARE			20	1	●	50	2	5,000		8										
9	BATHROOM GFCCI		180	20	1	●	25	2	1,980	HEAT PUMP	10										
11	ERV	300		15	1	●	15	1	1,980		12										
13	OUTDOOR GFCCI		360	20	1	●	15	2	504	AIR HANDLER	14										
15	SPARE			20	1	●	15	2	504		16										
17	GARAGE GFCCI	1,200		20	1	●	60	2	7,661	PANEL SPB (BACK-UP LOADS) VIA GATEWAY	18										
19	WATER HEATER RECEP	2,880		30	2	●	60	2	7,934		20										
21	SPARE			30	2	●	60	2	4,800	INSTALLED EV CHARGER	22										
23	DRYER	2,500		30	2	●	2		4,800		24										
25	LAUNDRY	1,500	2,500	20	1	●	-	-	2	RESERVED FOR SOLAR ELECTRIC	26										
27				20	1	●	-	-	2		28										
29				20	1	●	-	-	2		30										
31				20	1	●	-	-	2		32										
SUBTOTAL:												23,468	23,195	SUBTOTAL							
TOTAL VOLT-AMPERES/PHASE:		ΦA = 30,828						ΦB = 30,675													
TOTAL PANEL VOLT-AMPERES:		61,503		CONNECTED AMPS:		256		DEMAND AMPS:		188											

NEW		EXISTING		120/240V 1Φ 3W		<b>UP-1</b>												AIC: 10KAIC (FIELD VERIFY)		MAIN: MCB	
BUS:		225A		MOUNTING: SEMI-FLUSH				LOCATION: EXTERIOR				LOAD DESCRIPTION				CT					
CKT	LOAD DESCRIPTION	VOLT-AMPERES		CB	BUS	CB	VOLT-AMPERES		LOAD DESCRIPTION	CT											
		ΦA	ΦB	T	P	A	B	T	P	ΦA	ΦB										
1	SPD (TYPE 1 OR 2)			20	2	●	20	1		SPARE	2										
3	BATHROOM GFCCI	180		20	1	●	40	2	3,250	OVEN	4										
5	MASTER BATHROOM GFCCI		360	20	1	●	50	2	5,000	COOKTOP	6										
7	SPARE			20	1	●	50	2	5,000		8										
9	BATHROOM GFCCI		180	20	1	●	25	2	1,980	HEAT PUMP	10										
11	ERV	300		15	1	●	15	1	1,980		12										
13	OUTDOOR GFCCI		360	20	1	●	15	2	504	AIR HANDLER	14										
15	SPARE			20	1	●	15	2	504		16										
17	GARAGE GFCCI	1,200		20	1	●	60	2	7,661	PANEL SPB (BACK-UP LOADS) VIA GATEWAY	18										
19	WATER HEATER RECEP	2,880		30	2	●	60	2	7,934		20										
21	SPARE			30	2	●	60	2	4,800	INSTALLED EV CHARGER	22										
23	DRYER	2,500		30	2	●	2		4,800		24										
25	LAUNDRY	1,500	2,500	20	1	●	-	-	2	RESERVED FOR SOLAR ELECTRIC	26										
27				20	1	●	-	-	2		28										
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SUBTOTAL:												23,468	23,195	SUBTOTAL							
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TOTAL PANEL VOLT-AMPERES:		61,503		CONNECTED AMPS:		256		DEMAND AMPS:		188											

NEW		EXISTING		120/240V 1Φ 3W		<b>UP-2</b>												AIC: 10KAIC (FIELD VERIFY)		MAIN: MCB	
BUS:		225A		MOUNTING: SEMI-FLUSH				LOCATION: EXTERIOR				LOAD DESCRIPTION				CT					
CKT	LOAD DESCRIPTION	VOLT-AMPERES		CB	BUS	CB	VOLT-AMPERES		LOAD DESCRIPTION	CT											
		ΦA	ΦB	T	P	A	B	T	P	ΦA	ΦB										
1	SPD (TYPE 1 OR 2)			20	2	●	20	1		SPARE	2										
3	BATHROOM GFCCI	180		20	1	●	40	2	3,250	OVEN	4										
5	MASTER BATHROOM GFCCI		360	20	1	●	50	2	5,000	COOKTOP	6										
7	SPARE			20	1	●	50	2	5,000		8										
9	BATHROOM GFCCI		180	20	1	●	25	2	1,980	HEAT PUMP	10										
11	ERV	300		15	1	●	15	1	1,980		12										
13	OUTDOOR GFCCI		360	20	1	●	15	2	504	AIR HANDLER	14										
15	SPARE			20	1	●	15	2	504		16										
17	GARAGE GFCCI	1,200		20	1	●	60	2	7,661	PANEL SPB (BACK-UP LOADS) VIA GATEWAY	18										
19	WATER HEATER RECEP	2,880		30	2	●	60	2	7,934		20										
21	SPARE			30	2	●	60	2	4,800	INSTALLED EV CHARGER	22										
23	DRYER	2,500		30	2	●	2		4,800		24										
25	LAUNDRY	1,500	2,500	20	1	●	-	-	2	RESERVED FOR SOLAR ELECTRIC	26										
27				20	1	●	-	-	2		28										
29				20	1	●	-	-	2		30										
31				20	1	●	-	-	2		32										
SUBTOTAL:												23,468	23,195	SUBTOTAL							
TOTAL VOLT-AMPERES/PHASE:		ΦA = 30,828						ΦB = 30,675													
TOTAL PANEL VOLT-AMPERES:		61,503		CONNECTED AMPS:		256		DEMAND AMPS:		190											

NEW		EXISTING		120/240V 1Φ 3W		<b>SPB</b>												AIC: 10KAIC (FIELD VERIFY)		MAIN: MLO	
BUS:		100A		MOUNTING: RECESSED				LOCATION: GARAGE				LOAD DESCRIPTION				CT					
CKT	LOAD DESCRIPTION	VOLT-AMPERES		CB	BUS	CB	VOLT-AMPERES		LOAD DESCRIPTION	CT											
		ΦA	ΦB	T	P	A	B	T	P	ΦA	ΦB										
1	PRIMARY EGRESS LTG	1,278		15	1	●	20	1	1,500	SMALL APPLIANCE	2										
3	MASTER SUITE LTG/RECEP	1,278		15	1	●	20	1	1,500	SMALL APPLIANCE	4										
5	LIGHTING / RECEPTACLES	1,278		15	1	●	20	1	1,800	MICROWAVE/HOOD	6										
7	LIGHTING / RECEPTACLES	1,278		15	1	●	20	1	1,200	DISHWASHER	8										
9	LIGHTING / RECEPTACLES	1,278		15	1	●	20	1	800	REFRIGERATOR	10										
11	LIGHTING / RECEPTACLES	1,278		15	1	●	20	1	1,127	DISPOSAL	12										
13	SPARE			15	1	●	20	1		SPARE	14										
15	SPARE			15	1	●	20	1		SPARE	16										
17	SPARE			15	1	●	20	1		SPARE	18										
19	SPARE			15	1	●	20	1		SPACE	20										
21	SPARE			15	1	●	20	1		SPACE	22										
23	SPARE			15	1	●	20	1		SPACE	24										
SUBTOTAL:												3,834	3,834	SUBTOTAL							
TOTAL VOLT-AMPERES/PHASE:		ΦA = 7,934						ΦB = 7,661													
TOTAL PANEL VOLT-AMPERES:		15,595		CONNECTED AMPS:		65		DEMAND AMPS:		51											

**UNIT PANEL SCHEDULES**

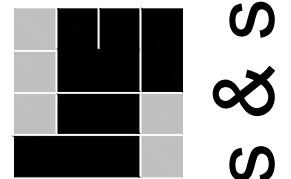
<sup>2</sup> RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. BREAKER TO BE SIZED BASED ON SOLAR SYSTEM SIZE, TO BE VERIFIED AND INSTALLED BY SOLAR CONTRACTOR.



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PROJECT: PROSPECT GARDENS  
SANTTEE, CA 92071  
CLIENT: KB HOME - COASTAL  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

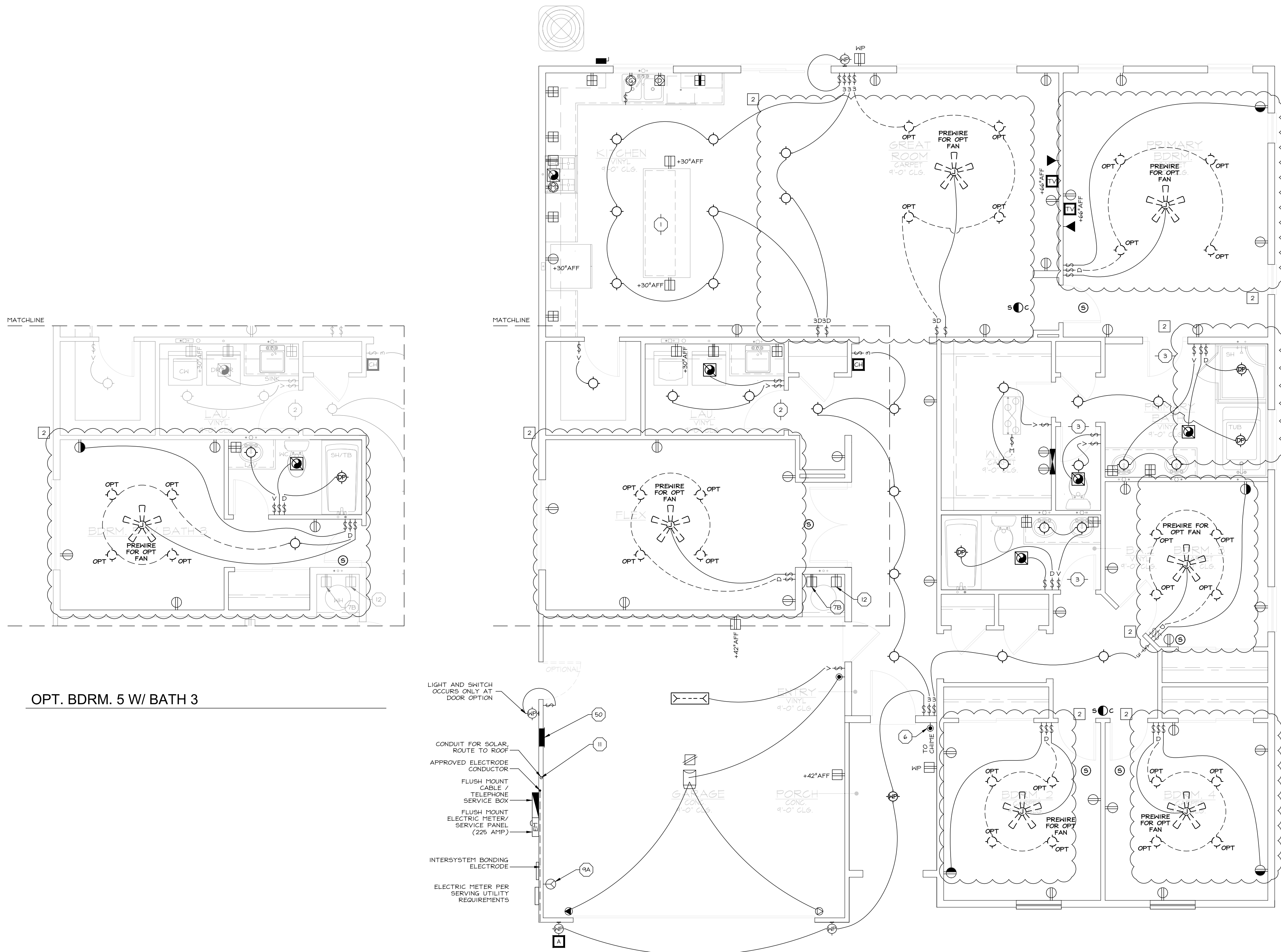
PROJECT MANAGER: AS  
DESIGNER: NN  
DRAWN BY: SAP1  
CHECKED BY: AS  
ISSUE DATE: 04-16-2023  
REVISIONS:  
1 CLIENT REV II-08-2023  
2 PH 4 CLIENT REVS 02-23-2024



PLAN NUMBER:  
SHEET TITLE:  
**UNIT PANEL SCHEDULES**

SCALE:  
SHEET NUMBER:  
**EN.2**

JOB NUMBER: H523361



OPT. BDRM. 5 W/ BATH 3

ELEVATION A

**INTERIOR LAYOUT NOTES**

- ALL FIXTURES SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO. REFER TO BUILDING LAYOUTS FOR ALL FIXTURES HIRED TO THE BUILDING PANEL.
- RESIDENTIAL OUTDOOR LIGHTING TO BE CONTROLLED BY MANUAL SWITCH AND ASTRONOMICAL TIME CLOCK. ALTERNATIVELY, MAY BE CONTROLLED BY MANUAL SWITCH AND PHOTOCELL AND EITHER MOTION SENSOR OR AUTOMATIC TIME SWITCH.
- ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE-STOPPED PER CEC 300.21. PROVIDE MINIMUM 3/4" SEPARATION BETWEEN ADJACENT OUTLETS TO PROTECT AGAINST BACK TO BACK PENETRATIONS OF THE OCCUPANCY SEPARATION.
- ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING; ADJUST AS NECESSARY TO ACCOUNT FOR FINISH MATERIAL.
- PROVIDE POWER AND SWITCHING FOR EXHAUST FAN(S) AT BATHROOMS. SEE MECHANICAL PLANS FOR SPEC AND LOCATION. SWITCH TO BE LOCATED ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR WHOLE HOUSE FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED NEAR THE FAN GRILLE, ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM WHEN POSSIBLE.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR OUTSIDE AIR SUPPLY FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED IN THE LAUNDRY ROOM OR CLOSET. CONTROLLER MAY BE LOCATED UPON BUILDER APPROVAL.

**KEYNOTES**

- KITCHEN BRANCH CIRCUIT. PROVIDE TWO (2) 20 AMP SHAL APPLIANCE BRANCH CIRCUITS (CEC 210.11(C)(2)). CIRCUITS SHALL SERVE ALL HALL AND FLOOR RECEPTACLE OUTLETS PER 210.52(A). ALL COUNTERTOP OUTLETS PER 210.52(C) AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(2) & 210.52(F)).
- LAUNDRY BRANCH CIRCUIT. PROVIDE AT LEAST ONE (1) 20 AMP BRANCH CIRCUIT. (CEC 210.11(C)(2) & 210.52(F)).
- BATHROOM BRANCH CIRCUIT. PROVIDE ONE (1) 20-AMP BRANCH CIRCUIT. CIRCUIT SHALL HAVE NO OTHER OUTLETS OR LIGHTS. (CEC 210.11(C)(3) & 210.52(F)). OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY. (CEC 210.11(C)(3) EXCEPTION)
- PROVIDE PUSH-BUTTON SIGNAL (MAX +48" AFF) WITH TRANSFORMER, AND CHIME FOR FULLY OPERATIONAL DOORBELL SYSTEM.
- PROVIDE DEDICATED 250V, 30A ELECTRICAL RECEPTACLE WITHIN 3'-0" OF WATER HEATER. ACCESSIBLE TO WATER HEATER WITH NO OBSTRUCTIONS. CONNECT TO ELECTRICAL PANEL WITH 10 AWG COPPER BRANCH CIRCUIT.
- FUTURE ELECTRIC VEHICLE CHARGER. INSTALL LISTED RACEWAY TO ACCOMMODATE A DEDICATED 60A 208-240 BRANCH CIRCUIT OF NOT LESS THAN 1" INSIDE DIAMETER. RACEWAY SHALL ORIGINATE AT MAIN SERVICE PANEL OR SUB-PANEL AND RUN CONTINUOUSLY AT ENCLOSED, INACCESSIBLE OR CONCEALED AREA AND SPACE TERMINATING INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OR LEVEL 2 BY CHARGER. PER CALGREEN SECTION 4.106.4.
- PROVIDE 1" EMT FLEXIBLE METAL CONDUIT ROUTED FROM SUB-PANEL AND SUB-PANEL TO ATTIC FOR ROOF MOUNTED SOLAR PANELS.
- ESS SUB-PANEL FOR PARTIAL HOME BATTERY BACKUP. SEE PANEL SCHEDULE ON EN1.

**GENERAL NOTES**

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE EN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

**PROJECT SPECIFICATIONS**

COMPONENTS SHOWN IN BUILDING LAYOUTS ARE TO BE HIRED TO THE BUILDING PANEL. COMPONENTS SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO.

**ELECTRICAL EQUIPMENT:**  
ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET OR ON EXTERIOR WALL AT THE END OF THE BUILDING. SEE BUILDING PLANS FOR LOCATION(S) AND COORDINATE WITH ARCHITECTURAL SITE PLAN AT EACH BUILDING UNIT SUB-PANEL LOCATED AT THE PRIVATE GARAGE OR INSIDE THE DWELLING UNIT. SEE UNIT ELECTRICAL PLANS.

WHERE SITE LIGHTING AND/OR APERTURE FEATURES ARE TO BE POWERED BY THE BUILDING METER, COORDINATE WITH JOINT TRENCH AND CIVIL PLANS FOR TRENCH ROUTING / REQUIREMENTS.

**MECHANICAL EQUIPMENT:**  
CONDENSING UNITS ARE LOCATED ON THE GROUND ADJACENT TO THE DWELLING UNIT OR GROUDED AT THE END OF THE BUILDING / ON THE ROOF. COORDINATE WITH ARCHITECTURAL SITE PLAN FOR LOCATION(S). PROVIDE DISCONNECT AND SERVICE OUTLET. SEE SHEET EN1 SECTION 1.5 FOR GENERAL REQUIREMENTS.

**EXTERIOR LIGHTING:**  
SITE LIGHTING IS PROVIDED BY FIXTURE(S) ATTACHED TO BUILDING. SEE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS) FOR FIXTURE SPECIFICATIONS AND LOCATIONS AT EACH BUILDING.

REFLECTOR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON STRUCTURE. SEE SOLAR PLANS PROVIDED BY ARCHITECT FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

Approved 03/05/2024 9:26:27 AM

**SYMBOLS LEGEND**

NOTATION DEFINITIONS:

- 3 → 3-WAY
- 4 → 4-WAY
- AFF → ABOVE FINISH FLOOR
- DP → DAMP PROOF
- MS → MOTION SENSOR
- PC → PHOTOCELL
- V → VACANCY SENSOR
- WP → WEATHER PROOF
- W → WHOLE BUILDING VENTILATION CONTROL SWITCH

SYMBOLS:

- ⊕ → DUPLEX HALL RECEPTACLE
- ⊖ → AFCI LOCATIONS, SEE SHEET EN1 SECTION 1.5
- ⊕/⊖ → HALF-SWITCHED DUPLEX HALL RECEPTACLE
- ⊕/⊖ → AFCI LOCATIONS, SEE SHEET EN1 SECTION 1.5
- ⊕ → USB CHARGING RECEPTACLE
- ⊕ → ABOVE-COUNTER DUPLEX HALL RECEPTACLE (AFCI/GFI)
- ⊖ → BELOW-COUNTER DUPLEX HALL RECEPTACLE
- ⊕ → DISHWASHER (UNDER-COUNTER) RECEPTACLE
- ⊕ → GARBAGE DISPOSAL (UNDER-COUNTER) RECEPTACLE
- ⊕ → MICROWAVE RECEPTACLE
- ⊕ → 220V WALL RECEPTACLE (AFCI/GFCI)
- ⊕ → DUPLEX OVERHEAD RECEPTACLE AT GARAGE
- ⊕ → DUPLEX FLOOR RECEPTACLE
- ⊕ → FOURPLEX HALL RECEPTACLE
- \* → AFCI PROTECTED AT INTERIOR LOCATION(S), UNO OR IDENTIFIED AS GFI PROTECTED BY SQUARE SYMBOL
- ⊕ → SPECIAL PURPOSE RECEPTACLE (AS NOTED)
- ⊕ → SINGLE HALL SWITCH
- ⊕ → WALL-MOUNT SCONE LIGHT FIXTURE
- ⊕ → WALL-MOUNT LIGHT FIXTURE
- ⊕ → CEILING-MOUNT LIGHT FIXTURE
- ⊕ → RECESSED CEILING LIGHT FIXTURE
- ⊕ → RECESSED / PIVOT CEILING LIGHT FIXTURE
- ⊕ → HANGING CEILING-MOUNT LIGHT FIXTURE WITH RE-INFORCED JUNCTION BOX
- ⊕ → JUNCTION BOX
- ⊕ → UNDER-CABINET UTILITY FIXTURE
- ⊕ → CEILING-MOUNT UTILITY FIXTURE
- ⊕ → FAN, SPEC PER MECHANICAL PLANS
- ⊕ → CEILING FAN / LIGHT (AS NOTED) WITH RE-INFORCED JUNCTION BOX
- ⊕ → PUSH-BUTTON SWITCH (AS NOTED)
- ⊕ → GARAGE DOOR OPENER
- ⊕ → GARAGE DOOR OPENER SENSOR/RECEIVER
- ⊕ → SMOKE ALARM & CARBON MONOXIDE ALARM
- ⊕ → SMOKE/CARBON MONOXIDE ALARM COMBO
- ⊕ → ELECTRICAL PANEL (PROVIDE SERVICE RECEPTACLE)
- ⊕ → LOW VOLTAGE/STRUCTURED WIRING PANEL (PROVIDE SERVICE RECEPTACLE)
- ⊕ → TELEPHONE & TELEPHONE/DATA JACK
- ⊕ → DATA JACK (AS NOTED)
- ⊕ → TELEVISION / CABLE JACK
- ⊕ → ILLUMINATED ADDRESS LIGHT
- ⊕ → DOORBELL CHIME
- ⊕ → A/C DISCONNECT



FOR JURISDICTION USE:

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Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

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9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: AS  
DESIGNER: NN  
DRAWN BY: SA1  
CHECKED BY: AS

ISSUE DATE: 04-15-2023

REVISIONS:

1	CLIENT REV	11-08-2023
2	FIN & CLIENT REVS	02-23-2024

STAMP:

PLAN NUMBER: PLAN 1

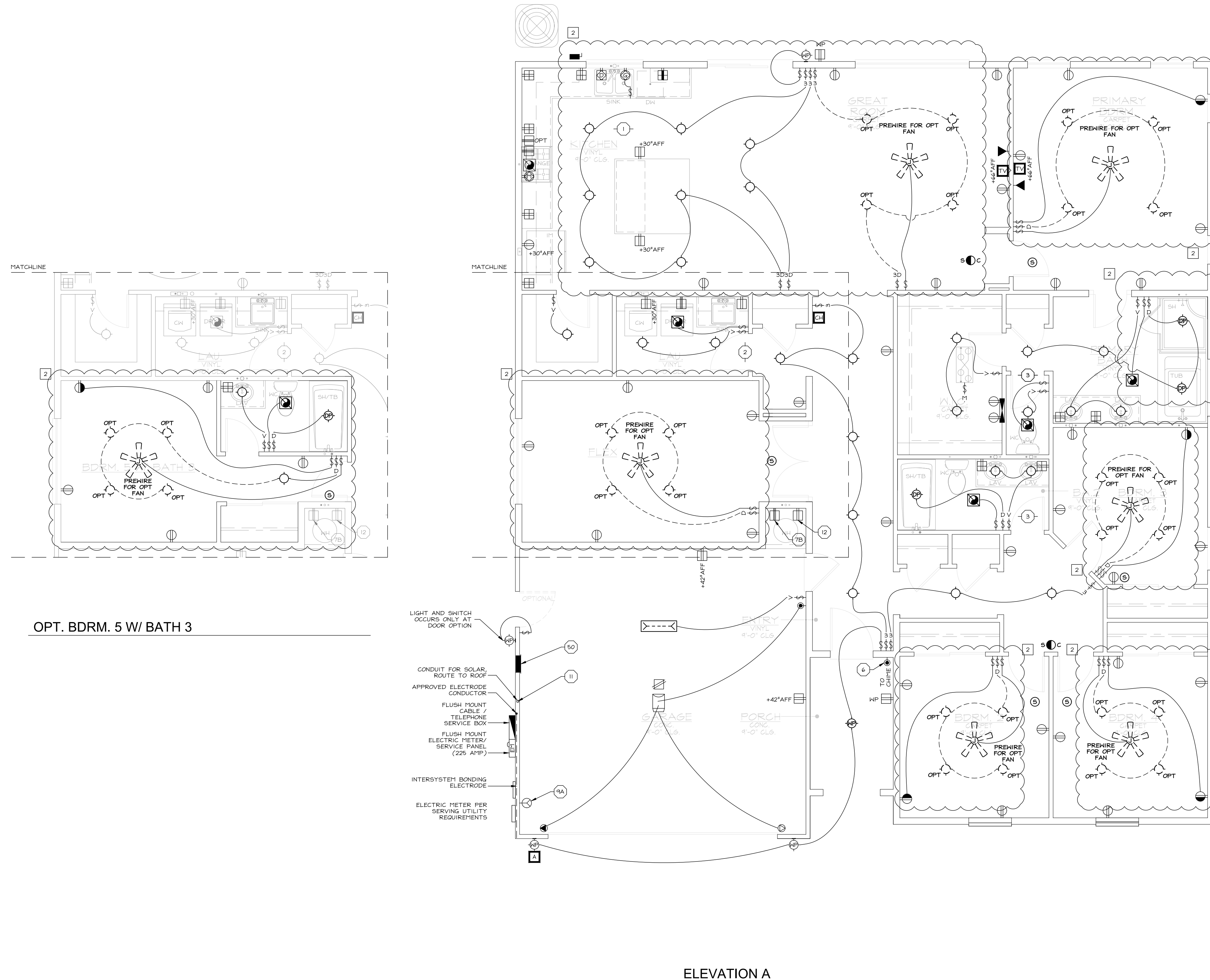
SHEET TITLE: LEVEL 1 PLAN (ELECTRICAL LAYOUT) ELEVATION A

SCALE:

SHEET NUMBER: E1.1

JOB NUMBER: H52336A

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OPT. BDRM. 5 W/ BATH 3

ELEVATION A

**INTERIOR LAYOUT NOTES**

- ALL FIXTURES SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO REFER TO BUILDING LAYOUTS FOR ALL FIXTURES HIRED TO THE BUILDING PANEL.
- RESIDENTIAL OUTDOOR LIGHTING TO BE CONTROLLED BY MANUAL SWITCH AND ASTRONOMICAL TIME CLOCK. ALTERNATIVELY, MAY BE CONTROLLED BY MANUAL SWITCH AND PHOTOCELL AND EITHER MOTION SENSOR OR AUTOMATIC TIME SWITCH.
- ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE-STOPPED PER CEC 300.21. PROVIDE MINIMUM 3/4" SEPARATION BETWEEN ADJACENT OUTLETS TO PROTECT AGAINST BACK TO BACK PENETRATIONS OF THE OCCUPANCY SEPARATION.
- ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING; ADJUST AS NECESSARY TO ACCOUNT FOR FINISH MATERIAL.
- PROVIDE POWER AND SWITCHING FOR EXHAUST FAN(S) AT BATHROOMS. SEE MECHANICAL PLANS FOR SPEC AND LOCATION. SWITCH TO BE LOCATED ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR WHOLE HOUSE FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED NEAR THE FAN GRILLE, ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM WHEN POSSIBLE.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR OUTSIDE AIR SUPPLY FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED IN THE LAUNDRY ROOM OR CLOSET. CONTROLLER MAY BE LOCATED UPON BUILDER APPROVAL.

**KEYNOTES**

- KITCHEN BRANCH CIRCUIT. PROVIDE TWO (2) 20 AMP SHAL APPLIANCE BRANCH CIRCUITS (CEC 210.11(C)(3)). CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS PER 210.52(C). ALL COUNTERTOP OUTLETS PER 210.52(C) AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT SHALL HAVE NO OTHER OUTLETS. (CEC 210.52(D)).
- LAUNDRY BRANCH CIRCUIT. PROVIDE AT LEAST ONE (1) ADDITIONAL 20-AMP BRANCH CIRCUIT. CIRCUIT SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(2) & 210.52(F)).
- BATHROOM BRANCH CIRCUIT. PROVIDE ONE (1) 20-AMP BRANCH CIRCUIT. CIRCUIT SHALL HAVE NO OTHER OUTLETS OR LIGHTS. (CEC 210.11(C)(3) & 210.52(D)). OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY. (CEC 210.11(C)(3) EXCEPTION)
- PROVIDE PUSH-BUTTON SIGNAL (MAX +48" AFF) WITH TRANSFORMER, AND CHIME FOR FULLY OPERATIONAL DOORBELL SYSTEM.
- PROVIDE DEDICATED 250V, 30A ELECTRICAL RECEPTACLE WITHIN 3'-0" OF WATER HEATER. ACCESSIBLE TO WATER HEATER WITH NO OBSTRUCTIONS. CONNECT TO ELECTRICAL PANEL WITH 10 AWG COPPER BRANCH CIRCUIT.
- FUTURE ELECTRIC VEHICLE CHARGER. INSTALL LISTED RACEWAY TO ACCOMMODATE A DEDICATED 50A 208-240V BRANCH CIRCUIT OF NOT LESS THAN 1" INSIDE DIAMETER. RACEWAY SHALL ORIGINATE AT MAIN SERVICE PANEL OR SUB PANEL AND RUN CONTINUOUSLY AT ENCLOSED, INACCESSIBLE OR CONCEALED AREA AND SPACE. TERMINATING INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF A LEVEL 2 EV CHARGER. PER CALIFORNIA SECTION 4.106.4.
- PROVIDE 1" EMT FLEXIBLE METAL CONDUIT ROUTED FROM ELECTRICAL PANEL TO ATTIC FOR ROOF MOUNTED SOLAR PANELS.
- ESS SUB-PANEL FOR PARTIAL HOME BATTERY BACKUP. SEE PANEL SCHEDULE ON EN1.

**GENERAL NOTES**

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE EN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

**PROJECT SPECIFICATIONS**

COMPONENTS SHOWN IN BUILDING LAYOUTS ARE TO BE HIRED TO THE BUILDING PANEL. COMPONENTS SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO.

**ELECTRICAL EQUIPMENT:**  
ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET OR ON EXTERIOR WALL AT THE END OF THE BUILDING. SEE BUILDING PLANS FOR LOCATION(S) AND COORDINATE WITH ARCHITECTURAL SITE PLAN AT EACH BUILDING UNIT SUB-PANEL LOCATED AT THE PRIVATE GARAGE OR INSIDE THE DWELLING UNIT. SEE UNIT ELECTRICAL PLANS.

WHERE SITE LIGHTING AND/OR APENITY FEATURES ARE TO BE POWERED BY THE BUILDING METER, COORDINATE WITH JOINT TRENCH AND CIVIL PLANS FOR TRENCH ROUTING / REQUIREMENTS.

**MECHANICAL EQUIPMENT:**  
CONDENSING UNITS ARE LOCATED ON THE GROUND ADJACENT TO THE DWELLING UNIT OR GROUDED AT THE END OF THE BUILDING / ON THE ROOF. COORDINATE WITH ARCHITECTURAL SITE PLAN FOR LOCATION(S). PROVIDE DISCONNECT AND SERVICE OUTLET, SEE SHEET EN1 SECTION 1.5 FOR GENERAL REQUIREMENTS.

**EXTERIOR LIGHTING:**  
SITE LIGHTING IS PROVIDED BY FIXTURE(S) ATTACHED TO BUILDING. SEE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS) FOR FIXTURE SPECIFICATIONS AND LOCATIONS AT EACH BUILDING.

**SOLAR PANELS:**  
SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON THE STRUCTURE. SEE SOLAR PLANS PROVIDED BY ARCHITECT FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

**Approved**  
03/05/2024 9:26:27 AM

**SYMBOLS LEGEND**

NOTATION DEFINITIONS:	
3	3-WAY
4	4-WAY
AFF	ABOVE FINISH FLOOR
DP	DAMP PROOF
MS	MOTION SENSOR
PC	PHOTOCELL
V	VACANCY SENSOR
WP	WEATHER PROOF
W	WHOLE BUILDING VENTILATION CONTROL SWITCH
SYMBOLS:	
[Symbol]	DUPLEX WALL RECEPTACLE
[Symbol]	AFCI LOCATIONS, SEE SHEET EN1 SECTION 1.5
[Symbol]	HALF-SWITCHED DUPLEX WALL RECEPTACLE
[Symbol]	AFCI LOCATIONS, SEE SHEET EN1 SECTION 1.5
[Symbol]	USB CHARGING RECEPTACLE
[Symbol]	ABOVE-COUNTER DUPLEX WALL RECEPTACLE (AFCI/GFI)
[Symbol]	BELOW-COUNTER DUPLEX WALL RECEPTACLE
[Symbol]	DISHWASHER (UNDER-COUNTER) RECEPTACLE
[Symbol]	GARBAGE DISPOSAL (UNDER-COUNTER) RECEPTACLE
[Symbol]	MICROWAVE RECEPTACLE
[Symbol]	220V WALL RECEPTACLE (AFCI/GFCI)
[Symbol]	DUPLEX OVERHEAD RECEPTACLE AT GARAGE
[Symbol]	DUPLEX FLOOR RECEPTACLE
[Symbol]	FOURPLEX WALL RECEPTACLE #
[Symbol]	* AFCI PROTECTED AT INTERIOR LOCATION(S), UNO OR IDENTIFIED AS GFI PROTECTED BY SQUARE SYMBOL
[Symbol]	SPECIAL PURPOSE RECEPTACLE (AS NOTED)
[Symbol]	SINGLE WALL SWITCH
[Symbol]	WALL-MOUNT SCONE LIGHT FIXTURE
[Symbol]	WALL-MOUNT LIGHT FIXTURE
[Symbol]	CEILING-MOUNT LIGHT FIXTURE
[Symbol]	RECESSED CEILING LIGHT FIXTURE
[Symbol]	RECESSED / PIVOT CEILING LIGHT FIXTURE
[Symbol]	HANGING CEILING-MOUNT LIGHT FIXTURE WITH RE-INFORCED JUNCTION BOX
[Symbol]	JUNCTION BOX
[Symbol]	UNDER-CABINET UTILITY FIXTURE
[Symbol]	CEILING-MOUNT UTILITY FIXTURE
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[Symbol]	PUSH-BUTTON SWITCH (AS NOTED)
[Symbol]	GARAGE DOOR OPENER
[Symbol]	GARAGE DOOR OPENER SENSOR/RECEIVER
[Symbol]	SMOKE ALARM # CARBON MONOXIDE ALARM
[Symbol]	SMOKE/CARBON MONOXIDE ALARM COMBO
[Symbol]	ELECTRICAL PANEL (PROVIDE SERVICE RECEPTACLE)
[Symbol]	LOW VOLTAGE/STRUCTURED WIRING PANEL (PROVIDE SERVICE RECEPTACLE)
[Symbol]	TELEPHONE # TELEPHONE/DATA JACK
[Symbol]	DATA JACK (AS NOTED)
[Symbol]	TELEVISION / CABLE JACK
[Symbol]	ILLUMINATED ADDRESS LIGHT
[Symbol]	DOORBELL CHIME
[Symbol]	A/C DISCONNECT

**Santee**  
GO HOME • GO EAST

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping and watermarking of these plans and specifications shall NOT be held to permit or approve the violation of any City, County, State, Federal laws or other restrictions.

2022 California Building Standard Codes

**Approved** 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved

FOR JURISDICTION USE:

Structural  
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Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

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toll free 800.877.1430  
www.harrisandsloan.com

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT MANAGER: AS  
DESIGNER: NN  
DRAWN BY: SA#1  
CHECKED BY: AS  
ISSUE DATE: 04-15-2023

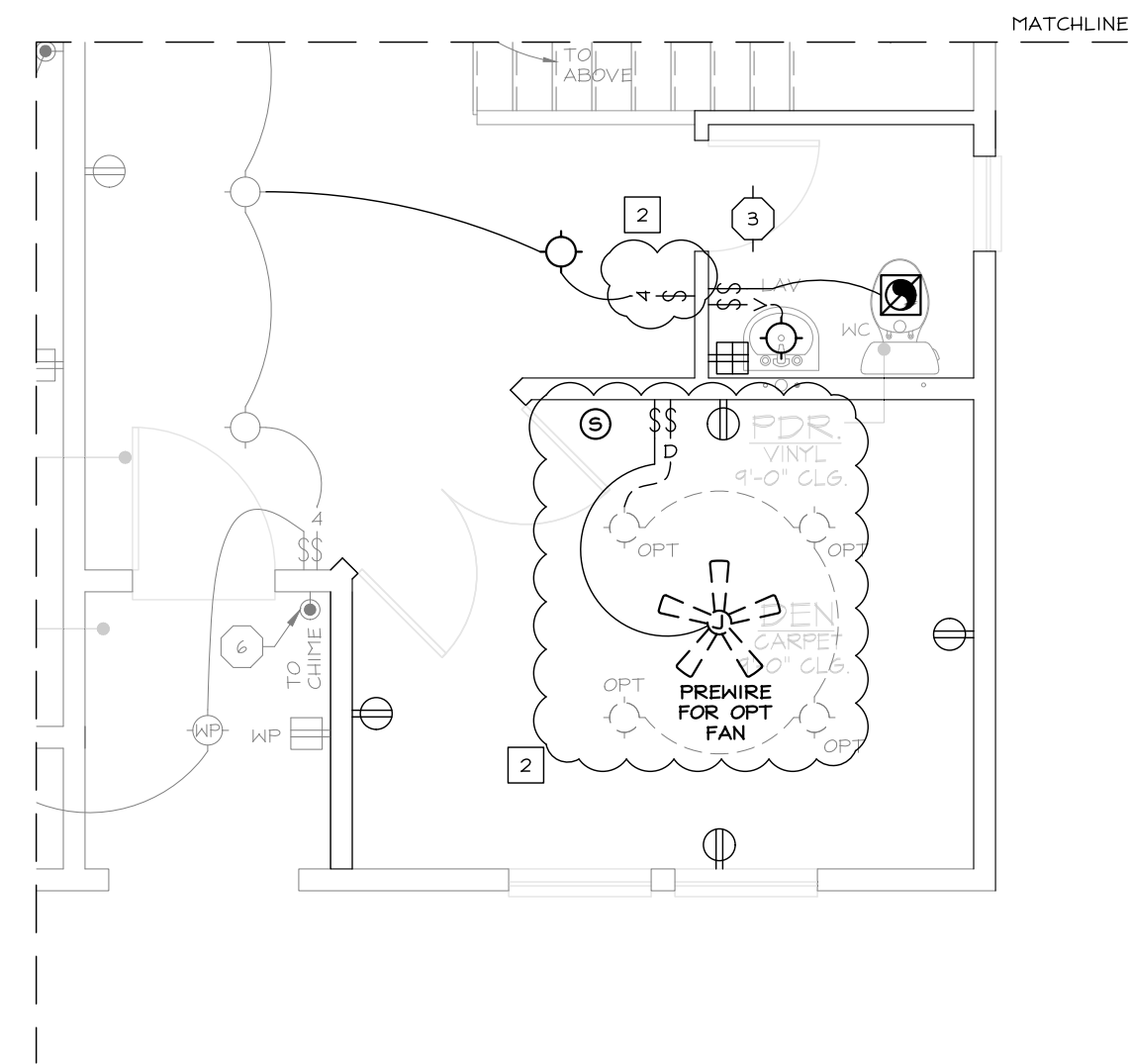
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 FN & CLIENT REVS 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ELECTRICAL  
STATE OF CALIFORNIA

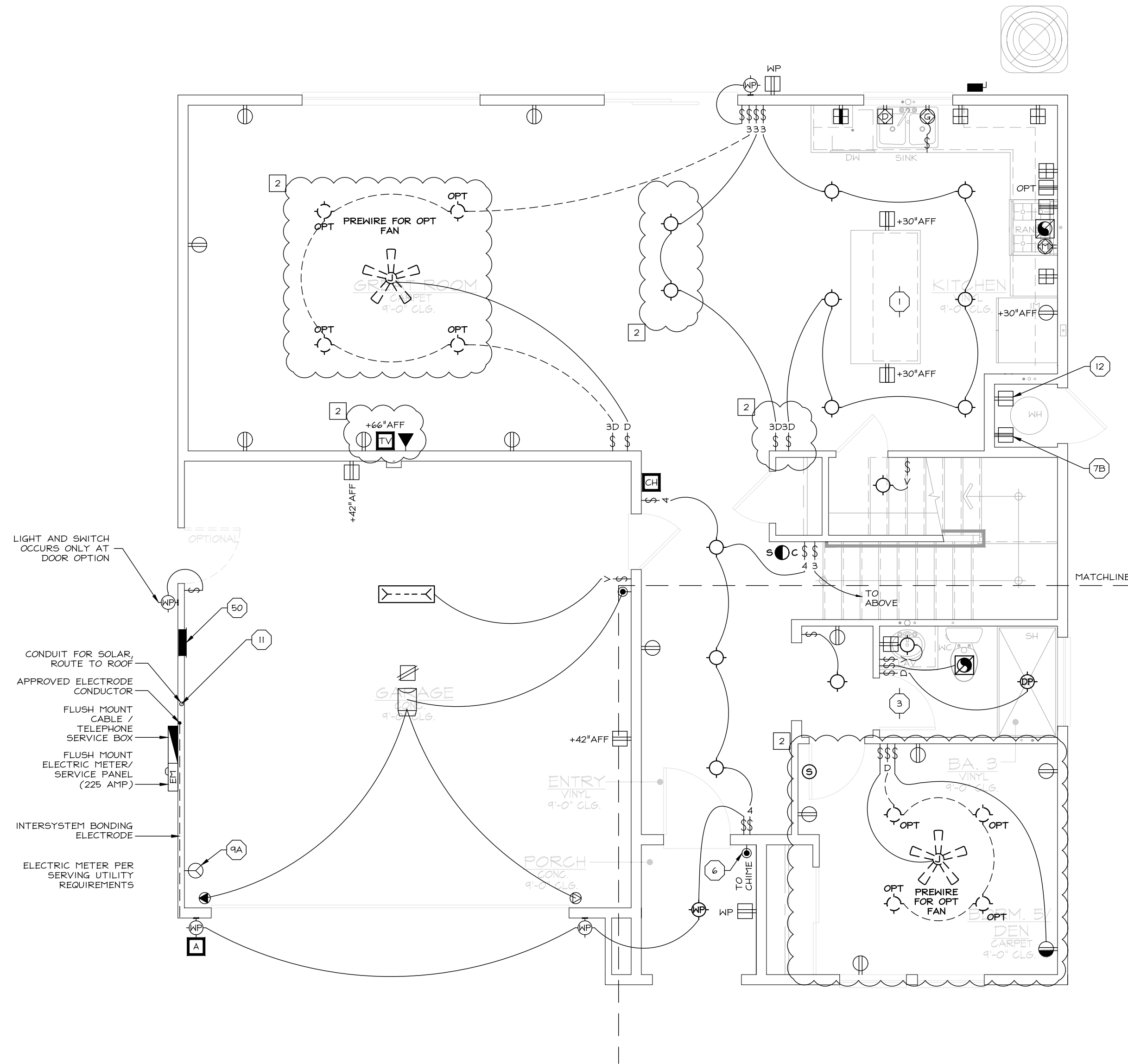
PLAN NUMBER: PLAN 1ALT-A  
SHEET TITLE: LEVEL 1 PLAN (ELECTRICAL LAYOUT) ELEVATION A

SCALE:  
SHEET NUMBER: E1A.1

JOB NUMBER: HS2336A



OPT. DEN W/ POWDER



ELEVATION A

**INTERIOR LAYOUT NOTES**

- ALL FIXTURES SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO REFER TO BUILDING LAYOUTS FOR ALL FIXTURES HIRED TO THE BUILDING PANEL.
- RESIDENTIAL OUTDOOR LIGHTING TO BE CONTROLLED BY MANUAL SWITCH AND ASTRONOMICAL TIME CLOCK. ALTERNATIVELY, MAY BE CONTROLLED BY MANUAL SWITCH AND PHOTOCELL AND EITHER MOTION SENSOR OR AUTOMATIC TIME SWITCH.
- ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE-STOPPED PER CEC 300.21. PROVIDE MINIMUM 3/4" SEPARATION BETWEEN ADJACENT OUTLETS TO PROTECT AGAINST BACK TO BACK PENETRATIONS OF THE OCCUPANCY SEPARATION.
- ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING; ADJUST AS NECESSARY TO ACCOUNT FOR FINISH MATERIAL.
- PROVIDE POWER AND SWITCHING FOR EXHAUST FAN(S) AT BATHROOMS. SEE MECHANICAL PLANS FOR SPEC AND LOCATION. SWITCH TO BE LOCATED ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR WHOLE HOUSE FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED NEAR THE FAN GRILLE, ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM WHEN POSSIBLE.
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**KEYNOTES**

- KITCHEN BRANCH CIRCUIT. PROVIDE TWO (2) 20 AMP SHAL APPLIANCE BRANCH CIRCUITS (CEC 210.11(C)(3)). CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS PER 210.52(C). ALL COUNTERTOP OUTLETS PER 210.52(C) AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.52(C)(2) & 210.52(F)).
- LAUNDRY BRANCH CIRCUIT. PROVIDE AT LEAST ONE (1) 20-AMP BRANCH CIRCUIT. (CEC 210.11(C)(2) & 210.52(F)).
- BATHROOM BRANCH CIRCUIT. PROVIDE ONE (1) 20-AMP BRANCH CIRCUIT. CIRCUIT SHALL HAVE NO OTHER OUTLETS OR LIGHTS. (CEC 210.11(C)(3) & 210.52(D)) OTHER EQUIPMENT (ELECTRIC EXHAUST FANS), WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY. (CEC 210.11(C)(3) EXCEPTION)
- PROVIDE PUSH-BUTTON SIGNAL (MAX +48" AFF) WITH TRANSFORMER, AND CHIME FOR FULLY OPERATIONAL DOORBELL SYSTEM.
- PROVIDE DEDICATED 250V, 30A ELECTRICAL RECEPTACLE WITHIN 3'-0" OF WATER HEATER. ACCESSIBLE TO WATER HEATER WITH NO OBSTRUCTIONS. CONNECT TO ELECTRICAL PANEL WITH 10 AWG COPPER BRANCH CIRCUIT.
- FUTURE ELECTRIC VEHICLE CHARGER. INSTALL LISTED RACEWAY TO ACCOMMODATE A DEDICATED 50A 208-240V BRANCH CIRCUIT OF NOT LESS THAN 1" INSIDE DIAMETER. RACEWAY SHALL ORIGINATE AT MAIN SERVICE PANEL OR SUB PANEL AND RUN CONTINUOUSLY AT ENCLOSED, INACCESSIBLE OR CONCEALED AREA AND SPACE TERMINATING INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF LEVEL 2 BY CHARGE PER CALGREEN SECTION 4.106.4
- PROVIDE 1" EMT FLEXIBLE METAL CONDUIT ROUTED FROM GARAGE HALL NEAR ELECTRICAL SUB-PANEL TO ATTIC FOR ROOF MOUNTED SOLAR PANELS.
- ESS SUB-PANEL FOR PARTIAL HOME BATTERY BACKUP. SEE PANEL SCHEDULE ON EN1.



**GENERAL NOTES**

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE EN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
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**PROJECT SPECIFICATIONS**

COMPONENTS SHOWN IN BUILDING LAYOUTS ARE TO BE HIRED TO THE BUILDING PANEL. COMPONENTS SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO.

**ELECTRICAL EQUIPMENT:**  
ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET OR ON EXTERIOR WALL AT THE END OF THE BUILDING. SEE BUILDING PLANS FOR LOCATION(S) AND COORDINATE WITH ARCHITECTURAL SITE PLAN AT EACH BUILDING UNIT SUB-PANEL LOCATED AT THE PRIVATE GARAGE OR INSIDE THE DWELLING UNIT. SEE UNIT ELECTRICAL PLANS.

WHERE SITE LIGHTING AND/OR APERTURE FEATURES ARE TO BE POWERED BY THE BUILDING METER, COORDINATE WITH JOINT TRENCH AND CIVIL PLANS FOR TRENCH ROUTING / REQUIREMENTS.

**MECHANICAL EQUIPMENT:**  
CONDENSING UNITS ARE LOCATED ON THE GROUND ADJACENT TO THE DWELLING UNIT OR GROUPED AT THE END OF THE BUILDING / ON THE ROOF. COORDINATE WITH ARCHITECTURAL SITE PLAN FOR LOCATION(S). PROVIDE DISCONNECT AND SERVICE OUTLET, SEE SHEET EN1 SECTION 1.5 FOR GENERAL REQUIREMENTS.

**EXTERIOR LIGHTING:**  
SITE LIGHTING IS PROVIDED BY FIXTURE(S) ATTACHED TO BUILDING. SEE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS) FOR FIXTURE SPECIFICATIONS AND LOCATIONS AT EACH BUILDING.

**INTERWEAR:**  
INTERWEAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ROOF STRUCTURE. SEE SOLAR PLANS PROVIDED BY INTERWEAR FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

**SYMBOLS LEGEND**

NOTATION DEFINITIONS:

- 3 ← 3-WAY
- 4 ← 4-WAY
- AFF ← ABOVE FINISH FLOOR
- DP ← DAMP PROOF
- MS ← MOTION SENSOR
- PC ← PHOTOCELL
- V ← VACANCY SENSOR
- WP ← WEATHER PROOF
- W ← WHOLE BUILDING VENTILATION CONTROL SWITCH

SYMBOLS:

- ⊕ ⊞ ← DUPLEX WALL RECEPTACLE (AFCI/GFCI) LOCATIONS, SEE SHEET EN1 SECTION 1.5
- ⊕ ⊞ ← HALF-SWITCHED DUPLEX WALL RECEPTACLE (AFCI) LOCATIONS, SEE SHEET EN1 SECTION 1.5
- ⊕ ⊞ ← USB CHARGING RECEPTACLE
- ⊕ ⊞ ← ABOVE-COUNTER DUPLEX WALL RECEPTACLE (AFCI/GFCI)
- ⊕ ⊞ ← BELOW-COUNTER DUPLEX WALL RECEPTACLE
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- ⊕ ⊞ ← FOURPLEX WALL RECEPTACLE #
- \* ← AFCI PROTECTED AT INTERIOR LOCATION(S), UNO OR IDENTIFIED AS GFI PROTECTED BY SQUARE SYMBOL
- ⊕ ⊞ ← SPECIAL PURPOSE RECEPTACLE (AS NOTED)
- ⊕ ⊞ ← SINGLE WALL SWITCH
- ⊕ ⊞ ← WALL-MOUNT SCONE LIGHT FIXTURE
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- ⊕ ⊞ ← RECESSED CEILING LIGHT FIXTURE
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- ⊕ ⊞ ← HANGING CEILING-MOUNT LIGHT FIXTURE WITH RE-INFORCED JUNCTION BOX
- ⊕ ⊞ ← JUNCTION BOX
- ⊕ ⊞ ← UNDER-CABINET UTILITY FIXTURE
- ⊕ ⊞ ← CEILING-MOUNT UTILITY FIXTURE
- ⊕ ⊞ ← FAN, SPEC PER MECHANICAL PLANS
- ⊕ ⊞ ← CEILING FAN / LIGHT (AS NOTED) WITH RE-INFORCED JUNCTION BOX
- ⊕ ⊞ ← PUSH-BUTTON SWITCH (AS NOTED)
- ⊕ ⊞ ← GARAGE DOOR OPENER
- ⊕ ⊞ ← GARAGE DOOR OPENER SENSOR/RECEIVER
- ⊕ ⊞ ← SMOKE ALARM # CARBON MONOXIDE ALARM
- ⊕ ⊞ ← SMOKE/CARBON MONOXIDE ALARM COMBO
- ⊕ ⊞ ← ELECTRICAL PANEL (PROVIDE SERVICE RECEPTACLE)
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- ⊕ ⊞ ← ILLUMINATED ADDRESS LIGHT
- ⊕ ⊞ ← DOORBELL CHIME
- ⊕ ⊞ ← A/C DISCONNECT

FOR JURISDICTION USE:

Structural  
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Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

harris & sloan

tel 916.921.2800  
fax 916.921.2878

www.harrisandsloan.com

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: AS  
DESIGNER: NN  
DRAWN BY: SA1  
CHECKED BY: AS

ISSUE DATE: 04-15-2023

REVISIONS:

1	CLIENT REV	11-08-2023
2	FN & CLIENT REVS	02-23-2024

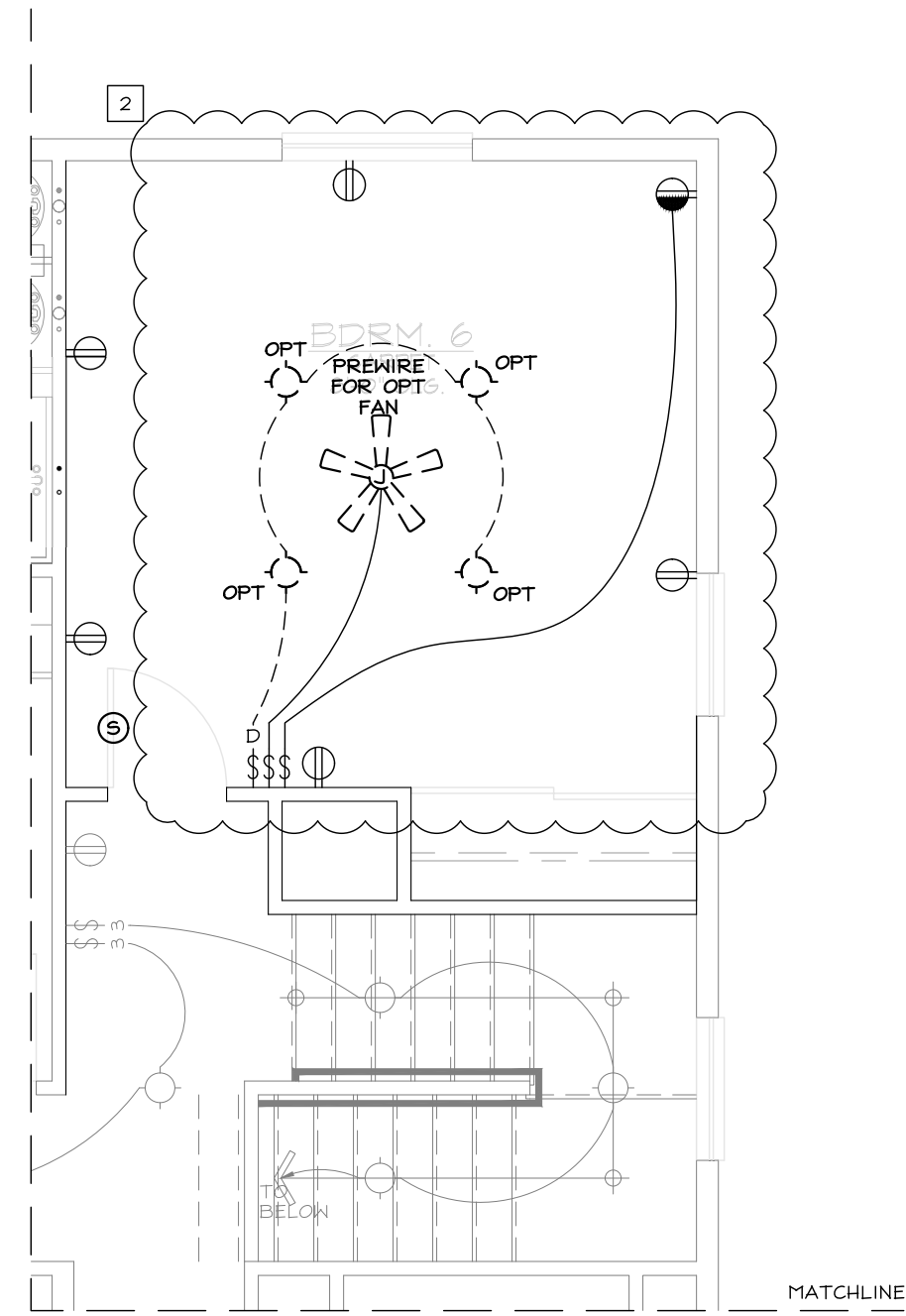
STAMP: REGISTERED PROFESSIONAL ENGINEER  
ELECTRICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 2

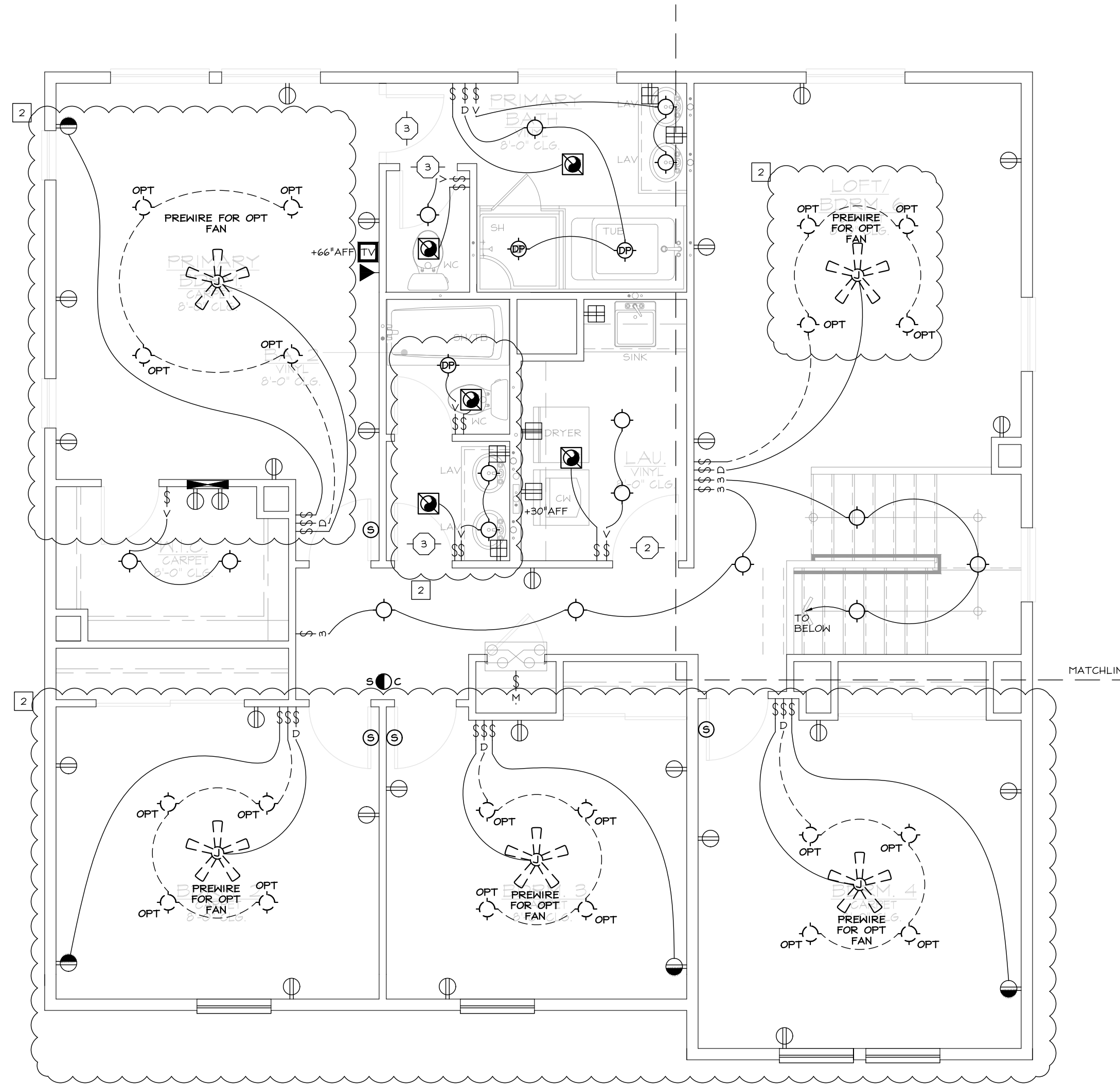
SHEET TITLE: LEVEL 1 PLAN (ELECTRICAL LAYOUT) ELEVATION A

SCALE: SHEET NUMBER: E2.1

JOB NUMBER: HS2336A



OPT. BED 6



ELEVATION A

**INTERIOR LAYOUT NOTES**

- ALL FIXTURES SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO REFER TO BUILDING LAYOUTS FOR ALL FIXTURES HIRED TO THE BUILDING PANEL.
- RESIDENTIAL OUTDOOR LIGHTING TO BE CONTROLLED BY MANUAL SWITCH AND ASTRONOMICAL TIME CLOCK. ALTERNATIVELY, MAY BE CONTROLLED BY MANUAL SWITCH AND PHOTOCELL AND EITHER MOTION SENSOR OR AUTOMATIC TIME SWITCH.
- ELECTRICAL PENETRATIONS INTO OR THROUGH FIRE-RESISTANT-RATED WALLS SHALL BE FIRE-STOPPED PER CEC 300.21. PROVIDE MINIMUM 3/4" SEPARATION BETWEEN ADJACENT OUTLETS TO PROTECT AGAINST BACK TO BACK PENETRATIONS OF THE OCCUPANCY SEPARATION.
- ALL DIMENSIONS ARE MEASURED FROM ROUGH FRAMING; ADJUST AS NECESSARY TO ACCOUNT FOR FINISH MATERIAL.
- PROVIDE POWER AND SWITCHING FOR EXHAUST FAN(S) AT BATHROOMS. SEE MECHANICAL PLANS FOR SPEC AND LOCATION. SWITCH TO BE LOCATED ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR WHOLE HOUSE FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED NEAR THE FAN GRILLE, ADJACENT TO SWITCHES CONTROLLING LIGHT FIXTURES IN THE SAME ROOM WHEN POSSIBLE.
- IF SPECIFIED, PROVIDE POWER AND CONTROLLER FOR OUTSIDE AIR SUPPLY FAN. SEE MECHANICAL PLANS FOR SPEC AND LOCATION OF FAN GRILLE. CONTROLLER TO BE LOCATED IN THE LAUNDRY ROOM OR CLOSET. CONTROLLER MAY BE RELOCATED UPON BUILDER APPROVAL.

**KEYNOTES**

- KITCHEN BRANCH CIRCUIT. PROVIDE TWO (2) 20 AMP SMALL APPLIANCE BRANCH CIRCUITS (CEC 210.11(C)(3)). CIRCUITS SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS PER 210.52(A). ALL COUNTERTOP OUTLETS PER 210.52(C) AND RECEPTACLE OUTLETS FOR REFRIGERATION EQUIPMENT SHALL HAVE NO OTHER OUTLETS. (CEC 210.52(B)).
- LAUNDRY BRANCH CIRCUIT. PROVIDE AT LEAST ONE (1) 20-AMP BRANCH CIRCUIT. (CEC 210.11(C)(2) & 210.52(F)).
- BATHROOM BRANCH CIRCUIT. PROVIDE ONE (1) 20-AMP BRANCH CIRCUIT. CIRCUIT SHALL HAVE NO OTHER OUTLETS OR LIGHTS. (CEC 210.11(C)(3) & 210.52D) OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY. (CEC 210.11(C)(3) EXCEPTION)
- PROVIDE PUSH-BUTTON SIGNAL (MAX +48" AFF) WITH TRANSFORMER, AND CHIME FOR FULLY OPERATIONAL DOORBELL SYSTEM.
- PROVIDE DEDICATED 250V, 30A ELECTRICAL RECEPTACLE WITHIN 3'-0" OF WATER HEATER. ACCESSIBLE TO WATER HEATER WITH NO OBSTRUCTIONS. CONNECT TO ELECTRICAL PANEL WITH 10 AWG COPPER BRANCH CIRCUIT.
- FUTURE ELECTRIC VEHICLE CHARGER. INSTALL LISTED RACEWAY TO ACCOMMODATE A DEDICATED 50A, 208-240V BRANCH CIRCUIT OF NOT LESS THAN 1" INSIDE DIAMETER. RACEWAY SHALL ORIGINATE AT MAIN SERVICE PANEL OR SUB PANEL AND RUN CONTINUOUSLY AT ENCLOSED, INACCESSIBLE OR CONCEALED AREA AND SPACE. TERMINATING INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF LEVEL 2 EV CHARGER. PER CALGREEN SECTION 4.10.4.
- PROVIDE 1" EMT FLEXIBLE METAL CONDUIT ROUTED FROM GARAGE HALL NEAR ELECTRICAL SUB-PANEL TO ATTIC FOR ROOF MOUNTED SOLAR PANELS.
- ESS SUB-PANEL FOR PARTIAL HOME BATTERY BACKUP. SEE PANEL SCHEDULE ON EN1.

**GENERAL NOTES**

- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE EN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
- PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

**PROJECT SPECIFICATIONS**

COMPONENTS SHOWN IN BUILDING LAYOUTS ARE TO BE HIRED TO THE BUILDING PANEL. COMPONENTS SHOWN IN UNIT LAYOUTS ARE TO BE HIRED TO THE UNIT SUB-PANEL, UNO.

**ELECTRICAL EQUIPMENT:**  
ELECTRIC AND LOW VOLTAGE SERVICES / EQUIPMENT ARE LOCATED IN A UTILITY CLOSET OR ON EXTERIOR WALL AT THE END OF THE BUILDING. SEE BUILDING PLANS FOR LOCATION(S) AND COORDINATE WITH ARCHITECTURAL SITE PLAN AT EACH BUILDING UNIT SUB-PANEL LOCATED AT THE PRIVATE GARAGE OR INSIDE THE DWELLING UNIT. SEE UNIT ELECTRICAL PLANS.

WHERE SITE LIGHTING AND/OR AMENITY FEATURES ARE TO BE POWERED BY THE BUILDING METER, COORDINATE WITH JOINT TRENCH AND CIVIL PLANS FOR TRENCH ROUTING / REQUIREMENTS.

**MECHANICAL EQUIPMENT:**  
CONDENSING UNITS ARE LOCATED ON THE GROUND ADJACENT TO THE DWELLING UNIT OR GROUDED AT THE END OF THE BUILDING / ON THE ROOF. COORDINATE WITH ARCHITECTURAL SITE PLAN FOR LOCATION(S). PROVIDE DISCONNECT AND SERVICE OUTLET, SEE SHEET EN1 SECTION 1.5 FOR GENERAL REQUIREMENTS.

**EXTERIOR LIGHTING:**  
SITE LIGHTING IS PROVIDED BY FIXTURE(S) ATTACHED TO BUILDING. SEE LIGHTING / PHOTOMETRIC PLAN (BY OTHERS) FOR FIXTURE SPECIFICATIONS AND LOCATIONS AT EACH BUILDING.

**SOLAR PANELS:**  
SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON THE ROOF STRUCTURE. SEE SOLAR PLANS PROVIDED BY INTERWEST FOR LOCATION AND COORDINATE SOLAR SYSTEM INTERFACE REQUIREMENTS.

Approved  
03/05/2024 9:26:27 AM

**SYMBOLS LEGEND**

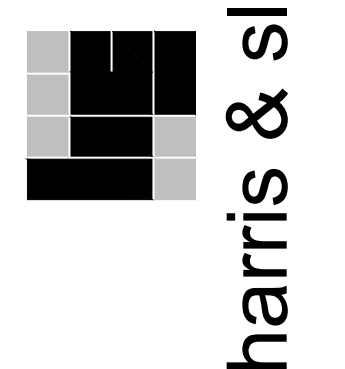
NOTATION DEFINITIONS:	
3	3-WAY
4	4-WAY
AFF	ABOVE FINISH FLOOR
DP	DAWPF
MS	MOTION SENSOR
PC	PHOTOCELL
V	VACANCY SENSOR
WP	WEATHER PROOF
W	WHOLE BUILDING VENTILATION CONTROL SWITCH
SYMBOLS:	
	DUPLEX WALL RECEPTACLE
	AFCI LOCATIONS, SEE SHEET EN1 SECTION 1.5
	HALF-SWITCHED DUPLEX WALL RECEPTACLE
	USB CHARGING RECEPTACLE
	ABOVE-COUNTER DUPLEX WALL RECEPTACLE (AFCI/GFI)
	BELOW-COUNTER DUPLEX WALL RECEPTACLE
	DISHWASHER (UNDER-COUNTER) RECEPTACLE
	GARBAGE DISPOSAL (UNDER-COUNTER) RECEPTACLE
	MICROWAVE RECEPTACLE
	220V WALL RECEPTACLE (AFCI/GFCI)
	DUPLEX OVERHEAD RECEPTACLE AT GARAGE
	DUPLEX FLOOR RECEPTACLE
	FOURPLEX WALL RECEPTACLE #
	* AFCI PROTECTED AT INTERIOR LOCATION(S), UNO OR IDENTIFIED AS GFI PROTECTED BY SQUARE SYMBOL
	SPECIAL PURPOSE RECEPTACLE (AS NOTED)
	SINGLE WALL SWITCH
	WALL-MOUNT SCONCE LIGHT FIXTURE
	WALL-MOUNT LIGHT FIXTURE
	CEILING-MOUNT LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED / PIVOT CEILING LIGHT FIXTURE
	HANGING CEILING-MOUNT LIGHT FIXTURE WITH RE-INFORCED JUNCTION BOX
	JUNCTION BOX
	CEILING-MOUNT UTILITY FIXTURE
	UNDER-CABINET UTILITY FIXTURE
	FAN, SPEC PER MECHANICAL PLANS
	CEILING FAN / LIGHT (AS NOTED) WITH RE-INFORCED JUNCTION BOX
	PUSH-BUTTON SWITCH (AS NOTED)
	GARAGE DOOR OPENER
	GARAGE DOOR OPENER SENSOR/RECEIVER
	SMOKE ALARM # CARBON MONOXIDE ALARM
	SMOKE/CARBON MONOXIDE ALARM COMBO
	ELECTRICAL PANEL (PROVIDE SERVICE RECEPTACLE)
	LOW VOLTAGE/STRUCTURED WIRING PANEL (PROVIDE SERVICE RECEPTACLE)
	TELEPHONE # TELEPHONE/DATA JACK
	DATA JACK (AS NOTED)
	TELEVISION / CABLE JACK
	ILLUMINATED ADDRESS LIGHT
	DOORBELL CHIME
	A/C DISCONNECT

**Santee**  
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
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2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Review: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved

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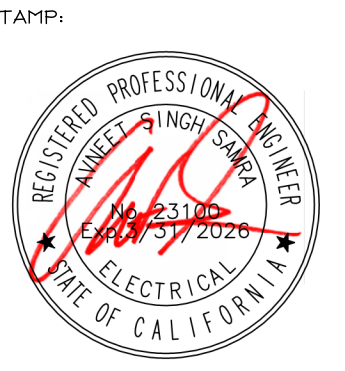
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PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT MANAGER:	AS
DESIGNER:	NN
DRAWN BY:	SAF1
CHECKED BY:	AS
ISSUE DATE:	04-15-2023
REVISIONS:	
1	CLIENT REV 11-08-2023
2	FIX & CLIENT REVS 02-23-2024



PLAN NUMBER: PLAN 2

SHEET TITLE: LEVEL 2 PLAN (ELECTRICAL LAYOUT) ELEVATION A

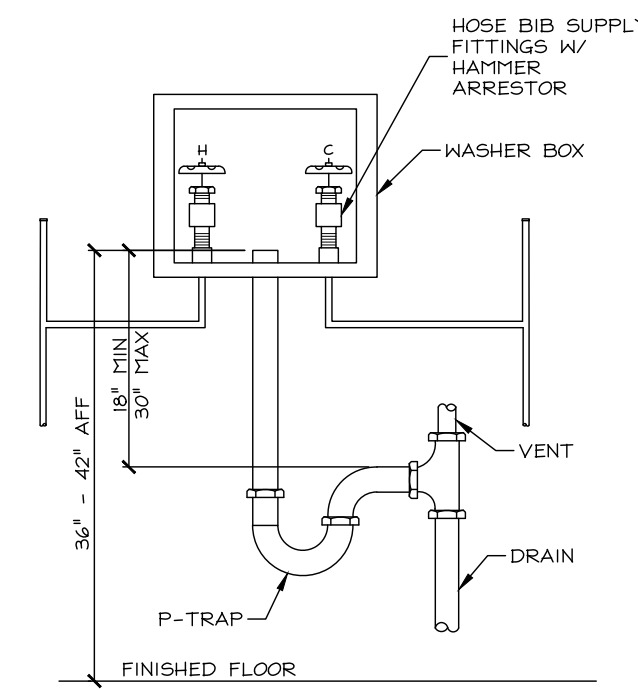
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JOB NUMBER: H52336A

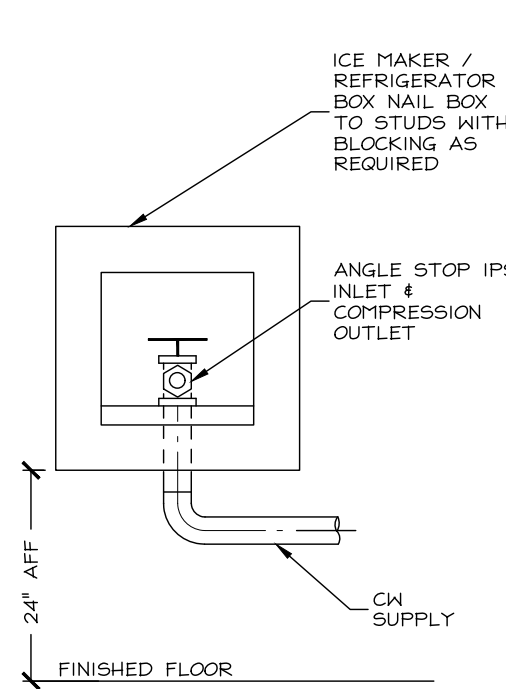




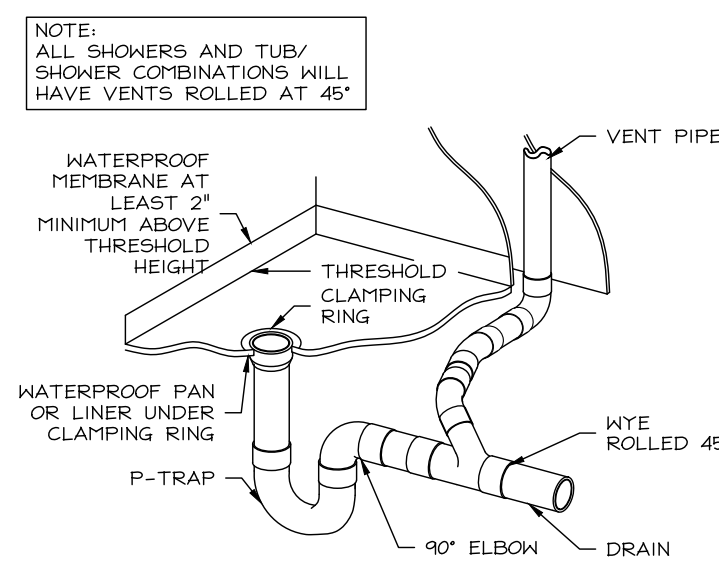
STANDARD DETAILS



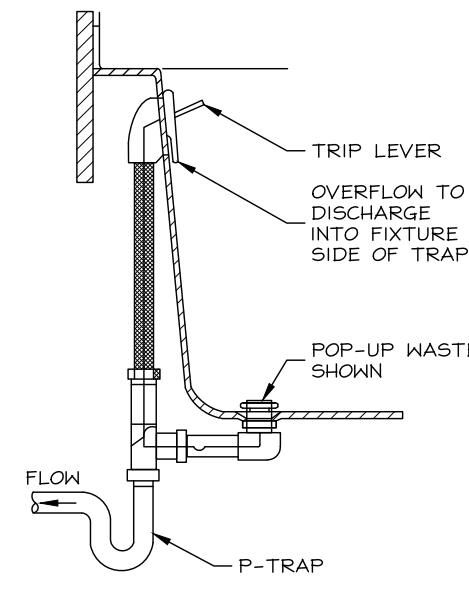
CLOTHES WASHER



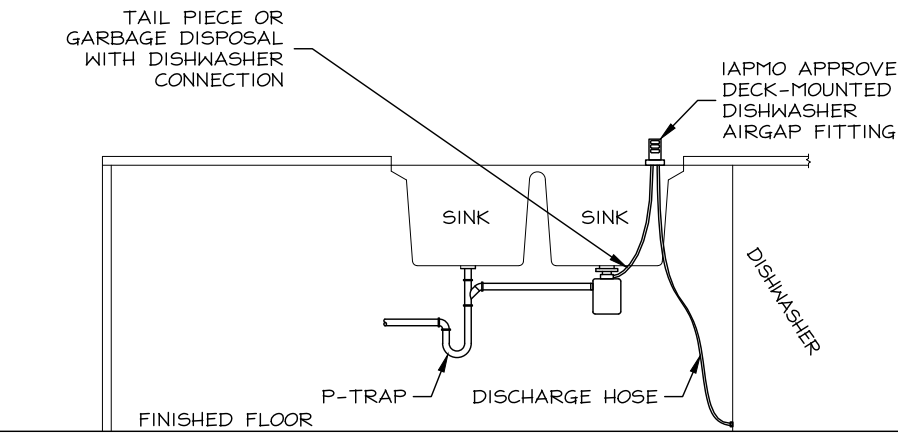
REFRIGERATOR BOX



SHOWER



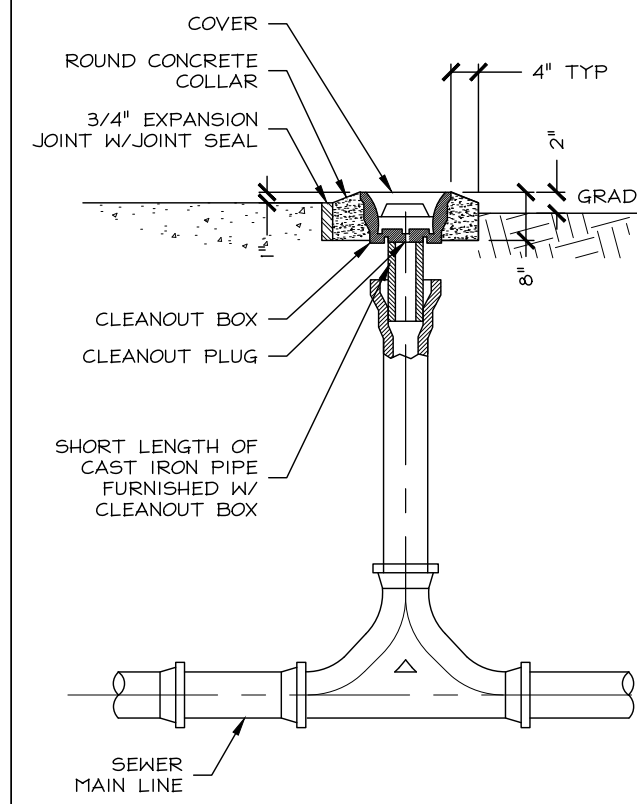
BATHTUB



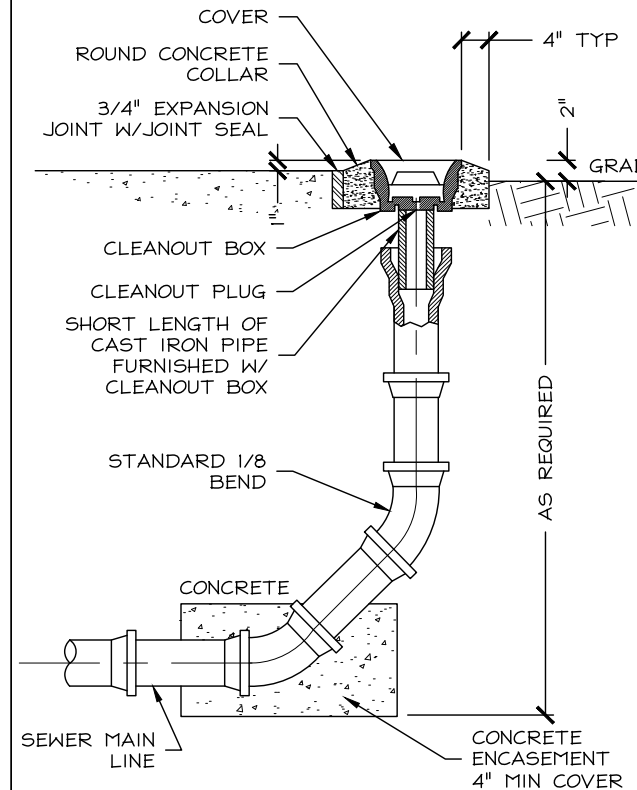
KITCHEN SINK & DISHWASHER

D TYPICAL FIXTURE CONNECTIONS

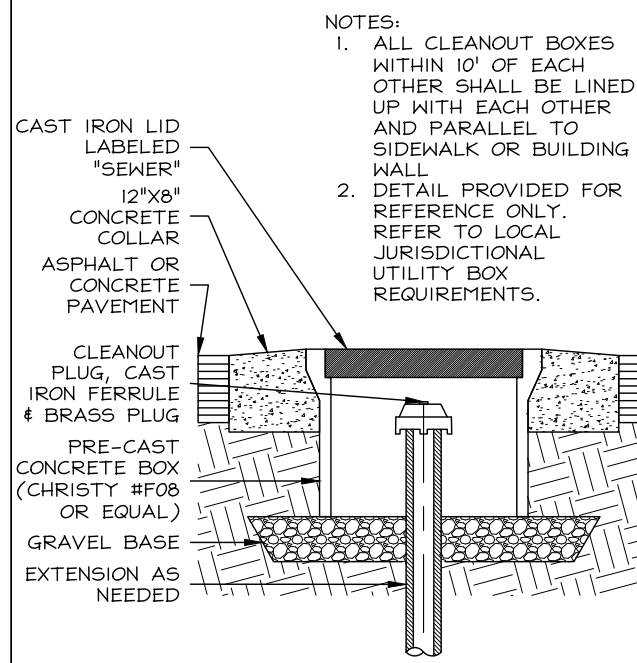
H52336A\_PN



TWO-WAY CLEANOUT TO GRADE



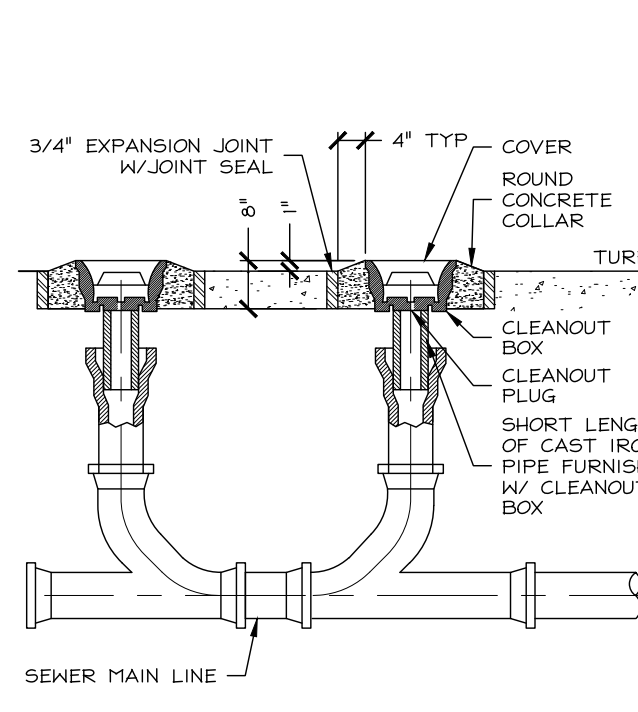
ONE-WAY CLEANOUT TO GRADE



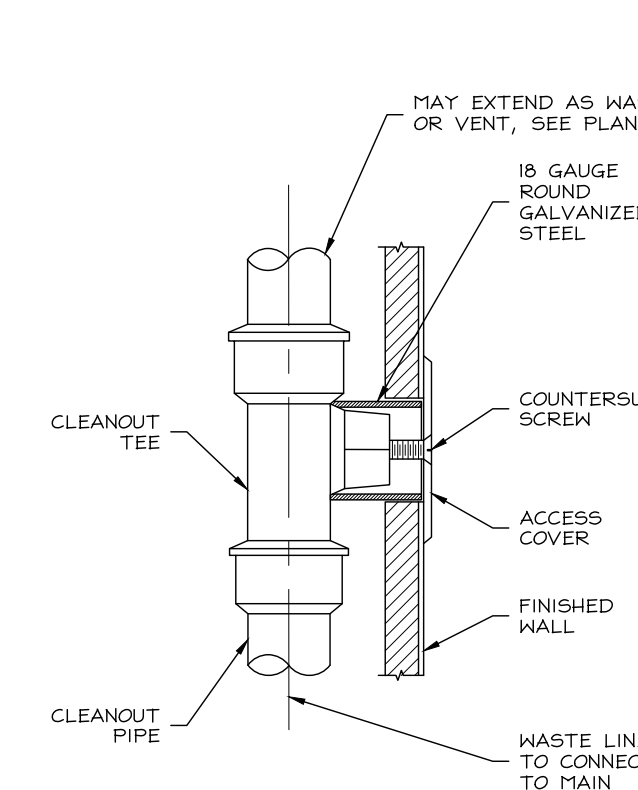
CLEANOUT TO PAVEMENT BOX

C CLEANOUT DETAILS

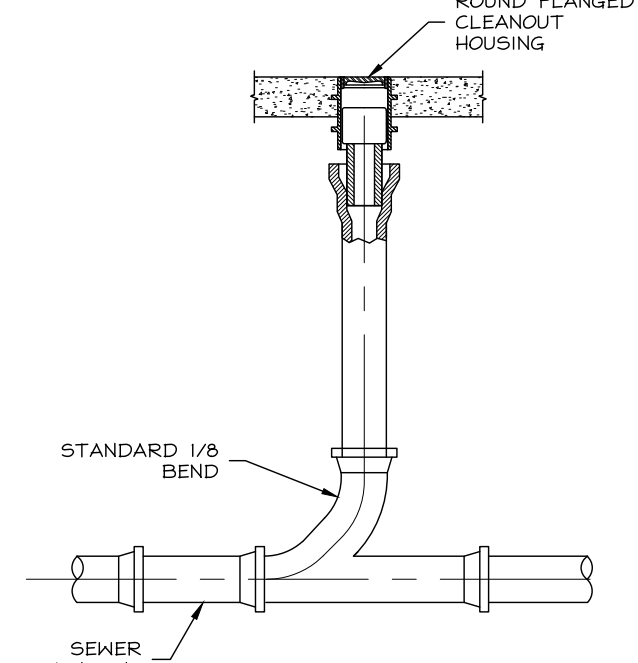
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TWO-WAY CLEANOUT TO GRADE

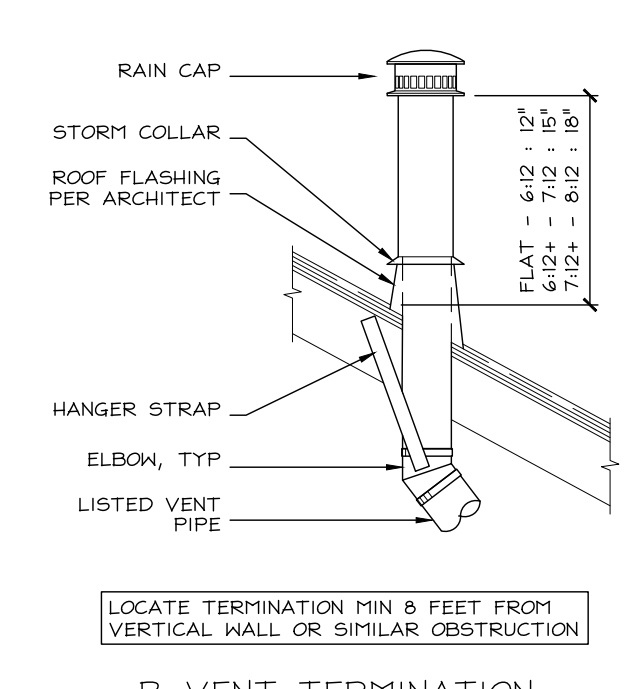


WALL CLEANOUT

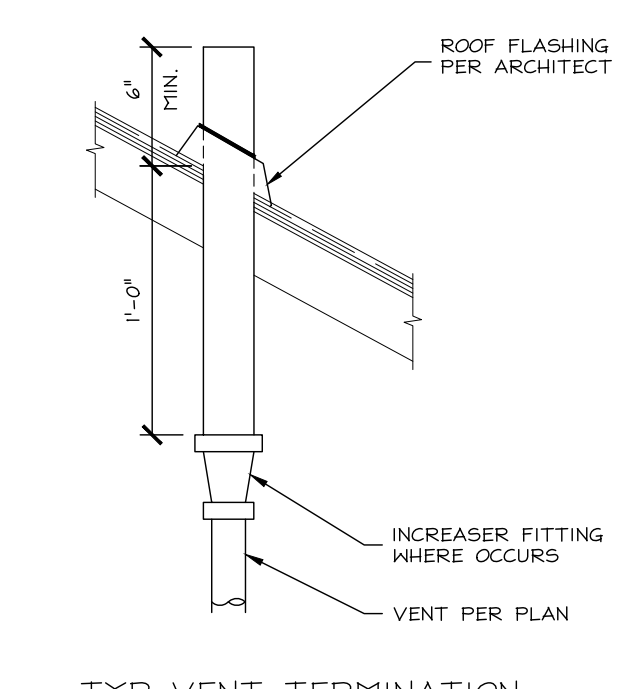


CLEANOUT TO SLAB

NOTES:  
1. ALL CLEANOUT BOXES WITHIN 10' OF EACH OTHER SHALL BE LINED UP WITH EACH OTHER AND PARALLEL TO SIDEWALK OR BUILDING WALL.  
2. DETAIL PROVIDED FOR REFERENCE ONLY. REFER TO LOCAL JURISDICTIONAL UTILITY BOX REQUIREMENTS.

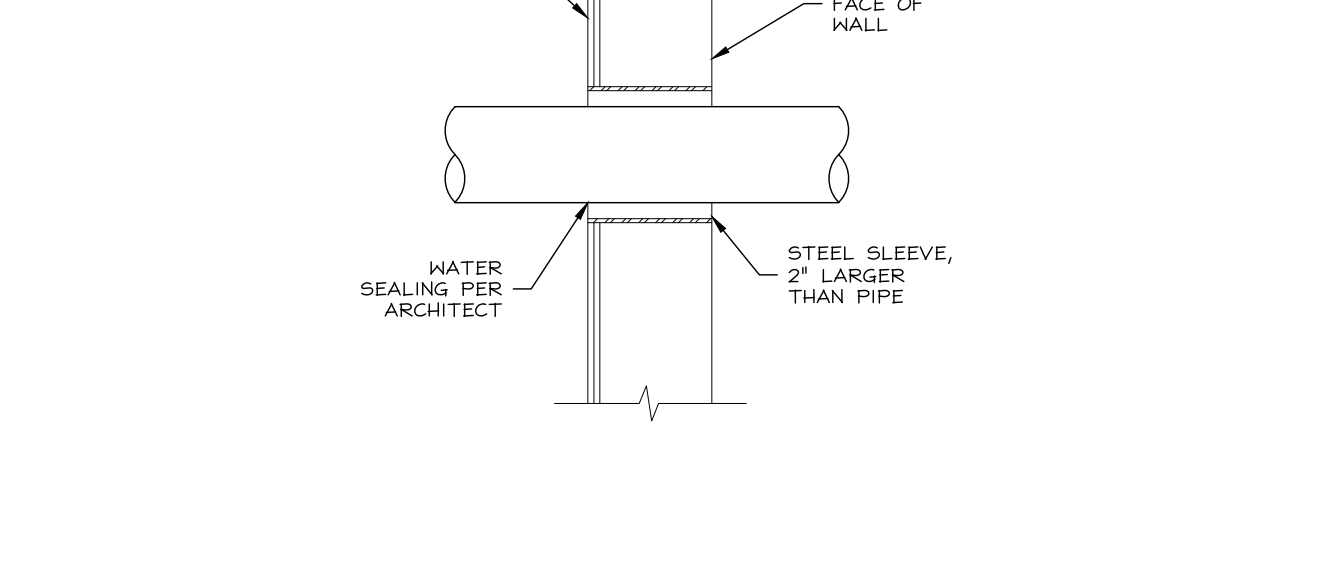


B-VENT TERMINATION



TYP VENT TERMINATION

A TYPICAL ROOF TERMINATIONS



B TYPICAL WALL PENETRATION

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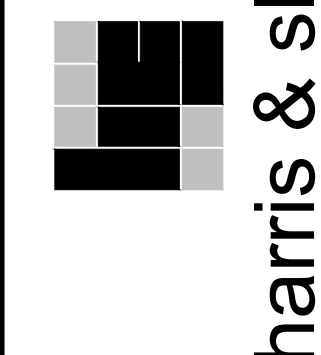
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2022 California Building Standard Codes  
**Approved** 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved

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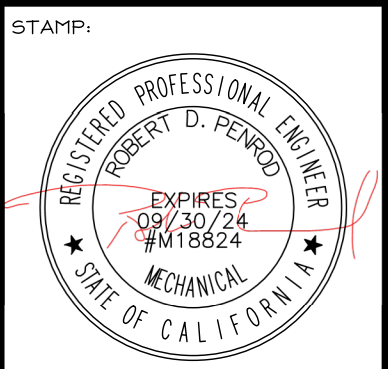


PROJECT: PROSPECT GARDENS  
SANTEE, CA 92071  
CLIENT: KB HOME - COASTAL  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT MANAGER: K.L.  
DESIGNER: V.F.  
DRAWN BY: A.L.  
CHECKED BY: K.L.

ISSUE DATE: 09-15-2023

REVISIONS:  
1 CLIENT REV 11-08-2023  
2 FW 4 CLIENT REVS 02-23-2024

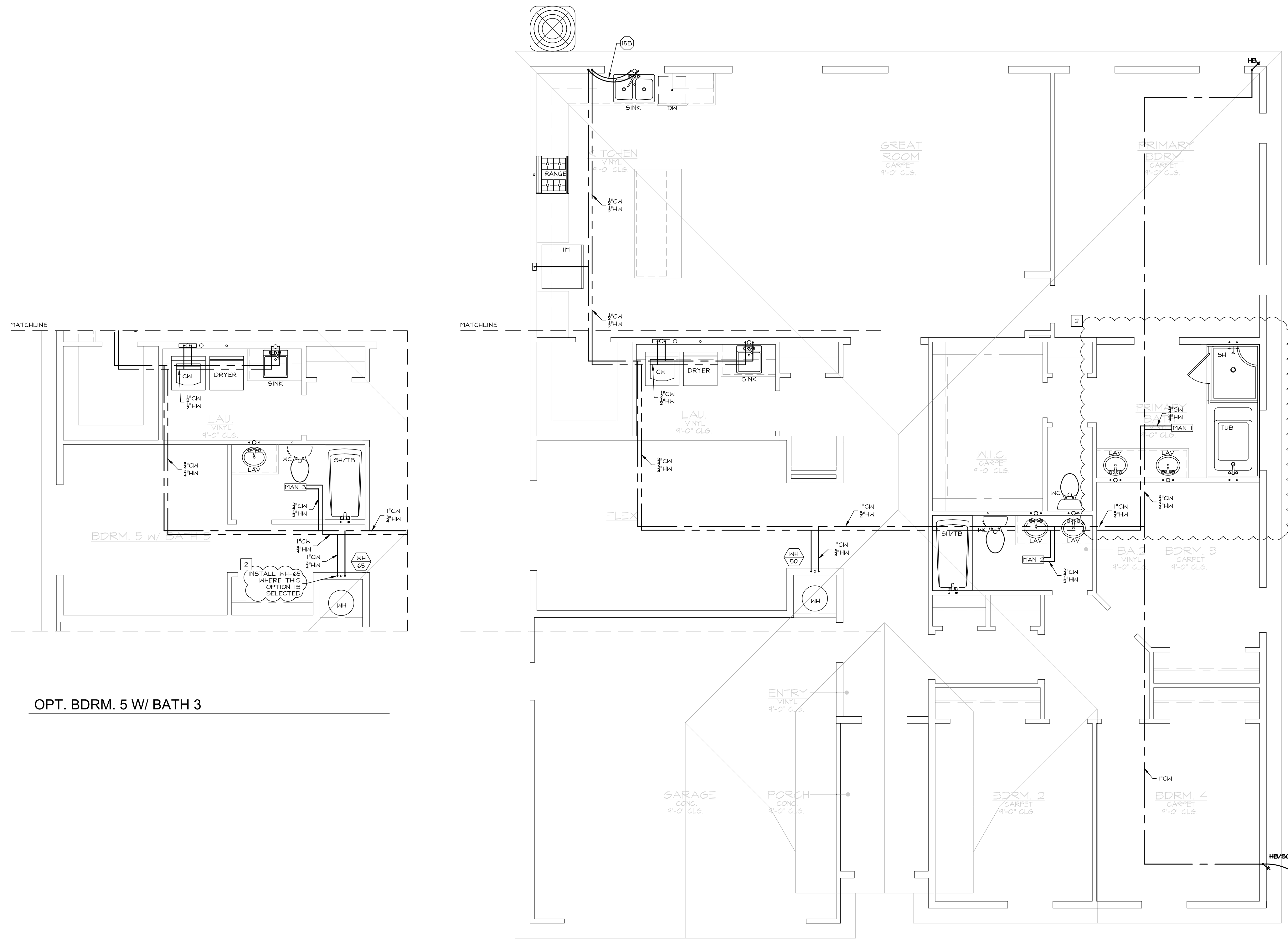


PLAN NUMBER:  
SHEET TITLE:  
**STANDARD DETAILS**

SCALE: 1/4" = 1'-0"

SHEET NUMBER:  
**PN.2**

JOB NUMBER: H52336A



OPT. BDRM. 5 W/ BATH 3

ELEVATION A (ELEV B SIM)

- KEYNOTES**
- 8 PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - 9 BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DRAIN SYSTEM WITH BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
  - 10 TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.
  - 10A INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 10A 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 402/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - 10 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT.

- GENERAL NOTES**
- IT IS THE CONTRACTOR'S/OWNERS/DEVELOPERS RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
  - PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

**PROJECT SPECIFICATIONS**

GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD.1. INSTALL MIN 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE (AVAILABLE AT SITE). INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.1 WHERE PRESSURE AT METER IS OVER 80 PSI.

DEAN WASTE AND VENT: ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD.1.

SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

**WATER HEATER**

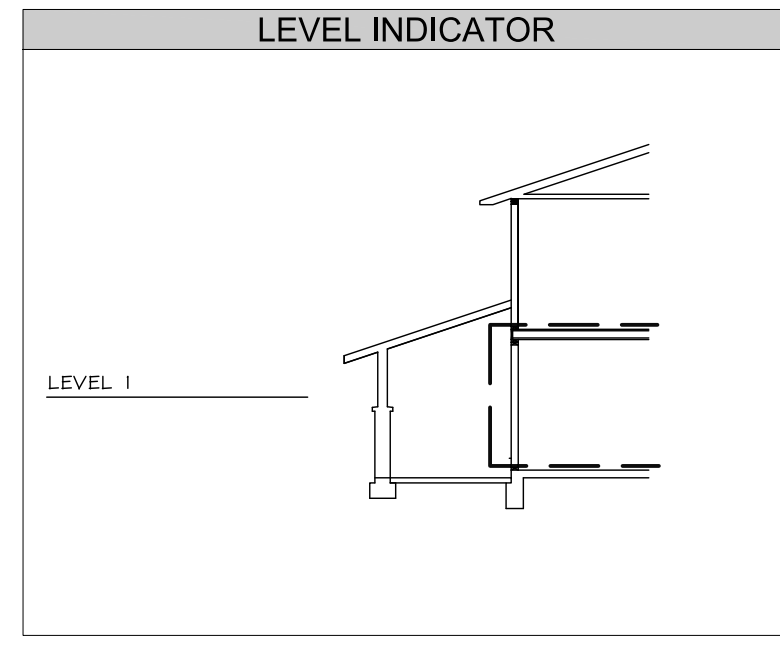
Approved 03/06/2024 9:39:07 AM

UNIT	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	UNIT WEIGHT (LBS)
RHEEM PRO H65 T2	3.5	208-240V 1PH-30A	770
RHEEM PRO H50 T2	3.5	208-240V 1PH-30A	590

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD.1.

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Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



- SYMBOLS LEGEND**
- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - DENOTES DETAIL REFERENCE.
  - DENOTES REFER TO DENOTED SHEET #.
  - WASTE LINE
  - WASTE VENT LINE
  - CONDENSATE
  - COLD WATER LINE
  - HOT WATER LINE
  - RE-CIRCULATION LOOP
  - WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - HOSE BIBB, SEE PN.1, SECTION 3.1
  - WATER METER/SUB-METER
  - WATER HEATER, SEE PN.1, SECTION 3.2
  - TANKLESS TANKED
  - DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

**Plan 1 WATER**

FIXTURE	LINE SIZE	CW	HW	QTY	MANIFOLD QTYs			
					MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	3	1	1	1	0	0
Lavatory	1/2"	1/2"	5	2	2	1	0	0
Bath Tub	1/2"	1/2"	1	1	0	0	0	0
Shower	1/2"	1/2"	1	1	0	0	0	0
Tub-Shower	1/2"	1/2"	2	0	0	1	1	0
Clothes Washer	1/2"	1/2"	1	0	0	0	0	0
Snk	1/2"	1/2"	2	0	0	0	0	0
Dishwasher	0	1/2"	1	0	0	0	0	0
Ice Maker	1/2"	0	1	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
			0	0	0	0	0	0
Hose Btb	1/2"	0	2	0	0	0	1	0
TOTAL			19	5	4	4	0	0

**Plan 1 WATER TOTALS**

Water Service	13.4	GPM
Cold Water	13.3	GPM
Hot Water	8.6	GPM

FOR JURISDICTION USE:

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Plumbing

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harris & sloan  
tel 916.921.2800  
fax 916.921.2878

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023

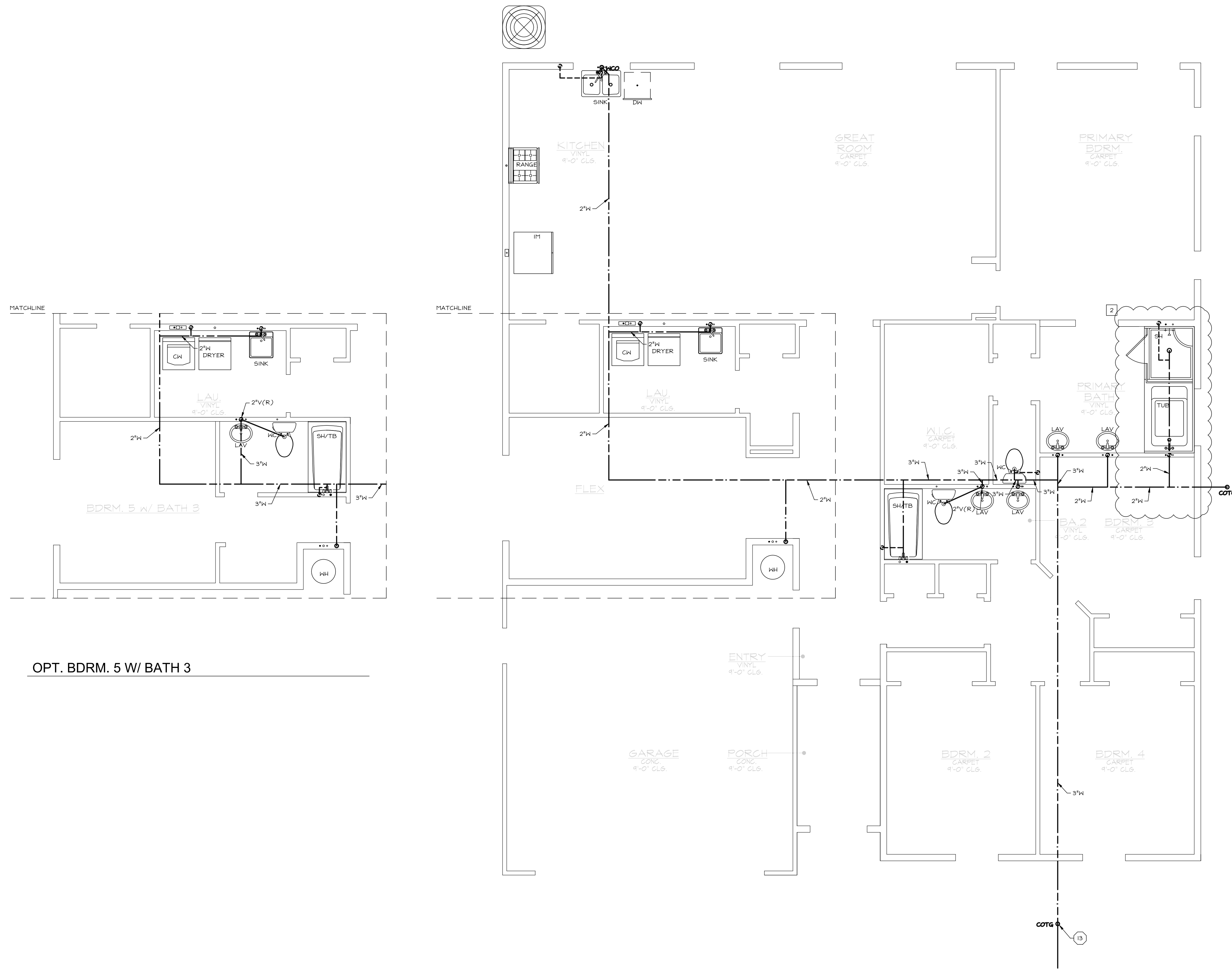
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 PN 4 CLIENT REV 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 1  
SHEET TITLE: LEVEL 1 PLAN (WATER LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P1.1

JOB NUMBER: H52364



OPT. BDRM. 5 W/ BATH 3

ELEVATION A (ELEV B SIM)

- KEYNOTES**
- 8 PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - 9 BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DRAIN SYSTEM W/IN BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
  - 10 TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.
  - 10A INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 10A 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 402/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - 10 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT.

- GENERAL NOTES**
- IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
  - PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/BIOS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

**PROJECT SPECIFICATIONS**

GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER: 3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD.1. INSTALL MIN 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.2/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE (AVAILABLE AT SITE). INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.1 WHERE PRESSURE AT METER IS OVER 80 PSI.

WASTE AND VENT: ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD.1.

SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

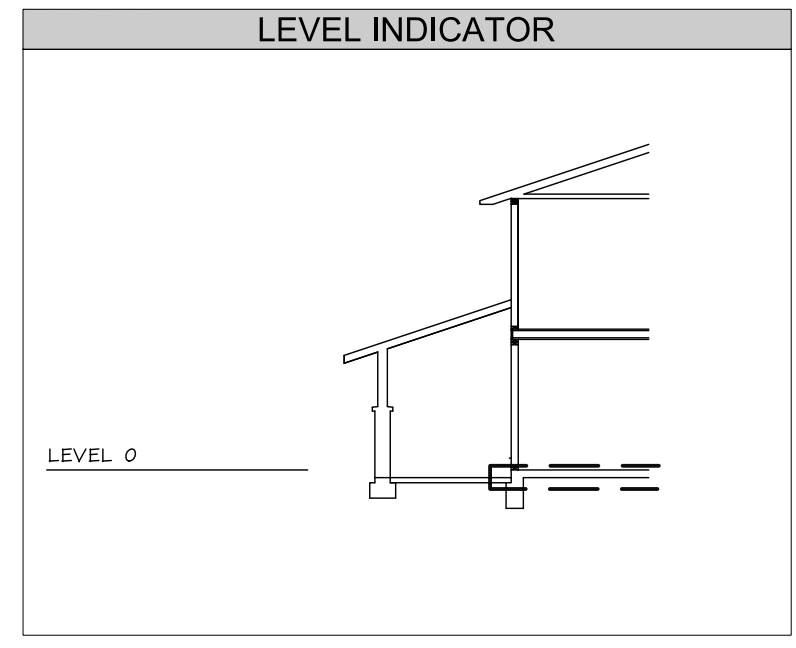


**WATER HEATER**

UNIT WEIGHT (LBS)	ELECTRICAL VOLTS PH-POCP	ELECTRICAL VOLTS PH-POCP	1ST HR RATING (GAL)	UEF
590	208-240V 1PH-30A	208-240V 1PH-30A	67	3.5
770	208-240V 1PH-30A	208-240V 1PH-30A	75	3.5

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD.1.

**Santee**  
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2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



- SYMBOLS LEGEND**
- ← DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - ← DENOTES DETAIL REFERENCE.
  - ← REFER TO DENOTED SHEET #.
  - ← WASTE LINE
  - ← WASTE VENT LINE
  - ← CONDENSATE
  - ← COLD WATER LINE
  - ← HOT WATER LINE
  - ← RE-CIRCULATION LOOP
  - ← WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - ← WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - ← HOSE BIBB, SEE PN.1, SECTION 3.1
  - ⊕ ← WATER METER/SUB-METER
  - ← WATER HEATER, SEE PN.1, SECTION 3.2
  - TANKLESS TANKED
  - ← DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ← DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - AA ← ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

**Plan 1 DRAIN-WASTE-VENT**

FIXTURE	LINE SIZE			QTY
	DFJ	TRAP	DRAIN VENT	
Water Closet	3.0	3"	3"	3
Lavatory	1.0	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"
Shower	2.0	2"	2"	1 1/2"
Tub-Shower	2.0	1 1/2"	2"	1 1/2"
Clothes Washer	3.0	2"	2"	1 1/2"
Sink	2.0	1 1/2"	2"	1 1/2"
Dishwasher	2.0	1 1/2"	0	0
Ice Maker	0.0	0	0	0
Ret Wash	2.0	2"	2"	1 1/2"
Db1 Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"
Urinal	2.0	1 1/2"	2"	1 1/2"
n/a				
TOTAL	31.0			16

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

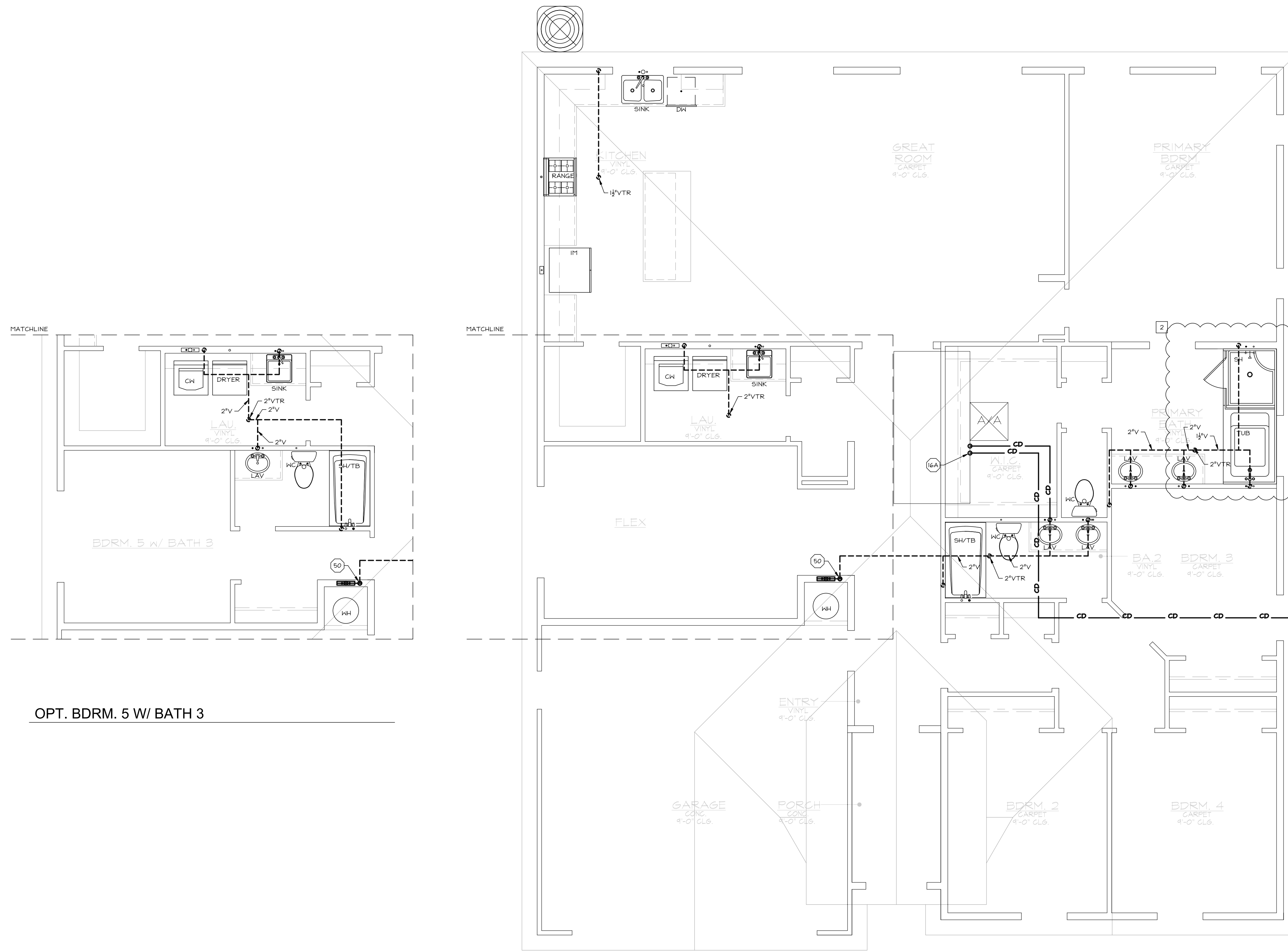
tel 916.921.2800  
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL  
PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL  
ISSUE DATE: 09-15-2023  
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 PN & CLIENT REV 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENWICK  
EXPIRES 09/30/2024  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 1  
SHEET TITLE: LEVEL 0 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION  
SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P1.2  
JOB NUMBER: H523364



OPT. BDRM. 5 W/ BATH 3

ELEVATION A (ELEV B SIM)

- ### KEYNOTES
- PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DWN SYSTEM W/IN BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
  - TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30" USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.
  - INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 40/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT.

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### PROJECT SPECIFICATIONS

GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

1/2" VTR

3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD.1. INSTALL MIN 1 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.2/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE (AVAILABLE AT SITE). INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.1 WHERE PRESSURE AT METER IS OVER 80 PSI.

DEAN WASH AND VENT

ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD.1.

SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

WATER HEATER				
UNIT	IST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	UNIT WEIGHT (LBS)	
UE 2	67	208-240V 1PH-30A	590	
PRO 150 T2	3.5	208-240V 1PH-30A	770	

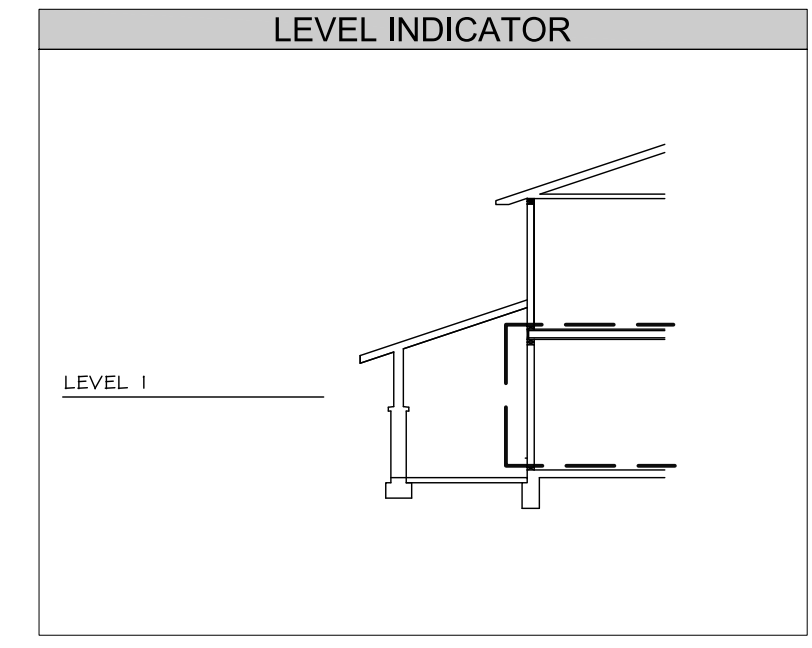
1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD.1.

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2022 California Building Standards Codes

Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



- ### SYMBOLS LEGEND
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  - DENOTES DETAIL REFERENCE.
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  - WASTE LINE
  - WASTE VENT LINE
  - CONDENSATE
  - COLD WATER LINE
  - HOT WATER LINE
  - RE-CIRCULATION LOOP
  - WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - HOSE BIBB, SEE PN.1, SECTION 3.1
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  - DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

### Plan 1 DRAIN-WASTE-VENT

FIXTURE	DFU	LINE SIZE			QTY
		TRAP	DRAIN	VENT	
Water Closet	3.0	3"	3"	2"	3
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1
Shower	2.0	1 1/2"	2"	1 1/2"	2
Shower	2.0	1 1/2"	2"	1 1/2"	2
Shower	2.0	1 1/2"	2"	1 1/2"	2
Sink	2.0	1 1/2"	2"	1 1/2"	1
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Ret Wash	2.0	2"	2"	1 1/2"	0
Dbt Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					
TOTAL	31.0				16

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
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ISSUE DATE: 09-15-2023

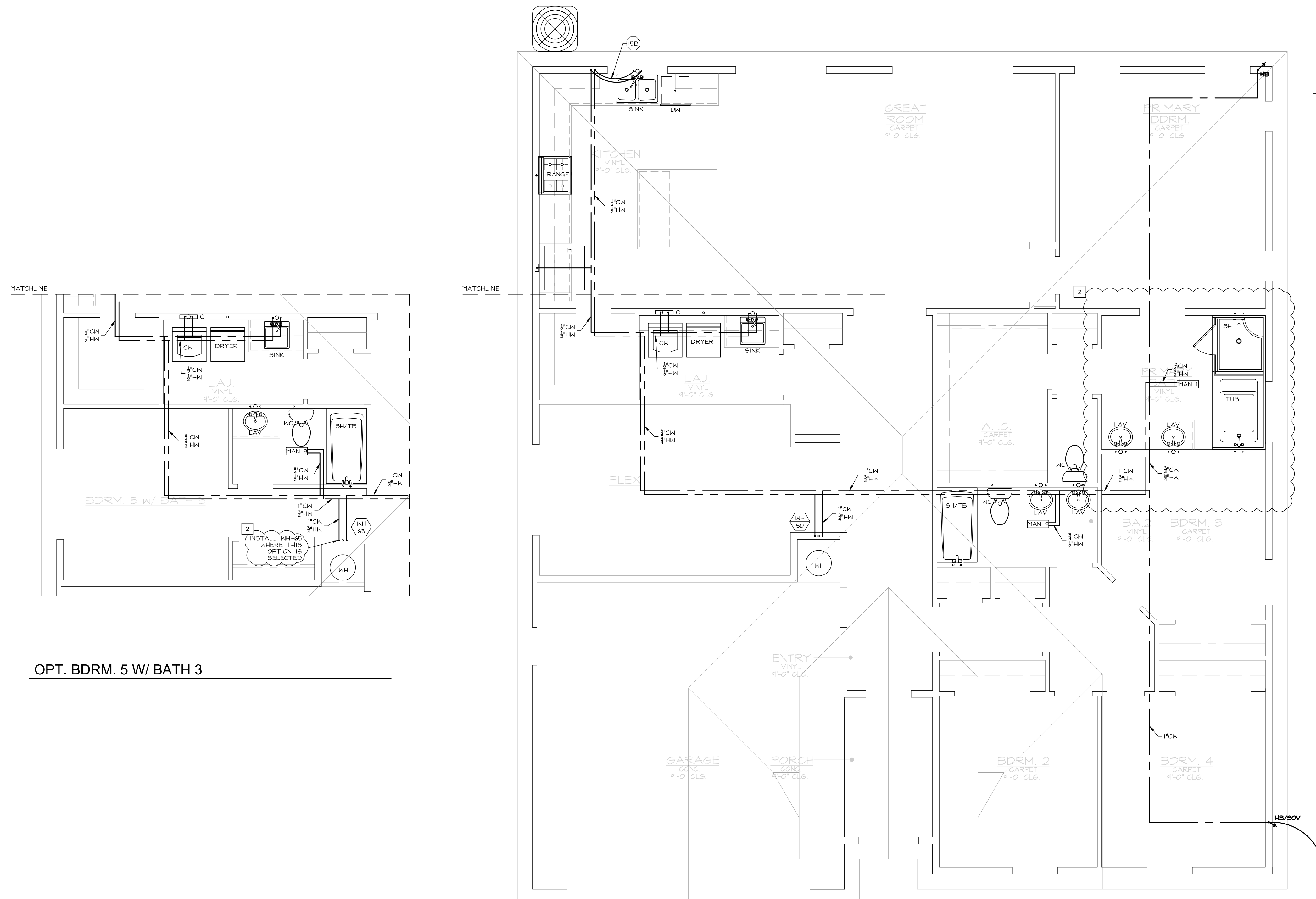
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STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 1  
SHEET TITLE: LEVEL 1 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P1.3

JOB NUMBER: H523364



OPT. BDRM. 5 W/ BATH 3

ELEVATION A (ELEV B SIM)

- ### KEYNOTES
- 8 PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - 9 BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DRAIN SYSTEM W/IN BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
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  - 10B INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 10A 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 402/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - 10 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1/2" VENT.

- ### GENERAL NOTES
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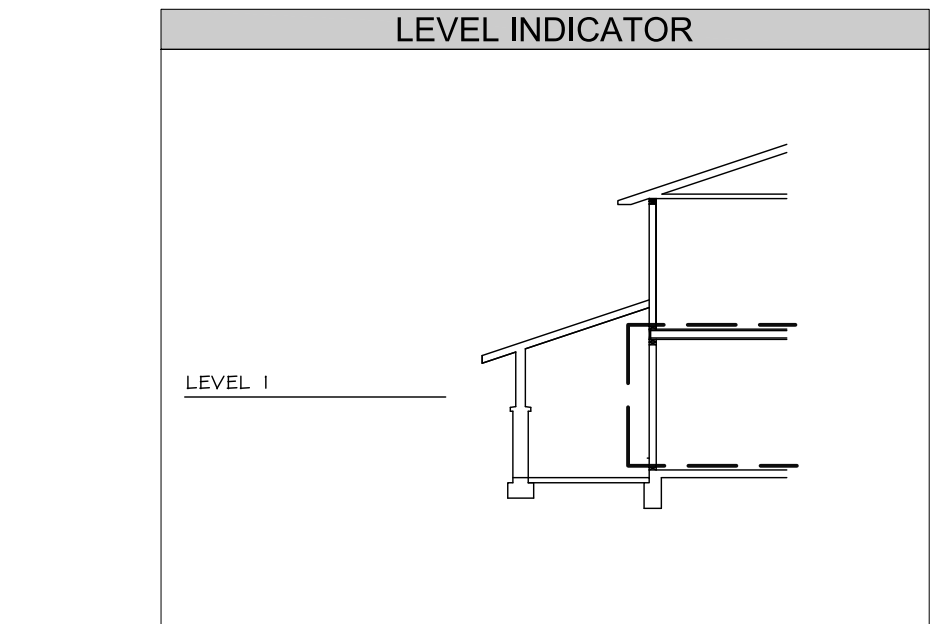
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SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

TANKLESS WATER HEATER			
UEF	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-PHOC	UNIT WEIGHT (LBS)
2	67	208-240V 1PH-30A	590
3.5	75	208-240V 1PH-30A	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD.1.



- ### SYMBOLS LEGEND
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  - CONDENSATE
  - COLD WATER LINE
  - HOT WATER LINE
  - RE-CIRCULATION LOOP
  - WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - ← WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - ← HOSE BIBB, SEE PN.1, SECTION 3.1
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Approved 03/06/2024  
Plan Reviewer: B-Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved

Plan 1 WATER							
FIXTURE	LINE SIZE		QTY	MANIFOLD QTYs			
	CW	HW		MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	3	1	1	1	0
Lavatory	1/2"	1/2"	5	2	2	1	0
Bath Tub	1/2"	1/2"	1	1	0	0	0
Shower	1/2"	1/2"	1	1	0	0	0
Tub-Shower	1/2"	1/2"	2	0	1	1	0
Clothes Washer	1/2"	1/2"	1	0	0	0	0
Snk	1/2"	1/2"	2	0	0	0	0
Dishwasher	0	1/2"	1	0	0	0	0
Ice Maker	1/2"	0	1	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Hose Bib	1/2"	0	2	0	0	1	0
TOTAL			19	5	4	4	0

Plan 1 WATER TOTALS		
Water Service	13.4	GPM
Cold Water	13.3	GPM
Hot Water	8.6	GPM

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

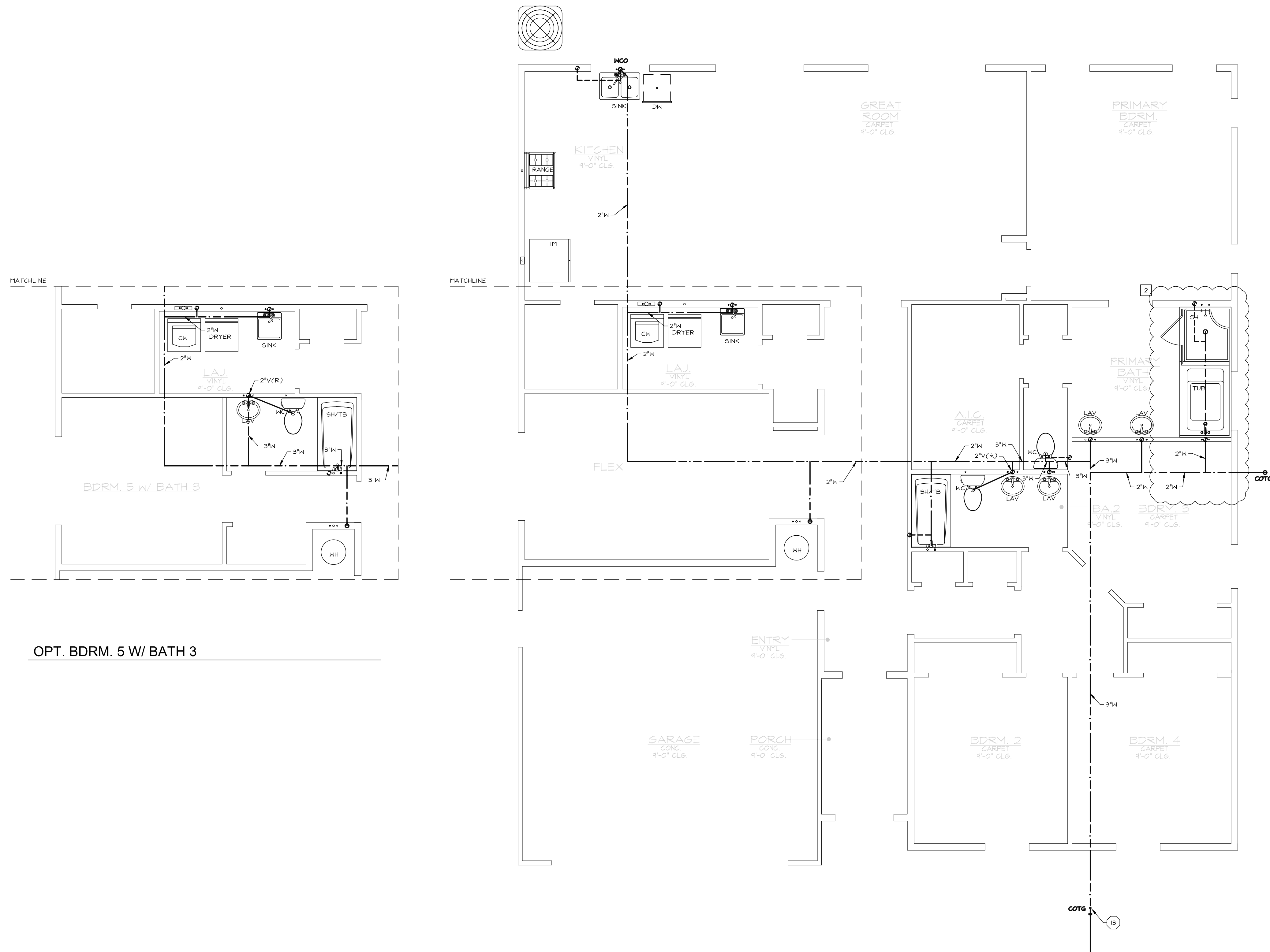
harris & sloan  
tel 916.921.2800  
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PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL  
PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL  
ISSUE DATE: 09-15-2023

REVISIONS:  
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STATE OF CALIFORNIA

PLAN NUMBER: PLAN 1ALT-A  
SHEET TITLE: LEVEL 1 PLAN (WATER LAYOUT) ELEVATION A & OPTION  
SCALE: 1/4" = 1'-0"  
JOB NUMBER: H523364



OPT. BDRM. 5 W/ BATH 3

ELEVATION A (ELEV B SIM)

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  2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

### PROJECT SPECIFICATIONS

GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER: 3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD1. INSTALL MIN 1 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.2/PN1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE AVAILABLE AT SITE. INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD1 WHERE PRESSURE AT METER IS OVER 80 PSI.

WASTE AND VENT: ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD1.

SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

**INTEREST**  
**WATER HEATER**

Approved

03/05/2024 9:39:07 AM

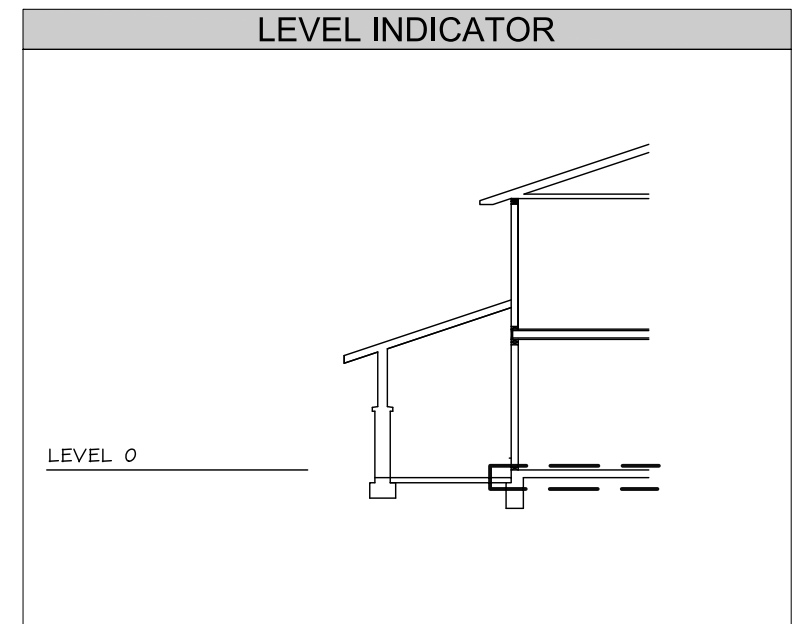
UNIT	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	UNIT WEIGHT (LBS)
UE 2	67	208-240V 1PH-30A	590
PRO H50 T2	3.5	208-240V 1PH-30A	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD1.

**Santee**  
BUILDING INSPECTION DIVISION

PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
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2022 California Building Standard Codes

Approved 03/06/2024  
Plan Review: B-Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



- ### SYMBOLS LEGEND
- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - DENOTES DETAIL REFERENCE.
  - REFER TO DENOTED SHEET #.
  - WASTE LINE
  - WASTE VENT LINE
  - CONDENSATE
  - COLD WATER LINE
  - HOT WATER LINE
  - RE-CIRCULATION LOOP
  - WASHER WATER/DRAIN BOX, SEE PN1, SECTION 2.2
  - WASTE CLEAN OUT, SEE PN1, SECTION 2.3
  - HOSE BIBB, SEE PN1, SECTION 3.1
  - WATER METER/SUB-METER
  - WATER HEATER, SEE PN1, SECTION 3.2
  - TANKLESS TANKED
  - DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

### Plan 1 DRAIN-WASTE-VENT

FIXTURE	LINE SIZE			QTY	
	DFU	TRAP	DRAIN VENT		
Water Closet	3.0	3"	3"	3	
Lavatory	1.0	1 1/2"	1 1/2"	5	
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	2
Shower	2.0	1 1/2"	2"	1 1/2"	1
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	2
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Ret Wash	2.0	2"	2"	1 1/2"	0
Dbi Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					0
TOTAL		31.0			16

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023

REVISIONS:  
1 CLIENT REV 11-08-2023  
2 PN 4 CLIENT REV 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

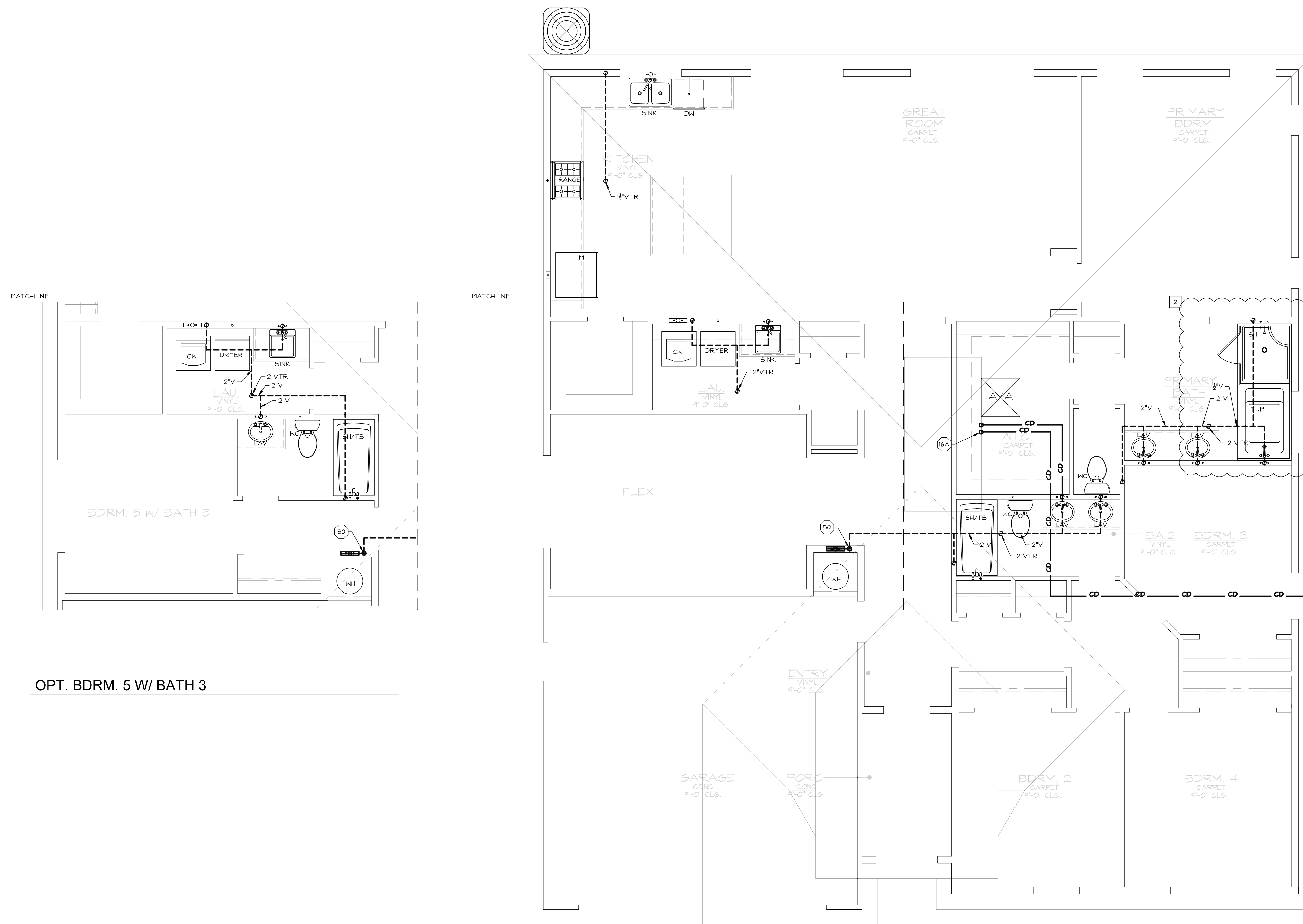
PLAN NUMBER: PLAN 1ALT-A

SHEET TITLE: LEVEL 0 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"

SHEET NUMBER: P1A.2

JOB NUMBER: H523364



OPT. BDRM. 5 W/ BATH 3

ELEVATION A (ELEV B SIM)

- ### KEYNOTES
- PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DRAIN SYSTEM W/IN BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
  - TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/P/N.2.
  - INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 40/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1/2" VENT.

- ### GENERAL NOTES
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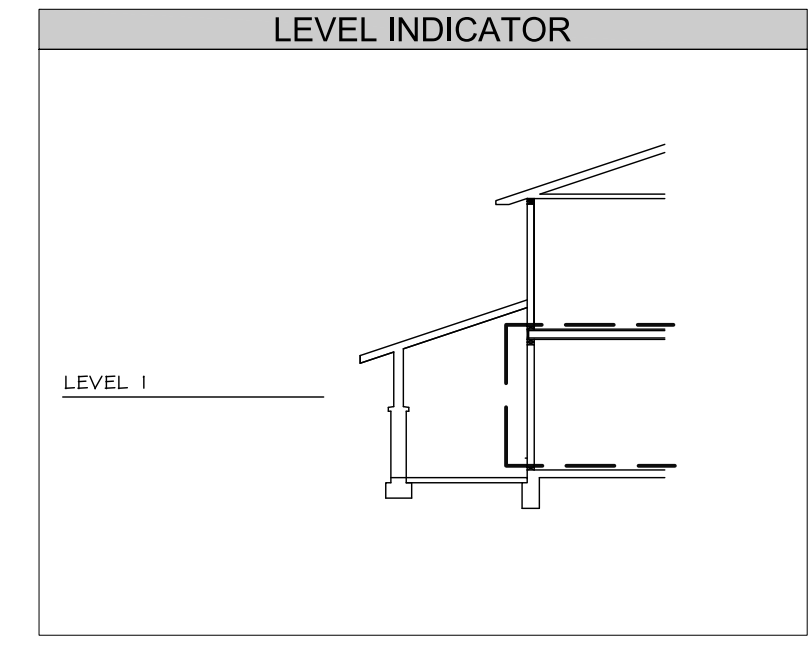
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SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

WATER HEATER				
UNIT	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	UNIT WEIGHT (LBS)	
UE 2	67	208-240V 1PH-30A	590	
RHEEM1 PRO H46 T2	3.5	208-240V 1PH-30A	770	

Approved 03/06/2024 9:39:07 AM

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 Plan Reviewer: BD/Division  
 Permit: S-RW-23-0006 REV  
 Plan-Approved



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  - → HOT WATER LINE
  - → RE-CIRCULATION LOOP
  - → WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - → WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
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### Plan 1 DRAIN-WASTE-VENT

FIXTURE	LINE SIZE			QTY
	DRJ	TRAP	DRAIN VENT	
Water Closet	3.0	3"	3"	3
Lavatory	1.0	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"
Shower	2.0	2"	2"	1 1/2"
Tub-Shower	2.0	1 1/2"	2"	1 1/2"
Clothes Washer	3.0	2"	2"	1 1/2"
Sink	2.0	1 1/2"	2"	1 1/2"
Dishwasher	2.0	1 1/2"	0	0
Ice Maker	0.0	0	0	0
Ret Wash	2.0	2"	2"	1 1/2"
Dbt Lavatory	2.0	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"
n/a				
TOTAL	31.0			16

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023

REVISIONS:  
1 CLIENT REV 11-08-2023  
2 PN 4 CLIENT REV 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 1ALT-A

SHEET TITLE: LEVEL 1 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"

SHEET NUMBER: P1A.3

JOB NUMBER: H523364



**Santee**  
DE WOOD & SOIL EAST

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  - INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 402/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1/2" VENT.

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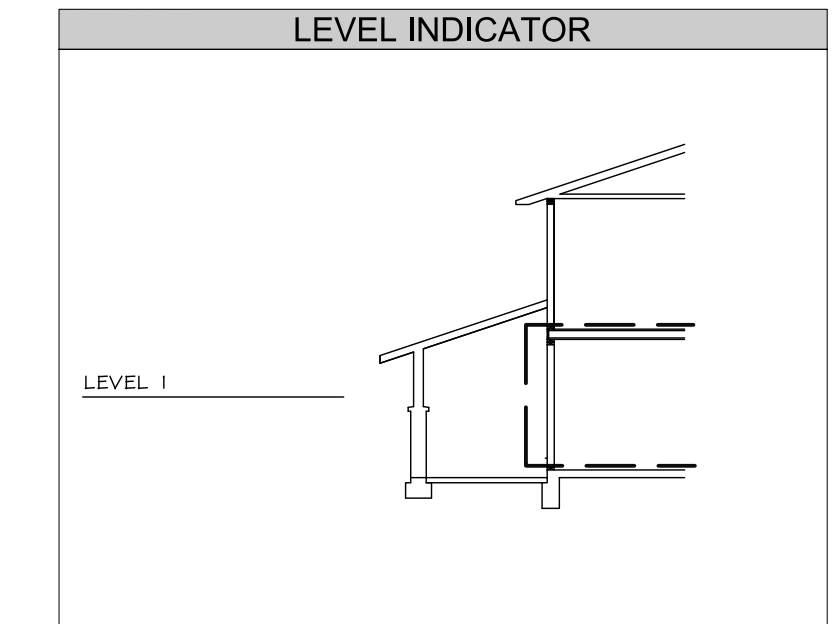
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- SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

**WATER HEATER**

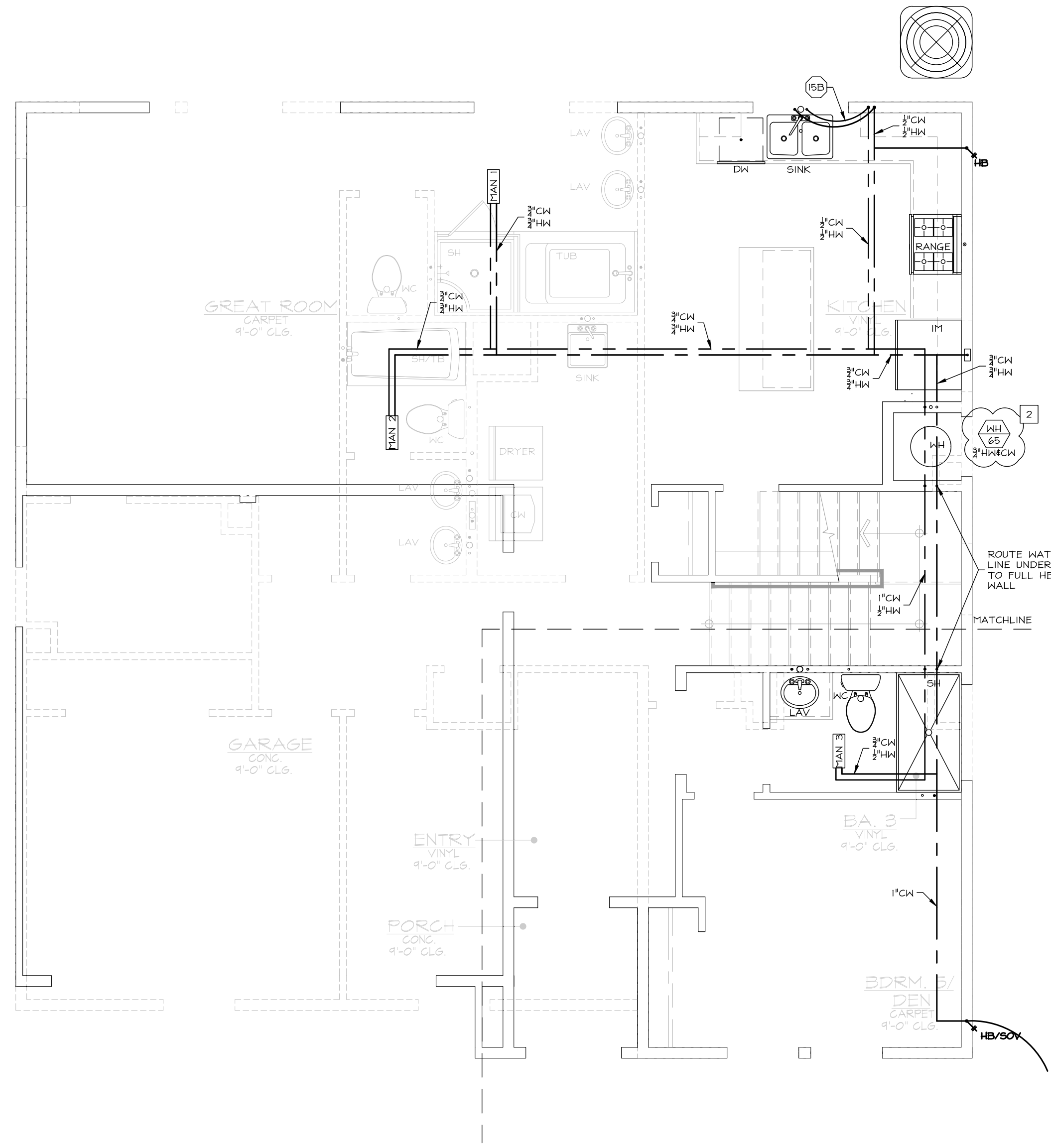
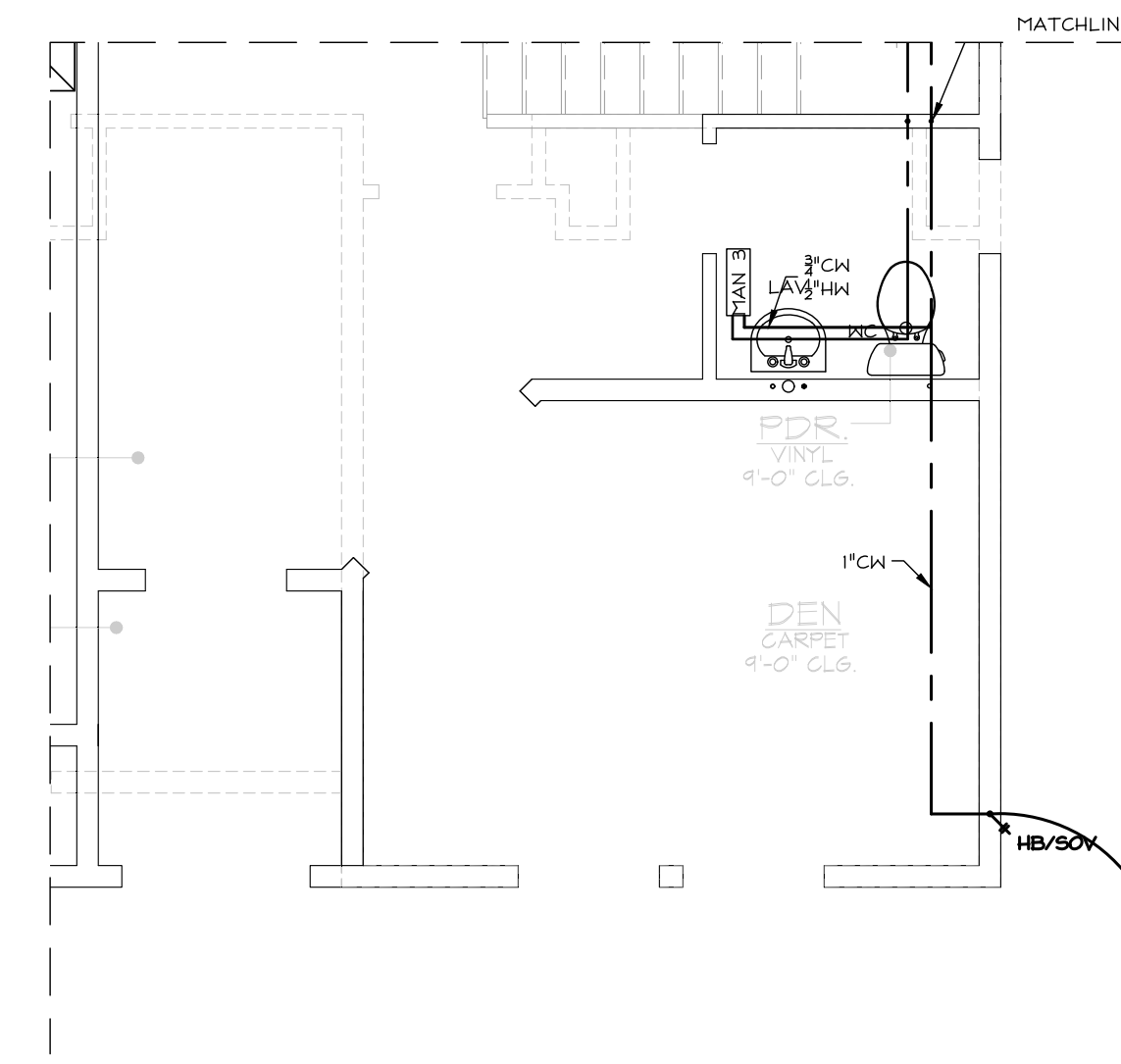
Approved  
03/05/2024 9:39:07 AM  
507 PRO H50 T2

UEF	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	UNIT WEIGHT (LBS)
2	67	208-240V 1PH-30A	590
3.5	75	208-240V 1PH-30A	770

- MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.
- VERIFY REQUIRED UEF PER T24 DOCUMENTATION.
- SEE DETAIL 407/PD.1.



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  - → DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ⊗ → ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.



**Plan 2 WATER**

FIXTURE	LINE SIZE		QTY	MANIFOLD QTYs			
	CW	HW		MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	3	1	1	1	0
Lavatory	1/2"	1/2"	5	2	2	1	0
Bath Tub	1/2"	1/2"	1	1	0	0	0
Shower	1/2"	1/2"	1	1	0	0	0
Tub-Shower	1/2"	1/2"	2	0	1	1	0
Clothes Washer	1/2"	1/2"	1	0	1	0	0
Snk	1/2"	1/2"	2	1	0	0	0
Dishwasher	0	1/2"	1	0	0	0	0
Ice Maker	1/2"	0	1	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Hose Bib	1/2"	0	2	0	0	0	0
TOTAL			19	6	5	3	0

**Plan 2 WATER TOTALS**

Water Service	13.4	GPM
Cold Water	13.3	GPM
Hot Water	8.6	GPM

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

harris & sloan

9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

tel 916.921.2800  
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PROJECT: PROSPECT GARDENS  
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STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 2  
SHEET TITLE: LEVEL 1 PLAN (WATER LAYOUT) ELEVATION A & OPTION  
SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P2.1  
JOB NUMBER: H523364

- KEYNOTES**
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  - 10B INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
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  - 10 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT.

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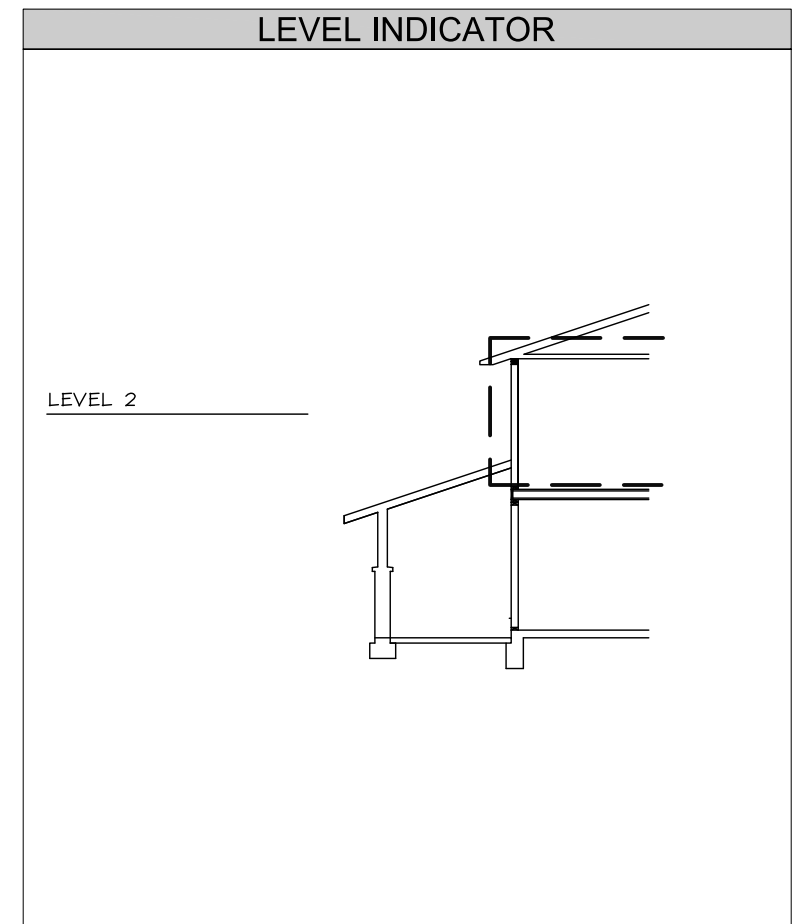
**WATER HEATER**

Approved 03/06/2024 9:30 AM

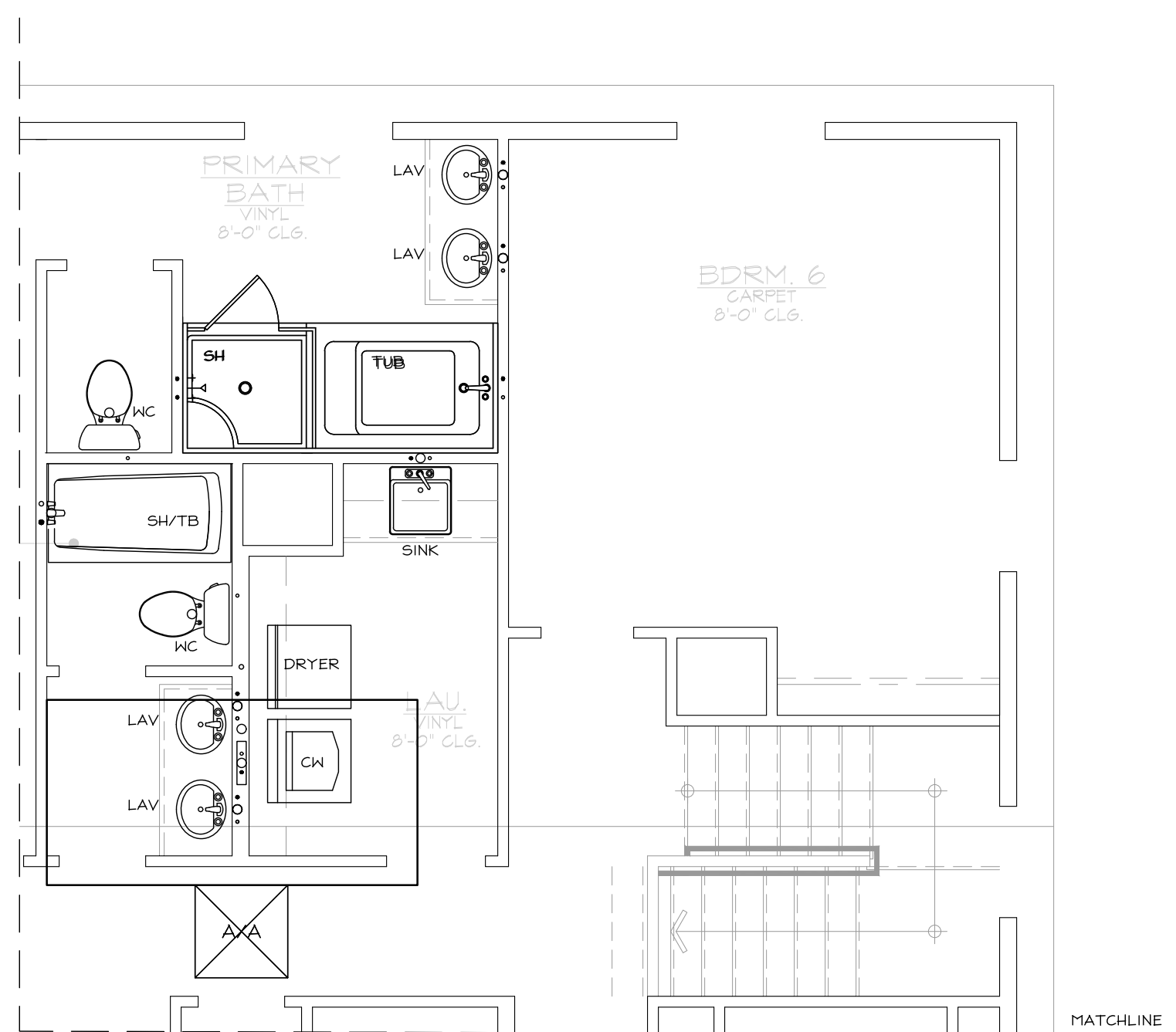
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RHEEM PRO H65 T2	75	208-240V 1PH-30A	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD.1.

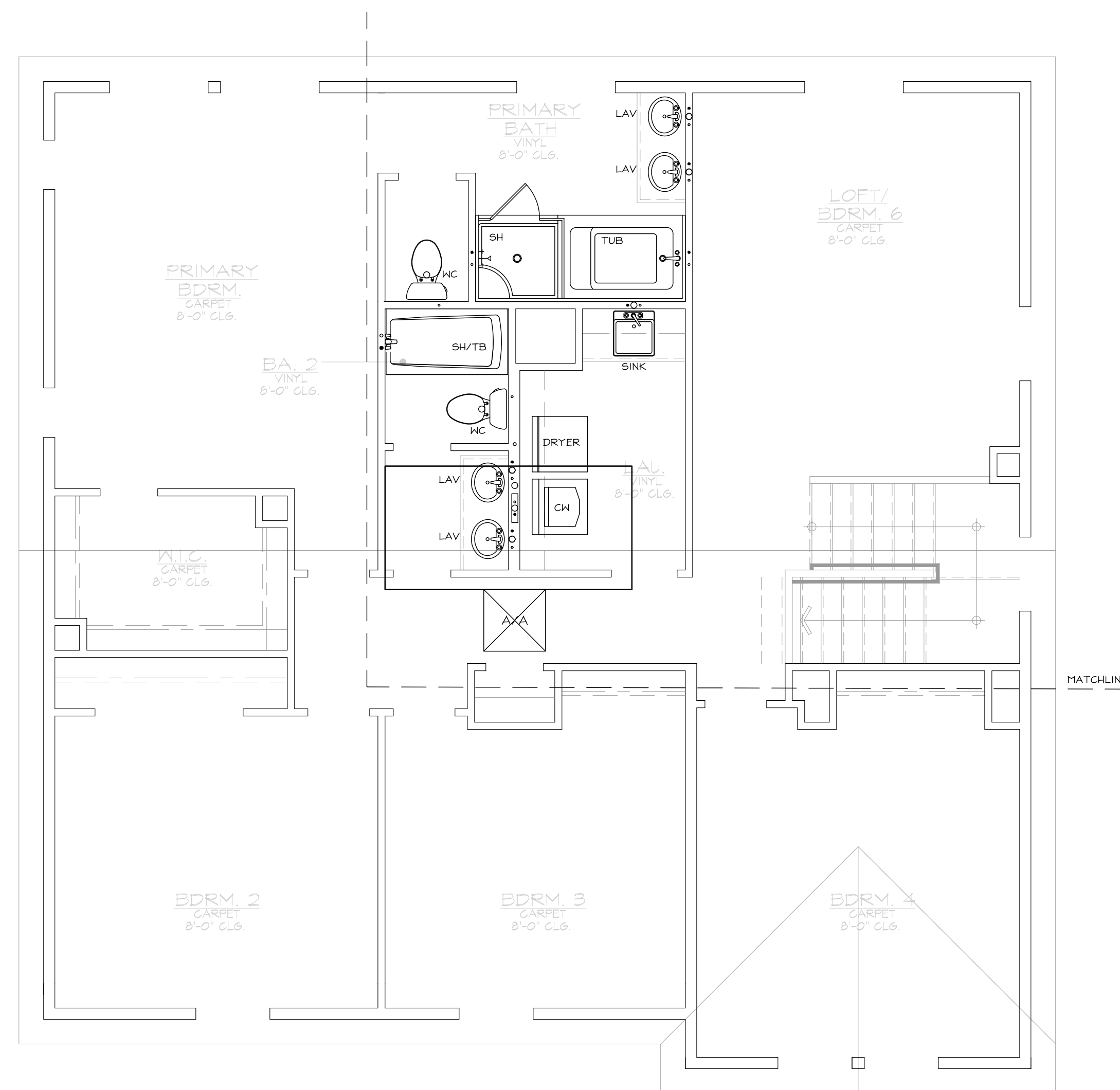
**Santee**  
PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping and watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codex  
Approved 03/06/2024  
Plan Reviewer: BDivision  
Permit: B-RNW-23-0006 REV  
Plan-Approved



- SYMBOLS LEGEND**
- DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - DENOTES DETAIL REFERENCE.
  - DENOTES REFER TO DENOTED SHEET #.
  - WASTE LINE
  - - - - WASTE VENT LINE
  - - - - CONDENSATE
  - COLD WATER LINE
  - HOT WATER LINE
  - RE-CIRCULATION LOOP
  - WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - HOSE BIBB, SEE PN.1, SECTION 3.1
  - WATER METER/SUB-METER
  - WATER HEATER, SEE PN.1, SECTION 3.2
  - TANKLESS
  - TANKED
  - DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ATTIC ACCESS PER ARCHITECT W/ MIN 30° HEADROOM.



OPT. BED 6 & DEN W/POWDER



ELEVATION A (ELEV B SIM)

Plan 2 WATER							
FIXTURE	LINE SIZE		QTY	MANIFOLD QTYs			
	CW	HW		MAN 1	MAN 2	MAN 3	MAN 4
Water Closet	1/2"	0	3	1	1	1	0
Lavatory	1/2"	1/2"	5	2	2	1	0
Bath Tub	1/2"	1/2"	1	1	0	0	0
Shower	1/2"	1/2"	1	1	0	0	0
Tub-Shower	1/2"	1/2"	2	0	1	1	0
Clothes Washer	1/2"	1/2"	1	0	1	0	0
Snk	1/2"	1/2"	2	1	0	0	0
Dishwasher	0	1/2"	1	0	0	0	0
Ice Maker	1/2"	0	1	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
			0	0	0	0	0
Hose Bib	1/2"	0	2	0	0	0	0
TOTAL			19	6	5	3	0

Plan 2 WATER TOTALS	
Water Service	13.4 GPM
Cold Water	13.3 GPM
Hot Water	8.6 GPM

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

tel 916.921.2800  
fax 916.921.2878

harris & sloan

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023

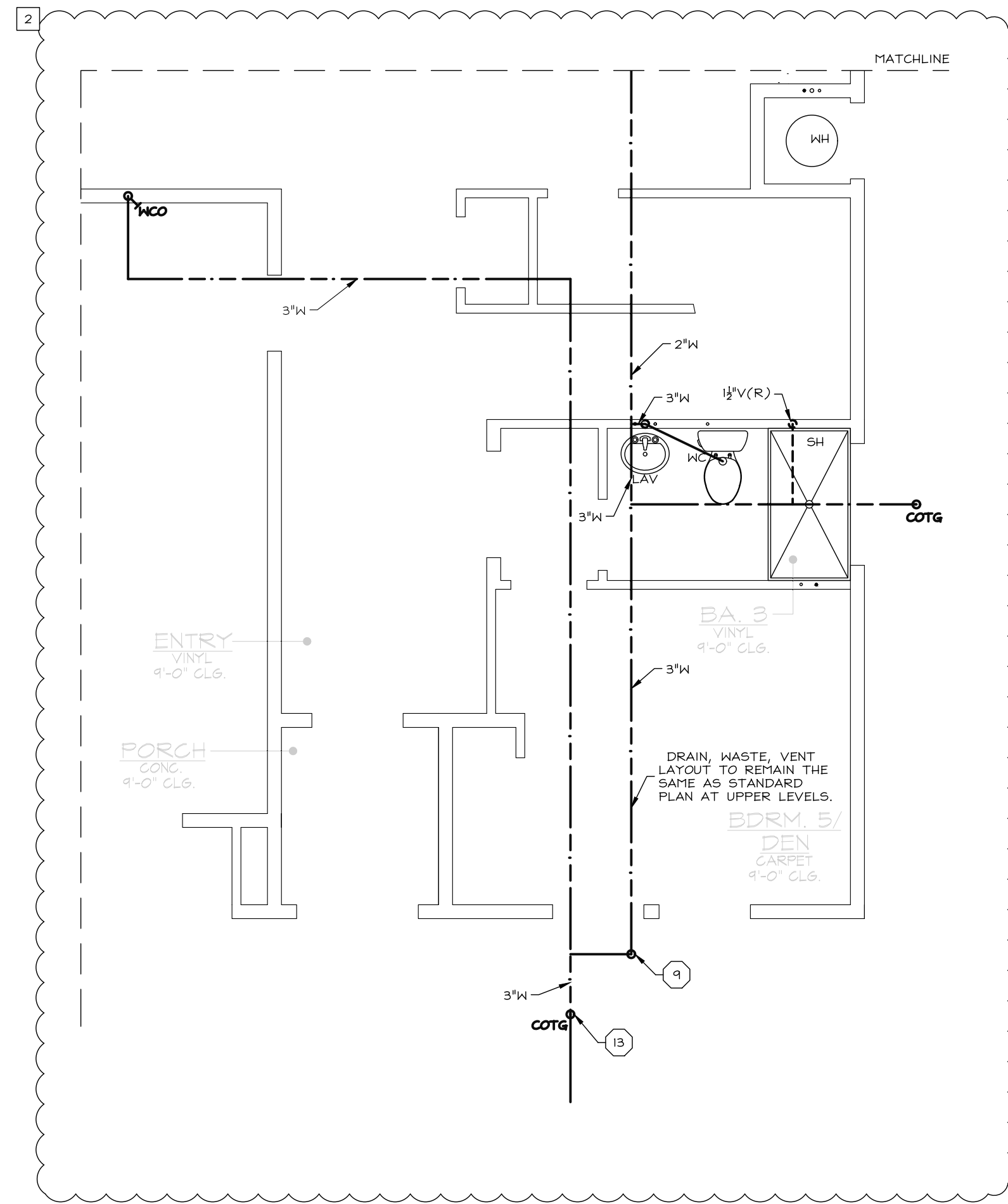
REVISIONS:  
1 CLIENT REV 11-08-2023  
2 PN 4 CLIENT REV 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

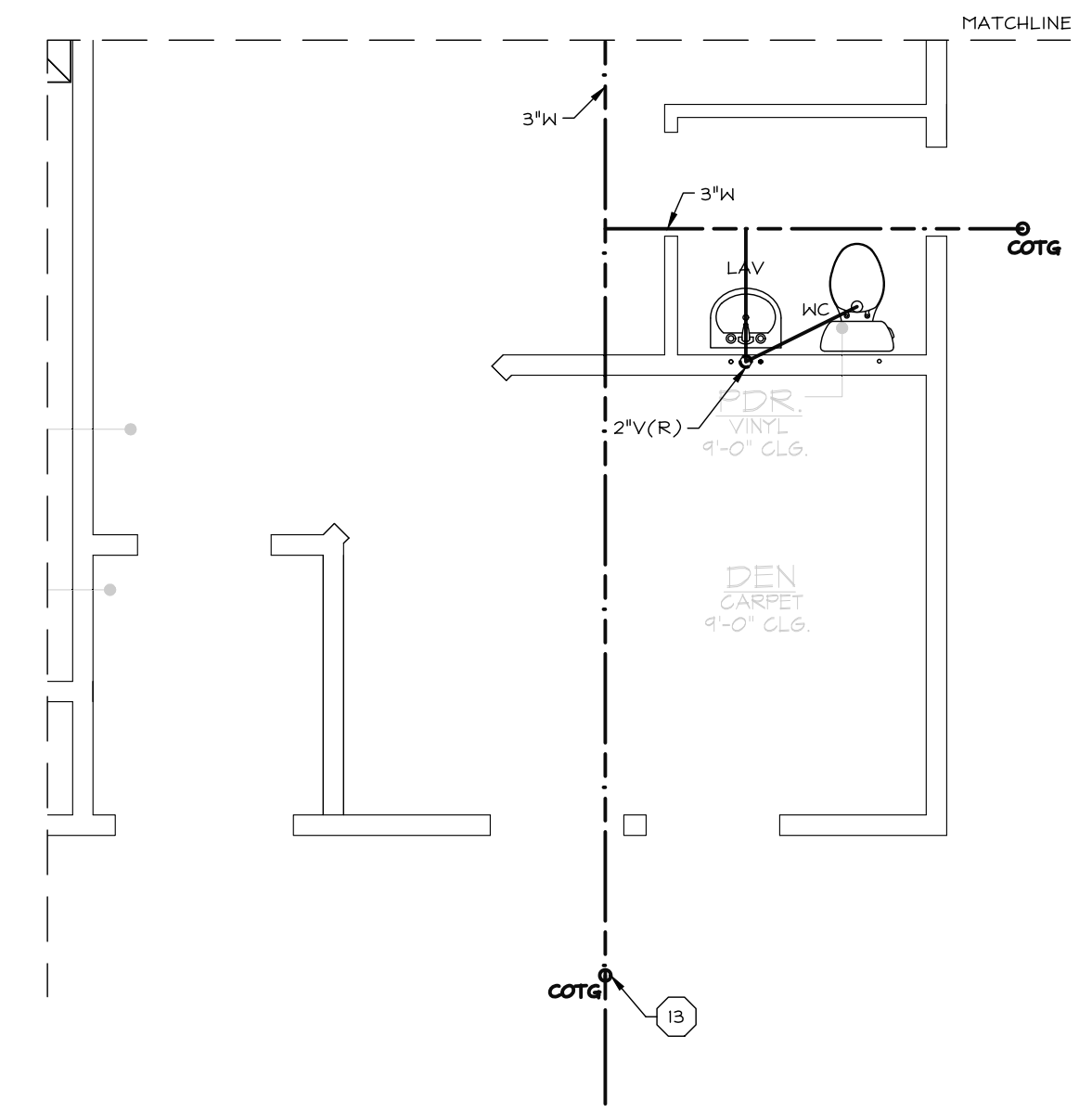
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SHEET TITLE: LEVEL 2 PLAN (WATER LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P2.2

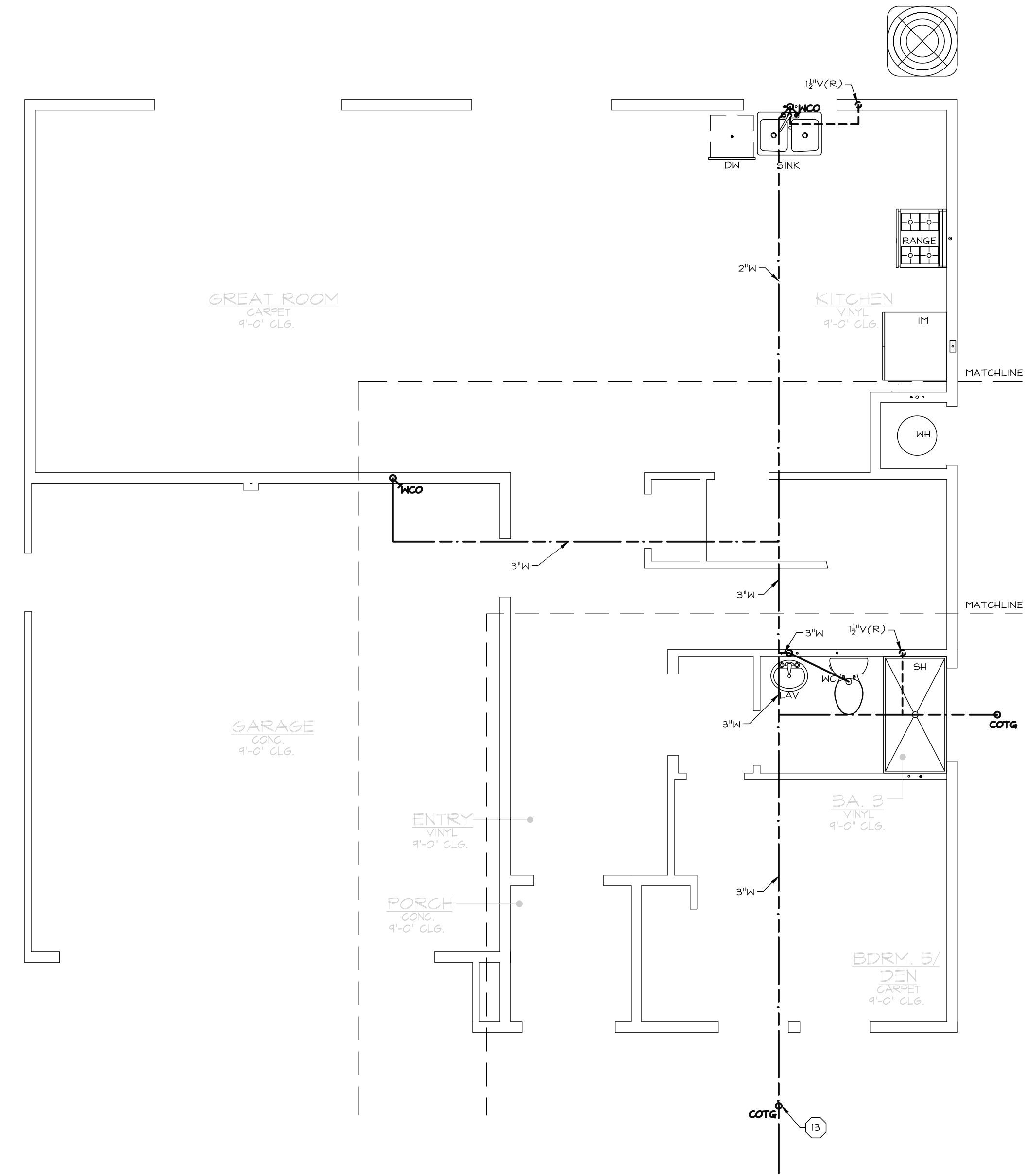
JOB NUMBER: H523364



LEVEL 0 PLAN W/BACKWATER VALVE



OPT. DEN W/ POWDER



ELEVATION A (ELEV B SIM)

- KEYNOTES**
- 8 PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - 9 BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DWV SYSTEM W/IN BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
  - 10 TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.
  - 10A INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 10A 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 40/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - 10 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT.

- GENERAL NOTES**
1. IT IS THE CONTRACTOR'S/OWNER'S/DEVELOPER'S RESPONSIBILITY TO REVIEW ALL NOTES AND DETAILS ON THE PN SHEETS AND INCORPORATE IN THE CONSTRUCTION OF THE STRUCTURE.
  2. PRIOR TO BUILDING DEPARTMENT APPROVAL, THESE CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE AND SHALL NOT BE USED FOR CONSTRUCTION. ANY CONSTRUCTION/ BIDS PERFORMED BEFORE PERMIT ISSUANCE IS THE RESPONSIBILITY OF THE CONTRACTOR/BIDDER.

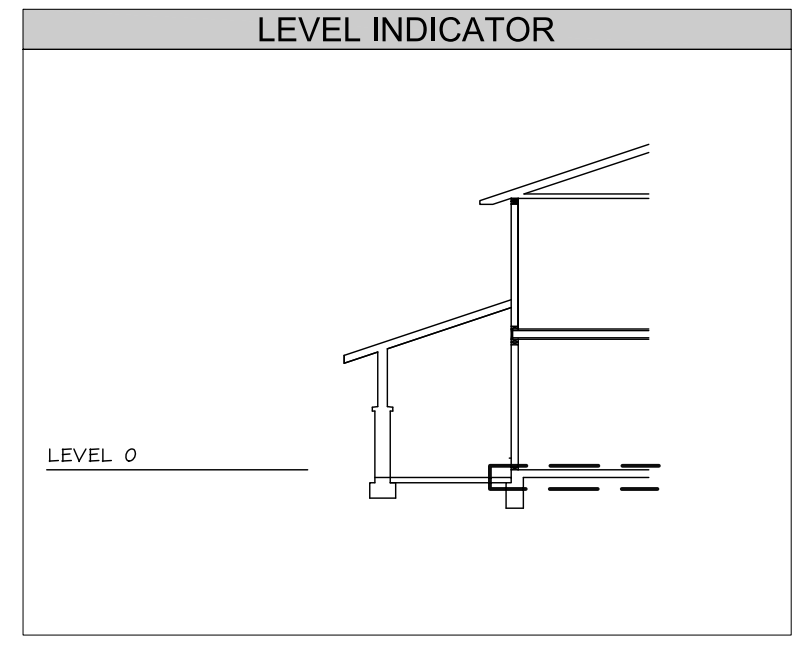
- PROJECT SPECIFICATIONS**
- GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.
- WATER: 3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD.1. INSTALL MIN 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.2/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE (AVAILABLE AT SITE). INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.1 WHERE PRESSURE AT METER IS OVER 80 PSI.
- DRAIN, WASTE AND VENT: ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD.1.
- SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

**WATER HEATER**

Approved 03/05/2024 9:30:38 AM

UNIT	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	ELECTRICAL VOLTS PH-30A	UNIT WEIGHT (LBS)
UE 2	3.5	208-240V	1PH-30A	590
PH 65	3.5	208-240V	1PH-30A	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.
3. SEE DETAIL 407/PD.1.



- SYMBOLS LEGEND**
- ← DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - ← DENOTES DETAIL REFERENCE.
  - ← REFER TO DENOTED SHEET #.
  - ← WASTE LINE
  - ← WASTE VENT LINE
  - ← CONDENSATE
  - ← COLD WATER LINE
  - ← HOT WATER LINE
  - ← RE-CIRCULATION LOOP
  - ← WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - ← WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - ← HOSE BIBB, SEE PN.1, SECTION 3.1
  - ⊙ ← WATER METER/SUB-METER
  - ← WATER HEATER, SEE PN.1, SECTION 3.2
  - TANKLESS TANKED
  - ← DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ← DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ⊗ ← ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

**Plan 2 DRAIN-WASTE-VENT**

FIXTURE	DFU	TRAP	LINE SIZE			QTY
			DRAIN	WASTE	VENT	
Water Closet	3.0	3"	3"	2"	3"	3
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	1 1/2"	2
Dishwasher	2.0	1 1/2"	0	0	0	1
Ice Maker	0.0	0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	1 1/2"	0
Dbi Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	1 1/2"	0
n/a						0
TOTAL		31.0				16

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

harris & sloan  
tel 916.921.2800  
fax 916.921.2878  
toll free 800.877.1430  
www.harrisandsloan.com

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023

REVISIONS:

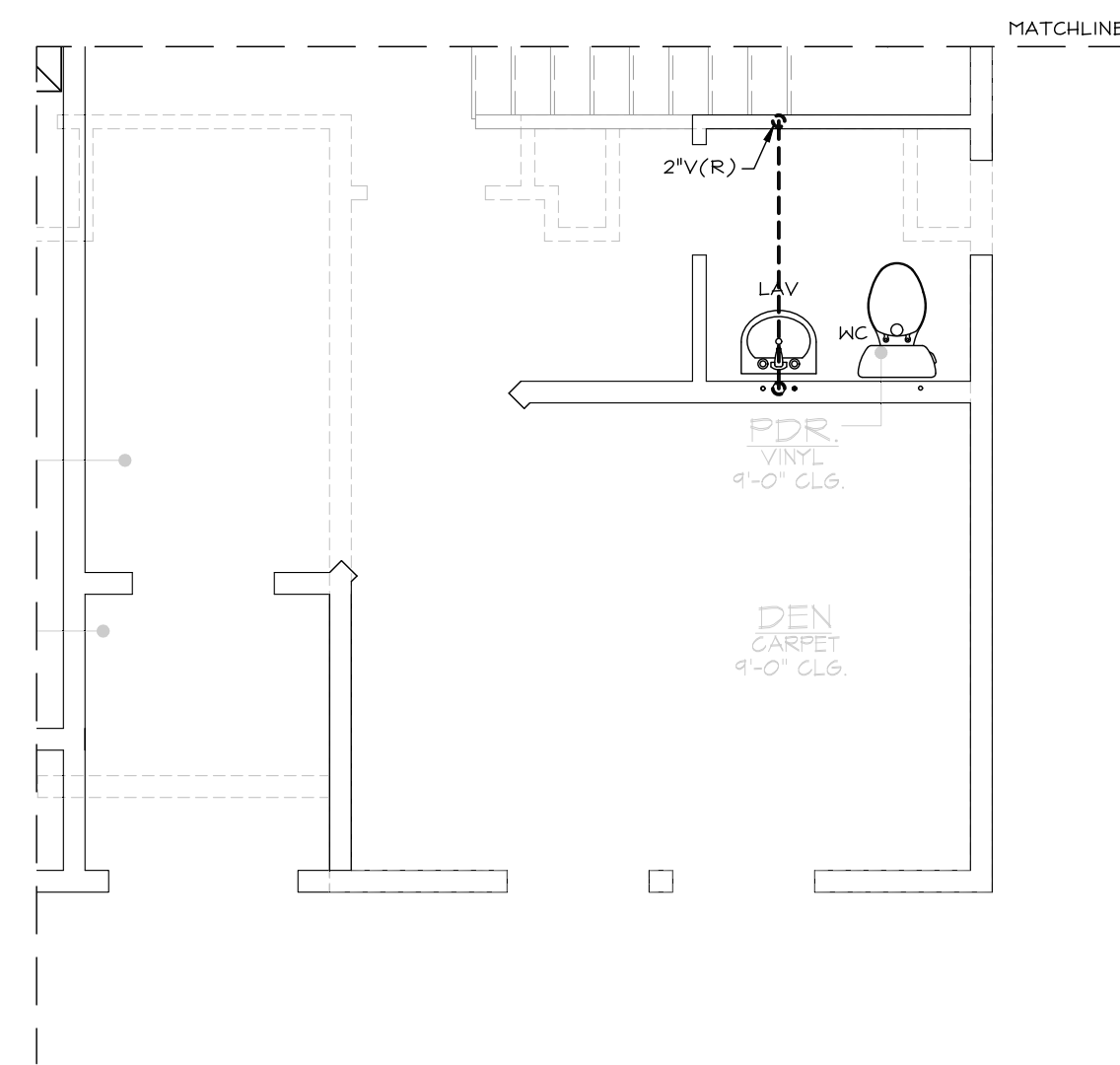
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2	PN 4 CLIENT REV	02-23-2024

STAMP: REGISTERED PROFESSIONAL ENGINEER  
ROBERT D. FENNER  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

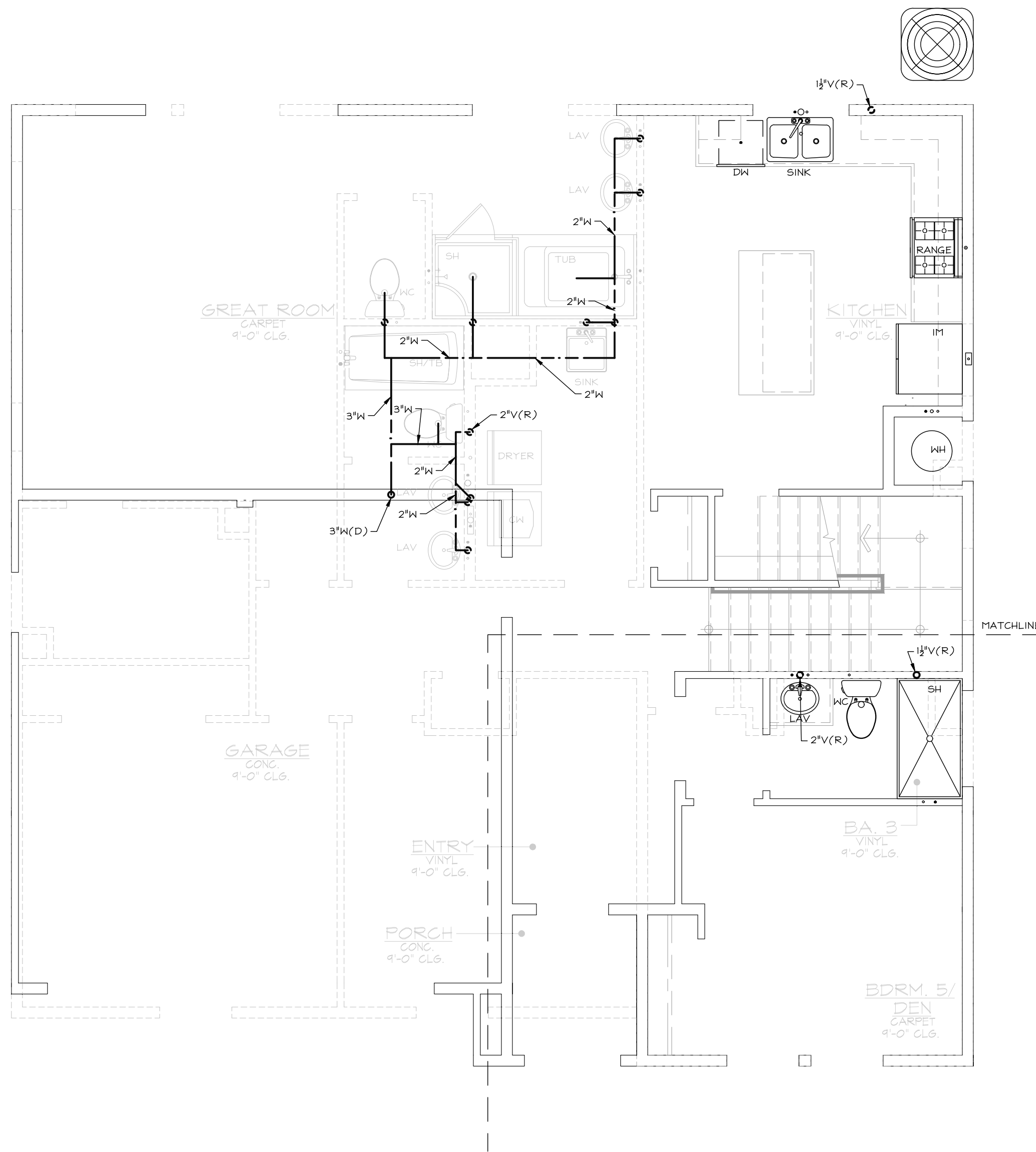
PLAN NUMBER: PLAN 2  
SHEET TITLE: LEVEL 0 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION

SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P2.3

JOB NUMBER: H523364



OPT. DEN W/ POWDER



ELEVATION A

(ELEV B SIM)

- KEYNOTES**
- 8 PIPING BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE THAT ALLOWS FOR INSTALLATION, REMOVAL, AND REPLACEMENT OF THE ENCLOSED PIPE AND INSULATION.
  - 9 BACKWATER VALVE WHERE REQUIRED BY CIVIL DRAWINGS. WHERE REQUIRED, ISOLATE 1ST FLOOR FIXTURES AS SHOWN. WHERE BACKWATER VALVE IS NOT REQUIRED BY CIVIL DRAWINGS, 1ST FLOOR FIXTURES MAY BE TIED INTO MAIN DRAIN SYSTEM WITH BUILDING FOOTPRINT AND VALVE MAY BE OMITTED.
  - 10 TWO-WAY COTG SAME SIZE AS WASTE LATERAL, WHERE IS IN EXCESS OF 30' USE TERMINAL CLEAN OUTS. SEE DETAIL C/PN.2.
  - 10B INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 10A 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 402/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
  - 10 LOW-WALL WASHER BOX FOR WATER HEATER WITH 2" DRAIN LINE AND 1 1/2" VENT.

- GENERAL NOTES**
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**PROJECT SPECIFICATIONS**

GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.

WATER: 3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD.1. INSTALL MIN 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.2/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE (AVAILABLE AT SITE). INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.1 WHERE PRESSURE AT METER IS OVER 80 PSI.

WASTE AND VENT: ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD.1.

SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

**WATER HEATER**

Approved 03/05/2024 9:30:08 AM

UNIT	1ST HR RATING (GAL)	ELECTRICAL VOLTS PH-POCP	UNIT WEIGHT (LBS)
UE 2	67	208-240V 1PH-30A	590
PRO 150 T2	3.5	208-240V 1PH-30A	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.
3. SEE DETAIL 407/PD.1.

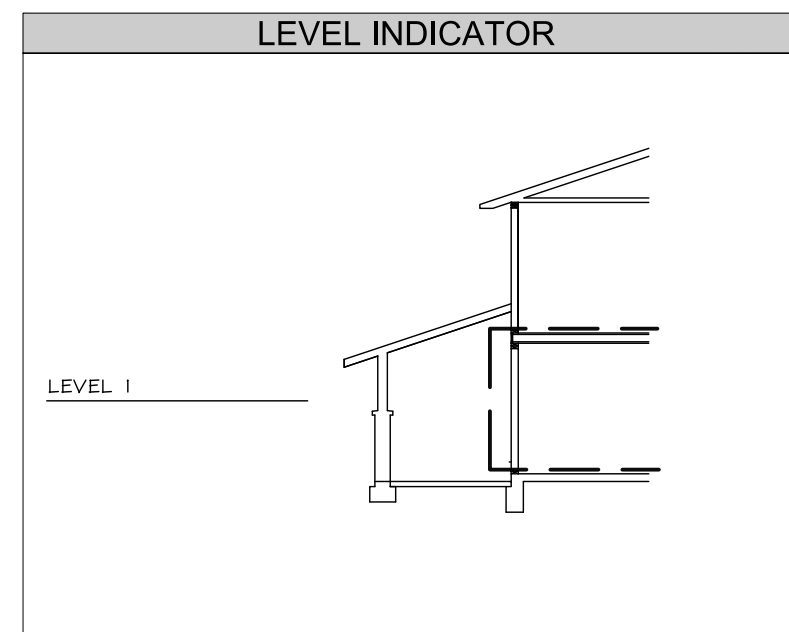
**Santee**

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2022 California Building Standard Codes

Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: B-RNW-23-0006 REV  
Plan-Approved



- SYMBOLS LEGEND**
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  - ← WASTE LINE
  - ← WASTE VENT LINE
  - ← CONDENSATE
  - ← COLD WATER LINE
  - ← HOT WATER LINE
  - ← RE-CIRCULATION LOOP
  - ← WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - ← WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - ← HOSE BIBB, SEE PN.1, SECTION 3.1
  - ⊕ ← WATER METER/SUB-METER
  - ← WATER HEATER, SEE PN.1, SECTION 3.2
  - TANKLESS TANKED
  - ← DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ← DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - AA ← ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

**Plan 2 DRAIN-WASTE-VENT**

FIXTURE	DFU	LINE SIZE			QTY
		TRAP	DRAIN	VENT	
Water Closet	3.0	3"	3"	2"	3
Lavatory	1.0	1 1/2"	1 1/2"	1 1/2"	5
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	2
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	0
Dbi Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					
<b>TOTAL</b>	<b>31.0</b>				<b>16</b>

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
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**harris & sloan**

PROJECT: PROSPECT GARDENS  
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ISSUE DATE: 09-15-2023

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1 CLIENT REV 11-08-2023  
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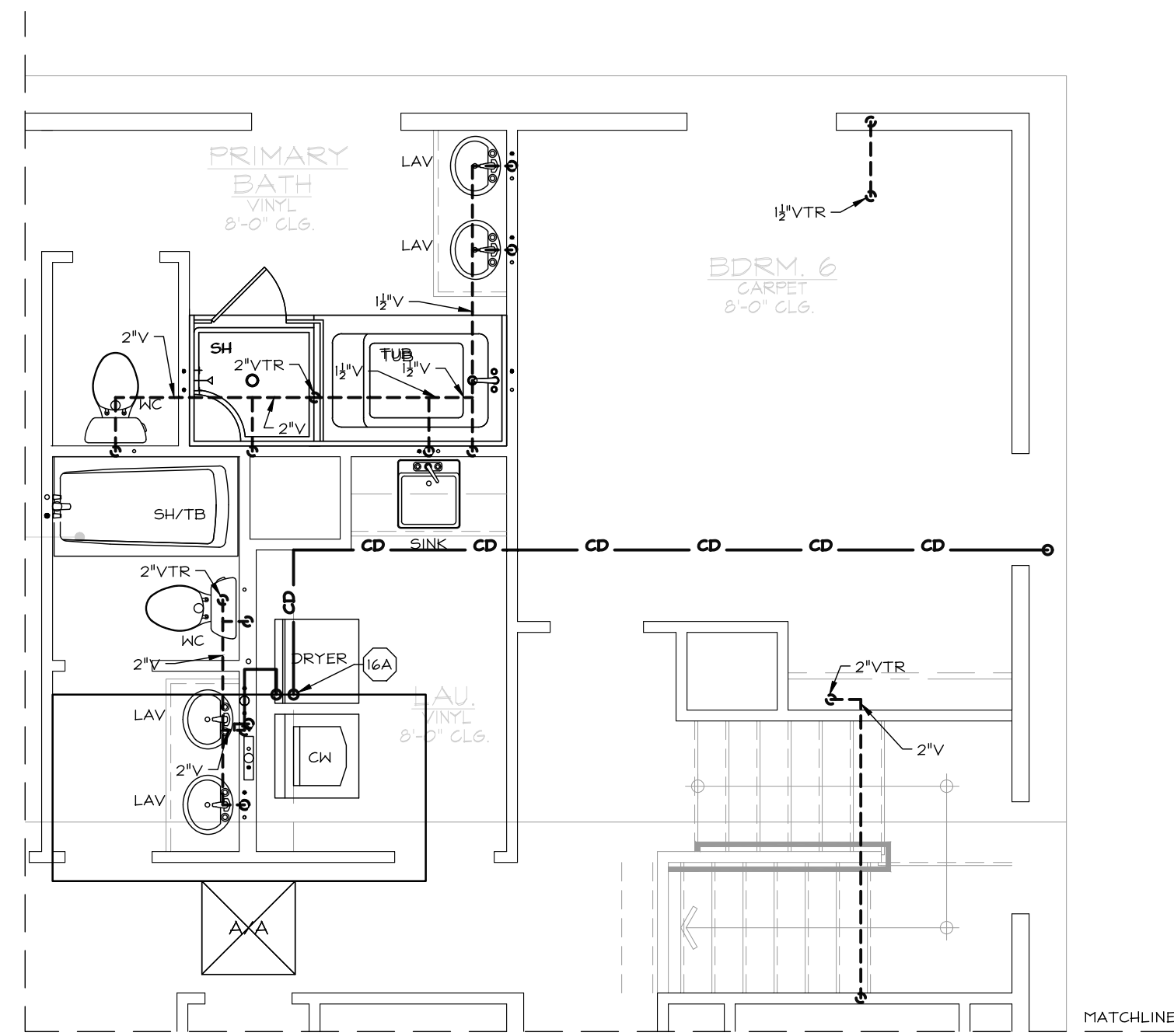
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SHEET TITLE: LEVEL 1 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION

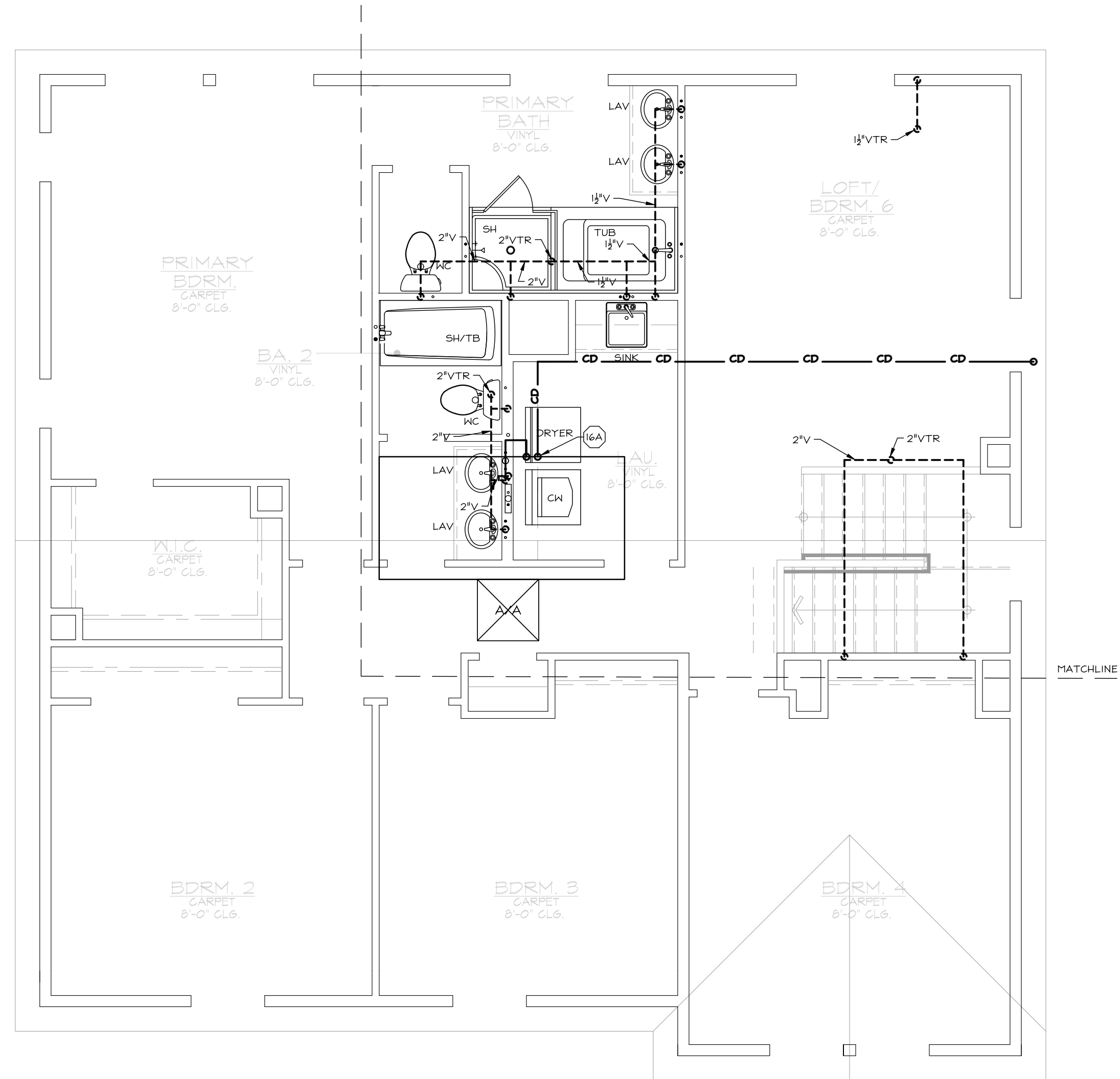
SCALE: 1/4" = 1'-0"

SHEET NUMBER: P2.4

JOB NUMBER: H523364



OPT. BED 6 & DEN W/POWDER



ELEVATION A

(ELEV B SIM)

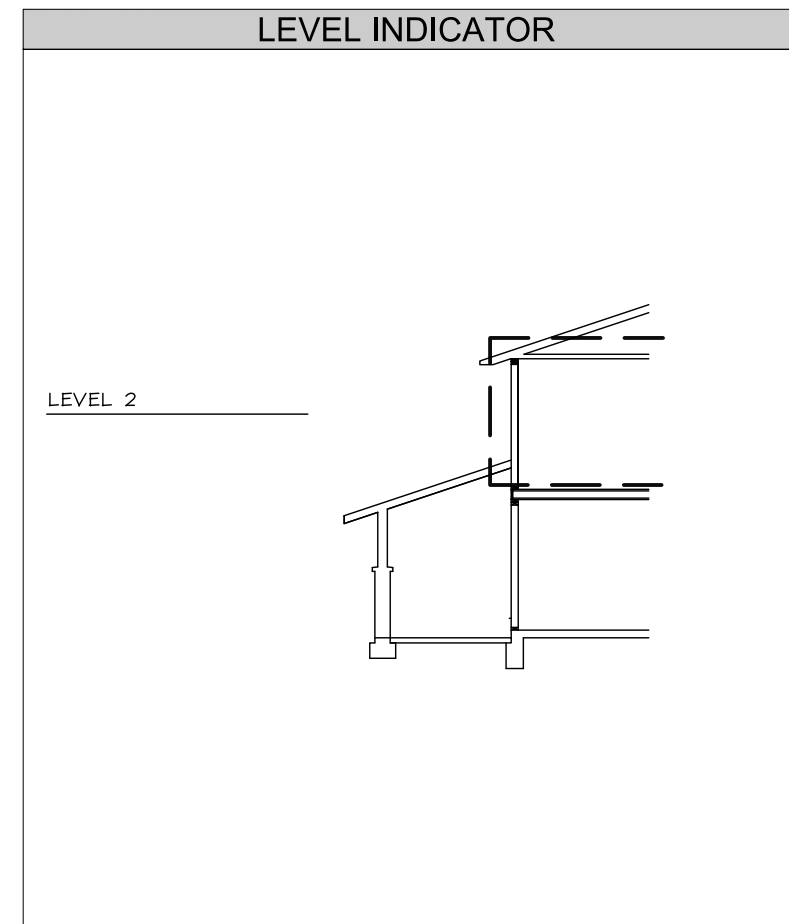
- ### KEYNOTES
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  - INSTALL PIPE OUTSIDE OF HALL CAVITY IN REAR OF CABINET.
  - 3/4" FAU CONDENSATE DRAIN. PRIMARY DRAIN TO TIE INTO NEAREST LAV TAIL PIECE. (SEE DETAIL 402/PD.1). SECONDARY DRAIN TO RUN TO EXTERIOR, OVER WINDOW. LOCATION MAY BE ADJUSTED W/ BUILDER APPROVAL PROVIDED IT IS EASILY VISIBLE. DO NOT DRAIN ONTO LOWER ROOF.
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- ### PROJECT SPECIFICATIONS
- GENERAL: SEE SCHEDULES ON PLAN FOR LINE SIZES SERVING SINGLE FIXTURE.
- WATER: 3/4" DUAL SERVICE METER INSTALLED PRIOR TO BUILDING ENTRY. VERIFY LOCATION W/ CIVIL PLANS PRIOR TO CONSTRUCTION. FIRE SPRINKLER & DOMESTIC WATER SYSTEMS SPLIT AFTER METER PER DETAIL 101/PD.1. INSTALL MIN 1/2" LINE BETWEEN METER AND POINT OF SPLIT. DOMESTIC WATER LINE SIZES NOTED ON PLAN. BELOW GRADE WATER PIPE TO BE PVC OR CPVC. ABOVE GRADE TO BE PEK TUBING, UNO. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. HIGH PRESSURE (AVAILABLE AT SITE). INSTALL WATER PRESSURE REDUCING VALVE PER DETAIL 103/PD.1 WHERE PRESSURE AT METER IS OVER 80 PSI.
- WASTE AND VENTS: ABOVE AND BELOW GRADE WASTE/VENT PIPE TO BE ABS. SEE SECTION 2.3/PN.1 FOR GENERAL REQUIREMENTS AND ALTERNATES. VERIFY LOCATION OF SEWER LATERAL W/ CIVIL PLANS PRIOR TO CONSTRUCTION. INSTALL POWERPIPE DRAIN WATER HEAT RECOVERY TUBE PER DETAIL 402/PD.1.
- SOLAR: SOLAR PANELS PROVIDED ON ROOF. LOCATION VARIES BASED ON ORIENTATION OF STRUCTURE. SEE PLANS PROVIDED BY OTHERS.

TYPE	DESCRIPTION	UNIT	WEIGHT (LBS)
UE 2	WATER HEATER	1	590
3.5	RHEEM PRO H65 T2	1	770

1. MINIMUM REQUIRED SIZE SHOWN. MAY BE INCREASED AT BUILDER OPTION.  
2. VERIFY REQUIRED UEF PER T24 DOCUMENTATION.  
3. SEE DETAIL 407/PD.1.



- ### SYMBOLS LEGEND
- → DENOTES KEYNOTE SPECIFICATION. REFER TO KEYNOTE SCHEDULE ON THIS SHEET.
  - → DENOTES DETAIL REFERENCE.
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  - → WASTE LINE
  - - - - → WASTE VENT LINE
  - - - - → CONDENSATE
  - → COLD WATER LINE
  - → HOT WATER LINE
  - ... → RE-CIRCULATION LOOP
  - ☒ → WASHER WATER/DRAIN BOX, SEE PN.1, SECTION 2.2
  - → WASTE CLEAN OUT, SEE PN.1, SECTION 2.3
  - → HOSE BIBB, SEE PN.1, SECTION 3.1
  - ⊕ → WATER METER/SUB-METER
  - ☐ → WATER HEATER, SEE PN.1, SECTION 3.2
  - → TANKLESS
  - → TANKED
  - → DENOTES PLUMBING FIXTURE @ CURRENT LEVEL (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - → DENOTES PLUMBING FIXTURE ABOVE (VERIFY EXACT LOCATION W/ ARCHITECTURAL PLANS).
  - ☒ → ATTIC ACCESS PER ARCHITECT W/ MIN 30" HEADROOM.

### Plan 2 DRAIN-WASTE-VENT

FIXTURE	LINE SIZE			QTY	
	DFU	TRAP	DRAIN VENT		
Water Closet	3.0	3"	3"	3	
Lavatory	1.0	1 1/2"	1 1/2"	5	
Bath Tub	2.0	1 1/2"	2"	1 1/2"	1
Shower	2.0	2"	2"	1 1/2"	1
Tub-Shower	2.0	1 1/2"	2"	1 1/2"	2
Clothes Washer	3.0	2"	2"	1 1/2"	1
Sink	2.0	1 1/2"	2"	1 1/2"	2
Dishwasher	2.0	1 1/2"	0	0	1
Ice Maker	0.0	0	0	0	0
Pet Wash	2.0	2"	2"	1 1/2"	0
Dbi Lavatory	2.0	1 1/2"	1 1/2"	1 1/2"	0
Urinal	2.0	1 1/2"	2"	1 1/2"	0
n/a					
TOTAL		31.0			16

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

harris & sloan

9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

tel 916.921.2800  
fax 916.921.2878

PROJECT: PROSPECT GARDENS  
CLIENT: KB HOME - COASTAL

PROJECT MANAGER: KL  
DESIGNER: VF  
DRAWN BY: AL  
CHECKED BY: KL

ISSUE DATE: 09-15-2023

REVISIONS:  
1 CLIENT REV 11-08-2023  
2 PN 4 CLIENT REV 02-23-2024

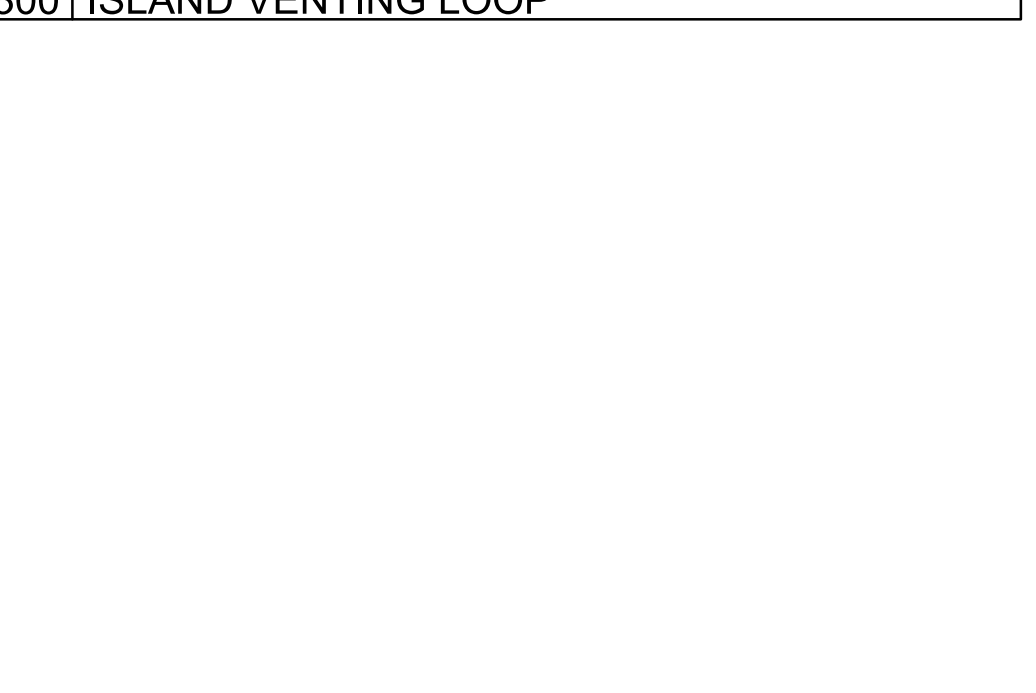
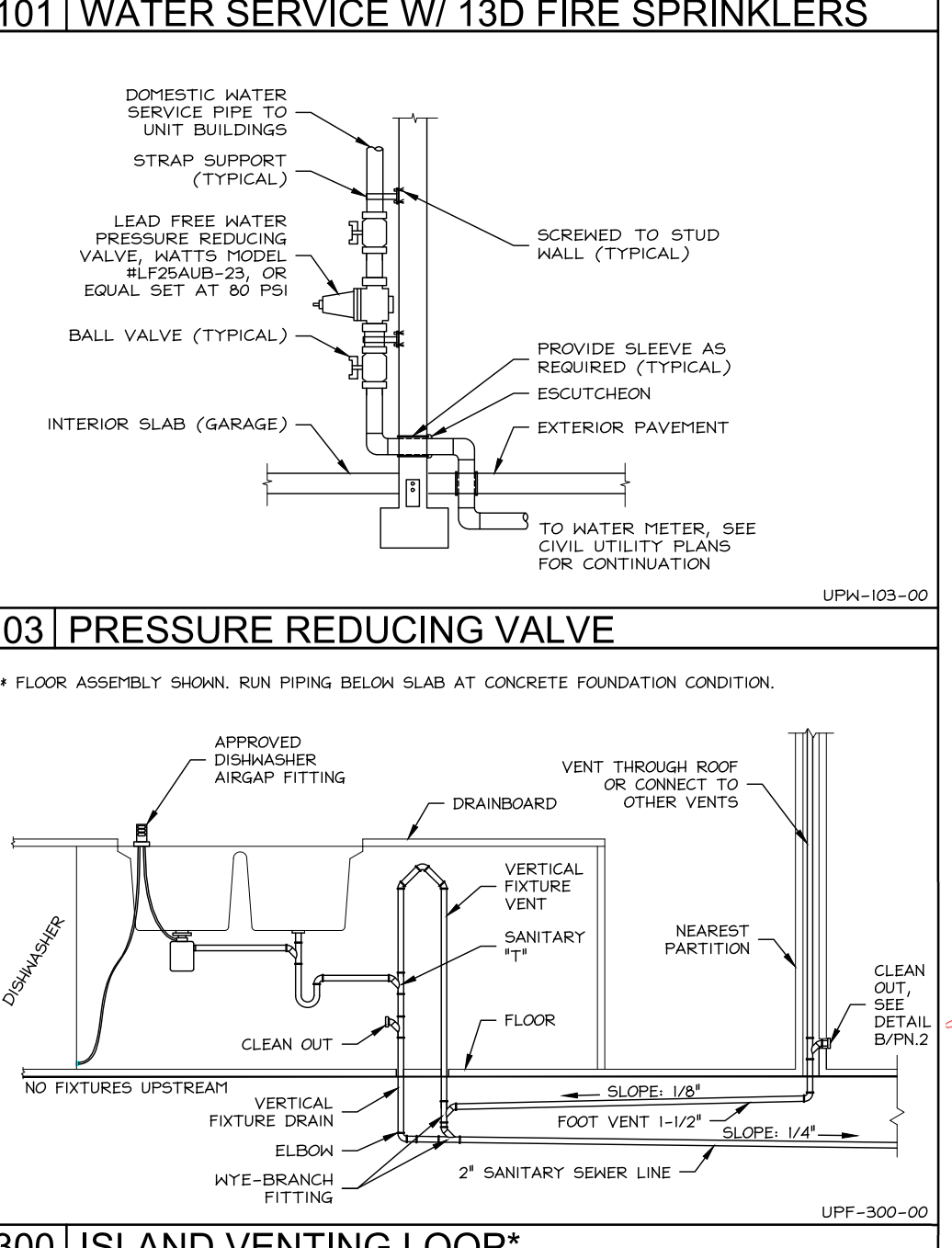
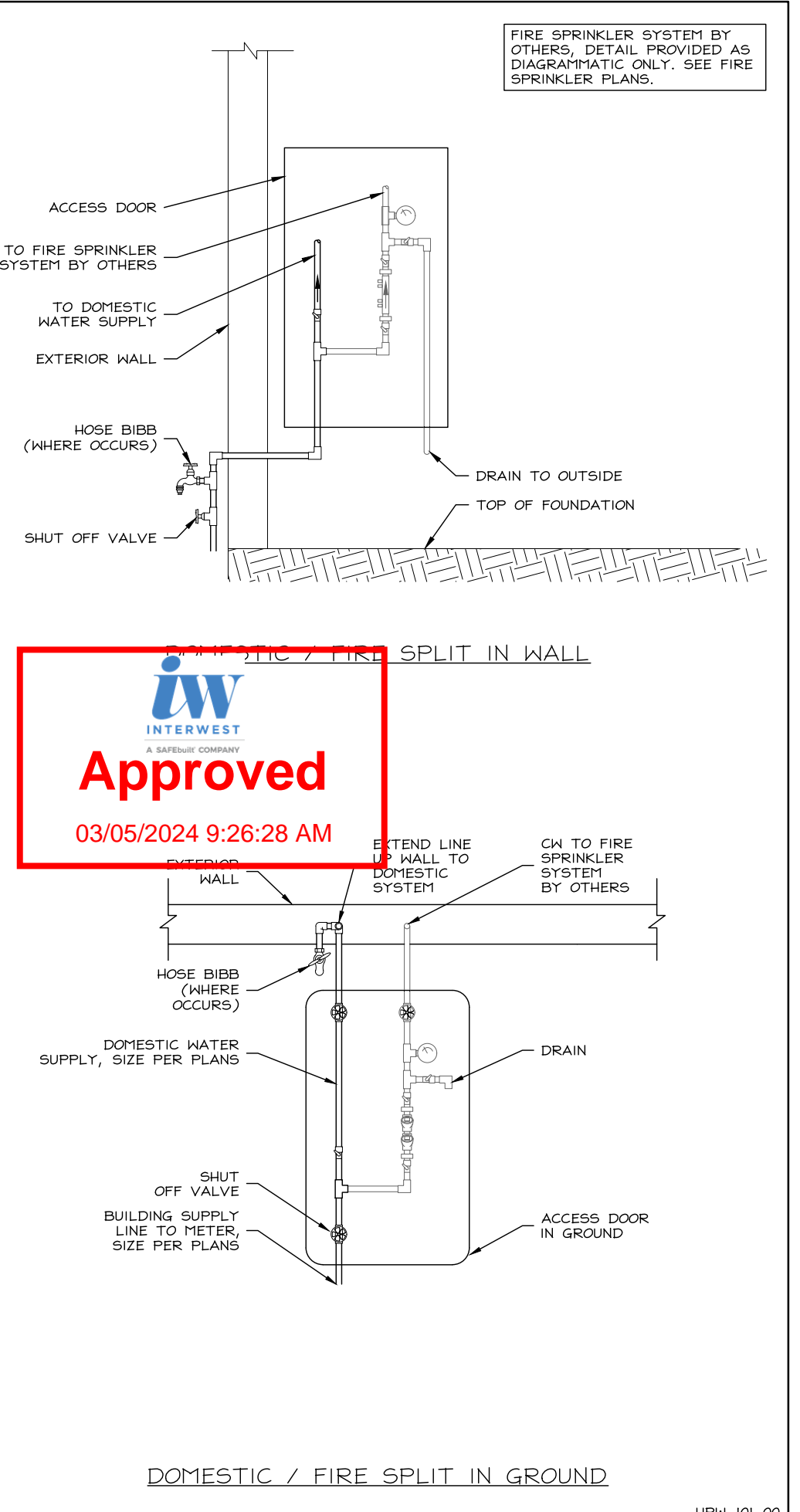
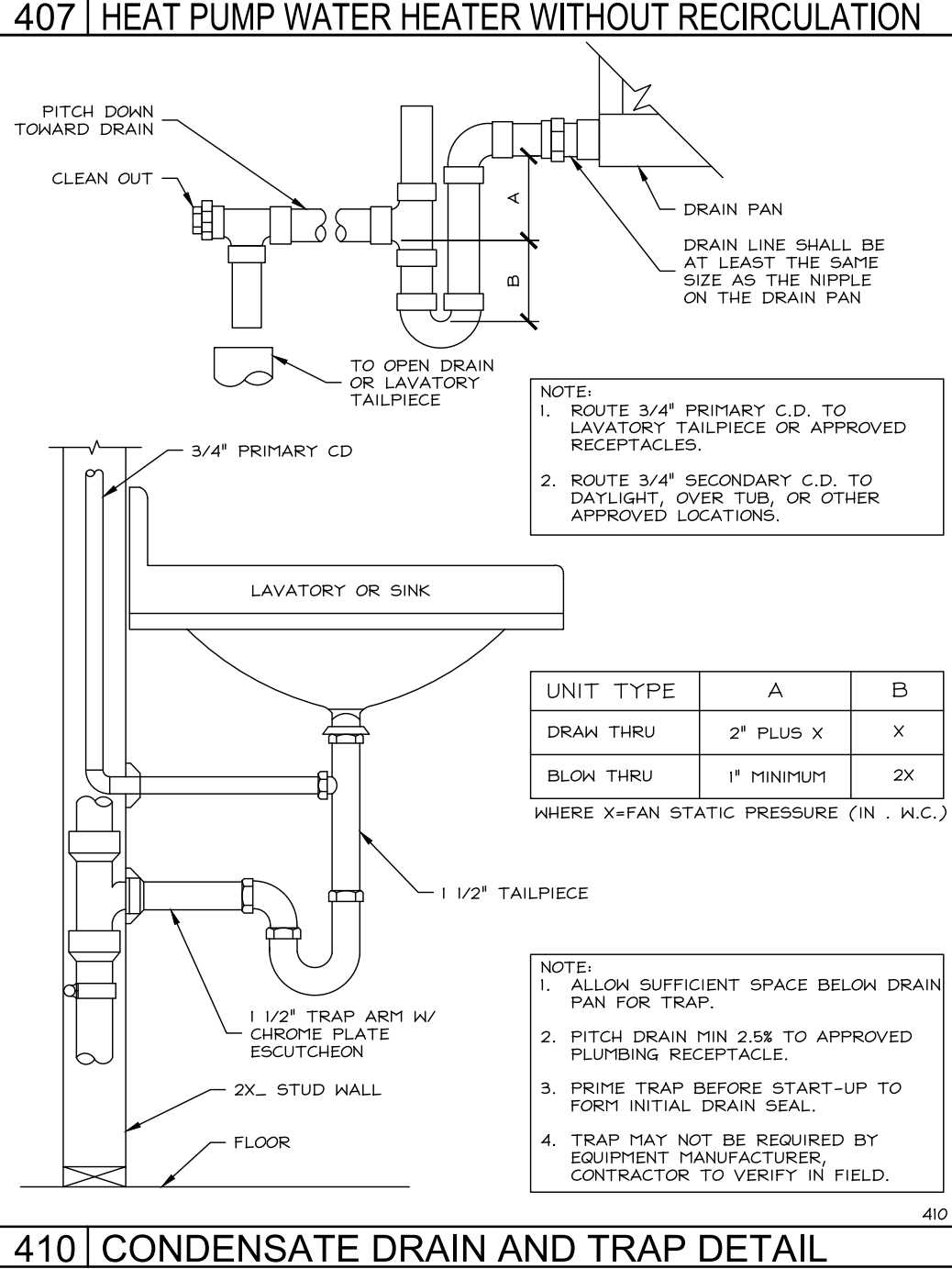
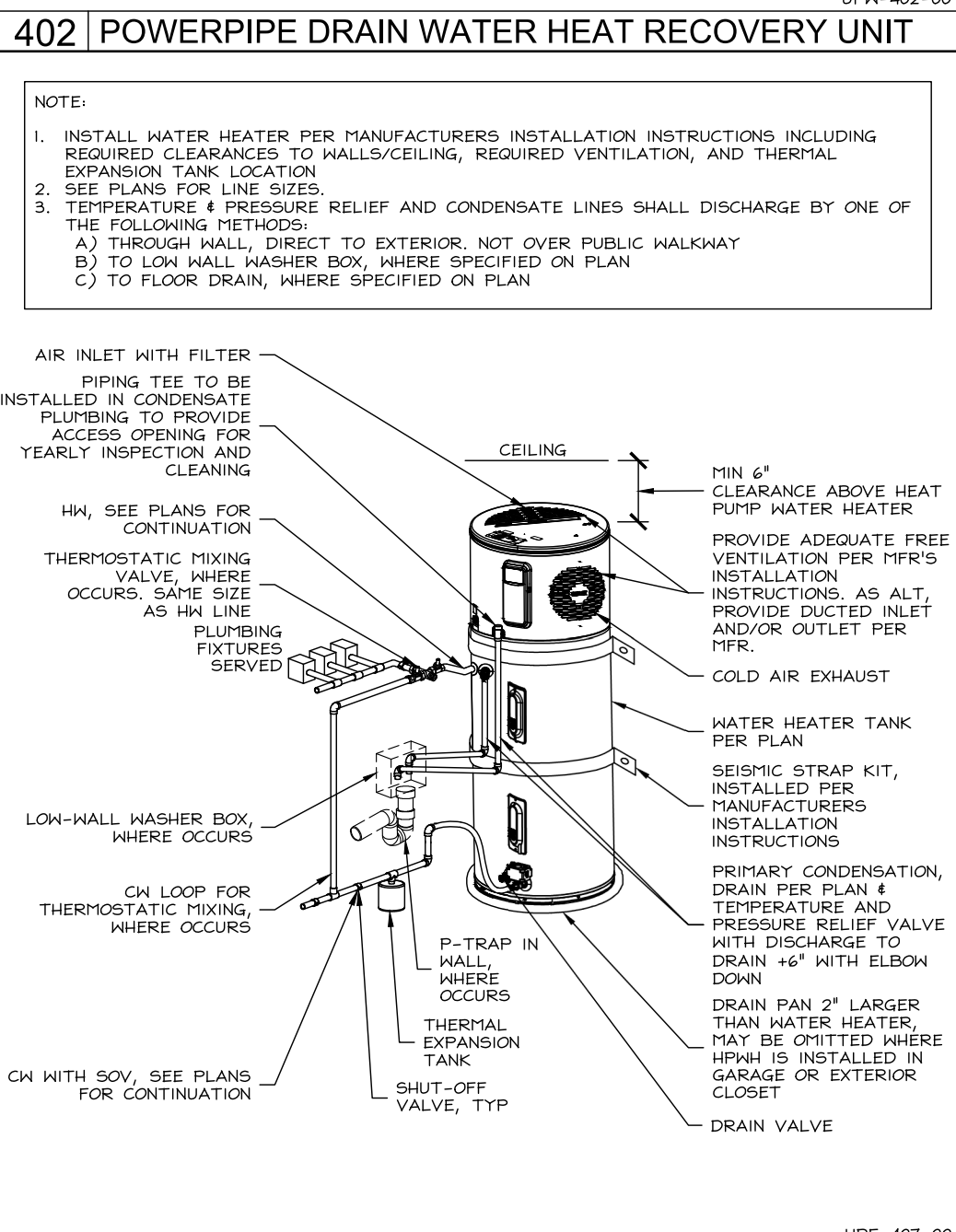
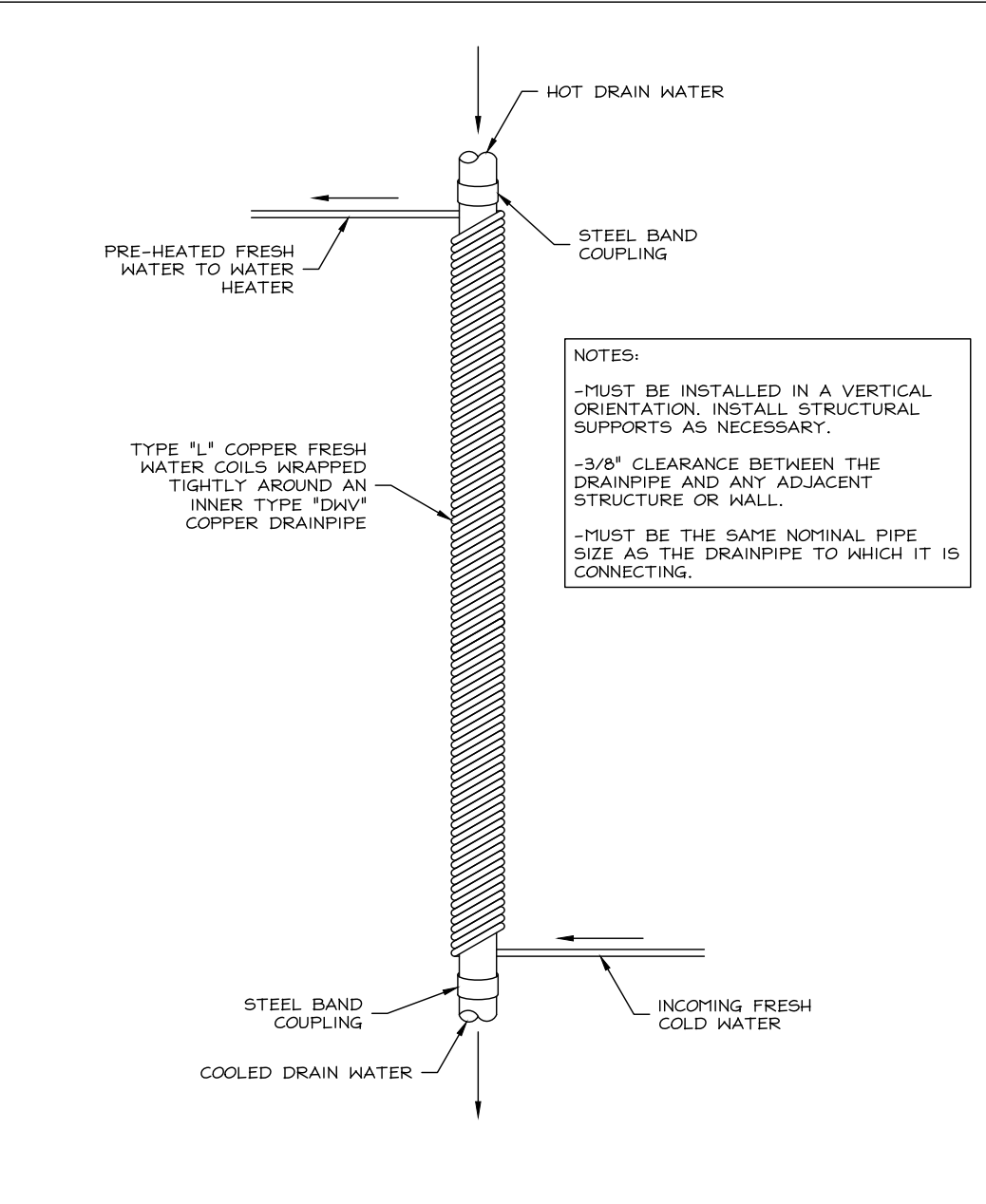
STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
PROPERTY OF HARRIS & SLOAN  
EXPIRES 09/30/24  
#M18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER: PLAN 2  
SHEET TITLE: LEVEL 2 PLAN (DRAIN, WASTE & VENT LAYOUT) ELEVATION A & OPTION  
SCALE: 1/4" = 1'-0"  
SHEET NUMBER: P2.5  
JOB NUMBER: H523364

www.harrisandsloan.com  
toll free 800.877.1430



PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
2022 California Building Standard Codes  
Approved 03/06/2024  
Plan Reviewer: BD/Division  
Permit: S-RW-23-0006 REV  
Plan-Approved



**Approved**  
03/05/2024 9:26:28 AM

FOR JURISDICTION USE:

Structural  
Mechanical  
Electrical  
Plumbing

2295 Gateway Oaks Dr.  
Sacramento, CA 95833

harris & sloan

tel 916.921.2800  
fax 916.921.2878

PROJECT: PROSPECT GARDENS  
SANTÉE, CA 92071

CLIENT: KB HOME - COASTAL  
9915 MIRA MESSA BLVD SUITE 100  
SAN DIEGO, CA 92131

PROJECT MANAGER: K.L.  
DESIGNER: V.F.  
DRAWN BY: A.L.  
CHECKED BY: K.L.

ISSUE DATE: 09-15-2023

REVISIONS:  
1 CLIENT REV 11-06-2023  
2 PH & CLIENT REVS 02-23-2024

STAMP:  
REGISTERED PROFESSIONAL ENGINEER  
PROPERTY D. FRENCH  
EXPIRES 09/30/24  
EIT 18824  
MECHANICAL  
STATE OF CALIFORNIA

PLAN NUMBER:  
SHEET TITLE:  
**PLUMBING DETAILS**  
SCALE:  
SHEET NUMBER:  
**PD.1**  
JOB NUMBER: H523369



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Table of mandatory requirements for 2022 Single-Family Residential buildings, including sections on Building Envelope, Roof Deck, Vapor Retarder, and Space Conditioning.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table of mandatory requirements for 2022 Single-Family Residential buildings, including sections on Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, and Electric Clothes Dryer Ready.

\*Exceptions may apply.

5/6/22

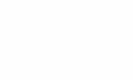


2022 Single-Family Residential Mandatory Requirements Summary

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5/6/22



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\*Exceptions may apply.

5/6/22

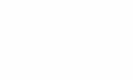


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\*Exceptions may apply.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

Table of mandatory requirements for 2022 Single-Family Residential buildings, including sections on Building Envelope, Roof Deck, Vapor Retarder, and Space Conditioning.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table of mandatory requirements for 2022 Single-Family Residential buildings, including sections on Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, and Electric Clothes Dryer Ready.

\*Exceptions may apply.

5/6/22

Santee Building Inspection Division logo and stamp with date 03/06/2024 and permit number B-RNW-23-006 REV.

Ei ENGINEERING logo and contact information for Civic Center Dr, Suite 300, San Marcos, CA 92069.

REVISIONS table with columns for NO., DATE, DESCRIPTION, and BY.

DEVELOPER KB HOME contact information: 9915 MIRA MESA BOULEVARD, SUITE 100, SAN DIEGO, CA 92131.

It is the client's responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor or thoroughly knowledgeable building codes and methods of construction should be reasonably be aware.

PROSPECT GARDENS TR # 2016-03 SANTEE, CA logo and project information.

PLAN MF-1R MANDATORY MEASURES

Table with columns for DRAWN, CHECKED, DATE, SCALE, ARCHITECTURALS RECEIVED, STRUCTURALS RECEIVED, SHEET.

T24-MM

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1 Civic Center Dr, Suite 300
San Marcos, CA 92069
760-761-3695 (T)
760-761-3650 (F)

REVISIONS

Table with 4 columns: NO., DATE, DESCRIPTION, BY. Contains one revision entry.

DEVELOPER
KB HOME
9915 MIRA MESA BOULEVARD, SUITE 100
SAN DIEGO, CA 92131
858.877.4200

It is the clients responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or clients subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PROSPECT GARDENS
TR # 2016-03
SANTEE, CA
NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN
PLAN 1
(149.2667)

DRAWN

CHECKED

DATE 02.22.2024

SCALE

ARCHITECTURALS RECEIVED

STRUCTURALS RECEIVED

SHEET

T24-1.0

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 4 of 14. Includes project info, compliance results, and registration details.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 8 of 14. Includes opaque surfaces, fenestration/glazing, and HVAC distribution systems tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 12 of 14. Includes HVAC heat pumps, water heaters, and HVAC fan systems tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 3 of 14. Includes energy use summary and compliance margin tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 7 of 14. Includes HERS feature summary, buildings features information, and zone information tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 11 of 14. Includes water heaters, water heating, space conditioning systems, and HVAC heat pumps tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 2 of 14. Includes energy design ratings and compliance margin tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 6 of 14. Includes required PV systems, required special features, and required energy efficiency tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 10 of 14. Includes opaque surface constructions, building envelope, and water heating systems tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 1 of 14. Includes general information and compliance results.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 5 of 14. Includes energy use intensity and margin percentage tables.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 9 of 14. Includes opaque doors, slab floors, opaque surface constructions, and HVAC distribution systems tables.





CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
 Project Name: Plan 1 149.2267  
 Calculation Description: Title 24 Analysis  
 Calculation Date/Time: 2024-02-19T07:58:47-08:00  
 Input File Name: Plan 1 149.2267.rbd22x  
 (Page 13 of 14)

HVAC FAN SYSTEMS - HERS VERIFICATION		
01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers fan	Required	0.53

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRS/IAQE	Includes Fault Indicator Display?	HERS Verification	Status
3Fam IAQVerRdt 3.1	305	0.66667	Balanced	Yes	69 / 75	Yes	Yes	

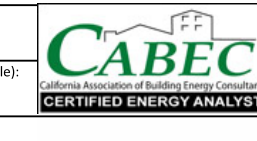


Registration Number: 225-FV16562716D-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:00:00

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
 Project Name: Plan 1 149.2267  
 Calculation Description: Title 24 Analysis  
 Calculation Date/Time: 2024-02-19T07:58:47-08:00  
 Input File Name: Plan 1 149.2267.rbd22x  
 (Page 14 of 14)

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Andre Pujic  
 Signature: *Andre Pujic*  
 Signature Date: 2024-02-19 08:23:46  
 Address: 2570 South Miller Lane  
 City/State/Ce: Las Vegas, NV 89117  
 Phone: 702-365-8080



**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I, I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 I, I certify that the energy features and performance specifications identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: John Carlson  
 Signature: *John Carlson*  
 Signature Date: 2024-02-19 08:27:24  
 Address: 36310 Inland VALLEY DRIVE  
 City/State/Ce: WILDOMAR, CA 92595  
 Phone: 951-691-5300



Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 225-FV16562716D-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:00:00



1 Civic Center Dr, Suite 300  
 San Marcos, CA 92069  
 760-761-3695 (T)  
 760-761-3650 (F)

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DEVELOPER  
**KB HOME**  
 9915 MIRA MESA BOULEVARD, SUITE 100  
 SAN DIEGO, CA 92131  
 858.877.4200

It is the client's responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or client's subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

**PROSPECT GARDENS**  
 TR # 2016-03  
 SANTEE, CA

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN  
**PLAN 1**  
 (149.2667)

DRAWN

CHECKED

DATE 02.22.2024

SCALE

ARCHITECTURALS RECEIVED

STRUCTURALS RECEIVED

SHEET  
**T24-1.1**

THESE DRAWINGS AND THE INFORMATION CONTAINED ON THEM ARE THE SOLE PROPERTY OF ENERGY INSPECTORS. ANY USE OF THESE DOCUMENTS OR THE INFORMATION CONTAINED HEREIN CAN ONLY BE USED WITH WRITTEN PERMISSION FROM ENERGY INSPECTORS. ENERGY INSPECTORS ASSUMES NO LIABILITY FOR THESE DRAWINGS OR INFORMATION CONTAINED HEREIN.

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 1 of 14)

GENERAL INFORMATION			
01	Project Name	Plan 149.2147	
02	Run Title	Title 24 Analysis	
03	Project Location	Cardens at Prospect	
04	City		Standards Version: 2022
05	Zip code		Software Version: EnergyPro 9.2
06	Climate Zone	10	All orientations: All orientations
07	Building Type	Single Family	Number of Dwelling Units: 1
08	Project Scope	Newly Constructed	Number of Bedrooms: 3
09	Addition Cond. Floor Area (ft²)	5	Number of Stories: 1
10	Existing Cond. Floor Area (ft²)	1247	Fenestration Average U-Factor: 0.28
11	Total Cond. Floor Area (ft²)	1252	Glazing Percentage (%): 11.79%
12	ADU Bedroom Count	n/a	ADU Conditioned Floor Area (ft²): n/a
13	Fuel Type	All Electric	No Dwelling Units: No

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 2 of 14)

ENERGY DESIGN RATINGS	Standard Design			Proposed Design		
	Source Energy (EDR1)	Efficiency* EDR (EDR2/Efficiency)	Total* EDR (EDR2total)	Source Energy (EDR1)	Efficiency* EDR (EDR2/Efficiency)	Total* EDR (EDR2total)
Standard Design	35.8	46.4	55.1			
North Facing	29.1	34.6	31.4	10.7	11.8	3.7
East Facing	30.8	40.1	34.5	9	6.3	0.6
South Facing	30.4	35.6	32.1	9.4	10.6	3
West Facing	30.9	38.3	33.5	8.9	8.1	1.6
North Facing Efficiency Compliance Total	6.2	53.67	2.86	40.03	3.24	13.64
Space Heating	3.37	15.12	4.95	2.67	10.17	
Space Cooling	0.6	15.11	0.99	-0.39	-7.4	
IAQ Ventilation	0.76	7.97	0.72	7.59	0.64	0.38
Water Heating	1.47	15.47	1.05	11.37	0.46	4.1
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	6.2	53.67	3.42	46.42	2.78	7.25

\*Efficiency EDR includes improvements like a better building envelope and more efficient equipment.  
 \*Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.  
 \*Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.  
 \* Standard Design PV Capacity: 3.43 kWdc

**RESULTS: PASS**

The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis:  
 - PV module type: Premium  
 - PV power electronics: Microinverters  
 - Indoor air quality balanced fan  
 - IAQ Ventilation System: as low as 0.66667 W/CFM  
 - IAQ Ventilation System: supply outside air inlet, filter and EER/EER2 cores as per BACM Reference Manual  
 - IAQ Ventilation System: fault indicator display  
 - Non-standard roof reflectance  
 - Insulation below roof deck  
 - Northernmost Energy Efficient Airflow (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

**REQUIRED PV SYSTEMS**

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt x (in 12)	Inverter Eff (%)	Annual Solar Access (%)
3.3	NA	Premium (18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=12	96	97

**REQUIRED SPECIAL FEATURES**

The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis:  
 - PV module type: Premium  
 - PV power electronics: Microinverters  
 - Indoor air quality balanced fan  
 - IAQ Ventilation System: as low as 0.66667 W/CFM  
 - IAQ Ventilation System: supply outside air inlet, filter and EER/EER2 cores as per BACM Reference Manual  
 - IAQ Ventilation System: fault indicator display  
 - Non-standard roof reflectance  
 - Insulation below roof deck  
 - Northernmost Energy Efficient Airflow (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

**PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:**  
 Plans are accepted for construction subject to the requirements of the California Building Law and the Building Law of the City of SanTEE, California. The stringing of watermarking of these plans is accepted. Specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
**2022 California Building Standard Codes**  
 Approved 03/06/2024  
 Plan Reviewer: BDivision  
 Permit #: B-RW-23-0006 REV  
 Plan-Approved

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
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 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 3 of 14)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.37	15.12	0.43	2.98	2.94	12.14
Space Cooling	0.6	15.11	0.76	17.58	-0.16	-2.47
IAQ Ventilation	0.76	7.97	0.72	7.59	0.04	0.38
Water Heating	1.47	15.47	1.05	11.88	0.42	3.59
Self Utilization/Flexibility Credit			0	0	0	0
North Facing Efficiency Compliance Total	6.2	53.67	2.86	40.03	3.24	13.64
Space Heating	3.37	15.12	4.95	2.67	10.17	
Space Cooling	0.6	15.11	0.99	-0.39	-7.4	
IAQ Ventilation	0.76	7.97	0.72	7.59	0.64	0.38
Water Heating	1.47	15.47	1.01	11.37	0.46	4.1
Self Utilization/Flexibility Credit			0	0	0	0
East Facing Efficiency Compliance Total	6.2	53.67	3.42	46.42	2.78	7.25

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
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 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 4 of 14)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kWh/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kWh/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.37	15.12	0.89	6.31	2.48	8.81
Space Cooling	0.6	15.11	0.71	15.99	-0.11	-0.88
IAQ Ventilation	0.76	7.97	0.72	7.59	0.04	0.38
Water Heating	1.47	15.47	0.99	11.29	0.48	4.18
Self Utilization/Flexibility Credit			0	0	0	0
South Facing Efficiency Compliance Total	6.2	53.67	3.31	41.18	2.89	12.49
Space Heating	3.37	15.12	0.85	5.85	2.52	9.27
Space Cooling	0.6	15.11	0.87	19.34	-0.27	-4.23
IAQ Ventilation	0.76	7.97	0.72	7.59	0.04	0.38
Water Heating	1.47	15.47	1.01	11.57	0.46	3.9
Self Utilization/Flexibility Credit			0	0	0	0
West Facing Efficiency Compliance Total	6.2	53.67	3.45	44.35	2.75	9.32

**Approved**  
 03/06/2024 9:26:28 AM  
 HERS Provider: CalCERTS, Inc.

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 5 of 14)

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Compliance Margin (kBtu/ft²-yr)	Margin Percentage
<b>North Facing</b>				
Gross EU <sup>1</sup>	16.94	13.32	3.62	21.37
Net EU <sup>2</sup>	7.64	5.12	2.52	32.98
<b>East Facing</b>				
Gross EU <sup>1</sup>	16.94	13.81	3.13	18.48
Net EU <sup>2</sup>	7.64	5.61	2.03	26.57
<b>South Facing</b>				
Gross EU <sup>1</sup>	16.94	13.38	3.56	21.02
Net EU <sup>2</sup>	7.64	5.18	2.46	32.2
<b>West Facing</b>				
Gross EU <sup>1</sup>	16.94	13.86	3.08	18.18
Net EU <sup>2</sup>	7.64	5.67	1.97	25.79

Notes:  
 1. Gross EU is Energy Use Total (not including PV) / Total Building Area.  
 2. Net EU is Energy Use Total (including PV) / Total Building Area.

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
 Schema Version: rev 20220901  
 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 6 of 14)

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt x (in 12)	Inverter Eff (%)	Annual Solar Access (%)
3.3	NA	Premium (18-20%)	Fixed	Microinverters	true	105-300	n/a	n/a	<=12	96	97

**REQUIRED SPECIAL FEATURES**

The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis:  
 - PV module type: Premium  
 - PV power electronics: Microinverters  
 - Indoor air quality balanced fan  
 - IAQ Ventilation System: as low as 0.66667 W/CFM  
 - IAQ Ventilation System: supply outside air inlet, filter and EER/EER2 cores as per BACM Reference Manual  
 - IAQ Ventilation System: fault indicator display  
 - Non-standard roof reflectance  
 - Insulation below roof deck  
 - Northernmost Energy Efficient Airflow (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

**BUILDINGS - FEATURES INFORMATION**

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan 149.2147	1247	1	3	1	0	1

**ZONE INFORMATION**

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	HVAC System 1	2147	9	DHW Sys 1	New

**OPAQUE SURFACES**

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TR (deg)
Front Wall	House	R-21 Wall w/R-4	0	Front	255	50	50

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
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 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 7 of 14)

**HERS FEATURE SUMMARY**

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional details provided in the building tables below. Registered CF28s and CF39s are required to be completed in the HERS Registry.

- Quality Insulation Installation (QII)
- Building air leakage/reduced infiltration
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified EER/EER2
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficiency W/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Low-leakage Air Handling Unit
- Pipe Insulation, All Lines

**BUILDINGS - FEATURES INFORMATION**

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Plan 149.2147	1247	1	3	1	0	1

**ZONE INFORMATION**

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
House	Conditioned	HVAC System 1	2147	9	DHW Sys 1	New

**OPAQUE SURFACES**

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TR (deg)
Front Wall	House	R-21 Wall w/R-4	0	Front	255	50	50

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 8 of 14)

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TR (deg)
Left Wall	House	R-21 Wall w/R-4	90	Left	413.8	30	90
Rear Wall	House	R-21 Wall w/R-4	180	Back	442	158	90
Right Wall	House	R-21 Wall w/R-4	180	Back	481.5	35	90
Garage Right Interior Wall	House>>>_Garage_	R-15 Wall	n/a	n/a	310.5	0	n/a
Roof	House	R-0-33 ROOF Attic	n/a	n/a	2144	n/a	n/a
Roof 2	Garage_	R-0 Roof Attic	n/a	n/a	429	n/a	n/a
Garage Left Wall	Garage_	R-0 Wall	0	Front	184.5	0	90
Garage Front Wall	Garage_	R-0 Wall	0	Front	186	112	90
Garage Right Wall	Garage_	R-0 Wall	0	Front	114.8	0	90

**ATTIC**

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emissivity	Radiant Barrier	Cool Roof
Attic - Garage	Attic Garage Roof Coils	Ventilated	0	0.1	0.85	No	No
Attic House	Attic RoofHouse	Unventilated	0	0.17	0.91	No	No

**PENETRATION / GLAZING**

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Multi	Area (ft²)	U-Factor	U-Factor Source	SHGC	SHGC Source	Exterior Shading
Window SH	Window	Front Wall	Front	0			1	30	0.28	NFRC	0.22	NFRC	Bug Screen
Window SL	Window	Left Wall	Left	90			1	30	0.28	NFRC	0.22	NFRC	Bug Screen
Window SL 2	Window	Rear Wall	Back	180			1	158	0.28	NFRC	0.22	NFRC	Bug Screen
Window SL 3	Window	Right Wall	Back	180			1	35	0.28	NFRC	0.22	NFRC	Bug Screen

Registration Number: 223-PH1668222C-00000000-0000  
 Registration Date/Time: 2024-02-19 08:27:24  
 HERS Provider: CalCERTS, Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance  
 Report Version: 2022.0.000  
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 Report Generated: 2024-02-19 08:04:13

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
 Project Name: Plan 149.2147  
 Calculation Date/Time: 2024-02-19T08:03:02-08:00  
 Calculation Description: Title 24 Analysis  
 Input File Name: Plan 1A.149.2147.rbd22x  
 CF18-PRF-01E (Page 9 of 14)

OPAQUE DOORS							
01							

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
 Project Name: Plan 1 149.2147 Calculation Date/Time: 2024-02-19T08:03:02.08:00 (Page 13 of 14)  
 Calculation Description: Title 24 Analysis Input File Name: Plan 1A 149.2147.rbd22x

HVAC FAN SYSTEMS - HERS VERIFICATION	
01	02
Name	Verified Fan Watt Draw
HVAC Fan 1-hers fan	Required 0.53

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRS/ARE	Includes Fault Indicator Display?	HERS Verification	Status
3fam IAQVerRt	305	0.66667	Balanced	Yes	69 / 75	Yes	Yes	

CalCERTS, Inc.  
HERS PROVIDER

Registration Number: 225-PV1658220C-00000003-0000 Registration Date/Time: 2024-02-19 08:27:24 HERS Provider: CalCERTS Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-02-19 08:04:13  
 Schema Version: rev. 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
 Project Name: Plan 1 149.2147 Calculation Date/Time: 2024-02-19T08:03:02.08:00 (Page 14 of 14)  
 Calculation Description: Title 24 Analysis Input File Name: Plan 1A 149.2147.rbd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT  
 I, I certify that this Certificate of Compliance documentation is accurate and complete.  
 Documentation Author Name: Andre Pujic  
 Company: Energy Inspectors  
 Address: 2370 South Miller Lane  
 City/State/Ce: Las Vegas, NV 89117  
 Signature Date: 2024-02-19 08:24:40  
 CAV HERS Certification Identification (if applicable): R19-22-30148  
 Phone: 702-365-8080

RESPONSIBLE PERSON'S DECLARATION STATEMENT  
 I, I certify that the energy ratings and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 I, I certify that the energy ratings and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 I, I certify that the building design features or systems design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: John Carlson  
 Company: KB Home - SC Orange  
 Address: 36310 Inland VALLEY DRIVE  
 City/State/Ce: WILDOMAR, CA 92595  
 Signature Date: 2024-02-19 08:27:24  
 Phone: 951-691-5300

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

CalCERTS, Inc.  
HERS PROVIDER

Registration Number: 225-PV1658220C-00000003-0000 Registration Date/Time: 2024-02-19 08:27:24 HERS Provider: CalCERTS Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-02-19 08:04:13  
 Schema Version: rev. 20220901

**iw**  
INTERWEST  
**Approved**  
03/05/2024 9:26:28 AM

**Santee**  
BUILDING DIVISION  
 PLANS APPROVED BY THE CITY OF SANTEE BUILDING INSPECTION DIVISION SUBJECT TO THE FOLLOWING:  
 Plans are accepted for construction subject to the requirements of the California Housing Law and the building laws of the City of Santee, California. The stamping or watermarking of these plans and specifications SHALL NOT be held to permit or approve the violation of any City, County, State, Federal Laws or other restrictions.  
 2022 California Building Standard Codes  
**Approved** 03/06/2024  
 Plan Reviewer: BDViston  
 Permit: B-RNW-23-0006 REV  
 Plan-Approved

**Ei**  
ENGINEERING  
 1 Civic Center Dr, Suite 300  
 San Marcos, CA 92069  
 760-761-3695 (T)  
 760-761-3650 (F)

**REVISIONS**

NO.	DATE	DESCRIPTION	BY

DEVELOPER  
**KB HOME**  
 9915 MIRA MESA BOULEVARD, SUITE 100  
 SAN DIEGO, CA 92131  
 858.877.4200

It is the clients responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or clients subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

**PROSPECT GARDENS**  
 TR # 2016-03  
 SANTEE, CA  
 NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN  
**PLAN 1A**  
 (149.2147)

DRAWN

CHECKED

DATE 02.22.2024

SCALE

ARCHITECTURALS RECEIVED

STRUCTURALS RECEIVED

SHEET  
**T24-2.1**

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1 Civic Center Dr, Suite 300
San Marcos, CA 92069
760-761-3695 (T)
760-761-3650 (F)

REVISIONS

Table with columns: NO., DATE, DESCRIPTION, BY. Contains one row with date 02.22.2024 and description PLAN 2 (240.2556).

DEVELOPER
KB HOME
9915 MIRA MESA BOULEVARD, SUITE 100
SAN DIEGO, CA 92131
858.877.4200

It is the clients responsibility prior to or during construction to notify in writing of any perceived errors or omissions in the plans and specifications of which a contractor thoroughly knowledgeable with building codes and methods of construction should be reasonably be aware. Written instructions addressing such perceived errors or omissions shall be received prior to the client or clients subcontractors proceed with the work. The client will be responsible for any defects in construction if these procedures are not followed.

PROSPECT GARDENS
TR # 2016-03
SANTEE, CA

PLAN 2 (240.2556)

CHECKED
DATE 02.22.2024
SCALE
ARCHITECTURALS RECEIVED
STRUCTURALS RECEIVED
SHEET

T24-3.0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 4 of 14. Includes project name, calculation date, and energy use summary table.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 8 of 14. Includes project name, calculation date, and tables for OPaque SURFACES, ATTIC, FENESTRATION / GLAZING, and OPaque DOORS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 12 of 14. Includes project name, calculation date, and tables for HVAC HEAT PUMPS - HERS VERIFICATION, HVAC - DISTRIBUTION SYSTEMS, HVAC DISTRIBUTION - HERS VERIFICATION, and HVAC - FAN SYSTEMS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 3 of 14. Includes project name, calculation date, and energy use summary table.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 7 of 14. Includes project name, calculation date, and tables for BUILDING - FEATURES INFORMATION, ZONE INFORMATION, and OPaque SURFACES.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 11 of 14. Includes project name, calculation date, and tables for WATER HEATERS - NEEA HEAT PUMP, WATER HEATING - HERS VERIFICATION, SPACE CONDITIONING SYSTEMS, and HVAC - HEAT PUMPS.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 2 of 14. Includes project name, calculation date, and energy design ratings table.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 6 of 14. Includes project name, calculation date, and tables for REQUIRED PV SYSTEMS, REQUIRED SPECIAL FEATURES, and HERS FEATURE SUMMARY.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 10 of 14. Includes project name, calculation date, and tables for OPaque SURFACE CONSTRUCTIONS, BUILDING ENVELOPE - HERS VERIFICATION, WATER HEATING SYSTEMS, and WATER HEATERS - HERS VERIFICATION.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 1 of 14. Includes project name, calculation date, and general information table.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 5 of 14. Includes project name, calculation date, and energy use intensity table.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD. Page 9 of 14. Includes project name, calculation date, and tables for OPaque DOORS, SLAB FLOORS, OPaque SURFACE CONSTRUCTIONS, and BUILDING ENVELOPE - HERS VERIFICATION.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
 Project Name: Plan 2 240.2556 Calculation Date/Time: 2024-02-21 12:16:58-08:00 (Page 13 of 14)  
 Calculation Description: Title 24 Analysis Input File Name: Plan 2 (240.2556).ribd22x

**HERS VERIFICATION**

01		02		03	
Name	Required	Verified Fan Watt Draw	Required	Required Fan Efficacy (Watts/CFM)	Required
HVAC Fan 3-hers fan	Required			0.53	

**INDOOR AIR QUALITY (IAQ) FANS**

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRS/EARE	Includes Fault Indicator Display?	HERS Verification	Status
*Flam IAQVerRdt 3.1	115	0.756522	Balanced	Yes	69 / 75	Yes	Yes	

CalCERTS, Inc. HERS PROVIDER

Registration Number: 225-PV06522715-00000000-0000 Registration Date/Time: 2024-02-21 16:52:48 HERS Provider: CalCERTS Inc.  
 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2024-02-21 12:18:14  
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
 Project Name: Plan 2 240.2556 Calculation Date/Time: 2024-02-21 12:16:58-08:00 (Page 14 of 14)  
 Calculation Description: Title 24 Analysis Input File Name: Plan 2 (240.2556).ribd22x

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
 I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Andre Pajic  
 Company: Energy Inspectors  
 Address: 2370 South Miller Lane  
 City/State/Ct: Las Vegas, NV 89117  
 Signature Date: 2024-02-21 12:28:17  
 CA/HERS Certification Identification (if applicable): R19-22-30148  
 Phone: 702-365-8080

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
 I, I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.  
 I certify that the energy ratings and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
 The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: John Carlson  
 Company: KB Home - SC Orange  
 Address: 36310 Inland VALLEY DRIVE  
 City/State/Ct: WILDOMAR, CA 92595  
 Date Signed: 2024-02-21 16:52:48  
 Verifier: NA  
 Phone: 951-691-5300

John Carlson

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Registration Number: 225-PV06522715-00000000-0000 Registration Date/Time: 2024-02-21 16:52:48 HERS Provider: CalCERTS Inc.  
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 Schema Version: rev 20220901



**Ei ENGINEERING**  
 1 Civic Center Dr, Suite 300  
 San Marcos, CA 92069  
 760-761-3695 (T)  
 760-761-3650 (F)

**REVISIONS**

NO.	DATE	DESCRIPTION	BY

DEVELOPER  
**KB HOME**  
 9915 MIRA MESA BOULEVARD, SUITE 100  
 SAN DIEGO, CA 92131  
 858.877.4200

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**PROSPECT GARDENS**  
 TR # 2016-03  
 SANTEE, CA

NOTE: ENERGY CALCULATIONS REPRESENT MINIMUM REQUIRED EFFICIENCIES. REFER TO MECHANICAL DOCUMENTS FOR ACTUAL SYSTEM EFFICIENCIES.

PLAN  
**PLAN 2**  
 (240.2556)

DRAWN

CHECKED

DATE 02.22.2024

SCALE

ARCHITECTURALS RECEIVED

STRUCTURALS RECEIVED

SHEET  
**T24-3.1**

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